

August 13, 2014

Kurt W. Hauk, P.E.
City Engineer
Room 305, City Hall
245 Washington Street
Watertown, NY 13601

**Re: Site Plan Ammendment Application
Oral Surgeon's Office
(A&C Project #2013-093)
163 Bellew Avenue South, Watertown, NY**

Dear Mr. Hauk:

Aubertine and Currier Architects, Engineers & Land Surveyors, PLLC on behalf of Gerald Schneeberger is requesting to be included on the agenda for the September 3, 2014 City of Watertown Planning Board meeting for a Site Plan Amendment review for an Oral Surgeon's Office, located at 163 Bellew Avenue South, on tax parcel no. 9-11-117.000. Included with this cover letter is a review fee check for \$50.00, seventeen (17) copies of the letter, Short SEQR Environmental Assessment Form, and four (4) copies of the revised Engineering Report. Also attached are four (4) full size copies of the Site Plan, Site Details and Thirteen (13) 11"x17" copies.

The original site plan consisted of a 3,624 SF Oral Surgeon's Office and associated site amenities including a 6,900 SF, 21 space parking lot, concrete sidewalks, site lighting, and landscape buffers. The building will be serviced by public sewer and water, and private electric, gas and telephone utilities.

The site amendment slightly differs from the original site plan in a variety of areas including the parking area, landscaping and site lighting. An additional 2,500 SF parking area containing 8 parking spaces has been constructed adjacent to the building creating a total of 28 parking spaces for the site. This increase in parking spaces results in an additional required handicap space. No site lighting has been provided on the site aside from the exterior building lighting. Due to the operating hours of the office, 8:00 AM – 5:00 PM, the exterior building lighting and the spillage of the street lighting onto the site, the owner felt additional site lighting wouldn't be necessary for the parking area. An 8' tall wooden fence has been installed along the east property line of the site. The fence acts as a buffer between the Neighborhood Business zone and the Residential zone, effectively replacing the proposed landscaping buffer. A variety of thirteen oak, maple, spruce and pine trees are planted along Bellew Avenue South and around the perimeter of the parking areas and building. 80 LF of 1" Type K copper water service has been connected to the 6" service stub, rather than the 1" service stub, utilizing a 1" tapping saddle, corp stop and curb stop. The remaining utilities (sanitary sewer, storm sewer, gas, etc.) have been installed as intended on the original site plan.

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



Christopher W. Todd
Civil Designer

Attachments

Cc: Gerald Schneeberger – Owner



NYS WBE Certified
SBA Woman Owned
Small Business (WOSB)

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

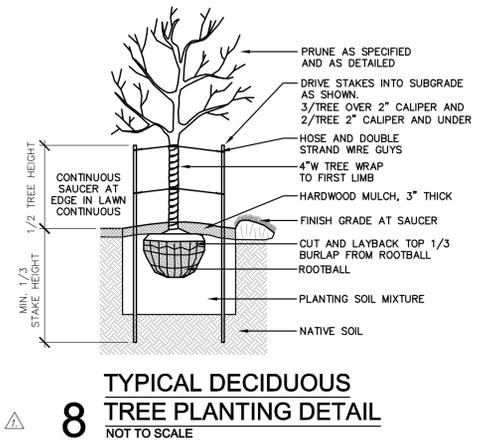
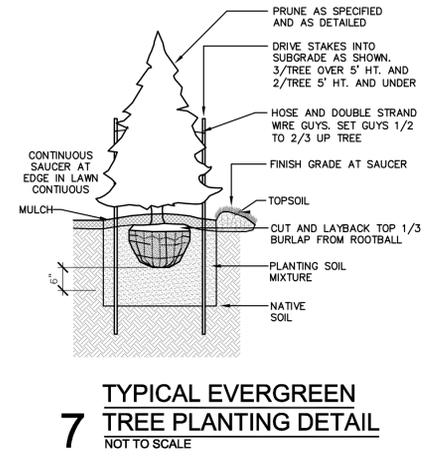
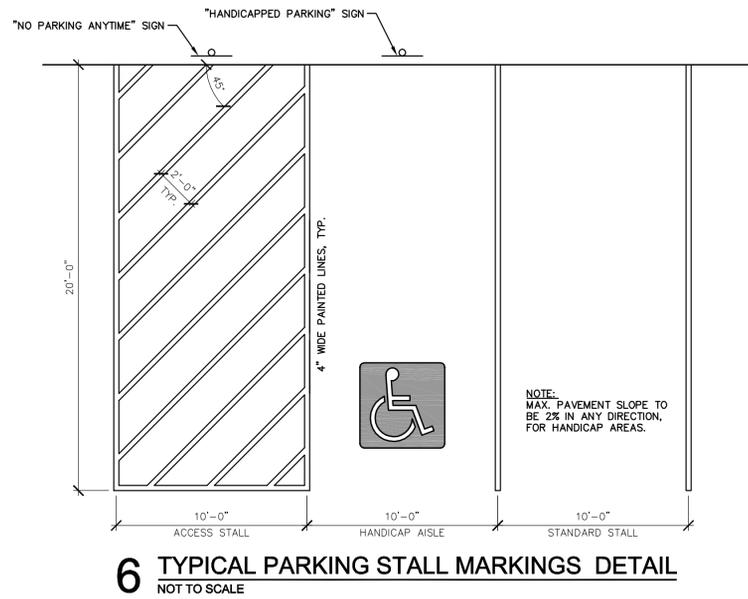
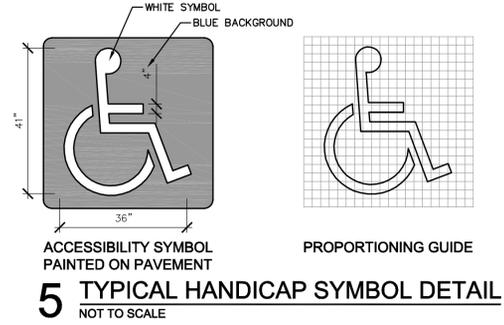
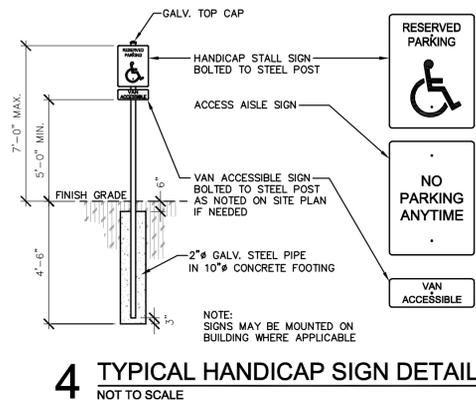
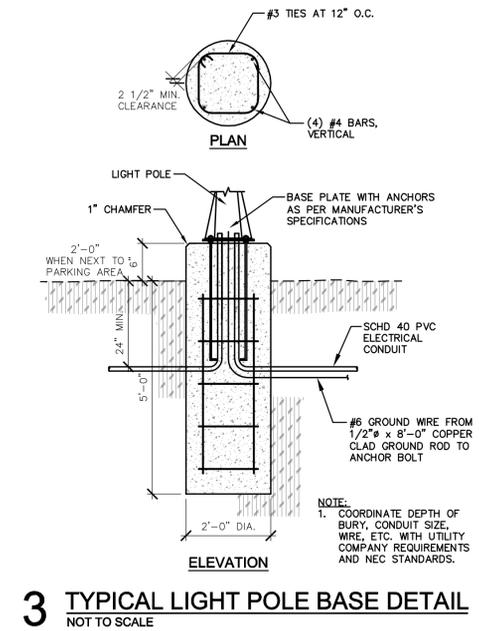
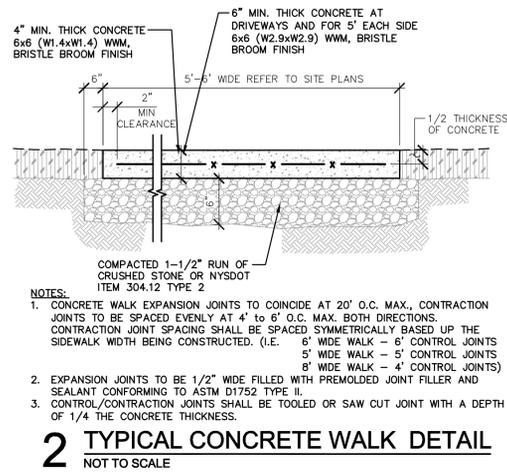
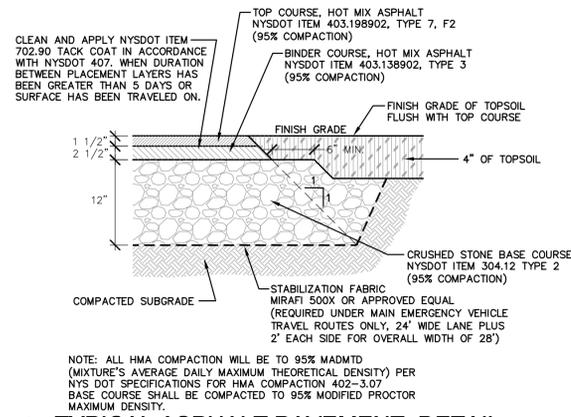
Partners
Michael L. Aubertine, R.A.
Architect

Patrick J. Currier, R.A.
Architect

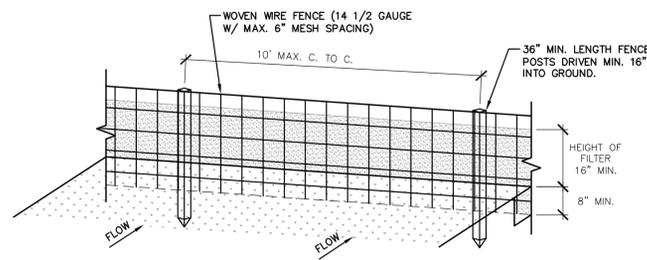
Brian A. Jones, AIA.,
LEED AP BD+C
Architect

Matthew R. Morgia, P.E.
Civil Engineer

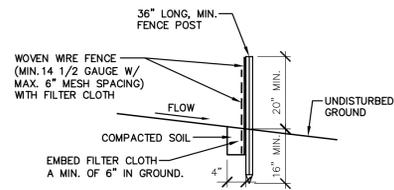
Jayson J. Jones, P.L.S.
Land Surveyor



PROJECT NO.	2013-083	
SCALE:	AS NOTED	
DRAWN BY:	CWT	
CHECKED BY:	MRM	
ISSUE DATES:	07/16/2013 08/22/2013	
08/13/2014	Revision - Site Plan Amendment	CWT



PERSPECTIVE VIEW

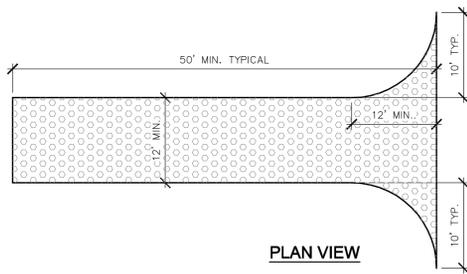


SECTION VIEW

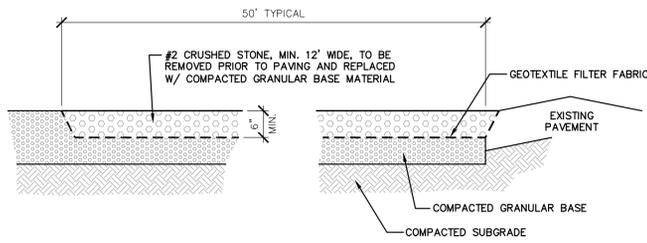
CONSTRUCTION SPECIFICATIONS

- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "I" 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 GEOPAF, 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



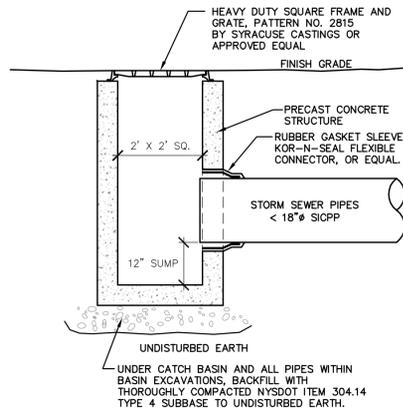
PLAN VIEW



CONSTRUCTION SPECIFICATIONS

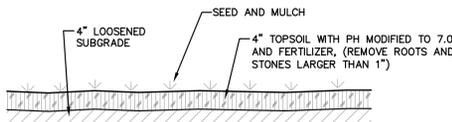
- LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
- THICKNESS - NOT LESS THAN SIX (6) INCHES.
- WIDTH - TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE 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



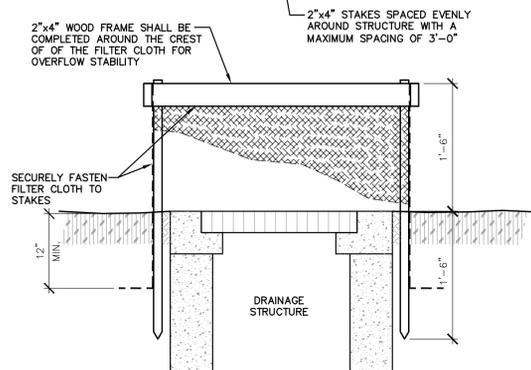
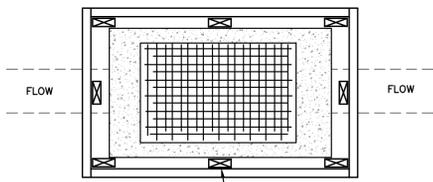
- NOTES:**
- ALL CATCH BASIN SECTIONS TO BE HS-20 LOAD RATING, MINIMUM.
 - BUTYMASTIC WATERPROOF COATING TO BE APPLIED TO OUTER SURFACE OF CATCH BASIN SECTIONS.

3 TYPICAL 2' x 2' SQ. CATCH BASIN 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)

4 TYPICAL TOPSOIL REPLACEMENT DETAIL
NOT TO SCALE



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

5 TYPICAL INLET PROTECTION 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 (IE 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 SCHEDULE 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 CONTAINED IN APPROPRIATE SPOIL AREAS. WATER SHALL BE APPLIED TO NEWLY SEEDING 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/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 FROM 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 IS PRACTICAL, 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. DURING THESE DELAYED PERIODS, VEGETATION 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 CONVEYANCE" 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 VEGETATED.
- 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.

EROSION AND SEDIMENT CONTROL SEQUENCE OF CONSTRUCTION:

- CONSTRUCTION WILL BEGIN WITH THE PROPER INSTALLATION AND PLACEMENT OF EROSION AND SEDIMENT CONTROL MEASURES. AT A MINIMUM THIS WOULD INCLUDE THE INSTALLATION OF A STABILIZED CONSTRUCTION ENTRANCE, SILT FENCE, CHECK DAMS, CONSTRUCTION FENCE, ETC. PROTECTING THE INTENDED WORK AREA DISTURBANCE.
- THE MAXIMUM AREA OF SITE DISTURBANCE WILL BE LIMITED TO LESS THAN 1 ACRE.
- FOLLOWING THE PROPER PLACEMENT OF EROSION AND SEDIMENT CONTROL MEASURES, TREE RELOCATION, SITE DEMOLITION, TOPSOIL REMOVAL, AND GRADING ACTIVITIES WILL COMMENCE.
- CONSTRUCTION STAGING AREAS AND STOCKPILE AREAS WILL BE ESTABLISHED. PROTECT STOCKPILE AREAS WITH SILT FENCE AND APPROPRIATE EROSION CONTROL. MAINTAIN ADEQUATE SEPARATION FROM DRAINAGE CHANNELS.
- EARTHWORK FOR UTILITY EXCAVATION AND BUILDING FOUNDATION EXCAVATION SHALL BEGIN FOLLOWING THE REMOVAL AND STOCKPIILING OF TOPSOIL.
- EXCAVATION AND CONSTRUCTION FOR PARKING AREA WILL PROGRESS PRIOR TO AND DURING BUILDING CONSTRUCTION. AREAS COMPLETED WILL BE ROUGH GRADED AND TEMPORARILY STABILIZED.
- ASPHALT IN PARKING AREA AND DRIVES WILL TAKE PLACE FOLLOWING THE EARTHWORK ACTIVITIES.
- THE CONSTRUCTION OF THE BUILDING WILL LIKELY TAKE PLACE DURING AND FOLLOWING THE COMPLETION OF PARKING AREAS AND UTILITY CONSTRUCTION.
- THE ENTIRE DISTURBED AREAS, WHICH ARE NOT PAVED, CONCRETE, STONE OR CONTAIN BUILDINGS WILL HAVE SOIL AREAS RESTORED, TOPSOIL PLACED, SEEDED AND STABILIZED AS LAWN AREAS.
- UPON FINAL STABILIZATION OF THE SITE AND ESTABLISHMENT OF A MINIMUM OF 80% GRASS GROWTH, ANY EROSION AND SEDIMENT CONTROL MEASURE CAN THEN BE REMOVED.

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%
 - REDOPT: 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. VERIFY SUITABILITY OF SURFACE SOIL TO PRODUCE TOPSOIL. VERIFY SUITABILITY OF SURFACE SOIL TO PRODUCE TOPSOIL.
 - TOPSOIL SOURCE: AMEND EXISTING IN-PLACE SURFACE SOIL TO PRODUCE TOPSOIL. VERIFY SUITABILITY OF SURFACE SOIL TO PRODUCE TOPSOIL. VERIFY SUITABILITY OF SURFACE SOIL TO PRODUCE TOPSOIL.
- 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 PHOSPHORUS, 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 SEEDING LAWNS 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 GRADES 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. DO NOT CREATE MUDDY SOIL.
- 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 SPOES 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.
- SOE SEED AT THE RATE OF 6 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 SEEDED LAWN: AT END OF MAINTENANCE PERIOD, A HEALTHY, UNIFORM, CLOSE STAND OF GRASS HAS BEEN ESTABLISHED, FREE OF WEEDS AND SURFACE IRREGULARITIES, WITH COVERAGE EXCEEDING 90 PERCENT OVER ANY 10 SQ. FT. (0.92 SQ. M) AND BARE SPOTS NOT EXCEEDING 5 BY 5 INCHES (125 BY 125 MM.)
- 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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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

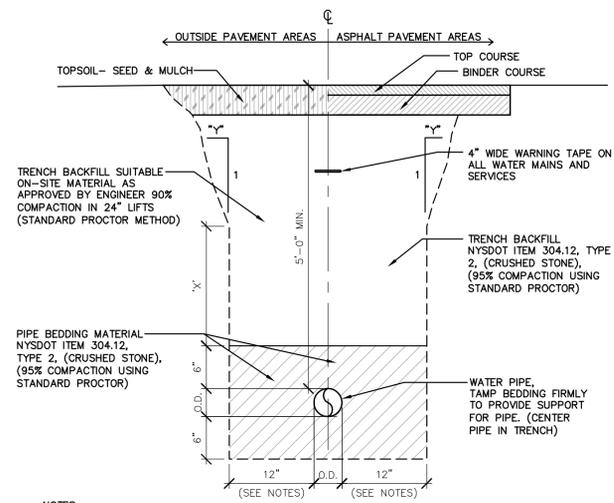


ORAL SURGEON'S OFFICE
OWNER: GERALD SCHNEEBERGER
163 BELLEVUE AVENUE SOUTH
CITY OF WATERTOWN
JEFFERSON COUNTY, STATE OF NEW YORK

PROJECT NO: 2013-093
SCALE: AS NOTED
DRAWN BY: CWT
CHECKED BY: MRM
ISSUE DATES:
07/16/2013
08/22/2013

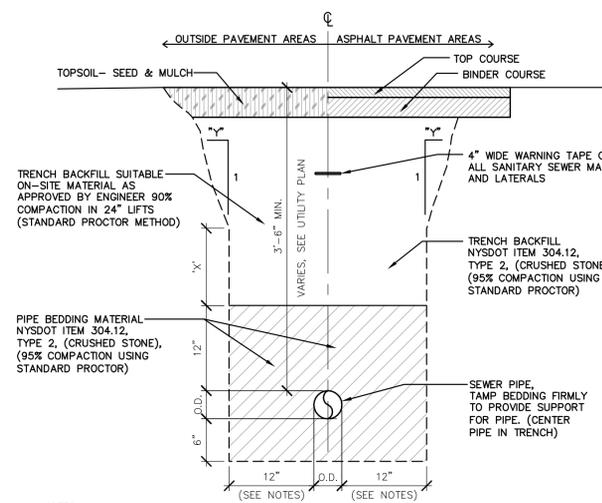
EROSION AND SEDIMENT CONTROL DETAILS

CG500



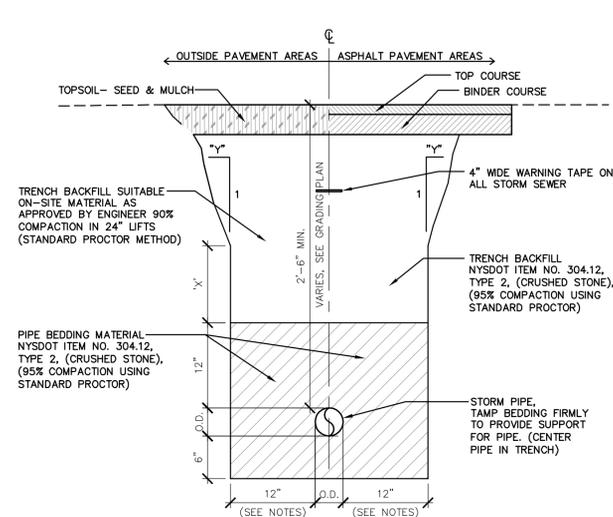
- NOTES**
- DIMENSIONS "X" AND "Y" SHOWN ABOVE SHALL BE DETERMINED BY CONTRACTOR TO COMPLY WITH O.S.H.A., NEW YORK STATE DEPARTMENT OF LABOR, NEW YORK STATE INDUSTRIAL CODE AND ALL OTHER APPLICABLE SAFETY STANDARDS.
 - SAFETY SHEETING OR TRENCH BOX MAY BE USED IN PLACE OF SLOPED TRENCH WALLS.
 - SHEETING, 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.

1 TYPICAL WATER TRENCH DETAIL
NOT TO SCALE



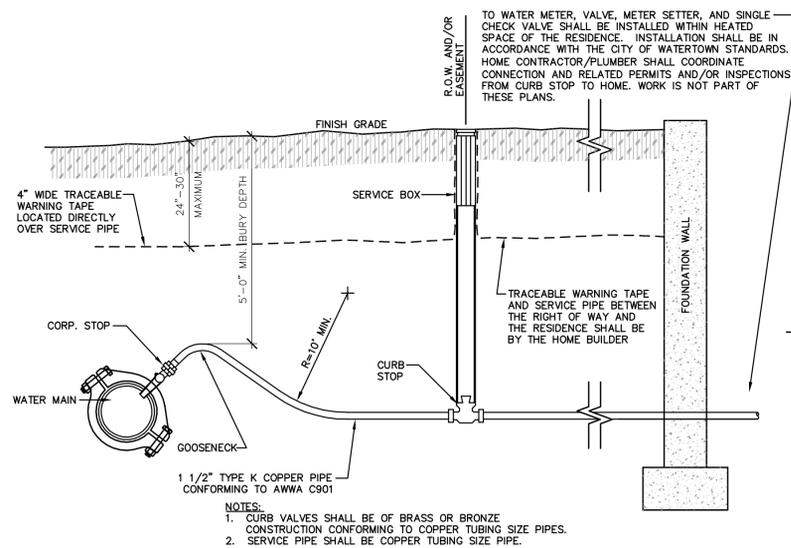
- NOTES**
- DIMENSIONS "X" AND "Y" SHOWN ABOVE SHALL BE DETERMINED BY CONTRACTOR TO COMPLY WITH O.S.H.A., NEW YORK STATE DEPARTMENT OF LABOR, NEW YORK STATE INDUSTRIAL CODE AND ALL OTHER APPLICABLE SAFETY STANDARDS.
 - SAFETY SHEETING OR TRENCH BOX MAY BE USED IN PLACE OF SLOPED TRENCH WALLS.
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 - 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.

4 TYPICAL SANITARY SEWER TRENCH DETAIL
NOT TO SCALE



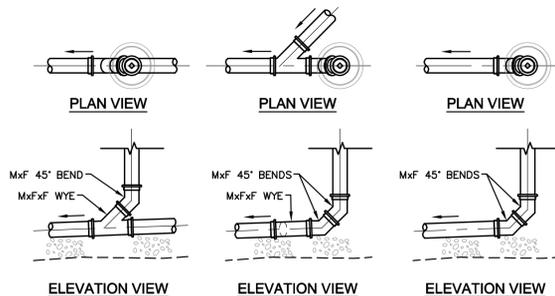
- NOTES**
- DIMENSIONS "X" AND "Y" SHOWN ABOVE SHALL BE DETERMINED BY CONTRACTOR TO COMPLY WITH O.S.H.A., NEW YORK STATE DEPARTMENT OF LABOR, NEW YORK STATE INDUSTRIAL CODE AND ALL OTHER APPLICABLE SAFETY STANDARDS.
 - SAFETY SHEETING OR TRENCH BOX MAY BE USED IN PLACE OF SLOPED TRENCH WALLS.
 - SHEETING, 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

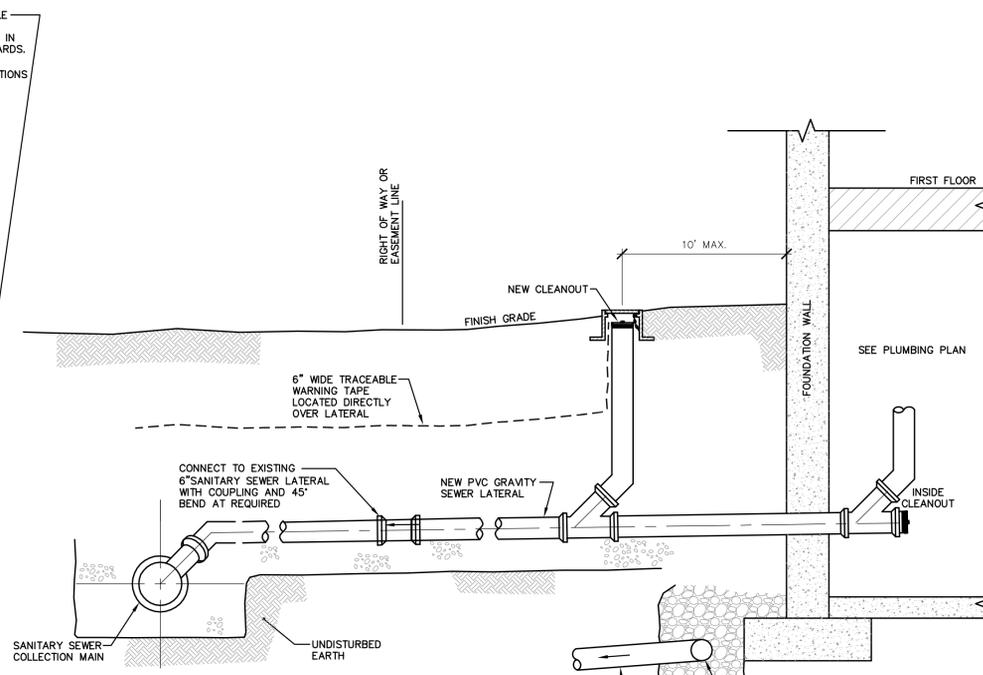


- NOTES**
- CURB VALVES SHALL BE OF BRASS OR BRONZE CONSTRUCTION CONFORMING TO COPPER TUBING SIZE PIPES.
 - SERVICE PIPE SHALL BE COPPER TUBING SIZE PIPE.

2 TYPICAL WATER SERVICE DETAIL
NOT TO SCALE
(DIP MAIN AND COPPER SERVICE)



3 TYPICAL CLEANOUT CONFIGURATION DETAIL
NOT TO SCALE

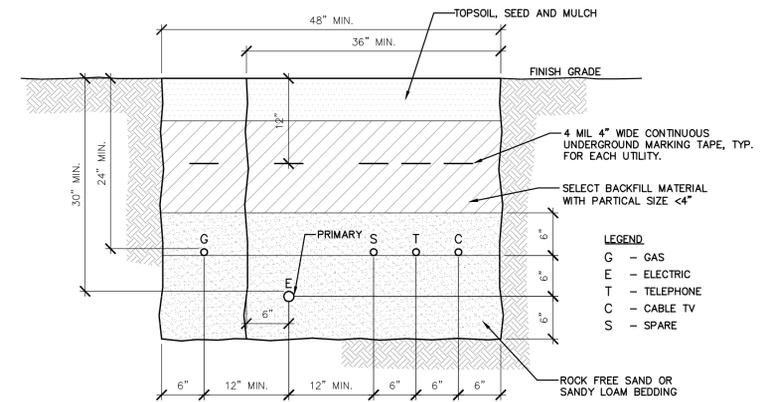


- NOTES**
- FOUNDATION DRAINS OR ANY OTHER STORM SEWERS SHALL NOT BE CONNECTED TO THE SANITARY SEWER.
 - STORM SEWER SERVICES SHALL DAYLIGHT WHERE ELEVATIONS PERMIT. SEALED SUMP PITS SHALL BE INSTALLED TO PUMP STORM WATER AWAY FROM HOUSE AND TO DRAINAGE CHANNELS WHERE ELEVATIONS DO NOT PERMIT GRAVITY FLOW.

5 TYPICAL SANITARY SEWER AT BASEMENT/CRAWL SPACE CONNECTION DETAIL
NOT TO SCALE

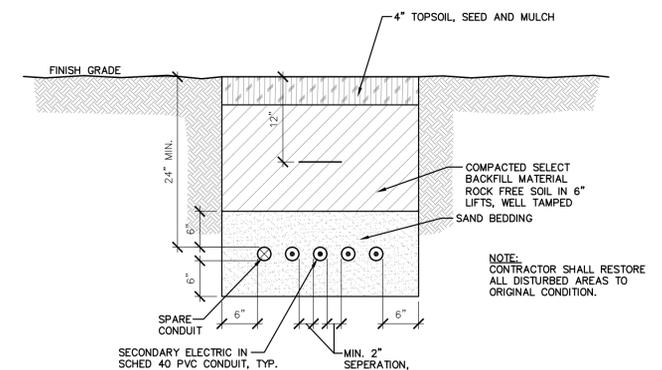
FOR ILLUSTRATION AND INFORMATION PURPOSES ONLY
NO SCOPE OF WORK SPECIFIED ON THIS DETAIL

08/13/2014	Revision - Site Plan Amendment	CWT
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- NOTES**
- INSTALLATION REQUIREMENTS TO BE VERIFIED WITH LOCAL UTILITY COMPANY. PORTIONS OR ALL OF THE PRIMARY SERVICES MAY BE INSTALLED BY LOCAL UTILITY COMPANIES. CONTRACTOR IS RESPONSIBLE FOR TRENCH EXCAVATION, AND SHALL COORDINATE INSTALLATION WITH UTILITY COMPANIES.
 - SECONDARY ELECTRIC TO SITE LIGHTING SHALL BE MIN. 1" SCHED 40 PVC CONDUIT. WIRE SIZES SHALL BE IN ACCORDANCE WITH NEC REQUIREMENTS.
 - ALL BURIAL TYPE CONDUITS, SIZES, NUMBER, AND WIRES SHALL BE COORDINATED WITH THE RESPECTIVE UTILITY COMPANY'S REQUIREMENTS.
 - WIDTH OF TRENCH IS DEPENDENT UPON THE NUMBER OF CONDUITS AND ARRANGEMENT REQUIRED BY EACH RESPECTIVE UTILITY COMPANY.

7 TYPICAL PRIMARY UNDERGROUND UTILITY TRENCH DETAIL
NOT TO SCALE



- NOTES**
- SECONDARY ELECTRIC SHALL BE MIN. 1" SCHED 40 PVC CONDUIT. WIRE SIZES SHALL BE IN ACCORDANCE WITH NEC REQUIREMENTS.
 - ALL BURIAL TYPE CONDUITS, SIZES, NUMBER, AND WIRES SHALL BE COORDINATED WITH THE RESPECTIVE UTILITIES.
 - WIDTH OF TRENCH IS DEPENDENT UPON THE NUMBER OF CONDUITS AND ARRANGEMENT REQUIRED BY EACH RESPECTIVE UTILITY COMPANY.

8 TYPICAL SECONDARY ELECTRICAL TRENCH IN LAWN AREA DETAIL
NOT TO SCALE

617.20
Appendix B
Short Environmental Assessment Form

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			
Project: Oral Surgeon's Office Sponsor: Gerald Schneeberger			
Name of Action or Project: Oral Surgeon's Office			
Project Location (describe, and attach a location map): 163 Bellew Avenue South Just North of the Bellew Avenue South Railroad Crossing			
Brief Description of Proposed Action: The project consists of a 3,624 SF Oral Surgeon's Office and associated site amenities. The building will contain two offices, six examination rooms, two restrooms, a reception area, a break room, multiple storage rooms, and a basement. Site amenities include the construction of two asphalt parking areas (one 6,960 SF area containing 20 parking spaces and one 2,500 SF area containing 8 parking spaces), concrete sidewalks, and landscape buffers. The building will be serviced by public sewer and water, and private electric, gas and telephone utilities.			
Name of Applicant or Sponsor: Gerald Schneeberger		Telephone: (315) 771-5833 E-Mail: dschnee59@yahoo.com	
Address: 545 Merrick Street			
City/PO: Clayton		State: New York	Zip Code: 13624
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: City of Watertown Planning Board - Building Permit			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		1.175 acres	
b. Total acreage to be physically disturbed?		0.92 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		1.175 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 checked="" type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>Gerald Schreeberger</u>	Date: <u>08/13/2014</u>	
Signature: <u>[Signature]</u>		

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
_____	_____
Name of Lead Agency	Date
_____	_____
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
_____	_____
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT