

13 June 2013

Mr. Kurt Hauk, P.E.  
City Engineer  
Room 305, City Hall  
245 Washington Street  
Watertown, NY 13601

Edward G. Olley, Jr., AIA  
William P. Plante, PLS  
Patrick J. Scordo, PE  
Thomas S.M. Compo, PE  
Ryan Churchill, PE

Gregory F. Ashley, PLS  
Brian J. Drake, PE, LEED AP  
Stephen J. Gracey, PLS

Re: Site Plan Amendment Submission – Add Trash Tote Enclosure and Modified Light Pole Locations  
Norstar Development – Creek Wood II  
Mill Street, Watertown, NY  
File: 2006-112E.02

In Consultation  
Leo F. Gozalkowski, PLS  
Stephen W. Yaussi, AIA

Dear Mr. Hauk:

On behalf of Norstar Development USA, L.P., we are submitting the following materials for Site Plan Amendment review and approval at the 2 July 2013 City Planning Board meeting and the 25 June 2013 County Planning Board meeting:

- 3 - Full size sets of modified Plan Sheets (C102, C104);
- 13 - 11"x17" sets of modified Plan Sheets (C102, C104);
- 16 - 11"x17" copies of General Information Sheet C001 for reference (unchanged);
- Photos of Creek Wood I Trash Tote Enclosure, and
- 16 Copies of the Trash Enclosure Detail.

Please forward the appropriate documents to Jefferson County Planning for their June meeting.

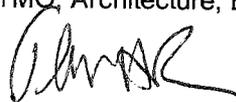
The project is located on tax parcels 314101 and 314105 within the City of Watertown or the Creek Wood II Residential Development, which is under construction. Phase I of Creek Wood is nearly complete. The site plan for the overall Creek Wood residential development was previously approved at the 7 July 2008 City Council Meeting.

At the request of the owner, an additional trash tote enclosure has been added to Creek Wood II, near the Plaza Drive driveway. The management staff of Creek Wood I has experienced a need for additional trash tote enclosure areas, and has requested additional enclosures for Creek Wood II. The trash tote enclosure is 16' x 74' and includes a paved unloading area as shown on the enclosed plans. Refer to the Trash Enclosure detail included for additional information. Photos have also been included of the Creek Wood I trash tote enclosure area, to illustrate the look of the proposed structure.

Note that some minor changes to the proposed light pole locations have been performed to avoid proposed National Grid utilities on Creek Wood II, at National Grid's request. This generally involved moving the small light poles (Type B) away from the utilities within the yard areas of the apartment buildings (generally 3' - 4').

If there are any questions, please don't hesitate to contact me at your earliest convenience.

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

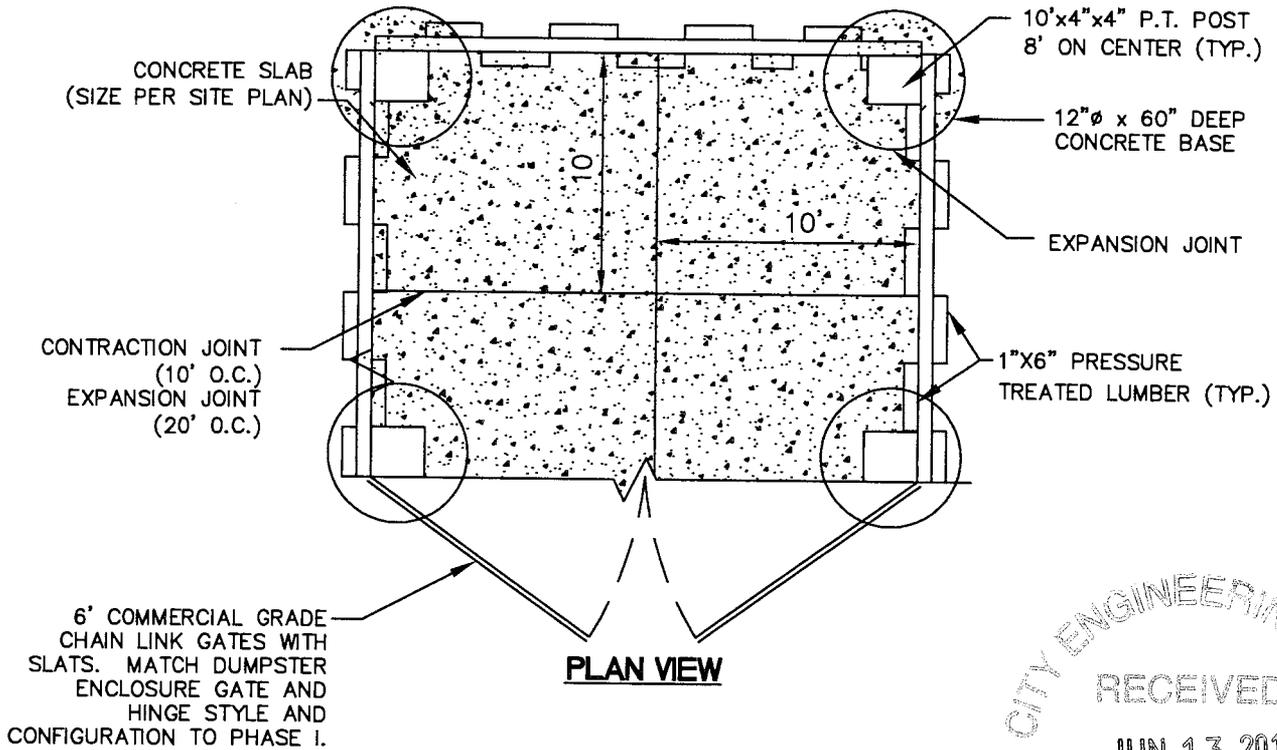
  
Thomas H. Ross  
Design Engineer

THR

Attachments

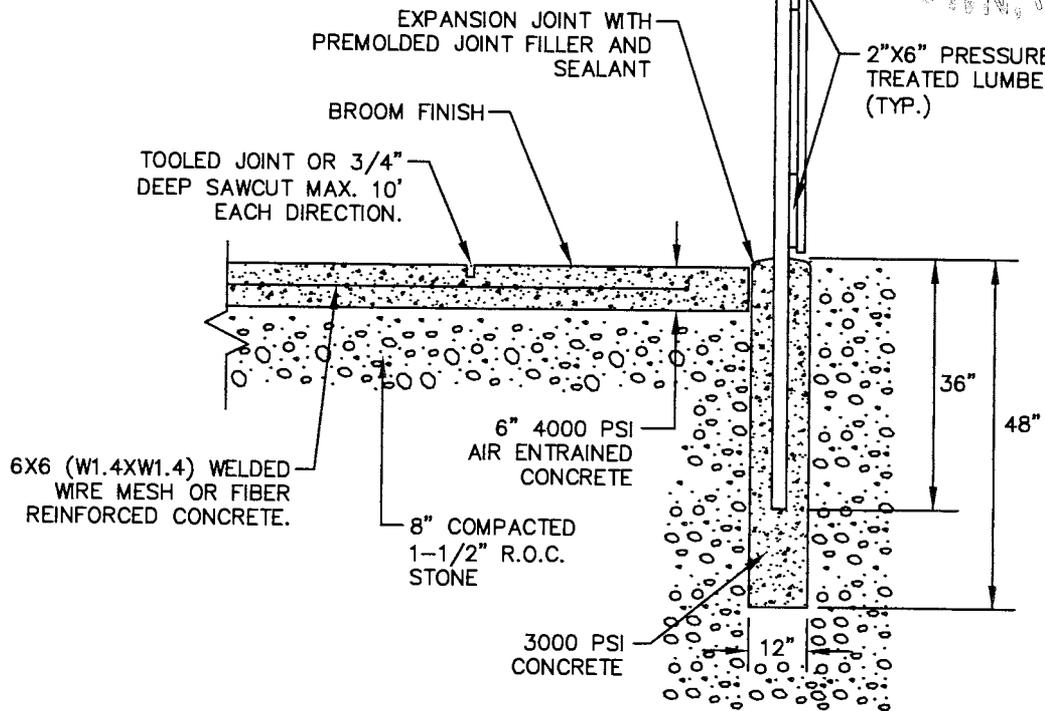
PC: Richard Higgins, President – Norstar Development  
Stephen Hockenbury, Don Tilicki – Norstar Development  
Patrick J. Scordo, P.E., Ryan G. Churchill, P.E. - GYMO, PC



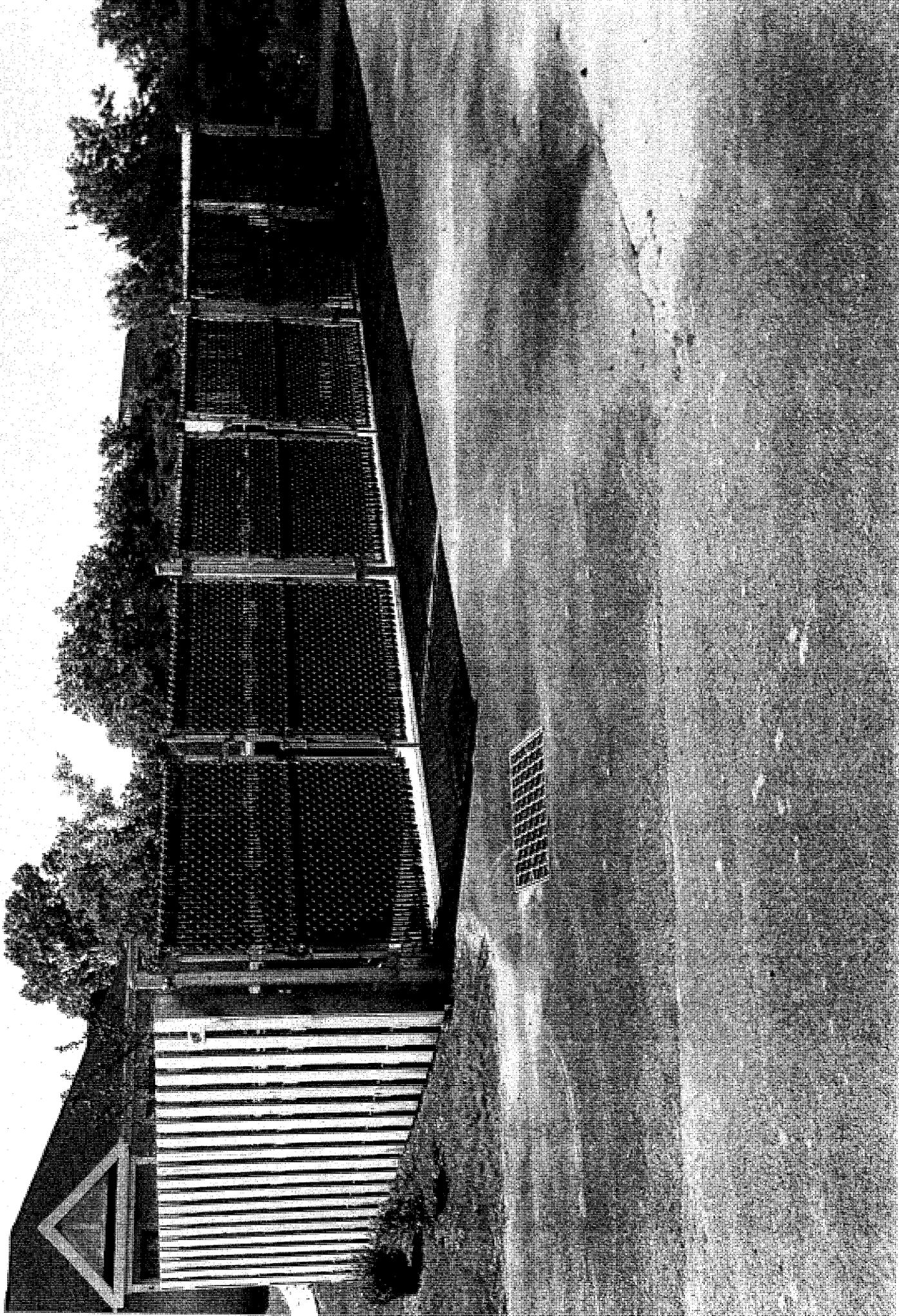


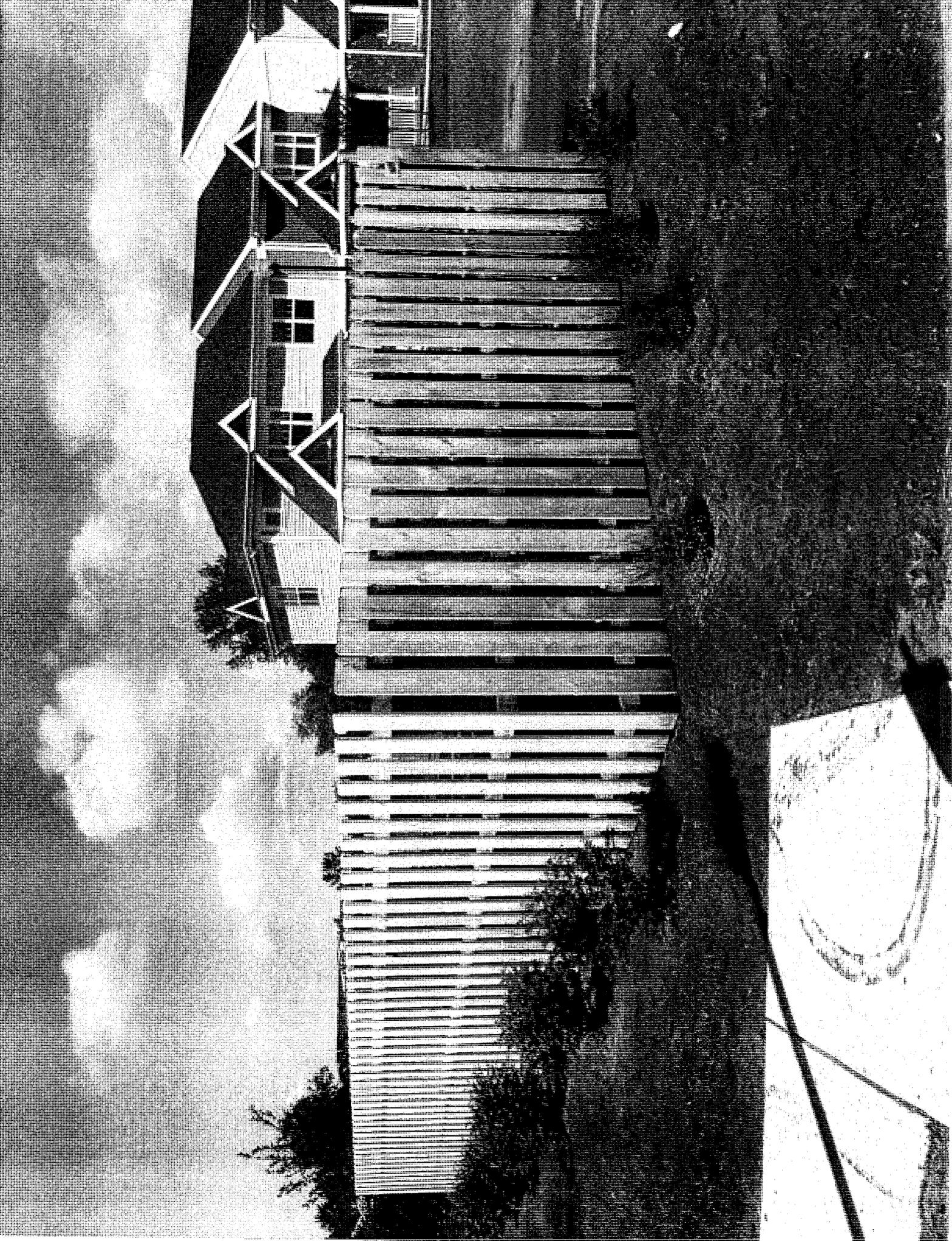
CITY ENGINEERING DEPT  
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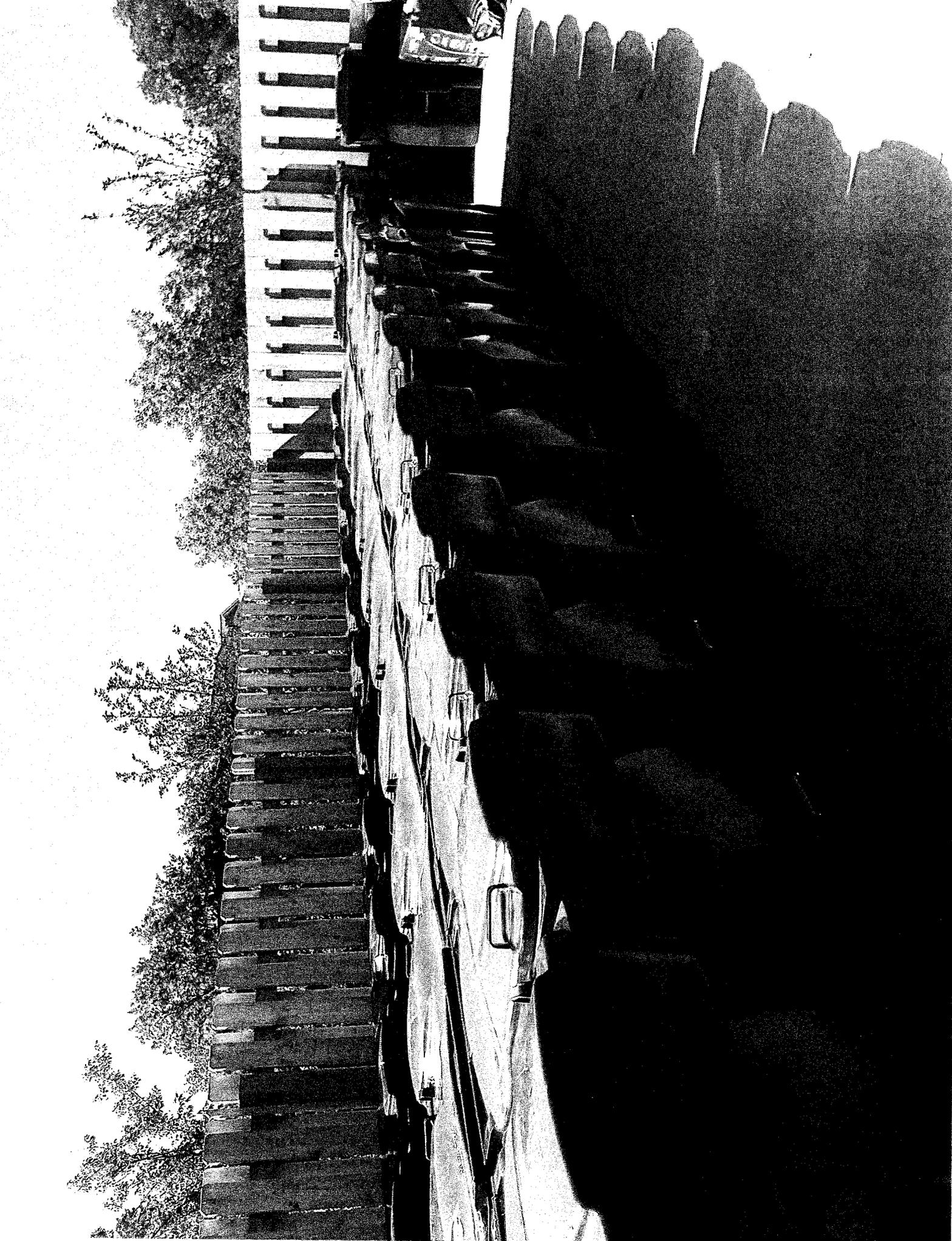
THREE SIDED, 6'-0" HIGH WOODEN STAINED P.T. STOCKADE FENCE (LOCATION PER SITE PLAN) PROVIDE TWO COATS OF STAIN (COLOR SELECTED BY OWNER)



|   |                                    |
|---|------------------------------------|
| 1 | <b>TRASH TOTE ENCLOSURE DETAIL</b> |
|   | NOT TO SCALE                       |
|   | D173-01                            |



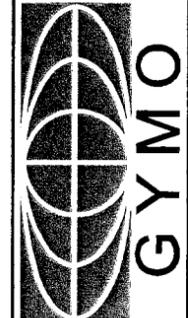




# CREEK WOOD I

# CREEK WOOD I

74.18-1-43.1  
SEAWAY ACQUISITION CO., LLC



ARCHITECTURE,  
ENGINEERING &  
LAND SURVEYING  
P.C.  
280 STERLING STREET  
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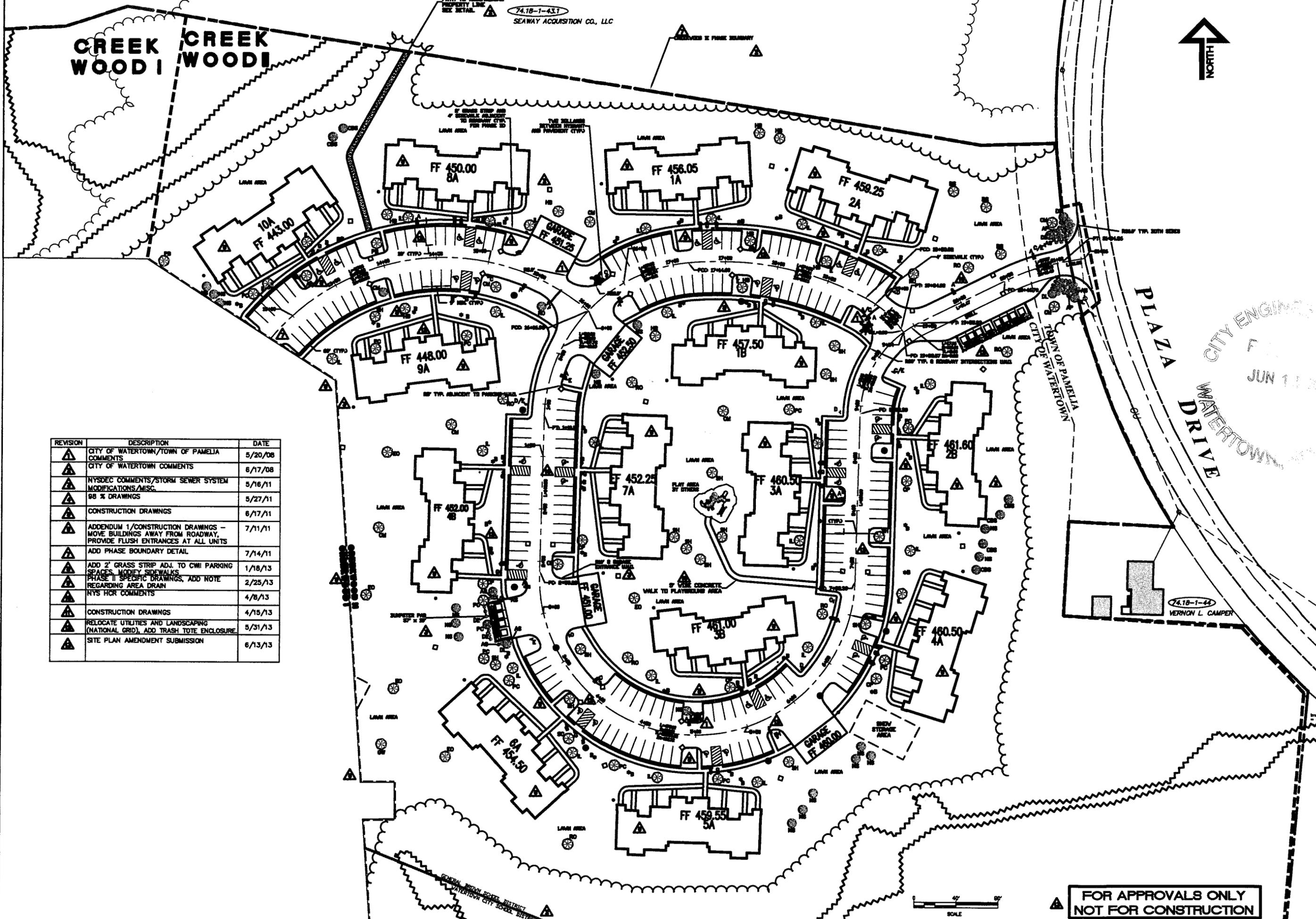
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PERMISSION OF GYMO.

**SITE AND LANDSCAPING PLAN**  
**CREEK WOOD I + II**  
**MILL STREET**  
**CITY OF WATERTOWN, NEW YORK**

Project No: 2008-112E.01  
Scale: As Noted  
Date: 3/1/08  
Drawn By: RGC  
Designed By: RGC  
Checked By:  
Date Issued: 4/22/08  
Draw. No.

**C102**

| REVISION | DESCRIPTION   | DATE    |
|----------|---|---------|
| ▲        | CITY OF WATERTOWN/TOWN OF PAMELIA COMMENTS  | 5/20/08 |
| ▲        | CITY OF WATERTOWN COMMENTS  | 8/17/08 |
| ▲        | NYSDEC COMMENTS/STORM SEWER SYSTEM MODIFICATIONS/MISC.  | 5/16/11 |
| ▲        | 98 % DRAWINGS   | 5/27/11 |
| ▲        | CONSTRUCTION DRAWINGS   | 6/17/11 |
| ▲        | ADDENDUM 1/CONSTRUCTION DRAWINGS - MOVE BUILDINGS AWAY FROM ROADWAY, PROVIDE FLUSH ENTRANCES AT ALL UNITS | 7/11/11 |
| ▲        | ADD PHASE BOUNDARY DETAIL   | 7/14/11 |
| ▲        | ADD 2' GRASS STRIP ADJ. TO CWII PARKING SPACES, MODIFY SIDEWALKS  | 1/18/13 |
| ▲        | PHASE II SPECIFIC DRAWINGS, ADD NOTE REGARDING AREA DRAIN   | 2/25/13 |
| ▲        | NYS HCR COMMENTS  | 4/8/13  |
| ▲        | CONSTRUCTION DRAWINGS   | 4/15/13 |
| ▲        | RELOCATE UTILITIES AND LANDSCAPING (NATIONAL GRID), ADD TRASH TOTE ENCLOSURE                              | 5/31/13 |
| ▲        | SITE PLAN AMENDMENT SUBMISSION  | 6/13/13 |



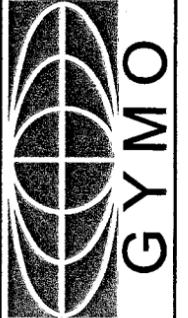
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# CREEK WOOD I

74.18-1-43.1  
SEAWAY ACQUISITION CO., LLC



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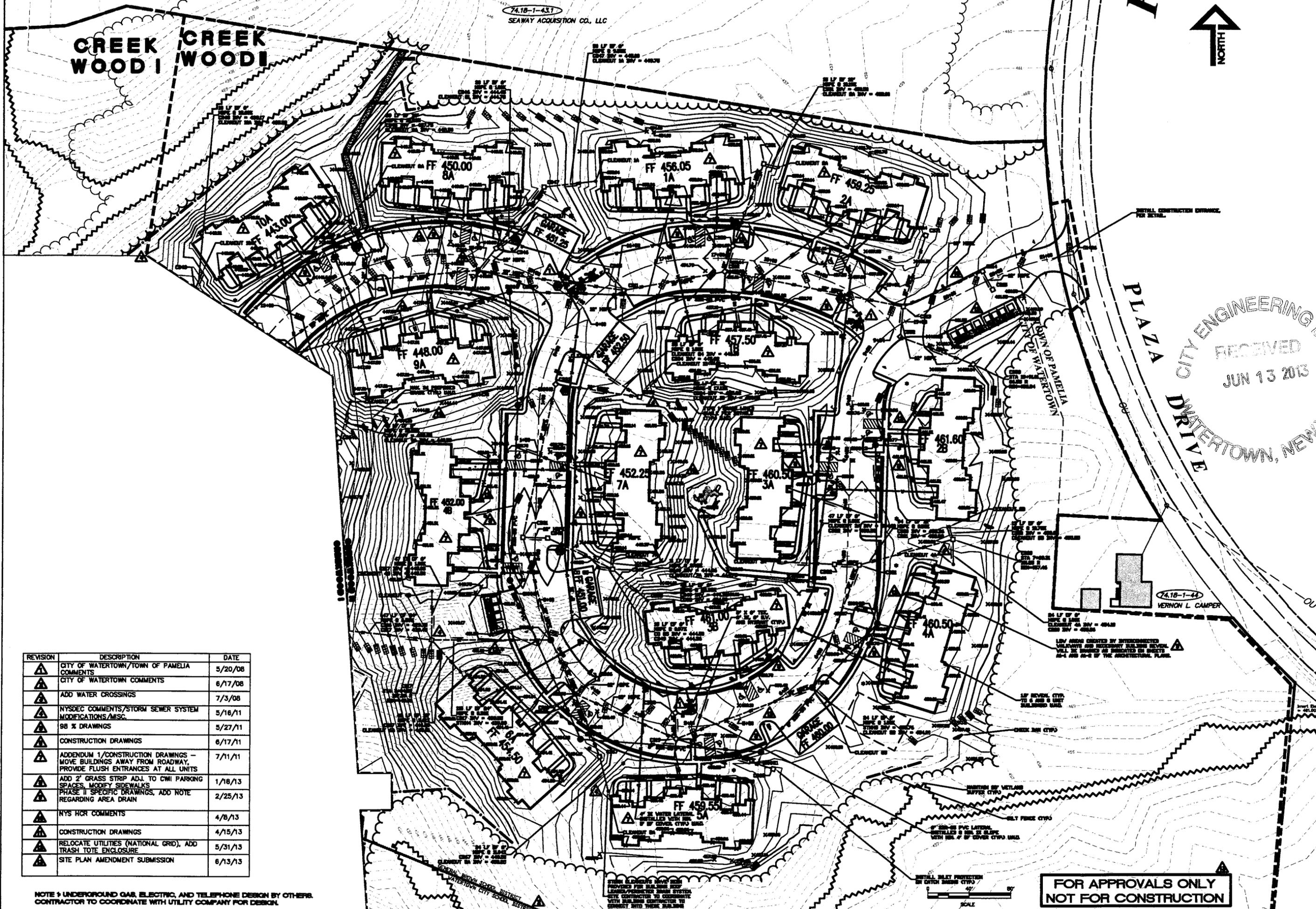
UTILITY AND GRADING PLAN  
CREEK WOOD I + II  
MILL STREET  
CITY OF WATERTOWN, NEW YORK

Project No: 2008-112E.01  
Scale: As Noted  
Date: 3/11/08  
Drawn By: ROC  
Designed By: ROC  
Checked By:  
Date Issued: 4/22/08  
Dwg. No.

C104

| REVISION | DESCRIPTION   | DATE    |
|----------|---|---------|
| ▲        | CITY OF WATERTOWN/TOWN OF PAMELIA COMMENTS  | 5/20/08 |
| ▲        | CITY OF WATERTOWN COMMENTS  | 6/17/08 |
| ▲        | ADD WATER CROSSINGS   | 7/3/08  |
| ▲        | NYSDEC COMMENTS/STORM SEWER SYSTEM MODIFICATIONS/MISC.  | 5/16/11 |
| ▲        | 98 % DRAWINGS   | 5/27/11 |
| ▲        | CONSTRUCTION DRAWINGS   | 6/17/11 |
| ▲        | ADDENDUM 1/CONSTRUCTION DRAWINGS - MOVE BUILDINGS AWAY FROM ROADWAY, PROVIDE FLUSH ENTRANCES AT ALL UNITS | 7/11/11 |
| ▲        | ADD 2' GRASS STRIP ADJ. TO CMI PARKING SPACES, MODIFY SIDEWALKS   | 1/16/13 |
| ▲        | PHASE II SPECIFIC DRAWINGS, ADD NOTE REGARDING AREA DRAIN   | 2/25/13 |
| ▲        | NYS HCR COMMENTS  | 4/8/13  |
| ▲        | CONSTRUCTION DRAWINGS   | 4/15/13 |
| ▲        | RELOCATE UTILITIES (NATIONAL GRID), ADD TRASH TOTE ENCLOSURE  | 5/31/13 |
| ▲        | SITE PLAN AMENDMENT SUBMISSION  | 6/13/13 |

NOTE: UNDERGROUND GAS, ELECTRIC, AND TELEPHONE DESIGN BY OTHERS. CONTRACTOR TO COORDINATE WITH UTILITY COMPANY FOR DESIGN.



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CREEK WOOD I CREEK WOOD I

74.18-1-43.1  
SEAWAY ACQUISITION CO., LLC

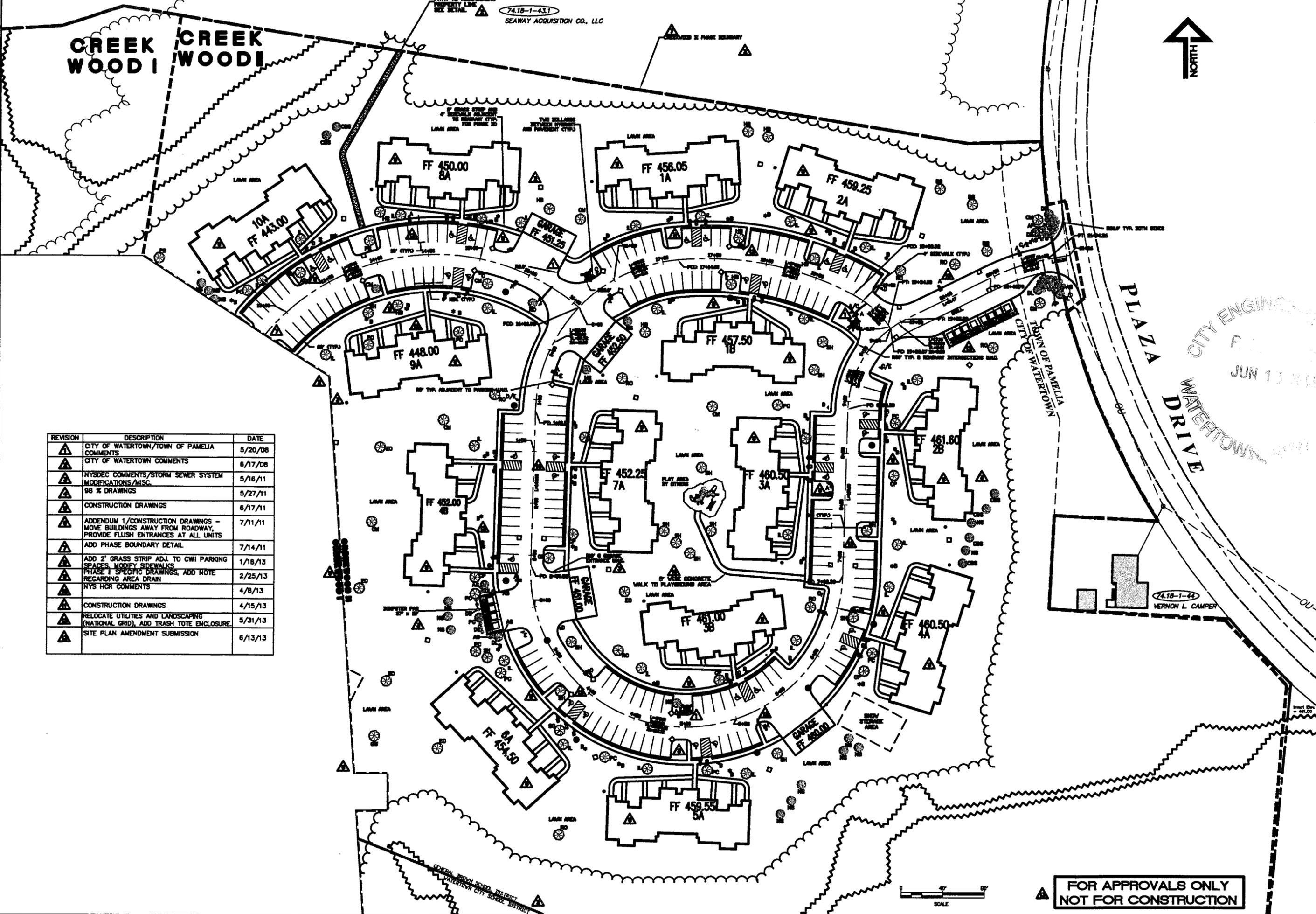


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PLAZA DRIVE  
WATERTOWN, NY  
CITY ENGINEER  
JUN 13 2013

SITE AND LANDSCAPING PLAN  
CREEK WOOD I + II  
MILL STREET  
CITY OF WATERTOWN, NEW YORK

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C102