



851 Chemung Street
Horseheads, New York 14845

June 10, 2022

Attn: Mr. John McCracken, Director of Code Enforcement
City of Elmira
Inspection Services Department
101 West Second Street
Elmira, New York 14901

**Re: Proposed New Event Space Parking Lot for Meals on Wheels of Chemung County
409 William Street, City of Elmira
Review of Stormwater Management Plan**

Mr. McCracken:

I have completed a review of the following submitted information for the above-referenced project regarding the stormwater management plan for that project.

- Site Plans for New Event Space Parking Lot for Meals on Wheels of Chemung County, Prepared by Robert Butcher, PLLC, Dated May 2022, Received March 23, 2022, Stamped by a licensed architect

Sheet 1 – New Event Parking Lot Site Plan

Sheet 2 – Erosion & Sediment Control Notes/Details/Grading Plan

Sheet 3- Erosion & Sediment Details

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

I. Grading Plan

1. Existing topographic data for the site (including existing contour lines and spot elevations) should be provided on the plans. Existing spot elevations at the drive entrances should be indicated on the plans.
2. Additional proposed elevation data for the project site is needed, including for the proposed parking area and drives.
3. The Grading Plan should provide sufficient detail to clearly demonstrate where site drainage shall be directed. For example, with the current Grading Plan, it is uncertain where the proposed parking rows are intended to be sloped. Are these proposed to slope/drain to the proposed dry wells? Also, what area will drain to the existing dry well?

II. Soils Testing & Evaluation

1. It is understood that an evaluation of the on-site soils has been completed, including the completion of a test pit. It is requested that a narrative of the soils evaluation be included in the SWPPP, including the design infiltration rate and estimated vertical distance from the bottom of the proposed dry wells to the groundwater table.
2. Calculations shall be provided that document that the proposed dry wells can accommodate the runoff from the pavement area should be provided.

III. Other Drainage Items

1. What specific improvements shall be completed with the proposed "Reworking" of the existing dry well?

IV. Erosion & Sediment Control

1. The Plans should indicate the anticipated Limits of Disturbance.
2. It appears that a single construction access is proposed for this project. Will the other entrance (on 2nd Street) be closed during construction? If so, this should be indicated on the Plans.
3. The Sequence of Construction should be refined to reflect the specifics of this project, including when the Inlet Protection measures shall be installed.
4. The SWPPP should indicate when and what maintenance is required for the various proposed erosion control measures.

V. Operation & Maintenance Plan/Agreement

1. In accordance with the City of Elmira'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 stormwater infiltration systems will have specific O & M needs to maintain the 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 City easements and/or rights-of-way to assure access for periodic inspections by the City 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 City of Elmira, their attorney, and Chemung County Stormwater Coalition.

2. In regards to the proposed stormwater infiltration systems, a detailed O & M Plan should be developed that includes (but not be limited to) the following items.
 - i. Specific operation and maintenance tasks
 - ii. Monitoring requirements (including frequency)
 - iii. Frequency of and thresholds (triggers) for maintenance activities

Like other stormwater infiltration systems, the proposed drywells would have an effective life span, after which the repair and/or replacement of these would be needed. A number of factors impact the effective working life of an infiltration system, including the nature of the existing soils, the nature and amount of solid particulates discharged to the system, the degree of maintenance, and the nature of the pretreatment provided. Maintenance of the proposed infiltration system will be critical to the long-term performance and effective life of these systems.

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

Sincerely,



Jimmie Joe Carl, P.E.

Cc: Robert Butcher Architect, PLLC
Wenzel Construction