

N:\081531 - Stream, NY\081531-01-001 [ENR] - BUFDA Adams NY\Engineering\Engineering Plans\Stream Project\BUFFALO Sheets\081531-D-SP-MASTER PLAN.dwg 07/26/26 04:45:07PM mwehford LAYOUT1:MP-1 MASTER PLAN dwg 081531-01-001 16/16 3/27/26



SHEET No.

MP-1

BUFA - PROJECT DOUBLE REED  
SOUTH CAMPUS  
MASTER PLAN  
TOWN OF ALABAMA, GENESEE COUNTY, NEW YORK

Bowman Consulting Engineering, Land Surveying  
& Landscape Architecture  
6 Campus Drive, Suite 302  
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E-mail: Nj@BowmanEngineering.com  
Phone: 973-359-8400  
Fax: 973-359-8405

**Bowman**

PROJ. 081531-01-001  
DATE: JANUARY 3, 2026  
CHKD: PDQ  
THIS DRAWING IS THE PROPERTY OF BOWMAN CONSULTING ENGINEERING, LAND SURVEYING & LANDSCAPE ARCHITECTURE. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN CONSENT OF BOWMAN CONSULTING ENGINEERING, LAND SURVEYING & LANDSCAPE ARCHITECTURE.

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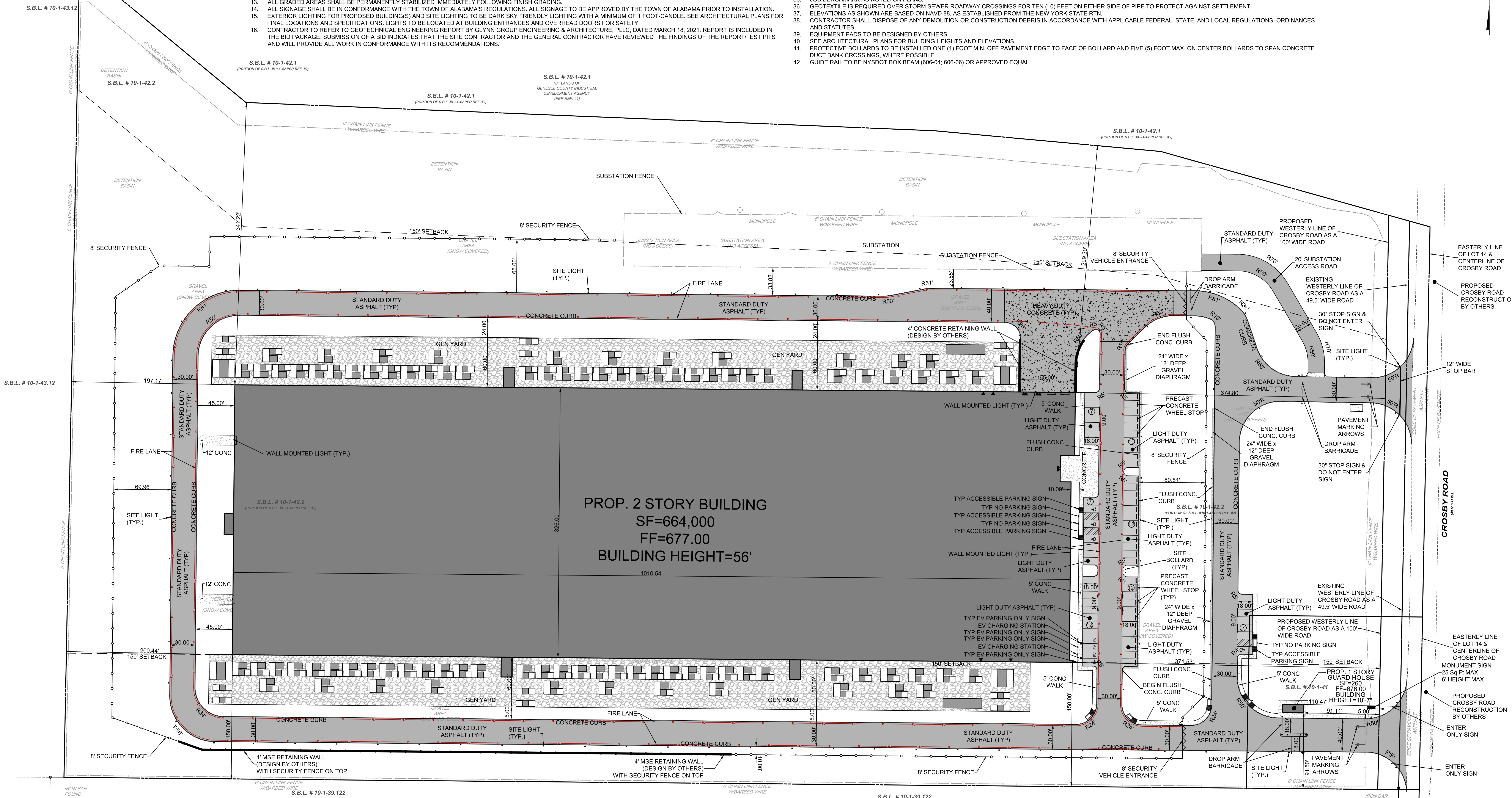
N:\081591 - Stream NY\081591-01-001 [ENR] - Buffalo, Alabama NY\Engineering\Engineering Plans\Stream Project\BUFFALO\Sheet\081591-D-SP-SITE.dwg 01/09/26 02:12:37PM mwallford\_LAYOUT SP-1 SITE PLAN

ENR 081591-01-001-001-001  
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GENERAL CONSTRUCTION NOTES:

- UTILITIES AS SHOWN ON THESE DRAWINGS ARE PLOTTED FROM FIELD EVIDENCE AND INFORMATION SUPPLIED BY VARIOUS UTILITY AGENCIES. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. INVICTUS CIVIL ENGINEERING, P.C. AND ATSI ASSUME NO RESPONSIBILITY AS TO THE ACCURACY OF THE UNDERGROUND UTILITIES. CONTRACTORS MUST CALL U.F.P.O. AT LEAST TWO WORKING DAYS PRIOR TO ANY EXCAVATION 1-800-962-7962. THE CONTRACTOR SHALL MAKE EXPLORATION EXCAVATIONS TO LOCATE EXISTING UNDERGROUND UTILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS AS REQUIRED TO MEET EXISTING CONDITIONS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THAT CONSTRUCTION PROCEEDS IN ACCORDANCE WITH THE LATEST REVISION OF THE DESIGN DRAWINGS. CONTRACTOR TO NOTIFY ENGINEER OF ANY CONFLICTS FOUND ON SITE PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL DIG TEST PITS AS NECESSARY TO VERIFY EXACT HORIZONTAL AND VERTICAL LOCATION OF EXISTING UTILITIES. DESIGN ENGINEER, OWNER AND UTILITY OWNER TO BE NOTIFIED 48 HOURS PRIOR TO DIGGING TEST PITS. ACTUAL ROCK OR UTILITY LOCATIONS AND ELEVATIONS MAY RESULT IN REVISIONS TO DESIGN PLAN.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH TOWN OF ALABAMA CONSTRUCTION SPECIFICATIONS, RULES, AND DETAILS.
- ALL SANITARY SEWERS AND WATERLINE INSTALLATION AND TESTING MUST CONFORM TO THE LATEST TOWN OF ALABAMA AND GENESEE COUNTY STANDARD SPECIFICATIONS.
- ALL WATERLINE, STORM SEWER AND SANITARY SEWER SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE NOTES AND DETAILS SHOWN ON THE DETAIL SHEETS.
- ALL UTILITY LINES UNDER PAVEMENT, DRIVEWAYS, SIDEWALKS, AND WITHIN 5 FEET OF THE BACK OF CURB MUST BE BACKFILLED WITH MECHANICALLY TAMPED AND RUN OF CRUSHER STONE IN MAX. 6" LIFTS. SELECT FILL IS REQUIRED UNDER ALL PAVED AREAS.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO SECURE ALL PERMITS AND PROVIDE ALL BONDS REQUIRED FOR THIS WORK INCLUDING, BUT NOT LIMITED TO, UTILITY CONNECTIONS AND SITE CONSTRUCTION.
- ALL AREAS THAT ARE NOT PAVED, GRAVEL, OR LANDSCAPED MUST BE PERMANENTLY VEGETATED WITH A MINIMUM OF 5" OF TOPSOIL AND GRASS SEED AND MAINTAINED AS LAWN.
- TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED IN AMOUNT NECESSARY TO COMPLETE FINISHED GRADING OF ALL EXPOSED AREAS. AREAS TO BE FILLED SHALL BE CLEANED, GRUBBED, AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS, OR OTHER OBJECTIONABLE MATERIAL.
- ALL FILLS SHALL BE COMPACTED AS REQUIRED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS. FILL INTENDED TO SUPPORT BUILDINGS, STRUCTURES, AND CONDUITS, ETC. SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL REQUIREMENTS OR CODES. FILL SHALL NOT BE PLACED ON SATURATED OR FROZEN SURFACES. ALL FILL TO BE PLACED AND COMPACTED IN LAYERS NOT TO EXCEED 6 INCHES IN THICKNESS.
- FILL MATERIAL SHALL BE FREE OF FROZEN PARTICLES, BRUSH, ROOTS, SOD, OR OTHER FOREIGN OR OTHER OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS. FROZEN MATERIALS OR SOFT, MUCKY OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED.
- ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY FOLLOWING FINISH GRADING.
- ALL SIGNAGE SHALL BE IN CONFORMANCE WITH THE TOWN OF ALABAMA'S REGULATIONS. ALL SIGNAGE TO BE APPROVED BY THE TOWN OF ALABAMA PRIOR TO INSTALLATION.
- EXTERIOR LIGHTING FOR PROPOSED BUILDING(S) AND SITE LIGHTING TO BE DARK SKY FRIENDLY LIGHTING WITH A MINIMUM OF 1 FOOT-CANDLE. SEE ARCHITECTURAL PLANS FOR FINAL LOCATIONS AND SPECIFICATIONS. LIGHTS TO BE LOCATED AT BUILDING ENTRANCES AND OVERHEAD DOORS FOR SAFETY.
- CONTRACTOR TO REFER TO GEOTECHNICAL ENGINEERING REPORT BY GLYNN GROUP ENGINEERING & ARCHITECTURE, PLLC, DATED MARCH 18, 2021, REPORT IS INCLUDED IN THE BID PACKAGE. SUBMISSION OF A BID INDICATES THAT THE SITE CONTRACTOR AND THE GENERAL CONTRACTOR HAVE REVIEWED THE FINDINGS OF THE REPORT/TEST PITS AND WILL PROVIDE ALL WORK IN CONFORMANCE WITH ITS RECOMMENDATIONS.

- THE TOWN OF ALABAMA IS TO BE NOTIFIED A MINIMUM OF 48-HOURS PRIOR TO STARTING THE CONNECTION FOR THE NEW WATER SERVICE.
- CHLORINATION OF THE WATERLINE SHALL BE DONE IN ACCORDANCE WITH SPECIFICATIONS AWWA C-651.
- WATERLINE, OTHER THAN PROCESS WATER LINES CONTAINING GLYCOL, SHALL BE INSTALLED WITH A MINIMUM COVER OF 5.0' FROM PROPOSED GRADE.
- JOINT RESTRAINTS ARE REQUIRED ON ALL WATERLINE FITTINGS - SEE RESTRAINT LENGTH TABLES ON WATERLINE DETAIL SHEET.
- ANCHOR COUPLINGS WILL BE INSTALLED FOR ALL TEES, BENDS, VALVES, AND HYDRANTS.
- A MINIMUM 1' 10" OF HORIZONTAL AND 18" OF VERTICAL SEPARATION MUST BE MAINTAINED BETWEEN ALL SANITARY SEWER AND WATER SERVICES. WATERLINE TO BE DEFLECTED AS NECESSARY TO PROVIDE MINIMUM OF 18" VERTICAL CLEARANCE.
- CONTRACTOR SHALL PLACE AND COMPACT MATERIAL AS SPECIFIED TO MAINTAIN A MINIMUM 2 FT. (OR MINIMUM ALLOWABLE BY PIPE MANUFACTURER) MUST BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION.
- APPROVAL SHALL BE OBTAINED FROM THE GENESEE COUNTY HEALTH DEPARTMENT AND ALL RESPONSIBLE AGENCIES FOR THE BACKFLOW PREVENTION FOR THE WATER CONNECTIONS.
- SANITARY SEWER SHALL BE INSTALLED WITH A MINIMUM COVER OF 4.0' FROM PROPOSED GRADE.
- THE TOWN OF ALABAMA SHALL BE NOTIFIED A MINIMUM OF 48-HOURS PRIOR TO STARTING THE CONNECTION FOR THE SANITARY SEWER SERVICE.
- POLYVINYL CHLORIDE (P.V.C.) PIPE AND FITTINGS FOR GRAVITY SEWERS SHALL MEET AND/OR EXCEED A.S.T.M. SPECIFICATION D-3034 WITH A MINIMUM SDR-35 OR APPROVED EQUAL.
- ALL PROPOSED ELEVATIONS SHOWN HERE ON ARE FINISHED GRADE ELEVATIONS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING PROPOSED RIM ELEVATIONS IN RELATION TO PROPOSED GRADE PRIOR TO INSTALLATION AND NOTIFYING DESIGN ENGINEER OF ANY DISCREPANCIES.
- CONTRACTOR IS TO OBTAIN PERMISSION TO ACCESS UTILITIES WITHIN THE RIGHT-OF-WAY AND/OR UNDER THE AUTHORITY OF OTHERS.
- STRIPPED TOPSOIL SHALL BE STOCKPILED IN AREAS SHOWN ON PLANS OR AS DIRECTED BY OWNER'S REPRESENTATIVE. THE PILE(S) SHALL BE SEEDED IN CONFORMANCE WITH PROJECT EROSION AND SEDIMENT CONTROL PLAN AND DETAILS.
- BIO-RETENTION AREA PLANTINGS TYPE TO BE OBTAINED FROM TABLE H.5 NATIVE PLANT GUIDE FOR STORMWATER MANAGEMENT AREAS (NY) LOCATED IN APPENDIX H OF THE NEW YORK STATE STORMWATER MANAGEMENT DESIGN MANUAL. PLANTINGS MUST BE ZONE 2 COMPLIANT. PLANT SELECTION SHALL BE DIVERSE. LAYOUT SHALL BE RANDOM AND NATURAL. PLANTINGS SHALL BE PLACED APPROX. 18" ON CENTER - SEE SAMPLE BIO-RETENTION AREA PLANTING PLAN.
- SEDIMENT BASIN AND DRY DETENTION POND TO BE PLANTED WITH PERMANENT VEGETATION SEED MIXTURE AND MAINTAINED AT A 6"± HEIGHT.
- CONTRACTOR TO KEEP CROSBY ROAD FREE OF DIRT AND DEBRIS AT ALL TIMES DURING CONSTRUCTION.
- JOB BENCHMARK AS NOTED ON PLANS.
- GEOTEXTILE IS REQUIRED OVER STORM SEWER ROADWAY CROSSINGS FOR TEN (10) FEET ON EITHER SIDE OF PIPE TO PROTECT AGAINST SETTLEMENT.
- ELEVATIONS AS SHOWN ARE BASED ON NAVD 88, AS ESTABLISHED FROM THE NEW YORK STATE RTH.
- CONTRACTOR SHALL DISPOSE OF ANY DEMOLITION OR CONSTRUCTION DEBRIS IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS, ORDINANCES AND STATUTES.
- EQUIPMENT PADS TO BE DESIGNED BY OTHERS.
- SEE ARCHITECTURAL PLANS FOR BUILDING HEIGHTS AND ELEVATIONS.
- PROTECTIVE BOLLARDS TO BE INSTALLED ONE (1) FOOT MIN. OFF PAVEMENT EDGE TO FACE OF BOLLARD AND FIVE (5) FOOT MAX. ON CENTER BOLLARDS TO SPAN CONCRETE DUCT BANK CROSSINGS, WHERE POSSIBLE.
- GUIDE RAIL TO BE NYSDOT BOX BEAM (606-04; 606-06) OR APPROVED EQUAL.



NOTE:

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

PARKING SCHEDULE:

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

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PROJ: 081591-01-001  
DATE: JANUARY 9, 2026  
CHD: PDQ  
DRAWN BY: J. WALLFORD  
CHECKED BY: J. WALLFORD  
DATE: JANUARY 9, 2026  
PROJECT: BUFFALO, ALABAMA NY  
SHEET: SP-1  
TOWN OF ALABAMA, GENESEE COUNTY, NEW YORK

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ERIC L. KELLER N.Y. Professional Engineer, Lic. 065234-1

BUFA - PROJECT DOUBLE REED SOUTH CAMPUS  
SITE PLAN

TOWN OF ALABAMA, GENESEE COUNTY, NEW YORK

SHEET No.

**SP-1**



XREFS: 081591-D-SP2-BDR.dwg  
081591-02-002-PBASE.dwg  
081591-03-003-XBASE.dwg



SP-1

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# Bowman

PROJ.: 081591-02-002  
 DATE: JANUARY 26, 2026  
 CHKD: PDQ

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Rev: 20/06/26 2:00 PM 163180  
Rev: 20/06/26 2:00 PM 163180  
Rev: 20/06/26 2:00 PM 163180

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THE TOWN OF ALABAMA IS TO BE NOTIFIED A MINIMUM OF 48-HOURS PRIOR TO STARTING THE CONNECTION FOR THE NEW WATER SERVICE.

CHLORINATION OF THE WATERLINE SHALL BE DONE IN ACCORDANCE WITH SPECIFICATIONS AWWA C-651

WATERLINE, OTHER THAN PROCESS WATER LINES CONTAINING GLYCOL, SHALL BE INSTALLED WITH A MINIMUM COVER OF 5.0' FROM PROPOSED GRADE.

JOINT RESTRAINTS ARE REQUIRED ON ALL WATERLINE FITTINGS - SEE RESTRAINT LENGTH TABLES ON WATERLINE DETAIL SHEET.

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BIO-RETENTION AREA PLANTINGS TYPE TO BE OBTAINED FROM TABLE H.5 NATIVE PLANT GUIDE FOR STORMWATER MANAGEMENT AREAS (NY) LOCATED IN APPENDIX H OF THE NEW YORK STATE STORMWATER MANAGEMENT DESIGN MANUAL. PLANTINGS MUST BE ZONE 2 COMPLIANT. PLANT SELECTION SHALL BE DIVERSE. LAYOUT SHALL BE RANDOM AND NATURAL. PLANTINGS SHALL BE PLACED APPROX. 18" ON CENTER - SEE SAMPLE BIO-RETENTION AREA PLANTING PLAN.

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CONTRACTOR TO KEEP CROSBY ROAD FREE OF DIRT AND DEBRIS AT ALL TIMES DURING CONSTRUCTION.

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GEOTEXTILE IS REQUIRED OVER STORM SEWER ROADWAY CROSSINGS FOR TEN (10) FEET ON EITHER SIDE OF PIPE TO PROTECT AGAINST SETTLEMENT.

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CONTRACTOR SHALL DISPOSE OF ANY DEMOLITION OR CONSTRUCTION DEBRIS IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS, ORDINANCES AND STATUTES.

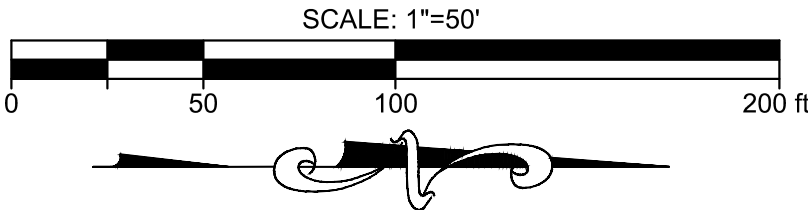
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SEE ARCHITECTURAL PLANS FOR BUILDING HEIGHTS AND ELEVATIONS.

PROTECTIVE BOLLARDS TO BE INSTALLED ONE (1) FOOT MIN. OFF PAVEMENT EDGE TO FACE OF BOLLARD AND FIVE (5) FOOT MAX. ON CENTER

BOLLARDS TO SPAN CONCRETE DUCT BANK CROSSINGS, WHERE POSSIBLE.

GUIDE RAIL TO BE NYSDOT BOX BEAM (606-04; 606-06) OR APPROVED EQUAL.

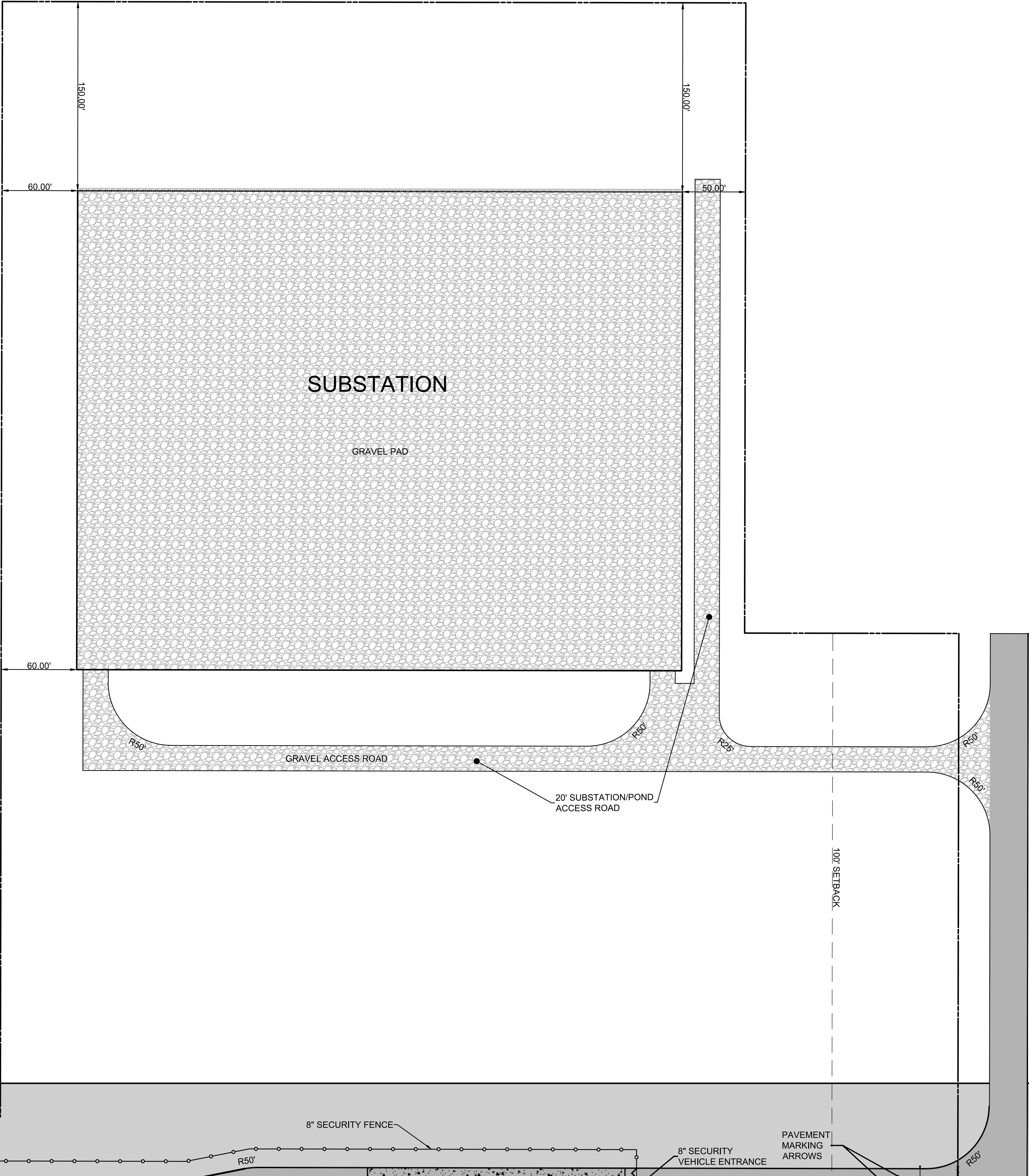


NOTE:

- SEE SHEET LS-1 & LS-2 FOR LANDSCAPE PLANTINGS
- SEE SHEET LT-1 & LT-2 FOR PHOTOMETRIC PLAN

PARKING SCHEDULE:

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



PROJ: 081531-01-001  
DATE: JANUARY 26, 2026  
CHKD: PDQ

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**Bowman**

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

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ERIC L. KELLER, N.Y. Professional Engineer, Lic. 065234-1

**BUFA - PROJECT DOUBLE REED NORTH CAMPUS SITE PLAN**

TOWN OF ALABAMA, GENESEE COUNTY, NEW YORK

SHEET No.

**SP-2**





02 BUILDING PERSPECTIVE 2  
SCALE: 6" = 1'-0"



01 BUILDING PERSPECTIVE 1  
SCALE: 6" = 1'-0"

GENERAL NOTES



Wise Chapel Court Marion SC 29571

Gensler

ARCHITECT  
Main Office  
1700 Broadway  
Suite 400  
New York, NY 10019  
Tel: 212.492.1400  
Fax: 212.492.1472  
Local Office  
999 Peachtree Street, NE  
Suite 1400  
Atlanta, GA 30309  
Tel: 404.507.1000  
Fax: 404.507.1001



MEP+FP+FA ENGINEER  
3600 Route 66  
Suite 150  
Naperville, NJ 07753  
Tel: 732.774.2000

Thornton Tomasetti

STRUCTURAL ENGINEER  
120 Broadway  
Suite 1500  
New York, NY 10271  
Tel: 917.661.7800



CIVIL ENGINEER +  
EXPEDITOR  
611 Burroughs & Chapin Blvd.  
Suite 202  
Myrtle Beach, SC 29577  
Tel: 843.639.3545

SHEET NOTES

△	Date	Description
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Seal / Signature

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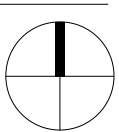
Project Name  
Stream Data Centers - MYRA1

Project Number  
06.7237.000

Description  
BUILDING PERSPECTIVES

KEY PLAN

Scale  
6" = 1'-0"

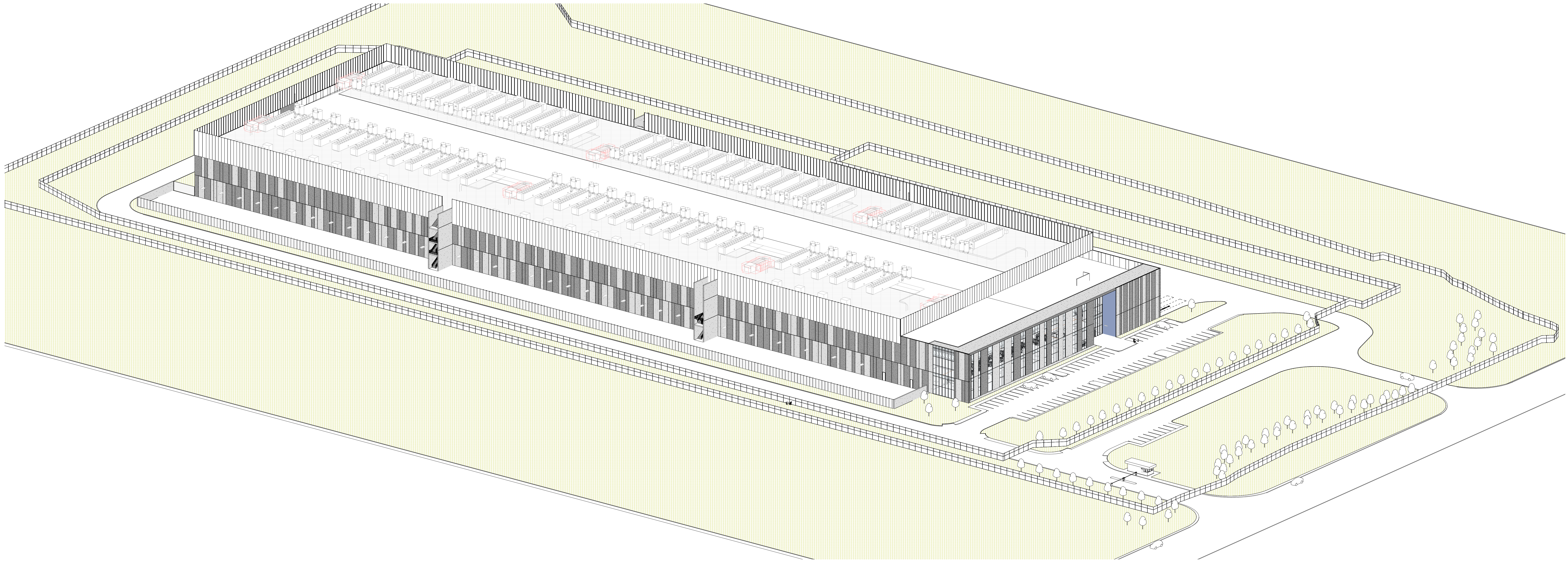


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02 BUFA - BUILDING ENTRANCE AXON



01 BUFA - OVERALL SITE AXON

Gensler

Main Office  
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△ Date Description

Seal / Signature

PROGRESS SET  
NOT FOR  
CONSTRUCTION

Project Name

Stream Data Centers - MYRA1

Project Number

06.7237.000

Description

BUILDING AXONS

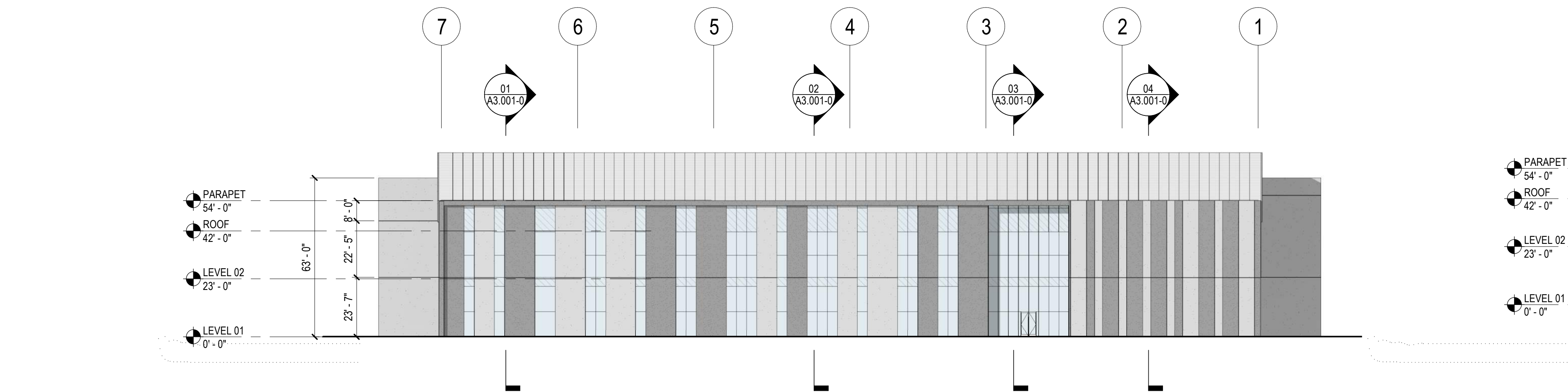
Scale

A2.001-0



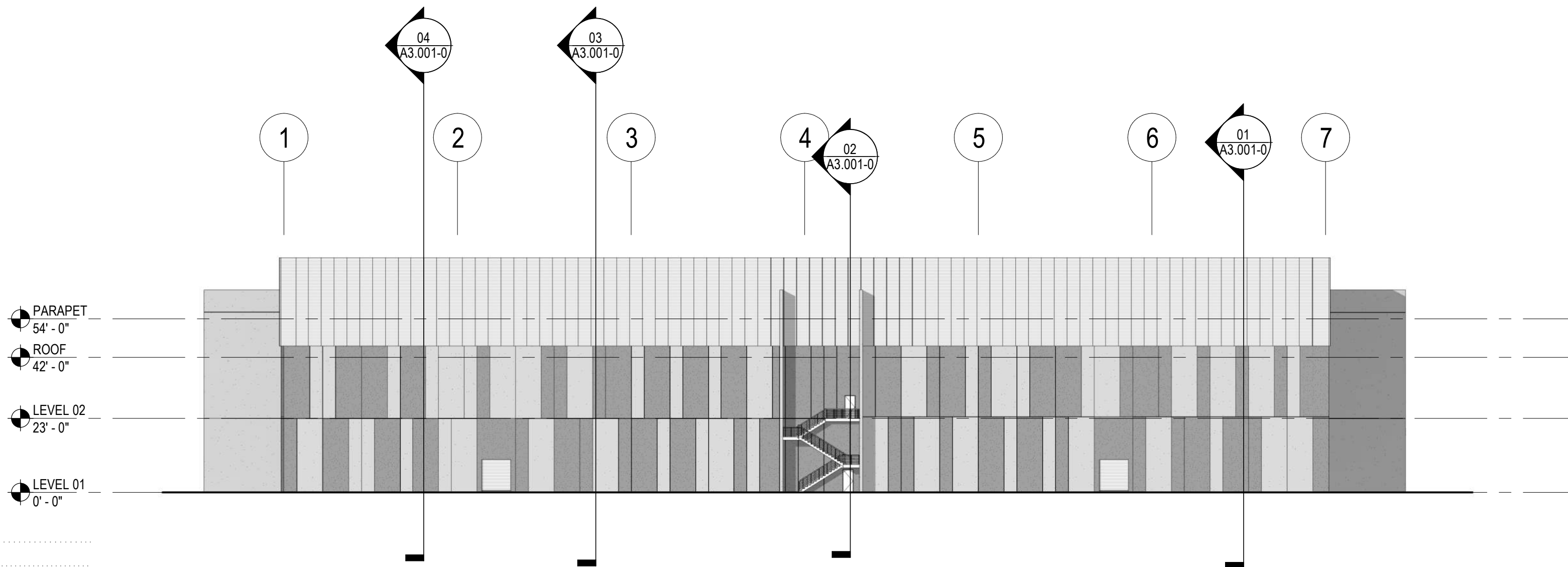
01 BUILDING EAST ELEVATION

SCALE: 1" = 30'-0"



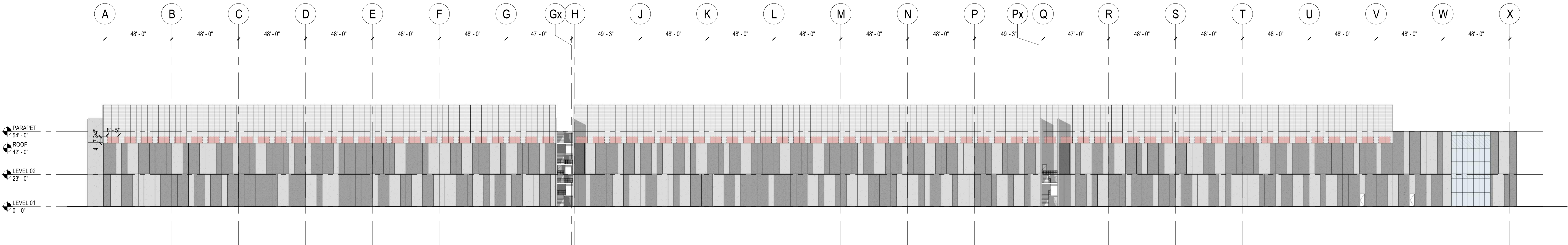
02 BUILDING WEST ELEVATION

SCALE: 1" = 30'-0"



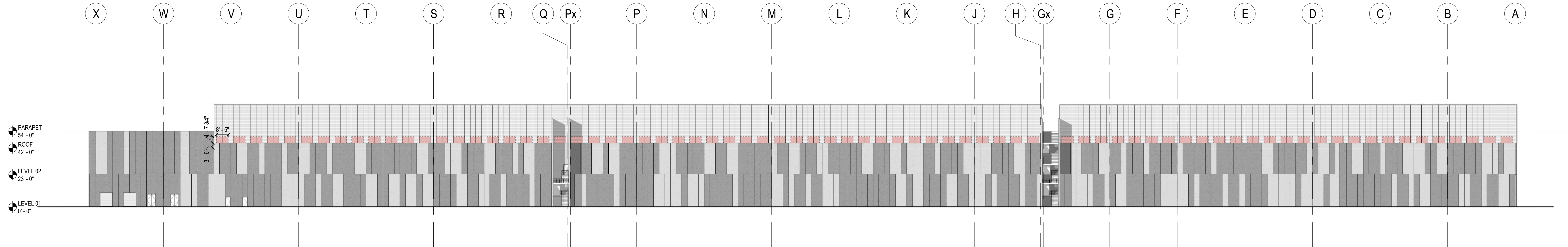
03 BUILDING SOUTH ELEVATION

SCALE: 1" = 30'-0"



04 BUILDING NORTH ELEVATION

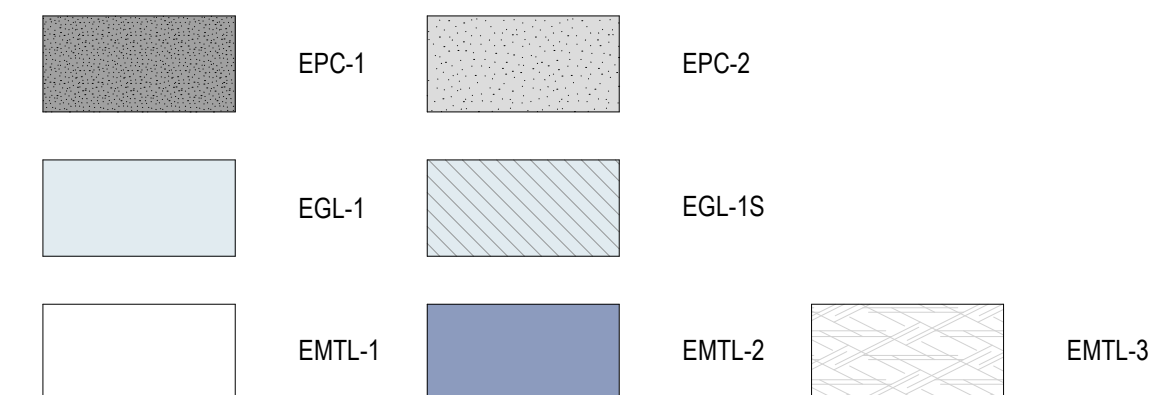
SCALE: 1" = 30'-0"



GENERAL NOTES

SHEET NOTES

MATERIALS IN ELEVATION



KEY PLAN

△	Date	Description
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Seal / Signature

**PROGRESS SET  
NOT FOR  
CONSTRUCTION**

Project Name

Stream Data Centers - MYRA1

Project Number

06.7237.000

Description

BUILDING ELEVATIONS - OVERALL

Scale

1" = 30'-0"

**A2.002-0**