



851 Chemung Street  
Horseheads, New York 14845

September 14, 2021

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

**Re: Proposed Medical Office Building  
503 Park Place, City of Elmira  
SWPPP Acceptance Letter**

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 Development Drawings for Proposed Medical Office Building, Prepared by James Allen Rumsey, Dated August 25, 2021, Received September 9, 2021, Stamped by a licensed professional
- Stormwater Pollution Prevention Plan for Proposed Medical Office Building, Prepared by Pinewoods Engineering, P.C., Revision dated August 24, 2021, Received September 9, 2021, Stamped by a licensed professional engineer
- E-mailed responses from Matt Oates P.E. of Benderson Development, Dated September 9, 2021

Upon review of the above submitted information, I believe that the SWPPP and stormwater management system are acceptable. This acceptance is conditioned upon the following items.

1. A minimum of three (3) sets of stamped hardcopies of the final approved Site Development Drawings and the Stormwater Pollution Prevention Plan (SWPPP) shall be provided to the City, prior to the start of construction. These sets shall receive the executed approval stamp of the Chemung County Stormwater Coalition. Only one of these sets shall be returned to the Applicant. If the Applicant wishes to have additional copies of the approved Site Development Drawings and SWPPP with the executed approval stamp of the Chemung County Stormwater Coalition, the Applicant can provide additional sets beyond the minimum required number of three sets.
2. One set of final approved Stormwater Pollution Prevention Plan and one set of the approved Site Engineering Drawings, with the executed approval stamp of the Chemung County Stormwater Coalition, must be on-site at all times during construction until complete site stabilization.
3. A PDF of the approved plans and SWPPP shall be directed from the applicant to the City of Elmira's Director of Code Enforcement and to this office for our digital records.

4. This acceptance pertains only to stormwater drainage and management facilities to fulfill the City's MS4 responsibilities to review SWPPPs. It is incumbent upon the Applicant to obtain all necessary regulatory approvals and permits.
5. Within 7 days of the start of construction, the Applicant shall arrange a meeting with the City of Elmira's Director of Code Enforcement, the Chemung County Stormwater Coalition, and the Applicant's design professionals, to discuss requirements associated with the SWPPP and SPDES permit.
6. As per soil borings completed for this project, a clay/silt soil layer covers the site and overlays a gravel/sand layer. The thickness of the clay/silt layer varies over the site. The stone encasement for the dry wells and the stone encasement for the washed stone within the perforated pipe trenches shall extend into the underlying sand/gravel layer.  

The Applicant shall have a geotechnical engineer on-site to observe the installation of the proposed dry wells and trenches of the perforated storm sewer piping to confirm that the stone encasement for the dry wells and perforated storm sewer enters the underlying sand/gravel layer.
7. Upon completion of the proposed site construction (including the stormwater collection and management systems), a licensed design professional (on behalf of the developer) shall provide a certification letter to the City of Elmira's Director of Code Enforcement (copied to the Chemung County Stormwater Coalition), stating that the grading and stormwater management system for the project was constructed in conformance with the approved plans and specifications.  

In addition, a letter from the geotechnical engineer that observed the installation of the dry wells and the perforated storm sewer infiltration trenches shall be provided that certifies that the stone encasements for these were extended to the underlying sand/gravel layer.
8. The proposed stormwater management system includes four dry wells, perforated storm sewer infiltration trenches, and stormwater inlets. The stormwater collection and management systems were designed to accommodate a 100-year storm event such that runoff from the proposed building will not reach off-site areas. A design infiltration rate of 6.65 in/hour was utilized.
9. To maintain the existing Hydrologic Soil Group rating for disturbed areas proposed to be vegetated, Soil restoration shall be completed in conformance with NYSDEC's document entitled Deep-Ripping and Decomposition, April 2008 and Table 5.3 of the NYS Stormwater Management Design Manual.
10. Silt, sediment, and/or dust shall not be allowed to leave the project site, including tracking onto public streets. Furthermore, silt and sediment shall not be directed to the proposed stormwater infiltration systems. Erosion and sediment controls, outlined in the accepted Erosion & Sediment Control Plan, shall be implemented and maintained to ensure this purpose. If silt, sediment, and/or dust are found to be leaving the site or being directed to the stormwater infiltration systems, the Owner (or their contractor) shall take immediate actions to correct the situation.
11. It is imperative that silt and sediment not be directed to the proposed infiltration systems, as the infiltration capacity of the proposed dry wells and infiltration trenches could be negatively impacted. Furthermore, compaction and/or smearing of the soils within the infiltration system shall be avoided, as these can result in a reduction of the infiltration capacity.
12. Appropriate erosion and sediment control measures shall be implemented at any off-site spoils area, where cut from the project site shall be placed and stockpiled. These measures shall be consistent with the New York State Standards and Specifications for Erosion and Sediment Control. The Erosion & Sediment Control Plan shall be amended, if off-site soil stockpile areas are proposed to be utilized for this project.
13. Digital copies of the required site inspection reports by a Qualified Inspector shall be provided to the City of Elmira and the Chemung County Stormwater Coalition within 1 day after the completion of the site inspection.

14. A formal, signed enforceable maintenance agreement for the stormwater management system shall be provided by the Applicant/Owner, accepted by the City, and executed by the Applicant, prior to the issuance of the Certificate of Occupancy for this project. 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. That agreement must be fully consistent with the City's Stormwater Management and Erosion and Sediment Control Ordinance and accepted by the City and their attorney.

The maintenance agreement shall include a detailed operation & maintenance plan that has specific provisions for the long-term maintenance of the stormwater management system, including (but not 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

The operation & maintenance plan has not been accepted as of the date of this letter. The Applicant is responsible for submitting the operation & maintenance plan within one-week of the date of this letter to the Director or Code Enforcement of the City of Elmira (and the Chemung County Stormwater Coalition) for their review and acceptance.

Like other stormwater infiltration systems, the proposed drywells (and infiltration trenches) 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 the 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.

The Operation & Maintenance Plan should include the following items.

A. Overall Infiltration System Performance

- i. As per the submitted Stormwater Management Report, *"The stormwater measures have been designed to contain the post-developed 100-year storm event without offsite flow. The system is designed to completely infiltrate collected runoff for storm events up to and including the 100-year event"*.
  - a. Maintenance and system improvement items to be implemented, if stormwater overflows occur that result in stormwater from the project site reaching off-site areas during a storm event with a return frequency of 100-years (or lower).
  - b. Time frame to implement above maintenance and system improvement items
- ii. The observed infiltration rate in the infiltration system (as measured in a drywell or catch basin) is less than the design infiltration rate.
  - a. Procedures for measuring observed infiltration rates
  - b. Maintenance and system improvement items to be implemented, if observed stormwater infiltration rates are less than the design infiltration rate
  - c. Frequency of completing the measurement of observed infiltration rates

- B. Maintenance of Catch Basins
  - i. Frequency of inspection of catch basins
  - ii. Threshold for cleaning of sumps
  - iii. Threshold for cleaning grates
  
- C. Performance of Catch Basins
  - i. Stormwater flows are not being captured entirely by a catch basin and stormwater flows are leaving the project site and are reaching off-site areas.
    - a. Maintenance and system improvement items to be implemented, if a catch basin is not fully collecting stormwater flows from the project site and this uncollected stormwater is reaching off-site areas during a storm event with a return frequency of 100-years (or lower).
    - b. Time frame to implement above maintenance and system improvement items
    - c. Frequency of inspection
  
- D. Cleaning of Parking and Walk Areas
  - i. Frequency of inspection
  - ii. Threshold for cleanings
  
- E. Tables should be included in the O & M Plan that shall be used to document the date of inspections, the findings of the inspections, and maintenance completed to the stormwater system. These completed tables shall be maintained by the Owner on-site and shall be made available upon request by City of Elmira personnel for their review.

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: Andy Avery, P.E., City of Elmira  
Rick Vary, City of Elmira  
Matt Oates, P.E., Benderson Development