



- LEGEND:**
- ▲ 422.6(E) EXISTING SPOT ELEVATION
 - 425.4 PROPOSED SPOT ELEVATION
 - B/C BOTTOM OF CURB
 - E/S EDGE OF SIDEWALK
 - T/C TOP OF CURB
 - E/P EDGE OF PAVEMENT
 - E/P/HP EDGE OF PAVEMENT HIGH POINT
 - DIRECTION OF FLOW
 - EASEMENT LINE
 - CATCH BASIN
 - WATER VALVE
 - EXISTING WATER SERVICE
 - PROPOSED WATER SERVICE
 - EXISTING SANITARY SEWER
 - PROPOSED GREASY SANITARY SEWER
 - PROPOSED SANITARY SEWER
 - EXISTING STORM SEWER
 - PROPOSED STORM SEWER
 - EXISTING/PROPOSED BUILDING
 - EXISTING POWER POLE
 - PROPERTY LINE/R.O.W.
 - EXISTING POWER POLE
 - EXISTING BOLLARD
 - PROPOSED LIGHT POLE
 - SIGN
 - EXISTING CONTOUR
 - PROPOSED CONTOUR
 - WORK ITEM
 - PROPOSED PLANTINGS
 - PROPOSED CONCRETE PAVEMENT
 - CLEANOUT
 - CURB INLET
 - SIGN POST
 - HANDICAP PARKING
 - CENTERLINE
 - PROPERTY LINE
 - 1/2" IRON PIPE WITH CAP SET
 - IRON PIPE FOUND (As Noted)
 - UTILITY POLE
 - CONCRETE HIGHWAY MONUMENT FOUND
 - 5/8" REBAR WITH NYS DOT CAP FOUND
 - LIGHT POLE
 - MAG NAIL SET
 - FIRE HYDRANT

1241 Arsenal Street, LLC
 Inst. No. 2008-14363
 ZONED COMMERCIAL
 LAND USE: COMMERCIAL
 TAX I.D. # 9-19-103.000

1241 Arsenal Street, LLC
 Inst. No. 2008-14363
 Recorded 8.27.2008
 ZONED COMMERCIAL

Michael G. Kost, Sr.
 1219 ARSENAL STREET
 Liber 1313, Page 257
 Recorded 8.14.1992
 ZONED COMMERCIAL
 LAND USE: COMMERCIAL
 TAX I.D. # 9-19-103.001

Michael G. Kost, Jr.
 Liber 1329, Page 112
 Recorded 12.31.1992
 ZONED COMMERCIAL
 LAND USE: COMMERCIAL
 TAX I.D. # 9-19-103.003

Lony D. & Kathy A. Mancini
 Liber 952, Page 125
 Recorded 8.14.1984
 ZONED COMMERCIAL
 LAND USE: RESIDENTIAL
 TAX I.D. # 9-19-105

City of Watertown
 120 HANEY STREET
 Liber 1748, Page 337
 Recorded 8/17/2000
 Area = 0.605 Acres±
 ZONED COMMERCIAL
 LAND USE: VACANT Conc.
 TAX I.D. # 9-19-106 Steps

NOTE:
 SITE DRAWINGS BASED ON INFORMATION OBTAINED FROM THE SURVEY AND TOPOGRAPHIC MAP, DATED SEPTEMBER 9, 2009 AS DEVELOPED BY GYM



APPROVALS:

BY: OWNER	DATE: _____
BY: PLANNING BOARD CHAIRMAN	DATE: _____
BY: COMMISSIONER OF PUBLIC WORKS	DATE: _____
BY: FIRE MARSHAL	DATE: _____
BY: CITY ENGINEERING DEPARTMENT	DATE: _____

SITE CRITERION

SETBACKS	PROPOSED
ITEM FRONT SIDE	27'-2" 3'-0"
BUILDINGS HEIGHT, MAX.	±38'-3"
PARKING SPACES SIZE	9' X 18'
NUMBER OF PARKING SPACES	56 SPACES

GENERAL NOTES

1. Elevation at the front of the building (finished grade) shall conform to approved site plan.
2. Safe and continuous traffic and ingress and egress for adjacent owner driveways, service and public roads shall be maintained through the period of construction.
3. All pertinent sections of the CITY OF WATERTOWN zoning code, subdivision regulations and design and construction standards shall be adhered to.
4. The contractor shall obtain all appropriate permits before construction commences.
5. Location of underground utilities plotted hereon taken from record information provided by utility companies or agencies and from actual field location.
6. The contractor shall take precautionary measures to protect the utility lines shown hereon and any other not shown hereon or of record.
7. The contractor is cautioned to notify central stakeout, Telephone No. 1-800-962-7962 for field stakeout of underground utilities before commencing construction.
8. All sanitary and storm sewer facility construction including laterals and appurtenances shall conform to the corresponding requirements of the CITY OF WATERTOWN standards.
9. There is to be no outside storage on premises of any toxic chemicals.
10. The proposed water appurtenances will conform to the CITY OF WATERTOWN standards.
11. All the regulations and requirements of the LOCAL Health Department shall be adhered to.
12. All electrical and telephone services will be installed underground.
13. Developer shall provide for erosion control barriers during construction and for the removal of the same after grading and seeding has been established.
14. The contractor shall be required to clean mud and debris from public road servicing the construction site during and after the completion of the project and to be enforced by the building inspector.
15. Cleanouts shall be installed on each sanitary lateral at the required spacing.
16. Drainage and erosion control facilities are to be in place before earth movement commences.
17. The Contractor shall notify utility agencies prior to any excavating and request such utility to stake out water, gas, electric, and/or buried telephone lines or cables. The Contractor shall use due caution in protecting property markers and all elevation survey stakes.
18. The accuracy of existing utilities are not guaranteed. Existing utilities shown on the plans are a result of the best information that could be obtained from field surveys and record maps and are for general information only. It shall be the Contractor's responsibility to determine the location of any pertinent utilities by field investigation. The Contractor shall take the necessary measures to protect the existing utilities to remain in service.
19. The contractor shall maintain in service all existing sewers, culverts, ditches, manholes and catch basins during construction. Any changes to these existing facilities shall be borne by the Contractor at his expense.
20. The Contractor is to verify all existing invert elevations of sewers prior to construction of new sewers. If any invert elevation is found to differ from that shown on the plans the Contractor shall notify the Engineer immediately.
21. All areas disturbed by the contractor's operations shall be finish graded and seeded as per plans and specifications.
22. Trenches and excavation shall be surfaced with 4" of top soil to a tolerance of 0.10' from the elevation given (finished contours) shaped to allow surface drainage. Minimum separation between watermain and sewer mains to be 18" vertically measured from the outside of the pipes at the point of crossing. Minimum horizontal separation between watermain and sewer mains to be 10' (feet) measured from the outside of the pipes. If a crossing should occur one full length of the water pipe shall be centered under or over the sewer main so that both the joints are as far from the sewer as possible. Where a watermain crosses under a sewer adequate structural support (compacted select fill) shall be provided for the sewer to prevent settling.
23. All watermain and services shall have a minimum of 5 feet of cover from the main to finished grade. The contractor shall check all cut stakes before the top trenching to insure that all installed watermain will have the required cover.
24. Proposed slopes shall not exceed 1 on 3.
25. It is the Contractor's responsibility to temporarily support and maintain other utilities.
26. The Contractor shall comply with all applicable Federal, State and Local requirements regarding the methods, procedures and practices used for construction of the features and facilities in this contract.

SITE PLAN

DRAWING NO: 29089
 PROJECT NO: 29089
 SCALE: AS NOTED
 DATE: 11/5/2009
 DRAWING BY:
 CHECKED BY:

REVISIONS

NO.	DATE	DESCRIPTION
1	12/16/09	MISC. REVISIONS