

August 21, 2012

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

**Re: Site Plan Review Application
RCAN LLC
(A&C Project #2012-087.001)
203 Clinton Street, Watertown, NY**



**AUBERTINE
and
CURRIER**
ARCHITECTS, ENGINEERS
& LAND SURVEYORS, PLLC

516 Bradley Street
Watertown, New York 13601

aubertinecurrier.com

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

Managing Partners
Michael L. Aubertine, R.A.
Architect
Patrick J. Currier, R.A.
Architect

Partners
Brian A. Jones, R.A., AIA
Architect
Matthew R. Morgia, P.E.
Civil Engineer
Jayson J. Jones, P.L.S.
Land Surveyor

Dear Mr. Hauk:

Aubertine and Currier Architects, Engineers & Land Surveyors, PLLC on behalf of RCAN LLC is requesting to be included on the agenda for the next City of Watertown Planning Board meeting for Site Plan review for a parking lot construction, located at 203 Clinton Street. Attached are four (4) copies of the Site Plan. Twelve (12) additional copies of the plan have been provided on 11"x17". Site Plan Application and Short EAF are also attached, with a check for \$50.00 for the review fee.

RCAN LLC is the owner of Innovative Physical Therapy located at 316 Sherman Street. They provide physical therapy services. Currently the company has limited parking for its clients and employees. They also have a lease agreement for the neighboring Knights of Columbus property (312 Sherman Street) to utilize their parking facilities during business hours. RCAN recently purchased the 203 Clinton Street property and will be demolishing the vacant 2 story residence. The property is located adjacent to the Knights of Columbus. The owner intends to utilize the existing 12,980 s.f. property for customer/employee parking.

The project will include 8,089 s.f. of asphalt parking with 19 parking spaces. Landscaping buffer areas and exterior parking lighting will also be added. The owner also wishes to keep as many existing trees on the property as possible. As part of this project, new drainage via a catch basin will be added and tied into the city's storm water system. An electrical pedestal will also be added on the property for the exterior lighting. The existing curb cut on Clinton Street will be closed off with only the existing curb cut on Sherman Street to be used.

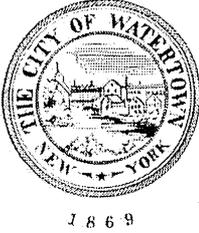
The owner intends to begin construction as soon as approvals are granted.

Please do not hesitate to contact me if you have any questions or need additional information.

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

Brian A Jones
Architect

Attachments
Cc: Cheryl Howard, RCAN LLC



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

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

PROPERTY LOCATION

Proposed Project Name: RCAN, LLC - Parking Lot Construction

Tax Parcel Number: 10-08-122

Property Address: 203 Clinton Street, Watertown, NY

Existing Zoning Classification: Residential-A

OWNER OF PROPERTY

Name: RCAN, LLC

Address: 316 Sherman Street

Watertown, NY 13601

Telephone Number: 315-786-0655

Fax Number: _____

APPLICANT

Name: Brian A. Jones, AIA, LEED AP BD+C, Aubertine and Currier, PLLC

Address: 522 Bradley Street

Watertown, NY 13601

Telephone Number: 315-782-2005

Fax Number: 315-782-1472

Email Address: baj@aubertinecurrier.com

ENGINEER/ARCHITECT/SURVEYOR

Name: Brian A. Jones, AIA, LEED AP BD+C, Aubertine and Currier, PLLC

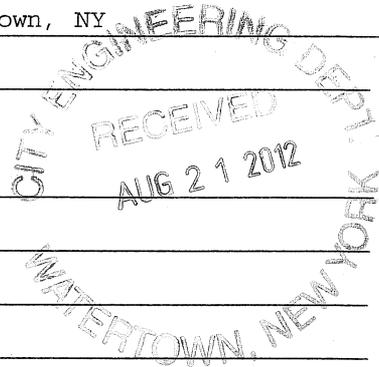
Address: 522 Bradley Street

Watertown, NY 13601

Telephone Number: 315-782-2005

Fax Number: 315-782-1472

Email Address: baj@aubertinecurrier.com



PROJECT DESCRIPTION

Describe project and proposed use briefly:

Existing .29 acre parcel will have existing 2 story vacant
residence demolished. New parking lot to be constructed with
landscaping buffer.

Is proposed Action:

- New Expansion Modification/Alteration

Amount of Land Affected:

Initially: .29 Acres Ultimately: .29 Acres

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

- Yes No If no, describe briefly

Parking lot is not an allowed use for Residential-A.

What is present land use in vicinity of project?

- Residential Industrial Commercial Agriculture
 Park/Forest/Open Space Other

Describe: Adjacent property is zoned limited - business.

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

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

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

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

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

Yes No

Proposed number of housing units (if applicable): N/A

Proposed building area: 1st Floor _____ Sq. Ft.
2nd Floor _____ Sq. Ft.
3rd Floor _____ Sq. Ft.
Total 0 Sq. Ft.

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

Number of parking spaces proposed: 19

Construction Schedule: Fall 2012

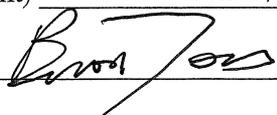
Hours of Operation: 9am - 5pm, Monday - Friday

Volume of traffic to be generated: 20 ADT

SIGNATURE

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

Applicant (please print) Brian A. Jones, AIA, LEED AP BD+C

Applicant Signature  Date: 08/21/2012

OPTIONAL DRAWINGS:

- 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 DRAWINGS:

** 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.

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

(Partial)

- 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. (Topography is underway - Estimated Completion is 09-04-2012)

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

- 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".
- 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 (Will be provided once topography survey is complete.)

- 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).

- 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).
- UTILITY PLAN** (Will be provided once topography survey is complete.)
- 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.
- 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** Part of site 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

(Will be provided once topography survey is complete.)

- 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.
- 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) ^{N/A}

- 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

(Will be provided once topography survey is complete.)

**** 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.

N/A

** 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.

N/A

** 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.

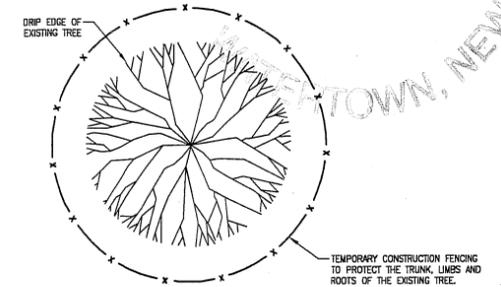
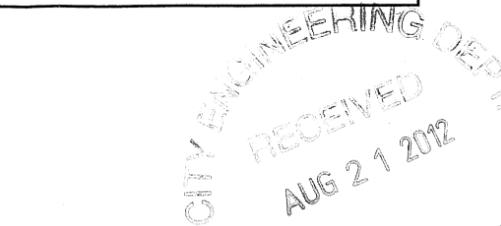
At this time in the submission period our office has not
completed the topography survey. I was encourage to submit
what we had for the September meeting.

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 the 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



RCAN, LLC
203 CLINTON STREET
CITY OF WATERTOWN
JEFFERSON COUNTY, STATE OF NEW YORK

NOTE:
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.



1 EXISTING TREE PROTECTION
N.T.S.

GENERAL NOTES

1. THE CONTRACTOR SHALL INSTALL ALL MATERIALS, PRODUCTS AND EQUIPMENT IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS AND IN SATISFACTION OF THE NEW YORK STATE BUILDING CODE STANDARDS FOR PERFORMANCE OF WORK.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. THE CONTRACTOR SHALL INDEMNIFY THE OWNER AND HIS AGENTS THROUGH ADEQUATE INSURANCE COVERAGE AGAINST ANY CLAIMS ARISING FROM CONSTRUCTION RELATED INJURIES OR FAILURE TO MAINTAIN SAFE WORK CONDITIONS ON SITE.
3. THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND ELEVATIONS OF EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF WORK. NOTIFY THE ARCHITECT IMMEDIATELY WITH ANY DISCREPANCIES PRIOR TO PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL ESTABLISH AND MAINTAIN ACCURATE BENCHMARKS FOR LAYOUT OF ALL WORK.
4. THE CONTRACTOR & OWNER SHALL REVIEW AND BECOME FAMILIAR WITH ALL DRAWINGS PRIOR TO COMMENCEMENT OF WORK. ANY INCONSISTENCIES FOUND BETWEEN THE DRAWINGS SHALL BE REPORTED TO THE ARCHITECT. DO NOT PERFORM ANY WORK AFFECTED IN ANY MANNER BY THE INCONSISTENCIES UNTIL THE ARCHITECT HAS CLARIFIED THE INFORMATION.
5. THE CONTRACTOR SHALL REQUEST THE LOCATION AND STAKING OF ALL BURIED UTILITIES PRIOR TO EXCAVATION. CONTACT LOCAL UPPO.
6. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AND INSPECTIONS.
7. THE CONTRACTOR SHALL MAINTAIN CLEAN AND SAFE WORKING CONDITIONS ON SITE.

PLANTING SCHEDULE

SYM	COMMON NAME	ABBREV.	BOTANICAL NAME	SIZE	QTY
	HONEYLOCUST, THORNLESS	HL	GLEDITSIA TRIACANTHOS INERMIS	2" CALIPER	9

LANDSCAPING NOTE:

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

PROGRESS PRINT
NOT FOR CONSTRUCTION

PROJECT NO: 2012-067.001

SCALE: AS NOTED

DRAWN BY: MEA

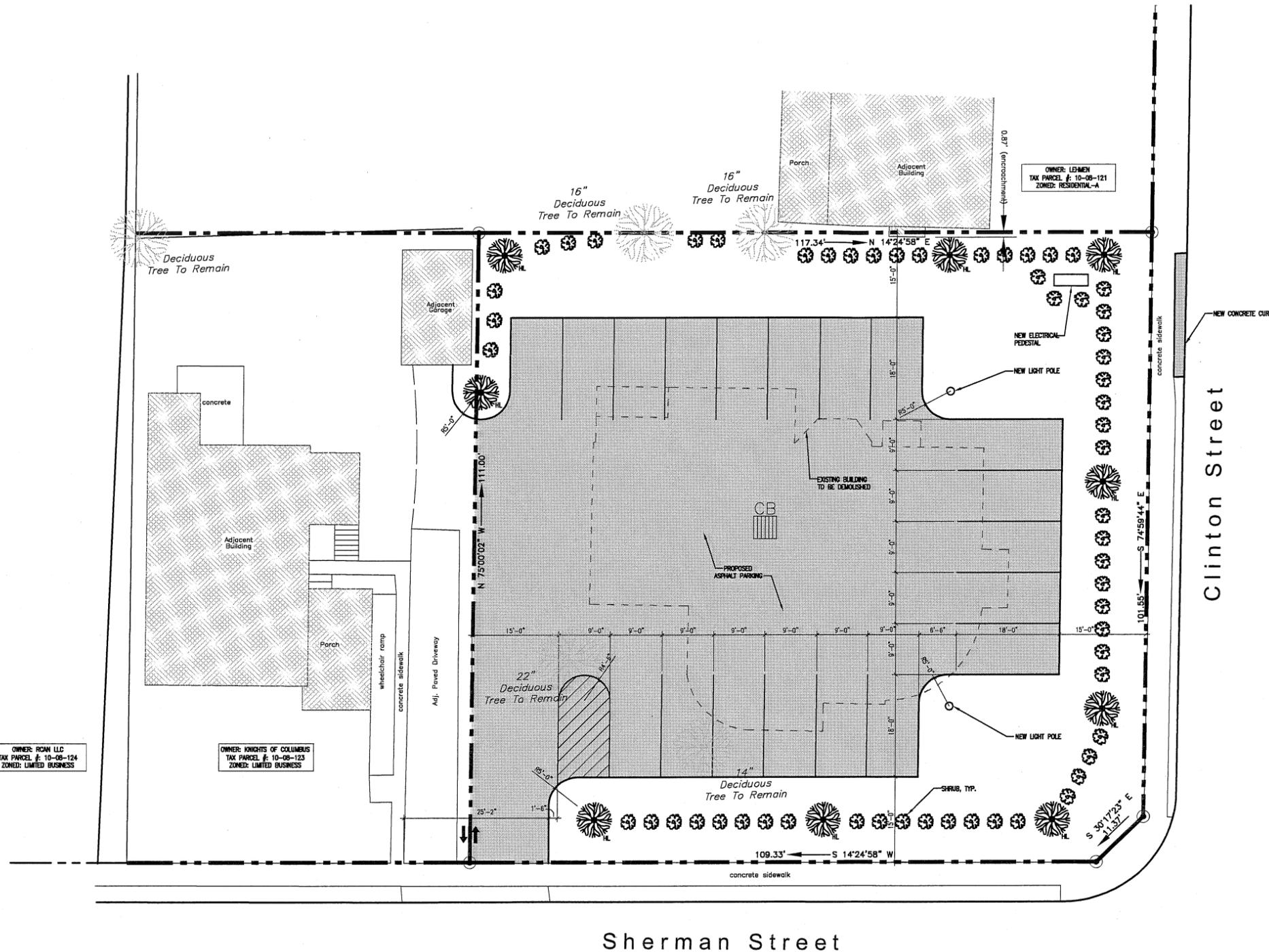
CHECKED BY: BAJ

ISSUE DATES:

08-21-2012 PLANNING & ZONING BOARD REVIEWS

SITE PLAN

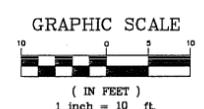
C100



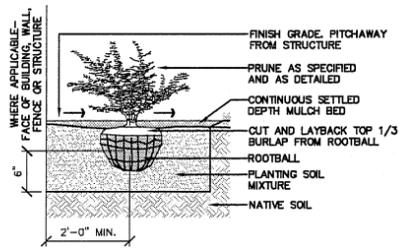
Sherman Street

Clinton Street

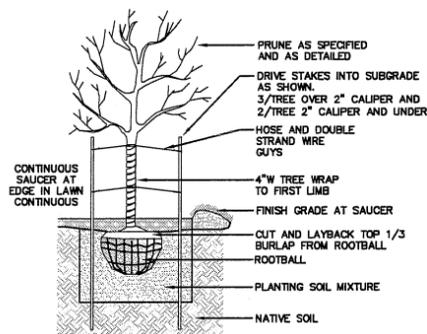
A SITE PLAN
1"=10'-0"



GENERAL INFORMATION	
Zoning	RESIDENTIAL A
Use	PARKING
Tax Parcel #	10-08-122
Existing Lot Area	12,981 S.F.
No. of Parking Spaces	19
Parking Space Dimensions	9' x 18'



3 TYPICAL SHRUB PLANTING DETAIL
NOT TO SCALE



2 TYPICAL TREE PLANTING DETAIL
NOT TO SCALE