

January 23, 2015

City of Watertown
Justin Wood, P.E., City Engineer
Room 305, City Hall
245 Washington Street
Watertown, NY 13601

Re: **Site Plan Review Application**
Current Applications – Building Addition (A&C Project #2015-005)
275 Bellew Avenue South, Watertown, NY

Dear Mr. Wood:

Aubertine & Currier Architects, Engineers & Land Surveyors, PLLC on behalf of Don Clark of DC Building Systems, Inc. and George Anderson of Current Applications, Inc. is requesting to be included on the agenda for the February City of Watertown Planning Board meeting for a proposed building addition to the existing Current Applications Building, located at 275 Bellew Avenue South, on Tax Parcel No. 9-43-101.240. Included with this cover letter is a review fee check for \$50.00, seventeen (17) copies of the letter, Site Plan Application, Short SEQR Environmental Assessment Form, and four (4) copies of the Engineering Report. Also attached are four (4) full size and thirteen (13) 11”x17” copies of the Site Plan, Site Details and Preliminary Building Floor Plans and Elevations.

The project consists of a proposed 10,240 SF building addition on the north side of the existing building. Site amenities include the construction of a 5,530 SF, asphalt parking area and drive along the north side of the addition. The existing building is serviced by public sewer and water, and private electric, gas, and communication utilities. No new site utilities are proposed.

The owner intends to begin construction as soon as approvals are granted. If there are any questions, please feel free to contact our office at your earliest convenience.

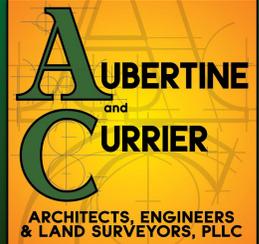
Sincerely,
Aubertine and Currier Architects, Engineers & Land Surveyors, PLLC



Timothy F. Titus
Civil Designer

Attachments

Cc: Don Clark, DC Building Systems, Inc.
George Anderson, Current Applications, Inc. – Owner
Patrick J. Currier, R.A. – A&C



NYS WBE/DBE Certified
SBA Woman Owned
Small Business (WOSB)

aubertinecurrier.com

522 Bradley Street
Watertown, New York 13601

Phone: 315.782.2005

Fax: 315.782.1472

Managing Partner

Annette M. Mason, P.E.
Structural Engineer

Partners

Michael L. Aubertine, R.A.
Architect

Patrick J. Currier, R.A.
Architect

Brian A. Jones, AIA.,
LEED AP BD+C
Architect

Matthew R. Morgia, P.E.
Civil Engineer

Jayson J. Jones, P.L.S.
Land Surveyor



1869

CITY OF WATERTOWN SITE PLAN APPLICATION

** 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: Current Applications - Building Addition
Tax Parcel Number: 9-43-101.240
Property Address: 275 Bellew Avenue South
Existing Zoning Classification: LI - Light Industrial

OWNER OF PROPERTY

Name: Current Applications, Inc. attn. George Anderson
Address: 275 Bellew Avenue South

Telephone Number: 315-788-4689
Fax Number: 315-788-4693

APPLICANT

Name: DC Building Systems, Inc. attn. Don Clark
Address: 19086 US Route 11
Watertown NY 13601
Telephone Number: 315-785-9884
Fax Number: 315-785-9767
Email Address: don@dc-buildingsystems.com

ENGINEER/ARCHITECT/SURVEYOR

Name: Aubertine and Currier PLLC
Address: 522 Bradley Street, Watertown NY 13601

Telephone Number: 315-782-2005
Fax Number: 315-782-1472
Email Address: mrm@aubertinecurrier.com

OPTIONAL MATERIALS:

- PROVIDE AN ELECTRONIC (.DWG) COPY OF THE SITE PLAN WITH AS-BUILT REVISIONS. This will assist the City in keeping our GIS mapping up-to-date.**

REQUIRED MATERIALS:

** 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.

- COMPLETED ENVIRONMENTAL ASSESSMENT FORM** (Contact us if you need help choosing between the Short EAF and the Full EAF):
<http://www.dec.ny.gov/permits/6191.html>

- 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.

N/A **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”.

N/A 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.

N/A 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).

N/A **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 supersede all other plans and specifications provided.”

N/A **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.
- N/A 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 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.

** When NYSDEC or NYSDOH permitting is required, the property owner/applicant shall retain a licensed Professional Engineer to perform inspections of the proposed utility work and to certify the completed works were constructed in substantial conformance with the approved plans and specifications.

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.

If an applicant proposes a site plan with multiple buildings and any of those buildings front on a private drive, the City Council will name the private drive by resolution and the building(s) will be given an address number on that private drive by City staff. The applicant may propose a name for the private drive for the City Council's consideration.

Proposed Street Name: _____

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

Short Environmental Assessment Form

Part 1 - Project Information

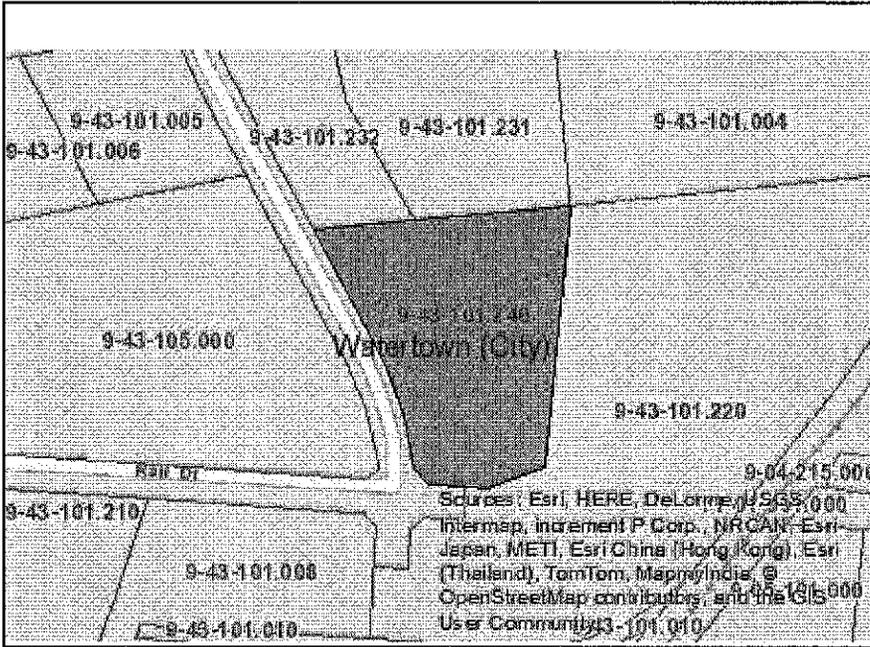
Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

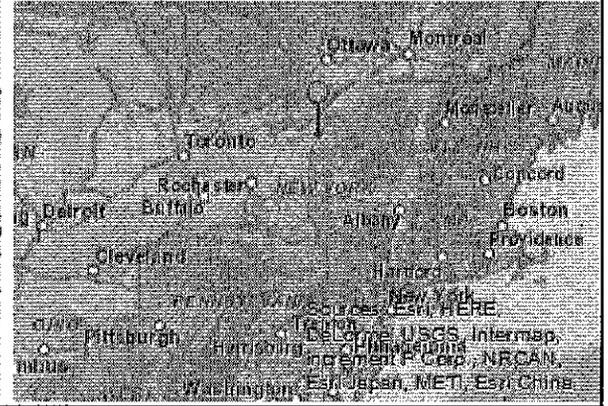
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information			
Name of Action or Project: Current Applications - Building Addition			
Project Location (describe, and attach a location map): 275 Bellew Avenue South			
Brief Description of Proposed Action: The project consists of a proposed 10,240 sf building addition on to the north side of the existing building. Site amenities include the construction of a 5,530 sf asphalt parking area and drive along the north side of the addition. No new site utilities are proposed. Utilities will be provided from the within the existing building.			
Name of Applicant or Sponsor: DC Building Systems, Inc.		Telephone: 315-785-9884 E-Mail: don@dc-buildingsystems.com	
Address: 19086 US Route 11			
City/PO: Watertown		State: NY	Zip Code: 13601
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/> YES <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			NO <input type="checkbox"/> YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		3.95 acres	
b. Total acreage to be physically disturbed?		0.58 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		3.95 acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input checked="" type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			

<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor name: <u>Donald E. Clark</u> Date: <u>1/23/15</u> Signature: <u>Donald E. Clark</u></p>		



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



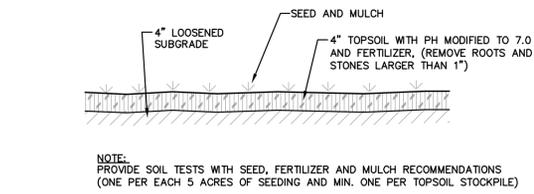
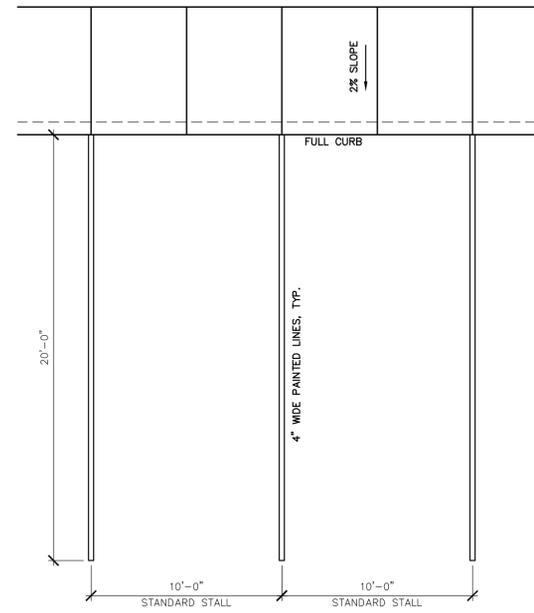
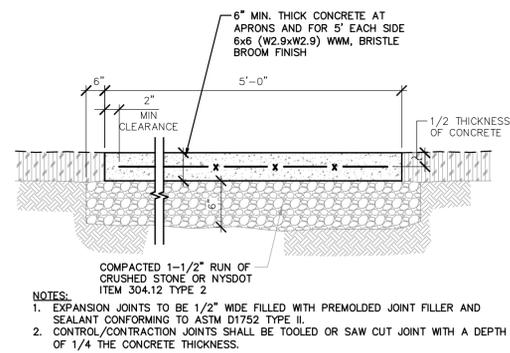
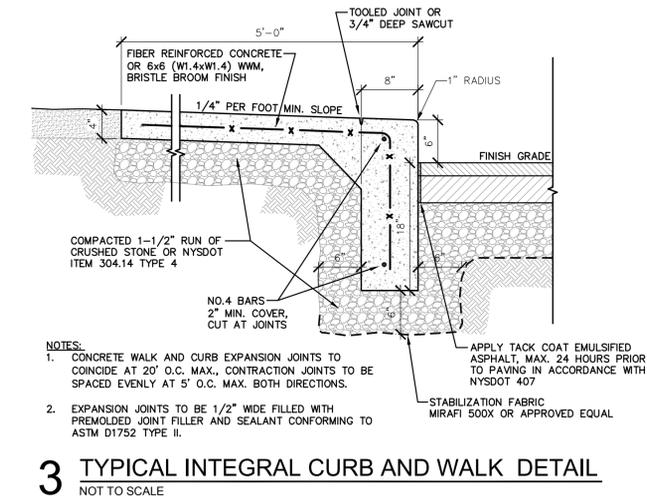
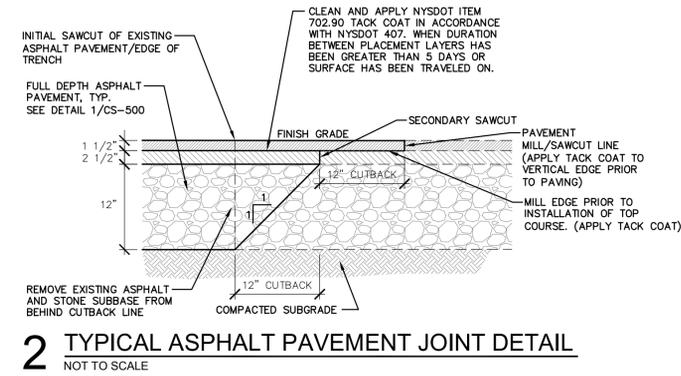
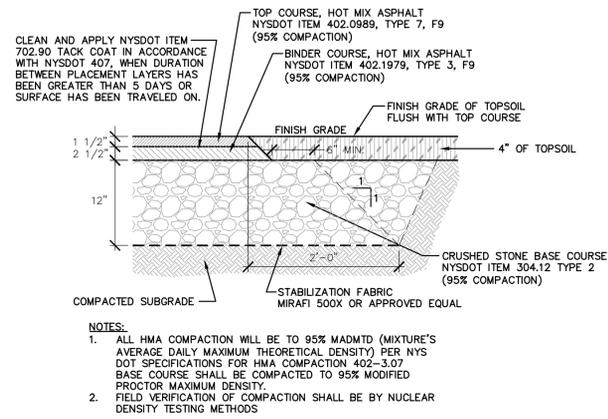
Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National Register of Historic Places]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 16 [100 Year Flood Plain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 20 [Remediation Site]	No



PROJECT NO:	2015-005
SCALE:	AS NOTED
DRAWN BY:	TFT
CHECKED BY:	MRM
ISSUE DATES:	01/23/2015

SITE DETAILS

C500



FOR APPROVALS ONLY
NOT FOR CONSTRUCTION

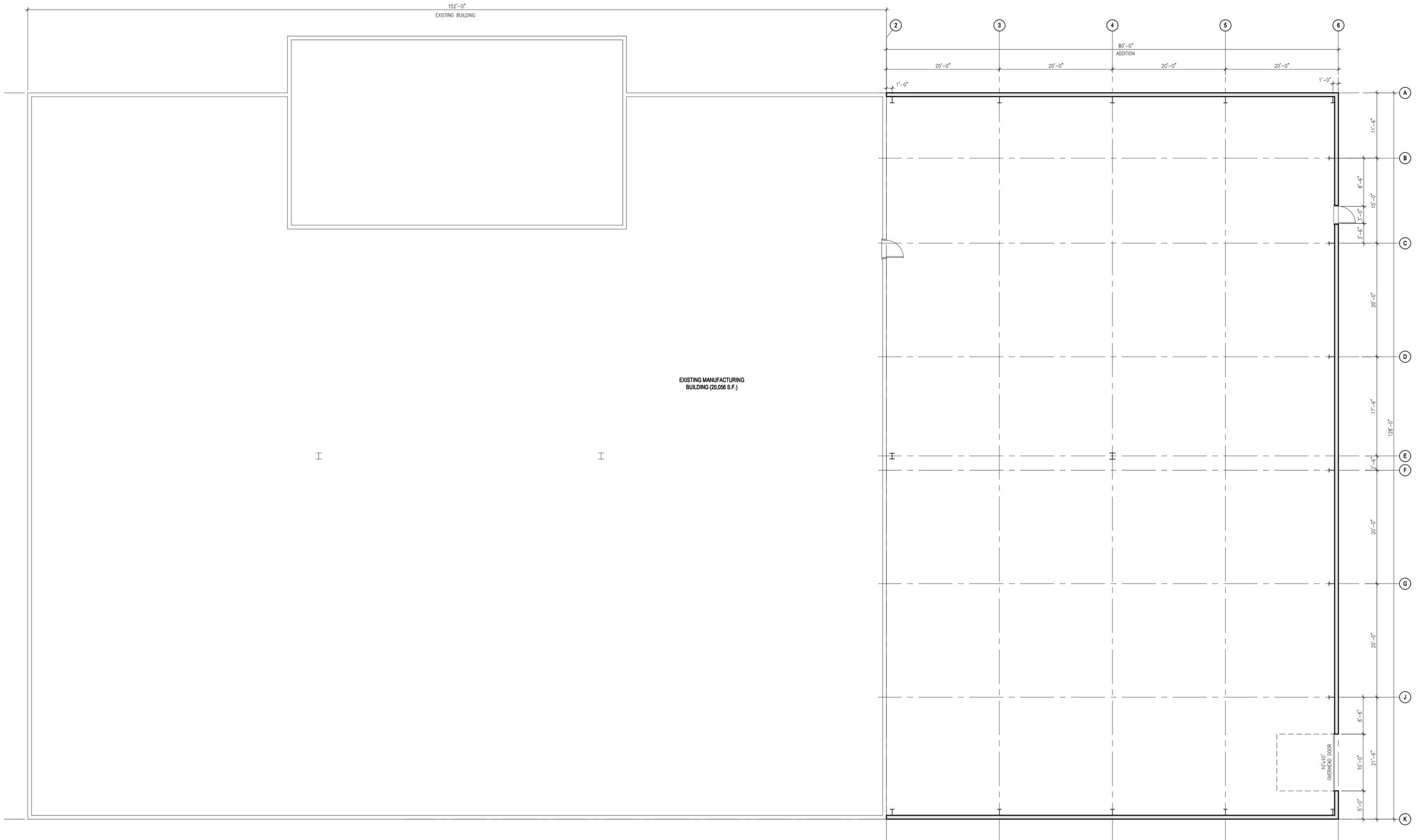
The above Architect, Engineer or Land Surveyor states that to the best of his or her knowledge, information and belief, the plans and specifications are in accordance with applicable requirements of New York State. It is a violation of New York State Law for any person, unless acting under the direct supervision of a Registered Architect, Licensed Professional Engineer or Licensed Land Surveyor to alter this document in any way. If altered, such licensee shall affix his or her seal and the notification "altered by" followed by his or signature, date and a specific description of the alteration.
© COPYRIGHT 2015
AUBERTINE and CURRIER ARCHITECTS, ENGINEERS & LAND SURVEYORS, PLLC

CURRENT APPLICATIONS
ADDITION PROJECT
BELLEW AVENUE SOUTH
CITY OF WATERTOWN
COUNTY OF JEFFERSON, STATE OF NEW YORK

PROJECT NO.: 2015-005
SCALE: AS NOTED
DRAWN BY: BMK
CHECKED BY: PJG
ISSUE DATES:
01-23-2014 PLANNING BOARD

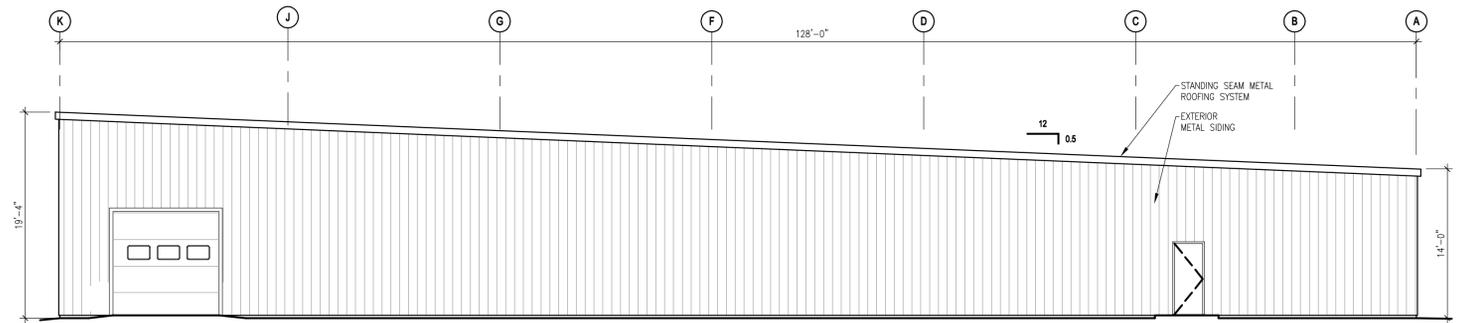
FLOOR PLAN

A100





1 EAST ELEVATION
1/8"=1'-0"



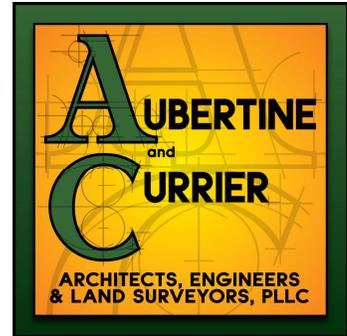
2 NORTH ELEVATION
1/8"=1'-0"



3 WEST ELEVATION
1/8"=1'-0"

ENGINEERING REPORT

**CURRENT APPLICATIONS, INC.
BUILDING ADDITION PROJECT
275 BELLEW AVENUE SOUTH
CITY OF WATERTOWN
JEFFERSON COUNTY, NEW YORK**



**Owner: Current Applications, Inc.
275 Bellew Avenue South
Watertown, NY 13601**

January 23, 2015

**Matthew R. Morgia, P.E.
Civil Engineer**

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

Aubertine and Currier Architects, Engineers & Land Surveyors, PLLC
522 Bradley Street Watertown, New York 13601 TELE: (315) 782-2005 FAX: (315) 782-1472

Table of Contents

- 1.0 Site and Project Descriptions
 - 1.1 Location
 - 1.2 Project Description
 - 1.3 Site Topography
 - 1.4 Soil Classification

- 2.0 Water Facilities
 - 2.1 Existing Water Facilities
 - 2.2 Proposed Water Facilities
 - 2.3 Water Demand

- 3.0 Sanitary Sewer Facilities
 - 3.1 Existing Sanitary Sewer Facilities
 - 3.2 Proposed Sanitary Sewer Facilities
 - 3.3 Sewer Flows

- 4.0 Stormwater Facilities
 - 4.1 Existing Drainage
 - 4.2 Proposed Drainage

- 5.0 Roads/Parking/Traffic
 - 5.1 Existing Roads
 - 5.2 Proposed Roads
 - 5.3 Traffic

- 6.0 Private Utilities
 - 6.1 Gas, Electric, Telephone and Cable

- 7.0 Lighting
 - 7.1 Existing Site Lighting
 - 7.2 Proposed Site Lighting

- 8.0 Landscaping
 - 8.1 Existing Landscaping
 - 8.2 Proposed Landscaping

Aubertine and Currier Architects, Engineers & Land Surveyors, PLLC

522 Bradley Street Watertown, New York 13601 TELE: (315) 782-2005 FAX: (315) 782-1472

Appendices

Appendix 1: Location Map
Zoning Map
Soils Map
Soils Description
Wetlands and Floodplain Map

Appendix 2: Sanitary Sewer Design Calculations
Trip Generator Calculations

1.0 SITE AND PROJECT DESCRIPTIONS

1.1 Location

The project is located within the City of Watertown at 275 Bellew Avenue South. The site currently has an existing building that is owned and operated by Current Applications Inc. for the manufacturing of electric motors and parts. Construction of the original building project was completed in the 2008. The property is located on Tax Map Parcel No. 9-43-101.240. This parcel is zoned LI – Light Industrial.

1.2 Project Description

The project consists of a 10,240 SF addition to the existing 20,050 SF single story prefabricated metal building. The addition will extend 80' from the north side of the existing building. The depth, height, finish and color of the addition will match the existing building. The main entrance will be thru the existing building. The addition will include one man door and one overhead door on the north side of the building. A 5,530 SF asphalt parking area and drive will be constructed along the north side of the addition.

1.3 Site Topography

The location of the proposed addition is relatively flat, pre-developed lawn area of the property.

Site runoff is primarily sheet flow to existing on-site drainage channels and stormwater treatment areas. Existing onsite grass swales, rock check dams and stormwater basins with outlet control structures provide stormwater management of runoff. These measures were installed in 2008 as part of the construction of the original building project.

The developed area of the project is not located within a 100 year flood plain.

1.4 Soil Classification

The project site is located in the City of Watertown, which is an urban environment and consists primarily of previously developed area. According to the USDA Web Soil Survey for Jefferson County, New York, the project area is classified as a sandy loam and is a Hydrologic Group A.

Soil Symbol
Ub

Soil Name
Udorthents, smoothed

Hydrologic Group
A

2.0 WATER FACILITIES

2.1 Existing Water Facilities

There is an 8" municipal water main within Bellew Avenue South. The existing building is served by an 8" combined domestic water/fire service from the street which enters the building in the northwest corner.

2.2 Proposed Water Facilities

No new additional water service is proposed for this project.

2.3 Water Demand

The projected peak domestic water usage by this manufacturing building with 49 employees is 735 gpd.

3.0 SANITARY SEWER FACILITIES

3.1 Existing Sanitary Sewer Facilities

There is an 8" municipal gravity sanitary sewer main within Bellew Avenue South.

The existing building is served by a 6" gravity sewer lateral from the street which enters the existing building along the west side of the building. Sewer service is provided to the office and restroom area of the building

3.2 Proposed Sanitary Sewer Facilities

No new additional sewer lateral is proposed for this project.

3.3 Sewer Flows

The existing projected design flows generated by this manufacturing building with 45 employees is 675 gpd. Sewer flows are based upon the NYS DEC 2014 Design Standards for Wastewater Treatment Systems projected flow rates of 15 gpd per employee. The proposed addition would increase the total number of employees to 49. The projected design flows generated by this manufacturing building with 49 employees is 735 gpd.

4.0 STORMWATER FACILITIES

4.1 Existing Drainage

This existing property includes a 20,050 sf building, asphalt parking lot and asphalt driveway for deliveries and pick-ups. The building is located in the center of the property with grading sloping away from the building. There are two drainage swales located along the northerly and easterly property line that direct flows to two stormwater management basins located along the southerly property line and in the northwest corner of the property. Site runoff is by sheet flow to these drainage swales and basins. Roof runoff is collected by gutters and leaders and piped to the southerly stormwater basin. The stormwater runoff passes thru the basins and outlet control structures, where flows are then piped into the City's Bellew Avenue South storm sewer system.

4.2 Proposed Drainage

Site improvements are very minimal in nature. Minimal site work is required around the north side of the existing building. Roof runoff from the proposed addition will be collected by gutters and leaders and piped into the existing roof drain piping that is daylighting to the southerly stormwater management basin. Site runoff from the new asphalt parking and drive will sheet flow to the north and into the drainage swale along the northerly property line, before entering the northerly stormwater management basin.

5.0 ROADS / DRIVEWAYS

5.1 Existing Roads / Driveways

The property gains access from Bellew Avenue South through (2) existing 24' wide driveways. The northern driveway is for visitor's and employee parking, while the southern driveway is for truck delivery and pick-up area.

5.2 Proposed Roads / Driveways

No new driveways to city streets, proposed for this project. Internal site drive and parking access will be provided north of the addition for eleven vehicles and overhead door access

5.3 Traffic

Trip generation calculations were performed utilizing data from the ITE Trip Generation Manual, 7th Edition. The resulting anticipated trips for the existing building and the anticipated trips for the existing building with the addition and the added employees have been calculated.

The existing weekday AM Peak Hour generates approximately 19 trips/hour entering and 3 trips/hour exiting. The existing weekday PM Peak Hour generates approximately 7 trips/hour entering and 16 trips/hour exiting.

The total with the existing building and the proposed addition and added employees for weekday AM Peak Hour generates approximately 20 trips/hour entering and 3 trips/hour exiting. The existing weekday PM Peak Hour generates approximately 7 trips/hour entering and 2 trips/hour exiting

This results in a minimal increase of approximately 2 trips/hour following completion of the addition.

6.0 PRIVATE UTILITIES

6.1 Gas, Electric, Telephone and Cable

There are existing electric, gas, cable, and telephone services to the existing building. Any new or extensions to these services will be completed within the building.

7.0 LIGHTING

7.1 Existing Site Lighting

The existing site lighting is provided by an exterior pole mounted light fixture in the parking lot and by (5) building mounted wall pack fixtures on all four sides of the building.

7.2 Proposed Site Lighting

An existing building mounted wall pack located on the north side of the building will be removed to accommodate the building addition and parking area. Two building mounted wall pack fixtures will be installed on the north side of the addition.

8.0 LANDSCAPING

8.1 Existing Landscaping

The existing landscaping consists of a raised landscape berm with spruce trees along the northeast side of Bellew Avenue South that buffer the street from the parking areas. Additional maple trees, shrubs and landscaped areas are located around the westerly and southerly portions of the building. This landscaping was part of the 2008 building construction.

8.2 Proposed Landscaping

No new additional landscaping is proposed for this project.

Sincerely,
Aubertine and Currier Architects, Engineers & Land Surveyors, P.L.L.C.

Matthew R. Morgia, P.E.
Civil Engineer

Aubertine and Currier Architects, Engineers & Land Surveyors, PLLC
522 Bradley Street Watertown, New York 13601 TELE: (315) 782-2005 FAX: (315) 782-1472

APPENDIX #1

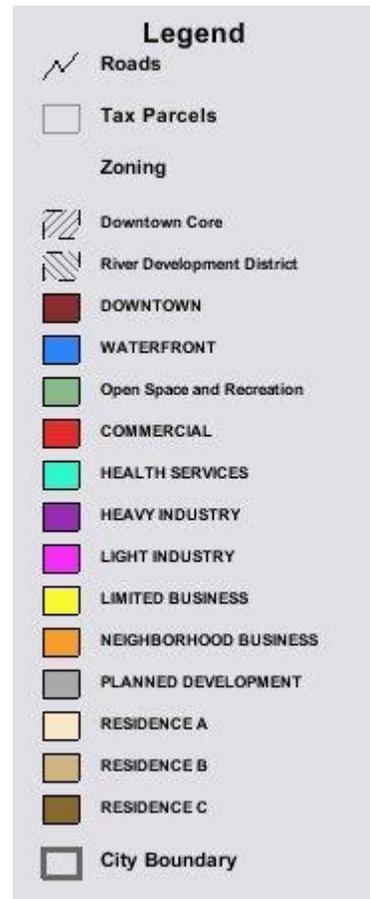
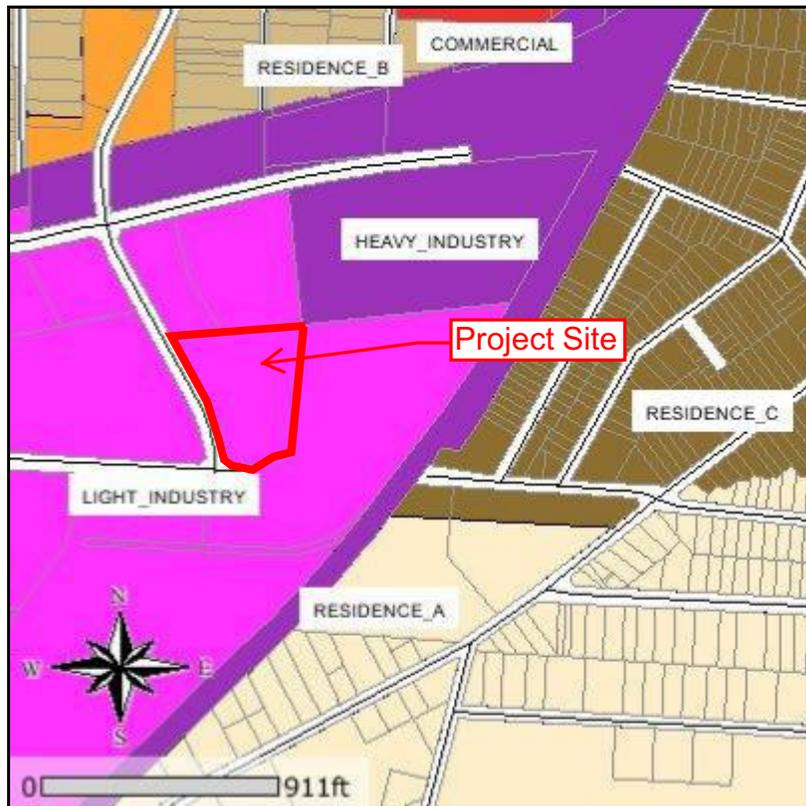
**LOCATION MAP
CITY OF WATERTOWN ZONING MAP
SOILS MAP
SOILS DESCRIPTION
WETLANDS AND FLOODPLAIN MAP**



My Notes

On the go? Use m.bing.com to find maps, directions, businesses, and more

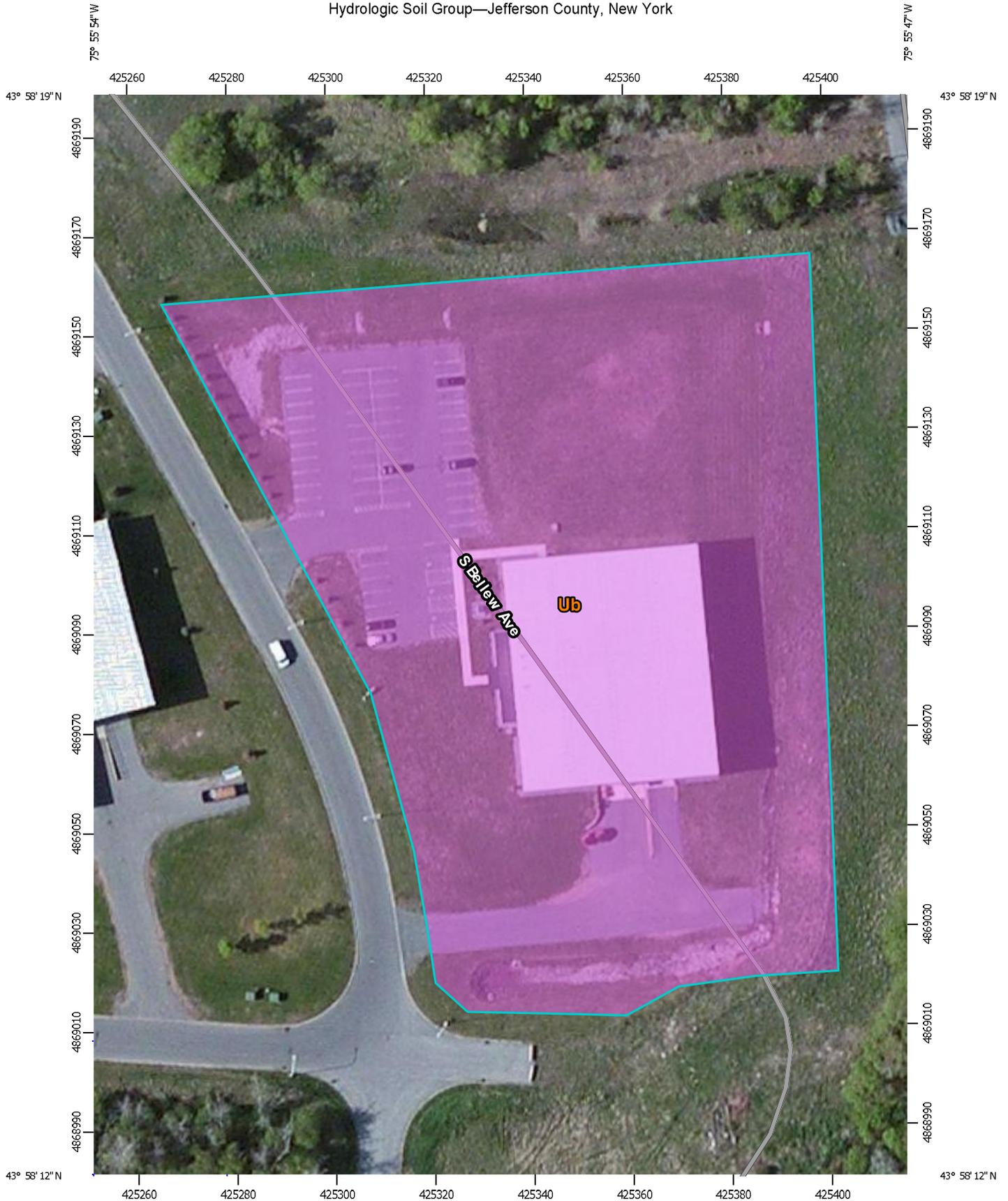




January 22, 2015

Disclaimer: This map was prepared by the City of Watertown Internet Mapping Application. The information was compiled using the most current data available. It is deemed accurate, but is not guaranteed.

Hydrologic Soil Group—Jefferson County, New York



Map Scale: 1:1,060 if printed on A portrait (8.5" x 11") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84



MAP LEGEND

Area of Interest (AOI)		 C
 Area of Interest (AOI)		 C/D
Soils		 D
Soil Rating Polygons		 Not rated or not available
 A		Water Features
 A/D		 Streams and Canals
 B		Transportation
 B/D		 Rails
 C		 Interstate Highways
 C/D		 US Routes
 D		 Major Roads
 Not rated or not available		 Local Roads
Soil Rating Lines		Background
 A		 Aerial Photography
 A/D		
 B		
 B/D		
 C		
 C/D		
 D		
 Not rated or not available		
Soil Rating Points		
 A		
 A/D		
 B		
 B/D		

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.
 Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

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

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

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 11, Sep 15, 2014

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: May 11, 2011—Jul 2, 2011

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.

Hydrologic Soil Group

Hydrologic Soil Group— Summary by Map Unit — Jefferson County, New York (NY045)				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
Ub	Udorthents,smoothed	A	3.6	100.0%
Totals for Area of Interest			3.6	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

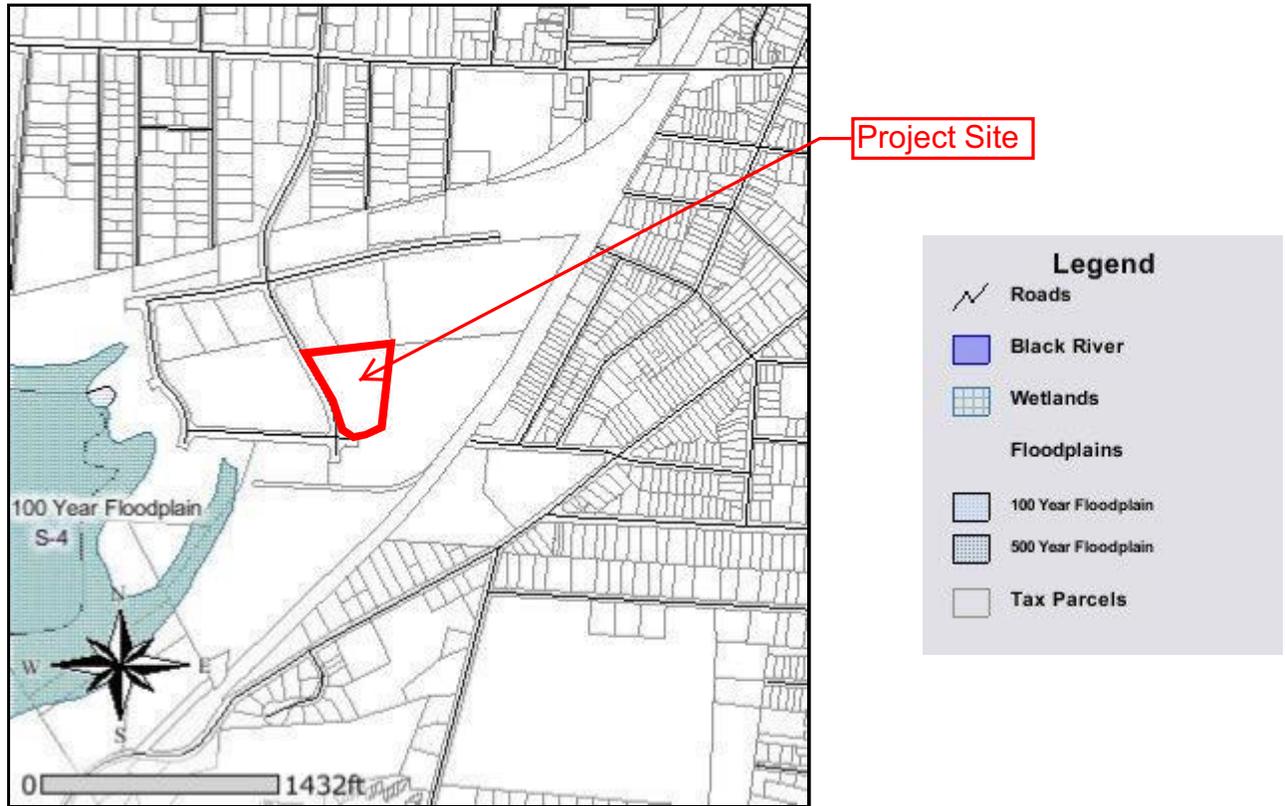
If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher



January 22, 2015

Disclaimer: This map was prepared by the City of Watertown Internet Mapping Application. The information was compiled using the most current data available. It is deemed accurate, but is not guaranteed.

APPENDIX #2

**SANITARY SEWER DESIGN CALCULATIONS
TRIP GENERATOR CALCULATIONS**



522 BRADLEY STREET
WATERTOWN, NY 13601
TEL: (315) 782-2005
FAX: (315) 782-1472
www.AubertineCurrier.com

CALCULATION SHEET

Project Number: 2015-005 Date: 11/23/2015
Project Name: CURRENT APPLICATIONS Page: 1 Of: 1
Location: 275 BELLEVUE AVE SOUTH Calc'd By: TFF

SANITARY SEWER DESIGN CALCULATIONS

PER DEC 2014 DESIGN STANDARDS FOR
WASTEWATER TREATMENT SYSTEMS

EXISTING 20,050 SF MANUFACTURING BUILDING
WITH 45 EMPLOYEES (EST.)

FACTORY / DISTRIBUTION WAREHOUSE 15 GPD / EMPLOYEE (PER DEC)

DESIGN FLOWS (EXISTING)

45 EMPLOYEES x 15 GPD = 675 GPD (EXISTING)

DESIGN FLOWS (PROPOSED)

EST. 4 NEW EMPLOYEES UPON COMPLETION OF 10,240 SF ADDITION

4 EMPLOYEES x 15 GPD = 60 GPD (ADDITIONAL)

675 GPD (EXISTING)
60 GPD (ADDITIONAL)

735 GPD TOTAL

etc.) and exclude extraneous data. There should be a reasonable explanation for the operational variations and any extraneous data excluded.

Method 3: Water Usage Data

A minimum of one year of data collected during similar operational conditions may be required by the Reviewing Engineer. If sufficient measured water usage data is not available, Method 3 should not be used. The average of the daily (24-hour) flow over the duration of the data collection period is an acceptable method for determining the average daily flow rate. The largest daily (24-hour) measured volume during the same period expressed in volume per unit time is an acceptable method for determining the maximum day flow rate. The analysis should account for operational variations (e.g. peak seasonal, weekends, special events, delivery period, etc.) and exclude extraneous data. There should be a reasonable explanation for operational variations and any extraneous data excluded.

For each of these methods, the peak hourly flow rate (largest hourly volume expressed in volume per unit time) should also be identified. When variation in the wastewater flow rate is expected to be substantial, it is necessary to examine the significant delivery period of the wastewater and base the system design upon this information to prevent an excessive rate of flow through wastewater collection and treatment systems. Flow equalization prior to treatment units should be considered to avoid hydraulic overloading of treatment units during peak loading periods (peak hourly flow and maximum daily flow).

Table B-3 Typical Per-Unit Hydraulic Loading Rates

Residential

<i>Type of Use</i>	<i>Unit</i>	<i>Gallons per Day</i>
Apartment	Per Bedroom	110/130/150 ¹⁶
Mobile Home Park	“Single-Wide” Home	220
	“Double-Wide” Home	330
Single Family Residence	Per Bedroom	110 / 130/ 150 ¹⁷

¹⁶ 110 gpd for post 1994 plumbing code fixtures; 130 gpd for pre 1994 fixtures; and 150 gpd for pre 1980 fixtures. Homes over 1,000 gpd, community systems, or lodging establishments with high flow fixtures must account for any higher peak flow periods.

¹⁷ For individual household systems under 1,000 gpd, use design flows in the NYSDOH’s *Wastewater Treatment Standards Residential Onsite Systems - Appendix 75- A*.

Campgrounds

<i>Type of Use</i>	<i>Unit</i>	<i>Gallons per Day</i>
Day Camp	Per Person	15
	Add for Shower	5
	Add for Lunch	5
Campground	Per Unsewered Site ¹⁸	55(includes showers)
	Per Sewered Site – with water hookups	100
	Per Sewered Site – without water hookups	55
Campground Day Use	Per Person	5
Dumping Station ¹⁹	Per Unsewered Site	10
	Per Sewered Site	5

Institutional

<i>Type of Use</i>	<i>Unit</i>	<i>Gallons per Day</i>
Assisted Living Facility/Complex	Per Bed ^{20,21} – add 10 gpd for in room kitchen	110/130/150
Group Home (residential-style building)	Per Bed ²⁰ – add 150 gpd per house for garbage grinder	110/130/150
Nursing Home (hospital care)	Per Bed ^{20,21}	175
Hospital	Per Bed ^{20,21}	175
	Per Outpatient	30
Church	Per Seat ²⁰	3
Church Hall/Fire Hall	Per Seat ²¹	10

¹⁸ Additional wastewater flow due to food service or laundry shall be accounted for. Structures available for overnight occupancy other than those meeting the definition of a camping unit shall be based on 150 gpd / unit for design flow purposes, pursuant to NYSDOH – *Chapter 1 State Sanitary Code Subpart 7-3 Campgrounds*.

¹⁹ The addition of flow for dump station sewage may be prorated by using an estimated percentage of sites suited for RV use based on historical data. No reduction for low flow fixture usage should be applied here.

²⁰ Add 15 gpd per employee

²¹ Add for Food Service (e.g. 24-hour restaurant; refer to Food Service Operations Table)

Library/ Museum	Per Patron ^{20,21}	5
Public Park	Per Person (toilet only)	5
Prison / Jail	Per Inmate ^{20,21}	150
School – Day	Per Student	10
- or -	Elem./ Jr. High / Sr. High	7 / 9 / 12
- and -	Add for meals / showers	5 / 5
School Boarding	Per Student ^{20,21}	75

Commercial

<i>Type of Use</i>	<i>Unit</i>	<i>Gallons per Day</i>
Airport/Bus/Rail Terminal	Per Passenger ²²	5
	Per Toilet	400
Barber Shop / Beauty Salon	Per Station without and with hair care sink	50/ 200
Bowling Alley	Per Lane ^{22,23}	75
Bed & Breakfast	Per Room (see note under Residential)	110/130/150
Casino	Per Employee/shift plus	15
	Per Sq. Ft. for non-lodging customer use	0.3
Country Clubs & Golf Courses	Per Round of Golf ^{21,22} (add for bar, banquet, shower or pool facilities and golf tournaments)	20
Concert Hall / Arena / Assembly Hall / Theater / Stadium / Skating Rink	Per Seat ^{21,22}	5
Day Care	Per Child ²¹	20
Doctors Office	Per Doctor	250
Dog / Pet Grooming	Per Station	500
Also see Kennel and Veterinary Office below.		
Dentist	Per Chair ²⁴	250

²² Add 15 gpd per employee/shift

²³ Add for Food Service (e.g. 24 hour restaurant; refer to Food Service Operations Table)

²⁴ Dental offices must recycle mercury amalgam instead of washing it down the drain. NYSDEC's website has

Drive-In Theater	Per Car Space ²⁵	5
Factory / Distribution Warehouse	Per Employee/shift; add for showers	15 10
Fairgrounds	Per Visitor ²⁵	5
Health Club	Per Patron	20
Highway Rest Area	Per Traveler ²⁵ Per Dump Station Vehicle	5 7
Hotel	Per Sleeping Unit ²⁵ add for banquet hall, night club, pool/spa, theatre, etc.	110/130/150
Kennel	Per Kennel/Run/Cage	50
Laundromat	Per Machine	580
Marina	Per Slip ²⁵ with shore side restroom facilities including shower; add per slip for dump station	20 7
Migrant Worker Housing	Per Person	50
Motel	Per Sleeping Unit; add for in-room kitchen; add for in-room jacuzzi/spa	110/130/150 10 20
Office Building	Per Employee ²⁵ ; add for showers	15 5
Service station/Convenience store	Per Toilet ²⁵	400
Shopping Center / Grocery Store / Department Store	Per Sq. Ft. ^{25,26} ; add for deli, bakery, butcher	0.1
Swimming Pool / Bath House	Per Swimmer	10
Veterinary Office	Per Veterinarian	200

guidance referencing the 2002 law.

²⁵ Add for Food Service (e.g. 24-hour restaurant; refer to Food Service Operations Table)

²⁶ Add 15 gpd per employee/shift

*Food Service Operations*²⁷

<i>Type of Use</i>	<i>Unit</i>	<i>Gallons per Day</i>
Ordinary Restaurant	Per Seat	35
24-Hour Restaurant	Per Seat (for cafeterias: pro rate flow in proportion to the hours)	50
Fast Food Restaurant	Per Seat	25
	Per Drive-Up Window	500
Lounge, Bar	Per Seat	20
Drive-In	Per Car Space	50
Banquet Hall	Per Seat	10
Restaurant along Freeway	Per Seat	75

B.6.c Infiltration, Inflow, Non-Sanitary and Prohibited Flows

Cooling water, roof drains, footing, sump and basement floor drains should not be discharged to the treatment system. Clean water from ice machines, water cooled refrigerators or coolers should also be excluded. Undetected leaks from plumbing fixtures, typically toilets and faucets, can waste significant amounts of water and subsequently increase the volume of wastewater to be treated. Simple repairs and routine operation and maintenance of plumbing fixtures can save water and increase the efficiency of wastewater treatment system.

Similarly, leaking sewer joints, pipe tank seals, tank riser seals, cracks in treatment tanks and manhole covers that are not watertight can be significant sources of infiltration of the system. These extraneous flows can cause periodic hydraulic overloads and affect treatment performance which can lead to system failure. Exfiltration from the system can have a negative impact on groundwater quality.

The discharge of swimming pool filter backwash wastewater should not be directed to a septic tank

²⁷ Garbage grinder use should be evaluated in the design phase of the project and accounted for in tank sizing per Section D.6 Septic Tanks.



522 BRADLEY STREET
WATERTOWN, NY 13601
TEL: (315) 782-2005
FAX: (315) 782-1472
www.AubertineCurrier.com

CALCULATION SHEET

Project Number: 2015-005 Date: 1/23/2015
Project Name: CURRENT APPLICATIONS Page: 1 Of: 2
Location: 275 BELLEVUE AVE SOUTH Calc'd By: TFT

TRAFFIC GENERATION CALCULATIONS TRIP GENERATION - ITE 7TH EDITION

EXISTING 20,050 SF MANUFACTURING BUILDING
WITH 45 EMPLOYEES

- LAND USE - GENERAL LIGHT INDUSTRIAL (110)

WEEKDAY, AM PEAK HOUR

AVG RATE 0.48 PER EMPLOYEE
87% ENTERING, 13% EXITING

45 EMPLOYEES \times 0.48 = 21.6 TRIPS/HR
19 ENTERING, 3 EXITING

WEEKDAY, PM PEAK HOUR

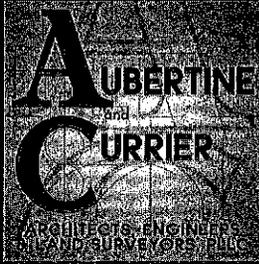
AVG RATE 0.51 PER EMPLOYEE
29% ENTERING, 71% EXITING

45 EMPLOYEES \times 0.51 = 23.0 TRIPS/HR
7 ENTERING, 16 EXITING

PROPOSED 10,240 SF ADDITION WITH 4 ADDITIONAL EMPLOYEES

TOTAL 30,290 SF MANUFACTURING BUILDING
WITH 49 EMPLOYEES

CONT.



522 BRADLEY STREET
WATERTOWN, NY 13601
TEL: (315) 782-2005
FAX: (315) 782-1472
www.AubertineCurrier.com

CALCULATION SHEET

Project Number: 2015-005 Date: 1/23/2015
Project Name: CURRENT APPLICATIONS Page: 2 Of: 2
Location: 295 BELLEW AVE SOUTH Calc'd By: TFT

WEEK DAY , AM PEAK HOUR

AVG RATE 0.48 PER EMPLOYEE

87% ENTERING , 13% EXITING

49 EMPLOYEES \times 0.48 = 23.5 TRIPS/HR
20 ENTERING , 3 EXITING

WEEK DAY , PM PEAK HOUR

AVG RATE 0.51 PER EMPLOYEE

29% ENTERING , 71% EXITING

49 EMPLOYEES \times 0.51 = 25.0 TRIPS/HR
7 ENTERING , 18 EXITING

Land Use: 110

General Light Industrial

Description

Light industrial facilities usually employ fewer than 500 persons, they have an emphasis on activities other than manufacturing and typically have minimal office space. Typical light industrial activities include printing, material testing and assembly of data processing equipment. These are free-standing facilities devoted to a single use. General heavy industrial (Land Use 120), industrial park (Land Use 130) and manufacturing (Land Use 140) are related uses.

Additional Data

No vehicle occupancy data were available specifically for general light industrial, but the average was approximately 1.3 persons per automobile for all industrial uses.

The peak hour of the generator typically coincided with the peak hour of the adjacent street traffic.

Facilities with employees on shift work may peak at other hours.

The sites were surveyed in the early 1970s and the mid- to late 1980s throughout the United States.

Source Numbers

7, 9, 10, 11, 15, 17, 88, 174, 179, 184, 191, 192, 251, 253, 286, 300

General Light Industrial (110)

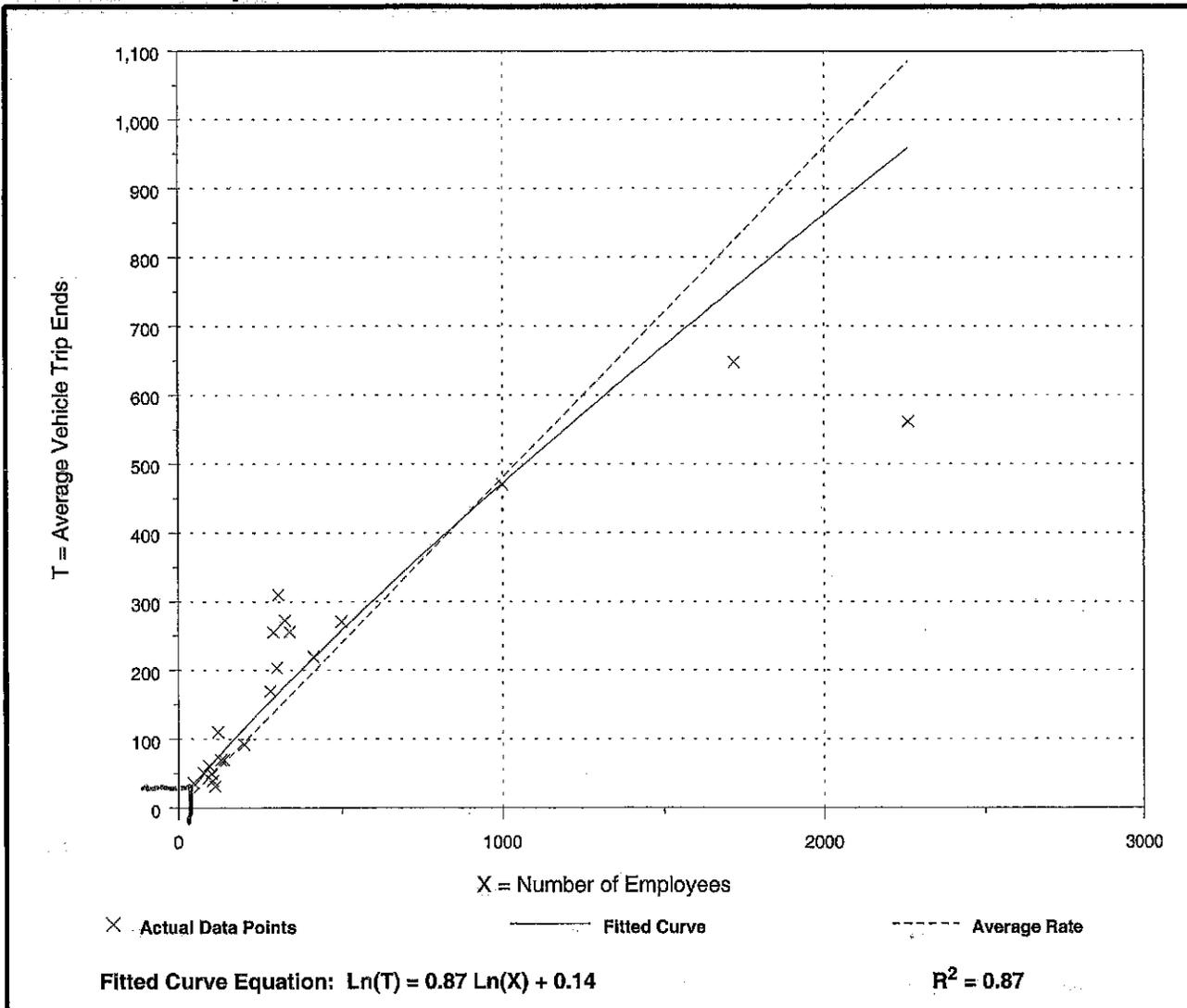
Average Vehicle Trip Ends vs: Employees
On a: Weekday,
A.M. Peak Hour of Generator

Number of Studies: 21
 Avg. Number of Employees: 421
 Directional Distribution: 87% entering, 13% exiting

Trip Generation per Employee

Average Rate	Range of Rates	Standard Deviation
0.48	0.25 - 1.02	0.72

Data Plot and Equation



General Light Industrial (110)

Average Vehicle Trip Ends vs: Employees
On a: Weekday,
P.M. Peak Hour of Generator

Number of Studies: 21
Avg. Number of Employees: 421
Directional Distribution: 29% entering, 71% exiting

Trip Generation per Employee

Average Rate	Range of Rates	Standard Deviation
0.51	0.36 - 1.18	0.75

Data Plot and Equation

