



ARCHITECTURE
ENGINEERING
ENVIRONMENTAL
LAND SURVEYING

21 June 2016

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

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

Dear Mr. Wood:

On behalf of James Petersen, GYMO, D.P.C. is submitting the following materials for Waiver of Site Plan review for the July 5th Planning Board meeting:

- 3 full size sets of Site Plans for Department review. (Cover, C-101,& L-101)
- 8 – 11"X17" sets of Site Plan. (Cover, C-101,& L-101)
- 11 Cover Letters with applicable Engineering information
- 11 Site Plan Waiver Application Form

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 parking for employees of Fast Lube of Watertown.

Utilities and Landscaping:

Storm water runoff will be directed into a new dry well located in the new asphalt parking area.

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.

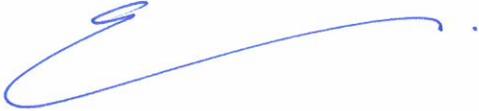
Edward G. Olley, Jr., AIA
William P. Plante, PLS
Patrick J. Scordo, PE
Ryan G. Churchill, PE
Scott W. Soules, AIA

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

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, consisting of a large, sweeping loop that starts on the left, goes up and over, then curves down and to the right, ending with a small dot.

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



1869

CITY OF WATERTOWN SITE PLAN WAIVER

** 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: 12-16-113.00

Property Address: 1552 State Street

Existing Zoning Classification: Neighborhood Business

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 / LAND 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

REQUIRED DRAWINGS:

** 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.

ELECTRONIC COPY OF ENTIRE SUBMISSION (PDF preferred)

SITE PLAN SKETCH

Pertinent existing above ground features are shown and labeled including, but not limited to, buildings, parking spaces, driveways, sidewalks, streets, landscaping, etc.

All proposed above ground features are shown and clearly labeled "proposed".

Land use, zoning, & tax parcel number are shown.

The Plan is adequately dimensioned including radii.

All vehicular & pedestrian traffic circulation is shown.

Proposed parking & 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".

Snow storage area(s) are shown.

The north arrow & graphic scale are shown.

GENERAL INFORMATION

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.

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 Waiver Checklist.
(Attach separate sheet with explanation and comments)

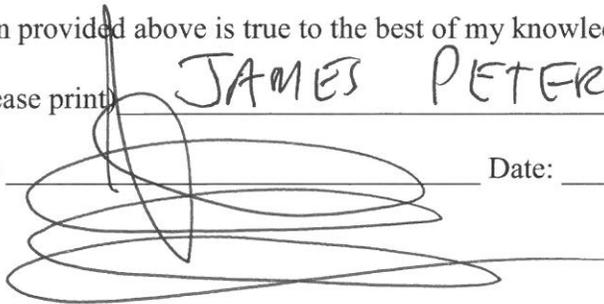
SIGNATURE

I certify that the information provided above is true to the best of my knowledge.

Applicant's name (please print)

JAMES PETERSE

Applicant's Signature

A large, stylized handwritten signature in black ink, consisting of several overlapping loops and a long horizontal stroke at the bottom.

Date:

6/15/16

FAST LUBE OF WATERTOWN SITE IMPROVEMENTS

1552 STATE STREET
WATERTOWN, NEW YORK 13601

JUNE 2016

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



SITE
LOCATION

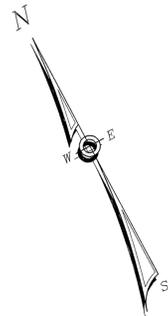
LOCATION MAP
NOT TO SCALE

PREPARED BY:

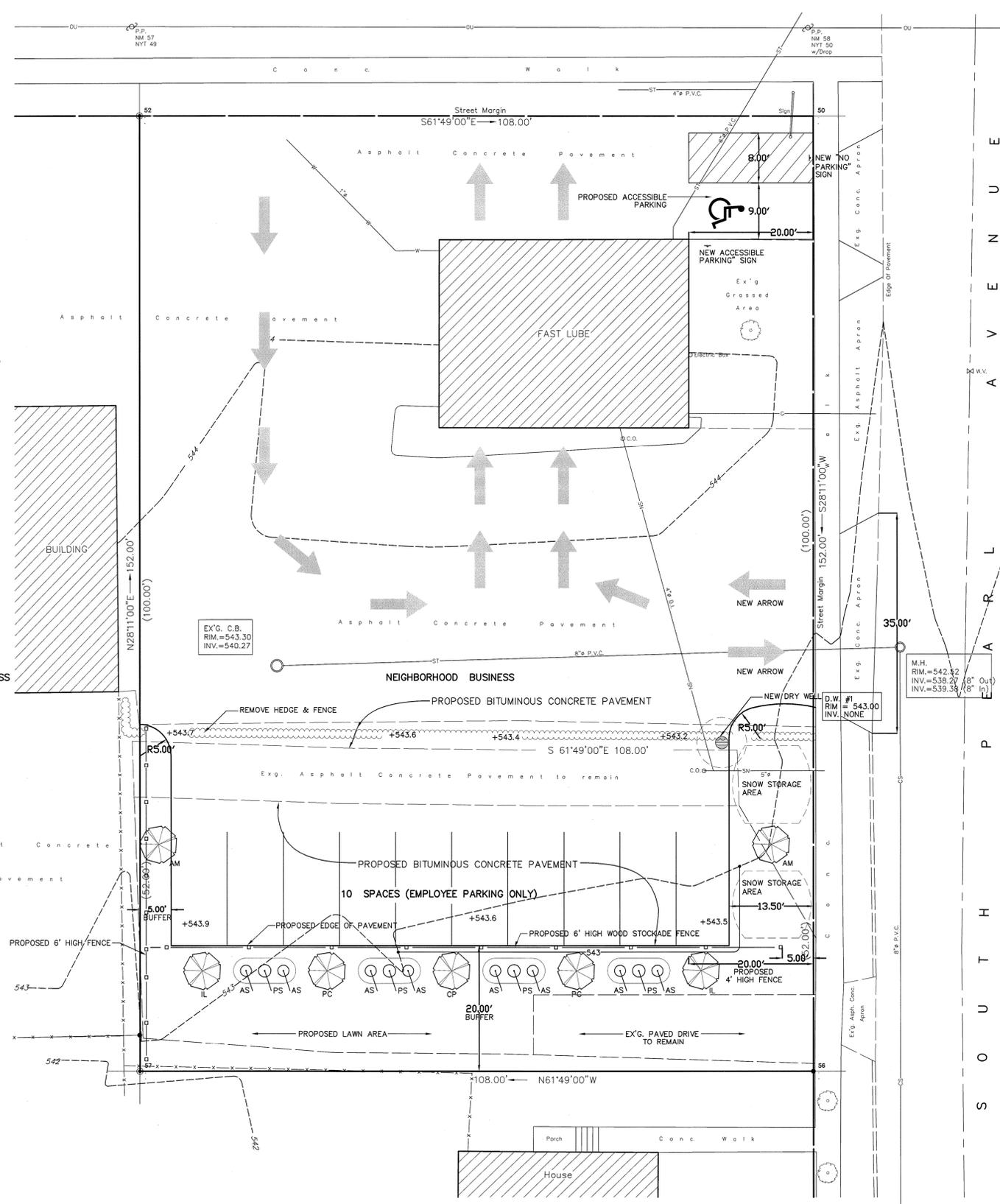
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LAND SURVEYING
220 Sterling Street, Watertown, New York 13601
www.gymopc.com • (315) 788-3900



EDWARD G. OLLEY, A.I.A.



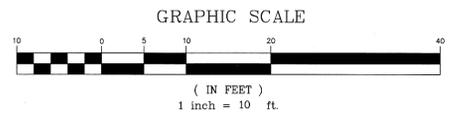
S T A T E S T R E E T



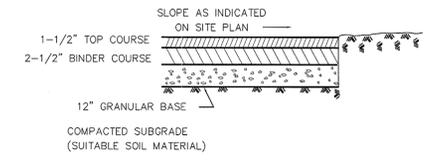
DEED REFERENCE
Helen C. Keyes
to
Donald H. Sawyer, Roy A. Livingston
& James Petersen
L.1173 P.119 R'd.5/30/1989
Area Of Parcel=0.377 Acres±
Area Of Variance Parcel=0.129 Acres± (5616 S.F.)

NOTE:
1. This plan is not a Survey, however it is based on a Survey Prepared Without The Benefit Of An Updated Abstract Of Title, GYMO PC dated: 2-18-92.
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)

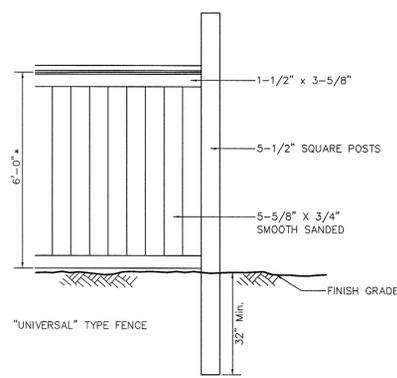
- LEGEND**
- - Iron Pipe Set
 - - Iron Pipe Found
 - P.P. - Power Pole
 - C.O. - Clean Out
 - W.V. - Water Valve
 - C.B. - Catch Basin
 - M.H. - Manhole
 - x-x- Fenceline
 - ~ Shrub
 - Concrete Curb
 - W- Water Line
 - G- Natural Gas Line
 - ST- Storm Sewer
 - SN- Sanitary Sewer
 - OU- Overhead Utility Line
 - CS- 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 AT 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 THE 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 OR GUIDELINES

ITEM	REQUIRED/ALLOWED/EXISTING OR GUIDELINES	PROPOSED
LANDSCAPE BUFFER	5' - 15'	13.5'
LANDSCAPE BUFFER	5' - 15'	20' & 5'
PARKING SPACES	NA	10 SPACES
NEW PAVEMENT	NA	2374.66 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

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& LAND SURVEYING, P.C.

IT IS A VIOLATION OF SECTION 7209, 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 REPRODUCE OR ALTER THIS DOCUMENT IN ANY MANNER. ANY ALTERATION SHALL BE MADE WITH THE SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY NAME OR HER SIGNATURE, DATE AND A SPECIFIC 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

TREE PLANTING NOTES:

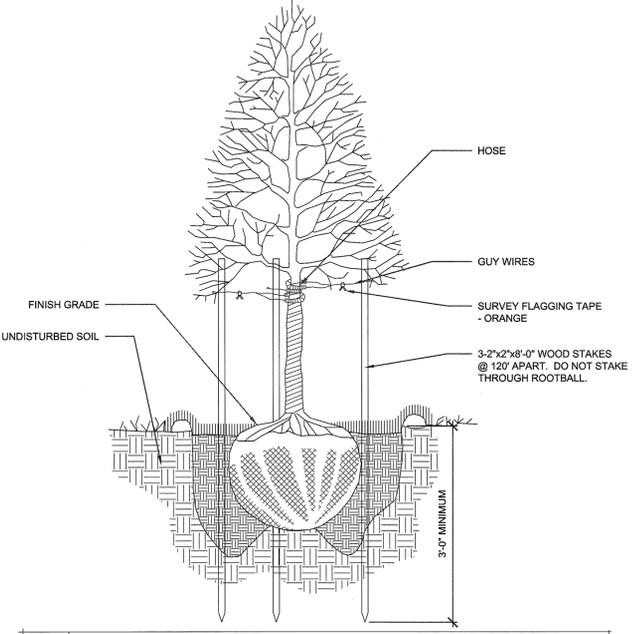
- THESE NOTES ARE PRESENTED AS A "SUMMARY" OF THE WRITTEN SPECIFICATIONS ISSUED FOR THE PROJECT. REFER TO THE WRITTEN SPECIFICATIONS FOR ADDITIONAL DETAIL AND FULL PROJECT REQUIREMENTS.
- ANY QUANTITIES INDICATED ON THE DRAWINGS OR ON THE TREE MATERIAL SCHEDULE ARE PROVIDED FOR THE BENEFIT OF THE LANDSCAPE 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 SIZES 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 MINIMUM DIMENSIONS INDICATED. PLANTS OF LARGER SIZE MAY BE USED IF ACCEPTABLE TO 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 DIB 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, TRIFLORAL, PREEN, OR APPROVED EQUAL, SHALL BE APPLIED TO ALL TREE PLANTING BEDS PRIOR TO MULCHING. APPLY AT MANUFACTURER'S 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:

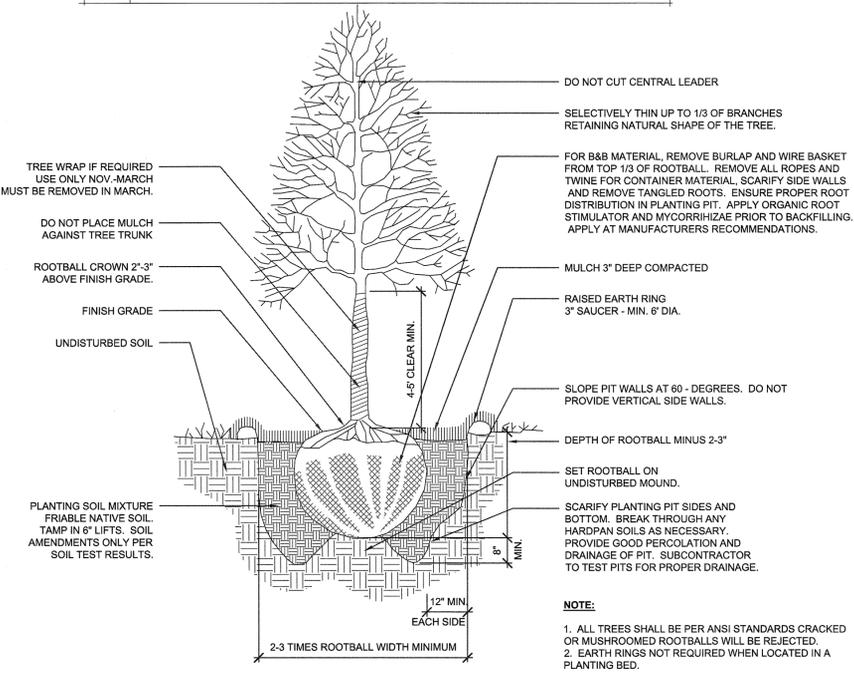
- SCARIFY, LOOSEN, FLOAT AND DRAG THE UPPER FOUR INCHES (4") OF SOIL TO BRING IT TO PROPER CONDITION AND GRADE PRIOR TO SEEDING / SODDING. REMOVE STONES LARGER THAN ONE INCH (1"), STICKS, ROOTS, RUBBISH, ETC. FINISHED GRADE SHALL BE LOOSE AND FREE DRAINING PRIOR TO SEEDING / SODDING.
- STRIP EXISTING 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 SEEDING AREAS MUST BE MAINTAINED BY THE LANDSCAPE SUBCONTRACTOR UNTIL ACCEPTANCE BY THE DESIGN BUILD CONTRACTOR.

MULCH:

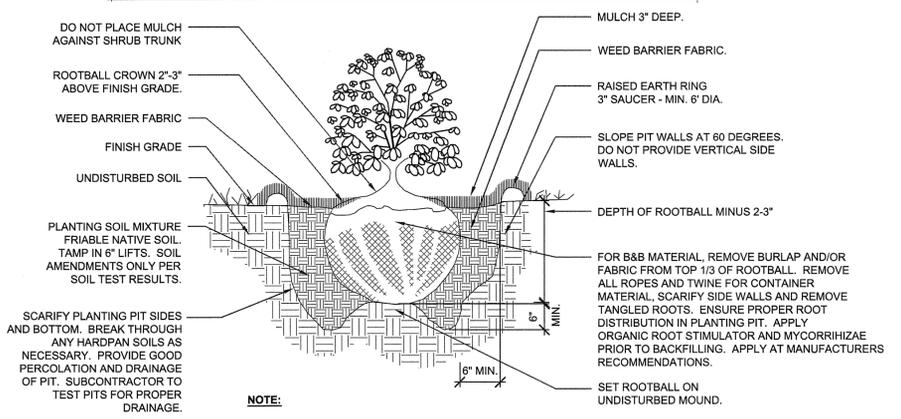
- ALL MULCHED AREAS SHALL BE SHREDDED HARDWOOD MULCH.



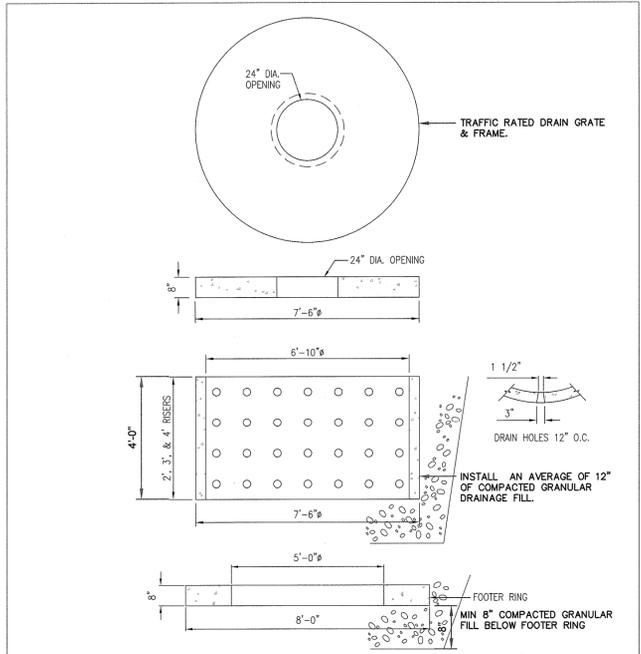
1 TREE STAKING DETAIL
L101 NOT TO SCALE



2 TREE PLANTING DETAIL
L101 NOT TO SCALE

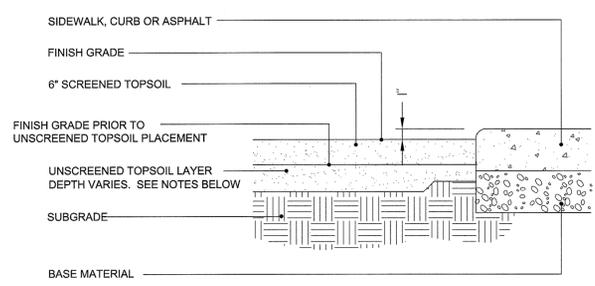


3 SHRUB PLANTING DETAIL
L101 NOT TO SCALE



GENERAL NOTES:
CONCRETE TO BE MIN. 5000 PSI @ 28 DAYS
HS-20 WHEEL LOAD COVER
AIR ENTRAINED 5% - 8%
REINFORCEMENT ASTM A615
INVERT OPENINGS AS PER PLANS
UPDATED 04/08/10

5 DRY WELL
C-101 NOT TO SCALE



NOTES:
GRASSSED AREAS - UNSCREENED TOPSOIL SHALL BE 4\"/>

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