



The parking lot entrance relies on access via the neighboring parcel owned by the Knights of Columbus. The applicant must record an easement for access across this parcel with the County Clerk, and provide a copy to the City Engineer.

**Pedestrians:** The applicant proposes to use the Sherman Street public sidewalk for circulation between the proposed lot and the existing office building. This sidewalk is in acceptable condition.

The sidewalk crossing the Sherman Street driveway is even but cracked. The applicant must replace the sidewalk and apron across the driveway per City standards. The applicant must provide a detail of the curb cut and sidewalk.

**Lighting:** Two light poles are proposed at the northeast and northwest corners of the parking lot. The applicant has not provided information regarding their height and configuration. The applicant must submit a photometric plan for review, ensuring that spillage across property lines does not exceed 0.5 foot candles at ground level. The applicant should also include a detail for the light poles and fixtures.

**Drainage & Grading:** No grading is shown. The applicant depicts a catch basin at the center of the lot, which will be tied into the City storm sewer system. The applicant must include a stormwater design plan and details.

The applicant must provide a grading plan showing existing and proposed contours, and provide pre- and post-development drainage calculations and maps.

**Water:** No new water service is proposed, but existing service will have to be removed. The applicant must depict the existing water service and call out for cutting and capping at the margin per City standards.

The applicant must add the following note: "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."

**Sewer:** The applicant must depict the existing sanitary sewer lines and call out for cutting and capping per City standards.

**Landscaping:** The applicant has proposed a landscaping layout that generally conforms to the Landscaping and Buffer Zone Guidelines. The perimeter of the lot has honeylocust trees planted every 40' minimum, with shrubbery in between. However, no detail has been provided regarding the proposed species, sizes or quantities of the shrubs. Additionally, all nine proposed trees are the same species of honeylocust. The applicant should include at least three different species in the plantings, and ideally no species would constitute more than 15% of plantings.

The applicant is removing two large trees; two existing trees near the western property line are to be saved, however they both appear to be in poor health.

#### **Miscellaneous:**

The applicant must provide a stamped and signed copy of the boundary and topographic survey. The survey must include all above and below surface features within 50' of the property and within the Clinton Street and Sherman Street rights-of-way.

The applicant must provide an Asphalt Paving Detail.

The applicant must obtain the following permits prior to construction: Sanitary Sewer Permit, Water Permit, Demolition Permit, and General City Permit for work in the right-of-way.

## Summary:

1. The applicant shall acquire the appropriate change of zoning and Special Use Permit prior to issuance of a building permit.
2. The applicant shall acquire an easement for access to the parking lot across 312 Sherman Street, parcel 10-08-123, to be recorded with the County Clerk, and provide a copy to the City Engineer.
3. The applicant shall replace the sidewalk and apron across the Sherman Street driveway per City standards, and provide a detail for this work on the plans.
4. The applicant shall provide a photometric plan ensuring that spillage across property lines is limited to a maximum 0.5 foot candles at ground level, and provide details for the light poles and fixtures.
5. The applicant shall provide a grading plan showing existing and proposed contours, and provide pre- and post-development drainage calculations and maps.
6. The applicant shall provide a stormwater design plan and details.
7. The applicant shall depict the existing water service and call out for cutting and capping at the margin per City standards.
8. The applicant shall add the following note: "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."
9. The applicant shall depict the existing sanitary sewer lines and call out for cutting and capping per City standards.
10. The applicant shall submit a complete landscaping plan that includes detailed information on the proposed shrubbery and diversifies the species of tree plantings to the greatest extent feasible, ideally such that no species accounts for more than 15% of plantings.
11. The applicant shall provide a wet-stamped and signed copy of the boundary and topographic survey. The survey must include all above and below surface features within 50' of the property, and within the Clinton Street and Sherman Street rights-of-way.
12. The applicant shall provide an Asphalt Paving Detail.

cc: City Council Members  
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