

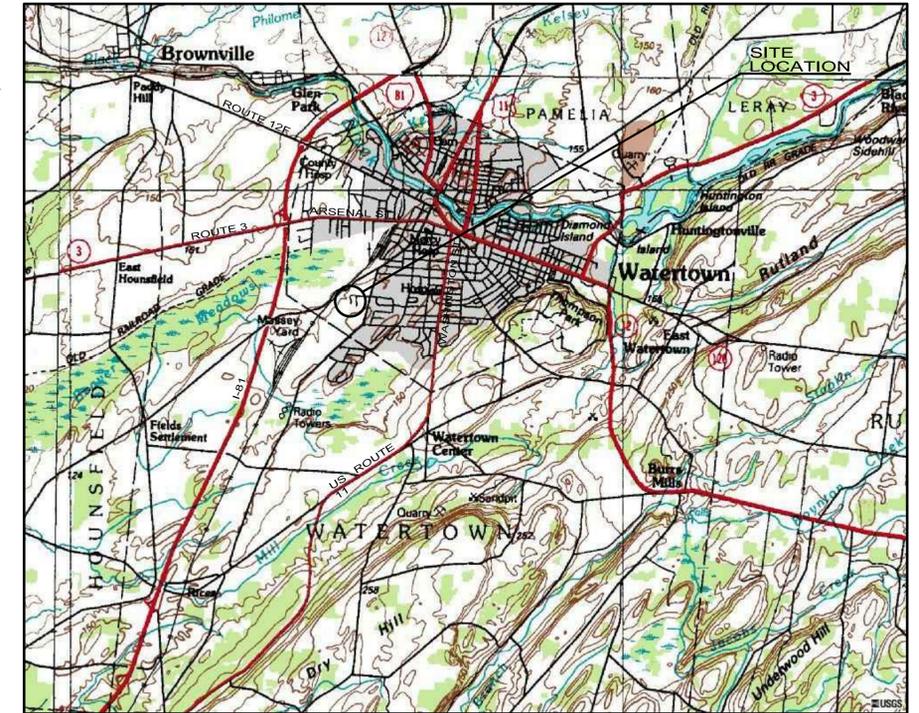
NEW YORK STATE LOCATION MAP  
APPROXIMATE SCALE: 1" = 57 MILES

# IVES HILL PHASE III

IVES HILL  
WATERTOWN, JEFFERSON COUNTY, NEW YORK

## SITE DEVELOPMENT PLANS

24 AUGUST 2010



LOCATION MAP  
APPROXIMATE SCALE 1" = 2400'



### INDEX OF DRAWINGS:

- SU101- SURVEY & TOPOGRAPHIC MAP
- SU102- SURVEY & TOPOGRAPHIC MAP
- SU103- SURVEY & TOPOGRAPHIC MAP
- C001 - GENERAL NOTES & INFORMATION
- C101 - SITE PLAN
- C102 - SITE PLAN
- C103 - UTILITY AND GRADING PLAN
- C104 - UTILITY AND GRADING PLAN
- C201 - SANITARY SEWER PROFILES
- C501 - SITE DETAILS
- C502 - SITE DETAILS
- C503 - SITE DETAILS
- C504 - TRENCH DETAILS
- C505 - STORM WATER DETAILS
- C506 - TEMPORARY ESC DETAILS
- A101 - FLOOR PLAN - ENRICHED FACILITY
- A102 - FLOOR PLAN - DUPLEX A
- A103 - FLOOR PLAN - DUPLEX B
- A201 - EXTERIOR ELEVATIONS - ENRICHED LIVING FACILITY
- A202 - EXTERIOR ELEVATIONS - DUPLEX A AND B

FOR APPROVALS ONLY  
NOT FOR CONSTRUCTION

PREPARED FOR:  
PURCELL CONSTRUCTION CORP.  
CONTACT: MS. CHRISTINA SCHNEIDER  
566 COFFEEN ST.  
WATERTOWN, NY 13601  
(315) 782 - 1050

PATRICK J. SCORDO, P.E.  
New York State Reg. No. 68965



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**NOTES:**

1. Tax Parcels 14-49-101.005, 14-49-101 and 14-49-101.101 to be assembled into one parcel containing 17.554 acres±.
2. Field work performed on August 03-04, 12 & 17, 2010. Features on northwest side of Jewell Drive have not been field verified. The features have been plotted from existing plans and are shown for reference only.
3. All adjoining are per the City of Watertown Assessment Office.
4. 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 Underground Facilities Protective Organization, (UFPO) at 1-800-962-7962 for exact location of all underground utilities.

5. 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.

**MAP REFERENCES:**

1. "Subdivision Final Plat, Community Assisted Living, Ives Street, City of Watertown, New York", dated February 20, 2002 and last revised March 11, 2002, prepared by GYMO, Architecture, Engineering and Land Surveying, P.C., Watertown, New York.
2. "Subdivision Final Plat - Survey Plat of a Subdivision of Land Surveyed for Khalil Kardooni & Shahandeh Haghir, 1250 Ives Street, City of Watertown, County of Jefferson, State of New York", dated December 31, 2006 and filed in the Jefferson County Clerk's Office as Map Number 4132 on February 26, 2007, prepared by William F. Dorr.

**LEGEND**

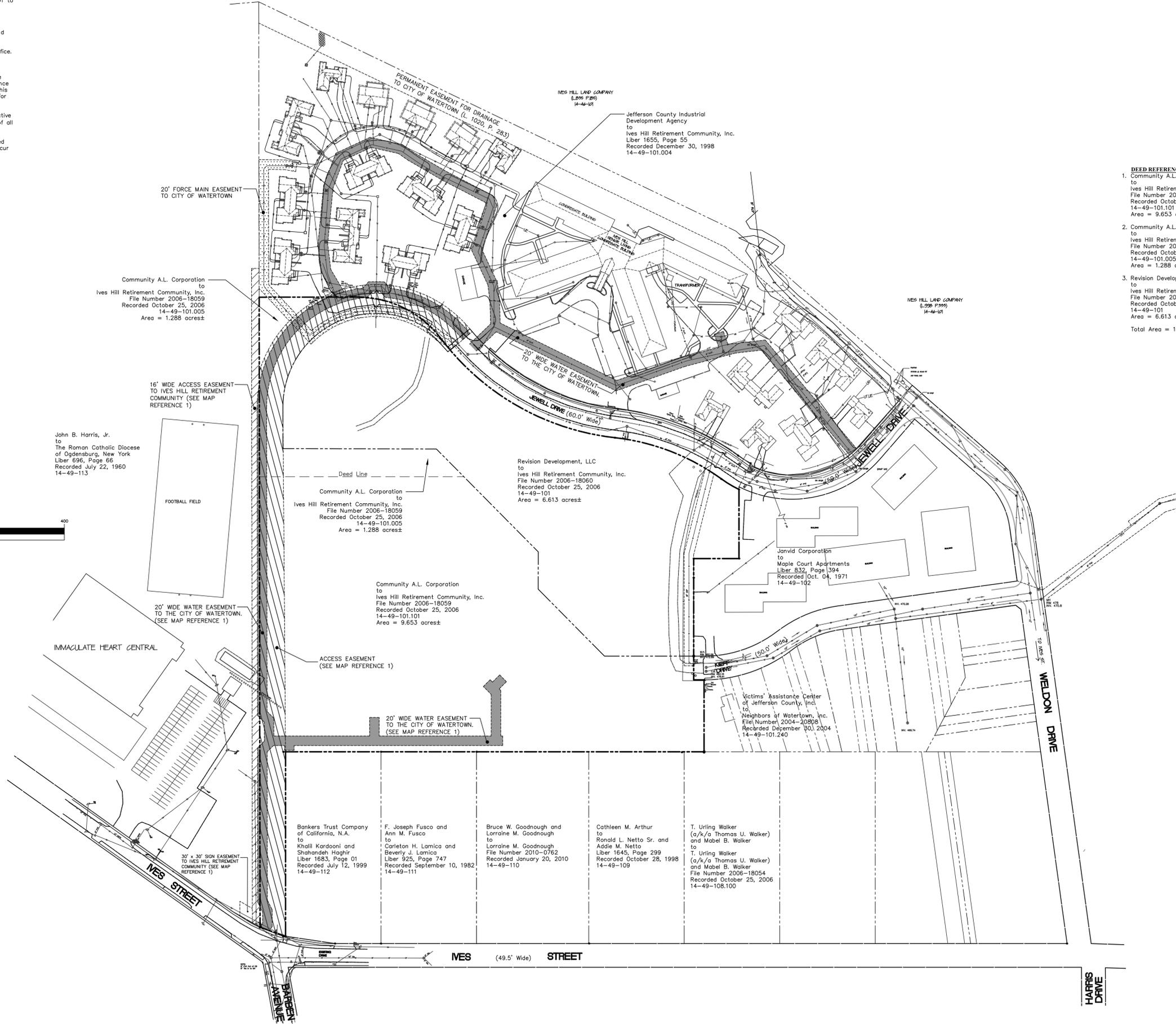
5' CONTOUR	---
1' CONTOUR	----
MARGIN	=====
PROPERTY LINE	=====
EASEMENT	-----
CONCRETE SIDEWALK	=====
BUILDING	=====
EDGE OF PAVEMENT	=====
CURB	=====
ELEC. CABLE, TELE.	-----
UNDERGROUND ELEC.	-----
UNDERGROUND TELE.	-----
UNDERGROUND GAS	-----
STORM SEWER	-----
SANITARY SEWER	-----
WATER LINE	-----
OVERHEAD UTILITY LINE	-----

John B. Harris, Jr.  
to  
The Roman Catholic Diocese  
of Ogdensburg, New York  
Liber 696, Page 66  
Recorded July 22, 1960  
14-49-113

**GRAPHIC SCALE**



( IN FEET )  
1 inch = 100 ft.



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FAX (315) 788-0808  
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**DEED REFERENCES:**

1. Community A.L. Corporation to Ives Hill Retirement Community, Inc. File Number 2006-18059 Recorded October 25, 2006 14-49-101.101 Area = 9.653 acres±
2. Community A.L. Corporation to Ives Hill Retirement Community, Inc. File Number 2006-18059 Recorded October 25, 2006 14-49-101.005 Area = 1.288 acres±
3. Revision Development, LLC to Ives Hill Retirement Community, Inc. File Number 2006-18060 Recorded October 25, 2006 14-49-101 Area = 6.613 acres±

Total Area = 17.554 acres± to be assembled.

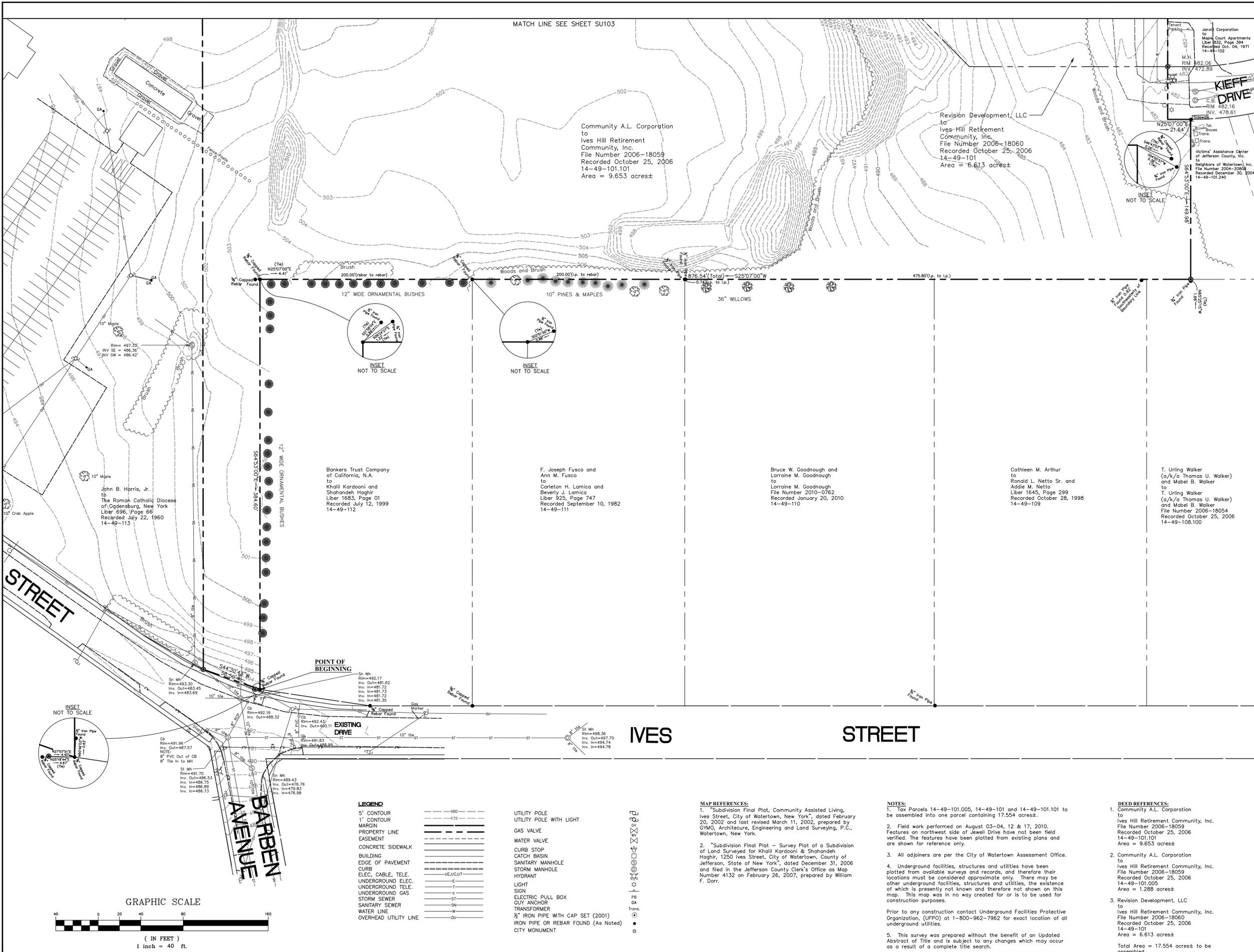
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A LICENSED PROFESSIONAL ENGINEER OR  
LAND SURVEYOR TO ALTER THIS  
DOCUMENT IN ANY WAY. IF ALTERED,  
SUCH LICENSEE SHALL AT THE TIME OF HER  
SEAL AND THE NOTATION "ALTERED BY"  
FOLLOWED BY HIS OR HER SIGNATURE,  
DATE AND A SPECIFIC DESCRIPTION OF  
ALTERATION.

ASSEMBLAGE MAP

**SURVEY + TOPOGRAPHIC MAP OF  
THE LAND OF IVES HILL RETIREMENT  
COMMUNITY, INC., JEWELL DRIVE  
CITY OF WATERTOWN, NY**

Project No: 2010-077  
Scale: 1" = 100'  
Date: August 24, 2010  
Drawn By: S.J.G.  
Designed By:  
Checked By:  
Date Issued: August 24, 2010  
Drwg. No.

**SU101**  
DRAWING 1 OF 3



MATCH LINE SEE SHEET SU103

Community A.L. Corporation to Ives Hill Retirement Community, Inc. File Number 2006-18059 Recorded October 25, 2006 14-49-101.101 Area = 9.653 acres±

Revision Development, LLC to Ives Hill Retirement Community, Inc. File Number 2006-18060 Recorded October 25, 2006 14-49-101 Area = 6.613 acres±

John B. Harris, Jr. to The Roman Catholic Diocese of Ogdensburg, New York Liber 595, Page 66 Recorded July 22, 1960 14-49-113

Bankers Trust Company of California, N.A. to Khalil Kardooni and Shahandeh Haghir Liber 1683, Page 01 Recorded July 12, 1999 14-49-112

F. Joseph Fusco and Ann M. Fusco to Carleton H. Lamica and Beverly J. Lamica Liber 925, Page 747 Recorded September 10, 1992 14-49-111

Bruce W. Goodnough and Lorraine M. Goodnough to Lorraine M. Goodnough File Number 2010-0762 Recorded January 20, 2010 14-49-110

Cathleen M. Arthur to Ronald L. Netto Sr. and Addie M. Netto Liber 1645, Page 299 Recorded October 28, 1998 14-49-109

T. Uring Walker (a/k/a Thomas U. Walker) and Mabel B. Walker to T. Uring Walker (a/k/a Thomas U. Walker) and Mabel B. Walker File Number 2006-18054 Recorded October 25, 2006 14-49-108.100

INSET NOT TO SCALE

INSET NOT TO SCALE

INSET NOT TO SCALE

INSET NOT TO SCALE

POINT OF BEGINNING

EXISTING DRIVE

IVES STREET

JEWELL DRIVE

BARBEN AVENUE

GRAPHIC SCALE



**LEGEND**

5' CONTOUR	---
1' CONTOUR	----
MARGIN	=====
PROPERTY LINE	-----
EASEMENT	-----
CONCRETE SIDEWALK	=====
BUILDING	=====
EDGE OF PAVEMENT	-----
CURB	-----
ELEC. CABLE, TELE.	-----
UNDERGROUND ELEC.	-----
UNDERGROUND TELE.	-----
UNDERGROUND GAS	-----
STORM SEWER	-----
SANITARY SEWER	-----
WATER LINE	-----
OVERHEAD UTILITY LINE	-----

UTILITY POLE	○
UTILITY POLE WITH LIGHT	○
GAS VALVE	○
WATER VALVE	○
CURB STOP	○
CATCH BASIN	○
SANITARY MANHOLE	○
STORM MANHOLE	○
HYDRANT	○
LIGHT	○
SIGN	○
ELECTRIC PULL BOX	○
GUY ANCHOR	○
TRANSFORMER	○
1/2" IRON PIPE WITH CAP SET (2001)	○
IRON PIPE OR REBAR FOUND (As Noted)	○
CITY MONUMENT	○

**MAP REFERENCES:**

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  - Revision Development, LLC to Ives Hill Retirement Community, Inc. File Number 2006-18060 Recorded October 25, 2006 14-49-101 Area = 6.613 acres±
- Total Area = 17.554 acres± to be assembled.



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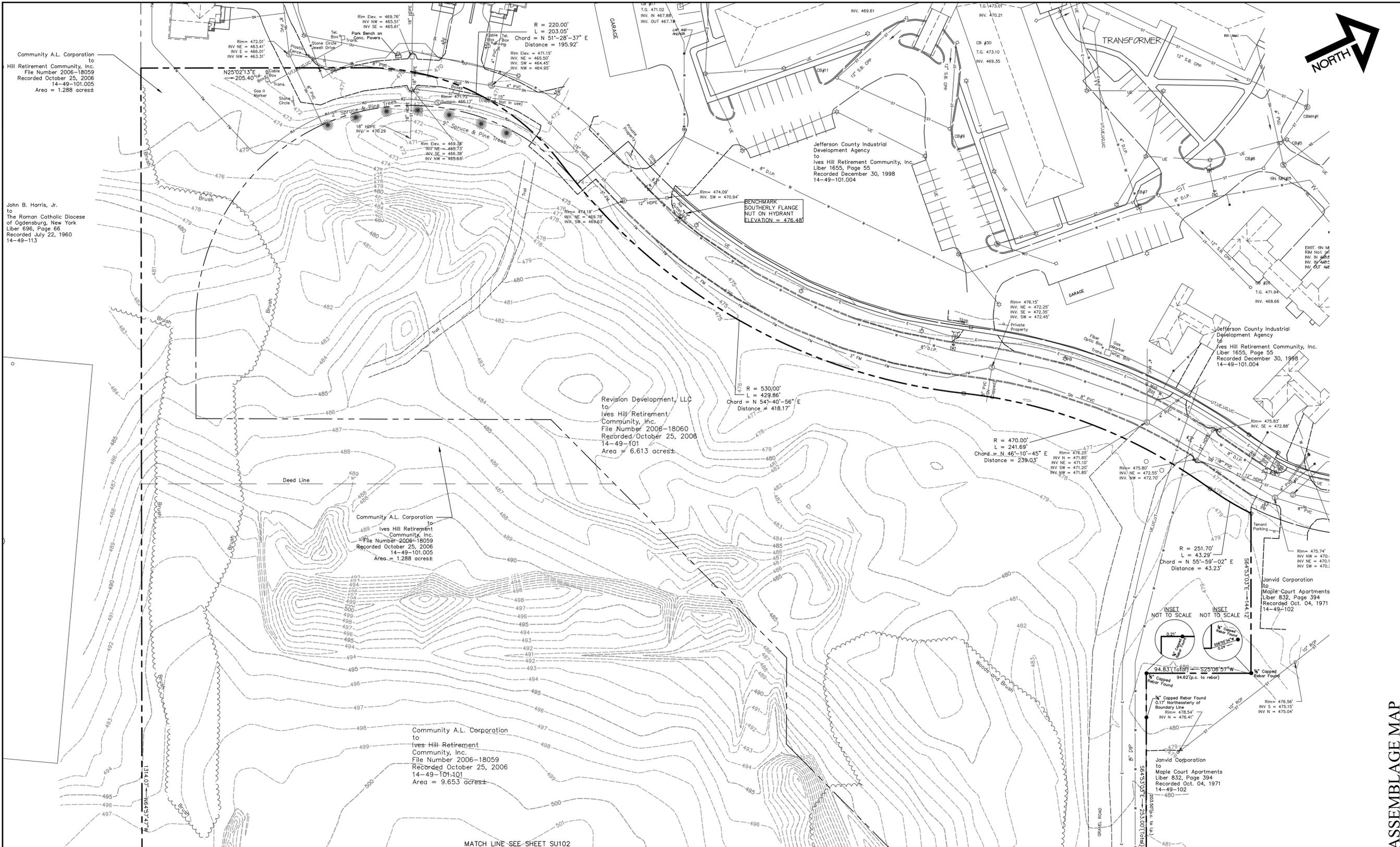
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ASSEMBLAGE MAP

**SURVEY + TOPOGRAPHIC MAP OF THE LAND OF IVES HILL RETIREMENT COMMUNITY, INC., JEWELL DRIVE CITY OF WATERTOWN, NY**

Project No:	2010-077
Scale:	1" = 40'
Date:	August 24, 2010
Drawn By:	S.J.G.
Designed By:	
Checked By:	
Date Issued:	August 24, 2010
Drw. No.	

**SU102**  
DRAWING 2 OF 3



Community A.L. Corporation  
to  
Hill Retirement Community, Inc.  
File Number 2006-18059  
Recorded October 25, 2006  
14-49-101.005  
Area = 1.288 acres±

John B. Harris, Jr.  
to  
The Roman Catholic Diocese  
of Ogdensburg, New York  
Liber 696, Page 66  
Recorded July 22, 1960  
14-49-113

Community A.L. Corporation  
to  
Ives Hill Retirement  
Community, Inc.  
File Number 2006-18059  
Recorded October 25, 2006  
14-49-101.005  
Area = 1.288 acres±

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to  
Ives Hill Retirement  
Community, Inc.  
File Number 2006-18060  
Recorded October 25, 2006  
14-49-101  
Area = 6.613 acres±

Community A.L. Corporation  
to  
Ives Hill Retirement  
Community, Inc.  
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Recorded October 25, 2006  
14-49-101.001  
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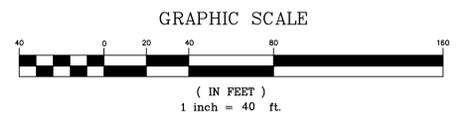
LEGEND	
5' CONTOUR	---
1' CONTOUR	----
MARGIN	=====
PROPERTY LINE	-----
EASEMENT	-----
CONCRETE SIDEWALK	=====
BUILDING	=====
EDGE OF PAVEMENT	-----
CURB	-----
ELEC. CABLE, TELE.	---
UNDERGROUND ELEC.	---
UNDERGROUND TELE.	---
UNDERGROUND GAS	---
STORM SEWER	---
SANITARY SEWER	---
WATER LINE	---
OVERHEAD UTILITY LINE	---
UTILITY POLE	⊕
UTILITY POLE WITH LIGHT	⊕
GAS VALVE	⊕
WATER VALVE	⊕
CURB STOP	⊕
CATCH BASIN	⊕
SANITARY MANHOLE	⊕
STORM MANHOLE	⊕
HYDRANT	⊕
LIGHT	⊕
SIGN	⊕
ELECTRIC PULL BOX	⊕
GUY ANCHOR	⊕
TRANSFORMER	⊕
1/2" IRON PIPE WITH CAP SET (2001)	⊕
IRON PIPE OR REBAR FOUND (As Noted)	⊕

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ASSEMBLAGE MAP

**SURVEY + TOPOGRAPHIC MAP OF  
THE LAND OF IVES HILL RETIREMENT  
COMMUNITY, INC., JEWELL DRIVE  
CITY OF WATERTOWN, NY**

Project No: 2010-077  
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Drawn By: S.J.G.  
Designed By:  
Checked By:  
Date Issued: August 24, 2010  
Drwg. No.

**SU103**  
DRAWING 3 OF 3

**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
ND/#	-	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
ROP	-	REINFORCED CONCRETE PIPE
ROC	-	RUN OF CRUSHER
ROW	-	RIGHT-OF-WAY
S	-	SOUTH
SAN	-	SANITARY
SDR	-	STANDARD DIMENSION RATIO
SMWH	-	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

**MASTER LEGEND**

LEGEND:	EXISTING	PROPOSED	CONCEPTUAL
5' CONTOUR	---	---	---
1' CONTOUR	---	---	---
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	⊕	⊕	⊕
PROPERTY LINE	---	---	---
PROPERTY LINE (ADJACENT)	---	---	---
SEWER LINE	---	---	---
SEWER MANHOLE	⊕	⊕	⊕
SIGNS	⊕	⊕	⊕
SILT FENCE	---	---	---
SOLID WHITE LANE LINE	---	---	---
SPOT ELEVATION		428.01	
SPOT ELEVATION (TOP CURB/BOTTOM CURB)		428.03/01	
STORM LINE	---	---	---
STORM MANHOLE	⊕	⊕	⊕
TREELINE	---	---	---
UNDERGROUND ELECTRIC	---	---	---
UTILITY POLE & GUY WIRE	⊕	⊕	⊕
WATER LINE	---	---	---
WATER OUTLINE	---	---	---
WATER VALVE	⊕	⊕	⊕
WETLANDS	---	---	---
BOLLARD	⊕	⊕	⊕
WATERLINE CROSSING	---	---	---

**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 SURVEY WAS DERIVED FROM A GRADING PLAN PRODUCED BY GYMO, PC DATED SEPTEMBER 2005, AND WAS FIELD VERIFIED IN JUNE 2010 BY GYMO, PC. TOPOGRAPHIC SURVEY WAS SUBSEQUENTLY UPDATED BY GYMO, PC IN AUGUST 2010.
- 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 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 STANDARD D1557 METHOD "C". 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 85% MAXIMUM DRY DENSITY IN GRASS AREAS AND 90% MAXIMUM DRY DENSITY IN GRAVEL AREAS. MAXIMUM DRY DENSITY SHALL BE AS DETERMINED BY ASTM - D1557 MODIFIED PROCTOR, METHOD C. THE CONTRACTOR SHALL HIRE AN INDEPENDENT TESTING AGENCY TO PERFORM PAVEMENT TESTING PER TECHNICAL SPECIFICATIONS AND PROVIDE THE RESULTS TO THE OWNER AND CITY 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 BUILDING PAD AND PAVEMENT SUBGRADE 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, WELLS, 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.
  - DENOTED BENCH MARK REFERENCES USED.
  - PERIODIC OFFSETS
  - BUILDING PAD AND PAVEMENT SUBGRADE FINAL GRADES
  - 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 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. SEE DEWATERING AND DRAINAGE IN THE TECHNICAL SPECIFICATIONS FOR MORE DETAILED INFORMATION.
- A STORM WATER POLLUTION PREVENTION PLAN HAS BEEN PREPARED FOR THIS PROJECT. THE CONTRACTOR SHALL COMPLY WITH THE NYSDEC REQUIREMENTS WITHIN THIS REPORT.
- ALL WATERMAIN WORK IS TO BE COORDINATED WITH THE CITY OF WATERTOWN WATER DEPARTMENT. WATER DEPARTMENT REQUIREMENTS WILL SUPERCEED ALL OTHER PLANS AND SPECIFICATIONS.
- PERMITS: THE FOLLOWING PERMITS MUST BE OBTAINED FROM THE ENGINEERING DEPARTMENT BEFORE THE START OF SITE CONSTRUCTION:
  - SIDEWALK - NO FEE
  - SANITARY SEWER LATERAL - \$ TO BE DETERMINED
  - THE NUMBER OF SEWER PERMITS REQUIRED WILL BE DETERMINED BASED ON THE PROPOSED SCHEDULE FOR COMPLETION OF THE HOUSING UNITS.
  - STORM SEWER - \$25
  - CURB CUT - \$75
  - PAVEMENT CUT - FEE BY FORMULA
  - CITY PERMIT - NO FEE

PLEASE NOTE THAT ANY CONTRACTOR WORKING WITHIN THE CITY OF WATERTOWN MUST PROVIDE A CURRENT CERTIFICATE OF LIABILITY INSURANCE (ACORD 25). IN ADDITION, NYS ALSO MANDATES PROOF OF WORKER'S COMPENSATION BE SHOWN PRIOR TO THE ENGINEERING DEPARTMENT ISSUING ANY PERMITS.

23. A PERMIT MUST BE OBTAINED FROM THE CITY OF WATERTOWN WATER DEPARTMENT TO COVER ANY WORK OR MATERIALS TO BE PROVIDED BY THE WATER DEPARTMENT, INCLUDING BUT NOT LIMITED TO THE TAP AT THE MAIN AND COORDINATION WITH TYING INTO THE MAIN WITHIN THE PROJECT AREA.

24. THE CITY OF WATERTOWN WATER DEPARTMENT MUST BE PRESENT TO ASSIST WITH FLUSHING OF MAINS, WITNESSING OF PRESSURE TESTING, AND PERFORMING THE DISINFECTION. THE COST OF WORK PERFORMED BY THE WATER DEPARTMENT WILL BE PAID FOR BY THE CONTRACTOR UPON THE CITY PRESENTING AN INVOICE FOR SUCH WORK.

25. THERE SHALL BE NO DEVIATION FROM THE SPECIFICATIONS FOR WATER MAIN AND SERVICE MATERIALS AND CONSTRUCTION. THIS INCLUDES, BUT IS NOT LIMITED TO, THE PLACING OF A MINIMUM OF THREE BRONZE WEDGES AT EACH PUSH-ON JOINT FOR CONTINUITY, PROPER BACKFILL PLACEMENT AND COMPACTION, AND PROPER PLACEMENT AND SIZING OF THRUST BLOCKS. ALL PIPE AND MATERIALS MUST BE MADE IN NORTH AMERICA, UNLESS OTHERWISE APPROVED, AND SHOP DRAWINGS OR CUT SHEETS FOR PIPE AND MATERIAL MUST BE APPROVED BY THE WATER DEPARTMENT.

26. 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.

27. THE DISTANCE BETWEEN THE "PUMP OFF" AND "PUMP ON" ELEVATIONS INSIDE BOTH OF THE SANITARY SEWER PUMPING STATIONS LOCATED IN PHASES I & II OF THE IVES HILL RETIREMENT COMMUNITY MUST BE ADJUSTED TO 0.5' SEPARATION. PUMP DRAWDOWN TESTS IN EACH PUMPING STATION MUST BE PERFORMED FOR FIELD VERIFICATION.

28. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN AND PROTECT TRAFFIC FLOW.

29. 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.

30. 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.

**PLANTING SCHEDULE**

COMMON NAME	ABBREV.	BOTANICAL NAME	SIZE	QTY.
AUSTRIAN PINE	AP	PINUS NIGRA	5-6' BB.	5
AUTUMN BLAZE MAPLE	AM	ACER X FREMANII 'AUTUMN BLAZE'	2' CAL	2
COLORADO BLUE SPRUCE	CBS	PICEA PUNGENS	5-6' BB.	6
CRIMSON KING MAPLE	CM	ACER PLAT. 'CRIMSON KING'	2' CAL	5
PAPER BIRCH	PB	BETULA PAPHYRIFERA	2' CAL	6
PRAIRIFIRE CRABAPPLE	PC	MALUS 'PRAIRIFIRE'	2' CAL	5
CANADIAN HEMLOCK	CH	TSUGA CANADENSIS	4'-5' B.B.	5
SHADEMASTER HONEYLOCUST	SH	GLEDTISIA T. I. 'SHADEMASTER'	2' CAL	5
RED MAPLE	RM	ACER RUBRUM	2' CAL.	5
WHITE FIR	WF	ABIES CONCOLOR	4'-5' B.B.	3
COLORADO SPRUCE	CS	PICEA PUNGENS	5-6' BB.	5
TOTAL LARGE TREES:				52
ANDORRA JUNIPER	AJ	JUNIPERUS HORIZONTALIS 'PLUMOSA COMPACTA'	2 GAL.	23
EMERALD GAITY EUONYMUS	EE	EUONYMUS FORTUNEI 'EMERALD GAITY'	2 GAL.	17

**IVES HILL PHOTOMETRICS**

Symbol	Qty	Label	Arrangement	Lumens	LDD	LDD	BF	LLF	Description
⊕	6	L1	SINGLE	33000	0.9	0.75	1	0.675	MPTR-SS-350
⊕	2	L2	SINGLE	33000	0.9	0.75	1	0.675	MPTR-SS-350
⊕	1	L3	SINGLE	14000	0.9	0.75	1	0.675	MPTR-SF-150

Label	Calc Type	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts	Illuminance	Fc	0.98	4.5	0.0	N.A.	N.A.
Prop Line	Illuminance	Fc	0.00	0.1	0.0	N.A.	N.A.
CalcPts_1	Illuminance	Fc	1.11	3.5	0.1	11.10	35.00

**PLANNING DATA**

CURRENT ZONING CLASSIFICATION - PLANNED DEVELOPMENT DISTRICT		
PROPOSED USE - PLANNED DEVELOPMENT DISTRICT (ENRICHED LIVING FACILITY (ELF) AND MULTIFAMILY)		
AREA AND BULK CALCULATIONS		
ITEM	REQUIRED/ALLOWED	PROPOSED
BUILDING AREA	N.A.	TOTAL = 33,105 SF
LOT AREA		17.55 ACRES
BUILDING COVERAGE	20% MAX.	4.3%
FRONT YARD SETBACK	20'	32.4'
SIDE YARD SETBACK	5'	>>5'
REAR YARD SETBACK	25'	>>25'
PARKING SPACES	1 SPACE FOR EVERY 3 BEDS 1 SPACE FOR EVERY 10 BEDS - GUESTS (1/3 X 18 BEDS) + (1/10 X 18 BEDS) = 8 SPACES	14 SPACES PRIVATE DRIVEWAYS AND GARAGES FOR DUPLEX UNITS. 2 HC SPACES TOTAL = 16 SPACES (ELF)

TEST PIT	DEPTH	SOIL TYPE
TP 1	0'-1'	TOPSOIL
	1'-6'	LOAMY CLAY/GLACIAL TILL
TP 2	0'-1'	TOPSOIL
	1'-6'	LOAMY CLAY
	6'	BEDROCK
TP 3	0'-7'	FILL MATERIAL (CONST. DEBRIS)
	7'-11'	NATIVE MATERIAL (LOAM)
	11'	BEDROCK
TP 4	0'-1'	TOPSOIL/ORGANICS
	1'-5.5'	GLACIAL TILL
	5.5'-6'	BEDROCK
TP 5	0'-6'	TOPSOIL
	6'-6'	GLACIAL FILL
TP 6	0'-1'	TOPSOIL
	1'-5'	GLACIAL TILL

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WHO VIOLATES THIS SECTION SHALL  
BE PENALIZED BY FINE OR  
IMPRISONMENT, BUT NOT A  
SUSPENSION OF LICENSE.*

GENERAL NOTES & INFORMATION

IVES HILL PHASE III  
IVES HILL - JEWELL DRIVE  
CITY OF WATERTOWN, NY

Project No: 2010-077  
Scale: As Noted  
Date: 7/16/10  
Drawn By: THR  
Designed By: BJD  
Checked By:  
Date Issued: 8/24/10  
Drwg. No.

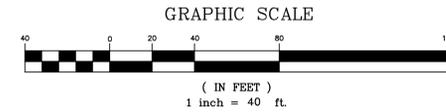
C001



IMMACULATE HEART CENTRAL



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MATCHLINE - SEE SHEET C101

Community A.L. Corporation  
to  
Ives Hill Retirement  
Community, Inc.  
File Number 2006-18059  
Recorded October 25, 2006  
14-49-101.101  
Area = 9.653 acres±

to  
Ives Hill Retirement  
Community, Inc.  
File Number 2006-18060  
Recorded October 25, 2006  
14-49-101  
Area = 6.613 acres±

20' WIDE GRAVEL EMERGENCY  
ACCESS ROAD.

Brush

12" WIDE ORNAMENTAL BUSHES

10" PINES & MAPLES

36" WILLOWS

Woods and Brush

10" Maple

10" Maple

10" Crab Apple

John B. Harris, Jr.  
to  
The Roman Catholic Diocese  
of Ogdensburg, New York  
Liber 696, Page 66  
Recorded July 22, 1960  
14-49-113

LAWN AREA  
TYPICAL

LAWN AREA

12" WIDE ORNAMENTAL BUSHES

Bankers Trust Company  
of California, N.A.  
to  
Khali Kardooni and  
Shahandeh Haghir  
Liber 1683, Page 01  
Recorded July 12, 1999  
14-49-112

F. Joseph Fusco and  
Ann M. Fusco  
to  
Carleton H. Lamico and  
Beverly J. Lamico  
Liber 925, Page 747  
Recorded September 10, 1982  
14-49-111

Bruce W. Goodnough and  
Lorraine M. Goodnough  
to  
Lorraine M. Goodnough  
Liber 2010-0762  
Recorded January 20, 2010  
14-49-110

Cathie  
to  
Ronald  
Addis  
Liber  
Record  
14-49

IVES STREET

IVES

STREET

BARBEN AVENUE

POINT OF  
BEGINNING

EXISTING  
DRIVE

GATED ENTRANCE

R30.0 TYP.  
EACH SIDE

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

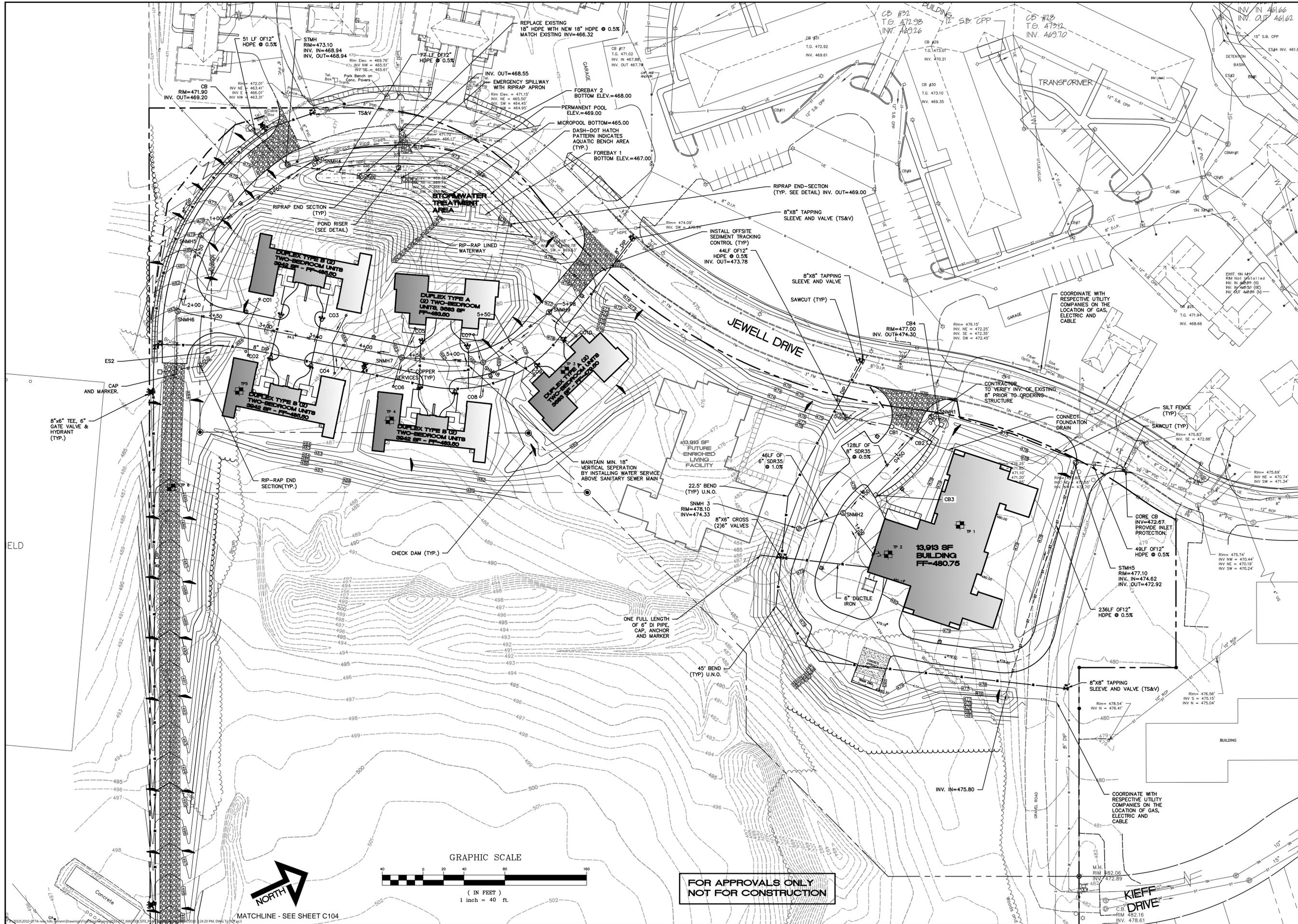


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SITE PLAN  
IVES HILL PHASE III  
IVES HILL - JEWELL DRIVE  
CITY OF WATERTOWN, NY

Project No: 2010-077  
Scale: As Noted  
Date: 6/18/10  
Drawn By: BJD  
Designed By: BJD  
Checked By:  
Date Issued: 8/24/10  
Drwg. No.

C102



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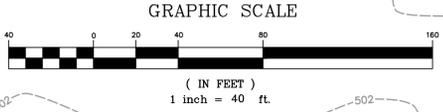
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UTILITY AND GRADING PLAN  
IVES HILL PHASE III  
IVES HILL - JEWELL DRIVE  
CITY OF WATERTOWN, NY

Project No: 2010-077  
Scale: As Noted  
Date: 6/18/10  
Drawn By: BJD  
Designed By: BJD  
Checked By:  
Date Issued: 8/24/10  
Drwg. No:

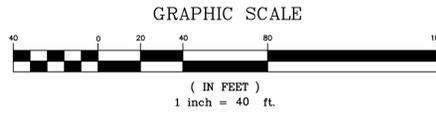
C103



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MATCHLINE - SEE SHEET C104

IMMACULATE HEART CENTRAL



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MATCHLINE - SEE SHEET C103

Community A.L. Corporation  
to  
Ives Hill Retirement  
Community, Inc.  
File Number 2006-18059  
Recorded October 25, 2006  
14-49-101.101  
Area = 9.653 acres±

to  
Ives Hill Retirement  
Community, Inc.  
File Number 2006-18060  
Recorded October 25, 2006  
14-49-101.102  
Area = 6.613 acres±



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DATE AND A SPECIFIC DESCRIPTION OF  
ALTERATION.

Cathie  
to  
Ronald  
Addis  
Liber  
Record  
14-49

UTILITY AND GRADING PLAN

IVES HILL PHASE III  
IVES HILL - JEWELL DRIVE  
CITY OF WATERTOWN, NY

Project No: 2010-077  
Scale: As Noted  
Date: 6/18/10  
Drawn By: BJD  
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Date Issued: 8/24/10  
Drwg. No.

C104

CONNECT TO EXISTING 8" W WITH  
8" TAPPING SLEEVE AND VALVE.  
SAWCUT EDGE OF UTILITY  
TRENCHES (TYP.)

IVES STREET

IVES

STREET

BARBEN AVENUE

NOTE:  
1. IF 6" SANITARY SEWER IS ENCOUNTERED DURING CONSTRUCTION,  
NOTIFY ENGINEER OF EXACT LOCATION PRIOR TO PROCEEDING WITH WORK.

John B. Harris, Jr.  
to  
The Roman Catholic Diocese  
of Ogdensburg, New York  
Liber 696, Page 66  
Recorded July 22, 1960  
14-49-113

Bankers Trust Company  
of California, N.A.  
to  
Khali Kardooni and  
Shahandeh Haghir  
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F. Joseph Fusco and  
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to  
Carleton H. Lamica and  
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Liber 925, Page 747  
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14-49-111

Bruce W. Goodnough and  
Lorraine M. Goodnough  
to  
Lorraine M. Goodnough  
File Number 2010-0762  
Recorded January 20, 2010  
14-49-110

CHECK DAM (TYP.)

3:1 STABILIZED FILL SLOPE  
NORTH AMERICAN GREEN #SC150  
OR APPROVED EQUAL. (TYPICAL  
FOR 3:1 CUT/FILL SLOPES.)

45° BEND  
DRY SWALE 1  
SEE NOTE #1 POINT OF  
BEGINNING

EXISTING DRIVE

Rim= 489.12'  
INV NE = 483.46'  
INV SE = 484.79'  
INV SW = 483.51'

Rim= 491.23'  
INV NW = 487.21'  
INV SW = 487.05'

Rim= 497.33'  
INV SE = 486.30'  
INV SW = 486.42'

St Mh  
Rim=493.30  
Inv. Out=483.42  
Inv. In=483.04

Cp  
Rim=492.18  
Inv. Out=488.32

St Mh  
Rim=492.17  
Inv. Out=481.82  
Inv. In=481.72  
Inv. In=481.73  
Inv. In=481.72  
Inv. In=481.35

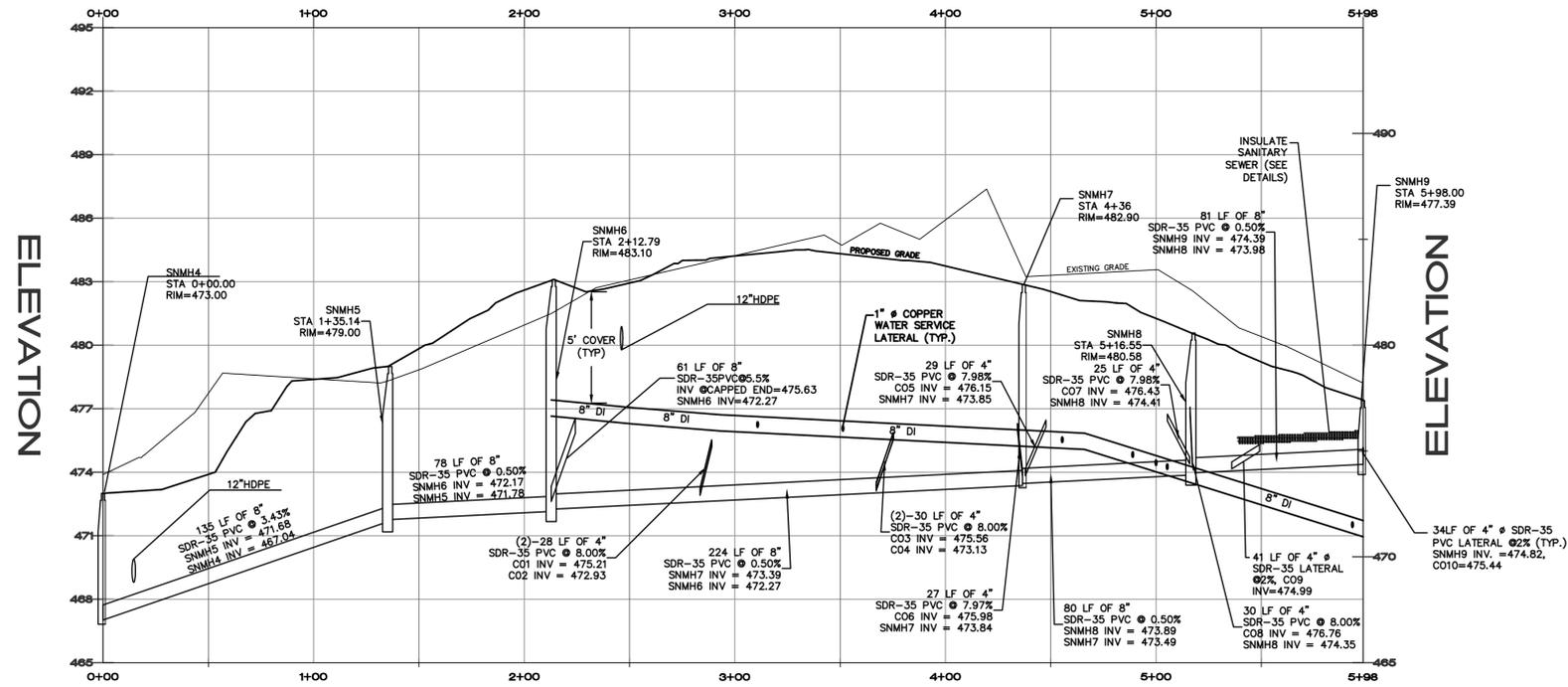
St Mh  
Rim=491.70  
Inv. Out=486.53  
Inv. In=486.75  
Inv. In=482.89  
Inv. In=486.73

St Mh  
Rim=489.43  
Inv. Out=476.76  
Inv. In=478.53  
Inv. In=476.98

St Mh  
Rim=488.36  
Inv. Out=497.70  
Inv. In=494.74  
Inv. In=494.78

# MULTIFAMILY SEWER PROFILE

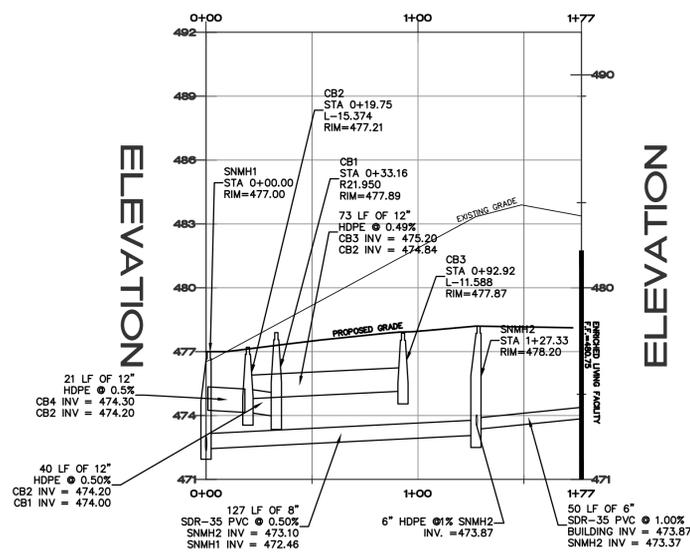
STATION



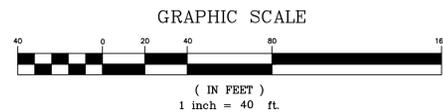
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# ENRICHED LIVING FACILITY SEWER

STATION



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ALTERATION.

SANITARY SEWER PROFILES  
IVES HILL PHASE III  
IVES HILL - JEWELL DRIVE  
CITY OF WATERTOWN, NY

Project No: 2010-077  
Scale: As Noted  
Date: 6/18/10  
Drawn By: BJD  
Designed By: BJD  
Checked By:  
Date Issued: 8/24/10  
Drwg. No.

C201

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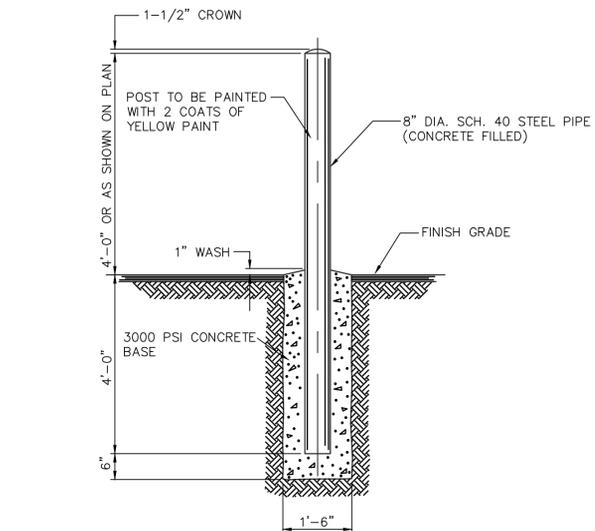
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*IT IS A VIOLATION OF SECTION 2000 SUBSECTION 2 OF THE NEW YORK STATE EDUCATION LAW FOR ANY PERSON UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR TO ALTER THIS DOCUMENT IN ANY MANNER. ANY SUCH ALTERATION SHALL APPLY HIS OR HER SEAL AND THE APPLICABLE CHAPTER 87 PROMULGATED BY HIS OR HER OCCUPATION. THIS AND A SPECIFIC DESCRIPTION OF ALTERATION.*

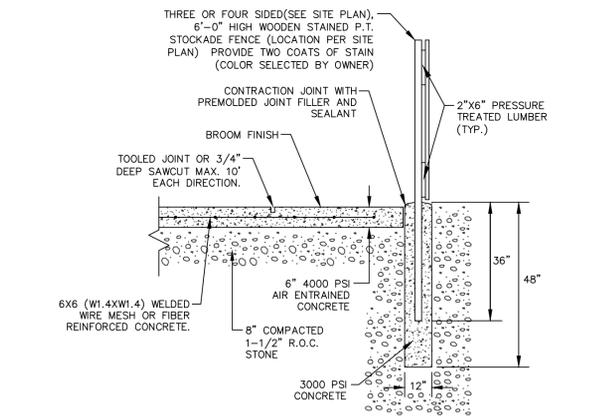
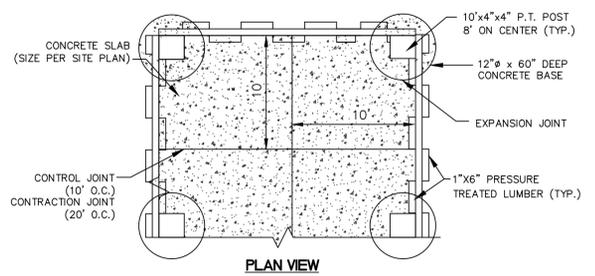
SITE DETAILS  
IVES HILL PHASE III  
IVES HILL - JEWELL DRIVE  
CITY OF WATERTOWN, NY

Project No: 2010-077  
Scale: As Noted  
Date: 7/16/10  
Drawn By: THR  
Designed By: BJD  
Checked By:  
Date Issued: 8/24/10  
Drwg. No.

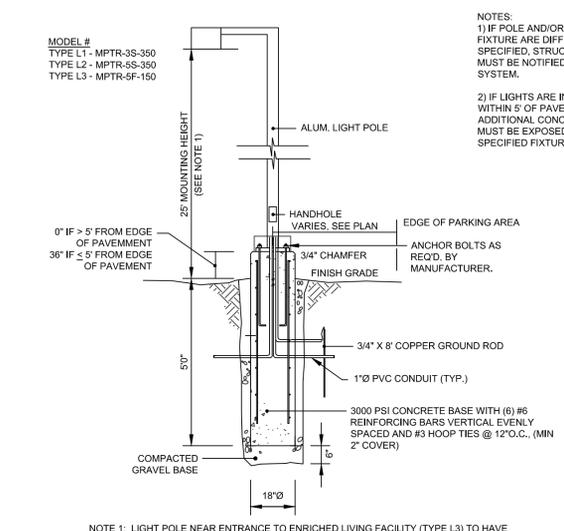
C501



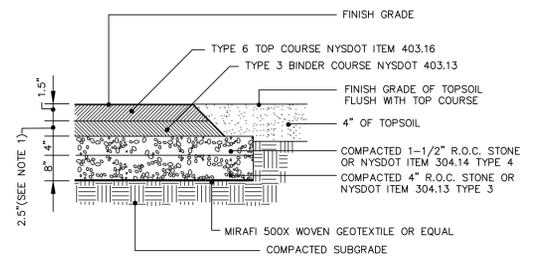
1 CONCRETE BOLLARD DETAIL  
C501 NOT TO SCALE



4 CONCRETE DUMPSTER, APPROACH, GENERATOR, AND UTILITY PAD DETAIL  
C501 NOT TO SCALE D173-01



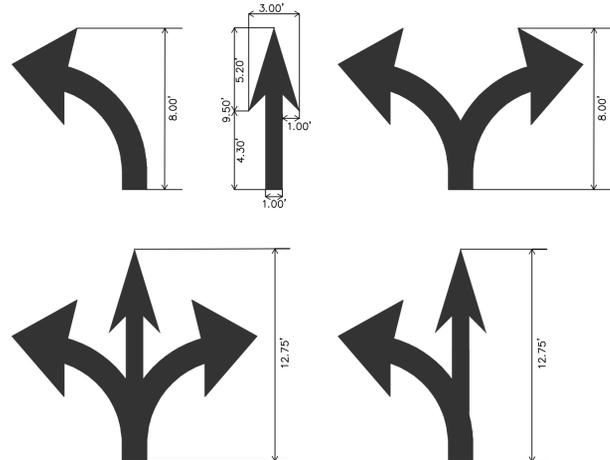
7 TYPICAL LIGHT POLE BASE DETAIL  
C501 NOT TO SCALE



RUN OF CRUSHER STONE - SHALL BE ANGULAR CRUSHED UNSORTED LIMESTONE, WELL GRADED WITH SUFFICIENT FINES TO FILL ALL VOIDS WHEN COMPACTED. GRADATION SHALL BE AS FOLLOWS:

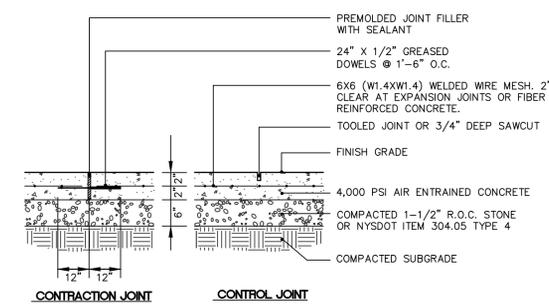
SIEVE	% PASSING BY WT.	
	(1-1/2")	(4")
4"	100	100
3"	90-100	90-100
2"	75-90	75-90
1-1/2"	100	50-70
1"	90-100	40-65
3/4"	60-80	25-40
1/2"	40-60	0-10
#40	10-40	
#200	0-10	

NOTE 1: 3" BINDER FOR JEWELL DRIVE EXTENSION.  
2 TYPICAL PAVEMENT DETAIL  
C501 NOT TO SCALE D153-01



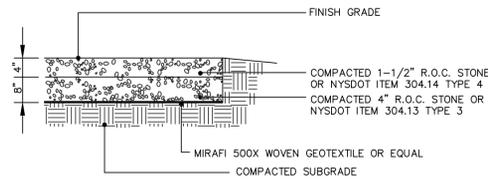
NOTES:  
1. WORDS AND ARROWS FOR DRIVEWAYS SHALL BE APPLIED ACCORDING TO REQUIREMENTS AS OUTLINED IN THE 2003 MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.  
2. THESE MARKINGS ARE TO BE PAINTED REFLECTIVE WHITE.

5 TYPICAL TRAFFIC FLOW ARROWS  
C501 NOT TO SCALE



NOTES  
1. CONTROL JOINTS TO BE SPACED 5' O.C. MAX., CONTRACTION JOINTS TO BE SPACED 20' O.C. MAX.  
2. CROSS SLOPE IN SIDEWALK TO BE MIN. 1/4" PER FOOT.  
3. WIDTH: PER SITE PLAN  
4. SIDEWALKS WITHIN THE CITY OF WATERTOWN R.O.W. AND/OR ADJACENT TO JEWELL DRIVE, SHALL BE 5" THICK, 5000 PSI STRENGTH, EXCEPT 6" THICK ACROSS DRIVEWAYS

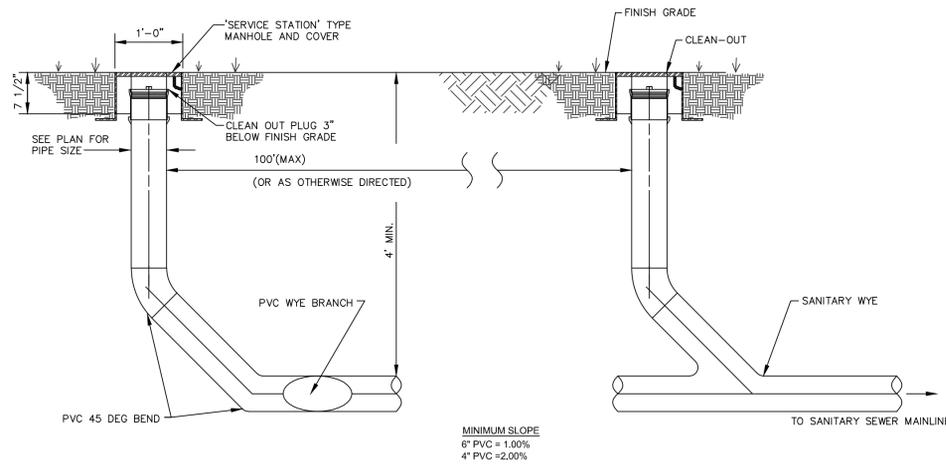
3 TYPICAL CONCRETE WALK SECTION  
C501 NOT TO SCALE D154-01



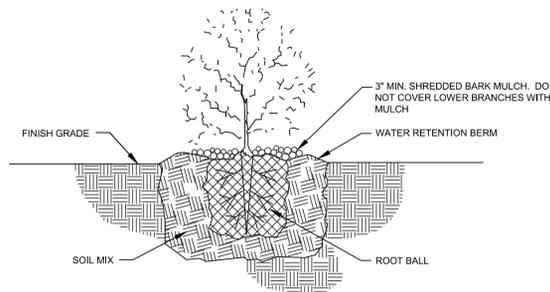
RUN OF CRUSHER STONE - SHALL BE ANGULAR CRUSHED UNSORTED LIMESTONE, WELL GRADED WITH SUFFICIENT FINES TO FILL ALL VOIDS WHEN COMPACTED. GRADATION SHALL BE AS FOLLOWS:

SIEVE	% PASSING BY WT.	
	(1-1/2")	(4")
4"	100	100
3"	90-100	90-100
2"	75-90	75-90
1-1/2"	100	50-70
1"	90-100	40-65
3/4"	60-80	25-40
1/2"	40-60	0-10
#40	10-40	
#200	0-10	

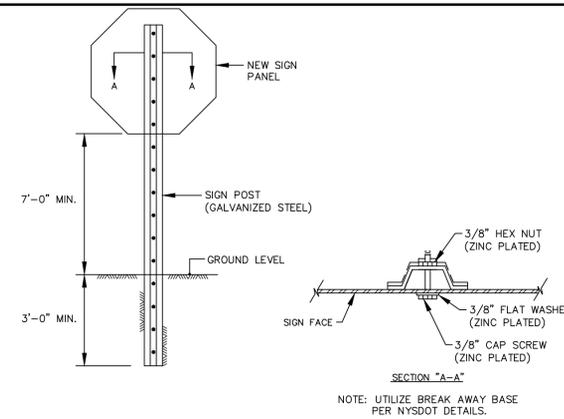
NOTES  
1. CROSS SLOPE IN DRIVE TO BE MIN. 1/4" PER FOOT EACH SIDE OF CENTERLINE. (UNLESS OTHERWISE NOTED)  
6 TYPICAL 20" GRAVEL DRIVE SECTION  
C501 NOT TO SCALE D172-01



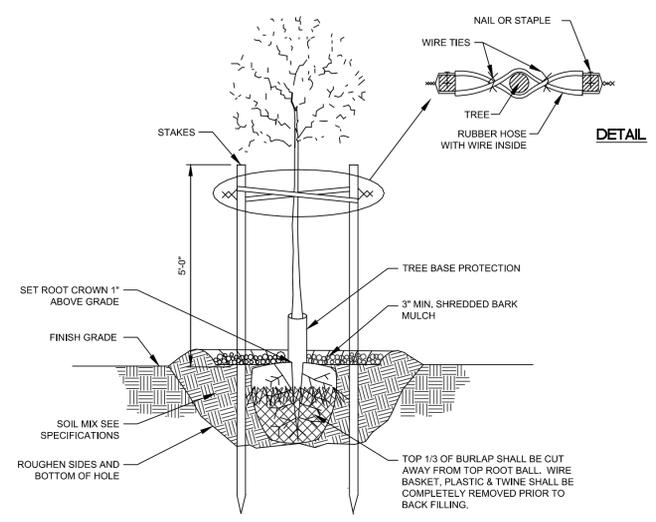
8 TYPICAL SEWER LATERAL DETAIL  
C501 NOT TO SCALE D163-01



1	<b>SHRUB PLANTING DETAIL</b>
C502	NOT TO SCALE

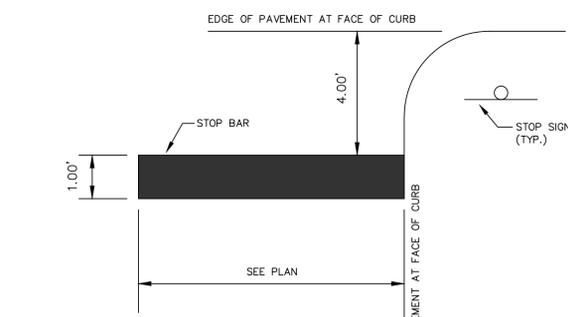


4	<b>TYPICAL SIGN-IN GROUND INSTALLATION DETAIL</b>
C502	NOT TO SCALE



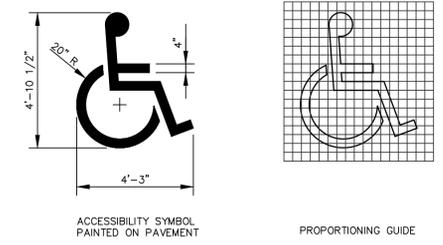
8	<b>TREE PLANTING AND STAKING DETAIL</b>
C502	NOT TO SCALE

- LANDSCAPING NOTES**
1. PLANT SPECIES WERE SELECTED TO GROW IN EXISTING SOIL CONDITIONS AND HARDNESS ZONES. PLANT SPECIES WERE ALSO CHOSEN ACCORDING TO GROWTH HABIT, SHAPE, SIZE, COLOR, FLOWER AND FALL COLOR. ANY SUBSTITUTIONS MUST BE REVIEWED BY THE ARCHITECT OR ENGINEER.
  2. ALL TREES SHALL ARRIVE ON SITE BEARING THE ORIGINAL IDENTIFICATION TAGS SHOWING THE BOTANICAL NAME, COMMON NAME AND SIZE.
  3. ALL TREES SHALL HAVE A MIN. 4\"/>

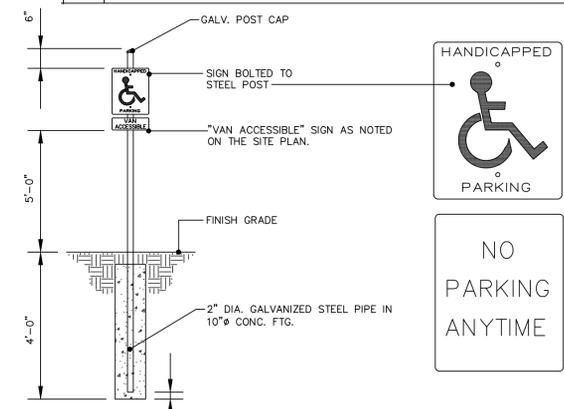


2	<b>TYPICAL STOP BAR DETAIL</b>
C502	NOT TO SCALE

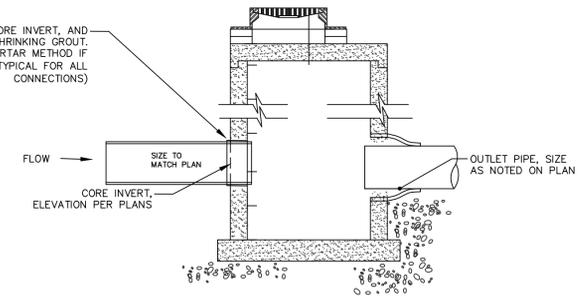
- NOTES:**
1. WORDS AND ARROWS FOR DRIVEWAYS SHALL BE APPLIED ACCORDING TO REQUIREMENTS AS OUTLINED IN THE 2003 MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
  2. THESE MARKINGS ARE TO BE PAINTED REFLECTIVE WHITE.



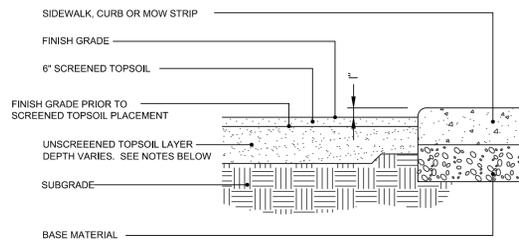
5	<b>TYPICAL HANDICAP SYMBOL DETAIL</b>
C502	NOT TO SCALE



6	<b>TYPICAL HANDICAP SIGN DETAIL</b>
C502	NOT TO SCALE

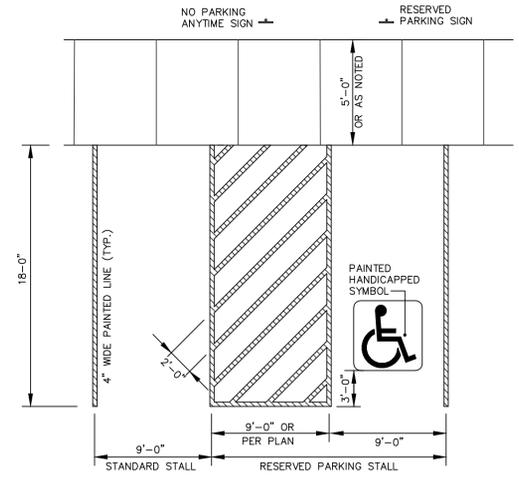


9	<b>TYPICAL EXISTING CATCH BASIN CONNECTION DETAIL</b>
C502	NOT TO SCALE



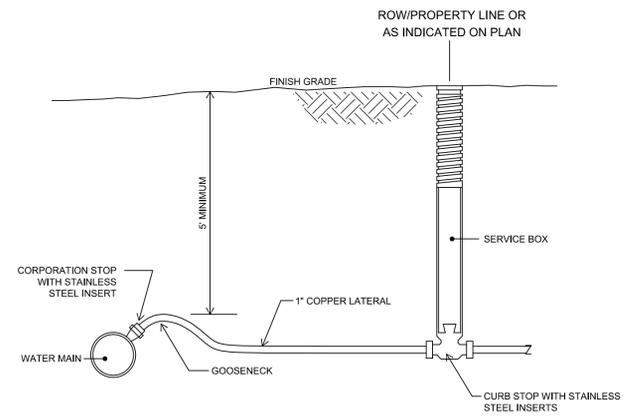
3	<b>SOIL PROFILE - VARIOUS AREAS</b>
C502	NOT TO SCALE

- NOTES:**
1. GRASSED AREAS - UNSCREENED TOPSOIL SHALL BE 8\"/>



7	<b>TYPICAL PARKING STALL MARKINGS</b>
C502	NOT TO SCALE

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



10	<b>TYPICAL SERVICE CONNECTION TO WATER MAIN DETAIL</b>
C502	NOT TO SCALE

ARCHITECTURE,  
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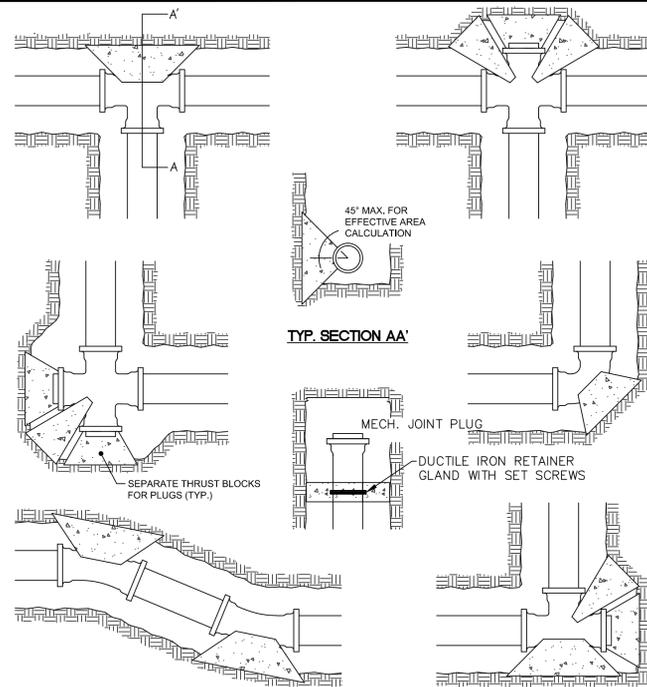
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**SITE DETAILS**  
**IVES PHASE III**  
**IVES HILL - JEWELL DRIVE**  
**CITY OF WATERTOWN, NY**

Project No: 2010-077  
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**C502**

FOR APPROVALS ONLY  
NOT FOR CONSTRUCTION

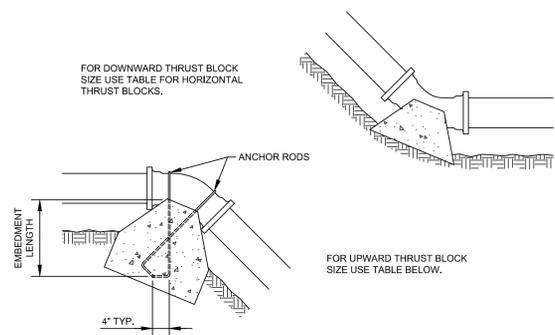


TYP. SECTION AA

NOMINAL PIPE SIZE	150 P.S.I. HYDROSTATIC PRESSURE AGAINST UNDISTURBED SOIL AT 2000 P.S.F. BRNG. CAPACITY					150 P.S.I. HYDROSTATIC PRESS. AGAINST ROCK TRENCH, 10000 P.S.F. BRNG. CAPACITY DESIGN BASIS				
	11-1/4" BEND	22-1/2" BEND	45° BEND	90° BEND	PLUG OR TEE	11-1/4" BEND	22-1/2" BEND	45° BEND	90° BEND	PLUG OR TEE
4"	1.0	1.0	1.0	1.9	1.4	1.0	1.0	1.0	1.0	1.0
6"	1.0	1.1	2.1	4.0	2.8	1.0	1.0	1.0	1.0	1.0
8"	1.0	1.9	3.7	6.8	4.8	1.0	1.0	1.0	1.4	1.0
10"	1.4	2.8	5.6	10.3	7.3	1.0	1.0	1.1	2.1	1.5
12"	2.0	4.0	7.9	14.5	10.3	1.0	1.8	1.6	2.9	2.1
14"	2.7	5.4	10.6	19.5	13.8	1.0	1.1	2.1	3.9	2.8
16"	3.5	7.0	13.6	25.2	17.8	1.0	1.4	2.7	5.0	3.6
18"	4.4	8.7	17.1	31.7	22.4	1.0	1.7	3.4	6.3	4.5
20"	5.4	10.7	21.0	38.9	27.5	1.1	2.1	4.2	7.8	5.5
24"	7.7	15.3	30.0	55.5	39.2	1.5	3.1	6.0	11.1	7.8

- THRUST BLOCKS TO BE 3000 PSI CONCRETE MINIMUM.
- FOR SOIL BEARING CAPACITIES LESS THAN 2000 PSI OR WHERE SOIL HAS BEEN DISTURBED, THE ABOVE TABLE DOES NOT APPLY.
- WHERE TOP OF PIPE LIES BELOW TOP OF ROCK TRENCH, BEARING AREAS AGAINST ROCK TRENCH TABLE MAY BE USED.
- POLYETHYLENE BARRIER TO BE PROVIDED BETWEEN PIPE AND THRUST BLOCK.

1 TYPICAL HORIZONTAL THRUST BLOCK DETAILS  
C503 NOT TO SCALE D124-01

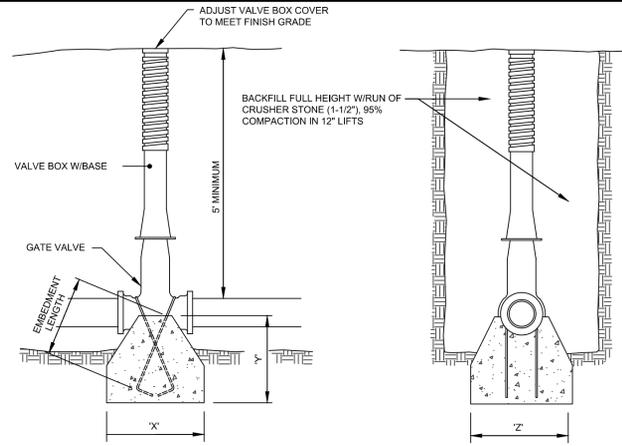


ANCHOR SCHEDULE

NOMINAL PIPE SIZE	11-1/4" BEND			22-1/2" BEND			45° BEND		
	CONCRETE VOLUME (CU. YDS.)	ANCHOR ROD Ø	EMBED. LENGTH	CONCRETE VOLUME (CU. YDS.)	ANCHOR ROD Ø	EMBED. LENGTH	CONCRETE VOLUME (CU. YDS.)	ANCHOR ROD Ø	EMBED. LENGTH
4"	0.2	3/8"	1'-2"	0.4	3/8"	1'-2"	0.6	3/8"	1'-2"
6"	0.4	3/8"	1'-2"	0.7	3/8"	1'-2"	1.3	3/8"	1'-2"
8"	0.6	3/8"	1'-2"	1.2	3/8"	1'-2"	2.3	3/8"	1'-2"
10"	0.9	3/8"	1'-2"	1.7	3/8"	1'-2"	3.4	1/2"	1'-6"
12"	1.3	3/8"	1'-2"	2.5	1/2"	1'-6"	4.8	5/8"	2'-0"
14"	1.7	3/8"	1'-2"	3.3	1/2"	1'-6"	6.5	5/8"	2'-0"
16"	2.2	3/8"	1'-2"	4.3	1/2"	1'-6"	8.4	3/4"	2'-3"
18"	2.7	1/2"	1'-6"	5.4	5/8"	2'-0"	10.6	7/8"	2'-6"
20"	3.3	1/2"	1'-6"	6.6	5/8"	2'-0"	13.0	7/8"	2'-6"
24"	4.7	5/8"	2'-0"	9.4	3/4"	2'-3"	18.5	1-1/8"	3'-6"

- THRUST BLOCK TO BE 3000 PSI CONCRETE MINIMUM.

2 TYPICAL VERTICAL THRUST BLOCK DETAILS  
C503 NOT TO SCALE D126-01



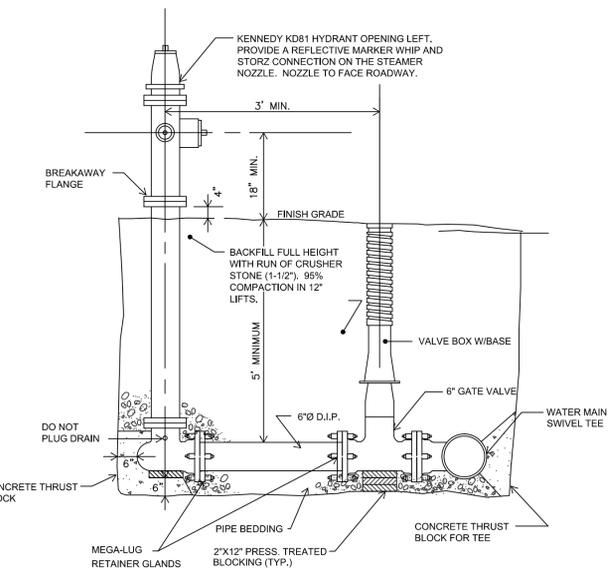
VALVE ANCHOR SCHEDULE

NOMINAL PIPE SIZE	150 P.S.I. HYDROSTATIC PRESSURE AGAINST UNDISTURBED SOIL AT 2000 P.S.F. BRNG. CAPACITY			
	X'	Y'	Z'	ANCHOR ROD Ø
2"	1'-3"	1'-3"	1'-3"	3/8"
3"	1'-3"	1'-3"	1'-3"	3/8"
4"	1'-3"	1'-3"	1'-3"	3/8"
6"	1'-6"	1'-8"	1'-8"	1/2"
8"	1'-6"	2'-3"	2'-3"	5/8"
10"	1'-8"	2'-6"	2'-6"	3/4"
12"	1'-9"	3'-4"	3'-4"	7/8"
14"	2'-0"	3'-8"	3'-8"	1"
16"	2'-3"	4'-3"	4'-3"	1-1/8"
18"	2'-6"	4'-8"	4'-8"	1-1/4"

NOTES:

- THRUST BLOCK CONCRETE TO BE 3000 PSI MINIMUM.
- FOR SOIL BEARING CAPACITIES LESS THAN 2000 PSF OR WHERE SOIL HAS BEEN DISTURBED, THE ABOVE TABLE DOES NOT APPLY.

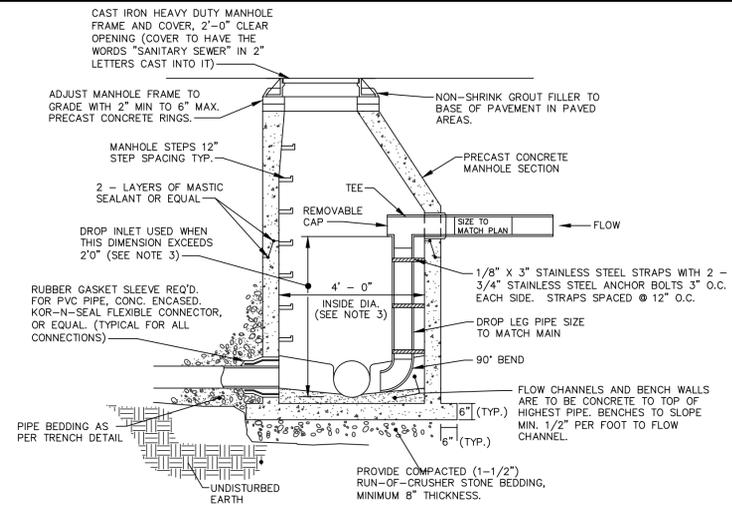
3 TYPICAL GATE VALVE DETAIL  
C503 NOT TO SCALE D129-01



NOTES:

- HYDRANT NOZZLE TO BE ALIGNED PERPENDICULAR TO STREET.
- PEA GRAVEL OR NO.3 CRUSHED STONE (1/2 CU. YD.) TO BE PLACED AROUND HYDRANT DRAIN.
- SEE THRUST BLOCK DETAIL FOR REQUIRED DIMENSIONS.
- HYDRANT TO CONFORM TO ANSI/AWWA C502-65 STANDARDS FOR DRY-BARREL FIRE HYDRANTS.

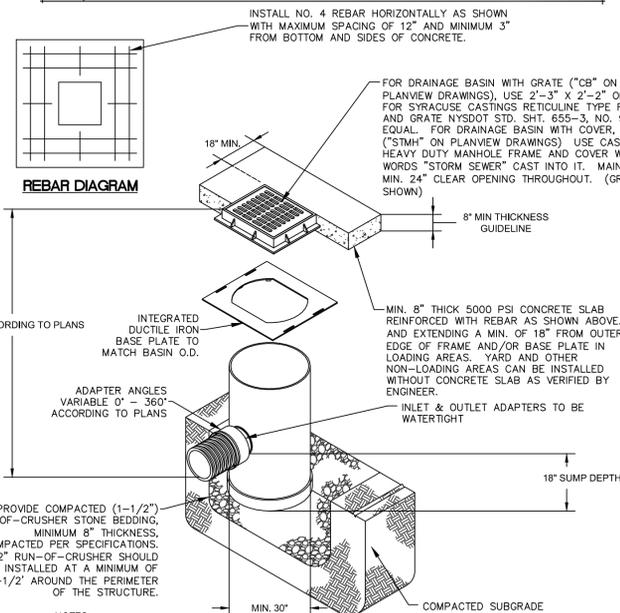
4 TYPICAL HYDRANT DETAIL  
C503 NOT TO SCALE W103-01



NOTES:

- ALL MANHOLE SECTIONS TO BE HS-20 LOAD RATING MINIMUM.
- DAMP-PROOF COATING TO BE APPLIED TO OUTER SURFACE OF MANHOLE SECTIONS.
- DROP MANHOLES SHALL BE 5' - 0" INSIDE DIAMETER.
- USE THIS DETAIL FOR EXISTING MANHOLE CONNECTIONS ALSO.

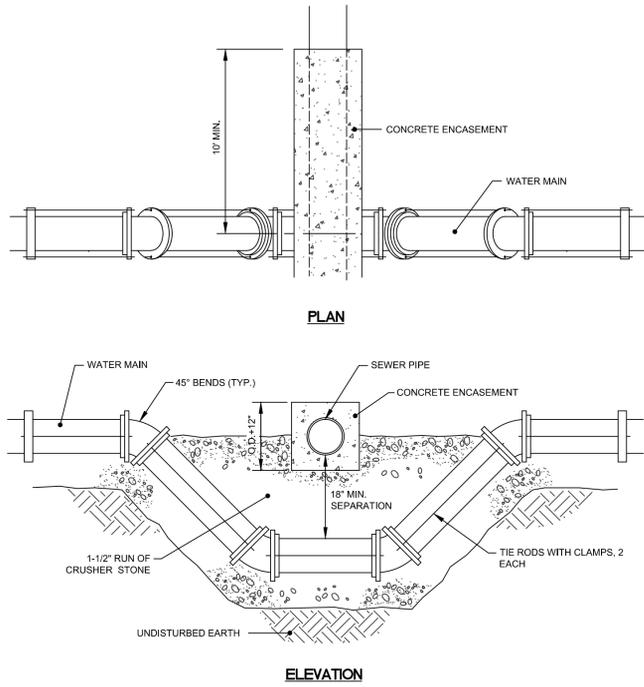
5 TYPICAL SANITARY SEWER MANHOLE AND DROP MANHOLE DETAIL (SSMH)  
C503 NOT TO SCALE



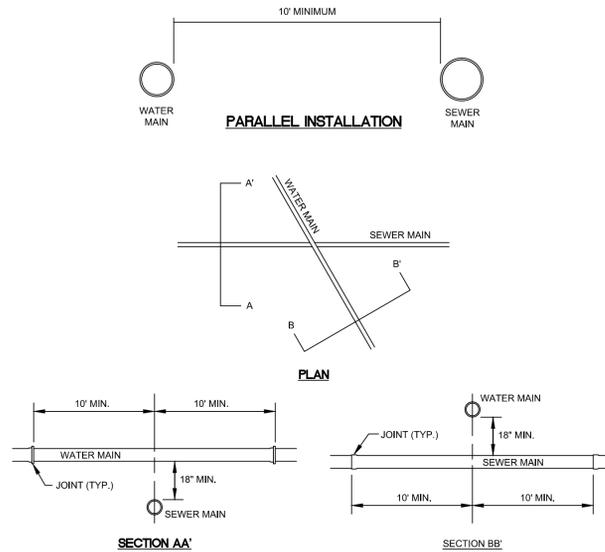
NOTES:

- TO MEET ASTM D2321 REQUIREMENTS THE MINIMUM TRENCH WIDTH SHALL NOT BE LESS THAN THE GREATER OF EITHER THE PIPE'S OUTSIDE DIAMETER PLUS 16" OR THE PIPE'S OUTSIDE DIAMETER TIMES 1.25 PLUS 12" WHICH WOULD BE EQUIVALENT TO 52" FOR A 30" NYLOPLAST DRAIN BASIN.
- BASE PLATES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
- DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS.
- DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE.

6 PVC DRAINAGE BASIN  
C503 NOT TO SCALE D102-02



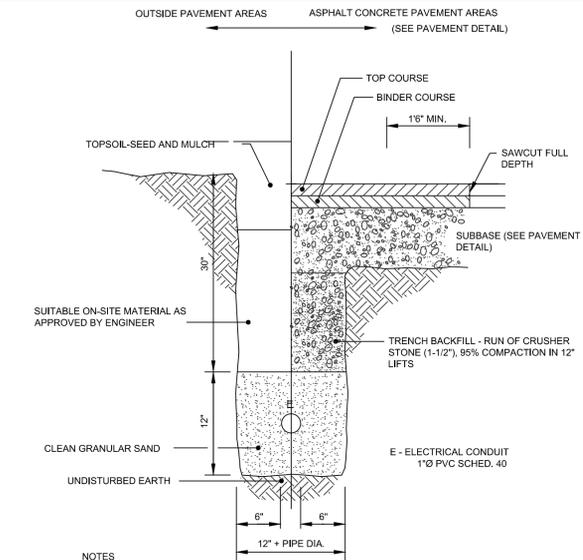
1	<b>TYPICAL WATER MAIN RELOCATION AND SEPARATION DETAIL</b>	D117-01
C504	NOT TO SCALE	



**NOTE**  
CONCRETE ENCASUREMENT TO BE PROVIDED IN ALL CASES WHERE WATER MAIN / SEWER MAIN SEPARATION REQUIREMENTS ARE NOT POSSIBLE.

**PIPELINE CROSSINGS**

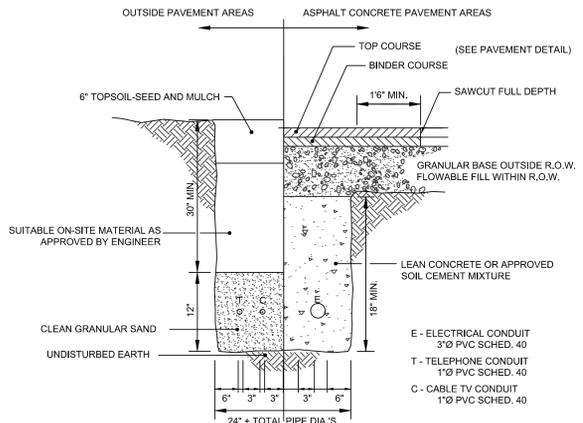
3	<b>TYPICAL SEWER AND WATER MAIN SEPARATION DETAILS</b>	D127-01
C504	NOT TO SCALE	



**NOTES**

- TRENCHES LOCATED ON ROAD SHOULDERS SHALL BE TREATED THE SAME AS UNDER PAVEMENT.
- ELECTRICAL LINE TRENCH TO BE LOCATED A MINIMUM OF 2 FT. FROM COMMUNICATION LINE TRENCH.

5	<b>TYPICAL ELECTRICAL TRENCH DETAIL</b>	E102-01
C504	NOT TO SCALE	



**NOTES**

- TRENCHES LOCATED ON ROAD SHOULDERS SHALL BE TREATED THE SAME AS UNDER PAVEMENT.
- INSTALLATION REQUIREMENTS TO BE VERIFIED WITH LOCAL UTILITY COMPANY. PORTIONS OR ALL OF PRIMARY SERVICES MAY BE INSTALLED BY LOCAL UTILITY COMPANIES. CONTRACTOR SHALL COORDINATE INSTALLATION WITH UTILITY COMPANIES.

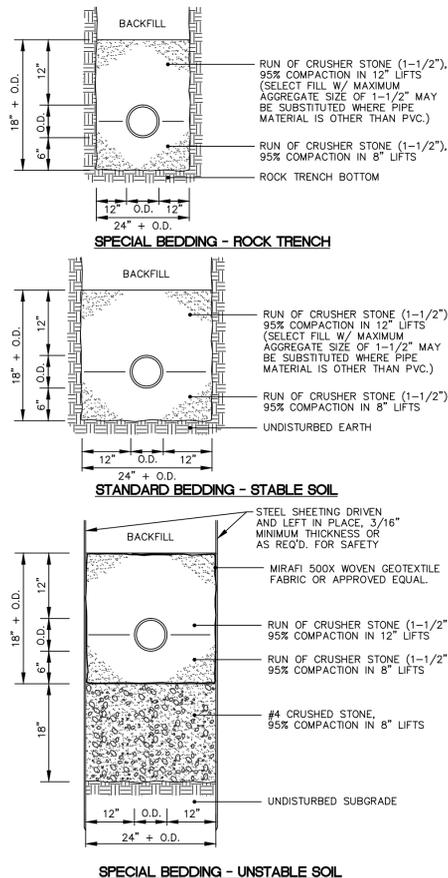
6	<b>TYPICAL UNDERGROUND UTILITY TRENCH DETAIL</b>	E103-02
C504	NOT TO SCALE	

\*IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK AND COMPLY WITH ALL APPLICABLE SAFETY STANDARDS.

**NOTES**

- 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.
- SAFETY SHEETING OR TRENCH BOX MAY BE USED IN PLACE OF SLOPED TRENCH WALLS.
- 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.
- TRENCHES LOCATED ON ROAD SHOULDERS SHALL BE TREATED THE SAME AS UNDER PAV'T.
- CONTRACTOR MAY USE NATIVE MATERIAL AS BACKFILL IF APPROVED BY ENGINEER.

2	<b>TYPICAL UTILITY LINE TRENCH DETAIL AND PAYMENT LIMITS</b>	D101-02
C502	NOT TO SCALE	



4	<b>TYPICAL PIPE BEDDING DETAILS AND PAYMENT LIMITS</b>	U102-01
C504	NOT TO SCALE	

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**TRENCH DETAILS**

**IVES HILL PHASE III**

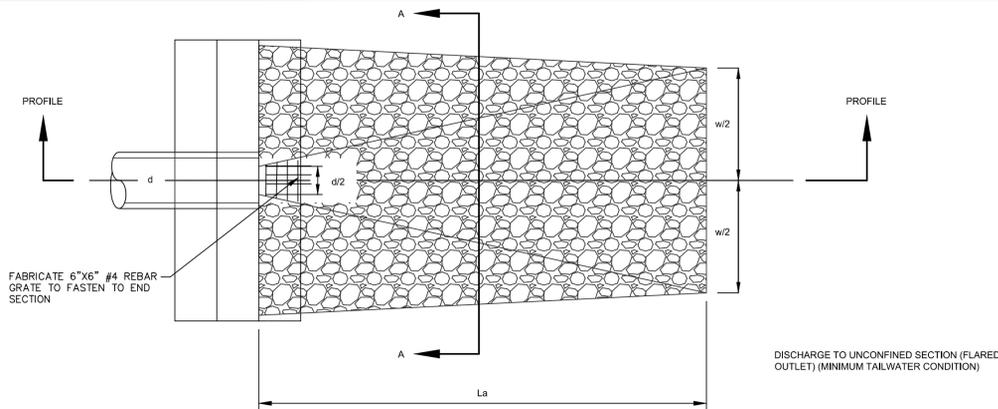
**IVES HILL - JEWELL DRIVE**

**CITY OF WATERTOWN, NY**

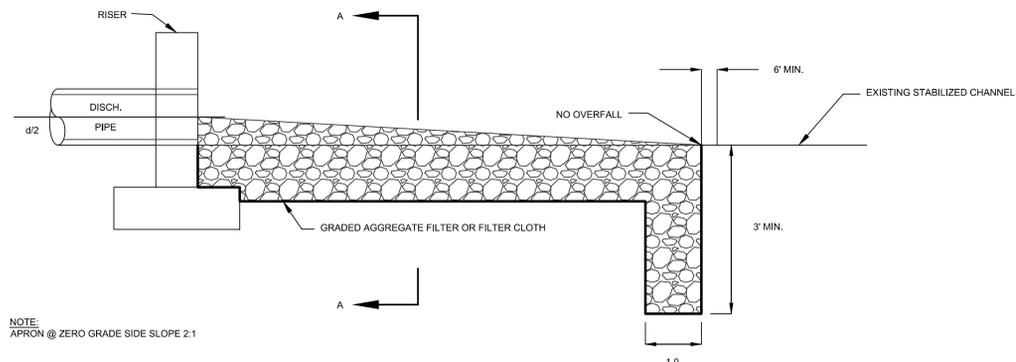
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Drwg. No.

**C504**

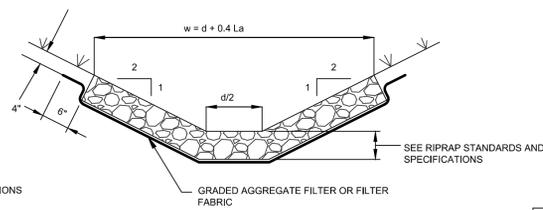
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PLAN VIEW



PROFILE VIEW



CROSS SECTION A-A

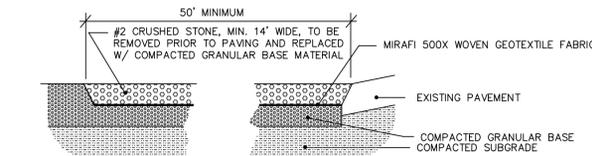
RIPRAP APRON/OUTFALL SPECIFICATIONS

APRON TYPE	D50	Dmax	MIN. BLANKET THICKNESS	DIAMETER OF OUTLET (d)	MIN. APRON LENGTH (La)	WIDTH OF APRON (w)
1	8"	12"	18"	42"	22 FL.	26 FL.
2	6"	9"	14"	42"	8 FL.	12 FL.

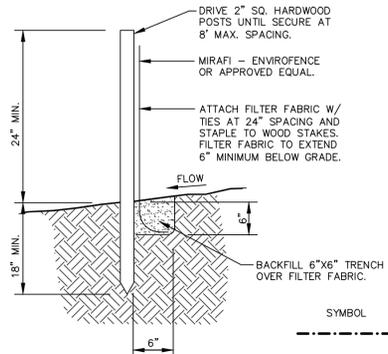
NOTES:

- RIPRAP OUTFALL LOCATIONS ARE SHOWN ON THE CIVIL PLANS.
- THE OUTFALL PROTECTION APRON SHALL BE CONSTRUCTED WITH NO SLOPE ALONG ITS LENGTH. THERE SHALL BE NO OVERFALL AT THE END OF THE APRON. THE ELEVATION OF THE DOWNSTREAM END OF THE APRON SHALL BE EQUAL TO THE ELEVATION OF THE RECEIVING CHANNEL OR ADJACENT GROUND.
- THE OUTFALL PROTECTION APRON SHALL BE LOCATED SO THAT THERE ARE NO BENDS IN THE HORIZONTAL ALIGNMENT.
- STONE FOR RIPRAP SHALL CONSIST OF FIELD STONE OR ROUGH UNHEWN QUARRY STONE. THE STONE SHALL BE HARD AND ANGULAR AND OF A QUALITY THAT WILL NOT DISINTEGRATE ON EXPOSURE TO WATER OR WEATHERING. THE SPECIFIC GRAVITY OF THE INDIVIDUAL STONES SHALL BE AT LEAST 2.5. RECYCLED CONCRETE EQUIVALENT MAY BE USED PROVIDED IT HAS A DENSITY OF AT LEAST 150 POUNDS PER CUBIC FOOT, AND DOES NOT HAVE ANY EXPOSED STEEL OR REINFORCING BARS.
- RIPRAP SHALL HAVE A FILTER PLACED UNDER IT IN ALL CASES TO PREVENT SOIL MOVEMENT INTO AND THROUGH THE RIPRAP. THE FILTER MAY CONSIST OF A GRAVEL LAYER OR A PLASTIC FILTER CLOTH. THE PLASTIC FILTER CLOTH MAY BE WOVEN OR NON-WOVEN MONOFILAMENT YARNS, AND SHALL MEET THE FOLLOWING BASE REQUIREMENTS: THICKNESS 20-60 MILS, GRAB STRENGTH 90-120 LBS; AND SHALL CONFORM TO ASTM D-1682.
- GRAVEL FILTER BLANKET, WHEN USED, SHALL BE DESIGNED BY COMPARING PARTICLE SIZES OF THE OVERLYING MATERIAL AND THE BASE MATERIAL. DESIGN CRITERIA IS AVAILABLE IN THE STANDARD AND SPECIFICATION FOR RIPRAP SLOPE PROTECTION ON PAGE 7B.57 OF THE NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.
- UPON RIPRAP OUTFALL INSTALLATION, MAINTENANCE NEEDS ARE VERY LOW. HOWEVER RIPRAP OUTFALLS SHOULD BE INSPECTED AFTER HIGH FLOWS FOR EVIDENCE OF SCOUR BENEATH THE RIPRAP OR FOR DISLODGED STONES. REPAIRS SHOULD BE MADE IMMEDIATELY.

1	RIPRAP OUTFALL DETAIL AND SPECIFICATIONS	D101-01
C505	NOT TO SCALE	



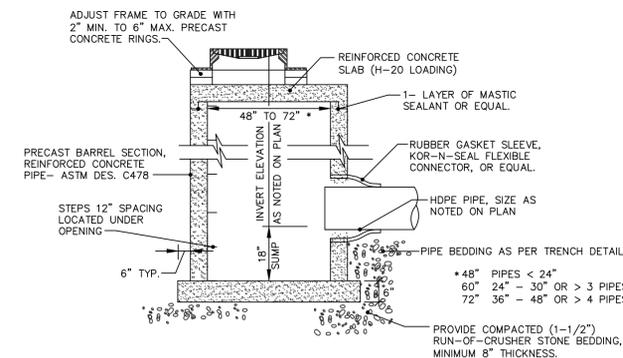
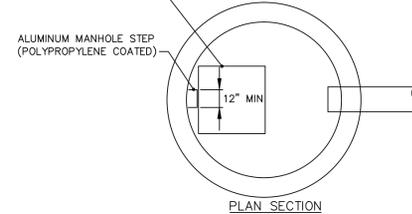
2 TYPICAL OFFSITE SEDIMENT TRACKING CONTROL (CONST. ENTRANCE)  
C505 NOT TO SCALE D103-01



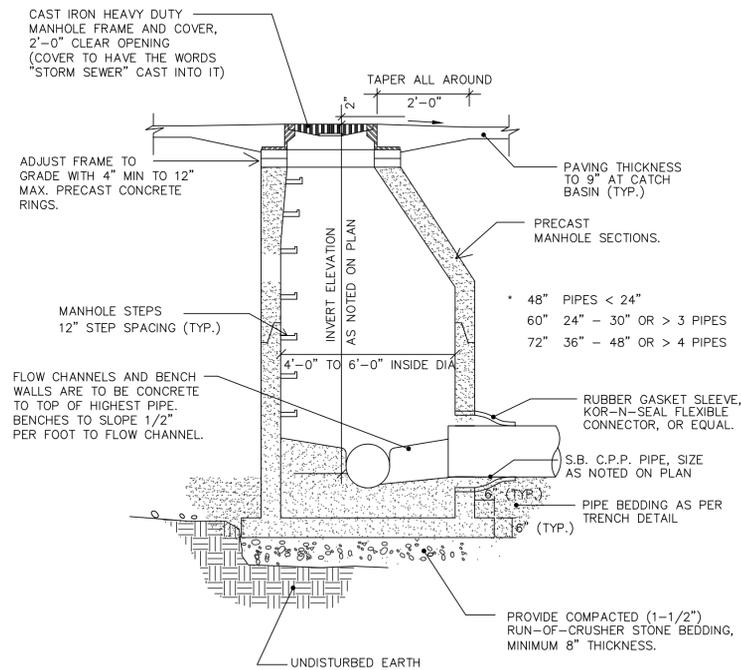
- NOTES
- SILTATION FENCE TO REMAIN IN PLACE UNTIL LAWNS HAVE BEEN ESTABLISHED AND/OR FINISH SURFACES HAVE BEEN INSTALLED.
  - SILTATION FENCE TO BE CHECKED AND MAINTAINED THROUGHOUT CONSTRUCTION. SILT ACCUMULATIONS SHALL BE REMOVED PERIODICALLY AS REQUIRED.
  - SECTIONS OF FILTER FABRIC TO HAVE 12" OVERLAP AT WOOD STAKES AND STAPLED IN PLACE.

3 TYPICAL SILTATION FENCE DETAIL  
C505 NOT TO SCALE D120-01

2'-3" X 2'-2" OPENING FOR SYRACUSE CASTINGS  
RETICULINE TYPE FRAME AND GRATE NYSDOT STD.  
SHT. 655-3, NO. 9 OR EQUAL.

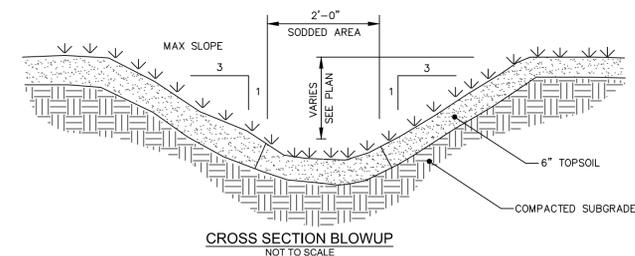


4 TYPICAL PRECAST CATCH BASIN DETAIL (CB)  
C505 NOT TO SCALE D102-02

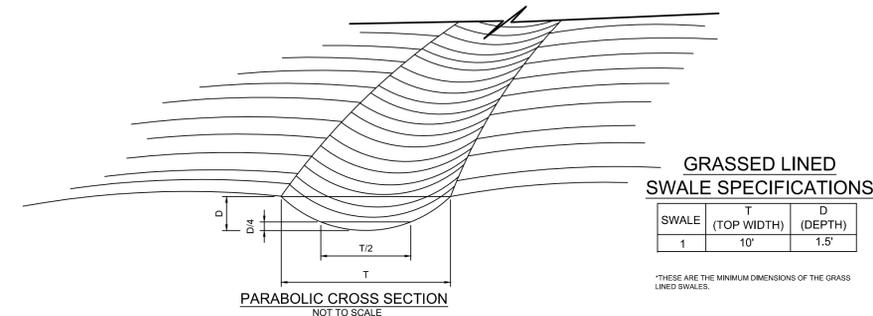


- NOTES:
- ALL MANHOLE SECTIONS TO BE HS-20 LOAD RATING MINIMUM.

5 STORM MANHOLE DETAIL (STMH)  
C505 NOT TO SCALE D101-01



CROSS SECTION BLOWUP  
NOT TO SCALE



GRASSED LINED SWALE SPECIFICATIONS

SWALE	T (TOP WIDTH)	D (DEPTH)
1	10'	1.5'

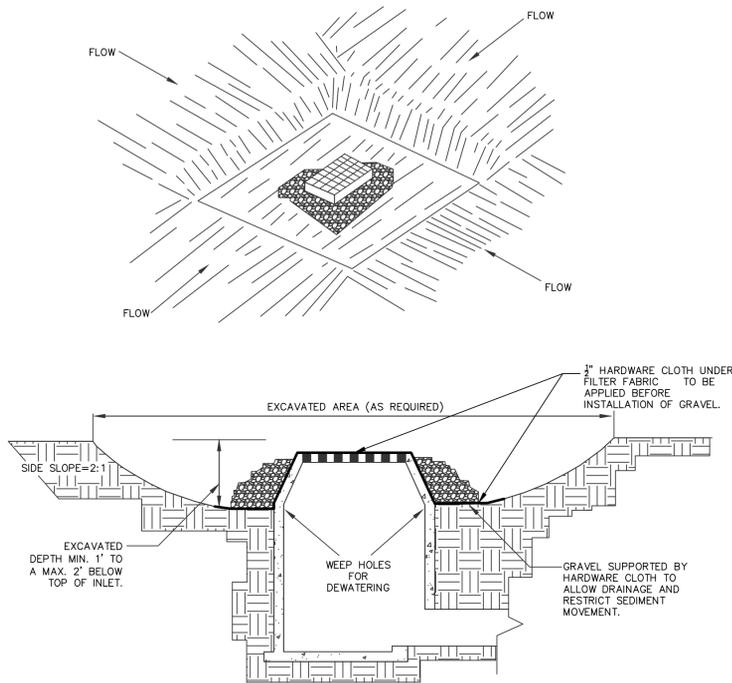
\*THESE ARE THE MINIMUM DIMENSIONS OF THE GRASS LINED SWALES.

CONSTRUCTION SPECIFICATIONS

- ALL TREES, BRUSH, STUMPS, OBSTRUCTIONS AND OTHER OBJECTIONABLE MATERIAL SHALL BE REMOVED AND DISPOSED OF SO AS NOT TO INTERFERE WITH THE PROPER FUNCTIONING OF THE WATERWAY.
- THE WATERWAY SHALL BE EXCAVATED OR SHAPED TO LINE, GRADE AND CROSS SECTION AS REQUIRED TO MEET THE CRITERIA SPECIFIED HEREIN, AND BE FREE OF BANK PROJECTIONS OR OTHER IRREGULARITIES WHICH WILL IMPEDE NORMAL FLOW.
- FILLS SHALL BE COMPACTED AS NEEDED TO PREVENT UNEQUAL SETTLEMENT THAT WOULD CAUSE DAMAGE IN THE COMPLETE WATERWAY.
- ALL EARTH REMOVED AND NOT NEEDED IN CONSTRUCTION SHALL BE SPREAD OR DISPOSED OF SO THAT IT WILL NOT INTERFERE WITH THE FUNCTIONING OF THE WATERWAY.
- STABILIZATION SHALL BE DONE ACCORDING TO THE APPROPRIATE STANDARD AND SPECIFICATIONS FOR VEGETATIVE PRACTICES.
- SEEDING AND MULCHING MAY BE USED FOR THE ESTABLISHMENT OF THE VEGETATION. IT IS RECOMMENDED THAT, WHEN CONDITIONS PERMIT, TEMPORARY WATERWAYS OR OTHER MEANS SHOULD BE USED TO PREVENT WATER FROM ENTERING THE WATERWAY DURING THE ESTABLISHMENT OF THE VEGETATION.

6 GRASSED WATERWAY  
C505 NOT TO SCALE



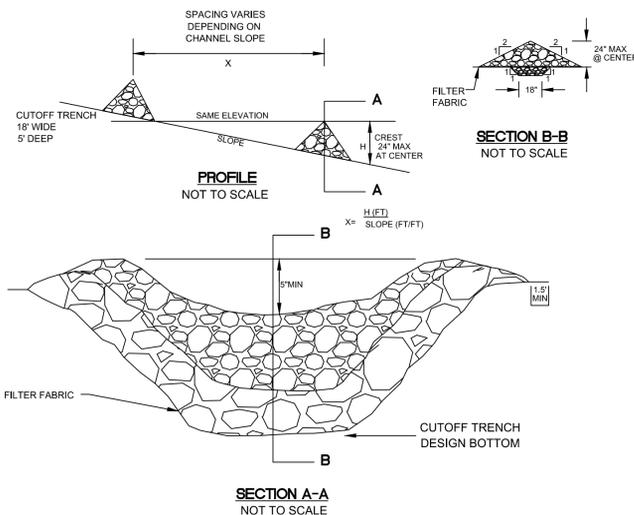


**CONSTRUCTION SPECIFICATIONS:**

1. CLEAR THE AREA OF ALL DEBRIS THAT WILL HINDER EXCAVATION.
2. GRADE APPROACH TO THE INLET UNIFORMLY AROUND THE BASIN.
3. WEEP HOLES SHALL BE PROTECTED BY GRAVEL.
4. UPON STABILIZATION OF CONTRIBUTING DRAINAGE AREA, SEAL WEEP HOLES, FILL BASIN WITH STABLE SOIL TO FINAL GRADE, COMPACT IT PROPERLY AND STABILIZE WITH PERMANENT SEEDING.

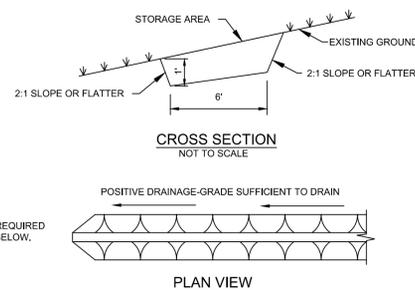
MAXIMUM DRAINAGE AREA 1 ACRE

1	<b>EXCAVATED DROP INLET PROTECTION DETAIL</b>
C506	NOT TO SCALE



NOTE: USE GRADED STONE 2-9" IN SIZE (NYS-DOT LIGHT STONE FILL MEETS THESE REQUIREMENTS).

3	<b>TYPICAL CHECK DAM DETAIL</b>
C506	NOT TO SCALE
	D117-01



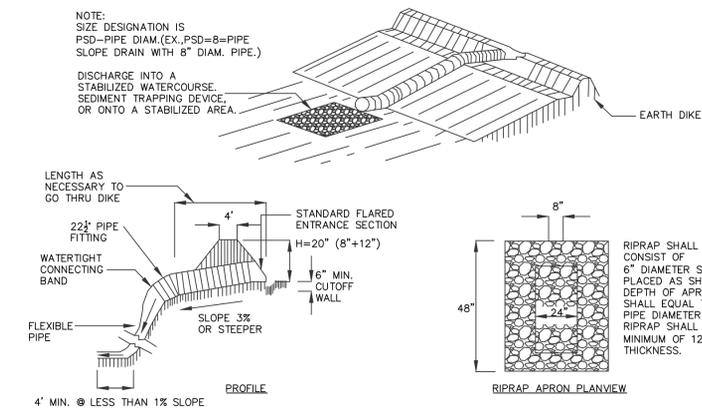
**CONSTRUCTION SPECIFICATIONS**

1. ALL TEMPORARY SWALES SHALL HAVE UNINTERRUPTED POSITIVE GRADE TO AN OUTLET.
2. DIVERTED RUN-OFF FROM A DISTURBED AREA SHALL BE CONVEYED TO A SEDIMENT TRAPPING DEVICE.
3. DIVERTED RUN-OFF FROM AN UNDISTURBED AREA SHALL OUTLET DIRECTLY INTO AN UNDISTURBED STABILIZED AREA AT NON-EROSIVE VELOCITY.
4. ALL TREES, BRUSH, STUMPS, OBSTRUCTIONS, AND OTHER OBJECTIONABLE MATERIAL SHALL BE REMOVED AND DISPOSED OF SO AS NOT TO INTERFERE WITH THE PROPER FUNCTIONING OF THE SWALE.
5. THE SWALE SHALL BE EXCAVATED OR SHAPED TO LINE, GRADE, AND CROSS SECTION AS REQUIRED TO MEET THE CRITERIA SPECIFIED HEREIN AND BE FREE OF BANK PROJECTIONS OR OTHER IRREGULARITIES WHICH WILL IMPEDE NORMAL FLOW.
6. FILLS SHALL BE COMPACTED BY EARTH MOVING EQUIPMENT.
7. ALL EARTH REMOVED AND NOT NEEDED FOR CONSTRUCTION SHALL BE PLACED SO THAT IT WILL NOT INTERFERE WITH THE FUNCTIONING OF THE SWALE.
8. STABILIZATION SHALL BE AS PER THE FLOW CHANNEL STABILIZATION CHART BELOW:

**STABILIZATION**

TYPE OF CHANNEL GRADE TREATMENT	CHANNEL GRADE	FLOW CHANNEL	
		A (<5 AC.)	B (5-10 AC.)
1	0.5-3.0%	SEED & STRAW MULCH	SEED & STRAW MULCH
2	3.1-5.0%	SEED & STRAW MULCH	SEED AND COVER WITH JUTE OR EXCELSIOR, SOD, OR LINED WITH 2" STONE
3	5.1-8.0%	SEED AND COVER WITH JUTE OR EXCELSIOR, SOD, OR LINED WITH 2" STONE	LINE WITH 4"-8" STONE OR RECYCLED CONCRETE EQUIVALENT
4	8.1-20%	LINE WITH 4"-8" STONE OR RECYCLED CONCRETE EQUIVALENT	ENGINEERING DESIGN

5	<b>TEMPORARY SWALE</b>
C506	NOT TO SCALE

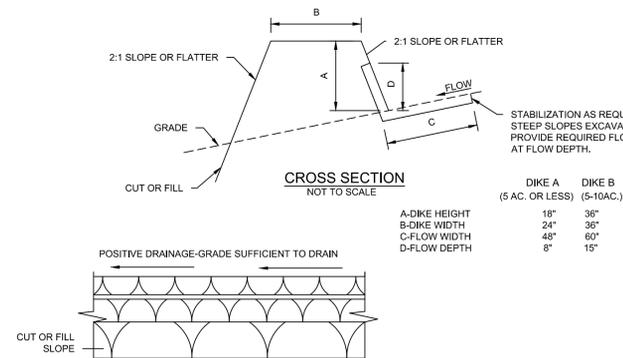


**CONSTRUCTION SPECIFICATIONS:**

1. THE INLET PIPE SHALL HAVE A SLOPE OF 3% OR STEEPER.
2. THE TOP OF THE EARTH DIKE OVER THE INLET PIPE AND THOSE DIKES CARRYING WATER TO THE PIPE SHALL BE AT LEAST 1' HIGHER AT ALL POINTS THAN THE TOP OF THE INLET PIPE.
3. THE INLET PIPE SHALL BE HDPE PIPE WITH WATERTIGHT CONNECTING BANDS.
4. THE FLEXIBLE TUBING SHALL BE THE SAME DIAMETER AS THE INLET PIPE AND SHALL BE CONSTRUCTED OF A DURABLE MATERIAL WITH HOLD-DOWN GROMMETS SPACED AT 10' ON CENTER.
5. THE FLEXIBLE TUBING SHALL BE SECURELY FASTENED TO THE CORRUGATED METAL PIPE WITH METAL STRAPPING OR WATERTIGHT CONNECTING COLLARS.
6. THE FLEXIBLE TUBING SHALL BE SECURELY ANCHORED TO THE SLOPE BY STAKING AT THE GROMMETS PROVIDED.
7. A RIPRAP APRON SHALL BE PROVIDED AT THE OUTLET. THIS SHALL CONSIST OF 6" DIAMETER STONE PLACED AS SHOWN.
8. THE SOIL AROUND AND UNDER INLET PIPE AND ENTRANCE SECTION SHALL BE HAND TAMPED IN 4" LIFTS TO THE TOP OF THE EARTH DIKE.
9. FOLLOW-UP INSPECTION AND ANY NEEDED MAINTENANCE SHALL BE PERFORMED AFTER EACH STORM.

\*DRAINAGE AREA MUST NOT EXCEED 5 ACRES.

2	<b>PIPE SLOPE DRAIN DETAIL</b>
C506	NOT TO SCALE



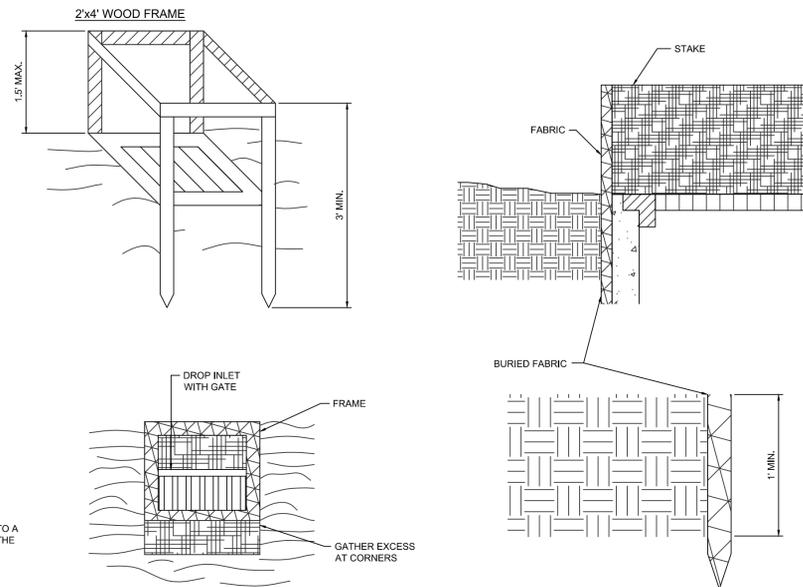
**CONSTRUCTION SPECIFICATIONS**

1. ALL DIKES SHALL BE COMPACTED BY EARTH-MOVING EQUIPMENT.
2. ALL DIKES SHALL HAVE POSITIVE DRAINAGE TO AN OUTLET.
3. TOP WIDTH MAY BE WIDER AND SIDE SLOPES BE FLATTER IF DESIRED TO FACILITATE CROSSING BY CONSTRUCTION TRAFFIC.
4. FIELD LOCATION SHOULD BE ADJUSTED AS NEEDED TO UTILIZE A STABILIZED SAFE OUTLET.
5. EARTH DIKES SHALL HAVE AN OUTLET THAT FUNCTIONS WITH A MINIMUM OF EROSION, RUN-OFF SHALL BE CONVEYED TO A SEDIMENT TRAPPING DEVICE SUCH AS A SEDIMENT TRAP OR SEDIMENT BASIN WHERE EITHER THE DIKE CHANNEL OR THE DRAINAGE AREA ABOVE THE DIKE ARE NOT ADEQUATELY STABILIZED.
6. STABILIZATION SHALL BE: (A) IN ACCORDANCE WITH STANDARD SPECIFICATIONS FOR SEED AND STRAW MULCH IF NOT IN SEEDING SEASON. (B) FLOW CHANNEL AS PER CHART BELOW.

**STABILIZATION**

TYPE OF CHANNEL GRADE TREATMENT	CHANNEL GRADE	FLOW CHANNEL	
		A (<5 AC.)	B (5-10 AC.)
1	0.5-3.0%	SEED & STRAW MULCH	SEED & STRAW MULCH
2	3.1-5.0%	SEED & STRAW MULCH	SEED AND COVER WITH JUTE OR EXCELSIOR, SOD, OR LINED WITH 2" STONE
3	5.1-8.0%	SEED AND COVER WITH JUTE OR EXCELSIOR, SOD, OR LINED WITH 2" STONE	LINE WITH 4"-8" STONE OR RECYCLED CONCRETE EQUIVALENT
4	8.1-20%	LINE WITH 4"-8" STONE OR RECYCLED CONCRETE EQUIVALENT	ENGINEERING DESIGN

4	<b>TEMPORARY EARTH DIKE</b>
C506	NOT TO SCALE



**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.

MAXIMUM DRAINAGE AREA 1 ACRE.

6	<b>FILTER FABRIC DROP INLET PROTECTION DETAIL</b>
C506	NOT TO SCALE

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TEMPORARY ESC DETAILS  
 IVES HILL PHASE III  
 IVES HILL - JEWELL DRIVE  
 CITY OF WATERTOWN, NY

Project No:	2010-077
Scale:	As Noted
Date:	7/16/10
Drawn By:	THR
Designed By:	BJD
Checked By:	
Date Issued:	8/24/10
Drwg. No.	

6	<b>FILTER FABRIC DROP INLET PROTECTION DETAIL</b>
C506	NOT TO SCALE

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