

23 November 2010

Mr. Kurt Hauk, P.E.
City Engineer
Room 305
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
Watertown Housing Authority
Maywood Terrace Apartment Complex - Building Demolition and Site Development
City of Watertown, NY

File: 2010-110

Dear Mr. Hauk:

On behalf of Watertown Housing Authority, we are submitting the following materials for Site Plan review at the December 7, 2010 City Planning Board meeting:

- 4 full size sets of Site Demolition and Development Plans for Departmental Review, including a wet stamped original (Cover, C001, C101-C103, and C501-C505);
- 12-11"x17" sets of Site Plans;
- 4 Signed and Sealed Engineering Reports;
- City of Watertown Site Plan Application, including Short EAF, and
- \$50 Application Fee.

The project is located on tax parcel 3-01-201 in the City of Watertown.

The proposed development consists of the demolition of Building Nos. 5, 6, 7, and 8 of the Maywood Apartment Complex. In place of the demolished buildings, will be ±26 car parking lot to serve the remaining Maywood Apartments. Associated curbing, stormwater infrastructure, walks and landscaping will also be constructed. The parking area will also serve a future park/playground area.

The project requires the rerouting of underground heating, hot and cold water supply and return piping from the demolished buildings to continue to serve the buildings to remain. Applicable underground utilities that are necessary to serve the remaining buildings will be constructed.

The project is located in a Residential-C zone, allowing for the parking area. It is anticipated that the Planning Board will review the proposed site plan application at their 7 December, 2010 meeting for approval at the City Council's 20 December, 2010 meeting.

The owner plans on beginning construction on the project in the Spring of 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



Brian J. Drake, I.E.
Project Engineer

Attachments

pc: Dave Roy - Watertown Housing Authority
Pat Scordo, P.E. - GYMO, PC

220 Sterling Street
Watertown, New York 13601-3313
Tel (315) 788-3900 Fax (315) 788-0668
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**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: Maywood Terrace Demolition and Site Development

Tax Parcel Number: 3-01-201

Property Address: 201 Maywood Terrace

Existing Zoning Classification: Residence - C

OWNER OF PROPERTY

Name: Watertown Housing Authority

Address: 142 Mechanic Street

Watertown, NY 13601

Telephone Number: 315-782-1251

Fax Number: 315-782-2866

APPLICANT

Name: Owner

Address: _____

Telephone Number: _____

Fax Number: _____

Email Address: _____

ENGINEER/ARCHITECT/SURVEYOR

Name: GMO, P.C.

Address: 220 Sterling Street

Watertown, NY 13601

Telephone Number: 315-788-3900

Fax Number: 315-788-0668

Email Address: brian@gymopc.com

PROJECT DESCRIPTION

Describe project and proposed use briefly:

Demolition of Buildings 5, 6, 7,8
Construction of +/- 26 car parking lot for remaining buildings,
and future park area with curbing, stormwater piping and
structures, associated driveway, walks and landscaping

Is proposed Action:

New Expansion Modification/Alteration

Amount of Land Affected:

Initially: 1.4 Acres Ultimately: 1.4 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)

US Department of Housing and Urban Development (HUD)

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

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

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

Yes No

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

Proposed building area: 1st Floor _____ Sq. Ft.

2nd Floor _____ Sq. Ft.

3rd Floor _____ Sq. Ft.

Total _____ Sq. Ft.

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

Number of parking spaces proposed: +/- 27

Construction Schedule: March 2011 to June 2011

Hours of Operation: 8-5

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.

SWPPP will be forwarded to the City upon completion and will contain more in-depth study of stormwater calculations (pre-vs-post). No additional water/sewer flows are proposed, therefore no existing versus proposed study was completed on the water/sewer systems.

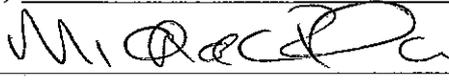
Completed SEQR – Short Environmental Assessment Form – Part I.

*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) Michael Robare

Applicant Signature  Date: 11/22/10

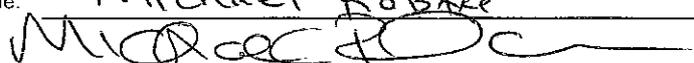
Appendix C

State Environmental Quality Review

SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

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

1. APPLICANT/SPONSOR Watertown Housing Authority	2. PROJECT NAME Maywood Terrace Demolition & Site Development
3. PROJECT LOCATION: Municipality City of Watertown County Jefferson	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) 201 Maywood Terrace Intersection of Maywood Terrace and Bridge Street	
5. PROPOSED ACTION IS: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: Demolition of Buildings 5, 6, 7 and 8 of Maywood Apartment Complex. Construction of +/- 26 car parking lot to serve remaining buildings and future park area. Curbing, stormwater piping & structures, walks and landscaping will be constructed.	
7. AMOUNT OF LAND AFFECTED: Initially <u>1.4</u> acres Ultimately <u>1.4</u> acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open Space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, list agency(s) name and permit/approvals: U.S. Department of Housing and Urban Development (HUD)	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, list agency(s) name and permit/approvals:	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input type="checkbox"/> No N/A	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: Michael Robare	Date: 11/22/10
Signature: 	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

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

<p>A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.4? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>If yes, coordinate the review process and use the FULL EAF.</p>
<p>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. <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<p>C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)</p> <p>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:</p> <p>C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:</p> <p>C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:</p> <p>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:</p> <p>C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:</p> <p>C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:</p> <p>C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:</p>	
<p>D. WILL THE PROJECT HAVE AN IMPACT ON THE ENVIRONMENTAL CHARACTERISTICS THAT CAUSED THE ESTABLISHMENT OF A CRITICAL ENVIRONMENTAL AREA (CEA)? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, explain briefly:</p>	
<p>E. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, explain briefly:</p>	

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.

<p><input type="checkbox"/> 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.</p>	
<p><input type="checkbox"/> 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</p>	
<p>Name of Lead Agency</p>	<p>Date</p>
<p>Print or Type Name of Responsible Officer in Lead Agency</p>	<p>Title of Responsible Officer</p>
<p>Signature of Responsible Officer in Lead Agency</p>	<p>Signature of Preparer (If different from responsible officer)</p>

Reset

ENGINEERING REPORT

**MAYWOOD TERRACE
DEMOLITION AND SITE DEVELOPMENT**

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

**Owner/Applicant:
Watertown Housing Authority
Contact Person: Dave Roy
142 Mechanic Street
Watertown, NY 13601**

(315) 782-1251



GYMO_{PC}

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

MAYWOOD TERRACE
DEMOLITION AND SITE DEVELOPMENT
CITY OF WATERTOWN
JEFFERSON COUNTY
STATE OF NEW YORK

WATERTOWN HOUSING AUTHORITY
142 MECHANIC STREET
WATERTOWN, NY 13601
CONTACT PERSON:
MR. DAVE ROY
(315) 782-1251

PROJECT # 2010-151
23 NOVEMBER 2010



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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Appendix #1 - USDA/NRCS Soils Information

Appendix #2 - Civil Plans

1.0 SITE AND PROJECT DESCRIPTIONS

1.1 Location

The site is located on the southwest quadrant of the intersection of Maywood Terrace and Bridge Street in the City of Watertown. The proposed driveway to the new parking lot on Maywood Terrace is approximately 250 feet west of Bridge Street. The site is owned by the Watertown Housing Authority and is located on City of Watertown tax parcel 3-01-201. The proposed disturbed area for the demolition and development is 1.5 acres.

1.2 Project Description

The proposed project involves the demolition of Buildings No. 5, 6, 7, and 8 of the Maywood Terrace Apartment Complex. The project will require hazardous substance abatement in the buildings and underground piping. Each of the buildings are two-storied with each floor approximately 3,510 sf.

In place of the four demolished buildings, a ± 26 space parking lot will be constructed to provide additional parking for the remaining Maywood Terrace Apartments. In addition, the proposed lot will provide parking for a future park area that will be constructed east of the parking lot. No site plan approval is sought for the future park at this point. The site lighting and landscaping necessary for the parking lot will be constructed once the buildings are demolished.

As a requirement of the demolition of the four buildings, underground utilities that serve the demolished buildings will be cut and capped, with the exception of the underground hot water supply/return and heating supply/return. Hot water and heating utilities are discussed further in other areas of this report.

1.3 Zoning/Parking

Zoning of the project area is currently Residential C, which allows for parking to serve the existing apartment buildings.

Currently, on-street parking is provided for the existing Maywood Apartment buildings. The proposed ± 26 space parking will serve the remaining Maywood Apartment buildings, decreasing the need for on-street parking.

In addition to serving the existing buildings, the proposed parking lot will serve visitors to the future park area. The future park area will be constructed east of the parking lot to provide recreational opportunities for both the tenants of Maywood Terrace and the Public at-large. Designs for the future park area have not been discussed at this point.

1.4 Site Topography

The highest point within the disturbed area is at the southwestern most portion of the project, at an elevation of 484. The majority of the site gradually slopes downward predominantly in an easterly direction to approximate elevation 474 at Bridge Street. The slope of the project site is approximately 3%, but is as high as 16% in places on the western portion of the project. Maywood Terrace falls as you travel from Bridge Street west towards Grove Street.

1.5 Soil Classification

According to the United States Department of Agriculture, Natural Resources Conservation Service (USDA NRCS), 100% of the soils onsite are Madrid Sandy Loam (MdC) 8 to 15% slopes.

According to the Jefferson County Soil Survey, MdC is a class B soil. See the attached USDA/NRCS Jefferson County Soil Survey descriptions for more information on the specific soil type properties in Appendix #1.

The soil has been previously disturbed by human activities. The site is currently developed, and groundcover consists of concrete walks, asphalt drainage swales, lawns, and some large trees.

2.0 WATER FACILITIES

2.1 Existing Water/Heating Facilities

A six-inch ductile iron pipe (DIP) travels along Maywood Terrace. A six-inch DIP also travels along Bridge Street. A two-inch service lateral connects to the main along Maywood Terrace (via four one-inch taps - a "Christmas Tree" tap) and serves Building No. 7. A two-inch meter is located in Building No.7.

The remaining buildings to be demolished are fed from Building No. 7. Building No. 8 is fed from Building No. 7 by a two-inch copper service. Building Nos. 9 and 10 (both to remain) are subsequently fed from Building No. 8 via a two-inch copper service to each of the Buildings Nos. 9 and 10. Building No. 11 (to remain) is reportedly fed from Building No. 10.

Buildings Nos. 12 and 14 are reportedly fed from Building No. 13 via a two-inch service from Grove Street.

There are two existing 18-inch conduits running from the boiler room located north of Maywood Terrace, crossing under Maywood Terrace and connecting into Building No. 8. Within the two 18-inch conduits, there are (two) four-inch heating supply pipes, (two) four-inch heating return pipes, (one) two-inch domestic hot water supply pipe and (one) two-inch hot water return pipe for a total of six pipes (three supply and three return).

Heating Supply and returns to Buildings Nos. 5, 6, 7, 9, 10, and 11 are fed from Building No. 8. Refer to the plans in Appendix #2 for the location of existing utilities.

2.2 Proposed Water/Heating Facilities

The cold water service lateral into Building No. 7 is proposed to be cut and capped at the City Right of Way. A new two-inch wet tap will be performed approximately 90 feet west on Maywood Terrace. A two-inch copper cold water service will be installed from the wet tap to Building No. 9. The existing meter in Building No. 7 will be relocated, if possible, to Building No.9 to meter the new cold water domestic service. After the relocated meter, the two-inch cold water service will be tapped into and a new two-inch service will exit Building No. 9 and serve Building No. 10.

The aforementioned 18-inch conduits from the boiler room will be cut near the City right-of-way. A 7 foot by 7 foot manhole will be installed at the cut point. New copper piping will be installed from the buildings to remain to the new manhole to provide hot water for

domestic use and heat to the buildings to remain (supply and return). Refer to the utility plan in Appendix #2 for the location and size of the heating pipes.

The water and heat services are proposed to be owned, operated, and maintained by the owner. The lines will remain as private lines, will be the property owner's responsibility and will be installed to City of Watertown Specifications.

3.0 SANITARY SEWER FACILITIES

3.1 Existing Sanitary Sewer Facilities

An eight-inch tile gravity sanitary sewer main is located near the center of Maywood Terrace that serves the project. One lateral serves Building No. 8, and one lateral serves Building Nos. 5, 6, and 7. The existing sanitary sewer laterals will be cut and capped at the City Margin.

3.2 Proposed Sanitary Sewer Facilities

There are currently new sanitary sewer facilities proposed for this project.

4.0 STORM SEWER FACILITIES

4.1 Existing Drainage

A 10-inch steel storm sewer pipe is connected to Building No. 8 and wyes off to Building No. 9. This line will be cut and utilized for the stormwater discharge point for the new parking lot. An existing storm lateral connected to Building No. 5 will also be cut and capped.

There is an existing asphalt gutter bisecting the eastern portion of the project (running west to east) to an existing catch basin. An existing 10-inch storm line connects to the catch basin and drains the majority of the project site. The asphalt gutter collects stormwater from the site and discharges to the catch basin and 10-inch storm line. The 10-inch storm line discharges to a City storm line along Bridge Street and ultimately discharges to the Black River via City infrastructure.

The remaining portion of the site appears to sheet flow to Maywood Terrace where it is collected via City stormwater infrastructure.

4.2 Proposed Drainage

The proposed drainage analysis will be performed as part of the Stormwater Pollution Prevention Plan (SWPPP) report. The aforementioned ten-inch storm that originally connected to Buildings Nos. 8 and 9 will be utilized for the discharge point.

Chapter 9 of the NYS Department of Environmental Conservation's Stormwater Design manual states that if the percent impervious area is reduced by 25% or more, the project is, in effect, providing stormwater quality and quantity treatment by reducing the stormwater runoff from the site. Due to the location and difficulty of tying into City stormwater infrastructure, the project will comply with Chapter 9 of the aforementioned DEC stormwater manual, rather than other chapters in the manual. This project meets the above requirement of reducing impervious area by 25%.

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. In addition, a 100-year overland flood route will be designed to avoid flooding of nearby buildings.

5.0 TRAFFIC ANALYSIS

5.1 Estimated Additional Daily Traffic

No increase in traffic is anticipated for this project.

6.0 LIGHTING

6.1 Site Lighting

The site will generally be lit by 250 Watt pulse start metal halide lights installed 20- feet above finished grade. The sidewalks will be lit by two 100-watt metal halide light installed 12-feet above finished grade. Light spillage over the property line has been kept under 0.5 footcandles as required. Refer to Sheet C102 of the site plans in Appendix #2 for photometrics.

7.0 LANDSCAPING

7.1 Existing Landscaping

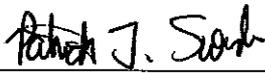
Efforts will be taken to protect desirable landscaping on the project site. There are multiple large deciduous trees onsite that will protected during construction. The remainder of the site consists of buildings, concrete, asphalt and lawn areas.

7.2 Proposed Landscaping

In addition to protecting certain existing trees, 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. Demolished building areas will be restored to lawn.

8.0 SUMMARY

Due to the cost necessary to renovate the Buildings Nos. 5, 6, 7, and 8 at Maywood Terrace, a cost effective alternative is to demolish the buildings. The new parking lot will decrease on-street parking and the new open space will provide ample space for future development. The City of Watertown's infrastructure capacity will not be exceeded, provided the improvements discussed in this report are performed. Additionally, we believe this project to be of great value to the City of Watertown.



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

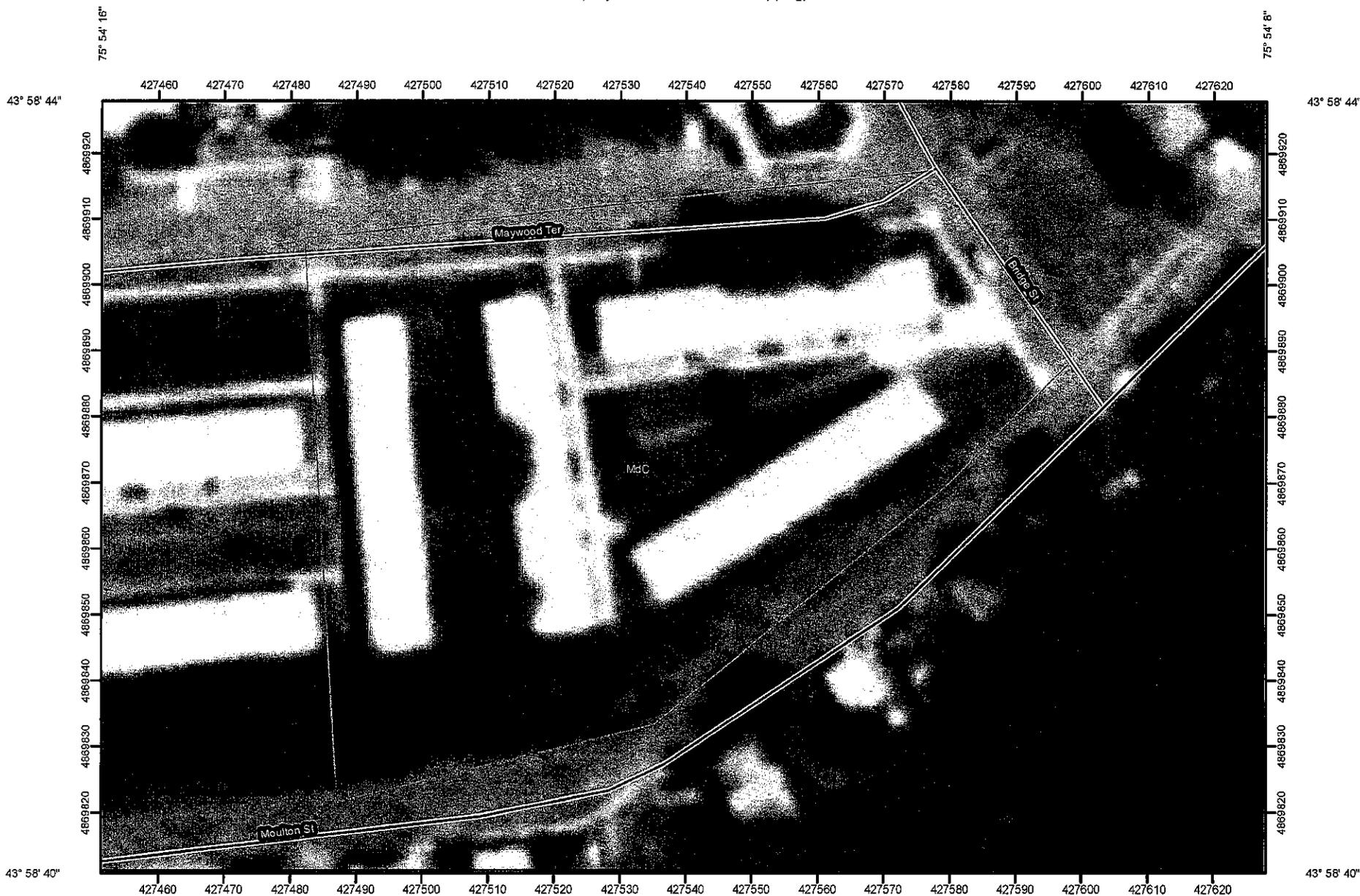


Brian J. Drake, I.E.
Project Engineer

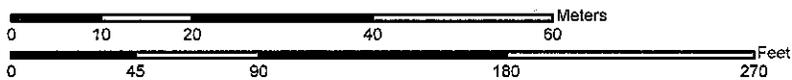
APPENDIX #1

USDA/NRCS SOILS INFORMATION

Soil Map—Jefferson County, New York
(Maywood Terrace Soils Mapping)



Map Scale: 1:838 if printed on A size (8.5" x 11") sheet



pasture reseeding, and application of lime and fertilizers. These practices help to control erosion.

Potential productivity of this soil for sugar maple is moderate. There are few or no major management concerns for woodland use.

Rate of water movement through the subsoil and the substratum are limitations to use of this soil as sites for septic tank absorption fields. Slope and seepage are limitations for sewage lagoons. Potential frost action is a limitation for local roads and streets. Potential for habitat for openland and woodland wildlife is good.

The capability subclass is IIe.

✱ **MdC—Madrid sandy loam, 8 to 15 percent slopes.**

This is a sloping, very deep, well drained soil mainly on the upper flanks and side slopes of elongated hills and ridges. Areas range from 10 to 50 acres.

Typically, the surface layer is very dark grayish brown sandy loam about 8 inches thick. The subsoil is about 30 inches thick. It is brown to yellowish brown sandy loam in the upper part and dark brown fine sandy loam in the lower part. The substratum is dark brown, gravelly fine sandy loam to a depth of 60 inches or more.

Included with this soil in mapping are small areas of moderately well drained Bombay soils, well drained Nellis soils, and moderately well drained Amenla soils. Also included, where bedrock is 20 to 40 inches below the surface, are small areas of moderately well drained Galway soils.

The rate of water movement through this Madrid soil is moderate in the surface layer and the upper part of the subsoil, moderately slow or moderate in the lower part of the subsoil, and moderately slow in the substratum. Runoff is medium. The capacity of the soil to store water available for plant growth is high. The surface layer is strongly acid to slightly acid.

Most areas of this prime farmland soil are used for cultivated crops in dairy farming. Some areas are highly productive woodlots. Other areas are in urban use.

This soil is moderately suited to cultivated crops. If it is used for cultivated crops, field strips or strip cropping help to control erosion. Crop rotation with long-term hay crops or sod, using winter cover crops, and returning crop residue and adding manure to the soil help to control erosion, to maintain soil tilth and the content of organic matter, and to conserve moisture needed for plant growth.

If used for pasture, this soil requires a management program that minimizes overgrazing and restricts grazing when the soil is too wet or too dry. Suitable management practices are proper stocking rates, pasture renovation, pasture reseeding, and application of lime and fertilizers. These practices help to control erosion.

Potential productivity of this soil for sugar maple is moderate. There are few or no major management concerns for woodland use.

Rate of water movement through the subsoil and the substratum are limitations to use of this soil as sites for septic tank absorption fields. Slope is a limitation for sewage lagoons and both trench and area sanitary landfills. Slope and potential frost action are limitations for most other urban uses. Potential for habitat for woodland wildlife is good.

The capability subclass is IIIe.

MdD—Madrid sandy loam, 15 to 25 percent slopes.

This is a moderately steep, very deep, well drained soil mainly on the sides of elongated hills and ridges. Areas range from 10 to 40 acres.

Typically, the surface layer is a little thinner than that of the less sloping Madrid soils. It is sandy loam. The subsoil extends to a depth of 38 inches. It is brown to yellowish brown sandy loam in the upper part and dark brown fine sandy loam in the lower part. The substratum is dark brown gravelly fine sandy loam to a depth of 60 inches or more.

Included with this soil in mapping are small areas of moderately well drained Bombay soils on foot slopes and well drained Nellis and Lowville soils. Also included are small areas where stones and boulders are on the surface.

The rate of water movement through this Madrid soil is moderate in the surface layer and the upper part of the subsoil, moderately slow or moderate in the lower part of the subsoil, and moderately slow in the substratum. Runoff is medium or rapid. The capacity of the soil to store water available for plant growth is high. The surface layer is strongly acid to slightly acid.

Most areas of the soil are used as pasture. Some areas are used for crops or are small woodlots. A few areas are in urban use.

This soil is poorly suited to cultivated crops. Erosion is a severe hazard. The main limitation is slope.

Conservation tillage, crop rotation with long-term hay crops or sod, using winter cover crops, returning crop residue to the soil, and installing diversions help to control erosion, to improve soil tilth, to maintain the content of organic matter, and to conserve moisture needed for plant growth.

If used for pasture, this soil requires a management program that minimizes overgrazing and restricts grazing when the soil is too wet or too dry. Suitable management practices are proper stocking rates, pasture renovation, pasture reseeding, and application of lime and fertilizers. These practices help to control erosion.

Potential productivity of this soil for sugar maple is moderate. Erosion is a hazard. Slope is a limitation for equipment use. Good management is needed to control erosion during logging operations.

Slope is a limitation of this soil for most urban uses. Potential for habitat is fair for openland wildlife and good for woodland wildlife.

The capability subclass is IVe.

Soil Map—Jefferson County, New York
(Maywood Terrace Soils Mapping)

MAP LEGEND

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

MAP INFORMATION

Map Scale: 1:838 if printed on A size (8.5" × 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.

Map Unit Legend

Jefferson County, New York (NY045)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
MdC	Madrid sandy loam, 8 to 15 percent slopes	1.8	100.0%
Totals for Area of Interest		1.8	100.0%

TABLE 17.--SOIL AND WATER FEATURES--Continued

Soil name and map symbol	Hydro-logic group	Flooding			High water table			Bedrock		Potential frost action	Risk of corrosion	
		Frequency	Duration	Months	Depth	Kind	Months	Depth	Hardness		Uncoated steel	Concrete
					<u>Ft</u>			<u>In</u>				
Lb----- Lamson	B/D	None-----	---	---	+1-0.5	Apparent	Dec-May	>60	---	High-----	High-----	Low.
Lc----- Livingston	D	None-----	---	---	0-1.0	Apparent	Sep-Jul	>60	---	High-----	High-----	Low.
Ld----- Livingston	D	Frequent---	Long-----	Nov-Apr	0-1.0	Apparent	Sep-Jul	>60	---	High-----	High-----	Low.
LoA, LoB, LoC, LoD----- Lowville	B	None-----	---	---	>6.0	---	---	>60	---	Moderate	Low-----	Moderate.
Ma----- Madalin	D	None-----	---	---	0-0.5	Apparent	Nov-Jun	>60	---	High-----	High-----	Low.
MdA, MdB, MdC, MdD----- Madrid	B	None-----	---	---	>6.0	---	---	>60	---	Moderate	Low-----	Moderate.
MnB, MnC----- Manlius	C	None-----	---	---	>6.0	---	---	20-40	Hard	Moderate	Low-----	Moderate.
MoA, MoB, MpB----- Massena	C	None-----	---	---	0.5-1.5	Apparent	Feb-Apr	>60	---	High-----	Moderate	Moderate.
MtB----- Millsite	B	None-----	---	---	>6.0	---	---	20-40	Hard	Low-----	Low-----	High.
MuC*, MuE*: Millsite----- Rock outcrop.	B	None-----	---	---	>6.0	---	---	20-40	Hard	Low-----	Low-----	High.
Mv----- Minoa	C	None-----	---	---	0.5-1.5	Apparent	Feb-Apr	>60	---	High-----	Moderate	Moderate.
MwA, MwB----- Muskellunge	D	None-----	---	---	0.5-1.5	Perched	Jan-May	>60	---	High-----	High-----	Low.
MxC*: Muskellunge----- Millsite----- Rock outcrop.	D	None-----	---	---	0.5-1.5	Perched	Jan-May	>60	---	High-----	High-----	Low.
	B	None-----	---	---	>6.0	---	---	20-40	Hard	Low-----	Low-----	High.
NaC----- Nassau	C	None-----	---	---	>6.0	---	---	10-20	Hard	Moderate	Low-----	High.

See footnote at end of table.

APPENDIX #2

CIVIL PLANS