



ARCHITECTURE
ENGINEERING
ENVIRONMENTAL
LAND SURVEYING

20 Jul 2015

City of Watertown Planning Board

Re: Site Plan Application: Al's Siding Storage Building, Marble Street, Watertown.

Attached herewith are plans and documents representing a request for Site Plan review and approval for the above project, inclusive of the recent Land Survey by the City of Watertown, a Short EAF, Application for Site Plan review and a revised site plan depicting the information discussed at the last Planning Board meeting. Please refer to the attached information provided.

Proposed Project Engineering Report:

- Location: 3 Marble Street, Watertown
- Description: The project proposed consists of erecting a one-story, wood-frame storage structure on the gravel and stone-covered vacant lot at the 3 Marble Street site as depicted in the attached documents.
- Existing/Proposed Sanitary: None.
- Water Flows: None.
- Storm Water: No appreciable or calculated storm water will exit the site according to the proposed plan which proposes no installation of impermeable paving material. No modification to the current storm water runoff and direction of flow is proposed.
- Traffic Impacts: The two existing access drives from Marble Street are proposed to remain as shown on the Land Survey and will be defined as proposed. No appreciable traffic impact is anticipated from the proposed and continued current occasional use of this site.
- Lighting summary: Three 50-watt LED building-mounted security light fixtures located on the building at 8'-0" AFG are proposed, producing < 0.5 FC at the Property line.
- Landscaping summary: The site is bordered on the East and North sides by overgrown brush on adjacent properties and by the City Street along the South and West side. Due to the extremely permeable gravel site cover and exposed bedrock, no landscape plantings are proposed other than planters/pots in selected locations along the building face.

Thank you for reviewing the enclosed Application for Site Plan review.



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CITY OF WATERTOWN SITE PLAN APPLICATION

1869

** 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: AL'S SIDING STORAGE BUILDING
Tax Parcel Number: 4-27-402.100
Property Address: 3 MARBLE STREET
Existing Zoning Classification: HI : HEAVY INDUSTRY.

OWNER OF PROPERTY

Name: AL'S SIDING (RON ENGLAND)
Address: 21277 FOX RIDGE RD.
WATERTOWN, N.Y. 13601
Telephone Number: 315-767-5698
Fax Number: _____

APPLICANT

Name: RON ENGLAND
Address: 21277 FOX RIDGE RD.
WATERTOWN, N.Y. 13601
Telephone Number: 315-767-5698
Fax Number: _____
Email Address: ron_alsiding@yahoo.com

ENGINEER/ARCHITECT/SURVEYOR

Name: GYMD ARCHITECTS PLANNERS & L.S. / STEPHEN GREGG
Address: 220 CAROLINE ST. / 179 CONGER AVE.
Telephone Number: 315 788 3900 / 788 0287
Fax Number: 315 788 0608 / " "
Email Address: ed@tymopc.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):
<http://www.dec.ny.gov/permits/6191.html>

- ELECTRONIC COPY OF ENTIRE SUBMISSION** (PDF preferred)

- BOUNDARY & 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 & 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 & distances), margins, acreage, zoning, existing land use, reputed owner, adjacent reputed owners & tax parcel numbers are shown and labeled.

- The north arrow & graphic scale are shown.

- DEMOLITION PLAN** (If Applicable) N/A

- 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

- All proposed above ground features are depicted and clearly labeled.
- All proposed features are clearly labeled "proposed".
- All proposed easements & right-of-ways are shown and labeled.
- Land use, zoning, & tax parcel number are shown.
- The Plan is adequately dimensioned including radii.
- The line work & text for all proposed features is shown darker than existing features.
- All vehicular & pedestrian traffic circulation is shown including a delivery or refuse vehicle entering and exiting the property.
- Proposed parking & loading spaces including ADA accessible spaces are shown and labeled.
- 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".
- The north arrow & graphic scale are shown.

GRADING PLAN

- All proposed below ground features including elevations & inverts are shown and labeled.
- All proposed above ground features are shown and labeled.
- The line work & text for all proposed features is shown darker than existing features.
- All proposed easements & right-of-ways are shown and labeled.
- 1' existing contours are shown dashed & labeled with appropriate spot elevations.
- 1' proposed contours are shown & labeled with appropriate spot elevations.
- All elevations are National Geodetic Vertical Datum of 1929 (NGVD29).

- Sediment & Erosion control are shown & labeled on the grading plan unless separate drawings have been provided as part of a Stormwater Pollution Prevention Plan (SWPPP). N/A

UTILITY PLAN

- All proposed above & below ground features are shown and labeled.
- All existing above & below ground utilities including sanitary, storm water, water, electric, gas, telephone, cable, fiber optic, etc. are shown and labeled.
- All proposed easements & right-of-ways are shown and labeled.
- The Plan is adequately dimensioned including radii.
- The line work & 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. N/A
- All proposed landscaping & 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. N/A
- 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. N/A
- 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. N/A
- 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 & 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 & protection and traffic plans & 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 & proposed sanitary sewer flows & summary

Water flows & pressure

Storm Water Pre & Post Construction calculations & summary

Traffic impacts

Lighting summary

Landscaping summary

GENERAL INFORMATION

ALL ITEMS ARE STAMPED & 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 Codes Department. 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: _____

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

617.20
Appendix B
Short Environmental Assessment Form

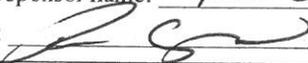
Instructions for Completing

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 | | | |
|--|--|--------------------------------|--|
| Name of Action or Project: AL'S SIDING STORAGE BUILDING | | | |
| Project Location (describe, and attach a location map): 3 MARBLE STREET, WATERTOWN, N.Y. | | | |
| Brief Description of Proposed Action: PROPOSED CONSTRUCTION OF A 1664 SF WOOD FRAME, SINGLE STOREY STORAGE BUILDING FOR STORAGE OF BUILDING MATERIALS REQUIRED BY THE SIDING BUSINESS. ALL STORAGE OF LOOSE MATERIALS WILL BE INSIDE THE BUILDING. | | | |
| Name of Applicant or Sponsor: RON FENGLAND | | Telephone: 315 767 5698 | |
| | | E-Mail: | |
| Address: 21277 FOX RIDGE RD, NY | | | |
| City/PO: WATERTOWN, N.Y. | | 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? SITE PLAN REVIEW, CODE REVIEW | | | NO <input type="checkbox"/> |
| 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. | | | YES <input checked="" type="checkbox"/> |
| 2. Does the proposed action require a permit, approval or funding from any other governmental Agency? | | | NO <input type="checkbox"/> |
| If Yes, list agency(s) name and permit or approval: CITY OF WATERTOWN BUILDING /ZONING PERMIT ELECTRICAL INSPECTION | | | YES <input checked="" type="checkbox"/> |
| 3.a. Total acreage of the site of the proposed action? | | 0.038 acres | |
| b. Total acreage to be physically disturbed? | | 0.05 acres | |
| c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? | | 0.43 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 checked="" type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland | | | |

| | | | |
|---|--|---|------------------------------|
| 5. Is the proposed action, a. A permitted use under the zoning regulations? | <input type="checkbox"/> NO | <input checked="" type="checkbox"/> YES | <input type="checkbox"/> N/A |
| b. Consistent with the adopted comprehensive plan? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 6. Is the proposed action consistent with the predominant character of the existing built or natural landscape? | <input type="checkbox"/> NO | <input checked="" type="checkbox"/> YES | |
| 7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____ | <input checked="" type="checkbox"/> NO | <input type="checkbox"/> YES | |
| 8. a. Will the proposed action result in a substantial increase in traffic above present levels? | <input checked="" type="checkbox"/> NO | <input type="checkbox"/> YES | |
| b. Are public transportation service(s) available at or near the site of the proposed action? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: <u>BUILDING WILL BE UN-HEATED STORAGE ONLY</u> | <input type="checkbox"/> NO | <input checked="" type="checkbox"/> YES | |
| 10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ | <input checked="" type="checkbox"/> NO | <input type="checkbox"/> YES | |
| 11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ | <input checked="" type="checkbox"/> NO | <input type="checkbox"/> YES | |
| 12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places? | <input checked="" type="checkbox"/> NO | <input type="checkbox"/> YES | |
| b. Is the proposed action located in an archeological sensitive area? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? | <input checked="" type="checkbox"/> NO | <input type="checkbox"/> YES | |
| b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban <u>VACANT PARCEL, ENTIRELY GRAVEL AND BED ROCK</u> | | | |
| 15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? | <input checked="" type="checkbox"/> NO | <input type="checkbox"/> YES | |
| 16. Is the project site located in the 100 year flood plain? | <input checked="" type="checkbox"/> NO | <input type="checkbox"/> YES | |
| 17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES | <input checked="" type="checkbox"/> NO | <input type="checkbox"/> YES | |
| b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <u>SITE SLOPES TO EXISTING CITY STORM DRAIN AT MARBLE STREET</u> | <input type="checkbox"/> NO | <input checked="" type="checkbox"/> YES | |

| | | |
|---|-------------------------------------|--------------------------|
| 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)? If Yes, explain purpose and size: _____ | NO | YES |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ | NO | YES |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: <u>(UNKNOWN; FORMER CITY PROPERTY)</u> | NO | YES |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE | | |
| Applicant/sponsor name: <u>Ron England</u> | Date: <u>5-18-15</u> | |
| Signature:  | | |

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

| | No, or small impact may occur | Moderate to large impact may occur |
|--|-------------------------------|------------------------------------|
| 1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations? | <input type="checkbox"/> | <input type="checkbox"/> |
| 2. Will the proposed action result in a change in the use or intensity of use of land? | <input type="checkbox"/> | <input type="checkbox"/> |
| 3. Will the proposed action impair the character or quality of the existing community? | <input type="checkbox"/> | <input type="checkbox"/> |
| 4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)? | <input type="checkbox"/> | <input type="checkbox"/> |
| 5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway? | <input type="checkbox"/> | <input type="checkbox"/> |
| 6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities? | <input type="checkbox"/> | <input type="checkbox"/> |
| 7. Will the proposed action impact existing: | | |
| a. public / private water supplies? | <input type="checkbox"/> | <input type="checkbox"/> |
| b. public / private wastewater treatment utilities? | <input type="checkbox"/> | <input type="checkbox"/> |
| 8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources? | <input type="checkbox"/> | <input type="checkbox"/> |
| 9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)? | <input type="checkbox"/> | <input type="checkbox"/> |

| | No, or small impact may occur | Moderate to large impact may occur |
|---|-------------------------------|------------------------------------|
| 10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems? | <input type="checkbox"/> | <input type="checkbox"/> |
| 11. Will the proposed action create a hazard to environmental resources or human health? | <input type="checkbox"/> | <input type="checkbox"/> |

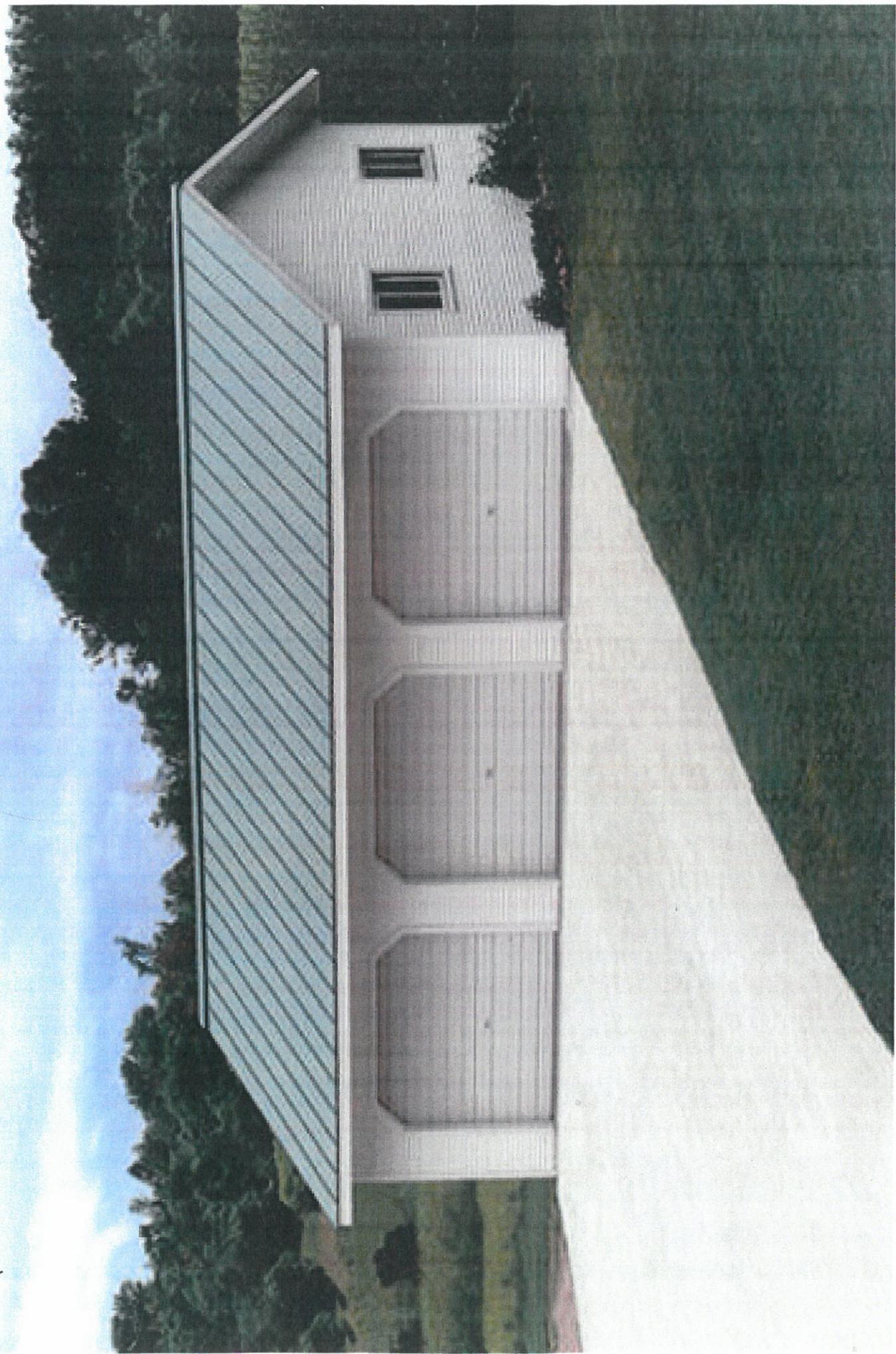
Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

| | |
|--|--|
| <input type="checkbox"/> | Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required. |
| <input type="checkbox"/> | Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts. |
| _____ | _____ |
| Name of Lead Agency | Date |
| _____ | _____ |
| Print or Type Name of Responsible Officer in Lead Agency | Title of Responsible Officer |
| _____ | _____ |
| Signature of Responsible Officer in Lead Agency | Signature of Preparer (if different from Responsible Officer) |

PRINT



AL'S SIGN & STORAGE BUILDING
(PROPOSED SIMILAR CONSTRUCTION
& COLORS)
SITE PLAN APPLICATION FOR REVIEW 21 JUNE 17.
KAY AND CO.



LEGEND:

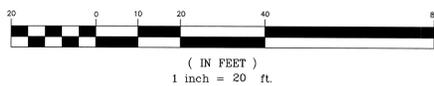
- STREET MARGIN ———
- CENTERLINE OF STREET - - - - -
- PROPERTY LINE ———
- FORMER PROPERTY LINE - - - - -
- LOT NO. (PER MAP REF. 1) (119)
- IRON FOUND (AS NOTED) ○
- CAPPED IRON REBAR SET (CIRS) ●
- UTILITY POLE ○
- GUY WIRE ———
- OVERHEAD UTILITY LINE ———
- SANITARY MANHOLE ⊙
- STORM MANHOLE ⊙
- CATCH BASIN □
- WATER VALVE ⊕
- HYDRANT ⊕
- SIGN (AS NOTED) ⊕
- EDGE OF TREES / BRUSH ———
- SPOT ELEVATION x495.53'

NOTES:

1. REFER TO SURVEY BY STORINO GEOMATICS FILE NO. 15-014-COWSPOT.
2. SITE DRAINAGE TO EXISTING CB RM ELEVATION 494.34 IN STREET MARGIN.
3. THERE IS NO UTILITY WORK ON THIS SITE EXCEPT OVERHEAD ELECTRICAL SERVICE.
3. 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 SPECIFICATION PROVIDED.
4. ALL WORK TO BE PERFORMED WITHIN 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.



GRAPHIC SCALE

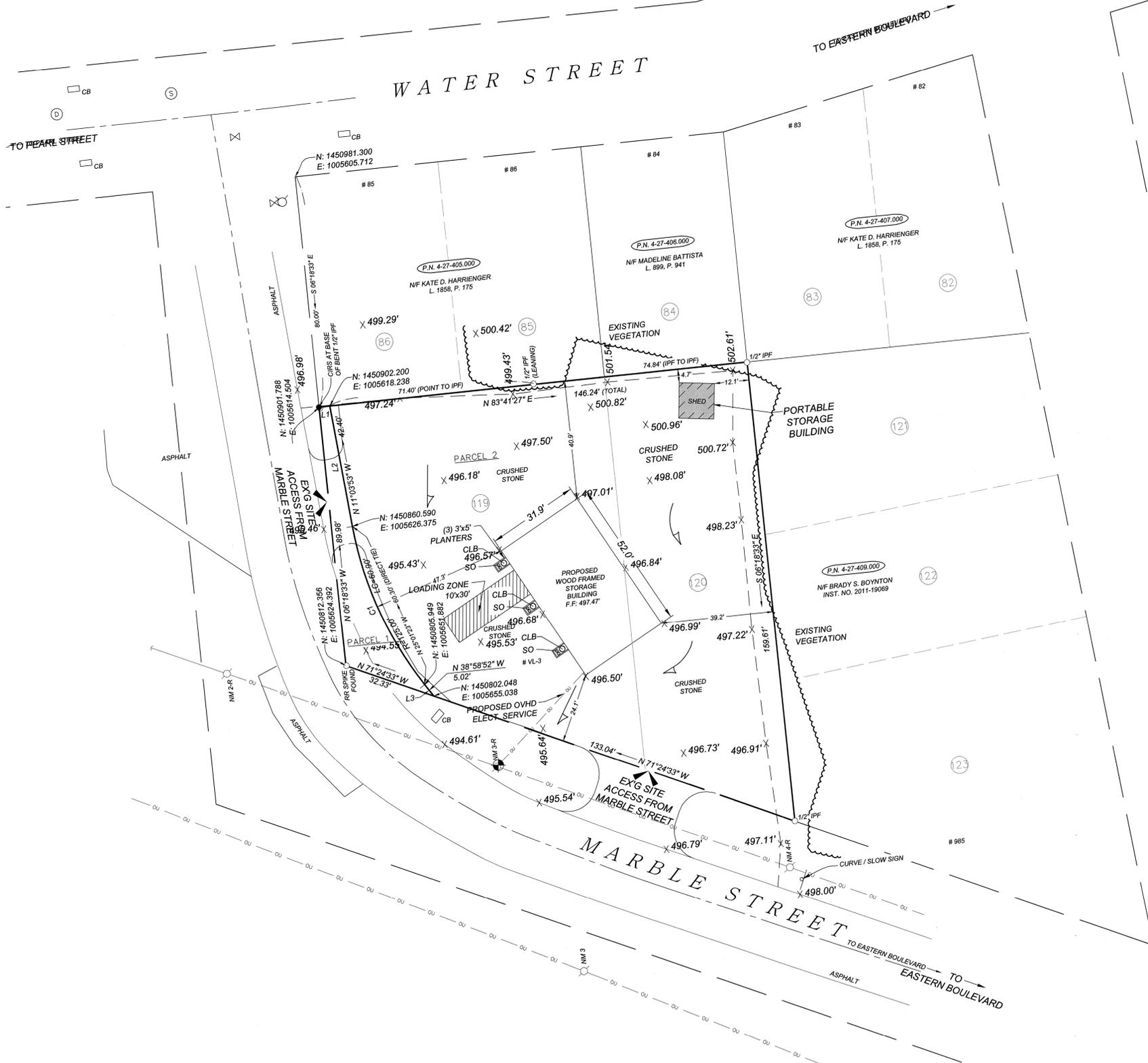


PLANT MATERIAL SCHEDULE

| QTY | SYMBOL | BOTANICAL NAME | COMMON NAME | SIZE |
|--------------------|--------|------------------------------|-----------------------|--------|
| SHRUBS | | | | |
| 3 | CLB | BUXUS GLENCOE 'CHICAGOLAND' | CHICAGOLAND BOXWOOD | 3 GAL. |
| GROUNDCOVER | | | | |
| 6 | SO | HEMEROCALLIS 'STELLA DE ORO' | STELLA DE ORO DAYLILY | 1 GAL. |

PLANNING DATA

| CURRENT ZONING CLASSIFICATION - HEAVY INDUSTRY-HI | | |
|---|------------------|--|
| PROPOSED ZONING - SAME | | |
| PARCEL #4-27-402.100 ±0.430 ACRES | | |
| AREA AND BULK CALCULATIONS | | |
| ITEM | REQUIRED/ALLOWED | PROPOSED |
| LOT FRONTAGE | N.A. | 89.98' ON EAGLE AVE, 163.37' ON MARBLE ST. |
| MIN. LOT AREA | N.A. | ±0.430 ACRES |
| BUILDING AREA | N.A. | 1,658.8 S.F. |
| FRONT YARD BLDG. SETBACK | 0 | 58.3' 25.4' |
| SIDE YARD BLDG. SETBACK | N.A. | N.A. |
| REAR YARD BLDG. SETBACK | 0 | 40.9' 39.2' |
| MAXIMUM CLOT COVERAGE | N.A. | N.A. |
| PARKING | 400 SF | 200 SF NON-DESIGNATED PARKING, NON-HABITABLE, UNOCCUPIED STORAGE REQUIRING NO ACCESSIBILITY. |
| LOADING AREA (1) 10'x30' LOADING SPACE PER 15,000 S.F. OF FLOOR SPACE | 1 | 1 |



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ENGINEERING
LAND SURVEYING

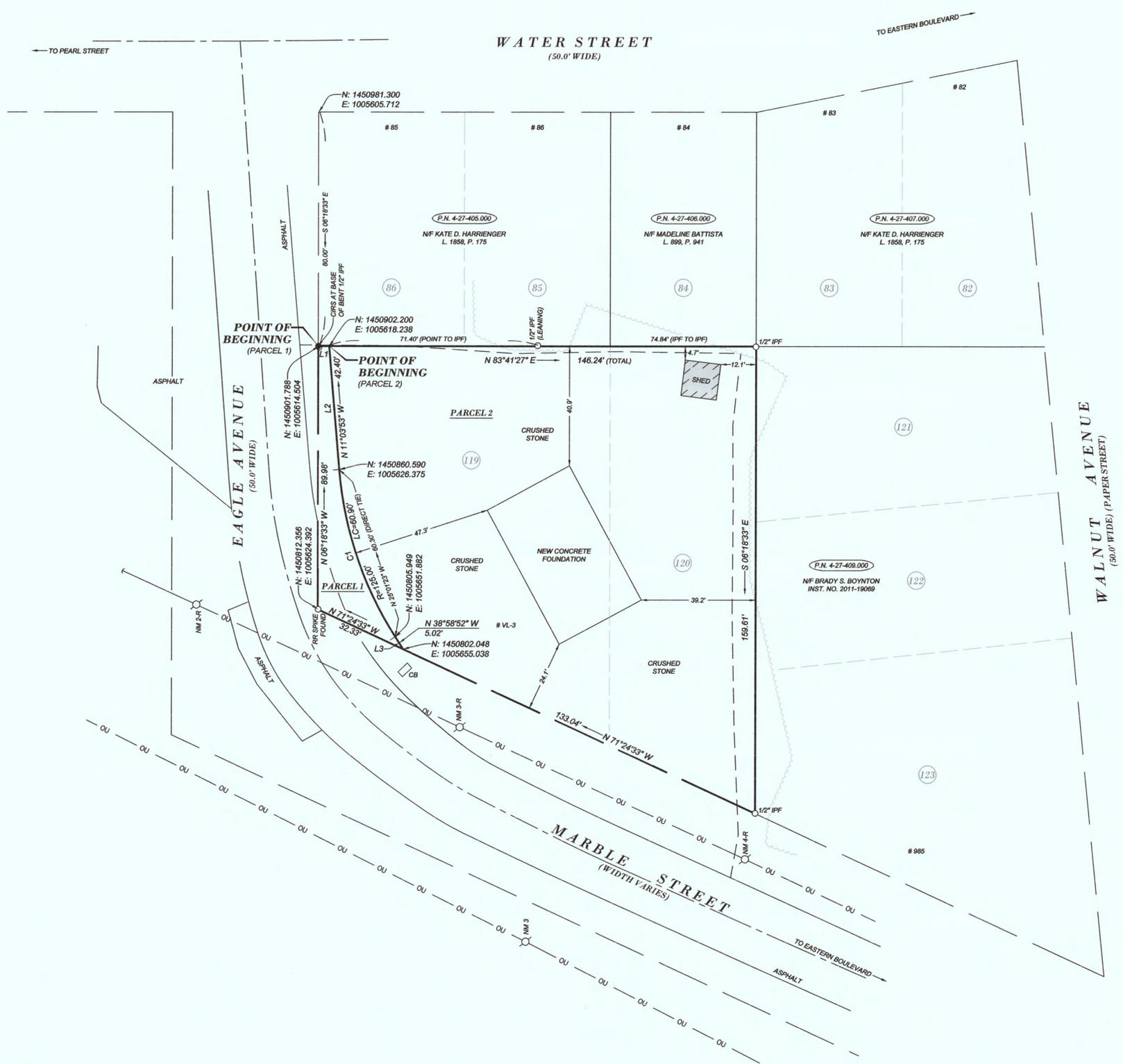
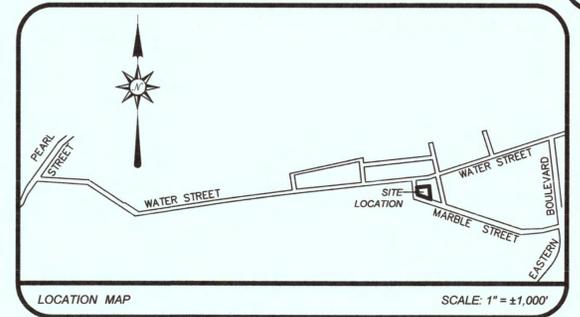


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ARCHITECTURE, ENGINEERING
& LAND SURVEYING, P.C.
IT IS A VIOLATION OF SECTION 2209,
SUBSECTION 2, OF THE NEW YORK STATE
EDUCATION LAW FOR ANY PERSON,
UNLESS ACTING UNDER THE DIRECTION OF
A LICENSED PROFESSIONAL ENGINEER OR
LAND SURVEYOR, TO ALTER THIS
DOCUMENT IN ANY 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.

SITE CONCEPT PLAN
AL'S SIDING LLC
MARBLE STREET
WATERTOWN, NY 13601

Project No: 2015-
Scale: AS NOTED
Date: 5-20-15
Drawn By: MWL
Designed By: MWL
Checked By: EGO
Date Issued: 7-21-15
Drwg. No.

C-101



- LEGEND:**
- STREET MARGIN ———
 - CENTERLINE OF STREET - - - - -
 - PROPERTY LINE ———
 - FORMER PROPERTY LINE - - - - -
 - LOT NO. (PER MAP REF. 2) (119)
 - IRON FOUND (AS NOTED) ○
 - CAPPED IRON REBAR SET (CIRS) ●
 - UTILITY POLE ○
 - GUY WIRE ———
 - OVERHEAD UTILITY LINE ———
 - CATCH BASIN □
 - EDGE OF TREES / BRUSH - - - - -

- NOTES:**
- THE BEARINGS SHOWN ARE REFERENCED TO NEW YORK STATE PLANE CENTRAL ZONE 3152, AS REALIZED FROM STATIC GPS OBSERVATIONS REFERENCED TO NAD 83 (2011) MADE ON MAY 16, 2015. DISTANCES AND AREA SHOWN ARE GROUND. COORDINATES SHOWN ARE GRID COORDINATES (COMBINED GRID SCALE FACTOR: 0.999955027). DISTANCES AND AREA SHOWN ARE GROUND.
 - SURVEY DATES: 5/18/2015 - 5/19/2015.
 - THE SUBJECT PARCEL IS ZONED HI (HEAVY INDUSTRY) PER THE CITY OF WATERTOWN ZONING MAP.
 - MINIMUM SETBACK REQUIREMENTS MINIMUM LOT DIMENSIONS

| | |
|--------------------|-----------|
| FRONT YARD: 0 FEET | WIDTH: NA |
| REAR YARD: 0 FEET | AREA: NA |
| SIDE YARD: 0 FEET | |

 - ALL ADJOINERS AND REFERENCES ARE PER THE CITY OF WATERTOWN ASSESSMENT DEPARTMENT.
 - THIS SURVEY PERFORMED WITHOUT THE BENEFIT OF AN UPDATED ABSTRACT OF TITLE.
 - SURVEYOR HAS MADE NO INVESTIGATION NOR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT ABSTRACT TITLE SEARCH MAY DISCLOSE.
 - NO UNDERGROUND FACILITIES, STRUCTURES OR UTILITIES ARE SHOWN ON THIS MAP. PRIOR TO CONSTRUCTION CONTACT UNDERGROUND UTILITIES CALL CENTER OF NEW YORK FOR LOCATIONS OF ALL UNDERGROUND UTILITIES: (1-800-962-7982 OR 811)
 - (M): MEASURED DISTANCE IFF: IRON PIPE FOUND
(D): DEED DISTANCE
 - YELLOW CAPS ON ALL 1/2" CAPPED IRON REBAR SET (CIRS) READ: STOR GEOM PLS 50878

PARCEL SUMMARY:

| PARCEL NO. | ACREAGE / SQUARE FEET |
|------------|------------------------------|
| 1 | 0.022 ACRES (971 SQ. FT.) |
| 2 | 0.407 ACRES (17,748 SQ. FT.) |

LINE TABLE:

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | N 83°41'27" E | 3.76' |
| L2 | S 11°03'53" E | 42.40' |
| L3 | S 38°58'52" E | 5.02' |

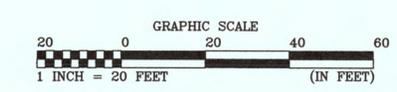
CURVE TABLE:

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING |
|-------|---------|------------|--------------|---------------|
| C1 | 125.00' | 60.90' | 60.30' | S 25°01'23" E |

DEED REFERENCE:
 (QUITCLAIM DEED)
 A. BROWN PROPERTIES LLC
 TO
 AL'S SIDING LLC
 DEED DATE: NOVEMBER 10, 2014
 DATE RECORDED: NOVEMBER 13, 2014
 INSTRUMENT NUMBER: 2014-16134

- ADJOINER REFERENCES:**
- MADLINE CARPENTER TO MADLINE BATTISTA DEED DATE: MAY 10, 1978 DATE RECORDED: JUNE 6, 1979 LIBER 898, PAGE 941
 - THEODORE M. SWAN JR. TO KATE D. HARRIENGER DEED DATE: MAY 31, 2002 DATE RECORDED: JUNE 3, 2002 LIBER 1858, PAGE 175
 - (QUITCLAIM DEED) JAMES E. MILLS, CITY COMPTROLLER TO BRADY S. BOYNTON DEED DATE: DECEMBER 23, 2011 DATE RECORDED: DECEMBER 28, 2011 INSTRUMENT NUMBER: 2011-19069

- MAP REFERENCES:**
- "SURVEY PLAT OF A PARCEL OF LAND KNOWN AS TAX MAP P.N. 4-27-402.100, LANDS OF AL'S SIDING LLC", FILE NO. 15-014-COW, BY STORINO GEOMATICS, PLLC, DATED MAY 19, 2015.
 - "MAP OF SUBDIVISION OF LAND CONVEYED BY CHARLOTTE F. BRADLEY TO WM H. SMITH AND BYRON B. TAGGERT BY DEED RECORDED IN THE JEFFERSON COUNTY CLERK'S OFFICE MAY 2, 1890 IN LIBER 259 PAGE 457", SURVEYED BY FRED AVERY 1890, RECORDED IN THE JEFFERSON COUNTY CLERK'S OFFICE AS MAP NO 5 ON MAY 7, 1890.
 - CITY OF WATERTOWN STREET MONUMENTATION RECORD:
 - SHEET 383, WATER STREET
 - SHEET 384, WATER STREET
 - SHEET 96, EAGLE AVENUE
 - SHEET 236, MARBLE STREET
 - CITY OF WATERTOWN DEPARTMENT OF ASSESSMENT AND TAXATION DISTRICT 4 MAP 27, REVISED DECEMBER 1, 2003.



IT IS HEREBY CERTIFIED THAT SUBDIVISION FINAL PLAT APPROVAL WAS GRANTED ON _____ PURSUANT TO SECTIONS 32, 33, AND 34 OF THE GENERAL CITY LAW.

KENNETH A. MIX,
 PLANNING & COMMUNITY DEVELOPMENT COORDINATOR,
 CLERK OF THE CITY OF WATERTOWN PLANNING BOARD

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.

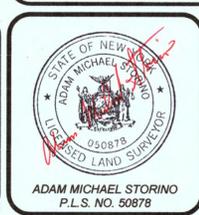
COPIES FROM THE ORIGINAL OF THIS SURVEY MAP NOT MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S INKED SEAL OR HIS EMBOSSED SEAL AND ORIGINAL SIGNATURE IN RED INK SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY.

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CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE CODE OF PRACTICE FOR LAND SURVEYORS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THE PARTY FOR WHOM THE SURVEY IS PREPARED, AND IF REQUESTED ON THEIR BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREIN AND TO THE SUCCESSORS BY MERGER OR OPERATION OF LAW TO THE LENDING INSTITUTION AND THE ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

CERTIFICATION VALID AS OF FINAL SURVEY DATE.

THE SEAL, SIGNATURE, AND CERTIFICATION ARE HEREBY REVOKED AND OTHERWISE VOID ON ALL UNAUTHORIZED COPIES.



STORINO GEOMATICS
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 WATERTOWN, NY 13601-2318
 TEL/FAX: (315) 788-0287
 WWW.STORINGEOMATICS.COM

NEW YORK · VERMONT · PENNSYLVANIA

DATE: 7/16/2015
 SCALE: 1" = 20'
 DRAWN BY: A.M.S.
 CHECKED BY: T.M.S. / A.M.S.
 FILE NO. 15-024-COW
 DWG. NO. **V101**
 1 OF 1

SUBDIVISION FINAL PLAT OF A PARCEL OF LAND KNOWN AS TAX MAP P.N. 4-27-402.100, LANDS OF AL'S SIDING LLC

VL-3 MARBLE STREET CITY OF WATERTOWN
 COUNTY OF JEFFERSON STATE OF NEW YORK