

16 February 2010

City of Watertown
Managers Office
Attn: Ken Mix
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
Millennium Development
City Center Plaza Phase II, Watertown, NY

File: 2009-215E

Dear Mr. Mix:

On behalf of Millennium Development, we are submitting the following materials for Site Plan review and approval at the 2 March 2010 City Planning Board meeting and the 30 March 2010 Jefferson County Planning Board meeting:

- 4 full size sets of Site and Architectural Plans for Departmental Review, including one wet stamped original (C100-C103);
- 12-11"x17" sets of Site Plans;
- 4 Signed and Sealed Engineering Reports,
- City of Watertown Site Plan Application, including Short EAF
- \$50 Application Fee

Please forward the appropriate documents to Jefferson County Planning for their March Board meeting. The project is located on four different tax parcel's; 8-53-102.001, 8-53-103.1, 8-53-106.1 and 8-53-114 in the City of Watertown

The proposed development consists of Phase II of the Watertown City Center Plaza and involves the site plan approval of a 30,889 square foot (sf), 4-story, 132 room hotel, with a 4,000 SF banquet hall. Conceptual Development of the remainder of Phase Two is shown for informational purposes and includes the following: a 6,925 sf retail building, a 6,510 sf restaurant, two (2) 5,286 sf restaurants and a 2,907 sf bank.

The developer plans on beginning construction on the hotel in the Spring of 2010.

If there are any questions, please feel free to contact our office.

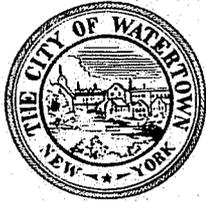
Sincerely,
GYMO, Architecture, Engineering & Land Surveying, PC

A handwritten signature in black ink, appearing to read "Ryan Churchill".

Ryan Churchill
Project Engineer

Attachments
pc: Pat Scordo, P.E. - GYMO, PC

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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: Watertown City Center Plaza Phase II - Hilton Garden Inn

Tax Parcel Number: 8-53-102.001, 8-53-103.1, 8-53-106.1 & 8-53-114

Property Address: Watertown City Center Plaza, Western Boulevard

Existing Zoning Classification: PDD

OWNER OF PROPERTY

Name: Millennium Development LLC

Address: P.O. Box 802

Alexandria Bay, NY 13607

Telephone Number: (315) 436-6567

Fax Number: _____

APPLICANT

Name: Millennium Development LLC

Address: P.O. Box 802

Alexandria Bay, NY 13607

Telephone Number: (315) 436-6567

Fax Number: _____

Email Address: p.donegan@verizon.net

ENGINEER/ARCHITECT/SURVEYOR

Name: GYMO, P.C. - Patrick J. Scordo, P.E.

Address: 220 Sterling Street

Watertown, NY 13601

Telephone Number: (315) 788-3900

Fax Number: (315) 788-0668

Email Address: pat@gymopc.com

PROJECT DESCRIPTION

Describe project and proposed use briefly:

Site Plan approval for a 30,889 sf hotel, 4 story - 132 rooms, with Banquet Hall (4,000 sf).

Design anticipates the future approvals of a 6,925 sf retail, 6,510 sf restaurant,

two (2) 5,286 sf restaurants and a 2,907 sf bank.

Is proposed Action:

- New Expansion Modification/Alteration

Amount of Land Affected:

Initially: 6.26 Acres Ultimately: 12.04 Acres

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

- Yes No If no, describe briefly

PDD Zoning Amendment Required

What is present land use in vicinity of project?

- Residential Industrial Commercial Agriculture
 Park/Forest/Open Space Other

Describe: Hotel, restaurants, coffee shops nearby in PDD

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

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

NYS DOH - water and NYS DEC - sewer

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

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

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

Yes No

Site Plan approval for a 30,888 sf hotel, 4 story - 132 rooms, with Banquet Hall (4,000 sf).

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

Proposed building area: 1st Floor 31,002 Sq. Ft. 4th Floor 19,014 Sq. Ft.
2nd Floor 19,014 Sq. Ft.
3rd Floor 19,014 Sq. Ft.
Total 88,044 Sq. Ft.

Area of building to be used for the boiler room, heat facilities, utility facilities
and storage: 7,006 Sq. Ft.

Number of parking spaces proposed: Hilton - 285, 690 total Phase II

Construction Schedule: Spring/Summer 2010 for Hotel

Hours of Operation: 24 hours

Volume of traffic to be generated: 1,650 ADT

REQUIRED DRAWINGS:

** The following drawings with the listed information **ARE REQUIRED, NOT OPTIONAL**. If the required information is not included and/or addressed, the Site Plan Application will **not** be processed.

BOUNDARY & TOPOGRAPHIC SURVEY

(Depict existing features as of the date of the Site Plan Application. This Survey and Map must be performed and created by a Professional Land Surveyor licensed and currently registered to practice in the State of New York. This Survey and Map must be stamped and signed with an original seal and signature on at least one copy, the rest may be copies thereof.

- All elevations are National Geodetic Vertical Datum of 1929 (NGVD29).
- 1' contours are shown & labeled with appropriate spot elevations.
- All existing features on and within 50 feet of the subject property are shown and labeled. Unless restricted
- All existing utilities on and within 50 feet of the subject property are shown and labeled. Unless restricted
- All existing easements and/or right-of-ways are shown and labeled.
- Existing property lines (bearings & distances), margins, acreage, zoning, existing land use, reputed owner, adjacent reputed owners & tax parcel numbers are shown and labeled.
- The north arrow & graphic scale are shown.

DEMOLITION PLAN (If Applicable)

- All existing features on and within 50 feet of the subject property are shown and labeled.
- All items to be removed are labeled in darker text.

SITE PLAN

- All proposed above ground features are depicted and clearly labeled.
- All proposed features are clearly labeled "proposed".
- All proposed easements & right-of-ways are shown and labeled.
- Land use, zoning, & tax parcel number are shown.

- The Plan is adequately dimensioned including radii.
- The line work & text for all proposed features is shown darker than existing features.
- All vehicular & pedestrian traffic circulation is shown including a delivery or refuse vehicle entering and exiting the property.
- Proposed parking & loading spaces including ADA accessible spaces are shown and labeled.
- Refuse Enclosure Area (Dumpster), if applicable, is shown. Section 161-19.1 of the Zoning Ordinance states, "No refuse vehicle or refuse container shall be parked or placed within 15 feet of a party line without the written consent of the adjoining owner, if the owner occupies any part of the adjoining property".
- The north arrow & graphic scale are shown.

GRADING PLAN

- All proposed below ground features including elevations & inverts are shown and labeled.
- All proposed above ground features are shown and labeled.
- The line work & text for all proposed features is shown darker than existing features.
- All proposed easements & right-of-ways are shown and labeled.
- 1' existing contours are shown dashed & labeled with appropriate spot elevations.
- 1' proposed contours are shown & labeled with appropriate spot elevations.
- All elevations are National Geodetic Vertical Datum of 1929 (NGVD29).
- Sediment & Erosion control are shown & labeled on the grading plan unless separate drawings have been provided as part of a Stormwater Pollution Prevention Plan (SWPPP). Will also be provided in SWPPP

UTILITY PLAN

- All proposed above & below ground features are shown and labeled.
- All existing above & below ground utilities including sanitary, storm water, water, electric, gas, telephone, cable, fiber optic, etc. are shown and labeled.

- All proposed easements & right-of-ways are shown and labeled.
- The Plan is adequately dimensioned including radii.
- The line work & text for all proposed features is shown darker than existing features.
- The following note has been added to the drawings stating, "All water main and service work must be coordinated with the City of Watertown Water Department. The Water Department requirements supercede all other plans and specifications provided."

LANDSCAPING PLAN

- All proposed above ground features are shown and labeled.
- All proposed trees, shrubs, and other plantings are shown and labeled.
- All proposed landscaping & text are shown darker than existing features.
- All proposed landscaping is clearly depicted, labeled and keyed to a plant schedule that includes the scientific name, common name, size, quantity, etc.
- For additional landscaping requirements where nonresidential districts and land uses abut land in any residential district, please refer to Section 310-59, Landscaping of the City's Zoning Ordinance.
- Site Plan complies with and meets acceptable guidelines set forth in Appendix A - Landscaping and Buffer Zone Guidelines (August 7, 2007).**

PHOTOMETRIC PLAN (If Applicable)

- All proposed above ground features are shown.
- Photometric spot elevations or labeled photometric contours of the property are clearly depicted. Light spillage across all property lines shall not exceed 0.5 foot-candles.

CONSTRUCTION DETAILS & NOTES

- All details and notes necessary to adequately complete the project including, but not limited to, landscaping, curbing, catch basins, manholes, water line, pavement, sidewalks, trench, lighting, trash enclosure, etc. are provided.
- Maintenance & protection and traffic plans & notes for all required work within City streets including driveways, water laterals, sanitary laterals, storm connections, etc. are provided. N/A

Site Plan approval for a 30,888 sf hotel, 4 story - 132 rooms, with Banquet Hall (4,000 sf).

- 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.” N/A

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
Previously provided to the City.
- Traffic impacts
- Lighting summary
- Landscaping summary

GENERAL INFORMATION

ALL ITEMS ARE STAMPED & SIGNED WITH AN ORIGINAL SIGNATURE BY A PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, OR SURVEYOR LICENSED AND CURRENTLY REGISTERED TO PRACTICE IN THE STATE OF NEW YORK.

If required, a copy of the Stormwater Pollution Prevention Plan (SWPPP) submitted to the NYSDEC will also be sent to the City of Watertown Engineering Department. Will be sent

If required, a copy of all submittals sent to the New York State Department of Environmental Conservation (NYSDEC) for the sanitary sewer extension permit will also be sent to the City of Watertown Engineering Department

If required, a copy of all submittals sent to the New York State Department of Health (NYSDOH) will also be sent to the City of Watertown Engineering Department.

Signage will not be approved as part of this submission. It requires a sign permit from the Codes Department. See Section 310-52.2 of the Zoning Ordinance.

Plans have been collated and properly folded.

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

Surveyors not allowed over property lines - may be existing features off property

not shown. Sediment and Erosion control will be included in SWPPP when

submitted. MPT plan N/A - No City streets, no City margins. Storm water

calculations summary will be included in SWPPP when submitted.

SWPPP, NYS DEC and NYS DOH submittals will be forwarded when submitted.

Completed SEQR – Short Environmental Assessment Form – Part I.

*A copy of the SEQR Form can be obtained from the City of Watertown website.

SIGNATURE

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

Applicant (please print) PATRICK DONEGAN

Applicant Signature Patrick J. Seudo FOR J Date: 2-16-10

SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

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

1. APPLICANT/SPONSOR Millennium Development LLC	2. PROJECT NAME (Vision Development) Watertown City Center Plaza Phase II
3. PROJECT LOCATION: Municipality <u>City of Watertown</u> County <u>Jefferson</u>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <u>Watertown City Center Plaza, off from Western Blvd. next to Holiday Inn.</u>	
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: Site plan approval for a 30,889 sf hotel, 4-story - 132 rooms, with Banquet Hall (4,000,sf). Design of site plan anticipates the future approval of a 6,925 sf retail, 6,510 sf restaurant, two (2) 5,286 sf restaurants, and a 2,907 sf bank.	
7. AMOUNT OF LAND AFFECTED: Initially <u>6.26</u> acres Ultimately <u>12.04</u> acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If no, describe briefly <u>PDD Site Plan Change - Need Zoning Change</u>	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input type="checkbox"/> Residential <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open Space <input type="checkbox"/> Other Describe: <u>Hotel, Restaurants, Coffee Shop, and Phone Retail nearby.</u>	
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) and permit/approvals <u>NYS DOH - water and NYS DEC - sewer</u>	
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) and permit/approvals	
12. AS A RESULT OF PROPOSED ACTION, WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: <u>Millennium Development LLC</u>	Date: <u>2-16-10</u>
Signature: <u>Patricia J. Scordo (GYMO, PC) For</u>	

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

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12?

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 patterns, 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 CEA?

Yes No

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

Yes No if yes, explain briefly

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.

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

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)

Date

ENGINEERING REPORT

Watertown City Center Plaza – Phase II
City of Watertown
Jefferson County

Millennium Development, LLC
P.O. Box 802
Alexandria Bay, New York 13607

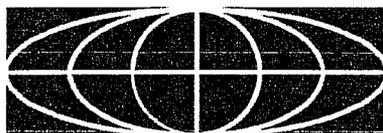
Contact: Patrick Donegan
(315)-436-6567

2009-215E
16 February 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 - O: (315)788-3900 F: (315)788-0668

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1.0 SITE AND PROJECT DESCRIPTIONS

1.1 Location

The site is located on the northeastern corner of the Interstate 81 and NYS Route 3 (Arsenal Street) intersection. The entrance to the Plaza is from Western Boulevard. The site consists of four separate City of Watertown tax parcels: 8-53-102.001, 8-53-103.1, 8-53-106.1 and 8-53-114 in the City of Watertown. The area proposed for development encompasses ±27.43 acres.

1.2 Project Description

The proposed project involves the development of Phase II of the Watertown City Center Plaza. Phase I included the development of six buildings as follows: three restaurants, a Starbucks coffee shop, a Holiday Inn Hotel, and a small retail building. Two additional building pads were also developed for retail use and remain vacant.

Phase II of the project involves the site plan approval of a 30,889 square foot (sf), 4-story, 132 room hotel, with a ±4,000 sf banquet hall. Also included in Phase II is the development of five additional buildings as follows: a 6,925 sf retail building (Proposed Retail 2), a 6,510 sf restaurant (Proposed Restaurant 4), two (2) 5,286 sf restaurants (Proposed Restaurants 3 and 5) and a 2,907 sf bank. City of Watertown Site Plan Approval is anticipated for only the hotel portion of Phase II and where the remaining buildings involved in Phase II are discussed, it is for informational purposes of future development only. No site plan approval is sought for these remaining buildings of Phase II.

The access roads, water, sanitary sewer, storm sewers, site lighting, landscaping and parking areas necessary for the Hilton Garden Inn will be constructed as part of the initial Phase II. This infrastructure is being designed to accommodate the overall Phase II development when possible. Sanitary sewer, and water systems will be discussed in more detail in other sections of this report. Storm sewer will be discussed in detail in the Storm Water Pollution Prevention Plan (SWPPP) report.

1.3 Zoning/Parking

Zoning of the project area is currently Planned Development District (PDD). An amendment to the current PDD will be necessary for this project and will be submitted under separate cover to the City of Watertown. Parking for this project was analyzed for the Hilton Garden Inn which is to be constructed. The required number of parking spaces for this hotel equates to 1.1 x 132 rooms, or 146 spaces. 285 spaces are proposed for the Hilton Garden Inn. As there is demolition occurring between the proposed Hilton Garden Inn and the existing Holiday Inn Express, it is necessary to re-evaluate the parking for this facility. The required number of parking spaces for the 80 room Holiday Inn Express is 1.1 x 80 rooms, or 88 spaces. 108 spaces are still available for the Holiday Inn Express.

1.4 Site Topography

The site contains a high point of elevation 437 at the northwestern corner of Phase II and slopes downward predominately in a southeasterly direction to approximately elevation 410 in the southeast corner of Phase II. The entire site drains to the existing stormwater management pond, constructed during Phase I of the project. The outlet of the existing pond connects into a NYS Department of Transportation (DOT) stormwater pond located

to the north of Dunkin Donuts, which ultimately drains under Arsenal Street and flows behind Friendly's, before discharging into a rock crevice.

1.5 Soil Classification

According to the United States Department of Agriculture, Natural Resources Conservation Service (USDA NRCS), working from the southern end of the site to the north end of the site, you will find: Ca-Canandaigua silt loam (0.4% of area of interest), NoA-Niagara Silt Loam (8.2%), FaB-Farmington Loam (49.0%), HuB-Hudson Silt Loam (2.4%), CnB-Collamer Silt Loam (19.0%), GIB-Galway silt loam (19.4%), and GIA-Galway Silt Loam (1.5%).

According to the Jefferson County Soil Survey, NoA, HuB, FaB, and CnB are all class C soils. This amounts to the majority of the project soils (78.6%) being classified as hydrologic class C soils. The next most predominant soil classification on site is class B, consisting of the Galway silt loams (GIA and GIB, 20.9%) A small portion of the site consists of type D soil, exclusive to soil Ca-Canandaigua Silt Loam. 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 disturbed by human activities. The land originally was a farm, which was abandoned and razed and allowed to overgrow. Within the last 10 years, it was cleared of a majority of the trees and brush. The site is currently undeveloped, and groundcover is mainly overgrown grassland, and brush with some small saplings.

2.0 WATER FACILITIES

2.1 Existing Water Facilities

Approximately 1300 feet of City-owned 12" ductile iron travels through the site in a north-south direction approximately 200' from and nearly perpendicular to the eastern property line. This connects in with the 8" main on Arsenal Street to the south and ultimately ends up connecting into the main on Coffeen Street to the north. The main location and depth has been verified throughout the site by excavation and data collection with surveying equipment.

In addition, approximately 1,760 feet of 8" ductile iron water main currently loops around the western portion of the Phase I site as shown on the plans. This loop has five hydrants feeding off of it and was installed as part of the Phase I project.

2.2 Proposed Water Facilities

Both the 12" main and the 8" loop will be utilized for connection of the proposed water supply. The project sponsor proposes ±1,644-feet of 8-inch ductile iron (DI) water main with three fire hydrants. The 8-inch DI will loop around the interior of Phase II as shown on the civil plans in Appendix #2. The hydrants will be connected into the 8" DI main via a total of 95-ft of 6" DI pipe.

The 8-inch water main and hydrants are proposed to be owned, operated, and maintained by the owner. The water lines will remain as private lines, will be the property owner's responsibility and will be installed to City of Watertown Specifications. The developer understands that full time inspection is required.

2.3 Water Demand

For design purposes, water demands are assumed to be equivalent to average daily sewage flows generated. These water demands were determined utilizing NYS DEC guidelines. According to NYS DEC, each seat in a restaurant generates 35 gallons per day (gpd) each room in a hotel generates 120 gpd, and a retail facility generates 0.1 gpd per square foot. See the table on below for calculation:

BUILDING	APPLICATION RATE	FACTOR	FLOW [gpd]
RESTAURANT 3	35 GPD/SEAT	200 SEATS	7,000
RESTAURANT 4	35 GPD/SEAT	204 SEATS	7,140
RESTAURANT 5	35 GPD/SEAT	220 SEATS	7,700
HOTEL	120 GPD/ROOM	132 ROOMS	15,840
BANQUET HALL	20 GPD/SEAT	211 SEATS	4,220
RETAIL 2	0.1 X SF	6,925 SF	693
BANK/RETAIL	0.1 X SF	2,907 SF	291
TOTAL			<u>42,884</u>

2.4 Hydraulic Analysis

A hydrant flow test was conducted by GYMO, P.C. on 6 February, 2010 with the hydrant near the northeast corner of the Holiday Inn on the 8-inch loop acting as the monitored hydrant and the hydrant approximately 250 feet east on the 8-inch water main serving as the flowed hydrant. The flowed hydrant, located approximately 575 feet southeast of the proposed hotel and at an approximate elevation of 413.0 ft, was flowed at a value of 1,475 gpm, while the pressure dropped from 95 to 70 pounds per square inch (psi). The projected available fire flow at the flowed hydrant was 2,670 GPM at 20 psi. This hydrant flow test data was utilized in a hydraulic WaterCAD model. All Phase II facility domestic demands were considered for this analysis.

Three separate scenarios were modeled as follows:

Scenario A was modeled with the domestic demands from section 2.3, an outside hose connection of 500 gallons per minute (gpm) placed at the highest proposed hydrant, located northwest of the Hilton Garden Inn at an elevation of 424.0 ft. Scenario B was modeled with the domestic demands from section 2.3, and an outside hose connection of 1000 gpm placed at the aforementioned hydrant. Scenario C was modeled with domestic demands from section 2.3 and projected available fire flow at the highest hydrant @ 20 psi.

Scenario A shows that 1,495 gpm is available at 20 psi, at the hotel, in addition to the 500 gpm outside hose connection that can be dedicated to fire flow in the hotel. Scenario B shows that 960 gpm is available at 20 psi, at the hotel, in addition to the 1,000 gpm outside hose connection, that can be dedicated to fire flow in the hotel. Scenario C

shows that 1,800 gpm is available at 20 psi at the highest hydrant. Refer to Appendix #3 for the hydraulic analysis and hydraulic modeling report.

3.0 SANITARY SEWER FACILITIES

3.1 Existing Sanitary Sewer Facilities

An 8" gravity sanitary sewer main exists north of Jo-Ann Fabrics. The 8" gravity flows east through Stateway Plaza and to a pump station along Gaffney Drive, where flows are then pumped to a sewer main along Coffeen Street. There is an existing manhole north of Jo-Ann Fabrics that will be utilized for connection of the Phase II sewer force main.

3.2 Proposed Sanitary Sewer Facilities

The Watertown City Center Plaza Phase II sanitary sewers are proposed to be constructed with a series of 8-inch SDR-35 PVC gravity sewers and precast manholes throughout the site which lead to a pump station on the southeastern corner of Phase II near the existing stormwater management pond, as shown on the plans. The approximately 625 linear foot proposed gravity sewer running west to east through the center of Phase II will serve the Hotel/Banquet Hall, and Retail 2 before flowing to the proposed pump station. This section of gravity sanitary sewer and the pump station has been designed to accommodate Restaurant 3 and the proposed Bank, if necessary for Phase II full build out.

As part of the full buildout of Phase II in the future, an additional 8" gravity main will be installed running north to west from Restaurant 5 to the proposed pump station. The approximately 500 foot new sewer will serve Restaurant 4 and Restaurant 5.

Gravity sewer services are proposed to be 6-inch SDR-35 PVC gravity lines at a minimum of 1% slope for all facilities except the Hotel, which is 8-inch.

The pump station was designed to handle flow from the seven facilities as shown in the Water Demand section of this report per NYS DEC guidelines. Additional details of the pump station design can be reviewed in the attached calculations (Appendix #4) and site plans.

$42,884 \text{ gpd}/1440 \text{ min/day} = 29.78 \text{ gpm (average)}$

4 = peaking factor

$29.78 \text{ gpm} * 4 = 119.12 \text{ gpm (peak)}$

A Flygt Submersible Pump Model CP3102.181, 5 HP will be utilized. A 4-inch force main will convey the sewage from the pump station north through the development to the aforementioned manhole north of Jo-Ann Fabrics.

The City of Watertown is currently in the process of securing the necessary easements for the force main connection into the existing manhole.

4.0 HYDROLOGIC AND HYDRAULIC ANALYSES

4.1 Existing Drainage

As described briefly in the beginning the report, Phase I has been developed and consists of six buildings. There are two potential building pad areas that remain vacant in Phase I which have been assumed to be impervious for drainage purposes. Since the initial development of the site, several improvements to the surrounding properties have

been performed which effect the drainage on site, including the Arsenal Street Reconstruction Project by the NYSDOT that has taken some portions of the original onsite drainage area and redirected the storm water flows to other areas.

Two ponds constructed during Phase II have since been infilled. These two ponds were originally designed to function as offsite water detention ponds for storm water runoff coming from the western side of Interstate 81. This storm water has since been rerouted to flow south along Interstate 81 and into Beaver Meadows, which eliminated the need for the ponds. An onsite storm water pond exists in the northeastern corner of the development. This pond will continue to serve the development into the future. Considering there is extra discharge capacity available that was originally allocated to the aforementioned offsite detention ponds, an additional outlet is being added to this pond in order to increase its capacity for incoming runoff while keeping proposed discharges under the original overall existing conditions discharges, as required. Refer to Storm Water Management Report for the Offsite Storm Water Detention Pond Infill Project prepared by GYMO, P.C for the Watertown City Center Plaza by Vision Development, dated August 4, 2008 for more information on stormwater conditions. The City of Watertown and the NYSDOT should be in possession of this report and will both be provided was an updated Storm Water Pollution Prevention Plan (SWPPP).

4.2 Proposed Drainage

The proposed drainage analysis will be performed as part of the Stormwater Pollution Prevention Plan (SWPPP) report. The aforementioned onsite stormwater pond and its additional available capacity will be utilized for required stormwater quality and quantity treatment. The increase in peak flow will be attenuated in accordance with the NYS State Pollutant Discharge Elimination System (SPDES) requirements of no increase of the peak runoff from existing to proposed conditions of the 100 year - 24 hour storm event.

4.3 Proposed Storm Sewer Piping

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

4.4 Proposed Storm Water Management

The outlets of the existing stormwater pond will be adjusted, as necessary, to comply with NYS SPDES guidelines for discharges from construction projects. The SWM pond will provide quantity control of the peak runoff from a 100 year - 24 hour storm event, and provide quality treatment of the first 0.9-inch of runoff from all new impervious surfaces, through the use of 24 hour extended detention.

5.0 TRAFFIC ANALYSIS

5.1 Estimated Additional Daily Traffic

By using the Trip Generation, 8th Edition by the Institute of Transportation Engineers, the amount of additional traffic that would be generated by a hotel and banquet hall is 1,650 Average Daily Trip Ends. See Appendix #5 for calculations.

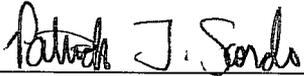
6.0 **LIGHTING**

6.1 **Site Lighting**

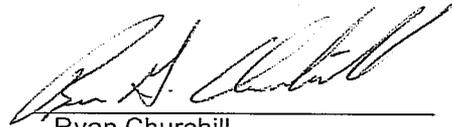
The site will generally be lit by a combination of 100 watt metal halide lights installed on 12' poles and 1000 watt metal halide lights installed on 40' poles. Light spillage over the property line has been kept under 0.5 footcandles as required. Refer to Sheet C101 of the site plans in Appendix #1.

7.0 **SUMMARY**

The Watertown City Center Shopping Plaza Phase II will continue to build on the success that Phase I has had in the City of Watertown. Phase II will not cause the City of Watertown's infrastructure to be exceeded, provided the improvements discussed in this report are performed. Additionally, we believe this project, as is Phase I, to be of great value to the City of Watertown.



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



Ryan Churchill
Project Engineer