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851 Chemung Street  
Horseheads, New York 14845

April 11, 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: Tri-County Conference Center  
Big Flats, New York  
Review of Stormwater Management Plan**

Mr. Gilbert:

I have completed a cursory review of the above-referenced project regarding the proposed stormwater management system for that project.

- Stormwater Pollution Prevention Plan for Tri-County Conference Center, Stamped by a NYS Licensed Professional Engineer, Prepared by Fagan Engineers, Dated March 2013, Received March 15, 2013
- Site Plan Drawings for Tri-County Conference Center, Indicated to be Preliminary Prints, Not Stamped by a NYS Licensed Professional Engineer, Prepared by Fagan Engineers, Dated March 15, 2013

My cursory review comments and questions regarding the stormwater management system for the above-referenced project, based upon the submitted preliminary information, are as follows. At your request, we would be happy to direct a copy of this letter to Fagan Engineers.

#### HYDROLOGIC & HYDRAULIC MODELING

##### Existing Conditions

1. The existing grassed area to the east of the Toys-R-Us site may presently provide stormwater storage and detention (as well as possibly some degree of infiltration) and may act to reduce stormwater flow rates and volumes to off-site areas. Accordingly, this grassed area should be evaluated as such. Within this grassed area, an existing topographic depression exists near Colonial Drive which may store (and possibly infiltrate) runoff. Furthermore, a flat area, adjacent to the existing lawn inlet, may act to provide some degree of storage and detention of existing stormwater flows.
  - The existing tributary area to this grassed area should be determined and included in the hydrologic/hydraulic study. It appears that this tributary area includes a portion of Colonial Drive, as well as the area at the northeast of the intersection of Hickory Grove Road and Colonial Drive (which is over 13 acres).
  - In regards to the existing React building, it appears that at least a portion of the roof area drains to this grassed area. How were the roof drain discharge points determined?
  - Could this grassed area be part of a stormwater management plan for an existing adjacent development?

2. In regards to the Existing Drainage Area #3, some of this area does not drain to the existing drywell. Also, could this drywell be connected to a free-draining storm sewer system?
3. Some existing culverts are not shown on Sheet C1 – Existing Conditions.
4. In regards to the Existing Drainage Area #5, a portion of this area drains to the existing yard inlet in Existing Drainage Area #2.
5. How were the roof drain discharge points for the adjacent Guthrie Medical Group building determined?

#### Post-Developed Conditions

1. In regards to Drainage Area #8, a tributary drainage area map is requested.
2. In the SWPPP, it is requested that Stormwater Mitigation Summary tables be provided which include the immediate project site, as well as the immediate project site with tributary off-site areas.

#### STORMWATER MANAGEMENT CONSIDERATIONS

1. Design details regarding the proposed extended detention basins, rain gardens, bioretention areas, and bioretention swales (including outlet control structures, spillways, and berms) should be provided on the plans.
2. Detailed Runoff Reduction Volume (RRv) calculations should be provided.

#### STORMWATER CONVEYANCE

1. Hydrologic and hydraulic calculations justifying the ability of the proposed stormwater collection and conveyance system (including roof drains) to convey peak design flows should be provided, as part of the SWPPP. These should include consideration to potential tailwater conditions.
2. The calculations shall include estimates of the hydraulic capacity of stormwater inlets.
3. Roof drains for the proposed buildings should be shown on the plans.

#### EROSION & SEDIMENT CONTROL

1. A detailed E & S Plan should be developed, which is customized for this project.

#### MISCELLANEOUS

1. In accordance with the Town's Stormwater Management and Erosion and Sediment Ordinance, 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.

2. This review pertains to stormwater management. The Applicant is responsible to obtaining all necessary approvals, including those from the Town of Big Flats and the Chemung County Sewer District.
3. Soil restoration should be completed in accordance with Chapter 5 of the New York State Stormwater Management Design Manual. Appropriate information should be included on the plans.
4. In accordance with the SPDES Stormwater General Permit for Construction Activity, documentation must be included in the SWPPP that the proposed construction activities will not adversely affect a property that is listed or is eligible for listing on the State of National Register of Historic Places (including archeological sites).

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: Galen Salisbury, Chemung County Sewer District