



22 November 2011

Leo F. Gozalkowski, PLS
Stephen W. Yaussi, AIA
Edward G. Olley, Jr., AIA
William P. Plante, PLS
Patrick J. Scordo, PE
Thomas S.M. Compo, PE

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

Gregory F. Ashley, PLS

Re: Site Plan Submission
Breen Avenue Residence

File: 2011-204

Dear Mr. Hauk:

GYMO, P.C. is submitting the following materials for Site Plan review at the 6 December City of Watertown Planning Board meeting:

- 3 full size sets of Site Plans for Departmental Review, including a wet stamped original (Cover, C101, and C501-C502);
- 16 - 11" x 17" Preliminary Architectural Plans (A101-A102);
- 16 - 24" x 36" sets of "Survey and Topographic Map" SU101;
- 13 - 11"x17" sets of Site Plans;
- 16 Signed and Sealed Engineering Reports;
- City of Watertown Site Plan Application, including Short EAF, and
- \$50 Application Fee.

The project is located on tax parcel 7-14-119 in the City of Watertown. The proposed development consists of a 7,728 square foot temporary residence and related utilities and appurtenances. The developer plans on beginning construction in Spring 2012.

If there are any questions or you require additional information, please feel free to contact our office.

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

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

Attachments

pc: Edward G. Olley, AIA; Ryan Churchill - GYMO, PC



1869

CITY OF WATERTOWN SITE PLAN APPLICATION PROCESS

The applicant is responsible for completeness of application and inclusion of all required information.

****INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED****

In order to expedite the Site Plan review process, all applicants are encouraged to have a pre-application meeting with Planning & Engineering staff. Staff can be reached at (315) 785-7740.

In the interest of expediting site plan approvals, the City of Watertown wishes to advise you of the procedures in applying for these referrals:

A. Fill out the Site Plan / Site Plan Waiver - Determination Flow Chart below:

1. Is the use a one, two, or three family dwelling?
 YES (Site Plan Review is **not** required. You may apply directly for Building Permit.)
 NO (Go to question 2)
2. Is your building or parking lot construction or expansion less than or equal to 400 sq. ft.?
 YES (Site Plan Review is not required. You may apply directly for Building Permit.)
 NO (Go to question 3)
3. Does your building or parking lot construction or expansion exceed 2500 sq. ft.?
 YES (Site Plan Review required. Submit the Site Plan Application Form.)
 NO (Go to question 4)
4. Is your proposed building the first on the lot?
 YES (Site Plan Review required. Submit the Site Plan Application Form.)
 NO (Go to question 5)
5. Does your project involve a change in the property boundaries?
 YES (Site Plan Review required. Submit the Site Plan Application Form.)
 NO (Go to question 6)
6. Does your building or parking lot construction or expansion change or impair the overall grading, circulation, drainage, utility services, and appearance and visual effect of the property?
 YES (Site Plan Review required. Submit the Site Plan Application Form.)
 NO (*Site Plan Waiver allowed. Submit the Site Plan Waiver Form.)

* The City of Watertown Planning Board reserves the right to require Site Plan Review.



**CITY OF WATERTOWN
SITE PLAN APPLICATION
AND
SHORT ENVIRONMENTAL
ASSESSMENT FORM, PART 1**

** Provide responses for all sections. INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED. Failure to submit required information by the submittal deadline will result in **not** making the agenda for the upcoming Planning Board meeting.

PROPERTY LOCATION

Proposed Project Name: BREEN AVENUE RESIDENCE

Tax Parcel Number: 7-14-119

Property Address: 164 BREEN AVENUE

Existing Zoning Classification: RESIDENTIAL C

OWNER OF PROPERTY

Name: OGI, LLC

Address: _____

Telephone Number: _____

Fax Number: _____

APPLICANT

Name: PATRICK J. SORDO, P.E.

Address: 220 STERLING STREET

WATERTOWN, NY 13601

Telephone Number: (315) 788-3900

Fax Number: (315) 788-0668

Email Address: PAT@GYMOPL.COM

ENGINEER/ARCHITECT/SURVEYOR

Name: PATRICK J. SORDO

Address: 220 STERLING STREET

WATERTOWN, NY 13601

Telephone Number: (315) 788-3900

Fax Number: (315) 788-0668

Email Address: PAT@GYMOPL.COM

PROJECT DESCRIPTION

Describe project and proposed use briefly:

7,728 SF RESIDENCE W/ RELATED UTILITIES
AND APPURTENANCES

Is proposed Action:

- New Expansion Modification/Alteration

Amount of Land Affected:

Initially: 1.871 Acres Ultimately: 1.871 Acres

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

- Yes No If no, describe briefly

What is present land use in vicinity of project?

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

Describe: PRIMARILY RESIDENTIAL

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

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

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

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

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

Yes No

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

Proposed building area: 1st Floor 7,728 Sq. Ft.
2nd Floor — Sq. Ft.
3rd Floor — Sq. Ft.
Total 7,728 Sq. Ft.

Area of building to be used for the boiler room, heat facilities, utility facilities
and storage: 744 Sq. Ft.

Number of parking spaces proposed: 5

Construction Schedule: COMMENCE SPRING 2012

Hours of Operation: 24 HOURS

Volume of traffic to be generated: NEGLECTIBLE ADT

REQUIRED DRAWINGS:

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

ELECTRONIC COPY OF ENTIRE SUBMISSION (PDF preferred)

BOUNDARY & TOPOGRAPHIC SURVEY

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

All elevations are National Geodetic Vertical Datum of 1929 (NGVD29).

1' contours are shown & labeled with appropriate spot elevations.

All existing features on and within 50 feet of the subject property are shown and labeled.

All existing utilities on and within 50 feet of the subject property are shown and labeled.

All existing easements and/or right-of-ways are shown and labeled.

Existing property lines (bearings & distances), margins, acreage, zoning, existing land use, reputed owner, adjacent reputed owners & tax parcel numbers are shown and labeled.

The north arrow & graphic scale are shown.

DEMOLITION PLAN (If Applicable)

All existing features on and within 50 feet of the subject property are shown and labeled.

All items to be removed are labeled in darker text.

SITE PLAN

All proposed above ground features are depicted and clearly labeled.

All proposed features are clearly labeled "proposed".

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

N/A

- 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. *N/A*
- Proposed parking & loading spaces including ADA accessible spaces are shown and labeled.
- Refuse Enclosure Area (Dumpster), if applicable, is shown. Section 161-19.1 of the Zoning Ordinance states, "No refuse vehicle or refuse container shall be parked or placed within 15 feet of a party line without the written consent of the adjoining owner, if the owner occupies any part of the adjoining property".
N/A
- 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). *NAVD 88
STATIC GPS*
- Sediment & Erosion control are shown & labeled on the grading plan unless separate drawings have been provided as part of a Stormwater Pollution Prevention Plan (SWPPP).

UTILITY PLAN

- All proposed above & below ground features are shown and labeled.
- All existing above & below ground utilities including sanitary, storm water, water, electric, gas, telephone, cable, fiber optic, etc. are shown and labeled.
- N.A. All proposed easements & right-of-ways are shown and labeled.
- The Plan is adequately dimensioned including radii.
- The line work & text for all proposed features is shown darker than existing features.
- The following note has been added to the drawings stating, "All water main and service work must be coordinated with the City of Watertown Water Department. The Water Department requirements supercede all other plans and specifications provided."

LANDSCAPING PLAN

- All proposed above ground features are shown and labeled.
- All proposed trees, shrubs, and other plantings are shown and labeled.
- All proposed landscaping & text are shown darker than existing features.
- All proposed landscaping is clearly depicted, labeled and keyed to a plant schedule that includes the scientific name, common name, size, quantity, etc.
- For additional landscaping requirements where nonresidential districts and land uses abut land in any residential district, please refer to Section 310-59, Landscaping of the City's Zoning Ordinance. N/A
- 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)

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

CONSTRUCTION DETAILS & NOTES

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

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. *N/A*

Plans have been collated and properly folded.

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

- Items not checked were not applicable to this residence.

Completed SEQR – Short Environmental Assessment Form – Part I.

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

SIGNATURE

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

Applicant (please print) PATRICK J. SCAROO

Applicant Signature Patrick J Scaroo Date: 11-22-11

B. SITE PLAN APPROVAL SUBMITTAL REQUIREMENTS*

1. **3 complete, collated sets of the site plan application package** that includes the following documents:
 - a. Cover letter explaining the proposal.
 - b. Completed Site Plan Application Form.
 - c. Full size copies of all required plans (24"x36"), including 1 stamped & signed original.
 - d. Engineering Report.

2. **13 complete, collated sets of the site plan application package** that includes the following documents:
 - a. Cover letter explaining the proposal.
 - b. Completed Site Plan Application Form.
 - c. Reduced size copies of all required plans (11"x17") if they are legible. (otherwise submit full size sets)

3. **An electronic (pdf) copy** of the entire site plan application package to include the following:
 - a. A single, combined pdf containing the cover letter, the site plan application form and the Engineering Report.
 - b. A single, combined pdf containing all of the plan sheets and drawings.
 - c. The pdf may be submitted via email or on a CD.

Note: When Jefferson County Planning Board (239-M) Review is necessary, one additional full size set as described in # 1 above is required.

*Planning Board Recommendation and City Council Approval is required for Site Plans.

C. WAIVER OF SITE PLAN APPROVAL SUBMITTAL REQUIREMENTS**

1. **2 complete, collated sets of the site plan application package** that includes the following documents:
 - a. Cover letter explaining the proposal.
 - b. Completed Site Plan Waiver Application Form.
 - c. Full size copies of all required plans (24"x36"), including 1 signed original.

2. **8 complete, collated sets of the site plan application package** that includes the following documents:
 - a. Cover letter explaining the proposal.
 - b. Completed Site Plan Waiver Application Form.
 - c. Reduced size copies of all required plans (11"x17") if they are legible. (otherwise submit full size sets)

3. **An electronic (pdf) copy** of the entire site plan waiver application package to include the following:
 - a. A single, combined pdf containing the cover letter and the site plan waiver application form.
 - b. A single, combined pdf containing all of the plan sheets and drawings.
 - c. The pdf may be submitted via email or on a CD.

** Site Plan Approval of City Council may be waived by the City Planning Board.

D. Address submittals to:

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

E. A **\$50.00** application fee must accompany the submittal.

A **\$50.00** application fee must accompany each resubmittal. You will be notified by the Engineering Department if an application requires a resubmittal.

Make checks payable to the City of Watertown.

F. All Site Plan submittals must be received by the City Engineer at least 14 calendar days prior to the next Planning Board Meeting; 21 calendar days if Jefferson County Planning Board action is necessary. Failure to meet the submittal deadline will result in **not** making the agenda for the upcoming Planning Board Meeting. **THERE ARE NO EXCEPTIONS.** The City Planning Board meets on the first Tuesday of each month at 4:00 P.M. in the City Council Chambers on the 3rd Floor of City Hall.

G. 2011 Meeting Schedules.

CITY OF WATERTOWN PLANNING BOARD 2011 (1 ST TUES. MONTH @ 4 PM)		CITY OF WATERTOWN CITY COUNCIL 2011 (1 ST & 3 RD MONDAY @ 7 PM)		JEFFERSON COUNTY PLANNING BOARD 2011 (LAST TUES. MONTH)	
MEETING DATE	DEADLINE	MEETING DATE		MEETING DATE	DEADLINE
Jan. 4	Dec. 21	Jan. 3, 18		Jan. 25	Jan. 11
Feb. 1	Jan. 18	Feb. 7, 22		Feb. 22	Feb. 8
March 1	Feb. 15	March 7, 21		March 29	March 15
April 5	March 22	Apr. 4, 18		April 26	April 12
May 3	April 19	May 2, 16		May 24	May 10
June 7	May 24	Jun. 6, 20		June 28	June 14
July 5	June 21	July 5, 18		July 26	July 12
Aug. 2	July 19	Aug. 1, 15		Aug. 30	Aug. 16
Sept. 6	Aug. 23	Sept. 6, 19		Sept. 27	Sept. 13
Oct. 4	Sept. 20	Oct. 3, 17		Oct. 25	Oct. 11
Nov. 1	Oct. 18	Nov. 7, 21		Nov. 29	Nov. 15
Dec. 6	Nov. 22	Dec.5, 19		Dec. 27	Dec. 13

SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

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

1. APPLICANT/SPONSOR GYMO, P.C.	2. PROJECT NAME BREEN AVENUE RESIDENCE
3. PROJECT LOCATION: Municipality CITY OF WATERTOWN County JEFFERSON	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) 164 BREEN AVENUE	
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: 7,728 SF TEMPORARY RESIDENCE	
7. AMOUNT OF LAND AFFECTED: Initially <u>1.871</u> acres Ultimately <u>1.871</u> acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If no, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open Space <input type="checkbox"/> Other Describe: RESIDENTIAL NEIGHBORHOOD	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(s) and permit/approvals	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(s) and permit/approvals	
12. AS A RESULT OF PROPOSED ACTION, WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: <u>GYMO, P.C. PATRICK J. SCARDO</u>	Date: <u>11-22-11</u>
Signature: <u>Patrick J. Scardo</u>	

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

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

Yes No

If yes, coordinate the review process and use the FULL EAF.

B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If NO, a negative declaration may be superseded by another involved agency.

Yes No

C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)

C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:

C2. Aesthetic agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:

C3. Vegetation or fauna, fish shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:

C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:

C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly.

C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly.

C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly.

D. WILL THE PROJECT HAVE AN IMPACT ON THE ENVIRONMENTAL CHARACTERISTICS THAT CAUSED THE ESTABLISHMENT OF A CEAA?

Yes No

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

Yes No If yes, explain briefly

PART III – DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

Check this box if you have identified one or more potentially large or significant adverse impacts which **MAY** occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.

Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action **WILL NOT** result in any significant adverse environmental impacts AND provide on attachments as necessary, the reasons supporting this determination:

Name of Lead Agency

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (If different from responsible officer)

Date

2011-204

ENGINEERING REPORT

PROPOSED BREEN AVENUE RESIDENCE

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



GYMO_{PC}

ARCHITECTURE, ENGINEERING & LAND SURVEYING
220 Sterling Street, Watertown, New York 13601
tel.315.788.3900 fax.315.788.0668 e-mail. gymopc@gymopc.com

ENGINEERING REPORT

PROPOSED BREEN AVENUE RESIDENCE

164 BREEN AVENUE
CITY OF WATERTOWN
JEFFERSON COUNTY
STATE OF NEW YORK



PATRICK J. SCORDO, P.E.
DIRECTOR OF ENGINEERING

The above Engineer states that to the best of his knowledge, information and belief, the plans and specifications are in accordance with the applicable requirements of New York State. It is a violation of New York State Law for any person, unless acting under the direction of a licensed professional engineer to alter this document in any way. If altered, such licensee shall affix his or her seal and the notation "altered by" followed by his or her signature, date, and a specific description of alteration.

**GYMO ARCHITECTURE, ENGINEERING
& LAND SURVEYING, P.C.**

220 STERLING STREET-WATERTOWN, NY-TELE: (315)788-3900 FAX: (315)788-0668

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 - 2.3 Water Demand
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1.0 SITE AND PROJECT DESCRIPTIONS

1.1 Location

The project site is located at 164 Breen Avenue on tax parcel 7-14-119 in the City of Watertown.

1.2 Project Description

This project entails the construction of a 7,738 square foot temporary residence which will include 20 beds. Driveway access, water, sanitary sewer, storm sewers, sidewalks, landscaping and parking areas will also be constructed to serve the facility.

1.3 Zoning/Parking/Employees

Zoning of the project area is currently Residential C. The proposed use is in conformance with the existing zoning. Five total parking spaces are proposed for this residence, of which two will be handicap accessible.

2.0 WATER FACILITIES

2.1 Existing Water Facilities

A water lateral stub currently is available for connection into the City of Watertown water distribution system.

2.2 Proposed Water Facilities

The existing water lateral will be connected into and extended to the proposed residence for service. A 1 1/2-inch copper lateral is proposed for extension to the residence.

2.3 Water Demand

For design purposes, water demands are assumed to be equivalent to average daily sewage flows generated. As this is a large residence, flows have been projected based upon NYSDEC sewage flow rates for a boarding house: 20 Beds (Persons) x 75 gallons per day (GPD) per person = **1,500 GPD**.

3.0 SANITARY SEWER FACILITIES

3.1 Existing Sanitary Sewer Facilities

A gravity sanitary sewer stub which connects to the City of Watertown sanitary sewer system exists within the site.

3.2 Proposed Sanitary Sewer Facilities

The existing sewer stub to the site will be connected into for service to the residence. The proposed service size is 6-inch (diameter).

4.0 HYDROLOGIC AND HYDRAULIC ANALYSES

4.1 Existing Drainage

The site currently sheet flows to the west. A storm sewer collection system exists within Breen Avenue in the vicinity of the site.

4.2 Proposed Drainage

A total of three catch basins with gravity HDPE piping are proposed for this residence. The outlet of this system will connect into a storm structure within the Breen Avenue Right-Of-Way. The perimeter drain of the residence is also proposed to drain to these proposed structures.

5.0 TRAFFIC ANALYSIS

5.1 Estimated Additional Daily Traffic

As this is a residence, the traffic generation is anticipated to negligible.

6.0 LIGHTING

6.1 Site Lighting

There is no proposed site lighting. However, the residence will have small fixtures mounted near the porches.

7.0 LANDSCAPING

7.1 Proposed Landscaping

Landscaping will be provided to comply with City of Watertown requirements. Landscaping will be chosen that is native to the area, grows well in the soil conditions of the project and fits in with the overall theme of the area. Refer to proposed landscaping shown on C101.

8.0 SUMMARY

GYMO, P.C. is confident that the proposed Breen Avenue residence will fit into the Breen Avenue neighborhood well. The negligible additional demands created by this residence should be able to be accommodated by the City of Watertown infrastructure.



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