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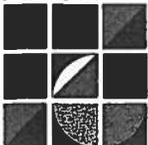
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MACH



April 19, 2011

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

Re: Samaritan Medical Center  
Site Plan Application  
BCA Project No. 2010-068

Dear Mr. Hauk:

Please find enclosed the site plan application for the Samaritan Medical Center Renovations Project. Specifically, the application pertains to the two proposed connectors from the Samaritan Medical Center to the Samaritan Keep Home and to the Samaritan Medical Building.

The connectors will provide an enclosed passage between the buildings. The connectors do not include any office space or patient rooms. Site improvements are proposed in the vicinity of the connectors, including a therapeutic garden at the Keep Home connector to increase the amount of "green space" on the Samaritan campus.

Contained in the application package is the following:

- 3 sets of the cover letter, Site Plan Application Form, Drawings (24" x 36"), and Engineering Report.
- 13 sets of the cover letter, Site Plan Application Form, and Drawings (11" x 17")
- \$50 check

An electronic copy of the package will be sent via email.

Should you have questions or require additional information, please feel free to contact our office.

Very truly yours,

BERNIER, CARR & ASSOCIATES, P.C.

Matthew J. Cooper, P.E.  
Principal / Engineer

Cc: Richard Brooks

Encl.

City of Watertown

Site Plan Application for  
Samaritan Medical Renovations & Additions Project

Engineering Report

Prepared By  
Bernier Carr & Associates, PC

April 19, 2011



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### **A. Project Location**

The proposed addition and renovation work will be performed at the Samaritan Medical Center, Samaritan Medical Building and The Samaritan Keep Home at 830 Washington Street in the City of Watertown, Jefferson County, New York. This property is located in the southern portion of Watertown, on the western side of Washington Street.

The campus includes the majority of land between Sherman Street, Washington Street, Woodruff Street, and Pratt Street. The property on which the proposed work will be performed is zoned as "health services".

### **B. Project Description**

Proposed work at the site will include the demolition of an existing parking area and the completion of two new connectors. One connector will be connecting the Samaritan Medical Center and the Samaritan Keep Home, the other will connect one portion of the Samaritan Medical Center to an adjacent part of the building. Due to the Keep Home Connector, traffic patterns on site will be altered. The project will include a new traffic flow layout as well as a reconfigured parking area. The Medical Building Connector will include a new traffic drop off loop for patients.

The Keep Home Connector will be two stories, totaling 9383 square feet. The first story of the connector will leave the ground level of the Medical Center and tie into the basement floor of the Keep Home. The second story of the connector will leave the second story of the Medical Building and connect to the ground level first story of the Keep Home. All electrical wiring, water connections, and other utility connections to the addition will be made through the existing facility and will not require the use of new connections to the buildings exterior.

The second connector on the Medical Building is a one story addition totaling 4013 square feet. The Medical Building Connector will be used for patient drop off. All electrical wiring, water connections, and other utility connections to the addition will be made through the existing facility and will not require the use of the new connections to the building exterior.

### **C. Existing and Proposed Sanitary Sewer Flows and Summary**

New water fountains will be tied to the City's sanitary system as a result of the proposed construction. However, the number of people contributing to the production of sanitary flows at the site from these fixtures will likely remain the same as the connector will be mainly occupied by people who already use the facility.

**D. Storm Water Pre & Post Construction Calculations and Summary**

Due to the limited area of disturbance expected during construction at this site, a notice of intent will not need to be submitted to the DEC for coverage under the SPDES General Permit for Stormwater Discharges. A permit is required for activities that are expected to disturb greater than one acre of land.

Stormwater calculations for this site have been completed and appropriate erosion and sediment control practices will be employed during the proposed construction. Hydrologic calculations were made using HydroCAD 9.00 stormwater modeling software. These calculations were performed for the drainage areas contributing to two particular catch basins within the hospital complex, CB-S and CB-W. Table D-1 summarizes the drainage areas contributing directly to these catch basins:

**Table D-1**

<b>Catch Basin</b>	<b>Description of Drainage Area (Pre-development)</b>	<b>Description of Drainage Area (Post-development)</b>
<b>CB-S</b>	Includes roofs from portions of Samaritan Medical Building and a portion of Former Pratt Street, the parking area and green space directly South of the Medical Building	In addition to the pre-development areas, includes a portion of the parking area and green space directly North-West of Samaritan Keep Home to the New Connector
<b>CB-W</b>	Includes the roof of Samaritan Keep home and a portion of the parking area and green space directly North of Samaritan Keep Home	Includes the roof of Samaritan Keep home and a portion of the side walk and green space directly North-East of Samaritan Keep Home to the New Connector

Time of concentration (Tc) and Curve Number (CN) were computed for each of the drainage areas for pre and post-development conditions. Using these values, hydrographs and peak discharges were computed in Hydro-CAD for the 1-year, 10-year, 25-year and 100-year storms. Tables D-2a and D-2b provide a summary of these values for each catch basin:

**Table D-2a**

<b>CB-S</b>				
<b>Pre-Development</b>	<b>1-Year</b>	<b>10-Year</b>	<b>25-Year</b>	<b>100-Year</b>
Tc (min)	4.1	4.1	4.1	4.1
CN	92	92	92	92
Storm Depth (in)	2.1	3.5	4.0	4.7
Peak Discharge (cfs)	3.44	6.56	7.67	9.22
Storm Volume (acre-ft)	0.157	0.312	0.368	.449
<b>Post-Development</b>				
Tc (min)	8.5	8.5	8.5	8.5
CN	90	90	90	90
Storm Depth (in)	2.1	3.5	4.0	4.7
Peak Discharge (cfs)	4.19	8.3	9.78	11.85
Storm Volume (acre-ft)	0.204	0.418	0.497	0.610

**Table D-2b**

<b>CB-W</b>				
<b>Pre-Development</b>	<b>1-Year</b>	<b>10-Year</b>	<b>25-Year</b>	<b>100-Year</b>
Tc (min)	9.8	9.8	9.8	9.8
CN	92	92	92	92
Storm Depth (in)	2.1	3.5	4.0	4.7
Peak Discharge (cfs)	3.23	6.10	7.14	8.59
Storm Volume (acre-ft)	0.170	0.327	.386	0.468
<b>Post-Development</b>				
Tc (min)	8.0	8.0	8.0	8.0
CN	93	93	93	93
Storm Depth (in)	2.1	3.5	4.0	4.7
Peak Discharge (cfs)	2.23	3.96	4.59	5.48
Storm Volume (acre-ft)	0.116	0.209	0.243	0.292

**E. Water Flows and Pressure**

Field data collected by the City of Watertown's Water Department show that static water pressure from a hydrant adjacent to the site is about 61 psi and a flow rate of 4800 gpm was achieved at 20 psi. A computer model of the system, also maintained by the Water Department, calculates that static pressure in this area should be 59.4 psi and that a maximum flow rate of 4700 gpm should be supplied by the hydrant at 20 psi.

**F. Traffic Impacts**

There will be no increase in traffic volume as a result of this project. The main purposes of the two new connectors will be to provide an enclosed access to and from neighboring buildings as well as a more efficient entrance for pedestrians.

### **G. Lighting Summary**

Changes in lighting throughout the parking area will be minimal. Light pole and fixtures will be removed to accommodate new connectors. Light poles that are to be removed will be relocated as needed to provide adequate lighting throughout all pedestrian traffic areas.

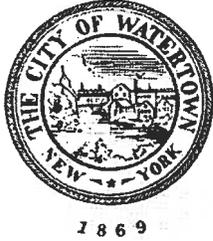
### **H. Landscaping Summary**

The proposed site development for the Samaritan Medical Center Renovations and Additions Project features a therapeutic garden and existing bed infills.

The therapeutic garden is centrally located between the Pratt Street Building, the Pavilion, Samaritan Keep Home and the new Keep Home Connector addition proposed as part of this project. The current site consists of asphalt drive and parking lot and a small hydro-seeded lawn area with stamped concrete patio outside the Pavilion cafeteria.

The new design consists of an upper and lower garden connected by meandering pathways with benches for seating and mounded beds of shrubs, perennials and ground covers. The upper garden features an expansive outdoor patio which serves as the main entrance to the therapeutic garden. This patio is accessed through the new Connector Atrium and features three wooden arbors which provide covered seating as required. The lower garden features multiple dining terraces accessible from the new Pavilion Cafeteria and the lower level of the Keep Home Connector. The lower garden also includes a grove lawn area informal gatherings and structured hedges to provide screening and visual interest. Both the upper patio and the lower dining terrace have access to water features for the patients and staff.

In addition to the therapeutic garden, a master plan has been developed by the landscape architect to beautify and knit the campus together into a whole concept. This plan is intended to be implemented over several years and includes shrub, perennial and ground cover infills for existing beds, additional street trees and mounded planting beds along Woodruff and Washington and many new trees throughout the campus to increase deciduous cover and add visual interest. Special care will be taken to preserve existing healthy landscape elements and remove damage or diseased specimens. New plantings will be composed primarily of native species which are resistant to disease and drought.



**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 Medical Renovations & Additions

Tax Parcel Number: 140210 & 1408101.1

Property Address: 830 Washington Street Watertown, NY

Existing Zoning Classification: Health Services

**OWNER OF PROPERTY**

Name: Samaritan Medical Center

Address: 830 Washington Street Watertown, NY

Watertown, NY

Telephone Number: (315) - 785 - 4421

Fax Number: \_\_\_\_\_

**APPLICANT**

Name: Richard Brooks

Address: Samaritan Keep-Home

133 Pratt Street Watertown, NY 13601

Telephone Number: (315) - 785 - 4421

Fax Number: \_\_\_\_\_

Email Address: rbrooks@shsny.com

**ENGINEER/ARCHITECT/SURVEYOR**

Name: Bernier, Carr & Associates, P.C.

Address: 327 Mullin Street

Watertown, NY 13601

Telephone Number: (315) - 782 - 8130

Fax Number: (315) - 782 - 7192

Email Address: Rtague@thebcgroup.com Rick W. Tague A.I.A.

**PROJECT DESCRIPTION**

Describe project and proposed use briefly:

Two new connectors, one two-story connector connecting Samaritan Keep Home and Samaritan Medical building, the other will connect one portion of the Samaritan Medical Center to itself. All associated parking will be adjusted as needed, and a new pedestrian drop off loop will be installed.

Is proposed Action:

New       Expansion       Modification/Alteration

Amount of Land Affected:

Initially: .97 Acres      Ultimately: .97 Acres

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

Yes       No      If no, describe briefly

What is present land use in vicinity of project?

Residential       Industrial       Commercial       Agriculture  
 Park/Forest/Open Space       Other

Describe: Health Care Services

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)

Building Permit-City of Watertown

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): \_\_\_\_\_

	<u>SKH Connector</u>		<u>MOB Connector</u>
Proposed building area:	1 <sup>st</sup> Floor <u>4013</u>	Sq. Ft.	<u>1900</u> Sq. Ft.
	2 <sup>nd</sup> Floor <u>5370</u>	Sq. Ft.	
	3 <sup>rd</sup> Floor _____	Sq. Ft.	
	Total <u>9383</u>	Sq. Ft.	

Area of building to be used for the boiler room, heat facilities, utility facilities  
and storage: 0 \_\_\_\_\_ Sq. Ft.

Number of parking spaces proposed: 0 \_\_\_\_\_

Construction Schedule: July 2011-December 2011 \_\_\_\_\_

Hours of Operation: 7:00 am - 5:00 pm \_\_\_\_\_

Volume of traffic to be generated: 0 \_\_\_\_\_ 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.

- ELECTRONIC COPY OF ENTIRE SUBMISSION** (PDF preferred)
- BOUNDARY & TOPOGRAPHIC SURVEY**  
(Depict existing features as of the date of the Site Plan Application. This Survey and Map must be performed and created by a Professional Land Surveyor licensed and currently registered to practice in the State of New York. This Survey and Map must be stamped and signed with an original seal and signature on at least one copy, the rest may be copies thereof.)
  - All elevations are National Geodetic Vertical Datum of 1929 (NGVD29).
  - 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.
- 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).

**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
- 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.
- 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.

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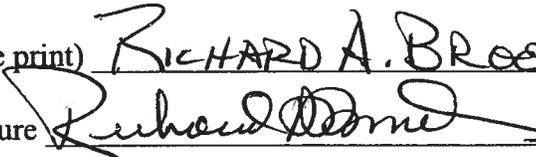
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- Completed SEQR – Short Environmental Assessment Form – Part I.  
\*A copy of the SEQR Form can be obtained from the City of Watertown website.

**SIGNATURE**

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

Applicant (please print) RICHARD A. BROOKS  
Applicant Signature  Date: 4-19-11