



851 Chemung Street
Horseheads, New York 14845

November 19, 2013

Mr. Tim Gilbert, Code Enforcement Officer
Town of Big Flats Code Enforcement Department
476 Maple Street, P.O. Box 449
Big Flats, New York 14814

**Re: Renovation of Building for Vehicle Detailing Operation
Review of Stormwater Management Plan
Big Flats, New York**

Mr. Gilbert:

I have completed a review of the following submitted information for the above-referenced project regarding the proposed stormwater management system for that project. This information was provided by the applicant's architect in response to my September 30, 2013 review letter.

- Response letter to my September 30, 2013 letter, Prepared by Robert W. Vollmer Architect, Dated October 15, 2103, Received October 24, 2013
- Drainage plan, Sheet L2A entitled "Filter System – Renovation of Building, Vehicle Detailing, Kent Brown Toyota", Prepared by Robert W. Vollmer Architect, Unstamped by a licensed design professional, Dated September 12, 2013, Received October 24, 2013
- Water Quality Design Report for K.B. Toyota Car Wash, Engineer: The Architect's Office, Prepared by CrystalStream Technologies, Unstamped by a licensed design professional, Dated September 20, 2013, Received October 24, 2013
- Filter Bed Sizing Calculations, Received October 24, 2013

This project does not exceed 1-acre of disturbance and, as such, does not require a NPDES permit for Stormwater Discharges. The project site is located within an Aquifer Overlay District. Given the proposed land use has been deemed a "hotspot" land use and infiltration of developed stormwater is proposed, a drainage plan has been prepared to outline proposed stormwater treatment methods.

My review comments and questions regarding the stormwater management system for the above-referenced project, based upon the submitted information, are as follows.

1. As per the submitted plans, the proposed "filter bed" shall be located within the footprint of an existing building (to be demolished). In the response letter from the applicant's design professional, it is noted that the walls and floor of this building are to be removed and replaced with imported fill material. Regarding this subject, the plans should clearly note/specify the following.
 - The type of imported material with the associated design infiltration rate.
 - The existing basement walls and floor being removed.
 - How the soils below the basement floor slab will be restored.

2. In regards to the calculations for the sizing of the proposed filter bed, it is recommended that these calculations be reviewed by the applicant's design professional.
3. As a condition of the approval of the proposed stormwater management system, the applicant's design professional shall complete appropriate soils testing to confirm that the infiltration rate of the in-place imported fill material is equal to (or greater than) the assumed infiltration rate that was used for the sizing of the "filter bed".
4. A formal, signed enforceable operation and maintenance agreement for the stormwater collection and management system shall be provided by the Applicant. Furthermore, this agreement must reference and include an approved Operation & Maintenance Plan. This is especially pertinent to this project, as the selected stormwater management practices will have specific O & M needs to maintain their on-going performance.

This agreement shall be binding on all subsequent landowners and recorded in the office of the County Clerk as a deed restriction on the property. Also, the Applicant shall convey to the Town easements and/or rights-of-way to assure access for periodic inspections by the Town or their representatives (and for maintenance if required). These agreements, as well as the Operation & Maintenance Plan, shall be subject to the review and approval of the Town of Big Flats, their attorney, and Chemung County Stormwater Coalition.

5. The final drainage plan, reports, etc should be stamped by the responsible licensed design professional.

If you have any questions or comments regarding this letter, please do not hesitate to contact me. Furthermore, I would be happy to meet to discuss this project in greater detail.

Sincerely,



Jimmie Joe Carl, P.E.

Cc: Andy Avery, Chemung County DPW
Galen Salisbury, Chemung County Sewer District