



ARCHITECTURE
ENGINEERING
ENVIRONMENTAL
LAND SURVEYING

24 May 2016

Justin Wood, P.E.
City Engineer
Room 305, City Hall
245 Washington Street
Watertown, NY 13601

Re: Fast Lube of Watertown
Site Plan Application
File: 89-191a

Dear Mr. Wood:

On behalf of James Petersen, GYMO, D.P.C. is submitting the following materials for Site Plan review at the June 7th Planning Board meeting:

- 3 full size sets of Site Plans for Department review. (Survey, Cover, C-101,& L-101)
- 13 – 11”X17” sets of Site Plan. (Survey, Cover, C-101,& L-101)
- 16 Cover Letters with applicable Engineering information
- 16 Site Plan Application Form
- 16 Short Environmental Assessment Form Part I
- \$50.00 Application Fee.

Project Location and Description:

The project is located on tax parcel 12-16-113.000 in the City of Watertown. The proposed development consists of removing existing gravel from the site to create a 10 parking space asphalt surface parking area and landscaping. The parking area will be used as additional parking for the Fast Lube of Watertown. This parcel currently has a request for zoning change in process. In completing the Short EAF for the site plan application, the project site was noted as containing species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered. An email has been written to Mr. Voss and a reply returned indicating that “the project is not expected to adversely impact the protected species use of the area. The email from Mr. Voss is attached. The Short EAF also noted the proposed action is located in an archeologically sensitive area. SHPO has been contacted and we are waiting on a response from their office.

Utilities and Landscaping:

Storm water runoff will be directed into an existing catch basin located on the existing asphalt drive. Existing 8” diameter storm piping to the street combined sewer is sized to accommodate the additional anticipated storm water flow.

Edward G. Olley, Jr., AIA
William P. Plante, PLS
Patrick J. Scordo, PE
Ryan G. Churchill, PE
Scott W. Soules, AIA

Gregory F. Ashley, PLS
Hayward B. Arthur III, MPS
Brandy W. Lucas, MBA
Howard P. Lyndaker III, PLS

In Consultation
Leo F. Gozalkowski, PLS
Stephen W. Yaussi, AIA

Landscaping has been designed to meet City of Watertown Standards. The landscaped buffer areas consist of a mixture of trees, planting beds with shrubs and grass. A 6' high wooden fence and 4' high wooden fence will also be installed on the property in accordance with the fencing ordinance.

Traffic:

The current gravel parking lot use will remain with no impact on the existing street traffic.

Lighting:

There is no new lighting planned for this area.

If you have any questions, or require any additional information, please let me know.

Sincerely,
GYMO Architecture, Engineering & Land Surveying, D.P.C.

A handwritten signature in blue ink, appearing to read "E. Olley Jr.", followed by a period.

Edward G. Olley Jr., AIA
Principal, Director of Architecture

Marci Lumbis

From: Voss, Thomas (DEC) <thomas.voss@dec.ny.gov>
Sent: Thursday, May 19, 2016 1:09 PM
To: Marci Lumbis
Cc: JPolkowski@watertown-ny.gov
Subject: RE: Fast Lube of Watertown

Follow Up Flag: Follow up
Flag Status: Flagged

Ms. Lumbis,

I looked at our resource maps for Threatened and Endangered Species. The 1552 State St. location is identified as potential Northern long-eared and Indiana bat habitat due to the proximity to the hibernaculum and their use of the river corridor.

We have been able to determine that a permit for the taking of occupied habitat will not be required for this project based upon the information about the site you provided with plans and pictures. The project is not expected to adversely impact the protected species use of the area.

We have not received a request from the City yet.

Please feel free to contact me if you have any further questions.

Thomas Voss

Deputy Regional Permit Administrator, Division of Environmental Permits – Region 6

New York State Department of Environmental Conservation

317 Washington Street, Watertown, NY 13601
P: (315) 785-2249 | thomas.voss@dec.ny.gov

www.dec.ny.gov |  | 

From: Marci Lumbis [<mailto:Marci@gymopc.com>]
Sent: Wednesday, May 18, 2016 9:42 AM
To: Voss, Thomas (DEC) <thomas.voss@dec.ny.gov>
Cc: ed@GYMOPC.com
Subject: Fast Lube of Watertown

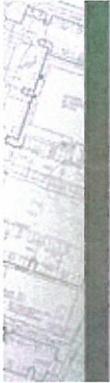
ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

Dear Mr. Voss,

I'm working on the site plan for a proposed parking lot expansion at the Fast Lube of Watertown located 1552 State Street, within the City of Watertown. While completing the Short EAF for the site plan application, the project site was noted as containing species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered. The entire project site, as shown in the attachments, is a vacant lot that is mainly gravel. At one time the lot contained a single family house.

The City of Watertown has requested a letter from the DEC that determines whether the proposed project has the potential to affect any endangered or threatened species or their habitats. Attached are a site plan, an aerial photo and an elevation photo that should enable the DEC to make this determination. Please let me know what your thoughts are on this matter or if I need to provide any additional information.

Thanks,
Marci



Marci Lumbis

Architectural Designer/Landscape Designer

220 Sterling Street
Watertown, NY 13601
tel. (315) 788-3900
fax (315) 788-0668
marci@gymopc.com



1869

CITY OF WATERTOWN SITE PLAN APPLICATION

** Provide responses for all sections. INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED. Failure to submit required information by the submittal deadline will result in **not** making the agenda for the upcoming Planning Board meeting.

PROPERTY LOCATION

Proposed Project Name: Fast Lube of Watertown

Tax Parcel Number: 12-16-113.000

Property Address: 1552 State Street

Existing Zoning Classification: Neighborhood Buisness

OWNER OF PROPERTY

Name: James Petersen

Address: 1272 Gotham Street

Watertown, New York 13601

Telephone Number: 315-778-5624

Fax Number: _____

APPLICANT

Name: James Petersen

Address: 1272 Gotham Street

Watertown, New York 13601

Telephone Number: 315-778-5624

Fax Number: _____

Email Address: james.fastlube@gmail.com

ENGINEER/ARCHITECT/SURVEYOR

Name: GYMO dpc

Address: 220 Sterling Street

Watertown, New York 13601

Telephone Number: 315-788-3900

Fax Number: 315-788-0668

Email Address: ed@gymopc.com

OPTIONAL MATERIALS:

- PROVIDE AN ELECTRONIC (.DWG) COPY OF THE SITE PLAN WITH AS-BUILT REVISIONS. This will assist the City in keeping our GIS mapping up-to-date.**

REQUIRED MATERIALS:

** The following drawings with the listed information **ARE REQUIRED, NOT OPTIONAL**. If the required information is not included and/or addressed, the Site Plan Application will **not** be processed.

- COMPLETED ENVIRONMENTAL ASSESSMENT FORM** (Contact us if you need help choosing between the Short EAF and the Full EAF). The Complete EAF is available online at: <http://www.dec.ny.gov/permits/6191.html>
- ELECTRONIC COPY OF ENTIRE SUBMISSION (PDF)** A single, combined PDF of the entire application, including cover letter, plans, reports, and all submitted material.
- BOUNDARY and TOPOGRAPHIC SURVEY**
(Depict existing features as of the date of the Site Plan Application. This Survey and Map must be performed and created by a Professional Land Surveyor licensed and currently registered to practice in the State of New York. This Survey and Map must be stamped and signed with an original seal and signature on at least one copy, the rest may be copies thereof.)
 - All elevations are National Geodetic Vertical Datum of 1929 (NGVD29).
 - 1' contours are shown and labeled with appropriate spot elevations.
 - All existing features on and within 50 feet of the subject property are shown and labeled.
 - All existing utilities on and within 50 feet of the subject property are shown and labeled.
 - All existing easements and/or right-of-ways are shown and labeled.
 - Existing property lines (bearings and distances), margins, acreage, zoning, existing land use, reputed owner, adjacent reputed owners and tax parcel numbers are shown and labeled.
 - The north arrow and graphic scale are shown.

DEMOLITION PLAN (If Applicable)

- All existing features on and within 50 feet of the subject property are shown and labeled.
- All items to be removed are labeled in darker text.

SITE PLAN

- Include a reference to the coordinate system used(NYS NAD83-CF preferred).
- All proposed above ground features are depicted and clearly labeled.
- All proposed features are clearly labeled “proposed”.
- All proposed easements and right-of-ways are shown and labeled.
- Land use, zoning, and tax parcel number are shown.
- The Plan is adequately dimensioned including radii.
- The line work and text for all proposed features is shown darker than existing features.

All vehicular and pedestrian traffic circulation is shown including a delivery or refuse vehicle entering and exiting the property.

Proposed parking and loading spaces including ADA accessible spaces are shown and labeled.

Sidewalks within the City Right-of-Way meet Public-Right-of-Way (PROWAG) standards.

Refuse Enclosure Area (Dumpster), if applicable, is shown. Section 161-19.1 of the Zoning Ordinance states, “No refuse vehicle or refuse container shall be parked or placed within 15 feet of a party line without the written consent of the adjoining owner, if the owner occupies any part of the adjoining property”.

Proposed snow storage areas are shown on the plans.

The north arrow and graphic scale are shown.

GRADING PLAN

- All proposed below ground features including elevations and inverts are shown and labeled.
- All proposed above ground features are shown and labeled.

- The line work and text for all proposed features is shown darker than existing features.
- All proposed easements and right-of-ways are shown and labeled.
- 1' existing contours are shown dashed and labeled with appropriate spot elevations.
- 1' proposed contours are shown and labeled with appropriate spot elevations.
- All elevations are North American Vertical Datum of 1988 (NAVD88).
- Sediment and Erosion control are shown and labeled on the grading plan unless separate drawings have been provided as part of a Stormwater Pollution Prevention Plan (SWPPP).

UTILITY PLAN

- All proposed above and below ground features are shown and labeled.
- All existing above and below ground utilities including sanitary, storm water, water, electric, gas, telephone, cable, fiber optic, etc. are shown and labeled.
- All proposed easements and right-of-ways are shown and labeled.
- The Plan is adequately dimensioned including radii.
- The line work and text for all proposed features is shown darker than existing features.
- The following note has been added to the drawings stating, "All water main and service work must be coordinated with the City of Watertown Water Department. The Water Department requirements supersede all other plans and specifications provided."

LANDSCAPING PLAN

- All proposed above ground features are shown and labeled.
- All proposed trees, shrubs, and other plantings are shown and labeled.
- All proposed landscaping and text are shown darker than existing features.
- All proposed landscaping is clearly depicted, labeled and keyed to a plant schedule that includes the scientific name, common name, size, quantity, etc.

For additional landscaping requirements where nonresidential districts and land uses abut land in any residential district, please refer to Section 310-59, Landscaping of the City's Zoning Ordinance.

Site Plan complies with and meets acceptable guidelines set forth in Appendix A - Landscaping and Buffer Zone Guidelines (August 7, 2007).

PHOTOMETRIC PLAN (If Applicable)

All proposed above ground features are shown.

Photometric spot elevations or labeled photometric contours of the property are clearly depicted. Light spillage across all property lines shall not exceed 0.5 foot-candles.

CONSTRUCTION DETAILS and NOTES

All details and notes necessary to adequately complete the project including, but not limited to, landscaping, curbing, catch basins, manholes, water line, pavement, sidewalks, trench, lighting, trash enclosure, etc. are provided.

Maintenance and protection and traffic plans and notes for all required work within City streets including driveways, water laterals, sanitary laterals, storm connections, etc. are provided.

The following note must be added to the drawings stating:

“All work to be performed within the City of Watertown margin will require sign-off from a Professional Engineer, licensed and currently registered to practice in the State of New York, that the work was built according to the approved site plan and applicable City of Watertown standards. Compaction testing will be required for all work to be performed within the City of Watertown margin and must be submitted to the City of Watertown Codes Department.”

PRELIMINARY ARCHITECTURAL PLANS (If Applicable)

Floor plan drawings, including finished floor elevations, for all buildings to be constructed are provided.

Exterior elevations including exterior materials and colors for all buildings to be constructed are provided.

Roof outline depicting shape, slope and direction is provided.

ENGINEERING REPORT

**** The engineering report at a minimum includes the following:**

- Project location
- Project description
- Existing and proposed sanitary sewer flows and summary
- Water flows and pressure
- Storm Water Pre and Post Construction calculations and summary
- Traffic impacts
- Lighting summary
- Landscaping summary

GENERAL INFORMATION

ALL ITEMS ARE STAMPED AND SIGNED WITH AN ORIGINAL SIGNATURE BY A PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, OR SURVEYOR LICENSED AND CURRENTLY REGISTERED TO PRACTICE IN THE STATE OF NEW YORK.

If required, a copy of the Stormwater Pollution Prevention Plan (SWPPP) submitted to the NYSDEC will also be sent to the City of Watertown Engineering Department.

** If required, a copy of all submittals sent to the New York State Department of Environmental Conservation (NYSDEC) for the sanitary sewer extension permit will also be sent to the City of Watertown Engineering Department.

** If required, a copy of all submittals sent to the New York State Department of Health (NYSDOH) will also be sent to the City of Watertown Engineering Department.

** When NYSDEC or NYSDOH permitting is required, the property owner/applicant shall retain a licensed Professional Engineer to perform inspections of the proposed utility work and to certify the completed works were constructed in substantial conformance with the approved plans and specifications.

Signage will not be approved as part of this submission. It requires a sign permit from the City Code Enforcement Bureau. See Section 310-52.2 of the Zoning Ordinance.

Plans have been collated and properly folded.

If an applicant proposes a site plan with multiple buildings and any of those buildings front on a private drive, the City Council will name the private drive by resolution and the building(s) will be given an address number on that private drive by City staff. The applicant may propose a name for the private drive for the City Council's consideration.

Proposed Street Name: _____

For non-residential uses, the proposed Hours of Operation shall be indicated.

Signature Authorization form or letter signed by the owner is submitted allowing the applicant to apply on behalf of the owner if the applicant is not the property owner.

Explanation for any item not checked in the Site Plan Checklist.

These items did not apply to this site plan.

Short Environmental Assessment Form

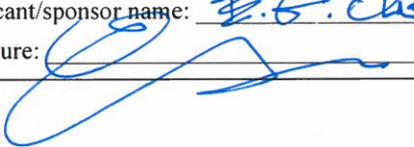
Part 1 - Project Information

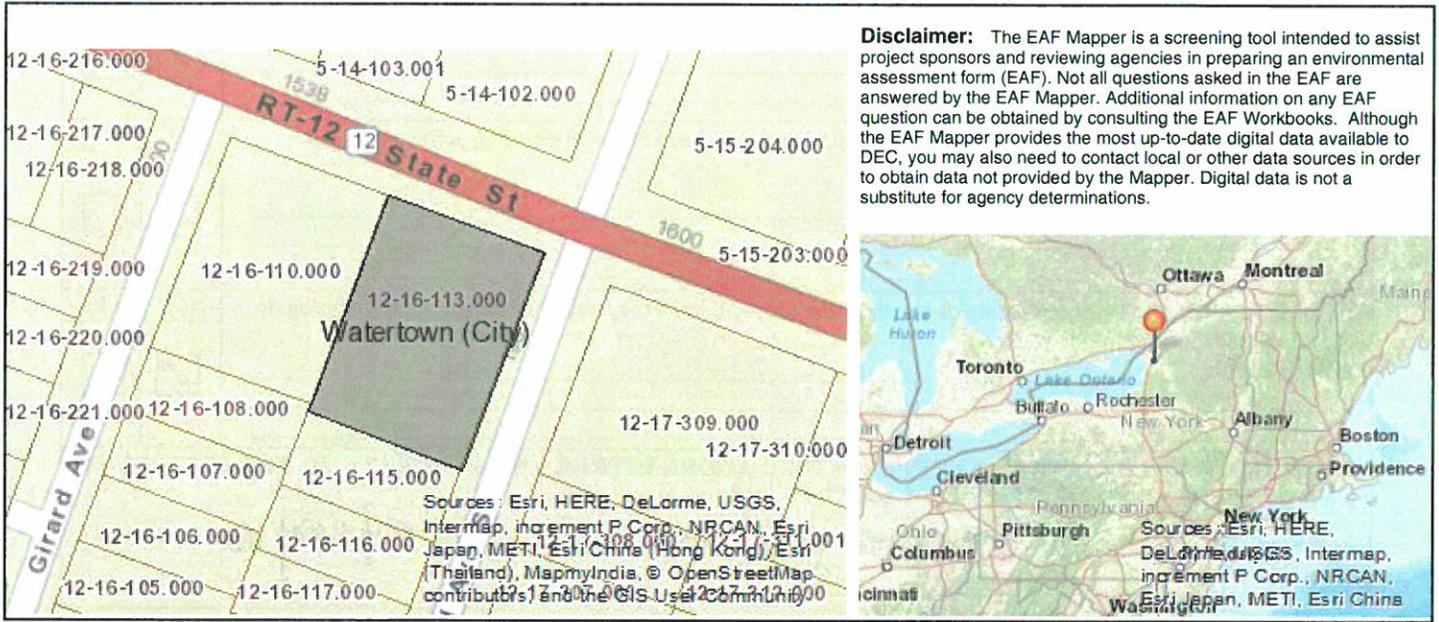
Instructions for Completing

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

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

Part 1 - Project and Sponsor Information				
Fast Lube of Watertown				
Name of Action or Project: Site Plan Review				
Project Location (describe, and attach a location map): 1552 State Street, Watertown, NY 13601				
Brief Description of Proposed Action: The project is located on tax parcel 12-16-113.000 in the City of Watertown. The proposed development consists of removing existing gravel from the site to create a 10 parking space parking area and landscaping. The parking area will be used as additional parking for the Fast Lube of Watertown. Landscaping has been designed to meet city of Watertown Standards. The landscaped buffer areas consist of a mixture of trees, planting beds with shrubs and grass.				
Name of Applicant or Sponsor: GYMO Architecture, Engineering & Land Surveying		Telephone: 315-782-8432 E-Mail: ed@gymopc.com		
Address: 1220 Sterling Street				
City/PO: Watertown	State: NY	Zip Code: 13601		
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			NO <input type="checkbox"/>	YES <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?			.38 +/- acres	
b. Total acreage to be physically disturbed?			.067 +/- acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?			.38 +/- acres	
4. Check all land uses that occur on, adjoining and near the proposed action.				
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)				
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other (specify): <u>Neighborhood Business</u>				
<input type="checkbox"/> Parkland				

<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?</p> <p>If Yes, explain purpose and size: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor name: <u>E.G. Casey for ASIA</u> Date: <u>24 May 16</u></p> <p>Signature: </p>		



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National Register of Historic Places]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 16 [100 Year Flood Plain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 20 [Remediation Site]	No

FAST LUBE OF WATERTOWN SITE IMPROVEMENTS

1552 STATE STREET
WATERTOWN, NEW YORK 13601

MAY 2016

LIST OF DRAWINGS
C-101 - SITE CONCEPT PLANS
L-101 - LANDSCAPE DETAILS



SITE
LOCATION

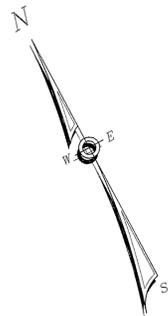
LOCATION MAP
NOT TO SCALE

PREPARED BY:

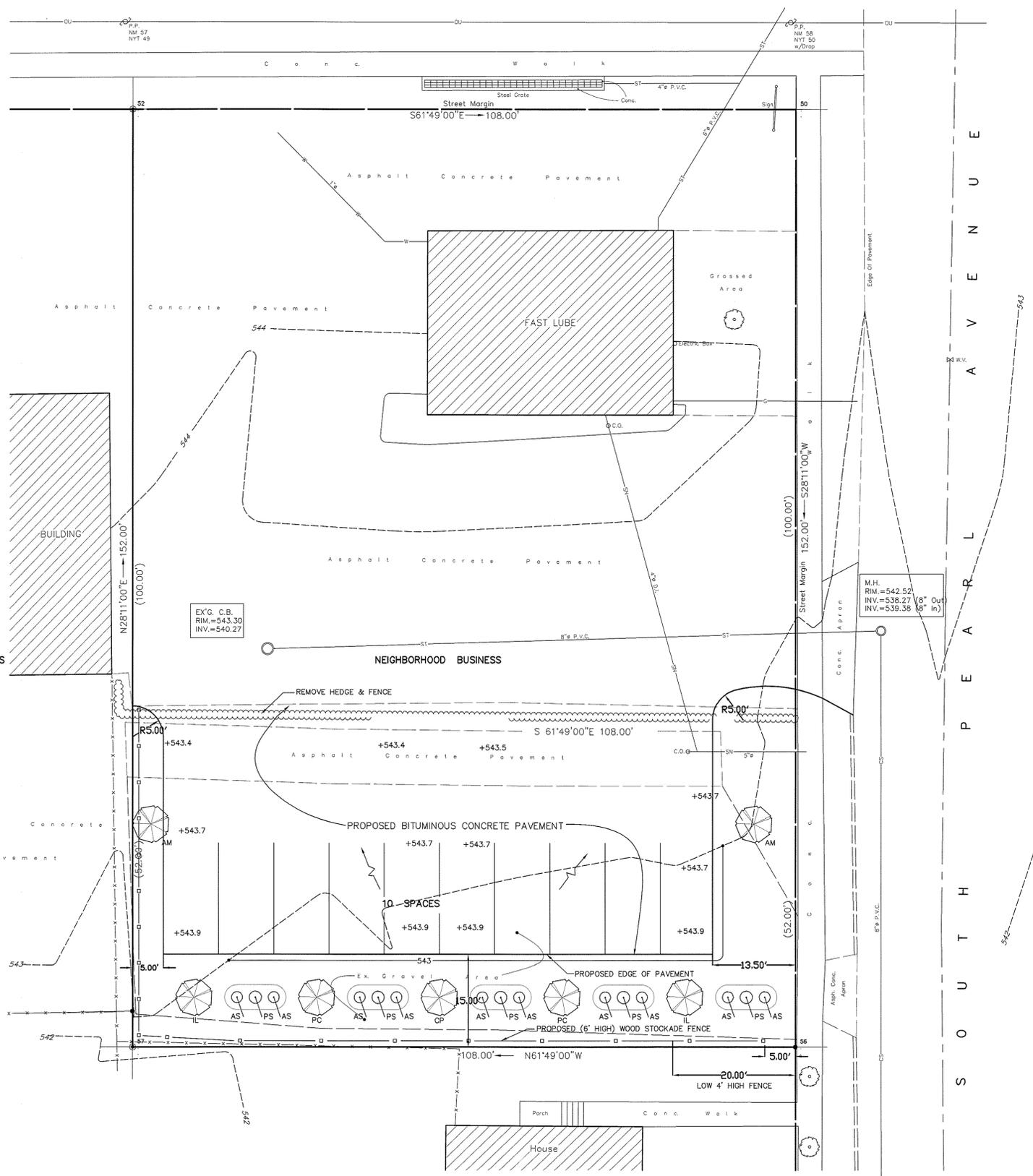

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220 Sterling Street, Watertown, New York 13601
www.gymopc.com • (315) 788-3900



EDWARD G. OLLEY, A.I.A.



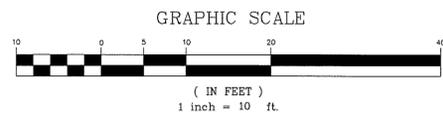
S T A T E S T R E E T



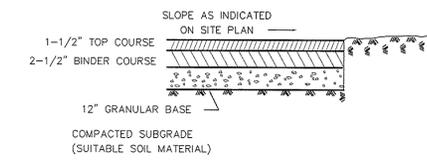
DEED REFERENCE
 Helen C. Keyes
 to
 Donald H. Sawyer, Roy A. Livingston
 & James Petersen
 L.1173 P.119 R.4.5/30/1989
 Area Of Parcel=0.377 Acres±
 Area Of Variance Parcel=0.129 Acres± (5616 S.F.)

NOTE:
 1. This Survey Was Prepared Without The Benefit Of An Updated Abstract Of Title.
 2. Underground Facilities, Structures And Utilities Have Been Plotted From Available Surveys And Records, And Therefore Their Locations Must Be Considered Approximate Only. There May Be Others, The Existence Of Which Is Presently Not Known. Prior To Construction Contact Underground Utilities Call Center Of New York For Exact Location Of All Underground Utilities. (1-800-245-2828)

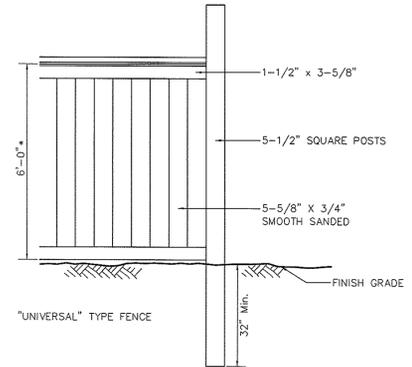
- LEGEND**
- - Iron Pipe Set
 - - Iron Pipe Found
 - P.P. - Power Pole
 - C.O. - Clean Out
 - W.V. - Water Valve
 - C.B. - Catch Basin
 - M.H. - Manhole
 - - - - - Fenceline
 - ~ ~ ~ ~ ~ Shrubs
 - — — — Concrete Curb
 - — — — Water Line
 - — — — Natural Gas Line
 - — — — Storm Sewer
 - — — — Sanitary Sewer
 - — — — Overhead Utility Line
 - — — — Combined Sewer
 - 543.9 Proposed Finish Elevation



Benchmark:
 Top of Brass Plate
 Elev. = 543.36
 City Monument



TYPICAL PAVEMENT DETAIL
 - NOT TO SCALE -



STOCKADE FENCE DETAIL
 NOT TO SCALE

* SEE CITY OF WATERTOWN REQUIREMENTS FOR FENCING WITH IN 20' OF PROPERTY LINE

GENERAL NOTES

1. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN. PRIOR TO CONSTRUCTION CONTACT UNDERGROUND UTILITIES CALL CENTER OF NEW YORK FOR EXACT LOCATION OF ALL UNDERGROUND UTILITIES. (1-800-245-2828). CONTRACTOR IS RESPONSIBLE FOR LOCATING AND WORKING WITH THE APPROPRIATE UTILITY COMPANIES PRIOR TO CONSTRUCTION.
2. THE TOPOGRAPHIC, PLANIMETRIC, AND BOUNDARY SURVEY WAS PERFORMED BY GYMO, PC.
3. ALL OUT-OF-SCOPE AREAS DISTURBED BY THE CONTRACTOR'S OPERATIONS WILL BE RESTORED TO CONDITIONS EQUAL TO OR BETTER THAN THAT PRIOR TO CONSTRUCTION. OUTSIDE OF PROPERTY BOUNDARIES AND EASEMENT AREAS THE CONTRACTOR IS REMINDED TO OBTAIN WRITTEN AUTHORIZATION TO USE PRIVATE PROPERTY AND ASSUMES ALL LIABILITY WHEN ACCESSING THOSE PROPERTIES.
4. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE CHARACTERISTICS AND EXTENT OF SUBSURFACE SOILS, ROCK, WATER TABLE LEVELS, ETC., PRIOR TO BIDDING.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS, SECURITY, BONDS, FEES, AND PAYMENTS TO OBTAIN SAID PERMITS WHERE APPLICABLE.
6. WHEN THE PERFORMANCE OF THE CONTRACTOR'S WORK REQUIRES THE INTERRUPTION OF UTILITY SERVICES, HE/SHE SHALL ISSUE A 48 HOUR PRIOR NOTICE TO THE GOVERNING MUNICIPALITY.
7. SITE CONTRACTOR TO PROVIDE EROSION AND SEDIMENT CONTROL AND DUST CONTROL.
8. A LICENSED LAND SURVEYOR SHALL BE RETAINED FOR ALL UTILITY AND FIELD STAKEOUT AND AS-BUILTS THE CONTRACTOR'S EXPENSE.
9. CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES THROUGHOUT CONSTRUCTION UNTIL ESTABLISHMENT OF VEGETATIVE COVER. RUN-OFF CONTAINING SEDIMENTS FROM DISTURBED AREAS OF THE SITE SHALL NOT BE ALLOWED DIRECTLY OFF SITE OR INTO NATURAL STREAM CHANNELS.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEARING, GRUBBING, CUTTING AND DISPOSING OF VEGETATION, TREES AND DEBRIS IN A NYSDEC ACCEPTABLE LOCATION.
11. CONTRACTOR SHALL PERFORM ALL NECESSARY EARTHWORK, INCLUDING THE STRIPPING, STOCKPILING AND REPLACING OF TOPSOIL IN ACCORDANCE WITH THE PLANS. EXCESS MATERIAL SHALL BE REMOVED FROM SITE.
12. EXCAVATIONS SHALL BE TO DEPTHS SHOWN ON DRAWINGS. ALL UNSTABLE OR UNSUITABLE MATERIAL SHALL BE EXCAVATED AND REMOVED TO SUCH DEPTH AS REQUIRED TO PROVIDE SUFFICIENT BEARING CAPACITY. OVER-EXCAVATED AREAS SHALL BE BACKFILLED WITH SUITABLE MATERIAL.
13. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES OF DIMENSIONS, ELEVATIONS AND LOCATIONS DURING PRECONSTRUCTION FIELD VERIFICATION. SUCH INFORMATION SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR VERIFICATION OR MODIFICATION OF THE PLANS.
14. THE CONTRACTOR SHALL ENSURE PROTECTION OF EXISTING UTILITIES.

PLANNING DATA

CURRENT ZONING CLASSIFICATION - NEIGHBORHOOD BUSINESS
 USE: PARKING
 TAX PARCEL NUMBERS: 12-16-113.000

AREA AND BULK CALCULATIONS

ITEM	REQUIRED/ALLOWED/EXISTING OR GUIDELINES	PROPOSED
LANDSCAPE BUFFER @ STREET RIGHT OF WAY	5' - 15'	13.5'
LANDSCAPE BUFFER	5' - 15'	15' & 5'
PARKING SPACES	N/A	10 SPACES
NEW PAVEMENT	N/A	3,632 SF

PLANT MATERIAL SCHEDULE

QTY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
TREES				
2	AM	ACER x FREMANII 'AUTUMN BLAZE'	AUTUMN BLAZE MAPLE	3 CAL
2	PC	MALUS 'PRAIRE FIRE'	PRAIRE FIRE CRABAPPLE	1.5 CAL.
1	CP	PYRUS CALLERYANA 'CLEVELAND SELECT'	'CLEVELAND' PEAR	2 CAL.
2	IL	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK LILAC	1.5 CAL.
SHRUBS				
18	AS	SPIREA BULMALDA 'ANTHONY WATERER'	ANTHONY WATERER SPIREA	3 GAL.
18	PS	PRUNUS CISTENA	PURPLE LEAF SAND CHERRY	3 GAL.

730 Sterling Street
 Watertown, NY 13597
 Tel: (518) 788-3000
 Fax: (518) 788-0668
 www.gymopc.com

ARCHITECTURE
 ENGINEERING
 LAND SURVEYING



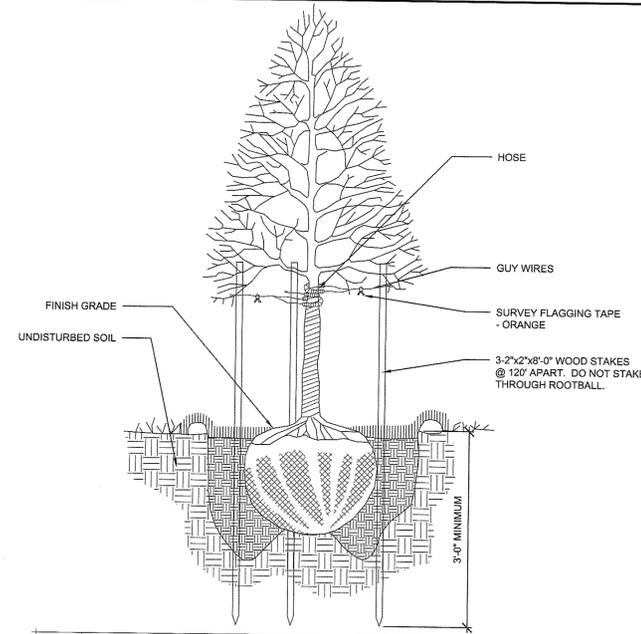
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 ARCHITECTURE, ENGINEERING
 & LAND SURVEYING, P.C.

IT IS A VIOLATION OF SECTION 2209, SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR TO ALTER THIS DOCUMENT IN ANY MANNER. IF ALTERED, SUCH LICENSEE SHALL AFFIX HIS OR HER SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS OR HER SIGNATURE, DATE AND A BRIEF DESCRIPTION OF ALTERATION.

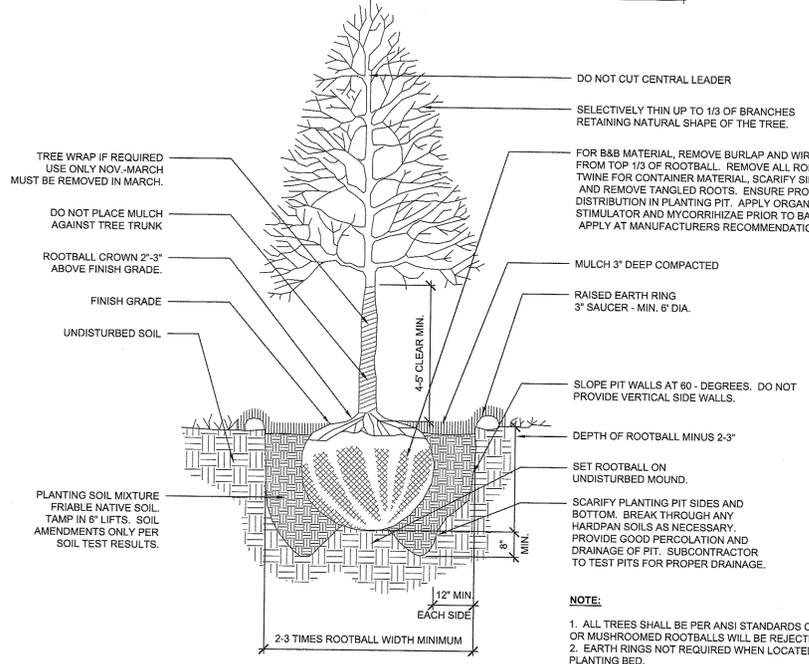
SITE CONCEPT PLAN
FAST LUBE OF WATERTOWN
1552 STATE STREET
WATERTOWN, NEW YORK 13601

Project No: 89-191A
 Scale: AS NOTED
 Date: 4-19-16
 Drawn By:
 Designed By:
 Checked By: EGO
 Date Issued: 5-24-16
 Drwg. No.

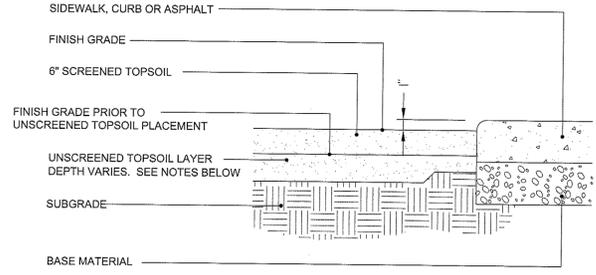
C-101



1 TREE STAKING DETAIL
L101 NOT TO SCALE

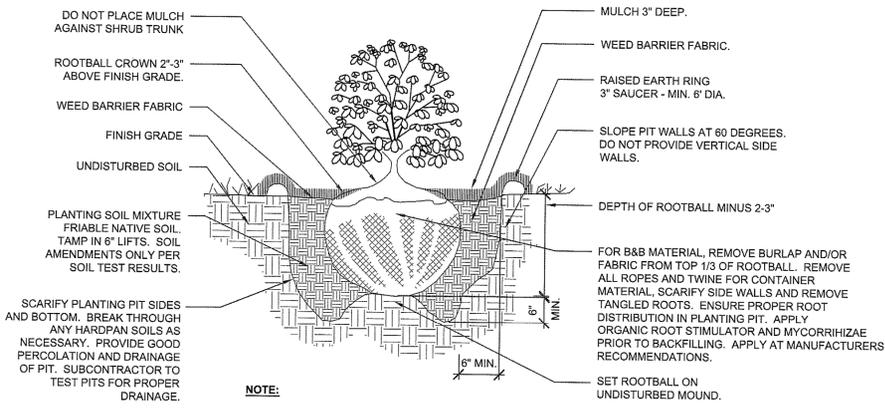


2 TREE PLANTING DETAIL
L101 NOT TO SCALE



NOTES:
GRASSSED AREAS - UNSCREENED TOPSOIL SHALL BE 4" IN DEPTH
PLANTING BED AREAS - UNSCREENED TOPSOIL SHALL BE 8" IN DEPTH
TREE PLANTING AREAS - UNSCREENED TOPSOIL SHALL BE 12" IN DEPTH & 10' IN DIAMETER.

4 SOIL PROFILE - VARIOUS AREAS
C-101 NOT TO SCALE D132-02



3 SHRUB PLANTING DETAIL
L101 NOT TO SCALE

TREE PLANTING NOTES:

- THESE NOTES ARE PRESENTED AS A "SUMMARY" OF THE WRITTEN SPECIFICATIONS ISSUED FOR THE PROJECT. REFER TO THE WRITTEN SPECIFICATIONS FOR ADDITIONAL DETAIL AND FULL PROJECT REQUIREMENTS.
- ANY QUANTITIES INDICATED ON THE DRAWINGS OR ON THE TREE MATERIAL SCHEDULE ARE PROVIDED FOR THE BENEFIT OF THE LANDSCAPE SUBCONTRACTOR BUT SHOULD NOT BE ASSUMED TO BE CORRECT. THE LANDSCAPE SUBCONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE QUANTITIES INDICATED. ANY DISCREPANCIES NOTED SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO INSTALLATION. IN THE EVENT OF A DISCREPANCY, THE GRAPHIC REPRESENTATIONS SHOWN ON THE DRAWINGS SHALL GOVERN.
 - NO SUBSTITUTIONS AS TO SIZE, TYPE, SPACING, QUANTITY OR QUALITY OF TREE MATERIAL SHALL BE MADE WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER. CHANGES IN TREE MATERIAL MAY CONSTITUTE PLAN RE-APPROVAL.
 - TREES SHALL BE SUPPLIED AT THE SIZES SPECIFIED ON THE DRAWINGS. THE SIZES SHOWN ARE THE MINIMUMS FOR EACH CATEGORY (HEIGHT, SPREAD, CALIPER, CONTAINER SIZE, ETC.) WHEN A RANGE OF SIZE IS GIVEN, 75% OF THE PLANTS SUPPLIED MUST MEET THE MAXIMUM RANGE SIZE, AND 25% OF THE PLANTS SUPPLIED SHALL BE THE MINIMUM RANGE SIZE SPECIFIED. THE PLANTS SUPPLIED MUST CONFORM TO ALL OF THE ENGINEER AT NO ADDITIONAL COST AND IF SIZES OF CONTAINER OR ROOT BALLS, HEIGHT, AND SPREAD ARE INCREASED PROPORTIONATELY IN ACCORDANCE WITH ANSI Z60.1. ALL OTHER QUALITY REQUIREMENTS OF THE TREE MATERIAL MUST ALSO BE ADHERED.
 - ALL TREES MUST BE NURSERY GROWN, BALL AND BURLAP (B&B) OR CONTAINER GROWN AS-SPECIFIED IN THE MATERIALS SCHEDULE. CONTAINER GROWN MATERIAL CAN BE SUBSTITUTED FOR B&B MATERIAL WITH WRITTEN APPROVAL BY THE D/B CONTRACTOR PRIOR TO INSTALLATION. ALL TREE MATERIALS SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z-60.1, LATEST EDITION. ALL TREES SHALL COMPLY WITH ANSI Z-60.1 AND THE URBAN TREE FOUNDATION GUIDELINE FOR NURSERY TREE QUALITY, 2009 EDITION. ALL TREES SHALL BE HIGHEST QUALITY, FIRST CLASS REPRESENTATIVES OF THEIR SPECIES. SECONDS, CULLS, OR PARK GRADE MATERIAL WILL BE REJECTED.
 - CALIPER SIZE IS NOT TO BE REDUCED. CALIPER MEASUREMENTS SHALL BE TAKEN IN ACCORDANCE WITH ANSI STANDARDS.
 - ALL TREES MUST BE STRAIGHT TRUNK, HAVE A STRONG CENTRAL LEADER, FULL HEADED, AND MEET THE MINIMUM REQUIREMENTS. TREES WITH A "Y" SHAPE ARE NOT ACCEPTABLE. TREES THAT HAVE BEEN FRESHLY PRUNED TO MEET THESE SPECIFICATIONS SHALL BE REJECTED.
 - THE TREES VEGETATIVE CANOPY SHOULD BE MOSTLY SYMMETRICAL AND FREE OF LARGE VOIDS OR FLAT SURFACE AREAS ON ONE SIDE.
 - ALL STREET AND SHADE TREES SHALL HAVE A MINIMUM SIX FEET (6') CLEAR TRUNK UNLESS OTHERWISE NOTED ON PLANS OR PLANT LISTS.
 - TREES MOVED DURING PERIODS OF HIGH TRANSPIRATION SHALL BE SPRAYED WITH AN ANTI-DESSICANT PRIOR TO MOVING. APPLY AND REMOVE ANTI-DESSICANTS AT THE MANUFACTURER'S RECOMMENDATIONS.
 - TREES SHALL BE STAKED AND GUYED AS DETAILED AND SPECIFIED. STAKE AND GUYED MATERIALS SHALL BE REMOVED BY THE LANDSCAPE SUBCONTRACTOR SIX (6) MONTHS AFTER FINAL ACCEPTANCE.
 - ALL TREES ARE SUBJECT TO REVIEW AND APPROVAL BY THE ENGINEER AT ANY TIME PRIOR TO FINAL ACCEPTANCE. REJECTED PLANTS SHALL BE REPLACED IMMEDIATELY AT NO ADDITIONAL COST.
 - THE LANDSCAPE SUBCONTRACTOR SHALL FIELD STAKE ALL TREES PRIOR TO INSTALLATION. THE OWNER'S REPRESENTATIVE SHALL APPROVE ALL STAKED LOCATIONS PRIOR TO INSTALLATION. PLANTS INSTALLED PRIOR TO APPROVAL BY THE OWNER'S REPRESENTATIVE ARE SUBJECT TO REJECTION AND REPLACEMENT AT NO ADDITIONAL COST TO THE OWNER.
 - PRIOR TO COMMENCEMENT OF INSTALLATION, THE LANDSCAPE SUBCONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES AND SHALL AVOID DAMAGING UTILITIES DURING INSTALLATION. ANY UTILITIES DAMAGED DURING INSTALLATION SHALL BE REPAIRED BY THE LANDSCAPE SUBCONTRACTOR TO THE SATISFACTION OF THE APPROPRIATE UTILITY COMPANY AND THE ENGINEER. ALL REPAIRS SHALL BE AT NO COST TO THE OWNER.
 - NO TREES SHALL BE PLANTED WITHIN 5' OF SITE UTILITY LINES. TREE LOCATIONS PROPOSED WITHIN 5' SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT ARCHITECT PRIOR TO EXCAVATING. FIELD ADJUSTMENT OF TREE LOCATIONS SHALL BE DETERMINED BY THE PROJECT ARCHITECT. PLANTS RELOCATED AND INSTALLED WITHOUT APPROVAL OF THE PROJECT ARCHITECT WILL BE REMOVED, REPLACED, AND RELOCATED AT NO ADDITIONAL COST.
 - THE LANDSCAPE CONTRACTOR SHALL UTILIZE ON-SITE TOPSOIL AS AVAILABLE FROM THE EARTHWORK SUBCONTRACTOR. ALL TOPSOIL SHALL BE APPROVED BY THE ENGINEER.
 - NO TREES SHALL BE INSTALLED IN POOR DRAINAGE CONDITIONS. LANDSCAPE SUBCONTRACTOR IS RESPONSIBLE FOR TESTING SUSPECT TREE PITS PRIOR TO TREE INSTALLATION. REFER TO THE LANDSCAPE SPECIFICATIONS FOR TREE PIT TESTING PROCEDURES.
 - ALL TREES SHALL BE PLACED WITH THE BEST FACE FORWARD, TOWARDS THE STREET WHENEVER POSSIBLE.
 - ALL TREES SHOULD BE PRUNED AS NECESSARY PRIOR TO INSTALLATION.
 - PRE-EMERGENT HERBICIDES, TREFLAN, PREEN, OR APPROVED EQUAL SHALL BE APPLIED TO ALL TREE PLANTING BEDS PRIOR TO MULCHING. APPLY AT MANUFACTURERS RECOMMENDATIONS. HERBICIDES SHALL BE INCORPORATED INTO THE SOIL AT THE RECOMMENDATION OF THE MANUFACTURER.
 - APPLY ORGANIC ROOT STIMULATOR, CONTINUING MYCORRHIZAE, TO ALL TREES PRIOR TO BACKFILLING. APPLY AT MANUFACTURER'S RECOMMENDATIONS. CONTRACTOR TO SUBMIT SAMPLES OF ROOT STIMULATOR TO THE ENGINEER FOR APPROVAL PRIOR TO USE.
 - THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE PLANT INSTALLATIONS UNTIL ACCEPTED BY THE OWNER. MAINTENANCE SHALL INCLUDE RE-MULCHING, WATERING, APPLICATIONS OF HERBICIDES, FUNGICIDES, INSECTICIDES AND PESTICIDES AS NECESSARY. MAINTENANCE SHALL INCLUDE ALL TREES, SEEDING AREAS AND SOD.
 - THE LANDSCAPE CONTRACTOR SHALL GUARANTEE THAT ALL TREES SHALL BE IN A HEALTHY AND THRIVING CONDITION ACCORDING TO THE NATURAL GROWTH HABITS OF THE INDIVIDUAL SPECIES AT THE TIME OF THE PROJECT COMPLETION

LANDSCAPE SEED NOTES:

- SCARIFY, LOOSEN, FLOAT AND DRAG THE UPPER FOUR INCHES (4") OF SOIL TO BRING IT TO PROPER CONDITION AND GRADE PRIOR TO SEEDING / SODDING. REMOVE STONES LARGER THAN ONE INCH (1"), STICKS, ROOTS, RUBBISH, ETC. FINISHED GRADE SHALL BE LOOSE AND FREE DRAINING PRIOR TO SEEDING / SODDING.
- STRIP EXISTING GRASS AND WEEDS, INCLUDING ROOTS, PRIOR TO SEEDING. APPLY HERBICIDES AS NECESSARY TO SPOT TREAT UNWANTED SPECIES.
- INSTALL SEED PER THE WRITTEN SPECIFICATIONS. LANDSCAPE SUBCONTRACTOR MUST ADJUST APPLICATION RATES TO PURE LIVE SEED RATES AS INDICATED.
- ALL SEEDED AREAS MUST BE MAINTAINED BY THE LANDSCAPE SUBCONTRACTOR UNTIL ACCEPTANCE BY THE DESIGN BUILD CONTRACTOR.

MULCH:

- ALL MULCHED AREAS SHALL BE SHREDDED HARDWOOD MULCH.

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ARCHITECTURE
ENGINEERING
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GYMOP

REGISTERED ARCHITECT
EDWARD J. DELEVA
STATE OF NEW YORK
No. 021552

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IF AS A VIOLATION OF SECTION 2000 SUBSECTION 2 OF THE NEW YORK STATE EDUCATION LAW AND ANY FEDERAL, STATE OR LOCAL LAWS, THE BOARD OF A LICENSED PROFESSIONAL ARCHITECT OR LAND SURVEYOR TO ALTER THIS DOCUMENT OR ANY PART OF ANY DOCUMENT LICENSEE SHALL APPLY FOR OR BEAR THE COST AND THE WORKING DRAWINGS BE FOLLOWED BY HIS OR HER CONTRACTOR, AND A SPECIFIC DESCRIPTION OF ALTERATION.

LANDSCAPE DETAILS
FAST LUBE OF WATERTOWN
1552 STATE STREET
WATERTOWN, NEW YORK 13601

Project No:	89-191A
Scale:	AS NOTED
Date:	5-24-16
Drawn By:	MWL
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L101