



MEMORANDUM

CITY OF WATERTOWN, NEW YORK

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

245 WASHINGTON STREET, ROOM 305, WATERTOWN, NY 13601

PHONE: 315-785-7741 – FAX: 315-785-7829

TO: Planning Board Members

FROM: Michael A. Lumbis, Planning and Community Development Director

SUBJECT: Waiver of Site Plan Approval – 116 Woodruff Street

DATE: December 7, 2021

Request: Waiver of Site Plan Approval for the construction of a 2,490 square feet (SF) construction material staging and storage area.

Applicant: Matthew R. Morgia, P.E. of Aubertine and Currier Engineers, Architects and Land Surveyors, PLLC on behalf of Samaritan Medical Center

Proposed Use: Construction staging (parking area expansion)

Property Owner(s): Samaritan Medical Center

Submitted:

Cover Letter: Yes

Preliminary Architectural Drawings: N/A

Description of Uses: Yes

Preliminary Site Engineering Plans: N/A

Site Plan Sketch: Yes

Construction Time Schedule: Yes

SEQRA: Unlisted

County Review: No

Zoning Information:

District: Residence B (pending Zone Change to Health Services)_____

Maximum Lot Coverage: N/A

Setback Requirements: F: 20' S: 5' R: 25'

Buffer Zones Required: Yes

Application Status UPDATE: At its November 2, 2021 meeting the Planning Board voted to table this application because of a pending related Zone Change application. The applicant proposes to use the subject property for “construction material staging and storage,” which requires a rezoning from Residence B to Health Services. The applicant submitted a Zone Change Application concurrently with the Waiver of Site Plan Approval request. The City Council approved the Zone Change at its meeting on December 6, 2021. The Planning Board is now free to vote on the Waiver of Site Plan Approval.

Application Synopsis and Case Review: The applicant proposes to demolish the existing vacant residential structure on the site and lay down 2,490 SF of crushed stone in its place. The applicant's cover letter states that Samaritan Medical Center (SMC) plans to use the area "for construction material staging and storage." While the proposal would repurpose over 4,000 SF in land, the Planning Board determined at its November 2, 2021 meeting that the project was eligible for a Waiver because the aggregate building and parking area coverage would not increase by over 2,500 SF and the proposal met the criteria for Waiver eligibility, as stated in the Zoning Ordinance.

SEQR: The applicant has submitted separate State Environmental Quality Review (SEQR) Short Environmental Assessment Forms (EAF) with the Zone Change and Waiver of Site Plan Approval applications. However, the environmental review must consider both of these as part of a single "whole action" to avoid segmenting the review. At its December 6, 2021, the City Council, as the lead agency, completed a single Part 2 of an EAF and determined that the proposal would not have a significant impact on the environment. Since the City Council was the lead agency, the Planning Board does not need to complete a Part 2.

Summary: The following should be included as a contingency in the motion to approve the Waiver of Site Plan Approval:

1. The applicant must locate and mark all utilities prior to the issuance of a Demolition Permit.

cc: Michael Delaney, City Engineer

October 19, 2021

Michael A. Lumbis, Planning and Community Development Director
City of Watertown
245 Washington Street, Room 305
Watertown, NY 13601

Re: **Site Plan Waiver Application
Construction Staging Area
Samaritan Medical Center (A&C #2015-174.008)
116 Woodruff Street, Watertown, NY**

Dear Mr. Lumbis:

Aubertine and Currier Architects, Engineers & Land Surveyors, PLLC on behalf of Samaritan Medical Center (SMC) is requesting to be included on the agenda for the November City of Watertown Planning Board meeting for review of a site plan waiver to construct a construction staging/storage area. The project is located at 116 Woodruff Street, Tax Parcel No. 14-01-104.000. Included with this cover letter is a review fee check for \$75.00, ten (10) copies of the letter, waiver of site plan approval application, and site plan drawings.

The proposed 116 Woodruff Street construction staging/storage area is located along the northerly side of the Woodruff Street, east of SMC's Woodruff Street Parking Area. The existing home is currently scheduled for demolition and backfill with crushed stone. This project will include the addition and expansion of a 2,490 SF crushed area adjacent to the existing driveway and house footprint. The area of the existing crushed stone driveway, crushed stone house footprint, and expanded crushed stone will be utilized for construction material staging and storage. The proposed construction of the crushed stone lay down area will include less than 2,500 SF of new impervious area within the project site.

The owner intends to begin construction in the Fall of 2021. If there are any questions, please feel free to contact our office at your earliest convenience.

If there are any questions, please feel free to contact our office at your earliest convenience.

Sincerely,
Aubertine and Currier Architects, Engineers & Land Surveyors, PLLC



Matthew R. Morgia, P.E.
Civil Engineer

Attachments

Cc: Mr. Chris Bastien, Samaritan Medical Center



NYS WBE/DBE Certified
SBA Woman Owned
Small Business (WOSB)

aubertinecurrier.com

522 Bradley Street
Watertown, New York 13601

Phone: 315.782.2005

Fax: 315.782.1472

Managing Partner
Annette M. Mason, P.E.
Structural Engineer

Partners
Brian A. Jones, AIA.,
LEED AP BD+C
Architect

Matthew R. Morgia, P.E.
Civil Engineer

Jayson J. Jones, P.L.S.
Land Surveyor

Brian M. Krueger, AIA.,
Architect



CITY OF WATERTOWN SITE PLAN WAIVER ELIGIBILITY FLOWCHART

In order to expedite the Site Plan review process, Planning Staff *strongly encourages* applicants to schedule a pre-application meeting with Planning and Engineering staff. Staff can be reached at (315) 785-7741.

In order to determine if your application is eligible for a Waiver of Site Plan Approval, please use the flowchart below:

1. Is the use a one, two, or three-family dwelling?

- ☐ YES (Site Plan Review is not required. You may apply directly for Building Permit.)
☐ NO (Go to Question 2)

2. Is your building or impervious surface construction or expansion less than or equal to 400 SF?

- ☐ YES (No Planning Board review. You may apply for a Certificate of Zoning Compliance.)
☐ NO (Go to Question 3)

3. Is your building or impervious surface construction or expansion greater than 2,500 SF?

- ☐ YES (Site Plan Review required. Submit the Site Plan Application Form.)
☐ NO (Go to Question 4)

4. Is your proposed building the first on the lot?

- ☐ YES (Site Plan Review required. Submit the Site Plan Application Form.)
☐ NO (Go to Question 5)

5. Does your project involve a change in the property boundaries?

- ☐ YES (Site Plan Review required. Submit the Site Plan Application Form.)
☐ NO (Go to Question 6)

6. Does your building or parking lot construction or expansion change or impair the overall grading, circulation, drainage, utility services, and appearance and visual effect of the property?

- ☐ YES (Site Plan Review required. Submit the Site Plan Application Form.)
☐ NO (***Site Plan Waiver allowed.** Submit the Site Plan Waiver Form.)

*The City of Watertown Planning Board reserves the right to require a full Site Plan Review at its sole discretion.



City of Watertown
WAIVER OF SITE PLAN APPROVAL
APPLICATION FORM

City of Watertown, Planning and Community Development Dept.
245 Washington Street, Room 305, Watertown, NY 13601
Phone: 315-785-7741 Email: planning@watertown-ny.gov

Received:

Please note: The Waiver of Site Plan Approval Application is for projects where the building or parking area coverage of the lot will increase by more than 400 square feet, but by less than or equal to 2,500 square feet.

Please provide responses for all sections and submit all required materials as noted on Page 2. Failure to submit all required information by the submittal deadline may result in Staff **not** placing your request on the agenda for the upcoming Planning Board meeting.

PROPERTY INFORMATION:

PROPOSED PROJECT NAME: Construction Staging Area

TAX PARCEL NUMBER: 14-01-104.000

PROPERTY ADDRESS: 116 Woodruff Street, Watertown, NY 13601

EXISTING ZONING CLASSIFICATION: Residence B with a pending change to Health Services

APPLICANT INFORMATION:

NAME: Samaritan Medical Center ; Attn: Chris Bastien, Assistant Vice President of Support Services

ADDRESS: 830 Washington Street
Watertown, NY 13601

PHONE NUMBER: (315) 782-6866

E-MAIL ADDRESS: cbastien@shsny.com

PROPERTY OWNER INFORMATION (if different from applicant):

NAME: _____

ADDRESS: _____

PHONE NUMBER: _____

E-MAIL ADDRESS: _____

ENGINEER/ARCHITECT/LANDSCAPE ARCHITECT INFORMATION:

NAME: Aubertine and Currier, PLLC ; Attn: Matthew Morgia, PE Civil Engineer

ADDRESS: 522 Bradley Street
Watertown, NY 13601

PHONE NUMBER: (315) 782-2005

E-MAIL ADDRESS: mrm@aubertinecurrier.com

REQUIRED MATERIALS:

** The following drawings with the listed information **ARE REQUIRED, NOT OPTIONAL**. If the required information is not included and/or addressed, Planning Staff **may not** be able to process the Site Plan Waiver Application.

- ☒ **COVER LETTER:** Must clearly and fully explain the proposed project in sufficient detail.
- ☒ **SITE PLAN SKETCH:** This drawing must be adequately dimensioned, including radii, and must include all of the following:
 - All pertinent existing and proposed **above** ground features, including, but not limited to, buildings, parking spaces, driveways, sidewalks, streets, landscaping, etc., with all proposed features clearly labeled as proposed
 - Tax parcel number and Zoning District
 - **All** vehicular and pedestrian traffic circulation and all proposed parking and loading spaces, including ADA accessible spaces
 - North arrow and graphic scale

SUBMITTAL INSTRUCTIONS:

- ☒ Submit 10 complete collated sets of all required materials, addressed to:

Michael A. Lumbis, Planning and Community Development Director
City of Watertown
245 Washington Street, Room 305
Watertown, NY 13601
- ☒ Submissions must be collated and properly folded.
- ☐ If the applicant is not the property owner, the submission must include a signature authorization form or letter signed by the owner authorizing the applicant to apply on behalf of the owner. Applicant is the owner.
- ☐ For any item(s) not checked in the Waiver of Site Plan Approval Checklist, attach an explanation and comments.
- ☒ Provide an electronic copy of the entire submission in the form of a single, combined PDF file of the entire application, including cover letter, plans, reports, and all submitted material.
- ☒ Submit the required \$75 Application Fee

SIGNATURE

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

Applicant's name (please print) Samantan Medical Center ; Attn: Chris Bastien, Asst. Vice President Support Services

Applicant's Signature  Date: 10/19/2021

Meeting Information: The Planning Board normally meets at 3:00 p.m. on the first Tuesday of every month in Council Chambers at City Hall, 245 Washington Street. The application deadline is 14 days prior to the scheduled meeting date. The Planning Board typically acts on a Site Plan Waiver application at the first meeting at which it hears the case.

Occasionally, due to holidays or other reasons, meetings may occur on other dates and/or times. The City will announce any changes to meeting dates in advance on its website at www.watertown-ny.gov. Planning Staff *strongly* recommends scheduling a pre-application meeting or conference call prior to submitting a Site Plan Waiver.

Short Environmental Assessment Form

Part 1 - Project Information

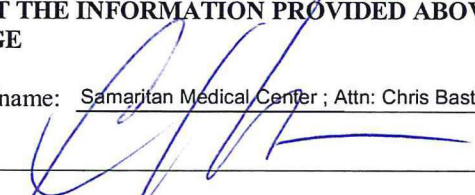
Instructions for Completing

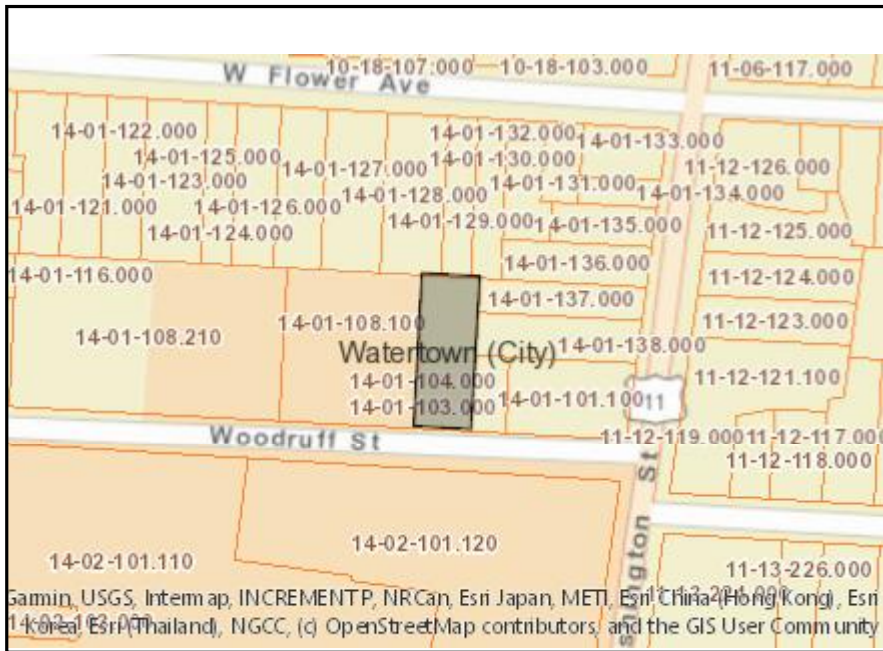
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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: Construction Staging Area			
Project Location (describe, and attach a location map): 116 Woodruff St., Watertown, NY 13601. The project is +/-240 LF from the intersection of Washington St. and Woodruff St.			
Brief Description of Proposed Action: The project includes the demolition of the existing house at 116 Woodruff Street and use the property to construct a crushed stone construction staging area that is to include less than 2,500 SF of new impervious area.			
Name of Applicant or Sponsor: Samaritan Medical Center ; Attn: Chris Bastien, Asst. Vice President Support Services		Telephone: (315) 782-6866 E-Mail: cbastien@shsny.com	
Address: 830 Washington Street			
City/PO: Watertown		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? 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.		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		0.31 acres	
b. Total acreage to be physically disturbed?		0.12 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		12.55 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" 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,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services 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 the 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?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ N/A	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ N/A	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

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 checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban		
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? Northern Long-eared Bat	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	<input type="checkbox"/>	<input checked="" type="checkbox"/>
_____ Stormwater runoff will enter the municipal storm sewer located within Woodruff Street.		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	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:	NO	YES
_____ the SEQR mapper automatically checked yes for this question due to the presence of a former remediation site located within 2,000' of the project location. The remediation site was an Alaskan Oil facility located at 1200 Washington Street.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Samaritan Medical Center ; Attn: Chris Bastien</u> Date: <u>10/19/2021</u>		
Signature: <u></u> Title: <u>Asst VP Support</u>		



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.






Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Northern Long-eared Bat
Part 1 / Question 16 [100 Year Flood Plain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 20 [Remediation Site]	Yes

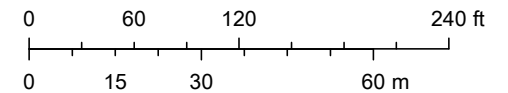
116 Woodruff Street - Aerial



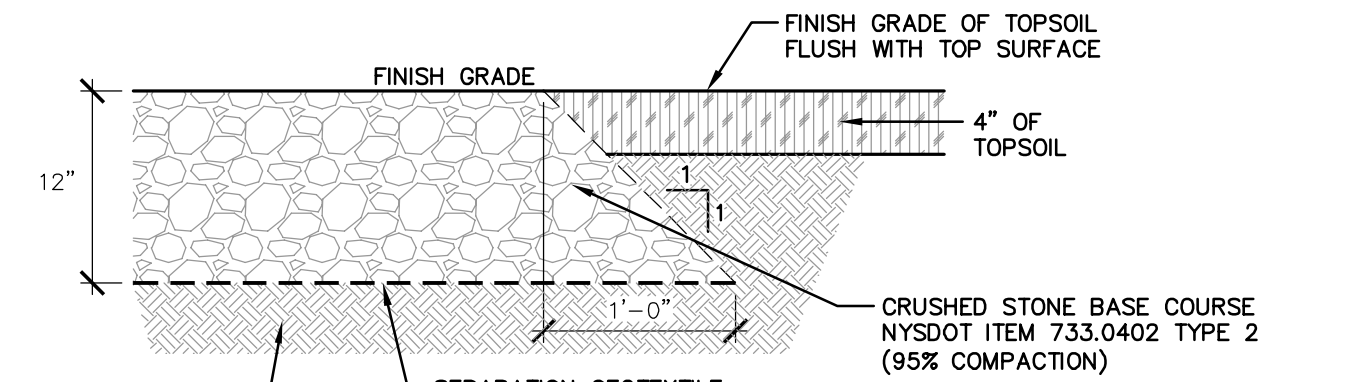
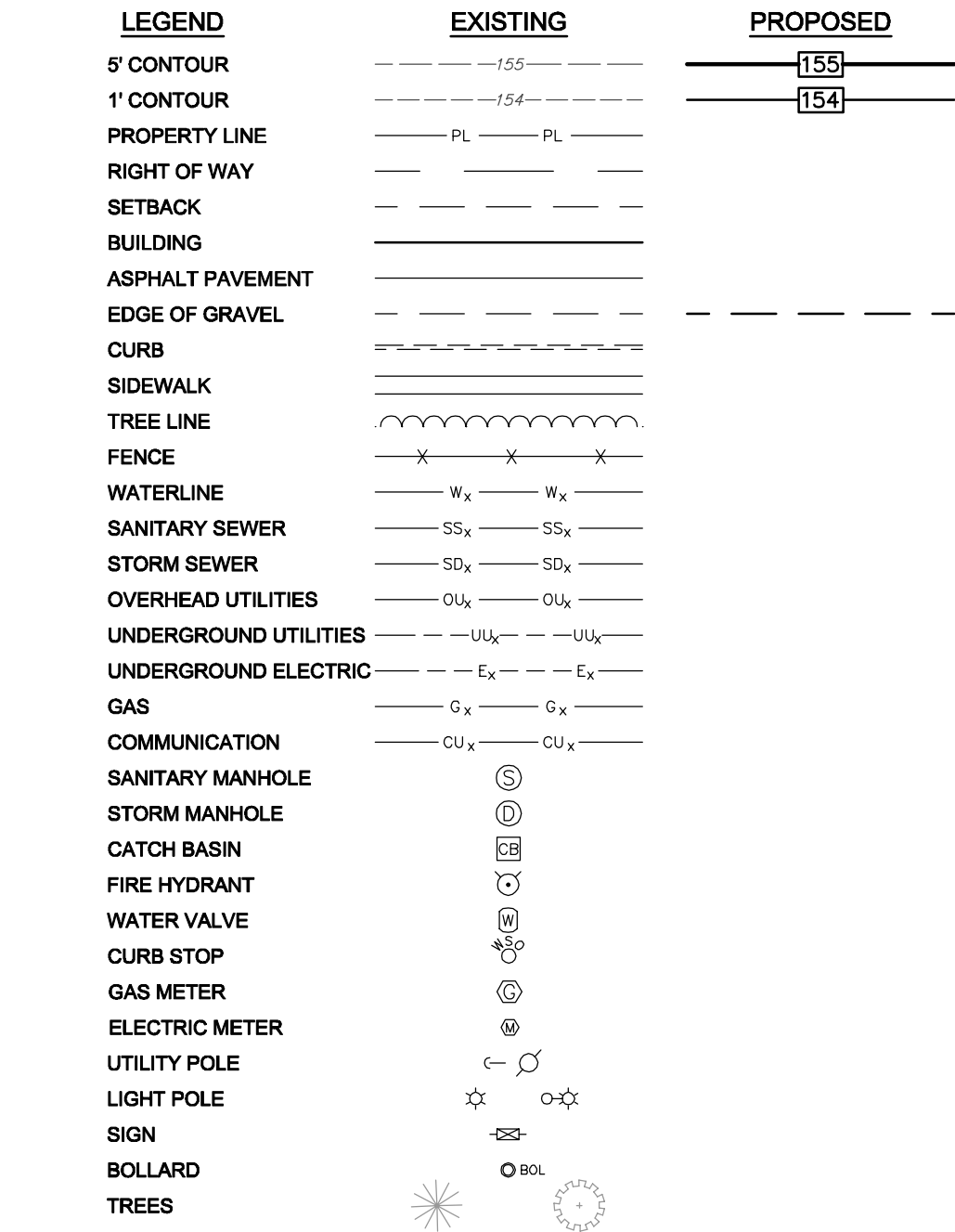
9/30/2021, 8:25:30 AM

-  Black River
-  Parcels
-  City Boundary
- ROADS

1:1,828



New York State, Maxar, Microsoft

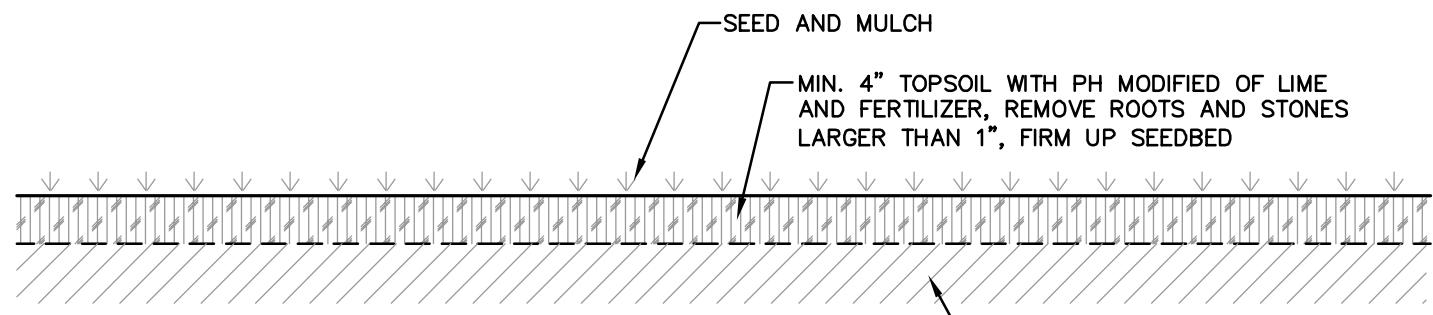


NOTES:

- STONE BASE COURSE SHALL BE COMPACTED TO 95% MODIFIED PROCTOR MAXIMUM DENSITY.
 - FIELD VERIFICATION OF COMPACTION SHALL BE BY NUCLEAR DENSITY TESTING METHODS
- SEPARATION GEOTEXTILE:
- WOVEN, MINIMUM CRITERIA AS FOLLOWS:
- NYS DOT 737.01, STRENGTH CLASS 2
 - MIN. 247 LB GRAB STRENGTH AT <50% ELONGATION, ASTM D-4632
 - MIN. 495 LB PUNCTURE, ASTM D-6241
 - MAX. NO.30 SIEVE, APPARENT OPENING (AOS), ASTM D-4751
 - MIN. 0.02 sec² PERMITIVITY, ASTM D-4491

1 TYPICAL CRUSHED STONE STAGING AREA DETAIL

NOT TO SCALE



2 TYPICAL TOPSOIL REPLACEMENT DETAIL

NOT TO SCALE

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. (1-800-962-7862). CONTRACTOR IS RESPONSIBLE FOR LOCATING AND WORKING WITH THE APPROPRIATE UTILITY COMPANIES PRIOR TO CONSTRUCTION.
- THE ONSITE TOPOGRAPHIC, UTILITY, AND PLANIMETRIC SURVEY FOR THE PROJECT AREA WAS CONDUCTED BY AUBERTINE AND CURRIER, PLLC ON 08/04/2021 AND 08/06/2021. UTILITY LOCATIONS WERE PLOTTED FROM VISIBLE EVIDENCE AND CITY OF WATERTOWN RECORD DRAWINGS. VERTICAL DATUM IS BASED ON NGVD29 DATUM AND THE HORIZONTAL DATUM IS BASED ON NAD83(96).
- 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 ESSENTIAL AREAS THE CONTRACTOR IS REMINDED THAT HE MUST OBTAIN WRITTEN AUTHORIZATION TO USE PRIVATE PROPERTY AND ASSUMES ALL LIABILITY HIMSELF.
- 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 NECESSARY PERMITS AND BONDS NECESSARY TO OBTAIN SAID PERMITS WHERE APPLICABLE.
- SITE CONTRACTOR TO PROVIDE EROSION AND DUST CONTROL AS REQUIRED.
- A LICENSED LAND SURVEYOR SHALL BE RETAINED FOR ALL UTILITY AND FIELD STAKEOUT 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 INTO NATURAL STREAM CHANNELS.
- ALL TREES AND WETLANDS 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 REMOVAL AND PROPER DISPOSAL AT A NYSDEC ACCEPTABLE LOCATION, OF ALL MATERIALS NOT REUSED AS BACKFILL.
- 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. OVEREXCAVATED AREAS SHALL BE BACKFILLED WITH SUITABLE MATERIAL.
- THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES OF DIMENSIONS, ELEVATIONS AND LOCATIONS DURING PRECONSTRUCTION FIELD VERIFICATION. SUCH INFORMATION SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR VERIFICATION OR MODIFICATION OF THE PLANS.
- THE CONTRACTOR SHALL PROVIDE AS-BUILT RECORD DRAWINGS INCLUDING, AS A MINIMUM, THE FOLLOWING INFORMATION AS WELL AS ALL REQUIREMENTS OF THE SPECIFICATION:
 - RECORD OF ALL UTILITIES ENCOUNTERED IN TRENCH EXCAVATION. INFORMATION SHALL INCLUDE DIAMETER OF UTILITY, DEPTH OF BURIAL AND LOCATION WITH REFERENCE TO NEAREST STRUCTURE SHOWN ON DRAWINGS. THIS INFORMATION SHALL BE KEPT CURRENT ON A WEEKLY BASIS. FAILURE TO DO SO MAY RESULT IN WITHHOLDING OF PAYMENTS.
 - DISTANCE TIES TO ALL MANHOLES, CLEANOUTS, BENDS AND CORPORATION STOPS.
 - UTILITY REPAIRS, SIDEWALK, AND DRIVEWAY REPLACEMENTS CENTERLINE.
 - STATIONS OF BENDS, CLEANOUTS, VALVES AND CORPORATION STOPS.
 - DENOTE BENCH MARK REFERENCE USED.
 - PERIODIC OFFSETS.
 - 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.
 - PROVIDE TWO (2) SETS OF FINAL COMPLETE RECORD DRAWINGS. CONTRACTOR SHALL FURNISH AS-BUILT DATA ON PLAN SHEETS.
- ALL WATER MAIN AND SERVICE WORK MUST BE COORDINATED WITH THE CITY OF WATERTOWN WATER DEPARTMENT. WATER DEPARTMENT REQUIREMENTS SUPERCEDE ALL OTHER PLANS AND SPECIFICATIONS PROVIDED.
- 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.
- UPON COMPLETION OF STORM SEWER FACILITIES AND ESTABLISHMENT OF VEGETATION, THE NEW AND EXISTING STORM SEWER RUNNING FROM THIS SITE SHALL BE CLEANED OF DEBRIS. ONLY AT THIS TIME SHALL THE EROSION AND SEDIMENTATION CONTROL MEASURES BE REMOVED.

SPECIFICATIONS:

SEED

- A. TEMPORARY SEED SPECIES: STATE CERTIFIED SEED FROM GRASS SPECIES, AS FOLLOWS:
- PERENNIAL OR ANNUAL RYEGRASS, 100% (SPRING, SUMMER AND EARLY FALL)
 - AROOSTOOK WINTER RYEGRASS, 100% (LATE FALL AND WINTER)
- B. GRASS/LAWN AREA SEED SPECIES: STATE-CERTIFIED SEED OF GRASS SPECIES, AS FOLLOWS:
- KENTUCKY BLUEGRASS: 40%
 - TALL FESCUE OR SMOOTH BROMEGRASS: 20%
 - CREeping RED FESCUE: 25%
 - PERENNIAL RYEGRASS: 15%

PLANTING MATERIALS

- A. TOPSOIL: ASTM D 5268, PH RANGE OF 6.5 TO 7.5, A MINIMUM OF 6 PERCENT ORGANIC MATERIAL CONTENT AND A MAXIMUM OF 20 PERCENT; FREE OF STONES 1 INCH (25 MM) OR LARGER IN ANY DIMENSION AND OTHER EXTRANEOUS MATERIALS HARMFUL TO PLANT GROWTH; NOT LESS THAN 20 PERCENT FINE TEXTURED MATERIAL C PASSING THE NO. 200 SIEVE, AND NOT MORE THAN 15 PERCENT CLAY; CONTAIN LESS THAN 500 PPM SOLUBLE SALTS.
1. TOPSOIL SOURCE: REUSE SURFACE SOIL STOCKPILED ON-SITE AND SUPPLEMENT WITH IMPORTED OR MANUFACTURED TOPSOIL FROM OFF-SITE SOURCES WHEN QUANTITIES OR QUALITY IS INSUFFICIENT. VERIFY SUITABILITY OF STOCKPILED SURFACE SOIL TO PRODUCE TOPSOIL.
2. TOPSOIL SOURCE: AMEND EXISTING IN-PLACE SURFACE SOIL TO PRODUCE TOPSOIL. VERIFY SUITABILITY OF SURFACE SOIL TO PRODUCE TOPSOIL. SURFACE SOIL MAY BE SUPPLEMENTED WITH IMPORTED OR MANUFACTURED TOPSOIL FROM OFF-SITE SOURCES.
- B. INORGANIC SOIL AMENDMENTS:
- LIME: ASTM C 602, CLASS T OR O, AGRICULTURAL LIMESTONE CONTAINING A MINIMUM 80 PERCENT CALCIUM CARBONATE EQUIVALENT.
 - ORGANIC SOIL AMENDMENTS
 1. COMPOST: WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, PH RANGE OF 5.5 TO 8.
 2. PEAT: SPHAGNUM PEAT MOSS, PARTIALLY DECOMPOSED, FINELY DIVIDED OR GRANULAR TEXTURE, WITH PH RANGE OF 3.4 TO 4.8
 3. PEAT: FINELY DIVIDED OR GRANULAR TEXTURE, WITH PH RANGE OF 6 TO 7.5, CONTAINING PARTIALLY DECOMPOSED MOSS PEAT, NATIVE PEAT, OR REED-SEDEGE PEAT AND HAVING WATER-ABSORBING CAPACITY OF 1100 TO 2000 PERCENT.
 4. D. FERTILIZER:
 1. COMMERCIAL FERTILIZER: COMMERCIAL-GRADE COMPLETE FERTILIZER OF NEUTRAL CHARACTER, CONSISTING OF FAST- AND SLOW-RELEASE NITROGEN, 50 PERCENT DERIVED FROM NATURAL ORGANIC SOURCES OF UREA FORMALDEHYDE, PHOSPHOROUS, AND POTASSIUM IN THE FOLLOWING COMPOSITION: 1 LB/1000 SQ. FT. (0.45 KG/92.9 SQ. M) OF ACTUAL NITROGEN, 4 PERCENT PHOSPHOROUS, AND 2 PERCENT POTASSIUM, BY WEIGHT.
 2. SLOW-RELEASE FERTILIZER: GRANULAR OR PELLETTED FERTILIZER CONSISTING OF 50 PERCENT WATER-INSOLUBLE NITROGEN, PHOSPHORUS, AND POTASSIUM IN THE FOLLOWING COMPOSITION:
 3. COMPOSITION: 20 PERCENT NITROGEN, 10 PERCENT PHOSPHOROUS, AND 10 PERCENT POTASSIUM, BY WEIGHT.
 - E. MULCHES
 1. STRAW MULCH: PROVIDE AIR-DRY, CLEAN, MILDEW- AND SEED-FREE, SALT HAY OR THRESHED STRAW OF WHEAT, RYE, OATS, OR BARLEY. PEAT MULCH MAY BE REQUIRED IF SEEDED LAWNS ARE SUBJECT TO HOT, DRY WEATHER OR DRYING WINDS WITHIN 30 DAYS OF PLANTING.
 2. PEAT MULCH: SPHAGNUM PEAT MOSS, PARTIALLY DECOMPOSED, FINELY DIVIDED OR GRANULAR TEXTURE, WITH PH RANGE OF 3.4 TO 4.8.
 3. PEAT MULCH: FINELY DIVIDED OR GRANULAR TEXTURE, WITH PH RANGE OF 6 TO 7.5, CONTAINING PARTIALLY DECOMPOSED MOSS PEAT, NATIVE PEAT, OR REED-SEDEGE PEAT AND HAVING WATER-ABSORBING CAPACITY OF 1100 TO 2000 PERCENT.
 4. COMPOST MULCH: WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, PH RANGE OF 5.5 TO 8.
 5. UTILIZE MULCH ANCHORING METHOD OR MATERIAL AS REQUIRED BY NYS STANDARD SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL. (PEG & TWINE, MULCHING NETTING, WOOD CELLULOSE, TACKIFIER, OR MECHANICAL METHODS)

EXECUTION

LAWN PREPARATION

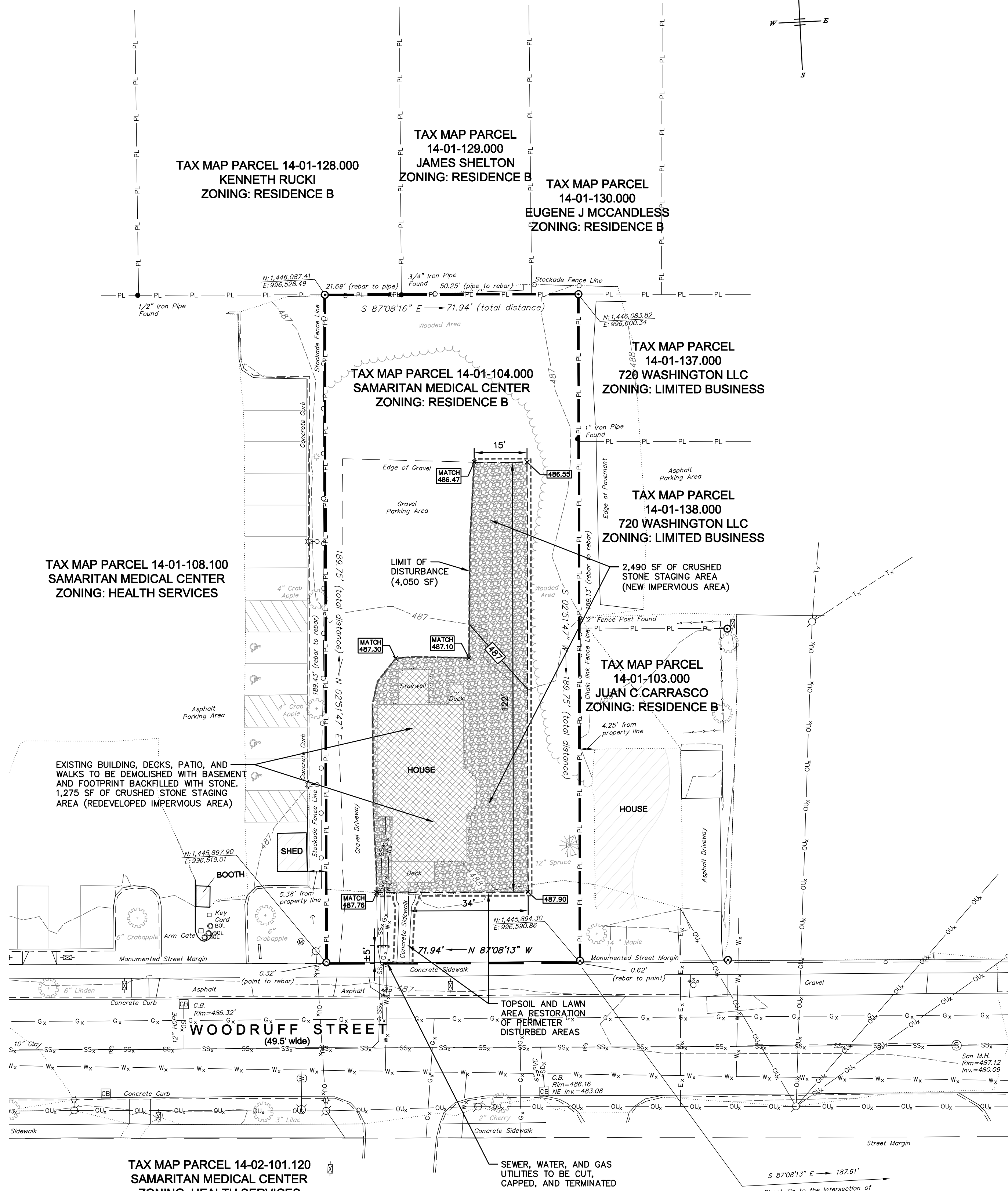
- A. NEWLY GRADED SUBGRADES: LOOSEN SUBGRADE TO A MINIMUM DEPTH OF 4 INCHES (100 MM). REMOVE STONES LARGER THAN 1 INCH (25 MM) IN ANY DIMENSION AND STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEOUS MATTER AND LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY.
- APPLY SUPERPHOSPHATE FERTILIZER DIRECTLY TO SUBGRADE BEFORE LOOSENING.
 - THOROUGHLY BLEND PLANTING SOIL MIX OFF-SITE BEFORE SPREADING OR SPREAD TOPSOIL, APPLY SOIL AMENDMENTS AND FERTILIZER ON SURFACE, AND THOROUGHLY BLEND PLANTING SOIL MIX.
 - SPREAD PLANTING SOIL MIX TO A DEPTH OF 4 INCHES (100 MM) BUT NOT LESS THAN REQUIRED TO MEET FINISH GRADES AFTER SLOW ROLLING AND NATURAL SETTLEMENT. DO NOT SPREAD IF PLANTING SOIL OR SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET.
- B. FINISH GRADING: GRADE PLANTING AREAS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORM FINE TEXTURE. GRADE TO WITHIN PLUS OR MINUS 1/2 INCH (13 MM) OF FINISH ELEVATION. ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES. LIMIT FINE GRADING TO AREAS THAT CAN BE PLANTED IN THE IMMEDIATE FUTURE.
- C. MOISTEN PREPARED LAWN AREAS BEFORE PLANTING IF SOIL IS DRY. WATER THOROUGHLY AND ALLOW SURFACE TO DRY BEFORE PLANTING. DO NOT CREATE MUDDY SOIL.
- D. RESTORE AREAS IF ERODED OR OTHERWISE DISTURBED AFTER FINISH GRADING AND BEFORE PLANTING.

PERMANENT SEEDING

- A. SOWING RATES VARY WITH GRASS SPECIES AND MIXTURES.
- B. SOW SEED AT THE RATE OF 6 LB/1000 SQ. FT. (250 LB/AC).
- C. RAKE SEED LIGHTLY INTO TOP 1/8 INCH (3 MM) OF TOPSOIL, ROLL LIGHTLY, AND WATER WITH FINE SPRAY.
- D. MULCH WITH STRAW AT A RATE OF 2 TONS/ACRE (APPROXIMATELY 90 BALES PER ACRE). MULCH ANCHORING WILL BE REQUESTED WHERE WIND OR AREAS OF WATER ARE OF CONCERN. WOOD FIBER HYDROMULCH OR OTHER SPRAYABLE PRODUCTS APPROVED FOR EROSION CONTROL MAY BE USED IF APPLIED ACCORDING TO MANUFACTURERS SPECIFICATIONS.

SATISFACTORY LAWNS

- A. SATISFACTORY SEEDED LAWN: AT END OF MAINTENANCE PERIOD, A HEALTHY, UNIFORM, CLOSE STAND OF GRASS HAS BEEN ESTABLISHED, FREE OF WEEDS AND SURFACE IRREGULARITIES, WITH COVERAGE EXCEEDING 90 PERCENT OVER ANY 10 SQ. FT. (0.92 SQ. M) AND BARE SPOTS NOT EXCEEDING 5 BY 5 INCHES (125 BY 125 MM).
- B. VEGETATION SHALL BE ESTABLISHED AS SOON AFTER CONSTRUCTION AS POSSIBLE TO ENSURE PROTECTION FROM EROSION. IF RILLING OCCURS, REGRADE AND USE FABRIC OR JUTE MESH TO PROTECT AREA.
- C. REESTABLISH LAWNS THAT DO NOT COMPLY WITH REQUIREMENTS AND CONTINUE MAINTENANCE UNTIL LAWNS ARE SATISFACTORY.



NYS WBE/DBE Certified

SBA Woman Owned

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AUBERTINE AND CURRIER ARCHITECTS, ENGINEERS & LAND SURVEYORS, PLLC

TEMPORARY CONSTRUCTION STAGING AREA

OWNER: SAMARITAN MEDICAL CENTER

116 WOODRUFF STREET

CITY OF WATERTOWN

JEFFERSON COUNTY, STATE OF NEW YORK

PROJECT NO: 2015-174.008

SCALE: 1" = 20'

DRAWN BY: CWT

CHECKED BY: MRM

ISSUE DATES: 10/19/2021

SITE DEVELOPMENT PLAN

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