

KNOWLTON WEST MAIN STORAGE, LLC LOADING DOCK ADDITION PROJECT

753 REAR MAIN STREET WEST
CITY OF WATERTOWN, NEW YORK

INDEX OF DRAWINGS

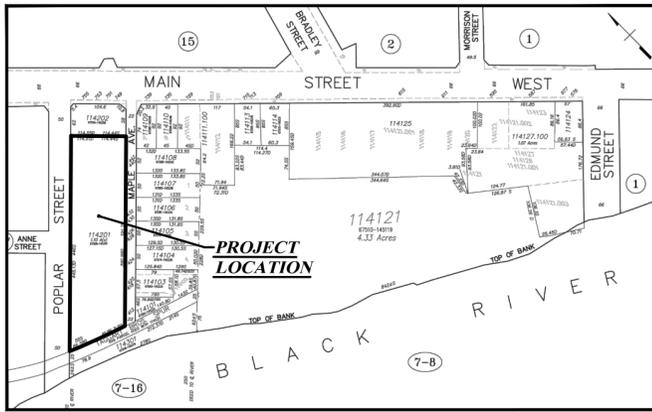
- 01 - BOUNDARY & TOPOGRAPHIC MAP
- C-001 - GENERAL NOTES, INFORMATION, AND DETAILS
- C-101 - SITE DEVELOPMENT PLAN
- A-101 - PROPOSED FLOOR PLAN AND ELEVATIONS

PREPARED BY:



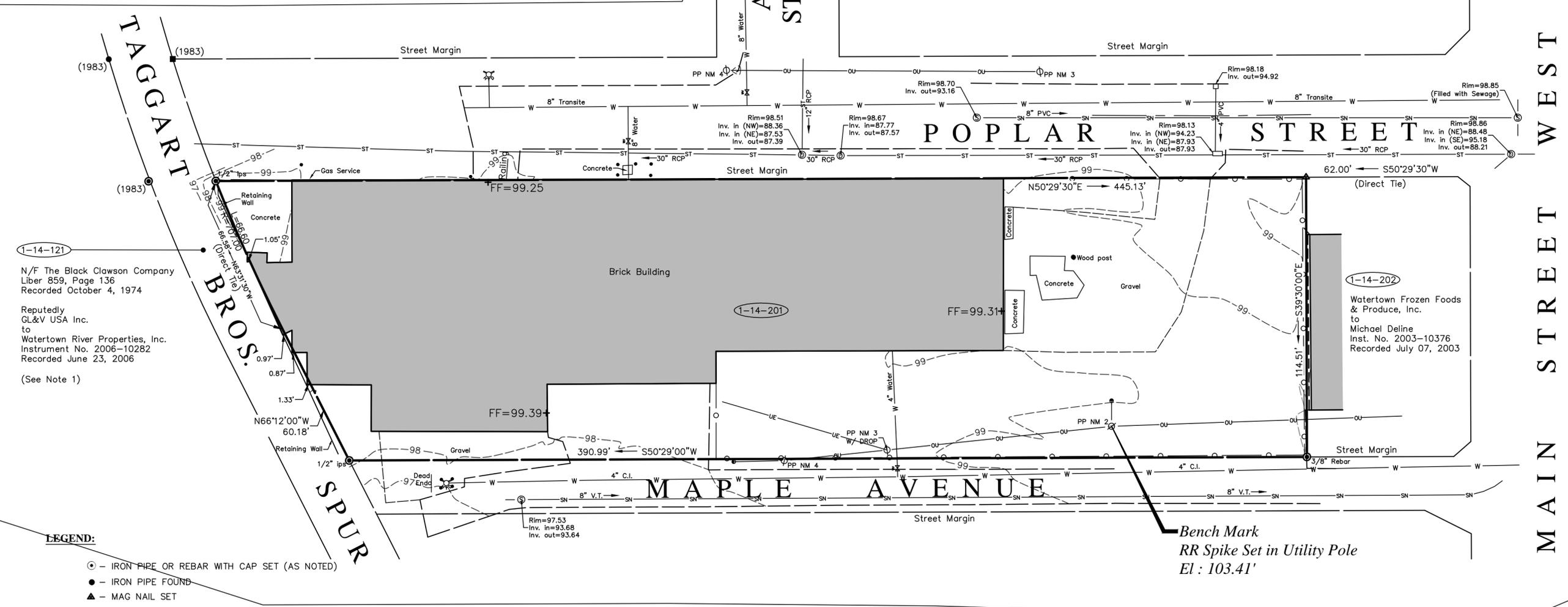
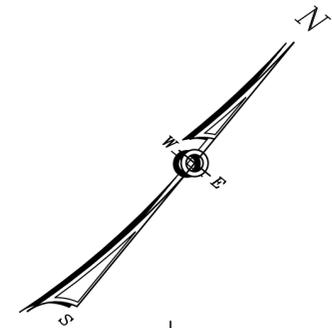
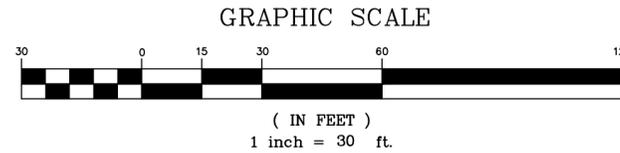
220 Sterling Street
Watertown, New York 13601
tel: (315) 788-3900
fax: (315) 788-0668
www.gymopc.com





PROJECT LOCATION MAP
1" = ± 250'

DEED REFERENCE:
(Quit Claim Deed)
The City of Watertown
to
Knowlton West Main
Storage, LLC
Instrument No. 2013-2406
Recorded February 20, 2013
Area = 1.102 acres±



1-14-121
N/F The Black Clawson Company
Liber 859, Page 136
Recorded October 4, 1974

Reputedly
GL&V USA Inc.
to
Watertown River Properties, Inc.
Instrument No. 2006-10282
Recorded June 23, 2006
(See Note 1)

1-14-202
Watertown Frozen Foods
& Produce, Inc.
to
Michael Deline
Inst. No. 2003-10376
Recorded July 07, 2003

- LEGEND:**
- - IRON PIPE OR REBAR WITH CAP SET (AS NOTED)
 - - IRON PIPE FOUND
 - ▲ - MAG NAIL SET
 - - RAILROAD SPIKE SET (1983)
 - - PROPERTY LINE
 - - MARGIN
 - - CHAIN LINK FENCE LINE
 - φ - UTILITY POLE
 - - GUY ANCHOR
 - OU— - OVERHEAD UTILITY LINES
 - ⊗ - FIRE HYDRANT
 - ⊕ - WATER VALVE
 - ⊙ - SANITARY SEWER MANHOLE
 - - CATCH BASIN
 - W— - UNDERGROUND WATER LINE
 - SN— - SANITARY SEWER LINE
 - ST— - STORM DRAIN LINE
 - - - - - EDGE OF PAVEMENT
 - ▲— - SIGN
 - 100— - INDEX CONTOUR
 - 99— - CONTOUR
 - 99.39+ - SPOT ELEVATION

- NOTES:**
- All adjoiners and references are per the City of Watertown Assessment Office.
 - Subject parcel is City of Watertown Assessment Parcel No. 1-14-201.
 - Underground facilities, structures and utilities have been plotted from available records and ground markings, therefore their locations must be considered approximate. There may be underground facilities, structures and utilities, the existence of which is presently not known and therefore not shown on this map. This map was in no way created for or is to be used for construction purposes.

Prior to any construction contact Dig Safely New York at 1-800-962-7962 for exact location of all underground utilities.
 - This survey was prepared without the benefit of an Updated Abstract of Title and is subject to any changes which may occur as a result of a complete title search.
 - Vertical datum based on assumed 100.00 elevation.

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ONLY BOUNDARY SURVEY MAPS WITH THE SURVEYOR'S SEAL AND ORIGINAL SIGNATURE ARE GENUINE TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION.

Revisions:
Survey: 5/23, 5/29, 2013

BOUNDARY & TOPOGRAPHIC MAP of the
LAND of KNOWLTON WEST MAIN
STORAGE, LLC
753 REAR MAIN STREET WEST

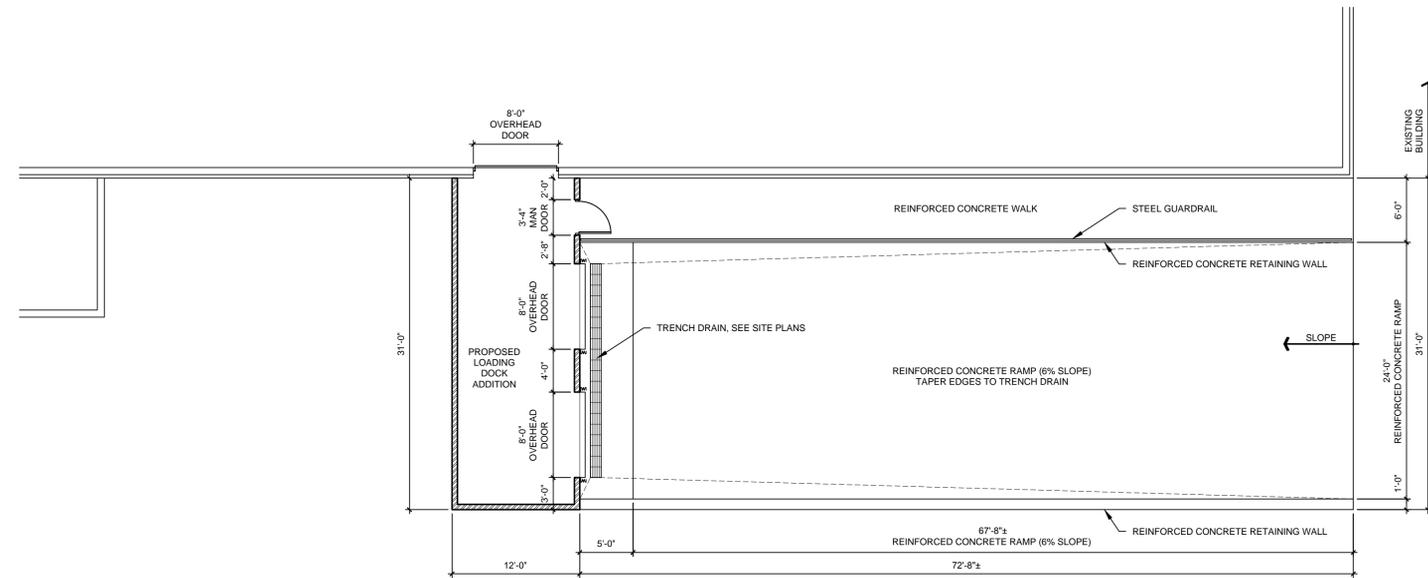
CITY of WATERTOWN COUNTY of JEFFERSON STATE of NEW YORK

File No.: 2012-103A.02
Scale: 1" = 30'
Drawn By: A.M.S.
Checked By: _____
Date: 5/29/2013

Drwg. No. 01

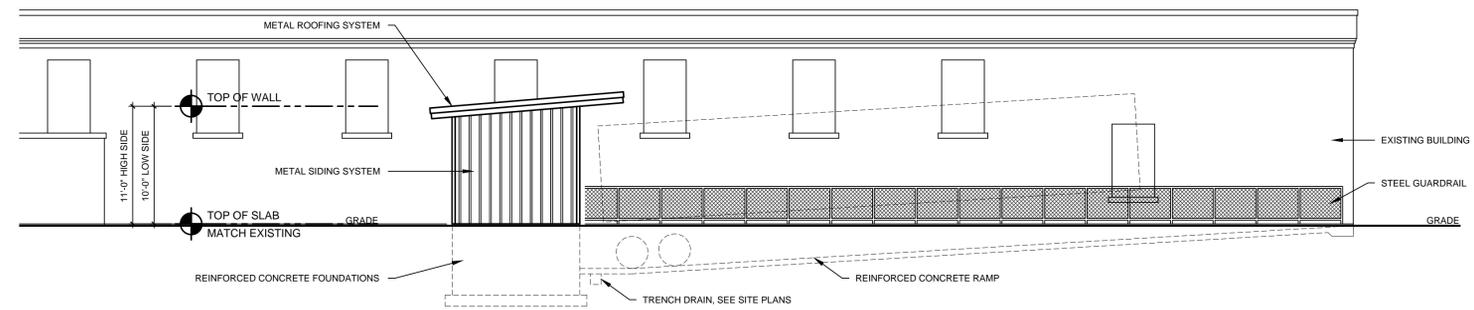
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ENGINEERING
LAND SURVEYING

230 Sterling Street
Watertown, NY 13601
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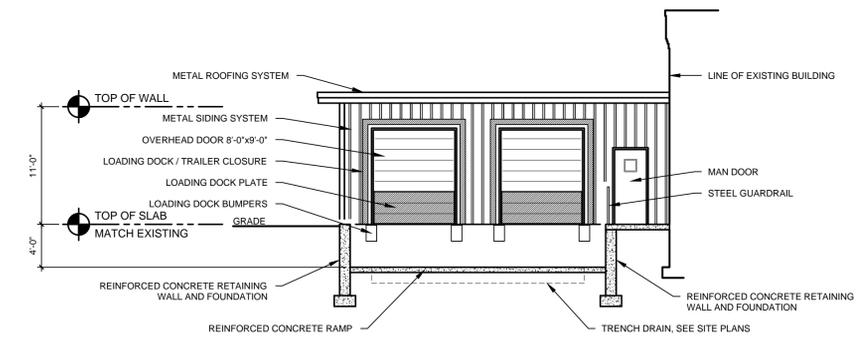
PROPOSED FLOOR PLAN

SCALE:1/8"=1'-0"



PROPOSED SIDE ELEVATION

SCALE:1/8"=1'-0"



PROPOSED FRONT ELEVATION

SCALE:1/8"=1'-0"

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FOLLOWED BY HIS OR HER SIGNATURE,
DATE AND A SPECIFIC DESCRIPTION OF
ALTERATION.

PROPOSED FLOOR PLAN AND ELEVATIONS
KNOWLTON WEST MAIN STORAGE, LLC
753 REAR MAIN STREET WEST
CITY of WATERTOWN - COUNTY of JEFFERSON - STATE of NEW YORK

Project No: 2012-103.03
Scale: As Noted
Date: 06/14/13
Drawn By: DPA
Designed By: TSC
Checked By: EGO
Date Issued: -

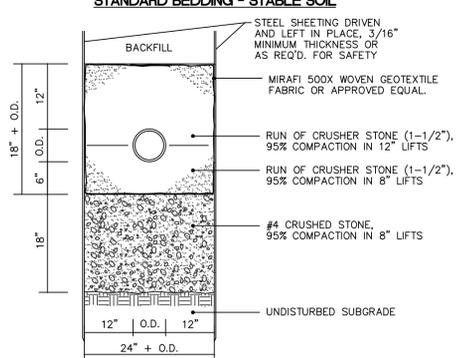
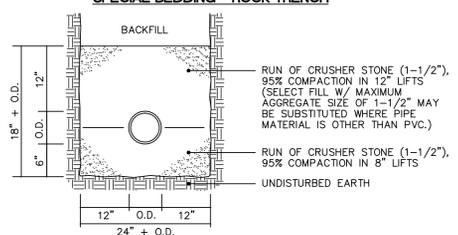
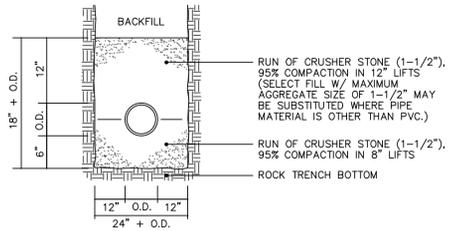
Drwg. No. A-101

MASTER LEGEND

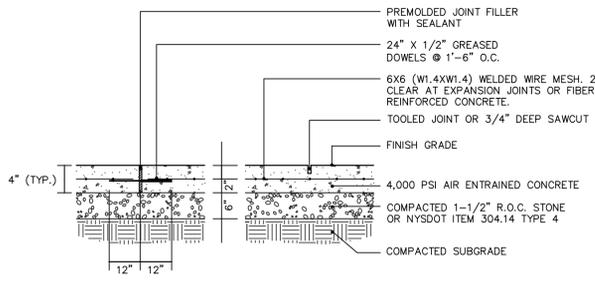
LEGEND:	EXISTING	PROPOSED
5' CONTOUR	---410---	---550---
1' CONTOUR	---400---	---580---
BUILDING		
BUSH		
CATCH BASIN	□	□
CENTERLINE	---	---
CHECK DAM		
CITY MONUMENT	□	□
CLEANOUT	○	○
CONCRETE SIDEWALK	▬	▬
CONIFEROUS TREE	●	●
CURB STOP	⊕	⊕
CURBED ROAD	▬	▬
DECIDUOUS TREE	⊗	⊗
EDGE OF PAVEMENT	---	---
ELECTRICAL BOX	□	□
ELECTRIC MANHOLE	⊙	⊙
FENCE	—○—	—○—
FIRE HYDRANT	⊕	⊕
FLOWERING PLANTINGS	○	○
FORCEMAIN	▬	▬
GAS LINE	---	---
1/2" IRON PIPE WITH CAP SET	○	○
IRON PIPE FOUND (AS NOTED)	●	●
LIGHT POLE	⊕	⊕
LIGHTING BRIGHTNESS SPOT VALUE (FOOT CANDLES)		1.7
PROPERTY LINE	---	---
PROPERTY LINE (ADJACENT)	---	---
SEWER LINE	---	---
SEWER MANHOLE	⊙	⊙
SIGNS	▲	▲
SILT FENCE	---	---
SOLID WHITE LANE LINE	---	---
SPOT ELEVATION	× 720.96	580.01
SPOT ELEVATION (BOTTOM CURB/TOP CURB)		580.03/01
STORM LINE	---	---
STORM MANHOLE	⊙	⊙
TREELINE	---	---
UNDERGROUND ELECTRIC	---	---
UTILITY POLE & GUY WIRE	⊕	⊕
WATER LINE	---	---
WATER OUTLINE (STREAM)	---	---
WATER VALVE	⊕	⊕
WETLANDS BOLLARD	⊕	⊕
WATERLINE CROSSING	⊕	⊕

ABBREVIATIONS

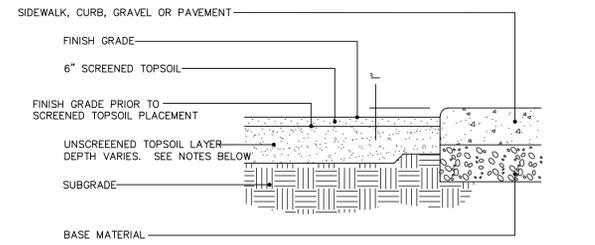
AC	- ACRES
BLDG	- BUILDING
BOT	- BOTTOM
BW	- BOTTOM OF WALL
C	- CURVE
CB	- CATCH BASIN
CF	- CUBIC FEET
CI	- CAST IRON
CL	- CENTERLINE
CO	- CLEAN OUT
CONC	- CONCRETE
CMP	- CORRUGATED METAL PIPE
CPP	- CORRUGATED PLASTIC PIPE
DA	- DELTA ANGLE
DA#	- DRAINAGE AREA #
DEMOED	- ITEM REMOVED OR DEMOLISHED
DI	- DUCTILE IRON
DIA	- DIAMETER
DWG	- DRAWING
E	- EAST
EG	- EXISTING GRADE
EL	- ELEVATION
ESC	- EROSION & SEDIMENT CONTROL
FF	- FINISHED FLOOR
FG	- FINISH GRADE
GV	- GATE VALVE
HDPE	- HIGH DENSITY POLYETHYLENE PIPE
HYD	- HYDRANT
IPF	- IRON PIPE FOUND
IPS	- IRON PIPE SET
INT	- INTERSECTION
INV	- INVERT
L	- LENGTH
LF	- LINEAR FEET
MAX	- MAXIMUM
MIN	- MINIMUM
N	- NORTH
NO./#	- NUMBER
NTS	- NOT TO SCALE
NYSDEC	- NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
NYSDOT	- NEW YORK STATE DEPARTMENT OF TRANSPORTATION
NYSDOH	- NEW YORK STATE DEPARTMENT OF HEALTH
OHW	- OVERHEAD WIRE
PC	- POINT OF CURVATURE
PCC	- POINT OF COMPOUND CURVE
PT	- POINT OF TANGENCY
PVC	- POLYVINYL CHLORIDE PIPE
R	- RADIUS
RCP	- REINFORCED CONCRETE PIPE
ROC	- RUN OF CRUSHER
ROW	- RIGHT-OF-WAY
S	- SOUTH
SAN	- SANITARY
SDR	- STANDARD DIMENSION RATIO
SNMH	- SANITARY MANHOLE
STMH	- STORM MANHOLE
SWPPP	- STORM WATER POLLUTION PREVENTION PLAN
TC	- TIME OF CONCENTRATION
TL	- TANGENT LENGTH
TYP	- TYPICAL
TW	- TOP OF WALL
TS & V	- TAPPING SLEEVE & VALVE
UNO	- UNLESS NOTED OTHERWISE
W	- WEST



2	TYPICAL PIPE BEDDING DETAILS AND PAYMENT LIMITS	
C001	NOT TO SCALE	U102-01



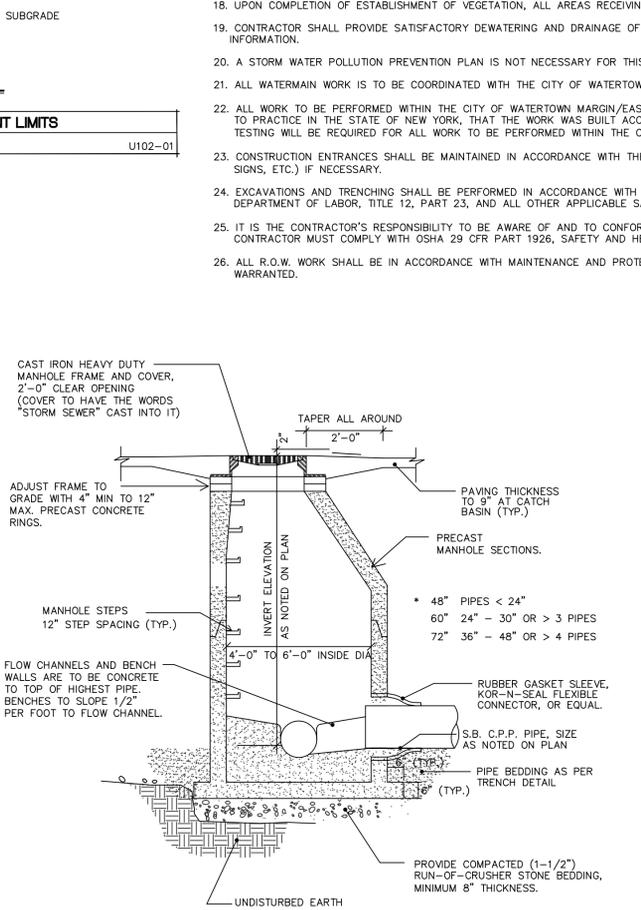
3	TYPICAL CONCRETE WALK SECTION	
C001	NOT TO SCALE	D154-01



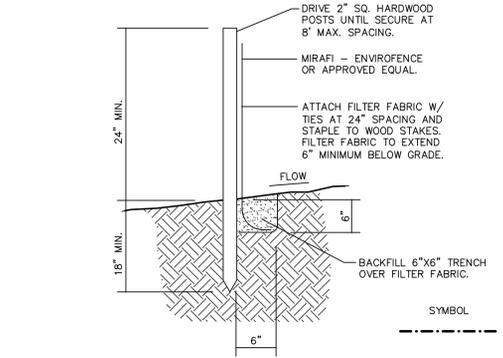
4	SOIL PROFILE - VARIOUS AREAS	
C001	NOT TO SCALE	D132-02

GENERAL NOTES

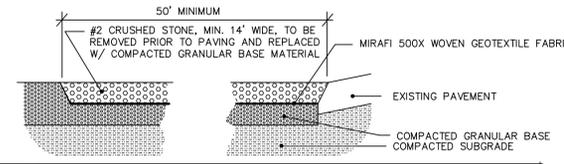
- UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN. PRIOR TO CONSTRUCTION CONTACT UNDERGROUND UTILITIES CALL CENTER OF NEW YORK FOR EXACT LOCATION OF ALL UNDERGROUND UTILITIES, (1-800-962-7962). CONTRACTOR IS RESPONSIBLE FOR LOCATING AND WORKING WITH THE APPROPRIATE UTILITY COMPANIES PRIOR TO CONSTRUCTION.
- THE TOPOGRAPHIC SURVEY WAS PERFORMED BY GYMO, PC DURING MAY 2013.
- 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.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE CHARACTERISTICS AND EXTENT OF SUBSURFACE SOILS, ROCK, WATER TABLE LEVELS, ETC., PRIOR TO BIDDING.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS, SECURITY, BONDS, FEES, AND PAYMENTS TO OBTAIN SAID PERMITS WHERE APPLICABLE.
- 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.
- SITE CONTRACTOR TO PROVIDE EROSION AND SEDIMENT CONTROL AND DUST CONTROL.
- A LICENSED LAND SURVEYOR SHALL BE RETAINED FOR ALL UTILITY AND FIELD STAKEOUT AND AS-BUILTS AT THE CONTRACTOR'S EXPENSE.
- RUN-OFF CONTAINING SEDIMENTS FROM DISTURBED AREAS OF THE SITE SHALL NOT BE ALLOWED DIRECTLY OFF SITE OR INTO NATURAL STREAM CHANNELS.
- ALL EXISTING TREES TO REMAIN SHALL BE PROTECTED BY THE CONTRACTOR. CONSTRUCTION ACTIVITIES ADJACENT TO TREES SHALL BE CONDUCTED TO REDUCE THE IMPACT TO TREES TO THE MAXIMUM EXTENT PRACTICAL. ANY DAMAGE TO EXISTING TREES SHALL BE REPAIRED OR THE TREE REPLACED, AS DIRECTED BY THE OWNER AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR CLEARING, GRUBBING, CUTTING AND DISPOSING OF VEGETATION, TREES AND DEBRIS IN A NYSDEC ACCEPTABLE LOCATION.
- 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 THE SITE.
- 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.
- COMPACTION OF PIPE BEDDING AND BACKFILL MATERIAL SHALL BE BY MEANS OF HAND-GUIDED POWER DRIVEN OR DRUM-TYPE OR PLATE TAMPERS. BACKFILLING SHOULD PROCEED IN ACCORDANCE WITH LIFT THICKNESSES AND COMPACTION REQUIREMENTS AS SHOWN ON THE DRAWINGS. UNLESS OTHERWISE NOTED ON THE DRAWINGS, COMPACTION REQUIREMENTS REFER TO PERCENT OF MAXIMUM DRY DENSITY AS DETERMINED IN ACCORDANCE WITH ASTM D - 698 STANDARD PROCTOR. CARE SHALL BE TAKEN TO SHAPE PIPE BEDDING TO FIT THE LOWER PART OF THE PIPE. BACKFILLING AND COMPACTION SHOULD PROGRESS EVENLY ALONG THE PIPE SIDEWALLS AND TO THE TOP OF THE PIPE BEDDING.
- COMPACTION SHALL BE 90% MAXIMUM DRY DENSITY IN GRASS AREAS AND 95% MAXIMUM DRY DENSITY IN GRAVEL AREAS. MAXIMUM DRY DENSITY SHALL BE AS DETERMINED BY ASTM - D698 STANDARD PROCTOR. THE CONTRACTOR SHALL HIRE AN INDEPENDENT TESTING AGENCY TO PERFORM TESTING AND PROVIDE THE RESULTS TO THE OWNER FOR REVIEW PRIOR TO FINAL PAYMENT.
- 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.
- WITHIN 20 DAYS AFTER THE COMPLETION OF THE LOADING DOCK BY CONTRACTOR, THE CONTRACTOR SHALL DELIVER TO THE OWNER, AN AS-BUILT SURVEY, SIGNED AND SEALED BY A LAND SURVEYOR OR ENGINEER LICENSED IN THE STATE OF NEW YORK. AS-BUILT RECORD DRAWINGS SHALL INCLUDE, AS A MINIMUM, THE FOLLOWING INFORMATION AS WELL AS ALL REQUIREMENTS OF THE SPECIFICATION:
 - RECORD OF ALL UTILITIES ENCOUNTERED IN TRENCH EXCAVATION. INFORMATION SHALL INCLUDE DIAMETER OF UTILITY, DEPTH OF BURIAL AND LOCATION WITH REFERENCE TO NEAREST STRUCTURE SHOWN ON DRAWINGS. THIS INFORMATION SHALL BE KEPT CURRENT ON A WEEKLY BASIS. FAILURE TO DO SO MAY RESULT IN WITHHOLDING OF PAYMENTS.
 - DISTANCE TIES TO ALL BENDS, VALVES, CORPORATION STOPS, ETC.
 - UTILITY REPAIRS, SIDEWALK, AND DRIVEWAY REPLACEMENTS CENTERLINE.
 - RIM AND INVERT ELEVATIONS AND HORIZONTAL LOCATION OF MANHOLES, CATCH BASINS, AND CLEANOUTS.
 - STATIONS OF BENDS AND VALVES.
 - DENOTED BENCH MARK REFERENCES USED.
 - PERIODIC OFFSETS
 - NOTATION FROM THE ENGINEER OR SURVEYOR THAT THE GRADES ARE IN CONFORMANCE WITH THE SITE PLANS.
 - RECORD DETAILS NOT SHOWN ON THE ORIGINAL CONTRACT DOCUMENTS. ANY FIELD CHANGES OF DIMENSIONS AND DETAILS AND ANY CHANGES MADE BY CHANGE ORDER OR FIELD ORDER.
 - CERTIFICATE OF SUBSTANTIAL COMPLETION SHALL NOT BE ISSUED UNTIL AS-BUILT INFORMATION IS ACCEPTABLE.
 - TWO (2) SETS OF FINAL COMPLETE RECORD DRAWINGS. CONTRACTOR SHALL FURNISH AS-BUILT DATA ON PLAN SHEETS.
- UPON COMPLETION OF ESTABLISHMENT OF VEGETATION, ALL AREAS RECEIVING RUNOFF FROM THIS SITE SHALL BE CLEANED OF DEBRIS.
- CONTRACTOR SHALL PROVIDE SATISFACTORY DEWATERING AND DRAINAGE OF EXCAVATIONS. SEE DEWATERING AND DRAINAGE IN THE TECHNICAL SPECIFICATIONS FOR MORE DETAILED INFORMATION.
- A STORM WATER POLLUTION PREVENTION PLAN IS NOT NECESSARY FOR THIS PROJECT.
- ALL WATERMAIN WORK IS TO BE COORDINATED WITH THE CITY OF WATERTOWN DPW. CITY REQUIREMENTS WILL SUPERCEDE ALL OTHER PLANS AND SPECIFICATIONS.
- ALL WORK TO BE PERFORMED WITHIN THE CITY OF WATERTOWN MARGIN/EASEMENT 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/EASEMENT AND MUST BE SUBMITTED TO THE CITY OF WATERTOWN.
- CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN ACCORDANCE WITH THE DETAILS AND CONTRACTOR SHALL PROVIDE APPROPRIATE TRAFFIC CONTROL MEASURES. (FLAGGERS, SIGNS, ETC.) IF NECESSARY.
- EXCAVATIONS AND TRENCHING SHALL BE PERFORMED IN ACCORDANCE WITH STATE OF NEW YORK INDUSTRIAL CODE, RULE 23, O.S.H.A. TITLE 29, PART 1926, NEW YORK STATE DEPARTMENT OF LABOR, TITLE 12, PART 23, AND ALL OTHER APPLICABLE SAFETY STANDARDS AND CODES.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO BE AWARE OF AND TO CONFORM WITH ALL RULES AND RESPONSIBILITIES ASSOCIATED WITH PROVIDING A SAFE WORK PLACE. THE CONTRACTOR MUST COMPLY WITH OSHA 29 CFR PART 1926, SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION.
- ALL R.O.W. WORK SHALL BE IN ACCORDANCE WITH MAINTENANCE AND PROTECTION OF TRAFFIC REGULATIONS, INCLUDING FLAGMEN, BARRICADES, WARNING SIGNS/LIGHTS, ETC., WHERE WARRANTED.



5	TYPICAL STORM MANHOLE DETAIL	
C001	NOT TO SCALE	D154-01



6	TYPICAL SILTATION FENCE DETAIL	
C001	NOT TO SCALE	D120-01



7	TYPICAL OFFSITE SEDIMENT TRACKING CONTROL (CONST. ENTRANCE)	
C001	NOT TO SCALE	D163-01

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GENERAL NOTES, INFORMATION, AND DETAILS

KNOWLTON WEST MAIN STORAGE, LLC
753 REAR MAIN STREET WEST
CITY OF WATERTOWN - COUNTY OF JEFFERSON - STATE OF NEW YORK

Project No: 2012-103.03
Scale: AS NOTED
Date: 6/17/13
Drawn By: THR
Designed By: THR/TSC
Checked By:
Date Issued: 6/18/2013
Drwg. No.

C001



ANN
STR

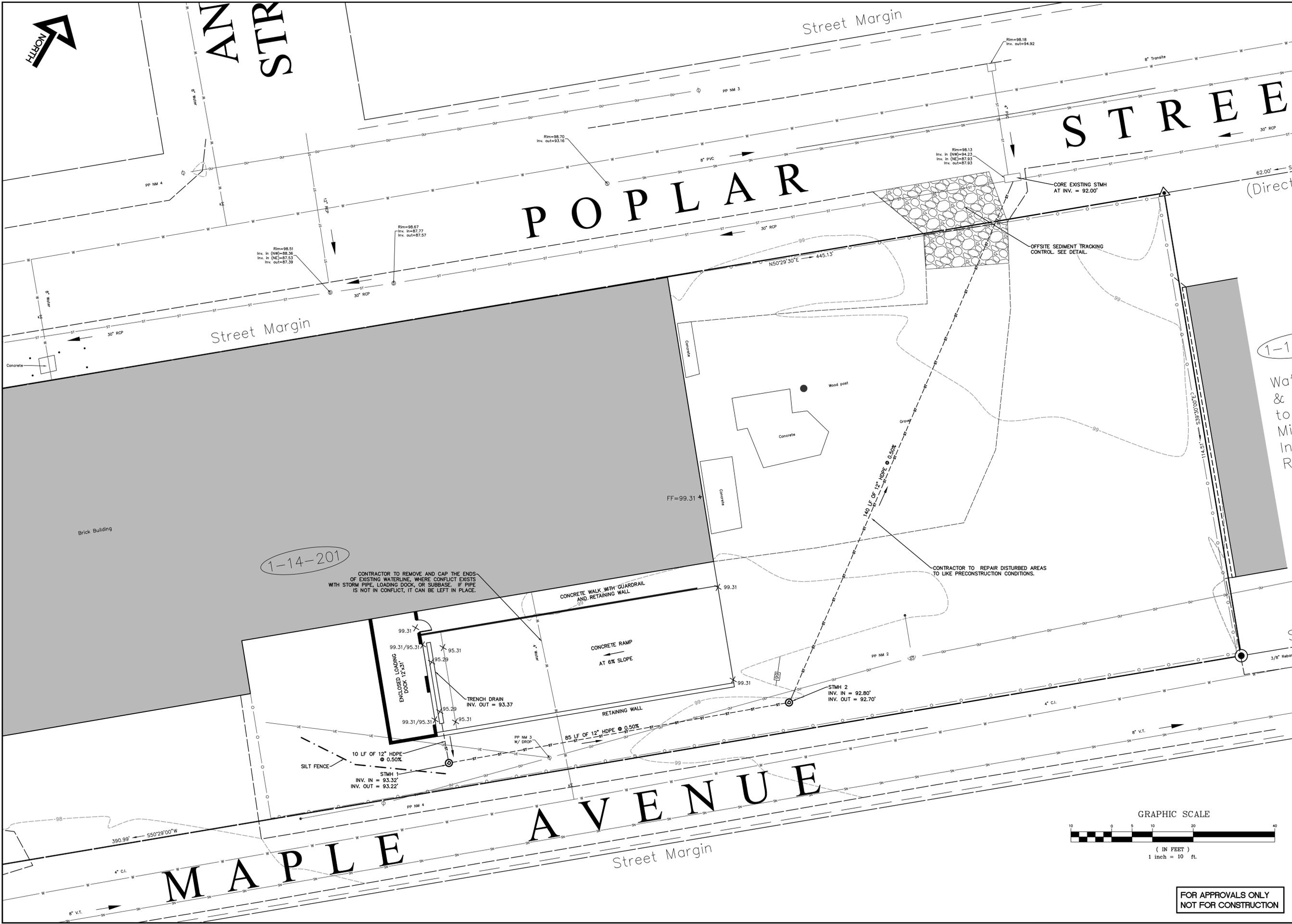
Street Margin

POPLAR

STREE

Street Margin

(Direct



1-14-201

CONTRACTOR TO REMOVE AND CAP THE ENDS OF EXISTING WATERLINE, WHERE CONFLICT EXISTS WITH STORM PIPE, LOADING DOCK, OR SUBBASE. IF PIPE IS NOT IN CONFLICT, IT CAN BE LEFT IN PLACE.

CONTRACTOR TO REPAIR DISTURBED AREAS TO LIKE PRECONSTRUCTION CONDITIONS.

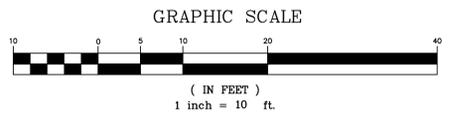
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SITE DEVELOPMENT PLAN
KNOWLTON WEST MAIN STORAGE, LLC
753 REAR MAIN STREET WEST
CITY OF WATERTOWN - COUNTY OF JEFFERSON - STATE OF NEW YORK

Project No: 2012-103.03
Scale: AS NOTED
Date: 6/17/13
Drawn By: THR
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Drwg. No.



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