

September 18, 2015

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

Re: **Site Plan Review Application**
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 October City of Watertown Planning Board meeting for review of a proposed building addition to the existing Watertown Animal Hospital. The Watertown Animal Hospital is located at 1445 Washington Street, on Tax Parcel No. 13-22-208.000. Included with this submission is review fee check for \$50.00, seventeen (17) copies of this cover letter, Site Plan Application, Short SEQR Environmental Assessment Form, and four copies of the Engineering Report. Also attached are four (4) full size and (13) 11"x17" copies of the Site Plan, Site Details and Preliminary Building Floor Plan and Elevations.

The project consists of interior renovation to the existing 4,320 SF building, enclosure and renovation of 500 SF patio and a 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. A change of zoning from Neighborhood Business to Commercial was granted on July 6th 2015. The zone change was necessary to allow an Animal Hospital as a permitted use, without the size or number of examination room restriction.

The Owner intends to finalize plans and scheduling for construction as soon as approvals are granted. If there are any questions, please feel free to contact our office at your earliest convenience.

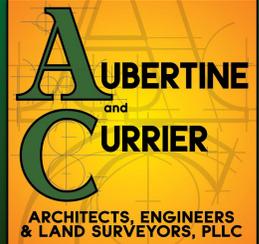
Sincerely,
Aubertine and Currier Architects, Engineers & Land Surveyors, PLLC



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



1869

CITY OF WATERTOWN SITE PLAN APPLICATION

** 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: Watertown Animal Hospital, Addition and Renovation Project

Tax Parcel Number: 13-22-208.000

Property Address: 1445 Washington Street

Existing Zoning Classification: Commercial

OWNER OF PROPERTY

Name: 1445 Washington Street LLC

Address: 1445 Washington Street

Watertown, NY 13601

Telephone Number: 315-788-1711

Fax Number: _____

APPLICANT

Name: Aubertine and Currier PLLC

Address: 522 Bradley Street

Watertown, NY 13601

Telephone Number: 315-782-2005

Fax Number: 315-782-14772

Email Address: tft@aubertinecurrier.com

ENGINEER/ARCHITECT/SURVEYOR

Name: Aubertine and Currier PLLC

Address: 522 Bradley Street, Watertown NY 13601

Telephone Number: 315-782-2005

Fax Number: 315-782-1472

Email Address: mrm@aubertinecurrier.com

OPTIONAL MATERIALS:

- PROVIDE AN ELECTRONIC (.DWG) COPY OF THE SITE PLAN WITH AS-BUILT REVISIONS. This will assist the City in keeping our GIS mapping up-to-date.**

REQUIRED MATERIALS:

** The following drawings with the listed information **ARE REQUIRED, NOT OPTIONAL**. If the required information is not included and/or addressed, the Site Plan Application will **not** be processed.

- COMPLETED ENVIRONMENTAL ASSESSMENT FORM** (Contact us if you need help choosing between the Short EAF and the Full EAF):

<http://www.dec.ny.gov/permits/6191.html>

- ELECTRONIC COPY OF ENTIRE SUBMISSION** (PDF preferred)

- BOUNDARY & TOPOGRAPHIC SURVEY**

(Depict existing features as of the date of the Site Plan Application. This Survey and Map must be performed and created by a Professional Land Surveyor licensed and currently registered to practice in the State of New York. This Survey and Map must be stamped and signed with an original seal and signature on at least one copy, the rest may be copies thereof.

- All elevations are National Geodetic Vertical Datum of 1929 (NGVD29). **NAVD 88**

- 1' contours are shown & labeled with appropriate spot elevations.

- All existing features on and within 50 feet of the subject property are shown and labeled.

- All existing utilities on and within 50 feet of the subject property are shown and labeled.

- All existing easements and/or right-of-ways are shown and labeled.

- Existing property lines (bearings & distances), margins, acreage, zoning, existing land use, reputed owner, adjacent reputed owners & tax parcel numbers are shown and labeled.

- The north arrow & graphic scale are shown.

- DEMOLITION PLAN** (If Applicable)

- All existing features on and within 50 feet of the subject property are shown and labeled.

- All items to be removed are labeled in darker text.

■ **SITE PLAN**

- All proposed above ground features are depicted and clearly labeled.
- All proposed features are clearly labeled “proposed”.
- N/A All proposed easements & right-of-ways are shown and labeled.
- Land use, zoning, & tax parcel number are shown.
- The Plan is adequately dimensioned including radii.
- The line work & text for all proposed features is shown darker than existing features.
- All vehicular & pedestrian traffic circulation is shown including a delivery or refuse vehicle entering and exiting the property.
- Proposed parking & loading spaces including ADA accessible spaces are shown and labeled.

- N/A Refuse Enclosure Area (Dumpster), if applicable, is shown. Section 161-19.1 of the Zoning Ordinance states, “No refuse vehicle or refuse container shall be parked or placed within 15 feet of a party line without the written consent of the adjoining owner, if the owner occupies any part of the adjoining property”.
- The north arrow & graphic scale are shown.

■ **GRADING PLAN**

- All proposed below ground features including elevations & inverts are shown and labeled.
- All proposed above ground features are shown and labeled.
- The line work & text for all proposed features is shown darker than existing features.
- All proposed easements & right-of-ways are shown and labeled.
- 1’ existing contours are shown dashed & labeled with appropriate spot elevations.
- 1’ proposed contours are shown & labeled with appropriate spot elevations.
- All elevations are National Geodetic Vertical Datum of 1929 (NGVD29). **NAVD 88**

- Sediment & Erosion control are shown & labeled on the grading plan unless separate drawings have been provided as part of a Stormwater Pollution Prevention Plan (SWPPP).

N/A ■ **UTILITY PLAN**

- All proposed above & below ground features are shown and labeled.
- All existing above & below ground utilities including sanitary, storm water, water, electric, gas, telephone, cable, fiber optic, etc. are shown and labeled.
- All proposed easements & right-of-ways are shown and labeled.
- The Plan is adequately dimensioned including radii.
- The line work & text for all proposed features is shown darker than existing features.

- N/A □ The following note has been added to the drawings stating, “All water main and service work must be coordinated with the City of Watertown Water Department. The Water Department requirements supersede all other plans and specifications provided.”

■ **LANDSCAPING PLAN**

- All proposed above ground features are shown and labeled.
- All proposed trees, shrubs, and other plantings are shown and labeled.
- All proposed landscaping & text are shown darker than existing features.
- All proposed landscaping is clearly depicted, labeled and keyed to a plant schedule that includes the scientific name, common name, size, quantity, etc.
- For additional landscaping requirements where nonresidential districts and land uses abut land in any residential district, please refer to Section 310-59, Landscaping of the City’s Zoning Ordinance.
- **Site Plan complies with and meets acceptable guidelines set forth in Appendix A - Landscaping and Buffer Zone Guidelines (August 7, 2007).**

■ **PHOTOMETRIC PLAN (If Applicable)**

- All proposed above ground features are shown.
- Photometric spot elevations or labeled photometric contours of the property are clearly depicted. Light spillage across all property lines shall not exceed 0.5 foot-candles.

■ CONSTRUCTION DETAILS & NOTES

- All details and notes necessary to adequately complete the project including, but not limited to, landscaping, curbing, catch basins, manholes, water line, pavement, sidewalks, trench, lighting, trash enclosure, etc. are provided.
- N/A Maintenance & protection and traffic plans & notes for all required work within City streets including driveways, water laterals, sanitary laterals, storm connections, etc. are provided.
- The following note must be added to the drawings stating:
“All work to be performed within the City of Watertown margin will require sign-off from a Professional Engineer, licensed and currently registered to practice in the State of New York, that the work was built according to the approved site plan and applicable City of Watertown standards. Compaction testing will be required for all work to be performed within the City of Watertown margin and must be submitted to the City of Watertown Codes Department.”

■ PRELIMINARY ARCHITECTURAL PLANS (If Applicable)

- Floor plan drawings, including finished floor elevations, for all buildings to be constructed are provided.
- Exterior elevations including exterior materials and colors for all buildings to be constructed are provided.
- Roof outline depicting shape, slope and direction is provided.

■ ENGINEERING REPORT

**** The engineering report at a minimum includes the following:**

- Project location
- Project description
- Existing & proposed sanitary sewer flows & summary
- Water flows & pressure
- Storm Water Pre & Post Construction calculations & summary
- Traffic impacts
- Lighting summary
- Landscaping summary

■ GENERAL INFORMATION

- ALL ITEMS ARE STAMPED & SIGNED WITH AN ORIGINAL SIGNATURE BY A PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, OR SURVEYOR LICENSED AND CURRENTLY REGISTERED TO PRACTICE IN THE STATE OF NEW YORK.

N/A If required, a copy of the Stormwater Pollution Prevention Plan (SWPPP) submitted to the NYSDEC will also be sent to the City of Watertown Engineering Department.

** If required, a copy of all submittals sent to the New York State Department of Environmental Conservation (NYSDEC) for the sanitary sewer extension permit will also be sent to the City of Watertown Engineering Department.

** If required, a copy of all submittals sent to the New York State Department of Health (NYSDOH) will also be sent to the City of Watertown Engineering Department.

** When NYSDEC or NYSDOH permitting is required, the property owner/applicant shall retain a licensed Professional Engineer to perform inspections of the proposed utility work and to certify the completed works were constructed in substantial conformance with the approved plans and specifications.

Signage will not be approved as part of this submission. It requires a sign permit from the Codes Department. See Section 310-52.2 of the Zoning Ordinance.

Plans have been collated and properly folded.

If an applicant proposes a site plan with multiple buildings and any of those buildings front on a private drive, the City Council will name the private drive by resolution and the building(s) will be given an address number on that private drive by City staff. The applicant may propose a name for the private drive for the City Council's consideration.

Proposed Street Name: _____

Explanation for any item not checked in the Site Plan Checklist.

Short Environmental Assessment Form

Part 1 - Project Information

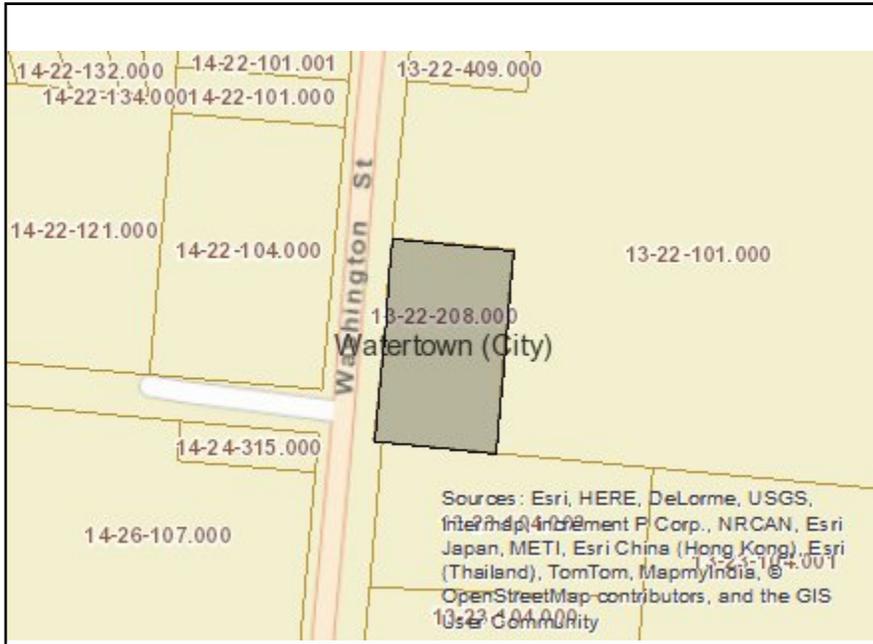
Instructions for Completing

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:				
Project Location (describe, and attach a location map):				
Brief Description of Proposed Action:				
Name of Applicant or Sponsor:		Telephone:		
		E-Mail:		
Address:				
City/PO:		State:	Zip Code:	
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	YES
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	YES
3.a. Total acreage of the site of the proposed action? _____ acres				
b. Total acreage to be physically disturbed? _____ acres				
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 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 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				

<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>YES</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>YES</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>YES</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>		



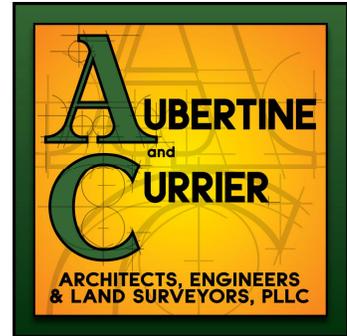
Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the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



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National 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

PRELIMINARY ENGINEERING REPORT

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



**Owner: 1445 Washington Street LLC
1445 Washington Street
Watertown, NY 13601**

September 18, 2015

**Matthew R. Morgia, P.E.
Civil Engineer**

The above Engineer states that to the best of his 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 direction of a licensed professional engineer to alter this document in any way. If altered, such licensee shall affix his or her seal and the notation "altered by" followed by his or her signature, date, and a specific description of alteration.

Aubertine and Currier Architects, Engineers & Land Surveyors, PLLC
522 Bradley Street Watertown, New York 13601 TELE: (315) 782-2005 FAX: (315) 782-1472

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Aubertine and Currier Architects, Engineers & Land Surveyors, PLLC

522 Bradley Street Watertown, New York 13601 TELE: (315) 782-2005 FAX: (315) 782-1472

Appendices

Appendix 1: Location Map
Zoning Map
Soils Map
Soils Description
City of Watertown GIS Floodplain Map
US Fish and Wildlife Wetlands Map
NYSDEC Wetlands Map

Appendix 2: Sanitary Sewer Design Calculations
Trip Generator Calculations
Hydrologic and Hydraulic Analysis

1.0 SITE AND PROJECT DESCRIPTIONS

1.1 Location

The project is located within the City of Watertown at 1445 Washington Street. The site currently has an existing building that is owned and operated by 1445 Washington Street LLC as the Watertown Animal Hospital. The property is located on Tax Map Parcel No. 13-22-208.000. This parcel was rezoned to Commercial on July 6, 2015 from Neighborhood Business. The rezoning was requested to identify the Animal Hospital to be an allowed use without any restrictions on the size or number of examination rooms.

1.2 Project Description

The project consists of a 1,610 SF addition to the existing 4,320 SF single story building. The addition will extend approximately 32' from the south side of the existing building. The entire existing building will undergo interior renovations along with the enclosure of the existing 500 SF entrance way and patio area located on the northwest corner of the building. The new main entrance will be located along the south side of the new addition. A 5,640 SF asphalt parking area and drive will be constructed along the south side of the addition to expand parking capacity.

1.3 Site Topography

The location of the proposed addition is gradual sloping lawn area from the south to the north.

On-Site runoff is primarily sheet flow to existing drainage structures located along the east side of Washington Street. Existing on-site drainage channels located along the east and north side of the property collect off-site runoff flowing from offsite properties to the east. The off-site runoff then flows thru the drainage channel and exits the site in the northwest corner of the property via a culvert and connected to a drainage structure located in Washington Street. .

The developed area of the project is not located within a 100 year flood plain.

1.4 Soil Classification

The project site consists primarily of native soils. According to the USDA Web Soil Survey for Jefferson County, New York, the project area is classified as a silty loam and is a Hydrologic Group D.

<u>Soil Symbol</u>	<u>Soil Name</u>	<u>Hydrologic Group</u>
Fab	Benson-Galoo complex	D
BgB	Farminton Loam	D

Aubertine and Currier Architects, Engineers & Land Surveyors, PLLC

522 Bradley Street Watertown, New York 13601 TELE: (315) 782-2005 FAX: (315) 782-1472

2.0 WATER FACILITIES

2.1 Existing Water Facilities

There is a 12" municipal water main located within Washington Street. The existing building is served by a 1" domestic water service from the street which enters the building in the northwest corner.

2.2 Proposed Water Facilities

No new additional water service is proposed for this project.

2.3 Water Demand

The projected peak domestic water usage by this animal hospital with 4 full time veterinarians is 800 gpd.

3.0 SANITARY SEWER FACILITIES

3.1 Existing Sanitary Sewer Facilities

There is an 8" municipal gravity sanitary sewer main along the east side of Washington Street.

The existing building is served by a gravity sewer lateral from the street which enters the existing building along the west side of the building.

3.2 Proposed Sanitary Sewer Facilities

No new additional sewer lateral is proposed for this project.

3.3 Sewer Flows

The projected design flows by this animal hospital with 4 full time veterinarians is 800 gpd. Sewer flows are based upon the NYS DEC 2014 Design Standards for Wastewater Treatment Systems projected flow rates of 200 gpd per veterinarian. The animal hospital currently staffs 4 full time veterinarians and 2 part time veterinarians. There is no anticipated increase to staff with the completion of the proposed addition.

4.0 STORMWATER FACILITIES

4.1 Existing Drainage

This existing property includes a 4,320 sf building, asphalt parking lot and two asphalt driveways. The building is located in the center of the property with grading sloping away from the building. There is a drainage swale located along the easterly and northerly property line that directs offsite runoff to a culvert located in the northwest corner of the property.

On-site runoff for the site is by sheet flow across lawn areas and asphalt parking areas to drainage structures located in Washington Street. Off-site runoff from the land east of the site is collected into the drainage swale located along the easterly property line and continues into the drainage swale along the northerly property line and into a culvert pipe. The stormwater runoff passes thru the culvert and flows into the City's Washington Street storm sewer system. Roof runoff is collected by gutters and leaders and daylighted onto the existing ground and sheet flows across the lawn areas and asphalt parking areas.

The existing site drainage and runoff conditions were analyzed utilizing the Rational Method. HydroCAD calculations can be found in Appendix #2. On-site runoff calculations were completed for the 10, 25, 50 and 100 year, 24 hour storm events. Peak discharge from the site for the 25 year, 24 hour, storm event has been utilized for design and discussion purposes. The existing condition 25 year site discharge is 0.08 CFS.

4.2 Proposed Drainage

Minimal grading is required around the south side of the existing building for the building addition. Roof runoff from the east side of the proposed addition will be directed off the east side of the building and into the lawn area. Roof runoff from the west side of the proposed addition will be collected with a roof gutter and into a roof drain located in the south entry vestibule. The roof drain will then be piped underground to C.B. #2. Site runoff from the proposed asphalt parking will sheet flow into two catch basin located in the parking area. Runoff will then be piped into a drainage structure located in Washington Street and into the City's Storm Sewer system. No additional runoff flow will be directed to the existing drainage swales located along the easterly and northerly property lines.

The proposed conditions site runoff for the 25 year, 24 hour storm, peak discharge is 0.10 CFS. This minor increase in peak runoff from existing condition to proposed condition for the project site is due primarily to the 0.17 acre increase in impervious area resulting from the building addition and parking area construction.

The project will include soil disturbance of 10,600 SF for the building and parking expansion. Soil disturbance is less than one (1) acre, therefore the project is not subject to SPDES stormwater permit requirements.

5.0 ROADS / DRIVEWAYS

5.1 Existing Roads / Driveways

The property gains access from Washington Street through (2) existing driveways. The driveways are looped together and run along the west side of the building. Employee parking is located along the north side of the building. Eight visitor parking spaces are located on the southwest side of the loop and additional parking is located along both sides of the looped driveway.

A total of 20 parking spaces exist on the property.

5.2 Proposed Roads / Driveways

No new driveways to city streets are proposed for this project. The internal looped driveway and employee parking along the north side of the building will remain. The existing visitor's parking to the south will be removed and a proposed access drive and parking area will be provided south of the new addition for 17 vehicles.

The construction of the proposed access drive and parking will increase the gross parking capacity on the site to 29 total parking spaces.

5.3 Traffic

Trip generation calculations were performed utilizing data from the ITE Trip Generation Manual, 7th Edition. There is no anticipated increase to staff with the completion of the proposed addition so the anticipated trips for the existing building and proposed addition are not expected to increase.

The existing weekday AM Peak Hour generates approximately 7 trips/hour entering and 7 trips/hour exiting. The existing weekday PM Peak Hour generates approximately 9 trips/hour entering and 9 trips/hour exiting.

6.0 PRIVATE UTILITIES

6.1 Gas, Electric, Telephone and Cable

There are existing electric, gas, cable, and telephone services to the existing building. Any new or extensions to these services will be completed within the building.

7.0 LIGHTING

7.1 Existing Site Lighting

Wall mounted site lights are located on the northeast and southwest corners of the existing building. Three wall sconces are located on the west face of the building, facing the street.

7.2 Proposed Site Lighting

The existing building mounted wall pack located on the southwest corner of the building will be removed to accommodate the building addition. The three existing wall sconces located on the west side of the building will be removed.

One 175 watt cut-off light fixture mounted on a pole will be installed along the south edge of the proposed parking lot.

8.0 LANDSCAPING

8.1 Existing Landscaping

The existing landscaping consists of a couple mature trees located between the sidewalk and existing building. A raised landscape berm is located in the northwest corner of the property. The remaining northerly line and easterly and southerly property are separated by trees and brush from adjacent properties.

8.2 Proposed Landscaping

Two existing trees and some brush along the southerly property line will be removed as part of the proposed parking area construction. Four additional trees will be located along the south side of the building addition and proposed parking area. Species were selected to complement existing trees located around the building.

Sincerely,
Aubertine and Currier Architects, Engineers & Land Surveyors, P.L.L.C.

Matthew R. Morgia, P.E.
Civil Engineer

Aubertine and Currier Architects, Engineers & Land Surveyors, PLLC
522 Bradley Street Watertown, New York 13601 TELE: (315) 782-2005 FAX: (315) 782-1472

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APPENDIX #1

**LOCATION MAP
CITY OF WATERTOWN ZONING MAP
SOILS MAP
SOILS DESCRIPTION
CITY OF WATERTOWN GIS FLOODPLAIN MAP
US FISH AND WILDLIFE WETLANDS MAP
NYSDEC WETLANDS MAP**

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The screenshot displays the City of Watertown iMap interface. At the top left is the City of Watertown logo with the text "CITY OF WATERTOWN" and "iMap public access". Below the logo are navigation buttons: "Query", "Buffer", "Clear", "Full View", and "Print". A dropdown menu is set to "Pan". On the right side, there are buttons for "View Layers" and "View Legend".

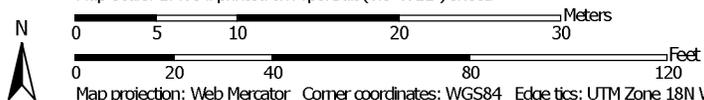
The main map area shows a street grid with labels: "KNOWLTON AVE", "SHERMAN ST", "IROQUOIS AVE W", "IROQUOIS AVE E", "ALGONQUIN AVE W", "NEIGHBORHOOD BUSINESS", "RESIDENCE_B", "RESIDENCE_C", and "COMMERCIAL". A red box highlights the "NEIGHBORHOOD BUSINESS" zoning area. A red arrow points from a callout box to this area. The callout box contains the text: "PROJECT LOCATION ZONING CHANGED TO COMMERCIAL IN ORDINANCE DATED JULY 6, 2015".

At the bottom of the interface, there are navigation links: "Home", "Metadata", and "Help". A footer note states "Developed by Applied GIS, Inc.".

Hydrologic Soil Group—Jefferson County, New York



Map Scale: 1:465 if printed on A portrait (8.5" x 11") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84

MAP LEGEND

 Area of Interest (AOI)	 C
 Area of Interest (AOI)	 C/D
Soils	 D
Soil Rating Polygons	 Not rated or not available
 A	Water Features
 A/D	 Streams and Canals
 B	Transportation
 B/D	 Rails
 C	 Interstate Highways
 C/D	 US Routes
 D	 Major Roads
 Not rated or not available	 Local Roads
Soil Rating Lines	Background
 A	 Aerial Photography
 A/D	
 B	
 B/D	
 C	
 C/D	
 D	
 Not rated or not available	
Soil Rating Points	
 A	
 A/D	
 B	
 B/D	

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.
 Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Jefferson County, New York
 Survey Area Data: Version 11, Sep 15, 2014

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: May 11, 2011—Jul 2, 2011

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Hydrologic Soil Group— Summary by Map Unit — Jefferson County, New York (NY045)				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
BgB	Benson-Galoo complex, very rocky, 0 to 8 percent slopes	D	0.1	14.2%
FaB	Farmington loam, 0 to 8 percent slopes	D	0.8	85.8%
Totals for Area of Interest			0.9	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

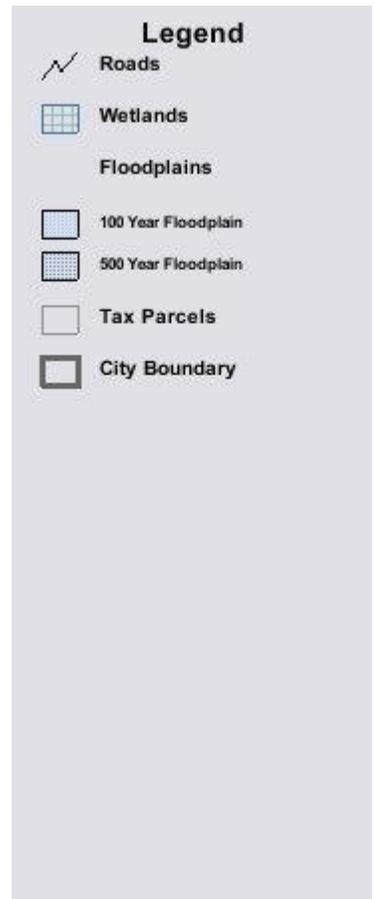
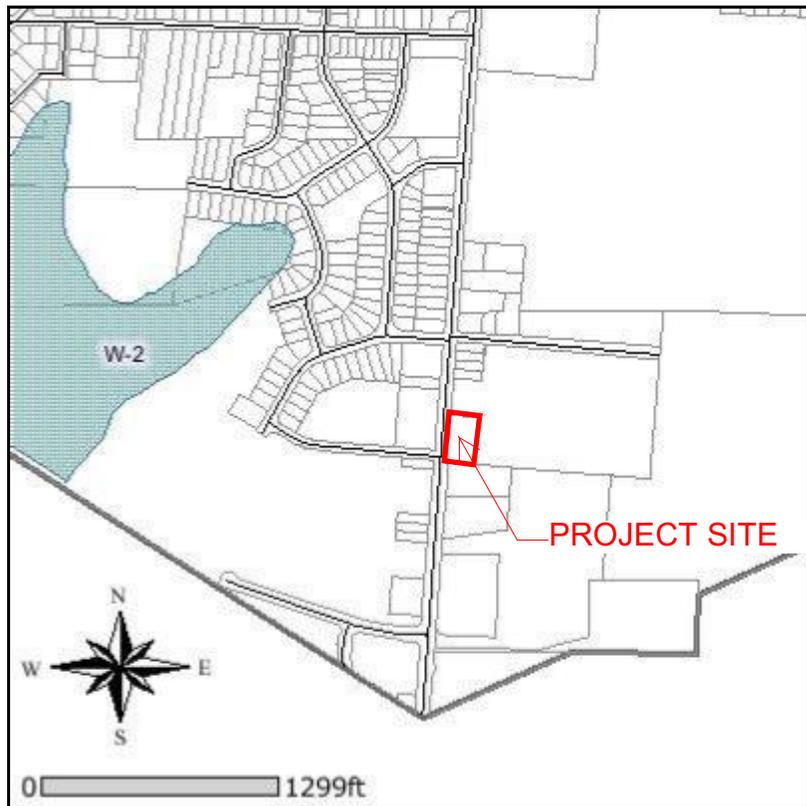
If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher



September 2, 2015

Disclaimer: This map was prepared by the City of Watertown Internet Mapping Application. The information was compiled using the most current data available. It is deemed accurate, but is not guaranteed.



U.S. Fish and Wildlife Service

National Wetlands Inventory

Sep 2, 2015



Wetlands

- Freshwater Emergent
- Freshwater Forested/Shrub
- Estuarine and Marine Deepwater
- Estuarine and Marine
- Freshwater Pond
- Lake
- Riverine
- Other

Riparian

- Herbaceous
- Forested/Shrub

Riparian Status

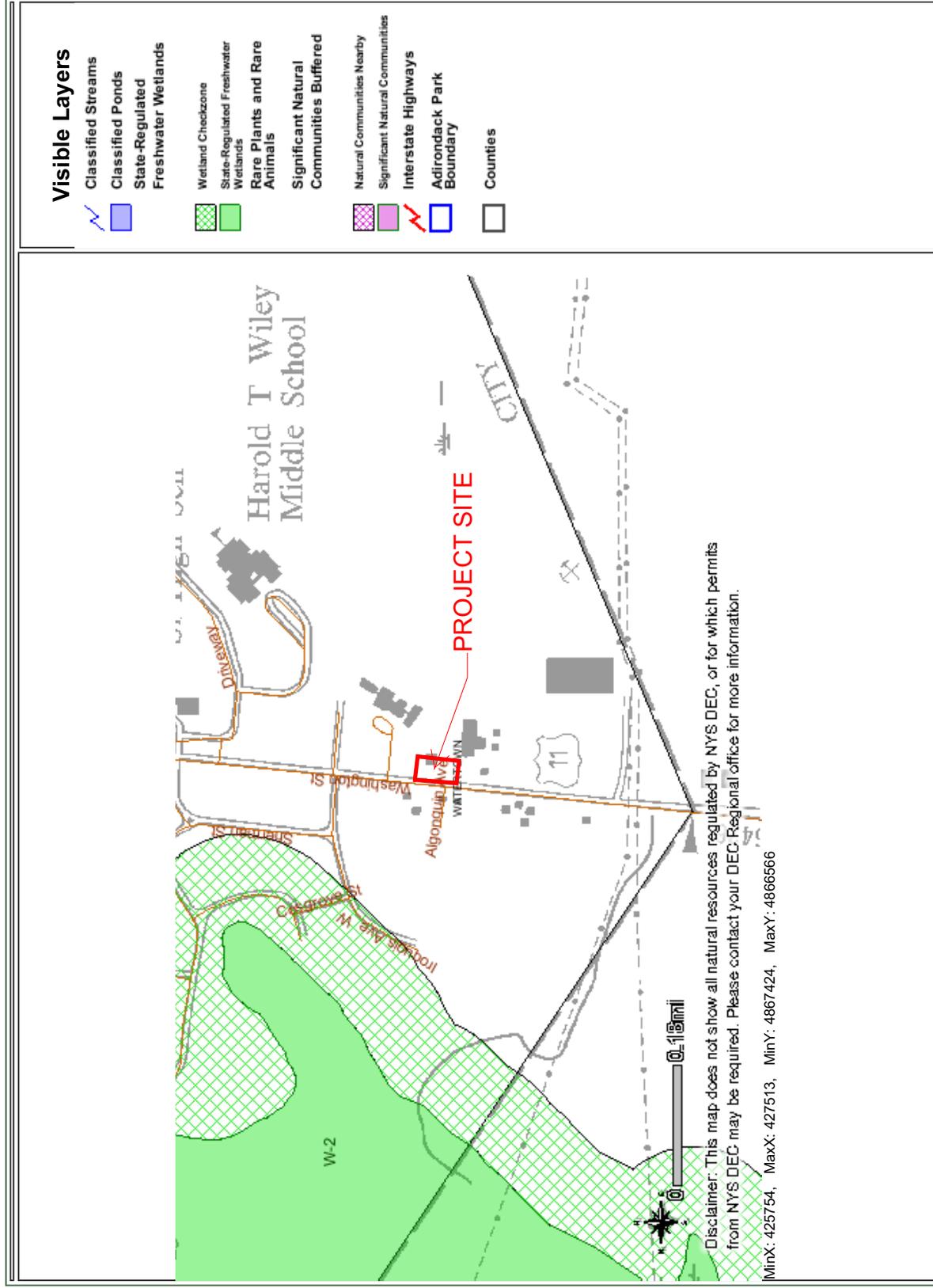
- Digital Data

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

User Remarks:

[print page] [close window]

Please set your printer orientation to "Landscape".



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APPENDIX #2

**SANITARY SEWER DESIGN CALCULATIONS
TRIP GENERATOR CALCULATIONS
HYDROLOGIC AND HYDRAULIC ANALYSIS**

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522 BRADLEY STREET
 WATERTOWN, NY 13601
 TEL: (315) 782-2005
 FAX: (315) 782-1472
 www.AubertineCurrier.com

CALCULATION SHEET

Project Number: 2012-093 Date: 8/27/2015
 Project Name: ANIMAL HOSPITAL Page: _____ Of: _____
 Location: 1445 WASHINGTON STREET Calc'd By: TFT

SANITARY SEWER DESIGN CALCULATIONS

PER DEC 2014 DESIGN STANDARDS FOR
 WASTEWATER TREATMENT SYSTEMS

EXISTING 4,320 SF ANIMAL HOSPITAL BUILDING
 W/ 4 FULL TIME VETERINARIANS
 + 2 PART TIME

PROPOSED 6,430 SF ANIMAL HOSPITAL BUILDING
 WITH NO INCREASE IN STAFF

DESIGN FLOWS

4 VETERINARIANS x 200 GPD = 800 GPD (PER DEC)

RECORD WATER METER READING:

10/16/14 to 1/14/15 = 490 GPD
 4/13/15 to 7/15/15 = 598 GPD

etc.) and exclude extraneous data. There should be a reasonable explanation for the operational variations and any extraneous data excluded.

Method 3: Water Usage Data

A minimum of one year of data collected during similar operational conditions may be required by the Reviewing Engineer. If sufficient measured water usage data is not available, Method 3 should not be used. The average of the daily (24-hour) flow over the duration of the data collection period is an acceptable method for determining the average daily flow rate. The largest daily (24-hour) measured volume during the same period expressed in volume per unit time is an acceptable method for determining the maximum day flow rate. The analysis should account for operational variations (e.g. peak seasonal, weekends, special events, delivery period, etc.) and exclude extraneous data. There should be a reasonable explanation for operational variations and any extraneous data excluded.

For each of these methods, the peak hourly flow rate (largest hourly volume expressed in volume per unit time) should also be identified. When variation in the wastewater flow rate is expected to be substantial, it is necessary to examine the significant delivery period of the wastewater and base the system design upon this information to prevent an excessive rate of flow through wastewater collection and treatment systems. Flow equalization prior to treatment units should be considered to avoid hydraulic overloading of treatment units during peak loading periods (peak hourly flow and maximum daily flow).

Table B-3 Typical Per-Unit Hydraulic Loading Rates

Residential

<i>Type of Use</i>	<i>Unit</i>	<i>Gallons per Day</i>
Apartment	Per Bedroom	110/130/150 ¹⁶
Mobile Home Park	“Single-Wide” Home	220
	“Double-Wide” Home	330
Single Family Residence	Per Bedroom	110 / 130/ 150 ¹⁷

¹⁶ 110 gpd for post 1994 plumbing code fixtures; 130 gpd for pre 1994 fixtures; and 150 gpd for pre 1980 fixtures. Homes over 1,000 gpd, community systems, or lodging establishments with high flow fixtures must account for any higher peak flow periods.

¹⁷ For individual household systems under 1,000 gpd, use design flows in the NYSDOH’s *Wastewater Treatment Standards Residential Onsite Systems - Appendix 75- A*.

Campgrounds

<i>Type of Use</i>	<i>Unit</i>	<i>Gallons per Day</i>
Day Camp	Per Person	15
	Add for Shower	5
	Add for Lunch	5
Campground	Per Unsewered Site ¹⁸	55(includes showers)
	Per Sewered Site – with water hookups	100
	Per Sewered Site – without water hookups	55
Campground Day Use	Per Person	5
Dumping Station ¹⁹	Per Unsewered Site	10
	Per Sewered Site	5

Institutional

<i>Type of Use</i>	<i>Unit</i>	<i>Gallons per Day</i>
Assisted Living Facility/Complex	Per Bed ^{20,21} – add 10 gpd for in room kitchen	110/130/150
Group Home (residential-style building)	Per Bed ²⁰ - add 150 gpd per house for garbage grinder	110/130/150
Nursing Home (hospital care)	Per Bed ^{20,21}	175
Hospital	Per Bed ^{20,21}	175
	Per Outpatient	30
Church	Per Seat ²⁰	3
Church Hall/Fire Hall	Per Seat ²¹	10

¹⁸ Additional wastewater flow due to food service or laundry shall be accounted for. Structures available for overnight occupancy other than those meeting the definition of a camping unit shall be based on 150 gpd / unit for design flow purposes, pursuant to NYSDOH – *Chapter 1 State Sanitary Code Subpart 7-3 Campgrounds*.

¹⁹ The addition of flow for dump station sewage may be prorated by using an estimated percentage of sites suited for RV use based on historical data. No reduction for low flow fixture usage should be applied here.

²⁰ Add 15 gpd per employee

²¹ Add for Food Service (e.g. 24-hour restaurant; refer to Food Service Operations Table)

Library/ Museum	Per Patron ^{20,21}	5
Public Park	Per Person (toilet only)	5
Prison / Jail	Per Inmate ^{20,21}	150
School – Day	Per Student	10
- or -	Elem./ Jr. High / Sr. High	7 / 9 / 12
- and -	Add for meals / showers	5 / 5
School Boarding	Per Student ^{20,21}	75

Commercial

<i>Type of Use</i>	<i>Unit</i>	<i>Gallons per Day</i>
Airport/Bus/Rail Terminal	Per Passenger ²²	5
	Per Toilet	400
Barber Shop / Beauty Salon	Per Station without and with hair care	50/
	sink	200
Bowling Alley	Per Lane ^{22,23}	75
Bed & Breakfast	Per Room (see note under Residential)	110/130/150
Casino	Per Employee/shift plus	15
	Per Sq. Ft. for non-lodging customer use	0.3
Country Clubs & Golf Courses	Per Round of Golf ^{21,22}	20
	(add for bar, banquet, shower or pool facilities and golf tournaments)	
Concert Hall / Arena / Assembly Hall / Theater / Stadium / Skating Rink	Per Seat ^{21,22}	5
Day Care	Per Child ²¹	20
Doctors Office	Per Doctor	250
Dog / Pet Grooming	Per Station	500
Also see Kennel and Veterinary Office below.		
Dentist	Per Chair ²⁴	250

²² Add 15 gpd per employee/shift

²³ Add for Food Service (e.g. 24 hour restaurant; refer to Food Service Operations Table)

²⁴ Dental offices must recycle mercury amalgam instead of washing it down the drain. NYSDEC's website has

Drive-In Theater	Per Car Space ²⁵	5
Factory / Distribution Warehouse	Per Employee/shift; add for showers	15 10
Fairgrounds	Per Visitor ²⁵	5
Health Club	Per Patron	20
Highway Rest Area	Per Traveler ²⁵ Per Dump Station Vehicle	5 7
Hotel	Per Sleeping Unit ²⁵ add for banquet hall, night club, pool/spa, theatre, etc.	110/130/150
Kennel	Per Kennel/Run/Cage	50
Laundromat	Per Machine	580
Marina	Per Slip ²⁵ with shore side restroom facilities including shower; add per slip for dump station	20 7
Migrant Worker Housing	Per Person	50
Motel	Per Sleeping Unit; add for in-room kitchen; add for in-room jacuzzi/spa	110/130/150 10 20
Office Building	Per Employee ²⁵ ; add for showers	15 5
Service station/Convenience store	Per Toilet ²⁵	400
Shopping Center / Grocery Store / Department Store	Per Sq. Ft. ^{25,26} ; add for deli, bakery, butcher	0.1
Swimming Pool / Bath House	Per Swimmer	10
Veterinary Office	Per Veterinarian	200

guidance referencing the 2002 law.

²⁵ Add for Food Service (e.g. 24-hour restaurant; refer to Food Service Operations Table)

²⁶ Add 15 gpd per employee/shift

*Food Service Operations*²⁷

<i>Type of Use</i>	<i>Unit</i>	<i>Gallons per Day</i>
Ordinary Restaurant	Per Seat	35
24-Hour Restaurant	Per Seat (for cafeterias: pro rate flow in proportion to the hours)	50
Fast Food Restaurant	Per Seat	25
	Per Drive-Up Window	500
Lounge, Bar	Per Seat	20
Drive-In	Per Car Space	50
Banquet Hall	Per Seat	10
Restaurant along Freeway	Per Seat	75

B.6.c Infiltration, Inflow, Non-Sanitary and Prohibited Flows

Cooling water, roof drains, footing, sump and basement floor drains should not be discharged to the treatment system. Clean water from ice machines, water cooled refrigerators or coolers should also be excluded. Undetected leaks from plumbing fixtures, typically toilets and faucets, can waste significant amounts of water and subsequently increase the volume of wastewater to be treated. Simple repairs and routine operation and maintenance of plumbing fixtures can save water and increase the efficiency of wastewater treatment system.

Similarly, leaking sewer joints, pipe tank seals, tank riser seals, cracks in treatment tanks and manhole covers that are not watertight can be significant sources of infiltration of the system. These extraneous flows can cause periodic hydraulic overloads and affect treatment performance which can lead to system failure. Exfiltration from the system can have a negative impact on groundwater quality.

The discharge of swimming pool filter backwash wastewater should not be directed to a septic tank

²⁷ Garbage grinder use should be evaluated in the design phase of the project and accounted for in tank sizing per Section D.6 Septic Tanks.

BILL DATE 01/29/15
DUE DATE 02/20/15
BILL #: 0008192

CITY OF WATERTOWN, NEW YORK
WATER AND SEWER BILL
(315) 785-7757

ACCOUNT NO. 52-1160200-0

pd 2/2/15

FOR SERVICE AT:
1445 WASHINGTON ST

Meter Readings in CUBIC FT.					Bill Code	Usage	Water	Sewer	Total
Mtr ID	Previous		Present						
	Read Date	Reading	Read Date	Reading					
001	10/16/14	4217	1/14/15	4271	ACT.		\$161.90	\$149.00	\$310.90
001	10/16/14		1/14/15	5	ACT.	59			

NEXT SHUT OFF WILL BE APRIL 2015

PREVIOUS BALANCE	\$0.00
TOTAL CURRENT CHARGES	\$310.90
AMT. DUE IF PAID AFTER 02/20/15, includes 10% penalty	\$341.99
AMT. DUE IF PAID BY 02/20/15	\$310.90

4909 PD

BILL DATE 07/31/15
DUE DATE 08/20/15
BILL #: 0008192

CITY OF WATERTOWN, NEW YORK
WATER AND SEWER BILL
(315) 785-7757

ACCOUNT NO. 52-1160200-0

pd 8/3/15

FOR SERVICE AT:
1445 WASHINGTON ST

Meter Readings in CUBIC FT.					Bill Code	Usage	Water	Sewer	Total
Mtr ID	Previous		Present						
	Read Date	Reading	Read Date	Reading					
001	4/13/15	72	7/15/15	144	ACT.	72	\$194.40	\$177.66	\$372.06

NEXT SHUT OFF WILL BE OCT 2015

PREVIOUS BALANCE	\$0.00
TOTAL CURRENT CHARGES	\$372.06
AMT. DUE IF PAID AFTER 08/20/15, includes 10% penalty	\$409.27
AMT. DUE IF PAID BY 08/20/15	\$372.06

598 9 PD



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CALCULATION SHEET

Project Number: 2012-093 Date: 9/2/2015
Project Name: ANIMAL HOSPITAL Page: Of:
Location: 1445 WASHINGTON ST. Calc'd By: TET

TRAFFIC GENERATION CALCULATIONS TRIP GENERATION - ITE 7TH EDITION

EXISTING 4,320 SF ANIMAL HOSPITAL BUILDING,
w/ 4 FULL TIME VETERINARIANS
+ 2 PART TIME

PROPOSE 6,430 SF ANIMAL HOSPITAL BUILDING
WITH NO INCREASE IN STAFF

LAND USE - CLINIC (630)

WEEKDAY AM PEAK HOUR

TRIP RATE 3.60 PER DOCTOR (VETERINARIAN)
50% ENTERING, 50% EXITING

4 VETERINARIANS \times 3.60 = 14.4 TRIPS/HR
7 ENTERING, 7 EXITING

WEEKDAY, PM PEAK HOUR

Avg RATE 4.43 PER DOCTOR (VETERINARIAN)
50% ENTERING, 50% EXITING

4 VETERINARIANS \times 4.43 = 17.7 TRIPS/HR
9 ENTERING, 9 EXITING

Land Use: 630 Clinic

Independent Variables With One Observation

The following trip generation data are for independent variables with only one observation. This information is shown in this table only; there are no related plots for these data.

Users are cautioned to use data with care because of the small sample size.

<u>Independent Variable</u>	<u>Trip Generation Rate</u>	<u>Size of Independent Variable</u>	<u>Number of Studies</u>	<u>Directional Distribution</u>
Employees				
Weekday a.m. Peak Hour of Generator	0.90	20	1	50% entering, 50% exiting
Saturday	3.35	650	1	50% entering, 50% exiting
Sunday	5.97	650	1	50% entering, 50% exiting
Full-Time Doctors				
Weekday a.m. Peak Hour of Generator	3.60	5	1	50% entering, 50% exiting
1,000 Square Feet Gross Floor Area				
Weekday p.m. Peak Hour of Adjacent Street Traffic	5.18	64	1	Not Available
Saturday	13.54	161	1	50% entering, 50% exiting
Sunday	24.10	161	1	50% entering, 50% exiting

Clinic (630)

Average Vehicle Trip Ends vs: Full-time Doctors
On a: Weekday,
P.M. Peak Hour of Generator

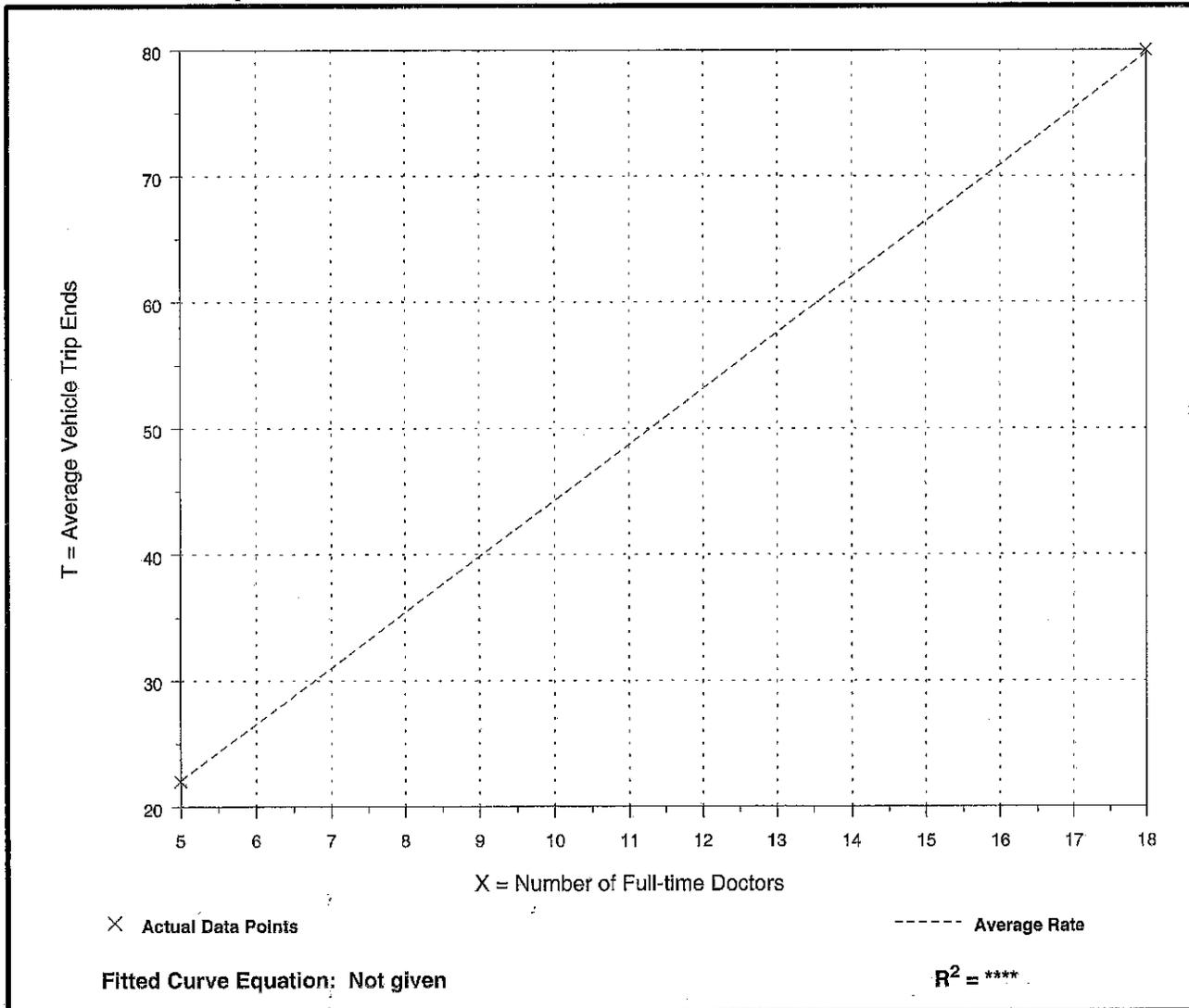
Number of Studies: 2
 Avg. Number of Full-time Doctors: 12
 Directional Distribution: 50% entering, 50% exiting

Trip Generation per Full-time Doctor

Average Rate	Range of Rates	Standard Deviation
4.43	4.40 - 4.44	*

Data Plot and Equation

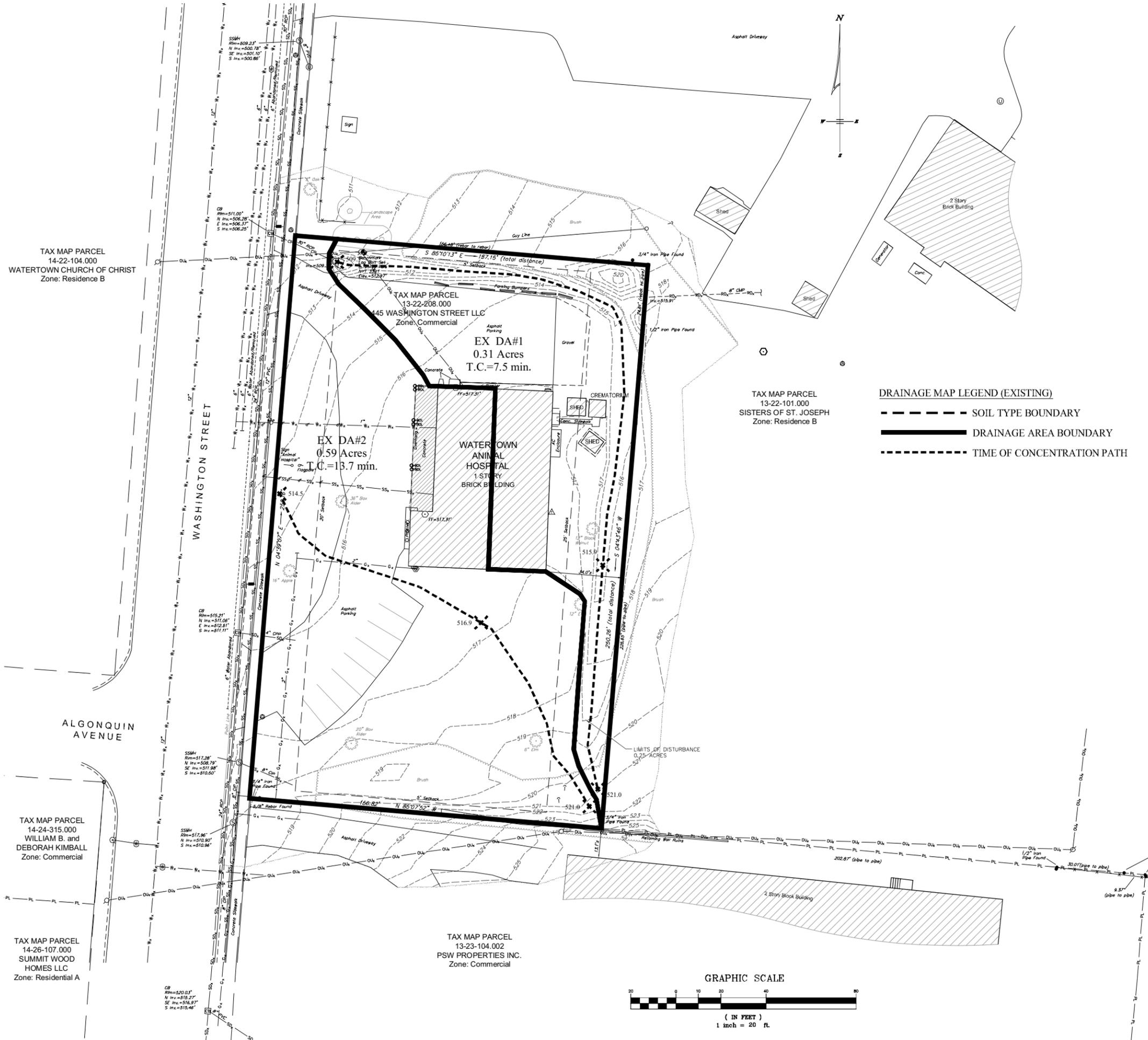
Caution - Use Carefully - Small Sample Size



**EXISTING DRAINAGE AREA SUMMARY TABLE
WATERTOWN ANIMAL HOSPITAL - BUILDING ADDITION**

Drainage Area	Surface Description	Soil Type	C	Area (Acre)	Weighted C	Composite Area (Acre)	Tc (Min.)
EX DA 1	Impervious Area	D	0.90	0.14	0.52	0.31	7.5
	Lawn Area	D	0.20	0.17			
EX DA 2	Impervious Area	D	0.90	0.23	0.47	0.59	13.7
	Lawn Area	D	0.20	0.36			
DESIGN POINT DRAINAGE AREA TOTAL						0.90	

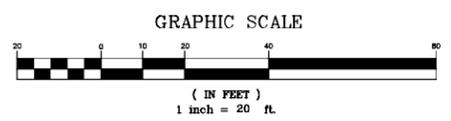
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LEGEND	EXISTING	PROPOSED
5' CONTOUR	---	---
1' CONTOUR	---	---
PROPERTY LINE	PL PL	PL PL
RIGHT OF WAY	---	---
SETBACK	---	---
BUILDING	---	---
ASPHALT PAVEMENT	---	---
EDGE OF GRAVEL	---	---
CURB	---	---
SIDEWALK	---	---
TREE LINE	---	---
FENCE	X X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

DRAINAGE MAP LEGEND (EXISTING)

- SOIL TYPE BOUNDARY
- DRAINAGE AREA BOUNDARY
- TIME OF CONCENTRATION PATH



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

TAX MAP PARCEL
13-22-208.000
445 WASHINGTON STREET LLC
Zone: Commercial
EX DA#1
0.31 Acres
T.C.=7.5 min.

EX DA#2
0.59 Acres
T.C.=13.7 min.

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

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



522 Bradley Street
Watertown, New York 13601

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Phone: (315)782-2005
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ALBERTINE and CURRIER ARCHITECTS, ENGINEERS & LAND SURVEYORS, PLLC

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

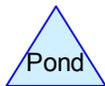
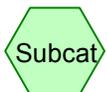
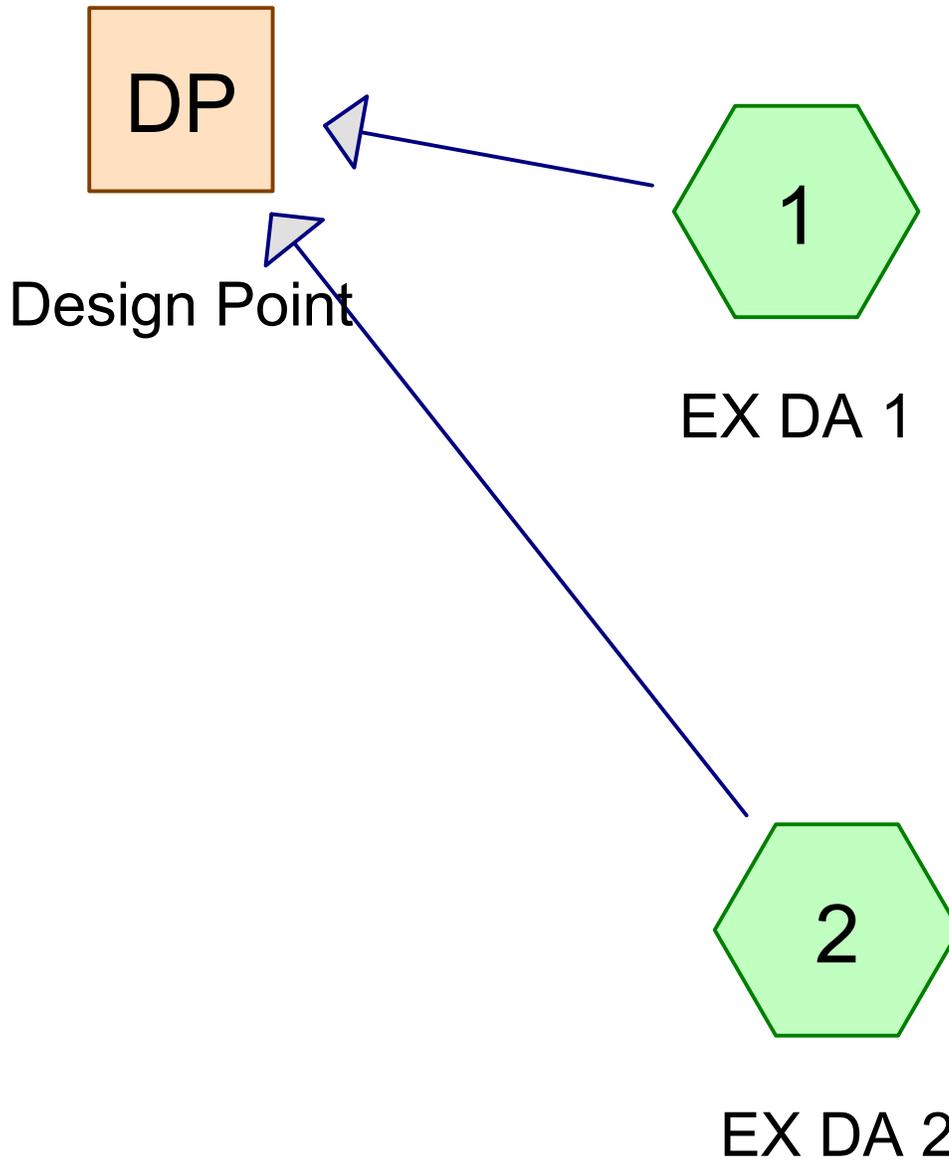
PROJECT NO: 2012-083
SCALE: AS NOTED
DRAWN BY: TPT
CHECKED BY: MRW
ISSUE DATES:
06/19/2015
06/19/2015

EXISTING
DRAINAGE AREA MAP

EX1

FOR APPROVALS ONLY
NOT FOR CONSTRUCTION

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2012-093 Existing

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Printed 9/17/2015

Page 2

Area Listing (all nodes)

Area (acres)	C	Description (subcatchment-numbers)
0.370	0.90	Impervious Area (1, 2)
0.530	0.20	Lawn Area (1, 2)
0.900	0.49	TOTAL AREA

2012-093 Existing

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Page 3

Soil Listing (all nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.000	HSG A	
0.000	HSG B	
0.000	HSG C	
0.000	HSG D	
0.900	Other	1, 2
0.900		TOTAL AREA

2012-093 Existing

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Page 4

Ground Covers (all nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.000	0.000	0.000	0.000	0.370	0.370	Impervious Area	1, 2
0.000	0.000	0.000	0.000	0.530	0.530	Lawn Area	1, 2
0.000	0.000	0.000	0.000	0.900	0.900	TOTAL AREA	

2012-093 Existing

Jefferson County SE 10-yr Duration=1,440 min, Inten=0.14 in/hr

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Page 5

Time span=0.00-3.00 hrs, dt=0.01 hrs, 301 points
Runoff by Rational method, Rise/Fall=1.0/1.0 xTc
Reach routing by Sim-Route method - Pond routing by Sim-Route method

Subcatchment 1: EX DA 1

Runoff Area=0.310 ac 0.00% Impervious Runoff Depth>0.21"
Flow Length=344' Tc=7.5 min C=0.52 Runoff=0.02 cfs 0.005 af

Subcatchment 2: EX DA 2

Runoff Area=0.590 ac 0.00% Impervious Runoff Depth>0.19"
Flow Length=211' Tc=13.7 min C=0.47 Runoff=0.04 cfs 0.009 af

Reach DP: Design Point

Inflow=0.06 cfs 0.015 af
Outflow=0.06 cfs 0.015 af

Total Runoff Area = 0.900 ac Runoff Volume = 0.015 af Average Runoff Depth = 0.20"
100.00% Pervious = 0.900 ac 0.00% Impervious = 0.000 ac

Summary for Subcatchment 1: EX DA 1

Runoff = 0.02 cfs @ 0.13 hrs, Volume= 0.005 af, Depth> 0.21"

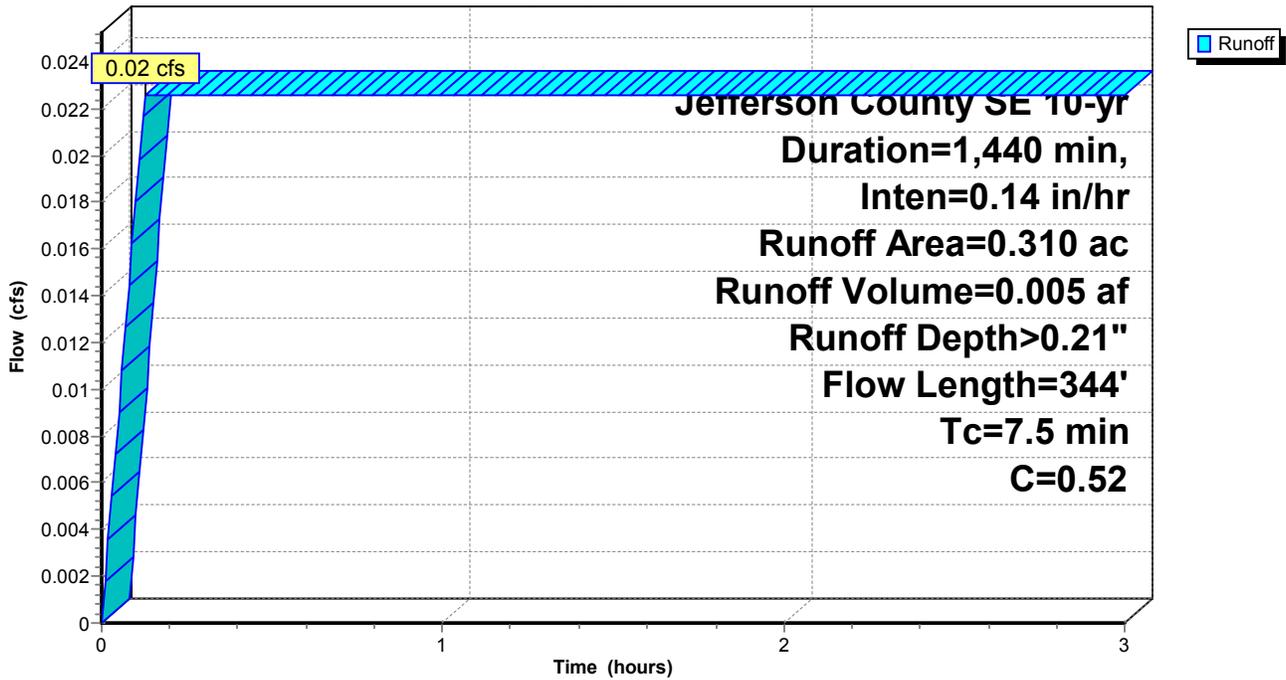
Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
 Jefferson County SE 10-yr Duration=1,440 min, Inten=0.14 in/hr

Area (ac)	C	Description
0.140	0.90	Impervious Area
0.170	0.20	Lawn Area
0.310	0.52	Weighted Average
0.310		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
4.4	100	0.5100	0.38		Sheet Flow, Sheet Flow Grass: Dense n= 0.240 P2= 2.50"
2.8	108	0.0083	0.64		Shallow Concentrated Flow, Shallow Concentrated Short Grass Pasture Kv= 7.0 fps
0.3	136	0.0419	6.61	23.12	Channel Flow, Drainage Channel Area= 3.5 sf Perim= 10.6' r= 0.33' n= 0.022 Earth, clean & straight
7.5	344	Total			

Subcatchment 1: EX DA 1

Hydrograph



Summary for Subcatchment 2: EX DA 2

Runoff = 0.04 cfs @ 0.23 hrs, Volume= 0.009 af, Depth> 0.19"

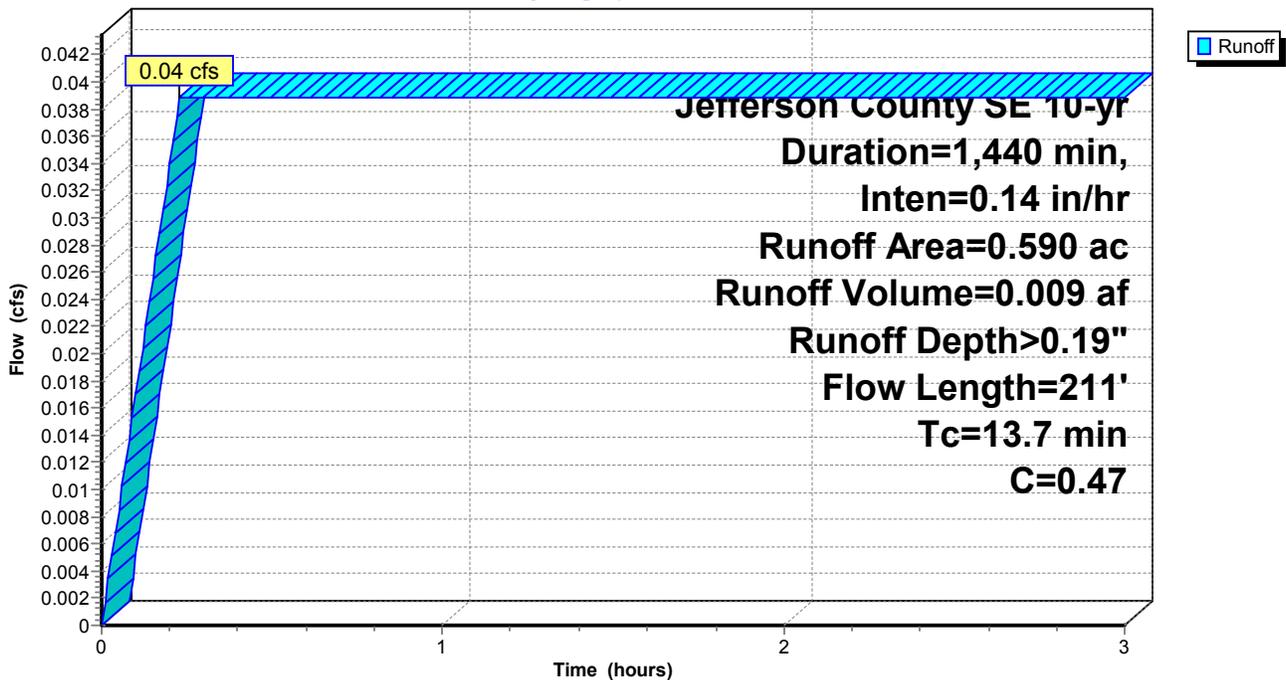
Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
 Jefferson County SE 10-yr Duration=1,440 min, Inten=0.14 in/hr

Area (ac)	C	Description
0.360	0.20	Lawn Area
0.230	0.90	Impervious Area
0.590	0.47	Weighted Average
0.590		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.1	100	0.0410	0.14		Sheet Flow, Lawn Area Grass: Dense n= 0.240 P2= 2.50"
0.9	45	0.0133	0.81		Shallow Concentrated Flow, Lawn Area Short Grass Pasture Kv= 7.0 fps
0.2	28	0.0143	2.43		Shallow Concentrated Flow, Asphalt Paved Kv= 20.3 fps
0.5	38	0.0368	1.34		Shallow Concentrated Flow, Lawn Area Short Grass Pasture Kv= 7.0 fps
13.7	211	Total			

Subcatchment 2: EX DA 2

Hydrograph



Summary for Reach DP: Design Point

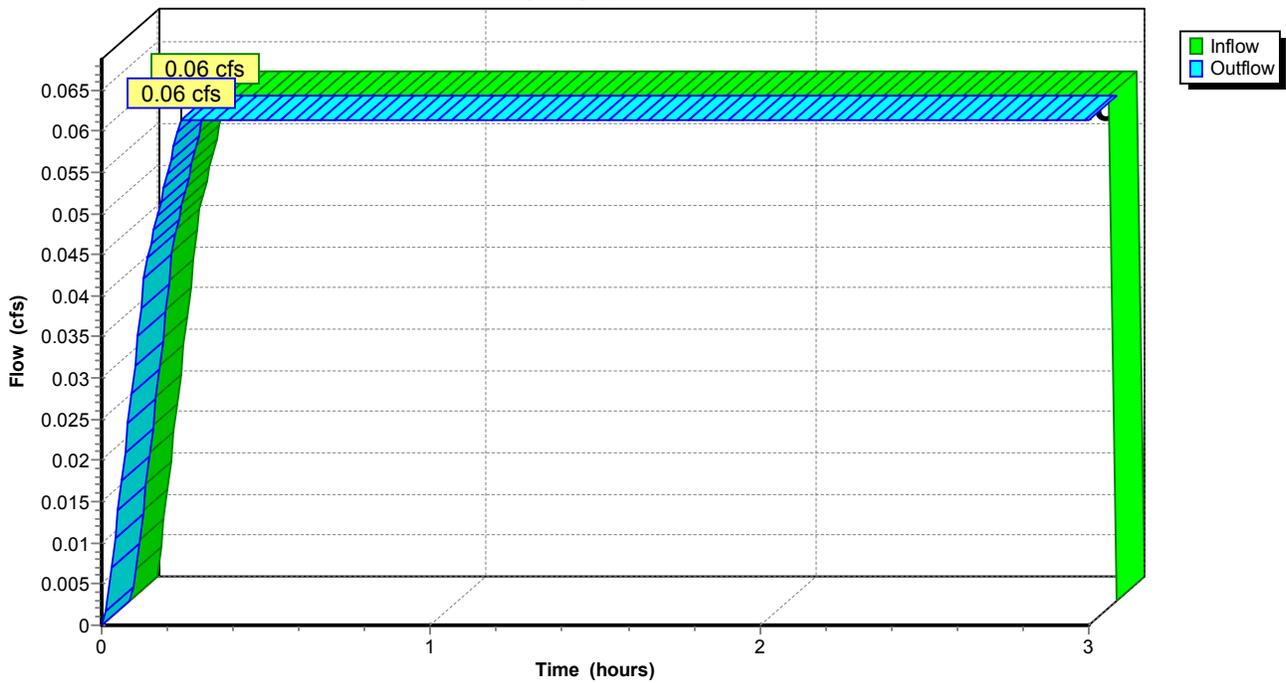
[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 0.900 ac, 0.00% Impervious, Inflow Depth > 0.20" for 10-yr event
Inflow = 0.06 cfs @ 0.23 hrs, Volume= 0.015 af
Outflow = 0.06 cfs @ 0.24 hrs, Volume= 0.015 af, Atten= 0%, Lag= 0.6 min

Routing by Sim-Route method, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs

Reach DP: Design Point

Hydrograph



2012-093 Existing

Jefferson County SE 25-yr Duration=1,440 min, Inten=0.17 in/hr

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Time span=0.00-3.00 hrs, dt=0.01 hrs, 301 points
Runoff by Rational method, Rise/Fall=1.0/1.0 xTc
Reach routing by Sim-Route method - Pond routing by Sim-Route method

Subcatchment 1: EX DA 1

Runoff Area=0.310 ac 0.00% Impervious Runoff Depth>0.26"
Flow Length=344' Tc=7.5 min C=0.52 Runoff=0.03 cfs 0.007 af

Subcatchment 2: EX DA 2

Runoff Area=0.590 ac 0.00% Impervious Runoff Depth>0.23"
Flow Length=211' Tc=13.7 min C=0.47 Runoff=0.05 cfs 0.011 af

Reach DP: Design Point

Inflow=0.07 cfs 0.018 af
Outflow=0.07 cfs 0.018 af

Total Runoff Area = 0.900 ac Runoff Volume = 0.018 af Average Runoff Depth = 0.24"
100.00% Pervious = 0.900 ac 0.00% Impervious = 0.000 ac

Summary for Subcatchment 1: EX DA 1

Runoff = 0.03 cfs @ 0.13 hrs, Volume= 0.007 af, Depth> 0.26"

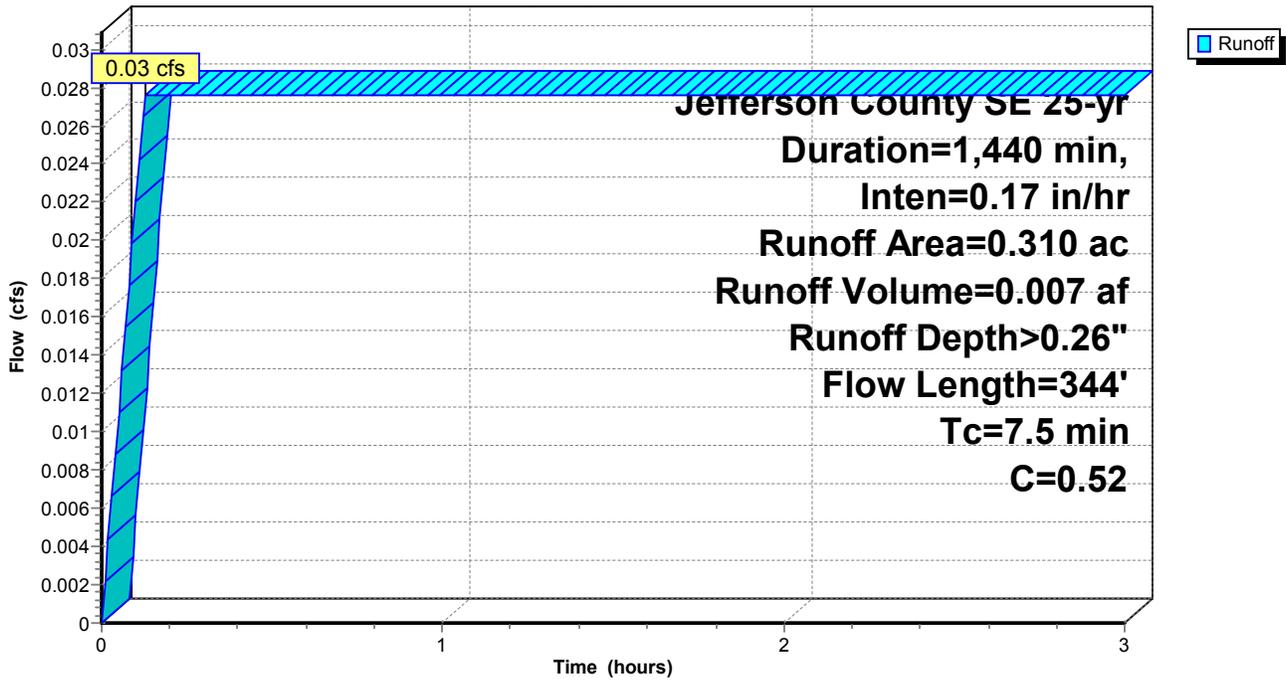
Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
 Jefferson County SE 25-yr Duration=1,440 min, Inten=0.17 in/hr

Area (ac)	C	Description
0.140	0.90	Impervious Area
0.170	0.20	Lawn Area
0.310	0.52	Weighted Average
0.310		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
4.4	100	0.5100	0.38		Sheet Flow, Sheet Flow Grass: Dense n= 0.240 P2= 2.50"
2.8	108	0.0083	0.64		Shallow Concentrated Flow, Shallow Concentrated Short Grass Pasture Kv= 7.0 fps
0.3	136	0.0419	6.61	23.12	Channel Flow, Drainage Channel Area= 3.5 sf Perim= 10.6' r= 0.33' n= 0.022 Earth, clean & straight
7.5	344	Total			

Subcatchment 1: EX DA 1

Hydrograph



Summary for Subcatchment 2: EX DA 2

Runoff = 0.05 cfs @ 0.23 hrs, Volume= 0.011 af, Depth> 0.23"

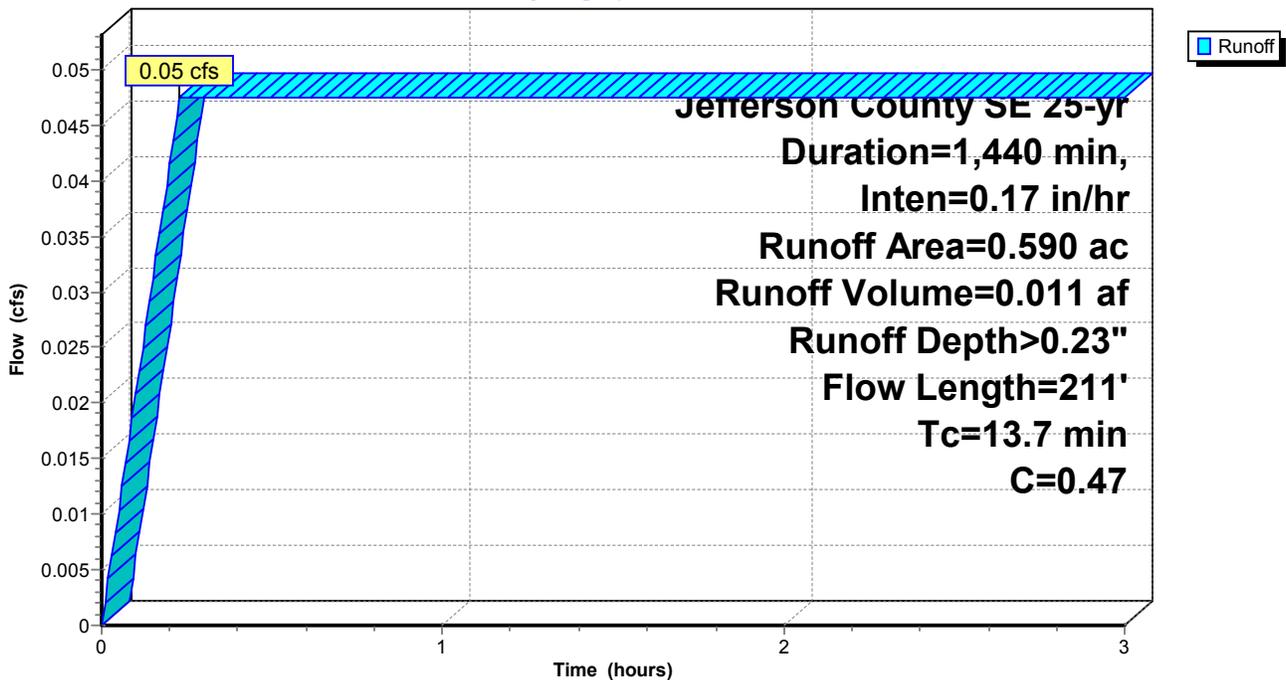
Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
 Jefferson County SE 25-yr Duration=1,440 min, Inten=0.17 in/hr

Area (ac)	C	Description
0.360	0.20	Lawn Area
0.230	0.90	Impervious Area
0.590	0.47	Weighted Average
0.590		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.1	100	0.0410	0.14		Sheet Flow, Lawn Area Grass: Dense n= 0.240 P2= 2.50"
0.9	45	0.0133	0.81		Shallow Concentrated Flow, Lawn Area Short Grass Pasture Kv= 7.0 fps
0.2	28	0.0143	2.43		Shallow Concentrated Flow, Asphalt Paved Kv= 20.3 fps
0.5	38	0.0368	1.34		Shallow Concentrated Flow, Lawn Area Short Grass Pasture Kv= 7.0 fps
13.7	211	Total			

Subcatchment 2: EX DA 2

Hydrograph



Summary for Reach DP: Design Point

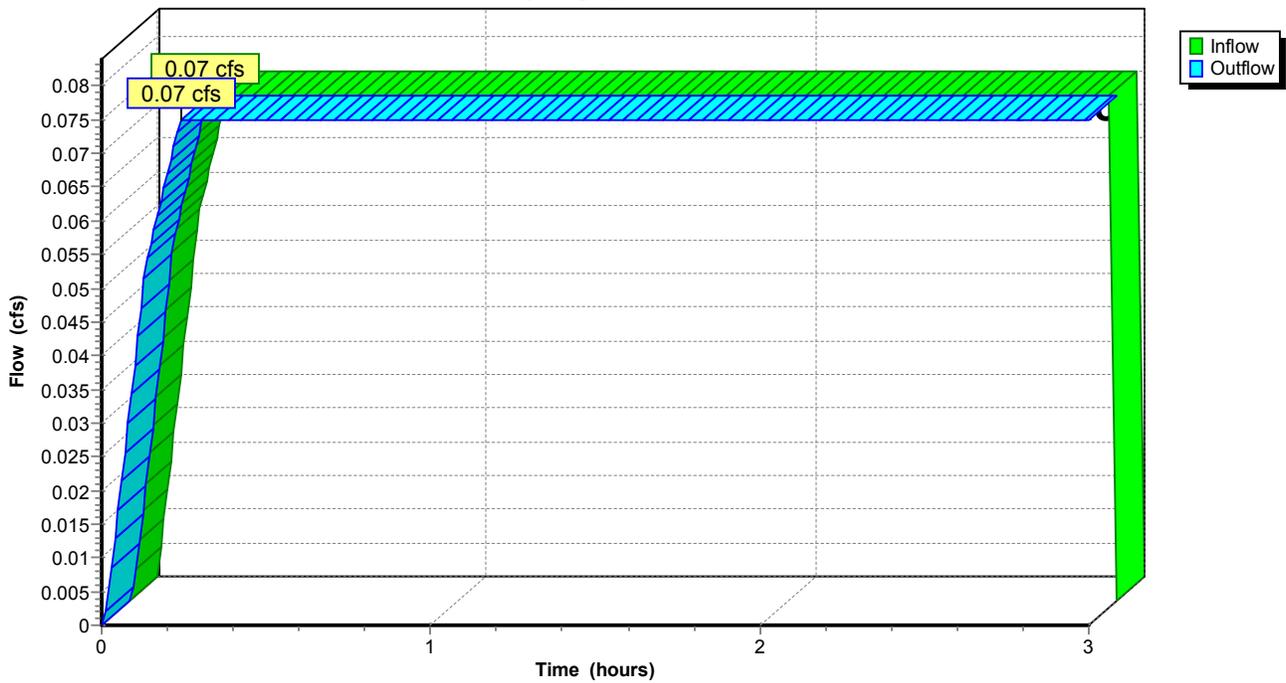
[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 0.900 ac, 0.00% Impervious, Inflow Depth > 0.24" for 25-yr event
Inflow = 0.07 cfs @ 0.23 hrs, Volume= 0.018 af
Outflow = 0.07 cfs @ 0.24 hrs, Volume= 0.018 af, Atten= 0%, Lag= 0.6 min

Routing by Sim-Route method, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs

Reach DP: Design Point

Hydrograph



2012-093 Existing

Jefferson County SE 50-yr Duration=1,440 min, Inten=0.20 in/hr

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Time span=0.00-3.00 hrs, dt=0.01 hrs, 301 points
Runoff by Rational method, Rise/Fall=1.0/1.0 xTc
Reach routing by Sim-Route method - Pond routing by Sim-Route method

Subcatchment 1: EX DA 1

Runoff Area=0.310 ac 0.00% Impervious Runoff Depth>0.30"
Flow Length=344' Tc=7.5 min C=0.52 Runoff=0.03 cfs 0.008 af

Subcatchment 2: EX DA 2

Runoff Area=0.590 ac 0.00% Impervious Runoff Depth>0.27"
Flow Length=211' Tc=13.7 min C=0.47 Runoff=0.06 cfs 0.013 af

Reach DP: Design Point

Inflow=0.09 cfs 0.021 af
Outflow=0.09 cfs 0.021 af

Total Runoff Area = 0.900 ac Runoff Volume = 0.021 af Average Runoff Depth = 0.28"
100.00% Pervious = 0.900 ac 0.00% Impervious = 0.000 ac

Summary for Subcatchment 1: EX DA 1

Runoff = 0.03 cfs @ 0.13 hrs, Volume= 0.008 af, Depth> 0.30"

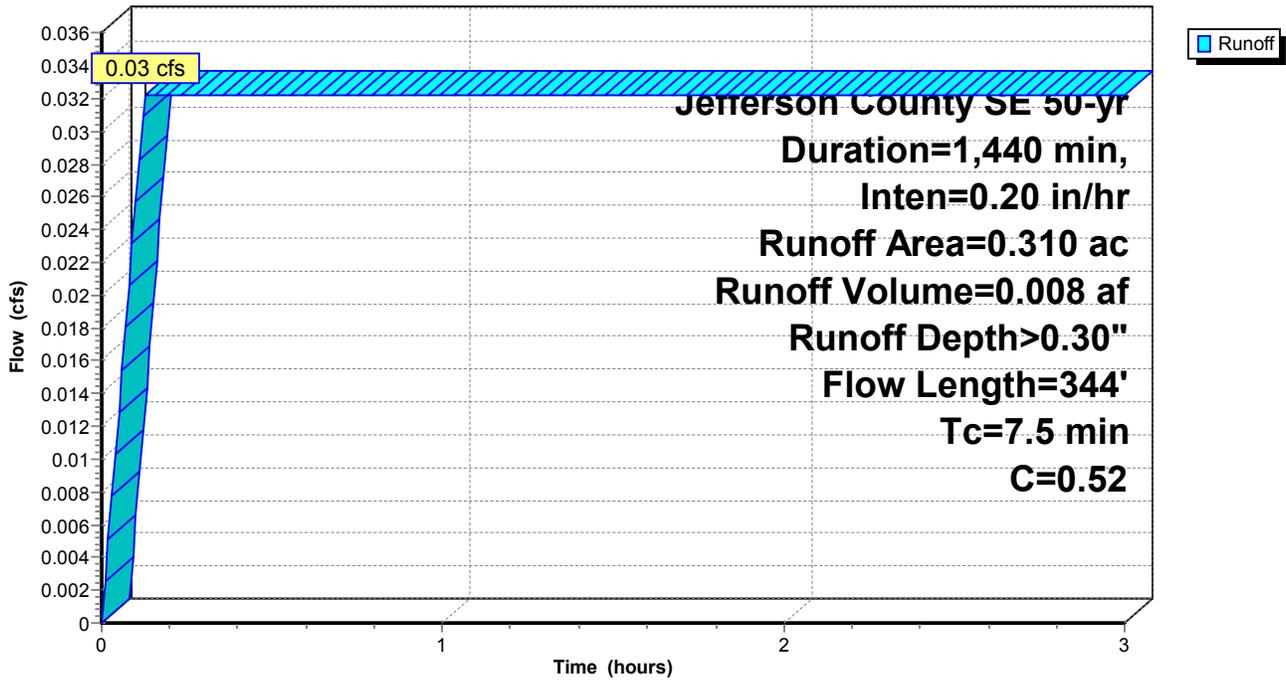
Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
 Jefferson County SE 50-yr Duration=1,440 min, Inten=0.20 in/hr

Area (ac)	C	Description
0.140	0.90	Impervious Area
0.170	0.20	Lawn Area
0.310	0.52	Weighted Average
0.310		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
4.4	100	0.5100	0.38		Sheet Flow, Sheet Flow Grass: Dense n= 0.240 P2= 2.50"
2.8	108	0.0083	0.64		Shallow Concentrated Flow, Shallow Concentrated Short Grass Pasture Kv= 7.0 fps
0.3	136	0.0419	6.61	23.12	Channel Flow, Drainage Channel Area= 3.5 sf Perim= 10.6' r= 0.33' n= 0.022 Earth, clean & straight
7.5	344	Total			

Subcatchment 1: EX DA 1

Hydrograph



Summary for Subcatchment 2: EX DA 2

Runoff = 0.06 cfs @ 0.23 hrs, Volume= 0.013 af, Depth> 0.27"

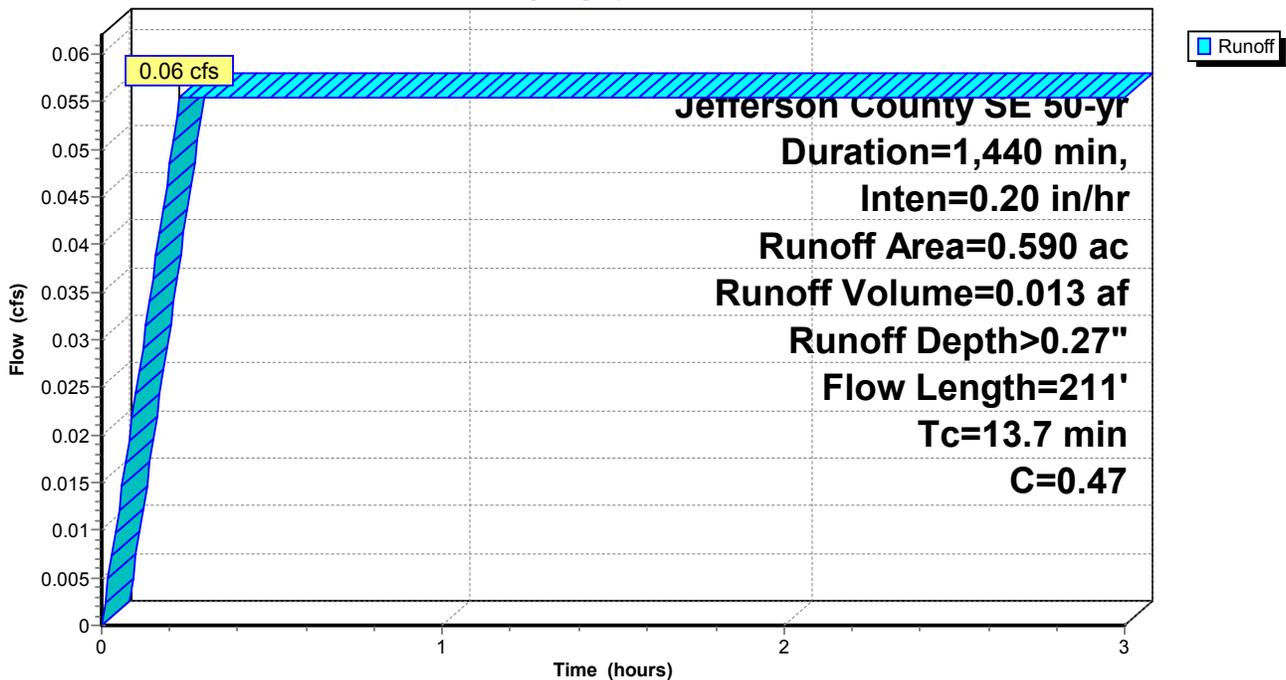
Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
 Jefferson County SE 50-yr Duration=1,440 min, Inten=0.20 in/hr

Area (ac)	C	Description
0.360	0.20	Lawn Area
0.230	0.90	Impervious Area
0.590	0.47	Weighted Average
0.590		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.1	100	0.0410	0.14		Sheet Flow, Lawn Area Grass: Dense n= 0.240 P2= 2.50"
0.9	45	0.0133	0.81		Shallow Concentrated Flow, Lawn Area Short Grass Pasture Kv= 7.0 fps
0.2	28	0.0143	2.43		Shallow Concentrated Flow, Asphalt Paved Kv= 20.3 fps
0.5	38	0.0368	1.34		Shallow Concentrated Flow, Lawn Area Short Grass Pasture Kv= 7.0 fps
13.7	211	Total			

Subcatchment 2: EX DA 2

Hydrograph



Summary for Reach DP: Design Point

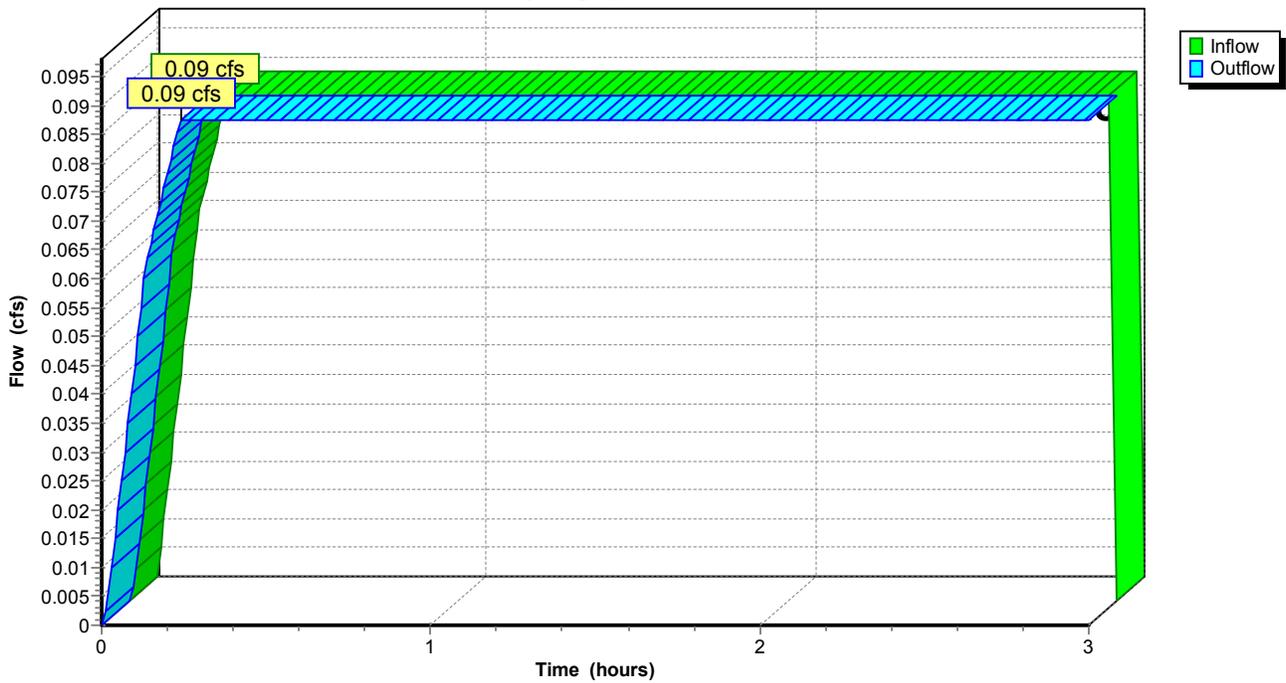
[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 0.900 ac, 0.00% Impervious, Inflow Depth > 0.28" for 50-yr event
Inflow = 0.09 cfs @ 0.23 hrs, Volume= 0.021 af
Outflow = 0.09 cfs @ 0.24 hrs, Volume= 0.021 af, Atten= 0%, Lag= 0.6 min

Routing by Sim-Route method, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs

Reach DP: Design Point

Hydrograph



2012-093 Existing

Jefferson County SE 100-yr Duration=1,440 min, Inten=0.23 in/hr

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Time span=0.00-3.00 hrs, dt=0.01 hrs, 301 points
Runoff by Rational method, Rise/Fall=1.0/1.0 xTc
Reach routing by Sim-Route method - Pond routing by Sim-Route method

Subcatchment 1: EX DA 1

Runoff Area=0.310 ac 0.00% Impervious Runoff Depth>0.35"
Flow Length=344' Tc=7.5 min C=0.52 Runoff=0.04 cfs 0.009 af

Subcatchment 2: EX DA 2

Runoff Area=0.590 ac 0.00% Impervious Runoff Depth>0.31"
Flow Length=211' Tc=13.7 min C=0.47 Runoff=0.06 cfs 0.015 af

Reach DP: Design Point

Inflow=0.10 cfs 0.024 af
Outflow=0.10 cfs 0.024 af

Total Runoff Area = 0.900 ac Runoff Volume = 0.025 af Average Runoff Depth = 0.33"
100.00% Pervious = 0.900 ac 0.00% Impervious = 0.000 ac

Summary for Subcatchment 1: EX DA 1

Runoff = 0.04 cfs @ 0.13 hrs, Volume= 0.009 af, Depth> 0.35"

Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs

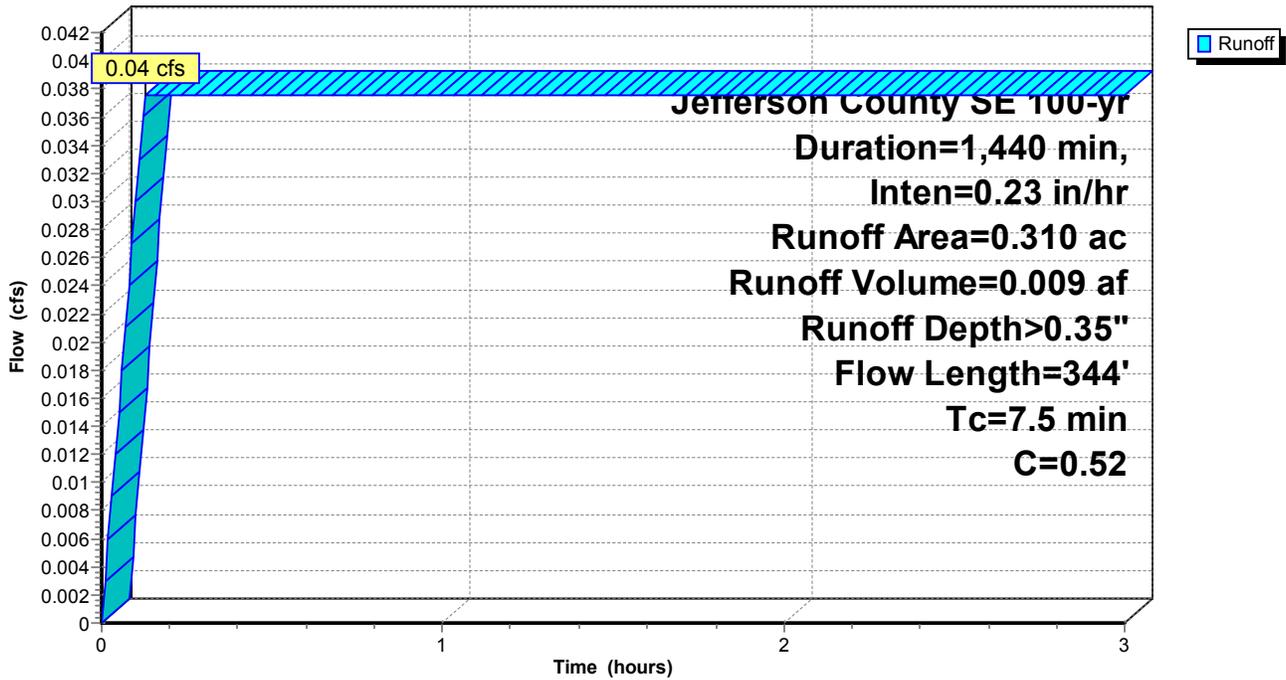
Jefferson County SE 100-yr Duration=1,440 min, Inten=0.23 in/hr

Area (ac)	C	Description
0.140	0.90	Impervious Area
0.170	0.20	Lawn Area
0.310	0.52	Weighted Average
0.310		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
4.4	100	0.5100	0.38		Sheet Flow, Sheet Flow Grass: Dense n= 0.240 P2= 2.50"
2.8	108	0.0083	0.64		Shallow Concentrated Flow, Shallow Concentrated Short Grass Pasture Kv= 7.0 fps
0.3	136	0.0419	6.61	23.12	Channel Flow, Drainage Channel Area= 3.5 sf Perim= 10.6' r= 0.33' n= 0.022 Earth, clean & straight
7.5	344	Total			

Subcatchment 1: EX DA 1

Hydrograph



Summary for Subcatchment 2: EX DA 2

Runoff = 0.06 cfs @ 0.23 hrs, Volume= 0.015 af, Depth> 0.31"

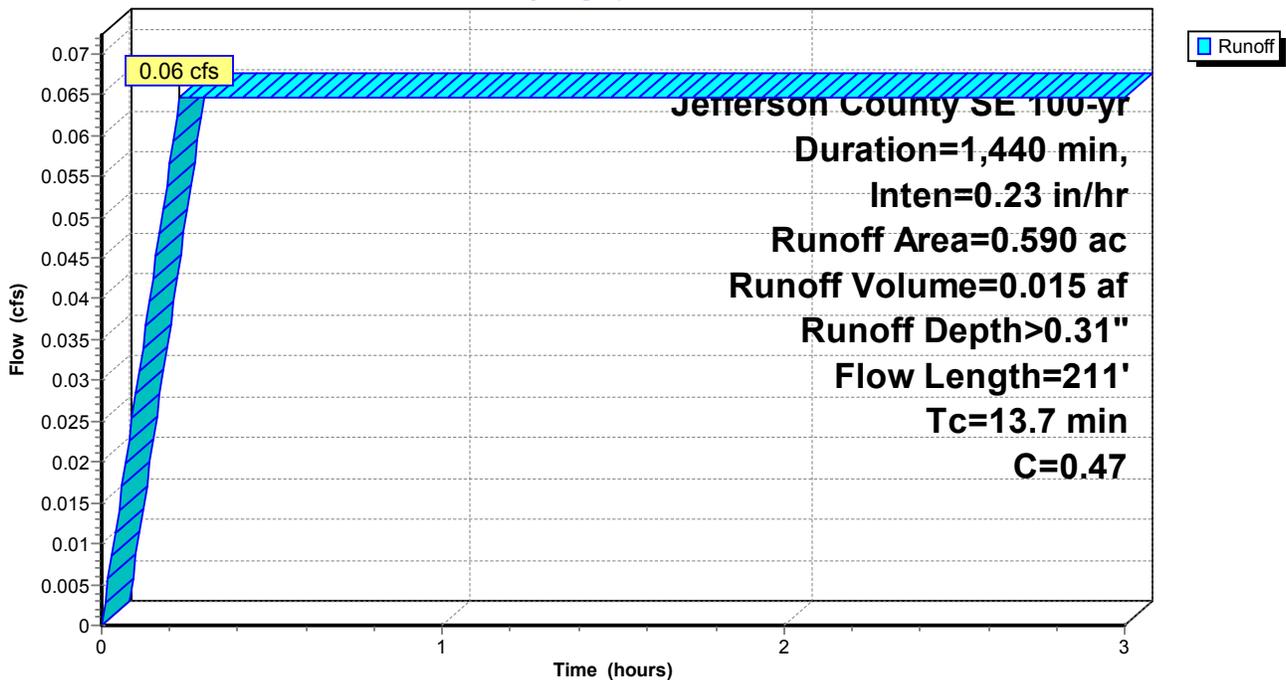
Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
 Jefferson County SE 100-yr Duration=1,440 min, Inten=0.23 in/hr

Area (ac)	C	Description
0.360	0.20	Lawn Area
0.230	0.90	Impervious Area
0.590	0.47	Weighted Average
0.590		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.1	100	0.0410	0.14		Sheet Flow, Lawn Area Grass: Dense n= 0.240 P2= 2.50"
0.9	45	0.0133	0.81		Shallow Concentrated Flow, Lawn Area Short Grass Pasture Kv= 7.0 fps
0.2	28	0.0143	2.43		Shallow Concentrated Flow, Asphalt Paved Kv= 20.3 fps
0.5	38	0.0368	1.34		Shallow Concentrated Flow, Lawn Area Short Grass Pasture Kv= 7.0 fps
13.7	211	Total			

Subcatchment 2: EX DA 2

Hydrograph



Summary for Reach DP: Design Point

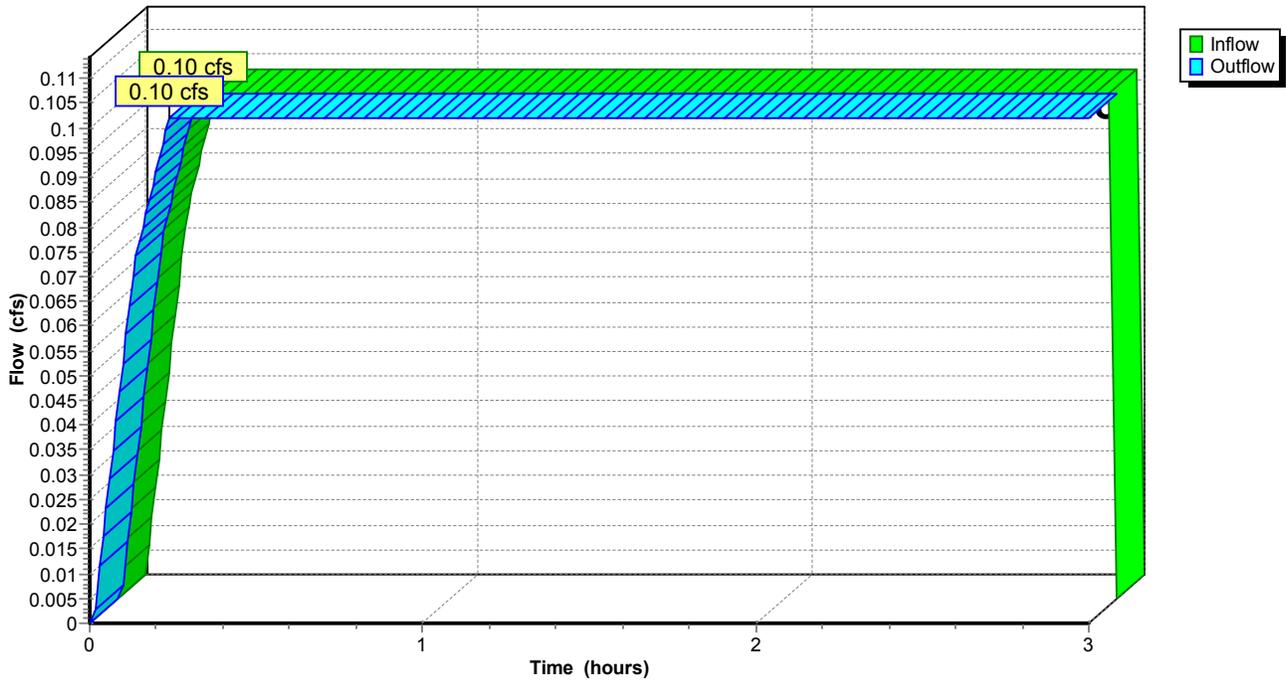
[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 0.900 ac, 0.00% Impervious, Inflow Depth > 0.33" for 100-yr event
Inflow = 0.10 cfs @ 0.23 hrs, Volume= 0.024 af
Outflow = 0.10 cfs @ 0.24 hrs, Volume= 0.024 af, Atten= 0%, Lag= 0.6 min

Routing by Sim-Route method, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs

Reach DP: Design Point

Hydrograph

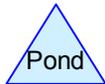
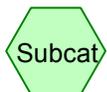
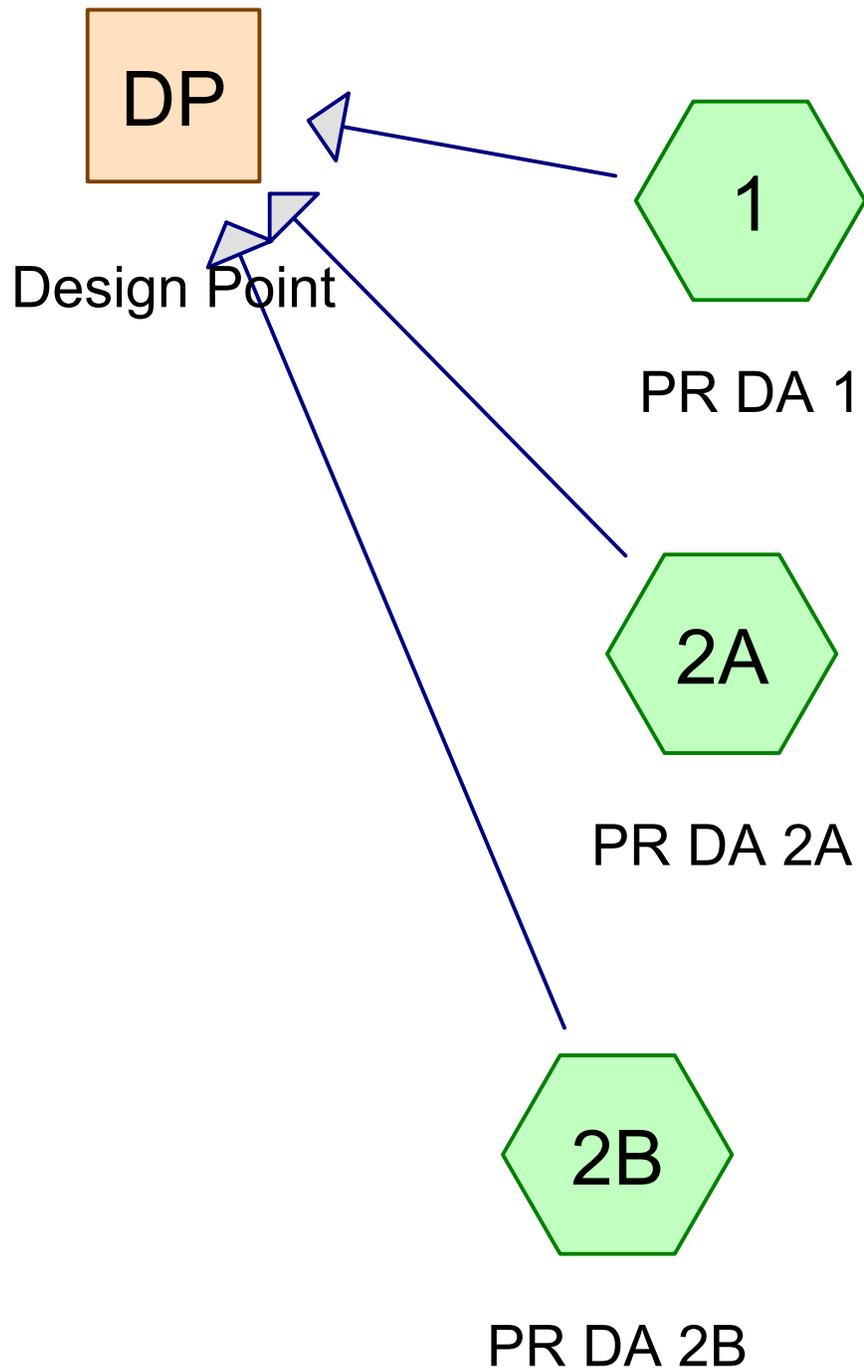


**PROPOSED DRAINAGE AREA SUMMARY TABLE
WATERTOWN ANIMAL HOSPITAL - BUILDING ADDITION**

Drainage Area	Surface Description	Soil Type	C	Area (Acre)	Weighted C	Composite Area (Acre)	Tc (Min.)
PR DA 1	Impervious Area	D	0.90	0.16	0.53	0.34	7.5
	Lawn Area	D	0.20	0.18			
PR DA 2A	Impervious Area	D	0.90	0.21	0.62	0.35	10.5
	Lawn Area	D	0.20	0.14			
PR DA 2B	Impervious Area	D	0.90	0.17	0.77	0.21	3.6
	Lawn Area	D	0.20	0.04			
DESIGN POINT DRAINAGE AREA TOTAL						0.90	

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Area Listing (all nodes)

Area (acres)	C	Description (subcatchment-numbers)
0.540	0.90	Impervious Area (1, 2A, 2B)
0.360	0.20	Lawn Area (1, 2A, 2B)
0.900	0.62	TOTAL AREA

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Soil Listing (all nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.000	HSG A	
0.000	HSG B	
0.000	HSG C	
0.000	HSG D	
0.900	Other	1, 2A, 2B
0.900		TOTAL AREA

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Ground Covers (all nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.000	0.000	0.000	0.000	0.540	0.540	Impervious Area	1, 2A, 2B
0.000	0.000	0.000	0.000	0.360	0.360	Lawn Area	1, 2A, 2B
0.000	0.000	0.000	0.000	0.900	0.900	TOTAL AREA	

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Pipe Listing (all nodes)

Line#	Node Number	In-Invert (feet)	Out-Invert (feet)	Length (feet)	Slope (ft/ft)	n	Diam/Width (inches)	Height (inches)	Inside-Fill (inches)
1	2B	0.00	0.00	45.0	0.0051	0.013	12.0	0.0	0.0

2012-093 Proposed

Jefferson County SE 10-yr Duration=1,440 min, Inten=0.14 in/hr

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Time span=0.00-3.00 hrs, dt=0.01 hrs, 301 points

Runoff by Rational method, Rise/Fall=1.0/1.0 xTc

Reach routing by Sim-Route method - Pond routing by Sim-Route method

Subcatchment 1: PR DA 1

Runoff Area=0.340 ac 0.00% Impervious Runoff Depth>0.22"
Flow Length=344' Tc=7.5 min C=0.53 Runoff=0.03 cfs 0.006 af

Subcatchment 2A: PR DA 2A

Runoff Area=0.350 ac 0.00% Impervious Runoff Depth>0.25"
Flow Length=89' Tc=10.5 min C=0.62 Runoff=0.03 cfs 0.007 af

Subcatchment 2B: PR DA 2B

Runoff Area=0.210 ac 0.00% Impervious Runoff Depth>0.32"
Flow Length=112' Tc=5.0 min C=0.77 Runoff=0.02 cfs 0.006 af

Reach DP: Design Point

Inflow=0.08 cfs 0.019 af
Outflow=0.08 cfs 0.019 af

Total Runoff Area = 0.900 ac Runoff Volume = 0.019 af Average Runoff Depth = 0.25"
100.00% Pervious = 0.900 ac 0.00% Impervious = 0.000 ac

Summary for Subcatchment 1: PR DA 1

Runoff = 0.03 cfs @ 0.13 hrs, Volume= 0.006 af, Depth> 0.22"

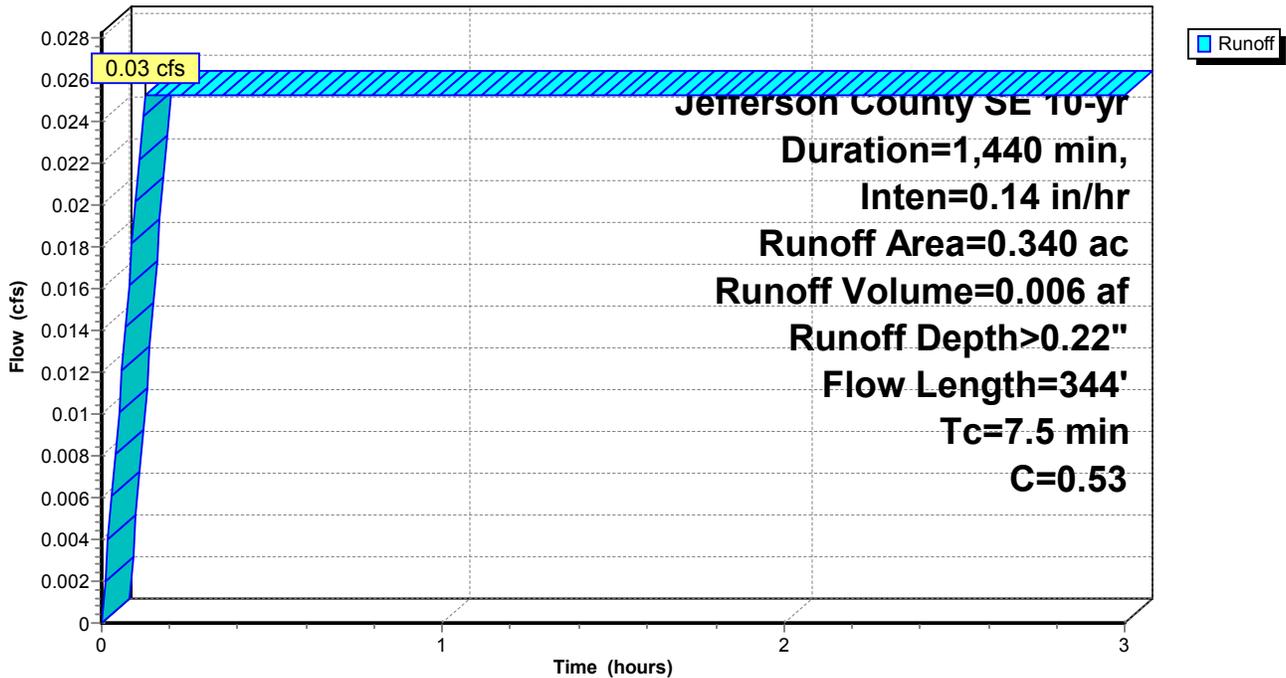
Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
 Jefferson County SE 10-yr Duration=1,440 min, Inten=0.14 in/hr

Area (ac)	C	Description
0.160	0.90	Impervious Area
0.180	0.20	Lawn Area
0.340	0.53	Weighted Average
0.340		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
4.4	100	0.5100	0.38		Sheet Flow, Sheet Flow Grass: Dense n= 0.240 P2= 2.50"
2.8	108	0.0083	0.64		Shallow Concentrated Flow, Shallow Concentrated Short Grass Pasture Kv= 7.0 fps
0.3	136	0.0419	6.61	23.12	Channel Flow, Drainage Channel Area= 3.5 sf Perim= 10.6' r= 0.33' n= 0.022 Earth, clean & straight
7.5	344	Total			

Subcatchment 1: PR DA 1

Hydrograph



Summary for Subcatchment 2A: PR DA 2A

Runoff = 0.03 cfs @ 0.18 hrs, Volume= 0.007 af, Depth> 0.25"

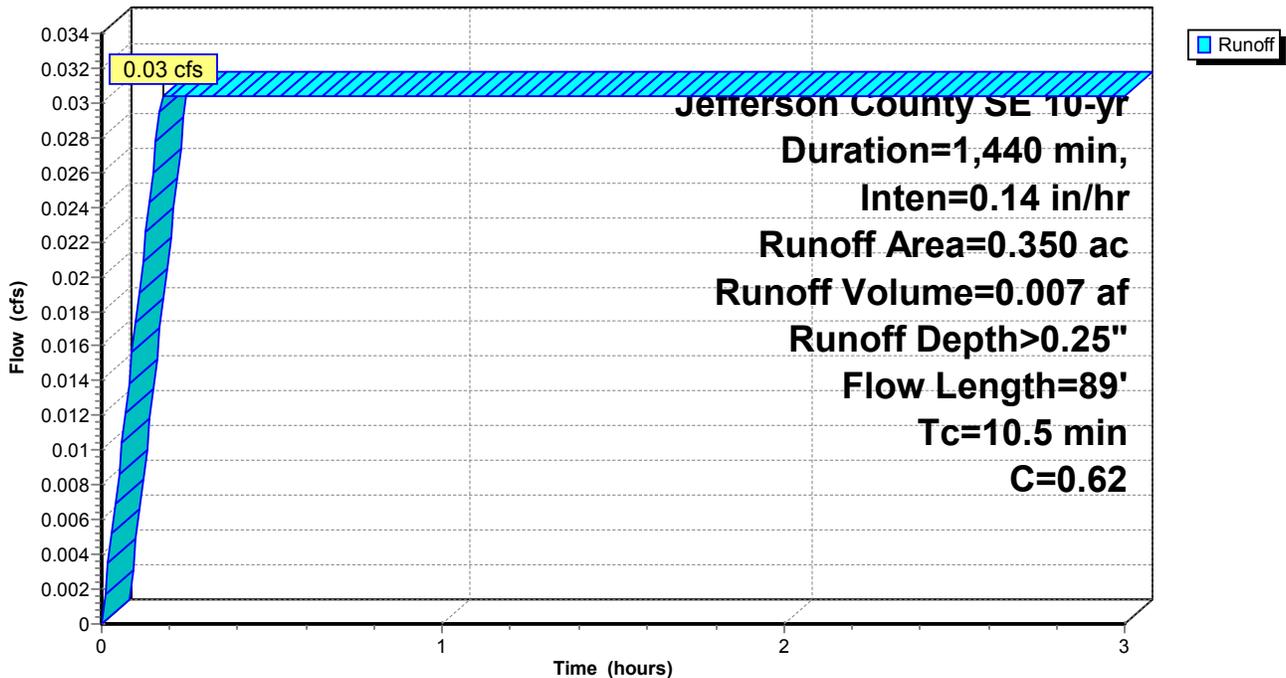
Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
 Jefferson County SE 10-yr Duration=1,440 min, Inten=0.14 in/hr

Area (ac)	C	Description
0.140	0.20	Lawn Area
0.210	0.90	Impervious Area
0.350	0.62	Weighted Average
0.350		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
2.1	12	0.0500	0.10		Sheet Flow, Lawn Area Grass: Dense n= 0.240 P2= 2.50"
0.5	28	0.0180	0.90		Sheet Flow, Asphalt Smooth surfaces n= 0.011 P2= 2.50"
7.9	49	0.0290	0.10		Sheet Flow, Lawn Area Grass: Dense n= 0.240 P2= 2.50"
10.5	89	Total			

Subcatchment 2A: PR DA 2A

Hydrograph



Summary for Subcatchment 2B: PR DA 2B

Runoff = 0.02 cfs @ 0.09 hrs, Volume= 0.006 af, Depth> 0.32"

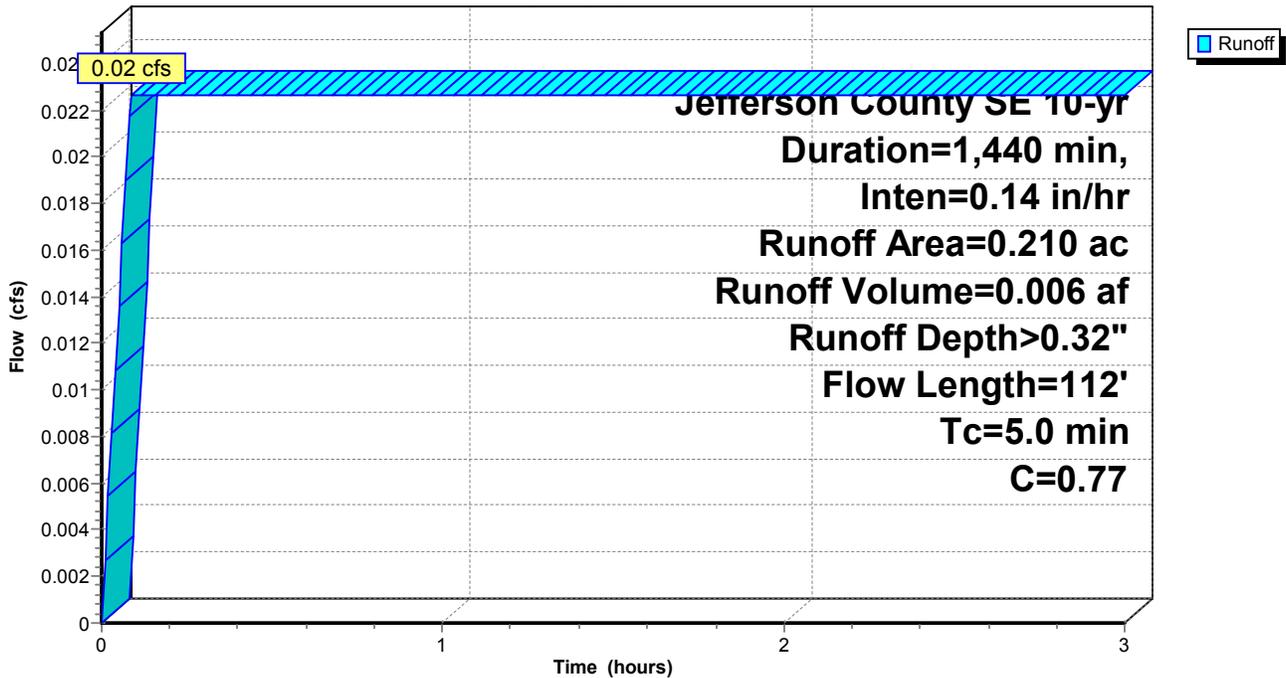
Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
 Jefferson County SE 10-yr Duration=1,440 min, Inten=0.14 in/hr

Area (ac)	C	Description
0.040	0.20	Lawn Area
0.170	0.90	Impervious Area
0.210	0.77	Weighted Average
0.210		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
2.9	27	0.1070	0.16		Sheet Flow, Lawn Area Grass: Dense n= 0.240 P2= 2.50"
0.5	40	0.0445	1.39		Sheet Flow, Asphalt Smooth surfaces n= 0.011 P2= 2.50"
0.2	45	0.0051	3.24	2.54	Pipe Channel, Storm Pipe 12.0" Round Area= 0.8 sf Perim= 3.1' r= 0.25' n= 0.013 Corrugated PE, smooth interior
3.6	112	Total, Increased to minimum Tc = 5.0 min			

Subcatchment 2B: PR DA 2B

Hydrograph



Summary for Reach DP: Design Point

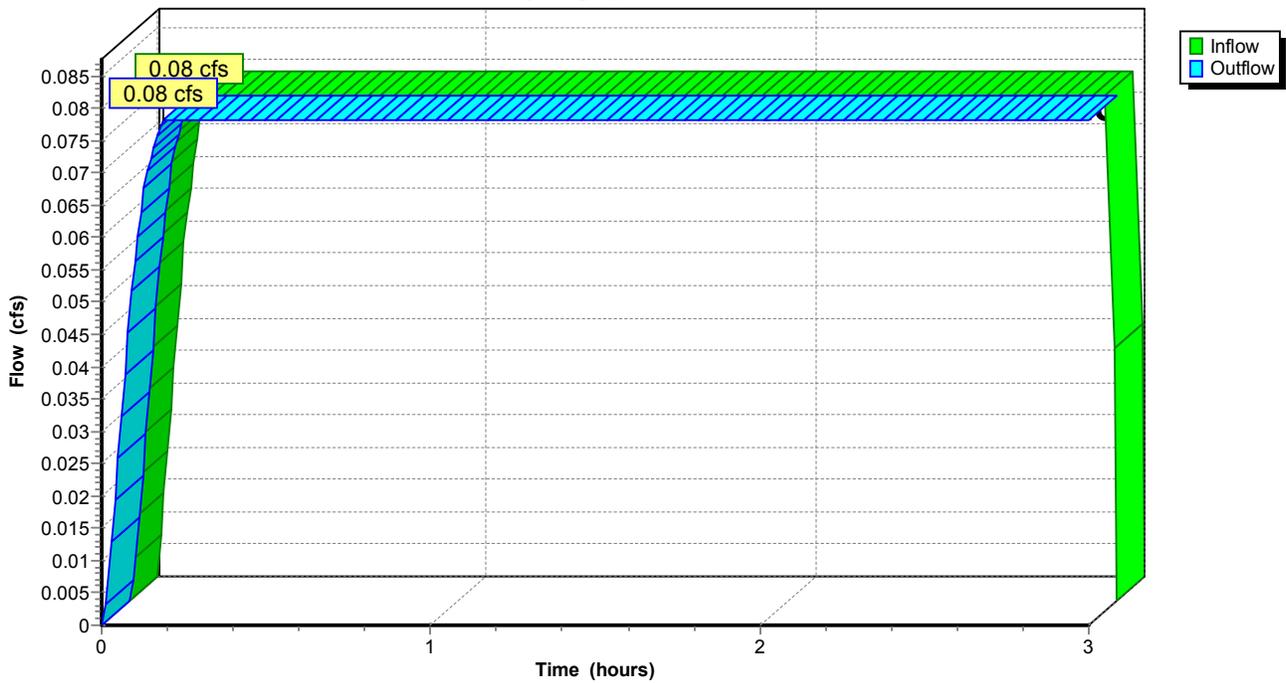
[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 0.900 ac, 0.00% Impervious, Inflow Depth > 0.25" for 10-yr event
Inflow = 0.08 cfs @ 0.18 hrs, Volume= 0.019 af
Outflow = 0.08 cfs @ 0.19 hrs, Volume= 0.019 af, Atten= 0%, Lag= 0.6 min

Routing by Sim-Route method, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs

Reach DP: Design Point

Hydrograph



2012-093 Proposed

Jefferson County SE 25-yr Duration=1,440 min, Inten=0.17 in/hr

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Time span=0.00-3.00 hrs, dt=0.01 hrs, 301 points
Runoff by Rational method, Rise/Fall=1.0/1.0 xTc
Reach routing by Sim-Route method - Pond routing by Sim-Route method

Subcatchment 1: PR DA 1

Runoff Area=0.340 ac 0.00% Impervious Runoff Depth>0.26"
Flow Length=344' Tc=7.5 min C=0.53 Runoff=0.03 cfs 0.007 af

Subcatchment 2A: PR DA 2A

Runoff Area=0.350 ac 0.00% Impervious Runoff Depth>0.31"
Flow Length=89' Tc=10.5 min C=0.62 Runoff=0.04 cfs 0.009 af

Subcatchment 2B: PR DA 2B

Runoff Area=0.210 ac 0.00% Impervious Runoff Depth>0.39"
Flow Length=112' Tc=5.0 min C=0.77 Runoff=0.03 cfs 0.007 af

Reach DP: Design Point

Inflow=0.10 cfs 0.023 af
Outflow=0.10 cfs 0.023 af

Total Runoff Area = 0.900 ac Runoff Volume = 0.023 af Average Runoff Depth = 0.31"
100.00% Pervious = 0.900 ac 0.00% Impervious = 0.000 ac

Summary for Subcatchment 1: PR DA 1

Runoff = 0.03 cfs @ 0.13 hrs, Volume= 0.007 af, Depth> 0.26"

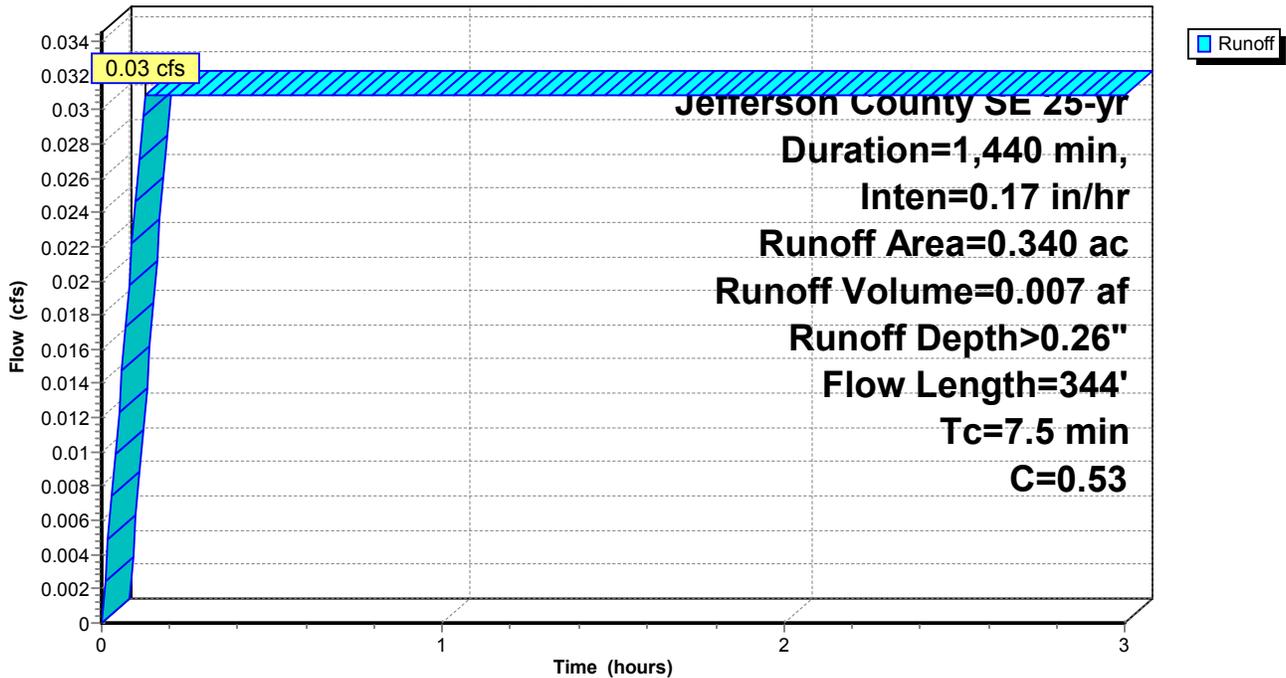
Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
 Jefferson County SE 25-yr Duration=1,440 min, Inten=0.17 in/hr

Area (ac)	C	Description
0.160	0.90	Impervious Area
0.180	0.20	Lawn Area
0.340	0.53	Weighted Average
0.340		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
4.4	100	0.5100	0.38		Sheet Flow, Sheet Flow Grass: Dense n= 0.240 P2= 2.50"
2.8	108	0.0083	0.64		Shallow Concentrated Flow, Shallow Concentated Short Grass Pasture Kv= 7.0 fps
0.3	136	0.0419	6.61	23.12	Channel Flow, Drainage Channel Area= 3.5 sf Perim= 10.6' r= 0.33' n= 0.022 Earth, clean & straight
7.5	344	Total			

Subcatchment 1: PR DA 1

Hydrograph



Summary for Subcatchment 2A: PR DA 2A

Runoff = 0.04 cfs @ 0.18 hrs, Volume= 0.009 af, Depth> 0.31"

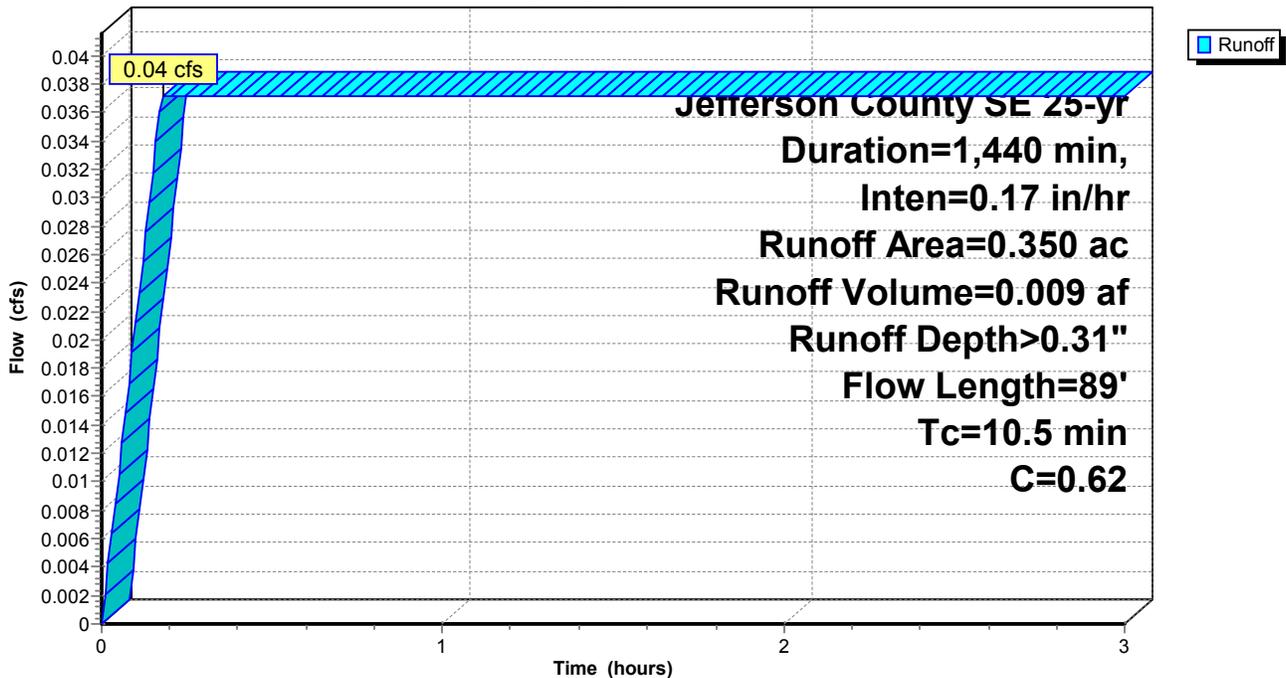
Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
 Jefferson County SE 25-yr Duration=1,440 min, Inten=0.17 in/hr

Area (ac)	C	Description
0.140	0.20	Lawn Area
0.210	0.90	Impervious Area
0.350	0.62	Weighted Average
0.350		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
2.1	12	0.0500	0.10		Sheet Flow, Lawn Area Grass: Dense n= 0.240 P2= 2.50"
0.5	28	0.0180	0.90		Sheet Flow, Asphalt Smooth surfaces n= 0.011 P2= 2.50"
7.9	49	0.0290	0.10		Sheet Flow, Lawn Area Grass: Dense n= 0.240 P2= 2.50"
10.5	89	Total			

Subcatchment 2A: PR DA 2A

Hydrograph



Summary for Subcatchment 2B: PR DA 2B

Runoff = 0.03 cfs @ 0.09 hrs, Volume= 0.007 af, Depth> 0.39"

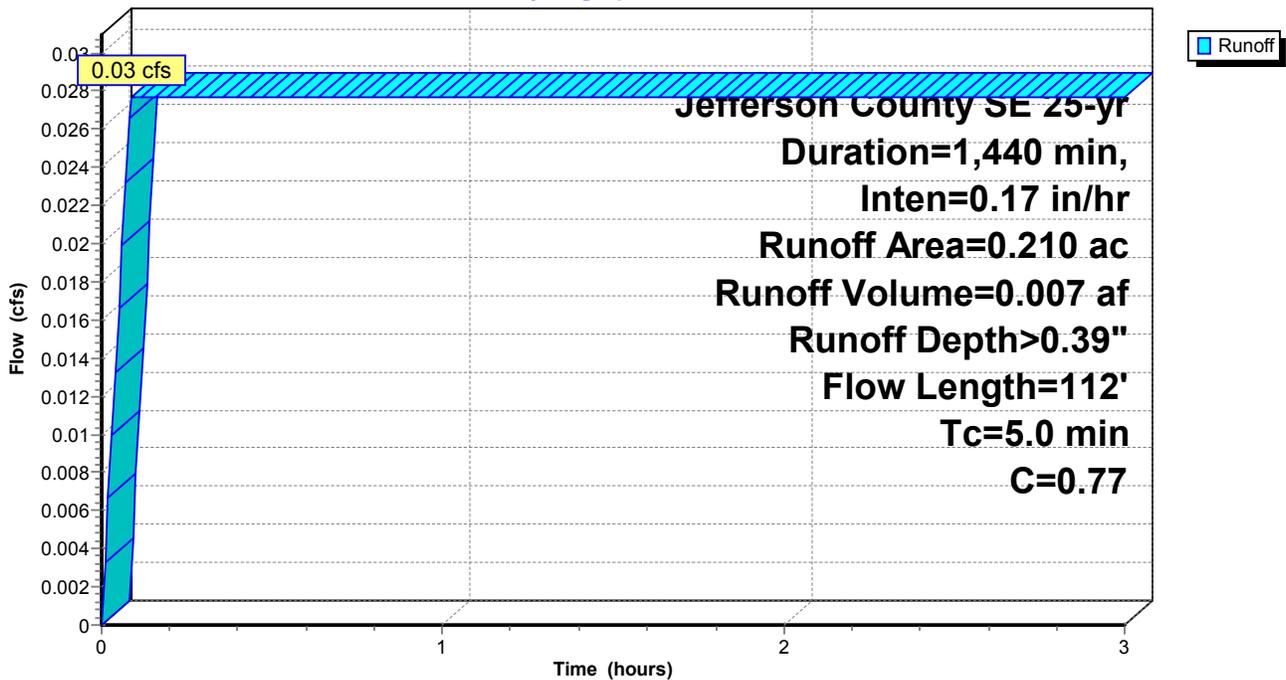
Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
 Jefferson County SE 25-yr Duration=1,440 min, Inten=0.17 in/hr

Area (ac)	C	Description
0.040	0.20	Lawn Area
0.170	0.90	Impervious Area
0.210	0.77	Weighted Average
0.210		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
2.9	27	0.1070	0.16		Sheet Flow, Lawn Area Grass: Dense n= 0.240 P2= 2.50"
0.5	40	0.0445	1.39		Sheet Flow, Asphalt Smooth surfaces n= 0.011 P2= 2.50"
0.2	45	0.0051	3.24	2.54	Pipe Channel, Storm Pipe 12.0" Round Area= 0.8 sf Perim= 3.1' r= 0.25' n= 0.013 Corrugated PE, smooth interior
3.6	112	Total, Increased to minimum Tc = 5.0 min			

Subcatchment 2B: PR DA 2B

Hydrograph



Summary for Reach DP: Design Point

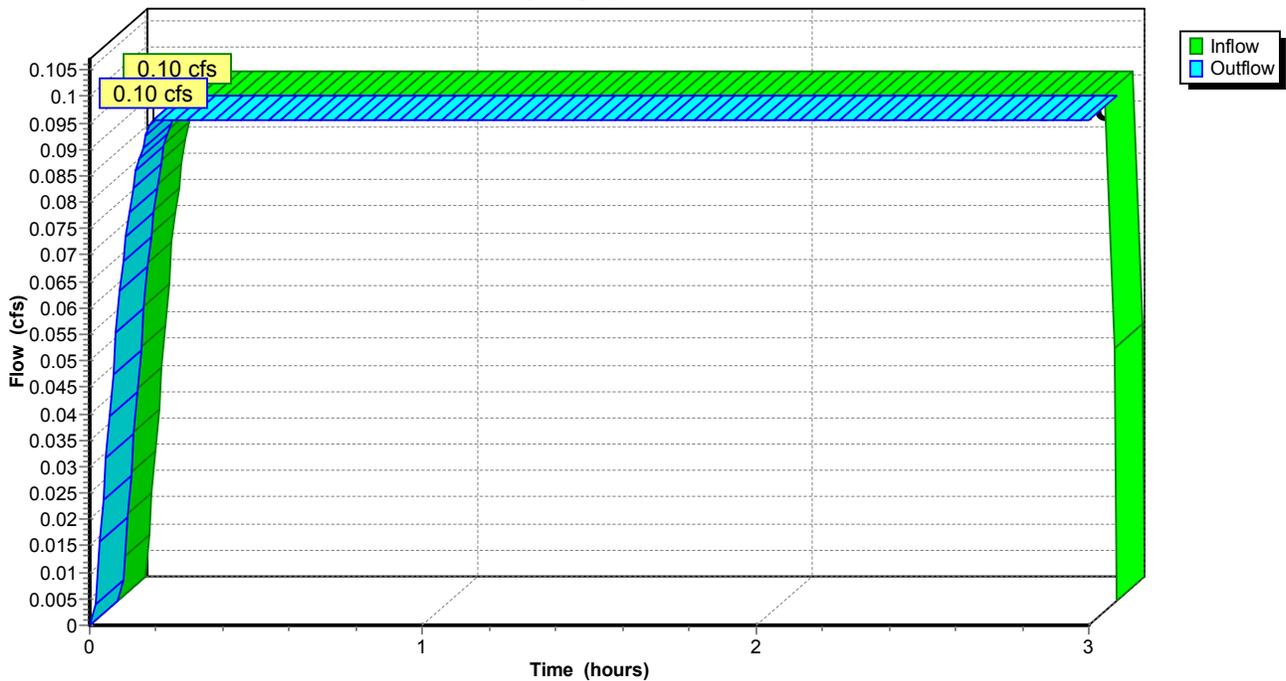
[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 0.900 ac, 0.00% Impervious, Inflow Depth > 0.31" for 25-yr event
Inflow = 0.10 cfs @ 0.18 hrs, Volume= 0.023 af
Outflow = 0.10 cfs @ 0.19 hrs, Volume= 0.023 af, Atten= 0%, Lag= 0.6 min

Routing by Sim-Route method, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs

Reach DP: Design Point

Hydrograph



2012-093 Proposed

Jefferson County SE 50-yr Duration=1,440 min, Inten=0.20 in/hr

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Time span=0.00-3.00 hrs, dt=0.01 hrs, 301 points
Runoff by Rational method, Rise/Fall=1.0/1.0 xTc
Reach routing by Sim-Route method - Pond routing by Sim-Route method

Subcatchment 1: PR DA 1

Runoff Area=0.340 ac 0.00% Impervious Runoff Depth>0.31"
Flow Length=344' Tc=7.5 min C=0.53 Runoff=0.04 cfs 0.009 af

Subcatchment 2A: PR DA 2A

Runoff Area=0.350 ac 0.00% Impervious Runoff Depth>0.36"
Flow Length=89' Tc=10.5 min C=0.62 Runoff=0.04 cfs 0.010 af

Subcatchment 2B: PR DA 2B

Runoff Area=0.210 ac 0.00% Impervious Runoff Depth>0.45"
Flow Length=112' Tc=5.0 min C=0.77 Runoff=0.03 cfs 0.008 af

Reach DP: Design Point

Inflow=0.11 cfs 0.027 af
Outflow=0.11 cfs 0.027 af

Total Runoff Area = 0.900 ac Runoff Volume = 0.027 af Average Runoff Depth = 0.36"
100.00% Pervious = 0.900 ac 0.00% Impervious = 0.000 ac

Summary for Subcatchment 1: PR DA 1

Runoff = 0.04 cfs @ 0.13 hrs, Volume= 0.009 af, Depth> 0.31"

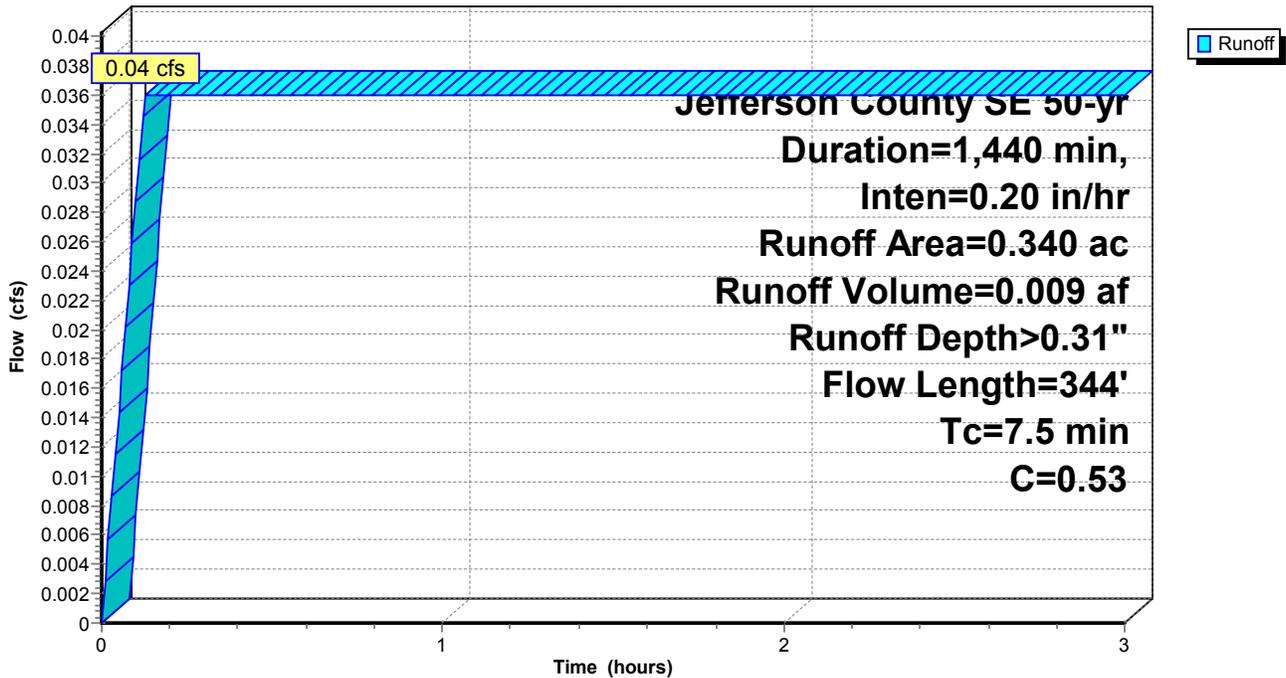
Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
 Jefferson County SE 50-yr Duration=1,440 min, Inten=0.20 in/hr

Area (ac)	C	Description
0.160	0.90	Impervious Area
0.180	0.20	Lawn Area
0.340	0.53	Weighted Average
0.340		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
4.4	100	0.5100	0.38		Sheet Flow, Sheet Flow Grass: Dense n= 0.240 P2= 2.50"
2.8	108	0.0083	0.64		Shallow Concentrated Flow, Shallow Concentrated Short Grass Pasture Kv= 7.0 fps
0.3	136	0.0419	6.61	23.12	Channel Flow, Drainage Channel Area= 3.5 sf Perim= 10.6' r= 0.33' n= 0.022 Earth, clean & straight
7.5	344	Total			

Subcatchment 1: PR DA 1

Hydrograph



Summary for Subcatchment 2A: PR DA 2A

Runoff = 0.04 cfs @ 0.18 hrs, Volume= 0.010 af, Depth> 0.36"

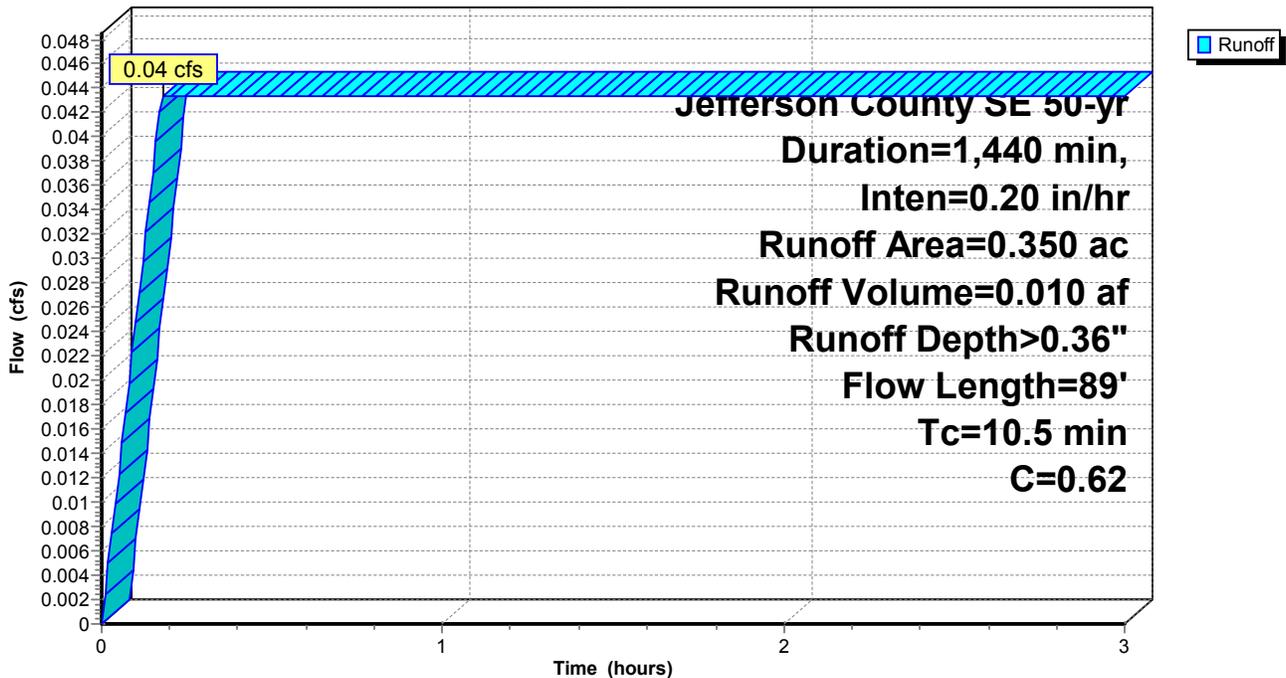
Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
 Jefferson County SE 50-yr Duration=1,440 min, Inten=0.20 in/hr

Area (ac)	C	Description
0.140	0.20	Lawn Area
0.210	0.90	Impervious Area
0.350	0.62	Weighted Average
0.350		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
2.1	12	0.0500	0.10		Sheet Flow, Lawn Area Grass: Dense n= 0.240 P2= 2.50"
0.5	28	0.0180	0.90		Sheet Flow, Asphalt Smooth surfaces n= 0.011 P2= 2.50"
7.9	49	0.0290	0.10		Sheet Flow, Lawn Area Grass: Dense n= 0.240 P2= 2.50"
10.5	89	Total			

Subcatchment 2A: PR DA 2A

Hydrograph



Summary for Subcatchment 2B: PR DA 2B

Runoff = 0.03 cfs @ 0.09 hrs, Volume= 0.008 af, Depth> 0.45"

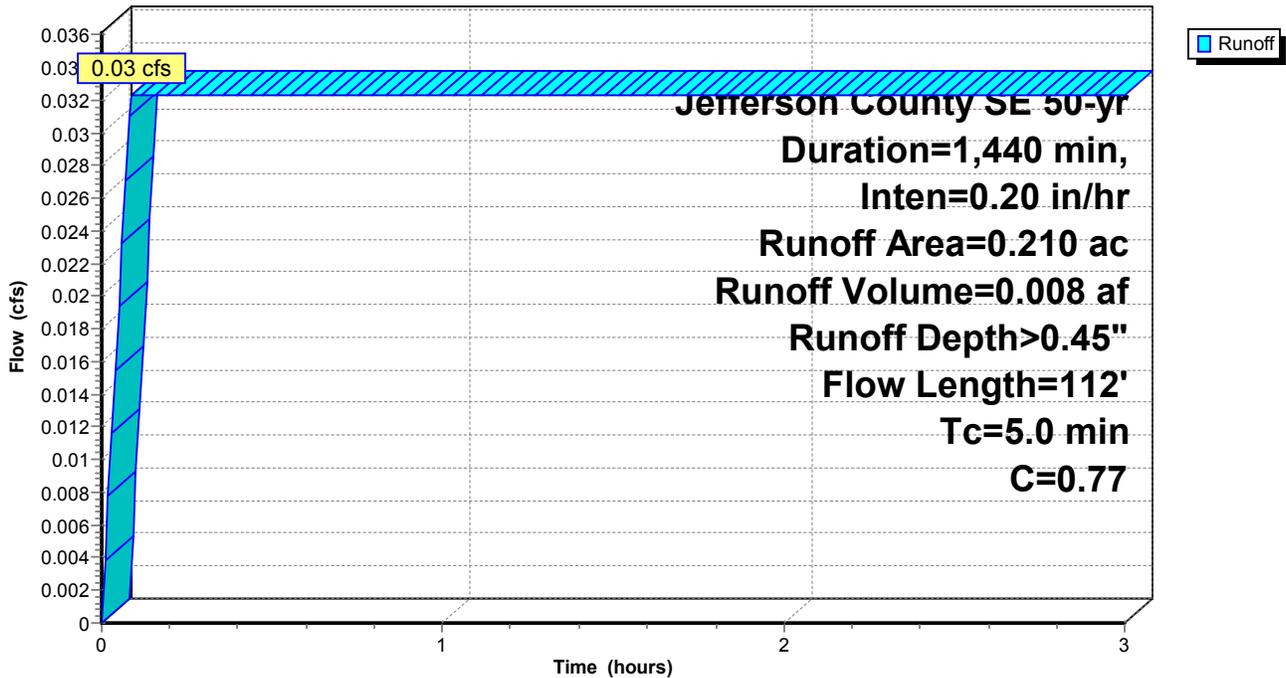
Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
 Jefferson County SE 50-yr Duration=1,440 min, Inten=0.20 in/hr

Area (ac)	C	Description
0.040	0.20	Lawn Area
0.170	0.90	Impervious Area
0.210	0.77	Weighted Average
0.210		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
2.9	27	0.1070	0.16		Sheet Flow, Lawn Area Grass: Dense n= 0.240 P2= 2.50"
0.5	40	0.0445	1.39		Sheet Flow, Asphalt Smooth surfaces n= 0.011 P2= 2.50"
0.2	45	0.0051	3.24	2.54	Pipe Channel, Storm Pipe 12.0" Round Area= 0.8 sf Perim= 3.1' r= 0.25' n= 0.013 Corrugated PE, smooth interior
3.6	112	Total, Increased to minimum Tc = 5.0 min			

Subcatchment 2B: PR DA 2B

Hydrograph



Summary for Reach DP: Design Point

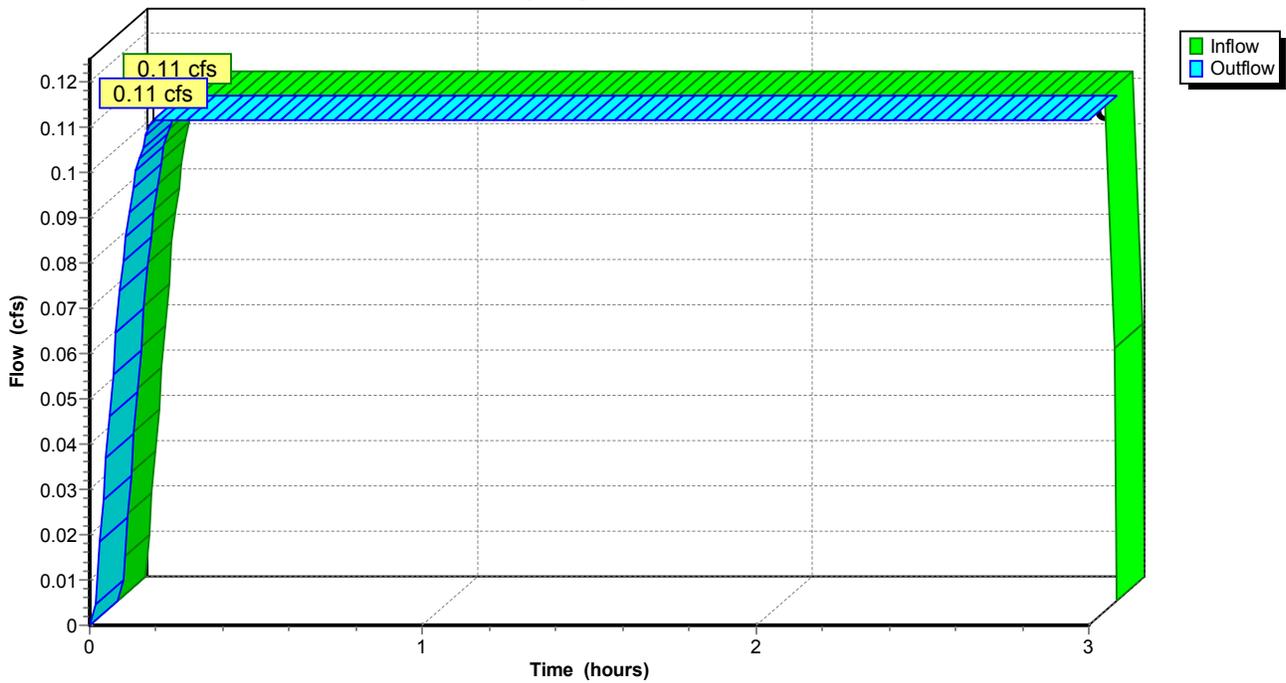
[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 0.900 ac, 0.00% Impervious, Inflow Depth > 0.36" for 50-yr event
Inflow = 0.11 cfs @ 0.18 hrs, Volume= 0.027 af
Outflow = 0.11 cfs @ 0.19 hrs, Volume= 0.027 af, Atten= 0%, Lag= 0.6 min

Routing by Sim-Route method, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs

Reach DP: Design Point

Hydrograph



2012-093 Proposed

Jefferson County SE 100-yr Duration=1,440 min, Inten=0.23 in/hr

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Time span=0.00-3.00 hrs, dt=0.01 hrs, 301 points

Runoff by Rational method, Rise/Fall=1.0/1.0 xTc

Reach routing by Sim-Route method - Pond routing by Sim-Route method

Subcatchment 1: PR DA 1

Runoff Area=0.340 ac 0.00% Impervious Runoff Depth>0.36"
Flow Length=344' Tc=7.5 min C=0.53 Runoff=0.04 cfs 0.010 af

Subcatchment 2A: PR DA 2A

Runoff Area=0.350 ac 0.00% Impervious Runoff Depth>0.42"
Flow Length=89' Tc=10.5 min C=0.62 Runoff=0.05 cfs 0.012 af

Subcatchment 2B: PR DA 2B

Runoff Area=0.210 ac 0.00% Impervious Runoff Depth>0.53"
Flow Length=112' Tc=5.0 min C=0.77 Runoff=0.04 cfs 0.009 af

Reach DP: Design Point

Inflow=0.13 cfs 0.031 af
Outflow=0.13 cfs 0.031 af

Total Runoff Area = 0.900 ac Runoff Volume = 0.032 af Average Runoff Depth = 0.42"
100.00% Pervious = 0.900 ac 0.00% Impervious = 0.000 ac

Summary for Subcatchment 1: PR DA 1

Runoff = 0.04 cfs @ 0.13 hrs, Volume= 0.010 af, Depth> 0.36"

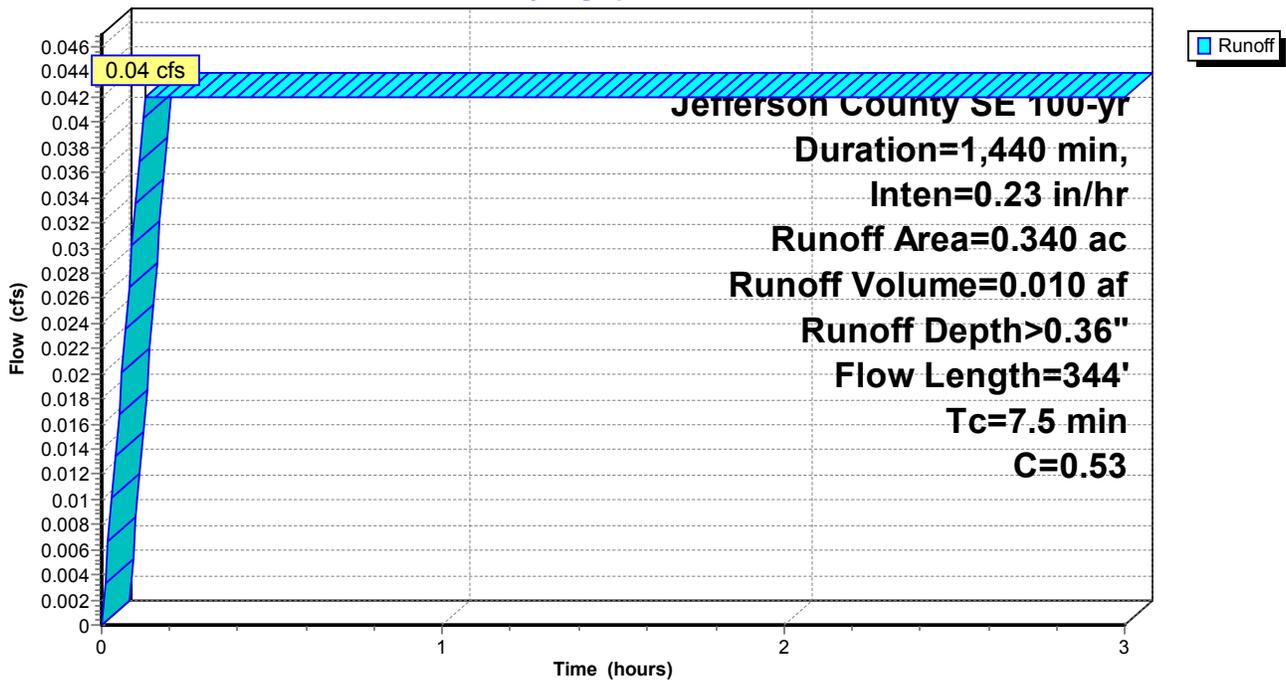
Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
 Jefferson County SE 100-yr Duration=1,440 min, Inten=0.23 in/hr

Area (ac)	C	Description
0.160	0.90	Impervious Area
0.180	0.20	Lawn Area
0.340	0.53	Weighted Average
0.340		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
4.4	100	0.5100	0.38		Sheet Flow, Sheet Flow Grass: Dense n= 0.240 P2= 2.50"
2.8	108	0.0083	0.64		Shallow Concentrated Flow, Shallow Concentrated Short Grass Pasture Kv= 7.0 fps
0.3	136	0.0419	6.61	23.12	Channel Flow, Drainage Channel Area= 3.5 sf Perim= 10.6' r= 0.33' n= 0.022 Earth, clean & straight
7.5	344	Total			

Subcatchment 1: PR DA 1

Hydrograph



Summary for Subcatchment 2A: PR DA 2A

Runoff = 0.05 cfs @ 0.18 hrs, Volume= 0.012 af, Depth> 0.42"

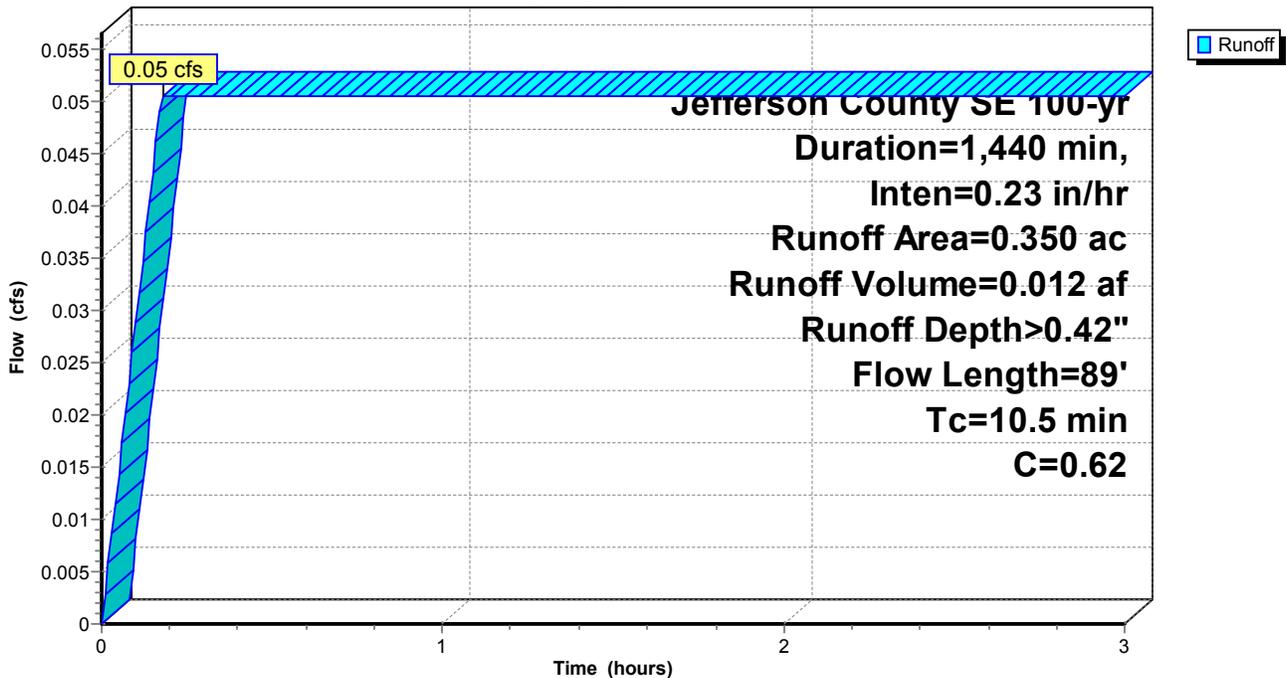
Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
 Jefferson County SE 100-yr Duration=1,440 min, Inten=0.23 in/hr

Area (ac)	C	Description
0.140	0.20	Lawn Area
0.210	0.90	Impervious Area
0.350	0.62	Weighted Average
0.350		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
2.1	12	0.0500	0.10		Sheet Flow, Lawn Area Grass: Dense n= 0.240 P2= 2.50"
0.5	28	0.0180	0.90		Sheet Flow, Asphalt Smooth surfaces n= 0.011 P2= 2.50"
7.9	49	0.0290	0.10		Sheet Flow, Lawn Area Grass: Dense n= 0.240 P2= 2.50"
10.5	89	Total			

Subcatchment 2A: PR DA 2A

Hydrograph



Summary for Subcatchment 2B: PR DA 2B

Runoff = 0.04 cfs @ 0.09 hrs, Volume= 0.009 af, Depth> 0.53"

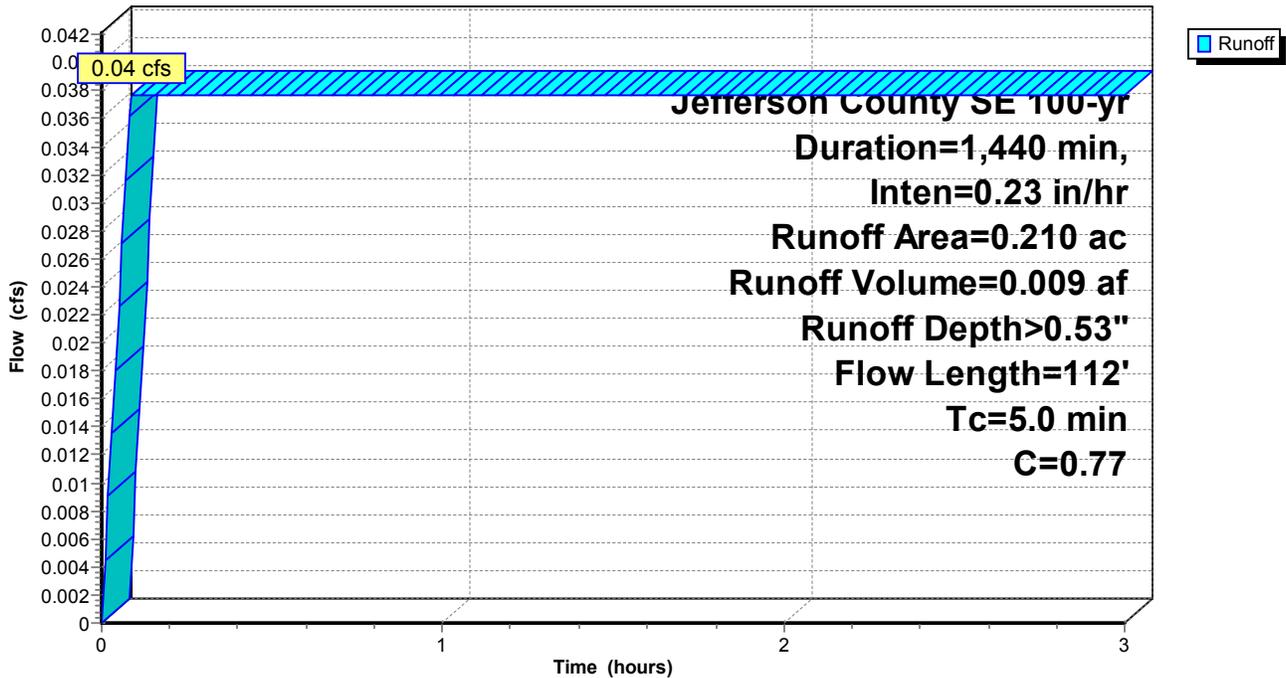
Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
 Jefferson County SE 100-yr Duration=1,440 min, Inten=0.23 in/hr

Area (ac)	C	Description
0.040	0.20	Lawn Area
0.170	0.90	Impervious Area
0.210	0.77	Weighted Average
0.210		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
2.9	27	0.1070	0.16		Sheet Flow, Lawn Area Grass: Dense n= 0.240 P2= 2.50"
0.5	40	0.0445	1.39		Sheet Flow, Asphalt Smooth surfaces n= 0.011 P2= 2.50"
0.2	45	0.0051	3.24	2.54	Pipe Channel, Storm Pipe 12.0" Round Area= 0.8 sf Perim= 3.1' r= 0.25' n= 0.013 Corrugated PE, smooth interior
3.6	112	Total, Increased to minimum Tc = 5.0 min			

Subcatchment 2B: PR DA 2B

Hydrograph



Summary for Reach DP: Design Point

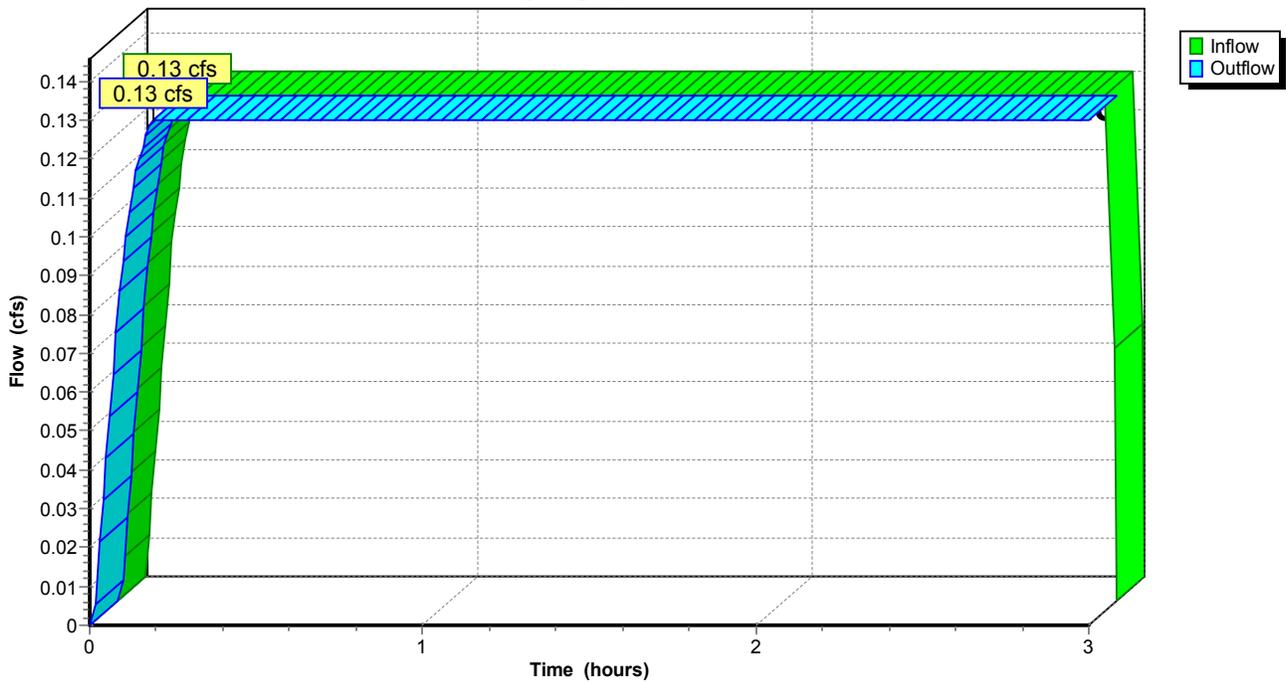
[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 0.900 ac, 0.00% Impervious, Inflow Depth > 0.42" for 100-yr event
Inflow = 0.13 cfs @ 0.18 hrs, Volume= 0.031 af
Outflow = 0.13 cfs @ 0.19 hrs, Volume= 0.031 af, Atten= 0%, Lag= 0.6 min

Routing by Sim-Route method, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs

Reach DP: Design Point

Hydrograph



**EXISTING VS. PROPOSED RUNOFF COMPARISON
WATERTOWN ANIMAL HOSPITAL - BUILDING ADDITION**

24 HOUR STORM EVENT PEAK DISCHARGE - (CFS)

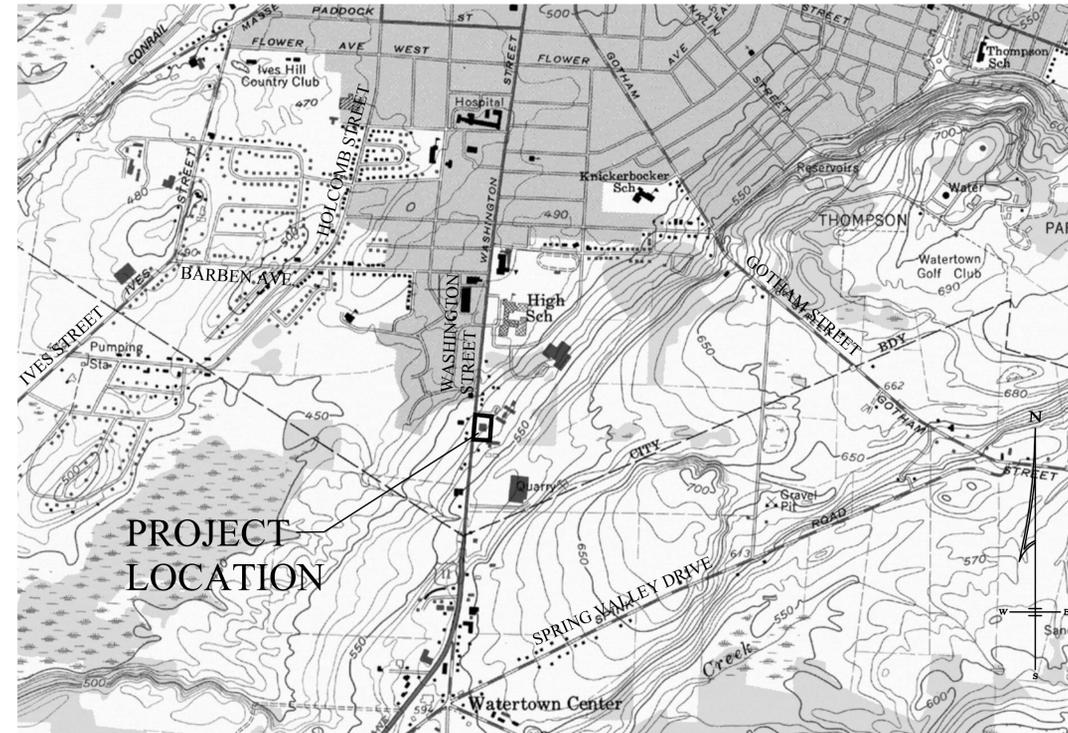
DRAINAGE AREAS	EXIST. 10 YR	PROP. 10 YR	EXIST. 25 YR	PROP. 25 YR	EXIST. 50 YR	PROP. 50 YR	EXIST. 100 YR	PROP. 100 YR
1	0.02	0.03	0.03	0.03	0.03	0.04	0.04	0.04
2	0.04		0.05		0.06		0.06	
2A		0.03		0.04		0.04		0.05
2B		0.02		0.03		0.03		0.04
DESIGN POINT SITE TOTAL	0.06	0.08	0.08	0.10	0.09	0.11	0.10	0.13

WATERTOWN ANIMAL HOSPITAL ADDITION AND RENOVATION PROJECT

CITY OF WATERTOWN

JEFFERSON COUNTY, STATE OF NEW YORK

SITE PLANS: 09/18/2015



INDEX OF DRAWINGS

OWNER

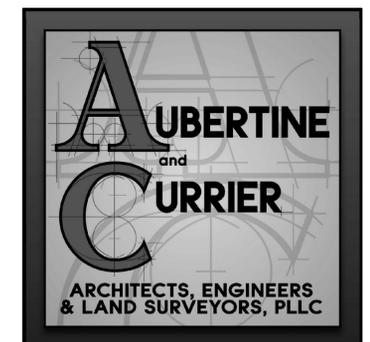
1445 WASHINGTON STREET LLC
ATTN: DR. CHRISTOPHER JANK
1445 WASHINGTON STREET
WATERTOWN, NEW YORK 13601
TELE: (315) 788-1711

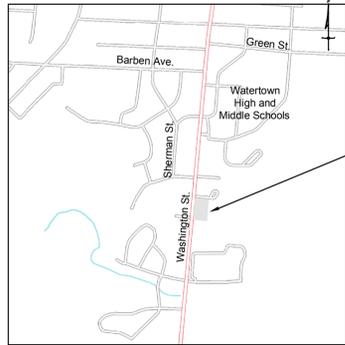
ARCHITECT AND CIVIL/SITE ENGINEER

AUBERTINE and CURRIER, PLLC
522 BRADLEY STREET
WATERTOWN, NEW YORK 13601
TELE: (315) 782-2005
FAX: (315) 782-1472
www.aubertinecurrier.com

VF-101	TOPOGRAPHIC AND BOUNDARY SURVEY MAP OF THE LANDS OF 1445 WASHINGTON STREET, LLC
CD-100	EXISTING CONDITIONS AND DEMOLITION PLAN
CS-100	SITE, LANDSCAPING AND PHOTOMETRIC PLAN
CG-100	GRADING AND EROSION AND SEDIMENT CONTROL PLAN
CS-500	SITE DETAILS
CG-500	GRADING AND EROSION AND SEDIMENT CONTROL DETAILS
A-100	PRELIMINARY FLOOR PLAN
A-200	PRELIMINARY EXTERIOR ELEVATIONS

FOR APPROVALS ONLY
NOT FOR CONSTRUCTION





LOCATION MAP
NOT TO SCALE

STANDARD NOTES:

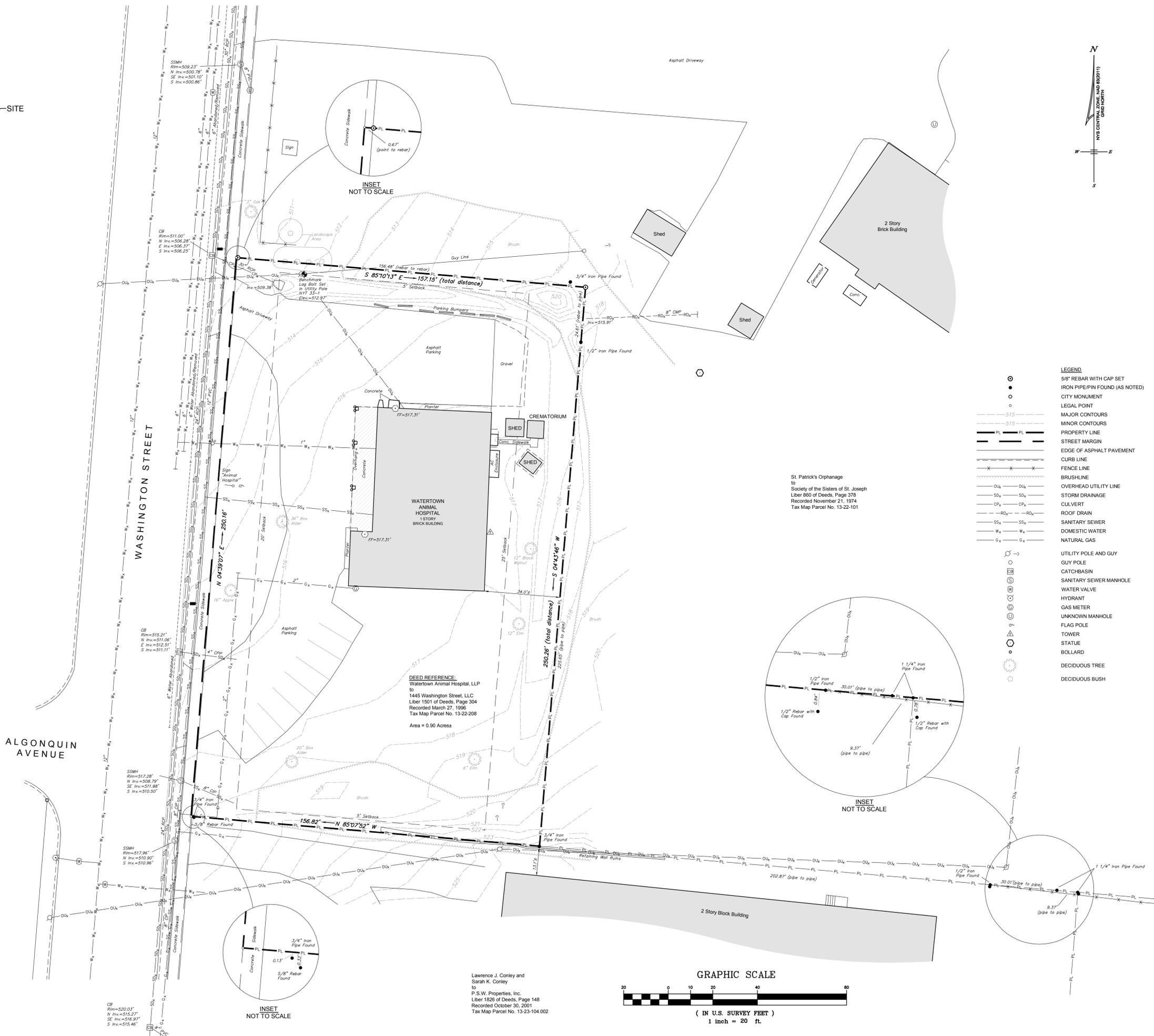
1. Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law.
2. Only boundary survey maps with the surveyor's embossed seal or red ink seal are genuine true and correct copies of the surveyor's original work and opinion.
3. Certifications on this boundary survey map signify that the map was prepared in accordance with the current existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors, Inc. The certification is limited to persons for whom the boundary survey map is prepared, to the title company, to the governmental agency, and to the lending institution listed on this boundary survey map.
4. The certifications hereon are not transferable.
5. The location of underground improvements or encroachments are not always known and often must be estimated. If any, underground improvements or encroachments are not covered by this certificate.

GENERAL NOTES:

1. The subject parcel is City of Watertown Real Property Tax Parcel No. 13-22-208.
2. The subject parcel is zoned Neighborhood Business per City of Watertown GIS Map.
 - Minimum Setback Requirements:
 - Front Yard Setback = 20 feet
 - Rear Yard Setbacks = 25 feet
 - Side Yard Setback = 5 feet
3. All adjoining are per the City of Watertown Real Property Office.
4. Adjoining property lines should be considered approximate and are shown for reference only.
5. This survey was prepared without the benefit of an abstract of title and is subject to any modifications which may occur as a result of a complete title search.
6. The underground utilities and features shown hereon (if any) have been located from above ground visible features and other available records and therefore their location should be considered approximate only. Other underground utilities and features may exist, either in service or abandoned, that are not indicated on this survey. Dig Safety New York (UFPD) should be contacted prior to performing any excavation activities.
7. The field survey was performed on April 09, 2015 and April 10, 2015.
8. Washington Street is a public road with a reputed width of 67 feet.
9. The Horizontal Datum for this survey is based on NYS Central Zone NAD83(2011) (North American Datum 1983/2011).
10. The Vertical Datum for this survey is based on the North American Vertical Datum of 1988 (NAVD88)

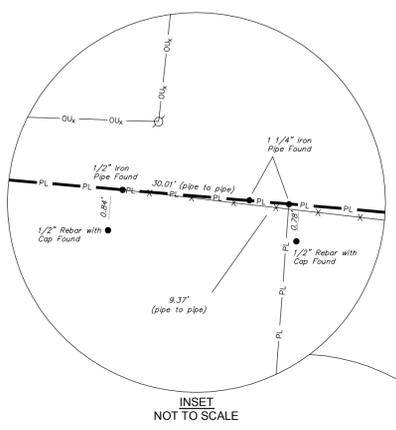
MAP REFERENCES:

1. "Map of Washington Heights, Watertown, N.Y., Property of George A. Lawyer Incorporated, Rearrangement of George A. Lawyer Purchase as Shown on Map Filed August 07, 1911, Book 3 Page 4" dated September 30, 1921, prepared by Geo. F. Phillips, and filed in the Jefferson County Clerk's Office in Watertown 4th Ward, Page 29, Old File Plan Book 3 Page 93 on December 21, 1921.
2. "Subdivision Final Plat - The Land of The City School District of the City of Watertown, New York, City of Watertown, Jefferson County, New York" dated March 04, 2011 and last revised April 15, 2011, prepared by GYMO Architecture, Engineering & Land Surveying, P.C., and filed in the Jefferson County Clerk's Office as Map File No. 5256 on May 24, 2011.
3. "Survey Map of the Lands of Society of the Sisters of St. Joseph, 1425 Washington Street & Iroquois Avenue East, City of Watertown, Jefferson County, New York" dated November 03, 2014, prepared by Aubertine and Currier PLLC.

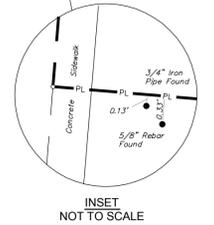


LEGEND

	5/8" REBAR WITH CAP SET
	IRON PIPE/PIN FOUND (AS NOTED)
	CITY MONUMENT
	LEGAL POINT
	MAJOR CONTOURS
	MINOR CONTOURS
	PROPERTY LINE
	STREET MARGIN
	EDGE OF ASPHALT PAVEMENT
	CURB LINE
	FENCE LINE
	BRUSHLINE
	OVERHEAD UTILITY LINE
	STORM DRAINAGE
	CULVERT
	ROOF DRAIN
	SANITARY SEWER
	DOMESTIC WATER
	NATURAL GAS
	UTILITY POLE AND GUY
	GUY POLE
	CATCHBASIN
	SANITARY SEWER MANHOLE
	WATER VALVE
	HYDRANT
	GAS METER
	UNKNOWN MANHOLE
	FLAG POLE
	TOWER
	STATUE
	BOLLARD
	DECIDUOUS TREE
	DECIDUOUS BUSH



INSET
NOT TO SCALE

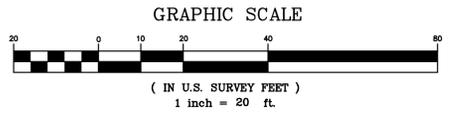


INSET
NOT TO SCALE

DEED REFERENCE:
Watertown Animal Hospital, LLP
to
1445 Washington Street, LLC
Liber 1501 of Deeds, Page 304
Recorded March 27, 1996
Tax Map Parcel No. 13-22-208
Area = 0.90 Acres

St. Patrick's Orphanage
to
Society of the Sisters of St. Joseph
Liber 860 of Deeds, Page 378
Recorded November 21, 1974
Tax Map Parcel No. 13-22-101

Lawrence J. Conley and
Sarah K. Conley
to
P.S.W. Properties, Inc.
Liber 1628 of Deeds, Page 148
Recorded October 30, 2001
Tax Map Parcel No. 13-23-104.002



**TOPOGRAPHIC and BOUNDARY SURVEY MAP of the LANDS of
1445 WASHINGTON STREET, LLC
1445 WASHINGTON STREET
CITY of WATERTOWN
JEFFERSON COUNTY, NEW YORK**

PROJECT NO:	2012-093.001
SCALE:	1"=20'
DRAWN BY:	COL, RES
CHECKED BY:	RES
ISSUE DATES:	April 24, 2015 May 12, 2015

2012-093.001 WAH-VF-SB001.DWG

VF-101

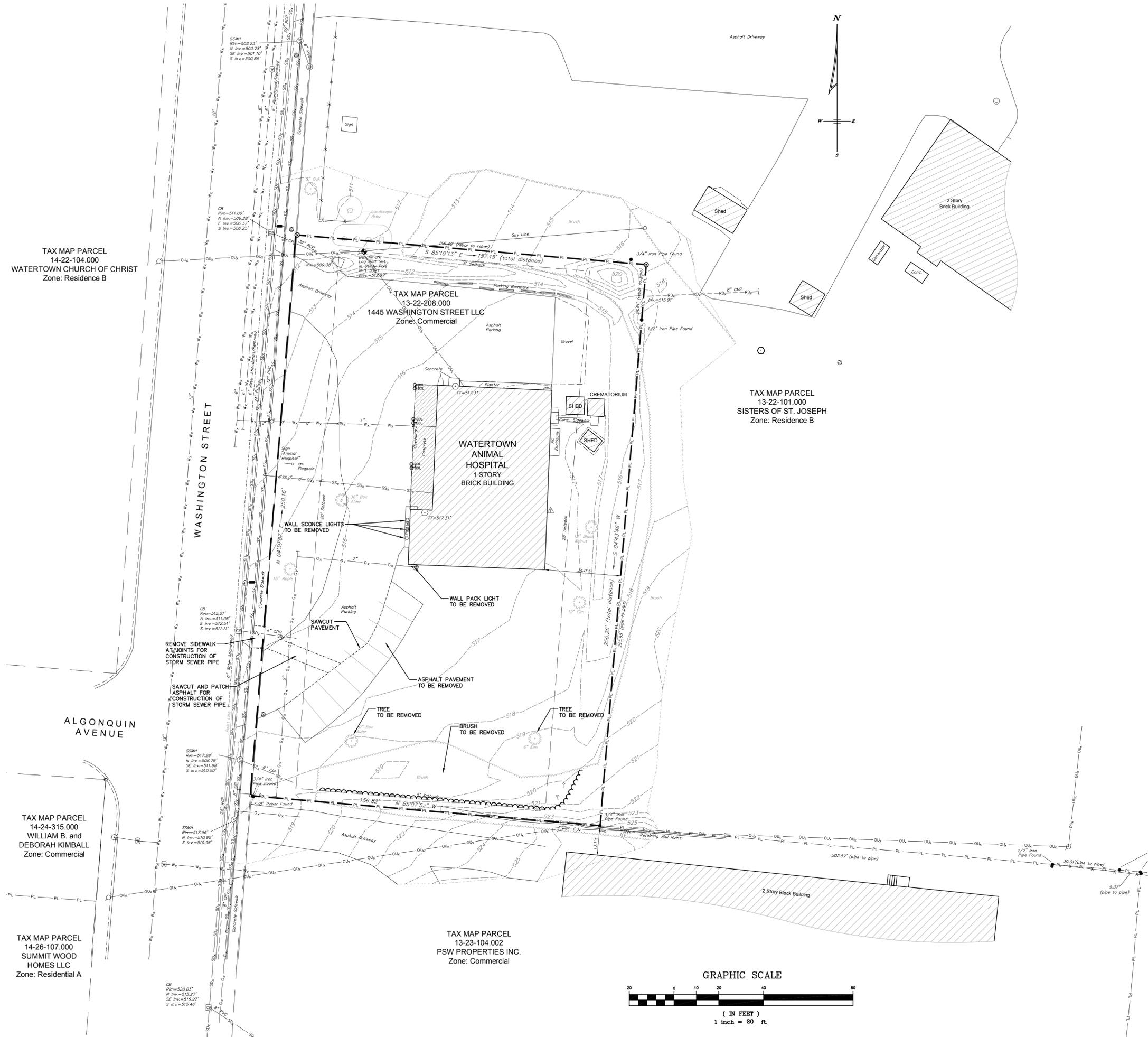


522 Bradley Street
Watertown, New York 13601

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

The above Architect, Engineer or Land Surveyor states that to the best of his or her 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 licensee shall affix his or her seal and the notification "altered by" followed by his or signature, date and a specific description of the alteration.
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AUBERTINE and CURRIER ARCHITECTS, ENGINEERS & LAND SURVEYORS, PLLC



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



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

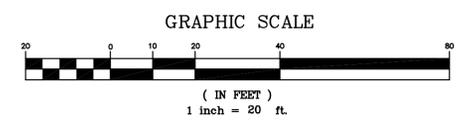
APPLICANT:
1445 WASHINGTON STREET LLC
ATTN: DR. CHRISTOPHER JANK
1445 WASHINGTON STREET
WATERTOWN, NEW YORK 13601
TELE: (315) 788-1711

FOR APPROVALS ONLY
NOT FOR CONSTRUCTION

PROJECT NO:	2012-083
SCALE:	AS NOTED
DRAWN BY:	TFT
CHECKED BY:	MRM
ISSUE DATES:	09/18/2015 09/18/2015

EXISTING CONDITIONS AND
DEMOLITION PLAN

CD100



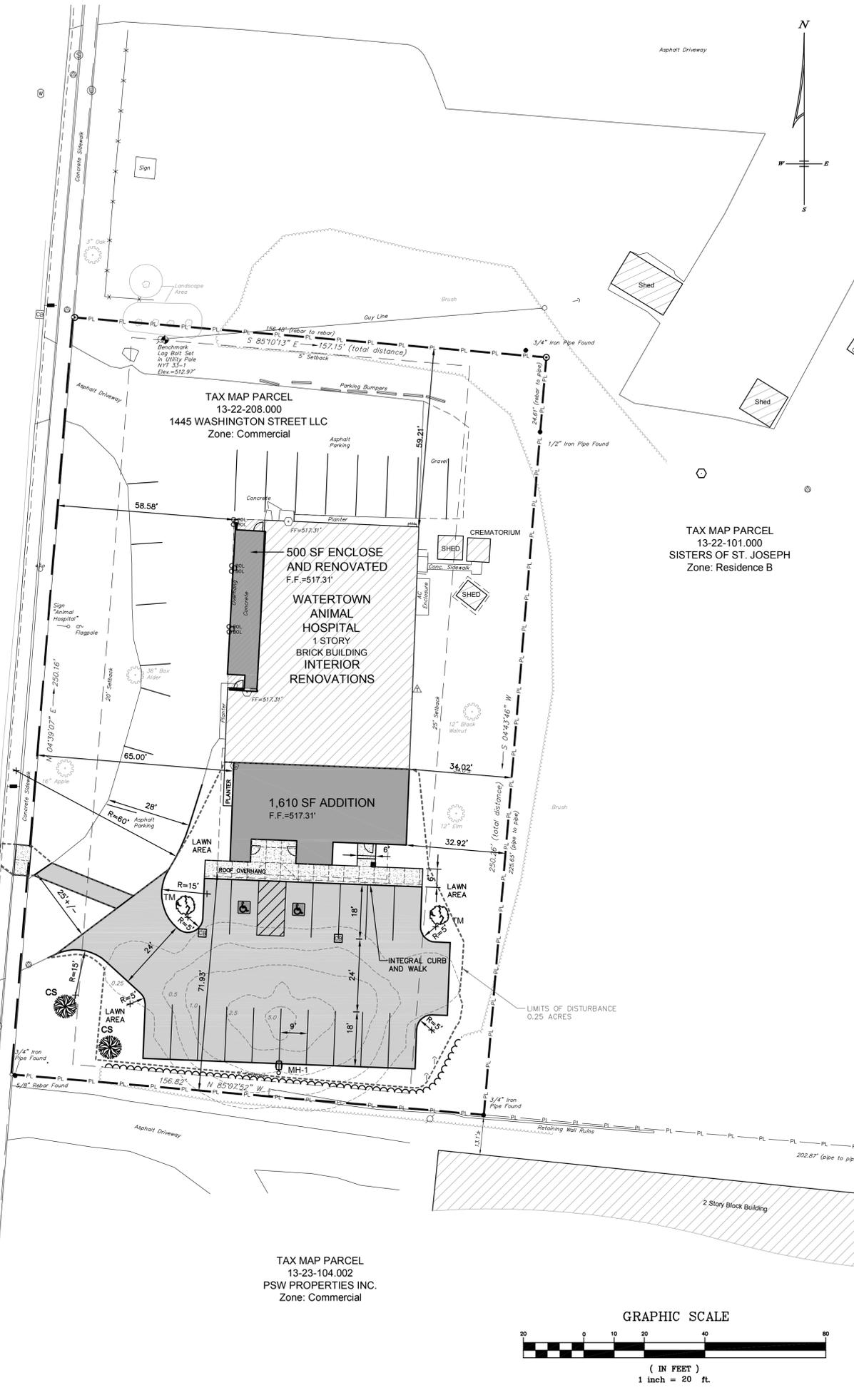
TAX MAP PARCEL
14-22-104.000
WATERTOWN CHURCH OF CHRIST
Zone: Residence B

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

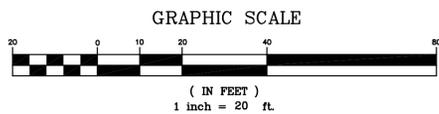
WASHINGTON STREET



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

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: COMMERCIAL 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) 65.00' (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)
PARKING REQUIREMENTS	21.6 SPACES	20 SPACES
ORIGINAL BUILDING BUSINESS OR MEDICAL CLINIC (5 SPACES FOR EACH 1,000 SF) (4,320 SF / 1,000 SF X 5 = 21.6)		
ADDITION BUSINESS OR MEDICAL CLINIC (5 SPACES FOR EACH 1,000 SF) (2,110 SF / 1,000 SF X 5 = 10.6)	10.6 SPACES	17 SPACES (ADD) 8 SPACES (DEDUCT)
ORIGINAL BUILDING WITH ADDITION BUSINESS OR MEDICAL CLINIC (5 SPACES FOR EACH 1,000 SF) (6,430 SF - 585 SF FOR UTILITY AND STORAGE AREAS = 5,845 SF) 5,845 SF / 1,000 SF X 5 = 29.2	29.2 SPACES	29 SPACES (TOTAL)
HANDICAPPED SPACES (PER ADA)	2 SPACES	2 SPACES

SITE LIGHTING SCHEDULE			
SYMBOL	FIXTURE	MOUNTING HEIGHT	QUANTITY
MH-1	SSM2 175MATR/PC-8 BY STONCO LIGHTING	18' 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 PULGENS GLAUGA	2'-3" B.B.	2

- LANDSCAPING NOTE:**
- PLANT SPECIES WERE SELECTED BASED ON ABILITY TO GROW IN EXISTING SOIL CONDITIONS. PLANT SPECIES 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.

FOR APPROVALS ONLY
NOT FOR CONSTRUCTION

LEGEND	EXISTING	PROPOSED
5' CONTOUR	--- 155 ---	--- 155 ---
1' CONTOUR	--- 154 ---	--- 154 ---
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	--- S ---	--- S ---
STORM MANHOLE	--- SM ---	--- SM ---
CATCH BASIN	---	---
COMMUNICATION MANHOLE	---	---
COMMUNICATION JUNCTION BOX	---	---
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. (1-800-962-7962). 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 4/10/2015. UTILITY LOCATIONS WERE PLOTTED RECORD DRAWINGS OF MULTIPLE PROJECTS THAT ARE ON FILE IN THE CITY ENGINEERING DEPARTMENT. VERTICAL DATUM IS BASED ON NGVD29 DATUM AND THE HORIZONTAL DATUM IS BASED ON NAD83(96).
 - ALL OUT-OF-SCOPE AREAS DISTURBED BY THE CONTRACTOR'S OPERATIONS WILL BE RESTORED TO CONDITIONS EQUAL TO OR BETTER THAN THAT PRIOR TO CONSTRUCTION. OUTSIDE OF PROPERTY BOUNDARIES AND 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 TACK COATED 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. RUNOFF CONTAINING SEDIMENTS FROM DISTURBED AREAS OF THE SITE SHALL NOT BE ALLOWED DIRECTLY INTO NATURAL STREAM CHANNELS.
 - ALL TREES AND LANDS 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 LIFT 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 BEDDING 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 PRECONSTRUCTION FIELD VERIFICATION. SUCH INFORMATION SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR VERIFICATION OR MODIFICATION OF THE PLANS.
 - THE CONTRACTOR SHALL PROVIDE AS-BUILT RECORD DRAWINGS INCLUDING, AS A MINIMUM, THE FOLLOWING INFORMATION AS WELL AS ALL REQUIREMENTS OF THE SPECIFICATION:
 - RECORD OF ALL UTILITIES ENCOUNTERED IN TRENCH EXCAVATION. INFORMATION SHALL INCLUDE DIAMETER OF UTILITY, DEPTH OF BURIAL AND LOCATION WITH REFERENCE TO NEAREST STRUCTURE SHOWN ON DRAWINGS. THIS INFORMATION SHALL BE KEPT CURRENT ON A WEEKLY BASIS. FAILURE TO DO SO MAY RESULT IN WITHHOLDING OF PAYMENTS.
 - DISTANCE TIES TO ALL MANHOLES, CLEANOUTS, BENDS AND CORPORATION STOPS.
 - UTILITY REPAIRS, SIDEWALK AND DRIVEWAY REPLACEMENTS CENTERLINE.
 - STATIONS OF BENDS, CLEANOUTS, VALVES AND CORPORATION STOPS.
 - DENOTE BENCH MARK REFERENCE USED.
 - PERIODIC OFFSETS.
 - RECORD DETAILS NOT SHOWN ON THE ORIGINAL CONTRACT DOCUMENTS. ANY FIELD CHANGES OF DIMENSIONS AND DETAILS AND ANY CHANGES MADE BY CHANGE ORDER OR FIELD ORDER.
 - CERTIFICATE OF SUBSTANTIAL COMPLETION SHALL NOT BE ISSUED UNTIL AS-BUILT INFORMATION IS ACCEPTABLE.
 - PROVIDE TWO (2) SETS OF FINAL COMPLETE RECORD DRAWINGS. CONTRACTOR SHALL FURNISH AS-BUILT DATA ON PLAN SHEETS.
 - 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.
 - ALL WORK TO BE PERFORMED WITHIN THE CITY OF WATERTOWN MARGIN WILL REQUIRE SIGN-OFF FROM A PROFESSIONAL ENGINEER, LICENSED AND CURRENTLY REGISTERED TO PRACTICE IN THE STATE OF NEW YORK. THAT THE WORK WAS BUILT ACCORDING TO THE APPROVED SITE PLAN AND APPLICABLE CITY OF WATERTOWN STANDARDS. COMPACTION TESTING WILL BE REQUIRED FOR ALL WORK TO BE PERFORMED WITHIN THE CITY OF WATERTOWN MARGIN AND MUST BE SUBMITTED TO THE CITY OF WATERTOWN CODES DEPARTMENT.

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



522 Bradley Street
Watertown, New York 13601

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

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

PROJECT NO.: 2012-093
SCALE: AS NOTED
DRAWN BY: TFT
CHECKED BY: MRM
ISSUE DATES:
05/19/2015
08/18/2015

SITE, LANDSCAPING AND
PHOTOMETRIC PLAN

CS100



522 Bradley Street
Watertown, New York 13601

aubertinecurrier.com

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

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

PROJECT NO:	2012-093
SCALE:	AS NOTED
DRAWN BY:	TFT
CHECKED BY:	MRM
ISSUE DATES:	05/01/2015 09/18/2015

GRADING AND EROSION AND
SEDIMENT CONTROL PLAN

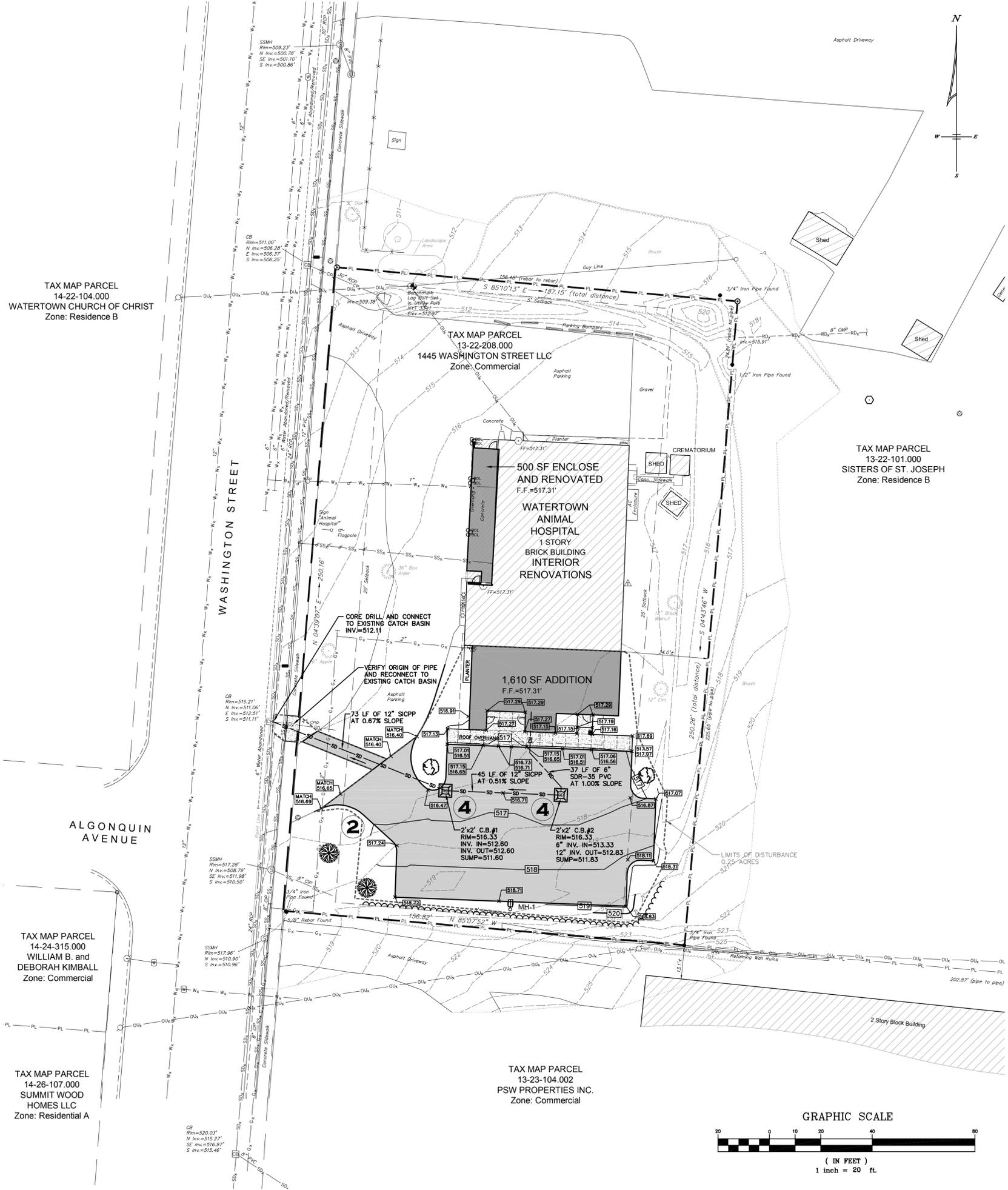
CG100

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	Wx	Wx
SANITARY SEWER	SSx	SS
STORM SEWER	SDx	SD
UNDERGROUND UTILITIES	Ux	U
UNDERGROUND ELECTRIC	Ex	E
GAS	Gx	G
COMMUNICATION	Cx	C
SANITARY MANHOLE	SM	SM
STORM MANHOLE	SMH	SMH
CATCH BASIN	CB	CB
COMMUNICATION MANHOLE	CMH	CMH
COMMUNICATION JUNCTION BOX	CJB	CJB
TRACER WIRE	---	---
FIRE HYDRANT	---	---
WATER VALVE	---	---
CURB STOP	---	---
UTILITY POLE	---	---
LIGHT POLE	---	---
BUILDING LIGHT	---	---

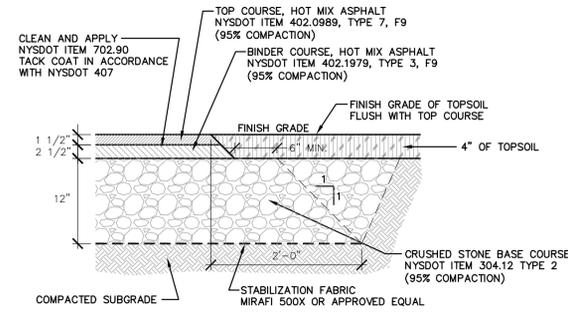
- TEMPORARY MEASURES:**
- INSTALL SILT FENCE IN LOCATIONS INDICATED AND WHERE THERE IS THE POTENTIAL FOR OFFSITE RUNOFF TO OCCUR PRIOR TO ANY CONSTRUCTION WITHIN THOSE AREAS. FENCE MUST BE MAINTAINED AND MUST REMAIN IN PLACE UNTIL PROJECT HAS BEEN FINAL GRADED AND VEGETATION HAS BEEN ESTABLISHED.
 - CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OF SEDIMENT ONTO PUBLIC RIGHT OF WAY OR STREETS. ALL SEDIMENT SPILLED, DROPPED OR WASHED ONTO PUBLIC RIGHTS OF WAY MUST BE REMOVED IMMEDIATELY.
 - CHECK DAMS SHALL BE INSTALLED IN DRAINAGE CHANNELS TO REDUCE EROSION WITHIN THE CHANNELS AND THE TRANSPORTATION OF SEDIMENT DOWNSTREAM.
 - INLET PROTECTION SHALL BE INSTALLED AROUND CULVERTS AND CATCH BASINS FOLLOWING THEIR INSTALLATION.



- 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. (1-800-962-7962). CONTRACTOR IS RESPONSIBLE FOR LOCATING AND WORKING WITH THE APPROPRIATE UTILITY COMPANIES PRIOR TO CONSTRUCTION.
 - THE ONSITE TOPOGRAPHIC, UTILITY, AND PLANIMETRIC SURVEY FOR THE PROJECT AREA WAS CONDUCTED BY AUBERTINE AND CURRIER, PLLC ON 4/10/2015. UTILITY LOCATIONS WERE PLOTTED RECORD DRAWINGS OF MULTIPLE PROJECTS THAT ARE ON FILE IN THE CITY ENGINEERING DEPARTMENT. VERTICAL DATUM IS BASED ON NGVD29 DATUM AND THE HORIZONTAL DATUM IS BASED ON NAD83(96).
 - ALL OUT-OF-SCOPE AREAS DISTURBED BY THE CONTRACTOR'S OPERATIONS WILL BE RESTORED TO CONDITIONS EQUAL TO OR BETTER THAN THAT PRIOR TO CONSTRUCTION. OUTSIDE OF PROPERTY BOUNDARIES AND EASEMENT AREAS THE CONTRACTOR IS REMINDED THAT HE MUST OBTAIN WRITTEN AUTHORIZATION TO USE PRIVATE PROPERTY AND ASSUME 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 TACK COATED 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. RUNOFF 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 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 LIFT THICKNESSES AND COMPACTION REQUIREMENTS AS SHOWN ON THE DRAWINGS. UNLESS SHOWN 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 BEDDING 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 PRECONSTRUCTION FIELD VERIFICATION. SUCH INFORMATION SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR VERIFICATION OR MODIFICATION OF THE PLANS.
 - THE CONTRACTOR SHALL PROVIDE AS-BUILT RECORD DRAWINGS INCLUDING, AS A MINIMUM, THE FOLLOWING INFORMATION AS WELL AS ALL REQUIREMENTS OF THE SPECIFICATION:
 - RECORD OF ALL UTILITIES ENCOUNTERED IN TRENCH EXCAVATION. INFORMATION SHALL INCLUDE DIAMETER OF UTILITY, DEPTH OF BURIAL AND LOCATION WITH REFERENCE TO NEAREST STRUCTURE SHOWN ON DRAWINGS. THIS INFORMATION SHALL BE KEPT CURRENT ON A WEEKLY BASIS. FAILURE TO DO SO MAY RESULT IN WITHHOLDING OF PAYMENTS.
 - DISTANCE TIES TO ALL MANHOLES, CLEANOUTS, BENDS AND CORPORATION STOPS.
 - UTILITY REPAIRS, SIDEWALK AND DRIVEWAY REPLACEMENTS CENTERLINE.
 - STATIONS OF BENDS, CLEANOUTS, VALVES AND CORPORATION STOPS.
 - DENOTE BENCH MARK REFERENCE USED.
 - PERIODIC OFFSETS.
 - RECORD DETAILS NOT SHOWN ON THE ORIGINAL CONTRACT DOCUMENTS. ANY FIELD CHANGES OF DIMENSIONS AND DETAILS AND ANY CHANGES MADE BY CHANGE ORDER OR FIELD ORDER.
 - CERTIFICATE OF SUBSTANTIAL COMPLETION SHALL NOT BE ISSUED UNTIL AS-BUILT INFORMATION IS ACCEPTABLE.
 - PROVIDE TWO (2) SETS OF FINAL COMPLETE RECORD DRAWINGS. CONTRACTOR SHALL FURNISH AS-BUILT DATA ON PLAN SHEETS.
 - 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.
 - ALL WORK TO BE PERFORMED WITHIN THE CITY OF WATERTOWN MARGIN WILL REQUIRE SIGN-OFF FROM A PROFESSIONAL ENGINEER, LICENSED AND CURRENTLY REGISTERED TO PRACTICE IN THE STATE OF NEW YORK. THAT THE WORK WAS BUILT ACCORDING TO THE APPROVED SITE PLAN AND APPLICABLE CITY OF WATERTOWN STANDARDS. COMPACTION TESTING WILL BE REQUIRED FOR ALL WORK TO BE PERFORMED WITHIN THE CITY OF WATERTOWN MARGIN AND MUST BE SUBMITTED TO THE CITY OF WATERTOWN CODES DEPARTMENT.

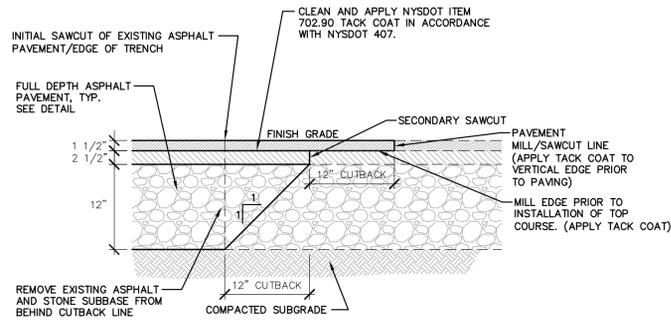


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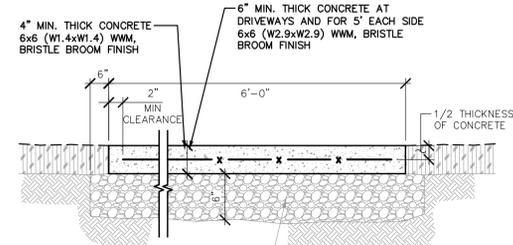


NOTES:
 1. ALL HMA COMPACTION WILL BE TO 95% MADMTD (MIXTURE'S AVERAGE DAILY MAXIMUM THEORETICAL DENSITY) PER NYS DOT SPECIFICATIONS FOR HMA COMPACTION 402-3.07 PROCTOR MAXIMUM DENSITY.
 2. FIELD VERIFICATION OF COMPACTION SHALL BE BY NUCLEAR DENSITY TESTING METHODS

1 TYPICAL ASPHALT PAVEMENT DETAIL
 NOT TO SCALE

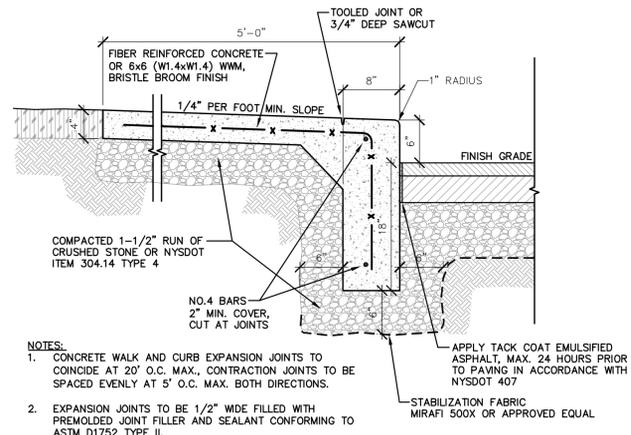


2 TYPICAL ASPHALT PAVEMENT JOINT DETAIL
 NOT TO SCALE



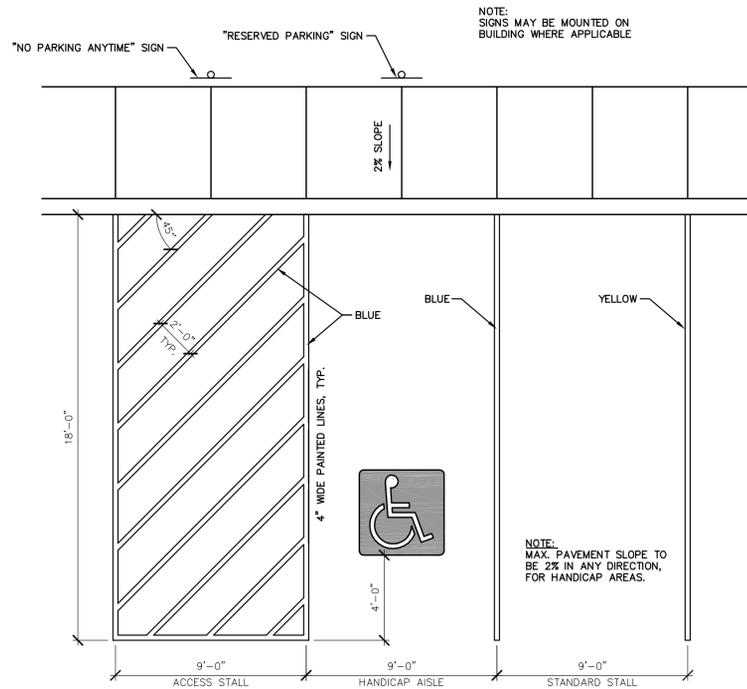
NOTES:
 1. CONCRETE WALK EXPANSION JOINTS TO COINCIDE AT 20' O.C. MAX., CONTRACTION JOINTS TO BE SPACED EVENLY AT 4' TO 6' O.C. MAX. BOTH DIRECTIONS. CONTRACTION JOINT SPACING SHALL BE SPACED SYMMETRICALLY BASED UP THE SIDEWALK WIDTH BEING CONSTRUCTED. (I.E. 6' WIDE WALK - 6' CONTROL JOINTS 5' WIDE WALK - 5' CONTROL JOINTS 8' WIDE WALK - 4' CONTROL JOINTS)
 2. EXPANSION JOINTS TO BE 1/2" WIDE FILLED WITH PREMOLDED JOINT FILLER AND SEALANT CONFORMING TO ASTM D1752 TYPE II.
 3. CONTROL/CONTRACTION JOINTS SHALL BE TOOLED OR SAW CUT JOINT WITH A DEPTH OF 1/4 THE CONCRETE THICKNESS.

3 TYPICAL CONCRETE WALK DETAIL
 NOT TO SCALE

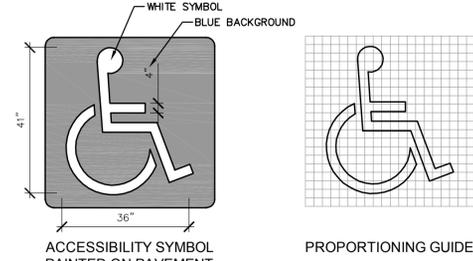


NOTES:
 1. CONCRETE WALK AND CURB EXPANSION JOINTS TO COINCIDE AT 20' O.C. MAX., CONTRACTION JOINTS TO BE SPACED EVENLY AT 5' O.C. MAX. BOTH DIRECTIONS.
 2. EXPANSION JOINTS TO BE 1/2" WIDE FILLED WITH PREMOLDED JOINT FILLER AND SEALANT CONFORMING TO ASTM D1752 TYPE II.

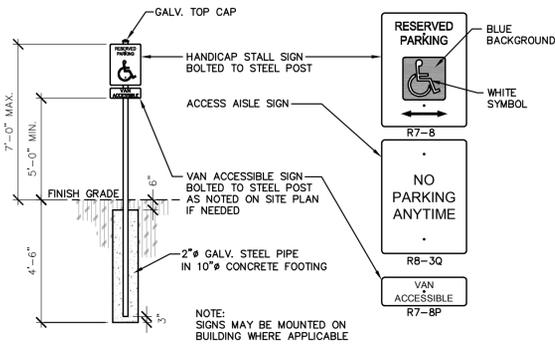
4 TYPICAL INTEGRAL CURB AND WALK DETAIL
 NOT TO SCALE



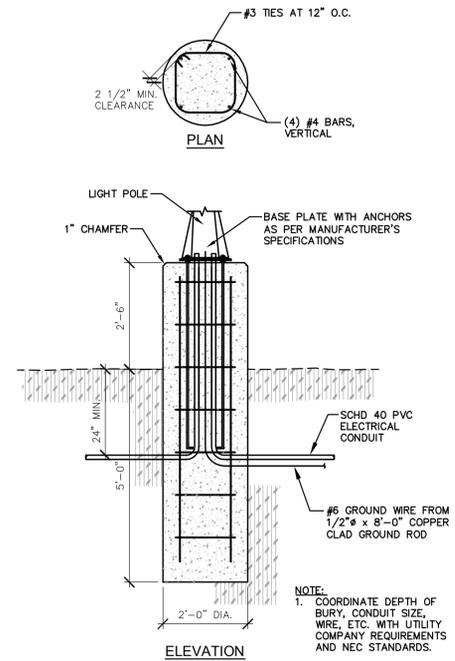
5 TYPICAL PARKING STALL MARKINGS DETAIL
 NOT TO SCALE



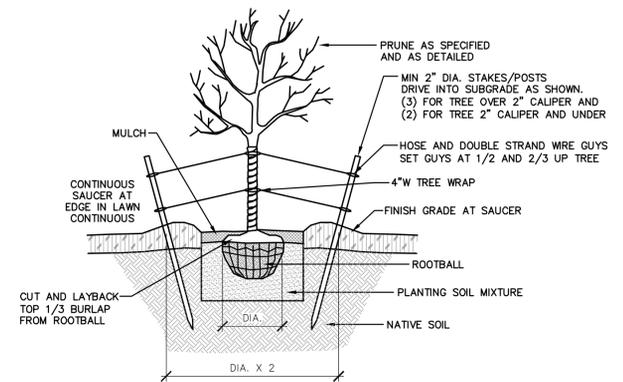
6 TYPICAL HANDICAP SYMBOL DETAIL
 NOT TO SCALE



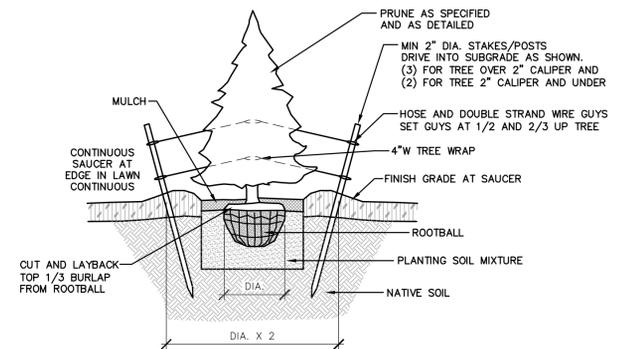
7 TYPICAL HANDICAP SIGN DETAIL
 NOT TO SCALE



8 TYPICAL LIGHT POLE BASE DETAIL
 NOT TO SCALE

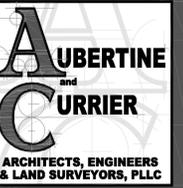


9 TYPICAL TREE PLANTING DETAIL
 NOT TO SCALE



10 TYPICAL EVERGREEN TREE PLANTING DETAIL
 NOT TO SCALE

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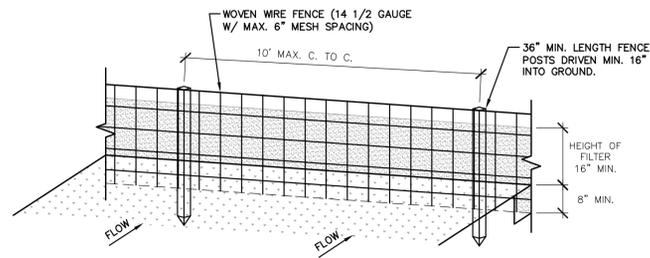


WATERTOWN ANIMAL HOSPITAL
 ADDITION/RENOVATION PROJECT
 1445 WASHINGTON STREET
 CITY OF WATERTOWN
 JEFFERSON COUNTY, STATE OF NEW YORK

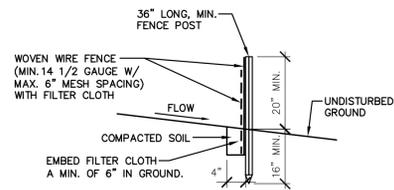
PROJECT NO: 2012-083
 SCALE: AS NOTED
 DRAWN BY: TFT
 CHECKED BY: MRM
 ISSUE DATES: 09/18/2015

SITE DETAILS

CS500



PERSPECTIVE VIEW



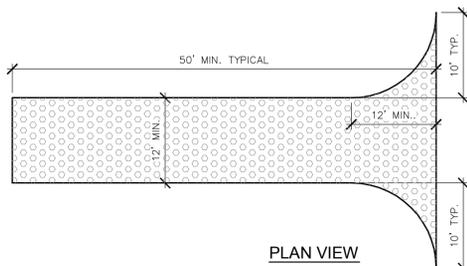
SECTION VIEW

CONSTRUCTION SPECIFICATIONS

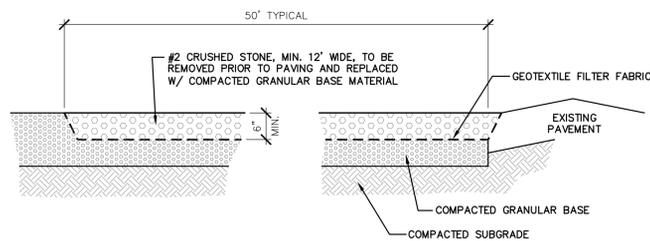
- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.
- FILTER CLOTH TO BE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 12 1/2 GAUGE, 6" MAXIMUM MESH OPENING.
- WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
- PREFABRICATED UNITS SHALL BE GEOFAB, ENVROFENCE, OR APPROVED EQUIVALENT.
- MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

1 TYPICAL SILT FENCE DETAIL

NOT TO SCALE



PLAN VIEW

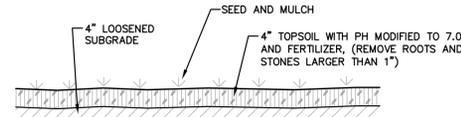


CONSTRUCTION SPECIFICATIONS

- LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
- THICKNESS - NOT LESS THAN SIX (6) INCHES.
- WIDTH - TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.
- FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
- SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 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 MUST BE REMOVED IMMEDIATELY.
- WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON A AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
- PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

2 TYPICAL OFFSITE SEDIMENT TRACKING DETAIL

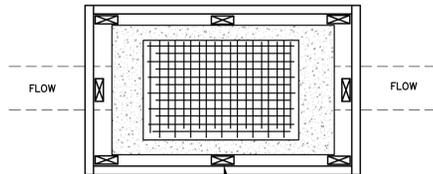
NOT TO SCALE



NOTE:
PROVIDE SOIL TESTS WITH SEED, FERTILIZER AND MULCH RECOMMENDATIONS
(ONE PER EACH 5 ACRES OF SEEDING AND MIN. ONE PER TOPSOIL STOCKPILE)

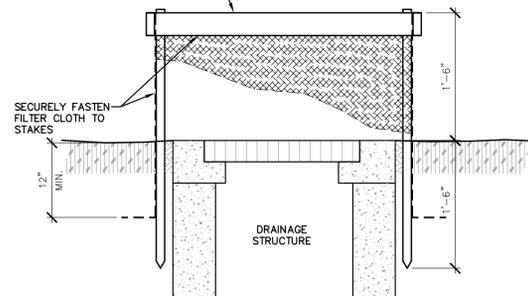
3 TYPICAL TOPSOIL REPLACEMENT DETAIL

NOT TO SCALE



2"x4" WOOD FRAME SHALL BE COMPLETED AROUND THE CREST OF THE FILTER CLOTH FOR OVERFLOW STABILITY

2"x4" STAKES SPACED EVENLY AROUND STRUCTURE WITH A MAXIMUM SPACING OF 3'-0"

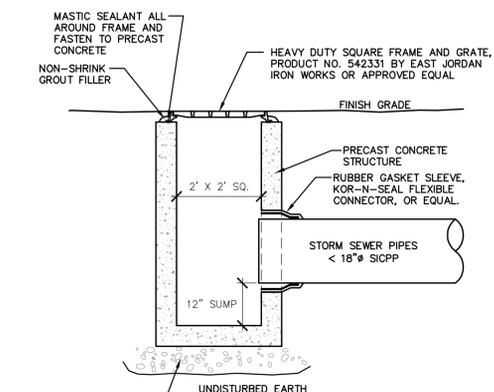


INSTALLATION NOTES:

- FILTER CLOTH TO BE CUT FROM A ROLL TO ELIMINATED JOINTS. IF JOINTS ARE NEEDED THEY WILL BE OVERLAPPED TO THE NEXT STAKE.
- STAKE SHALL BE 2"x4" AND A MINIMUM OF 36" LONG.
- MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED AT REGULAR INTERVALS.
- FILTER CLOTH SHALL BE FILTER X, MIRAFI 100X, STABILINKA-T140N OR APPROVED EQUAL

4 TYPICAL INLET PROTECTION DETAIL

NOT TO SCALE



NOTES:

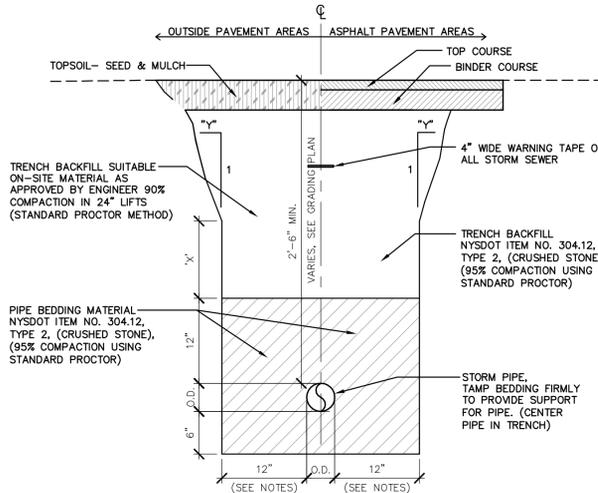
- ALL CATCH BASIN SECTIONS TO BE HS-20 LOAD RATING, MINIMUM.
- BITUMASTIC WATERPROOF COATING TO BE APPLIED TO OUTER SURFACE OF CATCH BASIN SECTIONS.

5 TYPICAL 2' x 2' SQ. CATCH BASIN DETAIL

NOT TO SCALE

EROSION AND SEDIMENT CONTROL NOTES:

- PRIOR TO COMMENCING ANY CLEARING GRUBBING, EARTHWORK ACTIVITIES, ETC. AT THE SITE, THE CONTRACTOR SHALL FLAG THE WORK LIMITS AND SHALL INSTALL ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES (I.E. SILT FENCES, TREE PROTECTION/BARRIER FENCES, STABILIZED CONSTRUCTION ENTRANCES, STORM DRAIN SEDIMENT FILTERS, DRAINAGE DITCH SEDIMENT FILTERS, ETC.) INDICATED ON THE PROJECT DRAWINGS. TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES MUST BE CONSTRUCTED, STABILIZED, AND FUNCTIONAL BEFORE SITE DISTURBANCE BEGINS WITHIN THEIR TRIBUTARY AREAS. ONCE CONSTRUCTED, ALL MEASURES SHALL BE PROPERLY MAINTAINED AND/OR REPLACED AS NECESSARY AND THEN REMOVED FROM THE SITE ONCE VEGETATION AND PAVEMENT ARE IN PLACE.
- EARTH DISTURBANCE SHALL BE LIMITED TO AREAS WHERE TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE INSTALLED. ONCE ALL MEASURES ARE INSTALLED TO THE SATISFACTION OF THE ENGINEER, THE REMAINDER OF THE CLEARING AND GRADING ACTIVITIES SHALL COMMENCE.
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN STRICT COMPLIANCE WITH THE "NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL" CURRENT EDITION.
- THE CONTRACTOR SHALL COMPLY WITH THE PROVISIONS OF ALL ENVIRONMENTAL PERMITS ISSUED FOR THIS PROJECT. THESE PLANS REFLECT THE PROVISIONS AND REQUIREMENTS OF SAID PERMIT(S). PERMIT(S) WILL BE AVAILABLE FROM THE ENGINEER-IN-CHARGE PRIOR TO THE START OF CONSTRUCTION.
- CONSTRUCTION IS TO PROCEED IN ACCORDANCE WITH THE CONSTRUCTION PHASING SCHEDULED SUPPLIED BY THE CONTRACTOR OR SHOWN ON THE PLANS. ALL ELEMENTS OF THE SCHEDULE SHALL BE COMPLETED PRIOR TO BEGINNING THE NEXT CONSTRUCTION PHASE. THESE ELEMENTS INCLUDE ALL UTILITY CONSTRUCTION, THE BASE COURSE OF ASPHALT PAVING AND ESTABLISHING GRASSES ON ALL DISTURBED AREAS. FOR TIME FRAMES OUTSIDE THE GROWING SEASON, OTHER METHODS OF SOIL STABILIZATION (SUCH AS THE USE OF JUTE MESH) SHALL BE USED UNTIL SUCH TIME AS GRASSES CAN BE ESTABLISHED.
- THE CONTRACTOR SHALL INSPECT AND MAINTAIN THE INTEGRITY AND FUNCTION OF ALL TEMPORARY EROSION CONTROL MEASURES THROUGHOUT THE DURATION OF THE DEVELOPMENT PROCESS TO ASSURE PROPER FUNCTION. SILTATION BARRIERS SHALL BE MAINTAINED IN GOOD CONDITION AND REINFORCED, EXTENDED, REPAIRED OR REPLACED AS NECESSARY. WASHOUTS SHALL BE IMMEDIATELY REPAIRED, RE-SEEDED AND PROTECTED FROM FURTHER EROSION. ALL ACCUMULATED SEDIMENT SHALL BE REMOVED AND/OR CLEANED OUT OF APPROPRIATE SPOIL AREAS. WATER SHALL BE APPLIED TO NEWLY SEEDS AREAS AS NEEDED UNTIL GRASS COVER IS WELL ESTABLISHED TO EFFECTIVELY CONTROL WIND EROSION. WATER SHALL BE APPLIED TO ALL EXPOSED SOILS AS NECESSARY UNTIL GROUND COVER IS PERMANENTLY ESTABLISHED.
- THE STABILIZED CONSTRUCTION ENTRANCE, UTILIZED DURING CONSTRUCTION, SHALL BE MAINTAINED IN A CONDITION THAT SHALL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY. WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE. PERIODIC INSPECTIONS AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN EVENT.
- IMMEDIATELY FOLLOWING COMPLETION OF ANY AND ALL STORM DRAIN INLETS, STORM DRAIN INLET PROTECTION SHALL BE CONSTRUCTED. THE INLET PROTECTION SHALL FUNCTION TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAINS. THEY SHALL BE MAINTAINED IN GOOD CONDITION UNTIL FINAL VEGETATIVE COVER IS WELL ESTABLISHED.
- AS MUCH AS POSSIBLE EXISTING VEGETATION SHALL BE PRESERVED. FOLLOWING THE COMPLETION OF CONSTRUCTION ACTIVITIES IN ANY PORTION OF THE SITE, PERMANENT VEGETATION SHALL BE ESTABLISHED ON ALL EXPOSED SOILS.
- IN SOME INSTANCES, ESTABLISHING VEGETATION WILL BE NECESSARILY DELAYED WHILE CONSTRUCTION IS IN PROGRESS. UNTIL SUCH TIMES, SEEDING CONTROL MEASURES WILL BE EMPLOYED TO PREVENT SEDIMENT FROM LEAVING THE SITE. VEGETATION SHALL BE ESTABLISHED IN THESE AREAS AS SOON AS IT IS PRACTICAL.
- SITE PREPARATION ACTIVITIES SHALL BE PLANNED TO MINIMIZE THE SCOPE AND DURATION OF SOIL DISRUPTION.
- PERMANENT TRAFFIC CORRIDORS SHALL BE ESTABLISHED AND "ROUTES OF CONVENIENCE" SHALL BE AVOIDED. STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT ALL POINTS OF ENTRY ONTO THE PROJECT SITE.
- AREAS UNDERGOING CLEARING OR GRADING AND WHERE WORK IS DELAYED OR COMPLETED AND WILL NOT BE REDISTURBED FOR 21 DAYS OR MORE SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT VEGETATIVE COVER WITHIN 14 DAYS.
- TOPSOIL AND FILL THAT IS TO REMAIN STOCKPILED ON-SITE FOR PERIODS GREATER THAN 30 DAYS SHALL BE STABILIZED BY SEEDING PRIOR TO THE SEEDING OPERATION. THE STOCKPILED MATERIAL SHALL BE GRADED AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION, FERTILIZATION, SEEDING, MULCH APPLICATIONS AND MULCH ANCHORING.
- SILT FENCES SHALL BE CONSTRUCTED AROUND ALL STOCKPILES OF FILL, TOPSOIL AND EXCAVATED OVERBURDEN. SILT FENCES SHALL BE ANCHORED AND MAINTAINED IN GOOD CONDITION UNTIL SUCH TIME AS SAID STOCKPILES ARE REMOVED AND STOCKPIILING AREAS ARE BROUGHT TO FINAL GRADE AND PERMANENTLY STABILIZED.
- IN NO CASE SHALL ERODIBLE MATERIALS BE STOCKPILED WITHIN 25 FEET OF ANY DITCH STREAM OR OTHER SURFACE WATER BODY.
- DAMAGE TO SURFACE WATERS RESULTING FROM EROSION AND SEDIMENTATION SHALL BE MINIMIZED BY STABILIZING DISTURBED AREAS AND BY REMOVING SEDIMENT FROM CONSTRUCTION SITE DISCHARGES.
- CONSTRUCTION TRAFFIC SHALL NOT CROSS STREAMS OR DITCHES EXCEPT AT SUITABLE CROSSING FACILITIES, AND SHALL NOT OPERATE UNNECESSARILY WITHIN WATERWAYS OR DRAINAGE DITCHES.
- NO SYNTHETIC EROSION CONTROL MATERIAL, FENCING OR MATTING SHALL BE PART OF THE PERMANENT INSTALLATION.
- WHERE CONCENTRATED FLOWS ARE CREATED AS A RESULT OF CONSTRUCTION OPERATIONS, CHECK DAMS SHALL BE INSTALLED DEEMED NECESSARY.



NOTES:

- DIMENSIONS "X" AND "Y" SHOWN ABOVE SHALL BE DETERMINED BY CONTRACTOR TO COMPLY WITH O.S.H.A., NEW YORK STATE DEPARTMENT OF LABOR, NEW YORK STATE INDUSTRIAL CODE AND ALL OTHER APPLICABLE SAFETY STANDARDS.
- SAFETY SHEETING OR TRENCH BOX MAY BE USED IN PLACE OF SLOPED TRENCH WALLS.
- SHEETING, WHEN REQUIRED, TO BE CUT OFF AT LEAST 5 FEET BELOW STREET AND A MINIMUM OF 1 FOOT ABOVE TOP OF PIPE. WOOD SHEETING DRIVEN BELOW MID-DIAMETER OF THE PIPE SHALL BE LEFT IN PLACE. STEEL SHEETING DRIVEN BELOW MID-DIAMETER MAY BE WITHDRAWN IF APPROVED IN WRITING BY THE ENGINEER. FOR PVC PIPE ALL SHEETING DRIVEN BELOW MID-DIAMETER SHALL BE LEFT IN PLACE.
- TRENCHES LOCATED WITHIN 5' OF ROAD SHOULDERS SHALL BE TREATED THE SAME AS UNDER PAVEMENT.
- PIPE TO TRENCH WALL DISTANCE MAY BE REDUCED WHEN INSTALLED IN SAWCUT ROCK TRENCH.

6 TYPICAL STORM SEWER TRENCH DETAIL

NOT TO SCALE

SPECIFICATIONS:

SEED

- TEMPORARY SEED SPECIES: STATE CERTIFIED SEED FROM GRASS SPECIES, AS FOLLOWS:
 - PERENNIAL RYE, 100%
 - ANNUAL RYE, 100%
 - AROSTOOK WINTER RYE, 100%
- GRASS/LAWN AREA SEED SPECIES: STATE-CERTIFIED SEED OF GRASS SPECIES, AS FOLLOWS:
 - KENTUCKY BLUE GRASS: 40%
 - CREeping RED FESCUE GRASS: 25%
 - PERENNIAL RYE: 15%
 - TALL FESCUE OR SMOOTH BROMEGRASS: 20%
- WATERWAYS/DRAINAGE CHANNELS SEED SPECIES: STATE-CERTIFIED SEED OF GRASS SPECIES, AS FOLLOWS:
 - PERENNIAL RYE: 60%
 - TALL FESCUE OR SMOOTH BROMEGRASS: 40%
 - REEDTOP: 4%

PLANTING MATERIALS

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

EXECUTION

LAWN PREPARATION

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

TEMPORARY EROSION AND SEDIMENTATION CONTROL

- PROVIDE TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES TO PREVENT SOIL EROSION AND DISCHARGE OF SOIL-BEARING WATER RUNOFF OR AIRBORNE DUST TO ADJACENT PROPERTIES AND WALKWAYS, ACCORDING TO A SEDIMENT AND EROSION CONTROL PLAN, SPECIFIC TO THE SITE THAT COMPLIES WITH NYS DEC SPDES GENERAL PERMIT FOR STORMWATER DISCHARGES FROM CONSTRUCTION ACTIVITY, GP-01-10-001.
- THE OPERATOR SHALL INITIATE STABILIZATION MEASURES AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THEN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAVE TEMPORARILY OR PERMANENTLY CEASED. THIS REQUIREMENT DOES NOT APPLY IN THE FOLLOWING INSTANCES:
 - WHERE THE INITIATION OF STABILIZATION MEASURES BY THE 14TH DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY OR PERMANENTLY CEASED IS PRECLUDED BY SNOW COVER OR FROZEN GROUND CONDITIONS. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE;
 - CEED WITH 24 HOURS OF DISTURBANCE OR LOOSEN SCARIFY THE SOIL SURFACE PRIOR TO SEEDING.
 - SPRING, SUMMER OR EARLY FALL TEMPORARY SEEDING: ANNUAL OR PERENNIAL RYE GRASS AT A RATE OF 30 LBS./AC. (PERENNIAL RYE GRASS MUST BE UTILIZED WHERE FINAL GRADING ACTIVITIES WILL NOT BE COMPLETED UNTIL THE FOLLOWING SPRING.)
 - LATE FALL OR EARLY WINTER TEMPORARY SEEDING: CERTIFIED 'AROSTOOK' WINTER RYE AT A RATE OF 100 LBS./AC.
 - MULCH HAY OR STRAW AT A RATE OF 2 TONS/ACRE (APPROXIMATELY 90 BALES PER ACRE). MULCH ANCHORING WILL BE REQUESTED WHERE WIND OR AREAS OF WATER ARE OF CONCERN. WOOD FIBER HYDROMULCH OR OTHER SPRAYABLE PRODUCTS APPROVED FOR EROSION CONTROL MAY BE USED IF APPLIED ACCORDING TO MANUFACTURERS SPECIFICATIONS.

PERMANENT SEEDING

- SOWING RATES VARY WITH GRASS SPECIES AND MIXTURES.
- SOW SEED AT THE RATE OF 5 LB/1000 SQ. FT. (250 LB/AC).
- RAKE SEED LIGHTLY INTO TOP 1/8 INCH (3 MM) OF TOPSOIL, ROLL LIGHTLY, AND WATER WITH FINE SPRAY.
- MULCH WITH STRAW AT A RATE OF 2 TONS/ACRE (APPROXIMATELY 90 BALES PER ACRE). MULCH ANCHORING WILL BE REQUESTED WHERE WIND OR AREAS OF WATER ARE OF CONCERN. WOOD FIBER HYDROMULCH OR OTHER SPRAYABLE PRODUCTS APPROVED FOR EROSION CONTROL MAY BE USED IF APPLIED ACCORDING TO MANUFACTURERS SPECIFICATIONS.

SATISFACTORY LAWNS

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



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

PROJECT NO.: 2012-093

SCALE: AS NOTED

DRAWN BY: TFT

CHECKED BY: MRM

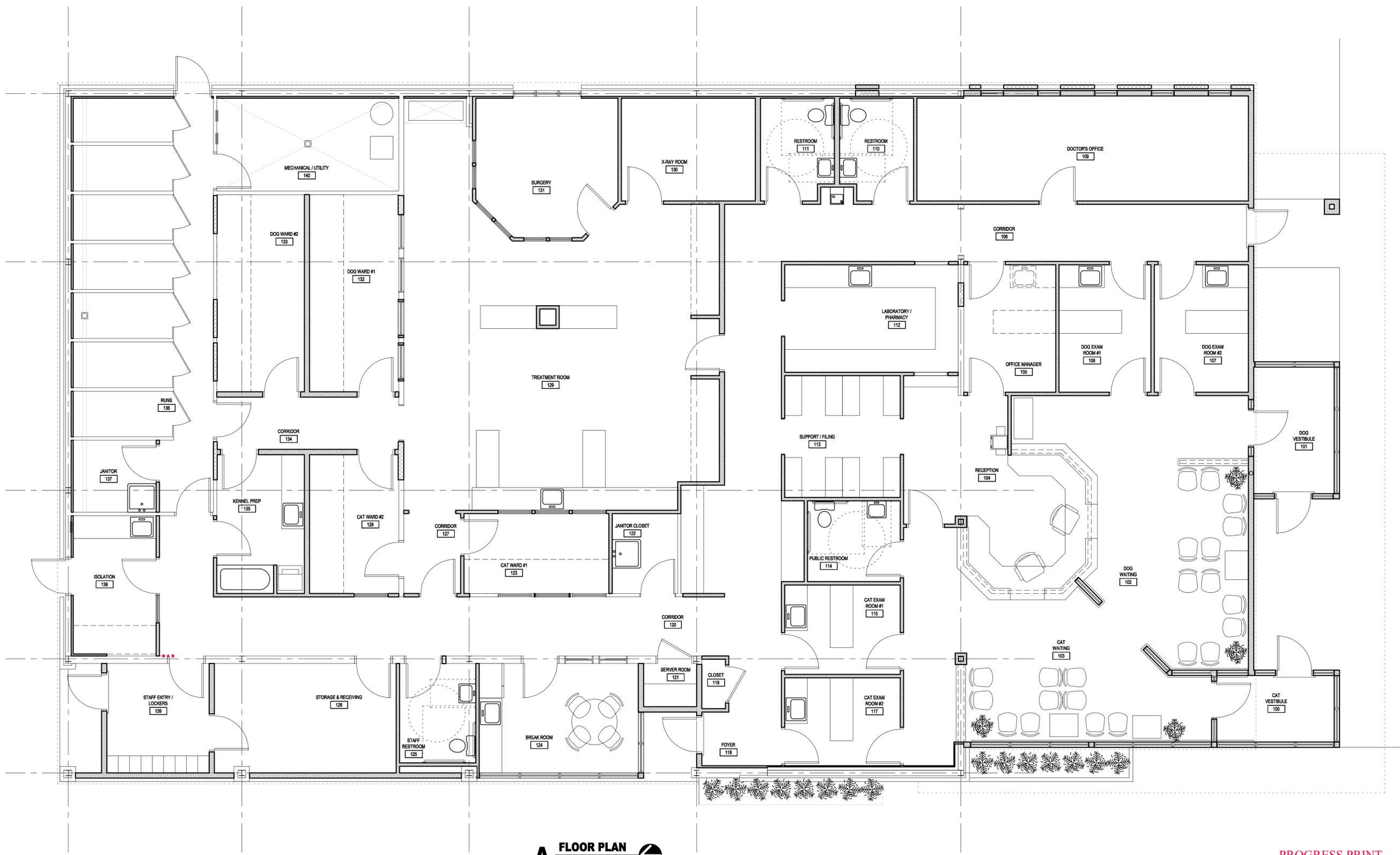
ISSUE DATES:
09/18/2015

GRADING AND EROSION AND
SEDIMENT CONTROL DETAILS

CG500

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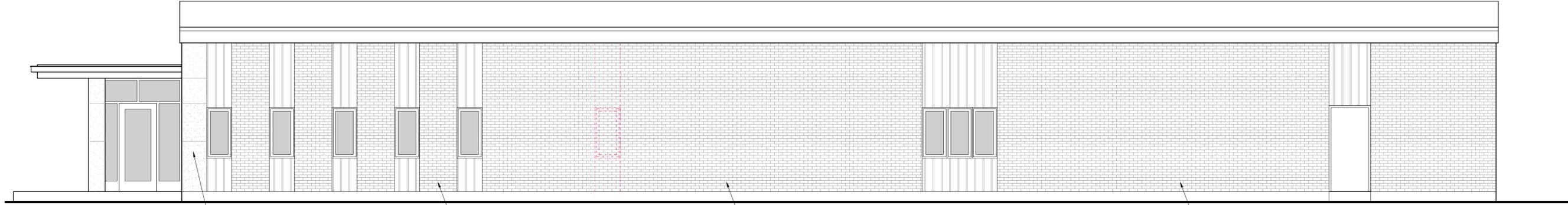
**WATERTOWN ANIMAL HOSPITAL
ADDITION / RENOVATION**
1445 WASHINGTON STREET
CITY OF WATERTOWN
JEFFERSON COUNTY, NEW YORK 13601

PROJECT NO: 2014-093
SCALE: AS NOTED
DRAWN BY: SWC
CHECKED BY:
ISSUE DATES:
- 09-15-2015 PLANNING BOARD

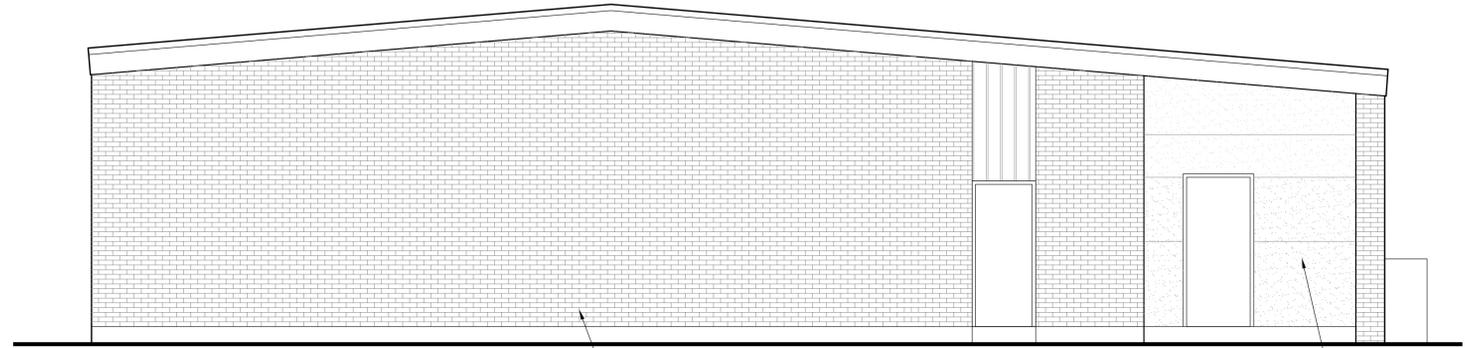
FLOOR PLAN

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

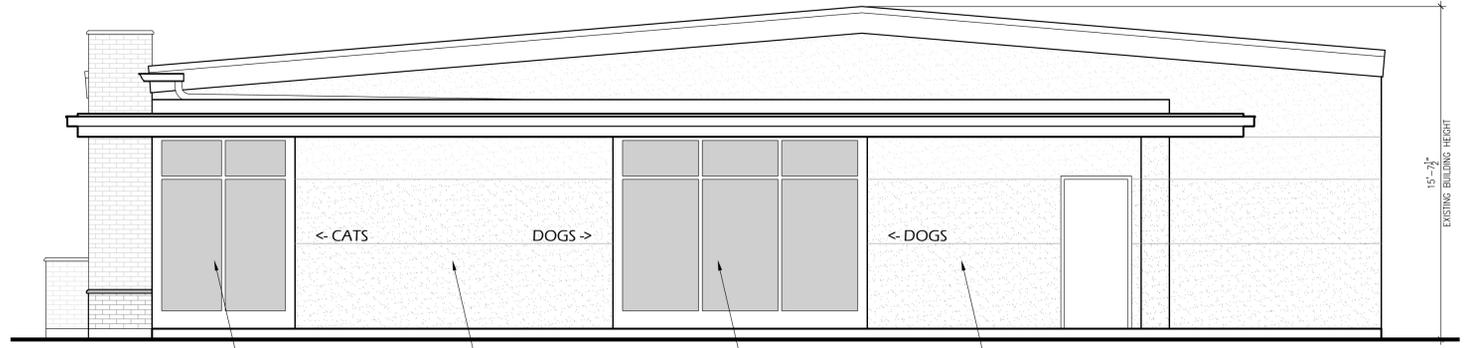
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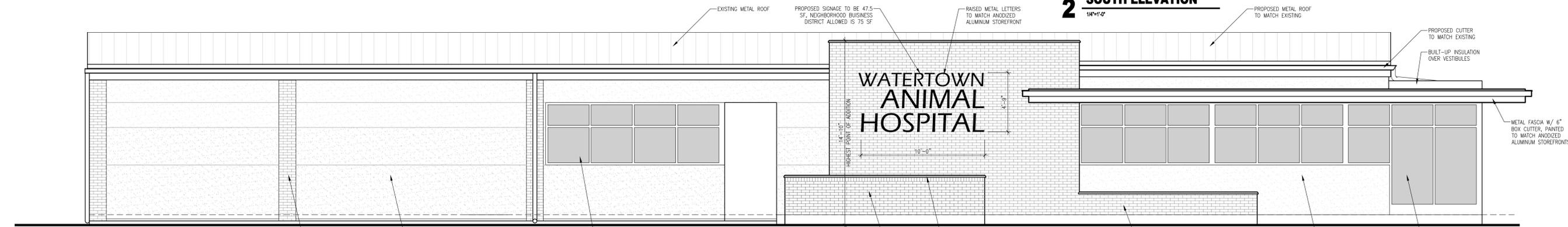
4 EAST ELEVATION
1/4"=1'-0"



3 NORTH ELEVATION
1/4"=1'-0"



2 SOUTH ELEVATION
1/4"=1'-0"



1 WEST ELEVATION
1/4"=1'-0"

**PROGRESS PRINT
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