

May 19, 2015

City of Watertown
Justin Wood, P.E., City Engineer
Room 305, City Hall
245 Washington Street
Watertown, NY 13601

Re: **Zone Change Request and Text Amendment to Zoning
1445 Washington Street LLC, Watertown Animal Hospital
Addition/Renovation Project (A&C Project #2012-093)
1445 Washington Street, Watertown, NY**

Dear Mr. Wood:

Aubertine and Currier Architects, Engineers & Land Surveyors, PLLC on behalf of Dr. Christopher Jank of 1445 Washington Street LLC, Watertown Animal Hospital is requesting to be included on the agenda for the June City of Watertown Planning Board meeting for a Zone Change Request and Text Amendment to Zoning to the existing Watertown Animal Hospital property. The Watertown Animal Hospital is located at 1445 Washington Street, on Tax Parcel No. 13-22-208.000. The property is currently zoned Neighborhood Business. Under the zoning law, an animal hospital is a permitted use, but restricted to only three examination rooms. The proposed renovations will include an increase from the three examination rooms currently, to four. Therefore, we request the zoning for the property be changed to Commercial, and that an Animal Hospital be listed as a permitted use, without the size or number of examination room restriction. The Commercial Zoning would be consistent with the adjacent parcels to the south fronting Washington Street.

Included with this submission are fifteen (15) copies of this cover letter, Short SEQR Environmental Assessment Form, 11"x17" copy of the Site Plan, the property deed, GIS Zoning map and a Tax Map with the parcel highlighted. A check for \$100.00 is included for the review fee.

The project consists of interior renovation to the existing 4,320 SF building and a proposed 1,610 SF building addition on the south side of the existing building. Site amenities include the construction of an expanded asphalt parking area that will include 15 parking spaces along the south side of the addition. The existing building is serviced by public sewer and water, and private electric, gas, and communication utilities. No new site utilities are proposed.

The owner intends to submit for site plan review as soon as the Zone Change and Text Amendment are granted. If there are any questions, please feel free to contact our office at your earliest convenience.

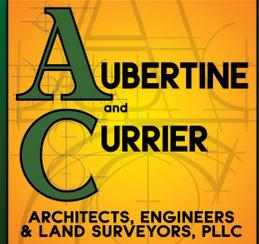
Sincerely,
Aubertine and Currier Architects, Engineers & Land Surveyors, PLLC



Timothy F. Titus
Civil Designer

Attachments

Cc: Dr. Christopher Jank, 1445 Washington Street LLC, Watertown Animal Hospital



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

aubertinecurrier.com

522 Bradley Street
Watertown, New York 13601

Phone: 315.782.2005

Fax: 315.782.1472

Managing Partner

Annette M. Mason, P.E.
Structural Engineer

Partners

Michael L. Aubertine, R.A.
Architect

Patrick J. Currier, R.A.
Architect

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

Matthew R. Morgia, P.E.
Civil Engineer

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

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

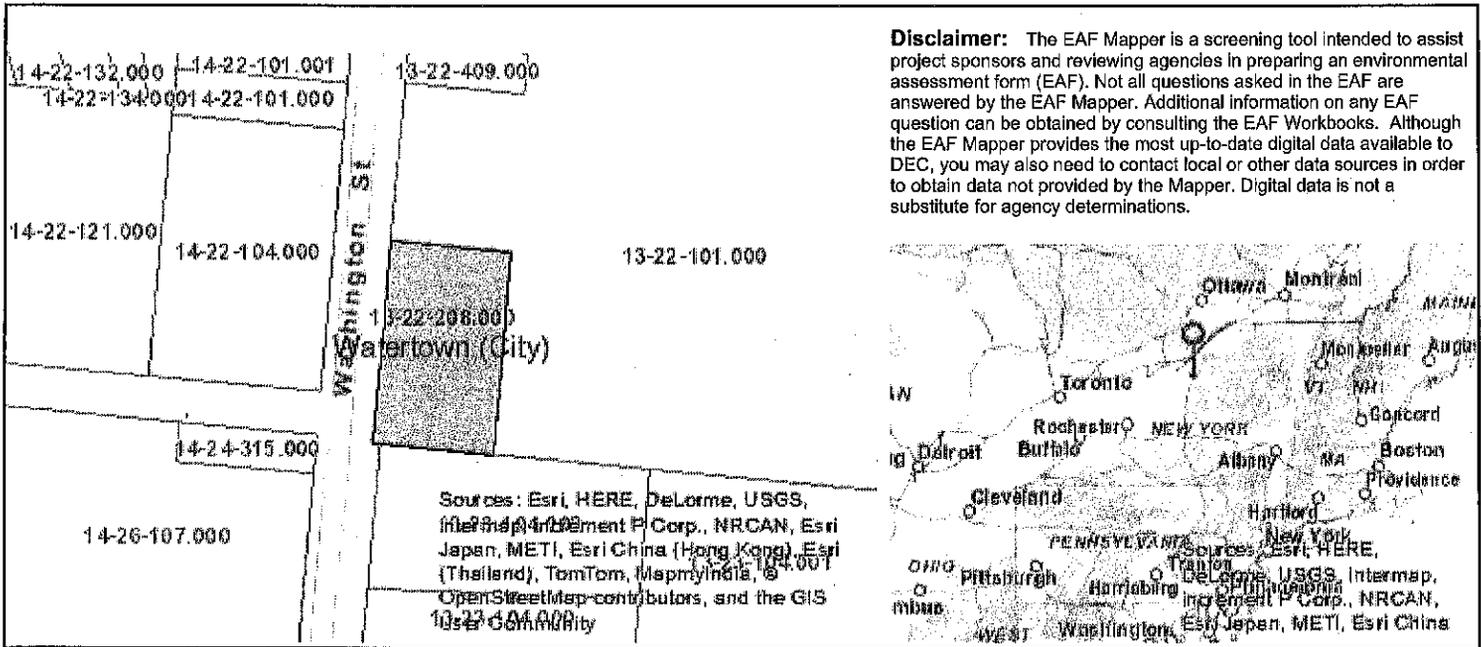
Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information				
Name of Action or Project: Watertown Animal Hospital Addition and Renovation Project				
Project Location (describe, and attach a location map): 1445 Washington Street, Tax Map Parcel 13-22-208.000				
Brief Description of Proposed Action: The project consists of interior renovation to the existing 4,320 SF building and a proposed 1,610 SF building addition on the south side of the existing building. Site amenities include the construction of an expanded asphalt parking area that will include 15 parking spaces along the south side of the addition. The existing building is serviced by public sewer and water, and private electric, gas, and communication. The property is currently zoned Neighborhood Business. Under the zoning law, an animal hospital is a permitted use but restricted to only three examination rooms. The proposed renovations will include an increase from three to four examination rooms. Therefore, we request the zoning for the property be changed to Commercial, and that an Animal Hospital be listed as a permitted use without the size or number of examination rooms restriction.				
Name of Applicant or Sponsor: 1445 Washington Street LLC, attn Dr. Christopher Jank		Telephone: 315-788-1711 E-Mail: petcare@westelcom.com		
Address: 1445 Washington Street				
City/PO: Watertown		State: New York	Zip Code: 13601	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		0.90 acres		
b. Total acreage to be physically disturbed?		0.26 acres		
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.90 acres		
4. Check all land uses that occur on, adjoining and near the proposed action.				
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland				

<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?</p> <p>If Yes, explain purpose and size: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor name: _____ Date: _____</p> <p>Signature: _____</p>		

<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>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: _____ _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>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: _____ _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor name: <u>1445 Washington St. L.L.C.</u> Date: <u>5/15/15</u></p> <p>Signature: <u><i>[Signature]</i> D.V.M.</u></p>		



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

Jefferson County - New York
Jo Ann M. Wilder

RECORDING CERTIFICATE

Transaction Number: 960327112626

2865

Type of Instrument: DEED RECORD

Received From: CK: WATERTOWN ANIMAL HOSPITAL
RE: 1445 WASHINGTON STREET LLC
ML: ENTITLE AGENCY INC.

Recording Charge: 60.00 Recording Pages: 6

** EXAMINED AND CHARGED AS FOLLOWS : **

** TRANSFER TAX **	** MTG/DEED AMOUNT **
.00	.00

RS#:	Mortgage#:
2541	Received Tax on Above Mortgage
	Basic: .00
	Special Addl: .00
Town:	Additional: .00
	Mortgage Tax Total: .00
Total Recording Fees:	60.00

** THIS PAGE IS PART OF THE INSTRUMENT **

I HEREBY CERTIFY THAT THE WITHIN AND FOREGOING WAS RECORDED IN THE CLERK'S OFFICE FOR Jefferson County - New York

LIBER 1501 PAGE 304
IN (Book/Page):
ON (Recorded Date): 03/27/96
AT (Time): 03:21 Terminal ID: 113



John M. Wilder

LIBER 1501 PAGE 306

on which there is an unpaid principal balance owed to Key Bank of New York in the sum of ONE HUNDRED SIXTY-NINE THOUSAND NINE HUNDRED EIGHTY-THREE and 64/100 DOLLARS (\$169,983.64) with interest from March 1, 1996, at the rate of nine percent (9%) per annum, which said mortgage debt and obligations the party of the second part hereby assumes and agrees to pay and observe as part of the consideration for the said premises, and the party of the second part herein executes and acknowledges this Instrument for the purpose of complying with the provisions of General Obligations Law Section 5-705.

TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises,

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, its successors and assigns forever.

And said party of the first part covenants as follows:

First, that the party of the second part shall quietly enjoy said premises;

Second, that said party of the first part will forever Warrant the title to said premises.

Third, that, in Compliance with Sec. 13 of the Lien Law, the grantor will receive consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

IN WITNESS WHEREOF, the party of the first part has hereunto set its hand the day and year first above written.

IN PRESENCE OF

WATERTOWN ANIMAL HOSPITAL, LLP

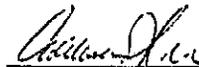
By: J. Blair Harff L.S.
J. Blair Harff Partner

1445 WASHINGTON STREET, LLC

By: Harry T. McMillan L.S.
Harry T. McMillan Member

STATE OF NEW YORK)
)ss.:
COUNTY OF JEFFERSON)

On March 26, 1996, before me personally came J. Blair Harff, to me known, who being by me duly sworn, did depose and say that deponent resides at Watertown, New York, deponent is a partner in Watertown Animal Hospital, LLP, the limited liability partnership described in and which executed the foregoing instrument; and deponent signed deponent's name thereto on behalf of said partnership.

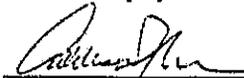


Notary Public

ADDISON F. VARS III
Notary Public, State of New York
Residing in Jefferson County
Commission Expires 10/31/96

STATE OF NEW YORK)
COUNTY OF JEFFERSON)ss.:

On this 26th day of March, 1996, before me personally came Harry T. McMillan, to me known to be the person who executed the foregoing instrument, and who, being duly sworn by me, did depose and say that he is one of the members of 1445 WASHINGTON STREET, LLC, the New York limited liability company described in and which executed the foregoing instrument; and that he duly signed his name thereto as the act and deed of said limited liability company with the authorization of the members of said limited liability company in accordance with the Operating Agreement of said company dated March 12, 1996.



Notary Public

ADDISON F. VARS III
Notary Public, State of New York
Residing in Jefferson County
Commission Expires 10/31/96

SCHEDULE "A" LIBER 1501 PAGE 308

ALL THAT PIECE OR PARCEL OF LAND situate in the City of Watertown, County of Jefferson and State of New York and being in the Fourth Ward in said City on the easterly side of Washington Street and bounded and described as follows:

BEGINNING at a point on the easterly margin of Washington Street at the northwesterly corner of a parcel of land conveyed by Lettier Land Corporation to St. Regis Paper Company, April 17, 1978, and recorded in the Jefferson County Clerk's office on April 21, 1978, in Liber 889 of Deeds at page 654, said Point of Beginning also being S. 18 degrees-00'-00" W. a distance of 650.34 feet from a point at the intersection of the easterly margin of said Washington Street with the southerly margin of Iroquois Avenue East and said Point of Beginning also being 0.6' westerly of the easterly edge of a concrete sidewalk and also being on the southerly line of Algonquin Avenue (formerly) and being westerly a distance of 1.33 feet from an existing iron pipe located 0.07 feet northerly of said southerly line of Algonquin Avenue.

THENCE from said Point of Beginning along said margin of Washington Street and being in and along the easterly edge of said walk, N. 18 degrees-00'-00" E. a distance of 250.16 feet to a point on the edge of said walk at the southwest corner of a parcel of land conveyed by St. Patrick Orphanage to Society of the Sisters of St. Joseph, November 19, 1974, and recorded in said Clerk's office, November 21, 1974, in Liber 860 of Deeds at page 378;

THENCE along the southerly line of said parcel, S. 71 degrees-53'-06" E. a distance of 157.12 feet to an existing iron pipe;

THENCE continuing along the lands of said Society of the Sisters of St. Joseph, S. 18 degrees-00'-50" West a distance of 24.42 feet to an existing iron pipe;

THENCE continuing along said lands on the same bearing a distance of 225.84 feet to a point on the southerly line of said previously mentioned Algonquin Avenue (formerly) and the northerly line of said St. Regis Paper Co. Parcel;

THENCE along said line N. 71 degrees-50'-53" W. a distance of 0.43 feet to an existing iron pipe;

THENCE continuing on the same bearing a distance of 156.63 feet for a total distance of 157.06 feet to the Point of Beginning, being 0.902 acre of land, more or less.

It is intended to describe by the above survey description in ONE parcel, Tax Parcel No's. 1322211, 210, 209, 208 and 101-A which designate Lots 2, 3, 4, 5 and a portion of Algonquin Avenue (formerly) as shown on three filed subdivision maps, the first titled "Joseph Harrian Purchase, East side Washington Street, Blocks 7, 9, 11, 33 and 35" and filed in said Clerk's office under Old File Plan, Book 3, Page 4, August 7, 1911, (Book of Maps Ward 4, Page 34) and the second titled "Washington Heights, Property of George A. Lawyer, Inc., Rearrangement of George A. Lawyer Purchase as on Map filed in Book 3, Page 4 and filed in said Clerk's office under Old File Plan Book 3, Page 93, December 21, 1921, (Ward 4, page 29), and the third titled "Revision Map of Washington Heights, Property of George A. Lawyer, Inc." filed under the Old File Plan, Book 4, Page 115, October 9, 1937.

SUBJECT to the rights of the public in and to Washington Street as it might affect the premises.

SUBJECT to any applicable restrictive covenants of record.

BEING the same premises conveyed by 1775 Washington Street Corporation to Watertown Animal Hospital by deed dated March 6, 1984, and recorded in the Jefferson County Clerk's Office on March 13, 1984 in Liber 939 of Deeds at page 85.

LIBER 1501 PAGE 309

TAX MAP PARCEL
14-22-104.000
WATERTOWN CHURCH OF CHRIST
Zone: Residence B

ALGONQUIN AVENUE

TAX MAP PARCEL
14-24-315.000
WILLIAM B. and
DEBORAH KIMBALL
Zone: Commercial

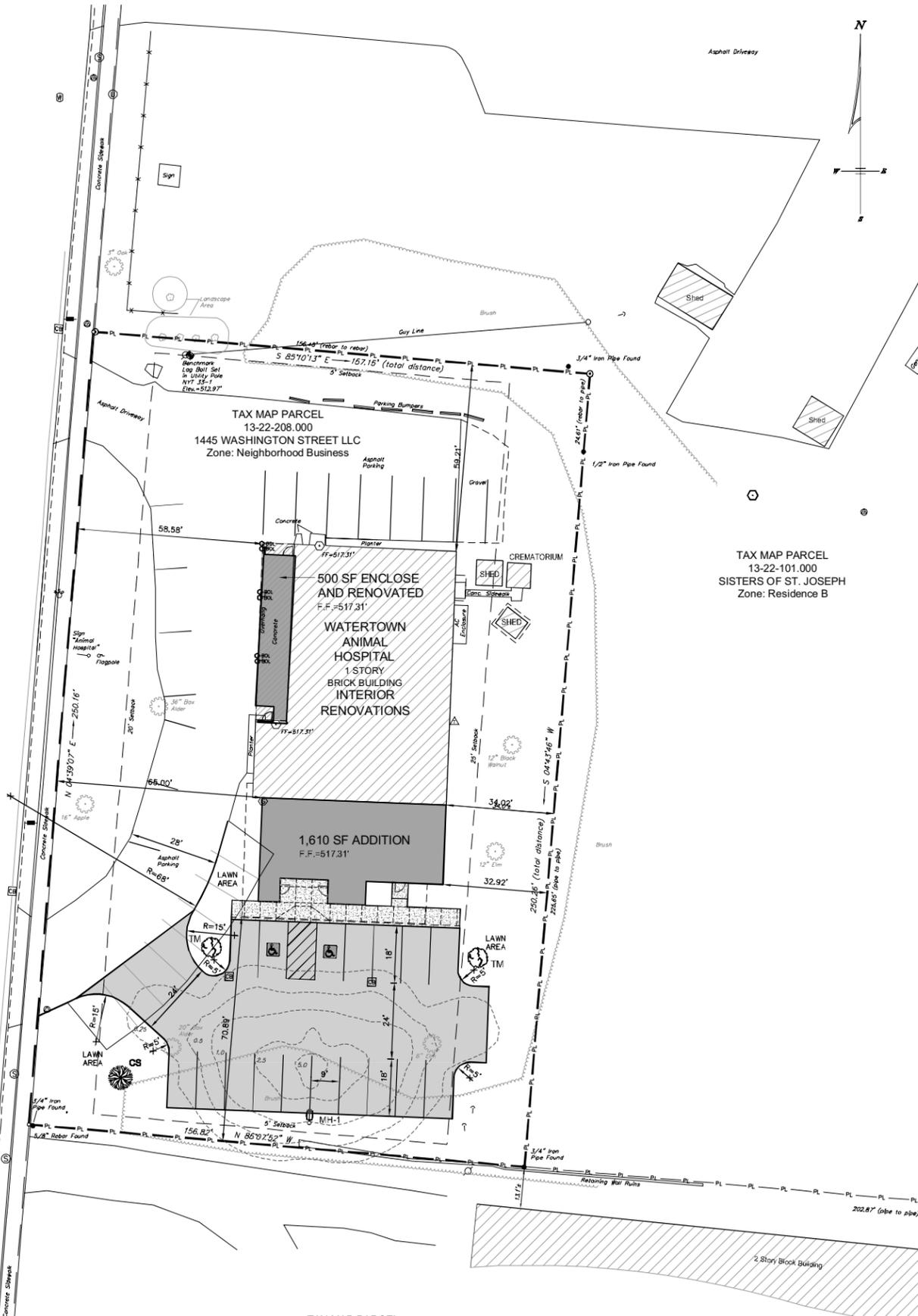
TAX MAP PARCEL
14-26-107.000
SUMMIT WOOD
HOMES LLC
Zone: Residential A

WASHINGTON STREET

TAX MAP PARCEL
13-22-208.000
1445 WASHINGTON STREET LLC
Zone: Neighborhood Business

TAX MAP PARCEL
13-22-101.000
SISTERS OF ST. JOSEPH
Zone: Residence B

TAX MAP PARCEL
13-23-104.002
PSW PROPERTIES INC.
Zone: Commercial



PLANNING DATA		
ZONING: NEIGHBORHOOD BUSINESS USE: ANIMAL HOSPITAL - BUILDING ADDITION AND RENOVATION (2,110 SF, TOTAL)		
ITEM	REQUIRED	AS PROVIDED
MIN. LOT AREA	1,000 SF	39,278 SQ. FT. (0.90 ACRES)
MIN. FRONTAGE	NONE	250.16'
MIN. FRONT SETBACK	20'	58.58' (EXISTING) 85.00' (ADDITION)
MIN. REAR YARD SETBACK	25'	34.02' (EXISTING) 32.92' (ADDITION)
MIN. SIDE YARD SETBACK	5'	59.21' (EXISTING) 70.89' (ADDITION)
MAX. BUILDING HEIGHT	-	15'-7 1/2" (EXISTING) 14'-9 7/8" (ADDITION)
MAX. BUILDING COVERAGE	40%	17%
PARKING REQUIREMENTS		
ORIGINAL BUILDING BUSINESS OR MEDICAL CLINIC (5 SPACE FOR EACH 1,000 SF) (4,320 SF / 1,000 SF X 5 = 21.6)	21.6 SPACES	20 SPACES
ADDITION BUSINESS OR MEDICAL CLINIC (5 SPACE FOR EACH 1,000 SF) (2,110 SF / 1,000 SF X 5 = 10.5)	10.6 SPACES	15 SPACES (ADD) 8 SPACES (DEDUCT)
ORIGINAL BUILDING WITH ADDITION BUSINESS OR MEDICAL CLINIC (5 SPACE FOR EACH 1,000 SF) (5,430 SF - 585 SF FOR UTILITY AND STORAGE AREAS = 5,845 SF) (5,845 SF / 1,000 SF X 5 = 29.2)	29.2 SPACES	30 SPACES (TOTAL)
HANDICAPPED SPACES (PER ADA)	2 SPACES	2 SPACES
GENERAL INFORMATION		
WATER SUPPLY SYSTEM	EXISTING BUILDING WATER SERVICE LATERAL TO CITY MUNICIPAL SYSTEM	
SANITARY SEWER SYSTEM	EXISTING BUILDING GRAVITY LATERAL TO CITY MUNICIPAL SYSTEM	
LIMITS OF DISTURBANCE	ACRES	

SITE LIGHTING SCHEDULE		
SYMBOL	FIXTURE	MOUNTING HEIGHT QUANTITY
MH-1	SSM2 175MMALRFP-3 BY STONCO LIGHTING	15' MOUNTING HEIGHT (WITH CONCRETE BASE) 1

PLANTING SCHEDULE					
SYM	COMMON NAME	ABBREV.	BOTANICAL NAME	SIZE	QUANTITY
	TATARIAN MAPLE	TM	ACER TATARICUM	2" CALIPER	2
	COLORADO BLUE SPRUCE	CS	PICEA PUNGENS GLAUCA	2'-3" B.B.	1

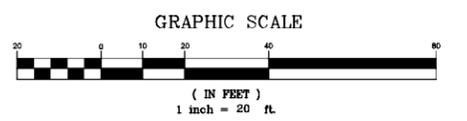
- LANDSCAPING NOTE:**
- PLANT SPECIES WERE SELECTED BASED ON ABILITY TO GROW IN EXISTING SOIL CONDITIONS. PLANT SPECIFIED WERE ALSO CHOSEN BASED ON SIZE, SHAPE, COLOR AND GROWTH HABIT. ANY SUBSTITUTIONS SHALL BE APPROVED BY THE ARCHITECT.
 - ALL PLANTINGS SHALL ARRIVE ON-SITE BEARING THE ORIGINAL IDENTIFICATION TAGS SHOWING THEIR BOTANICAL NAME, COMMON NAME AND SIZE.
 - ALL TREES SHALL HAVE A 4" DIA. SHREDDED HARDWOOD MULCH RING AROUND THE BASE OF THE TREE.
 - ALL LANDSCAPED AREAS SHALL HAVE A WEED BARRIER FABRIC AND A MIN. OF 3" DEEP SHREDDED HARDWOOD MULCH.
 - ALL PLANTINGS SHALL BE THOROUGHLY WATERED AT THE TIME OF PLANTING.

LEGEND	EXISTING	PROPOSED
5' CONTOUR	---	---
1' CONTOUR	---	---
PROPERTY LINE	PL	PL
RIGHT OF WAY	---	---
SETBACK	---	---
BUILDING	---	---
ASPHALT PAVEMENT	---	---
EDGE OF GRAVEL	---	---
CURB	---	---
SIDEWALK	---	---
TREE LINE	---	---
FENCE	---	---
WATERLINE	W	W
SANITARY SEWER	SS	SS
STORM SEWER	SD	SD
UNDERGROUND UTILITIES	---	---
UNDERGROUND ELECTRIC	E	E
GAS	G	G
COMMUNICATION	C	C
SANITARY MANHOLE	SM	SM
STORM MANHOLE	SM	SM
CATCH BASIN	CB	CB
COMMUNICATION MANHOLE	CM	CM
COMMUNICATION JUNCTION BOX	CJ	CJ
TRACER WIRE	---	---
FIRE HYDRANT	---	---
WATER VALVE	---	---
CURB STOP	---	---
UTILITY POLE	---	---
LIGHT POLE	---	---
BUILDING LIGHT	---	---

- GENERAL NOTES:**
- UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN. PRIOR TO CONSTRUCTION CONTACT UNDERGROUND UTILITIES CALL CENTER OF NEW YORK FOR EXACT LOCATION OF ALL UNDERGROUND UTILITIES. (1-800-962-7992). CONTRACTOR IS RESPONSIBLE FOR LOCATING AND WORKING WITH THE APPROPRIATE UTILITY COMPANIES PRIOR TO CONSTRUCTION.
 - THE ON-SITE TOPOGRAPHIC, UTILITY, AND PLANIMETRIC SURVEY FOR THE PROJECT AREA WAS CONDUCTED BY AUBERTINE AND CURRIER, PLLC ON 4/19/2015. UTILITY LOCATIONS WERE PLOTTED RECORD DRAWINGS OF MULTIPLE PROJECTS THAT ARE ON FILE IN THE CITY ENGINEERING DEPARTMENT BOUNDARIES AND EASEMENT AREAS. THE CONTRACTOR IS REMINDED THAT HE MUST OBTAIN WRITTEN AUTHORIZATION TO USE PRIVATE PROPERTY AND ASSUMES ALL LIABILITY HIMSELF.
 - THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE CHARACTERISTICS AND EXTENT OF SUBSURFACE SOILS, ROCK, WATER TABLE LEVELS, ETC., PRIOR TO BIDDING.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND BONDS NECESSARY TO OBTAIN SAID PERMITS WHERE APPLICABLE.
 - SITE CONTRACTOR TO PROVIDE EROSION AND DUST CONTROL AS REQUIRED.
 - A LICENSED LAND SURVEYOR SHALL BE RETAINED FOR ALL UTILITY AND FIELD STAKEOUT AT THE CONTRACTOR'S EXPENSE.
 - PAVED AREAS WILL BE SAWCUT PRIOR TO EXCAVATION AND PAVING OPERATIONS. SAW CUT AREAS WILL BE TACK COATED PRIOR TO PAVING. TACK COAT SHALL MEET THE REQUIREMENTS OF ASPHALT OF ASPHALT EMULSION FOR TACK COAT, NYS DOT TABLE 702-9.
 - CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES THROUGHOUT CONSTRUCTION UNTIL ESTABLISHMENT OF VEGETATIVE COVER. RUN-OFF CONTAINING SEDIMENTS FROM DISTURBED AREAS OF THE SITE SHALL NOT BE ALLOWED DIRECTLY INTO NATURAL STREAM CHANNELS.
 - ALL TREES AND WETLANDS TO REMAIN SHALL BE PROTECTED BY THE CONTRACTOR. CONSTRUCTION ACTIVITIES ADJACENT TO TREES SHALL BE CONDUCTED TO REDUCE THE IMPACT TO TREES TO THE MAXIMUM EXTENT PRACTICAL. ANY DAMAGE TO EXISTING TREES SHALL BE REPAIRED OR THE TREE REPLACED, AS DIRECTED BY THE OWNER AT THE CONTRACTOR'S EXPENSE.
 - CONTRACTOR SHALL PERFORM ALL ROADWAY CONNECTION WORK IN ACCORDANCE WITH NYS DOT SPECIFICATIONS. ALL ROADWAY WORK SHALL BE IN ACCORDANCE WITH NYS DOT MAINTENANCE AND PROTECTION OF TRAFFIC REGULATIONS, INCLUDING FLAGMEN, BARRICADES, WARNING SIGNS/LIGHTS, ETC., WHERE WARRANTED.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL AND PROPER DISPOSAL, AT A NYS DEC ACCEPTABLE LOCATION, OF ALL MATERIALS NOT REUSED AS TRENCH BACKFILL.
 - EXCAVATIONS SHALL BE TO DEPTHS SHOWN ON DRAWINGS. ALL UNSTABLE OR UNSUITABLE MATERIAL SHALL BE EXCAVATED AND REMOVED TO SUCH DEPTH AS REQUIRED TO PROVIDE SUFFICIENT BEARING CAPACITY. OVEREXCAVATED AREAS SHALL BE BACKFILLED WITH SUITABLE MATERIAL.
 - COMPACTION OF PIPE BEDDING AND BACKFILL MATERIAL SHALL BE BY MEANS OF HAND-GUIDED POWER DRIVEN OR DRUM-TYPE OR PLATE TAMPERS. BACKFILLING SHOULD PROCEED IN ACCORDANCE WITH SET THICKNESSES AND COMPACTION REQUIREMENTS AS SHOWN ON THE DRAWINGS. UNLESS OTHERWISE NOTED ON THE DRAWINGS, COMPACTION REQUIREMENTS REFER TO PERCENT OF MAXIMUM DRY DENSITY AS DETERMINED IN ACCORDANCE WITH ASTM STANDARD D1557 METHOD "C". CARE SHOULD BE TAKEN TO SHAPE PIPE BEDDINGS TO FIT THE LOWER PART OF THE PIPE. BACKFILLING AND COMPACTION SHOULD PROGRESS EVENLY ALONG THE PIPE SIDEWALLS AND TO THE TOP OF PIPE BEDDING.
 - THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES OF DIMENSIONS, ELEVATIONS AND LOCATIONS DURING PRE-CONSTRUCTION FIELD VERIFICATION. SUCH INFORMATION SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR VERIFICATION OR MODIFICATION OF THE PLANS.
 - THE CONTRACTOR SHALL PROVIDE AS-BUILT RECORD DRAWINGS INCLUDING, AS A MINIMUM, THE FOLLOWING INFORMATION AS WELL AS ALL REQUIREMENTS OF THE SPECIFICATION:
 - RECORD OF ALL UTILITIES ENCOUNTERED IN TRENCH EXCAVATION. INFORMATION SHALL INCLUDE DIAMETER OF UTILITY, DEPTH OF BURIAL AND LOCATION WITH REFERENCE TO NEAREST STRUCTURE SHOWN ON DRAWINGS. THIS INFORMATION SHALL BE KEPT CURRENT ON A WEEKLY BASIS. FAILURE TO DO SO MAY RESULT IN WITHHOLDING OF PAYMENTS.
 - DISTANCE TIES TO ALL MANHOLES, CLEANOUTS, BENDS AND CORPORATION STOPS.
 - UTILITY REPAIRS, SIDEWALK, AND DRIVEWAY REPLACEMENT'S CENTERLINE.
 - STATIONS OF BENDS, CLEANOUTS, VALVES AND CORPORATION STOPS.
 - DENOTE BENCH MARK REFERENCE USED.
 - PERIODIC OFFSETS.
 - RECORD DETAILS NOT SHOWN ON THE ORIGINAL CONTRACT DOCUMENTS, ANY FIELD CHANGES OF DIMENSIONS AND DETAILS AND ANY CHANGES MADE BY CHANGE ORDER OR FIELD ORDER.
 - CERTIFICATE OF SUBSTANTIAL COMPLETION SHALL NOT BE ISSUED UNTIL AS-BUILT INFORMATION IS ACCEPTABLE.
 - PROVIDE TWO (2) SETS OF FINAL COMPLETE RECORD DRAWINGS. CONTRACTOR SHALL FURNISH AS-BUILT DATA ON PLAN SHEETS.
 - UPON COMPLETION OF STORM SEWER FACILITIES AND ESTABLISHMENT OF VEGETATION, THE NEW AND EXISTING STORM SYSTEMS RECEIVING RUNOFF FROM THIS SITE SHALL BE CLEANED OF DEBRIS. ONLY AT THIS TIME SHALL THE EROSION AND SEDIMENTATION CONTROL MEASURES BE REMOVED.

APPLICANT:
1445 WASHINGTON STREET LLC
ATTN: DR. CHRISTOPHER JANK
1445 WASHINGTON STREET
WATERTOWN, NEW YORK 13601
TELE: (315) 788-1711

FOR APPROVALS ONLY
NOT FOR CONSTRUCTION

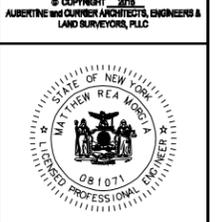


522 Bradley Street
Watertown, New York 13601

aubertinecurrier.com

Phone: (315)782-2005
Fax: (315)782-1472

The above Architect, Engineer or Land Surveyor certifies that he has read the file and has knowledge, information and belief, the plans and specifications are in accordance with applicable requirements of New York State. It is a violation of New York State Law for any person, unless acting under the direct supervision of a Registered Architect, Licensed Professional Engineer or Licensed Land Surveyor to alter this document in any way. If altered, such alteration shall be the act of the person so altering and the certification "affirmed" by his or her signature. Date and a specific description of the alteration.



WATERTOWN ANIMAL HOSPITAL
ADDITION/RENOVATION PROJECT
1445 WASHINGTON STREET
CITY OF WATERTOWN
JEFFERSON COUNTY, STATE OF NEW YORK

PROJECT NO: 2012-083
SCALE: AS NOTED
DRAWN BY: TTT
CHECKED BY: MRW
ISSUE DATE: 09/19/2015

SITE, LANDSCAPING AND
PHOTOMETRIC PLAN

CS100



Click on map to: Pan

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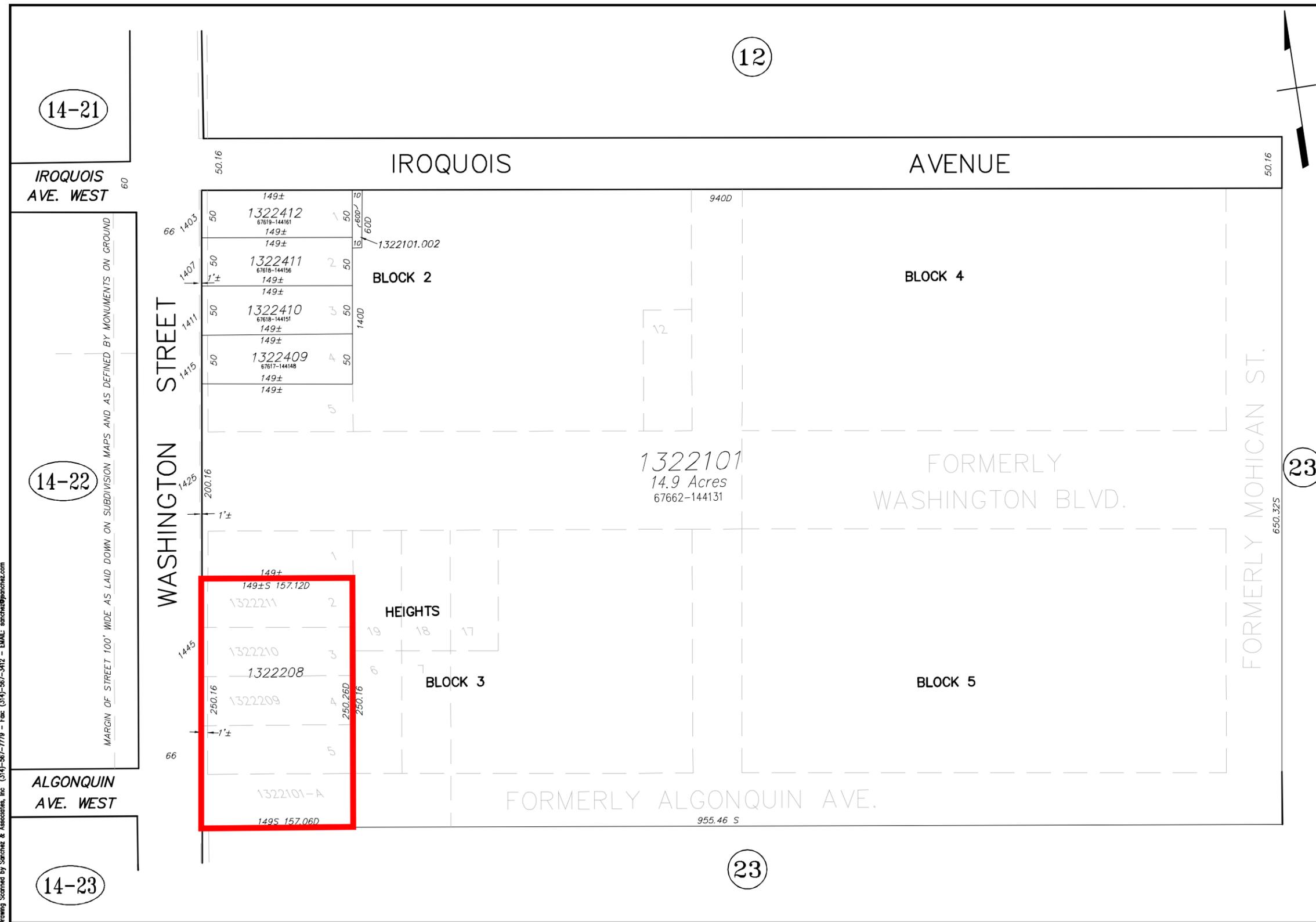


Legend

-  Roads
-  Tax Parcels
- Zoning**
-  Downtown Core
-  River Development District
-  DOWNTOWN
-  WATERFRONT
-  Open Space and Recreation
-  COMMERCIAL
-  HEALTH SERVICES
-  HEAVY INDUSTRY
-  LIGHT INDUSTRY
-  LIMITED BUSINESS
-  NEIGHBORHOOD BUSINESS
-  PLANNED DEVELOPMENT
-  RESIDENCE A
-  RESIDENCE B
-  RESIDENCE C
-  City Boundary

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Drawing Scanned by Sanchez & Associates, Inc (314)-567-7779 - Fax (314)-567-3412 - EMAIL: sanchez@sanchez.com

MARGIN OF STREET 100' WIDE AS LAID DOWN ON SUBDIVISION MAPS AND AS DEFINED BY MONUMENTS ON GROUND

14-21

14-22

14-23

12

23

23

SCALE: 1 INCH = 50 FEET
FOR TAX PURPOSES ONLY
NOT TO BE USED FOR CONVEYANCE

REVISED FEBRUARY 6, 2004
DISTRICT 13 MAP 22



Sisters of St. Joseph

1425 WASHINGTON ST. • WATERTOWN, NY 13601
315-782-3460

May 19, 2015

To Whom It May Concern:

Christopher Jank, DVM, from the Watertown Animal Hospital met at the Sisters of St. Joseph Motherhouse on May 19, 2015 concerning the plans of Watertown Animal Hospital to make modifications to the existing building and to build an addition to the building.

I understand that it will be necessary to obtain a change of zoning. I also understand that this addition will not affect the property of the Sisters of St. Joseph or the basic intent of the original agreement made with the Sisters of St. Joseph, March 28, 1969.

The Watertown Animal Hospital may proceed with their plans.

Sincerely in Christ

Sister Mary Eamon Lyng, SSJ
Major Superior

cc: Christopher Jank, DVM

Legend

-  REQUESTED ZONE CHANGE
-  Annexed
-  City Center
-  Commercial
-  Drainage
-  Health Services
-  High Density Residential
-  Industry
-  Limited Office
-  Low Density Residential
-  Medium Density Residential
-  Neighborhood Business
-  Office/Business
-  Public and Institutional Services
-  Riverfront Development



**CITY OF WATERTOWN, NEW YORK
GIS DEPARTMENT**

ROOM 305B, MUNICIPAL BUILDING
245 WASHINGTON STREET
WATERTOWN, NEW YORK 13601
TEL: (315) 785-7793

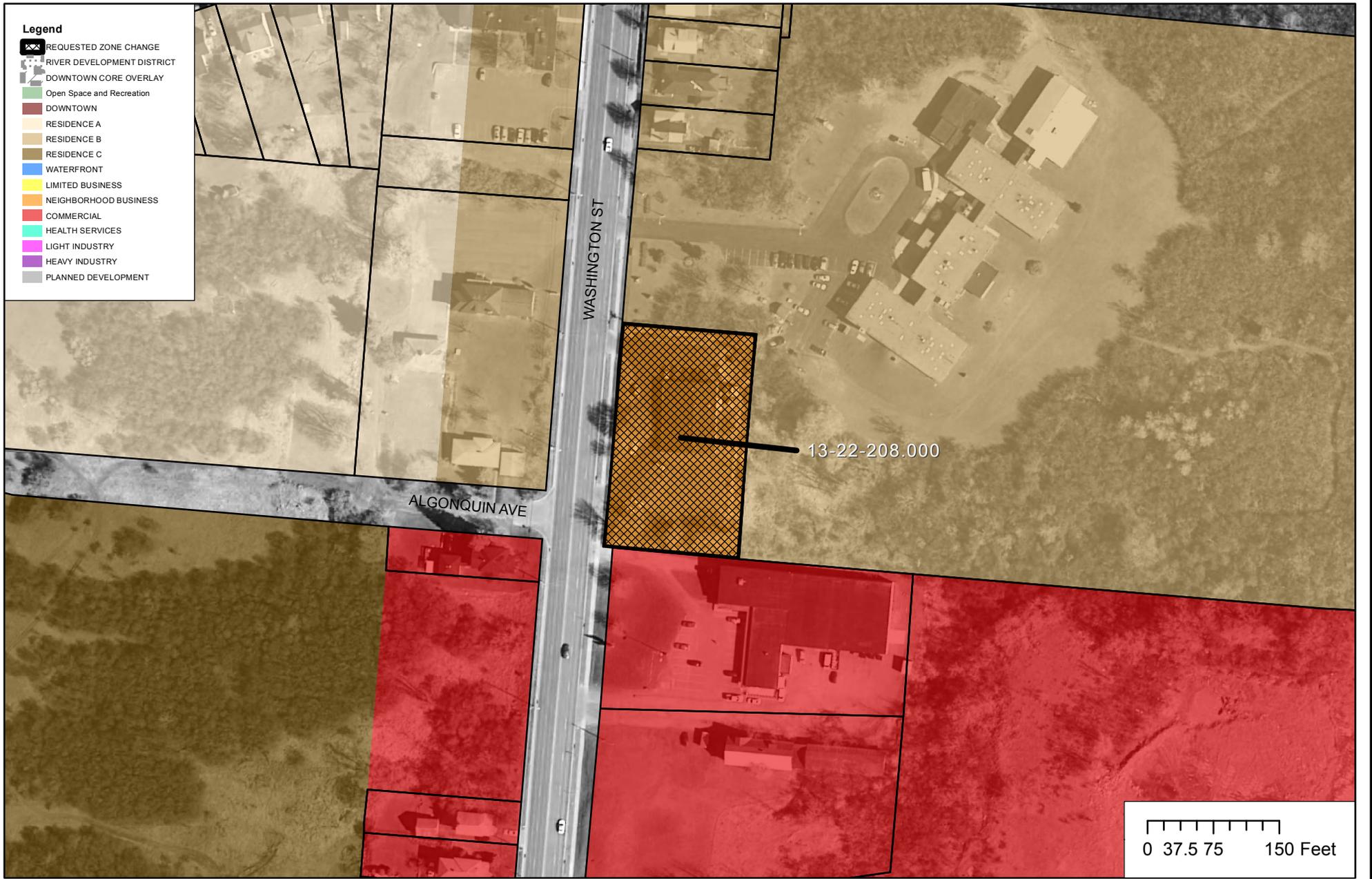
Drawn By: J. Carlsson
Date: 5/27/2015
Requested By: G. Urda
Date:
Scale: As Noted
Map Number: 15-15

Revision:	Description of Revision:	Date:	By:



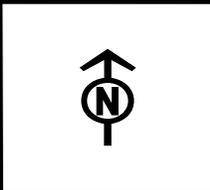
Project: LAND USE MAP

Title: 1445 Washington Street
(13-22-208.000)



CITY OF WATERTOWN, NEW YORK
GIS DEPARTMENT
 ROOM 305B, MUNICIPAL BUILDING
 245 WASHINGTON STREET
 WATERTOWN, NEW YORK 13601
 TEL: (315) 785-7793

Drawn By: J. Carlsson					
Date: 5/26/2015					
Requested By: G. Urda					
Date:					
Scale: As Noted					
Map Number: 15-13					
Revision:	Description of Revision:	Date:	By:		



Project: **ZONE CHANGE MAP**
 (Neighborhood Business to Commercial)

Title: **1445 Washington Street**
 (13-22-208.000)