

12 April 2011

Mr. Kurt Hauk, P.E.  
City Engineer  
Room 305 – City Hall  
245 Washington St  
Watertown, NY 13601

Leo F. Gozalkowski, PLS  
Stephen W. Yaussi, AIA  
Edward G. Olley, Jr., AIA  
William P. Plante, PLS  
Patrick J. Scordo, PE  
Thomas S.M. Compo, PE

Gregory F. Ashley, PLS

Re: Site Plan Submission  
Samaritan Medical Center  
Samaritan Senior Village

File: 2010-267

Dear Mr. Hauk:

On behalf of Samaritan Medical Center we are submitting the following materials for Site Plan review at the 3 May 2011 City Planning Board meeting and the 26 April 2011 Jefferson County Planning meeting:

- 3 full size sets of Site Plans for Departmental Review, including a wet stamped original (Cover, C001, EX 101, EX 102, C101, C102, L101 and C501-C506);
- 16 - 11" x 17" Preliminary Architectural Plans (A101-A103);
- 12 - 11"x17" sets of Site Plans;
- 16 Signed and Sealed Engineering Reports;
- City of Watertown Site Plan Application, including Short EAF, and
- \$50 Application Fee.

The project is located on three different tax parcel's; 13-23-104, 13-23-101, and 13-23-102.1 in the City of Watertown.

The proposed development consists of a 288 bed Senior Living Facility (79,384 SF) and related utilities and appurtenances required for site plan approval. The proposed facility will initially include a 120 unit, three-story assisted living wing, a 168 unit, four-story skilled care wing, and a common area. The conceptual development of the future wing is shown for informational purposes only. Site plan approval is not being sought for the conceptual wing at this time.

A Request for Zone Change and Subdivision Submission are needed to allow for the proposed project to meet City of Watertown requirements. It is anticipated that the Planning Board will review these applications at the 3 May 2011 City Planning Board meeting. Due to Biological, Archaeological, Traffic Study schedules, a 24 May 2011 special meeting is requested for final site plan approval.

The developer plans on beginning construction in June 2011.

If there are any questions or you require additional information, please feel free to contact our office.

Sincerely,  
GYMO, Architecture, Engineering & Land Surveying, PC

Patrick J. Scordo, P.E.  
Director of Engineering

Attachments

pc: Ryan Churchill - GYMO, PC  
Richard Brooks - Samaritan Medical Center  
Pam Beyor, AIA, Rick Tague, AIA, Peter Clough – The Bernier Carr Group  
Craig Kimmel, AIA – RLPS Architects



1869

## CITY OF WATERTOWN SITE PLAN APPLICATION PROCESS

The applicant is responsible for completeness of application and inclusion of all required information.

**\*\*INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED\*\***

In order to expedite the Site Plan review process, all applicants are encouraged to have a pre-application meeting with Planning & Engineering staff. Staff can be reached at (315) 785-7740.

In the interest of expediting site plan approvals, the City of Watertown wishes to advise you of the procedures in applying for these referrals:

A. Fill out the Site Plan / Site Plan Waiver - Determination Flow Chart below:

1. Is the use a one, two, or three family dwelling?  
 YES (Site Plan Review is **not** required. You may apply directly for Building Permit.)  
 NO (Go to question 2)
2. Is your building or parking lot construction or expansion less than or equal to 400 sq. ft.?  
 YES (Site Plan Review is not required. You may apply directly for Building Permit.)  
 NO (Go to question 3)
3. Does your building or parking lot construction or expansion exceed 2500 sq. ft.?  
 YES (Site Plan Review required. Submit the Site Plan Application Form.)  
 NO (Go to question 4)
4. Is your proposed building the first on the lot?  
 YES (Site Plan Review required. Submit the Site Plan Application Form.)  
 NO (Go to question 5)
5. Does your project involve a change in the property boundaries?  
 YES (Site Plan Review required. Submit the Site Plan Application Form.)  
 NO (Go to question 6)
6. Does your building or parking lot construction or expansion change or impair the overall grading, circulation, drainage, utility services, and appearance and visual effect of the property?  
 YES (Site Plan Review required. Submit the Site Plan Application Form.)  
 NO (\*Site Plan Waiver allowed. Submit the Site Plan Waiver Form.)

\* The City of Watertown Planning Board reserves the right to require Site Plan Review.

B. When Jefferson County Planning Board review is necessary, one additional set is required. **SUBMISSION MUST CONTAIN COMPLETE COLLATED SETS OF ALL DATA.**  
 A complete submittal set at a minimum contains the following:

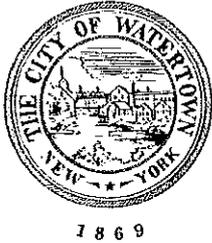
1. For Site Plan Approval \*
  - 15 sets** - At least 3 full size, including one original full size.
    - Remaining sets can be 11x17 if legible.
    - Completed Site Plan Application (see attached application form).
  - \* City Council Approval is required for Site Plans.
  
2. For Site Plan Waiver Approval \*\*
  - 10 sets** - At least 3 full size, including one original full size.
    - Remaining sets can be 11x17 if legible
    - Completed Site Plan Waiver Application (see attached application form).
  - \*\* Site Plan approval of City Council would be waived by the City of Watertown Planning Board.

C. Address submittals to:  
 Kurt W. Hauk, P.E.  
 City Engineer  
 Room 305, City Hall  
 245 Washington Street  
 Watertown, NY 13601

D. A **\$50.00** application fee must accompany the submittal.  
 A **\$50.00** application fee must accompany each resubmittal. You will be notified by the Engineering Department if an application requires a resubmittal.  
 Make checks payable to the City of Watertown.

E. All Site Plan submittals must be received by the City Engineer at least 14 calendar days prior to the next Planning Board Meeting; 21 calendar days if Jefferson County Planning Board action is necessary. Failure to meet the submittal deadline will result in **not** making the agenda for the upcoming Planning Board Meeting. **THERE ARE NO EXCEPTIONS.** The City Planning Board meets on the first Tuesday of each month at 1:30 P.M. in the City Council Chambers on the 3<sup>rd</sup> Floor of City Hall.

CITY OF WATERTOWN PLANNING BOARD 2010 (1 <sup>ST</sup> TUES. MONTH @ 1:30 PM)		CITY OF WATERTOWN CITY COUNCIL 2010 (1 <sup>ST</sup> & 3 <sup>RD</sup> MONDAY @ 7 PM)		JEFFERSON COUNTY PLANNING BOARD 2010 (LAST TUES. MONTH)	
MEETING DATE	DEADLINE	MEETING DATE		MEETING DATE	DEADLINE
Jan. 5	Dec. 22	Jan. 4, 19		Jan. 26	Jan. 12
Feb. 2	Jan. 19	Feb. 1, 16		Feb. 23	Feb. 9
March 2	Feb. 16	March 1, 15		March 30	March 16
April 6	March 23	Apr. 5, 19		April 27	April 13
May 4	April 20	May 3, 17		May 25	May 11
June 1	May 18	Jun. 7, 21		June 29	June 15
July 6	June 22	July 5, 19		July 27	July 13
Aug. 3	July 20	Aug. 2, 16		Aug. 24	Aug. 10
Sept. 7	Aug. 24	Sept. 7, 20		Sept. 28	Sept. 14
Oct. 5	Sept. 21	Oct. 4, 18		Oct. 26	Oct. 12
Nov. 2	Oct. 19	Nov. 1, 15		Nov. 23	Nov. 9
Dec. 7	Nov. 23	Dec. 6, 20		Dec. 28	Dec. 14



**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: Samaritan Senior Village  
Tax Parcel Number: 13-23-101, 13-23-102.1, 13-23-104  
Property Address: 1575 Washington Street  
Existing Zoning Classification: Commercial/ Residential A

**OWNER OF PROPERTY**

Name: Samaritan Medical Center - Richard Brooks  
Address: 133 Pratt Street  
Watertown, NY 13601  
Telephone Number: (315) 785 - 4422  
Fax Number: \_\_\_\_\_

**APPLICANT**

Name: Samaritan Medical Center - Richard Brooks  
Address: 133 Pratt Street  
Watertown, NY 13601  
Telephone Number: (315) 785 - 4422  
Fax Number: \_\_\_\_\_  
Email Address: rbrooks@shsny.com

**ENGINEER/ARCHITECT/SURVEYOR**

Name: GYMO, P.C. - Patrick J. Scordo, P.E.  
Address: 220 Sterling Street  
Watertown, NY 13601  
Telephone Number: (315) 788-3900  
Fax Number: (315) 788-0668  
Email Address: pat@gymopc.com

**PROJECT DESCRIPTION**

Describe project and proposed use briefly:

Site Plan approval for construction of a 79,384 sf Senior Living Facility and utilities.

Development to include water, sanitary and storm sewer, access road, parking, sidewalks, curbing, site lighting, storm water management areas, and related appurtenances.

Is proposed Action:

New       Expansion       Modification/Alteration

Amount of Land Affected:

Initially: 20 Acres      Ultimately: 20 Acres

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

Yes       No      If no, describe briefly  
Zone Change Required to change Residential A to commercial.

What is present land use in vicinity of project?

Residential       Industrial       Commercial       Agriculture  
 Park/Forest/Open Space       Other

Describe: Medical Facilities, commercial establishments, and vacant spaces.

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

Yes       No      If yes, list agency(s) and permit/approval(s)  
NYS DOH - water and NYS DEC - sewer

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): 288 Beds

Proposed building area: 1<sup>st</sup> Floor 79,384 Sq. Ft.      4th Floor 26,321 Sq. Ft.  
2<sup>nd</sup> Floor 53,815 Sq. Ft.      

Ground Floor <u>45,529</u> Sq. Ft
--------------------------------------

  
3<sup>rd</sup> Floor 26,321 Sq. Ft.  
Total 231,073 Sq. Ft.

Area of building to be used for the boiler room, heat facilities, utility facilities  
and storage: 2,500 Sq. Ft.

Number of parking spaces proposed: 187

Construction Schedule: June 2011 - October 2012

Hours of Operation: 24 hours

Volume of traffic to be generated: 942 ADT

## 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.

### **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).
- 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. Unless restricted
- All existing utilities on and within 50 feet of the subject property are shown and labeled. Unless restricted
- 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.
- 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).
- 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). Will also be provided in SWPPP

**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.
- 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 supercede 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.
- 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  
*- stuff to be submitted to NYSDEC*
- 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.
- 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. Will be sent
- 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.
- 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.
- Explanation for any item not checked in the Site Plan Checklist.
  - \_\_\_\_\_ traffic study, SWPPP currently underway and forthcoming.
  - \_\_\_\_\_ Sediment and Erosion control will be included in SWPPP when
  - \_\_\_\_\_ submitted. MPT plan N/A - No City streets, no City margins. Storm water
  - \_\_\_\_\_ calculations summary will be included in SWPPP when submitted.
  - \_\_\_\_\_ SWPPP, NYS DEC and NYS DOH submittals will be forwarded when submitted.
- Completed SEQR – Short Environmental Assessment Form – Part I.  
\*A copy of the SEQR Form can be obtained from the City of Watertown website.

**SIGNATURE**

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

Applicant (please print) PATRICK J. SCORDO (ENGINEER - GYMO, PC)

Applicant Signature Patrick J. Scordo Date: 4.13.11

2010-267E

ENGINEERING REPORT

**PROPOSED SENIOR LIVING CAMPUS  
BY SAMARITAN MEDICAL CENTER**

**CITY AND TOWN OF WATERTOWN  
JEFFERSON COUNTY, NEW YORK**



**GYMO<sub>PC</sub>**

ARCHITECTURE, ENGINEERING & LAND SURVEYING  
220 Sterling Street, Watertown, New York 13601  
tel.315.788.3900 fax.315.788.0668 e-mail. gymopc@gymopc.com

ENGINEERING REPORT

**PROPOSED SENIOR LIVING CAMPUS**

WASHINGTON STREET  
CITY OF WATERTOWN  
JEFFERSON COUNTY  
STATE OF NEW YORK

**SAMARITAN MEDICAL CENTER**

830 WASHINGTON STREET  
WATERTOWN, NY 13601

CONTACT PERSON: MR. RICHARD BROOKS (315) 785-4422

PROJECT # 2010-267E

12 APRIL 2011



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PATRICK J. SCORDO, P.E.  
DIRECTOR OF ENGINEERING

The above Engineer states that to the best of his knowledge, information and belief, the plans and specifications are in accordance with the 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.

**GYMO ARCHITECTURE, ENGINEERING  
& LAND SURVEYING, P.C.**

220 STERLING STREET-WATERTOWN, NY-TELE: (315)788-3900 FAX: (315)788-0668

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## **1.0 SITE AND PROJECT DESCRIPTIONS**

### **1.1 Location**

The project site is located east and north of the existing Samaritan Medical Plaza (“the Plaza”) at 1575 Washington Street and is being developed by Samaritan Medical Center (“owner”). An existing driveway connection to the Plaza via Washington Street is directly across from the Summit Wood residential development entrance. The owner currently possesses two parcels on the western portion of the project site and is in the process of acquiring property to the east of the Plaza from the City of Watertown and the City of Watertown School District. The approximate project site limits are outlined on Site and Landscaping Plan C101 in Appendix B.

The site is located on City of Watertown tax parcels 13-23-104, 13-23-101, and 13-23-102.1. The proposed disturbed area for the development is approximately 20 acres.

### **1.2 Project Description**

This project will entail the construction of a 288 Bed Senior Living Facility (“the Proposed Facility”). The Proposed Facility will initially include a 120 unit, three story assisted living wing and a 168 unit, four story skilled care wing with a common area connecting structure. The fourth finished floor elevation of this skilled care wing will be at  $\pm 615$ -feet. A third wing is shown on C101 (dashed) and is for planning purposes. The initial proposed gross (total all floors) and footprint square footage (SF) of the structure is 231,073 SF and 79,384 SF, respectively. Access roads, water, sanitary sewer, storm sewers, site lighting, sidewalks, curbing, landscaping and parking areas will also be constructed to serve the facility.

### **1.3 Zoning/Parking/Employees**

Zoning of the project area is currently zoned Commercial and Residential, with the portion along Washington Street zoned commercial and the eastern portion of the site zoned residential.

An application to the City of Watertown is pending for the rezoning of the residential portion of the project area. The residential portion is proposed to be rezoned commercial which allows for a nursing home use.

As the residents of the Senior Village will not have cars onsite, it is proposed that only parking for the SMC employees and visitors is constructed. Zoning for Nursing Home classification requires one parking space per three beds plus one space per ten beds for guest ( $288 \text{ beds} * 1/3 + 288/10$ ). This equates to 125 spaces. The proposed number of parking spaces is 187.

### **1.4 Site Topography**

The project site contains a high point of elevation 655 at the southeastern corner and slopes downward predominately in a northwesterly direction to approximately elevation 530, at the proposed driveway connection to Washington Street. Research of USDA/NRCS soil mapping has revealed that, in general, there are shallow bedrock conditions and some areas of saturated soils within the project site. The project site is currently undeveloped and is predominantly covered with dense brush and scattered trees.

The slope of the site generally falls as you travel west from a hilltop east of the project site. Slopes on the site range from generally around 3.00-10.00%, but some areas have slopes approaching 25%, as can be seen from the provided civil plans in Appendix B.

Land cover in the area generally consists of brush land and dense undergrowth. According to the United States Department of Agriculture (USDA) soil report. Existing cover and grade conditions attached orthoimagery and topographic mapping in Appendix A.

## **1.5 Soil Classification**

According to the United States Department of Agriculture, Natural Resources Conservation Service (USDA NRCS), working from the southern end of the site to the northern end of the site, you will find: FaB-Farmington loam (10.2% of disturbed area), GbB-Galoo-Rock outcrop complex (24.4%), BfF-Benson channery silt loam (12.6%), BgB Benson-Galoo complex (30.1%), Nn-Newstead silt loam (10.8%), and Ur-Urban Land (11.8%).

BfF and BgB are classified as Hydrologic Soil Group class D soils by the USDA. FaB and Nn are classified as class C, with GbB being classified as C/D. This amounts to the majority of the project soils being classified as hydrologic class D soils (42.7%). See the attached USDA/NRCS Jefferson County Soil Survey descriptions for more information on the specific soil type properties in Appendix A.

Other than the Urban Land areas, the soil has not been disturbed by human activities. As mentioned previously, the site is currently undeveloped, and is predominantly covered with dense brush and scattered trees.

## **2.0 WATER FACILITIES**

### **2.1 Existing Water Facilities**

A Water Feasibility Study was prepared to determine the appropriate source of water for the project. This Water Feasibility Study led to the selection of the Town of Watertown water source over the City of Watertown water source for many reasons. A copy of the Water Feasibility Study can be provided upon request.

The Town of Watertown water distribution system in this area is fed by a water tower adjacent to Brookside Drive, approximately 3,000 feet from the Proposed Facility as shown on W100. Finished grade at the location of the water tower is  $\pm 620'$ , and it is  $\pm 130'$  tall. Water levels generally fluctuate between 735' and 745'. The water tower has a capacity of  $\pm 200,000$  gallons.

From the water tower, the water distribution system branches out from a 10-inch diameter trunk main line to serve the Town of Watertown Water District No. 4. The tower is filled via pump station that exists on Washington Street in the vicinity of the municipal boundary. The water source is the City of Watertown's 12-inch main within Washington Street. The existing water distribution system configuration and sizes can be viewed on W100.

### **2.2 Proposed Water Facilities**

To gain connection to the Town of Watertown's water distribution system, it is proposed that a 10-inch diameter main is installed as shown on W100. This main would be

approximately 2,800-feet in length. A connection would be made with an existing 8-inch main, which serves the Washington Summit development to the south of the project site. This 8-inch main connects into the 4-inch water main, which connects the aforementioned pump station to the tower. The proposed connection would allow a loop to be formed, which provides better hydraulics and options in the event of a main break within the district.

The water main will loop the Samaritan Senior Village with hydrants installed at appropriate locations. The water lines will be installed to City of Watertown Specifications. GYMO, P.C. will explain to the developer that project inspection will be required for Engineers Certification of installed facilities.

**2.3 Water Demand**

For design purposes, water demands are assumed to be equivalent to average daily sewage flows generated.

**2.3.1 NYS Department of Environmental Conservation (DEC)**

Water demands can be determined utilizing NYS DEC guidelines. According to NYS DEC each bed in a hospital facility generates 175 gallons per day (GPD).

**2.3.2 City of Watertown**

Based on the City of Watertown meter readings of a similar project (Samaritan Keep Home), actual water usage is approximately 88 GPD per bed. Assuming a safety factor of 1.25, the average water usage will result in 110 GPD per bed. This water usage rate will be used in lieu of the NYS DEC rate.

BUILDING	APPLICATION RATE	FACTOR	FLOW [gpd]
Proposed Facility	110 GPD/BED	288 Beds	31,680

The average flow equates to 22 GPM. Using a peaking factor of 4, the peak demand is calculated to be 88 GPM. Calculations are shown below.

$$31,680 \text{ GPD} / 1440 \text{ min/day} = 22 \text{ GPM (average)}$$

$$4 = \text{peaking factor}$$

$$22 \text{ GPM} * 4 = 88 \text{ GPM (peak)}$$

**2.4 Hydraulic Analysis**

A hydraulic model was performed for connecting to the Town of Watertown system. This model took into consideration the case of the proposed 10-inch line being connected into the 10-inch Spring Valley Drive main. This is a conservative approach, as flow conditions will only improve by modeling the proposed cross connection. For purposes of the water model, water elevations within the water tank were assumed to be at 740'. Water District 3, 4 and 6 demands were also modeled and were based on City of Watertown meter readings obtained from the Town of Watertown for the last three months. Average existing usage within Town Water Districts 3, 4 and 6 was determined to be 50,000 GPD. This equates to an average demand of 34.7 GPM. Using a peaking factor of 4, the peak demand of the district is determined to be 139 GPM. A domestic demand of 140 GPM

was applied to the end of the proposed 10-inch line. A hydrant flow test was then simulated to project 1,500 GPM of fire flow. Per the model, the lowest pressure in the system during this scenario was 26.9 PSI at J-7 (Refer to W100 in Appendix A). Labels on the proposed town water line of W100 correspond with the water modeling documents in Water Feasibility Study.

### **3.0 SANITARY SEWER FACILITIES**

#### **3.1 Existing Sanitary Sewer Facilities**

A six-inch gravity sanitary sewer main and manhole exists to the south of the Samaritan Senior Village near the Samaritan Keep Home. A twelve-inch concrete pipe servicing the Samaritan Keep Home is also connected into the aforementioned manhole. The six-inch gravity flows west until it reaches a manhole along Washington Street. From there, an eight-inch main conveys sewage north along Washington Street and eventually to the City of Watertown Sewage Treatment Facility.

#### **3.2 Proposed Sanitary Sewer Facilities**

The Samaritan Senior Village sanitary sewers are proposed to be constructed with a series of eight-inch SDR-35 PVC gravity sewers totaling approximately 1,000 linear feet and precast manholes throughout the site which lead to the aforementioned manhole south of the site. New eight-inch gravity sewer will tie into an existing six-inch gravity with the intent being that the six-inch main will be upsized by the City in the future. The proposed sewer flows will match the proposed water demand as described in section 2.3.

The project proposes to connect into the aforementioned existing six-inch gravity sewer line south of the Samaritan Senior Village. Capacity calculations were performed to determine if the six-inch line has sufficient capacity for the project. The flattest sloped portion of the six-inch line was analyzed and flows from the Samaritan Keep Home (88 GPM) and proposed Samaritan Senior Village (88 GPM) were taken into consideration. Existing and proposed flows equate to a peak discharge of  $\pm 176$  GPM. The flow full capacity of the existing six-inch line, with a slope of 4.13%, is approximately 512 GPM. In addition, calculations show that with a flow of 176 GPM, a six-inch pipe with a minimum slope of 0.5% will maintain the recommended minimum velocity of 2 ft/sec.

### **4.0 HYDROLOGIC AND HYDRAULIC ANALYSES**

#### **4.1 Existing Drainage**

As can be seen from the USGS topographic map in Appendix A, the project site is to the north and east of the existing Samaritan Plaza on Washington St. The existing drainage area was determined using the recent topographic survey of the property, USGS topographic maps, and visual inspection. The majority of the site sheet flows to the west toward Washington St.

An existing drainage swale (seasonal stream) exists on the northerly side of the site, and existing storm water infrastructure (catch basins and storm manholes) exists along Washington St. and the existing Samaritan Plaza. Ultimately the majority of the discharge from the site is collected by City of Watertown infrastructure.

#### **4.2 Proposed Drainage**

The proposed drainage analysis will be performed as part of the Stormwater Pollution Prevention Plan (SWPPP) report. Various low areas of the site will be utilized for stormwater treatment areas, and the required stormwater quality and quantity treatment.

The increase in peak flow will be attenuated in accordance with the NYS State Pollutant Discharge Elimination System (SPDES) requirements of no increase of the peak runoff from existing to proposed conditions of the 100 year - 24 hour storm event. The SWPPP will be prepared to include the total projected build out including a future 100 room addition. The stormwater treatment areas will be designed for the full build out as well.

#### **4.3 Proposed Storm Sewer Piping**

The storm drainage piping will be designed to carry, at a minimum, the peak runoff of the 10 year - 24 hour storm event. Critical piping such as any roof drain leaders will carry the peak runoff of the 100 year - 1 hour storm event in accordance with building permit requirements. In addition, a 100-year overland flood route will be designed to avoid flooding of the building.

#### **4.4 Proposed Storm Water Management**

Various control structures will be designed as part of the stormwater treatment areas to comply with NYS SPDES guidelines for discharges from construction projects. The various stormwater treatment areas will provide quantity control of the peak runoff from a 100 year - 24 hour storm event, and provide quality treatment of the first 0.9-inch of runoff from all new impervious surfaces, through the use of 24 hour extended detention.

### **5.0 TRAFFIC ANALYSIS**

#### **5.1 Estimated Additional Daily Traffic**

A traffic consultant has been retained to complete a traffic impact study. This Engineering Report will be amended once the traffic report is completed.

### **6.0 SENSITIVE AREA INVESTIGATION**

#### **6.1 Wetlands**

A Federal Wetland Map and NYS DEC Wetland Map has been attached in Appendix A. A wetland biologist has been retained to identify and delineate any onsite wetland areas. Once this is complete, this Engineering Report will be revised.

#### **6.2 Endangered Species**

The NYS DEC Rare Plants and Rare Animals map is attached in Appendix A. As part of the Wetland Report and delineation, an Endangered Species report will be prepared by a consultant.

#### **6.3 Archaeological Sensitive Areas**

The NYS Office of Parks, Recreation, and Historical Preservation map is attached in Appendix A and depicts areas of suspected archaeological sensitive areas. A consultant has been retained to further study these areas.

### **7.0 LIGHTING**

#### **7.1 Site Lighting**

Exterior lighting will be controlled by a time clock and contactor, in combination with a photocell. The Commons/Skilled Care Building and the Assisted Living Building will have a separate lighting control arrangement for the lighting mounted on the exteriors and the

parking lots and walkways dedicated to each of those buildings. The roadways shall be controlled from Commons/Skilled Care Building exterior lighting control system.

Exterior lighting will include a combination of shoe-box style, cutoff area luminaries, decorative post-top luminaries and residential style bollards. The shoe-box style cutoff area luminaries will be used in the parking lots. The height of these luminaries will be 20', meet City of Watertown standards and be full cutoff.

The decorative post-top luminaries will be 10' to 15' in height, full cutoff and will be utilized at the entry to the campus, along the ring road and at the entry canopy drive up locations. Low level landscape lighting will be provided in the Courtyards. Light spillage over the property line will be kept under 0.5 footcandles as required. Refer to civil sheets in Appendix B.

## **8.0    LANDSCAPING**

### **8.1    Existing Landscaping**

There is no desirable landscaping on the project site. The site is currently undeveloped, and groundcover in the area generally consists of brush land and dense undergrowth.

### **8.2    Proposed Landscaping**

Landscaping will be provided to comply with City of Watertown requirements. Landscaping will be chosen that is native to the area, grows well in the soil conditions of the project and fits in with the overall theme of the area. Refer to proposed landscaping shown on Sheets C101 and L101, attached in Appendix B.

## **9.0    SUMMARY**

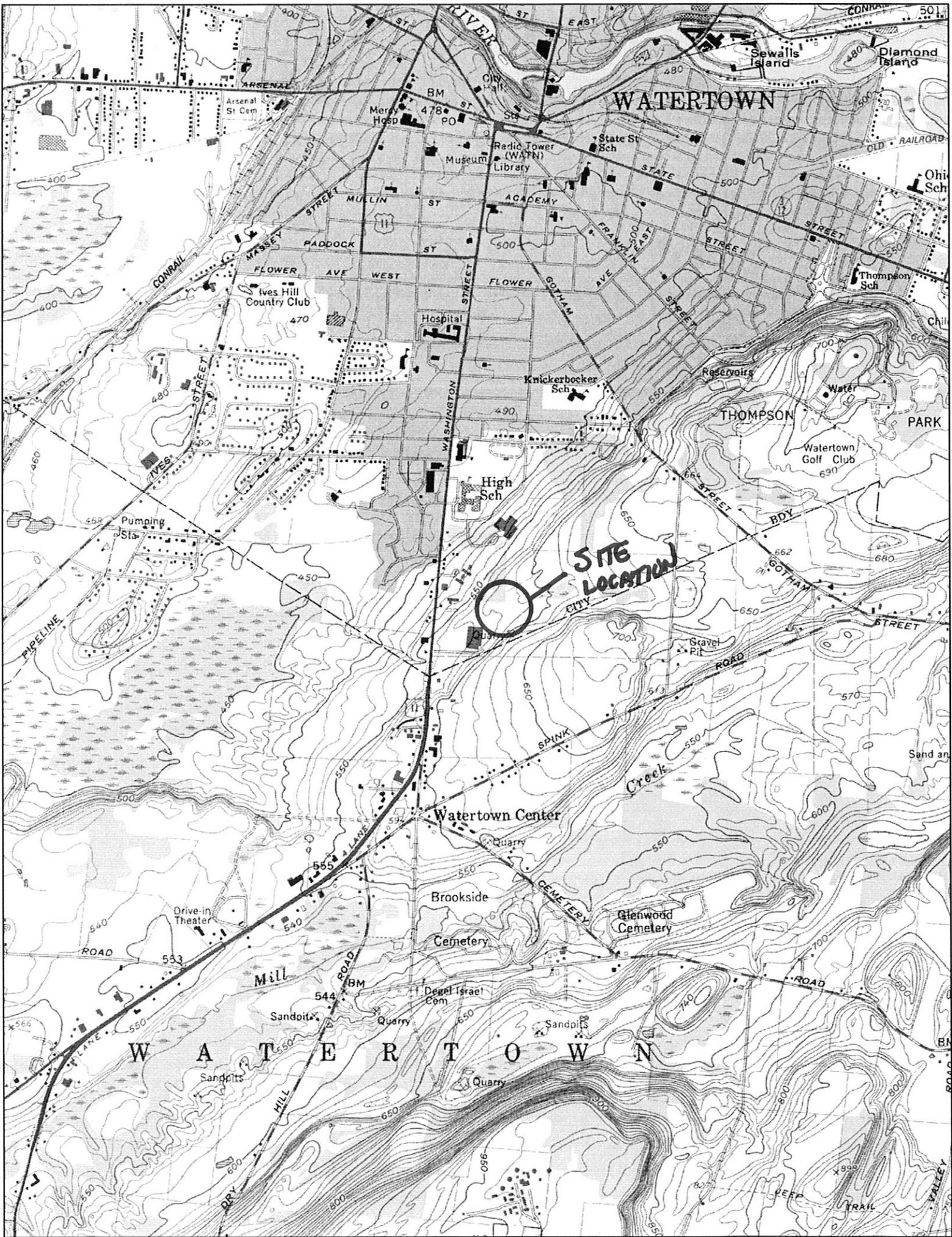
The Samaritan Senior Village will continue to build on the success that Samaritan Keep Home has realized. The project will not cause the City of Watertown's infrastructure to be exceeded, provided the improvements discussed in this report are performed. Additionally, we believe this project will go a long way to fulfilling the need for senior living in the North Country.



Patrick J. Scordo, P.E.  
Director of Engineering

**APPENDIX A**

**MAPPING**





SITE  
LOCATION

Yocum Ave W

Spring Valley Dr

Image © 2011 New York GIS

© 2011 Google

© 2010 Google

1368 ft

Imagery Dates: Mar 31, 2006 - Apr 1, 2006

43°57'03.74" N 75°54'27.96" W elev 623 ft

Eye alt 5291 ft



**U.S. Fish and Wildlife Service**  
**National Wetlands Inventory**

Print Map   Streets   Imagery   Imagery/Labels   Topo

Find Location   Zoom to: select

Previous Extent   Next Extent   Full Extent   Tools

**Available Layers**   Help

- Wetlands ?
- Wetland Status
- Riparian ?
- Riparian Status
- Data Source
- Image Type
- Image Scale
- Image Year
- Areas of Interest

**Wetlands**

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

0 km   0.5 km   0.5 mi

Map Scale: 1:9028   Lat: 43.9554, Lng: -75.9198

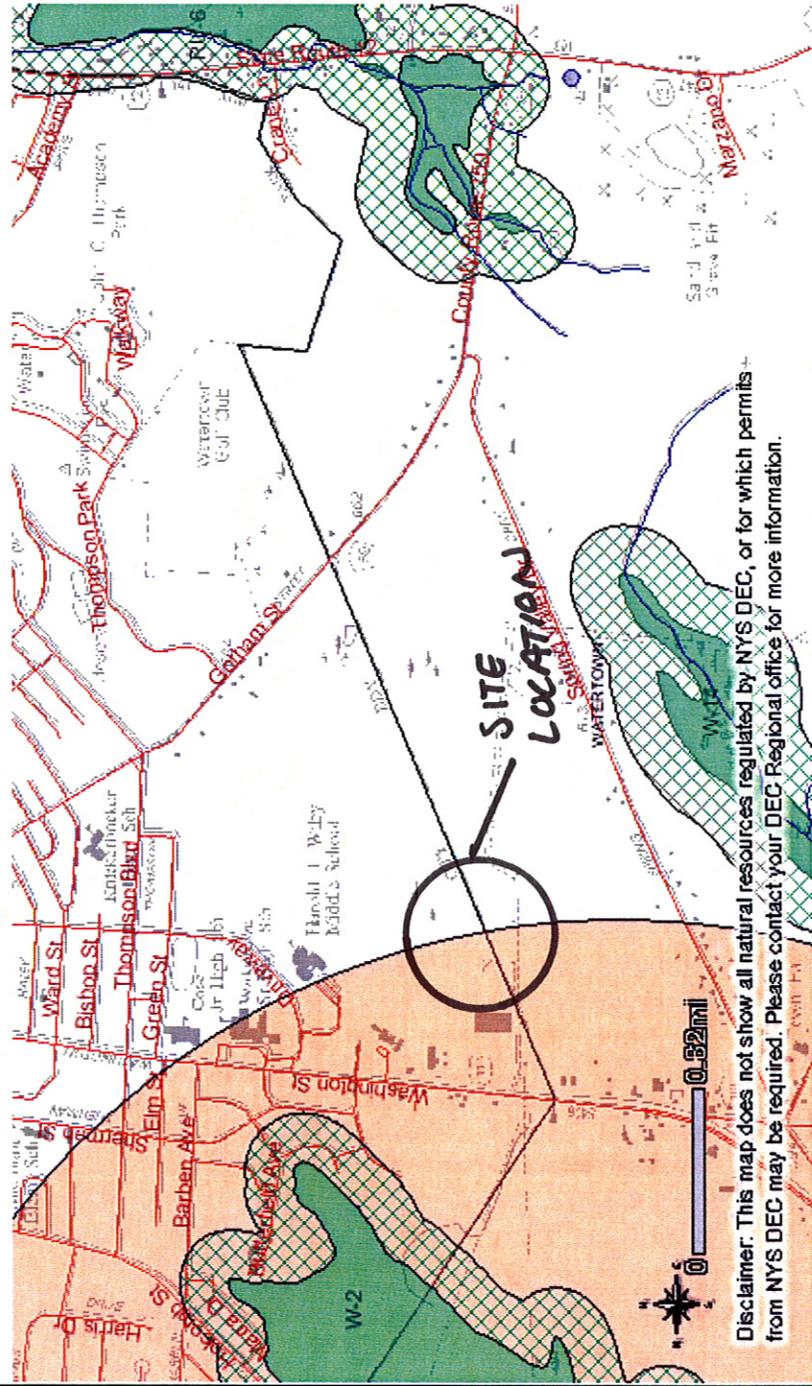
[print page] [close window]

Please set your printer orientation to "Landscape".

### SAMARITAN SENIOR LIVING CAMPUS

NYS DEC STATE WETLANDS MAP

Visible Layers



Disclaimer: This map does not show all natural resources regulated by NYS DEC, or for which permits from NYS DEC may be required. Please contact your DEC Regional office for more information.

MinX: 425691, MaxX: 430003, MinY: 4868080, MaxY: 4866020

Search	Layers & Legend	Tell Me More...
Need a Permit?	Contacts	Help



**Map Layers & Legend**

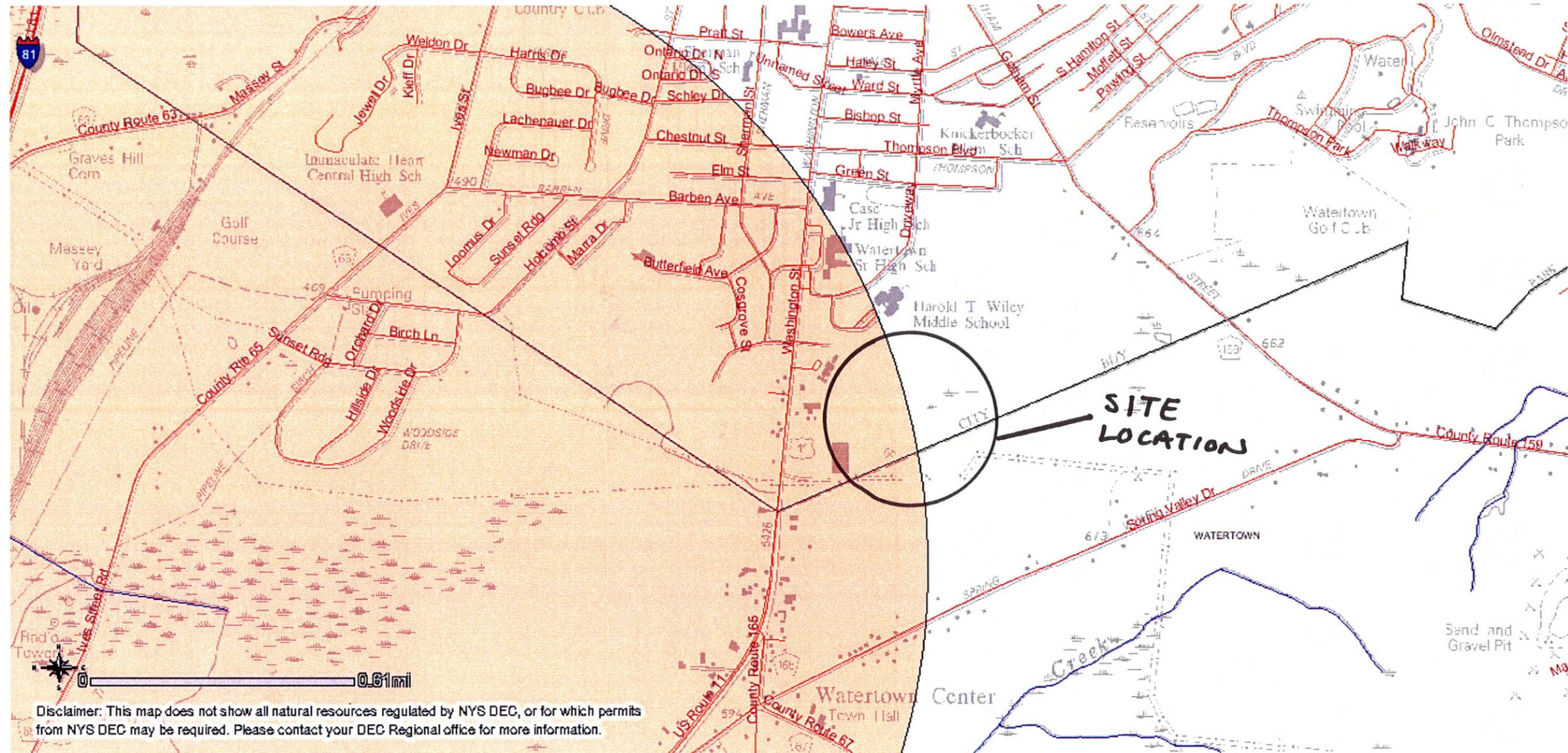
More layers appear as you zoom in.

- Classified Water Bodies
- Classified Water Bodies
- State-Regulated Freshwater Wetlands
- Wetland Checkzone ?
- Rare Plants and Rare Animals
- Significant Natural Communities
- Natural Communities Vicinity ?
- Background Map
- Adirondack Park Boundary
- Counties

Click "Refresh Layers" to activate and deactivate layers.

[Refresh Layers](#)

Locations of old and potential records of rare animals and plants do not display on the map.



NYS DEC RARE PLANTS AND RARE ANIMALS MAP

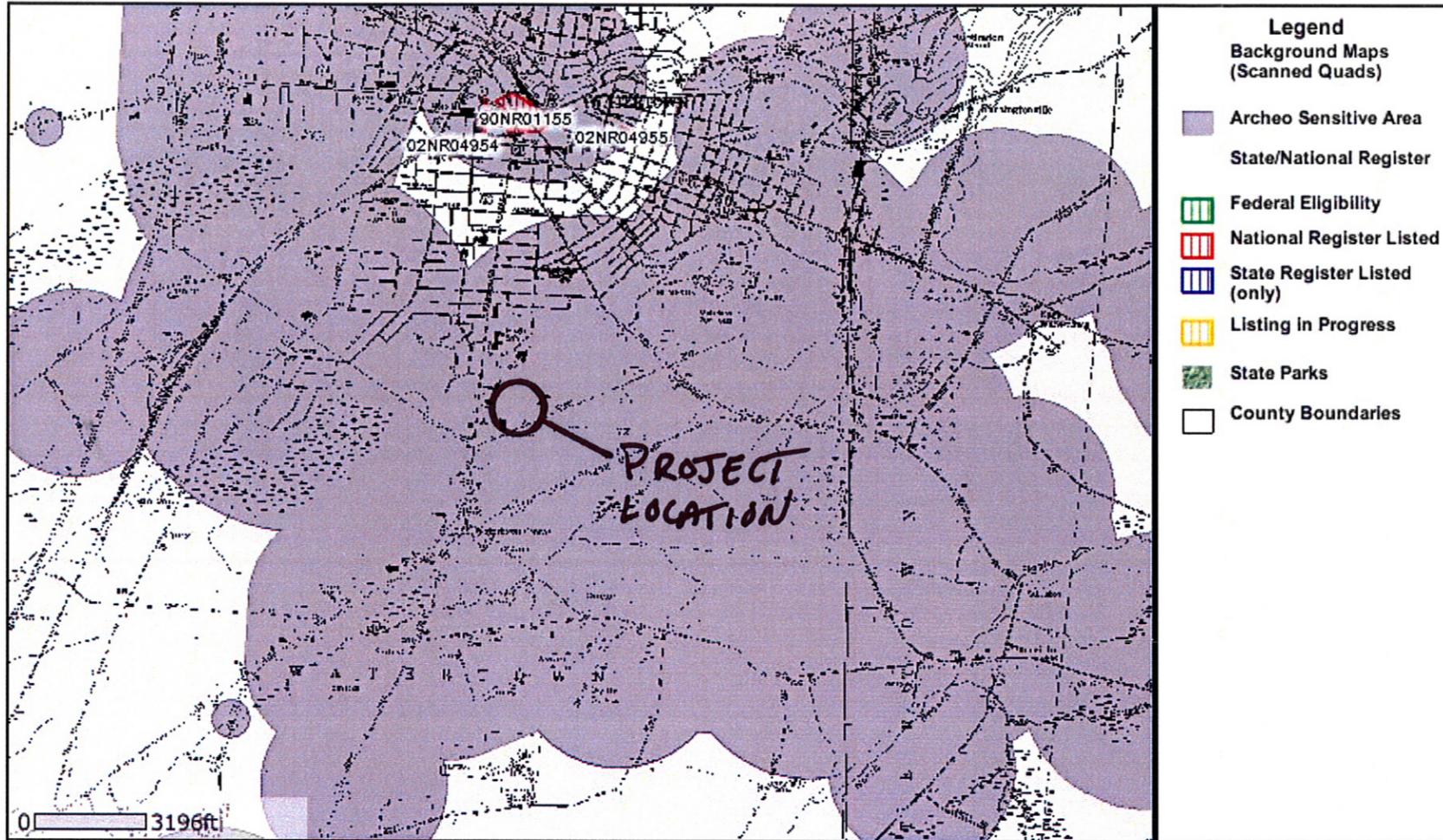
Disclaimer: This map does not show all natural resources regulated by NYS DEC, or for which permits from NYS DEC may be required. Please contact your DEC Regional office for more information.

To print a map, enter a title below and click "Create Print Page"

[Create Print Page](#)

Print page will open in a new window

SAMARITAN SENIOR LIVING CAMPUS



December 14, 2010

Disclaimer: This map was prepared by the New York State Parks, Recreation and Historic Preservation National Register Listing Internet Application. The information was compiled using the most current data available. It is deemed accurate, but is not guaranteed.

ARCHEOLOGICALLY SENSITIVE AREAS MAP



United States  
Department of  
Agriculture



NRCS

Natural  
Resources  
Conservation  
Service

A product of the National  
Cooperative Soil Survey,  
a joint effort of the United  
States Department of  
Agriculture and other  
Federal agencies, State  
agencies including the  
Agricultural Experiment  
Stations, and local  
participants

# Custom Soil Resource Report for Jefferson County, New York



# Preface

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Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://soils.usda.gov/sqi/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<http://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist ([http://soils.usda.gov/contact/state\\_offices/](http://soils.usda.gov/contact/state_offices/)).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Soil Data Mart Web site or the NRCS Web Soil Survey. The Soil Data Mart is the data storage site for the official soil survey information.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require alternative means

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# Soil Map

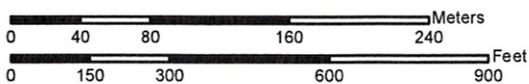
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The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report  
Soil Map



Map Scale: 1:4,300 if printed on A size (8.5" x 11") sheet.



75° 54' 55"

75° 54' 25"

## MAP LEGEND

 Area of Interest (AOI)	 Very Stony Spot
 Soils	 Wet Spot
 Soil Map Units	 Other
<b>Special Point Features</b>	<b>Special Line Features</b>
 Blowout	 Gully
 Borrow Pit	 Short Steep Slope
 Clay Spot	 Other
 Closed Depression	<b>Political Features</b>
 Gravel Pit	 Cities
 Gravelly Spot	<b>Water Features</b>
 Landfill	 Oceans
 Lava Flow	 Streams and Canals
 Marsh or swamp	<b>Transportation</b>
 Mine or Quarry	 Rails
 Miscellaneous Water	 Interstate Highways
 Perennial Water	 US Routes
 Rock Outcrop	 Major Roads
 Saline Spot	 Local Roads
 Sandy Spot	
 Severely Eroded Spot	
 Sinkhole	
 Slide or Slip	
 Sodic Spot	
 Spoil Area	
 Stony Spot	

## MAP INFORMATION

Map Scale: 1:4,300 if printed on A size (8.5" x 11") sheet.

The soil surveys that comprise your AOI were mapped at 1:15,840. Please rely on the bar scale on each map sheet for accurate map measurements.

Source of Map: Natural Resources Conservation Service  
 Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>  
 Coordinate System: UTM Zone 18N NAD83

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 7, Feb 5, 2010

Date(s) aerial images were photographed: 7/30/2006

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.

# **Soil Information for All Uses**

---

## **Soil Properties and Qualities**

The Soil Properties and Qualities section includes various soil properties and qualities displayed as thematic maps with a summary table for the soil map units in the selected area of interest. A single value or rating for each map unit is generated by aggregating the interpretive ratings of individual map unit components. This aggregation process is defined for each property or quality.

## **Soil Qualities and Features**

Soil qualities are behavior and performance attributes that are not directly measured, but are inferred from observations of dynamic conditions and from soil properties. Example soil qualities include natural drainage, and frost action. Soil features are attributes that are not directly part of the soil. Example soil features include slope and depth to restrictive layer. These features can greatly impact the use and management of the soil.

## **Hydrologic Soil Group**

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.

## Custom Soil Resource Report

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.

# Custom Soil Resource Report Map—Hydrologic Soil Group



## MAP LEGEND

- Area of Interest (AOI)
  -  Area of Interest (AOI)
- Soils
  -  Soil Map Units
- Soil Ratings
  -  A
  -  A/D
  -  B
  -  B/D
  -  C
  -  C/D
  -  D
  -  Not rated or not available
- Political Features
  -  Cities
- Water Features
  -  Oceans
  -  Streams and Canals
- Transportation
  -  Rails
  -  Interstate Highways
  -  US Routes
  -  Major Roads
  -  Local Roads

## MAP INFORMATION

Map Scale: 1:4,300 if printed on A size (8.5" x 11") sheet.

The soil surveys that comprise your AOI were mapped at 1:15,840.

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

Source of Map: Natural Resources Conservation Service  
 Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>  
 Coordinate System: UTM Zone 18N NAD83

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Soil Survey Area: Jefferson County, New York  
 Survey Area Data: Version 7, Feb 5, 2010

Date(s) aerial images were photographed: 7/30/2006

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.

**Table—Hydrologic Soil Group**

Hydrologic Soil Group— Summary by Map Unit — Jefferson County, New York				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
BfF	Benson channery silt loam, very rocky, 25 to 50 percent slopes	D	2.5	12.6%
BgB	Benson-Galoo complex, very rocky, 0 to 8 percent slopes	D	6.1	30.1%
FaB	Farmington loam, 0 to 8 percent slopes	C	2.1	10.2%
GbB	Galoo-Rock outcrop complex, 0 to 8 percent slopes	C/D	4.9	24.4%
Nn	Newstead silt loam	C	2.2	10.8%
Ur	Urban land		2.4	11.8%
<b>Totals for Area of Interest</b>			<b>20.1</b>	<b>100.0%</b>

**Rating Options—Hydrologic Soil Group**

*Aggregation Method: Dominant Condition*

*Component Percent Cutoff: None Specified*

*Tie-break Rule: Lower*

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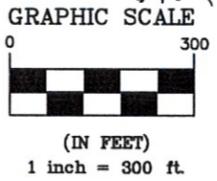
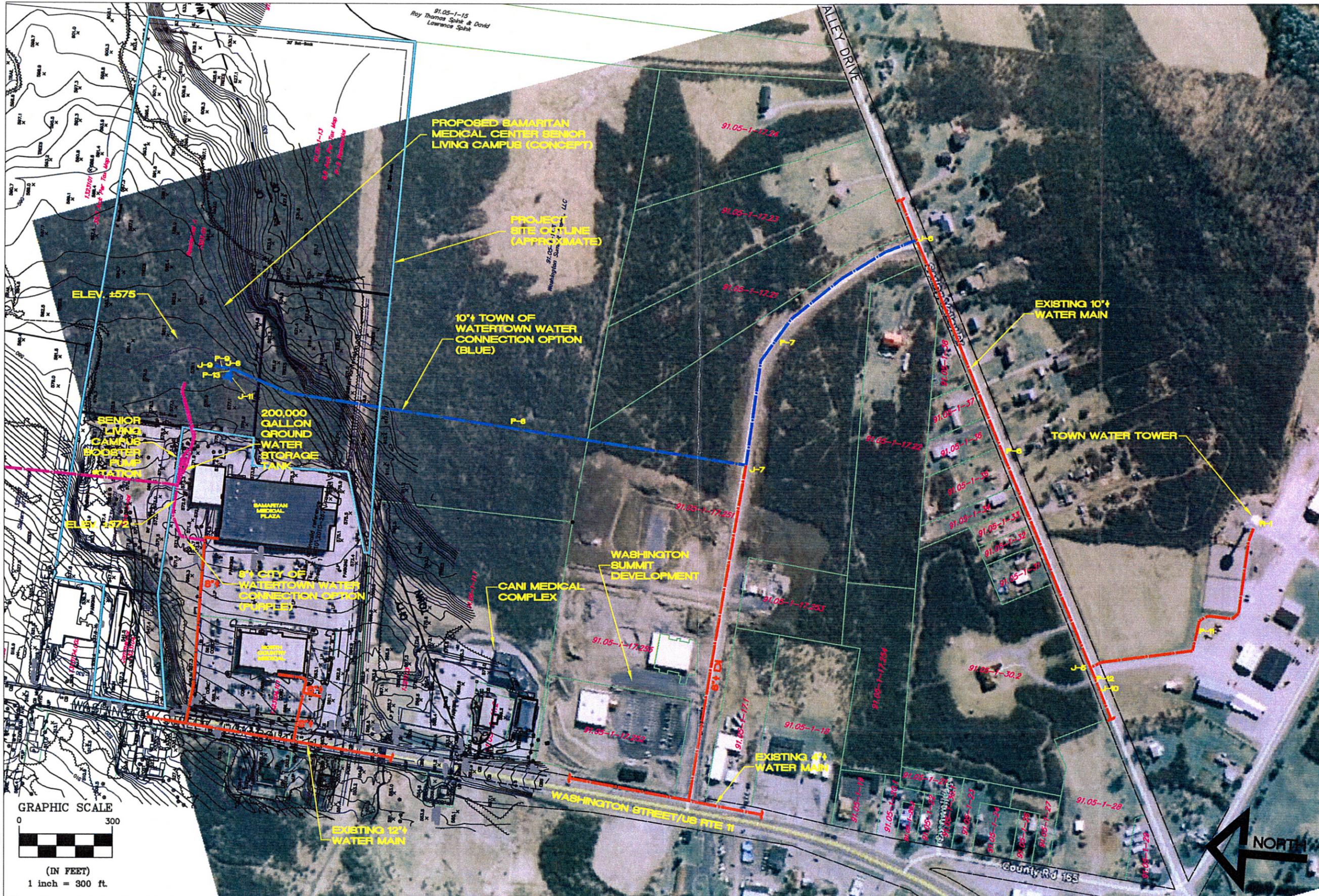
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 ACCURACY AND COMPLETENESS OF THE  
 SPECIFIC DESCRIPTION OF ALIENATION.

CONCEPT WATER PLAN  
 PROPOSED SENIOR MEDICAL LIVING CAMPUS  
 SAMARITAN MEDICAL CENTER  
 WASHINGTON ST., WATERTOWN, NY

File No. 2010-2872  
 Scale As Noted  
 Date 1/13/11  
 Drawn By ROC  
 Designed By ROC  
 Checked By  
 Date Issued 2/10/11  
 Draw. No.

W100

**APPENDIX B**

**CIVIL PLANS**

**APPENDIX C**

**LIGHTING INFORMATION AND CUT SHEETS**



Type: SA  
 Manufacturer: LITHONIA  
 Catalog No: # KAD-150S-R3-277-  
 RPD06-L/LP



KAD	Wattage			Distribution		Voltage	Ballast	Mounting <sup>12</sup>	
KAD	Metal halide	High pressure sodium <sup>3</sup>	Ceramic metal halide	Standard reflectors	High performance reflectors <sup>4</sup>	120	(blank) Magnetic ballast	Ships in fixture carton	
	70M <sup>1,2</sup> 250M <sup>5</sup>	70S	70MHC <sup>1,2</sup>	R2 IES type II asymmetric <sup>7</sup>	SR2 IES type II asymmetric <sup>7</sup>	208 <sup>9</sup>	CWI Contant wattage isolated <sup>11</sup>	SPD ___ Square pole	Arm length
	100M <sup>1</sup> 320M <sup>4</sup>	100S	100MHC <sup>1</sup>	R3 IES type III asymmetric <sup>7</sup>	SR3 IES type III asymmetric <sup>7</sup>	240 <sup>9</sup>	<b>Pulse Start</b> 	RPD ___ Round pole	04 4' arm
	150M 350M <sup>3,4</sup>	150S	150MHC	R4 IES type IV forward throw <sup>7</sup>	SR4SC IES type IV forward throw	277	SCWA Super CWA pulse-start ballast	WBD ___ Wall bracket	06 6' arm
	175M <sup>2</sup> 400M <sup>3,6</sup>	150S		R5 IES type V square		347	NOTE: For shipments to U.S. territories, SCWA must be specified to comply with BSA.	WWD ___ Wood or pole wall	09 9' arm
	200M <sup>4</sup>	250S				480 <sup>9</sup>		Ships separately <sup>13,14</sup>	12 12' arm
		400S				TB <sup>10</sup>		DAD12P Degree arm (pole)	
						2305CHZ <sup>11</sup>		DAD12WB Degree arm (wall)	
								WBA Decorative wall bracket <sup>15</sup>	
								KMA Mast arm external fitter	
								KTMB Twin mounting bar	

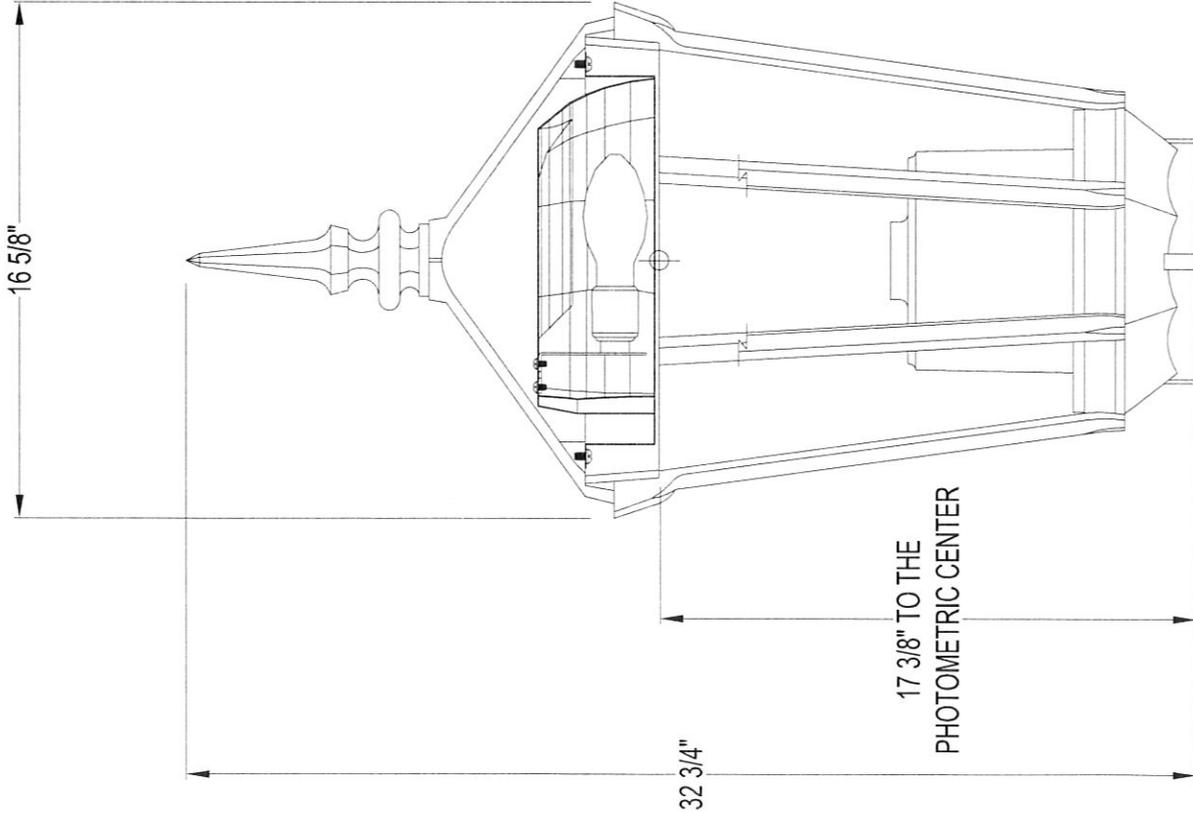
Options			Finish <sup>20</sup>	Lamp <sup>21</sup>
Shipped installed in fixture			(blank) Dark bronze	LPI Lamp included
SF Single fuse (120, 277, 347V) <sup>16</sup>	QRSTD QRS time delay <sup>18</sup>	Shipped separately <sup>13</sup>	DWH White	L/LP Less lamp
DF Double fuse (208, 240, 480V) <sup>16</sup>	WTB Terminal wiring block <sup>17</sup>	PE1 NEMA twist-lock PE (120, 208, 240V)	DBL Black	 <small>Compliant with LEED® Green &amp; Power Efficient® criteria for light pollution reduction</small>
PD Power tray <sup>19</sup>	HS House side shield	PE3 NEMA twist-lock PE (347V)	DMB Medium bronze	
PER NEMA twist-lock receptacle only (no photocontrol)	CSA CSA Certified	PE4 NEMA twist-lock PE (480V)	DNA Natural aluminum	
QRS Quartz restrike system <sup>22</sup>	INTL Available MH for probe start shipping outside the U.S.	PE7 NEMA twist-lock PE (277V)		
	REGC1 California Title 20, effective 1/1/2010	SC Shorting cap for PER option		
		VG Vandal guard <sup>19</sup>		
		WG Wire guard <sup>19</sup>		

- Notes
- Not available with SCWA.
  - Not available with 480V.
  - These wattages do not comply with California Title 20 regulations.
  - Must be ordered with SCWA.
  - These wattages require the REGC1 option to be chosen for shipments into California for Title 20 compliance. 250M REGC1 is not available in 347 or 480V.
  - Reduced jacket ED2B required for SR2, SR3 and SR4SC optics.
  - House-side shield available.
  - High performance reflectors not available with QRSTD.
  - Must specify CWI for use in Canada.
  - Optional multi-tap ballast (120, 208, 240, 277V; in Canada: 120, 277, 347V).
  - Consult factory for available wattages.
  - 9' arm is required when two or more luminaires are oriented on a 90° drilling pattern.
  - May be ordered as an accessory.
  - Must specify finish when ordered as an accessory.
  - Available with SPD04 and SPD09.
  - Must specify voltage. N/A with TB.
  - Only available with SR2, SR3 and SR4SC optics.
  - Max allowable wattage lamp included.
  - Prefix with KAD when ordered as an accessory.
  - See www.lithonia.com/architects for additional color options.
  - Must be specified L/LP not available with MHC.
  - Must use RPD09.

Accessories: Tenon Mounting Slipfitter (RPxx required.)  
 Order as separate catalog number. Must be used with pole mounting.

Tenon O.D.	Number of fixtures					
	One	Two@180°	Two@90°	Three@120°	Three@90°	Four@90°
2-3/8"	T20-190	T20-280	T20-290 <sup>22</sup>	T20-320 <sup>22</sup>	T20-390 <sup>22</sup>	T20-490 <sup>22</sup>
2-7/8"	T25-190	T25-280	T25-290 <sup>22</sup>	T25-320	T25-390 <sup>22</sup>	T25-490 <sup>22</sup>
4"	T35-190	T35-280	T35-290 <sup>22</sup>	T35-320	T35-390 <sup>22</sup>	T35-490 <sup>22</sup>

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**LUMINAIRE SPECIFICATIONS**

STYLE: WILLIAM AND MARY WITH LARGE FITTER AND HORIZONTAL LAMP, TYPE III, CUTOFF  
 HEIGHT: 32 3/4"  
 WIDTH: 16 5/8"  
 MATERIAL: CAST ALUMINUM ALLOY ANSI 356 PER A.S.T.M. B26-95  
 PANEL: CLEAR POLYCARBONATE  
 DISTRIBUTION: TYPE III - ASYMMETRIC  
 FINISH: PRIME PAINT THEN FINISH SHERWIN WILLIAMS ACRYLON - PLEASE ADVISE COLOR  
 LAMPING: \_\_\_\_\_ WATT (150 MAX)  HPS  MH  OTHER \_\_\_\_\_  
 VOLTAGE:  120  208  240  277  480  QUAD  
 SOCKET: MEDIUM BASE  
 PHOTO CONTROL: OPTIONAL - BUTTON TYPE



**Spring City Electrical Mfg. Co.**

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DESCRIPTION

AI MWM1 -PPI O-HC3-FFD

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