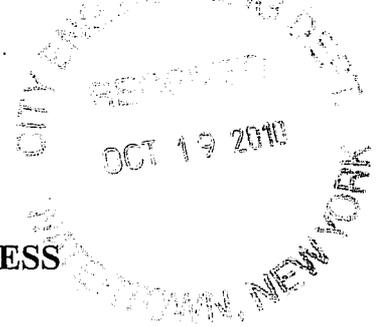




1869

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 3rd Floor of City Hall.

CITY OF WATERTOWN PLANNING BOARD 2010 (1 ST TUES. MONTH @ 1:30 PM)		CITY OF WATERTOWN CITY COUNCIL 2010 (1 ST & 3 RD 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



1869

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: DUNKIN' DONUTS RESTAURANT
Tax Parcel Number: 1203220
Property Address: 420 STATE ST., WATERTOWN, N.Y.
Existing Zoning Classification: COMMERCIAL BUSINESS

OWNER OF PROPERTY

Name: ROUTE 57 DEVELOPMENT, L.L.C.
Address: 1944 COLLINS LANDING WEST
ALEXANDRIA BAY, N.Y. 13607
Telephone Number: (315) 727-7000
Fax Number: N/A

APPLICANT

Name: ESW REALTY LLC
Address: 65 W. GRAY ROAD - UNIT #4
W. FALMOUTH, MAINE 04105
Telephone Number: (207) 797-7600
Fax Number: (207) 797-4300
Email Address: EWOLAK@AOL.COM

ENGINEER/ARCHITECT/SURVEYOR

Name: ROBERT C. ABBOTT JR. - ARCHITECT
Address: 2501 JAMES ST. STE. #110
SYRACUSE, N.Y. 13206
Telephone Number: (315) 437-1037
Fax Number: (315) 437-9345
Email Address: RCAJR.ARCHTEC@YAHOO.COM

PROJECT DESCRIPTION

Describe project and proposed use briefly:

CONSTRUCTION OF NEW ±2000 SQ. FT.
DUNKIN' DONUTS RESTAURANT WITH DRIVE-
THRU WINDOW AND ± 30 PARKING SPACES.

Is proposed Action:

New Expansion Modification/Alteration

Amount of Land Affected:

Initially: .45 Acres Ultimately: .45 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: _____

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)

SITE PLAN APPROVAL & BLDG. PERMIT

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 ±2,000 Sq. Ft.

2nd Floor N/A Sq. Ft.

3rd Floor N/A Sq. Ft.

Total ±2,000 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: ±30

Construction Schedule: 90 TO 120 DAYS FROM ISSUANCE
OF BUILDING PERMIT.

Hours of Operation: 7 A.M. TO 12 MIDNIGHT

Volume of traffic to be generated: 1,644 ADT

PROJECT ID NUMBER

617.20
APPENDIX C

SEQR

STATE ENVIRONMENTAL QUALITY REVIEW

SHORT ENVIRONMENTAL ASSESSMENT FORM
for UNLISTED ACTIONS Only

PART 1 - PROJECT INFORMATION (To be completed by Applicant or Project Sponsor)

1. APPLICANT / SPONSOR ESW REALTY LLC	2. PROJECT NAME DUNKIN' DONUTS RESTAURANT
3. PROJECT LOCATION: Municipality CITY OF WATERTOWN	County JEFFERSON

4. PRECISE LOCATION: Street Address and Road Intersections, Prominent landmarks etc - or provide map
 426 STATE ST. AT INTERSECTION WITH
 WATERTOWN, N.Y. MECHANIC ST.

5. IS PROPOSED ACTION: New Expansion Modification / alteration

6. DESCRIBE PROJECT BRIEFLY:
 - NEW CONSTRUCTION OF A 2,000 SQ. FT. DUNKIN' DONUTS RESTAURANT WITH A DRIVE-THRU WINDOW.

7. AMOUNT OF LAND AFFECTED:
 Initially .45 acres Ultimately .45 acres

8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER RESTRICTIONS?
 Yes No If no, describe briefly:

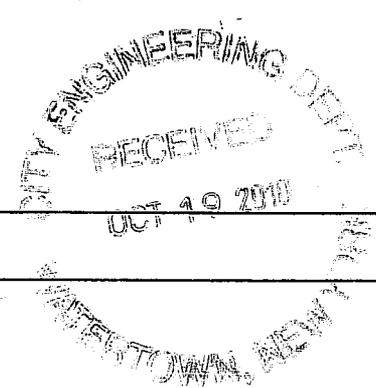
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? (Choose as many as apply.)
 Residential Industrial Commercial Agriculture Park / Forest / Open Space Other (describe)

10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (Federal, State or Local)
 Yes No If yes, list agency name and permit / approval: CITY OF WATERTOWN BLDG. PERMIT.

11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL?
 Yes No If yes, list agency name and permit / approval:

12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT / APPROVAL REQUIRE MODIFICATION?
 Yes No

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE
 Applicant / Sponsor Name ESW REALTY LLC / ROBERT C. ABBOTT JR. Date: 10/19/10
 Signature *Robert C. Abbott Jr.*



If the action is a Coastal Area, and you are a state agency,

PART II - IMPACT ASSESSMENT (To be completed by Lead Agency)

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.4? If yes, coordinate the review process and use the FULL EAF.
 Yes No

B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency.
 Yes No

C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)

C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic pattern, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:

C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:

C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:

C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:

C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:

C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:

C7. Other impacts (including changes in use of either quantity or type of energy? Explain briefly:

D. WILL THE PROJECT HAVE AN IMPACT ON THE ENVIRONMENTAL CHARACTERISTICS THAT CAUSED THE ESTABLISHMENT OF A CRITICAL ENVIRONMENTAL AREA (CEA)? (If yes, explain briefly:

Yes No

E. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS? If yes explain:

Yes No

PART III - DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed. If question d of part ii was checked yes, the determination of significance must evaluate the potential impact of the proposed action on the environmental characteristics of the CEA.

Check this box if you have identified one or more potentially large or significant adverse impacts which MAY occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.

Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action WILL NOT result in any significant adverse environmental impacts AND provide, on attachments as necessary, the reasons supporting this determination.

Name of Lead Agency

Date

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (If different from responsible officer)

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.

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)

N/A 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) SHOWN IN ENGINEERING REPORT

- 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.

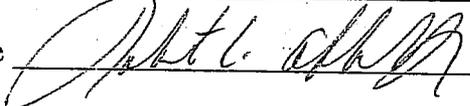
Explanation for any item not checked in the Site Plan Checklist.

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) ROBERT L. ABBOTT JR.

Applicant Signature  Date: 10/16/10



"Light Them Up From the Street..."

DUNKIN'
[cold drinks]

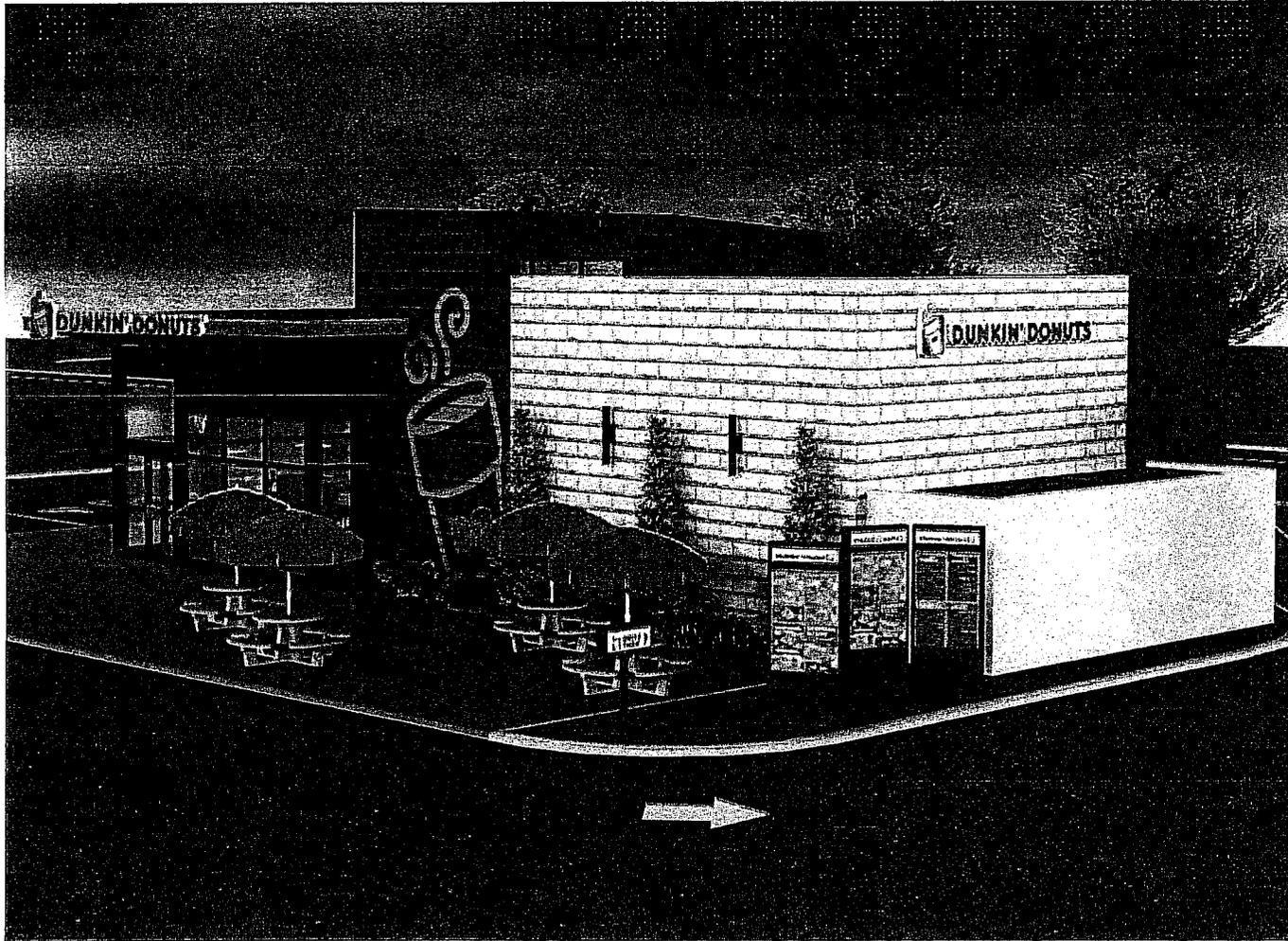
DD 2015 DESIGN RELEASE



Flagship Exterior



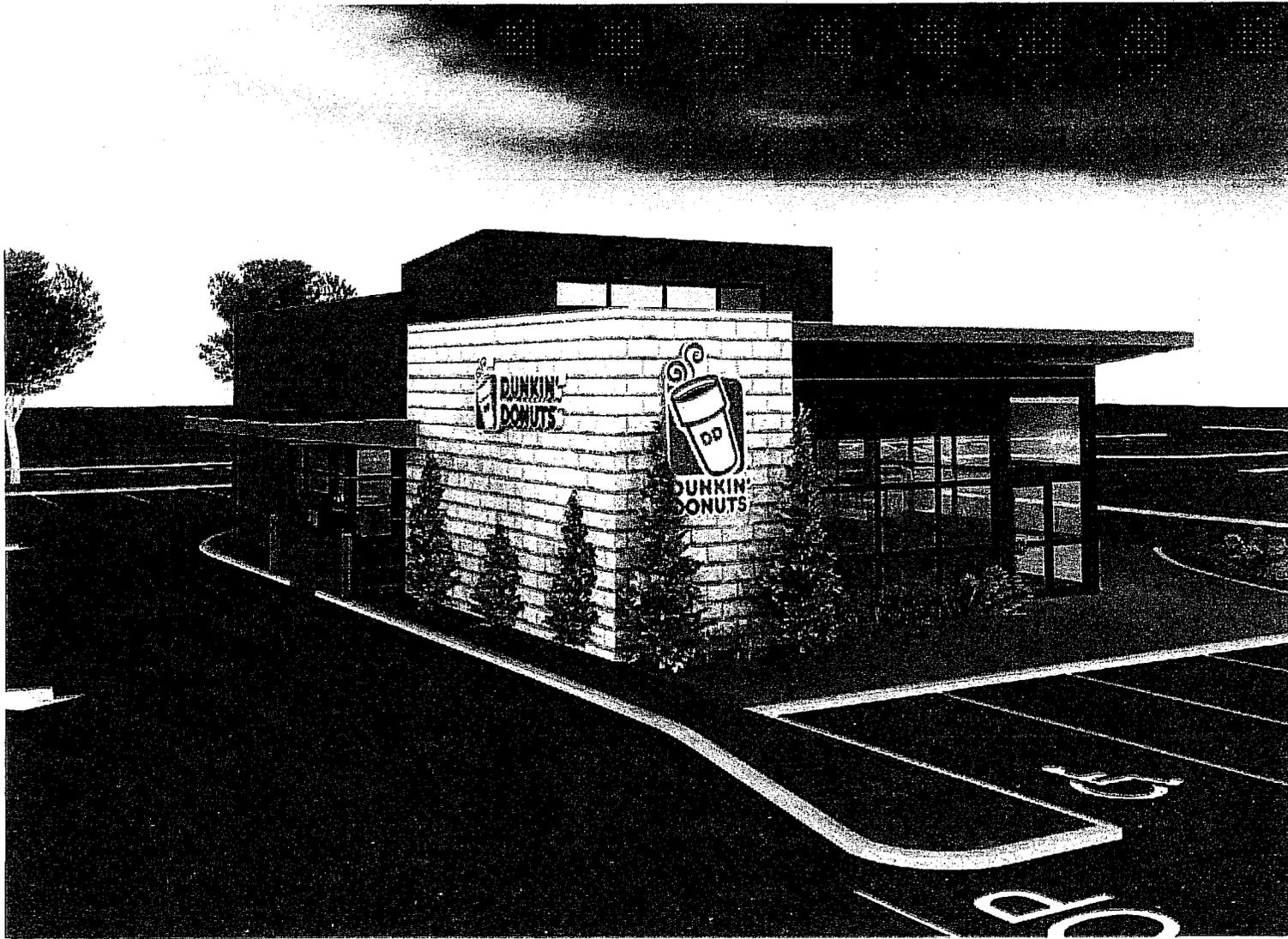
Flagship Exterior



Flagship Exterior



Flagship Exterior





**DUNKIN' DONUTS
426 STATE STREET**

WATERTOWN, NEW YORK

Engineering Report

Prepared By:



OCTOBER 14, 2010

INTRODUCTION

This report is written to describe impacts from new development on sanitary, water, storm drainage, traffic, lighting and landscaping.

I. PROJECT LOCATION AND DESCRIPTION

- A. This project involves the construction of a new Dunkin' Donuts located at 426 State Street, the intersection of State Street and Mechanic Street (See Location Map in Appendix I). The building is approximately 2,000SF and will include a drive-thru window. The main entrance faces State Street. A new curb cut will be built at the Mechanic Street intersection. Drive-thru traffic will enter to the right and flow around the left of the building to exit. A total of 39 parking spaces will be provided, including 2 handicap spaces. An enclosed dumpster is located in the southwest corner. This development takes place on two properties labeled Lot 2 and Lot 3 on Site Plan. Lot 2 is .53Ac, Lot 3 is .45Ac, for a total of .98 acres..

II. EXISTING CONDITIONS

- A. Currently, both properties are paved with a small green area in the southwest corner. The site drains from southwest to northeast directly to State Street drainage system. Utilities available in State Street include water service, sanitary service, stormwater, electricity and gas. There is a large pole that supports traffic lights at the Mechanic Street intersection.

III. PROPOSED CONDITIONS

- A. Pavement will be slightly reduced with the development. Currently, there is 1,307SF of Green Space. There will be 3,485SF of Green Space in built conditions as a result of landscape buffers along the property edge. Drainage patterns will be maintained with a new catch basin at the southeast end of the property tying into the existing catch basin in State Street. New utilities will tie into existing lines in State Street. The traffic light pole will be relocated out of the main entrance.

IV. SANITARY SERVICE SUMMARY

- A. Sanitary flows are not available at this time. New gravity sanitary service will tie into existing laterals in the street. The existing line in State Street is 12" diameter with 6" diameter laterals.

V. WATER SERVICE

- A. Water flows and pressures are not available at this time. There is an existing new water lateral in the north side of State Street that will be utilized. The existing water line in State Street is 8NPS (8.63" dia.) With 6NPS (6.63" dia.) laterals.

VI. STORMWATER QUANTITY

A. METHODOLOGIES

1. The SCS TR 55 Method has been used with Hydraflow to produce Stormwater calculations. (See Pre and Post Watershed Maps in Appendix I).

B. CALCULATIONS

1. Curve Numbers: Based on NRCS Soils Group Urban Soils and Hydrologic Soil Group D

Pre-Developed

Watershed I - .66 Acres @ 98
 .03 Acres @ 80
 Weighted CN # 97

Post-Developed

Watershed I - .24 Acres @ 98
 .05 Acres @ 80
 Weighted CN # 95

Watershed 2 - .37 Acres @ 98
 .03 Acres @ 80
 Weighted CN # 97

2. Pre and Post calculations- refer to Appendix II for detailed Calculations and printouts. Below is a summary table.

Table 1: Pre-Development Calculations (in cfs)

STORM EVENT	1 YR.	2 YR.	10 YR.	50 YR.	100 YR.
Watershed 1	2.26	2.63	3.86	4.92	5.4
Volume CF	4,502	5,313	7,990	10,327	11,380

Table 2: Post-Development Calculation (in cfs)

STORM EVENT	1 YR.	2 YR.	10 YR.	50 YR.	100 YR.
Watershed 1	0.89	1.05	1.58	2.03	2.23
Watershed 2	1.31	1.53	2.24	2.85	3.13
Total	2.20	2.58	3.82	4.88	5.36
Decrease from PreW1	-0.06	-0.05	-0.04	-0.04	-0.04
Volume in CF	4,310	5,113	7,775	10,104	11,154
Decrease in Volume from PreW1	-192	-200	-215	-223	-226

VII. TRAFFIC SUMMARY

A detailed traffic study has been prepared for this project addressing the relocation of the existing traffic light pole. This report is provided separately.

VIII. LIGHTING SUMMARY

Proposed lighting is shown on Site Plans. A photometric plan including the Luminaries Schedule is provided in Appendix I.

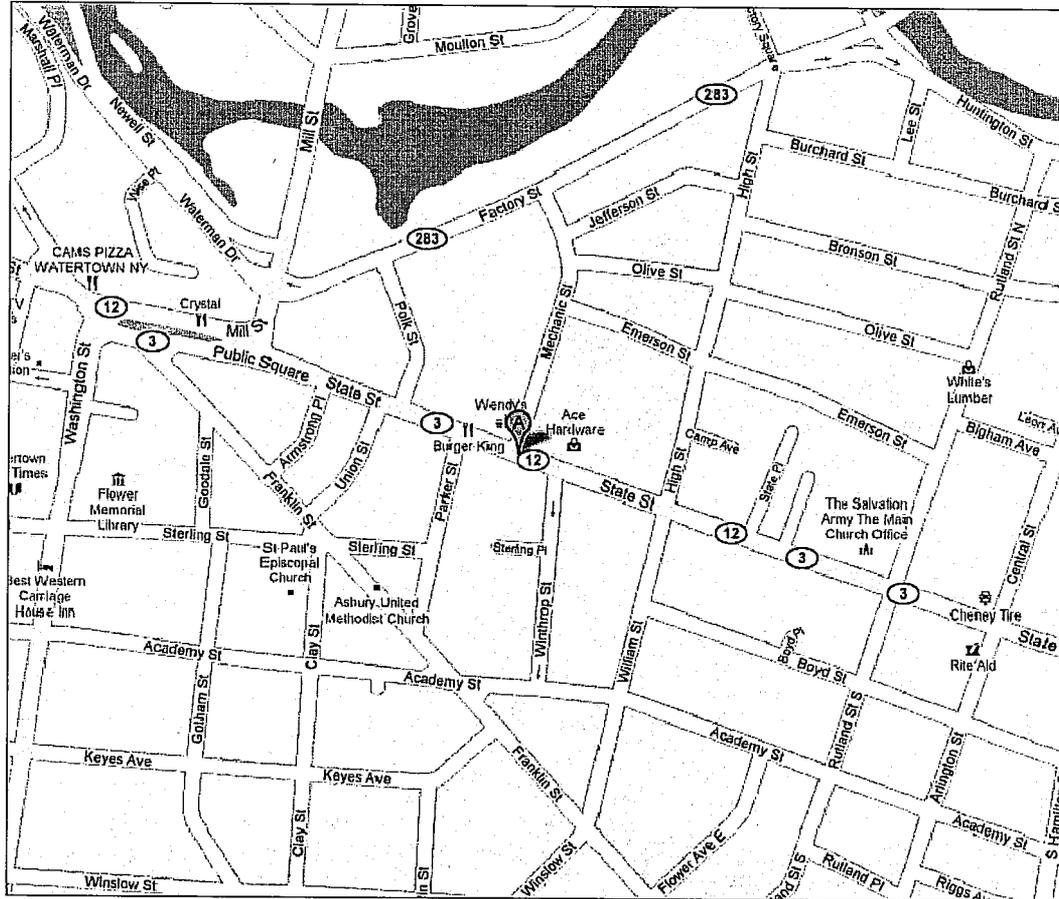
IX. LANDSCAPING SUMMARY

Proposed landscaping includes buffering to the neighboring properties, entrance landscaping and street landscaping. Tall evergreen shrubs, American Arborvitae will provide buffering for the neighbors to the south and southwest. The entrance landscaping consists of perennials and shrubs. Deciduous along State Street sidewalk. Two deciduous shade trees are provided in the parking area.

APPENDICES

APPENDIX I

MAPS



(E:)\\CURRENT-PROJ\\3149-dunkin-donutswatertown\\Drawings\\DDwatertownsp 8-5-10.dwg

LOCATION PLAN

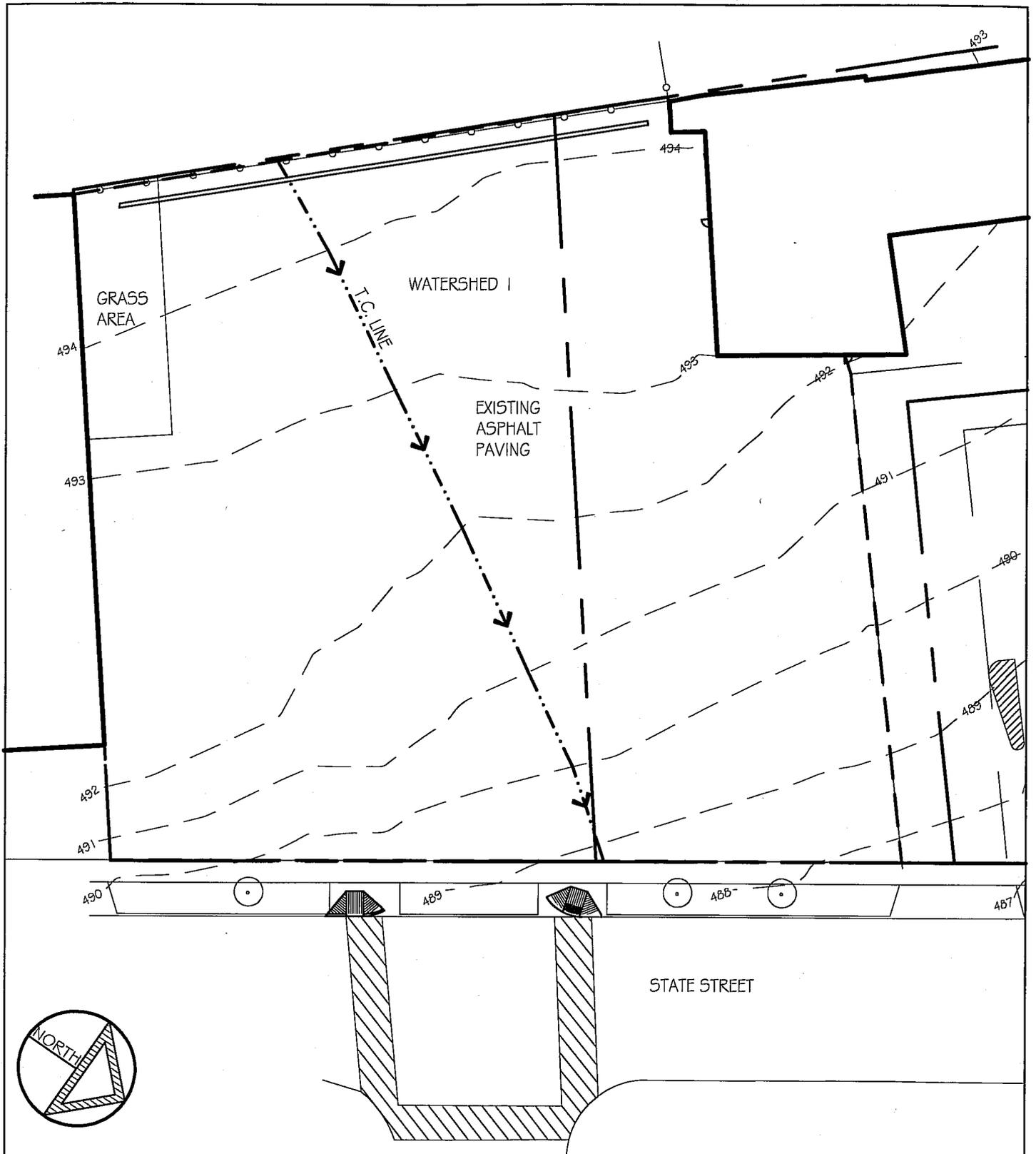
DATE: 10-13-10

SCALE: NOT TO SCALE

DRAWN BY: EAG



308 Hawley Avenue
Syracuse, NY 13203
r 315 472 2461



(E:)\CURRENT-PROJ\3149-dunkin-donutswatertown\Drawings\DDwatertownsp 8-5-10.dwg

EXISTING WATERSHED WATERTOWN DUNKIN DONUTS

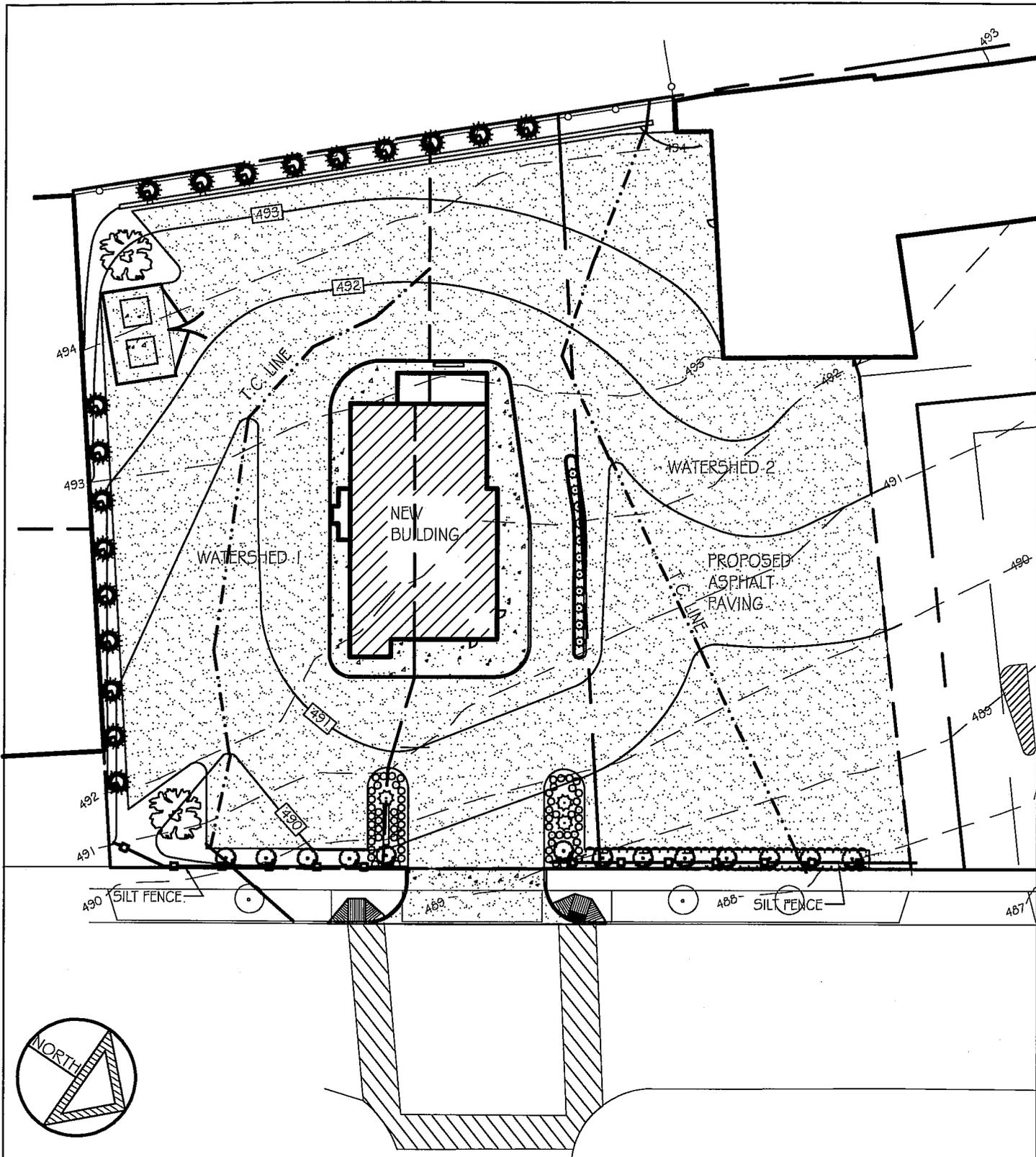
DATE: 10-13-10

SCALE: NOT TO SCALE

DRAWN BY: EAG

MAXIAN + HORST
 Landscape Architects
 + Land Planners

308 Hawley Avenue
 Syracuse, NY 13203
 t 315 472 2461



(E:)\CURRENT-PROJ\3149-dunkin-donutswatertown\Drawings\DDwatertownsp 8-5-10.dwg

PROPOSED WATERSHEDS WATERTOWN DUNKIN DONUTS

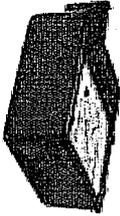
DATE: 10-13-10

SCALE: NOT TO SCALE

DRAWN BY: EAG

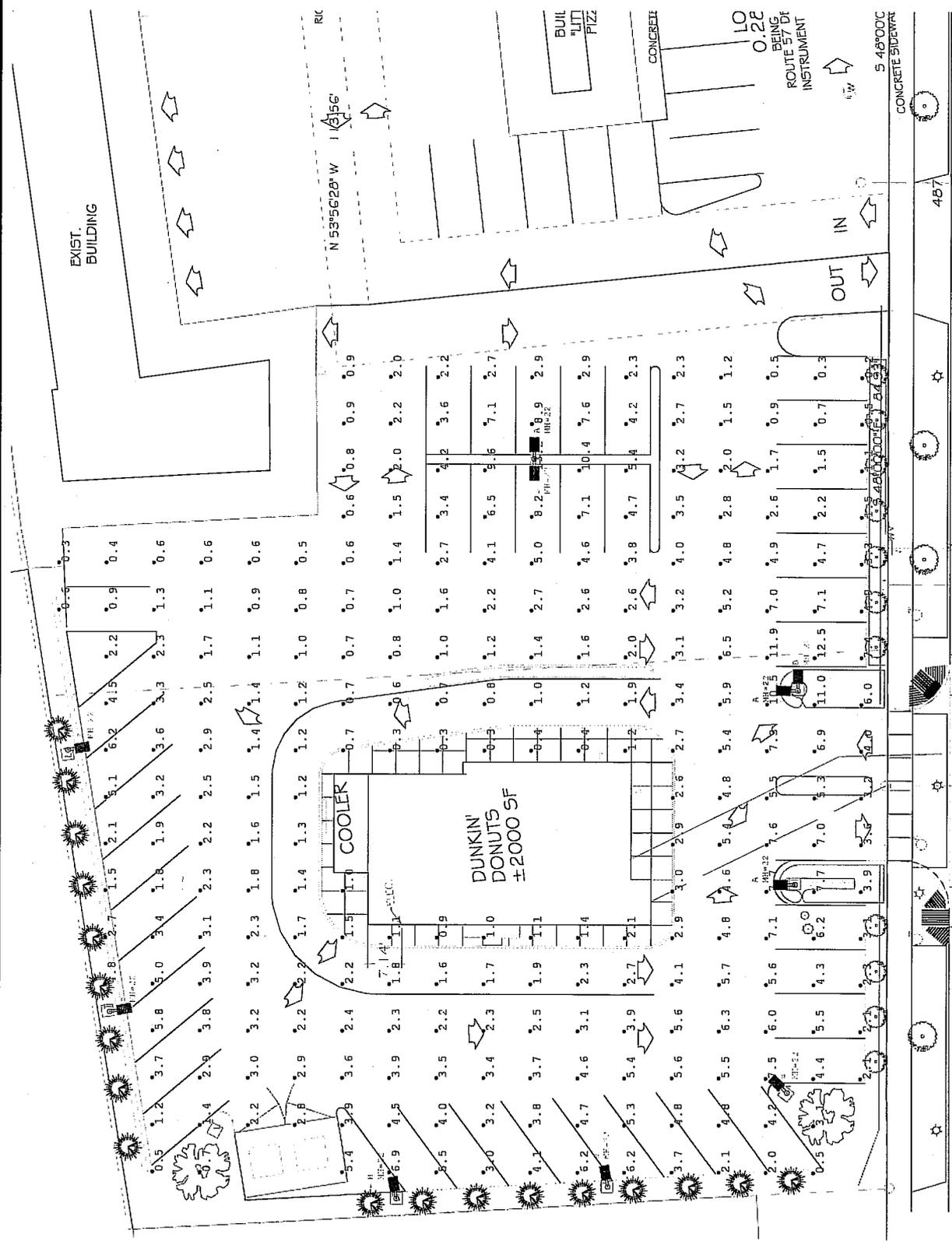
MAXIAN + HORST
Landscape Architects
+ Land Planners

308 Hawley Avenue
Syracuse, NY 13203
T 315 472 2461



Luminaire Schedule				
Qty	Label	Description	Lumens	LLF
3	A	CSB3-250PS-QT-L	22000	0.750
7	B	FT250PS-QT-L	22000	0.750

Calculation Summary					
Label	Avg	Max	Min	Avg/Min	Max/Min
Parking lot	3.27	13.2	0.2	16.35	66.00



This information is confidential and the sole property of Juno Lighting Group. It is not to be reproduced or distributed to others without the written permission of Juno Lighting Group.

The calculation and results thereof, shown in this report, are based on information provided by the customer. The output figures are only as accurate as the input data. Therefore design parameters such as room reflectances, size, mounting height, depreciation factors, orientation and tilt must be verified. Juno Lighting Group declines all implied warranties and does not accept liability for any errors or omissions compared to those calculated based on inaccurate or incomplete data.

Scale: 1 inch = 30 Ft.

Project: DUNKIN DONUTS PARKING LOT LIGHTING MAINTAINED HORIZONTAL FC SHOWN AT GRADE LEVEL

Client: 220 Chrysler Drive Brampton, Ontario L6S 6B6 Tel: (905) 792-7335 email: ljorge@junolightinggroup.com

Project No: 10-282-VBC1

Drawn by: LJ

Scale: 1 inch = 30 Ft.

Project: DUNKIN DONUTS PARKING LOT LIGHTING MAINTAINED HORIZONTAL FC SHOWN AT GRADE LEVEL

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Drawn by: LJ

Scale: 1 inch = 30 Ft.

Project: DUNKIN DONUTS PARKING LOT LIGHTING MAINTAINED HORIZONTAL FC SHOWN AT GRADE LEVEL

Client: 220 Chrysler Drive Brampton, Ontario L6S 6B6 Tel: (905) 792-7335 email: ljorge@junolightinggroup.com

Project No: 10-282-VBC1

Drawn by: LJ



APPENDIX II
CALCULATIONS

Hydrograph Return Period Recap

Hyd. No.	Hydrograph type (origin)	Inflow Hyd(s)	Peak Outflow (cfs)								Hydrograph description
			1-Yr	2-Yr	3-Yr	5-Yr	10-Yr	25-Yr	50-Yr	100-Yr	
1	SCS Runoff	-----	2.26	2.63	-----	3.33	3.86	4.66	4.92	5.40	Ex. Watershed 1
3	SCS Runoff	-----	0.89	1.05	-----	1.35	1.58	1.92	2.03	2.23	Watershed 1 Proposed
4	SCS Runoff	-----	1.31	1.53	-----	1.93	2.24	2.70	2.85	3.13	Watershed 2 Proposed

Hydrograph Summary Report

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to peak (min)	Volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Maximum storage (cuft)	Hydrograph description
1	SCS Runoff	2.26	1	715	4,502	---	---	---	Ex. Watershed 1
3	SCS Runoff	0.89	1	715	1,700	---	---	---	Watershed 1 Proposed
4	SCS Runoff	1.31	1	715	2,610	---	---	---	Watershed 2 Proposed
Drainage Calcs.gpw					Return Period: 1 Year			Tuesday, Oct 12 2010, 3:38 PM	

Hydrograph Plot

Hydraflow Hydrographs by Intelisolve

Tuesday, Oct 12 2010, 3:38 PM

Hyd. No. 1

Ex. Watershed 1

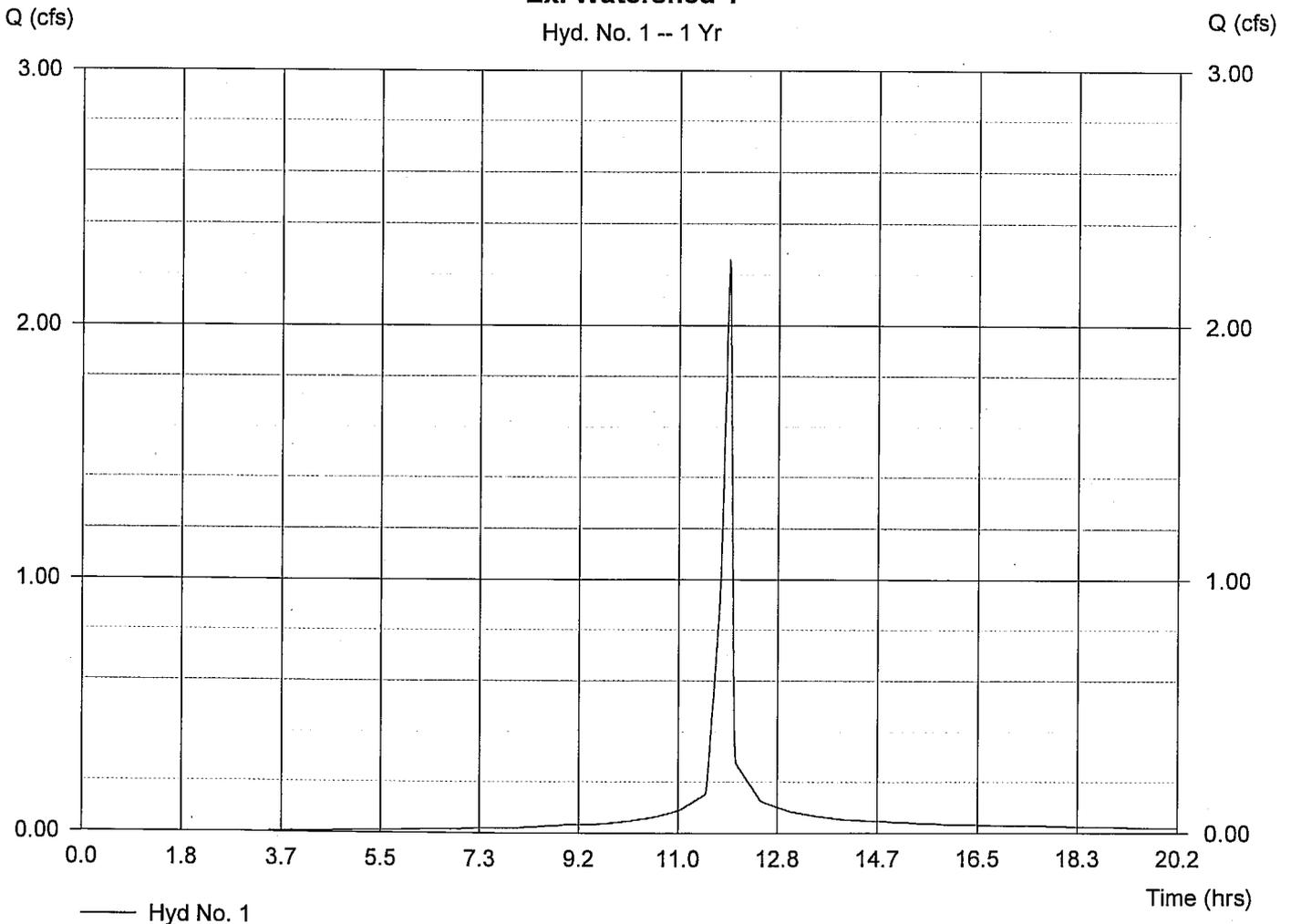
Hydrograph type = SCS Runoff
 Storm frequency = 1 yrs
 Drainage area = 0.690 ac
 Basin Slope = 0.0 %
 Tc method = TR55
 Total precip. = 2.25 in
 Storm duration = 24 hrs

Peak discharge = 2.26 cfs
 Time interval = 1 min
 Curve number = 97
 Hydraulic length = 0 ft
 Time of conc. (Tc) = 1.90 min
 Distribution = Type II
 Shape factor = 484

Hydrograph Volume = 4,502 cuft

Ex. Watershed 1

Hyd. No. 1 -- 1 Yr



TR55 Tc Worksheet

Hyd. No. 1

Ex. Watershed 1

<u>Description</u>	<u>A</u>		<u>B</u>		<u>C</u>		<u>Totals</u>	
Sheet Flow								
Manning's n-value	= 0.011		0.011		0.011			
Flow length (ft)	= 45.0		113.0		0.0			
Two-year 24-hr precip. (in)	= 2.50		2.50		0.00			
Land slope (%)	= 4.30		2.70		0.00			
Travel Time (min)	= 0.53	+	1.34	+	0.00	=	1.87	
Shallow Concentrated Flow								
Flow length (ft)	= 0.00		0.00		0.00			
Watercourse slope (%)	= 0.00		0.00		0.00			
Surface description	= Paved		Paved		Paved			
Average velocity (ft/s)	= 0.00		0.00		0.00			
Travel Time (min)	= 0.00	+	0.00	+	0.00	=	0.00	
Channel Flow								
X sectional flow area (sqft)	= 0.00		0.00		0.00			
Wetted perimeter (ft)	= 0.00		0.00		0.00			
Channel slope (%)	= 0.00		0.00		0.00			
Manning's n-value	= 0.015		0.015		0.015			
Velocity (ft/s)	= 0.00		0.00		0.00			
Flow length (ft)	= 0.0		0.0		0.0			
Travel Time (min)	= 0.00	+	0.00	+	0.00	=	0.00	
Total Travel Time, Tc							=	1.90 min

Hydrograph Plot

Hydraflow Hydrographs by Intellisolve

Tuesday, Oct 12 2010, 3:38 PM

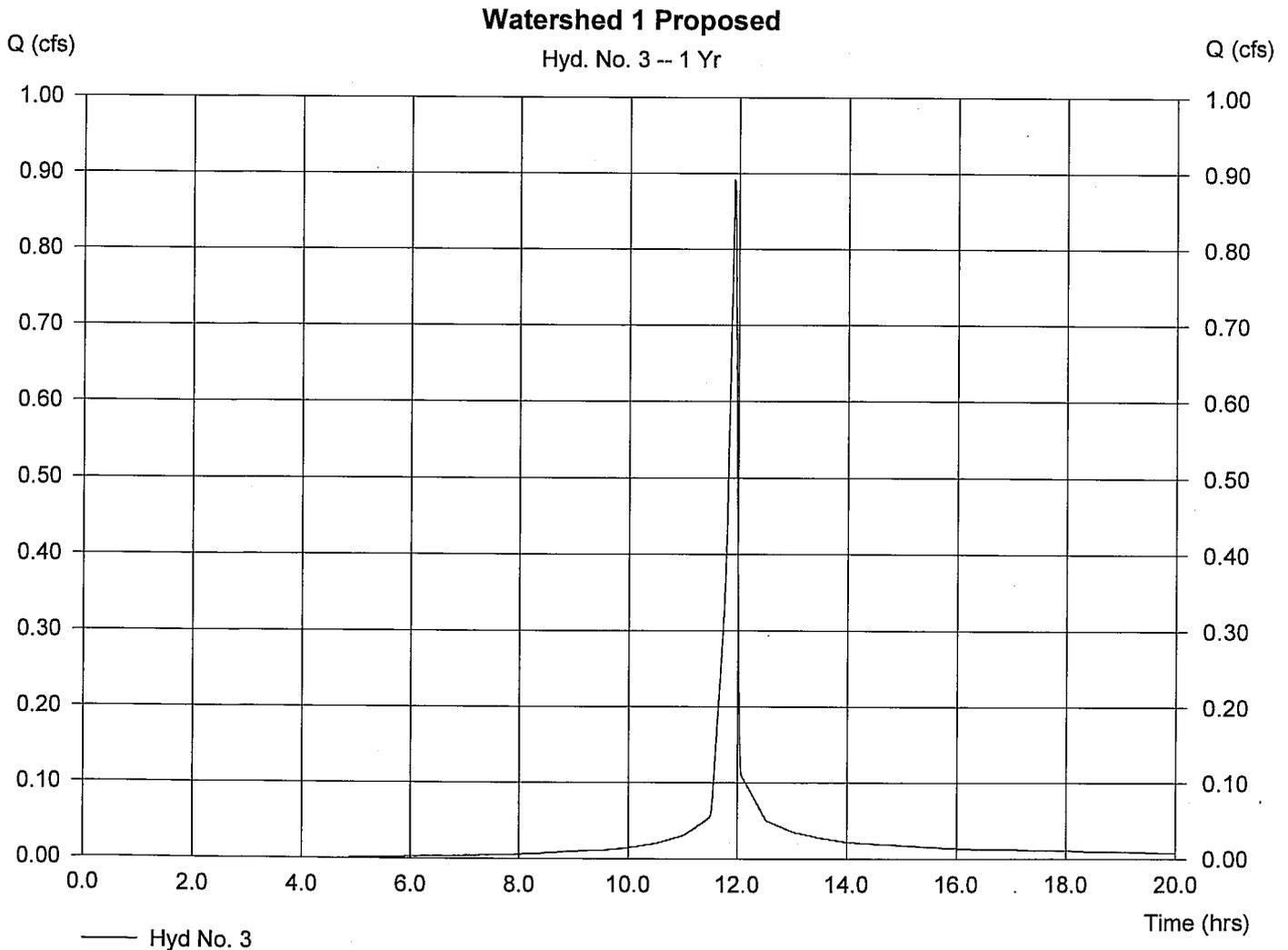
Hyd. No. 3

Watershed 1 Proposed

Hydrograph type = SCS Runoff
 Storm frequency = 1 yrs
 Drainage area = 0.290 ac
 Basin Slope = 0.0 %
 Tc method = TR55
 Total precip. = 2.25 in
 Storm duration = 24 hrs

Peak discharge = 0.89 cfs
 Time interval = 1 min
 Curve number = 95
 Hydraulic length = 0 ft
 Time of conc. (Tc) = 1.80 min
 Distribution = Type II
 Shape factor = 484

Hydrograph Volume = 1,700 cuft



TR55 Tc Worksheet

Hyd. No. 3

Watershed 1 Proposed

<u>Description</u>	<u>A</u>		<u>B</u>		<u>C</u>		<u>Totals</u>	
Sheet Flow								
Manning's n-value	= 0.011		0.011		0.011			
Flow length (ft)	= 56.0		0.0		0.0			
Two-year 24-hr precip. (in)	= 2.50		0.00		0.00			
Land slope (%)	= 2.00		0.00		0.00			
Travel Time (min)	= 0.86	+	0.00	+	0.00	=	0.86	
Shallow Concentrated Flow								
Flow length (ft)	= 102.00		27.00		0.00			
Watercourse slope (%)	= 1.25		1.00		0.00			
Surface description	= Paved		Paved		Paved			
Average velocity (ft/s)	= 2.27		2.03		0.00			
Travel Time (min)	= 0.75	+	0.22	+	0.00	=	0.97	
Channel Flow								
X sectional flow area (sqft)	= 0.00		0.00		0.00			
Wetted perimeter (ft)	= 0.00		0.00		0.00			
Channel slope (%)	= 0.00		0.00		0.00			
Manning's n-value	= 0.015		0.015		0.015			
Velocity (ft/s)	= 0.00		0.00		0.00			
Flow length (ft)	= 0.0		0.0		0.0			
Travel Time (min)	= 0.00	+	0.00	+	0.00	=	0.00	
Total Travel Time, Tc							=	1.80 min

Hydrograph Plot

Hydraflow Hydrographs by Intelisolve

Tuesday, Oct 12 2010, 3:38 PM

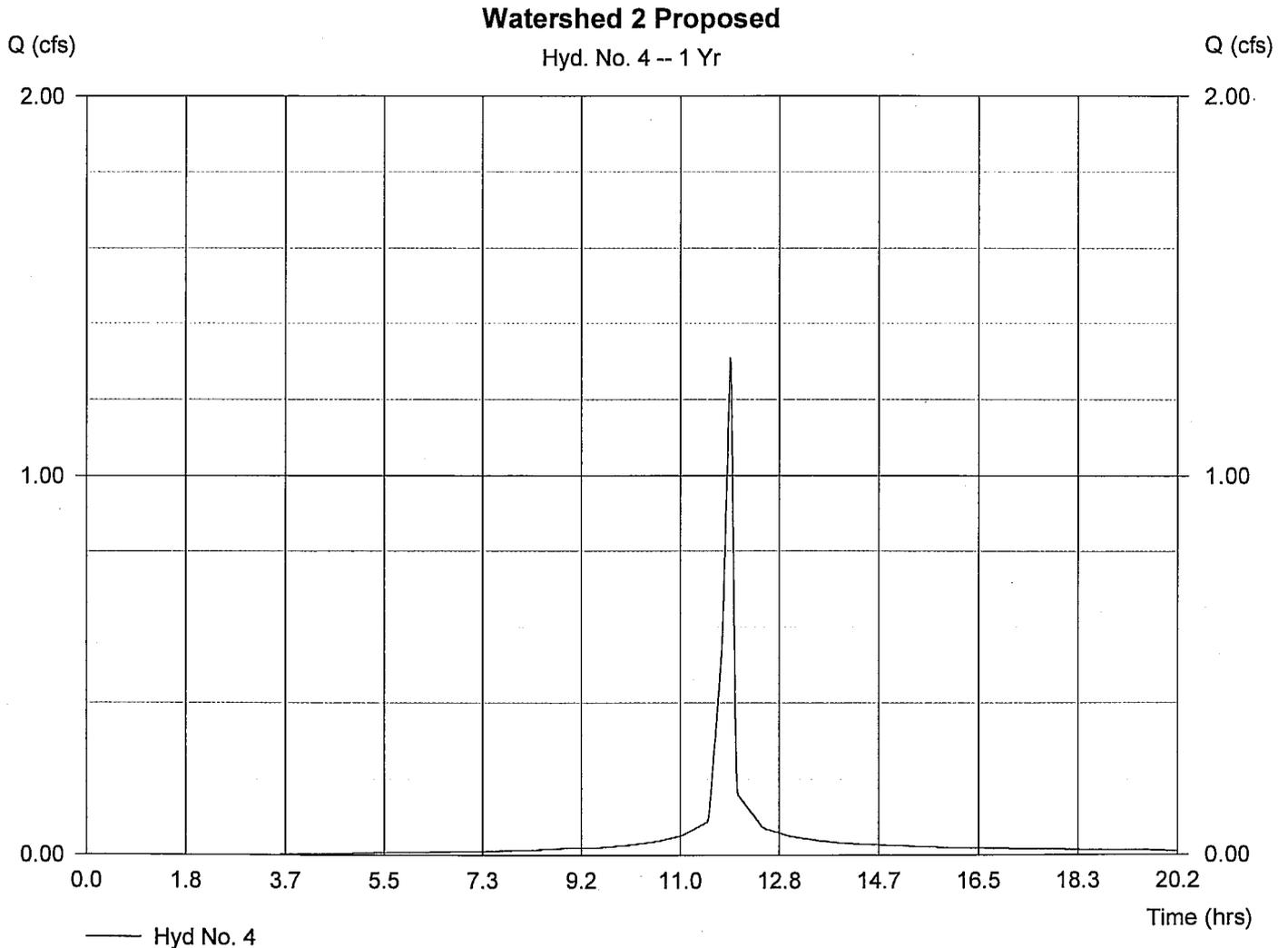
Hyd. No. 4

Watershed 2 Proposed

Hydrograph type = SCS Runoff
 Storm frequency = 1 yrs
 Drainage area = 0.400 ac
 Basin Slope = 0.0 %
 Tc method = TR55
 Total precip. = 2.25 in
 Storm duration = 24 hrs

Peak discharge = 1.31 cfs
 Time interval = 1 min
 Curve number = 97
 Hydraulic length = 0 ft
 Time of conc. (Tc) = 3.20 min
 Distribution = Type II
 Shape factor = 484

Hydrograph Volume = 2,610 cuft



TR55 Tc Worksheet

Hyd. No. 4

Watershed 2 Proposed

<u>Description</u>	<u>A</u>		<u>B</u>		<u>C</u>		<u>Totals</u>	
Sheet Flow								
Manning's n-value	= 0.150		0.011		0.011			
Flow length (ft)	= 12.0		83.0		0.0			
Two-year 24-hr precip. (in)	= 2.50		2.50		0.00			
Land slope (%)	= 2.00		3.70		0.00			
Travel Time (min)	= 2.03	+	0.92	+	0.00	=	2.96	
Shallow Concentrated Flow								
Flow length (ft)	= 50.00		0.00		0.00			
Watercourse slope (%)	= 2.00		0.00		0.00			
Surface description	= Paved		Paved		Paved			
Average velocity (ft/s)	= 2.87		0.00		0.00			
Travel Time (min)	= 0.29	+	0.00	+	0.00	=	0.29	
Channel Flow								
X sectional flow area (sqft)	= 0.00		0.00		0.00			
Wetted perimeter (ft)	= 0.00		0.00		0.00			
Channel slope (%)	= 0.00		0.00		0.00			
Manning's n-value	= 0.015		0.015		0.015			
Velocity (ft/s)	= 0.00		0.00		0.00			
Flow length (ft)	= 0.0		0.0		0.0			
Travel Time (min)	= 0.00	+	0.00	+	0.00	=	0.00	
Total Travel Time, Tc							=	3.20 min

Hydrograph Summary Report

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to peak (min)	Volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Maximum storage (cuft)	Hydrograph description
1	SCS Runoff	2.63	1	715	5,313	---	---	---	Ex. Watershed 1
3	SCS Runoff	1.05	1	715	2,033	---	---	---	Watershed 1 Proposed
4	SCS Runoff	1.53	1	715	3,080	---	---	---	Watershed 2 Proposed
Drainage Calcs.gpw					Return Period: 2 Year			Tuesday, Oct 12 2010, 3:39 PM	

Hydrograph Plot

Hydraflow Hydrographs by Intelisolve

Tuesday, Oct 12 2010, 3:39 PM

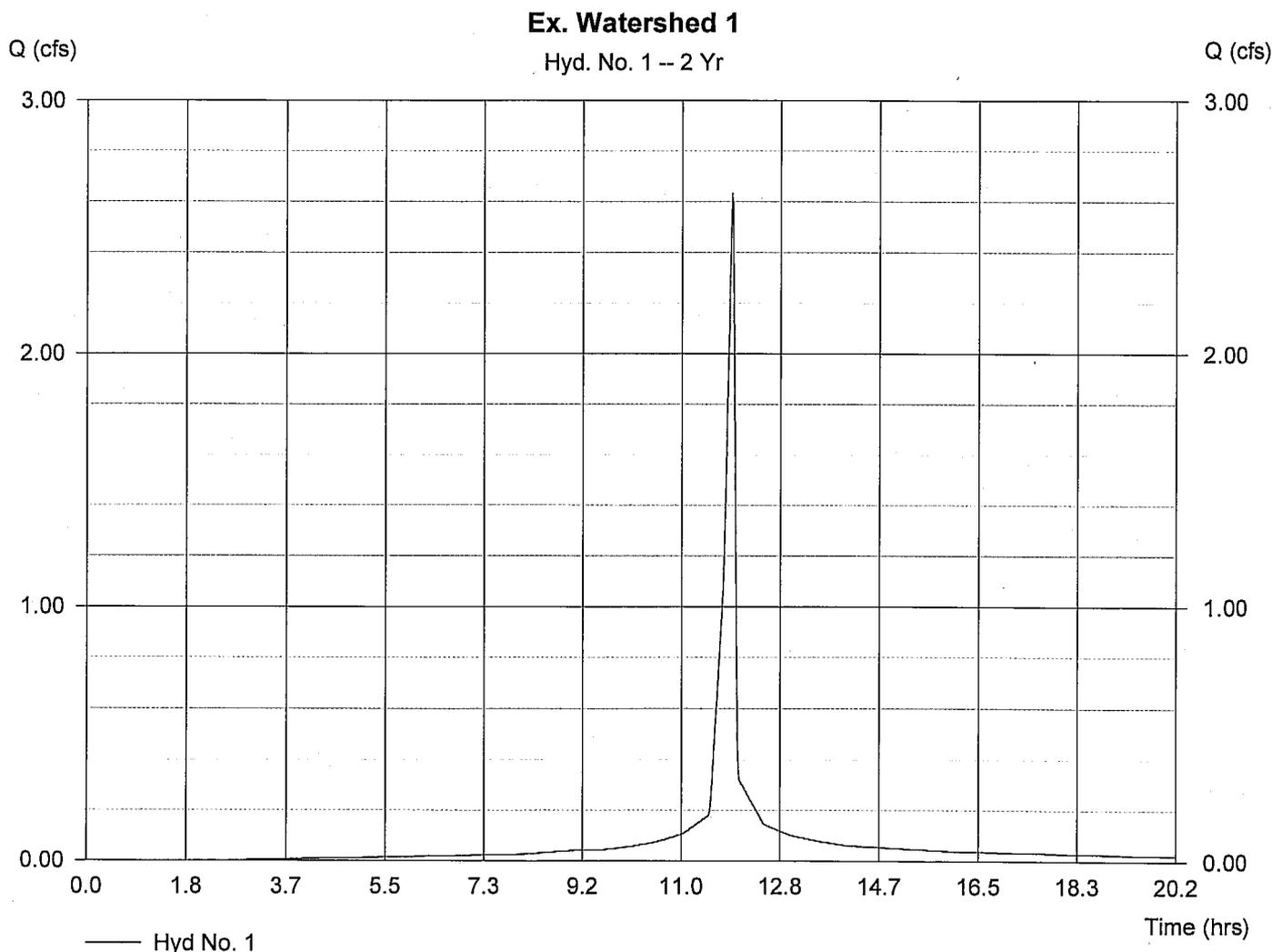
Hyd. No. 1

Ex. Watershed 1

Hydrograph type = SCS Runoff
Storm frequency = 2 yrs
Drainage area = 0.690 ac
Basin Slope = 0.0 %
Tc method = TR55
Total precip. = 2.60 in
Storm duration = 24 hrs

Peak discharge = 2.63 cfs
Time interval = 1 min
Curve number = 97
Hydraulic length = 0 ft
Time of conc. (Tc) = 1.90 min
Distribution = Type II
Shape factor = 484

Hydrograph Volume = 5,313 cuft



Hydrograph Plot

Hydraflow Hydrographs by Intelisolve

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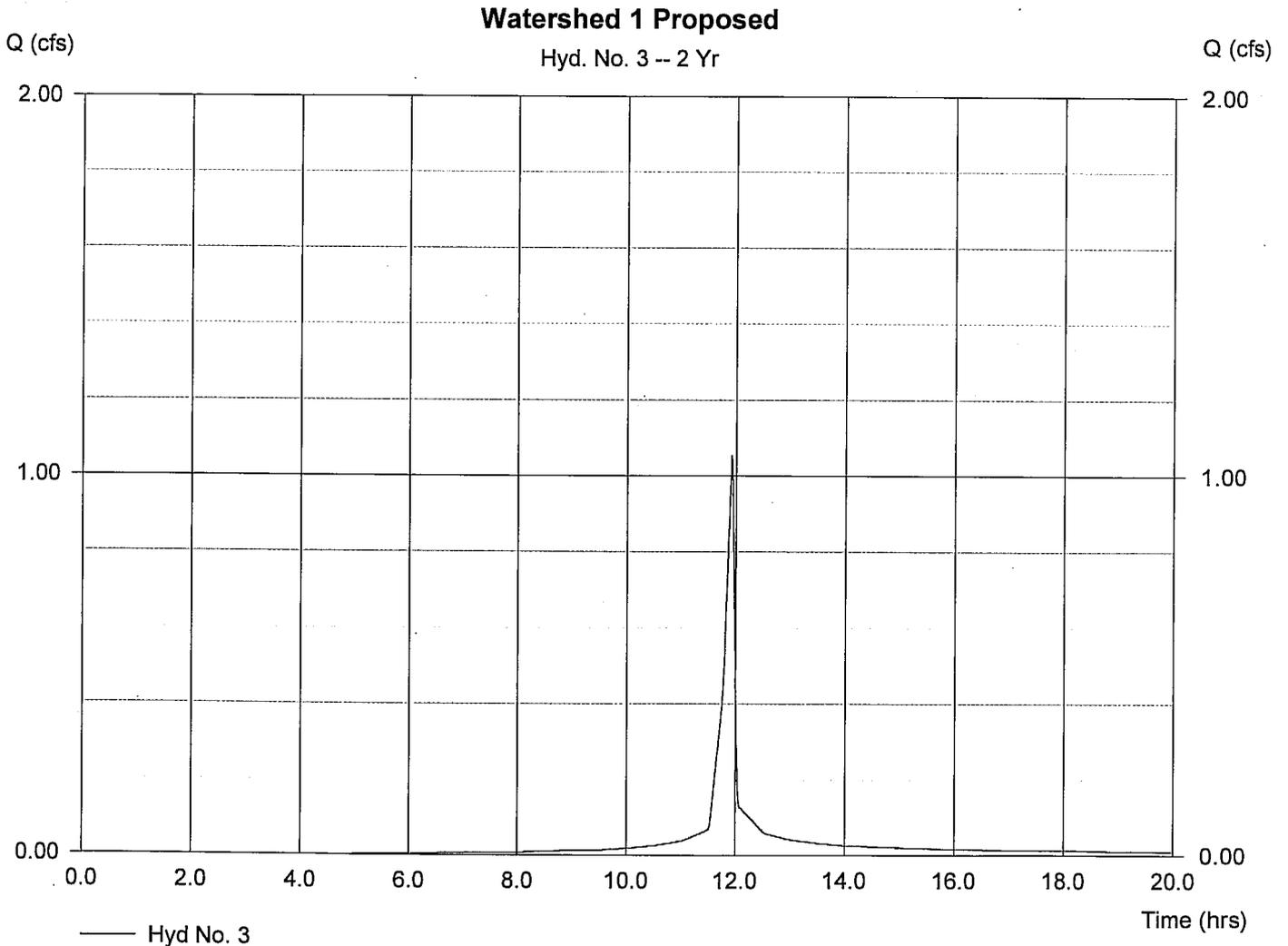
Hyd. No. 3

Watershed 1 Proposed

Hydrograph type = SCS Runoff
Storm frequency = 2 yrs
Drainage area = 0.290 ac
Basin Slope = 0.0 %
Tc method = TR55
Total precip. = 2.60 in
Storm duration = 24 hrs

Peak discharge = 1.05 cfs
Time interval = 1 min
Curve number = 95
Hydraulic length = 0 ft
Time of conc. (Tc) = 1.80 min
Distribution = Type II
Shape factor = 484

Hydrograph Volume = 2,033 cuft



Hydrograph Plot

Hydraflow Hydrographs by Intelisolve

Tuesday, Oct 12 2010, 3:39 PM

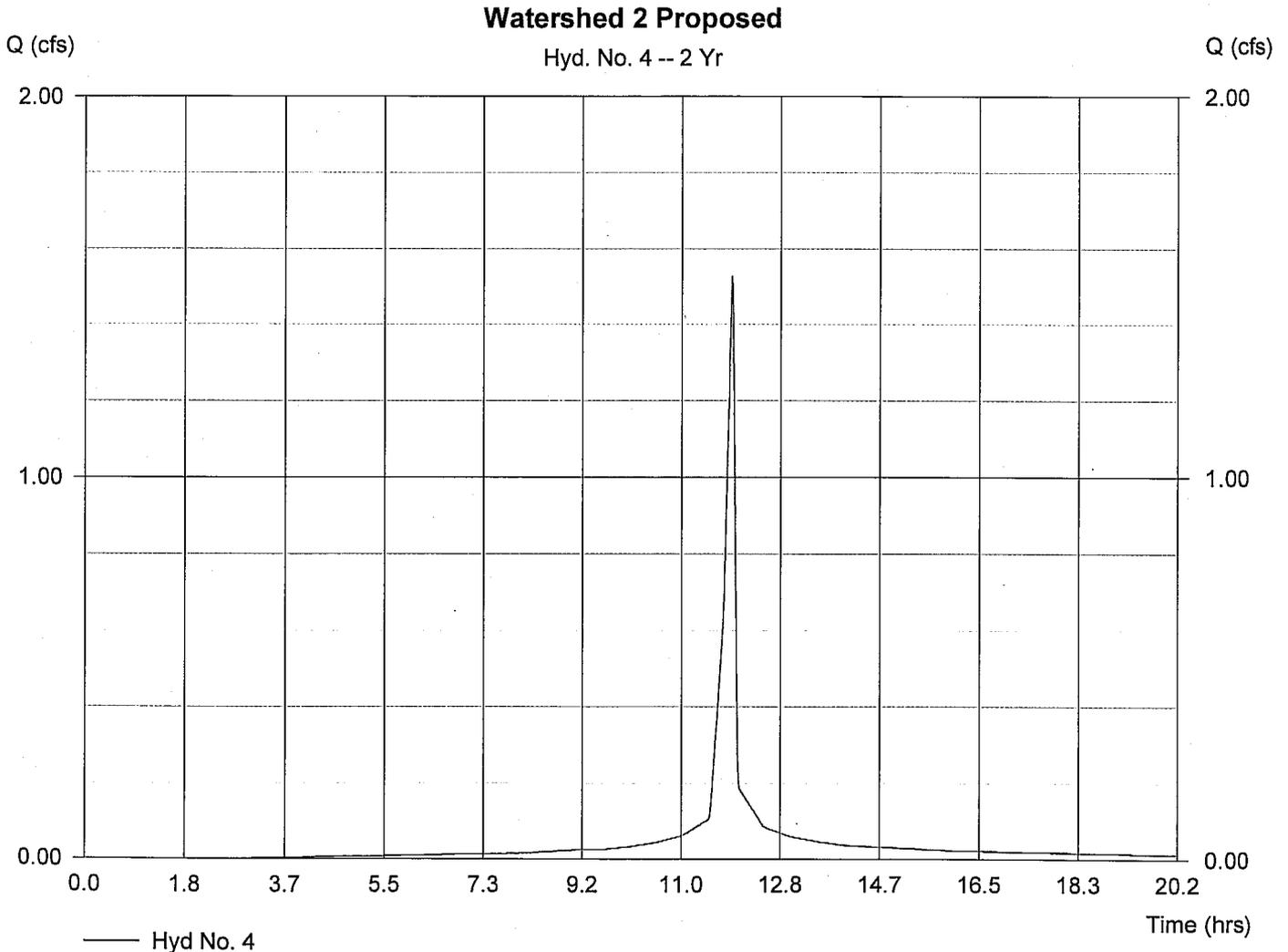
Hyd. No. 4

Watershed 2 Proposed

Hydrograph type = SCS Runoff
Storm frequency = 2 yrs
Drainage area = 0.400 ac
Basin Slope = 0.0 %
Tc method = TR55
Total precip. = 2.60 in
Storm duration = 24 hrs

Peak discharge = 1.53 cfs
Time interval = 1 min
Curve number = 97
Hydraulic length = 0 ft
Time of conc. (Tc) = 3.20 min
Distribution = Type II
Shape factor = 484

Hydrograph Volume = 3,080 cuft



Hydrograph Summary Report

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to peak (min)	Volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Maximum storage (cuft)	Hydrograph description	
1	SCS Runoff	3.86	1	715	7,990	---	---	---	Ex. Watershed 1	
3	SCS Runoff	1.58	1	715	3,143	---	---	---	Watershed 1 Proposed	
4	SCS Runoff	2.24	1	715	4,632	---	---	---	Watershed 2 Proposed	
Drainage Calcs.gpw					Return Period: 10 Year			Tuesday, Oct 12 2010, 3:40 PM		

Hydrograph Plot

Hydraflow Hydrographs by Intellisolve

Tuesday, Oct 12 2010, 3:40 PM

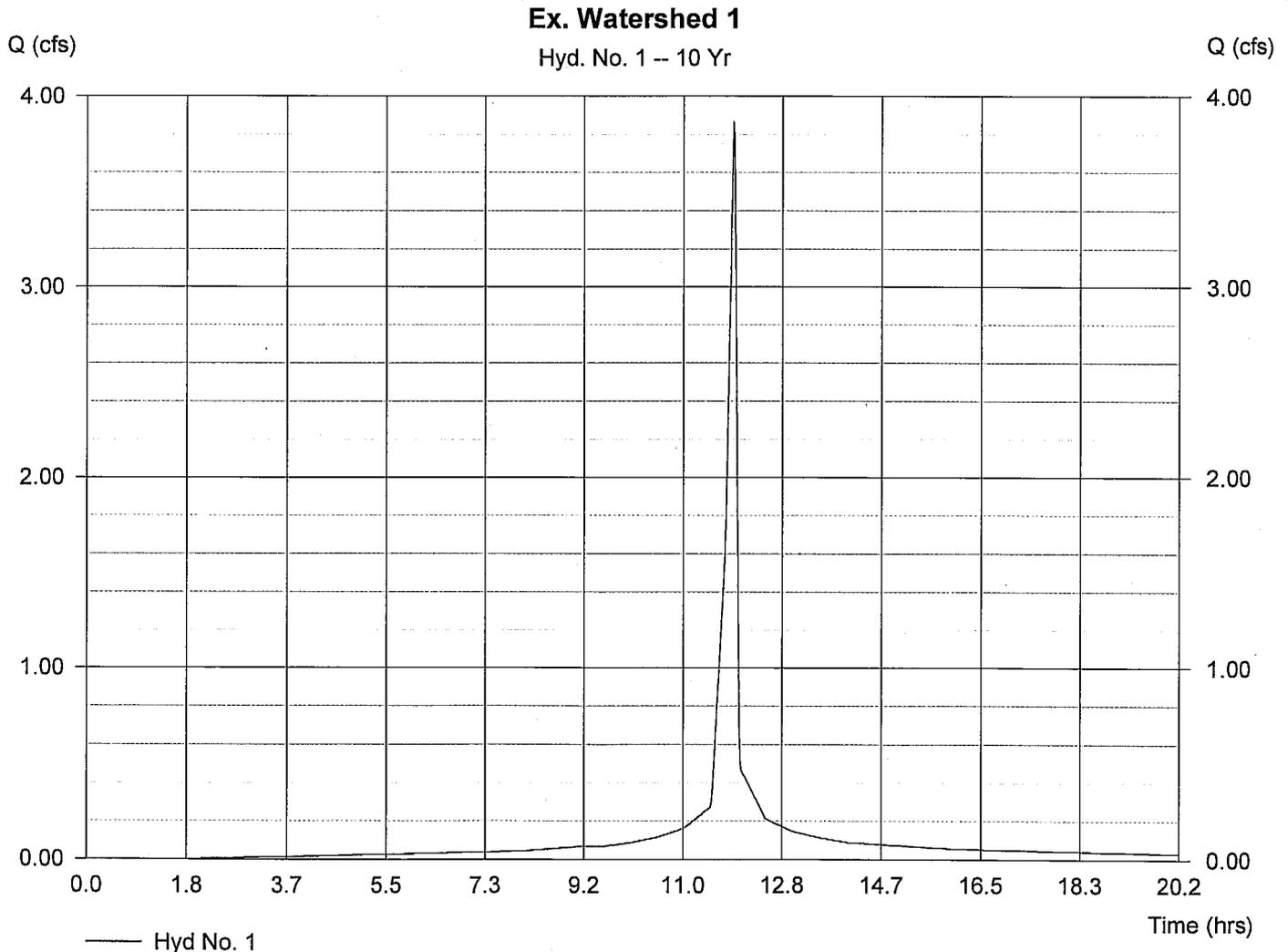
Hyd. No. 1

Ex. Watershed 1

Hydrograph type = SCS Runoff
Storm frequency = 10 yrs
Drainage area = 0.690 ac
Basin Slope = 0.0 %
Tc method = TR55
Total precip. = 3.75 in
Storm duration = 24 hrs

Peak discharge = 3.86 cfs
Time interval = 1 min
Curve number = 97
Hydraulic length = 0 ft
Time of conc. (Tc) = 1.90 min
Distribution = Type II
Shape factor = 484

Hydrograph Volume = 7,990 cuft



Hydrograph Plot

Hydraflow Hydrographs by Intelisolve

Tuesday, Oct 12 2010, 3:40 PM

Hyd. No. 3

Watershed 1 Proposed

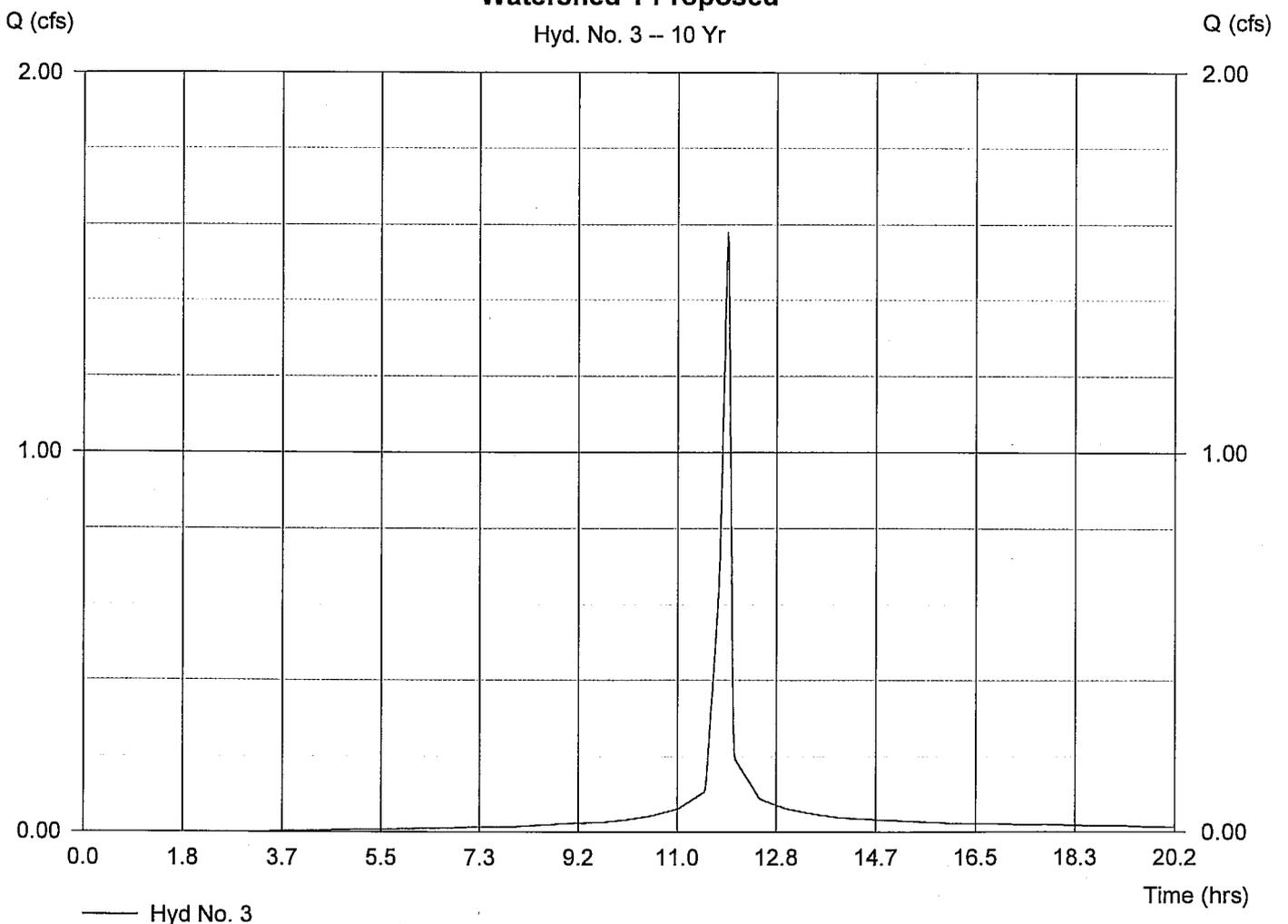
Hydrograph type = SCS Runoff
 Storm frequency = 10 yrs
 Drainage area = 0.290 ac
 Basin Slope = 0.0 %
 Tc method = TR55
 Total precip. = 3.75 in
 Storm duration = 24 hrs

Peak discharge = 1.58 cfs
 Time interval = 1 min
 Curve number = 95
 Hydraulic length = 0 ft
 Time of conc. (Tc) = 1.80 min
 Distribution = Type II
 Shape factor = 484

Hydrograph Volume = 3,143 cuft

Watershed 1 Proposed

Hyd. No. 3 -- 10 Yr



— Hyd No. 3

Hydrograph Plot

Hydraflow Hydrographs by Intelisolve

Tuesday, Oct 12 2010, 3:40 PM

Hyd. No. 4

Watershed 2 Proposed

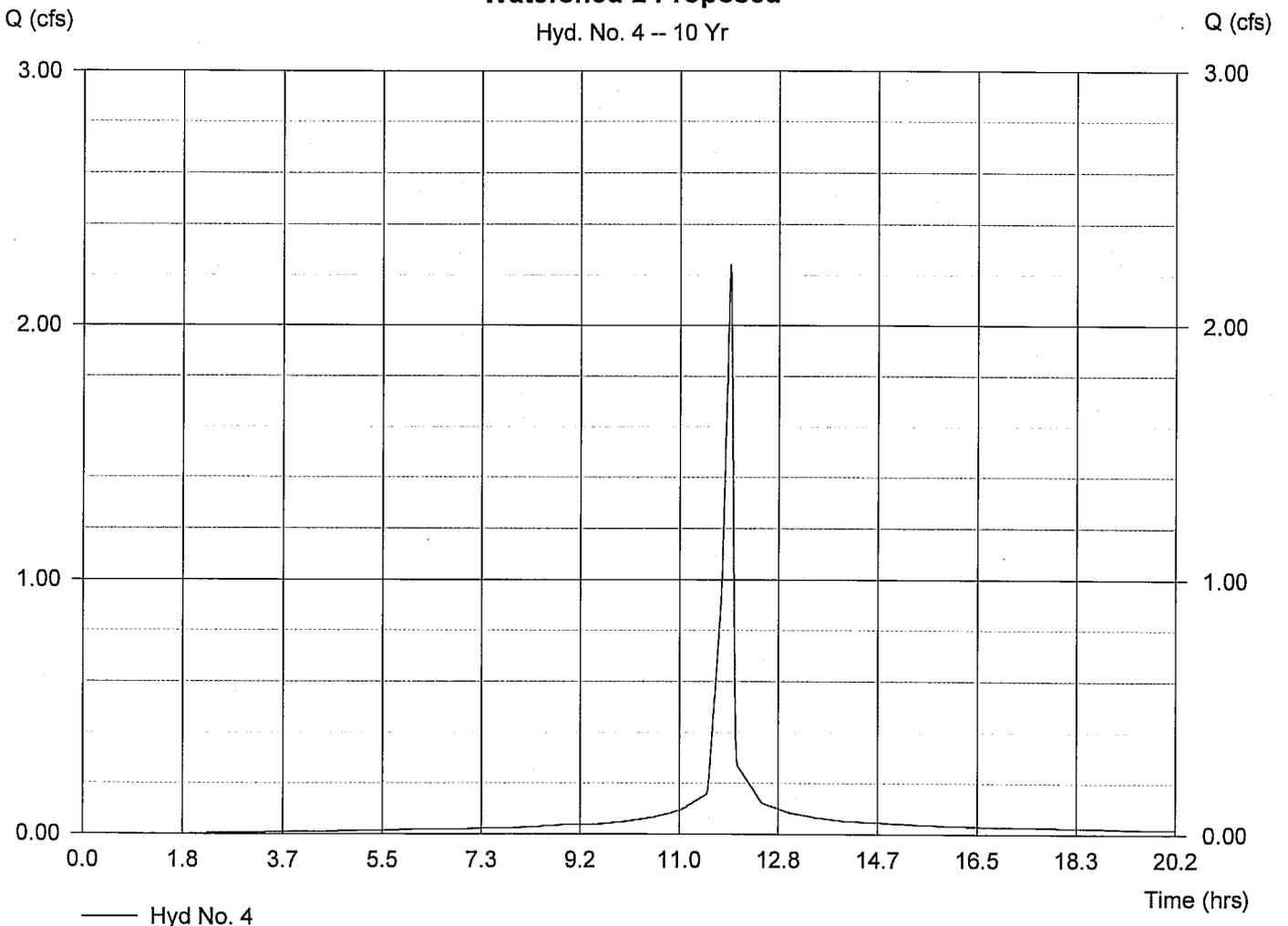
Hydrograph type = SCS Runoff
Storm frequency = 10 yrs
Drainage area = 0.400 ac
Basin Slope = 0.0 %
Tc method = TR55
Total precip. = 3.75 in
Storm duration = 24 hrs

Peak discharge = 2.24 cfs
Time interval = 1 min
Curve number = 97
Hydraulic length = 0 ft
Time of conc. (Tc) = 3.20 min
Distribution = Type II
Shape factor = 484

Hydrograph Volume = 4,632 cuft

Watershed 2 Proposed

Hyd. No. 4 -- 10 Yr



Hydrograph Summary Report

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to peak (min)	Volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Maximum storage (cuft)	Hydrograph description	
1	SCS Runoff	4.92	1	715	10,327	---	---	---	Ex. Watershed 1	
3	SCS Runoff	2.03	1	715	4,117	---	---	---	Watershed 1 Proposed	
4	SCS Runoff	2.85	1	715	5,987	---	---	---	Watershed 2 Proposed	
Drainage Calcs.gpw					Return Period: 50 Year			Tuesday, Oct 12 2010, 3:40 PM		

Hydrograph Plot

Hydraflow Hydrographs by Intelisolve

Tuesday, Oct 12 2010, 3:40 PM

Hyd. No. 1

Ex. Watershed 1

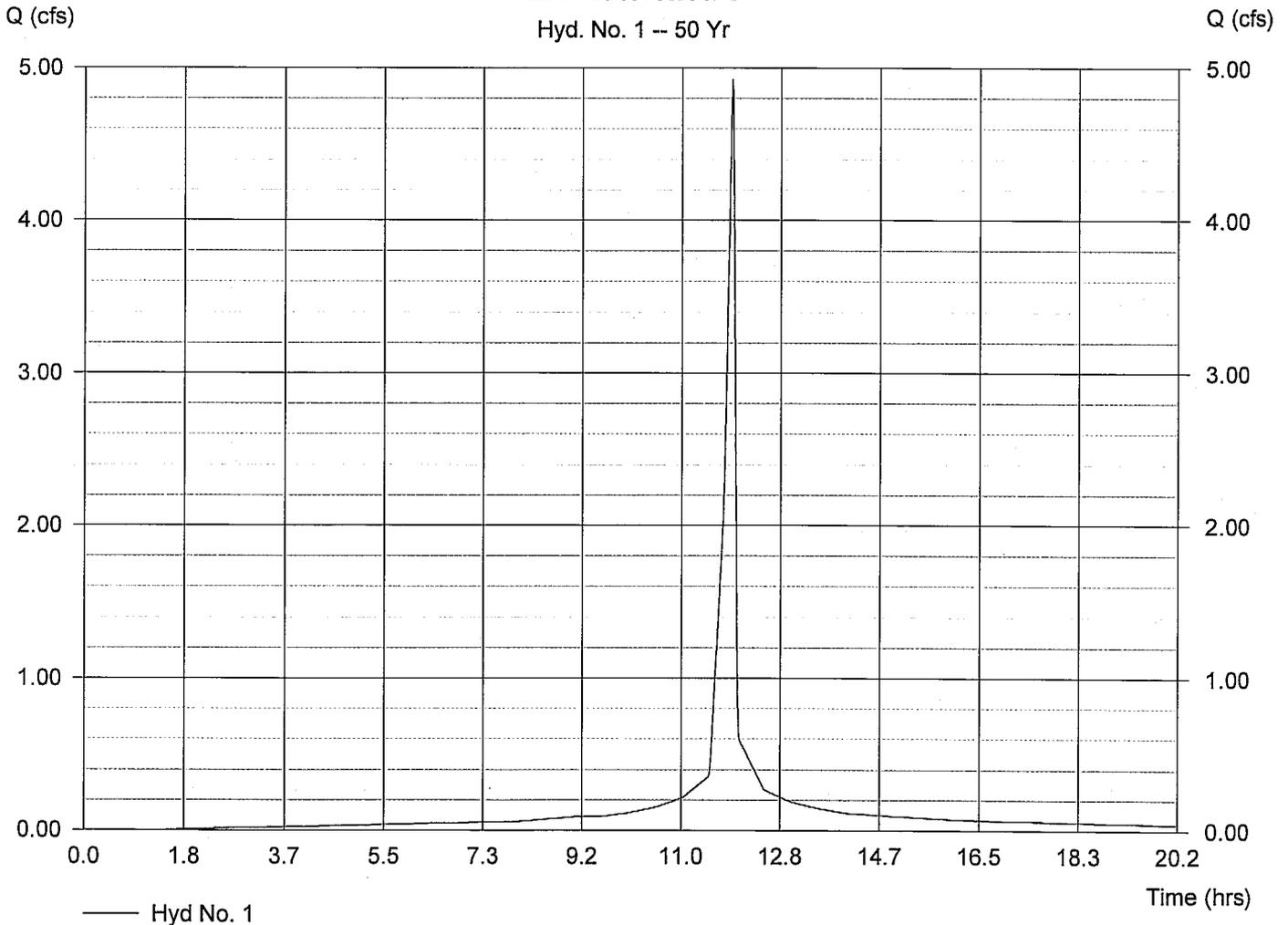
Hydrograph type = SCS Runoff
Storm frequency = 50 yrs
Drainage area = 0.690 ac
Basin Slope = 0.0 %
Tc method = TR55
Total precip. = 4.75 in
Storm duration = 24 hrs

Peak discharge = 4.92 cfs
Time interval = 1 min
Curve number = 97
Hydraulic length = 0 ft
Time of conc. (Tc) = 1.90 min
Distribution = Type II
Shape factor = 484

Hydrograph Volume = 10,327 cuft

Ex. Watershed 1

Hyd. No. 1 -- 50 Yr



Hydrograph Plot

Hydraflow Hydrographs by Intellisolve

Tuesday, Oct 12 2010, 3:40 PM

Hyd. No. 3

Watershed 1 Proposed

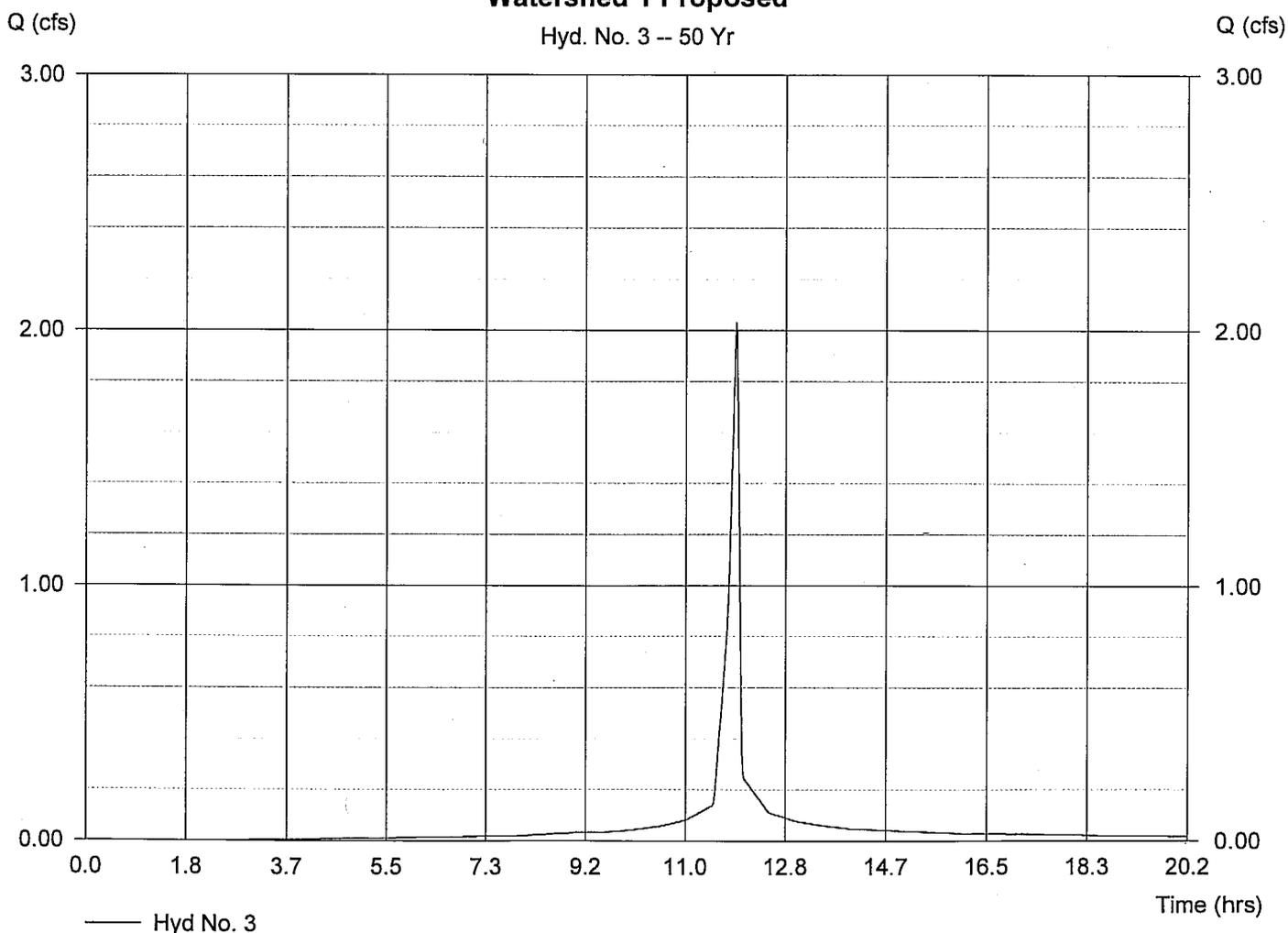
Hydrograph type = SCS Runoff
 Storm frequency = 50 yrs
 Drainage area = 0.290 ac
 Basin Slope = 0.0 %
 Tc method = TR55
 Total precip. = 4.75 in
 Storm duration = 24 hrs

Peak discharge = 2.03 cfs
 Time interval = 1 min
 Curve number = 95
 Hydraulic length = 0 ft
 Time of conc. (Tc) = 1.80 min
 Distribution = Type II
 Shape factor = 484

Hydrograph Volume = 4,117 cuft

Watershed 1 Proposed

Hyd. No. 3 -- 50 Yr



— Hyd No. 3

Hydrograph Plot

Hydraflow Hydrographs by Intelisolve

Tuesday, Oct 12 2010, 3:40 PM

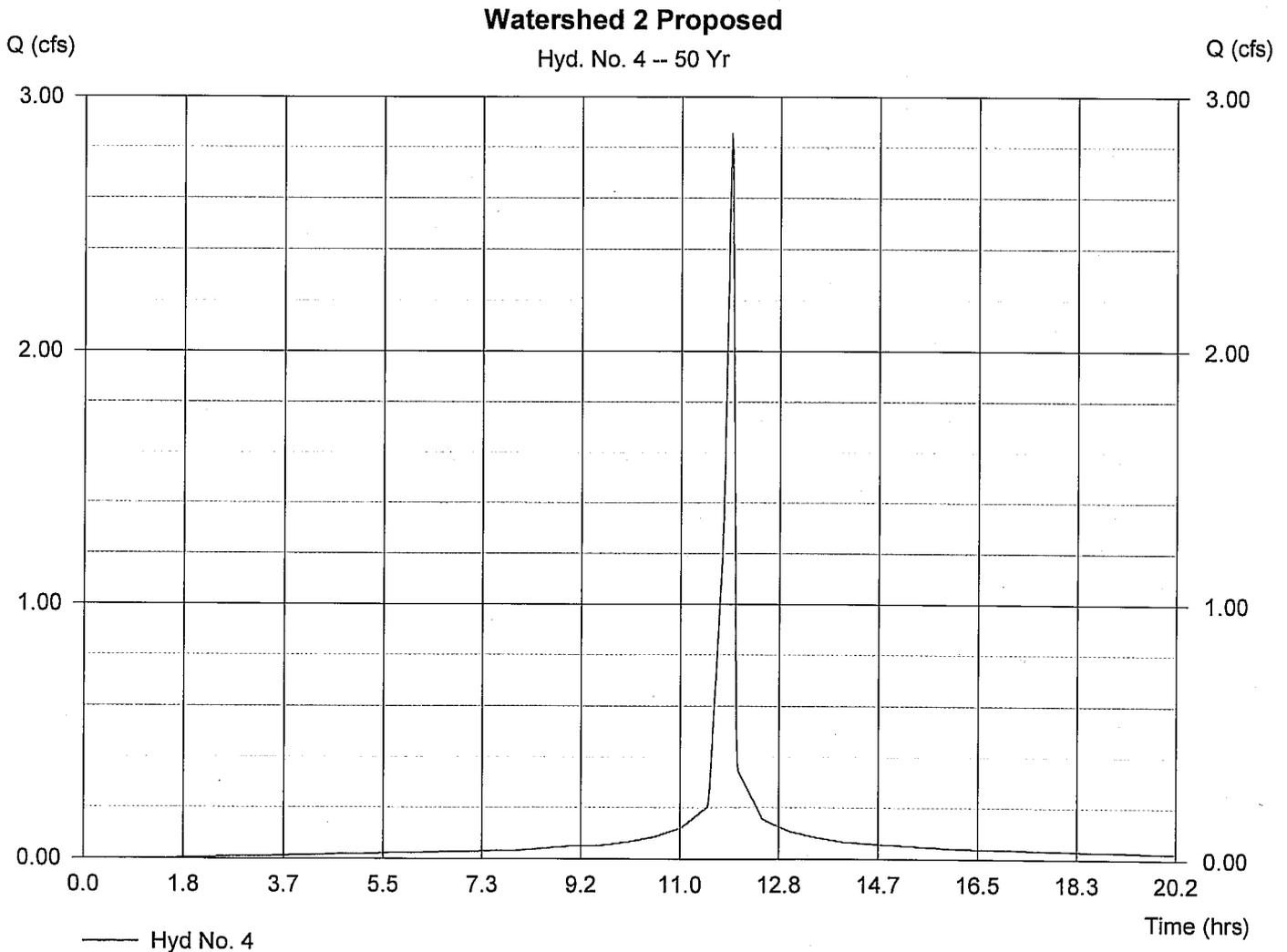
Hyd. No. 4

Watershed 2 Proposed

Hydrograph type = SCS Runoff
Storm frequency = 50 yrs
Drainage area = 0.400 ac
Basin Slope = 0.0 %
Tc method = TR55
Total precip. = 4.75 in
Storm duration = 24 hrs

Peak discharge = 2.85 cfs
Time interval = 1 min
Curve number = 97
Hydraulic length = 0 ft
Time of conc. (Tc) = 3.20 min
Distribution = Type II
Shape factor = 484

Hydrograph Volume = 5,987 cuft



Hydrograph Summary Report

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to peak (min)	Volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Maximum storage (cuft)	Hydrograph description
1	SCS Runoff	5.40	1	715	11,380	---	---	---	Ex. Watershed 1
3	SCS Runoff	2.23	1	715	4,557	---	---	---	Watershed 1 Proposed
4	SCS Runoff	3.13	1	715	6,597	---	---	---	Watershed 2 Proposed
Drainage Calcs.gpw					Return Period: 100 Year		Tuesday, Oct 12 2010, 3:40 PM		

Hydrograph Plot

Hydraflow Hydrographs by Intelisolve

Tuesday, Oct 12 2010, 3:40 PM

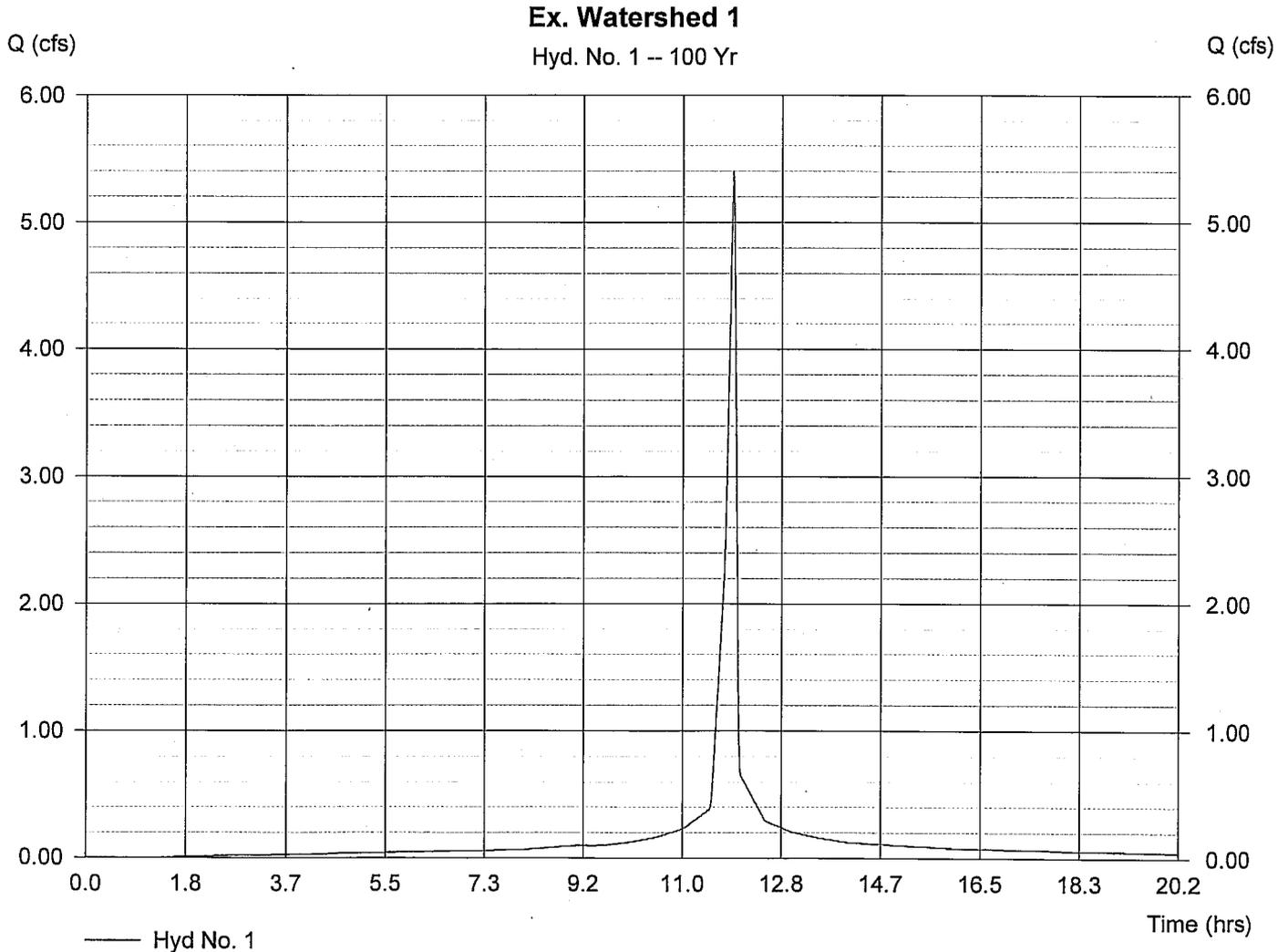
Hyd. No. 1

Ex. Watershed 1

Hydrograph type = SCS Runoff
Storm frequency = 100 yrs
Drainage area = 0.690 ac
Basin Slope = 0.0 %
Tc method = TR55
Total precip. = 5.20 in
Storm duration = 24 hrs

Peak discharge = 5.40 cfs
Time interval = 1 min
Curve number = 97
Hydraulic length = 0 ft
Time of conc. (Tc) = 1.90 min
Distribution = Type II
Shape factor = 484

Hydrograph Volume = 11,380 cuft



Hydrograph Plot

Hydraflow Hydrographs by Intelisolve

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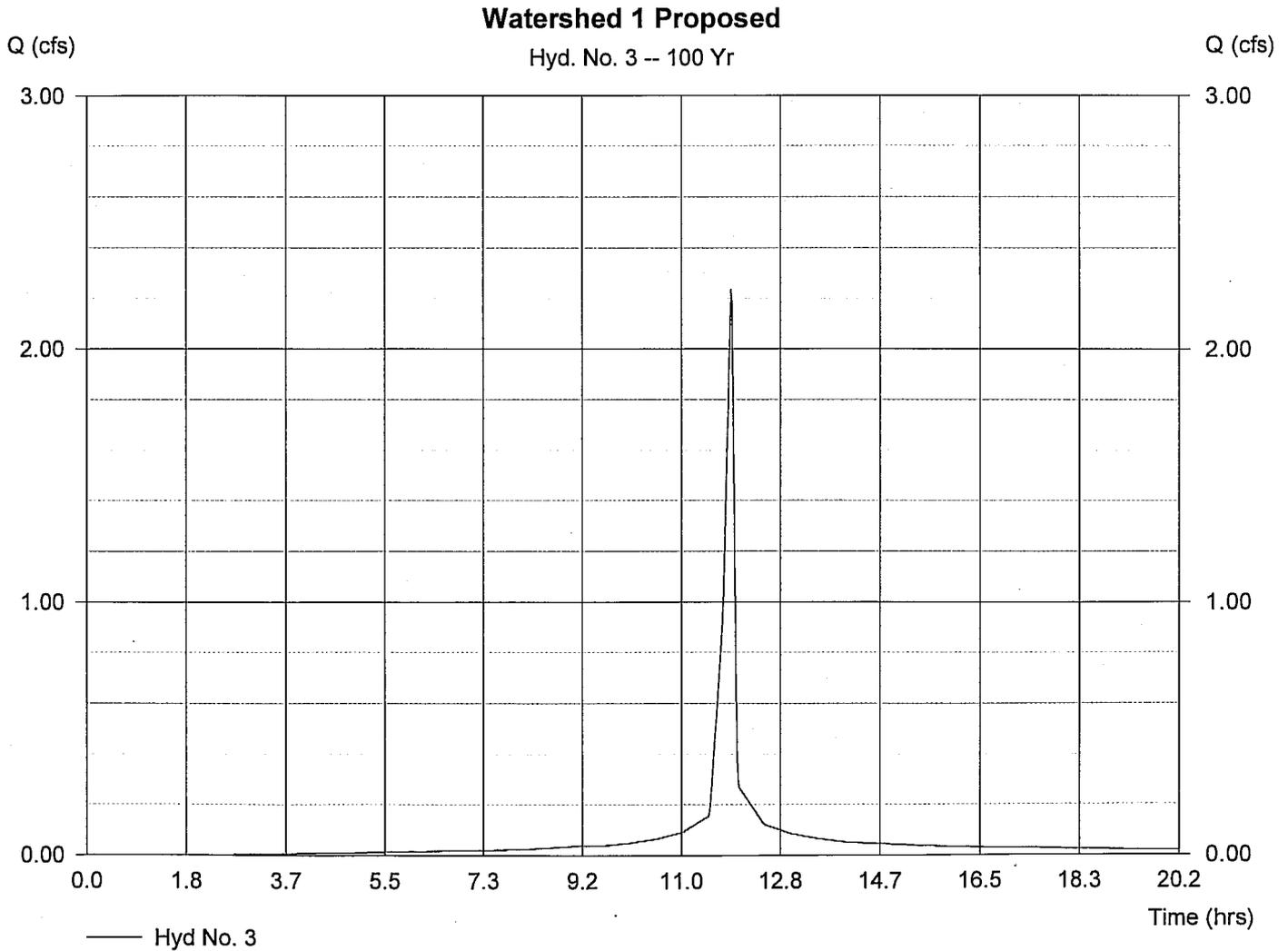
Hyd. No. 3

Watershed 1 Proposed

Hydrograph type = SCS Runoff
Storm frequency = 100 yrs
Drainage area = 0.290 ac
Basin Slope = 0.0 %
Tc method = TR55
Total precip. = 5.20 in
Storm duration = 24 hrs

Peak discharge = 2.23 cfs
Time interval = 1 min
Curve number = 95
Hydraulic length = 0 ft
Time of conc. (Tc) = 1.80 min
Distribution = Type II
Shape factor = 484

Hydrograph Volume = 4,557 cuft



Hydrograph Plot

Hydraflow Hydrographs by Intelisolve

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Hyd. No. 4

Watershed 2 Proposed

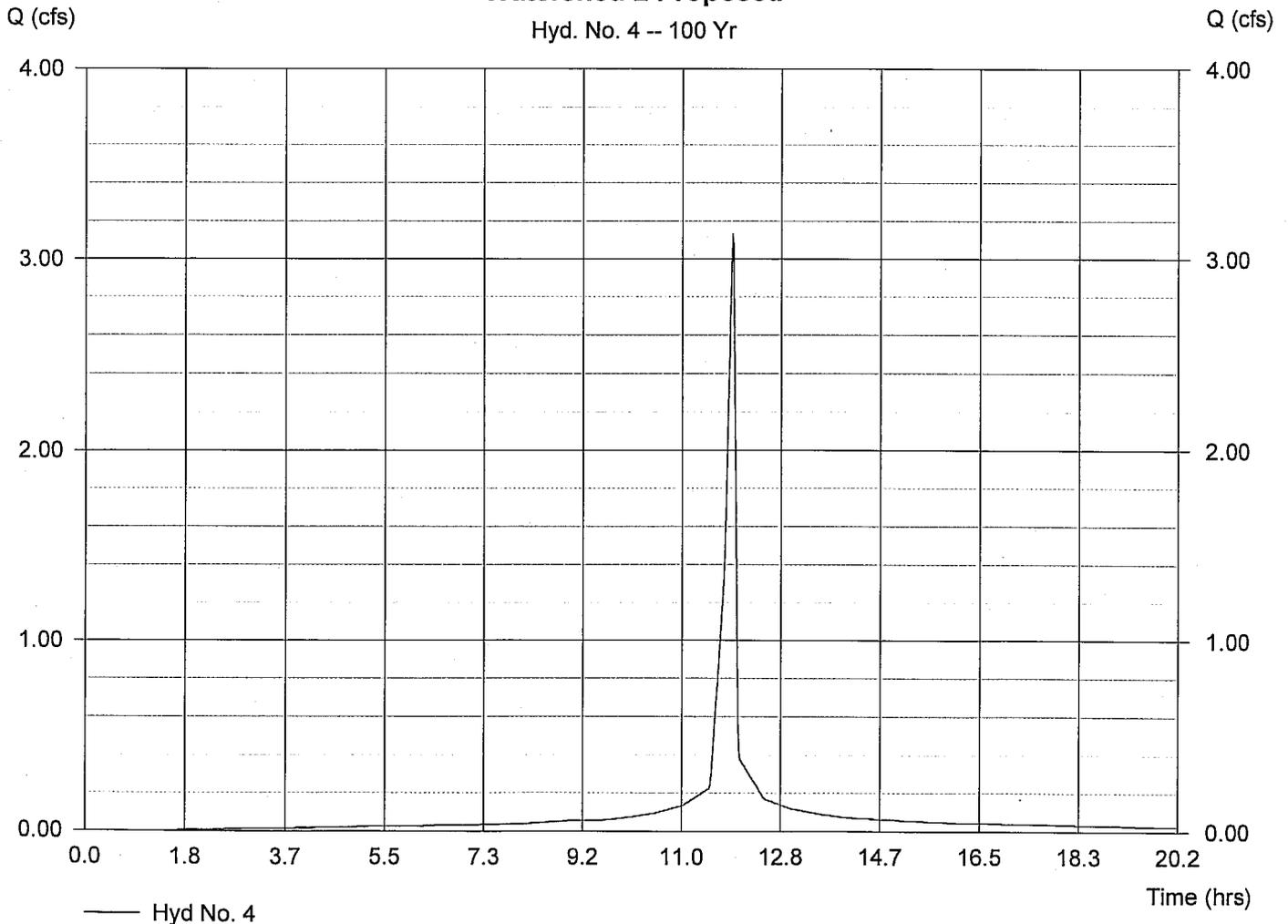
Hydrograph type = SCS Runoff
Storm frequency = 100 yrs
Drainage area = 0.400 ac
Basin Slope = 0.0 %
Tc method = TR55
Total precip. = 5.20 in
Storm duration = 24 hrs

Peak discharge = 3.13 cfs
Time interval = 1 min
Curve number = 97
Hydraulic length = 0 ft
Time of conc. (Tc) = 3.20 min
Distribution = Type II
Shape factor = 484

Hydrograph Volume = 6,597 cuft

Watershed 2 Proposed

Hyd. No. 4 -- 100 Yr



— Hyd No. 4



M A X I A N + H O R S T

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