

March 22, 2016

City of Watertown  
Attn: Justin Wood, City Engineer  
Room 305, City Hall  
245 Washington Street  
Watertown, NY 13601

Re: **Site Plan Review Application**  
**Watertown Doors and Windows Storage Buildings**  
**(A&C Proj. #2016-032)**  
**217 High Street, Watertown, NY**

Dear Mr. Wood:

Aubertine & Currier Architects, Engineers & Land Surveyors, PLLC on behalf of Mike Belcher of Watertown Doors and Windows is requesting to be included on the agenda for the April 5, 2016 City of Watertown Planning Board meeting for a proposed 6,000 sf storage building located at 217 High Street, on Tax Parcels 6-03-101.000, 6-03-102.000, 6-03-201.000, 6-03-217.000 and 6-03-218.000. Included with this submission is sixteen (16) copies of the Cover Letter, Site Plan Application, Short SEQR Environmental Assessment Form, and three (3) copies of the Engineering Report. Also attached are three (3) full size and thirteen (13) 11"x17" copies of the Site Plans and Site Details. A check for \$50.00 is also included for the review fee.

The project consists of constructing a proposed 30' x 200' pre-engineered metal storage building. The storage building will contain forty-six (46) individual storage units with varying footprints. Associated site amenities include drainage, landscaping and site lighting. The building will not contain water, sewer, gas or telephone utilities, only electric for exterior site lighting around the perimeter of the building. Electric utility connection will be made to the existing utility pole along Mechanic Street. 284 LF of new storm sewer piping and three (3) catch basins will be installed south of the storage buildings to facilitate the removal of a portion of 24" concrete storm pipe located under the footprint of the proposed storage buildings.

Watertown Doors and Windows owns Tax Map Parcels 6-03-101.000, 6-03-102.000, 6-03-201.000, 6-03-217.000 and 6-03-218.000 and will be combining parcels these five (5) parcels into one parcel.

Watertown Doors and Windows intends to begin construction this spring/summer 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



Matthew R. Morgia, P.E.  
Civil Engineer

Attachments

Cc: Mike Belcher – Watertown Doors and Windows



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

[aubertinecurrier.com](http://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: Watertown Doors & Windows Storage Building

Tax Parcel Number: 6-03-201.000

Property Address: 217 High St, Watertown, NY 13601

Existing Zoning Classification: Light Industry

### OWNER OF PROPERTY

Name: Watertown Doors and Windows, Inc

Address: 217 High Street, Watertown, NY 13601

Telephone Number: (315) 778-1876

Fax Number: N/A

### APPLICANT

Name: Watertown Doors and Windows, Inc Owner: Michael Belcher

Address: 217 High Street, Watertown, NY 13601

Telephone Number: (315) 778-1876

Fax Number: N/A

Email Address: belchco1@netzero.com

### ENGINEER/ARCHITECT/SURVEYOR

Name: Aubertine & Currier, Architects, Engineers & Land Surveyors, 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). The Complete EAF is available online at: <http://www.dec.ny.gov/permits/6191.html>
- ELECTRONIC COPY OF ENTIRE SUBMISSION (PDF)** A single, combined PDF of the entire application, including cover letter, plans, reports, and all submitted material.
- BOUNDARY and 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 and 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 and distances), margins, acreage, zoning, existing land use, reputed owner, adjacent reputed owners and tax parcel numbers are shown and labeled.
  - The north arrow and 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**

Include a reference to the coordinate system used (NYS NAD83-CF preferred).

All proposed above ground features are depicted and clearly labeled.

All proposed features are clearly labeled "proposed".

N/A  All proposed easements and right-of-ways are shown and labeled.

Land use, zoning, and tax parcel number are shown.

The Plan is adequately dimensioned including radii.

The line work and text for all proposed features is shown darker than existing features.

All vehicular and pedestrian traffic circulation is shown including a delivery or refuse vehicle entering and exiting the property.

No  
Striping  
Shown

Proposed parking and loading spaces including ADA accessible spaces are shown and labeled.

N/A  Sidewalks within the City Right-of-Way meet Public-Right-of-Way (PROWAG) standards.

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".

Proposed snow storage areas are shown on the plans.

The north arrow and graphic scale are shown.

**GRADING PLAN**

All proposed below ground features including elevations and inverts are shown and labeled.

All proposed above ground features are shown and labeled.

- The line work and text for all proposed features is shown darker than existing features.

N/A

- All proposed easements and right-of-ways are shown and labeled.

- 1' existing contours are shown dashed and labeled with appropriate spot elevations.

- 1' proposed contours are shown and labeled with appropriate spot elevations.

- All elevations are North American Vertical Datum of 1988 (NAVD88).

N/A

- Sediment and Erosion control are shown and 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 and below ground features are shown and labeled.

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

N/A

- All proposed easements and right-of-ways are shown and labeled.

- The Plan is adequately dimensioned including radii.

- The line work and text for all proposed features is shown darker than existing features.

N/A

- 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."

#### 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 and 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 and 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 and protection and traffic plans and 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."

N/A  PRELIMINARY ARCHITECTURAL PLANS (If Applicable)

*Proposed Storage building is a pre-engineered metal building. A storage unit footprint and pictures of typical metal storage buildings have been provided for reference.*

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 and proposed sanitary sewer flows and summary
- N/A  Water flows and pressure
- Storm Water Pre and Post Construction calculations and summary
- Traffic impacts
- Lighting summary
- Landscaping summary

**GENERAL INFORMATION**

*Plans will be signed for final submission*

ALL ITEMS ARE STAMPED AND 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.

N/A  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.

N/A  \*\* 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.

N/A  \*\* 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.

N/A  Signage will not be approved as part of this submission. It requires a sign permit from the City Code Enforcement Bureau. See Section 310-52.2 of the Zoning Ordinance.

Plans have been collated and properly folded.

N/A

- 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: \_\_\_\_\_

- For non-residential uses, the proposed Hours of Operation shall be indicated.
- Signature Authorization form or letter signed by the owner is submitted allowing the applicant to apply on behalf of the owner if the applicant is not the property owner.
- Explanation for any item not checked in the Site Plan Checklist.

*Due to small project size the Site Plan, Remolition Plan, Grading Plan, Utility Plan, Landscape Plan and Photometric Plan have been combined and provided on two sheets, the "Site Development Plan" and "Grading and Utility Plan."*

City of Watertown  
245 Washington Street  
Watertown, NY 13601

Tel: 315-785-7735  
Fax: 315-785-7854

### SIGNATURE AUTHORIZATION

I hereby authorize Matthew L. Morgan of Ambertine & Lunnier, PLLC to apply for site plan approval in connection with the property owned by me located at:

217 High Street, Watertown, NY  
(address)

Also, I further agree to comply with all conditions called for in said application and to abide by all other applicable codes, ordinances, and regulations.

  
Signature of Property Owner

MICHAEL M. BELCHER 3/22/16  
Print Property Owner's Name Date

Address: 217 High St.

Phone: 315 778 1876 Fax: \_\_\_\_\_

# *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.

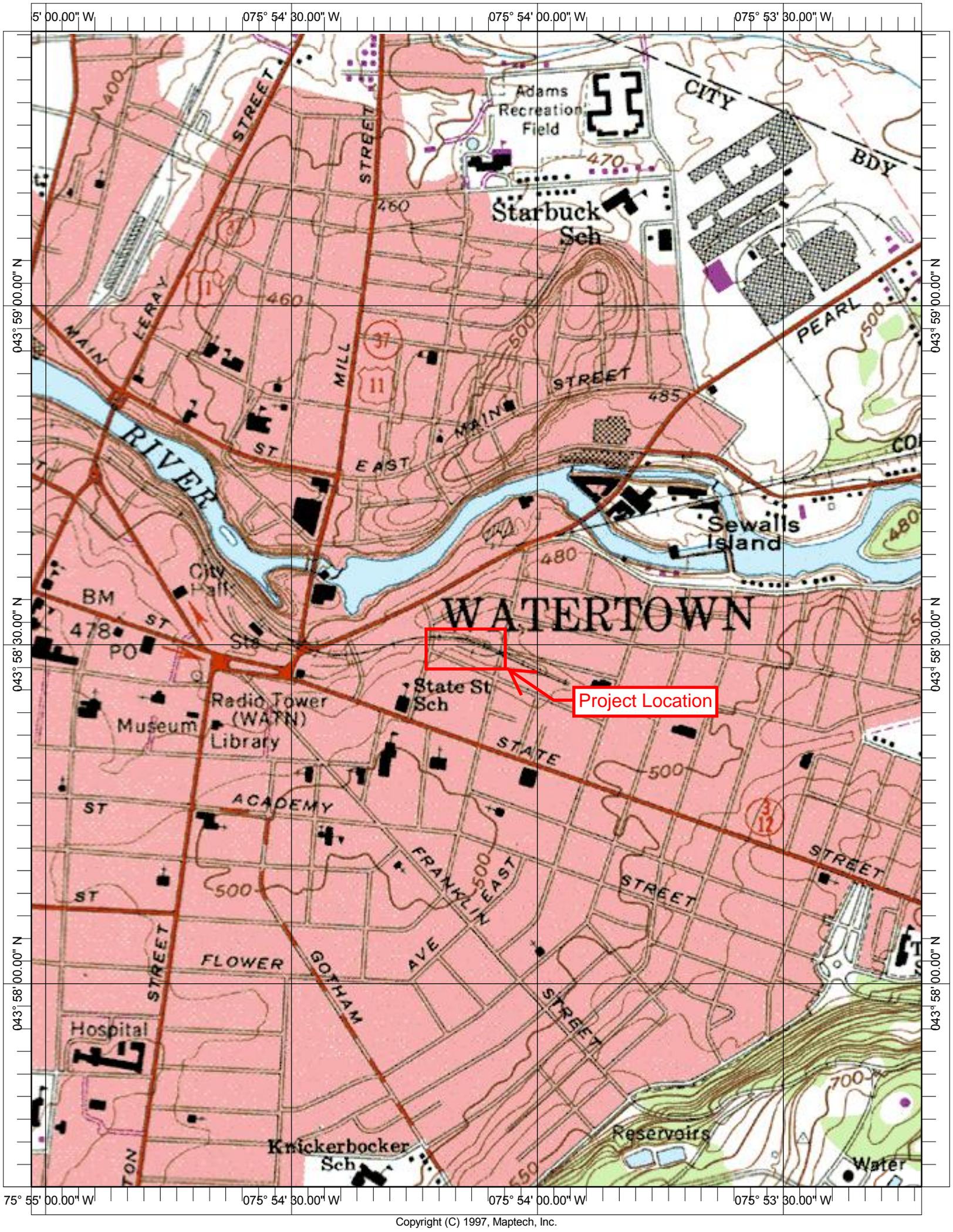
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 - Project and Sponsor Information</b>			
Project: Proposed Storage Building    Sponsor: Watertown Doors and Windows			
Name of Action or Project: Proposed Storage Building			
Project Location (describe, and attach a location map): 217 High Street, Watertown NY on Tax Parcels 6-03-101.000, 6-03-102.000, 6-03-201.000, 6-03-217.000 and 6-03-218.000.			
Brief Description of Proposed Action: The project consists of constructing a proposed 30' x 200' pre-engineered metal storage building. The storage building will contain forty-six (46) individual storage units with varying footprints. Associated site amenities include drainage, landscaping and site lighting. The building will not contain water, sewer, gas or telephone utilities, only electric for exterior site lighting around the perimeter of the building. Electric utility connection will be made to the existing utility pole along Mechanic Street. 284 LF of new storm sewer piping and three (3) catch basins will be installed south of the storage buildings to facilitate the removal of a portion of 24" concrete storm pipe located under the footprint of the proposed storage buildings.			
Name of Applicant or Sponsor: Watertown Doors and Windows, Inc.    Owner: Michael Belcher		Telephone: 315-778-1876	
		E-Mail: belchco1@netzero.com	
Address: 217 High Street			
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.		<b>NO</b>	<b>YES</b>
		<input checked="" type="checkbox"/>	<input 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: City of Watertown Planning Board		<b>NO</b>	<b>YES</b>
		<input type="checkbox"/>	<input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		_____ 1.67 acres	
b. Total acreage to be physically disturbed?		_____ 0.73 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ 1.67 acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input checked="" type="checkbox"/> Industrial <input 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)?</p> <p>If Yes, explain purpose and size: _____</p> <p>_____</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?</p> <p>If Yes, describe: _____</p> <p>_____</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?</p> <p>If Yes, describe: <u>The former Abe Cooper Surplus Company site is located approximately 900 feet north of the project site on Factory St. The site is an inactive salvage yard where approximately 2,000 gallons of residual liquids, sludges and solid have been dumped over the years. A State funded RI/FS began in 1991 and was completed in 1994.</u></p>	<p>NO</p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input checked="" type="checkbox"/></p>
<p><b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b></p> <p>Applicant/sponsor name: <u><i>Michael J. Scher</i></u> Date: <u>3/22/2016</u></p> <p>Signature: _____</p>		





5° 00.00' W

075° 54' 30.00' W

075° 54' 00.00' W

075° 53' 30.00' W

043° 59' 00.00" N

043° 58' 30.00" N

043° 58' 00.00" N

043° 59' 00.00" N

043° 58' 30.00" N

043° 58' 00.00" N

075° 55' 00.00" W

075° 54' 30.00" W

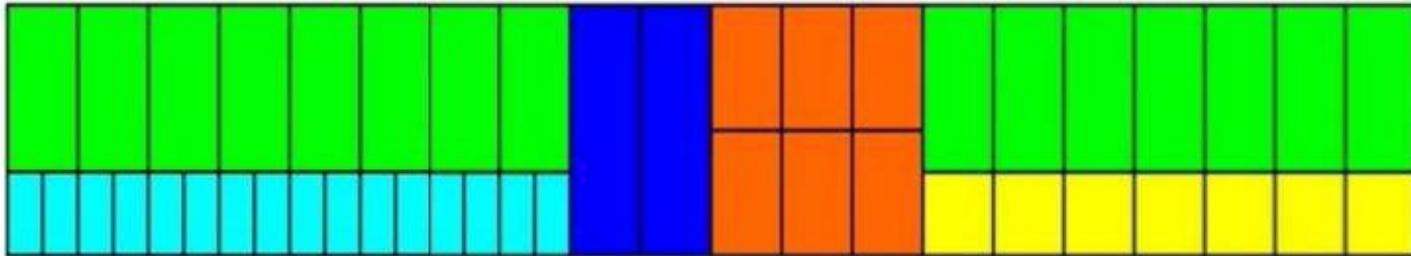
075° 54' 00.00" W

075° 53' 30.00" W

Watertown Doors and Windows Storage Building - 30' x 200' Storage Building Layout

**D-1** Your Price for this Unit is Highly competitive from \$29,100 to \$46,400.

**D-1 Is a 30' X 200' X 8'6" Unit**



Typical Individual Storage Unit Building



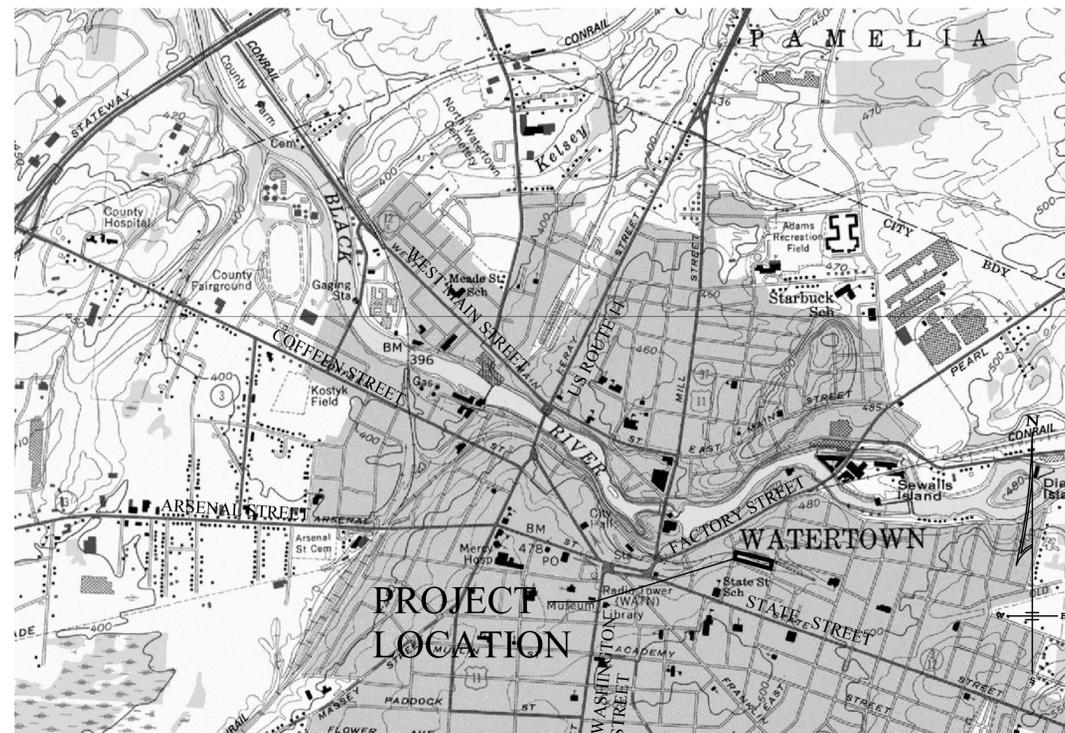
# PROPOSED STORAGE BUILDING

OWNER: WATERTOWN DOORS AND WINDOWS

217 HIGH STREET, CITY OF WATERTOWN

JEFFERSON COUNTY, NEW YORK

SITE PLANS: 03/22/2016



## OWNER

WATERTOWN DOORS AND WINDOWS, INC  
ATTN: MICHAEL BELCHER  
217 HIGH STREET  
WATERTOWN, NY 13601

## INDEX OF DRAWINGS

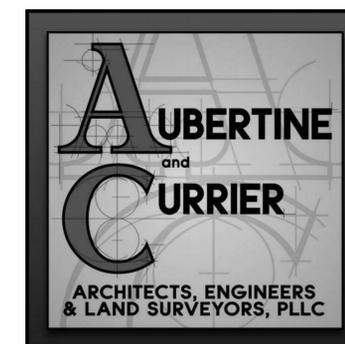
CS-100	SITE DEVELOPMENT PLAN
CG-100	GRADING AND UTILITY PLAN
CS-500	SITE DETAILS
CS-501	SITE DETAILS

## ARCHITECT AND CIVIL/SITE ENGINEER

AUBERTINE and CURRIER, PLLC  
522 BRADLEY STREET  
WATERTOWN, NY 13601  
TELE: (315) 782-2005  
FAX: (315) 782-1472  
[www.aubertinecurrier.com](http://www.aubertinecurrier.com)



FOR APPROVALS ONLY  
NOT FOR CONSTRUCTION



LEGEND	EXISTING	PROPOSED
5' CONTOUR	---	---
1' CONTOUR	---	---
PROPERTY LINE	---	---
RIGHT OF WAY	---	---
SETBACK	---	---
BUILDING	---	---
ASPHALT PAVEMENT	---	---
CURB	---	---
SIDEWALK	---	---
EDGE OF GRAVEL	---	---
FENCE	---	---
WATERLINE	---	---
SANITARY SEWER	---	---
STORM SEWER	---	---
OVERHEAD UTILITIES	---	---
UNDERGROUND ELECTRIC	---	---
GAS	---	---
FIRE HYDRANT	---	---
WATER VALVE	---	---
SANITARY MANHOLE	---	---
STORM MANHOLE	---	---
CATCH BASIN	---	---
UTILITY POLE AND GUY	---	---
LIGHT POLE	---	---

SITE LIGHTING SCHEDULE			
SYMBOL	FIXTURE	MOUNTING HEIGHT	QUANTITY
LED-1	IST-E01-LED-E1-BL4-BZ BY EATON LIGHTING	8' MOUNTING HEIGHT (MOUNTED ON BUILDING)	10

SHRUB PLANTING SCHEDULE					
SYM	COMMON NAME	ABBREV.	BOTANICAL NAME	SIZE	QUANTITY
☉	PRIVET CHEYENNE	PC	LIGUSTRUM VULGARE	2 GALLON	20
☀	ARBORVITAE PIGMY GLOBE	AP	THUJA OCCIDENTALIS	2 GALLON	22

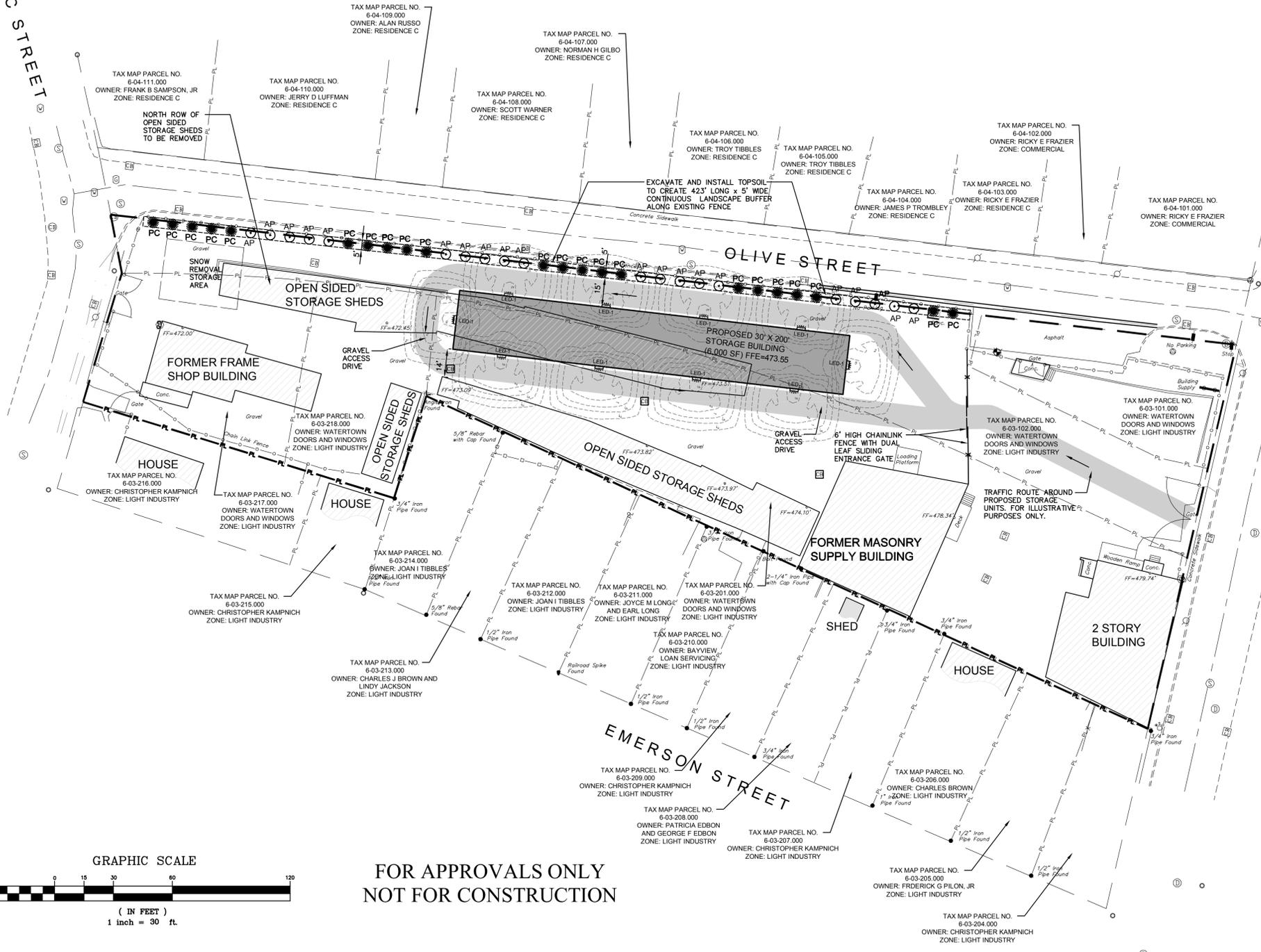
- LANDSCAPING NOTE:**
- PLANT SPECIES WERE SELECTED BASED ON ABILITY TO GROW IN EXISTING SOIL CONDITIONS. PLANT SPECIFIED WERE ALSO CHOSEN BASED ON SIZE, SHAPE, COLOR AND GROWTH HABIT. ANY SUBSTITUTIONS SHALL BE APPROVED BY THE ARCHITECT.
  - ALL PLANTINGS SHALL ARRIVE ON-SITE BEARING THE ORIGINAL IDENTIFICATION TAGS SHOWING THEIR BOTANICAL NAME, COMMON NAME AND SIZE.
  - ALL TREES SHALL HAVE A 4" DIA. SHREDDED HARDWOOD MULCH RING AROUND THE BASE OF THE TREE.
  - ALL LANDSCAPED AREAS SHALL HAVE A WEED BARRIER FABRIC AND A MIN. OF 3" DEEP SHREDDED HARDWOOD MULCH.
  - ALL PLANTINGS SHALL BE THOROUGHLY WATERED AT THE TIME OF PLANTING.



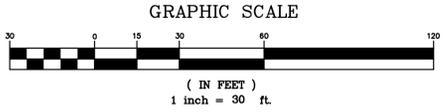
- GENERAL NOTES:**
- UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN. PRIOR TO CONSTRUCTION CONTACT UNDERGROUND UTILITIES CALL CENTER OF NEW YORK FOR EXACT LOCATION OF ALL UNDERGROUND UTILITIES. (1-800-962-7962). CONTRACTOR IS RESPONSIBLE FOR LOCATING AND WORKING WITH THE APPROPRIATE UTILITY COMPANIES PRIOR TO CONSTRUCTION.
  - THE ON-SITE TOPOGRAPHIC, UTILITY, AND PLANIMETRIC SURVEY FOR THE PROJECT AREA WAS CONDUCTED BY AUBERTINE AND CURRIER, PLLC ON 03/09/2016. UTILITY LOCATIONS WERE PLOTTED FROM VISIBLE EVIDENCE AND RECORD DRAWINGS PROVIDED BY THE CITY OF WATERTOWN ENGINEERING DEPARTMENT. VERTICAL DATUM IS BASED ON NAD83 DATUM AND THE HORIZONTAL DATUM IS BASED ON NAD83(96).
  - ALL OUT-OF-SCOPE AREAS DISTURBED BY THE CONTRACTOR'S OPERATIONS WILL BE RESTORED TO CONDITIONS EQUAL TO OR BETTER THAN THAT PRIOR TO CONSTRUCTION. OUTSIDE OF PROPERTY BOUNDARIES AND EASEMENT AREAS THE CONTRACTOR IS REMINDED THAT HE MUST OBTAIN WRITTEN AUTHORIZATION TO USE PRIVATE PROPERTY AND ASSUMES ALL LIABILITY HIMSELF.
  - THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE CHARACTERISTICS AND EXTENT OF SUBSURFACE SOILS, ROCK, WATER TABLE LEVELS, ETC. PRIOR TO BIDDING.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND BONDS NECESSARY TO OBTAIN AN IN-SAID REPAIRS WHERE APPLICABLE.
  - SITE CONTRACTOR TO PROVIDE EROSION AND DUST CONTROL AS REQUIRED.
  - A LICENSED LAND SURVEYOR SHALL BE RETAINED FOR ALL UTILITY AND FIELD STAKEOUT AT THE CONTRACTOR'S EXPENSE.
  - PAVED AREAS WILL BE SAWCUT PRIOR TO EXCAVATION AND PAVING OPERATIONS. SAW CUT AREAS WILL BE TACK COATED PRIOR TO PAVING. TACK COAT SHALL MEET THE REQUIREMENTS OF ASPHALT OF ASPHALT EMULSION FOR TACK COAT, NYS DOT TABLE 702.9.
  - CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES THROUGHOUT CONSTRUCTION UNTIL ESTABLISHMENT OF VEGETATIVE COVER. RUN-OFF CONTAINING SEDIMENTS FROM DISTURBED AREAS OF THE SITE SHALL NOT BE ALLOWED DIRECTLY INTO NATURAL STREAM CHANNELS.
  - ALL TREES AND WETLANDS TO REMAIN SHALL BE PROTECTED BY THE CONTRACTOR. CONSTRUCTION ACTIVITIES ADJACENT TO TREES SHALL BE CONDUCTED TO REDUCE THE IMPACT TO TREES TO THE MAXIMUM EXTENT PRACTICAL. ANY DAMAGE TO EXISTING TREES SHALL BE REPAIRED OR THE TREE REPLACED, AS DIRECTED BY THE OWNER AT THE CONTRACTOR'S EXPENSE.
  - CONTRACTOR SHALL PERFORM ALL ROADWAY CONNECTION WORK IN ACCORDANCE WITH NYS DOT SPECIFICATIONS. ALL ROADWAY WORK SHALL BE IN ACCORDANCE WITH NYS DOT MAINTENANCE AND PROTECTION OF TRAFFIC REGULATIONS, INCLUDING FLAGMEN, BARRICADES, WARNING SIGNS/LIGHTS, ETC., WHERE WARRANTED.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL AND PROPER DISPOSAL, AT A NYS DEC ACCEPTABLE LOCATION, OF ALL MATERIALS NOT REUSED AS TRENCH BACKFILL.
  - EXCAVATIONS SHALL BE TO DEPTHS SHOWN ON DRAWING. ALL UNSUITABLE OR UNSUITABLE MATERIAL SHALL BE EXCAVATED AND REMOVED TO SUCH DEPTH AS REQUIRED TO PROVIDE SUFFICIENT BEARING CAPACITY. OVEREXCAVATED AREAS SHALL BE BACKFILLED WITH SUITABLE MATERIAL.
  - COMPACTION OF PIPE BEDDING AND BACKFILL MATERIAL SHALL BE BY MEANS OF HAND-GUIDED POWER DRIVEN OR DRUM-TYPE OR PLATE TAMPERS. BACKFILLING SHOULD PROCEED IN ACCORDANCE WITH LIFT THICKNESSES AND COMPACTION REQUIREMENTS AS SHOWN ON THE DRAWINGS. UNLESS OTHERWISE NOTED ON THE DRAWINGS, COMPACTION REQUIREMENTS REFER TO PERCENT OF MAXIMUM DRY DENSITY AS DETERMINED IN ACCORDANCE WITH ASTM STANDARD D1557 METHOD "C". CARE SHOULD BE TAKEN TO SHAPE PIPE BEDDING TO FIT THE LOWER PART OF THE PIPE. BACKFILLING AND COMPACTION SHOULD PROGRESS EVENLY ALONG THE PIPE SIDEWALLS AND TO THE TOP OF PIPE BEDDING.
  - THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES OF DIMENSIONS, ELEVATIONS AND LOCATIONS DURING PRECONSTRUCTION FIELD VERIFICATION. SUCH INFORMATION SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR VERIFICATION OR MODIFICATION OF THE PLANS.
  - THE CONTRACTOR SHALL PROVIDE AS-BUILT RECORD DRAWINGS INCLUDING, AS A MINIMUM, THE FOLLOWING INFORMATION AS WELL AS ALL REQUIREMENTS OF THE SPECIFICATION:
    - RECORD OF ALL UTILITIES ENCOUNTERED IN TRENCH EXCAVATION. INFORMATION SHALL INCLUDE DIAMETER OF UTILITY, DEPTH OF BURIAL AND LOCATION WITH REFERENCE TO NEAREST STRUCTURE SHOWN ON DRAWINGS. THIS INFORMATION SHALL BE KEPT CURRENT ON A WEEKLY BASIS. FAILURE TO DO SO MAY RESULT IN WITHHOLDING OF PAYMENTS.
    - DISTANCE TIES TO ALL MANHOLES, CLEANOUTS, BENDS AND CORPORATION STOPS.
    - UTILITY REPAIRS, SIDEWALK, AND DRIVEWAY REPLACEMENTS CENTERLINE.
    - STATIONS OF BENDS, CLEANOUTS, VALVES AND CORPORATION STOPS.
    - DENOTE BENCH MARK REFERENCE USED.
    - PERIODIC OFFSETS.
    - RECORD DETAILS NOT SHOWN ON THE ORIGINAL CONTRACT DOCUMENTS, ANY FIELD CHANGES OF DIMENSIONS AND DETAILS AND ANY CHANGES MADE BY CHANGE ORDER OR FIELD ORDER.
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  - UPON COMPLETION OF STORM SEWER FACILITIES AND ESTABLISHMENT OF VEGETATION, THE NEW AND EXISTING STORM SYSTEMS RECEIVING RUNOFF FROM THIS SITE SHALL BE CLEANED OF DEBRIS. ONLY AT THIS TIME SHALL THE EROSION AND SEDIMENTATION CONTROL MEASURES BE REMOVED.

MECHANIC STREET

HIGH STREET



PLANNING DATA		
ZONING: LIGHT INDUSTRY USE: STORAGE BUILDINGS (6,000 SF)		
ITEM	REQUIRED	AS PROVIDED
MIN. LOT AREA	--	72,950 SQ. FT. (1.67 ACRES)
MIN. FRONTAGE	--	563'
MIN. FRONT SETBACK	0'	18'
MIN. REAR YARD SETBACK	0'	0'
MIN. SIDE YARD SETBACK	0'	0'
MAX. BUILDING HEIGHT	--	12'
PARKING REQUIREMENTS - LIGHT INDUSTRIAL (1 SPACE PER 1,000 SF OF FLOOR AREA) (21,000 SF OF FLOOR AREA = 21 SPACES)		
	21 SPACES = 4,200 SF OF PARKING AREA	210 SPACES = 42,000 SF OF PARKING AREA
LIMIT OF DISTURBANCE = 0.73 ACRES		



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Watertown, New York 13601

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**PROPOSED STORAGE BUILDING  
WATERTOWN DOORS AND WINDOWS  
217 HIGH STREET  
CITY OF WATERTOWN  
JEFFERSON COUNTY, STATE OF NEW YORK**

PROJECT NO:	2016-032
SCALE:	1"=30'
DRAWN BY:	CWT
CHECKED BY:	MRM
ISSUE DATES:	02/22/2016

SITE DEVELOPMENT PLAN

**CS-100**

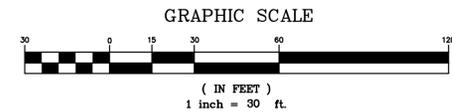
LEGEND	EXISTING	PROPOSED
5' CONTOUR	---	---
1' CONTOUR	---	---
PROPERTY LINE	---	---
RIGHT OF WAY	---	---
SETBACK	---	---
BUILDING	---	---
ASPHALT PAVEMENT	---	---
CURB	---	---
SIDEWALK	---	---
EDGE OF GRAVEL	---	---
FENCE	---	---
WATERLINE	---	---
SANITARY SEWER	---	---
STORM SEWER	---	---
OVERHEAD UTILITIES	---	---
UNDERGROUND ELECTRIC	---	---
GAS	---	---
FIRE HYDRANT	---	---
WATER VALVE	---	---
SANITARY MANHOLE	---	---
STORM MANHOLE	---	---
CATCH BASIN	---	---
UTILITY POLE AND GUY	---	---
LIGHT POLE	---	---

**GENERAL NOTES:**

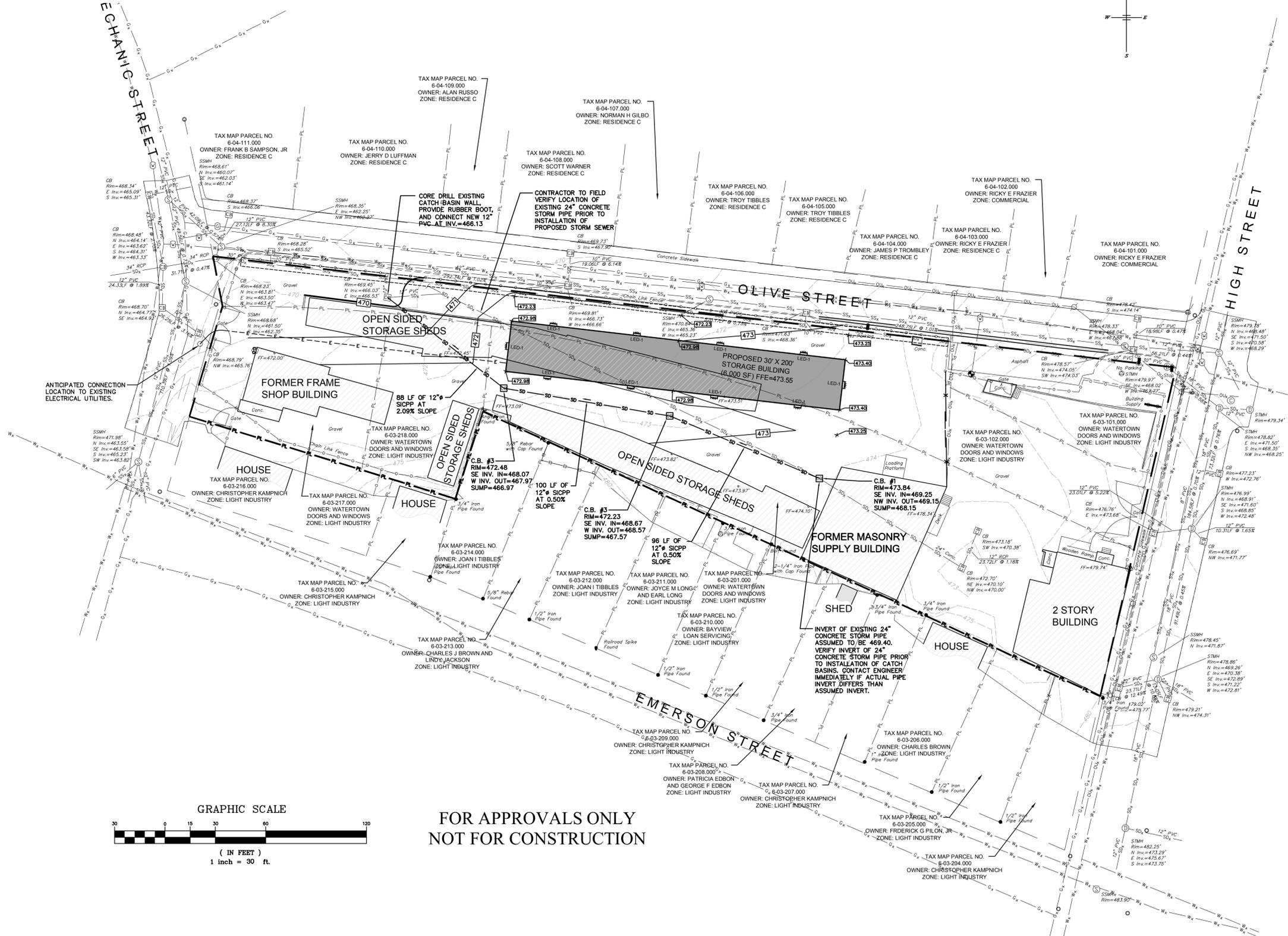
- UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN. PRIOR TO CONSTRUCTION CONTACT UNDERGROUND UTILITIES CALL CENTER OF NEW YORK FOR EXACT LOCATION OF ALL UNDERGROUND UTILITIES. (1-800-962-7962). CONTRACTOR IS RESPONSIBLE FOR LOCATING AND WORKING WITH THE APPROPRIATE UTILITY COMPANIES PRIOR TO CONSTRUCTION.
- THE ONSITE TOPOGRAPHIC, UTILITY, AND PLANIMETRIC SURVEY FOR THE PROJECT AREA WAS CONDUCTED BY AUBERTINE AND CURRIER, PLLC ON 03/09/2016. UTILITY LOCATIONS WERE PLOTTED FROM VISIBLE EVIDENCE AND RECORD DRAWINGS PROVIDED BY THE CITY OF WATERTOWN ENGINEERING DEPARTMENT. VERTICAL DATUM IS BASED ON NAVD83 DATUM AND THE HORIZONTAL DATUM IS BASED ON NAD83(96).
- ALL OUT-OF-SCOPE AREAS DISTURBED BY THE CONTRACTOR'S OPERATIONS WILL BE RESTORED TO CONDITIONS EQUAL TO OR BETTER THAN THAT PRIOR TO CONSTRUCTION. OUTSIDE OF PROPERTY BOUNDARIES AND EASEMENT AREAS THE CONTRACTOR IS REMINDED THAT HE MUST OBTAIN WRITTEN AUTHORIZATION TO USE PRIVATE PROPERTY AND ASSUMES ALL LIABILITY HEREBY.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE CHARACTERISTICS AND EXTENT OF SUBSURFACE SOILS, ROCK, WATER TABLE LEVELS, ETC. PRIOR TO BIDDING.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND BONDS NECESSARY TO OBTAIN SAID PERMITS WHERE APPLICABLE.
- SITE CONTRACTOR TO PROVIDE EROSION AND DUST CONTROL AS REQUIRED.
- A LICENSED LAND SURVEYOR SHALL BE RETAINED FOR ALL UTILITY AND FIELD STAKEOUT AT THE CONTRACTOR'S EXPENSE.
- PAVED AREAS WILL BE SAWCUT PRIOR TO EXCAVATION AND PAVING OPERATIONS. SAW CUT AREAS WILL BE TACK COATED PRIOR TO PAVING. TACK COAT SHALL MEET THE REQUIREMENTS OF ASPHALT OF ASPHALT EMULSION FOR TACK COAT, NYS DOT TABLE 702.9. CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES THROUGHOUT CONSTRUCTION UNTIL ESTABLISHMENT OF VEGETATIVE COVER. RUN-OFF CONTAINING SEDIMENTS FROM DISTURBED AREAS OF THE SITE SHALL NOT BE ALLOWED DIRECTLY INTO NATURAL STREAM CHANNELS.
- ALL TREES AND LANDS TO REMAIN SHALL BE PROTECTED BY THE CONTRACTOR. CONSTRUCTION ACTIVITIES ADJACENT TO TREES SHALL BE CONDUCTED TO REDUCE THE IMPACT TO TREES TO THE MAXIMUM EXTENT PRACTICAL. ANY DAMAGE TO EXISTING TREES SHALL BE REPAIRED OR THE TREE REPLACED, AS DIRECTED BY THE OWNER AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR SHALL PERFORM ALL ROADWAY CONNECTION WORK IN ACCORDANCE WITH NYS DOT SPECIFICATIONS. ALL ROADWAY WORK SHALL BE IN ACCORDANCE WITH NYS DOT MAINTENANCE AND PROTECTION OF TRAFFIC REGULATIONS, INCLUDING FLAGMEN, BARRICADES, WARNING SIGNS/LIGHTS, ETC., WHERE WARRANTED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL AND PROPER DISPOSAL, AT A NYS DEC ACCEPTABLE LOCATION, OF ALL MATERIALS NOT REUSED AS TRENCH BACKFILL.
- EXCAVATIONS SHALL BE TO SUCH DEPTHS SHOWN ON DRAWING OR UNSUITABLE MATERIAL SHALL BE EXCAVATED AND REMOVED TO SUCH DEPTH AS REQUIRED TO PROVIDE SUFFICIENT BEARING CAPACITY. OVEREXCAVATED AREAS SHALL BE BACKFILLED WITH SUITABLE MATERIAL.
- COMPACTION OF PIPE BEDDING AND BACKFILL MATERIAL SHALL BE BY MEANS OF HAND-GUIDED POWER DRIVEN OR DRUM-TYPE OR PLATE TAMPERS. BACKFILLING SHOULD PROCEED IN ACCORDANCE WITH LIFT THICKNESSES AND COMPACTION REQUIREMENTS AS SHOWN ON THE DRAWINGS. UNLESS OTHERWISE NOTED ON THE DRAWINGS, COMPACTION REQUIREMENTS REFER TO PERCENT OF MAXIMUM DRY DENSITY AS DETERMINED IN ACCORDANCE WITH ASTM STANDARD D1557 METHOD "C". CARE SHOULD BE TAKEN TO SHAPE PIPE BEDDING TO FIT THE LOWER PART OF THE PIPE. BACKFILLING AND COMPACTION SHOULD PROGRESS EVENLY ALONG THE PIPE SIDEWALLS AND TO THE TOP OF PIPE BEDDING.
- THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES OF DIMENSIONS, ELEVATIONS AND LOCATIONS DURING PRECONSTRUCTION FIELD VERIFICATION. SUCH INFORMATION SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR VERIFICATION OR MODIFICATION OF THE PLANS.
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**PLANNING DATA**

ITEM	REQUIRED	AS PROVIDED
ZONING: LIGHT INDUSTRY USE: STORAGE BUILDINGS (6,000 SF)		
MIN. LOT AREA	--	72,950 SQ. FT. (1.67 ACRES)
MIN. FRONTAGE	--	563'
MIN. FRONT SETBACK	0'	18'
MIN. REAR YARD SETBACK	0'	0'
MIN. SIDE YARD SETBACK	0'	0'
MAX. BUILDING HEIGHT	--	12'
PARKING REQUIREMENTS - LIGHT INDUSTRIAL (1 SPACE PER 1,000 SF OF FLOOR AREA) (21,000 SF OF FLOOR AREA = 21 SPACES)	21 SPACES = 4,200 SF OF PARKING AREA	210 SPACES = 42,000 SF OF PARKING AREA
LIMIT OF DISTURBANCE = 0.73 ACRES		



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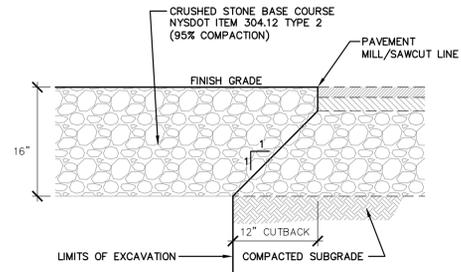


**PROPOSED STORAGE BUILDING  
WATERTOWN DOORS AND WINDOWS**  
217 HIGH STREET  
CITY OF WATERTOWN  
JEFFERSON COUNTY, STATE OF NEW YORK

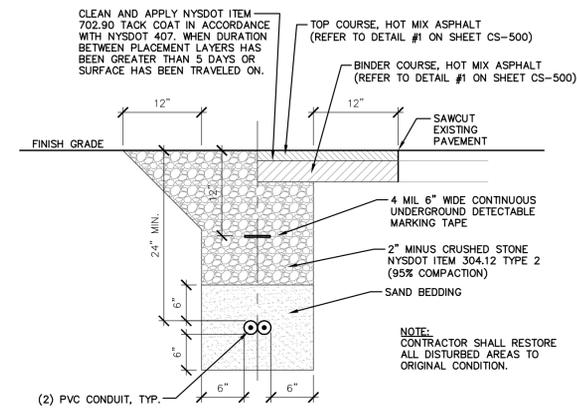
PROJECT NO.: 2016-032  
SCALE: 1"=30'  
DRAWN BY: CWT  
CHECKED BY: MRM  
ISSUE DATES: 02/22/2016

GRADING AND UTILITY PLAN

**CG-100**

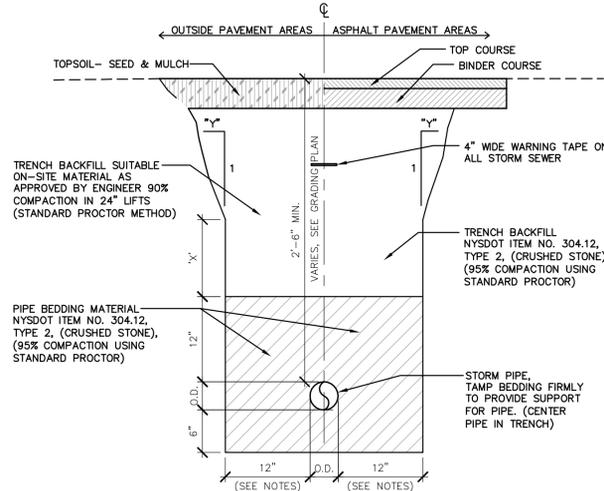


**1 TYPICAL CRUSHED STONE RESTORATION DETAIL**  
NOT TO SCALE



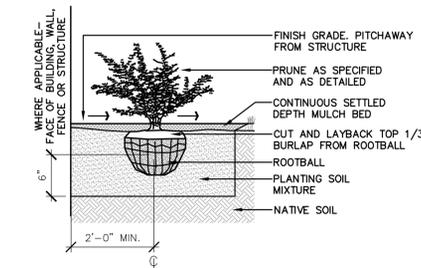
- NOTES:**
- CONTRACTOR SHALL PROVIDE PVC CONDUIT FROM THE NEW TRANSFORMER TO ELECTRICAL/DATA ROOM IN THE NEW VISITORS' CENTER BUILDING.
  - CONTRACTOR SHALL PROVIDE PVC CONDUIT STUB AT THE NEW TRANSFORMER AND AT THE ELECTRICAL/DATA ROOM IN THE NEW VISITORS' CENTER BUILDING AS SHOWN ON SHEET CU-101. PROVIDE FULL WIRES AND CAP ENDS.
  - PROVIDE 4" PVC CONDUIT.
  - PVC CONDUIT SHALL BE SCHEDULE 40 WITHIN LAWN AREAS AND SCHEDULE 80 WITHIN ASPHALT/GRAVEL AREAS.
  - REFER TO SHEET E-600 FOR ADDITIONAL INFO.

**4 TYPICAL ELECTRIC SERVICE UTILITY TRENCH DETAIL**  
NOT TO SCALE

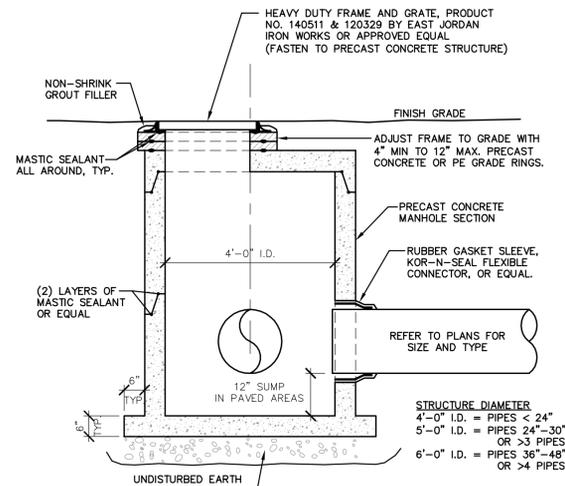


- NOTES:**
- DIMENSIONS "X" AND "Y" SHOWN ABOVE SHALL BE DETERMINED BY CONTRACTOR TO COMPLY WITH O.S.H.A., NEW YORK STATE DEPARTMENT OF LABOR, NEW YORK STATE INDUSTRIAL CODE AND ALL OTHER APPLICABLE SAFETY STANDARDS.
  - SAFETY SHEETING OR TRENCH BOX MAY BE USED IN PLACE OF SLOPED TRENCH WALLS.
  - SHEETING, WHEN REQUIRED, TO BE CUT OFF AT LEAST 5 FEET BELOW STREET AND A MINIMUM OF 1 FOOT ABOVE TOP OF PIPE. WOOD SHEETING DRIVEN BELOW MID-DIAMETER OF THE PIPE SHALL BE LEFT IN PLACE. STEEL SHEETING DRIVEN BELOW MID-DIAMETER MAY BE WITHDRAWN IF APPROVED IN WRITING BY THE ENGINEER. FOR PVC PIPE ALL SHEETING DRIVEN BELOW MID-DIAMETER SHALL BE LEFT IN PLACE.
  - TRENCHES LOCATED WITHIN 5' OF ROAD SHOULDERS SHALL BE TREATED THE SAME AS UNDER PAVEMENT.
  - PIPE TO TRENCH WALL DISTANCE MAY BE REDUCED WHEN INSTALLED IN SAWCUT ROCK TRENCH.

**2 TYPICAL STORM SEWER TRENCH DETAIL**  
NOT TO SCALE

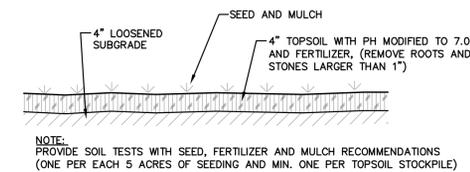


**5 TYPICAL SHRUB PLANTING DETAIL**  
NOT TO SCALE

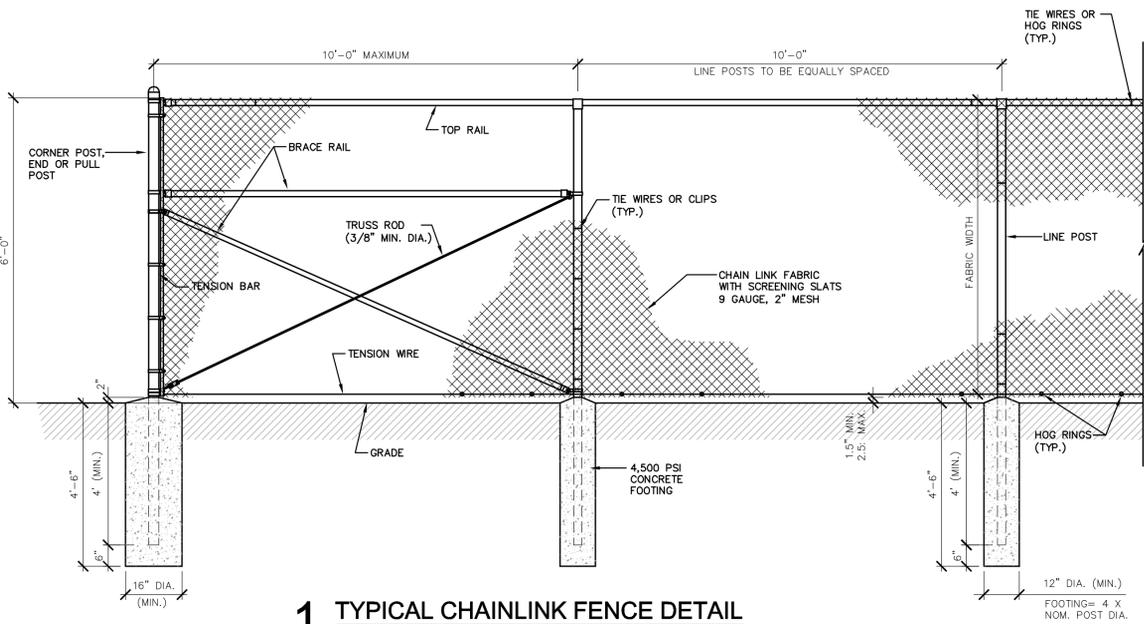


- NOTES:**
- ALL CATCH BASIN SECTIONS TO BE HS-20 LOAD RATING, MINIMUM.
  - BITUMASTIC WATERPROOF COATING TO BE APPLIED TO OUTER SURFACE OF CATCH BASIN SECTIONS.

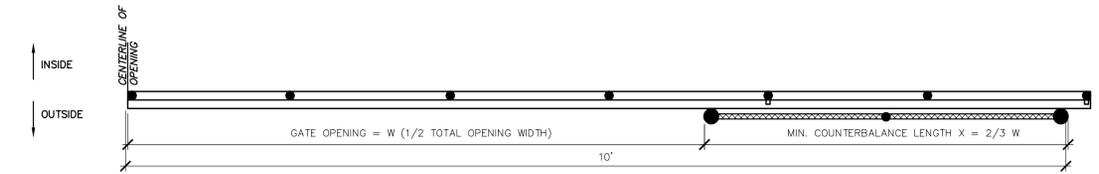
**3 TYPICAL CATCH BASIN DETAIL**  
NOT TO SCALE



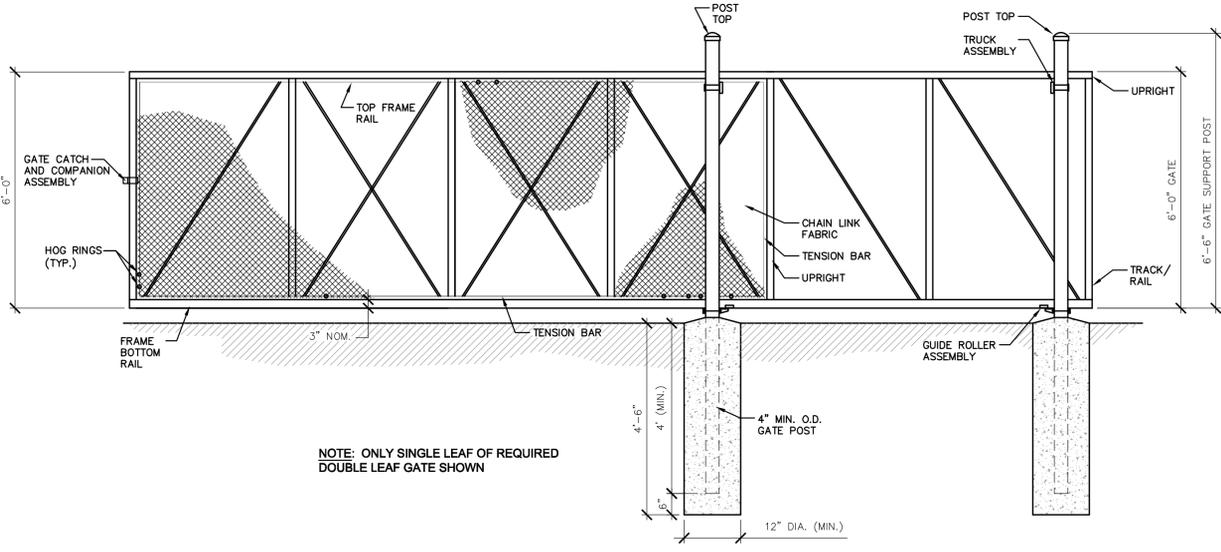
**6 TYPICAL TOPSOIL REPLACEMENT DETAIL**  
NOT TO SCALE



**1 TYPICAL CHAINLINK FENCE DETAIL**  
NOT TO SCALE



**SLIDE GATE PLAN**



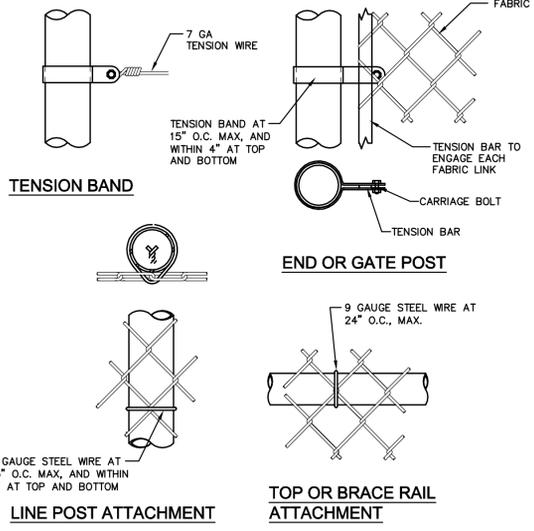
NOTE: ONLY SINGLE LEAF OF REQUIRED DOUBLE LEAF GATE SHOWN

**SLIDE GATE ELEVATION**

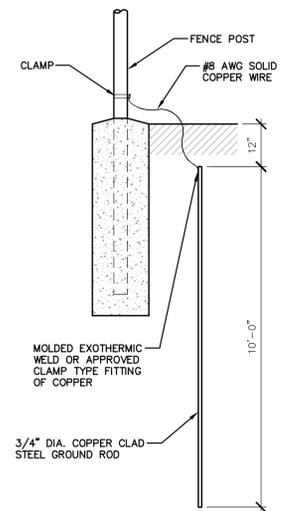
**2 TYPICAL SLIDING GATE DETAIL**  
NOT TO SCALE

MATERIAL TYPE	SIZE
GATE POSTS	4" O.D.
CORNER, END AND PULL POST (TUBULAR)	2.875" O.D.
LINE POST (TUBULAR)	2.375" O.D.
TOP, BOTTOM OR BRACE RAILS (TUBULAR)	1.66" O.D.
TENSION WIRE	7 GAUGE

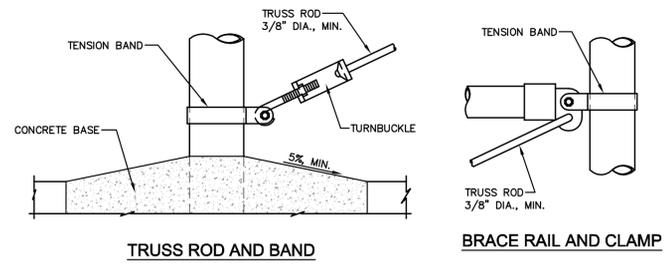
- TYPICAL CHAIN LINK FENCING NOTES**
1. DETAILS SHOWN ILLUSTRATE THE GENERAL FENCE REQUIREMENTS AND ARE NOT INTENDED TO LIMIT VARIATIONS IN ASSEMBLY TYPES UTILIZED BY DIFFERENT MANUFACTURERS OF FENCE COMPONENTS. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS DETAILING THE NECESSARY COMPONENTS AND ASSEMBLIES.
  2. ALL GATE POSTS AND FRAMES, TOP AND BRACE RAILS, LINE, CORNER, TERMINAL OR PULL POST SHALL CONFORM TO ASTM-F1083, SS40 PIPE.
  3. FABRIC: 9 GA. CORE WIRE SIZE 2" MESH, CONFORMING TO ASTM-A392.
  4. TIE WIRE: MINIMUM 11 GA. GALVANIZED STEEL FOR ATTACHMENT OF FABRIC TO LINE POSTS, RAIL AND BRACES. HOG RINGS OF 11 GA. FOR ATTACHMENT OF FABRIC TO TENSION WIRE SPACED MAX 24" INTERVALS.
  5. TENSION WIRE: 7 GA. GALVANIZED STEEL.
  6. GROUNDING: GROUND WIRE, CONNECTING TO EACH FENCE TERMINAL, CORNER, AND GATE POSTS. INSTALL GROUND RODS ON EACH SIDE OF GATES AND EVERY 160 FT. ALL UNDERGROUND CONNECTIONS BY EXOTHERMIC WELD PROCESS (CAD WELD).



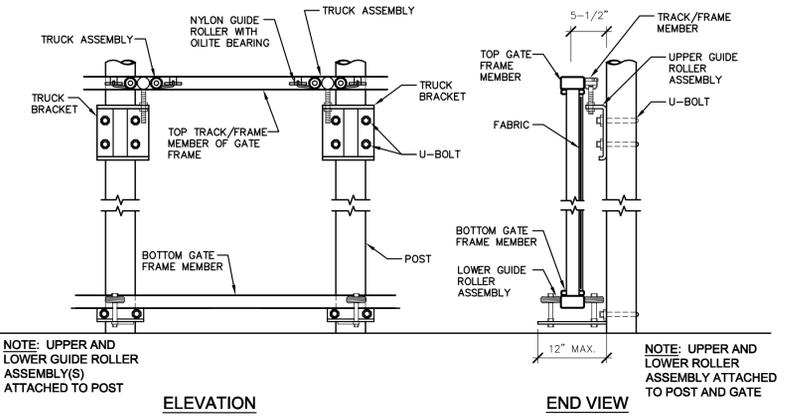
**3 TYPICAL FABRIC TIE DETAILS**  
NOT TO SCALE



**4 TYPICAL CHAIN LINK FENCE GROUNDING DETAIL**  
NOT TO SCALE



**5 TYPICAL TRUSS ROD AND TURNBUCKLE DETAIL**  
NOT TO SCALE



NOTE: UPPER AND LOWER GUIDE ROLLER ASSEMBLY(S) ATTACHED TO POST

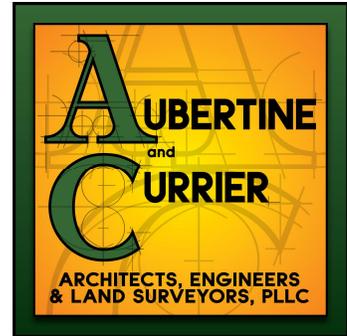
NOTE: UPPER AND LOWER ROLLER ASSEMBLY ATTACHED TO POST AND GATE

**6 TYPICAL SLIDING GATE TRACK/RAIL DETAIL**  
NOT TO SCALE

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# PRELIMINARY ENGINEERING REPORT

**WATERTOWN DOOR & WINDOWS  
STORAGE BUILDING  
217 HIGH STREET  
CITY OF WATERTOWN  
JEFFERSON COUNTY, NEW YORK**



**Owner: Watertown Doors & Windows  
217 High Street  
Watertown, NY 13601**

**March 22, 2016**

---

**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

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City of Watertown Zoning Map  
City of Watertown GIS Floodplain & Wetlands Map  
Soils Map  
Soils Description

Appendix 2: Hydrologic and Hydraulic Analysis

Appendix 3: Parking Calculations

## **1.0 SITE AND PROJECT DESCRIPTIONS**

### **1.1 Location**

The project is located within the City of Watertown at 217 High Street. The site currently has a two story wood frame building, a two (2) story concrete building, and multiple open air storage buildings. The property is located on Tax Map Parcel No. 6-03-101.000, 6-03-102.000, 6-03-201.000, 6-03-217.000 and 6-03-218.000. This parcel is zoned LI –Light Industry.

### **1.2 Project Description**

The project consists of the demolition of a series of open sided storage buildings and constructing a 30' x 200' (6,000 sf) pre-engineered metal storage building and associated site amenities. Site amenities include drainage, landscaping and site lighting.

### **1.3 Site Topography**

The existing site is comprised of open storage buildings and gravel parking/storage area.

Existing site drainage generally flows southeast to northwest via overland sheet flow prior to entering one of multiple catch basins located adjacent to the site along Olive Street and Mechanic Street.

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 silt loam and is a Hydrologic Group C/D.

<u>Soil Symbol</u>	<u>Soil Name</u>	<u>Hydrologic Group</u>
CnB	Collamer Silt Loam	C/D
Ur	Urban Land	C/D

## **2.0 WATER FACILITIES**

### **2.1 Existing Water Facilities**

There is a 10" municipal water main along the High Street, an 8" water main along Olive Street and an 8" water main Mechanic Street. A fire hydrant is located in the northeast corner of the property providing fire protection for the majority of the city block.

### **2.2 Proposed Water Facilities**

No water utilities are proposed for this project.

## **3.0 SANITARY SEWER FACILITIES**

### **3.1 Existing Sanitary Sewer Facilities**

A manhole located at the corner of High Street and Olive Street collects sanitary sewer mains along High Street and also from a sewer main from the east along Olive Street. There is a 12" PVC municipal sanitary sewer main north of the site that flows west along Olive Street discharging into a manhole at the corner of Mechanic Street and Olive Street. Wastewater then flows northwest along Mechanic Street. The existing storage buildings on-site do not contain any sanitary sewer facilities and therefore are not connected to the Olive Street sewer main.

### **3.2 Proposed Sanitary Sewer Facilities**

No sanitary sewer utilities are proposed for this project.

## **4.0 STORMWATER FACILITIES**

### **4.1 Existing Drainage**

This existing property includes multiple open storage buildings and gravel parking and storage area. Existing site drainage generally flows southeast to northwest via overland sheet flow. Multiple catch basins are located adjacent to the site along Olive Street and Mechanic Street. Runoff collected by one of the multiple catch basins adjacent to the site is piped west toward Mechanic Street through the City storm sewer system, which discharges into the Black River and ultimately flows to Lake Ontario.

The existing site drainage and runoff conditions were analyzed utilizing the Rational Method. HydroCAD calculations can be found in Appendix #2. Runoff calculations were completed for the 10, 25, 50 and 100 year, 24 hour storm events. Peak discharge from the 25 year, 24 hour, storm event has been utilized for design and discussion purposes. The existing condition 25 year site discharge is 0.27 CFS.

### **4.2 Proposed Drainage**

Site improvements are very minimal in nature. Minimal grading is required around the proposed storage building. Site runoff from the proposed building and associated site improvements will continue to drain to catch basins collected by the closed storm sewer located along Olive Street and Mechanic Street. An existing 24" concrete storm pipe is connected to the 30" PVC storm pipe along Olive Street at an unknown location. Discussions with the owner have led us to believe the 24" concrete pipe is located underneath the proposed storage building footprint, therefore three (3) proposed catch basins will be located south of the building to facilitate the removal of the concrete storm pipe from the building footprint. Runoff from the south portion of the site will be directed west toward a catch basin located north of the proposed storage buildings along Olive Street prior to discharging into the city storm sewer. No additional impervious area will be constructed as part of the proposed storage building therefore, stormwater runoff flow rates will not experience any increase. All proposed impervious surfaces will be redeveloped impervious areas including existing buildings and crushed stone.

The proposed conditions 25 year, 24 hour storm, peak discharge is 0.27 CFS. There is no change in peak discharge from the pre-development and post-development site conditions due to no additional impervious area being added to the site.

## **5.0 ROADS / DRIVEWAYS**

### **5.1 Existing Roads / Driveways**

The project site is accessed from the High Street entrance drive. The entire property is enclosed with a chainlink fence. All open areas between the storage buildings are gravel.

### **5.2 Proposed Roads / Driveways**

No new driveways to city streets or internal site drives are proposed for this project. Site access to the storage buildings are provided by the existing internal gravel areas. Traffic will be permitted around the storage buildings as shown via the hatched area with directional arrows on the site plan, Sheet C-100.

### **5.3 Traffic and Parking**

Per the City of Watertown Zoning Laws (Section 310-48), one (1) parking space is required for every 1,000 SF of floor area for Light Industry uses. The property contains approximately 21,000 SF of floor space which accounts for the proposed storage building and existing buildings which equates to 21 required parking spaces. The existing site has 42,000 SF of available graving parking area which equates to 210 spaces, therefore meeting the parking requirement.

## **6.0 PRIVATE UTILITIES**

### **6.1 Gas, Electric, Telephone and Cable**

Existing gas, electric and communication services are located adjacent to the site along High Street, Olive Street and Mechanic Street. New electric service will be connected to an existing utility pole along Mechanic Street and run into the new storage building. The proposed storage building will not require gas or communication services.

## **7.0 LIGHTING**

### **7.1 Existing Site Lighting**

The existing site lighting is provided by street lights on existing utility poles located along the north side of Olive Street.

### **7.2 Proposed Site Lighting**

A total of ten (10) proposed building mounted LED wall pack cutoff light fixtures will be installed on the proposed storage buildings. Four (4) lights will be installed on the north and south walls of the storage buildings and one (1) light will be installed on the east and west walls.

## **8.0 LANDSCAPING**

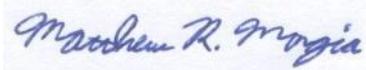
### **8.1 Existing Landscaping**

The project site is an industrial site that consists of gravel surfaces and includes no landscaping. A fence runs along the north, west and east property boundary. Adjacent parcels are zoned Light Industry to the south, west and east and Residential to the north.

### **8.2 Proposed Landscaping**

A 423' long x 5' wide landscaping buffer will be provided along the northern property line along Olive Street. The landscape buffer provides screening from the residential properties north of Olive Street. The proposed landscape buffer will consist of a series of deciduous and coniferous shrubs. No trees are proposed in the landscape buffer due to the presence of a 30" PVC storm pipe located just south of the existing fenceline within the proposed wide landscaped area.

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

A handwritten signature in blue ink that reads "Matthew R. Morgia". The signature is written in a cursive style and is positioned above the printed name and title.

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

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**APPENDIX #1**

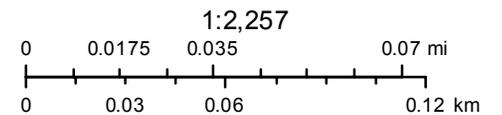
**LOCATION MAP  
CITY OF WATERTOWN ZONING MAP  
CITY OF WATERTOWN GIS FLOODPLAIN & WETLANDS MAP  
SOILS MAP  
SOILS DESCRIPTION**

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# Watertown Doors & Windows Storage Building



March 9, 2016



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and

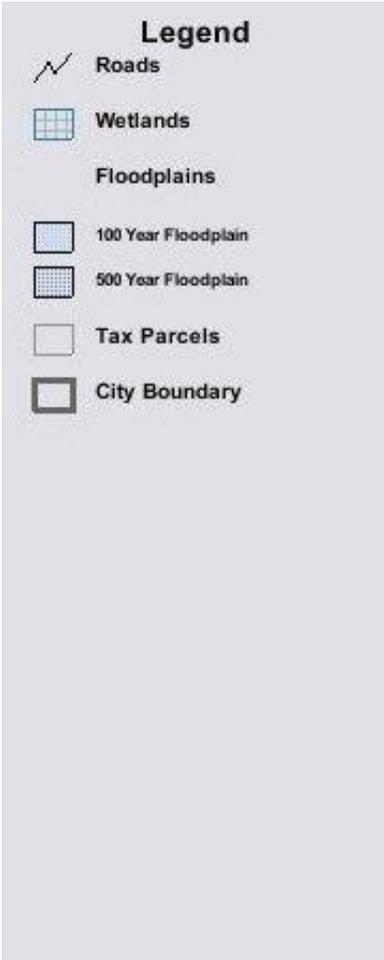
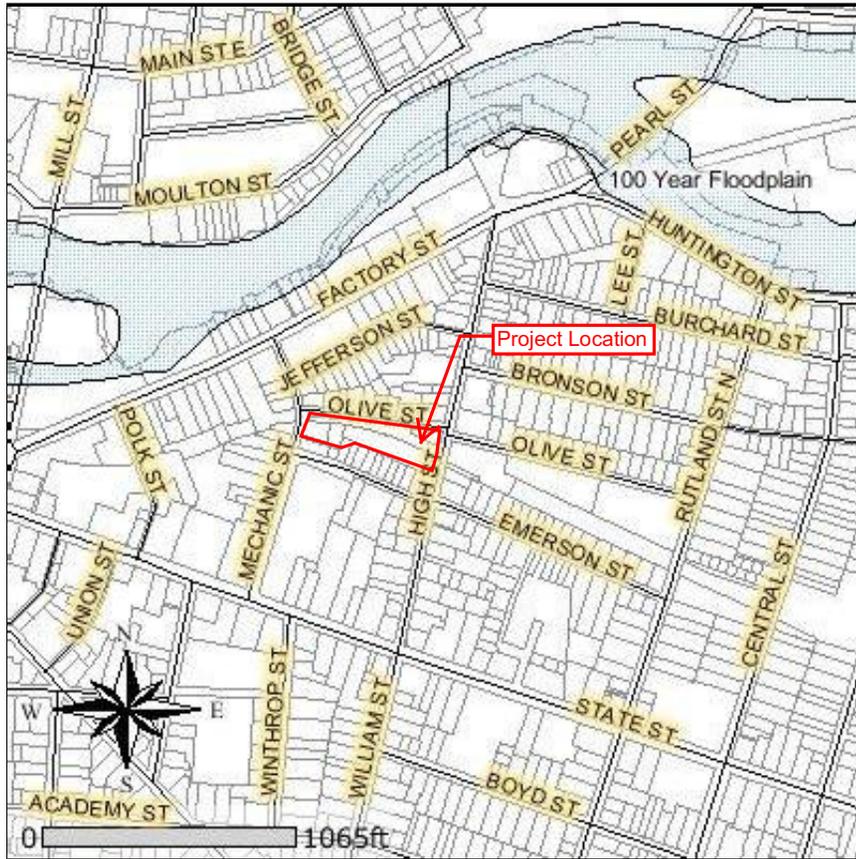
# Watertown Doors & Windows Storage Building



March 9, 2016

**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.

# Watertown Doors & Windows Storage Building



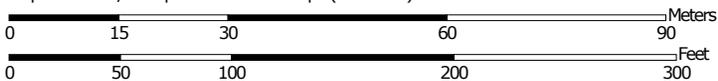
March 9, 2016

**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.

Soil Map—Jefferson County, New York  
(Watertown Doors & Windows Storage Building)



Map Scale: 1:1,030 if printed on A landscape (11" x 8.5") sheet.



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

## MAP LEGEND

### Area of Interest (AOI)

 Area of Interest (AOI)

### Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

### Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

### Water Features



Streams and Canals

### Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

### Background



Aerial Photography

## 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 12, Sep 21, 2015

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.

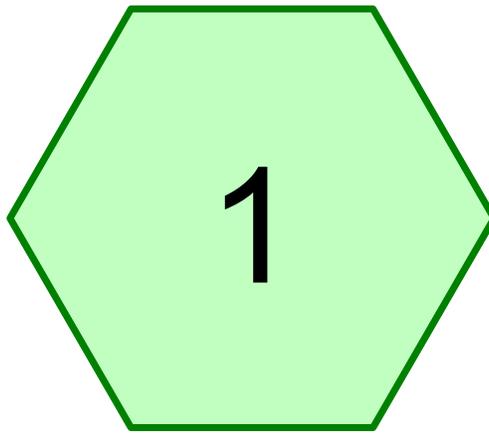
## Map Unit Legend

Jefferson County, New York (NY045)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
CnB	Collamer silt loam, 3 to 8 percent slopes	1.4	72.3%
Ur	Urban land	0.5	27.7%
<b>Totals for Area of Interest</b>		<b>1.9</b>	<b>100.0%</b>

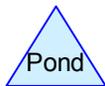
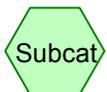
**APPENDIX #2**

**HYDROLOGIC AND HYDRAULIC ANALYSIS**

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EX DA 1



## 2016-032 Existing

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Page 2

### Area Listing (all nodes)

Area (acres)	C	Description (subcatchment-numbers)
1.670	0.95	Impervious (1)
<b>1.670</b>	<b>0.95</b>	<b>TOTAL AREA</b>

**2016-032 Existing**

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Page 3

**Soil Listing (all nodes)**

Area (acres)	Soil Group	Subcatchment Numbers
0.000	HSG A	
0.000	HSG B	
0.000	HSG C	
0.000	HSG D	
1.670	Other	1
<b>1.670</b>		<b>TOTAL AREA</b>

**2016-032 Existing**

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Page 4

**Ground Covers (all nodes)**

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.000	0.000	0.000	0.000	1.670	1.670	Impervious	1
<b>0.000</b>	<b>0.000</b>	<b>0.000</b>	<b>0.000</b>	<b>1.670</b>	<b>1.670</b>	<b>TOTAL AREA</b>	

**2016-032 Existing**

*Jefferson County SE 10-yr Duration=1,440 min, Inten=0.14 in/hr*

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Page 5

Time span=0.00-3.00 hrs, dt=0.01 hrs, 301 points  
Runoff by Rational method, Rise/Fall=1.0/1.0 xTc  
Reach routing by Sim-Route method - Pond routing by Sim-Route method

**Subcatchment 1: EX DA 1**

Runoff Area=1.670 ac 100.00% Impervious Runoff Depth>0.39"  
Flow Length=221' Tc=5.0 min C=0.95 Runoff=0.22 cfs 0.054 af

**Total Runoff Area = 1.670 ac Runoff Volume = 0.054 af Average Runoff Depth = 0.39"**  
**0.00% Pervious = 0.000 ac 100.00% Impervious = 1.670 ac**

**Summary for Subcatchment 1: EX DA 1**

Runoff = 0.22 cfs @ 0.09 hrs, Volume= 0.054 af, Depth> 0.39"

Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs  
 Jefferson County SE 10-yr Duration=1,440 min, Inten=0.14 in/hr

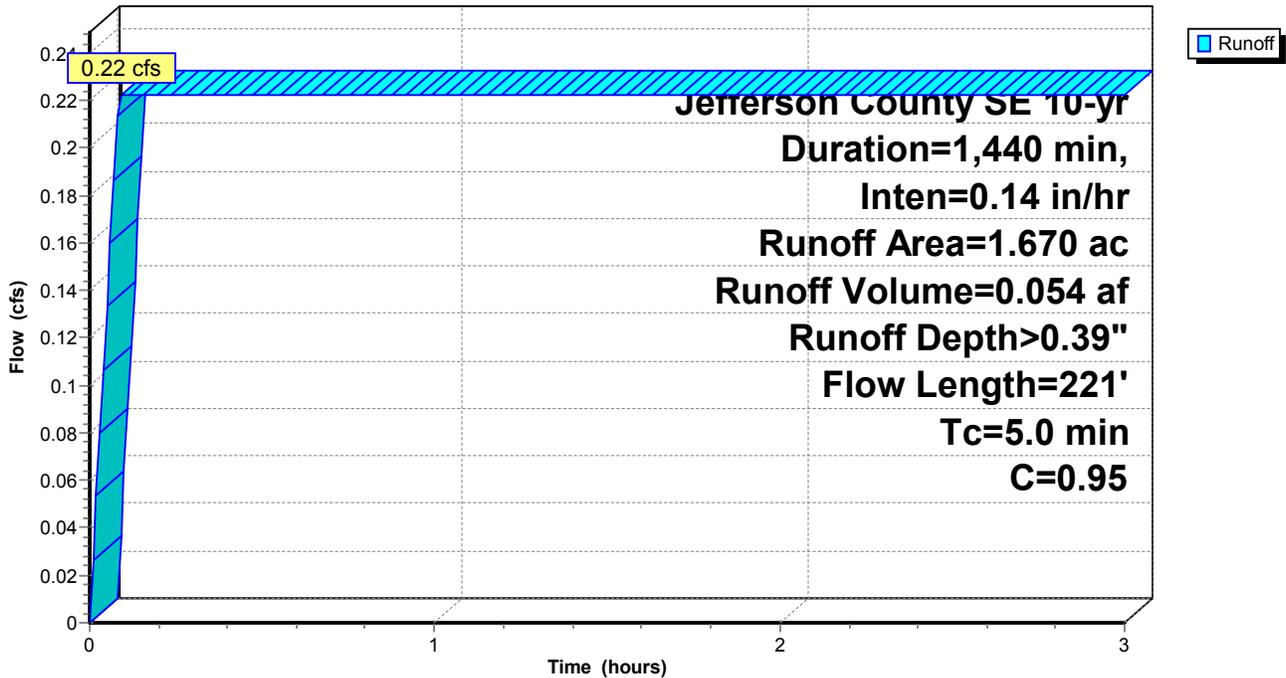
Area (ac)	C	Description
1.670	0.95	Impervious
1.670		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.6	100	0.0140	1.05		Sheet Flow, Sheet Flow - Gravel Dive Smooth surfaces n= 0.011 P2= 2.50"
0.8	121	0.0259	2.59		Shallow Concentrated Flow, Shallow Concentated Unpaved Kv= 16.1 fps
2.4	221	Total, Increased to minimum Tc = 5.0 min			

**Subcatchment 1: EX DA 1**

Hydrograph



**2016-032 Existing**

*Jefferson County SE 25-yr Duration=1,440 min, Inten=0.17 in/hr*

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Page 7

Time span=0.00-3.00 hrs, dt=0.01 hrs, 301 points  
Runoff by Rational method, Rise/Fall=1.0/1.0 xTc  
Reach routing by Sim-Route method - Pond routing by Sim-Route method

**Subcatchment 1: EX DA 1**

Runoff Area=1.670 ac 100.00% Impervious Runoff Depth>0.48"  
Flow Length=221' Tc=5.0 min C=0.95 Runoff=0.27 cfs 0.066 af

**Total Runoff Area = 1.670 ac Runoff Volume = 0.066 af Average Runoff Depth = 0.48"**  
**0.00% Pervious = 0.000 ac 100.00% Impervious = 1.670 ac**

**Summary for Subcatchment 1: EX DA 1**

Runoff = 0.27 cfs @ 0.09 hrs, Volume= 0.066 af, Depth> 0.48"

Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs  
 Jefferson County SE 25-yr Duration=1,440 min, Inten=0.17 in/hr

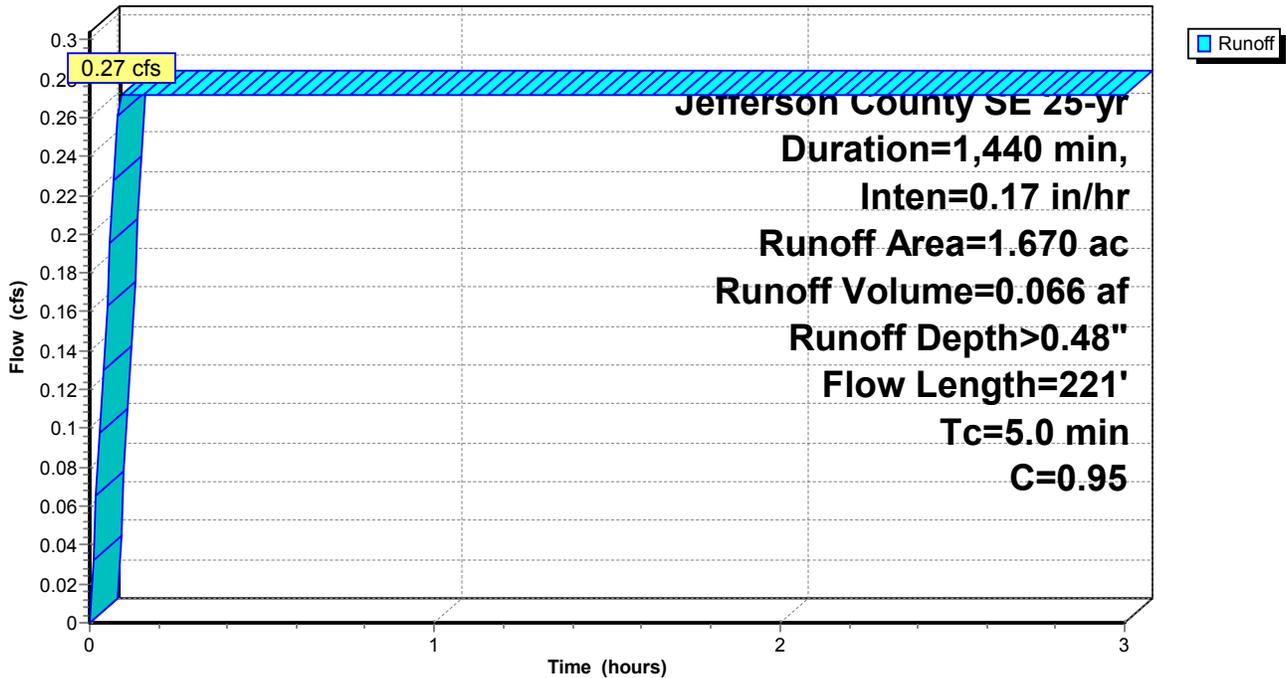
Area (ac)	C	Description
1.670	0.95	Impervious
1.670		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.6	100	0.0140	1.05		<b>Sheet Flow, Sheet Flow - Gravel Dive</b> Smooth surfaces n= 0.011 P2= 2.50"
0.8	121	0.0259	2.59		<b>Shallow Concentrated Flow, Shallow Concentrated</b> Unpaved Kv= 16.1 fps
2.4	221	Total, Increased to minimum Tc = 5.0 min			

**Subcatchment 1: EX DA 1**

Hydrograph



**2016-032 Existing**

*Jefferson County SE 50-yr Duration=1,440 min, Inten=0.20 in/hr*

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Page 9

Time span=0.00-3.00 hrs, dt=0.01 hrs, 301 points  
Runoff by Rational method, Rise/Fall=1.0/1.0 xTc  
Reach routing by Sim-Route method - Pond routing by Sim-Route method

**Subcatchment 1: EX DA 1**

Runoff Area=1.670 ac 100.00% Impervious Runoff Depth>0.56"  
Flow Length=221' Tc=5.0 min C=0.95 Runoff=0.32 cfs 0.078 af

**Total Runoff Area = 1.670 ac Runoff Volume = 0.078 af Average Runoff Depth = 0.56"**  
**0.00% Pervious = 0.000 ac 100.00% Impervious = 1.670 ac**

**Summary for Subcatchment 1: EX DA 1**

Runoff = 0.32 cfs @ 0.09 hrs, Volume= 0.078 af, Depth> 0.56"

Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs  
 Jefferson County SE 50-yr Duration=1,440 min, Inten=0.20 in/hr

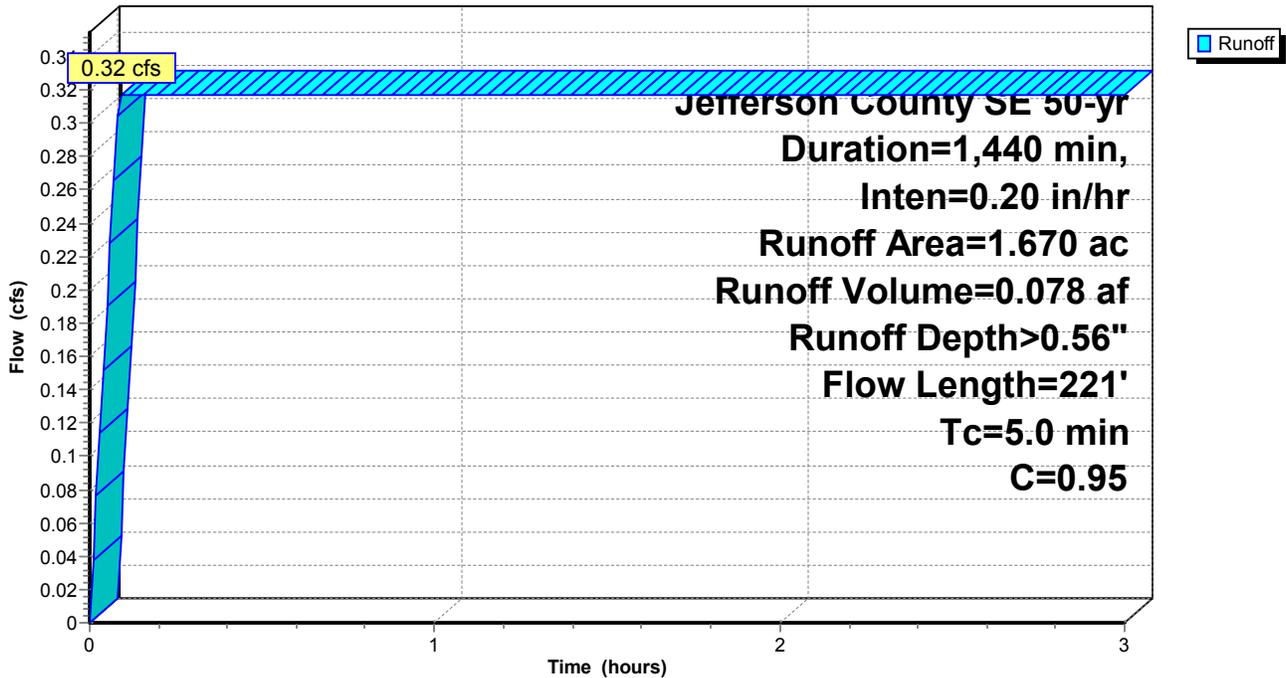
Area (ac)	C	Description
1.670	0.95	Impervious
1.670		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.6	100	0.0140	1.05		Sheet Flow, Sheet Flow - Gravel Dive Smooth surfaces n= 0.011 P2= 2.50"
0.8	121	0.0259	2.59		Shallow Concentrated Flow, Shallow Concentated Unpaved Kv= 16.1 fps
2.4	221	Total, Increased to minimum Tc = 5.0 min			

**Subcatchment 1: EX DA 1**

Hydrograph



**2016-032 Existing**

*Jefferson County SE 100-yr Duration=1,440 min, Inten=0.23 in/hr*

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Time span=0.00-3.00 hrs, dt=0.01 hrs, 301 points  
Runoff by Rational method, Rise/Fall=1.0/1.0 xTc  
Reach routing by Sim-Route method - Pond routing by Sim-Route method

**Subcatchment 1: EX DA 1**

Runoff Area=1.670 ac 100.00% Impervious Runoff Depth>0.65"  
Flow Length=221' Tc=5.0 min C=0.95 Runoff=0.37 cfs 0.090 af

**Total Runoff Area = 1.670 ac Runoff Volume = 0.090 af Average Runoff Depth = 0.65"**  
**0.00% Pervious = 0.000 ac 100.00% Impervious = 1.670 ac**

**Summary for Subcatchment 1: EX DA 1**

Runoff = 0.37 cfs @ 0.09 hrs, Volume= 0.090 af, Depth> 0.65"

Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs

Jefferson County SE 100-yr Duration=1,440 min, Inten=0.23 in/hr

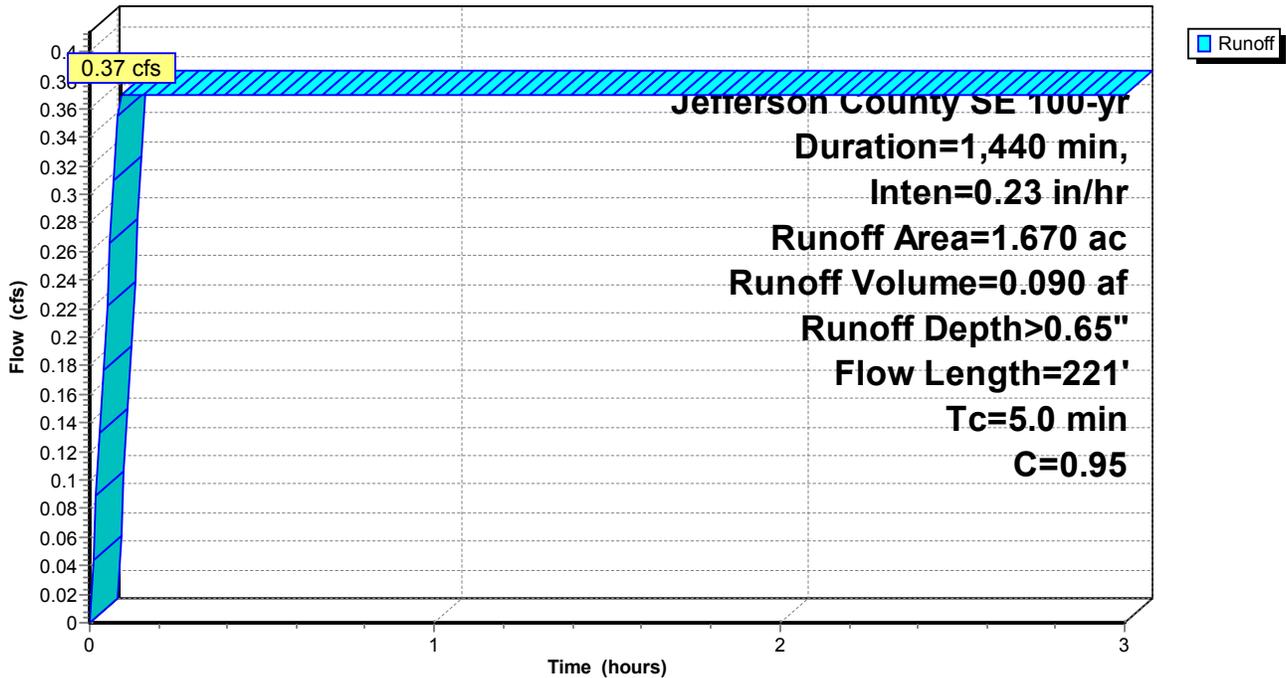
Area (ac)	C	Description
1.670	0.95	Impervious
1.670		100.00% Impervious Area

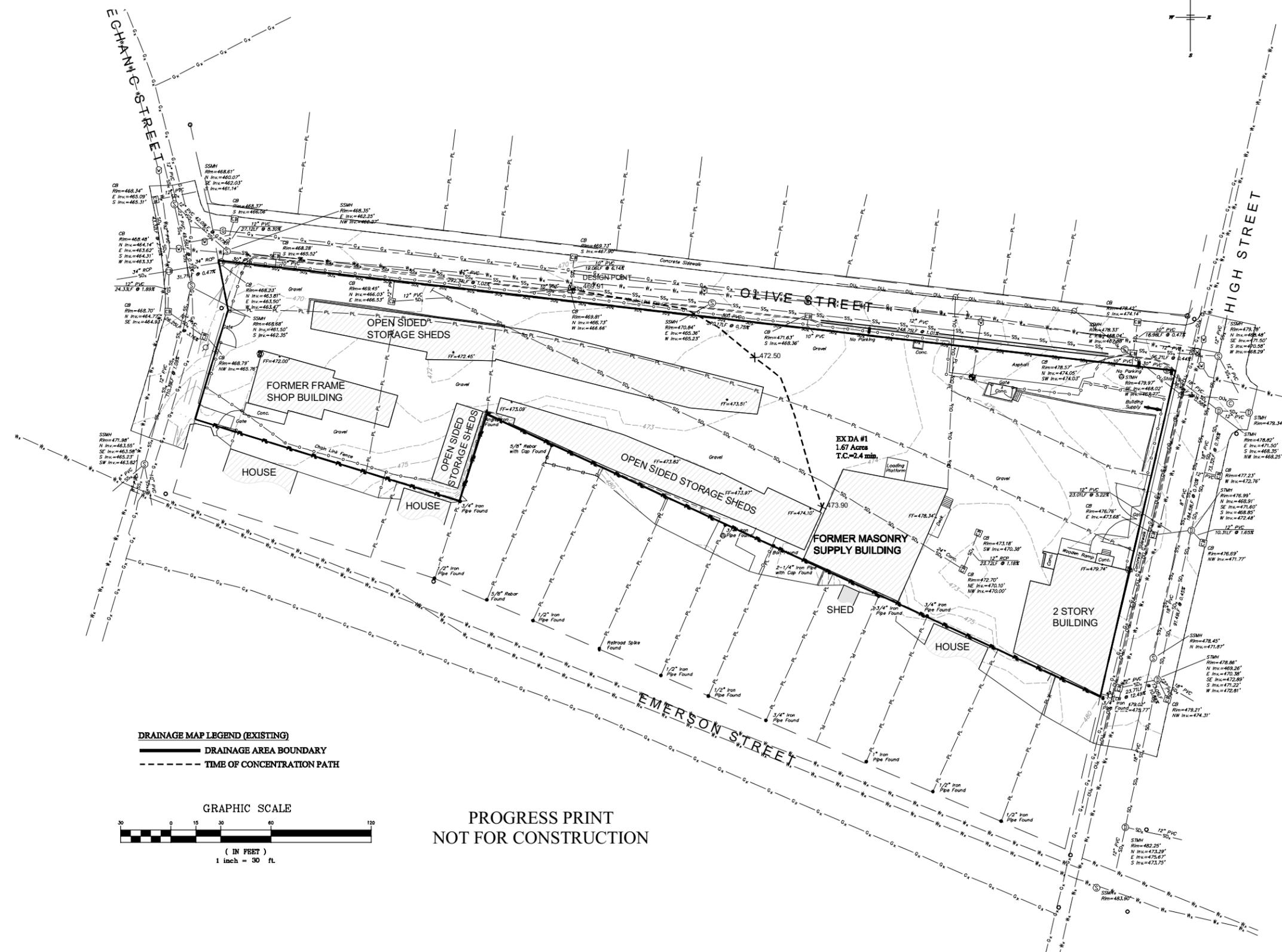
Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
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0.8	121	0.0259	2.59		Shallow Concentrated Flow, Shallow Concentrated Unpaved Kv= 16.1 fps
2.4	221	Total, Increased to minimum Tc = 5.0 min			

**Subcatchment 1: EX DA 1**

Hydrograph

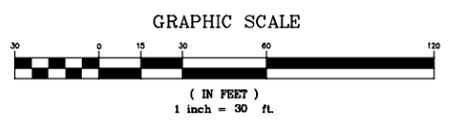


LEGEND	EXISTING	PROPOSED
5' CONTOUR	---	---
1' CONTOUR	---	---
PROPERTY LINE	---	---
RIGHT OF WAY	---	---
SETBACK	---	---
BUILDING	---	---
ASPHALT PAVEMENT	---	---
CURB	---	---
SIDEWALK	---	---
EDGE OF GRAVEL	---	---
FENCE	---	---
WATERLINE	W <sub>1</sub> W <sub>2</sub>	W <sub>1</sub> W <sub>2</sub>
SANITARY SEWER	SS <sub>1</sub> SS <sub>2</sub>	SS <sub>1</sub> SS <sub>2</sub>
STORM SEWER	SO <sub>1</sub> SO <sub>2</sub>	SO <sub>1</sub> SO <sub>2</sub>
OVERHEAD UTILITIES	OU <sub>1</sub> OU <sub>2</sub>	OU <sub>1</sub> OU <sub>2</sub>
UNDERGROUND ELECTRIC	E <sub>1</sub> E <sub>2</sub>	E <sub>1</sub> E <sub>2</sub>
GAS	G <sub>1</sub> G <sub>2</sub>	G <sub>1</sub> G <sub>2</sub>
FIRE HYDRANT	⊙	⊙
WATER VALVE	⊙	⊙
SANITARY MANHOLE	⊙	⊙
STORM MANHOLE	⊙	⊙
CATCH BASIN	⊙	⊙
UTILITY POLE AND GUY	⊙	⊙
LIGHT POLE	⊙	⊙



**DRAINAGE MAP LEGEND (EXISTING)**

---	DRAINAGE AREA BOUNDARY
---	TIME OF CONCENTRATION PATH



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522 Bradley Street  
Watertown, New York 13601

[aubertinecurrier.com](http://aubertinecurrier.com)

Phone: (315)782-2005  
Fax: (315)782-1472

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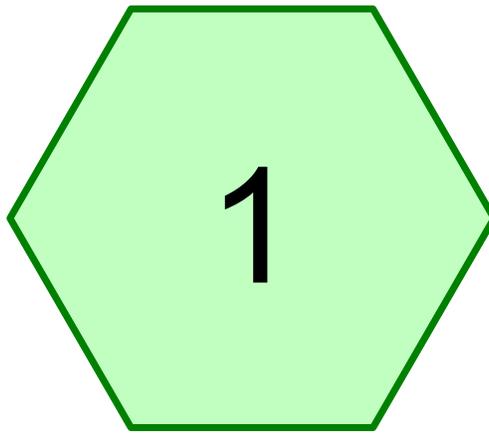
**PROPOSED STORAGE BUILDING  
WATERTOWN DOORS AND WINDOWS**  
217 HIGH STREET  
CITY OF WATERTOWN  
JEFFERSON COUNTY, STATE OF NEW YORK

PROJECT NO:	2016-002
SCALE:	1"=30'
DRAWN BY:	CWT
CHECKED BY:	MRW
ISSUE DATES:	03/22/2016

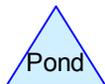
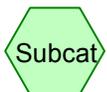
EXISTING DRAINAGE AREA MAP

**EX-1**

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PR DA 1



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Page 2

**Area Listing (all nodes)**

Area (acres)	C	Description (subcatchment-numbers)
1.670	0.95	Impervious (1)
<b>1.670</b>	<b>0.95</b>	<b>TOTAL AREA</b>

**2016-032 Proposed**

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Page 3

**Soil Listing (all nodes)**

Area (acres)	Soil Group	Subcatchment Numbers
0.000	HSG A	
0.000	HSG B	
0.000	HSG C	
0.000	HSG D	
1.670	Other	1
<b>1.670</b>		<b>TOTAL AREA</b>

**2016-032 Proposed**

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Page 4

**Ground Covers (all nodes)**

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.000	0.000	0.000	0.000	1.670	1.670	Impervious	1
<b>0.000</b>	<b>0.000</b>	<b>0.000</b>	<b>0.000</b>	<b>1.670</b>	<b>1.670</b>	<b>TOTAL AREA</b>	

**2016-032 Proposed**

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**Pipe Listing (all nodes)**

Line#	Node Number	In-Invert (feet)	Out-Invert (feet)	Length (feet)	Slope (ft/ft)	n	Diam/Width (inches)	Height (inches)	Inside-Fill (inches)
1	1	0.00	0.00	188.0	0.0150	0.010	12.0	0.0	0.0

**2016-032 Proposed**

*Jefferson County SE 10-yr Duration=1,440 min, Inten=0.14 in/hr*

Prepared by Microsoft

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Time span=0.00-3.00 hrs, dt=0.01 hrs, 301 points  
Runoff by Rational method, Rise/Fall=1.0/1.0 xTc  
Reach routing by Sim-Route method - Pond routing by Sim-Route method

**Subcatchment 1: PR DA 1**

Runoff Area=1.670 ac 100.00% Impervious Runoff Depth>0.39"  
Flow Length=415' Tc=5.0 min C=0.95 Runoff=0.22 cfs 0.054 af

**Total Runoff Area = 1.670 ac Runoff Volume = 0.054 af Average Runoff Depth = 0.39"**  
**0.00% Pervious = 0.000 ac 100.00% Impervious = 1.670 ac**

**Summary for Subcatchment 1: PR DA 1**

Runoff = 0.22 cfs @ 0.09 hrs, Volume= 0.054 af, Depth> 0.39"

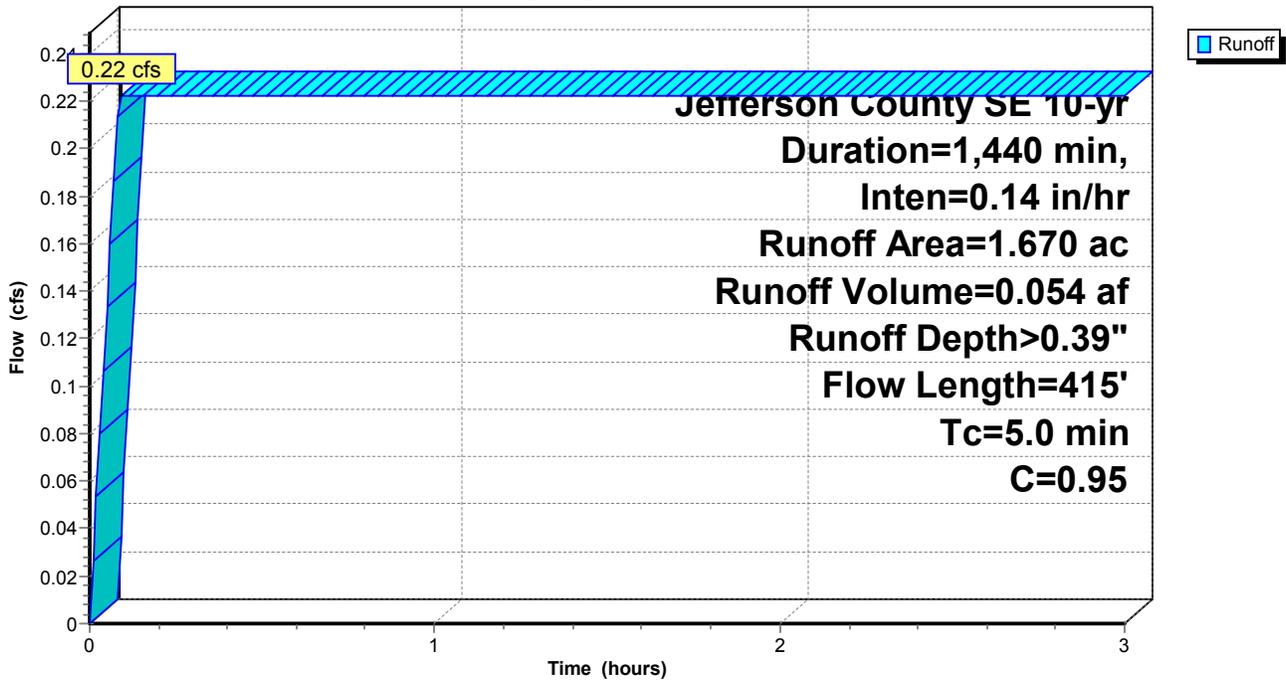
Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs  
 Jefferson County SE 10-yr Duration=1,440 min, Inten=0.14 in/hr

Area (ac)	C	Description
1.670	0.95	Impervious
1.670		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.5	100	0.0155	1.10		<b>Sheet Flow, Sheet Flow</b> Smooth surfaces n= 0.011 P2= 2.50"
1.3	127	0.0100	1.61		<b>Shallow Concentrated Flow, Shallow Concentrated</b> Unpaved Kv= 16.1 fps
0.4	188	0.0150	7.22	5.67	<b>Pipe Channel, 12" PVC Culvert</b> 12.0" Round Area= 0.8 sf Perim= 3.1' r= 0.25' n= 0.010 PVC, smooth interior
3.2	415	Total, Increased to minimum Tc = 5.0 min			

**Subcatchment 1: PR DA 1**

Hydrograph



**2016-032 Proposed**

*Jefferson County SE 25-yr Duration=1,440 min, Inten=0.17 in/hr*

Prepared by Microsoft

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Time span=0.00-3.00 hrs, dt=0.01 hrs, 301 points  
Runoff by Rational method, Rise/Fall=1.0/1.0 xTc  
Reach routing by Sim-Route method - Pond routing by Sim-Route method

**Subcatchment 1: PR DA 1**

Runoff Area=1.670 ac 100.00% Impervious Runoff Depth>0.48"  
Flow Length=415' Tc=5.0 min C=0.95 Runoff=0.27 cfs 0.066 af

**Total Runoff Area = 1.670 ac Runoff Volume = 0.066 af Average Runoff Depth = 0.48"**  
**0.00% Pervious = 0.000 ac 100.00% Impervious = 1.670 ac**

**Summary for Subcatchment 1: PR DA 1**

Runoff = 0.27 cfs @ 0.09 hrs, Volume= 0.066 af, Depth> 0.48"

Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs  
 Jefferson County SE 25-yr Duration=1,440 min, Inten=0.17 in/hr

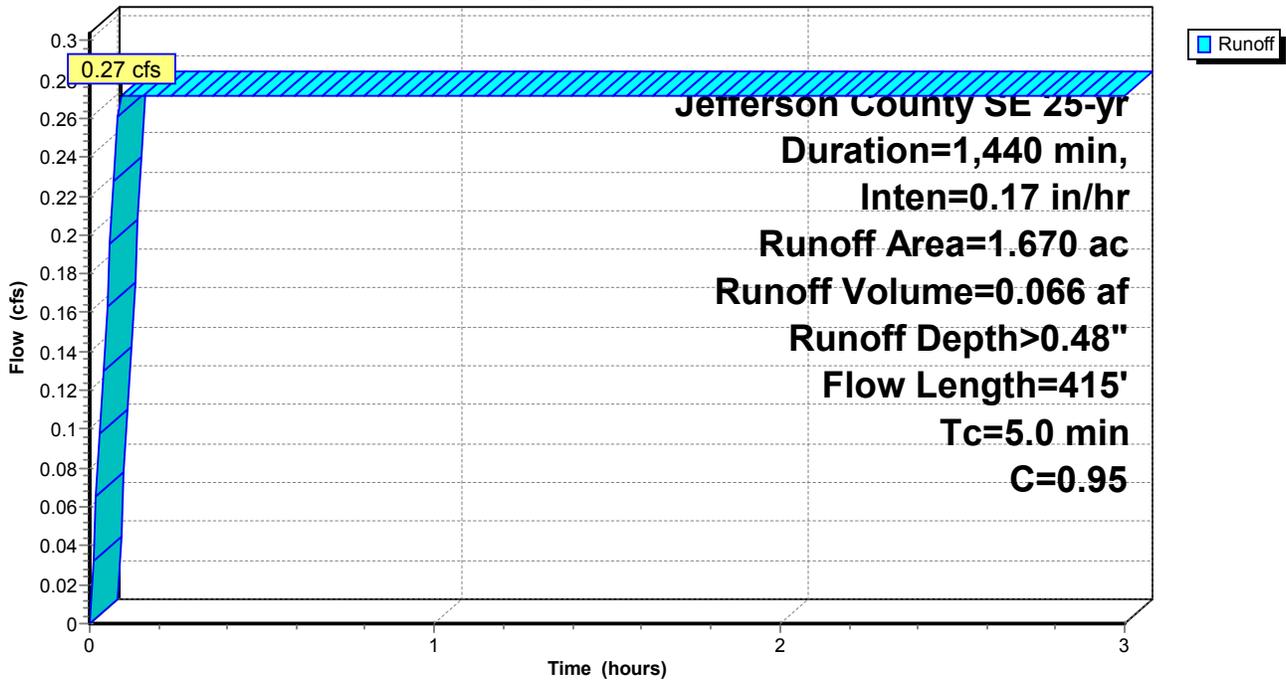
Area (ac)	C	Description
1.670	0.95	Impervious
1.670		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.5	100	0.0155	1.10		<b>Sheet Flow, Sheet Flow</b> Smooth surfaces n= 0.011 P2= 2.50"
1.3	127	0.0100	1.61		<b>Shallow Concentrated Flow, Shallow Concentrated</b> Unpaved Kv= 16.1 fps
0.4	188	0.0150	7.22	5.67	<b>Pipe Channel, 12" PVC Culvert</b> 12.0" Round Area= 0.8 sf Perim= 3.1' r= 0.25' n= 0.010 PVC, smooth interior
3.2	415	Total, Increased to minimum Tc = 5.0 min			

**Subcatchment 1: PR DA 1**

Hydrograph



**2016-032 Proposed**

*Jefferson County SE 50-yr Duration=1,440 min, Inten=0.20 in/hr*

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Time span=0.00-3.00 hrs, dt=0.01 hrs, 301 points  
Runoff by Rational method, Rise/Fall=1.0/1.0 xTc  
Reach routing by Sim-Route method - Pond routing by Sim-Route method

**Subcatchment 1: PR DA 1**

Runoff Area=1.670 ac 100.00% Impervious Runoff Depth>0.56"  
Flow Length=415' Tc=5.0 min C=0.95 Runoff=0.32 cfs 0.078 af

**Total Runoff Area = 1.670 ac Runoff Volume = 0.078 af Average Runoff Depth = 0.56"**  
**0.00% Pervious = 0.000 ac 100.00% Impervious = 1.670 ac**

**Summary for Subcatchment 1: PR DA 1**

Runoff = 0.32 cfs @ 0.09 hrs, Volume= 0.078 af, Depth> 0.56"

Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs  
 Jefferson County SE 50-yr Duration=1,440 min, Inten=0.20 in/hr

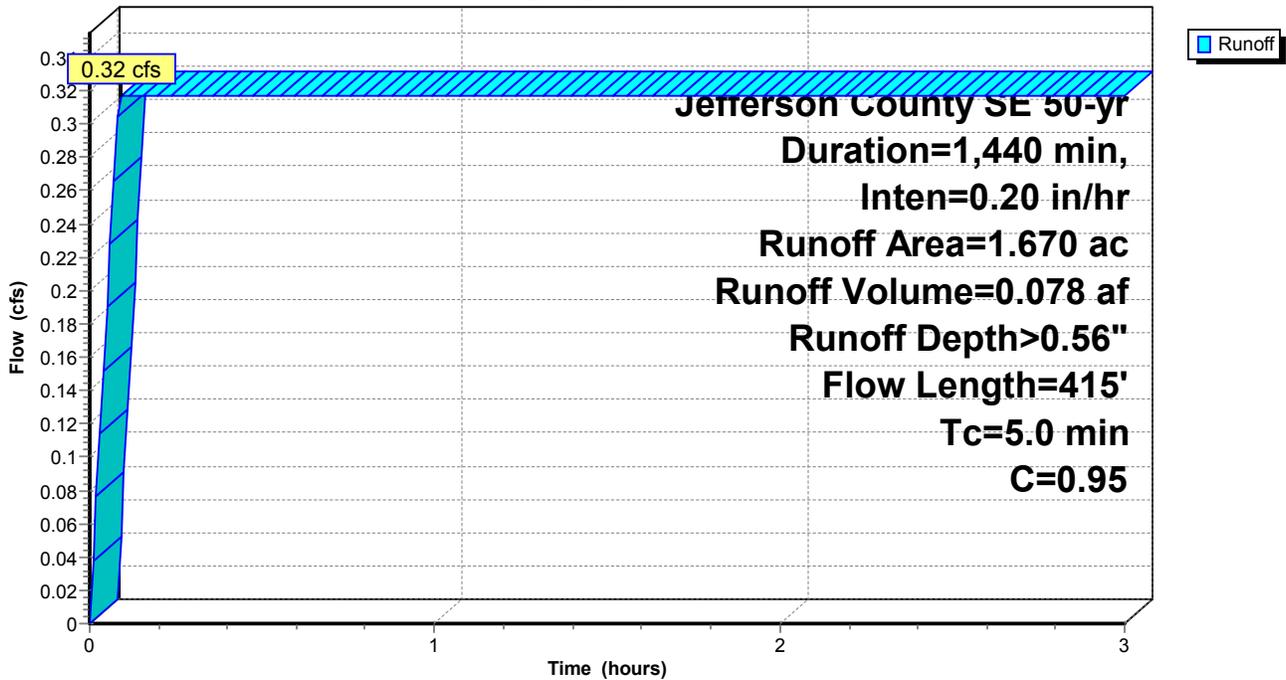
Area (ac)	C	Description
1.670	0.95	Impervious
1.670		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.5	100	0.0155	1.10		<b>Sheet Flow, Sheet Flow</b> Smooth surfaces n= 0.011 P2= 2.50"
1.3	127	0.0100	1.61		<b>Shallow Concentrated Flow, Shallow Concentrated</b> Unpaved Kv= 16.1 fps
0.4	188	0.0150	7.22	5.67	<b>Pipe Channel, 12" PVC Culvert</b> 12.0" Round Area= 0.8 sf Perim= 3.1' r= 0.25' n= 0.010 PVC, smooth interior

3.2 415 Total, Increased to minimum Tc = 5.0 min

**Subcatchment 1: PR DA 1**

Hydrograph



**2016-032 Proposed**

*Jefferson County SE 100-yr Duration=1,440 min, Inten=0.23 in/hr*

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Time span=0.00-3.00 hrs, dt=0.01 hrs, 301 points  
Runoff by Rational method, Rise/Fall=1.0/1.0 xTc  
Reach routing by Sim-Route method - Pond routing by Sim-Route method

**Subcatchment 1: PR DA 1**

Runoff Area=1.670 ac 100.00% Impervious Runoff Depth>0.65"  
Flow Length=415' Tc=5.0 min C=0.95 Runoff=0.37 cfs 0.090 af

**Total Runoff Area = 1.670 ac Runoff Volume = 0.090 af Average Runoff Depth = 0.65"**  
**0.00% Pervious = 0.000 ac 100.00% Impervious = 1.670 ac**

**Summary for Subcatchment 1: PR DA 1**

Runoff = 0.37 cfs @ 0.09 hrs, Volume= 0.090 af, Depth> 0.65"

Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs  
 Jefferson County SE 100-yr Duration=1,440 min, Inten=0.23 in/hr

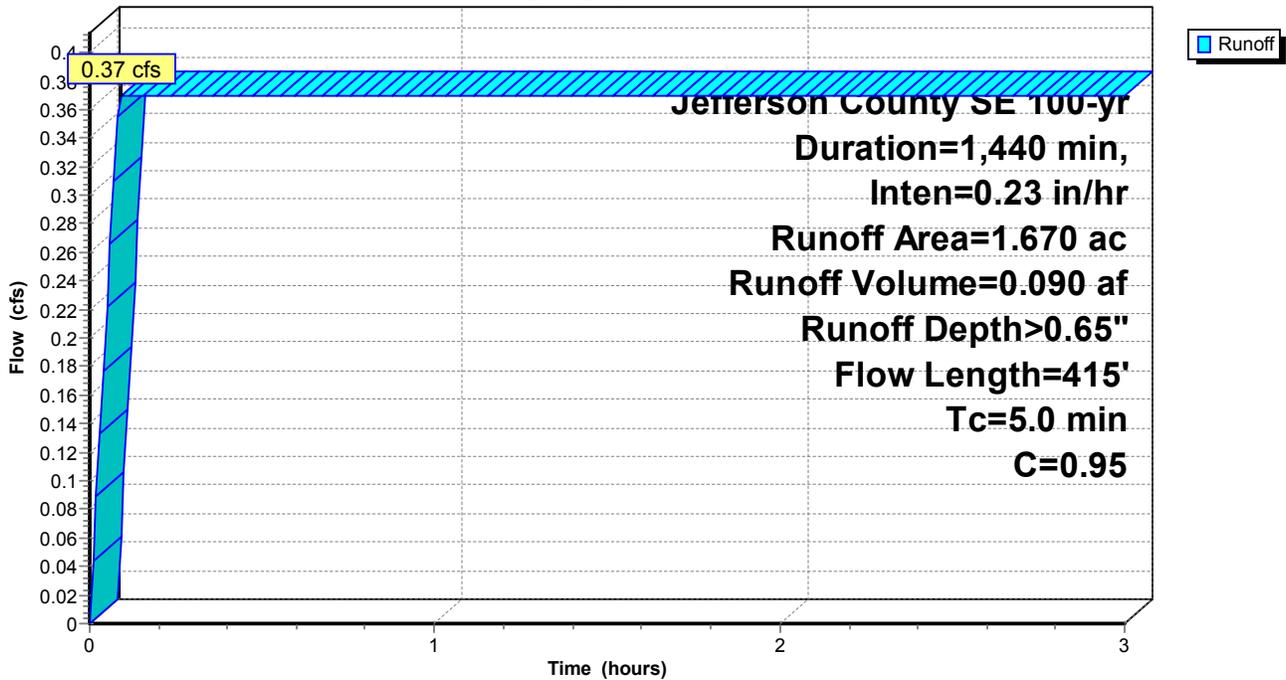
Area (ac)	C	Description
1.670	0.95	Impervious
1.670		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.5	100	0.0155	1.10		<b>Sheet Flow, Sheet Flow</b> Smooth surfaces n= 0.011 P2= 2.50"
1.3	127	0.0100	1.61		<b>Shallow Concentrated Flow, Shallow Concentrated</b> Unpaved Kv= 16.1 fps
0.4	188	0.0150	7.22	5.67	<b>Pipe Channel, 12" PVC Culvert</b> 12.0" Round Area= 0.8 sf Perim= 3.1' r= 0.25' n= 0.010 PVC, smooth interior
3.2	415	Total, Increased to minimum Tc = 5.0 min			

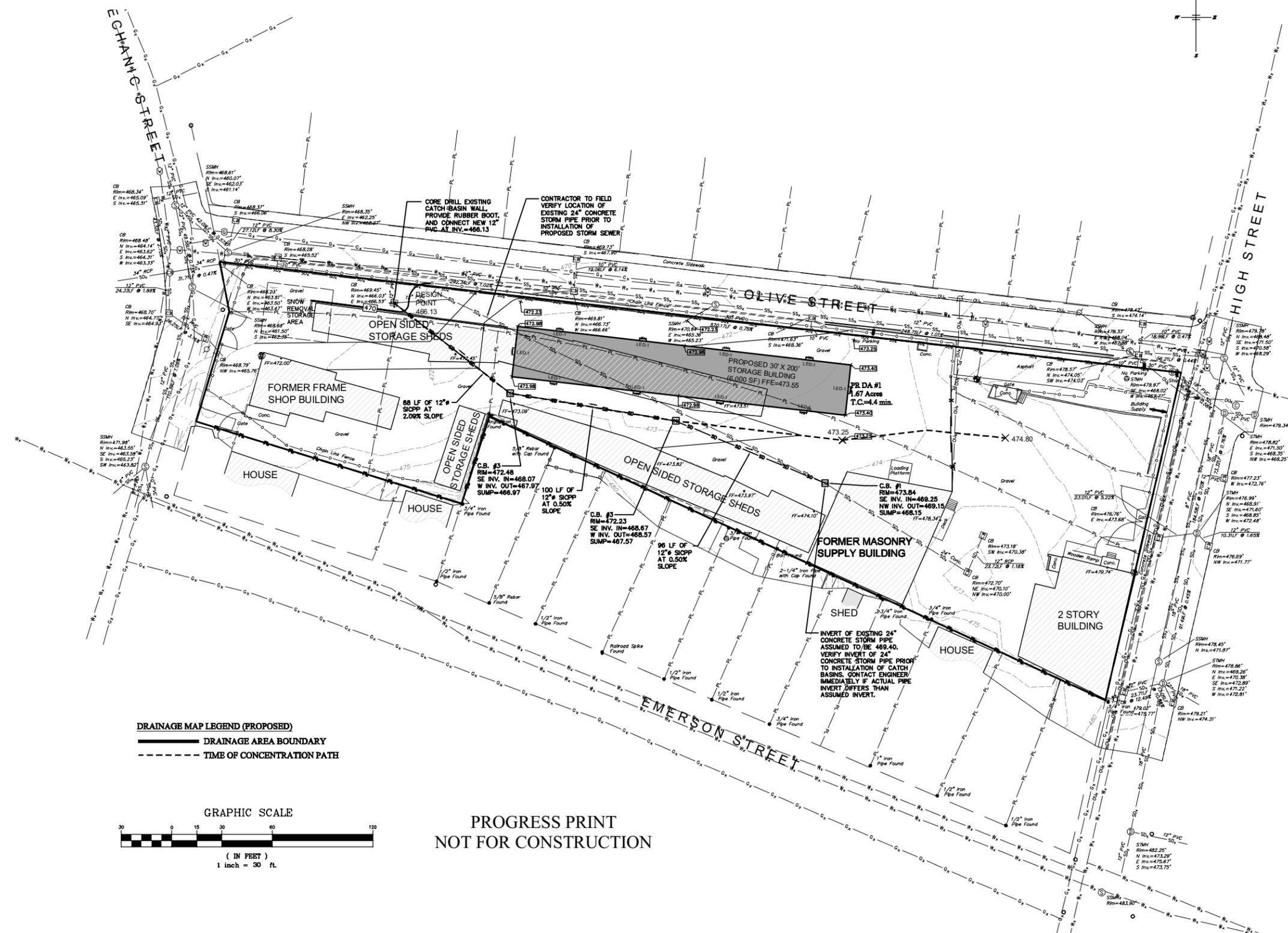
**Subcatchment 1: PR DA 1**

Hydrograph



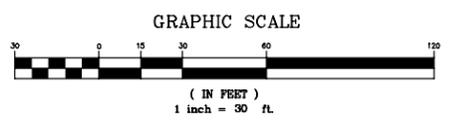
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LEGEND	EXISTING	PROPOSED
5' CONTOUR	---	---
1' CONTOUR	---	---
PROPERTY LINE	---	---
RIGHT OF WAY	---	---
SETBACK	---	---
BUILDING	---	---
ASPHALT PAVEMENT	---	---
CURB	---	---
SIDEWALK	---	---
EDGE OF GRAVEL	---	---
FENCE	---	---
WATERLINE	---	---
SANITARY SEWER	---	---
STORM SEWER	---	---
OVERHEAD UTILITIES	---	---
UNDERGROUND ELECTRIC	---	---
GAS	---	---
FIRE HYDRANT	---	---
WATER VALVE	---	---
SANITARY MANHOLE	---	---
STORM MANHOLE	---	---
CATCH BASIN	---	---
UTILITY POLE AND GUY	---	---
LIGHT POLE	---	---



**DRAINAGE MAP LEGEND (PROPOSED)**

---	DRAINAGE AREA BOUNDARY
---	TIME OF CONCENTRATION PATH



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Fax: (315)782-1472

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**PROPOSED STORAGE BUILDING  
WATERTOWN DOORS AND WINDOWS**  
217 HIGH STREET  
CITY OF WATERTOWN  
JEFFERSON COUNTY, STATE OF NEW YORK

PROJECT NO:	2016-002
SCALE:	1"=30'
DRAWN BY:	CWT
CHECKED BY:	MRW
ISSUE DATES:	03/22/2016

PROPOSED DRAINAGE AREA MAP

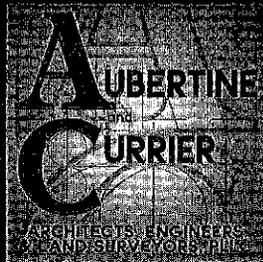
**PR-1**

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**APPENDIX #3**

**PARKING CALCULATIONS**

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### CALCULATION SHEET

Project Number: 2016-032 Date: 3/22/16  
Project Name: Storage Building Page: 1 Of: 1  
Location: 217 High St, Watertown Calc'd By: WJT

### Parking Calculations

- Per City of Watertown Zoning, Section 310-48

200 sf (1 space) per 1,000 sf of Floor Space for Light Industry

Proposed Storage Building  $\rightarrow 30' \times 100' \times 2 = 6,000$  sf

$$6,000 \text{ sf} / 1,000 \text{ sf} = 6 \text{ parking spaces}$$

Existing Buildings  $\rightarrow \sim 15,000$  SF

$$15,000 \text{ SF} / 1,000 \text{ SF} = 15 \text{ Parking Spaces}$$

$\therefore$  Provide Minimum of 21 Parking Spaces

Parking Space = 200 SF of Parking Area per City Zoning

Minimum Parking Area = 21 Spaces  $\times$  200 SF = 4,200 SF of Parking Area

\* Proposed Site Contains 42,000 SF of Gravel Parking Area \*