

# PARKING EXPANSION

LERAY STREET APARTMENTS  
CITY OF WATERTOWN  
JEFFERSON COUNTY, NEW YORK

# SITE DEVELOPMENT PLANS

23 SEPTEMBER 2013

INDEX OF DRAWINGS:

- C001 - GENERAL NOTES AND INFORMATION
- C101 - SITE DEVELOPMENT PLAN
- PH101 - PHOTOMETRICS PLAN
- C501 - SITE DETAILS
- C502 - SITE DETAILS

PREPARED BY:



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



RYAN G. CHURCHILL, P.E.  
New York State Reg. No. 090366

FOR APPROVALS ONLY  
NOT FOR CONSTRUCTION

PREPARED FOR:



WATERTOWN HOUSING AUTHORITY  
CONTACT PERSON: MR. MICHAEL ROBARE  
142 MECHANIC STREET  
WATERTOWN, NY 13601  
(315) 782-1251



2013-239E - 23 SEPTEMBER 2013 CITY OF WATERTOWN SUBMISSION  
LERAY STREET APARTMENTS PARKING EXPANSION - SITE DEVELOPMENT PLANS  
CITY OF WATERTOWN, NEW YORK



**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 - COUNTY  
 CONC - CONCRETE  
 CMP - CORRUGATED METAL PIPE  
 CPP - CORRUGATED PLASTIC PIPE  
 DA - DELTA ANGLE  
 DA# - DRAINAGE AREA #  
 DI - DUCTILE IRON  
 DIA - DIAMETER  
 DWG - DRAWING  
 DYLL - DOUBLE YELLOW LANE LINE  
 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  
 HD - 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  
 NYSOT - NEW YORK STATE DEPARTMENT OF TRANSPORTATION  
 NYSOHD - 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  
 SWLL - SINGLE WHITE LANE LINE  
 TC - TIME OF CONCENTRATION  
 TL - TANGENT LENGTH  
 TYP - TYPICAL  
 TW - TOP OF WALL  
 TS & V - TAPPING SLEEVE & VALVE  
 UNO - UNLESS NOTED OTHERWISE  
 W - WEST

PLANNING DATA		
CITY OF WATERTOWN TAX MAP PARCEL NUMBER 1-06-107.000, ±1.98 ACRES. CURRENT ZONING CLASSIFICATION - PLANNED DEVELOPMENT 11 (PD-11), PROPOSED ZONING - PD-11 (NO CHANGE)		
AREA AND BULK CALCULATIONS		
ITEM	EXISTING	PROPOSED
PARKING SPACES	40 SPACES TOTAL/9 HANDICAP	57 SPACES TOTAL/12 HANDICAP

**SIGN SCHEDULE**

LABEL	SIGNS	LABEL	SIGNS
A		D	
B		E	
C			

**SIGNAGE NOTES**

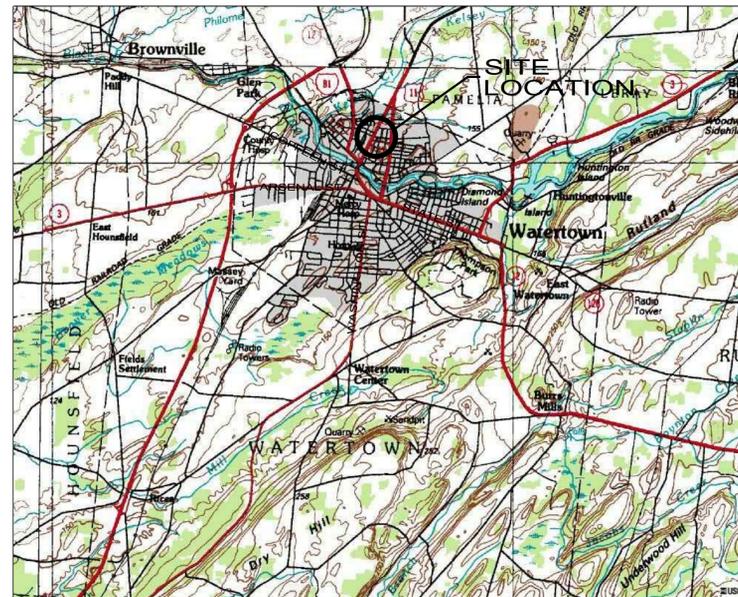
- ALL OUTSIDE SIGNS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH ALL DETAILS WITHIN THE STATE OF NEW YORK DEPARTMENT OF TRANSPORTATION - METRIC STANDARD SHEETS M645-20 THROUGH M645-80. THIS INCLUDES BUT IS NOT LIMITED TO: STANDARD SIGN BLANK DETAILS (M645-50 THROUGH M645-52); STANDARD HEIGHT AND LATERAL LOCATION FOR TRAFFIC SIGNS, TYPICAL REGULATION & WARNING SIGNS ASSEMBLED (M645-55); SIGN PANEL DETAILS FOR GUIDE, INFORMATION AND OTHER SIGNS (M645-70); BI- DIRECTIONAL BREAKAWAY BASE AND HINGE ASSEMBLY (M645-72).
- ALL SIGNS AND PAINT MARKINGS ARE TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS AS OUTLINED IN THE LATEST VERSION OF THE FEDERAL MUTCD AND THE NYS SUPPLEMENT.

**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, PLANIMETRIC, AND BOUNDARY SURVEY WAS PERFORMED BY GYMO, PC DURING SEPTEMBER 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 CONTRACTORS EXPENSE.
- 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.
- 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 CONTRACTORS EXPENSE.
- CONTRACTOR SHALL PERFORM ALL R.O.W. CONNECTION AND/OR ADJACENT WORK IN ACCORDANCE WITH NYSOT SPECIFICATIONS. ALL R.O.W. WORK SHALL BE IN ACCORDANCE WITH NYSOT MAINTENANCE AND PROTECTION OF TRAFFIC REGULATIONS, INCLUDING FLAGMEN, BARRICADES, WARNING SIGNS/LIGHTS, ETC., WHERE WARRANTED.
- 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, 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-D698, 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, 95% MAXIMUM DRY DENSITY IN GRAVEL/PAVED AREAS AND 98% MAXIMUM DRY DENSITY UNDER AND AROUND STRUCTURES. MAXIMUM DRY DENSITY SHALL BE AS DETERMINED BY ASTM-D698, STANDARD PROCTOR. THE CONTRACTOR SHALL HIRE AN INDEPENDENT TESTING AGENCY TO PERFORM PAVEMENT TESTING PER TECHNICAL SPECIFICATIONS 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.
- 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 MANHOLES, CLEAN OUTS, CATCH BASINS, 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.
  - FINAL GRADE ELEVATIONS TO NEAREST 0.1'-FOOT AND FINISHED FLOOR ELEVATIONS.
  - 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.
- AFTER COMPLETION OF STORM SEWER FACILITIES AND ESTABLISHMENT OF VEGETATION, THE NEW AND EXISTING STORM SYSTEMS RECEIVING RUNOFF FROM THIS SITE SHALL BE CLEANED OF DEBRIS, ONLY AT THIS TIME SHALL THE EROSION AND SEDIMENTATION CONTROL MEASURES BE REMOVED.
- CONTRACTOR SHALL PROVIDE SATISFACTORY DEWATERING AND DRAINAGE OF EXCAVATIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR MAKING SURE THAT AREA ROADS AND PARKING FACILITIES ARE CLEAR OF DEBRIS AND MUD ON A DAILY BASIS DURING THE ENTIRE CONSTRUCTION PROCESS.
- 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.
- A STORM WATER POLLUTION PREVENTION PLAN HAS NOT BEEN PREPARED FOR THIS PROJECT, AS DISTURBANCE SHALL BE UNDER 1 ACRE.
- 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.
- PLEASE NOTE THAT ANY CONTRACTOR WORKING WITHIN THE CITY OF WATERTOWN MUST PROVIDE A CURRENT CERTIFICATE OF LIABILITY INSURANCE (ACCORD 25). IN ADDITION, NYS ALSO MANDATES PROOF OF WORKER'S COMPENSATION BE SHOWN PRIOR TO THE ENGINEERING DEPARTMENT ISSUING ANY PERMITS.
- UNDERGROUND ELECTRIC BY OTHERS. CONTRACTOR TO COORDINATE WITH UTILITY COMPANY FOR DESIGN.
- ALL WATER MAIN AND SERVICE WORK MUST BE COORDINATED WITH THE CITY OF WATERTOWN WATER DEPARTMENT. THE WATER DEPARTMENT REQUIREMENTS SUPERCEDE ALL OTHER PLANS AND SPECIFICATIONS PROVIDED.

**MASTER LEGEND**

LEGEND:	EXISTING	PROPOSED
5' CONTOUR		
1' CONTOUR		
BOLLARD		
BUILDING		
CATCH BASIN		
CENTERLINE		
CLEANOUT		
CONCRETE SIDEWALK		
CONIFEROUS TREE		
CURB STOP		
CURB WITH GUTTER		
CURBED ROAD		
DECIDUOUS TREE		
EDGE OF PAVEMENT		
ELECTRICAL BOX		
ELECTRIC MANHOLE		
FENCE		
FIRE HYDRANT		
GAS LINE		
GAS, ELECTRIC, TELEPHONE, CABLE		
GAS MARKER		
1/2" IRON PIPE WITH CAP SET		
LIGHTING		
OVERHEAD UTILITY		
PHASE LINE		
PROPERTY LINE		
PROPERTY LINE (ADJOINERS)		
SEWER LINE		
SEWER MANHOLE		
SHRUB		
SIGNS		
SILT FENCE		
SOLID WHITE LANE LINE		
SPOT ELEVATION		
SPOT ELEVATION (BOTTOM CURB/TOP CURB)		
STORM LINE		
STORM MANHOLE		
TREELINE		
UNDERGROUND ELECTRIC		
UNDERGROUND TELEPHONE		
UTILITY MANHOLE		
UTILITY POLE & GUY WIRE		
WATER LINE		
WATER OUTLINE		
WATER VALVE		
WATERLINE CROSSING		
WETLANDS		



LOCATION MAP APPROXIMATE SCALE 1" = 2000'



ARCHITECTURE  
 ENGINEERING  
**GYMO** PC  
 LAND SURVEYING

210 Sterling Street  
 Watertown, NY 13601  
 tel: (517) 788-3900  
 fax: (517) 788-0068  
 www.gymopc.com

COPYRIGHT © 2013

GYMO ARCHITECTURE, ENGINEERING & LAND SURVEYING, P.C.

IT IS A VIOLATION OF SECTION 2405 SUBSECTION 4 OF THE NEW YORK STATE DEPARTMENT OF LABOR AND INDUSTRY REGULATION LAW FOR ANY PERSON UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR TO ALTER THIS DOCUMENT IN ANY MANNER. ANY SUCH ALTERATION SHALL APPLY HIS OR HER OWN AND NOT THE ORIGINAL. SUCH ALTERATIONS SHALL BE FOLLOWED BY HIS OR HER SIGNATURE, DATE AND A SPECIFIC DESCRIPTION OF ALTERATION.

GENERAL NOTES AND INFORMATION  
 LERAY STREET APARTMENTS PARKING EXPANSION  
 LERAY STREET, CITY OF WATERTOWN  
 JEFFERSON COUNTY, NEW YORK

Project No:	2013-239E
Scale:	AS NOTED
Date:	9/16/2013
Drawn By:	CAW
Designed By:	CAW
Checked By:	
Date Issued:	9/23/2013
Drwg. No.	

FOR APPROVALS ONLY  
 NOT FOR CONSTRUCTION

C001

**SITE DEVELOPMENT PLAN**  
**LERAY STREET APARTMENTS PARKING EXPANSION**  
**LERAY STREET, CITY OF WATERTOWN**  
**JEFFERSON COUNTY, NEW YORK**

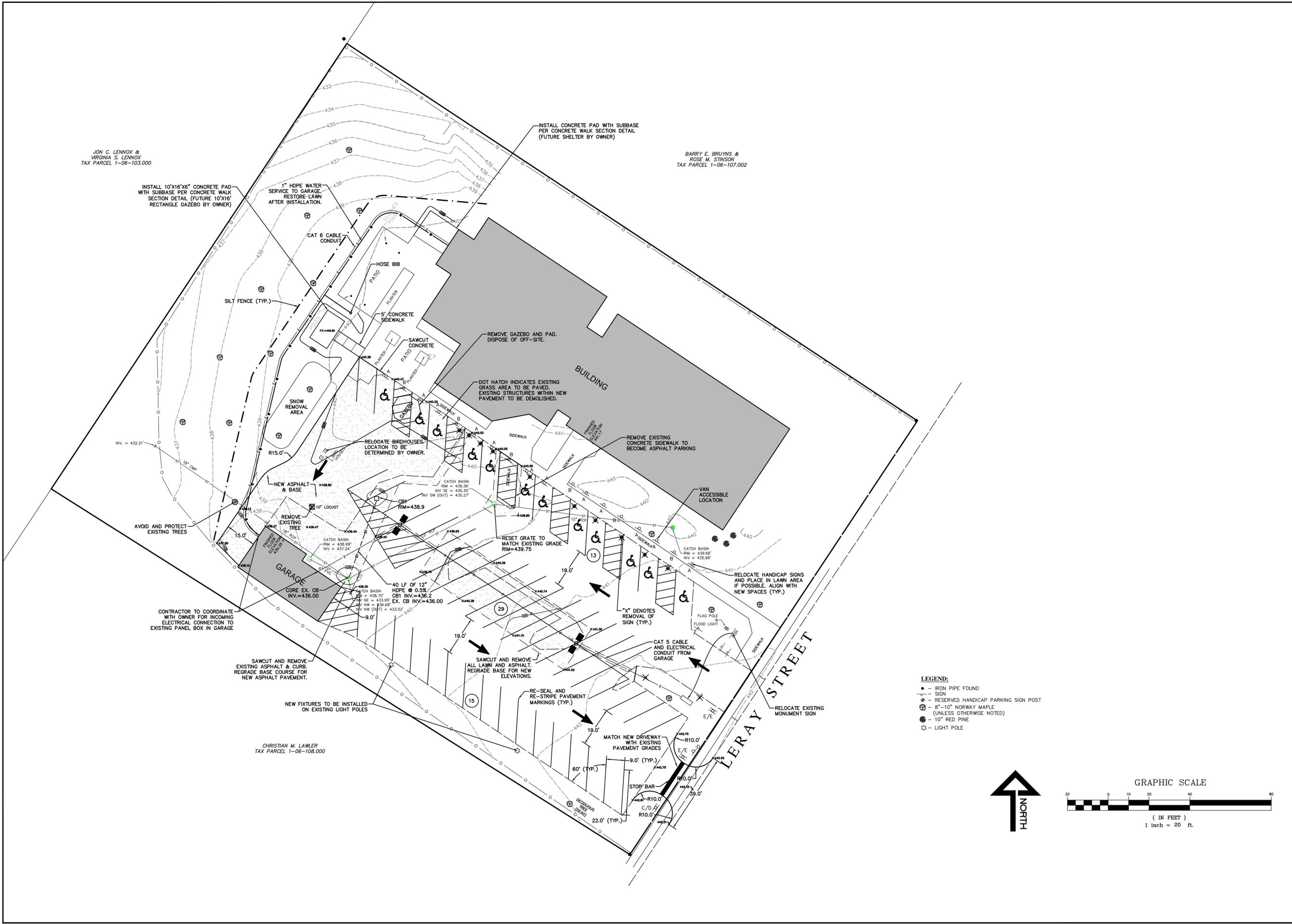
Project No: 2013-239E  
Scale: 1"=20'  
Date: 9/11/13  
Drawn By: CAW  
Designed By:  
Checked By:  
Date Issued: 9/23/13  
Drwg. No.

**C101**

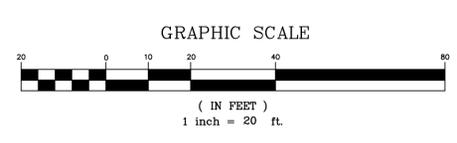
JON C. LENNOX &  
VIRGINIA S. LENNOX  
TAX PARCEL 1-06-103.000

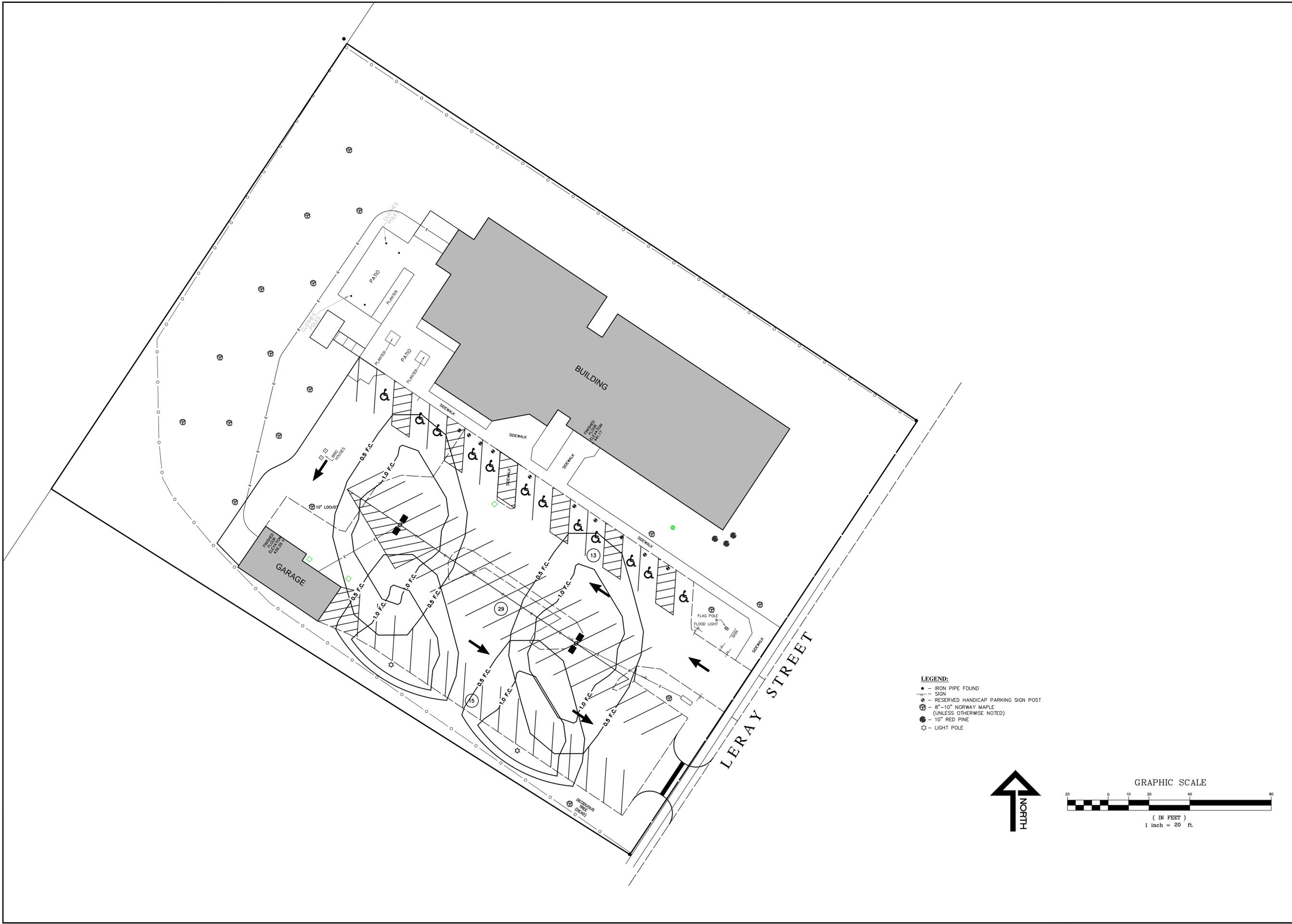
BARRY E. BRUYNS &  
ROSE M. STINSON  
TAX PARCEL 1-06-107.002

CHRISTIAN M. LAWLER  
TAX PARCEL 1-06-108.000

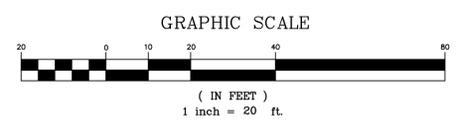


- LEGEND:**
- - IRON PIPE FOUND
  - - SIGN
  - ⊕ - RESERVED HANDICAP PARKING SIGN POST
  - ⊗ - 8"-10" NORWAY MAPLE (UNLESS OTHERWISE NOTED)
  - - 10" RED PINE
  - ☆ - LIGHT POLE





- LEGEND:**
- - IRON PIPE FOUND
  - - SIGN
  - ⊕ - RESERVED HANDICAP PARKING SIGN POST
  - ⊗ - 8"-10" NORWAY MAPLE (UNLESS OTHERWISE NOTED)
  - - 10" RED PINE
  - ☆ - LIGHT POLE



COPYRIGHT © 2013  
GYMO  
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 WAY. IF ALTERED, SUCH LICENSEE SHALL AFFIX HIS OR HER SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS OR HER SIGNATURE, DATE AND A SPECIFIC DESCRIPTION OF ALTERATION.

PHOTOMETRICS PLAN

LERAY STREET APARTMENTS PARKING EXPANSION  
LERAY STREET, CITY OF WATERTOWN  
JEFFERSON COUNTY, NEW YORK

Project No:	2013-239E
Scale:	1"=20'
Date:	9/11/13
Drawn By:	CAW
Designed By:	
Checked By:	
Date Issued:	9/23/13
Drwg. No.	

PH101

FOR APPROVALS ONLY  
NOT FOR CONSTRUCTION

210 Sterling Street  
Watertown, NY 13601  
tel: (515) 788-3900  
fax: (515) 788-0068  
www.gymopc.com

ARCHITECTURE  
ENGINEERING  
LAND SURVEYING

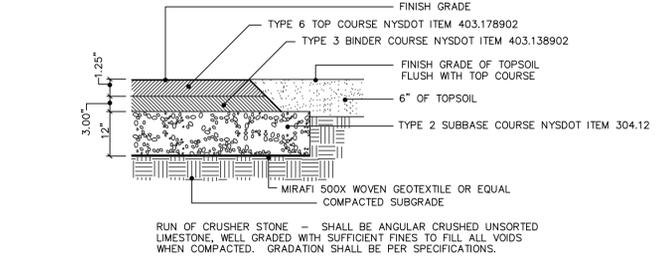


COPYRIGHT © 2013  
GYMOPC  
ARCHITECTURE, ENGINEERING  
& LAND SURVEYING, P.C.  
*IT IS A VIOLATION OF SECTION 2000  
SUBSECTION 2 OF THE NEW YORK  
STATE EDUCATION LAW FOR ANY  
PERSON UNLESS ACTING UNDER THE  
DIRECTION OF A LICENSED  
PROFESSIONAL ENGINEER OR LAND  
SURVEYOR TO ALTER THIS DOCUMENT  
IN ANY MANNER. ANY SUCH  
ALTERATION SHALL APPLY HIS OR HER  
SCALE AND THE WORDS "ALTERED"  
BE FOLLOWED BY HIS OR HER  
SIGNATURE, DATE AND A DETAILED  
DESCRIPTION OF ALTERATION.*

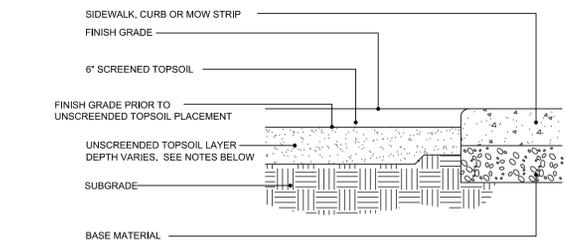
SITE DETAILS  
LERAY STREET APARTMENTS PARKING EXPANSION  
847 LERAY STREET, CITY OF WATERTOWN  
JEFFERSON COUNTY, NEW YORK

Project No: 2013-239E  
Scale: AS NOTED  
Date: 9/16/2013  
Drawn By: CAW  
Designed By: CAW  
Checked By:  
Date Issued: 9/23/2013  
Drwg. No.

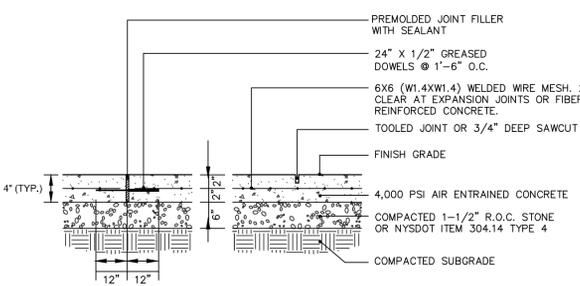
C501



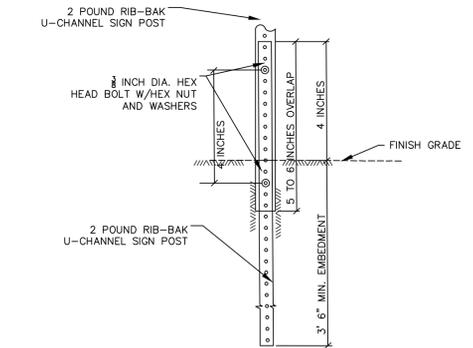
1 TYPICAL PAVEMENT DETAIL  
C501 NOT TO SCALE D153-01



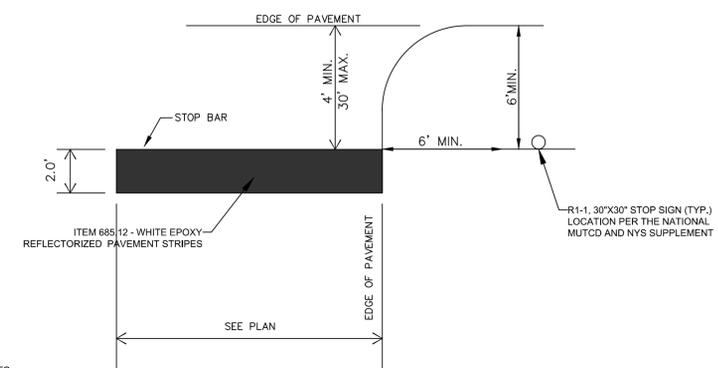
2 SOIL PROFILE - VARIOUS AREAS  
C501 NOT TO SCALE D132-02



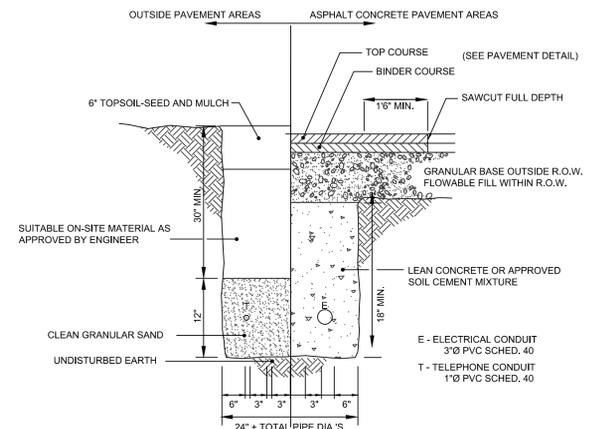
3 TYPICAL CONCRETE WALK SECTION  
C501 NOT TO SCALE D154-01



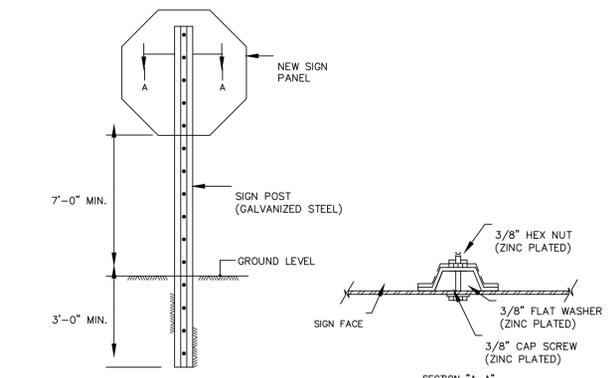
4 BREAK-AWAY SIGN POST DETAIL  
C501 NOT TO SCALE D135-01



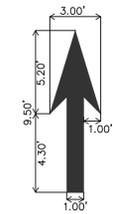
5 TYPICAL STOP BAR DETAIL  
C501 NOT TO SCALE



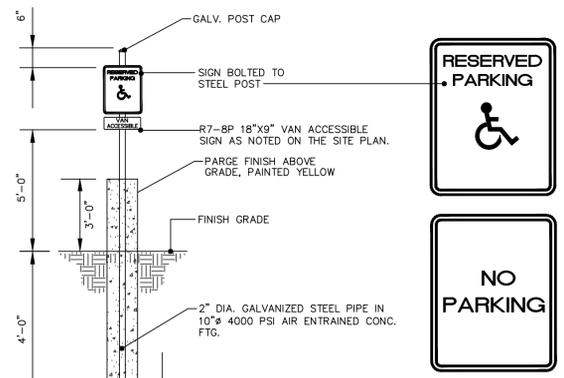
6 TYPICAL UNDERGROUND UTILITY TRENCH DETAIL  
C501 NOT TO SCALE E103-02



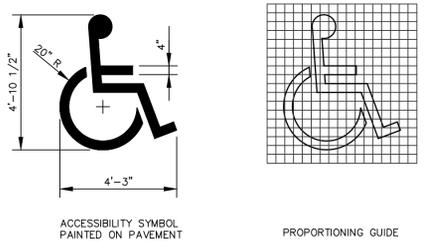
7 TYPICAL SIGN-IN GROUND INSTALLATION DETAIL  
C501 NOT TO SCALE SW135-01



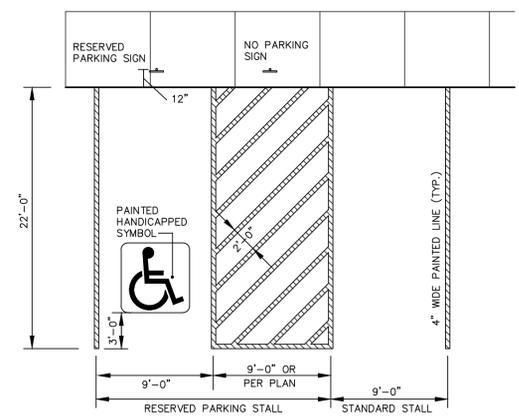
8 TYPICAL TRAFFIC FLOW ARROWS  
C501 NOT TO SCALE



9 TYPICAL HANDICAP SIGN DETAIL  
C501 NOT TO SCALE D157-01



10 TYPICAL HANDICAP SYMBOL DETAIL  
C502 NOT TO SCALE D156-01



11 TYPICAL PARKING STALL MARKINGS  
C502 NOT TO SCALE SW136-01

NOTES:  
1. MAX. PAVEMENT SLOPE TO BE 2% (1:50) IN ANY DIRECTION, FOR HANDICAP AREAS.

FOR APPROVALS ONLY  
NOT FOR CONSTRUCTION

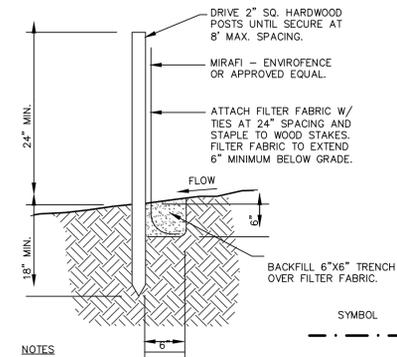
ARCHITECTURE  
ENGINEERING  
LAND SURVEYING  
**GYMOPC**

COPYRIGHT © 2013  
ARCHITECTURE, ENGINEERING  
& LAND SURVEYING, P.C.  
IT IS A VIOLATION OF SECTION 2209  
SUBSECTION 4 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. ANY SUCH  
ALTERATION SHALL APPLY HIS OR HER  
SEAL AND THE NOTATION "ALTERED  
BY" FOLLOWED BY HIS OR HER  
SIGNATURE, DATE AND A SPECIFIC  
DESCRIPTION OF ALTERATION.

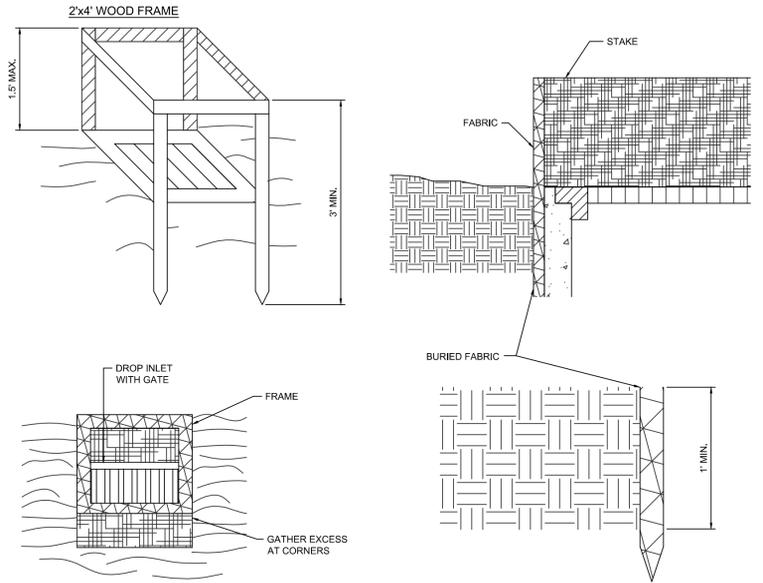
**SITE DETAILS**  
LERAY STREET APARTMENTS PARKING EXPANSION  
847 LERAY STREET, CITY OF WATERTOWN  
JEFFERSON COUNTY, NEW YORK

Project No: 2013-239E  
Scale: AS NOTED  
Date: 9/16/2013  
Drawn By: CAW  
Designed By: CAW  
Checked By:  
Date Issued: 9/23/2013  
Drwg. No.

**C502**

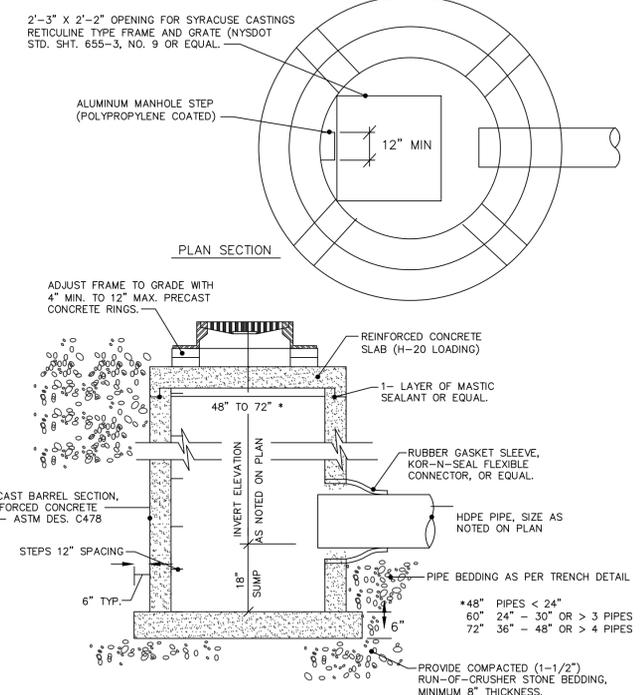


1 TYPICAL SILTATION FENCE DETAIL  
C502 NOT TO SCALE D120-01

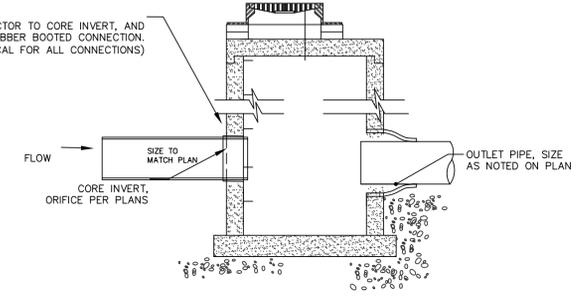


- CONSTRUCTION SPECIFICATIONS**
1. FILTER FABRIC SHALL HAVE AN EOS OF 40-85. BURLAP MAY BE USED FOR SHORT TERM APPLICATIONS.
  2. CUT FABRIC FROM A CONTINUOUS ROLL TO ELIMINATE JOINTS. IF JOINTS ARE NEEDED THEY WILL BE OVERLAPPED TO THE NEXT STAKE.
  3. STAKE MATERIALS WILL BE STANDARD 2"x4" WOOD OR EQUIVALENT, METAL WITH A MINIMUM LENGTH OF 3 FEET.
  4. SPACE STAKES EVENLY AROUND INLET 3 FEET APART AND DRIVE A MINIMUM 18 INCHES DEEP. SPANS GREATER THAN 3 FEET MAY BE BRIDGED WITH THE USE OF WIRE MESH BEHIND THE FILTER FABRIC FOR SUPPORT.
  5. FABRIC SHALL BE EMBEDDED 1 FOOT MINIMUM BELOW GROUND AND BACKFILLED. IT SHALL BE SECURELY FASTENED TO THE STAKES AND FRAME.
  6. A 2"x4" WOOD FRAME SHALL BE COMPLETED AROUND THE CREST OF THE FABRIC FOR OVER FLOW STABILITY.

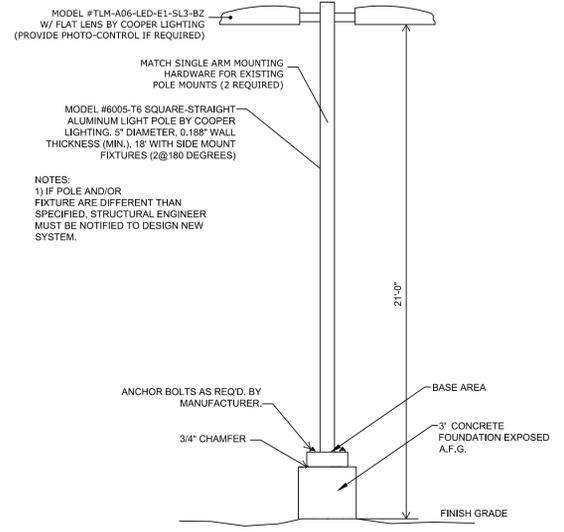
5 FILTER FABRIC DROP INLET PROTECTION DETAIL  
C502 NOT TO SCALE



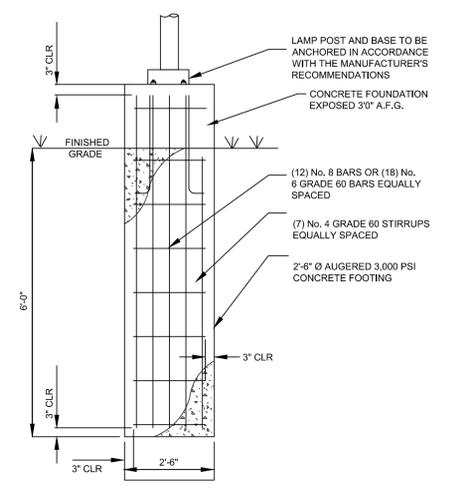
7 TYPICAL CATCH BASIN DETAIL (CB)  
C502 NOT TO SCALE D102-01



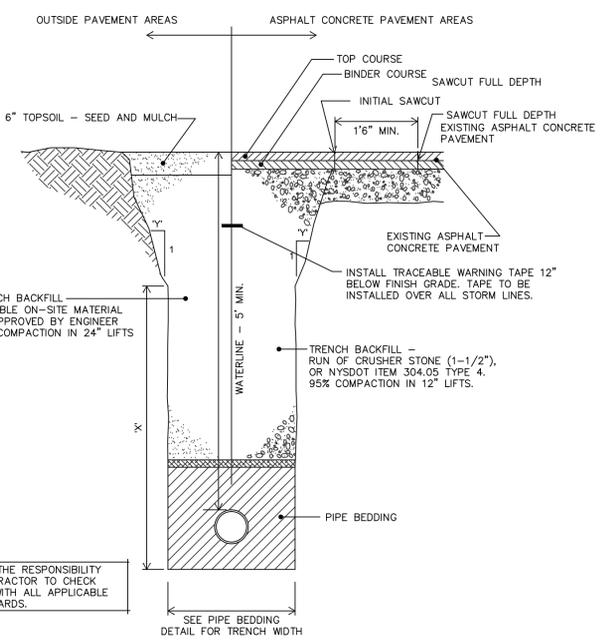
2 TYPICAL EXISTING STORM STRUCTURE CONNECTION DETAIL  
C502 NOT TO SCALE



3 LIGHT POLE DETAIL  
C502 NOT TO SCALE

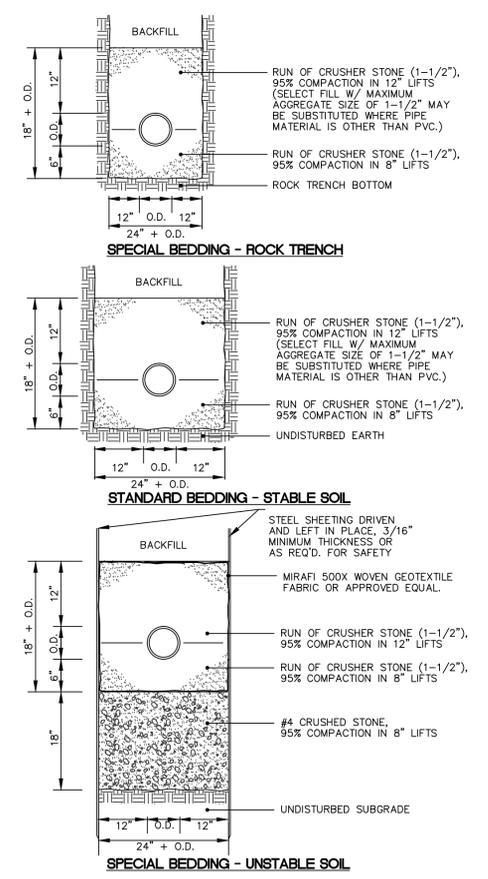


4 LIGHT POLE FOUNDATION DETAIL  
C502 NOT TO SCALE



- NOTES**
1. DIMENSIONS 'X' AND 'Y' SHOWN ABOVE SHALL BE DETERMINED BY CONTRACTOR TO COMPLY WITH O.S.H.A., NEW YORK STATE DEPARTMENT OF LABOR, NEW YORK STATE INDUSTRIAL CODE AND ALL OTHER APPLICABLE SAFETY STANDARDS.
  2. SAFETY SHEETING OR TRENCH BOX MAY BE USED IN PLACE OF SLOPED TRENCH WALLS.
  3. SHEETING, WHEN REQUIRED, TO BE CUT OFF AT LEAST 5 FEET BELOW STREET AND A MINIMUM OF 1 FOOT ABOVE TOP OF PIPE. WOOD SHEETING DRIVEN BELOW MID-DIAMETER OF THE PIPE SHALL BE LEFT IN PLACE. STEEL SHEETING DRIVEN BELOW MID-DIAMETER MAY BE WITHDRAWN IF APPROVED IN WRITING BY THE ENGINEER. FOR PVC PIPE ALL SHEETING DRIVEN BELOW MID-DIAMETER SHALL BE LEFT IN PLACE.
  4. TRENCHES LOCATED ON ROAD SHOULDERS SHALL BE TREATED THE SAME AS UNDER PAVMT.
  5. CONTRACTOR MAY USE NATIVE MATERIAL AS BACKFILL IF APPROVED BY ENGINEER.

6 TYPICAL UTILITY LINE TRENCH DETAIL AND PAYMENT LIMITS  
C502 NOT TO SCALE D101-02



8 TYPICAL PIPE BEDDING DETAILS AND PAYMENT LIMITS  
C502 NOT TO SCALE U102-01



Jon C. Lennox and  
Virginia S. Lennox  
Tax Parcel 1-06-103

Barry E. Bruyns and  
Rose M. Stinson  
Tax Parcel 1-06-107.002

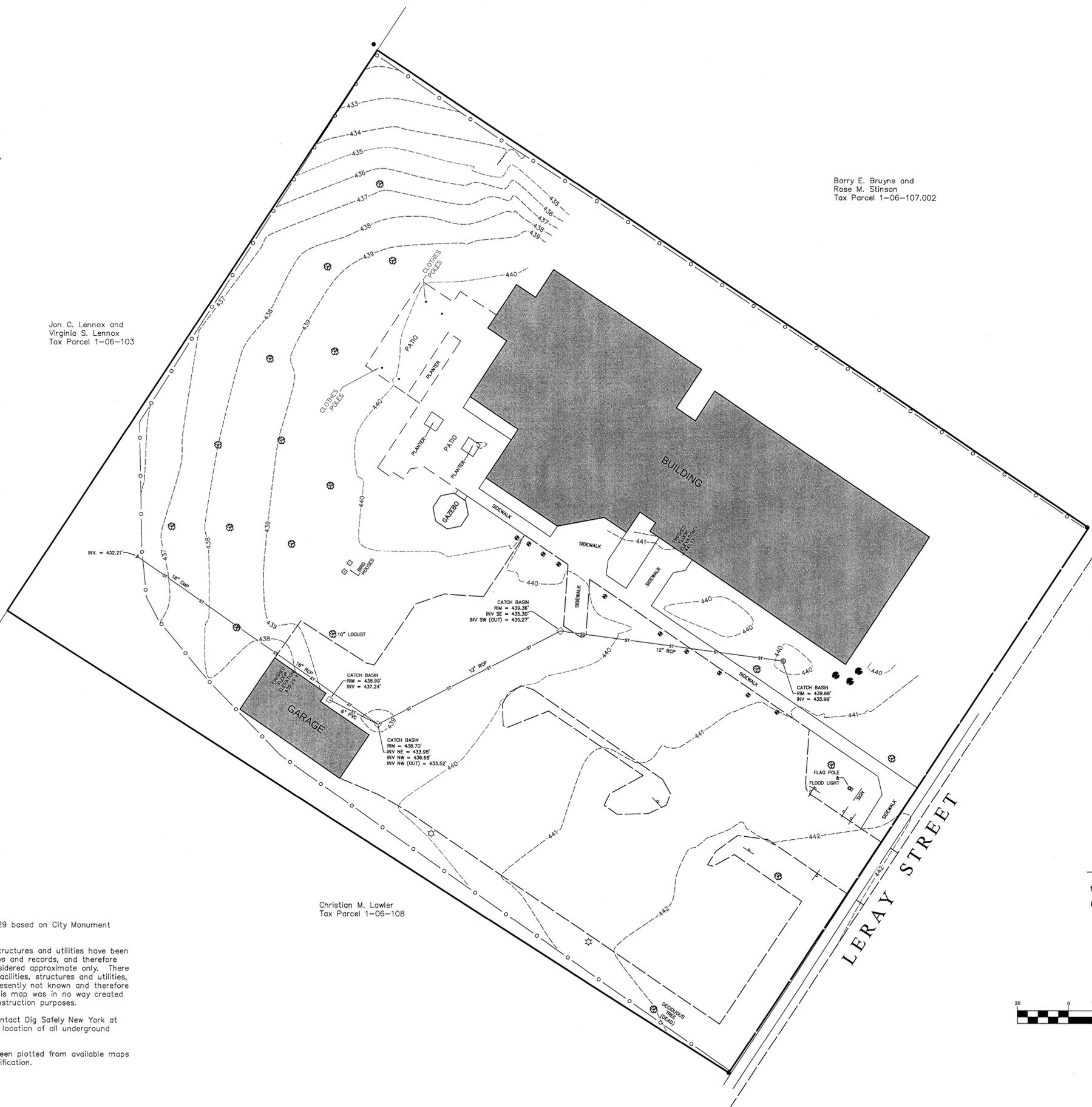
Christian M. Lawler  
Tax Parcel 1-06-108

**NOTES:**  
1. Elevations are in NGVD 29 based on City Monument Number 110.

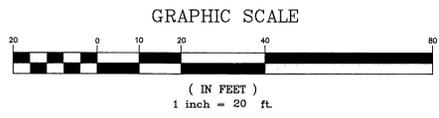
2. Underground facilities, structures and utilities have been plotted from available surveys and records, and therefore their locations must be considered approximate only. There may be other underground facilities, structures and utilities, the existence of which is presently not known and therefore 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.

3. The boundary line has been plotted from available maps and is subject to survey verification.



- LEGEND:**
- - IRON PIPE FOUND
  - - SIGN
  - ⊕ - RESERVED HANDICAP PARKING SIGN POST
  - ⊗ - 8"-10" NORWAY MAPLE (UNLESS OTHERWISE NOTED)
  - ⊙ - 10" RED PINE
  - ☆ - LIGHT POLE



ARCHITECTURE,  
ENGINEERING &  
LAND SURVEYING  
P.C.  
220 STERLING STREET  
WATERTOWN, NEW YORK, 13601  
TEL (518) 768-9800  
FAX (518) 768-0868  
www.gymopc.com



COPYRIGHT © 2013  
GYMO  
ARCHITECTURE, ENGINEERING  
& LAND SURVEYING, P.C.

REPRODUCTION OR COPYING OF THIS DOCUMENT MAY BE A VIOLATION OF COPYRIGHT LAW UNLESS PERMISSION OF THE COPYRIGHT HOLDER IS OBTAINED.  
WARNING - IT IS A VIOLATION OF SECTION 2008, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW FOR ANY PERSON UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, PROFESSIONAL ENGINEER OR LAND SURVEYOR TO ALTER THIS DOCUMENT IN ANY WAY. IF A TITLE SUCH AS LICENSEE SHALL APPEAR ON ANY SEAL AND THE NOTATION "ALTERED" FOLLOWED BY THE DATE OF REVISION, DATE AND BY SPECIFIC DESCRIPTION OF ALTERATION.  
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.

**TOPOGRAPHIC MAP OF THE LAND OF  
WATERTOWN HOUSING AUTHORITY  
847 LERAY STREET**  
CITY OF WATERTOWN COUNTY OF JEFFERSON STATE OF NEW YORK

File No.: 2013-239  
Scale: 1" = 20'  
Date: September 16, 2013  
Survey Date: 9/12-13/2013  
Drawn By: S.J.G.  
Checked By: S.J.G.  
Drwg. No.

**SU101**