CITY OF WATERTOWN
SITE PLAN APPLICATION
AND
SHORT ENVIRONMENTAL ASSESSMENT FORM, PART 1

** Provide responses for all sections. INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED. Failure to submit required information by the submittal deadline will result in **not** making the agenda for the upcoming Planning Board meeting.

PROPERTY LOCATION

Proposed Project Name: North Country Neurology Addition

Tax Parcel Number: 14-21-102.00

Property Address: 1340 Washington Street

Existing Zoning Classification: LB

OWNER OF PROPERTY

Name: Zahide & Abdul Latif

Address: 16288 Deer Run Road
Watertown, NY 13601

Telephone Number: 315-482-9003

Fax Number: 315-782-9010

APPLICANT

Name: LUNCO Corporation

Address: 35794 NYS Route 126
Carthage, NY 13619

Telephone Number: 315-493-2493

Fax Number: 315-493-2004

Email Address: mlundy@mlundygroup.com

ENGINEER/ARCHITECT/SURVEYOR

Name: _____

Address: _____

_____

Telephone Number: _____

Fax Number: _____

Email Address: _____

PROJECT DESCRIPTION

Describe project and proposed use briefly:

In lieu of a fence along the southern border of the property, we propose installation of a landscape / tree buffer. This buffer shall consist of approximately 12 blue spruce trees and other landscaping. Original Project was a 6000 SF addition to the original facility.

Is proposed Action:

☐ New ☐ Expansion ☒ Modification/Alteration

Amount of Land Affected:

Initially: .845 Acres Ultimately: .845 Acres

Will proposed action comply with existing zoning or other existing land use restrictions?

☒ Yes ☐ No If no, describe briefly

What is present land use in vicinity of project?

☒ Residential ☐ Industrial ☒ Commercial ☐ Agriculture

☐ Park/Forest/Open Space ☐ Other

Describe:

Does project involve a permit approval, or funding, now or ultimately from any other Governmental Agency (Federal, State or Local)?

☒ Yes ☐ No If yes, list agency(s) and permit/approval(s)

NYS Building Permit

Does any aspect of the project have a currently valid permit or approval?

☒ Yes ☐ No If yes, list agency(s) and permit/approval(s)

Building Permit, Zoning Permits, Certificate of Occupancy (original facility)

As a result of proposed project, will existing permit/approval require modification?

☒ Yes ☐ No

Proposed number of housing units (if applicable): NA

Proposed building area: 1st Floor 6000 Sq. Ft.

2nd Floor _____ Sq. Ft.

3rd Floor _____ Sq. Ft.

Total _____ Sq. Ft.

Area of building to be used for the boiler room, heat facilities, utility facilities and storage: 500 Sq. Ft.

Number of parking spaces proposed: 38

Construction Schedule: August 2013

Hours of Operation: 8:00-4:30pm

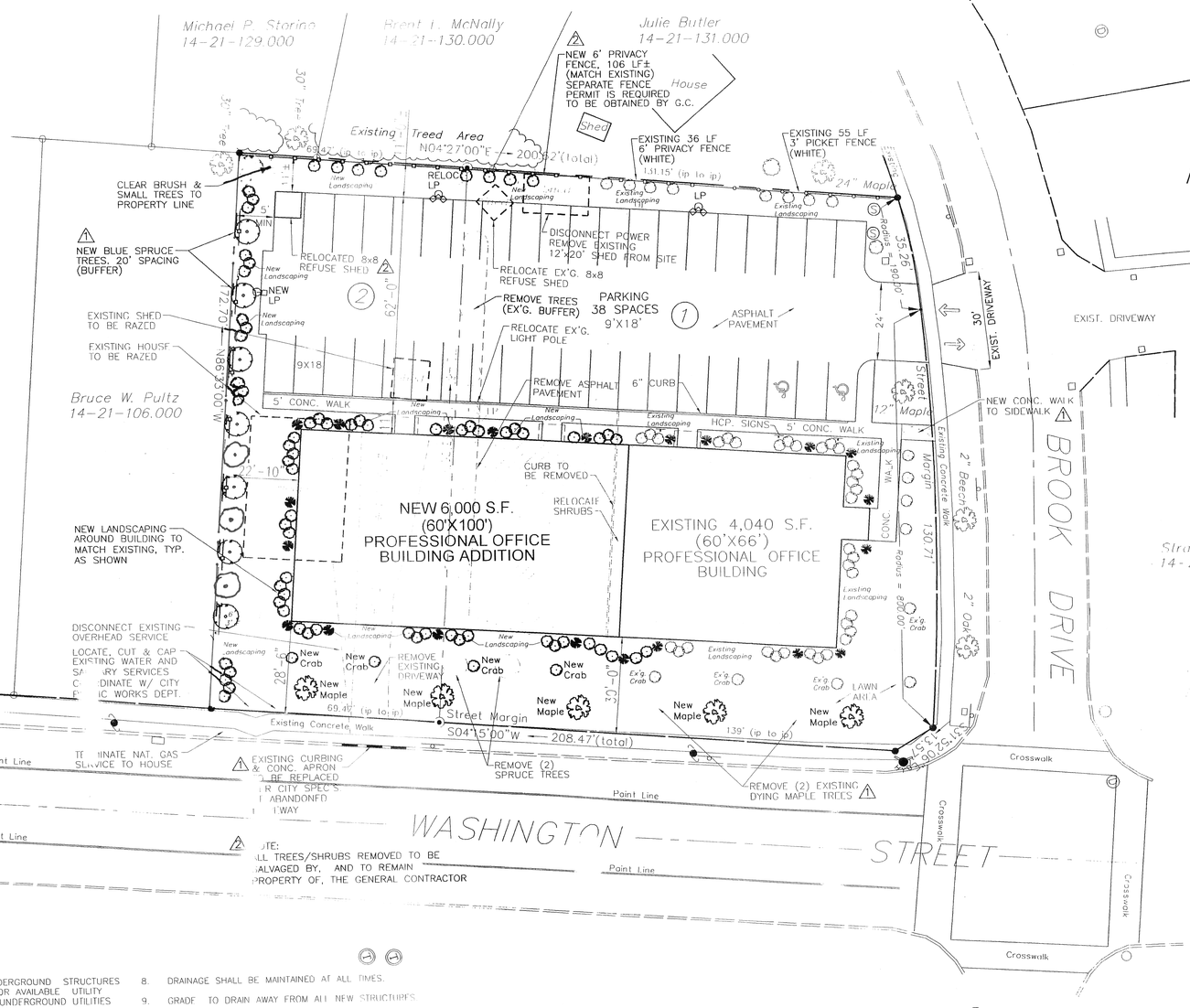
Volume of traffic to be generated: 100 ADT

SIGNATURE

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

Applicant (please print) Michael E. Lundy

Applicant Signature _____ Date: 8/20/2013



1 CURRENT TAX PARCEL: 14-21-102.000

2 CURRENT TAX PARCEL: 14-21-105.000

PROJECT INFORMATION

CURRENT ZONING: LIMITED BUSINESS
LOT-1 AREA: .57 AC± (24,830 S.F.±)
LOT-2 AREA: .275 AC± (11,988 S.F.±)
TOTAL LOT AREA: .845 AC± (36,818 S.F.±)
EXISTING BUILDING AREA: 4,040 S.F. (1-STORY)
NEW BUILDING AREA: 6,000 S.F. (1-STORY)
TOTAL BUILDING AREA: 10,040 S.F. (1-STORY)
PAVED AREA: 11,723 S.F.
TOTAL ON SITE PARKING: 38 CARS

SITE LEGEND

- SL1 -SOFFIT MOUNTED CAN LIGHT (1) 100W INCANDESCENT (MATCH EXISTING)
- SL2 -SOFFIT MOUNTED LIGHT (1) 175W METAL HALIDE (MATCH EXISTING)
- L.P. -ON SITE 20' LIGHT POLE (1) 250W METAL HALIDE
- L.P. -ON SITE 20' LIGHT POLE (2) 250W METAL HALIDE
- F.H. -FIRE HYDRANT
- P.P. -POWER POLE
- M.H. -MANHOLE (STORM)
- W.V. -WATER VALVE
- C.B. -CATCH BASIN (STORM)
- OU — OVERHEAD UTILITIES
- G — NATURAL GAS LINE
- W — WATER LINE
- SN — SANITARY SEWER LINE
- ST — STORM SEWER LINE
- UE — UNDERGROUND ELECTRIC
- UT — UNDERGROUND TELEPHONE
- DECIDUOUS TREE
- CONIFEROUS TREE
- SHRUBS

GENERAL SITE NOTES:

1. LOCATION OF UNDERGROUND UTILITIES AND OTHER UNDERGROUND STRUCTURES OBTAINED BY FIELD MEASUREMENTS WHERE VISIBLE AND/OR AVAILABLE. UTILITY MAPPING, AND CONSIDERED APPROXIMATE ONLY. OTHER UNDERGROUND UTILITIES AND STRUCTURES MAY EXIST; VERIFY THE LOCATION AND EXTENT OF ALL UTILITY INFORMATION BY CONTACTING THE UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION, INC. AT 1-800-962-7692
2. VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION. IN CASE OF ANY DISCREPANCY NOTIFY ARCHITECT/ ENGINEER
3. VERIFY THE CHARACTERISTICS AND EXTENT OF SUBSURFACE SOILS PRIOR TO CONSTRUCTION. IN CASE OF ANY DISCREPANCY, NOTIFY ARCHITECT/ENGINEER.
4. THE PROJECT WORK LIMITS FOR ALL NEW CONSTRUCTION ARE THE SITE BOUNDARY LINES, UNLESS NOTED OTHERWISE
5. SUPPORT ALL UTILITIES EXPOSED BY EXCAVATION. SUPPORT SYSTEMS TO BE RECOMMENDED BY THE UTILITY AUTHORITY HAVING JURISDICTION.
6. ALL DIMENSIONS ARE TO FACE OF STRUCTURE, OR EDGE OF PAVEMENT, UNLESS NOTED OTHERWISE.
7. PAVED AREAS SHALL BE KEPT CLEAN OF MUD AND DEBRIS AT ALL TIMES.
8. DRAINAGE SHALL BE MAINTAINED AT ALL TIMES.
9. GRADE TO DRAIN AWAY FROM ALL NEW STRUCTURES
11. BLEND ALL NEW WORK SMOOTHLY WITH EXISTING.
12. REPAIR TO MATCH EXISTING CONDITIONS ALL EXISTING SITE IMPROVEMENTS DISTURBED DURING CONSTRUCTION THAT ARE DESIGNATED TO REMAIN.
13. FINE GRADE AND SEED ALL AREAS DISTURBED BY THIS CONSTRUCTION, WHICH ARE NOT OTHERWISE NOTED.
14. ALL WORK TO BE PERFORMED WITHIN THE CITY OF WATERTOWN MARGIN WILL REQUIRE SIGN-OFF FROM A PROFESSIONAL ENGINEER, LISCENCED AND CURRENTLY REGISTERED TO PRACTICE IN THE STATE OF NEW YORK, THAT THE WORK WAS BUILT ACCORDING TO THE APPROVED SITE PLAN AND APPLICABLE CITY OF WATERTOWN STANDARDS. COMPACTION TESTING WILL BE REQUIRED FOR ALL WORK TO BE PERFORMED WITHIN THE CITY OF WATERTOWN MARGIN AND MUST BE SUBMITTED TO THE CITY OF WATERTOWN CODES DEPARTMENT.
15. ALL WATER MAIN AND SERVICE WORK MUST BE COORDINATED WITH THE CITY OF WATERTOWN WATER DEPARTMENT. THE WATER DEPARTMENT REQUIREMENTS SUPERCEDE ALL OTHER PLANS AND SPECIFICATION PROVIDED.

1 / S101 SITE & LANDSCAPE PLAN
SCALE: 1"=20'-0"

NORTH

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft

Wilbur D. Thesier, P.E. PC
PROFESSIONAL ENGINEER
PO BOX 870, CARTHAGE, NY 13619
PHONE: (315) 493-1966

New Expansion Project
North Country Neurology
1340 Washington Street
City of Watertown, Jefferson County, New York

REVISIONS

DATE	DESCRIPTION	BY
8/20/12	REVISED PER 08/14 PLANNING BOARD COMMENTS	
11/05/12	REVISED PER C.O. REACTOR COMMENT	

DATE	02
DRAWN	W.J.T.
CHECKED	S.G.
SCALE	1"

DRAWING NO.
S101

SITE AND LANDSCAPE PLAN