

City of Syracuse  
Office of Zoning Administration

**SPECIAL PERMIT APPLICATION**

City Hall Commons - Room 500 \* 201 E. Washington Street \* Syracuse, NY 13202-1426 \* 315-448-8640  
315-448-8640 \* [zoning@syr.gov](mailto:zoning@syr.gov) \* [www.syr.gov/Zoning.aspx](http://www.syr.gov/Zoning.aspx)

Office Use Date: 11/9/21 Case: SP-21-12 Zoning District: BA

**SPECIAL PERMIT REQUESTED** (Check all that apply and briefly describe.)

- Restaurant (bars, taverns, coffee shops, night clubs): **Customer Area Square Footage:** ±2,655 sf
- Dining Room  Entertainment - hours & details
- Bar Service  Stage - hours
- Drive-Thru  DJ Booth - hours
- Other (describe): \_\_\_\_\_

**TAX ASSESSMENT ADDRESS(ES)**

**TAX MAP ID(S)**  
(000.-00-00.0)

**OWNER(S)\***

**DATE ACQUIRED**

TAX ASSESSMENT ADDRESS(ES)	TAX MAP ID(S)	OWNER(S)*	DATE ACQUIRED
1) 962 E Brighton Avenue	(000.-00-00.0)		
2) _____	62.00-1-10.1	Brighton Ave. Gas, Inc.	
3) _____	_____	_____	_____
4) _____	_____	_____	_____

\* As listed in the Department of Assessment property tax records at <http://syr.gov/Assessment.aspx> - 315-448-8280.

**COMPANION ZONING APPLICATION(S)** (List any related Zoning applications, if applicable, e.g., Resubdivision, Special Permit, Project Site Review, etc.)

- 1) Special Permit \_\_\_\_\_ 2) Site Plan Review \_\_\_\_\_ 3) Variances (if required) \_\_\_\_\_

**PROJECT CONSTRUCTION** (Please check all that apply and briefly describe.)

- Demolition (full and partial): Applicant proposes to demolish the existing automotive service center as well as other site appurtenances
- New Construction: Applicant proposes to redevelop the site with a new ±2,650sf quick serve restaurant and drive thru
- Exterior (façade) Alterations: \_\_\_\_\_
- Site Changes: New parking, onsite lighting, landscaping and other appurtenances as shown on the attached Site Development Plans

**PROJECT INFORMATION** (Briefly describe, as applicable.)

Business/Project Name: \_\_\_\_\_ Proposed Redevelopment - Quick Serve Restaurant with Drive-thru

Current Land Use(s): \_\_\_\_\_ Commercial (Automotive repair center with a car wash)

Proposed Land Use(s): \_\_\_\_\_ Commercial - Quick Serve Restaurant with Drive-thru

Total Number of Dwelling Units: \_\_\_\_\_ 1 proposed principal building

Days and Hours of Operation: \_\_\_\_\_ M-S 8am - 3am typical

Max Total Employees per Shift: \_\_\_\_\_ 12 employees

Total Number of Onsite Parking Spaces: \_\_\_\_\_ ±38 parking spaces proposed

**PROJECT DESCRIPTION** (Provide a brief description of the project, including purpose or need.)  
Please refer to the attached project narrative.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**City of Syracuse Office of Zoning Administration**

**PROPERTY OWNER(S) (required)**

As listed in Department of Assessment property tax records (<http://syrgov.net/Assessment.aspx> - 315-448-8280). If not listed as the owner, please provide proof of ownership, e.g., a copy of the deed. Attorney's signing on behalf of the owner must include a letter describing the legal arrangement. If the property owner is a Corporation or Organization, the person signing must provide member verification. **Contract purchasers, tenants, architects, engineers, contractors, etc. CANNOT sign on behalf of the owner.**

Brighton Ave. Gas, Inc.

<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		<i>Phone:</i>
522 Briar Brook Run		Fayetteville	NY	13066	
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email:</i>
* Signature: <i>Dina John</i>			Date: <i>08/05/21</i>		

<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		<i>Phone:</i>
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email:</i>
* Signature:			Date:		

<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		<i>Phone:</i>
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email:</i>
* Signature:			Date:		

<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		<i>Phone:</i>
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email:</i>
* Signature:			Date:		

**\* OWNER SIGNATURE DECLARATION**

I understand that false statements made herein are punishable as a Class A Misdemeanor, pursuant to section 210.45 of the Penal Law of the State of New York. I declare that, subject to the penalties of perjury, any statements made on this application and any attachments are the truth and to the best of my knowledge correct. I also understand that any false statements and/or attachments presented knowingly in connection with this application will be considered null and void.

**APPLICANT(S) (if applicable)**

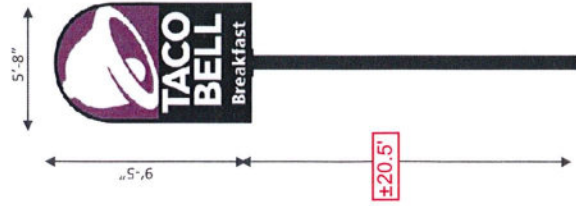
Mike	McCracken	Development Director	Hospitality Syracuse, Inc.		
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		
290 Elmwood Davis Road, Suite 230		Liverpool	NY	13088	Phone: 315-451-1957
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email:</i> mikem@hrqweb.com
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		<i>Phone:</i>
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email:</i>

**REPRESENTATIVE(S)/CONTACT(S) (if applicable)**

Timothy	Freitag	Project Manager	Bohler Engineering		
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		
17 Computer Drive West		Albany	NY	12205	Phone: 518-438-9900
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email:</i> tfreitag@bohlereng.com
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		<i>Phone:</i>
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email:</i>



# PYLON



V-01.50

PYLON SIGN  
WITH BREAKFAST

SIGN AREA: 50 SF

Dimensions shown are nominal.

SIGNAGE CATALOG | JUNE 2020



GUIDELINES

LOCK-UP  
DETAILS

SIGN TYPES

SIGN VENDORS

# STACKED LOCK UP

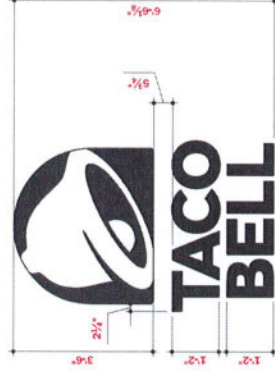


GUIDELINES

LOCK-UP  
DETAILS

SIGN TYPES

SIGN VENDORS



LARGE

42" BELL  
14" LETTERS

SIGN AREA: 24.4 SF

# DIRECTIONAL

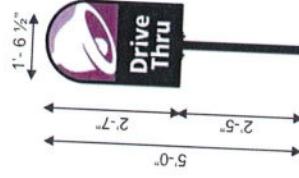


GUIDELINES

LOCK-UP  
DETAILS

SIGN TYPES

SIGN VENDORS



V-03

DIRECTIONAL

SIGN AREA: 3.98 SF

OPTIONS:



**LEGEND:**

- CATCH BASIN
- HYDRANT
- LIGHT POLE
- SANITARY MANHOLE
- STORM MANHOLE
- ELECTRIC MANHOLE
- WATER VALVE
- TELEPHONE PEDESTAL
- UTILITY POLE
- GAS LINE
- SANITARY LINE
- STORM LINE
- WATER LINE
- TELEPHONE LINE
- ELECTRIC LINE
- OVERHEAD WIRES
- LANDSCAPED AREA
- ROOF DRAIN
- SPOT ELEVATION
- SOIL BORING
- MONITORING WELL
- GAS MARKER POST
- ELECTRIC METER
- GAS METER

LANDS N/F OF  
MMCA PROPERTIES, LLC  
BK. 5436, PG. 228  
SECTION 62.00 BLOCK 1 LOT 8

LANDS N/F OF  
CITY OF SYRACUSE  
BK. 3241, PG. 139  
SECTION 62.00 BLOCK 1 LOT 9

LANDS N/F OF  
EDDA & JOSEPH KASSIS  
BK. 4993, PG. 446  
SECTION 62.00 BLOCK 1 LOT 13

LANDS N/F OF  
BRIGHTON AVE. GAS, INC.  
INSTR. 2017-35744  
SECTION 62.00 BLOCK 1 LOT 11

LANDS N/F OF  
BRIGHTON AVE. GAS, INC.  
INSTR. 2017-35744  
SECTION 62.00 BLOCK 1 LOT 27

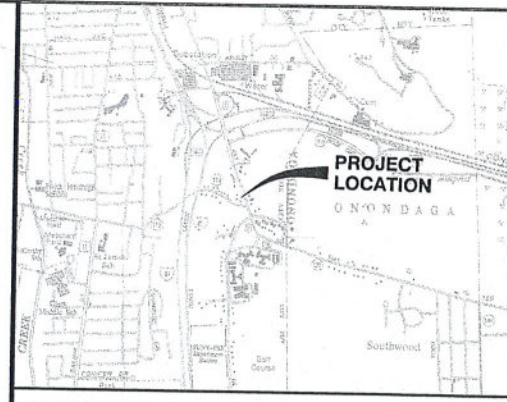
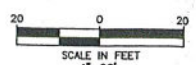
AREA: 1.258 ACRES

1 1/2 STORY BUILDING

"ON THE WAY" 1 STORY BUILDING

EAST SENECA TURNPIKE

EAST BRIGHTON AVENUE



SITE LOCATION PLAN: 1"=2000'

**LEGAL DESCRIPTION - SCHEDULE A:**

ALL THAT TRACT OR PARCEL OF LAND SITUATE IN THE CITY OF SYRACUSE, COUNTY OF ONONDAGA AND STATE OF NEW YORK, BEING A PART OF EARM LOT NO. 121 IN THE FORMER TOWN OF ONONDAGA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIPE SITUATE IN THE FORMER NORTHERLY LINE OF EAST SENECA TURNPIKE, SAID IRON PIPE ALSO BEING THE SOUTHWESTERLY CORNER OF LANDS CONVEYED TO THOMAS R. UNGER AND MELONIE UNGER IN BOOK 4174 OF DEEDS AT PAGE 205 AND RECORDED IN THE ONONDAGA COUNTY CLERK'S OFFICE ON AUGUST 1, 1997; RUNNING THENCE NORTH 14 DEGREES 52 MINUTES 35 SECONDS EAST ALONG THE WESTERLY LINE OF SAID LANDS CONVEYED TO UNGER, A DISTANCE OF 74.90 FEET TO AN IRON PIPE SITUATE AT AN ANGLE POINT THEREIN; THENCE NORTH 20 DEGREES 59 MINUTES 02 SECONDS WEST, CONTINUING ALONG SAID WESTERLY LINE, A DISTANCE OF 146.50 FEET TO THE NORTHWESTERLY CORNER THEREOF; THENCE SOUTH 82 DEGREES 36 MINUTES 31 SECONDS EAST ALONG THE NORTHERLY LINE OF LANDS CONVEYED TO SAID THOMAS R. UNGER AND MELONIE UNGER, A DISTANCE OF 311.39 FEET TO AN IRON ROD SITUATE IN THE PRESENT WESTERLY LINE OF EAST BRIGHTON AVENUE, SAID IRON ROD ALSO BEING THE NORTHEASTERLY CORNER OF LANDS CONVEYED TO SAID THOMAS R. UNGER AND MELONIE UNGER IN BOOK 3326 OF DEEDS AT PAGE 139 AND RECORDED IN THE ONONDAGA COUNTY CLERK'S OFFICE ON JANUARY 16, 1987; THENCE SOUTH 15 DEGREES 07 MINUTES 05 SECONDS EAST ALONG THE SAID PRESENT WESTERLY LINE OF EAST BRIGHTON AVENUE, AS ESTABLISHED BY THE CITY OF SYRACUSE IN BOOK 3241 OF DEEDS AT PAGE 137 AND RECORDED IN THE ONONDAGA COUNTY CLERK'S OFFICE ON MARCH 10, 1986, A DISTANCE OF 94.06 FEET TO A POINT, SAID POINT BEING NORTH 15 DEGREES 07 MINUTES 05 SECONDS WEST A DISTANCE OF 139.91 FEET AS MEASURED ALONG SAID WESTERLY LINE OF EAST BRIGHTON AVENUE FROM A POINT OF CURVATURE THEREIN; THENCE SOUTH 67 DEGREES 39 MINUTES 18 SECONDS WEST A DISTANCE OF 87.77 FEET TO A POINT; THENCE SOUTH 14 DEGREES 42 MINUTES 12 SECONDS WEST A DISTANCE OF 99.61 FEET TO AN AXLE SITUATE IN SAID NORTHERLY LINE OF EAST SENECA TURNPIKE, SAID AXLE ALSO BEING THE SOUTHEASTERLY CORNER OF SAID LANDS CONVEYED TO UNGER IN BOOK 3326 OF DEEDS AT PAGE 139; AND THENCE NORTH 78 DEGREES 07 MINUTES 54 SECONDS WEST ALONG THE NORTHERLY LINE OF SAID EAST SENECA TURNPIKE, A DISTANCE OF 200.35 FEET TO THE POINT AND PLACE OF BEGINNING.

TOGETHER WITH AND SUBJECT TO THE BENEFITS AND BURDENS OF THE PERMANENT RIGHT OF WAY AND EASEMENT FOR INGRESS AND EGRESS DESCRIBED AS FOLLOWS: ALL THAT TRACT OR PARCEL OF LAND, SITUATE IN THE CITY OF SYRACUSE, COUNTY OF ONONDAGA AND STATE OF NEW YORK, BEING A PART OF FARM LOT NO. 121 IN SAID CITY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTH LINE OF EAST SENECA TURNPIKE AT THE INTERSECTION OF LANDS OF MOBIL OIL CORPORATION (NOW OR FORMERLY); RUNNING THENCE WESTERLY ALONG THE NORTH LINE OF EAST SENECA TURNPIKE, A DISTANCE OF 69.04 FEET TO A POINT; THENCE NORTH 14 DEGREES 42 MINUTES 12 SECONDS EAST A DISTANCE OF 45.54 FEET TO A POINT, SAID POINT BEING THE FORMER EAST SENECA TURNPIKE STREET LINE; THENCE SOUTH 73 DEGREES 17 MINUTES 48 SECONDS EAST A DISTANCE OF 69.99 FEET ALONG SAID FORMER STREET LINE TO A POINT, AND THENCE SOUTH 14 DEGREES 42 MINUTES 12 SECONDS WEST A DISTANCE OF 46.12 FEET TO THE POINT AND PLACE OF BEGINNING.

**NOTES CORRESPONDING TO TITLE COMMITMENT:**

- BASED UPON REVIEW OF OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FILE NO. MT-16043, EFFECTIVE DATE JULY 9, 2021, SCHEDULE B:
- ITEM NO. 7: TOGETHER WITH AND SUBJECT TO RIGHTS OF OTHERS INTO A 30 FOOT RIGHT OF INGRESS AND EGRESS RECORDED IN DEED BOOK 2205, PAGE 51 IS SHOWN HEREON AND ASSUMED EXTINGUISHED SINCE BRIGHTON OIL NOW OWNS THE PROPERTY THE ROW IS OVER.
- ITEM 8: SUBJECT TO AN EASEMENT GRANTED TO THE CITY OF SYRACUSE RECORDED IN DEED BOOK 2266, PAGE 484, IS SHOWN HEREON AND AFFECTS THE PREMISE.
- ITEM 9: SUBJECT TO AN EASEMENT AND RIGHT OF WAY BETWEEN THE CITY OF SYRACUSE AND THOMAS AND MELANIE UNGER, RECORDED IN BOOK 3401, PAGE 276, IS SHOWN HEREON AND AFFECTS THE PREMISE.
- ITEM 10: SUBJECT TO RESTRICTIONS, COVENANTS AND AGREEMENTS CONTAINED IN INSTRUMENT NO. 2017-35744, IN NOT PLOTTABLE AS DESCRIBED, BUT AFFECTS THE PREMISE.

**FLOOD ZONE NOTE:**

PROPERTY SHOWN HEREON DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA ("SFHA") AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP IDENTIFIED AS MAP NUMBER 36067C0219F, PANEL 219 OF 520, OF THE CITY OF SYRACUSE, ONONDAGA COUNTY, N.Y., BEARING AN EFFECTIVE DATE OF NOVEMBER 4, 2016.

**CERTIFICATION:**

THIS IS TO CERTIFY TO FAIRLANE DRIVE LLC, HOSPITALITY SYRACUSE, INC., WELLS FARGO BANK, N.A., ITS SUCCESSORS AND/OR ASSIGNS, SALT CITY ABSTRACT AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, ITS SUCCESSORS AND/OR ASSIGNS THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS. THE FIELD WORK WAS COMPLETED IN MAY 2021.

SIGNED: *V. P. Caldwell* DATE: JULY 31, 2021  
N.Y.S. REGISTRATION NO. 049597

962 EAST BRIGHTON AVENUE

**ALTA/NSPS LAND TITLE BOUNDARY & TOPOGRAPHIC SURVEY OF A PORTION OF THE LANDS OF BRIGHTON AVE. GAS, INC.**

CITY OF SYRACUSE	ONONDAGA COUNTY, N.Y.
SCALE: 1"=20'	MAY 21, 2021
DRAWN BY: KCW	PROJECT NO: 21-2965

Ausfeld & Waldruff Land Surveyors LLP  
323 CLINTON STREET, SCHENECTADY NY  
Phone: (518) 346-1595 Fax: 518-770-1655

VINCENT P. AUSFELD P.L.S.  
LICENSE #00897  
www.ausfeld.com

**GENERAL NOTES:**

- NORTH IS ORIENTED TO DEED REFERENCE 1
- VERTICAL DATUM IS NAVD83, ESTABLISHED FROM GPS OBSERVATIONS AT THE TIME OF SURVEY
- UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.
- ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S INKED SEAL OR HIS EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.
- SURVEYED FROM RECORD DESCRIPTION AND AS IN POSSESSION.
- SUBJECT TO COVENANTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND AGREEMENTS OF RECORD.
- SURVEY SUBJECT TO ANY RIGHT, TITLE OR INTEREST THE PUBLIC MAY HAVE FOR HIGHWAY USE.
- SURVEY SHOWN IS SUBJECT TO ANY SUBSURFACE CONDITIONS THAT MAY EXIST, IF ANY.
- UNDERGROUND FACILITIES AND STRUCTURES SHOWN HEREON WERE TAKEN FROM DATA OBTAINED FROM PREVIOUS MAPS AND RECORD DRAWINGS. ALL ABOVE GROUND STRUCTURES AND SURFACE FEATURES SHOWN HEREON ARE THE RESULT OF A FIELD SURVEY UNLESS OTHERWISE NOTED. THERE MAY BE OTHER UNDERGROUND UTILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN OR CERTIFIED BY THE UNDERSIGNED. THE SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES MUST BE VERIFIED BY THE APPROPRIATE AUTHORITIES. THE UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION MUST BE NOTIFIED PRIOR TO CONDUCTING TEST BORINGS, EXCAVATION AND CONSTRUCTION.

**TAX PARCEL NUMBER:**

CITY OF SYRACUSE, ONONDAGA COUNTY, NEW YORK  
SEC. 62.00 - BLK. 1 - PARCEL 10.1

**DEED REFERENCES:**

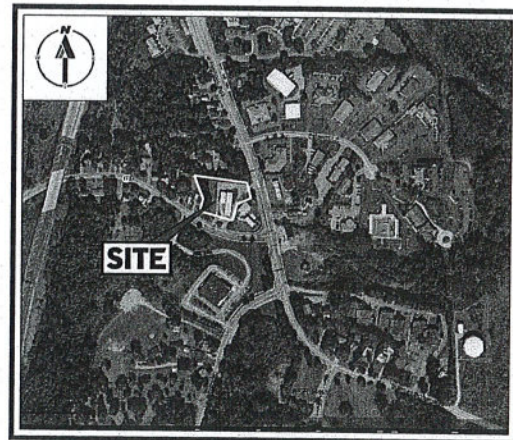
1. SUNOCO RETAIL LLC TO BRIGHTON AVE. GAS, INC., DATED OCTOBER 2, 2017 AND RECORDED IN THE ONONDAGA COUNTY CLERK'S OFFICE IN DEED INSTR. 2017-35744.

# PROPOSED SITE PLAN DOCUMENTS

FOR  
HOSPITALITY SYRACUSE, INC.

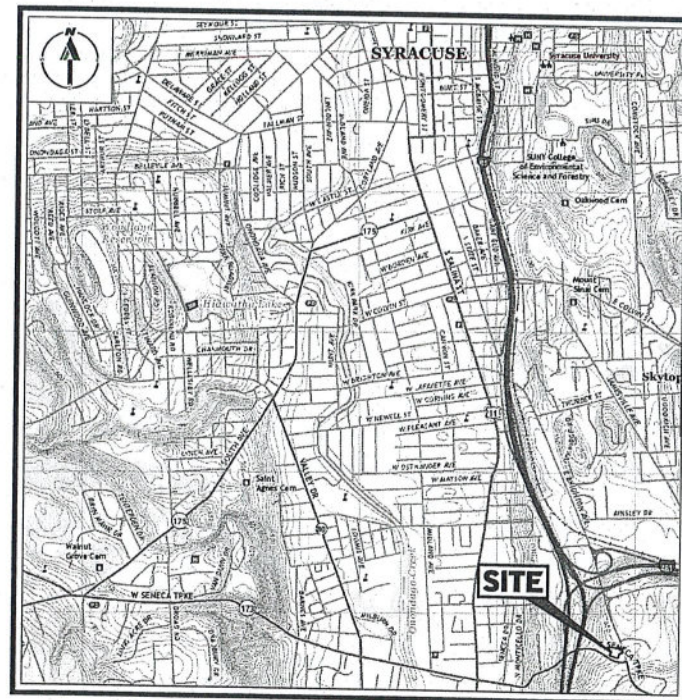
PROPOSED  
RESTAURANT W/ DRIVE-THRU

LOCATION OF SITE:  
962 E. BRIGHTON AVENUE, CITY OF SYRACUSE  
ONONDAGA COUNTY, NEW YORK STATE  
MAP 62.00, BLOCK 1, LOT 10.1 & 27



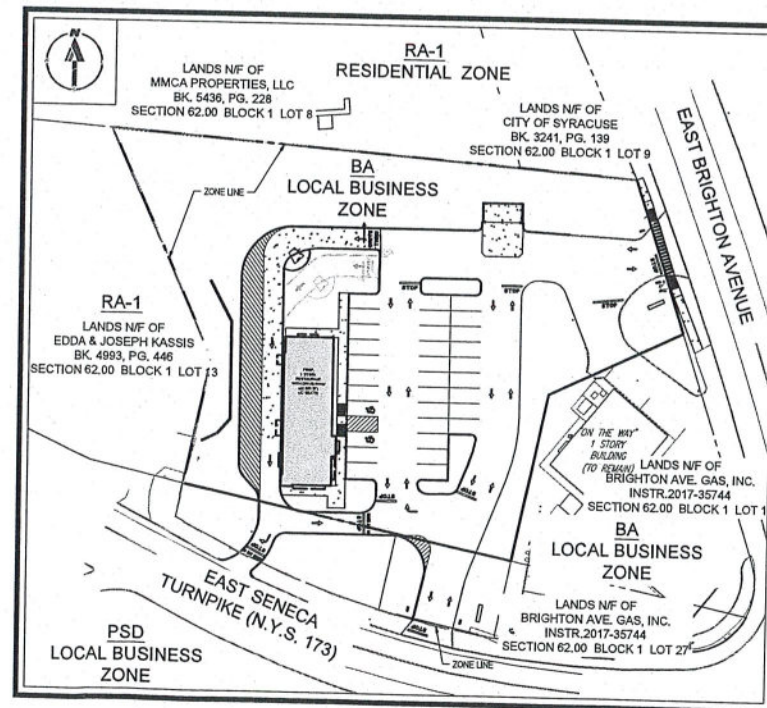
**AERIAL MAP**

SCALE: 1" = 500'  
SOURCE: GOOGLE EARTH



**USGS MAP**

SCALE: 1" = 2000'  
SOURCE: USGS WEST SYRACUSE



**SITE MAP**

SCALE: 1" = 50'

**DRAWING SHEET INDEX**

SHEET TITLE	SHEET NUMBER
COVER SHEET	C-101
GENERAL NOTES SHEET	C-102
DEMOLITION PLAN	C-201
SITE PLAN	C-301
GRADING AND DRAINAGE PLAN	C-401
UTILITY PLAN	C-501
EROSION AND SEDIMENT CONTROL PLAN	C-601
EROSION AND SEDIMENT CONTROL NOTES AND DETAILS	C-602
LANDSCAPE PLAN	C-701
LANDSCAPE NOTES AND DETAILS	C-702
LIGHTING PLAN	C-703
DETAIL SHEET	C-901
DETAIL SHEET	C-902
ALTA SURVEY (BY OTHERS)	1

PREPARED BY

**BOHLER//**

**BOHLER//**  
SITE CIVIL AND CONSULTING ENGINEERING  
LAND SURVEYING  
PROGRAM MANAGEMENT  
LANDSCAPE ARCHITECTURE  
SUSTAINABLE DESIGN  
CONSTRUCTION SERVICES  
TRANSPORTATION SERVICES

**REVISIONS**

REV	DATE	COMMENT	DRAWN BY	CHECKED BY

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**PRELIMINARY**

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS SPECIFICALLY OTHERWISE NOTED.

PROJECT No.: B210122  
DRAWN BY: KHB  
CHECKED BY: TCF  
DATE: 08/06/2021  
CAD LD.: B210122\_S50

**PROPOSED SITE PLAN DOCUMENTS**

FOR  
**HOSPITALITY SYRACUSE INC.**  
PROPOSED DEVELOPMENT  
SEC. 62.00 - BLK. 1 - PARCEL 10.1 & 27  
962 EAST BRIGHTON AVENUE  
CITY OF SYRACUSE  
ONONDAGA COUNTY  
STATE OF NEW YORK

**BOHLER//**

17 COMPUTER DRIVE WEST  
ALBANY, NY 12205  
Phone: (518) 438-9900  
Fax: (518) 438-0900  
www.BohlerEngineering.com

**W.D. GOEBEL**

PROFESSIONAL ENGINEER  
MASSACHUSETTS LICENSE No. 2544-C  
NEW YORK LICENSE No. 2789  
CONNECTICUT LICENSE No. 7344-C  
NEW HAMPSHIRE LICENSE No. 10560  
MAINE LICENSE No. 4990  
NEW JERSEY LICENSE No. 01284-1  
FLORIDA LICENSE No. 46252

SHEET TITLE:  
**COVER SHEET**

SHEET NUMBER:  
**C-101**

ORG. DATE - 08-06-2021







LANDS N/F OF  
MMCA PROPERTIES, LLC  
BK. 5436, PG. 228  
SECTION 62.00 BLOCK 1 LOT 8

LANDS N/F OF  
CITY OF SYRACUSE  
BK. 3241, PG. 139  
SECTION 62.00 BLOCK 1 LOT 9

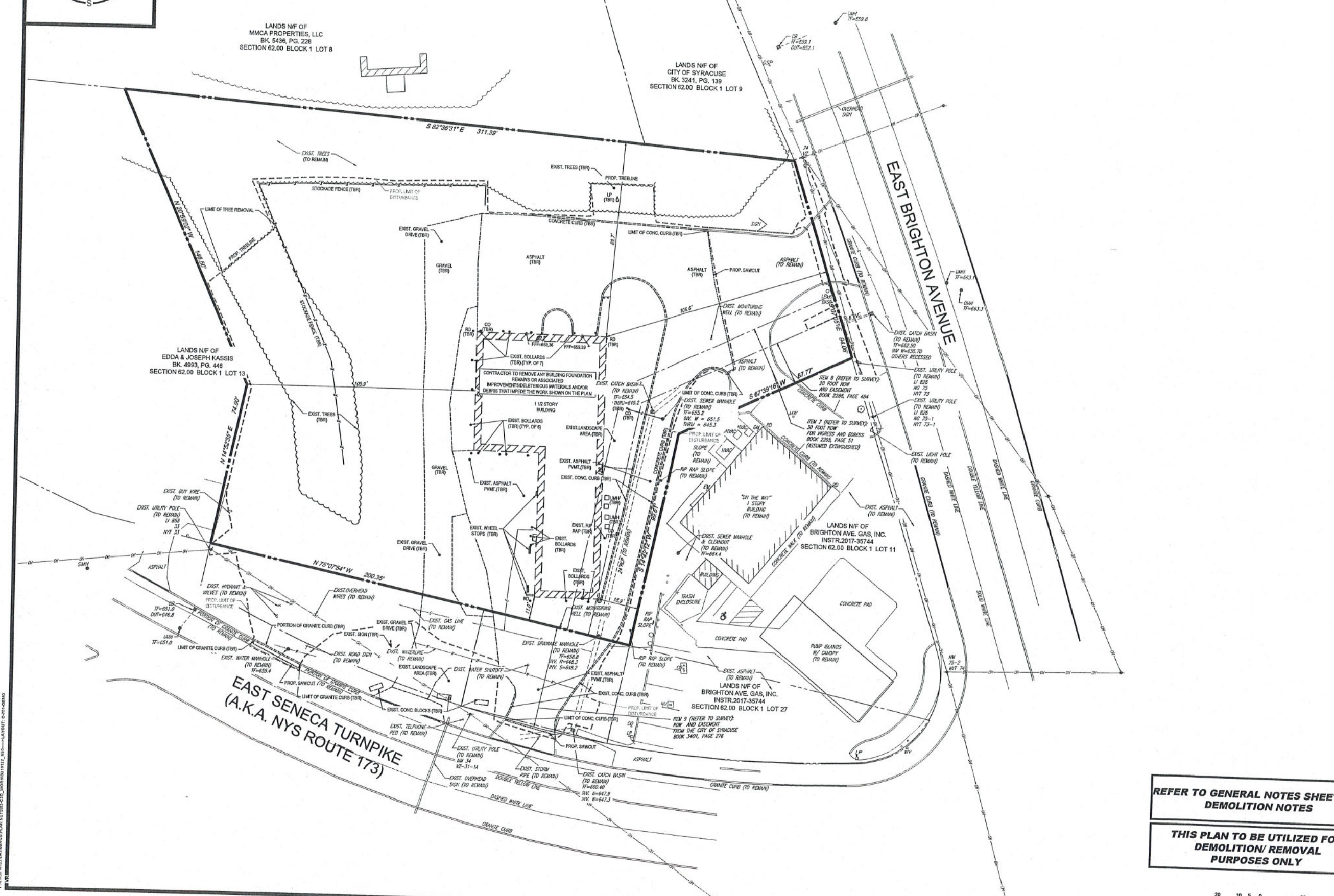
LANDS N/F OF  
EDDA & JOSEPH KASSIS  
BK. 4993, PG. 446  
SECTION 62.00 BLOCK 1 LOT 13

LANDS N/F OF  
BRIGHTON AVE. GAS, INC.  
INSTR. 2017-35744  
SECTION 62.00 BLOCK 1 LOT 11

LANDS N/F OF  
BRIGHTON AVE. GAS, INC.  
INSTR. 2017-35744  
SECTION 62.00 BLOCK 1 LOT 27

EAST SENECA TURNPIKE  
(A.K.A. NYS ROUTE 173)

EAST BRIGHTON AVENUE



**BOHLER**  
SITE CIVIL AND CONSULTING ENGINEERING  
LAND SURVEYING  
PROJECT MANAGEMENT  
LANDSCAPE ARCHITECTURE  
SUSTAINABLE DESIGN  
PERMITTING SERVICES  
TRANSPORTATION SERVICES

**REVISIONS**

REV	DATE	COMMENT	DRAWN BY	CHECKED BY

**811**  
Know what's below.  
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It's fast. It's free. It's the law.

**PRELIMINARY**  
THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT TO BE USED FOR CONSTRUCTION. DOCUMENTS ARE INDICATED OTHERWISE.  
PROJECT No.: B210122  
DRAWN BY: KH8  
CHECKED BY: TOP  
DATE: 08/06/2021  
CAD ID: B210122\_550

**PROPOSED SITE PLAN DOCUMENTS**  
FOR  
**HOSPITALITY SYRACUSE INC.**  
PROPOSED DEVELOPMENT  
SEC. 62.00 - BLK. 1 - PARCEL 10.1 & 27  
962 EAST BRIGHTON AVE  
CITY OF SYRACUSE  
ONONDAGA COUNTY  
STATE OF NEW YORK

**BOHLER**  
17 COMPUTER DRIVE WEST  
ALBANY, NY 12205  
Phone: (518) 438-0900  
Fax: (518) 438-0900  
www.BohlerEngineering.com

**W.D. GOEBEL**  
PROFESSIONAL ENGINEER  
MASSACHUSETTS LICENSE NO. 42844-C  
RHODE ISLAND LICENSE NO. 7281  
CONNECTICUT LICENSE NO. 21854  
NEW HAMPSHIRE LICENSE NO. 15949  
MAINE LICENSE NO. 5495  
NEW YORK LICENSE NO. 011844-1  
FLORIDA LICENSE NO. 66202

**REFER TO GENERAL NOTES SHEET FOR DEMOLITION NOTES**

**THIS PLAN TO BE UTILIZED FOR DEMOLITION/ REMOVAL PURPOSES ONLY**



SHEET TITLE:  
**DEMOLITION PLAN**  
SHEET NUMBER:  
**C-201**  
ORG. DATE - 08-06-2021

P:\1815172\DRAWINGS\PLAN\1815172-021-DEMOLITION PLAN.dwg



LANDS N/F OF  
MMA PROPERTIES, LLC  
BK. 5436, PG. 229  
SECTION 62.00 BLOCK 1 LOT 8

LANDS N/F OF  
CITY OF SYRACUSE  
BK. 3241, PG. 139  
SECTION 62.00 BLOCK 1 LOT 9

LANDS N/F OF  
EDDA & JOSEPH KASSIS  
BK. 4993, PG. 446  
SECTION 62.00 BLOCK 1 LOT 7

LANDS N/F OF  
BRIGHTON AVE. GAS, INC.  
INSTR. 2017-35744  
SECTION 62.00 BLOCK 1 LOT 11

LANDS N/F OF  
BRIGHTON AVE. GAS, INC.  
INSTR. 2017-35744  
SECTION 62.00 BLOCK 1 LOT 27

EAST SENECA TURNPIKE  
(A.K.A. NYS ROUTE 173)

EAST BRIGHTON AVENUE

ZONING ANALYSIS TABLE			
ZONING DISTRICT	LOCAL BUSINESS ZONING DISTRICT - (BA)		
OVERLAY DISTRICT	NA		
REQUIRED PERMIT	SITE PLAN APPROVAL, SPECIAL USE PERMIT THROUGH CITY PLANNING COMMISSION		
ZONE CRITERIA	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	N/S	±54,810 SF, / 1.26 ACRES	NO CHANGE
MIN. LOT DEPTH	N/S	±272.7'	NO CHANGE
MAX. BLDG COVERAGE	N/S	±5.6%	±4.5%
SETBACK TO RESIDENTIAL ZONE	200'	±89.7' (E)	±39.5' (W)
MIN. FRONT SETBACK	10'	±106.5'	±199.0'
MIN. SIDE SETBACK	10'	±11.0'	±35.5'
MIN. REAR SETBACK	30'	±105.5'	±21.5'
MAX. BUILDING HEIGHT	N/S	<41'	±21.5'
GREENSPACE	N/S	±59.3%	±46.1%
PARKING SPACES	89 SPACES	NA	±6.1%
ACCESS, PARKING SPACES	2	N/S	2
PARKING STALL CRITERIA STANDARD: 8.5 FT x 18 FT	USE/CATEGORY: RESTAURANT	REQUIRED PARKING: (1 SPACE / 2 PERSONS AT MAX. CAPACITY) BASED ON CAPACITY FROM CITY OF SYRACUSE FIRE CODE: (1 PERSON / 15 SF, GFA)	
	CALCULATION:	(178 PERSONS / 2 PERSONS) * 1 SPACE = 89 SPACES	

15% MIN LOT DEPTH = 100'1" x 0.15 = 30' FT

**BOHLER**  
SITE CIVIL AND CONSULTING ENGINEERING  
LANDSCAPE ARCHITECTURE  
PROGRAM MANAGEMENT  
LANDSCAPE ARCHITECTURE  
SUSTAINABLE DESIGN  
PERMITTING SERVICES  
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY

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PROJECT No.: B210122  
KMB  
DRAWN BY: TCF  
DATE: 06/06/2021  
CAD ID.: B210122\_S30

**PROPOSED SITE PLAN DOCUMENTS**  
FOR  
**HOSPITALITY SYRACUSE INC.**  
PROPOSED DEVELOPMENT  
SEC. 62.00 - BLK. 1 - PARCEL 10.1 & 27  
962 EAST BRIGHTON AVE  
CITY OF SYRACUSE  
ONONDAGA COUNTY  
STATE OF NEW YORK

**BOHLER**  
17 COMPUTER DRIVE WEST  
ALBANY, NY 12205  
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**W.D. GOEBEL**  
PROFESSIONAL ENGINEER:  
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RHODE ISLAND LICENSE NO. 7288  
CONNECTICUT LICENSE NO. 21884-C  
NEW HAMPSHIRE LICENSE NO. 10280  
MAINE LICENSE NO. 8480  
NEW YORK LICENSE NO. 011344-1  
FLORIDA LICENSE NO. 96202

SHEET TITLE:  
**SITE LAYOUT PLAN**  
SHEET NUMBER:  
**C-301**  
ORG. DATE - 08-06-2021



P:\218174\218174\DRAWINGS\PLAN SET\62.00\BLK 1\LOT 27\_LAYOUT.CORR.MXD



LANDS N/F OF  
MMCA PROPERTIES, LLC  
BK. 5436, PG. 228  
SECTION 62.00 BLOCK 1 LOT 8

LANDS N/F OF  
CITY OF SYRACUSE  
BK. 3241, PG. 139  
SECTION 62.00 BLOCK 1 LOT 9

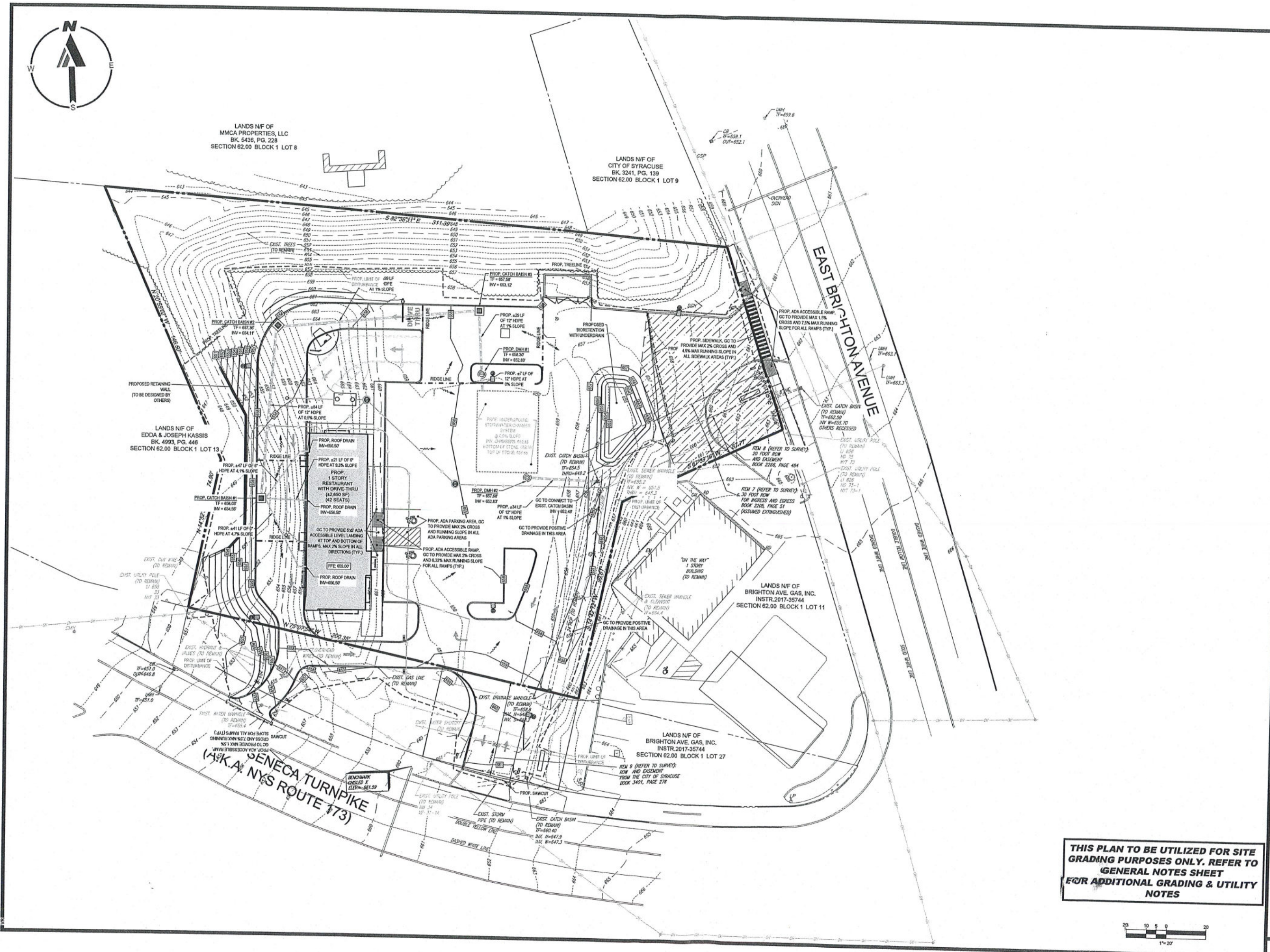
LANDS N/F OF  
EDDA & JOSEPH KASSIS  
BK. 4993, PG. 446  
SECTION 62.00 BLOCK 1 LOT 13

LANDS N/F OF  
BRIGHTON AVE. GAS, INC.  
INSTR. 2017-35744  
SECTION 62.00 BLOCK 1 LOT 11

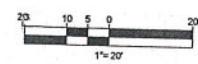
LANDS N/F OF  
BRIGHTON AVE. GAS, INC.  
INSTR. 2017-35744  
SECTION 62.00 BLOCK 1 LOT 27

SENECA TURNPIKE  
(A.K.A. NYS ROUTE 173)

EAST BRIGHTON AVENUE



**THIS PLAN TO BE UTILIZED FOR SITE GRADING PURPOSES ONLY. REFER TO GENERAL NOTES SHEET FOR ADDITIONAL GRADING & UTILITY NOTES**



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PROJECT NO.: B210122  
DATE: 06/06/2021  
CAD LID.: B210122\_550

**PROPOSED SITE PLAN DOCUMENTS**

FOR  
**HOSPITALITY SYRACUSE INC.**

PROPOSED DEVELOPMENT  
SEC. 62.00 - BLK. 1 - PARCEL 10.1 & 27  
962 EAST BRIGHTON AVE  
CITY OF SYRACUSE  
ONONDAGA COUNTY  
STATE OF NEW YORK

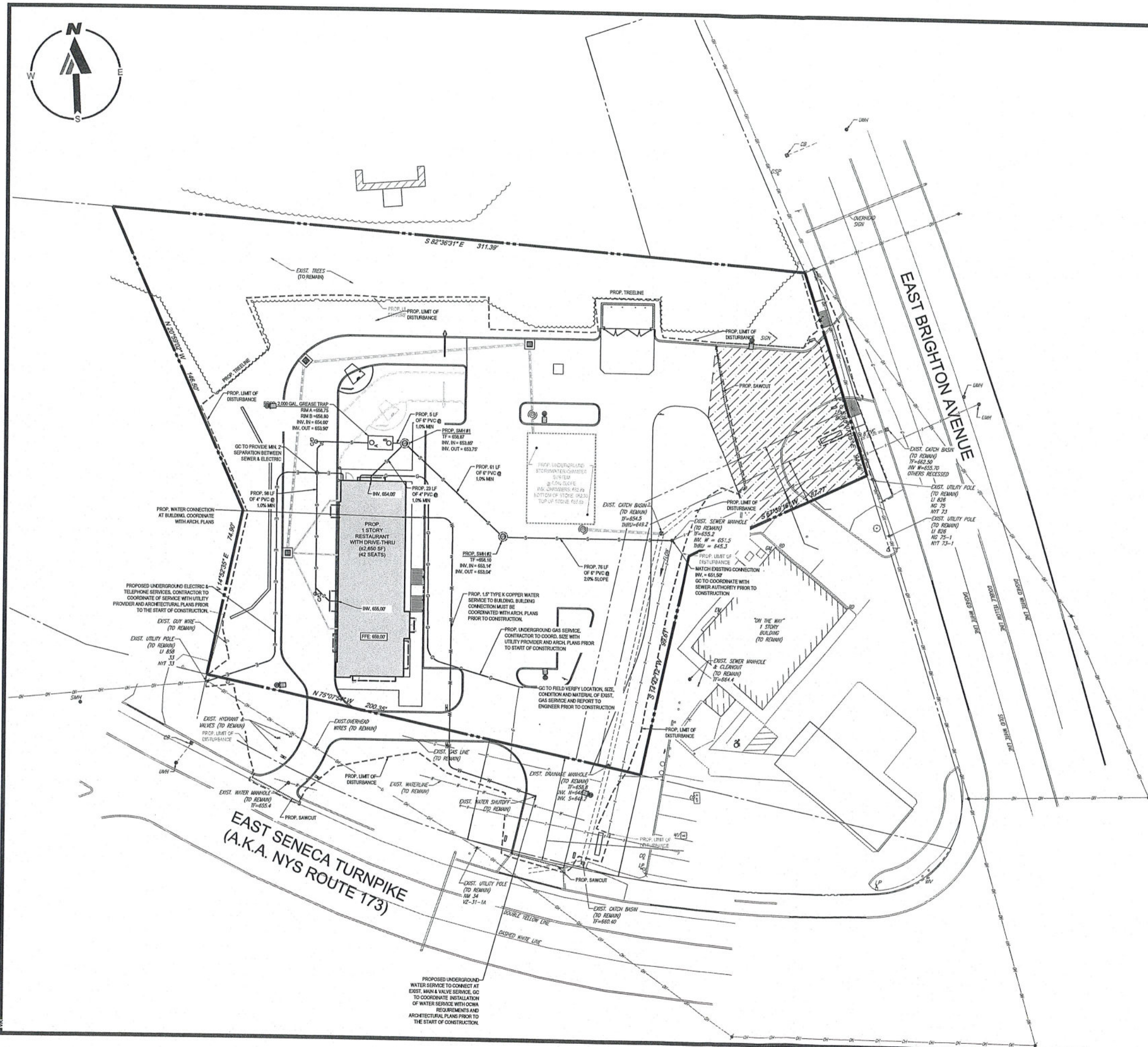
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NEW HAMPSHIRE LICENSE NO. 10460  
MAINE LICENSE NO. 10460  
NEW YORK LICENSE NO. 011284-1  
FLORIDA LICENSE NO. 86202

SHEET TITLE:  
**GRADING AND DRAINAGE PLAN**

SHEET NUMBER:  
**C-401**

ORG. DATE - 06-06-2021



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 PROJECT No.: B210122  
 DRAWN BY: K-IB  
 CHECKED BY: TCF  
 DATE: 06/06/2011  
 DATE LD: B210122\_550

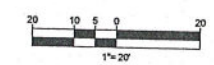
**PROPOSED SITE PLAN DOCUMENTS**  
 FOR  
**HOSPITALITY SYRACUSE INC.**  
 PROPOSED DEVELOPMENT  
 SEC. 62.00 - BLK. 1 - PARCEL 10.1 & 27  
 962 EAST BRIGHTON AVE  
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 CONNECTICUT LICENSE No. 2155-C  
 NEW HAMPSHIRE LICENSE No. 10280  
 MAINE LICENSE No. 6695  
 NEW YORK LICENSE No. 071384-1  
 FLORIDA LICENSE No. 6622

SHEET TITLE:  
**UTILITY PLAN**  
 SHEET NUMBER:  
**C-501**  
 ORG. DATE - 08-06-2011

**THIS PLAN TO BE UTILIZED FOR UTILITIES PURPOSES ONLY. REFER TO GENERAL NOTES SHEET FOR ADDITIONAL GRADING & UTILITY NOTES**



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**EROSION AND SEDIMENT CONTROL NOTES**

- ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE DONE AS SET FORTH IN THE MOST CURRENT STATE SEDIMENT AND EROSION CONTROL MANUAL.
- THOSE AREAS UNDERGOING ACTUAL CONSTRUCTION WILL BE LEFT IN AN UNTREATED OR UNVEGETATED CONDITION FOR A MINIMUM TIME PERIOD. AREAS SHALL BE PERMANENTLY STABILIZED WITHIN 15 DAYS OF FINAL GRADING AND TEMPORARILY STABILIZED WITHIN 30 DAYS OF INITIAL DISTURBANCE OF THE SOIL. IF THE DISTURBANCE IS WITHIN 100 FEET OF A STREAM OR POND, THE AREA SHALL BE STABILIZED WITHIN 7 DAYS OR PRIOR TO ANY STORM EVENT (THIS WOULD INCLUDE WETLANDS).
- SEDIMENT BARRIERS (SILT FENCE, STRAW BARRIERS, ETC.) SHOULD BE INSTALLED PRIOR TO ANY SOIL DISTURBANCE OF THE CONTRIBUTING DRAINAGE AREA ABOVE THEM. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL AREAS WITH SLOPES GREATER THAN 15% AFTER OCTOBER 1ST THE SAME APPLIES FOR ALL SLOPES GREATER THAN 8%.
- INSTALL SILTATION BARRIER AT TOE OF SLOPE TO FILTER SILT FROM RUNOFF. SEE SILTATION BARRIER DETAILS FOR PROPER INSTALLATION. SILTATION BARRIER WILL REMAIN IN PLACE PER NOTE #5.
- ALL EROSION CONTROL STRUCTURES WILL BE INSPECTED, REPLACED AND/OR REPAIRED EVERY 7 DAYS AND IMMEDIATELY FOLLOWING ANY SIGNIFICANT RAINFALL OR SNOW MELT OR WHEN NO LONGER SERVICEABLE DUE TO SEDIMENT ACCUMULATION OR RECOMPOSITION. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER. SEDIMENT CONTROL DEVICES SHALL REMAIN IN PLACE AND BE MAINTAINED BY THE CONTRACTOR UNTIL AREAS UPSLOPE ARE STABILIZED BY TURF.
- NO SLOPES, EITHER PERMANENT OR TEMPORARY, SHALL BE STEEPER THAN TWO TO ONE (2:1).
- IF FINAL SEEDING OF THE DISTURBED AREAS IS NOT COMPLETED 45 DAYS PRIOR TO THE FIRST KILLING FROST, USE TEMPORARY MULCH (DORMANT SEEDING MAY BE ATTEMPTED AS WELL) TO PROTECT THE SITE AND DELAY SEEDING UNTIL THE NEXT RECOMMENDED SEEDING PERIOD.
- TEMPORARY SEEDING OF DISTURBED AREAS THAT HAVE NOT BEEN FINAL GRADED SHALL BE COMPLETED 45 DAYS PRIOR TO THE FIRST KILLING FROST TO PROTECT FROM SPRING RUNOFF PROBLEMS.
- DURING THE CONSTRUCTION PHASE, INTERCEPTED SEDIMENT WILL BE RETURNED TO THE SITE AND REGRADED UNTO OPEN AREAS.
- REVEGETATION MEASURES WILL COMMENCE UPON COMPLETION OF CONSTRUCTION EXCEPT AS NOTED ABOVE. ALL DISTURBED AREAS NOT OTHERWISE STABILIZED WILL BE GRADED, SMOOTHED, AND PREPARED FOR FINAL SEEDING AS FOLLOWS:
  - SIX INCHES OF LOAM WILL BE SPREAD OVER DISTURBED AREAS AND SMOOTHED TO A UNIFORM SURFACE.
  - APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST. IF SOIL TESTING IS NOT FEASIBLE ON SMALL OR VARIABLE SITES, OR WHERE TIMING IS CRITICAL, FERTILIZER MAY BE APPLIED AT THE RATE OF 800 LB PER ACRE OR 18.4 LB PER 1,000 SF USING 10-20-20 OR EQUIVALENT. APPLY GROUND LIMESTONE (EQUIVALENT TO 50% CALCIUM PLUS MAGNESIUM OXIDE) AT A RATE OF 3 TONS PER ACRE (138 LB PER 1,000 SF).
  - FOLLOWING SEED BED PREPARATION, RICHES AND BACK SLOPES WILL BE SEED TO A MIXTURE OF 47% CREEPING RED FESCUE, 5% REDTOP, AND 48% TALL FESCUE. THE LAWN AREAS WILL BE SEED TO A PREMIUM TURF MIXTURE OF 44% KENTUCKY BLUEGRASS, 44% CREEPING RED FESCUE, AND 12% PERENNIAL RYEGRASS. SEEDING RATE IS 1.03 LBS PER 1,000 SF LAWN QUALITY SOG MAY BE SUBSTITUTED FOR SEED.
  - STRAW MULCH AT THE RATE OF 70-80 LBS PER 1,000 SF. A HYDRO-APPLICATION OF WOOD OR PAPER FIBER SHALL BE APPLIED FOLLOWING SEEDING. A SUITABLE BINDER SUCH AS CURASOL OR RMB PLUS WILL BE USED ON STRAW MULCH FOR WIND CONTROL.
- ALL TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED ONCE THE SITE IS STABILIZED.
- WETLANDS WILL BE PROTECTED WITH STRAW, COMPOST, AND/OR SILT FENCE BARRIERS INSTALLED AT THE EDGE OF THE WETLAND OR THE BOUNDARY OF WETLAND DISTURBANCE.
- ALL AREAS WITHIN 100 FEET OF A FLAGGED WETLAND OR STREAM SHALL HAVE AN EXPOSURE WINDOW OF NOT MORE THAN 7 DAYS.
- ALL AREAS WITHIN 100 FEET OF A FLAGGED WETLAND OR STREAM SHALL FOLLOW APPROPRIATE EROSION CONTROL MEASURES PRIOR TO EACH STORM IF NOT BEING ACTIVELY WORKED.

**MULCH**

LOCATION	MULCH	RATE (1000 SF)
PROJECT AREA	STRAW	100 POUNDS
WINDY AREA	SHREDDED OR CHOPPED CORNSTALKS STRAW (ANCHORED)*	185-275 POUNDS 100 POUNDS
MODERATE TO HIGH VELOCITY AREAS OR STEEP SLOPES GREATER THAN 3:1	JUTE MESH OR EXCELSIOR MAT	AS REQUIRED

GREATER THAN 3:1 (REFER TO GEOTECHNICAL REPORT FOR FINAL DESIGN REQUIREMENT)

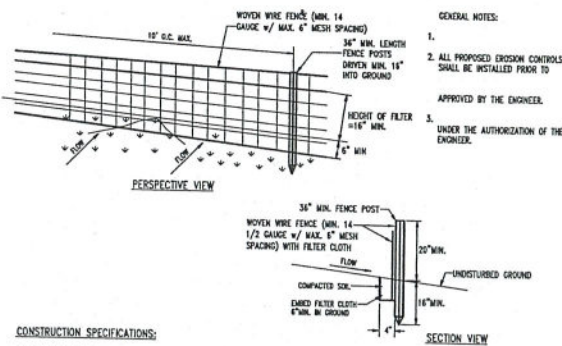
\* A HYDRO-APPLICATION OF WOOD, OR PAPER FIBER MAY BE APPLIED FOLLOWING SEEDING. A SUITABLE BINDER SUCH AS CURASOL OR RMB PLUS SHALL BE USED ON STRAW MULCH FOR WIND CONTROL.

**MULCH ANCHORING**

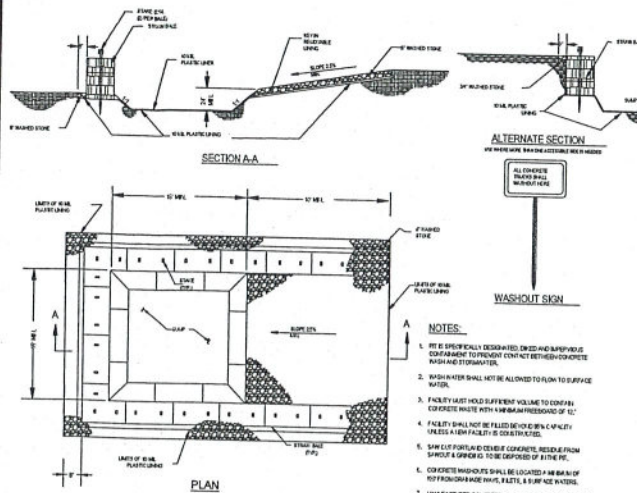
ANCHOR MULCH WITH PEG AND TWINE (1 SO, YD/BLOCK); MULCH NETTING (AS PER MANUFACTURER); WOOD CELLULOSE FIBER (750 LBS/ACRE); CHEMICAL TACK (AS PER MANUFACTURER'S SPECIFICATIONS); USE OF A SERRATED STRAIGHT DISK, WETTING FOR SMALL AREAS AND ROAD DITCHES MAY BE PERMITTED.

**EROSION CONTROL NOTES DURING WINTER CONSTRUCTION**

- WINTER CONSTRUCTION PERIOD: NOVEMBER 1 THROUGH APRIL 15.
- WINTER EXCAVATION AND EARTHWORK SHALL BE DONE SUCH THAT NO MORE THAN 1 ACRE OF THE SITE IS WITHOUT STABILIZATION AT ANY ONE TIME.
- EXPOSED AREA SHOULD BE LIMITED TO THAT WHICH CAN BE MULCHED IN ONE DAY PRIOR TO ANY SNOW EVENT.
- CONTINUATION OF EARTHWORK OPERATION ON ADDITIONAL AREAS SHALL NOT BEGIN UNTIL THE EXPOSED SOIL SURFACE ON THE AREA BEING WORKED HAS BEEN STABILIZED SUCH THAT NO LARGER AREA OF THE SITE IS WITHOUT EROSION CONTROL PROTECTION AS LISTED IN ITEM 2 ABOVE.
- AN AREA SHALL BE CONSIDERED TO HAVE BEEN STABILIZED WHEN EXPOSED SURFACES HAVE BEEN EITHER MULCHED WITH STRAW OR STRAW AT A RATE OF 100 LB PER 1,000 SQUARE FEET (WITH OR WITHOUT SEEDING) OR DORMANT SEEDS, MULCHED AND ADEQUATELY ANCHORED BY AN APPROVED ANCHORING TECHNIQUE.
- BETWEEN THE DATES OF OCTOBER 15 AND APRIL 15, LOAM OR SEED WILL NOT BE REQUIRED. DURING PERIODS OF ABOVE FREEZING TEMPERATURES THE SLOPES SHALL BE FINE GRADED AND EITHER PROTECTED WITH MULCH OR TEMPORARILY SEEDED AND MULCHED UNTIL SUCH TIME AS THE FINAL TREATMENT CAN BE APPLIED. IF THE DATE IS AFTER NOVEMBER 1ST AND IF THE EXPOSED AREA HAS BEEN LOAMED, FINAL GRADED AND IS SMOOTH, THEN THE AREA MAY BE DORMANT SEED AT A RATE OF 200-300% HIGHER THAN SPECIFIED FOR PERMANENT SEED AND THEN MULCHED. IF CONSTRUCTION CONTINUES DURING FREEZING WEATHER, ALL EXPOSED AREAS SHALL BE CONTINUOUSLY GRADED BEFORE FREEZING AND THE SURFACE TEMPORARILY PROTECTED FROM EROSION BY THE APPLICATION OF MULCH. SLOPES SHALL NOT BE LEFT UNPROTECTED OVER THE WINTER OR ANY OTHER EXTENDED TIME OF WORK SUSPENSION UNLESS TREATED IN THE ABOVE MANNER, UNTIL SUCH TIME AS WEATHER CONDITIONS ALLOW DITCHES TO BE FINISHED WITH THE PERMANENT SURFACE TREATMENT. EROSION SHALL BE CONTROLLED BY THE INSTALLATION OF BALES OF STRAW OR STONE CHECK DAMS IN ACCORDANCE WITH THE STANDARD DETAILS.
- MULCHING REQUIREMENTS:
  - BETWEEN THE DATES OF NOVEMBER 1ST AND APRIL 15TH ALL MULCH SHALL BE ANCHORED BY EITHER PEG LINE, MULCH NETTING OR WOOD CELLULOSE FIBER.
  - MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL DRAINAGE WAYS WITH A SLOPE GREATER THAN 3% FOR SLOPE EXPOSED TO DIRECT WINDS AND FOR ALL OTHER SLOPES GREATER THAN 8%.
  - MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL AREAS WITH SLOPES GREATER THAN 15% AFTER OCTOBER 1ST THE SAME APPLIES FOR ALL SLOPES GREATER THAN 8%.
- AFTER NOVEMBER 1ST THE CONTRACTOR SHALL APPLY DORMANT SEEDING OR MULCH AND ANCHORING ON ALL BARE EARTH AT THE END OF EACH WORKING DAY.
- DURING THE WINTER CONSTRUCTION PERIOD ALL SNOW SHALL BE REMOVED FROM AREAS OF SEEDING AND MULCHING PRIOR TO PLACEMENT.
- STOCKPILING OF MATERIALS (DIRT, WOOD, CONSTRUCTION MATERIALS, ETC.) MUST REMAIN COVERED AT ALL TIMES TO MINIMIZE ANY DUST PROBLEMS THAT MAY OCCUR WITH ADJACENT PROPERTIES AND TO PROVIDE MAXIMUM PROTECTION AGAINST EROSION RUNOFF.
- EXISTING CATCH BASIN STRUCTURES SHALL BE PROTECTED UNTIL SUCH TIME AS THEY ARE REMOVED.

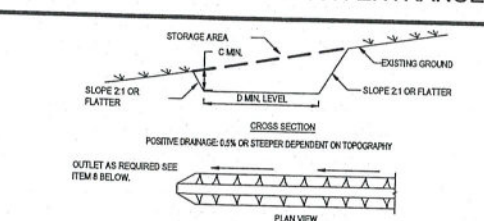


TYP. SILTATION FENCE DETAIL



CONCRETE WASHOUT DETAIL

STABILIZED CONSTRUCTION ENTRANCE



**CONSTRUCTION SPECIFICATIONS**

- STONE SIZE - USE 1 1/2 INCH STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
- LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE SEPARATE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
- THICKNESS - NOT LESS THAN 6 INCHES.
- WIDTH - TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH THAT PORTS WOULD INCREASE OR DECREASE OCCURS, TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.
- GEOTEXTILE - SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
- SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PERMITTED TO ENTER THE ENTRANCE. IF PAVING IS IMPRACTICAL, A MOUNTABLE BEAM WITH 3 SLOPES WILL BE PERMITTED.
- MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACED ONTO PUBLIC RIGHTS-OF-WAY, ALL MUST BE REMOVED IMMEDIATELY.
- WIND WASHING IS REQUIRED. IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
- PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN EVENT.

**TYPE OF CHANNEL**

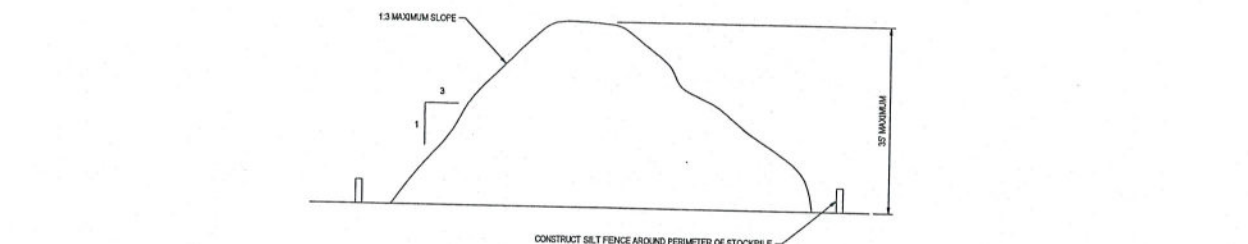
TREATMENT	GRADE	AS AC OR LESS	300 AC (MAX)
1	0.5-1.0%	SEED AND STRAW MULCH	SEED AND STRAW MULCH
2	3.1-5.0%	SEED AND STRAW MULCH	SEED AND COVER LAYER SOG
3	5.1-14.0%	SEED AND COVER WITH SOG	SEED AND COVER LAYER SOG
4	14.1-20.0%	SEED WITH 4\"/>	

9. PERIODIC INSPECTION AND REQUIRED MAINTENANCE MUST BE PROVIDED AFTER EACH RAIN EVENT.

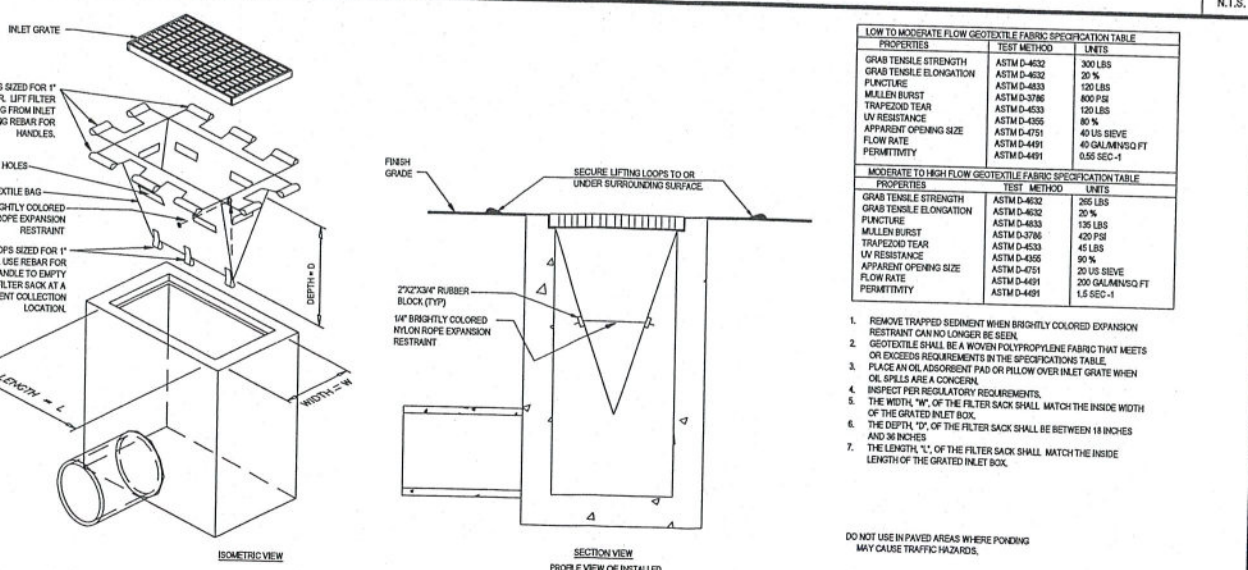
TEMPORARY SWALE / DIVERSION DITCH

- THE FOLLOWING CONSTRUCTION SEQUENCE IS RECOMMENDED:
- INSTALLATION OF STABILIZED CONSTRUCTION ENTRANCE/EXIT (AS SHOWN)
  - INSTALLATION OF EROSION CONTROL BARRIER (SILT FENCE) (AS SHOWN)
  - DEMOLITION OF EXISTING SITE STRUCTURES (SEE DEMOLITION PLAN)
  - DEMOLITION OF EXISTING SITE PAVEMENT AND ANTIENITIES (SEE DEMOLITION PLAN)
  - CLEARING AND GRUBBING
  - EARTHWORK AND EXCAVATION/FILLING AS NECESSARY
  - CONSTRUCTION OF UTILITIES
  - STABILIZE PERMANENT LAWN AREAS AND SLOPES WITH TEMPORARY SEEDING
  - INSTALLATION OF INLET PROTECTION ON-SITE UTILITIES (AS SHOWN)
  - CONSTRUCTION OF BUILDINGS
  - CONSTRUCTION OF ALL CURBING AND LANDSCAPE ISLANDS AS INDICATED ON THE PLANS
  - SPREAD TOPSOIL ON SLOPED AREAS AND SEED AND MULCH
  - FINAL GRADING OF ALL SLOPED AREAS
  - PLACE 4\"/>
  - PAVE PARKING LOT
  - LANDSCAPING PER LANDSCAPING PLAN
  - REMOVE EROSION CONTROLS AS DISTURBED AREAS BECOME STABILIZED TO 80% STABILIZATION OR GREATER.

CONSTRUCTION SEQUENCE



TEMPORARY STOCKPILE DETAIL



FILTER SACKS (GRADED INLETS)

NOT USED

N.T.S.

N.T.S.

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PROJECT No.: B210122  
DRAWN BY: KJHB  
CHECKED BY: TCF  
DATE: 08/06/2021  
CAL D.L.: B210122\_000

**PROPOSED SITE PLAN DOCUMENTS**

FOR

**HOSPITALITY SYRACUSE INC.**

PROPOSED DEVELOPMENT

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ONONDAGA COUNTY  
STATE OF NEW YORK

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NEW JERSEY LICENSE No. 4490  
NEW YORK LICENSE No. 67128-1  
FLORIDA LICENSE No. 9622

SHEET TITLE:  
**EROSION AND SEDIMENT CONTROL NOTES AND DETAILS**

SHEET NUMBER:  
**C-602**

ORG. DATE - 08-06-2021



LANDS N/F OF  
MMCA PROPERTIES, LLC  
BK. 5436, PG. 228  
SECTION 62.00 BLOCK 1 LOT 8

LANDS N/F OF  
CITY OF SYRACUSE  
BK. 3241, PG. 139  
SECTION 62.00 BLOCK 1 LOT 9

LANDS N/F OF  
EDDA & JOSEPH KASSIS  
BK. 4993, PG. 446  
SECTION 62.00 BLOCK 1 LOT 7

LANDS N/F OF  
BRIGHTON AVE. GAS, INC.  
INSTR. 2017-35744  
SECTION 62.00 BLOCK 1 LOT 11

LANDS N/F OF  
BRIGHTON AVE. GAS, INC.  
INSTR. 2017-35744  
SECTION 62.00 BLOCK 1 LOT 27

EAST SENECA TURNPIKE  
(A.K.A. NYS ROUTE 173)

EAST BRIGHTON AVENUE

CITY OF SYRACUSE LANDSCAPE REQUIREMENTS		
SECTION	REQUIREMENTS	CALCULATIONS/PROPOSED
	2. A MINIMUM OF EIGHT (8) FEET IN WIDTH, MEASURED INWARD FROM THE STREET LINE(S) FOR THE ENTIRE LENGTH OF THE SIDEWALK(S), EXCLUSIVE OF APPROACH DRIVES, SHALL BE RESERVED FOR LANDSCAPE TREATMENT. SUCH AREAS SHALL BE ENTIRELY SURROUNDED BY CONCRETE OR GRANITE CURBING OF AT LEAST FOUR (4) INCHES AND NOT MORE THAN SIX (6) INCHES IN HEIGHT. PLANTING MAY BE INSTALLED PROVIDED NO SHRUBS OR GROUND COVER REACH AN ULTIMATE HEIGHT IN EXCESS OF TWO (2) FEET, AND THAT NO TREES HAVE A BRANCHING HABIT LOWER THAN TEN (10) FEET MEASURED FROM FINISHED GRADE.	
	3. A SCREEN SHALL BE PROVIDED ADJACENT TO EITHER RESIDENTIAL OR OFFICE DISTRICTS OR USES. SUCH SCREENS SHALL BE APPROPRIATELY DESIGNED AND CONSTRUCTED OF A SUBSTANTIAL MATERIAL AND EASILY MAINTAINED. A SOLID FENCE, WALL, OR EVERGREEN PLANTING AT LEAST FIVE (5) FEET HIGH SHALL BE ERECTED ALONG ALL PROPERTY LINES SEPARATING THE SITE FROM ANY LOT ZONED FOR RESIDENTIAL OR OFFICE USES. EVERGREEN PLANTS SHALL BE INSTALLED NOT MORE THAN TWO AND ONE-HALF (2 1/2) FEET APART, MEASURED FROM CENTER OF PLANT TO CENTER OF PLANT. AN AREA TEN (10) FEET IN WIDTH SHALL BE RESERVED FOR SUCH PLANTING AND SCREENING.	PROVIDED
	4. CONCRETE SIDEWALKS OF AT LEAST FIVE (5) FEET IN WIDTH SHALL BE INSTALLED ALONG ALL STREET FRONTAGES. SUCH SIDEWALKS SHALL BE LOCATED BETWEEN THE PROPERTY LINE AND STREET PAVEMENT OR CURB LINE, THE INSIDE EDGE OF WHICH TO BE LOCATED ON THE PROPERTY LINE OR TO BE IN ALIGNMENT WITH ADJACENT WALKS. AREAS BETWEEN THE SIDEWALK AND CURB SHALL BE TREATED IN LIKE MANNER TO THE STREET LINE TREATMENT AS SPECIFIED IN PARAGRAPH 2.	PROVIDED
	5. SLOPES IN EXCESS OF ONE (1) FOOT VERTICAL RISE TO EVERY THREE (3) FEET IN HORIZONTAL DISTANCE SHALL BE PLANTED IN SHRUBS OR GROUND COVER, SPACING BETWEEN PLANTS SHALL BE SUFFICIENTLY CLOSE (NORMALLY NINE (9) INCHES FOR GROUND COVER) TO ENSURE FULL COVER WITHIN TWO (2) GROWING SEASONS.	PROVIDED PROVIDED
	6. ON A CORNER LOT, WITHIN THE AREAS FORMED BY THE RIGHT-OF-WAY LINES OF INTERSECTING STREETS AND A LINE JOINING POINTS ON SUCH RIGHT-OF-WAY LINES AT A DISTANCE OF TWENTY-FIVE (25) FEET FROM THEIR INTERSECTION, THERE SHALL BE NO OBSTRUCTION TO VISION BETWEEN A HEIGHT OF TWO (2) FEET AND A HEIGHT OF TEN (10) FEET ABOVE THE AVERAGE GRADE OF EACH STREET AT THE CENTERLINE THEREOF, EXCEPT THAT STREET NAME SIGNS, FIRE HYDRANTS, STREET LIGHTING POLES, AND ASSOCIATED APPURTENANCES THERETO SHALL BE PERMITTED WITHIN THIS AREA.	PROVIDED
	7. SELECTION OF PLANT VARIETIES SHALL BE BASED ON REGIONAL CLIMATIC CONDITIONS, CONSTRAINTS OF LOCATION, EFFECTIVENESS IN SCREENING ADJACENT PROPERTIES, RESISTANCE TO DISEASE AND INSECT ATTACK, CLEANLINESS AND EASE OF MAINTENANCE. THE FOLLOWING PLANT SIZES ARE THE MINIMUM REQUIRED AT TIME OF INSTALLATION: A. DECIDUOUS SHRUBS 4' HEIGHT B. SPREADING EVERGREENS 30" SPREAD C. TALL EVERGREENS 30' HEIGHT D. SCREEN PLANTING (EVERGREEN) 4' HEIGHT E. TREES 2" CALIPER F. GROUND COVER 2" POT	PROVIDED
PART C: SEC. 1 ARTICLE 5	3. PLANTINGS EXCEPT TREES SHALL NOT EXCEED TWO (2) FEET IN HEIGHT IF PLACED WITHIN TEN (10) FEET OF THE FRONT PROPERTY LINE.	PROVIDED
PART C: SEC. 1 ARTICLE 6	THERE SHALL BE NO LIMIT TO THE HEIGHT OF PLANTINGS IF LOCATED MORE THAN TEN (10) FEET FROM THE FRONT PROPERTY LINE.	PROVIDED
	TREES MAY BE LOCATED WITHIN THE REQUIRED FRONT YARD PROVIDED ALL BRANCHES ARE TRIMMED UP TO A HEIGHT OF SEVEN (7) FEET.	PROVIDED

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PROFESSIONAL ENGINEERING  
LANDSCAPE ARCHITECTURE  
SUSTAINABLE DESIGN  
PERMITTING SERVICES  
TRANSPORTATION SERVICES

**REVISIONS**

REV	DATE	COMMENT	DRAWN BY	CHECKED BY

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**PRELIMINARY**

THIS DRAWING IS INTENDED FOR MUNICIPAL AGENCY REVIEW AND APPROVAL. IT IS NOT TO BE USED FOR CONSTRUCTION UNLESS SO INDICATED OTHERWISE.

PROJECT No.: B210122  
DRAWN BY: KHJ  
CHECKED BY: TCF  
DATE: 06/06/2021  
CAD ID: B210122-LND-0 - COPY

**PROPOSED SITE PLAN DOCUMENTS**

FOR  
**HOSPITALITY SYRACUSE INC.**

PROPOSED DEVELOPMENT  
SEC. 62.00 - BLK. 1 - PARCEL 10.1 & 27  
962 EAST BRIGHTON AVE  
CITY OF SYRACUSE  
ONONDAGA COUNTY  
STATE OF NEW YORK

**BOHLER**

17 COMPUTER DRIVE WEST  
ALBANY, NY 12205  
Phone: (518) 438-9900  
Fax: (518) 438-0900  
www.BohlerEngineering.com

SHEET TITLE:  
**LANDSCAPE PLAN**

SHEET NUMBER:  
**C-701**

ORG. DATE - 08-06-2021

**LANDSCAPE SCHEDULE**

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	CONT.
<b>EVERGREEN TREES</b>					
TOE	10	THUJA OCCIDENTALIS 'EMERALD'	EMERALD GREEN ARBORVITAE	5-F	8-6
SUBTOTAL:	10				
<b>EVERGREEN SHRUBS</b>					
ROZ	3	ILEX GLABRA 'COMPACT'	DWARF HANDBERRY	24-30"	8-6
JSS	3	AMPERUS SCOPULORUM 'SKYROCKET'	SKYROCKET JIMPER	48"	8-6
ROKZ	5	RHOODOXORON CATAMBENSE 'NOVA ZEMBLA'	NOVA ZEMBLA RHOODOXORON	30-36"	8-6
TH	15	TAXUS MEDIA 'NICKER'	NICKS YEW	30-36"	8-6
SUBTOTAL:	27				
<b>GROUND COVERS</b>					
JSH	12	AMPERUS HORIZONTALIS 'BAR HARBOR'	BAR HARBOR CREEPING JIMPER	15-18" SPD.	CONTAINER
SUBTOTAL:	12				
<b>ORNAMENTAL GRASSES</b>					
MSG	15	MISCANTHUS SINENSIS 'ORAZULMUI'	WADON GRASS	2 GAL.	CONTAINER
SUBTOTAL:	15				

**SEED MIX KEY**

- PROPOSED HYDROSEED
- PROPOSED CONSERVATION WILDLIFE SEED MIX
- PROPOSED STEEP SLOPE MIX
- PROPOSED NEW ENGLAND WET SEED MIX
- PROPOSED BASIN SEED MIX

**OWNER MAINTENANCE RESPONSIBILITIES**

UPON OWNER'S (OR OWNER CONTRACTOR'S) COMPLETION OF LANDSCAPING WORK, THE OWNER IS FULLY RESPONSIBLE FOR ALL FUTURE MAINTENANCE, CARE, WATERING, AND TRIMMING OF ALL INSTALLED VEGETATION PLANTS, TREES, SHRUBS, BRUIERS, GRASSES, ORNAMENTAL PLANTS AND FLOWERS, FLOWERS, GROUND COVER, AND LANDSCAPING, INCLUDING ALL LANDSCAPE ISLANDS AND AREAS ADJACENT OR PART OF THE LANDSCAPED AREAS. THIS RESPONSIBILITY INCLUDES, BUT IS NOT LIMITED TO, THE FOLLOWING:

- TREES ADJACENT TO WALKWAYS AND AREAS OF PEDESTRIAN TRAFFIC MUST BE MAINTAINED TO ASSURE THAT ANY BRANCHES MUST BE TRIMMED UP TO A CLEARANCE HEIGHT OF 1 FT. FROM ALL PEDESTRIAN SURFACES OR PRUNED BACK TO AVOID ANY INTERFERENCE WITH THE TYPICAL PATH OF TRAVEL.
- TREES WITHIN VEHICULAR RIGHT LINES AS ILLUSTRATED ON THE LANDSCAPE PLAN ARE TO BE TRIMMED TO A CLEARANCE HEIGHT OF 7 FT. FROM ALL PAVED, TRAVELED SURFACES, OR AS OTHERWISE INDICATED ON THE PLAN.
- VEGETATING GROUND COVER, SHRUBS AND ORNAMENTAL PLANTS AND GRASSES MUST BE TRIMMED SO THAT NO PORTION OF THE PLANT EXCEEDS 30 INCHES ABOVE GRADE OF ALL PAVED, TRAVELED SURFACES, ALONG AND WITHIN THE RIGHT LINE OF PARKING LOTS AND THROUGH DRIVEWAYS.
- FALLEN PLANT FLOWERS, FRUIT, SEEDS AND LEAF DROPPINGS ARE TO BE REMOVED IMMEDIATELY FROM VEHICULAR AND PEDESTRIAN TRAFFIC AREAS TO PREVENT TRIPPING, SLIPPING OR ANY OTHER HAZARDS.

THESE REQUIREMENTS DO NOT AFFECT THE PLANT LIFE GUARANTEE THE LANDSCAPE CONTRACTOR IS REQUIRED TO PROVIDE.

**THIS PLAN TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY**

**REFER LANDSCAPE NOTES & DETAILS SHEET FOR LANDSCAPE NOTES AND DETAILS**



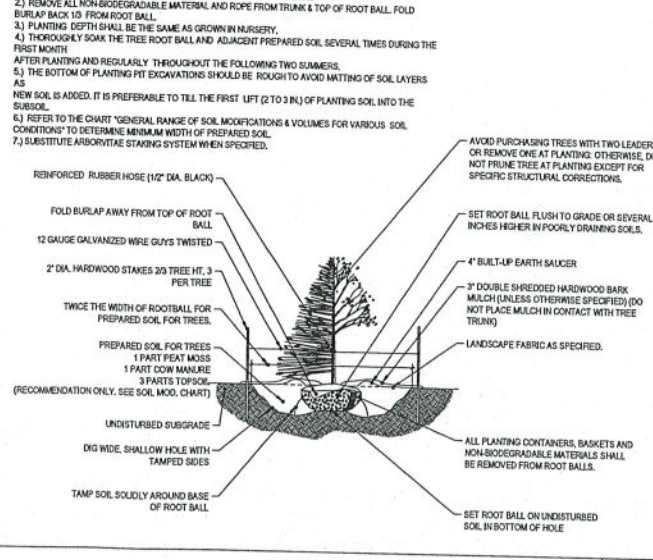
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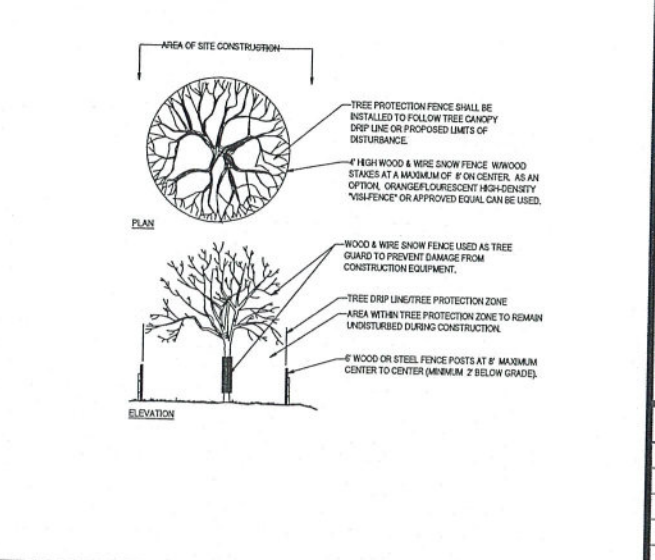
**LANDSCAPE SPECIFICATIONS**

- SCOPE OF WORK:**
- GENERAL:** THE LANDSCAPE CONTRACTOR SHALL BE REQUIRED TO PERFORM ALL CLEARING, FINISHED GRADING, SOIL PREPARATION, PERMANENT SEEDING OR SOONING, PLANTING AND MAINTENANCE INCLUDING ALL LABOR, MATERIALS, TOOLS AND EQUIPMENT NECESSARY FOR THE COMPLETION OF THIS PROJECT, UNLESS OTHERWISE CONTRACTED BY THE GENERAL CONTRACTOR.
- MATERIALS:**
  - GENERAL - ALL HOSKAPPE MATERIALS SHALL MEET OR EXCEED SPECIFICATIONS AS OUTLINED IN THE STATE DEPARTMENT OF TRANSPORTATIONS SPECIFICATIONS.
  - TOPSOIL - NATURAL, FRABLE, LOAMY SILT SOIL HAVING AN ORGANIC CONTENT NOT LESS THAN 5%, A PH RANGE BETWEEN 4.5-7.0. IT SHALL BE FREE OF DEBRIS, ROCKS LARGER THAN ONE INCH (1") WOOD, ROOTS, VEGETABLE MATTER AND CLAY CLODS.
  - LAWN - ALL DISTURBED AREAS ARE TO BE TREATED WITH A MINIMUM 1/2" THICK LAYER OF TOPSOIL, OR AS DIRECTED BY THE LOCAL ORDINANCE OR CLIENT, AND SEEDED OR SOONED IN ACCORDANCE WITH THE PERMANENT STABILIZATION METHODS INDICATED ON THE LANDSCAPE PLAN.
  - LAWN SEED MIXTURE SHALL BE FRESH, CLEAN, NEW CROP SEED.
  - SOIL SHALL BE STRONGLY ROOTED, WEED AND DISEASE/FEST FREE WITH A UNIFORM THICKNESS. SOIL INSTALLED ON SLOPES GREATER THAN 4:1 SHALL BE PEGGED TO HOLD SOIL IN PLACE.
  - MULCH - ALL PLANTING BEDS SHALL BE MULCHED WITH A 2" THICK LAYER OF DOUBLE SHREDDED HARDWOOD BARK MULCH, UNLESS OTHERWISE STATED ON THE LANDSCAPE PLAN AND/OR LANDSCAPE PLAN NOTES/DETAILS.
- FERTILIZER:**
  - FERTILIZER SHALL BE DELIVERED TO THE SITE MIXED AS SPECIFIED IN THE ORIGINAL UNOPENED STANDARD BAGS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER. FERTILIZER SHALL BE STORED IN A WEATHERPROOF PLACE SO THAT IT CAN BE KEPT DRY PRIOR TO USE.
  - FOR THE PURPOSE OF BIDDING, ASSUME THAT FERTILIZER SHALL BE 10% NITROGEN, 6% PHOSPHORUS AND 4% POTASSIUM BY WEIGHT. A FERTILIZER SHOULD NOT BE SELECTED WITHOUT A SOIL TEST PERFORMED BY A CERTIFIED SOIL LABORATORY.
- PLANT MATERIAL:**
  - ALL PLANTS SHALL IN ALL CASES CONFORM TO THE REQUIREMENTS OF THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1), LATEST EDITION, AS REVISIONS BY THE AMERICAN SOCIETY OF HORTICULTURE AND LANDSCAPE ASSOCIATION (FORMERLY THE AMERICAN ASSOCIATION OF NURSERYMEN). IN ALL CASES, BOTANICAL NAMES SHALL TAKE PRECEDENCE OVER COMMON NAMES FOR ANY AND ALL PLANT MATERIAL.
  - PLANTS SHALL BE LEGALLY TAGGED WITH THE PROPER NAME AND SIZE. TAGS ARE TO REMAIN ON AND AT LEAST ONE PLANT OF EACH SPECIES FOR VERIFICATION PURPOSES DURING THE FINAL INSPECTION.
  - TREES WITH ABSORPTION OF THE BARK, SUN SCALDS, DISAPPEARANCE OR FRESH CUTS OF LIMBS OVER 1/2" WHICH HAVE NOT BEEN COMPLETELY CALLED, SHALL BE REJECTED. PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES.
  - ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY AND SHALL HAVE A NORMAL HABIT OF GROWTH, WELL DEVELOPED BRANCHES, DENSELY FOLIATED, VIGOROUS ROOT SYSTEMS AND BE FREE OF DISEASE, INSECTS, PESTS, EGGS OR LARVAE.
  - CALIPER MEASUREMENTS OF NURSERY GROWN TREES SHALL BE TAKEN AT A POINT ON THE TRUNK SIX INCHES (6") ABOVE THE NATURAL GRADE FOR TREES UP TO AND INCLUDING A FOUR INCH (4") CALIPER. IF THE CALIPER IS SIX INCHES (6") ABOVE THE GROUND EXCEEDS FOUR INCHES (4") IN CALIPER, THE CALIPER SHOULD BE MEASURED AT A POINT 12" ABOVE THE NATURAL GRADE.
  - SHRUBS SHALL BE MEASURED TO THE AVERAGE HEIGHT OR SPREAD OF THE SHRUB, AND NOT TO THE LONGEST BRANCH.
  - TREES AND SHRUBS SHALL BE HANDLED WITH CARE BY THE ROOT BALL.
- GENERAL WORK PROCEDURES:**
  - CONTRACTOR TO UTILIZE WORKMANLIKE INDUSTRY STANDARDS IN PERFORMING ALL LANDSCAPE CONSTRUCTION. THE SITE IS TO BE LEFT IN A CLEAN STATE AT THE END OF EACH WORKDAY. ALL DEBRIS, MATERIALS AND TOOLS SHALL BE PROPERLY STORED, STOCKPILED OR DISPOSED OF.
  - WASTE MATERIALS AND DEBRIS SHALL BE COMPLETELY DISPOSED OF AT THE CONTRACTORS EXPENSE. DEBRIS SHALL NOT BE BURIED, INCLUDING ORGANIC MATERIALS, BUT SHALL BE REMOVED COMPLETELY FROM THE SITE.
- SITE PREPARATION:**
  - BEFORE AND DURING PRELIMINARY GRADING AND FINISHED GRADING, ALL WEEDS AND GRASSES SHALL BE DUG OUT BY THE ROOTS AND DISPOSED OF IN ACCORDANCE WITH GENERAL WORK PROCEDURES OUTLINED HEREIN.
  - ALL EXISTING TREES TO REMAIN SHALL BE PROTECTED. THE ENTIRE LINES OF ANY DAMAGED BRANCH SHALL BE CUT OFF AT THE BRANCH COLLAR. CONTRACTOR SHALL ENSURE THAT CUTS ARE SMOOTH AND STRAIGHT. ANY EXPOSED ROOTS SHALL BE CUT BACK WITH CLEAN, SHARP TOOLS AND TOPSOIL SHALL BE PLACED AROUND THE REMAINDER OF THE ROOTS. EXISTING TREES SHALL BE MONITORED ON A REGULAR BASIS FOR ROTATIONAL ROOT OR BRANCH DAMAGE AS A RESULT OF CONSTRUCTION. ROOTS SHALL NOT BE LEFT EXPOSED FOR MORE THAN ONE (1) DAY. CONTRACTOR SHALL WATER EXISTING TREES AS NEEDED TO PREVENT SHOCK OR DECLINE.
  - CONTRACTOR SHALL ARRANGE TO HAVE A UTILITY STAKE-OUT LOCATE ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY LANDSCAPE MATERIAL. UTILITY COMPANIES SHALL BE CONTACTED THREE (3) DAYS PRIOR TO THE BEGINNING OF WORK.
- TREE PROTECTION:**
  - CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES TO REMAIN. A TREE PROTECTION ZONE SHALL BE ESTABLISHED AT THE DWP LINE OR AT THE LIMIT OF CONSTRUCTION DISTURBANCE, WHICHEVER IS GREATER. LOCAL STANDARDS THAT MAY REQUIRE A MORE STRICT TREE PROTECTION ZONE SHALL BE HONORED.
  - A FORTY-EIGHT INCH (48") HIGH WOODEN SNOW FENCE OR ORANGE COLORED HIGH-DENSITY "VIS-FENCE", OR APPROVED EQUAL, MOUNTED ON STEEL POSTS SHALL BE PLACED ALONG THE BOUNDARY OF THE TREE PROTECTION ZONE. POSTS SHALL BE LOCATED AT A MAXIMUM OF EIGHT FEET (8') ON CENTER OR AS INDICATED WITHIN THE TREE PROTECTION DETAIL.
  - WHEN THE TREE PROTECTION FENCING HAS BEEN INSTALLED, IT SHALL BE INSPECTED BY THE APPROVING AGENCY PRIOR TO DEMOLITION, GRADING, TREE CLEARING OR ANY OTHER CONSTRUCTION. THE FENCING ALONG THE TREE PROTECTION ZONE SHALL BE REGULARLY INSPECTED BY THE LANDSCAPE CONTRACTOR AND MAINTAINED UNTIL ALL CONSTRUCTION ACTIVITY HAS BEEN COMPLETED.
  - AT NO TIME SHALL MACHINERY, DEBRIS, FALLEN TREES OR OTHER MATERIALS BE PLACED, STOCKPILED OR LEFT STANDING IN THE TREE PROTECTION ZONE.
- SOIL MODIFICATIONS:**
  - CONTRACTOR SHALL OBTAIN A SOIL TEST FOR ALL AREAS OF THE SITE PRIOR TO CONDUCTING ANY PLANTING. SOIL TESTS SHALL BE PERFORMED BY A CERTIFIED SOIL LABORATORY.
  - LANDSCAPE CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO THE GROWTH OF PLANT MATERIAL. SOIL MODIFICATIONS, AS SPECIFIED HEREIN, MAY NEED TO BE CONDUCTED BY THE LANDSCAPE CONTRACTOR DEPENDING ON SITE CONDITIONS.
  - THE FOLLOWING AMENDMENTS AND QUANTITIES ARE APPROXIMATE AND ARE FOR BIDDING PURPOSES ONLY. COMPOSITION OF AMENDMENTS SHOULD BE REVISED DEPENDING ON THE OUTCOME OF A TOPSOIL ANALYSIS PERFORMED BY A CERTIFIED SOIL LABORATORY.
  - TO INCREASE SANDY SOIL'S ABILITY TO RETAIN WATER AND NUTRIENTS, THOROUGHLY TILL ORGANIC MATTER INTO THE TOP 6-12" USE COMPOSTED BARK, COMPOSTED LEAF MULCH OR SEAT MOSS. ALL PRODUCTS SHOULD BE COMPOSTED TO A DARK COLOR AND BE FREE OF PIECES WITH IDENTIFIABLE LEAF OR WOOD STRUCTURE. AVOID MATERIAL WITH A PH HIGHER THAN 7.5.
  - TO INCREASE DRAINAGE, MOOPLY HEAVY CLAY OR SILT (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) AND/OR AGRICULTURAL CRYSTALLINE COARSE SAND MAY BE USED IF ENOUGH IS ADDED TO BRING THE SAND CONTENT TO MORE THAN 80% OF THE TOTAL MIX. SUBSURFACE DRAINAGE LINES MAY NEED TO BE ADDED TO INCREASE DRAINAGE.
  - MOOPLY EXTREMELY SANDY SOILS (MORE THAN 85% BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX.
- FINISHED GRADING:**
  - UNLESS OTHERWISE CONTRACTED, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF TOPSOIL, AND THE ESTABLISHMENT OF FINE-GRADING WITHIN THE DISTURBANCE AREA OF THE SITE.
  - LANDSCAPE CONTRACTOR SHALL VERIFY THAT SUBGRADE FOR INSTALLATION OF TOPSOIL HAS BEEN ESTABLISHED. THE SUBGRADE OF THE SITE MUST MEET THE FINISHED GRADE LESS THE REQUIRED TOPSOIL THICKNESS (1"±).
  - ALL LAWN AND PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN AND UNIFORM PLANE WITH NO ABRUPT CHANGE OF SURFACE AS DEPICTED WITHIN THIS SET OF CONSTRUCTION PLANS, UNLESS OTHERWISE DIRECTED BY THE PROJECT ENGINEER OR LANDSCAPE ARCHITECT.
  - ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER IN AND AROUND THE PLANTING BEDS. STANDING WATER SHALL NOT BE PERMITTED IN PLANTING BEDS.
- TOPSOILING:**
  - CONTRACTOR SHALL PROVIDE A 2" THICK MINIMUM LAYER OF TOPSOIL, OR AS DIRECTED BY THE LOCAL ORDINANCE OR CLIENT, IN ALL PLANTING AREAS. TOPSOIL SHOULD BE SPREAD OVER A PREPARED SURFACE IN A UNIFORM LAYER TO ACHIEVE THE DESIRED COMPACTED THICKNESS.
  - ON-SITE TOPSOIL MAY BE USED TO SUPPLEMENT THE TOTAL AMOUNT REQUIRED. TOPSOIL FROM THE SITE MAY BE REJECTED IF IT HAS NOT BEEN PROPERLY REMOVED, STORED AND PROTECTED PRIOR TO CONSTRUCTION.
  - CONTRACTOR SHALL FURNISH TO THE APPROVING AGENCY AN ANALYSIS OF BOTH IMPORTED AND ON-SITE TOPSOIL TO BE UTILIZED IN ALL PLANTING AREAS. THE PH AND NUTRIENT LEVELS MAY NEED TO BE ADJUSTED THROUGH SOIL MODIFICATIONS AS NEEDED TO ACHIEVE THE REQUIRED LEVELS AS SPECIFIED IN THE MATERIALS SECTION ABOVE.
  - ALL LAWN AREAS ARE TO BE CULTIVATED TO A DEPTH OF SIX INCHES (6"). ALL DEBRIS DISPOSED FROM EXCAVATION AND CULTIVATION SHALL BE DISPOSED OF IN ACCORDANCE WITH GENERAL WORK PROCEDURES SECTION ABOVE. THE FOLLOWING SHALL BE TILLED INTO THE TOP FOUR INCHES (4") IN TWO DIRECTIONS (QUANTITIES BASED ON A 1,000 SQUARE FOOT AREA - FOR BID PURPOSES ONLY [SEE SPECIFICATION 6.1.2]).
  1. 20 POUNDS "GRO-POWER" OR APPROVED SOIL CONDITIONER/FERTILIZER
  2. 20 POUNDS METROFORM (COURSE) 36-0-0 BLUE CHP OR APPROVED NITROGEN FERTILIZER
  3. THE SPREADING OF TOPSOIL SHALL NOT BE CONDUCTED UNDER MUDDY OR FROZEN CONDITIONS.
- PLANTING:**
  - INsofar THAT IT IS FEASIBLE, PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY. IN THE EVENT THAT THIS IS NOT POSSIBLE, LANDSCAPE CONTRACTOR SHALL PROTECT UNINSTALLED PLANT MATERIAL. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN A THREE DAY PERIOD AFTER HELP PRESERVE ROOT MOISTURE.
  - PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITH THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICE. PLANTS SHALL NOT BE INSTALLED IN TOPSOIL THAT IS IN A MUDDY OR FROZEN CONDITION.
  - ANY INJURED ROOTS OR BRANCHES SHALL BE PRUNED TO MAKE CLEAN CUT ENDS PRIOR TO PLANTING UTILIZING CLEAN, SHARP TOOLS. ONLY INJURED OR DISEASED BRANCHING SHALL BE REMOVED.
  - ALL PLANTING CONTAINERS, BASKETS AND NON-BIODEGRADABLE MATERIALS SHALL BE REMOVED FROM ROOT BALLS DURING PLANTING. NATURAL BURLAP SHALL BE CUT FROM AROUND THE TRUNK OF THE TREE AND FOLDED DOWN AGAINST THE ROOT BALL PRIOR TO BACKFILLING.
  - POSITION TREES AND SHRUBS AT THEIR INTENDED LOCATIONS AS PER THE PLANS AND SECURE THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO EXCAVATING PITS, MAKING NECESSARY ADJUSTMENTS AS DIRECTED.
  - PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, THE PROPOSED LANDSCAPE AS SHOWN ON THE APPROVED LANDSCAPE PLAN MUST BE INSTALLED, INSPECTED AND APPROVED BY THE APPROVING AGENCY. THE APPROVING AGENCY SHALL TAKE INTO ACCOUNT SEASONAL CONSIDERATIONS IN THIS REGARD AS FOLLOWS. THE PLANTING OF TREES, SHRUBS, VINES OR GROUND COVER SHALL OCCUR ONLY DURING THE FOLLOWING PLANTING SEASONS:
    1. PLANTS MARCH 15 TO DECEMBER 15
    2. LAWN MARCH 15 TO JUNE 15 OR SEPT. 1 TO DECEMBER 1
  - PLANTINGS REQUIRED FOR A CERTIFICATE OF OCCUPANCY SHALL BE PROVIDED DURING THE NEXT APPROPRIATE SEASON AT THE MUNICIPALITY'S DISCRETION. CONTRACTOR SHOULD CONTACT APPROVING AGENCY FOR POTENTIAL SUBSTITUTIONS.
  - FURTHERMORE, THE FOLLOWING TREE VARIETIES ARE UNUSUALLY SUSCEPTIBLE TO WINTER DAMAGE, WITH TRANSPLANT SHOCK AND THE SEASONAL LACK OF NITROGEN AVAILABILITY. THE RISK OF PLANT DEATH IS GREATLY INCREASED. IT IS NOT RECOMMENDED THAT THESE SPECIES BE PLANTED DURING THE FALL PLANTING SEASON:
    - ACER VARIETIES
    - BETULA VARIETIES
    - CARPINUS VARIETIES
    - CRATAEGUS VARIETIES
    - KOENIGSEDERA
    - LIQUIDAMBAR STYRACIFLUA
    - LIROODENDRON TULIPIFERA
    - PLATANUS X ACERIFOLIA
    - POPULUS VARIETIES
    - PRUNUS VARIETIES
    - PYRUS VARIETIES
    - QUERCUS VARIETIES
    - TILIA TOMENTOSA
    - ZELKOVA VARIETIES

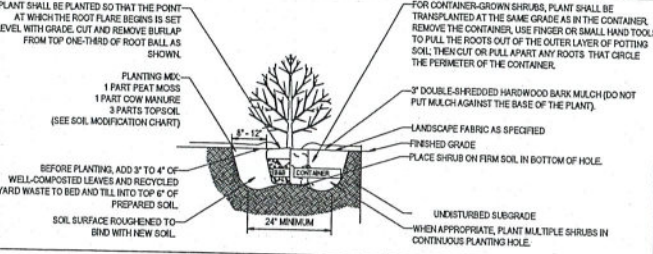
1. NO SOIL OR MULCH SHALL BE PLACED AGAINST ROOT COLLAR OF PLANT.
2. REMOVE ALL NON-BIODEGRADABLE MATERIAL AND ROPE FROM TRUNK & TOP OF ROOT BALL. FOLD BURLAP BACK 10" FROM ROOT BALL.
3. PLANTING DEPTH SHALL BE THE SAME AS GROWN IN NURSERY.
4. THOROUGHLY SOAK THE TREE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.
5. THE BOTTOM OF PLANTING PIT EXCAVATIONS SHOULD BE ROUGH TO AVOID MATTING OF SOIL LAYERS AS NEW SOIL IS ADDED. IT IS PREFERABLE TO TILL THE FIRST LIFT (2 TO 3 IN) OF PLANTING SOIL INTO THE SUBSOIL.
6. REFER TO THE CHART "GENERAL RANGE OF SOIL MODIFICATIONS & VOLUMES FOR VARIOUS SOIL CONDITIONS" TO DETERMINE MINIMUM WIDTH OF PREPARED SOIL.
7. SUBSTITUTE ARBORVITAE STAKING SYSTEM WHEN SPECIFIED.



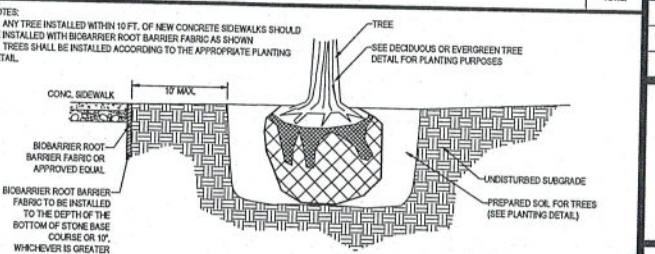
**TREE PLANTING DETAIL** N.T.S.



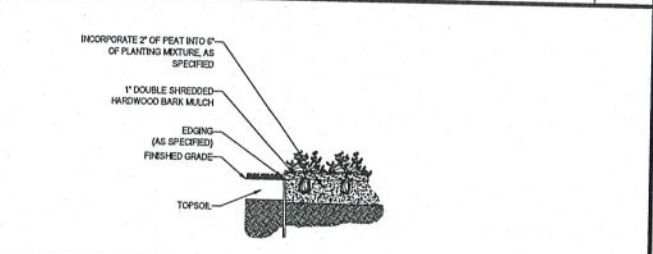
**TREE PROTECTION DURING SITE CONSTRUCTION** N.T.S.



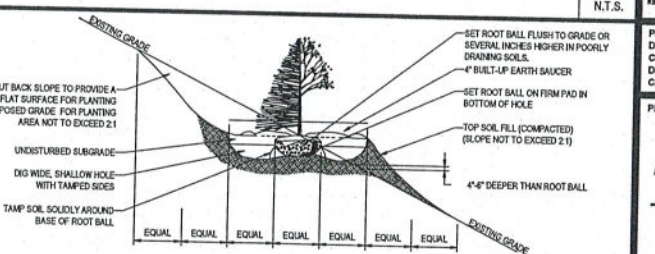
**SHRUB PLANTING DETAIL** N.T.S.



**BIOBARRIER ROOT BARRIER DETAIL** N.T.S.



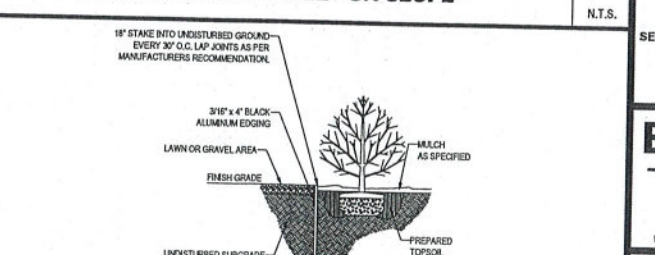
**GROUNDCOVER PLANTING** N.T.S.



**TREE PLANTING DETAIL - ON SLOPE** N.T.S.

- PRIOR TO SEEDING, AREA IS TO BE TOPSOILED, FINE GRADED, AND RAKED OF ALL DEBRIS LARGER THAN 2" DIAMETER.
- PRIOR TO SEEDING, CONSULT MANUFACTURERS RECOMMENDATIONS AND INSTRUCTIONS.
- SEEDING RATES:
  - PERENNIAL BLUEGRASS: 12 LB/1000 SQ FT
  - KENTUCKY BLUEGRASS: 12 LB/1000 SQ FT
  - RED FESCUE: 12 LB/1000 SQ FT
  - SPREADING FESCUE: 12 LB/1000 SQ FT
  - FERTILIZER (16-32-16): 2 LB/1000 SQ FT
  - LIQUID LIME: 1 GALLON GAL.
  - TANK TACKLER: 30 LB/1000 SQ FT
  - TANK FIBER MULCH: 30 LB/1000 SQ FT
- GERMINATION RATES WILL VARY AS TO TIME OF YEAR FOR SOWING. CONTRACTOR TO IRRIGATE SEEDING AREA UNTIL ACCEPTABLE STAND OF COVER IS ESTABLISHED BY OWNER.

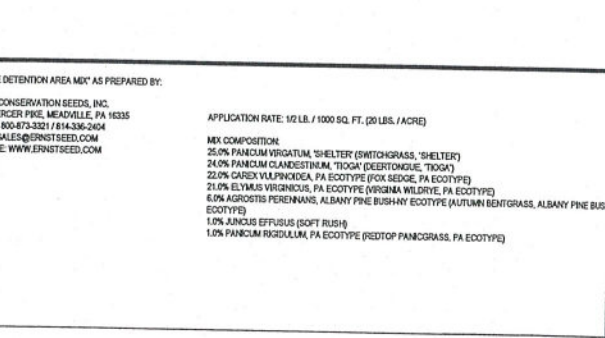
**HYDROSEED SPECIFICATIONS** N.T.S.



**BLACK ALUMINUM EDGING** N.T.S.

- TRANSPLANTING (WHEN REQUIRED):
  - ALL TRANSPLANTS SHALL BE DUG WITH INTACT ROOT BALLS CAPABLE OF SUSTAINING THE PLANT.
  - IF PLANTS ARE TO BE STOCKPILED BEFORE REPLANTING, THEY SHALL BE HEALED IN WITH MULCH OR SOIL, ADEQUATELY WATERED AND PROTECTED FROM EXTREME HEAT, SUN AND WIND.
  - PLANTS SHALL NOT BE DUG FOR TRANSPLANTING BETWEEN APRIL 15 AND JUNE 30.
  - UPON REPLANTING, BACKFILL SOIL SHALL BE AMENDED WITH FERTILIZER AND ROOT GROWTH HORMONE.
  - TRANSPLANTS SHALL BE GUARANTEED FOR THE LENGTH OF THE GUARANTEE PERIOD SPECIFIED HEREIN.
  - IF TRANSPLANTS DIE, SHRUBS AND TREES LESS THAN SIX INCHES (6") DBH SHALL BE REPLACED IN KIND. TREES GREATER THAN SIX INCHES (6") DBH MAY BE REPLACED TO BE REPLACED IN ACCORDANCE WITH THE MUNICIPALITY'S TREE REPLACEMENT GUIDELINES.
- WATERING:**
  - NEW PLANTINGS OR LAWN AREAS SHALL BE ADEQUATELY IRRIGATED BEGINNING IMMEDIATELY AFTER PLANTING. WATER SHALL BE APPLIED TO EACH TREE AND SHRUB IN SUCH MANNER AS NOT TO DISTURB BACKFILL AND TO THE EXTENT THAT ALL MATERIALS IN THE PLANTING HOLE ARE THOROUGHLY SATURATED. WATERING SHALL CONTINUE AT LEAST UNTIL PLANTS ARE ESTABLISHED.
  - SITE OWNER SHALL PROVIDE WATER IF AVAILABLE ON SITE AT TIME OF PLANTING. IF WATER IS NOT AVAILABLE ON SITE, CONTRACTOR SHALL SUPPLY ALL NECESSARY WATER. THE USE OF WATERING BAGS IS RECOMMENDED FOR ALL NEWLY PLANTED TREES.
  - IF AN IRRIGATION SYSTEM HAS BEEN INSTALLED ON THE SITE, IT SHALL BE USED TO WATER PROPOSED PLANT MATERIAL, BUT ANY FAILURE OF THE SYSTEM DOES NOT ELIMINATE THE CONTRACTORS RESPONSIBILITY OF MAINTAINING THE DESIRED MOISTURE LEVEL FOR VIGOROUS, HEALTHY GROWTH.
- GUARANTEE:**
  - THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANTS FOR A PERIOD OF 1 YEAR FROM APPROVAL OF LANDSCAPE INSTALLATION BY THE APPROVING AGENCY. CONTRACTOR SHALL SUPPLY THE OWNER WITH A MAINTENANCE BOND FOR TEN PERCENT (10%) OF THE VALUE OF THE LANDSCAPE INSTALLATION WHICH WILL BE RELEASED AT THE CONCLUSION OF THE GUARANTEE PERIOD AND WHEN A FINAL INSPECTION HAS BEEN COMPLETED AND APPROVED BY THE OWNER OR AUTHORIZED REPRESENTATIVE.
  - ANY DEAD OR DYING PLANT MATERIAL SHALL BE REPLACED FOR THE LENGTH OF THE GUARANTEE PERIOD. REPLACEMENT OF PLANT MATERIAL SHALL BE CONDUCTED AT THE FIRST SUCCEEDING PLANTING SEASON. ANY DEBRIS SHALL BE DISPOSED OF OFF-SITE, WITHOUT EXCEPTION.
  - TREES AND SHRUBS SHALL BE MAINTAINED BY THE CONTRACTOR DURING CONSTRUCTION AND THROUGHOUT THE 90 DAY MAINTENANCE PERIOD AS MATERIAL IN GOOD CONDITION AND FREE OF INSECTS AND DISEASE.
  - LAWN SHALL BE MAINTAINED THROUGH WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING AND OTHER OPERATIONS SUCH AS ROLLING, REGARDING AND REPLANTING AS REQUIRED TO ESTABLISH A SMOOTH, ACCEPTABLE LAWN FREE OF EROSION OR BARE AREAS.
- CLEANUP:**
  - UPON THE COMPLETION OF ALL LANDSCAPE INSTALLATION AND BEFORE THE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL UNUSED MATERIALS, EQUIPMENT AND DEBRIS FROM THE SITE. ALL PAVED AREAS ARE TO BE CLEANED.
  - THE SITE SHALL BE CLEANED AND LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER OR AUTHORIZED REPRESENTATIVE.
- MAINTENANCE (ALTERNATIVE BID):**
  - A 90 DAY MAINTENANCE PERIOD SHALL COMMENCE AT THE END OF ALL LANDSCAPE INSTALLATION OPERATIONS. THE 90 DAY MAINTENANCE PERIOD ENSURES TO THE OWNER/OPERATOR THAT THE NEWLY INSTALLED LANDSCAPING HAS BEEN MAINTAINED AS SPECIFIED ON THE APPROVED LANDSCAPE PLAN. ONCE THE INITIAL 90 DAY MAINTENANCE PERIOD HAS EXPIRED, THE OWNER/OPERATOR MAY REQUEST THAT BIDDERS SUBMIT AN ALTERNATE MAINTENANCE BID FOR A MONTHLY MAINTENANCE CONTRACT. THE ALTERNATE MAINTENANCE CONTRACT WILL ENCOMPASS ANY WORK THAT IS CONSIDERED APPROPRIATE TO ENSURE THAT PLANT AND LAWN AREAS ARE HEALTHY AND MANICURED TO THE APPROVAL OF THE OWNER/OPERATOR.

- "NATIVE DETENTION AREA MIX" AS PREPARED BY:
- ERNST CONSERVATION SEEDS, INC.  
884 MERCER PINE, HEADVILLE, PA 16335  
PHONE: 800-473-3321 / 814-336-2464  
EMAIL: SALES@ERNSTSEED.COM  
WEBSITE: WWW.ERNSTSEED.COM
- APPLICATION RATE: 1/2 LB. / 1000 SQ. FT. (20 LBS. / ACRE)
- MIX COMPOSITION:
- 25.0% PANICUM VIRGATUM, SHELTER (SMITHGRASS, "SHELTER")
  - 24.0% PANICUM CLANDESTINUM, "TODD" (DEERTONGUE, "TODD")
  - 22.0% CAREX VILPANICOLA, PA ECOTYPE (FOR SEEDS, PA ECOTYPE)
  - 21.0% ELYMUS VIRGINICUS, PA ECOTYPE (VIRGINIA WILDBLUE, PA ECOTYPE)
  - 6.0% AGROSTIS PERENNANS, ALBANY PINE BUSHY ECOTYPE (AUTUMN BENTGRASS, ALBANY PINE BUSHY ECOTYPE)
  - 1.0% JUNCUS EFFRUSUS (SOFT RUSH)
  - 1.0% PANICUM RIGIDULUM, PA ECOTYPE (REDTOP PANICGRASS, PA ECOTYPE)



**ARBORTIE STAKING DETAIL** N.T.S.

**BASIN SEED MIX SPECIFICATIONS**

**BOHLER**  
SITE CIVIL AND CONSULTING ENGINEERING  
LAND SURVEYING  
PROGRAM MANAGEMENT  
LANDSCAPE ARCHITECTURE  
SUSTAINABLE DESIGN  
PERMITTING SERVICES  
TRANSPORTATION SERVICES

**REVISIONS**

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**PRELIMINARY**

THIS DRAWING IS INTENDED FOR PRELIMINARY DESIGN AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS SPECIFICALLY INDICATED.

PROJECT No.: B210122  
DRAWN BY: KJB  
TOP DATE: 06/06/2021  
CAD ID: B210122-LND-0 - COP2

**PROPOSED SITE PLAN DOCUMENTS**

FOR  
**HOSPITALITY SYRACUSE INC.**

PROPOSED DEVELOPMENT

SEC. 62.00 - BLK. 1 - PARCEL 10.1 & 27  
962 EAST BRIGHTON AVE  
CITY OF SYRACUSE  
ONONDAGA COUNTY  
STATE OF NEW YORK

**BOHLER**

17 COMPUTER DRIVE WEST ALBANY, NY 12205  
Phone: (518) 438-8900  
Fax: (518) 438-0900  
www.BohlerEngineering.com

SHEET TITLE:  
**LANDSCAPE NOTES AND DETAILS**

SHEET NUMBER:  
**C-702**

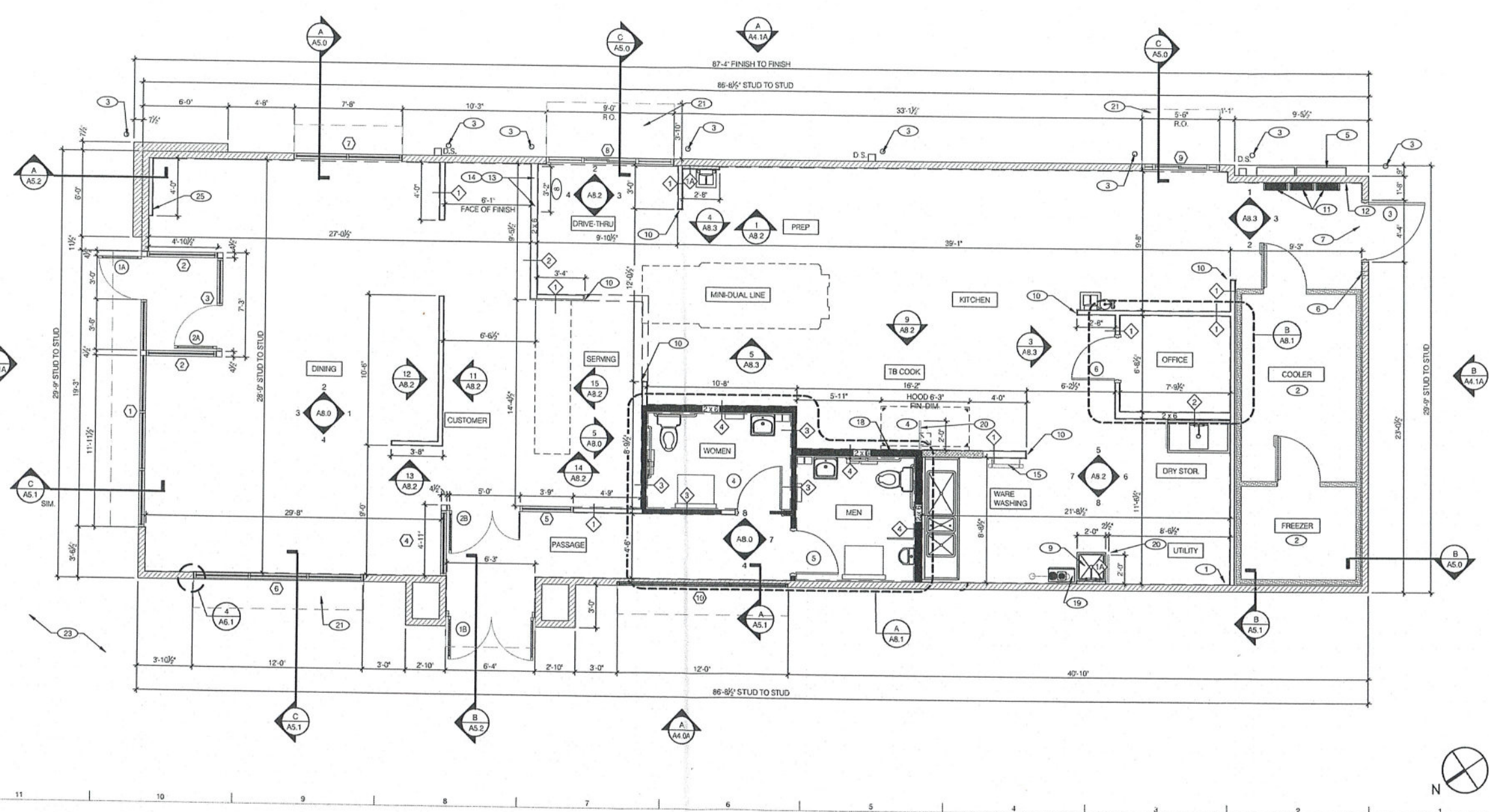
ORG. DATE - 08-06-2021

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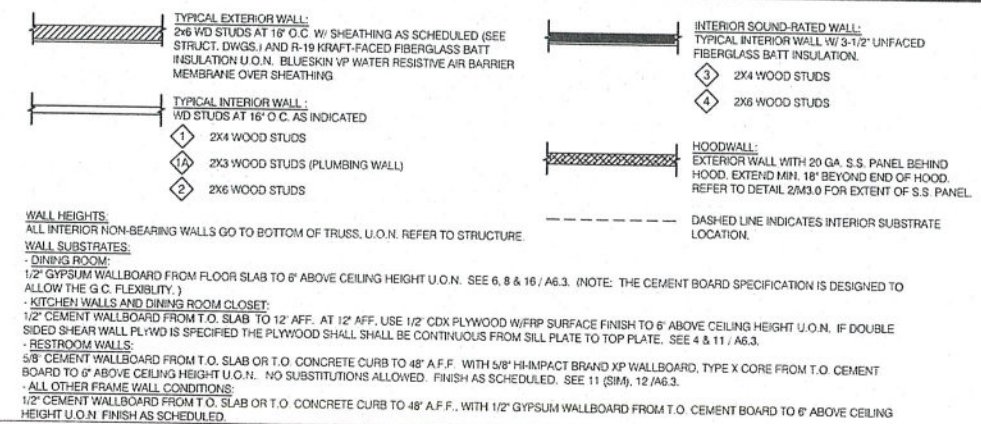








FLOOR PLAN 1/4" = 1'-0" A



WALL LEGEND E

**DIMENSIONS:**  
A. ALL DIMENSIONS ARE TO FACE OF STUD U.O.N. REFER TO FOUNDATION PLAN FOR FACE OF CONC. DIMENSIONS.  
B. DIMENSIONS NOTED AS "CLEAR" OR "HOLD" ARE MIN. REQ'D. NET CLEARANCE FROM FACE OF WALL / WAINSCOT FINISH. VERIFY FINAL EQUIPMENT SIZES W/ VENDOR PRIOR TO INT. WALL FRAMING.

**WINDOWS - DOORS:**  
A. SEE SH1. AT.1 FOR WINDOW TYPES AND DOOR SCHEDULE.  
B. ALL DOOR AND WINDOW OPENING DIMENSIONS ARE TO ROUGH OPENING.

**FRESH SUBSTRATES:**  
A. PROVIDE 1/2" THICK CEMENTITIOUS BD. FROM FLOOR SLAB TO 12" A.F.F. MIN. IN LIEU OF GYP. BD. AT ALL WALLS EXCEPT SHEARWALL SURFACES, U.O.N.  
B. ALL JOINTS, GAPS OR SPACES LEADING TO ALL HOLLOW OR INACCESSIBLE SPACES SHALL BE SEALED WITH "158" INTERNATIONAL\* APPROVED SEALANTS.  
C. ALL BACK OF HOUSE AND OFFICE WALLS SHALL HAVE 1/2" CDX PLYWOOD SUBSTRATE, U.O.N.

**DECOR:**  
A. SEE A2.0 FOR SEATING PLAN AND DETAILS.  
B. SEE A7.0 FOR FLOOR FINISHES.  
C. SEE A6.0 - A6.3 FOR WALL FINISHES.  
D. SEE AT.1 FOR CEILING FINISHES.

**GENERAL:**  
A. PROVIDE THREE FIRE EXTINGUISHERS - (2) 10 lb. BC and (1) 10 lb. ABC - TO COMPLY WITH LOCAL FIRE CODE. LOCATE PER DIRECTION OF FIRE MARSHALL OR LOCAL AUTHORIZING AGENCY.  
B. DRAWINGS ARE BASED UPON WOOD FRAMING. UTILIZATION OF METAL STUDS ON NON-BEARING INTERIOR PARTITIONS, BULKHEADS AND SOFFITS IS ACCEPTABLE.  
C. ALL ATTACHMENTS MADE THROUGH E.I.F.S. SHALL BE BUSHED TO PREVENT DAMAGE TO THE FINISH. PER 9/46.2.  
D. ALL PENETRATIONS THROUGH E.I.F.S. SHALL BE SEALED USING MFR.S. APPROVED METHOD.

FLOOR PLAN NOTES D

- 1 STARTING POINT. ALL SUB-TRADES SHALL USE THIS POINT AS A BEGINNING LAY-OUT (INSIDE FACE OF EXT. WALL STUDS).
- 2 NO FRP BEHIND WALK-IN COOLER/FREEZER.
- 3 PIPE BOLLARD. SEE FOUNDATION PLAN AND DETAIL 6/C1.0.
- 4 HOOD WALL. SEE WALL LEGEND.
- 5 ELECTRICAL MAIN SWITCH BOARD. REFER TO ELECT. DWGS.
- 6 CO2 FILL BOX LOCATION.
- 7 TILE TO METAL THRESHOLD.
- 8 KEEP CLEAR FOR UTILITIES & SYRUP LINES. SEE DETAIL 14 & 19/A6.4 FOR STUD LAYOUT REQUIREMENTS.
- 9 MOP SINK. REFER TO SHEET A2.0 & A2.1.
- 10 S.S. CORNER GUARD / WALL CAP (TM-2), TYP. ALL CORNERS IN BACK-OF-HOUSE FROM REAR WALL TO THE KITCHEN SIDE OF THE SERVICE COUNTER. SEE DETAIL 19/A6.3.
- 11 ELECT. PANELS RECESSED IN 2x6 WALL.
- 12 LIGHTING CONTROL PANEL RECESSED. REFER TO ELECT. DWGS.
- 13 SYRUP LINE CHASE (ABOVE). SEE DETAIL 19/A6.4.
- 14 14"x14" HORIZONTAL OPENING FOR SYRUP TUBES. COORDINATE WALL PENETRATION WITH COUNTER INSTALLER. SEAL CHASE TO COUNTER. SEE 15/A6.4.
- 15 ROOF LADDER SEE 4/A6.0
- 16 ADD SECOND 2X4 WALL ON OFFICE SIDE.
- 17 NOT USED
- 18 METAL STUDS REQUIRED PER LOCAL CODES.
- 19 INDICATES WATER HEATER LOCATION.
- 20 SPLASH GUARD. SEE DETAIL 9/A6.3
- 21 LINE OF CANOPY ABOVE
- 22 NOT USED
- 23 SEE LAND DEVELOPMENT PLANS FOR LANDSCAPE AREA.
- 24 NOT USED
- 25 R/R OUT WALL AS INDICATED WITH 2X4 WOOD STUDS AT 16" O.C.
- 26 KIOSK POWER STUB LOCATION TO RUN WITHIN LEG OF KIOSK.
- 27 KIOSK DATA STUB LOCATION TO RUN WITHIN LEG OF KIOSK.

KEY NOTES B

**BLUEPRINT ENGINEERING & DESIGN, LLC**  
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**REVISIONS**

REV	DATE	COMMENT	BY



**CONCEPT**

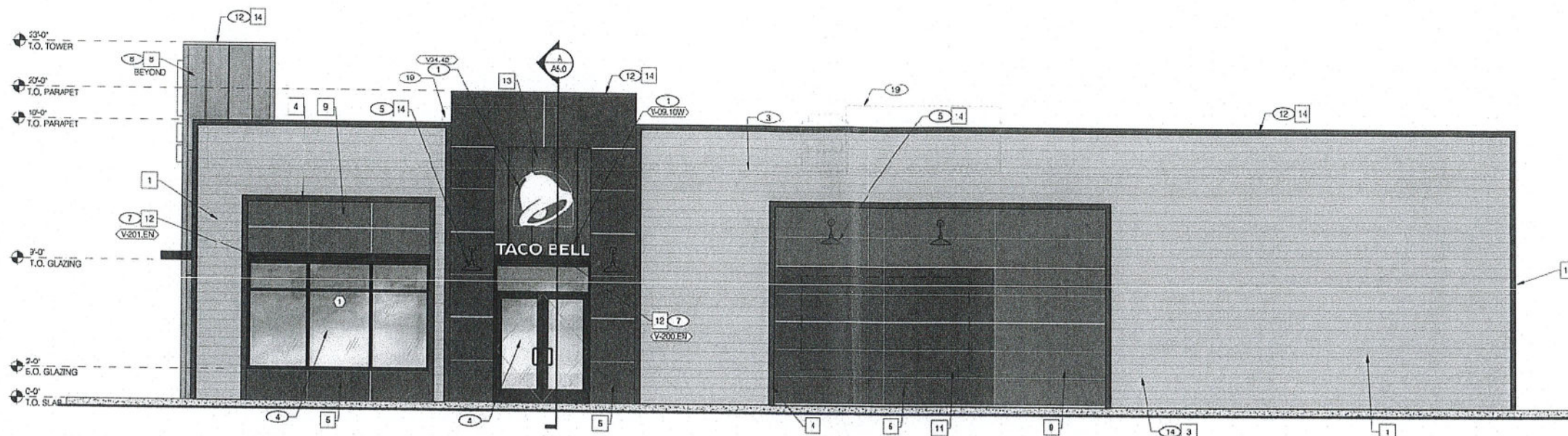
PROJECT No.: BP211010  
DRAWN BY: HDH  
CHECKED BY: FAC  
DATE: 03-22-21  
SCALE: AS SHOWN  
CAD I.D.: BP211010 A1.0

**TACO BELL**  
FOR  
HOSPITALITY RESTAURANT GROUP, INC.  
290 ELWOOD DAVIS RD  
SUITE 320  
LIVERPOOL, NY 13088  
LOCATION OF SITE

**BLUEPRINT ENGINEERING & DESIGN, LLC**  
196 WEST ASHLAND STREET DOYLESTOWN, PA 19901  
PH: 215-459-0517

**F.A. COULTER**  
PROFESSIONAL ENGINEER  
NEW YORK LICENSE No. 085916-1

SHEET TITLE:  
**FLOOR PLAN**  
SHEET NUMBER:  
**A1.0**  
ISSUED FOR PERMITS



**RIGHT SIDE ELEVATION** 1/4" = 1'-0" **A**

TYPE MARK	QTY	ITEM DESCRIPTION	LOC
TOWER			
W-34.42	2	42" SWINGING BELL PURPLE LOGO FACE LIT	A4.1
W-36.14W	2	14" WHITE CHANNEL LETTERS (1) LINEAR (2) STACKED	A4.1
SIDE			
W-34.42	1	42" SWINGING BELL PURPLE LOGO FACE LIT	A4.0
W-36.14W	1	14" WHITE CHANNEL LETTERS (1) LINEAR	A4.0
V-200.EN	1	AWNING 8'-4" x 6" H L x 2'-0" D BLACK	A4.0
V-201.EN	1	AWNING 12'-0" x 6" H L x 2'-0" D BLACK	A4.0
DRIVE THRU			
V-101.DT	1	AWNING (OVER DT) 9'-0" x 4'-0" BLACK	A4.1
V-102.DT	1	AWNING (OVER CASH) 9'-6" x 4'-0" BLACK	A4.1
V-203.EN	1	AWNING 7'-8" L x 6" H x 2'-0" D BLACK	A4.1
FRONT			
V-202.EN	1	FRONT EYEBROW (WINDOW) 19'-3" x 6" H x 2'-0" D BLACK	A4.1
BACK			
V-201.EN	1	AWNING 12' L x 6" H x 2'-0" D BLACK	A4.1

**SIGN SCHEDULE** **C**

- (17) SCUFFLER, COLLECTOR, AND VERTICAL DOWNSPOUT 6" MIN.
- (18) CONCRETE CURB.
- (19) RTU BEYOND. PAINT TO MATCH MAIN BUILDING COLOR.
- (20) OVERFLOW SCUFFLER
- (21) CONCRETE FILLED PIPE BOLLARD
- (22) 4" Ø BOLLARDS AT ALL DOWNSPOUTS
- (23) STORE FRONT DOOR. REFER TO DOOR SCHEDULE.
- (24) WALL BACK LIGHT FIXTURE.

**PAINTING**  
 APPLICATOR MUST DO THEIR DUE DILIGENCE WITH PREPARATION.  
 PRIMER: 1 COAT SW A24W8000  
 FINISH: 2 COATS SW A82-100 SERIES. MATCH COLORS FROM MATERIAL SCHEDULE.  
 A-100 EXTERIOR LATEX SATIN.

**PAINTING NOTES** **E**

- (1) BUILDING SIGN BY VENDOR. SEE STRUCTURAL BLOCKING ELEVATIONS, SHEET S5.0 FOR MORE INFORMATION. SEE ELECTRICAL PLANS FOR POWER REQUIREMENTS.
- (2) DRIVE THRU WINDOW. SEE SHEET A1.0 AND A1.1
- (3) DASHED LINE INDICATES ROOF BEYOND.
- (4) STOREFRONT, TYPICAL.
- (5) GOOSENECK LIGHTING FIXTURE. SEE ELEC.
- (6) SWITCH GEAR.
- (7) METAL CANOPY BY SIGN VENDOR. SEE SCHEDULE FOR FINISHES
- (8) MAIN CORNER TOWER ELEMENT
- (9) ASSUME D/T LANE SURFACE IS 6" BELOW THE FINISH FLOOR. REFER TO GRADING & SITE PLAN.
- (10) OPTIONAL - DASHED BOX INDICATES AREA OF MURAL.
- (11) SIDE ENTRY TOWER ELEMENT
- (12) PARAPET CORING. SEE DETAIL 2/A6.0.
- (13) CO2 FILLER VALVE & COVER. SEE DETAIL 5/A6.2 SIM.
- (14) HOSE BIBB LOCATION. REFER TO PLUMBING AND DETAIL 6/A6.2
- (15) GAS SERVICE AND METER.
- (16) WALL SHALL BE FINISHED PRIOR TO INSTALLATION OF SWITCHGEAR.

**MISCELLANEOUS**  
 A. SEE SHT A1.1 'WINDOW TYPES' FOR WINDOW ELEVATIONS.

**SEALERS (REFER TO SPECS):**  
 A. SEALANT AT ALL WALL AND ROOF PENETRATIONS.  
 B. SEALANT AT ALL WINDOW AND DOOR FRAMES AT HEAD AND JAMB. DO NOT SEAL SILL @ WINDOWS.  
 C. APPLY NEOPRENE GASKET (CONT.) BETWEEN BUILDING & CANOPY.

**'CRITICAL' DIMENSIONS:**  
 A. REQUIRED CLEAR OPENING WIDTH TO ENSURE COORDINATION WITH STANDARD SIGNAGE/ BUILDING ELEMENTS DIMENSIONS.

**NOTE:** NO EXTERIOR SIGNS ARE WITHIN THE SCOPE OF WORK COVERED BY THE BUILDING PERMIT APPLICATION. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE INSTALLATION OF ALL EXTERIOR SIGNS AND INSTALLATION OF REQUIRED BLOCKING AND ELECTRICAL CONNECTIONS FOR FINAL APPROVED SIGNS.

**GENERAL NOTES** **F**

SYMBOL	ITEM/MATERIAL	MANUFACTURER	MATERIAL SPEC	COLOR	ALTERNATE MFR.	ALTERNATE COLOR	CONTACT INFORMATION
1	SIDING	JAMES HARDIE	ARTISAN V-GROOVE RUSTIC 144L X 8.25"W, 7' EXPOSURE COMES PRIMED FOR PAINT	WORLDLY GRAY (SW7043), SEMI-GLOSS	-	-	SEE C / A 7.2
2	SCUFFERS	-	-	WORLDLY GRAY (SW7043), SEMI-GLOSS	-	-	SEE C / A 7.2
3	ACCENT PAINT DOWN SPOUTS, HOSS BIBBS, ELEC.	-	-	WORLDLY GRAY (SW7043), SEMI-GLOSS	-	-	SEE C / A 7.2
4	HARDE TRIM	JAMES HARDIE	HARDE TRIM 64 SMOOTH 1 1/8" S'	CYBERSPACE (SW7076), SEMI-GLOSS	-	-	SEE C / A 7.2
5	HARDE REVEAL PANEL	JAMES HARDIE	REVEAL PANEL SYSTEM	CYBERSPACE (SW7076), SEMI-GLOSS	-	-	SEE C / A 7.2
6	HOLLOW METAL DOOR	-	-	CYBERSPACE (SW7076) & FRAME, SEMI-GLOSS	-	-	SEE C / A 7.2
7	AWNINGS	-	-	CYBERSPACE (SW7076), SEMI-GLOSS	-	-	SEE C / A 7.2
8	CORNER TOWER	WESTERN STATE	'GROVE FLUSH PANEL	WEATHERED RUSTIC	-	-	SEE C / A 7.2
9	HARDE REVEAL PANEL	JAMES HARDIE	REVEAL PANEL SYSTEM	PURPLE STR2603C	-	-	SEE C / A 7.2
10	EXTERIOR ARTWORK PANELS (OPTIONAL)	JAMES HARDIE	REVEAL PANEL SYSTEM	PURPLE STR2603C RUSTIC	-	-	SEE C / A 7.2
11	EXTERIOR MURAL	-	-	-	-	-	SEE C / A 7.2
12	METAL CANOPIES	SIGNAGE VENDOR	-	-	-	-	SEE C / A 7.2
13	TOWER INSET PANELS	WESTERN STATE	'GROVE FLUSH PANEL	WEATHERED RUSTIC	-	-	SEE C / A 7.2
14	ACCENT PAINT (COPING, GOOSENECK LIGHTS)	-	-	CYBERSPACE (SW7076)	-	-	SEE C / A 7.2

**EXTERIOR FINISH SCHEDULE** **H**

**BLUEPRINT ENGINEERING & DESIGN, LLC**  
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 PH: 717-459-0317

**REVISIONS**

REV	DATE	COMMENT	EY



**CONCEPT**

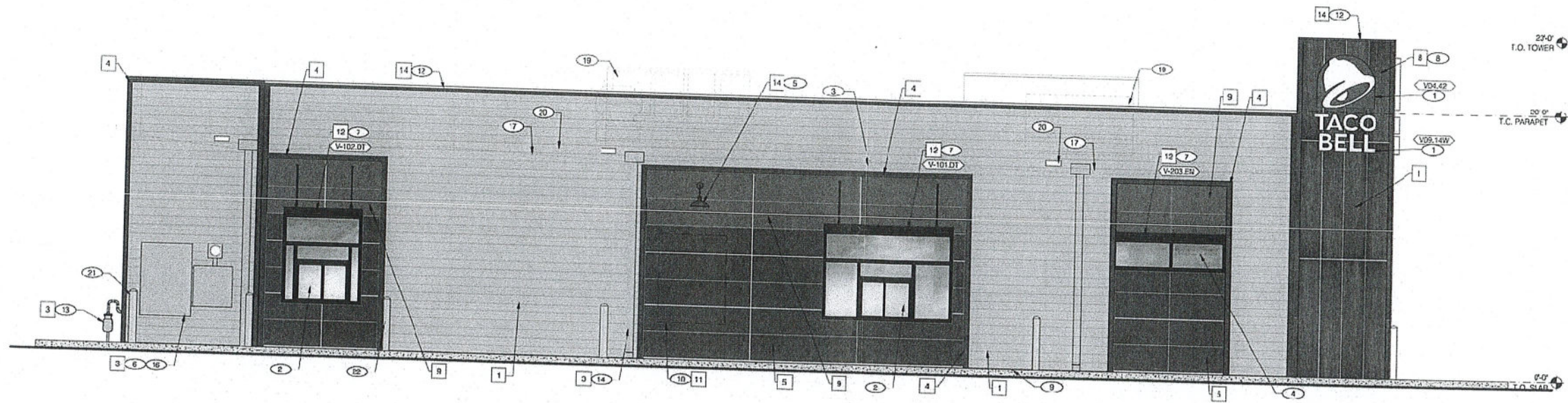
PROJECT No: BP211010  
 DRAWN BY: HDH  
 CHECKED BY: FAG  
 DATE: 03-22-21  
 SCALE: AS SHOWN  
 CAD ID: BP211010 A4.0

**PROJECT**  
**TACO BELL**  
 FOR  
 HOSPITALITY RESTAURANT GROUP, INC.  
 290 ELWOOD DAVIS RD  
 SUITE 320  
 LIVERPOOL, NY 13088  
 LOCATION OF SITE

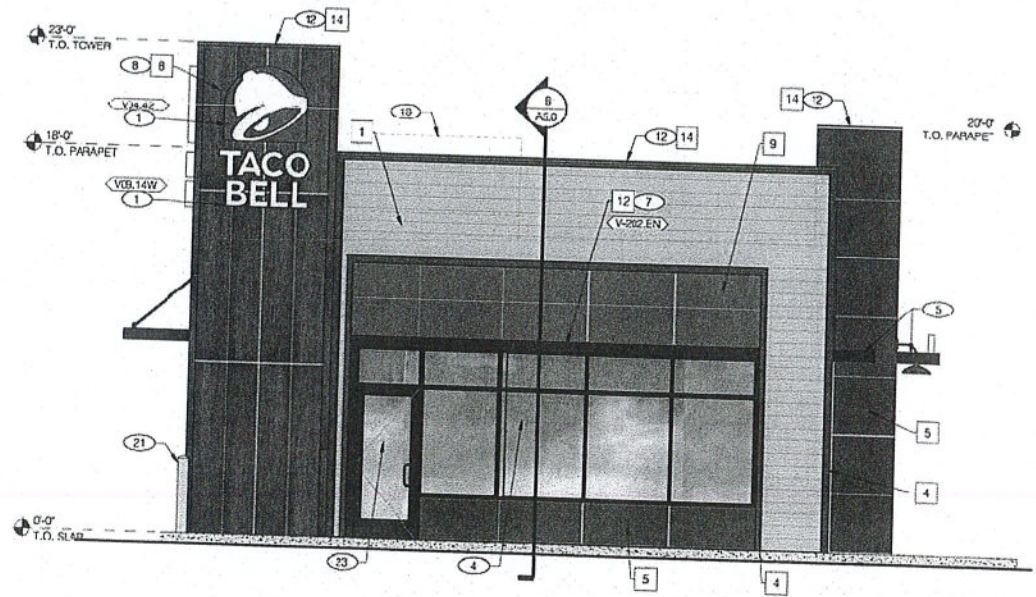
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 PH: 717-459-0317

**SHEET TITLE**  
**EXTERIOR ELEVATIONS**  
 SHEET NUMBER  
**A4.0**  
 Concept

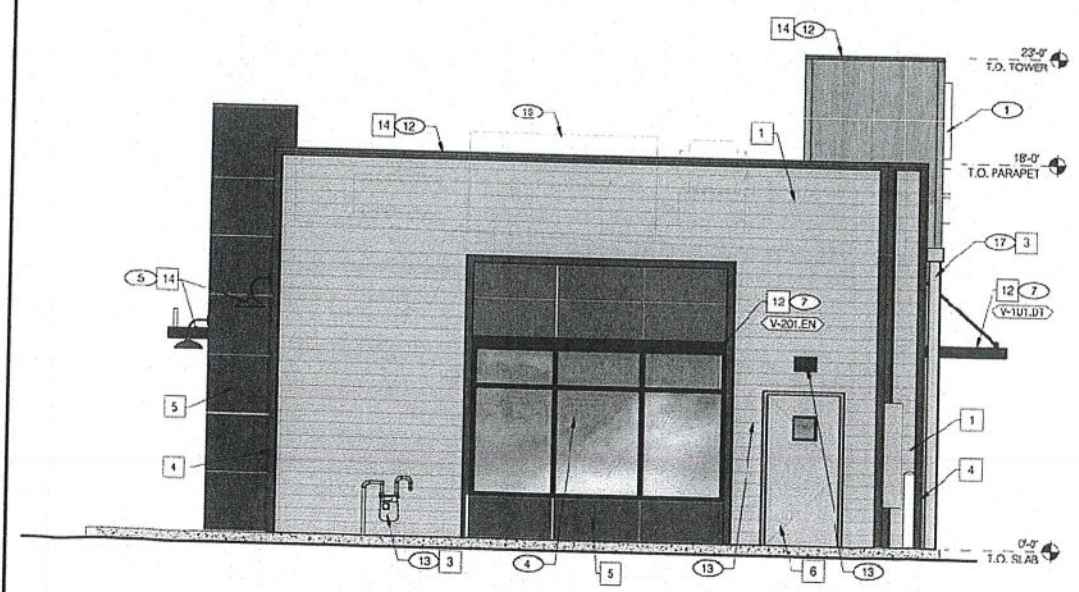
**KEY NOTES** **D**



LEFT SIDE ELEVATION 1/4" = 1'-0" A



FRONT ELEVATION 1/4" = 1'-0" C



REAR ELEVATION 1/4" = 1'-0" B

**BLUEPRINT ENGINEERING & DESIGN, LLC**  
 196 WEST ASHLAND STREET DOYLESTOWN, PA 18901  
 PH: 215-458-0517

REVISIONS			
REV	DATE	COMMENT	EY



**CONCEPT**

PROJECT No: BP211010  
 DRAWN BY: HDH  
 CHECKED BY: FAC  
 DATE: 03-22-21  
 SCALE: AS SHOWN  
 CAD ID: BP211010 A4.1

**TACO BELL**  
 FOR  
 HOSPITALITY RESTAURANT GROUP, INC.  
 290 ELWOOD DAVIS RD  
 SUITE 320  
 LIVERPOOL, NY 13088  
 LOCATION OF SITE

**BLUEPRINT ENGINEERING & DESIGN, LLC**  
 196 WEST ASHLAND STREET DOYLESTOWN, PA 18901  
 PH: 215-458-0517

SHEET TITLE  
**EXTERIOR ELEVATIONS**  
 SHEET NUMBER  
**A4.1**  
 Concept

DISCLAIMER: No elements on this drawing have been prepared by Blueprint Engineering & Design, LLC at the request of the Project Owner or its Representative and therefore shall be considered as submitted to the recipient. Blueprint Engineering & Design, LLC makes no representation regarding the accuracy of the information for any particular purpose, or



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**Via Overnight Delivery**

August 6, 2021

City of Syracuse Office of Zoning Administration  
City Hall Commons – Room 500  
201 East Washington Street  
Syracuse, NY 13202-1426

Attention: Zoning Administration & Youlanda Johnson, Construction Development Coordinator

**Re: Site Plan & Special Use Permit Application  
Proposed Taco Bell  
962 E. Brighton Ave.  
Syracuse, NY  
Tax Map 62.00-1-10.1**

Dear Zoning Administration & Ms. Johnson,

On behalf of our client, Hospitality Syracuse, Inc., we are pleased to submit this Project Site Review and Special Use Permit applications packet to the City of Syracuse for the above referenced project. Please find the following items in support of our application:

- A. Three (3) signed copies of the City of Syracuse "Special Permit Application" and the associated submittal checklist.
- B. Three (3) copies of the City of Syracuse "Sign Form".
- C. Three (3) signed copies of the City of Syracuse "Application for Project Site Review" and the associated submittal checklist.
- D. Three (3) signed copies of the "Short Environmental Assessment Form".
- E. Three (3) copies of a "Project & Stormwater Narrative", prepared by Bohler Engineering, dated August 6, 2021.
- F. Three (3) colored copies of a document entitled "Existing Site Photos," showing existing site conditions.
- G. Three (3) colored copies of a document entitled "Neighboring Streetscape and Site Photos," showing neighboring properties and existing streetscape.
- H. Three (3) colored copies of documents containing sign details, prepared by Yum Brands, dated June 2020.
- I. Three (3) full size and one (1) 11"x17" copies of a set of drawings entitled "Exterior Elevations", prepared by Blueprint Engineering & Design LLC, dated March 22, 2021, consisting of two (2) sheets.
- J. Three (3) full size and one (1) 11"x17" copies of a drawing entitled "Floor Plan", prepared by Blueprint Engineering & Design LLC, dated March 22, 2021, consisting of one (1) sheet.
- K. Three (3) full size and one (1) 11"x17" copies of a set of drawings entitled "Site Development Plans", prepared by Bohler Engineering, dated August 6, 2021, consisting of thirteen (13) sheets, including landscape and lighting plans.
- L. Three (3) full size and one (1) 11"x17" copies of a site survey entitled "ALTA/NSPS Land Title Boundary & Topographical Survey of a Portion of the Lands of Brighton Ave. Gas, Inc.", prepared by Ausfeld & Waldruff Land Surveyors LLP, dated May 21, 2021, last revised July 31, 2021 consisting of one (1) sheet (included within the Site Development Plan Set).



- M. A check in the amount of \$25.00 for the Special Permit application fee
- N. A compact disk (CD) containing digital copies of all the above items.

In June 2021, we held a pre-application meeting with City Staff and received preliminary project feedback that was documented in an email from your office on July 8, 2021. We have summarized these below with a response of how we have address these items in italics as follows:

### **Planning:**

Owen Kerney ([OKerney@syr.gov](mailto:OKerney@syr.gov)) – wanted to hear more about the arrangement with the gas station and the restaurant and the access shown in drawings. Screening and green space will go a long way. From landscaping prospective its robust. Advocating for robust and screening being sensitive to residential near the area and adjacent drive thru lanes. The Seneca Turnpike side should be enhanced along with the right of way and street frontage improvements along with Brighton Ave. Also concerned about no sidewalk for pedestrians.

*Shared access easements exist between the two properties today as shown on the submitted survey. Shared access is required by the neighbor to remain and is a good access-management practice to promote at this location given the proximity of the Gas Station to the existing traffic signal. Shared access will allow gas station users to maneuver through the Taco Bell site to avoid the difficult turning movements closer to the signal.*

*Landscaped screening from the residential areas to the west of the project site is shown on the attached Landscape Plan. The plans also show proposed access improvements to East Seneca Turnpike as well as a new Sidewalk along the East Brighton Avenue site frontage per City's request.*

### **Zoning:**

Jeff Harrop ([JHarrop@syr.gov](mailto:JHarrop@syr.gov)) via email: The proposal requires [Special Permit](#) approval from the City Planning Commission and Common Council for a Restaurant. Proposed ingress and egress from E Seneca Turnpike appears to be encroaching across Tax Parcel 062.-01-27.0 and may necessitate an easement or a resubdivision. Given the topography, any review should include existing and proposed topographic maps. The applicant must submit a complete Special Permit application to the Office of Zoning Administration.

*A complete Special Use Permit Application packet is attached with this submission for City's review; this packet includes the requested existing and proposed topographical maps (refer to the attached Site Development Plan Set). A shared access easement exists between the two properties and will be enhanced as part of this project.*

### **Engineering:**

Mary Robinson ([MRobinson@syr.gov](mailto:MRobinson@syr.gov)) will do additional research but as of now will need a full SWPPP.

*Comment acknowledged; A full SWPPP will be provided under a separate cover.*

Mirza Malkoc ([MMalkoc@syr.gov](mailto:MMalkoc@syr.gov)) via email:

- Complete set of the stamped engineering site plans with specific details are required to complete a detailed project permit review.

*A complete set of plans is attached with this submission for Engineering review and comments.*

- City of Syracuse has an easement for sewers along the eastern property line (see attachment). The applicant needs to make sure that the easement is not impacted by this project (i.e. City has to have safe access to the sewer main for repairs, no permanent structures are allowed to be constructed within the easement, etc.).

*The existing easement is shown on the attached Site Development Plans and Survey. The applicant is proposing to maintain the existing easement to allow for City access for maintenance and repair purposes.*

- Storm water Pollution Prevention Plan (SWPPP) is required for review due to disturbance of greater than 10,000sf.

*Comment acknowledged; a Stormwater Pollution Prevention Plan (SWPPP) will be provided under a separate cover.*

- Storm water Access & Maintenance Agreements shall be submitted for review.

*Comment acknowledged; Stormwater Access & Maintenance Agreements will be submitted under a separate cover.*

- Proposed elevations shall be graded to prevent storm water sheet flow to adjoining properties & to the City R.O.W.

*Proposed site grading is shown on the attached Site Development Plans. The stormwater system is design to collect and treat the stormwater runoff onsite and reduce the flows offsite from existing conditions.*

- The Project is subject to Onondaga County's 1:1 offset. The City requires an offset plan & details for review. Applicant shall submit sanitary flow data to the Engineering Department, the determined offset plan then most likely will require Common Council Approval.

*Comment acknowledged; based on historic data, expected sewer flows are 650 gallons per day (GPD). The applicant understands that 1:1 sewer offset per Onondaga's County's requirement will be needed – this will be coordinated with Onondaga County as the project moves forward.*

#### **Central Permit Office:**

Eli Niyihakuye ([ENiyihakuye@syr.gov](mailto:ENiyihakuye@syr.gov))- Offered to arrange a preliminary meeting with Code Enforcement to discuss permitting process. Asked that they submit a [Project Registration Form](#) to schedule intake meeting.

*A project registration form was previously submitted to the City prior to the initial pre-application meeting.*

City of Syracuse  
201 E Washington Street, Suite 101  
Syracuse, NY 13202

August 6, 2021  
Page 4 of 4

**Transportation:**

Neil Milcarek-Burke ([NMilcarek-Burke@syr.gov.net](mailto:NMilcarek-Burke@syr.gov))- Planning set the stage for a lot of request from the city. Good to see a lot of green space. Noticed three access opening and cross access in the drawing. The City of Syracuse standard is 1 opening at 24 ft. and if additional access is needed you can send in a request for justification. Eliminate access points and dimensions as much as possible. Would like to see further reduction or consolidation of entry points. Cross exit should be evaluated and looked at more thoroughly and discussed further offline. The streetscape may need some adjustments. Both frontages will need sidewalks and street trees toward the ROW. Maximum amount of trees on site- see city arborists (Steve Harris -[Sharris@syr.gov.net](mailto:Sharris@syr.gov.net)). Would like to see staple style bike racks near the main entrance. No wave styled bike parking. Reiterated required to have 89-90 parking spaces. Please contact would be happy to discuss further.

*The number of access points are proposed to be consolidated from existing conditions as three full access curbs cuts exists today (one to East Brighton and two on East Seneca Turnpike). The applicant is proposing to reduce one of the access drives to East Seneca Turnpike as right-out only. A right out is the safest turning movement a vehicle can make. This is also designed to allow Drive Thru existing traffic to exit without having to recirculate through the site and parking lot. A sidewalk connection has been provided along the property frontage on East Brighton Avenue along with plantings along both frontages. The attached Site Plan also shows a bike rack location to satisfy City's request.*

**Right of Way:**

Bob Moore ([BMoore@syr.gov.net](mailto:BMoore@syr.gov.net)) -[Sidewalk](#) and [curb cut permits](#) can all be included in [the road cut application](#).

*Comment acknowledged; road cut permit application will be submitted to the City upon approval of the Site Plan by the Planning Commission.*

We look forward to appearing before the City Planning Commission at the next available meeting to introduce the subject project. Should you have any questions or any additional needs please do not hesitate to contact us at (518) 438-9900.

Sincerely,

**BOHLER ENGINEERING MA, LLC**



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Timothy Freitag, P.E.

Cc: Mike McCracken, Hospitality Syracuse, Inc. (via e-mail delivery)

**Project & Stormwater Narrative**  
**Proposed Redevelopment**  
**962 East Brighton Avenue**  
**City of Syracuse, NY**  
**August 6, 2021**

**Introduction**

The applicant, Hospitality Syracuse, Inc. is proposing to redevelop an existing site located at 2220 Downer Street (tax map parcels #62.00-1-10.1 & 62.00-1-27) with a  $\pm 2,650$  SF one (1) story restaurant with drive-thru. The overall  $\pm 1.56$ -acre parcel is currently owned by Brighton Ave. Gas, Inc. The site is currently serviced by three (3) existing curbs cuts – one (1) from E Brighton Avenue that is proposed to remain and two (2) full movement accesses from East Seneca Turnpike that are proposed to be improved as a part of this redevelopment project. The site is currently developed with a former single-story automotive repair center and car wash, associated parking areas, drives, curbing, utilities, and other associated appurtenances. The existing building and associated site amenities are proposed to be demolished as a part of the proposed project.

The applicant is proposing to redevelop the existing site with a new one (1) story quick serve restaurant with a drive-thru. The project site lies within the Local Business District (BA) zoning district and the use is permitted subject to a Special Use Permit and a Site Plan Review by the City's Planning Commission and the Common Council. The site is adjacent to other commercial facilities and the proposed use will be in harmony with the surrounding areas. A residential property is located to the west of the project site – the project proposes landscaping buffer along the westerly property boundary to shield the residential neighbor from day-to-day site operations. The existing and proposed improvements are further depicted on the attached Site Development Plans prepared by Bohler Engineering, dated August 6, 2021, no revisions listed.

**Existing Conditions**

The existing  $\pm 1.56$ -acre project site is currently developed with a single-story  $\pm 5,250$  SF commercial auto repair shop and car wash building along with associated asphalt areas, curbing, utilities, and other associated site appurtenances. Access to the site is currently provided via an existing curb cut from East Brighton Avenue and two (2) existing curb cuts on East Seneca Avenue. The aforementioned existing curb cut on East Brighton Avenue also provides shared access to the neighboring "On the Way" gas station (tax map ID # 62.00-1-11). This shared access is proposed to be maintained as a part of this redevelopment project and a shared access easement is being proposed as depicted on the attached Site Development Plans.

Stormwater from the majority of the site is collected onsite and discharged into an existing drainage system along the easterly property line that eventually outlets into the City conveyance system located within the East Seneca Turnpike right-of-way. Portion of stormwater currently also drains to the properties located towards the northerly and westerly subject parcel boundaries as depicted on the existing topographic map included within this submission.

An existing sanitary sewer access and maintenance easement currently runs along the easterly property boundary as depicted on the attached plans. The redevelopment project proposed to maintain this easement to allow for future access and maintenance of the existing sewer main located within the easement.

The existing features are further depicted on the attached "ALTA/NSPS Land Title Boundary & Topographic Survey of a Portion of the Lands of Brighton Ave. Gas Inc.", prepared by Ausfled & Waldruff Land Surveyors, LLP, dated May 21, 2021, last revised July 31, 2021.

**Proposed Conditions**

The redevelopment project proposes to construct a new  $\pm 2,650$  sf one (1) story restaurant with a drive thru and  $\pm 32$  onsite parking spaces. Two-way circulation through the subject site is proposed for access management and efficient circulation. A future mobile order pickup lane as well as a standard drive thru lane are proposed as well. New energy efficient onsite lighting, trash enclosure, sidewalks, landscaping, and other appurtenances are also proposed onsite as depicted on the accompanying Site Plan prepared by Bohler Engineering dated August 6, 2021. Two (2) new building signs, two (2) new pylon signs (one along each available property frontages on East Seneca Turnpike and East Brighton Avenue), and directional signage are also proposed as a part of this project. Signage details have been included as a part of this submission.

The redevelopment project proposes to maintain the existing shared access to East Brighton Avenue. Two (2) existing curb cuts to East Seneca Turnpike are proposed to be modified and enhanced as a part of this redevelopment project. The easterly

curb cut to East Seneca Turnpike is proposed to be maintained as full access however the westerly existing full access curb cut is proposed to be modified as a right-out only. New sidewalk along the East Brighton Avenue property frontage is being proposed to provide for future sidewalk connections to neighboring properties. The project is located in an area of other commercial uses; an existing residential property is located along the westerly project boundary – proposed landscape screening and grade difference will help provide visual and noise buffer to shield the residential neighbor from day-to-day activities of the quick serve restaurant.

#### **Waiver Summary**

The applicant seeks a waiver from the Zoning Code requirement for parking and 200ft setback to a residential zoning district. The applicant has multiple facilities similar to the proposed project and they do not need the 89 parking spaces required by code. Based on previous experience, 38 spaces are adequate for the proposed use and the remaining site area has been left for greenspace. The unique property configuration also restricts the applicant from positioning the building 200ft from the neighboring residential zones. As such, the applicant is proposing to maintain the existing vegetation buffer to the north and installing a vegetation buffer on the west side of the site. The applicant has, and will continue to, work with the neighbor on an appropriate screening buffer and the neighbor has indicated their support of the project. The applicant is proposed a ±48ft setback to the west property line and a ±120ft setback to the north property line.

#### **Stormwater Summary**

Stormwater from the project site currently discharges to three (3) separate design points. Stormwater from the building and majority of the associated asphalt pavement areas sheet flows to the existing stormwater system located within the sanitary easement located along the easterly property boundary. Stormwater is collected through a network of catch basins before eventually being discharged to the existing conveyance system within the East Seneca Turnpike right of way. Portion of the stormwater from the redevelopment site currently also sheet flow towards the northerly and easterly property boundaries.

The redevelopment project proposes to disturb over one (1) acre of soil and proposes to manage and treat the site stormwater flows in accordance with the latest NYSDEC design manual to achieve the required quality and quantity treatment while maintain the existing stormwater flow patterns. The site is located in a watershed that requires enhanced phosphorous treatment which will be provided via a network of underground and above ground stormwater management facilities as depicted on the attached Site Development Plans prepared by Bohler Engineering. The stormwater design proposes to sheet flow drainage off pavement areas into a network of catch basin and treat the stormwater (for quality and quantity) within a subsurface infiltration treatment system before eventually discharging to the existing on-site stormwater conveyance system. Portion of stormwater associated from the easterly parking lot is proposed to sheet flow overland to a proposed bioretention treatment facility located within the greenspace along the easterly property boundary as depicted on the attached plans. Stormwater from the bioretention facility eventually discharges to the existing City stormwater conveyance system that runs through the subject site.

It is anticipated that the proposed stormwater treatment system will maintain the existing flow patterns while providing the required quality and quantity treatment as required by NYSDEC for a project of this magnitude. A SWPPP will be provided to the City for review and approval of the proposed stormwater management system.

#### **Utilities**

The project proposes to reuse existing onsite utilities to the extent possible. Water is owned and operated by OCWA (Onondaga County Water Authority) and reuse of the existing water service is proposed. Existing gas & electric services onsite are proposed to be reused to the extent possible. Sanitary sewer service to the project site is currently provided by the Onondaga County Department of Water & Environmental Protection. The proposed redevelopment project requires a 1:1 sewer offset for the 650 gallon per day flow per the sewer authority requirement – being coordinated with the sewer authority.

**EXISTING SITE PHOTOS**

Date: August 6, 2021



Photograph: From the shared access drive off E Brighton Ave, looking west to the subject site.



Photograph: From the easterly access drive on E Seneca Turnpike, looking north-west into the subject site (building to be demolished)

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Photograph: From the westerly driveway on E Seneca Turnpike, looking north-east into the site (building to be demolished)



Photograph: From E Seneca Turnpike, looking north (building to be demolished)

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## Neighboring Streetscape and Site Photos

Date: August 6, 2021



Photograph: "Kinney Drugs", located south of proposed site, across E Seneca Turnpike.



Photograph: "On the Way/Mobil" gas station, located east of the subject site.



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Photograph: "Sunoco Gas Station", located across E Brighton Ave



Photograph: Residential neighbor on E Seneca Turnpike, located west of the subject site

## Short Environmental Assessment Form

### Part 1 - Project Information

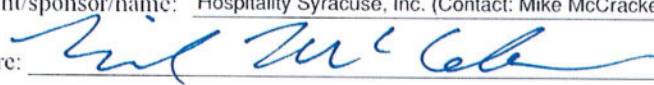
#### Instructions for Completing

**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.

<b>Part 1 – Project and Sponsor Information</b>			
Name of Action or Project: Proposed Redevelopment - Quick Serve Restaurant with Drive Thru			
Project Location (describe, and attach a location map): 962 East Brighton Avenue, Syracuse, NY 13205			
Brief Description of Proposed Action: The applicant proposes to redevelop an existing ±1.26-acres site containing a single story automotive repair center with a new ±2,650 SF quick serve restaurant and a drive-thru. Please refer to the project narrative for additional information.			
Name of Applicant or Sponsor: Hospitality Syracuse Inc. (Contact Mike McCracken)		Telephone: (315)-451-1957	
Address: 290 Elwood Davis Road, Suite 320		E-Mail: mikem@hrg.web	
City/PO: Liverpool		State: NY	Zip Code: 13088
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 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: <small>City of Syracuse Planning Commission: Special use permit &amp; Site Plan Review, Building Permit; Board of Zoning Appeals: Area variance (if needed); NYSDEC - GP-0-20-001 General Permit; NYSDOT - Highway Work Permit</small>			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		±1.56 acres	
b. Total acreage to be physically disturbed?		±>1.0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		±1.91 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

		NO	YES	N/A
5. Is the proposed action,	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?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	NO YES
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	NO YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? 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"/>	NO YES
		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	NO YES
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	NO YES
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	NO YES
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?  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"/>	NO YES
		<input type="checkbox"/>	<input checked="" 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? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	NO YES
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" 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? Indiana Bat, Northern Long-...	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"/>
On-site stormwater will be collected and treated onsite and discharged to maintain existing flow patterns and peak flows.		
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
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>  Applicant/sponsor/name: Hospitality Syracuse, Inc. (Contact: Mike McCracken)      Date: <u>8-4-21</u> Signature: <u></u> Title: <u>Director of Development</u>		