



CHEMUNG  
COUNTY  
STORMWATER  
COALITION

851 Chemung Street  
Horseheads, New York 14845

August 13, 2014

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: Hickory View Apartments  
Big Flats, New York  
Contingency Stormwater Management Plan**

Mr. Gilbert:

I have completed a review of the following information for the above-referenced project regarding the proposed stormwater management system for that project. This information was submitted in response to my June 27, 2014 review letter.

- Response letter to our June 27, 2014 review letter, Dated June 27, 2014, Prepared by Larson Design Group, Received July 23, 2014
- Stormwater Management Contingency Plan for Hickory View Apartments, Prepared for Arnot Realty Corporation, Stamped by a NYS Licensed Professional Engineer, Prepared by Larson Design Group, Project No. 6632-00-6A, Revision Dated July 23, 2014, Received July 23, 2014
- Stormwater Management Contingency Plan, Final Contingency Design Narrative, Not Stamped by a NYS Licensed Professional Engineer, Prepared by Larson Design Group, Project No. 6632-006, Revision Dated July 2014, Received on July 23, 2014

As you are aware, as a condition of the original approval of the Hickory Grove Apartments projects, a contingency stormwater management plan had to be implemented, if standing water (lasting for 48 hours or more) and/or stormwater discharges leaving the site were occurring. Soon after the construction of the Hickory Grove Project, standing water (lasting for extended durations) and stormwater flows from the project site being discharged to off-site areas were occurring. These shortcomings were witnessed and documented by the Town and, in turn, the Applicant was directed to pursue an associated contingency plan.

The current submission from the Applicant's engineer outlines details associated with their proposed stormwater contingency plan. Upon review of the above information, I believe that the proposed stormwater management system design and SWPPP are acceptable. This acceptance is conditioned upon the following items.

1. A minimum of three additional sets of stamped Site Plan Drawings shall be provided to this office. A minimum of four sets of the stamped Final Contingency Design Narrative shall also be provided to this office.
2. One set of the approved Site Plan Drawings, with the executed approval stamp of the Chemung County Stormwater Coalition, must be on-site at all times during construction and site stabilization. Also, it is requested that a PDF of the approved plans be directed to this office for our digital records.

3. This acceptance pertains only to stormwater drainage and management facilities. It is incumbent upon the Applicant to obtain all necessary regulatory approvals. It is requested that copies of all necessary regulatory permits be provided to the Town's Code Enforcement Officer for their records.
4. Upon completion of the proposed improvements, a licensed professional engineer shall provide a certification letter to the Town of Big Flats (copied to the Chemung County Stormwater Coalition), stating that the project was constructed in conformance with the approved plans and specifications.
5. In accordance with the Town's Stormwater Management and Erosion and Sediment Ordinance, an operation and maintenance agreement for the stormwater collection and management system exists for the original Hickory View Project is in place. This operation and maintenance agreement (and associated O & M Plan) should be expanded/modified to include the proposed improvements associated with the contingency stormwater management plan.

This expanded/modified agreement (including the expanded/modified O & M Plan) 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).

As a point of understanding, the proposed stormwater system would be considered to be operating ineffectively if;

- i. The wetland area is full and stormwater is being discharged from the wetland area.
- ii. Stormwater from the Hickory View Apartment site is otherwise reaching off-site areas.

The expanded/modified O & M Plan should include actions to be undertaken if the stormwater management system is operating ineffectively. Furthermore, the expanded/modified O & M Plan should outline operational provisions for the slide gate in the proposed outlet structure. Also, the conditions regarding the Emergency Overflow Area shall be incorporated into this O & M agreement.

If you have any questions or comments, please do not hesitate to contact us. Furthermore, we would be happy to discuss this project in greater detail.

Sincerely,



Jimmie Joe Carl, P.E.

cc: Jessica Verrigni, Chemung County Stormwater  
Mike O'Connell, P.E., Larson Design Group