



PRELIMINARY WATER SYSTEM REPORT

For

Restaurant Depot

Town of Southeast, New York

December 23, 2019

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CONTENTS

	PAGE
1.0 INTRODUCTION	1
2.0 DESIGN FLOW	1
3.0 WATER SYSTEM DISCRIPTION	1
3.1 Water source	1
3.2 Treatment System/Control Room.....	1

1.0 INTRODUCTION

The subject property contains 44± acres located in the SR-6 Zoning District on U.S. Route 6 in the Town of Southeast. The subject lot contains a mixture of woods and meadow, watercourses and two (2) Town-regulated wetlands. The meadow areas have been historically, and are currently, mowed for hay. There is an existing trail and stream crossing in the eastern portion of the site and a paved apron off of U.S. Route 6 near the meadow across from Joe's Hill Road. There are no other improvements to the subject property, except two drilled wells.

A 2-lot commercial subdivision was approved for the subject properties and the plat was filed with the Putnam County Clerk's Office on March 23, 2010. This application proposes a 3-Lot subdivision from the existing 2-Lot subdivision. Proposed Lots 1 & 3 shall remain vacant for future development. Lot 2 consisting of 11 acres ± proposes a Large Retail Establishment, as defined in the Southeast Zoning Code, consisting of 57,500 s.f. building, associated parking, lighting, landscaping, subsurface sewage treatment system, well, and stormwater management areas.

Access to the site will be provided with a driveway entrance deriving access from U.S. Route 6. Water will be supplied to the site by a drilled well that will serve as a non-community public water supply. The two existing onsite wells will be abandoned per Count Standards. Wastewater will be disposed of with a subsurface sewage treatment system (SSTS). This report is prepared to address the water system only. Refer to the Wastewater System Report for Restaurant Depot for additional information.

The water system will be designed in accordance with all applicable codes and regulations, including the Putnam County Department of Health's *Bulletin CS-31, Program Review and Policies, Sewage Treatment and Water Supply Facilities for Commercial and Multifamily Residential Projects* and the *Recommended Standards for Water Works* (a.k.a. Ten-State Standards).

2.0 WATER DESIGN FLOW

The proposed use for the subject site includes a restaurant/supply warehouse. The owner has supplied water usage data from a regional store in Needham Massachusetts, which averaged 1,400 gallons per day over a 6-month duration. Using a factor of safety of 1.5, a design flow of 2,100 gallons per day (gpd) has been established for the for the proposed project. The existing facilities will be equipped with water saving plumbing fixtures, as required by the building code, and shall be implemented in the proposed project to provide similar water usage.

3.0 WATER SYSTEM DESCRIPTION

3.1 Water Source

The source water for the project will be provided by a new drilled bedrock well. The well will be drilled and used as a non-community public water supply. The minimum well yield sought for the new well is 5 gpm. The water system design will be required to meet the peak hourly design flow. The average flow will be based the design flow of 2,100 gpd and a 16-hour day as the proposed building is only active in the day and early evening. Using a peaking factor of 10, the peak hourly flow is 22 gpm. A meter will be installed to record total usage from the supply well.

3.2 Treatment System/ Control Room

The control/treatment room proposed for the project is will be located inside the proposed building. The discharge from the supply well will be piped to the building. The control/treatment room will contain meters, raw water sampling spigots, and separate quality treatment equipment for the well source. Treatment of the raw water will be determined as the project advanced and the supply well is drilled and tested by a laboratory approved by the New York State Department of Health's *Environmental Laboratory Approval Program* for the required water quality testing parameters per the New York State Department of Health and Putnam County.