

KENT PROJECT
Route 52
Kent, NY 10512

Statement of Use

DATE: November 20, 2017
Revised January 8, 2020

PROJECT: Site Plan and Commercial Planning

PROPERTY DESCRIPTION

The subject property is located on the east side of Route 52 in the Town of Kent. The site is bordered on the northwest side by Industrial Office Commercial Zone (IOC) lots with Interstate 84 to the northeast. It is bordered on the south by Bowen Road, a Residential - R80 Zone and a Commercial Zone. Directly across Route 52 is an IOC zone. Across from the adjacent IOC lot to the south is a portion of R-40 (Single Family Residential District). The subject lot is identified as Tax Map #12.1.52 and consists of 137.435 acres. The existing site is vacant. Special considerations are required for development due to existing bedrock across the site. There are several named wetlands in the southern portion of the site and two to the north. These have been located on the Existing Site Plan (EX).

PERMITTED USE

Per Zoning Chapter of the Town of Kent

The subject property is located in the Industrial/Office/Commercial Zone (IOC). The IOC Zone includes a mix of permitted uses as follows:

Permitted Uses in the Zone: The following permitted use lists have been redacted to denote only uses which are specified to client expressed priorities:

Permitted Uses: (Section 77-24.A)
Commercial Recreational Facility
Hotel, Motel, Inn
Industrial Park
Nurseries, Greenhouses
Office Park
Outdoor recreation (Golf Driving)
Restaurant (No drive through)
Retail (No drive through)
Service Business (No drive through)
Warehouse Storage
Motor Vehicle Sales, Rental Service

PROPOSED ACTION

The project is proposed as a mixed use commercial project to include the following:

- Radisson Red Hotel (150 rooms)
- La Quinta Hotel (104 rooms)
- Indoor Water Park
- Convention Center
- Box Retail with flexible layout
Strip Retail of 30,000 sf including 100 seat restaurant
Total of two uses shall total 60,500 sf for parking allowances.
- Sewage Treatment Building
- Water Treatment Building

A zoning chart with square footages is attached.

This site has been selected for its access to the I-684/84 corridor to provide a destination facility for retail and recreation uses, i.e. the Indoor Water Park, which can be utilized on a year round basis. To provide accommodations for this complex and the surrounding area, two hotels, with different price points and amenities are located along the border of the site with the US Route 84 corridor, affording interstate visibility of the complex.

The septic is proposed for the middle portion of the site, serviced with a large dispersal system. A sewage treatment building will collect the waste water and piping will connect to the fields. Several wells will be utilized on the site and the water directed to a water treatment building.

DESIGN INTENT

The site was developed using a site design matrix (see attached) which provided guidelines for design programming and limitations based on testing and visibility.

ZONING COMPLIANCE (Proposed Site Plan)

The development of the site for site visibility of the project from the US Route 84 corridor requires a pad to be created adjacent to the highway right of way. The owner wishes to obtain the necessary permits to excavate a large pad for the development of the two hotels, a water park and a conference center. The Retail Complex shall be constructed in Phase I of the clearing.

All of the proposed uses are in conformance with Section 77-24.

VARIANCES OR ZONE CHANGE REQUIRED

Review of the site plan with proposed hotel chains has indicated that the franchise model requirements exceed the three story limit within the IOC zone. The site plan has depicted franchise compliant footprints with potential for horizontal expansion should a variance for additional stories be denied. The potential hotel (#1 – Radisson Red) would require a 5 story building, 65' height. This would require a variance of 25' for building height and additional stories. The potential hotel (#2 – La Quinta), with a prototype for 4 stories and approximately 52' height, would require a variance of 12' for building height and additional story. The mitigation to the added height is the placement of the buildings in an area of the site that is excavated to a lower elevation than currently exists in order to create the pad for the whole project and therefore reduces visibility from the surrounding roads and neighboring sites.

COVERAGE

The development of the site is generated based upon a total developmental (buildings & parking) coverage limit of 75%. The lot is of such a size that this issue is negligible. The building coverage is 3.4% and the impervious coverage is 14.85%.

PARKING

Parking Requirements

	Rooms, SF or Seats	Requirement	Required	Provided
Radisson Red	150 rooms	1.25/room	187.5	253
La Quinta	104 rooms	1.25/room	130	136
Water Park	50,000 sf	TBD	192	173
Convention Center	50,000 sf	TBD	300	403*
Big Box retail	30,500 sf	Store: 1/200 sf Gross	150	152
120 seat restaurant	4,000 sf	Food Court: 1/3 Seats or 1/100 sf Gross	40	40
Strip retail	30,000 sf	1/200 sf Gross	150	150
			-	
			-	
			-	

*Reference: 77 – 38 N (2). Refer to Dwg SY1 for table of parking spaces (general, employee, and handicapped) for each use. A shared parking analysis is provided for this site to evaluate total parking needs.

** 31 spaces extra allocated for future expansion

Proposed Parking

	Radisson Red	LaQuinta	Water Park	Conference Center	Big Box Restaurant Strip Retail
General Spaces	222	117	141	353	300
Employee Spaces	20	12	24	23	34
Handicapped	12	7	8	20	8
Total	254	136	173	396	342
Truck/Loading	2	-	2	2	6

Total Cars 1,133
 Total HC 55
 Total Truck 12 Loading

Handicapped Parking

Handicapped Parking requirements based on ADA Guidelines for buildings.

Total Parking in Lot: 101-150 = 5 Spaces *

201-300 = 7 Spaces **

301-400 = 8 Spaces **

20 spaces + 1 for each 100 over 1000 ***

* includes one (1) van space

** includes two (2) van spaces

*** one of every six spaces is a van

Loading Area

The Town of Kent requires one loading area for each 40,000 sq. ft. of gross floor area or a fraction thereof. The proposed buildings includes (2) loading space behind each building – measuring 15'x 40 ft. plus, in compliance with regulations. The retail building has up to (4) loading spaces plus a loading area behind the building.

Parking Land Bank

It is proposed to land bank 66 parking spaces, or more based on town input. They have been designed into the plans but would only be constructed if the site use demands additional spaces. The areas will be planted with lawn initially.

RETAIL BUILDING DATA

Radisson Red Footprint:	13,000 sf.
(150 rooms- 5 stories* + pool + restaurant)	
La Quinta Footprint	14,400 sf
(104 rooms - 4 stories* + pool)	
Indoor Water Park:	50,000 sf
(All interior activities)	
Convention Center:	50,000 sf
Retail Center	<u>64,500 sf</u>
Total Building Footprint:	191,900 sf
Utility Buildings	
Sewage Treatment:	5,000 sf.
Water Treatment/tank	<u>5,000 sf.</u>
Total Structure Coverage	201,900 sf

*Requires Variance for Building Height & # of Stories

ZONING REQUIREMENTS

The required setback for the IOC Zone is:

Front Yard	40'
Side Yard	20'
Rear Yard	40'

(If adjoining a Residential Zone, add 15' to above setbacks)

Development is proposed within the setbacks

Max building height: 40'

SEQRA DETERMINATION

The requirements of the DEIS and FEIS are defined by thresholds of development established by the NYSDEC Regulations, Section 617.4 A Type I action is required should the project:

- a project or action that involves the physical alteration of 10 acres;
- a project or action that would use ground or surface water in excess of 2,000,000 gallons per day;
- parking for 1,000 vehicles;
- in a city, town or village having a population of 150,000 persons or less, a facility with more than 100,000 square feet of gross floor area;
- in a city, town or village having a population of more than 150,000 persons, a facility with more than 240,000 square feet of gross floor area;

It is also the preview of the local jurisdiction or lead agency to evaluate the project for impacts to the environment and requires a DEIS. It is the position of the applicant to address as many issues as possible with Part III, EAF submissions to clearly define the impacts prior to environmental evaluation of the project by the lead agency.

LAND DISTURBANCE

The project proposal is for the disturbance of 54.9 acres for the buildings and parking referenced as the SITE and 9.8 acres for the SSTS and water treatment plant and storage tank, referenced as Utility Area. An existing accessway to the well field is located along the southern portion for the site which shall be upgraded to a gravel drive with this proposal. The disturbances for each area are as follows:

Site Development

Acreage disturbed: 54.9 acres

Acreage over 15%: 34.6 acres

Wetland and wetland buffer clearing: none

Disturbances: Removal of tree cover, topsoil, soils for reuse on site.

Estimate of Rock removal: 5.6 million yards, refer to cut/fill plan

Disturbance Intent: Create one pad site which is accessed by a single boulevard road with pedestrian connectivity buffered from surrounding land uses.

The fire department has requested a separate 24' wide gravel access lane to the site which is located to the north of the entrance boulevard.

Final Development area description:

Impervious Area: 17.20 acres

Building Area: 4.63 acres + 0.11 Sewage Treatment + .36 acres (potential hotel footprint expan.)

Slope area: 2/1 with grass cover: 8.1 acres

Pond Areas: 2.2 acres

Bio-retention Areas: 2.6 acres+ Planters: 0.46 acres

Landscape Islands and planted areas: 19.1 acres

Mitigation of the disturbance consists of the extensive planting plan proposed.

Utility Area:

Acreage disturbed: 9.8 acres

Acreage over 15%: 0.2 acres

Wetland and wetland buffer clearing: none

Disturbances: Removal of tree cover, topsoil for reuse on site.

Estimate of Rock removal: none.

Disturbance Intent: Create subsurface sewage treatment area with approximately 36 inches of septic fill and 6 inches of topsoil cover.

Create an access driveway for water storage tank and water treatment building.

Final Development area description:

Impervious Area: limited to driveway with remainder gravel.

Water treatment plant: allocate: 0.11 acre

Well Building & tank: allocate: 0.11 acre

Grass cover: 9.6 acres

Mitigation of the disturbance consists of the large grass area on the hillside which is mowed as a field twice per year.

ENVIRONMENTALLY SENSITIVE LANDS

The Town of Kent Zoning Code identifies Environmentally sensitive lands under section 77-72. definitions as:

Wetlands (as defined in Chapter **39A**), areas of special flood hazard (as defined in § **39-4**) and steep slopes (ground areas having a topographical gradient greater than 15%).

The discussion of the existing conditions on the site are addressed through individual sections which follows.

Wetlands:

A total of 14.3 acres of wetland were delineated on the proposed site according to vegetation and soil conditions (see Map #8). None of these wetland areas exist within the area of development. Rather, they are part of the 73± acres to be preserved as open space. As illustrated on the following map, some wetland areas consist of characteristic wetland vegetation, some consist of characteristic wetland soils, and some consist of both. In most cases, the soil line exceeds the vegetation line, thus a greater acreage of land will be considered wetland by soil as opposed to wetland by vegetation. Mapping by soils was determined by Michael Nowicki of Ecological Solutions, Inc. Wetlands delineated by soils total an approximate 9.4 acres and consist of either, or a combination of, Leicester and Sun soils. Both soils are poorly drained, hydric soils and are further described in the Soil Section. Due to the small size of the wetlands, all are Local Wetlands and based upon a NYSDEC review, are independent of the adjacent NYSDEC wetlands along Stump Pond and Stream.

Wetlands delineated by vegetation total an approximate 4.9 acres and consist of typical wetland vegetation. Trees found in the wetland areas consist generally of red maple (*Acer rubrum*), green ash (*Fraxinus pensylvanica*), and American elm (*Ulmus Ernericana*). The general understory consists of silky dogwood (*Cornus amornum*), spicebush (*Lindera benzoin*), and witch hazel (*Hamamelis virginiana*). Weeds and ground cover were found to consist generally of skunk cabbage (*Symplocarpus foetidus*), jewel weed (*Impatiens biflora*), goldenrod (*Solidago rigida*), jack-in-the-pulpit (*Arisaema atrorubens*), bulrush (*Scirpus spp.*), purple loosestrife (*Lyrthrum salicaria*), bur-reeds (*Sparganium spp.*), grape (*Vitis spp.*), various ferns, mosses and lichens. As previously noted, Stump Pond resembles a "wet meadow" due to its presently dry state. It contains species characteristic of this environment including Queen Anne's lace (*Daucus carota*), goldenrod, purple loosestrife, bur-reed, common reed (*Phragmites communis*), cottonwood (*Populus spp.*) and pussy willow (*Salix discolor*).

The site plan has located the wetlands with a buffer of 100 feet along their perimeter. The wetlands are identified as #1 to #10 with each wetland acreage listed on the Existing Condition Map. The site plan maintains the integrity of the wetlands and buffers for all of the wetlands on the site.

The location of the proposed development impacts Wetland #9 (0.2 acre wetland at the base of the north-west corner of the site) by a slight reduction in water shed size. The soils are noted as CrC, a site inspection indicated that this wetland is within an existing depression on the site. The watershed which extends to this wetland is reduced in size. Mitigation is proposed through the discharge of ground water from the site footing drains through this wetland to maintain a water balance.

Special Flood Hazard:

Chapter 39-4 identifies:

The land in the floodplain within a community subject to a one-percent or greater chance of flooding in any given year. This area may be designated as Zone A, AE, AH, AO, A1-A30, A99, V, VO, VE, or V1-V30. It is also commonly referred to as the base floodplain or one-hundred-year floodplain. For purposes of this chapter, the term "special flood hazard area (SFHA)" is synonymous in meaning with the phrase "area of special flood hazard."

Map # 7 is the FEMA Map Flood Insurance Rate Map for Stump Pond Stream. The map is an official map of a community, on which the Federal Emergency Management Agency has delineated both the areas of special flood hazard and the risk premium zones applicable to the community.

A review of the maps indicates that there are no FEMA designated Special Hazard Zones denoted on the subject property. Stump Pond Brook, located to the west of US Route 84 contains the Hazard Zones pertinent to the Town of Kent Zoning regulations.

Steep Slopes

The steep slopes are identified on Map #1 for slopes of between 0 and 10, 10 to 15, 15 to 25 and greater than 25 percent gradient. Since the sensitive slopes are over 15 percent gradient, the last two categories are relevant to this definition.

The slopes have been developed through the use of the Civil 3D computer model based upon 2 foot contours converted from Lydar data for the site. This data was site verified at corner points by the surveyor to create the topographic map and datum for the site.

The slopes on the site greater than 15 percent gradient totals 73.5 acres. The area of disturbance for the site development is 54.9 acres as defined by the project limit of disturbance line. Within this area, the steep slopes being impacted total: 34.6 acres.

The septic area is generally of slopes less than 15 percent with some local areas of up to 20 percent slopes, an area which totals 9.80 acres. This area is mitigated by the inclusion of septic fill to a final slope of 15 percent in compliance with the PCDOH regulations.

The issue with steep slopes is the erodability of the soils. The area of this disturbance is within the Charlton chatfield complex soils (CrC & small area at top of hillside of CsD) which has a depth to bedrock of between 48 and 60 inches and soils of a granular nature with moderate erosion hazard. The intent of the project is to excavate the area to the proposed grades which will require the removal and stock piling of the top soils, removal and stock piling of the subsoils prior to the removal of any of the rock. The top soils depths encountered during the deep testing across the site is an average of six inches, which across the area of disturbance equates to 43,500 cy. The soils based upon an average depth to ledge of 60 inches equates to 435,000 cy in total. The soils shall be removed in areas of under 5 acres, stockpiled and stabilized with the rock faces exposed. The benches used for rock removal shall remain in place with diversion swales in place until remediation takes place at which time stockpiled soils shall fill the benches and woody plants shall be installed to create stabilized strips of deep soils and topsoil across the exposed faces. The process will include erosion control devices including; top of the hillside diversion swales, silt fence at 75' intervals, sediment basins and rock wash basins at the base of the hillside which become ponds, and ancillary practices which include watering for dust control, seeding of disturbed areas across the pad site and collection swales extending to the sediment basins.

During the rock removal operation, the slopes shall be cut through drilling and blasting which involves the collection and filtration of runoff which is discussed in the rock removal section of the report. The final site rock slopes are proposed as 2 horizontal to 1 vertical which can be stabilized with a good grass cover. The slope lengths are over 200 foot long which, with stabilized vegetation in place, will filter any local erosion across this face of site excavation.

SOIL DATA

Site soils have been defined using the NRC Soil Mapping Program. The findings are provided in Figure 1.0 with the following soils:

SOIL RATING TABLE				
Summary by Map Unit — Putnam County, New York (NY079)				
Map Unit Symbol	Map Unit Name	Rating	Acres in AOI	Percent of AOI
ChD	Charlton fine sandy loam, 15 to 25 percent slopes	B	2.7	2.00%
ClB	Charlton fine sandy loam, 3 to 8 percent slopes, very stony	B	5.6	4.00%
ClC	Charlton fine sandy loam, 8 to 15 percent slopes, very stony	B	1.2	0.80%
ClD	Charlton loam, 15 to 25 percent slopes, very stony	B	2.5	1.80%
CrC	Charlton-Chatfield complex, 0 to 15 percent slopes, very rocky	B	60.6	43.50%
CsD	Chatfield-Charlton complex, 15 to 35 percent slopes, very rocky	B	55.3	39.80%
CtC	Chatfield-Hollis-Rock outcrop complex, 0 to 15 percent slopes	B	2.2	1.60%
CuD	Chatfield-Hollis-Rock outcrop complex, 15 to 35 percent slopes	D	2.2	1.50%
HrF	Hollis-Rock outcrop complex, 35 to 60 percent slopes	D	4.1	3.00%
LcB	Leicester loam, 3 to 8 percent slopes, stony	A/D	0.7	0.50%
Pa	Natchaug muck, 0 to 2 percent slopes	B/D	0.3	0.30%
Sm	Sun loam, extremely stony	C/D	1	0.70%
Uf	Urban land		0.5	0.40%
UhC	Urban land-Charlton complex, 8 to 15 percent slopes		0.1	0.10%
Totals for Area of Interest			139.1	100.00%

Soil description reports are available from Putnam County Soil Services.

WETLAND PERMITTING

The lot contains several local wetlands on the south portion of the site with two local wetlands to the north of one of the proposed hotels. There are adjacent NYSDEC wetlands that exist beyond the property line. A Soil Scientist will examine the impact the current development may have on these wetlands. There are no anticipated impacts to local wetlands.

NYSDEC WETLANDS

The plan provides the location of the adjacent NYSDEC wetland areas. All of the areas fall outside of the edge of the property lines. There are several tributary streams which may feed the offsite NYSDEC wetland areas. These shall be evaluated by a Soil Scientist as the project progresses. Refer to Offsite Wetland Mapper, Figure 2.0. These are anticipated impacts to local wetlands.

NYCDEP PERMITTING

The site appears to drain to Stump Pond which is located to the west across US Route 84. Stump Pond drains through Horse Pound Brook (NYSDEC stream) to West Branch Reservoir located to the south in Carmel, NY. Accordingly, the project is within the NYCDEP Water Supply, refer to the NYCDEP Watershed Map in the report, and must follow the NYCDEP Rules and Regulations.

It is the intent of this project to leave the portion of the site with wetlands undisturbed.

PERMITS REQUIRED

The permits required are as follows:

1. Town of Kent Wetland Permit

Buffer requirements:

For all wetlands, the "controlled area" shall extend 100 feet away from the edge of the wetland. Refer to 39A-3(F) and 39A-6 of Town of Kent Code.

2. NYCDEP

A permit will be required with greater than 2 acres of disturbance. A site visit will be required to check for any existing watercourses.

Each permit above shall be addressed with a SWPPP and Stormwater Management Report.

SOLID WASTE DISPOSAL

A dumpster enclosure is proposed for each of the commercial developments on the site plan. Garbage shall be picked up by a local carter and disposed to a certified transfer station or landfill.

The truck stop will generate waste that will be disposed of by certified carters for waste such as tires, oil, or other truck/car related fluids and solids. An enclosed concrete based dumpster area with screening will be provided along with a drain with oil filter.

STORMWATER MANAGEMENT

The project scale shall require attenuation as dictated by the NYSDEC. The proposal is to collect the runoff from the buildings and parking and attenuate the runoff to pre-development levels with proposed wet ponds and bio-retention treatment methods. After attenuation the drainage will flow into drainage swales and then into existing wetlands. The sizing and placement of these methods and structures will be developed along with the project.

LANDSCAPING

Landscaping shall be provided per the Zoning Code.

A 40' buffer shall be planted to screen parking areas from the street.

Edge of excavation grading is set at 2 on 1 slope in compliance with General NYS Mining Regulations for rehabilitation purposes.

The project proposes a developed landscape around the hotels and water park. The landscaping will be designed for parking lot and roadway areas as well as special interest areas around the hotels. The intent is to have a tree lined boulevard into the complex and avenues of trees to provide shading in the summer and break the wind in the winter months.

The large parking areas will be separated by planted islands with trees provided for shading. The hotels will have a planted entry circle providing a viewpoint as the sites are entered from the main access drive.

The water park will have a large entry patio with either specific planting islands or large urns with flowering plants during the summer and coniferous bushes in the winter months.

The large areas between the buildings will be planted with grass and maintained on a regular basis to provide open spaces for the guests as well as aid in the development of areas to treat water drainage being generated by the buildings and parking lots.

On the lower area with the retail use and restaurant, the planting islands will be planted with low shrubs and trees. The parking perimeter areas will be buffered with coniferous varieties of trees and bushes to maintain a visual buffer through the winter.

TRAFFIC IMPACT

A Traffic Study will be provided to determine the impact on local roads. Traffic generation shall be predominately from Exit 17 of US Route 84 since the uses proposed are destination traffic generators with little bypass traffic except for the restaurant proposed. Truck traffic to the truck stop is for both directions along US Route 84.

SIGNAGE

The signage shall be in compliance with the ordinance under section 77.37 of the Kent Code. Sign locations are shown on the site plan. These permits will be obtained as individual tenants build out and make use of the pads developed. If variances are needed, individual tenants will obtain the proper permits prior to installation of any signage.

LIGHTING

Lighting shall be provided per Section 77-44.3.

A Lighting Plan will be provided upon further development of the site.

Light plans shall provide the following;

- Requires Safety & Justification
- How fixtures minimize offsite light spillage
- Hours of operation
- Analysis of light spillage view sheds
- Specifications of fixtures/coverage ratings
- Illumination values for all developed portion of the site in foot-candles (Fc)
- Estimate of annual energy savings in kilowatt hours (kwh)

NOISE IMPACTS

The proposed facility is buffered from the surrounding properties with large buffers and planted areas which will reduce noise impact on the neighboring sites. The location off Interstate Route I-84 to the north also develops an ambient noise level above that developed by the site.

Excavation of the rock quantities shall require a separate noise study to predict the impacts due to blasting. The design is such that the blasting forces shall project towards US Route 84.

A Noise Study will be provided with the DEIS.

IMPACT ON THE COMMUNITY

The site plan is submitted in compliance to the IOC Zone. The permitted uses should not constitute a change in the character of the commercial corridor located along Route 52 and I-84. The project will provide jobs for local towns people and provide recreational activities and accommodations for a larger radius.

ROCK REMOVAL

The site has been graded with 10' vertical contours for simplicity. A 3D tin has been prepared to determine the extent of cut. While overburden is not known, a minimum of 5,000,000 cubic yards can be excavated. A tin will be provided depicting the extent of cut anticipated across the site.

The pad for the Truck Stop and Hotel/Recreation Complex has been separated since the uses are somewhat diverse. The excavation for each is separate as noted on the site plan. The intent is to create the truck stop and restaurant pads first and later create the access road to the hotels and recreation center area. The ponds proposed shall be utilized as sediment collection areas as the

project continues. An independent traffic report shall be prepared for the truck trips required for material process movement off-site to the Route 84 corridor.

WATER

There are ten existing wells across the site. The intent is to abandon and cap off several of them. Once several of the wells have been tested again for pressure and the water tested for current health standard requirements, it will be determined which ones will be used for the required flow for the project. The water supply lines will join at the proposed water treatment building on the property and then be distributed to each of the buildings as they are developed.

SEPTIC

The site shall be serviced by a sewage treatment plant and subsurface sewage disposal system. Site testing has been completed with an area designated in compliance with Dutchess County Department of Health (DCDOH) regulations. The system will be designed in accordance with the NYCDEP and PCDOH regulations. This permit would be pending SEQR determination. The following are aspects of the onsite disposal.

Soils

A review of the overall site indicated that an extensive area at the north east corner contains Charlton Soils (CrC) which are between 8 and 15% slopes, well drained and deep to ledge (7'+). Since this is a commercial project slopes are permitted up to 20% for the septic area. The absorption areas selected are noted on the site plan and were identified during the deep testing of the site.

Design Reference

Submission will be based upon New York State Design Standards for Intermediate Sized Wastewater Treatment Systems, dated March 6, 2014.

Each specific use is listed below and the corresponding septic effluent generation rate: reference page B18, 19 and 20.

Hotels per sleeping room: (Add for banquet hall, restaurant, pool/spa or theater).	110 gpd for new plumbing fixtures
Restaurants:	35 gpd per seat 50 gpd per seat when open 24 hrs per day
Conference Center (Banquet Center):	10 gpd per seat
Retail Use:	0.1 gal/sf/day
Restaurant seating:	75 gpd per seat for freeway restaurant
Recreational Facility: (similar to a swimming pool)	10 gpd per patron

Estimated Flows:

La Quinta: 104 rooms (110 gpd)	=	11,440 gpd
Radisson: 150 rooms (110 gpd)	=	16,500 gpd
Add for 100 Seat Hotel Restaurant (35 gpd)	=	<u>3,500 gpd</u>
Subtotal:		31,440 gpd
Retail (60,500 x .1)	=	6,050 gpd
Restaurant (100 seats)(75 gpd)	=	7,500 gpd

Indoor Water Park (Recreational Facility): (400 patrons/day) (10gpd)	=	4,000 gpd
Conference Center (50,000 sf) 250 seats x 5 halls = 1,250 seats (10gpd)	=	12,500 gpd
Total flow for all uses proposed:		61,490 gpd.
Reduction with water savings devices (80%)	=	<u>49,192 gpd</u>

The large disposal fields as noted on the site plan may require additional reductions.

The project intent is to use a water recycling system to store treated water for toilet flushing. Treatment for recycling would include charcoal filter, followed by sand filter and UV tertiary purification.

The sewage treatment plant would require a peak capacity of 50,000 gpd. The permit application is for 29,500 gpd for subsurface discharge with an additional 41,000 gpd in tanks available (which is equivalent to 2-days of storage) for flush water.