

		<b>Date</b>	November 24, 2015
<b>By</b>	Ken Costello	<b>Project No.</b>	15169
<b>Subject</b>	Site Analysis	<b>Project Name</b>	Cortland County Corrections

The following is a synopsis of findings from the site investigation/analysis of the three top rated sites for the construction of the new Cortland County Correctional Facility and Public Safety Complex.

### Gunzenhauser

The Gunzenhauser site is located just north of Route 81 at the Clinton Ave. interchange. The site consists of two undeveloped lots that consist of wooded areas and farm fields. The site has significant grade change from the low area on the east sloping up to the west more than 250' in elevation. Due to the limited road frontage on Locust Ave. and relatively steep slopes of Locust Ave., another means of site access is recommended. The most likely location for the main site access would be on the east side of the Cortland Redi-Mix property. This access point would require an easement or land purchase. Due to steep slopes on the site, significant earthwork would be required to create the access road and a building pad. Earthwork is likely to encounter rock as there is surficial evidence of shale. There are utilities in Locust Ave./Clinton Ave. area servicing the adjacent commercial developments but due to the elevation gain to get to the building pad, the need for a fire pump is highly likely.

#### Highlighted Evaluation Criteria

- Location: This site is located in close proximity to the highway with easy access on and off and into the City of Cortland.
- Topography/Soils: The site has significant topography changes and the most appropriate building location is approximately 90 feet above the road connection point. In addition, earthwork excavations/cuts will like encounter shale as there is evidence of fragmented shale on the surface of the site.
- Additional Development Costs: In addition to earthwork costs, other costs associated with developing this site include the need for a fire pump for water because of the significant grade change and acquisition of an access easement from Cortland Redi-mix.

### McGee

The McGee site consists of two parcels of land located on the east side of Route 13 at the Virgil/Cortlandville town line at the intersection of Webb Road. The site slopes up gently to the east and consists mainly of farm fields. There is a "Class C" stream on site that cannot be disturbed without permitting but work can occur to the edge of stream without permits. In addition, the proximity of the development area on the site to adjacent residential parcels and the Sunoco station may warrant landscape screenings.

#### Highlighted Evaluation Criteria

- Location: This site is located close to indicated high call volume areas and has immediate access to Route 13.
- Utilities: Gas, water and sewer utilities do not service this site and all would have to be extended. In addition, the gas company has noted that there are capacity issues on the south end of the system where this extension would be tying into to.

- Traffic Generation: Due to the high volume and speed of traffic on Route 13 at this site, some modifications may be required to improve site access safety. At a minimum it is likely that a southbound left turn lane and northbound deceleration lane will be required.

### Clowser

The Clowser site is located on the east side of Route 13 near Byrne Dairy and is an undeveloped site with wooded areas and farm fields. The site has significant grade change heading east from Route 13, gaining 300'+ in elevation at the east property edge. There is a "Class C" stream on site that cannot be disturbed without permitting but work can occur to the edge of stream without permits. In addition, the proximity of the development area on the site to the recently constructed tractor supply store may warrant landscape screenings.

#### Highlighted Evaluation Criteria

- Location: This site is located close to indicated high call volume areas and has immediate access to Route 13.
- Topography/Soils: The site has significant topography changes and the most appropriate building location is approximately 20 feet above the road connection point. Earthwork efforts will require cutting and filling on the site but effort is not as significant as Gunzenhauser.
- Traffic Generation: Due to the high volume of traffic on Route 13, some modifications may be required to improve site access safety. At a minimum it is likely that a southbound left turn lane and northbound deceleration lane will be required.
- Utilities: The gas company has noted that there are capacity issues on the south end of the system in the vicinity of the site.

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