

Town of Manlius

Planning Board Meeting Agenda

September 12, 2022

6:30PM

1. Zoom Meeting Instructions

Documents:

[ZOOM PLANNING BOARD MEETING INSTRUCTIONS SEPTEMBER 12, 2022.PDF](#)

2. Pledge Of Allegiance

3. Approval Of Minutes August 22, 2022

4. Kaesar Compressors, INC. - 511 Sigma Drive, Fredericksburg, VA 22408 - Public Hearing - Site Plan And Special Use Permit - 7162 North Central Ave, East Syracuse, NY 13057 - Tax Map # - 054.-02-01.0

Documents:

[7162 NORTH CENTRAL AVE - APPLICATION AND SUPPORTING DOCUMENTS.PDF](#)

5. Route 5 Development Company, LLC - 540 Towne Drive, Fayetteville, NY 13066 - Initial Presentation - 2 - Lot Subdivision - 404 & 406 Towne Drive - Tax Map # 087.-01-15.2

Documents:

[INITIAL APP APPLICATION-SUBDIVISION.PDF](#)
[DISCLOSUE AFFIDAVIT.PDF](#)
[SEQR SHORT FORM-SUBDIVISION.PDF](#)
[SITE PLAN W SUB LINE AND PARKING CHART.PDF](#)
[SUBDIVISION MAP.PDF](#)

6. Peregrine Development, LLC - 217 Montgomery Street, Syracuse, NY 13202 - Initial Presentation - Site Plan And Special Use Permit - Peregrine Assisted Living Center - Medical Center Drive, Fayetteville - Tax Map # 086.-01-03.7

Documents:

[PLANNING BOARD APP_SIGNED.PDF](#)
[DISCLOSURE AFFIDAVIT_SIGNED.PDF](#)
[SPECIAL PERMIT APP_SIGNED.PDF](#)
[SPECIAL PERMIT EXHIBITS.PDF](#)
[22-2099 PEREGRINE SITE PLANS 2022-08-25.PDF](#)
[PERIGRINE-COLOR RENDERINGS.PDF](#)

7. A&E & SNY Center - Suite 38, 5781 Bridge Street, East Syracuse, NY 13057 - 2nd Presentation - Site Plan - Medical Center Drive - Behind Resort Lifestyles - Tax Map # 086.-

01-03.9

Documents:

[UPDATED - AANDE SITE PLAN SUBMISSION 2022-08-22.PDF](#)
[MANLIUS SUBDIVISION RECORDED MAP.PDF](#)
[UPDATED - AE AND SNY CENTER SHORT EAF.PDF](#)
[UPDATED - AE INITIAL SITE PLAN SUBMISSION 2022-06-01.PDF](#)

8. Other Business

9. Adjournment



September 12, 2022

Virtual Planning Board Meeting

Instructions to attend the September 12, 2022 virtual Planning Board meeting:

The easiest way to join is to go to our website www.TownOfManlius.org and click on the link that is located on the homepage. You can also watch on our Facebook page by searching for "Town of Manlius"

Enter the meeting url web address as listed below:

<https://us02web.zoom.us/j/87432555392?>

Password to join when prompted:

Password: 345047

Enter your email address and name and join the meeting!

Join by telephone by dialing the number below:

1-(929) -436-2866

When prompted to enter the Webinar ID, use the number below followed by #

Webinar ID: 874 3255 5392

Press # again to skip the personal id and enter the password below followed by #

Password: 345047

Expected

Fee: _____

TOWN OF MANLIUS
PLANNING DEPARTMENT
INITIAL APPEARANCE APPLICATION

DATE: 08/05/2022

Name of Project: Kaeser Compressor, Inc

Applicant must submit 12 copies of all site plans, surveys, and supporting data with the final application before a planning board meeting can be scheduled.

Location of Project: 7162 North Central Ave, East Syracuse, NY 13057

Type of Project:

☐ Division of Land ☐ Subdivision ☐ Accessory Use ☐ Zone Change ☐ Site Review ☒ Other Special Use Permit

Developer: Kaeser Compressor, Inc

Phone: 315-400-9371

Address: 511 Sigma Drive, Fredericksburg, VA

Zip: 22408

Tax Map Number(#)/s: 054.-02-01.0

Present Zoning: Industrial (Special Use)

Desired Zoning: Same (New Owner)

Total Acreage: 1.98

Total Number of Lots: 1

Property Owner/s: Jim & Mark Realty, LLC

Phone: 315-813-5066

Address: 7162 North Central Ave, East Syracuse, NY

Zip: 13057

Tax Map#(s): 054.-02-01.0

Owner's Signature: _____

Printed Name: Jim Gilkey

Property Owner/s: _____

Phone: _____

Address: _____

Zip: _____

Tax Map#(s): _____

Owner's Signature: _____

Printed Name: _____

Use next page for additional known property owners' information

Planning Board Meeting Date Assignment: _____

Fee: _____

Paid: _____

Per: ☐ Credit/Debit Card ☐ Check ☐ Cash

Planning Board - Initial

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

Part 1 - Project Information: The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information			
Name of Action or Project: New owner application for special use permit			
Project Location (describe, and attach a location map): 7162 North Central Ave, East Syracuse, NY 13057			
Brief Description of Proposed Action: Sales and service of air compressors, blowers and compressed air system components with general office, warehouse, shipping, and receiving.			
Name of Applicant or Sponsor: Jamison Vincent		Telephone: 315-400-9371 E-Mail: jamison.vincent@kaeser.com	
Address: 224 Harrison St, Suite 208, Office 15			
City/PO: Syracuse		State: NY	Zip Code: 13202
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO ☒	YES ☐
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:		NO ☒	YES ☐
3.a. Total acreage of the site of the proposed action?		1.98 acres	
b. Total acreage to be physically disturbed?		0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0 acres	
4. Check all land uses that occur on, adjoining and near the proposed action. ☐ Urban ☐ Rural (non-agriculture) ☒ Industrial ☐ Commercial ☒ Residential (suburban) ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____ ☐ Parkland			

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____ _____	NO	YES
☒	☐	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____ _____	NO	YES
☒	☐	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____ _____	NO	YES
☒	☐	☐
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: <u>Jamison Vincent</u> Date: <u>8/5/22</u> Signature: _____		

STOP

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	☐	☐
2. Will the proposed action result in a change in the use or intensity of use of land?	☐	☐
3. Will the proposed action impair the character or quality of the existing community?	☐	☐
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	☐	☐
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	☐	☐
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	☐	☐
7. Will the proposed action impact existing:	☐	☐
a. public / private water supplies?	☐	☐
b. public / private wastewater treatment utilities?	☐	☐
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	☐	☐
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	☐	☐

TOWN OF MANLIUS

DISCLOSURE AFFIDAVIT

This affidavit is a part of and must be completed and attached to every application, petition, request submitted for a *site plan, variance, amendment, change of zoning, approval of a plat, exemption from a plat or official map, license or permit.*

STATE OF VIRGINIA. }
COUNTY OF SPOTSYLANIA. } SS

I. Frank R. Mueller, being duly sworn, deposes and says that (s) he is:

Corporate Officer - President
(applicant, petitioner, corporation officer, property owner, *etc.*)

II. That deponent has read and is familiar with the provisions of the General Municipal Law, Section 809 which states:

- A. Every application, petition or request submitted for a site plan, variance, amendment, change of zoning, approval of a plat, exemption from a plat or official map, license or permit, pursuant to the provisions or any ordinance, local law, rule or regulation constituting the zoning and planning regulations of a municipality shall state the name, residence and the nature and extent of the interest of any state officer or any officer or employee of such municipality is a part, in the person, partnership or association making such application, petition or request (hereinafter called the applicant) to the extent known to such applicant.
- B. For the purpose of this action an officer or employee shall be deemed to have an interest in the applicant when (s)he, his/herspouse, or their brothers, sisters, parents, children, grandchildren, or the spouse of any of them:
 - 1) is the applicant, or
 - 2) is an officer, director, partner or employee of the applicant, or
 - 3) legally or beneficially owns or controls stock of a corporate applicant or is a member of a partnership or association applicant, or
 - 4) is a party to an agreement with such an applicant, express or implied, whereby (s) he may receive any payment or other benefit, whether or not for services rendered, or contingent upon the favorable approval of such application, petition or request.
- C. Ownership of less than five percent (5%) of the stock of a corporation whose stock is listed on the New York or American Stock Exchanges shall not constitute an interest for the purposes of this section.
- D. A person who knowingly and intentionally violates this section shall be guilty of a misdemeanor.

CORPORATE ACKNOWLEDGEMENT

STATE OF VIRGINIA)
) SS
COUNTY OF SPOTSYLVANIA)

Frank R. Mueller, being duly sworn, deposes and says the
s(he) is the Corporate Officer of Kaeser Compressors, Inc.
corporation named in the within Application/Petition, that s(he) has read the foregoing affidavit and
knows the contents thereof; that the same is true of s(he) own knowledge, except as to those matters
therein stated to be alleged upon information and belief, and as to those matters s(he) believes it to be
true.


Applicant Signature

Subscribed to me before this day
Of August 10, 2022


Notary Public

Lisa Ann Wightman
NOTARY PUBLIC
Commonwealth of Virginia
Reg. # 7753271
My Commission Expires 1/1/2025

Lisa Ann Wightman
NOTARY PUBLIC
Commonwealth of Virginia
Reg. # 7753271
My Commission Expires 1/1/2025

**TOWN OF MANLIUS
SPECIAL PERMIT APPLICATION
(Original or Renewal)**

DATE: 08/05/2022

Tax Map # 054.-02-01.0

I Frank R. Mueller as applicant relative to property located
at 7162 Central Ave, East Syracuse, NY 13116

hereby request/apply for issuance/renewal (CIRCLE ONE) of a **SPECIAL PERMIT** from the Town of Manlius Town Board as required by the Town of Manlius Code, submit the following application and documentary evidence and/or information, including comprising the Exhibits in support of this request and certify that it is correct, true and accurate to the best of my/our knowledge and after reasonable due diligence and investigation. I further knowledge and agree that should any such evidence or information be later determined as false or not credible in any material respect, any special permit issued/renewed based thereon may be determined by the Town Board as void from the start or revocable.

Applicant's Signature

A 1. Owner(s) of property: Jim & Mark Realty, LLC

A 2. Status (Owner, Lessee) of each applicant: potential buyer of property

A 3. Present Zoning of Property: Industrial (Special Use)

A.4. Present Use of Property (describe in detail as best as reasonably possible- add additional pages as needed): Glass shop for light fabrication of window/aluminum frames.
Office to complete business.

A5Describe property condition at present: Finished front office constructed of precast concrete.
Back building wood frame pole barn with metal siding.

B 1. Proposed use of property: Office for sales and service administration. Back building
for storage of maintenance and repair parts. Some limited testing of equipment.

B 2. Anticipated number of employees, guests, customers on property:
4-6 permanent employees working in and out of the office. No expected guests or customers.

B 3. Hours of Proposed Operation: 8am-5pm, Monday-Friday

- B 4. Anticipated Automobile Parking: 4-6
- B 5. Parking Area Buffer/Screening: N/A
- B 6. Anticipated Vehicle Traffic Volume/Flow: 4-6 vehicles per day for permanent office staff. Occasional deliveries by lift-gate truck.
- B 7. Proposed Site Lighting: Existing Soffit lighting
- B 8. Anticipated noise sources, known decibel levels: Compressor testing inside building 76 dBa
- B 9. Landscape:
- a) Existing landscaping: Front finished walkway with plants
- b) Proposed landscaping: No change
- B 10. Proposed Signage: On building above door. Existing skin structure.
- B 11. Level of municipal and other services required to support the proposed activity (i.e., water supply sanitary sewage facilities): Low level water use. Existing septic system.

B 12. Specific Requirements: Town Code (District) Requirement; Proposal:

Parking Spaces	<u>10</u>	<u>Existing</u>
Lot Coverage	<u>Existing</u>	<u>Existing</u>
Front Yard Setback	<u>Existing</u>	<u>Existing</u>
Side Yard Setback	<u>Existing</u>	<u>Existing</u>
Rear Yard Setback	<u>Existing</u>	<u>Existing</u>
Maximum Height of Building	<u>Existing</u>	<u>Existing</u>

EXHIBITS TO SPECIAL PERMIT APPLICATION:

1. Detailed site plan of any proposed construction anticipated (attach as Exhibit "A"). The Town Board requires that drawings be certified by the appropriate design professional, i.e. a licensed engineer, architect, or surveyor, and include, except as may be permitted at #10 below, at time of application such detail as required per Town Zoning Code §155-28A (1) (13) for site plan submission. N/A - No work
2. Survey Map (Exhibit "B") Certified by a licensed surveyor within two years of date of application. Survey should show all existing state of facts, improvements, structures, easements, rights-of-way, appropriations, landscape features, encroachments and existing pavement on site. Any survey map last re-dated prior to 60 days before the application filing date shall be accompanied by an affidavit from the applicant, owner or occupant, i.e. someone with personal knowledge, that the survey map accurately shows the state of facts of the survey map as of the date of the application filing or if it does not the affidavit should describe any change features. Per Doug Miller, existing survey attached
3. Legal description of proposed site (Exhibit "C"). The legal description must be in a form sufficient to follow the legal description on the survey map submitted. Included w/ application
4. Drainage, SWPPP if applicable, sanitary sewer, water service plans and specifications for proposed site (certified by a licensed professional engineer). Attach as Exhibit "D" and as applicable, numbered sub-exhibits e.g. "D-1", "D-2" etc. N/A - Existing
5. Environmental Assessment Form (Exhibit "E"). A short environmental assessment form (see attached form) may be provided with any application for an unlisted action, however acceptance of same shall not be deemed a waiver by the Town of its right to require a long EAF with appropriate documentary substantiation of answers provided (including without limitation #6 following). For Type One Actions a long EAF must be submitted at time of application. Short form included with application
6. Freshwater Wetlands Letter. Pursuant to 6 NYCRR 663.4(a), where the application involves conduct of regulated activity on freshwater wetlands or adjacent areas, the applicant must obtain either a permit or letter of permission from the DEC or the authorized local government having jurisdiction over the wetland. Any delineation such determination is based on shall likewise be provided. Attach as Exhibit "F" and as applicable, with numbered sub-exhibits. N/A
7. Professional Fees Reimbursement Agreement (Exhibit "G").
8. Disclosure Affidavit. The applicant shall submit an affidavit attesting it has reviewed General Municipal Law §809 and is familiar with the provisions contained therein, that no state officer, or any officer or employee of the County of Onondaga or Town of Manlius has any interest in the person, partnership or association owning the premises subject of the application or making such application, and that no other violation of §809 shall result from such application (Exhibit "H").

9. Filing and Professional Review Fees. At the time of application filing, applicant shall submit \$100.00 in the form of a check payable to the Town of Manlius for Special Permit filing or renewal fees. Site Plan filing and Professional Review fees must be paid per Town Code Fee Schedule prior to commencement of Planning Board advisory review.

10. NOTE: THE ABOVE ARE NOT INTENDED AS AN EXHAUSTIVE LISTING OF THE APPLICATION REQUIREMENTS. THE APPLICANT SHALL BE RESPONSIBLE FOR FAMILIARIZING ITSELF WITH ALL TOWN CODE ZONING, SITE PLAN REVIEW, AND SPECIAL PERMIT REQUIREMENTS, AND THE REQUIREMENTS OF OTHER INVOLVED AND PERMITTING AGENCIES INCLUDING RELATIVE TO SEQRA, GENERAL MUNICIPAL LAW SECTION 239 REVIEW, STATE/COUNTY DOT, DOH AND THE LIKE.

THE FOREGOING NOTWITHSTANDING IT IS ACKNOWLEDGED THAT UPON INITIAL APPLICATION CERTAIN OF THE ABOVE MAY NOT, WITHOUT INITIAL INPUT FROM THE TOWN BOARD OR PLANNING BOARD, BE REASONABLY CAPABLE OF FINAL COMPLETION, AND ACCORDINGLY MAY BE WAIVED OR SUCH REQUIREMENTS RELAXED TEMPORARILY AND UNTIL SUFFICIENT SPECIFIC DIRECTION FROM THE RESPECTIVE BOARDS HAS BEEN GIVEN. AT TIME OF SUBMISSION THE APPLICANT SHALL SPECIFICALLY REFERENCE ANY SUCH REQUEST(S) AND ITS REASON(S) FOR SAME IN A DETAILED ENCLOSURE LETTER DESCRIBING THE SUBMISSION AND EXHIBITS.

RENEWAL APPLICATIONS SHALL REQUIRE ONLY SUCH OF THE FOREGOING INFORMATION AND EXHIBITS AS ARE DEEMED NECESSARY FOR CONSIDERATION OF A RENEWAL PERMIT INVOLVING NO MATERIAL CHANGES FROM OR VIOLATIONS UNDER THE PRIOR ISSUED SPECIAL PERMIT.

APPLICATIONS SHALL BE SUBMITTED IN BOUND TABBED BOOKLET FORM WITH A COVER LETTER, TABLE OF CONTENTS REFERENCING EXHIBITS, AND LEGIBLE 11"by 17" MINIMUM DRAWINGS FOLDED TO LETTER SIZE THEREIN. TWENTY COPIES SHALL BE DELIVERED TOGETHER WITH SEVEN (7) FULL SIZE PRINTS OF ALL DRAWINGS. SUBSEQUENT SUBMISSIONS OF MINOR MODIFICATIONS MAY BE SUBMITTED IN THE SAME MANNER WITH A LETTER REFERENCING THE SPECIFICS OF THE SUBSTITUTION, HOWEVER IF NUMEROUS OR MATERIAL IN NATURE ENTIRE REPLACEMENT SUBMISSIONS MAY BE REQUESTED.

In addition, and notwithstanding any provisions hereof to the contrary or otherwise, any provisions of the Town Code or other laws, rules or regulations providing rights more favorable to and protective of Town shall be deemed incorporated herein by reference, and shall not be deemed superseded by less protective provisions herein.

In the event of a breach or default by Applicant, Town shall be entitled to pursue any and all legal rights and remedies pursuant to applicable law including, without limitation, the Town Code and shall be entitled to recover, in addition to any sums due, reasonable attorney's fees, costs and disbursements incurred in any such efforts.

If any part of this Agreement or the application thereof to any person or entity or circumstance is adjudged invalid, illegal or unconstitutional by any court of competent jurisdiction, such order or judgment shall be confined in its operation to the part of this law or in its application directly involved in the controversy in which such judgment shall have been rendered and shall not affect or impair the validity of the remainder of this Agreement or the application thereof to other persons, entities or circumstances. Further, in adjudging such invalid, illegal or unconstitutional provision or part thereof, the court shall attempt to modify same to a provision or part which is not illegal, invalid or unconstitutional and which best achieves the intent of such illegal, invalid or unconstitutional provision or part thereof.

The Town Supervisor has executed this agreement pursuant to a blanket Resolution adopted by the Town Board at a meeting thereof held on _____, 20__, and is duly authorized and empowered to execute this instrument and enter into this Agreement on behalf of the Town of Manlius.

In the event Applicant is a closely held corporation, partnership or limited liability company, its three (3) largest principals shall be signatories to this Agreement, as joint and severable parties with Applicant and Town.

This instrument shall be executed in triplicate. At least one original shall be permanently filed, after execution thereof, in the office of the Town Clerk and one in the Code Enforcement Office.

Dated: 8/10/22

Kaeser Compressors, Inc.
Print Applicant Name

F. Mueller Officer
Applicant's Authorized Signature/Title

Applicant Address: 511 Sigma Drive
Fredericksburg, VA 22408

Frank Mueller
Print Applicant (Principal) Name

F. Mueller
Applicant's Principal Signature

Print Applicant (Principal) Name

Applicant's Principal Signature

Print Applicant (Principal) Name

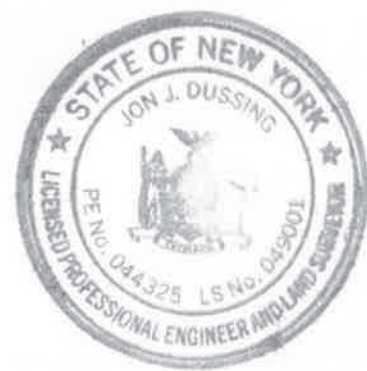
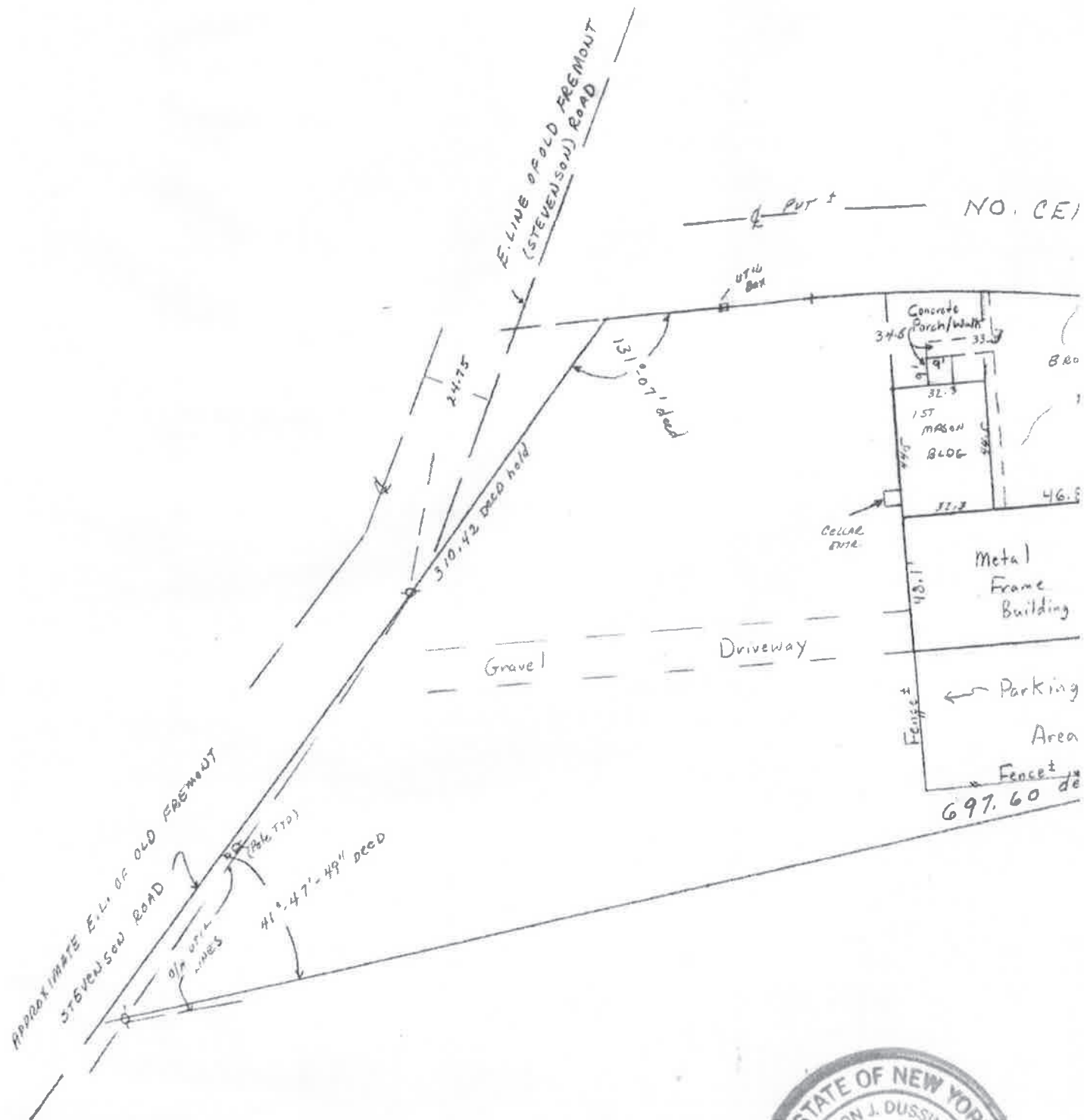
Applicant's Principal Signature

TOWN OF MANLIUS

By: _____

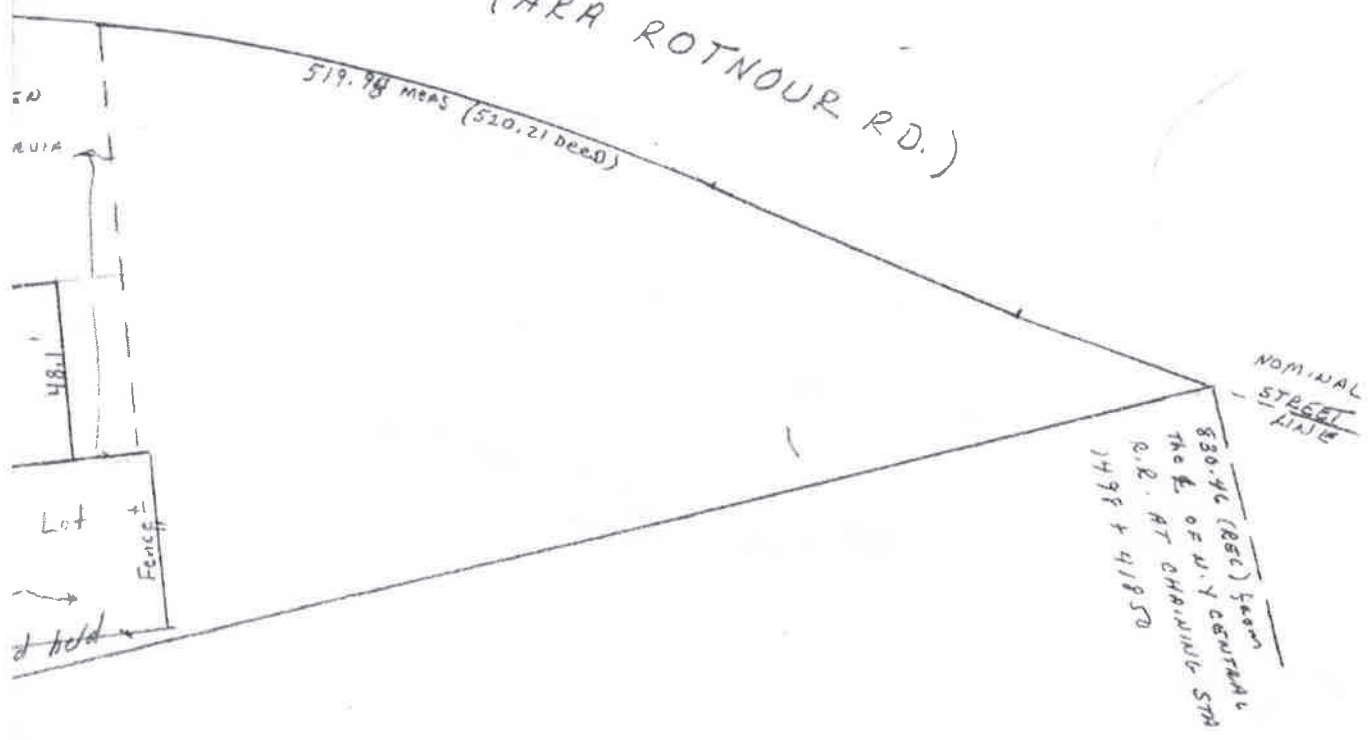
Name: _____

Title: _____



1.98 Acres

TRAL AVE (60' WIDE)
(AKA ROTNOUR RD.)



NO ABSTRACT PROVIDED AT TIME OF SURVEY
SUBJECT TO EASEMENTS, ROWS, RESTRICTIONS
& EXCEPTIONS OF RECORD WHICH AN UPDATED
ABSTRACT WOULD SHOW.

NOTE:

1. THE NORTH LINE OF THIS PARCEL HAS BEEN FIT 30 FEET SOUTHERLY OF THE CENTERLINE OF THE PHYSICAL PAVEMENT, WHILE THE WESTERLY LINE HAS BEEN FIT 24.75' EASTERLY OF THE CENTERLINE OF THE OLD ROADBED OVER WHICH A DEED PLOTTING OF BK 5591 PG 342 HAS BEEN POSITIONED
2. SURVEY BASED ON AUG. 16, 1995 MAP OF PROPERTY DONE BY COTTRELL LAND SURVEYORS P.C. USING THE SAME ASSUMPTIONS & INTERPRETATION AS DID COTTRELL SURVEYORS
3. SURVEY SHOWS UPDATED FEATURES SINCE 1995 SURVEY.

Rechecked & Recertified for Dussing 4/25/09

CERTIFIED TO		LOCATION SURVEY FOR 7162 NORTH CENTRAL AVENUE	
		LOT TRACT PART OF LOT 33	
PROPERTY CORNERS NOT SET THIS SURVEY UNLESS SHOWN. OFFSETS FROM PROPERTY LINES MEASURED TO FOUNDATION WALLS UNLESS OTHERWISE INDICATED. THE UNDERSIGNED HEREBY CERTIFIES THAT THIS IS A CORRECT MAP MADE FROM AN ACTUAL SURVEY.		CITY/TOWN MANLIUS	COUNTY ONONDAGA STATE N.Y.
 J. J. DUSSING N.Y.S. LICENSED LAND SURVEYOR No. 49001		LICENSED LAND SURVEYOR	
		JON J. DUSSING SR.	
		SYRACUSE, NEW YORK	
		DATE	7-28-01
		SCALE	1"=50 FT
		FILE NO.	01-252

315-492-6441

Expected

Fee: _____

TOWN OF MANLIUS
PLANNING DEPARTMENT
INITIAL APPEARANCE APPLICATION

DATE: August 24 , 2022

Name of Project: Lot 15 Subdivision

Applicant must submit 12 copies of all site plans, surveys, and supporting data with the final application before a planning board meeting can be scheduled.

Location of Project: 404 and 406 Towne Drive, Fayetteville, NY 13066

Type of Project:

☐ Division of Land ☒ Subdivision ☐ Accessory Use ☐ Zone Change ☐ Site Review ☐ Other _____

Developer: Route 5 Development Company, LLC Phone: 315-663-2100

Address: 540 Towne Drive, Fayetteville, NY Zip: 13066

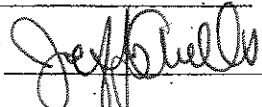
Tax Map Number(#)/s: 087.01-15.2

Present Zoning: RSD Desired Zoning: RSD

Total Acreage: ~~XXXXXX~~ 1.578 Acres Total Number of Lots: 2

Property Owner/s: Route 5 Development Company, LLC Phone: 315-663-2100

Address: 540 Towne Drive, Fayetteville NY Zip: 13066

Tax Map#(s): 087.01-15.2 Owner's Signature: 

Printed Name: Jeffrey L. Aiello, General Manager

Property Owner/s: _____ Phone: _____

Address: _____ Zip: _____

Tax Map#(s): _____ Owner's Signature: _____

Printed Name: _____

Use next page for additional known property owners' information

Planning Board Meeting Date Assignment: _____

Fee: _____ Paid: _____ Per: ☐ Credit/Debit Card ☐ Check ☐ Cash

Planning Board - Initial

TOWN OF MANLIUS
PLANNING DEPARTMENT
INITIAL APPEARANCE APPLICATION
(continued)

Property Owner/s: _____ Phone: _____

Address: _____ Zip: _____

Tax Map#(s): _____ Owner's Signature: _____

Printed Name: _____

Property Owner/s: _____ Phone: _____

Address: _____ Zip: _____

Tax Map#(s): _____ Owner's Signature: _____

Printed Name: _____

Property Owner/s: _____ Phone: _____

Address: _____ Zip: _____

Tax Map#(s): _____ Owner's Signature: _____

Printed Name: _____

Property Owner/s: _____ Phone: _____

Address: _____ Zip: _____

Tax Map#(s): _____ Owner's Signature: _____

Printed Name: _____

Property Owner/s: _____ Phone: _____

Address: _____ Zip: _____

Tax Map#(s): _____ Owner's Signature: _____

Printed Name: _____

Property Owner/s: _____ Phone: _____

Address: _____ Zip: _____

Tax Map#(s): _____ Owner's Signature: _____

Printed Name: _____

TOWN OF MANLIUS

DISCLOSURE AFFIDAVIT

This affidavit is a part of and must be completed and attached to every application, petition, request submitted for a *site plan, variance, amendment, change of zoning, approval of a plat, exemption from a plat or official map, license or permit.*

STATE OF NEW YORK)
) SS:
COUNTY OF ONONDAGA)

I. Jeffrey L. Aiello being duly sworn, deposes and says that (s) he is:

General Manager
(applicant, petitioner, corporation officer, property owner, etc.)

II. That deponent has read and is familiar with the provisions of the General Municipal Law, Section 809 which states:

- A. Every application, petition or request submitted for a site plan, variance, amendment, change of zoning, approval of a plat, exemption from a plat or official map, license or permit, pursuant to the provisions or any ordinance, local law, rule or regulation constituting the zoning and planning regulations of a municipality shall state the name, residence and the nature and extent of the interest of any state officer or any officer or employee of such municipality is a part, in the person, partnership or association making such application, petition or request (hereinafter called the applicant) to the extent known to such applicant.
- B. For the purpose of this action an officer or employee shall be deemed to have an interest in the applicant when (s)he, his/her spouse, or their brothers, sisters, parents, children, grandchildren, or the spouse of any of them:
 - 1) is the applicant, or
 - 2) is an officer, director, partner or employee of the applicant, or
 - 3) legally or beneficially owns or controls stock of a corporate applicant or is a member of a partnership or association applicant, or
 - 4) is a party to an agreement with such an applicant, express or implied, whereby (s) he may receive any payment or other benefit, whether or not for services rendered, or contingent upon the favorable approval of such application, petition or request.
- C. Ownership of less than five percent (5%) of the stock of a corporation whose stock is listed on the New York or American Stock Exchanges shall not constitute an interest for the purposes of this section.
- D. A person who knowingly and intentionally violates this section shall be guilty of a misdemeanor.

III. That no Town of Manlius officer, employee or a relative of either, as defined in Section 809 General Municipal Law has any interest in this application.

-OR-

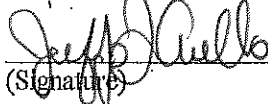
If a Town of Manlius officer, employee or relative of either as defined in Section 809 General Municipal law has any interest in this application, the full particulars are provided on an attached sheet.

Date: August 24, 2022

Date: _____, 20____

Jeffrey L. Aiello
(Print Name)

(Print Name)


(Signature)

(Signature)

Route 5 Development Company, LLC
(Entity Name)

(Entity Name)

General Manager
By (Officer) (Title)

By (Officer) (Title)

540 Towne Drive, Fayetteville, NY 13066
(Mailing Address of Applicant)

(Mailing Address of Applicant)

315-663-2100
(Telephone Number)

(Telephone Number)

ACKNOWLEDGEMENTS

STATE OF NEW YORK)
) SS:
COUNTY OF ONONDAGA)

On this _____ day of _____ in the year 20____, before me, the undersigned, a notary public in and for said state, personally appeared _____, and _____ personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within Petition and acknowledged to me the he/she/they executed the same in his/her/their capacity, and that by his/her/their signature(s) on the Petition, the individual or the persons upon behalf of which the individual acted executed the instrument.

Notary Public

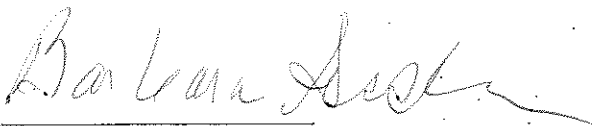
CORPORATE ACKNOWLEDGEMENT

STATE OF NEW YORK)
) SS:
COUNTY OF ONONDAGA)

Jeffrey L. Aiello, being duly sworn, deposes and says the
s(he) is the General Manager of Route 5 Development Company, LLC
corporation named in the within Application/Petition; that s(he) has read the foregoing affidavit and
knows the contents thereof; that the same is true of s(he) own knowledge, except as to those matters
therein stated to be alleged upon information and belief, and as to those matters s(he) believes it to be
true.

Applicant Signature

Subscribed to me before this day 24th
Of August, 2022



Notary Public

BARBARA SESSLER
Notary Public, State of New York
Qualified in Onon. Co. No. 01SE6038278
My Commission Expires March 06, 2026

Short Environmental Assessment Form

Instructions for Completing

Part 1 - Project Information: The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information			
Name of Action or Project: Lot 15-2 lot subdivision			
Project Location (describe, and attach a location map): 404 and 406 Towne Drive, Fayetteville, NY			
Brief Description of Proposed Action: The subdivision of Lot 15 (1.578 acres) into two lots, Lot 15A (0.853 acres) and Lot 15B (0.725 acres). Access across the newly created lots and to adjacent roadways will be provided under a reciprocal easement agreement that will be filed in the Onondaga County Clerk's Office			
Name of Applicant or Sponsor: Route 5 Development Company, LLC		Telephone: 315-663-2100 E-Mail: jaiello@corcompanies.com	
Address: 540 Towne Drive			
City/PO: Fayetteville,		State: NY	Zip Code: 13066
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?		NO	YES
If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		☒	☐
2. Does the proposed action require a permit, approval or funding from any other governmental Agency?		NO	YES
If Yes, list agency(s) name and permit or approval:		☒	☐
3.a. Total acreage of the site of the proposed action?		1.578 acres	
b. Total acreage to be physically disturbed?		n/a acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		64.913 acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☒ Commercial ☒ Residential (suburban) ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____ ☐ Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO ☐	YES ☒	N/A ☐
b. Consistent with the adopted comprehensive plan?	☐	☒	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO ☐	YES ☒	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO ☒	YES ☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO ☒	YES ☐	
b. Are public transportation service(s) available at or near the site of the proposed action?	☐	☒	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	☐	☒	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO ☐	YES ☒	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO ☐	YES ☒	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO ☐	YES ☒	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO ☒	YES ☐	
b. Is the proposed action located in an archeological sensitive area?	☒	☐	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO ☒	YES ☐	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	☒	☐	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☐ Urban ☐ Suburban None, site is mostly impervious			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO ☒	YES ☐	
16. Is the project site located in the 100 year flood plain?	NO ☐	YES ☒	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? ☐ NO ☒ YES	NO ☒	YES ☐	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ ☐ NO ☒ YES			

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
	☒	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
	☒	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
	☒	☐
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>Route 5 Development Company, LLC</u> Date: <u>August 24, 2022</u>		
Signature: <u>[Signature]</u> General Manager		

STOP

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	☐	☐
2. Will the proposed action result in a change in the use or intensity of use of land?	☐	☐
3. Will the proposed action impair the character or quality of the existing community?	☐	☐
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	☐	☐
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	☐	☐
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	☐	☐
7. Will the proposed action impact existing:		
a. public / private water supplies?	☐	☐
b. public / private wastewater treatment utilities?	☐	☐
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	☐	☐
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	☐	☐

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	☐	☐
11. Will the proposed action create a hazard to environmental resources or human health?	☐	☐

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

☐	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
☐	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
Name of Lead Agency Date	
Print or Type Name of Responsible Officer in Lead Agency Title of Responsible Officer	
Signature of Responsible Officer in Lead Agency Signature of Preparer (if different from Responsible Officer)	

PRINT



		REQUIRED	PROPOSED
MINIMUM LOT SIZE, AREA		N/A	68,708 +/- SF
MINIMUM LOT SIZE, WIDTH		N/A	260.0 FT
MAXIMUM HEIGHT OF BUILDING		N/A	26.0 +/- FT
<u>BUILDING SETBACKS</u>			
FRONT		0 FT	55.7 FT
SIDE	WEST	0 FT	51.7 FT
	EAST	0 FT	52.0 FT
REAR		0 FT	58.8 FT

1. **APPLICANT:**
ROUTE 5 DEVELOPMENT COMPANY, LLC
540 TOWNE DRIVE
FAYETTEVILLE, NEW YORK 13066
2. **EXISTING ZONING:** RSD - REGIONAL SHOPPING DISTRICT
PROPOSED ZONING: RSD - REGIONAL SHOPPING DISTRICT
3. **FLOOD PLAN INFORMATION OBTAINED FROM THE FEMA WEBSITE, DOWNLOADED ON 3/23/21. THE PROJECT IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA, WITH A BASE FLOOD ELEVATION OF 435.75'.**
4. **A VARIANCE TO ALLOW THE REDUCTION OF PARKING SPACE SIZE OF 10' x 20' TO 9' x 19' WAS GRANTED TO FAYETTEVILLE TOWNE CENTER FROM JULY 19, 2001.**

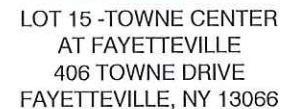
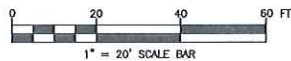
PROPOSED DEVELOPMENT:
RESTAURANTS:
REQUIRED: 42 SPACES
RATIO: (1) SPACE PER (5) SEATS
RESTAURANT A - 68 SEATS
RESTAURANT B - 150 SEATS
PROPOSED : 68 SPACES

Lot 15B
58 SEATS - REQUIRED 12 SPACES - PROVIDED 24 SPACES

1. THE UNDERGROUND STRUCTURES AND UTILITIES SHOWN ON THESE PLANS HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORD MAPS, THEY ARE NOT CERTIFIED TO THE ACCURACY OF THEIR LOCATION AND/OR COMPLETENESS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION AND EXTENT OF ALL UNDERGROUND STRUCTURES AND UTILITIES PRIOR TO ANY DIGGING OR CONSTRUCTION ACTIVITIES IN THEIR VICINITY.
2. THE CONTRACTOR SHALL PERFORM ALL WORK IN COMPLIANCE WITH TITLE 29 OF FEDERAL REGULATIONS, PART 1926, SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION (OSHA).
3. ALL ROADS AND PRIVATE DRIVES SHALL BE KEPT CLEAN OF MUD, DEBRIS ETC. AT ALL TIMES.
4. REFER TO ARCHITECTURAL DRAWINGS FOR PRECISE BUILDING DIMENSIONS.
5. THE CONTRACTOR SHALL CONSULT THE CONSTRUCTION MANAGER BEFORE DEVIATING FROM THESE PLANS.
6. IN ALL TRENCH EXCAVATIONS, CONTRACTOR MUST LAY THE TRENCH SIDE SLOPES BACK TO A SAFE SLOPE, USE A TRENCH SHIELD OR PROVIDE SHEETING AND BRACING.
7. ALL EXISTING SURFACE APPURTENANCES (I.E. WATER VALVES, CATCH BASIN FRAMES AND GRATES, MANHOLE COVERS) WITHIN THE PROJECT LIMITS SHALL BE ADJUSTED TO FINISHED GRADE.
8. AREAS DISTURBED OR DAMAGED AS PART OF THIS PROJECT'S CONSTRUCTION THAT ARE OUTSIDE OF THE PRIMARY WORK AREA SHALL BE RESTORED, AT THE CONTRACTOR'S EXPENSE, TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE.
9. THE CONTRACTOR SHALL CALL "DIG SAFELY NEW YORK" AT 1-800-962-7862 OR 811, AT LEAST 48 HOURS IN ADVANCE (EXCLUDING WEEKENDS AND HOLIDAYS) PRIOR TO CONSTRUCTION.
10. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE APPLICABLE CODES, ORDINANCES, DESIGN STANDARDS AND STANDARD SPECIFICATIONS OF THE AGENCIES WHICH HAVE THE RESPONSIBILITY OF REVIEWING PLANS AND IDENTIFICATIONS FOR CONSTRUCTION OF ALL ITEMS INCLUDED IN THESE PLANS.
11. UNLESS SPECIFICALLY STATED, THE CONTRACTOR SHALL APPLY FOR AND OBTAIN ALL NECESSARY PERMITS AS REQUIRED FOR CONSTRUCTION OF THIS PROJECT PRIOR TO THE BEGINNING OF WORK FROM THE PREVIOUSLY MENTIONED AGENCIES.
12. THE CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
13. WHEN ANY EXISTING UTILITY REQUIRES ADJUSTMENT OR RELOCATION, THE CONTRACTOR SHALL NOTIFY THE PROPER UTILITY COMPANY AND COORDINATE THE WORK ACCORDINGLY. THERE SHALL BE NO CLAIM MADE BY THE CONTRACTOR FOR ANY COSTS CAUSED BY DELAYS IN CONSTRUCTION DUE TO THE ADJUSTMENT OR RELOCATION OF UTILITIES.
14. THE CONTRACTOR IS TO VERIFY THAT THE PLANS AND SPECIFICATIONS THAT HE/SHE IS BUILDING FROM ARE THE VERY LATEST PLANS AND SPECIFICATIONS THAT HAVE BEEN APPROVED BY ALL APPLICABLE PERMIT-ISSUING AGENCIES AND THE OWNER. ALL ITEMS CONSTRUCTED BY THE CONTRACTOR PRIOR TO RECEIVING THE FINAL APPROVAL AND PERMITS HAVING TO BE ADJUSTED OR RE-DONE, SHALL BE DONE AT THE CONTRACTOR'S EXPENSE.
15. SHOULD THE CONTRACTOR ENCOUNTER CONFLICT BETWEEN THESE PLANS AND SPECIFICATIONS EITHER AMONG THEMSELVES OR WITH THE REQUIREMENTS OF ANY AND ALL REVIEWING AND PERMIT-ISSUING AGENCIES, HE/SHE SHALL SEEK CLARIFICATION IN WRITING FROM THE CONSTRUCTION MANAGER BEFORE COMMENCEMENT OF CONSTRUCTION. FAILURE TO DO SO SHALL BE AT THE SOLE EXPENSE TO THE CONTRACTOR.
16. THE CONTRACTOR SHALL FURNISH TO COR ROUTE 5 COMPANY AS-BUILT DRAWINGS INDICATING ALL CHANGES AND DEVIATIONS FROM APPROVED DRAWINGS.
17. ALL SIGNS AND TRAFFIC CONTROL MEASURES DURING CONSTRUCTION AND MAINTENANCE ACTIVITIES SHALL BE CONSTRUCTED AND INSTALLED PER THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.) WITH NEW YORK STATE SUPPLEMENT.
18. ALL WORK WITHIN THE PUBLIC RIGHT OF WAY SHALL CONFORM TO THE STANDARDS OF THE NEW YORK STATE / ONONDAGA COUNTY DEPARTMENT OF TRANSPORTATION.

	WHITE / YELLOW STRIPING (4" STRIPE, 2' O.C. AT 45°)
	PROPERTY SETBACK LINE
	PROPERTY LINE
	STANDARD DUTY CONCRETE SECTION
	HEAVY DUTY CONCRETE SECTION
	STANDARD ASPHALT PAVEMENT SECTION
	HEAVY DUTY ASPHALT PAVEMENT SECTION
	POROUS ASPHALT PAVEMENT SECTION
	NUMBER OF PARKING SPACES

A.	STANDARD PAVEMENT SECTION - SEE DETAIL, DWG. C501	L.	MOUNTABLE CONCRETE CURB
B.	HEAVY DUTY PAVEMENT SECTION - SEE DETAIL, DWG. C501	M.	BOLLARD (TYP.)
C.	LIGHT POLE AND CONCRETE BASE	N.	ACCESSIBLE PARKING SIGN / "NO PARKING ANY TIME WITH RIGHT ARROW" SIGN, MOUNTED SIDE BY SIDE
D.	CONCRETE SIDEWALK - SEE DETAIL, DWG. C501	O.	12" WIDE WHITE CROSSWALK STRIPING
E.	CURB RAMP	P.	4" WIDE WHITE PAVEMENT STRIPING
F.	ADA STRIPING AND SIGNAGE (TYP.) - SEE DETAIL, DWG. C502	Q.	4" WIDE YELLOW PAVEMENT STRIPING
G.	CONCRETE CURB (TYP.) - SEE DETAIL, DWG. C501	R.	PROVIDE AND INSTALL RAILING AND LIGHTING AT PATIO PER TENANTS DWGS
H.	"STOP" SIGN	S.	POROUS ASPHALT PAVEMENT - SEE DETAIL, DWG. C501
I.	HEAVY DUTY CONCRETE PAVEMENT - SEE DETAIL, DWG. C501	T.	RESTAURANT A DRIVE THRU PULL FORWARD PARKING SIGNAGE
J.	"PICK-UP PARKING ONLY" SIGN	U.	"NO PARKING DELIVERY VEHICLES ONLY" SIGNAGE
K.	STANDARD DUTY CONCRETE SECTION - SEE DETAIL, DWG. C501		



Date Revised	Description
10/15/2021	AGENCY COORDINATION
01/21/2022	ARCHITECTURAL COORDINATION

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Landscape Architects & Surveyors, D.P.C

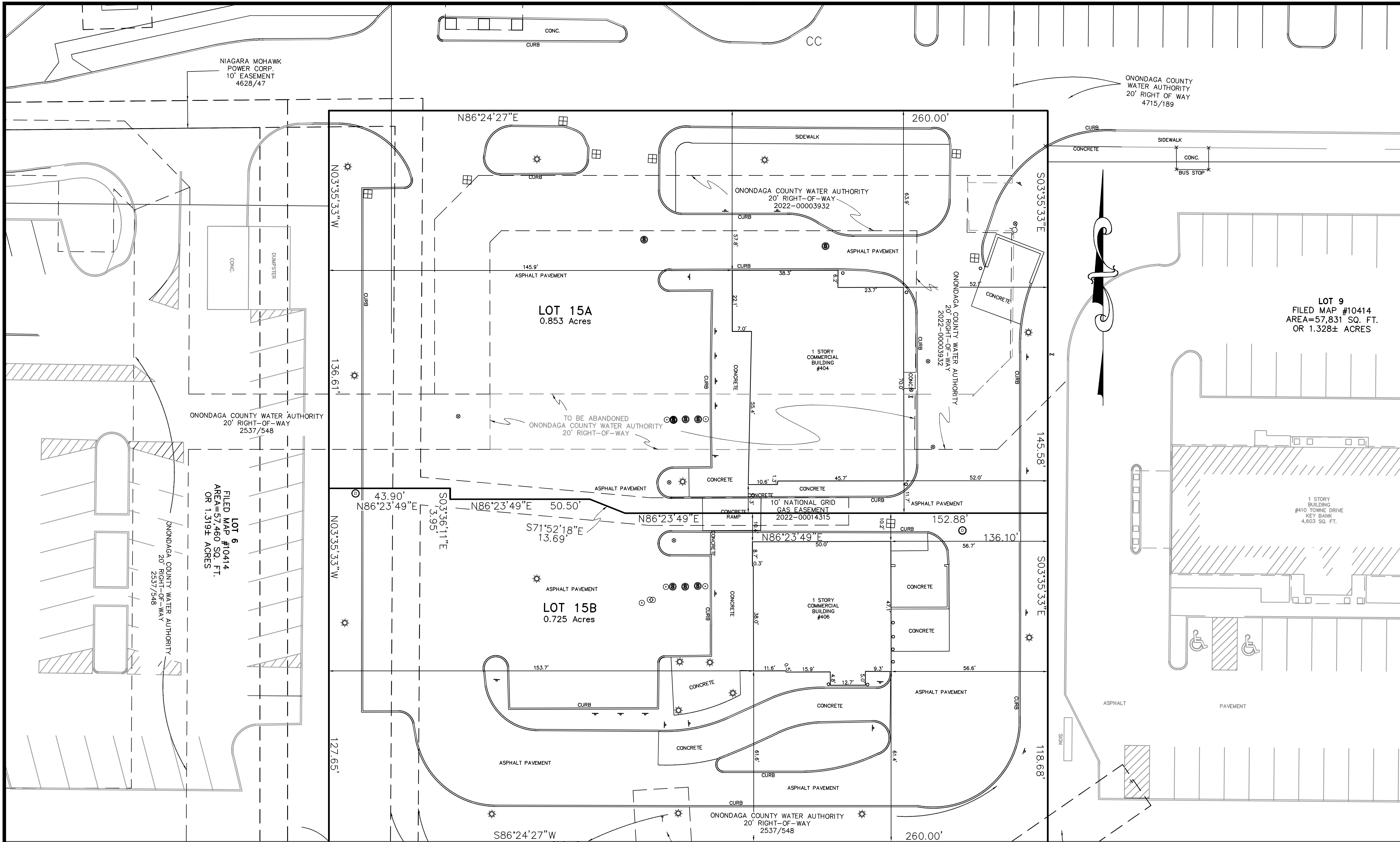
Project Manager A HART, RLA	Discipline Lead E SHAW, RLA
Designer V MICKEL	Reviewer K HURLEY, PE
Date Issued 09/15/2021	Project Number 15105.00

Sheet Name

SITE PLAN

Drawing Number

C100



NOTES

SURVEY WAS DONE WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY FACTS A COMPLETE AND UP TO DATE ABSTRACT MAY SHOW.

PROPERTY IS IN THE 100 YEAR FLOOD PLAIN ACCORDING TO FEMA'S FLOOD INSURANCE RATE MAP FOR THE TOWN OF DEWITT, MAP #36067C0244, DATED NOVEMBER 4, 2016. FINISHED FLOOR FOR BUILDING #404 TOWN DRIVE IS 2.56 FEET ABOVE FLOOD ELEVATION AND FINISHED FLOOR FOR BUILDING 406 IS 2.40 FEET ABOVE FLOOD ELEVATION.

THERE ARE NO NEW YORK WETLANDS ON THE PROPERTY PER THE NEW YORK STATE WETLANDS MAP FOR ONONDAGA COUNTY, MAP 10 OF 21.

THERE ARE NO FEDERAL WETLANDS ACCORDING TO THE U.S. FISH AND WILDLIFE WETLAND MAPPER.

PROPERTY IS CURRENTLY OWNED BY ROUTE 5 DEVELOPMENT COMPANY, LLC AS FILED IN THE ONONDAGA COUNTY CLERK'S OFFICE, INSTRUMENT #2019-00016674.

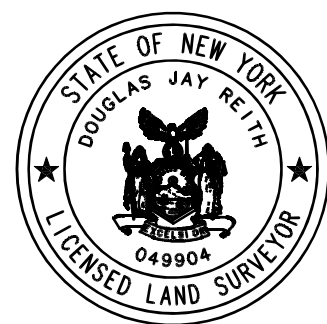
LEGEND			
IPF	IRON PIPE FOUND	SM	SANITARY MANHOLE
IRF	IRON ROD FOUND	WM	WATER MANHOLE
IRS	IRON ROD SET W/ GNY CAP	EM	ELECTRIC MANHOLE
INV	INVERT ELEVATION	TM	TELEPHONE MANHOLE
UTP	UTILITY POLE	UM	UNKNOWN TYPE MANHOLE
WV	WATER VALVE	GV	GAS VALVE
SVV	SERVICE WATER VALVE	SCB	STORM CATCH BASIN
YL	YARD LIGHT	SD	STUMP AND DIAMETER
LP	LIGHT POLE	SCP	SURVEY CONTROL POINT
FP	FLAG POLE	CL	CENTERLINE
PG	POLE GUY	RB	ROADWAY BOUNDARY
SC	SANITARY CLEAN OUT	OW	OVERHEAD WIRES
B	BOLLARD	WL	WATER LINE
FH	FIRE HYDRANT	SL	SANITARY LINE
TP	TELEPHONE PEDESTAL	GL	GAS LINE
TG	TRAFFIC SIGN	BL	BURIED TELEPHONE LINE
TPS	2 POLE TRAFFIC SIGN	BE	BURIED ELECTRIC LINE
DT	DECIDUOUS TREE, DIAMETER AT BREAST HEIGHT	WF	WIRE FENCE
HP	HANDICAP PARKING	CLF	CHAIN LINK FENCE
CT	CONIFEROUS TREE, DIAMETER AT BREAST HEIGHT	STF	STOCKADE FENCE
MCW	MONITORING WELL		
CB	CATCH BASIN		
GFP	GASOLINE FUEL PORT		
TBC	TRAFFIC CONTROL BOX		

ABBREVIATIONS	
CC	CURB OUT
Conc.	CONCRETE
FF	FIRST FLOOR ELEVATION
N/F	NOW OR FORMERLY
ELEV.	ELEVATION
ASPH.	ASPHALT
STY.	STORY
W/F	WOOD FRAME
CI	CAST IRON
CMP	CORRUGATED METAL PIPE
PL	PLASTIC
CPL	CORRUGATED PLASTIC PIPE

TOWN OF MANLIUS PLANNING BOARD APPROVAL

ONONDAGA COUNTY HEALTH DEPARTMENT APPROVAL

Drawn by D.J. REITH
Checked by D.J. REITH
NO ALTERATION PERMITTED HEREON EXCEPT AS PROVIDED UNDER SECTION 7209, SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.
ONLY COPIES OF THE ORIGINAL OF THIS SURVEY, MARKED WITH THE EMBOSSED LAND SURVEYOR'S SEAL, SHALL BE CONSIDERED TO BE TRUE AND VALID COPIES



THE UNDERSIGNED HEREBY CERTIFIES THAT THIS MAP IS MADE FROM AN ACTUAL SURVEY OF THE PROPERTY SHOWN HEREON.

Douglas Jay Reith

DOUGLAS JAY REITH
LICENSED LAND SURVEYOR



CNY LAND SURVEYING
2075 CHURCH ROAD
BALDWINVILLE, NEW YORK 13027
(315) 635-4614

RE-SUBDIVISION OF LOT 15, TOWN CENTER AT FAYETTEVILLE
INTO LOTS 15A AND 15B
TOWN OF MANLIUS
COUNTY OF ONONDAGA
STATE OF NEW YORK

DRAWING TITLE

FINAL PLAT

Date Issued 08/23/22

Revisions

FILE NO.

22.114

Scale 1" = 20'

Drawing No.

1 OF 1

Expected
Fee: _____

TOWN OF MANLIUS
PLANNING DEPARTMENT
INITIAL APPEARANCE APPLICATION

DATE: 8/25/2022

Name of Project: Peregrine Assisted Living Center

Applicant must submit 12 copies of all site plans, surveys, and supporting data with the final application before a planning board meeting can be scheduled.

Location of Project: Medical Center Drive, Fayetteville, NY 13066

Type of Project:

☐ Division of Land ☐ Subdivision ☐ Accessory Use ☐ Zone Change ☒ Site Review ☐ Other _____

Developer: Peregrine Development, LLC. (Contact: Rick Gunn) Phone: (716) 308-5569

Address: 217 Montgomery Street, Syracuse, NY Zip: 13202

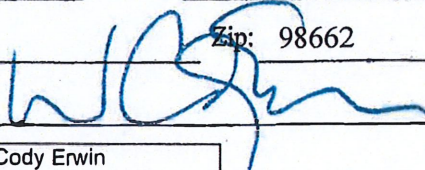
Tax Map Number(#)/s: 086-01-03.7

Present Zoning: RA Desired Zoning: -

Total Acreage: 3.85 acres Total Number of Lots: 1

Property Owner/s: Fayetteville Care Group, LLC. Phone: 360-772-1645

Address: 5101 NE 82nd Avenue, Ste. 240 Vancouver, WA Zip: 98662

Tax Map#(s): -11405 Lot No 2 Owner's Signature: 

Printed Name: W. Cody Erwin

Property Owner/s: _____ Phone: _____

Address: _____ Zip: _____

Tax Map#(s): _____ Owner's Signature: _____

Printed Name: _____

Use next page for additional known property owners' information

Planning Board Meeting Date Assignment: _____

Fee: _____ Paid: _____ Per: ☐ Credit/Debit Card ☐ Check ☐ Cash

Planning Board - Initial

TOWN OF MANLIUS

DISCLOSURE AFFIDAVIT

This affidavit is a part of and must be completed and attached to every application, petition, request submitted for a *site plan, variance, amendment, change of zoning, approval of a plat, exemption from a plat or official map, license or permit.*

STATE OF NEW YORK)
) SS:
COUNTY OF ONONDAGA)

I. Stephan Brown, being duly sworn, deposes and says that (s) he is:

APPLICANT / CORPORATION OFFICER
(applicant, petitioner, corporation officer, property owner, etc.)

II. That deponent has read and is familiar with the provisions of the General Municipal Law, Section 809 which states:

- A. Every application, petition or request submitted for a site plan, variance, amendment, change of zoning, approval of a plat, exemption from a plat or official map, license or permit, pursuant to the provisions or any ordinance, local law, rule or regulation constituting the zoning and planning regulations of a municipality shall state the name, residence and the nature and extent of the interest of any state officer or any officer or employee of such municipality is a part, in the person, partnership or association making such application, petition or request (hereinafter called the applicant) to the extent known to such applicant.
- B. For the purpose of this action an officer or employee shall be deemed to have an interest in the applicant when (s)he, his/her spouse, or their brothers, sisters, parents, children, grandchildren, or the spouse of any of them:
 - 1) is the applicant, or
 - 2) is an officer, director, partner or employee of the applicant, or
 - 3) legally or beneficially owns or controls stock of a corporate applicant or is a member of a partnership or association applicant, or
 - 4) is a party to an agreement with such an applicant, express or implied, whereby (s) he may receive any payment or other benefit, whether or not for services rendered, or contingent upon the favorable approval of such application, petition or request.
- C. Ownership of less than five percent (5%) of the stock of a corporation whose stock is listed on the New York or American Stock Exchanges shall not constitute an interest for the purposes of this section.
- D. A person who knowingly and intentionally violates this section shall be guilty of a misdemeanor.

III. That no Town of Manlius officer, employee or a relative of either, as defined in Section 809 General Municipal Law has any interest in this application.

-OR-

~~If a Town of Manlius officer, employee or relative of either as defined in Section 809 General Municipal law has any interest in this application, the full particulars are provided on an attached sheet.~~

Date: 8-25, 20 22

Date: _____, 20____.

STEPHEN S. BOWMAN
(Print Name)

(Print Name)

[Signature]
(Signature)

(Signature)

PERMEANNE DEVELOPMENT LLC
(Entity Name)

(Entity Name)

STEPHEN S. BOWMAN PRESIDENT
By (Officer) (Title)

By (Officer) (Title)

217 MANTICOMENY ST. - 6TH FL
SYRACUSE NY 13202
(Mailing Address of Applicant)

(Mailing Address of Applicant)

(315) 476-5610
(Telephone Number)

(Telephone Number)

ACKNOWLEDGEMENTS

STATE OF NEW YORK)
) SS:
COUNTY OF ONONDAGA)

On this _____ day of _____ in the year 20____, before me, the undersigned, a notary public in and for said state, personally appeared _____, and _____ personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within Petition and acknowledged to me the he/she/they executed the same in his/her/their capacity, and that by his/her/their signature(s) on the Petition, the individual or the persons upon behalf of which the individual acted executed the instrument.

Notary Public

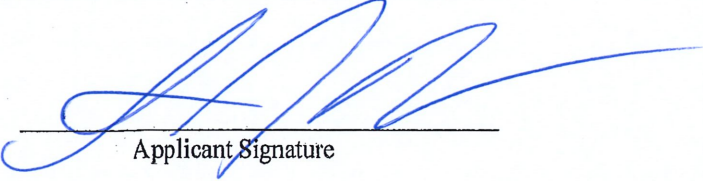
CORPORATE ACKNOWLEDGEMENT

STATE OF NEW YORK)

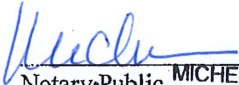
) SS:

COUNTY OF ONONDAGA)

Stephen S. Summan, being duly sworn, deposes and says the
s(he) is the member of Peripine Development LLC
corporation named in the within Application/Petition, that s(he) has read the foregoing affidavit and
knows the contents thereof; that the same is true of s(he) own knowledge, except as to those matters
therein stated to be alleged upon information and belief, and as to those matters s(he) believes it to be
true.


Applicant Signature

Subscribed to me before this day 23rd
Of August, 2022


Notary Public MICHELE M. WOOD
Notary Public in the State of New York
No. 01WO4822066
Qualified in Onondaga County
Commission Expires December 31, 2022

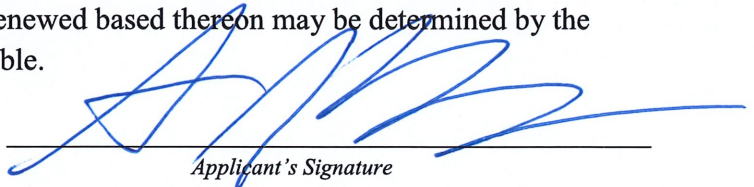
**TOWN OF MANLIUS
SPECIAL PERMIT APPLICATION
(Original or Renewal)**

DATE: 8/25/2022

Tax Map # 086-01-03.7

I Peregrin Development LLC. (Contact: Rick Gunn) as applicant relative to property located at Medical Center Drive, Fayetteville, NY 13066

hereby request/apply for issuance renewal (CIRCLE ONE) of a **SPECIAL PERMIT** from the Town of Manlius Town Board as required by the Town of Manlius Code, submit the following application and documentary evidence and/or information, including comprising the Exhibits in support of this request and certify that it is correct, true and accurate to the best of my/our knowledge and after reasonable due diligence and investigation. I further knowledge and agree that should any such evidence or information be later determined as false or not credible in any material respect, any special permit issued/renewed based thereon may be determined by the Town Board as void from the start or revocable.


Applicant's Signature

A 1. Owner(s) of property: Fayetteville Care Group, LLC.

A 2. Status (Owner, Lessee) of each applicant: Owner

A 3. Present Zoning of Property: RA

A.4. Present Use of Property (describe in detail as best as reasonably possible- add additional pages as needed): Vacant

A5 Describe property condition at present: Vacant property with dense grass and shrubs.

B 1. Proposed use of property: Commercial, assisted living facility.

B 2. Anticipated number of employees, guests, customers on property:

N/A

B 3. Hours of Proposed Operation: 24 hour operation

B 4. Anticipated Automobile Parking: 46 proposed parking spaces.

B 5. Parking Area Buffer/Screening: Surrounding shrubs and screening trees.

B 6. Anticipated Vehicle Traffic Volume/Flow: _____
0.3 trips per occupied bed (64 rooms) = 19 trips generated during peak hour

B 7. Proposed Site Lighting: Dark-sky compliant, pole and building mounted LED fixtures.

B 8. Anticipated noise sources, known decibel levels: Low level noise, indoor operations.

B 9. Landscape:

a) Existing landscaping: Grass and shrubs with sparse trees.

b) Proposed landscaping: Mulched landscaping beds, landscaped curbed islands, tree screening.

B 10. Proposed Signage: Two (2) proposed freestanding monument signs, one per driveway.

B 11. Level of municipal and other services required to support the proposed activity (i.e., water supply sanitary sewage facilities): Connection to sanitary sewer main, fire and domestic water supply connection, typical connection for electricity, communications, and natural gas service.

B 12. Specific Requirements:

Town Code (District) Requirement: Proposal:

Parking Spaces	<u>per board</u>	<u>46 spaces</u>
Lot Coverage	<u>N/A</u>	<u>46%</u>
Front Yard Setback	<u>40'</u>	<u>44'</u>
Side Yard Setback	<u>20'</u>	<u>25'</u>
Rear Yard Setback	<u>40'</u>	<u>174'</u>
Maximum Height of Building	<u>N/A</u>	<u>1-Story</u>

**Peregrine Senior Living Center
Medical Center Drive
Town of Manlius, Onondaga County, NY**

**SPECIAL PERMIT APPLICATION
SUPPORTING EXHIBITS**

APPLICANT:

**PEREGRINE DEVELOPMENT, LLC
217 Montgomery Street
Syracuse, NY 13202**

August 24, 2022

Prepared By:



**Telephone: (315) 682-5580
Fax: (315) 682-5544**

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EXHIBIT A SITE PLANS

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Full size site plans are attached separately to the application.

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EXHIBIT B SURVEY

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A full size survey is included in the site plan set that is attached separately to the application.

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EXHIBIT C
LEGAL DESCRIPTION

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SUGGESTED LEGAL DESCRIPTION
3.855 AC. PARCEL

All that certain tract, piece or parcel of land, situate in part of Military Lot No. 64 in the Town of Manlius, County of Onondaga, State of New York, being part of Lot No. 2 as shown on the Canal Properties LLC Subdivision filed in the Onondaga Clerk's Office as Map No. 11405 and being more particularly bounded and described as follows:

BEGINNING at the northwest corner of said Lot 2;

Thence along the south line of Medical Center Drive (90 foot public right of way) as described in Book 4822 of Deeds at Page 244 the following the following two (2) courses and distances:

- 1) along the arc of a curve to the right having a radius of 427.00 feet, length of 373.93 feet, and chord of South 57 deg. 17 min. 26 sec. East 362.10 feet to a point of reverse curvature; and
- 2) along the arc of a curve to the left having a radius of 345.00 feet, length of 55.47 feet, and chord of South 36 deg. 48 min. 34 sec. East 55.41 feet to a point;

Thence through Lot 2 the following two (2) course and distances:

- 1) South 48 deg. 38 min. 37 sec. West, 69.87 feet to a point; and
- 2) South 07 deg. 33 min. 00 sec. West, 311.47 feet to its intersection with the division line between said Lot 2 on the north and the lands now or formerly of 5433 North Burdick Street, LLC as described in Book 4908 of Deeds at Page 52 and the lands now or formerly of Syracuse Young Mens Christian Association as described in Book 4548 of Deeds at Page 47 being Lot 3 as shown on the Town Center at Fayetteville subdivision filed in the Onondaga Clerk's Office as Map No. 10414, in part by each on the south;

Thence North 82 deg. 27 min. 00 sec. West, along said division line, 325.00 feet to its intersection with the division line between said Lot 2 of the Canal Properties LLC Subdivision on the east, and Lot 4 as shown on the Northeast Medical Center Subdivision filed in the Onondaga Clerk's Office as Map No. 8583 on the West;

Thence North 08 deg. 00 min. 20 sec. East, along said division line, 557.70 feet to the point or place of beginning.

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EXHIBIT D
DRAINAGE, SANITARY, AND WATER

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Drainage – Refer to the following “Preliminary SWPPP”

Sanitary – Refer to the Utility Plan included in the Site Plans. The site will connect to the existing public sanitary sewer main that is located along the southerly boundary of the project site.

Water – Refer to the Utility Plan included in the Site Plans. The site will connect to the existing public water main that is located within the Medical Center Drive right-of-way.

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**Peregrine Senior Living Center
Medical Center Drive
Town of Manlius, Onondaga County, NY**

PRELIMINARY STORMWATER POLLUTION PREVENTION PLAN

Prepared for the Town of Manlius Special Permit Application

August 24, 2022

Prepared By:



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Table of Contents:

Introduction	1
Background	1
Project Description	2
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Hydrology.....	2
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Drainage Area Delineation.....	2
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Erosion & Sediment Control	9

Appendices:

- Appendix A – NRCS Soil Map
- Appendix B – NYSDEC & GIS Environmental Resources Maps
- Appendix C – Drainage Area Maps
- Appendix D – HydroCAD Modeling

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Introduction:

Peregrine Development LLC proposes to construct a single-story, ±37,300 square-foot senior living center located at the southeast corner of the intersection of Medical Center Drive and Avriel Drive in the Town of Manlius, New York. Construction will include associated asphalt parking and driveways, concrete sidewalks, a dumpster enclosure, and stormwater mitigation facilities. Two curb-cuts are proposed for access to the site, a main entry off of Medical Center Drive and a secondary entry off of EMed “B” Road. The project will develop approximately 3.8 acres of a predominantly brush-weed-grass field. As the project will disturb greater than one acre of land, the project will require coverage under the New York State Pollution Discharge Elimination System General Permit for Stormwater Discharges from Construction Activity. To obtain coverage under the General Permit, the project must include post-construction stormwater management practices in order to mitigate the impacts to stormwater runoff quality and quantity that the project will create.

The purpose of this preliminary stormwater pollution prevention plan (SWPPP) is to supplement the special permit application to the Town of Manlius Planning Board. It is provided as evidence that the site can properly manage stormwater runoff so as not to impact downstream areas. As the project details will continue develop as the application is reviewed, this preliminary plan will develop into a complete SWPPP including erosion and sediment control, operation and maintenance requirements, and other elements that the SPDES General Permit requires.

Background:

Site Location:

Tax Parcel 086.-01-03.7
Medical Center Drive
Town of Manlius, Onondaga County, NY



Figure 1: Site Location (source: Google Earth)



Project Description:

The existing parcel of land is approximately 3.85 acres located at the southeast corner of the intersection of Medical Center Drive and Avriel Drive in the Town of Manlius. The site is currently vacant and has a fairly consistent grass/brush cover throughout the lot. The property generally drains towards the south from a highpoint in the northwest corner of the lot near the intersection of Avriel Drive and Medical Center Drive. The western part of the property drains to a low point in the southwest corner of the lot. The remaining portions of the parcel drain as sheet flow in both the southerly and easterly directions.

The proposed development is a single-story, ±37,300 square-foot senior living center. The building will have associated asphalt parking and driveways, concrete sidewalks, a dumpster enclosure, and stormwater mitigation facilities. Two curb-cuts are proposed for access to the site, a main entry off of Medical Center Drive and a secondary entry off of EMed "B" Road.

Project Soils:

Soils information for the watershed was collected from the Natural Resource Conservation Service soils mapping database. The watershed consists of one distinct mapping unit, Ontario gravelly loam which belongs to hydrologic soil group B. Group B soils have a moderate infiltration rate and are moderately well-drained. See Appendix A for the NRCS soils map within the project area.

Environmental Resources:

The National Wetlands Inventory Mapper and the NYSDEC Environmental Resources Mapper (seen in Appendix B) show that no Federal or DEC regulated wetlands are within the vicinity of this project. Additionally, the project is not located within a floodplain. The NYSDEC Resource Mapper does show that the project is located within a check zone for having the potential to contain rare plants and animals or significant natural communities. The specific species in question on this site is the northern long-eared bat. However, given that flora on this site is predominantly brush without any groupings of trees, the presence of the bat on this site is not likely.

Hydrology:

The peak runoff rates for the site were calculated for the existing and proposed hydrologic conditions using HydroCAD software. The HydroCAD program uses the standard SCS TR-55 Curve Number Method for calculation of the time of concentration, composite curve number, and peak runoff rates for the drainage area(s) based on user input. The input data was taken from soil maps, detailed topographic and utility survey information, rainfall distribution maps, and aerial images. Watershed areas were delineated using the contour data obtained from the site survey. The hydrologic conditions are used to assess the impacts to the runoff characteristics and to design appropriate measures to mitigate these impacts.

Preliminary Summary of Sizing Criteria:

A preliminary analysis has been performed to determine the potential stormwater mitigation practices to be implemented on-site in order to achieve the required water quality and water quantity standards as set forth in the NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activity (GP-0-20-001). The stormwater runoff from the new impervious surfaces on site will be collected and routed through the mitigation system in order to improve water quality, reduce the volume of stormwater runoff, and reduce the peak runoff flow rate before discharging to an existing drainage channel at the southwest corner of the site.

Drainage Area Delineation:

Runoff from the project site flows in several directions. Concentrated runoff flows in a southwesterly direction to a swale that carries runoff further to the southwest; this conveyance leads to a wetland that is the west of the Northeast Medical Center complex. Sheet flow from the site flows in both a southerly and easterly direction. Surface runoff, regardless of whether it is sheet flow or concentrated, eventually ends up in the wetland. An underground conveyance carries runoff under the Fayetteville Town Center shopping plaza (south of the project site), across Burdick Street, and eventually discharges to Limestone Creek.



In order to eliminate any impacts to Medical Center Drive, the stormwater management system for the proposed project will discharge to the open swale at the southwest corner of the property. In order to properly design and manage the runoff, the existing drainage area tributary to the swale is mapped and compared to the proposed condition drainage area, which includes stormwater management practices that will attenuate the runoff. The following table summarizes the hydrologic characteristics of the existing condition drainage area tributary to the culvert.

Table 1: Existing Condition Drainage to the Open Swale

Area (ac)	CN	Description
0.275	98	Paved roads w/curbs & sewers, HSG B
1.517	61	>75% Grass cover, Good, HSG B
1.792	67	Weighted Average
1.517		84.65% Pervious Area
0.275		15.35% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
11.5	100	0.0500	0.15		Sheet Flow, sheet flow
					Grass: Dense n= 0.240 P2= 2.38"
3.4	515	0.0250	2.55		Shallow Concentrated Flow, Shallow
					Unpaved Kv= 16.1 fps
14.9	615	Total			

The post-construction drainage area mapping is based on preliminary grading of the site, the location of the stormwater management practices, and the preliminary stormwater conveyance system. The proposed condition drainage area will include five bioretention filters to provide runoff reduction areas as well as water quality treatment and a downstream detention basin to provide attenuation of the runoff so as not to increase the rate of discharge to the swale during each design storm. The following tables summarize the hydrologic characteristics of the proposed condition drainage area as well as the preliminary hydraulics (stage-storage-discharge characteristics) of the detention basin.

Table 2: Proposed Condition Drainage Area

Area (ac)	CN	Description
0.860	98	Roofs, HSG B
1.010	98	Paved parking, HSG B
2.030	61	>75% Grass cover, Good, HSG B
3.900	79	Weighted Average
2.030		52.05% Pervious Area
1.870		47.95% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,



Table 3: East Infiltration Basin

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
478.00	3,306	0	0
479.00	4,165	3,736	3,736
480.00	5,083	4,624	8,360
481.00	6,057	5,570	13,930
482.00	7,088	6,573	20,502
482.50	7,625	3,678	24,180

Device	Routing	Invert	Outlet Devices
#1	Primary	478.00'	15.0" Round Culvert L= 231.0' Ke= 0.500 Inlet / Outlet Invert= 478.00' / 476.30' S= 0.0074 '/' Cc= 0.900 n= 0.012, Flow Area= 1.23 sf
#2	Device 1	478.00'	6.0" Vert. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#3	Device 1	480.10'	10.0" Vert. Orifice/Grate C= 0.600 Limited to weir flow at low heads

Water Quality Treatment:

The project site includes five bioretention filters design designed in accordance with the NYS Stormwater Design Manual. Each filter will capture runoff from the individual tributary areas and allow the runoff to flow through a planting soil media that will filter pollutants from the runoff. The filters also provide runoff reduction, allowing plants within the filters to soak up runoff and for it to infiltrate into the ground. Calculations for the design of the bioretention filters are provided below:

Bioretention Filter No. 1

$$WQ_v = \frac{P \cdot R_v \cdot A}{12}$$

Drainage Area Tributary to Practice (A) = 0.91 acre

Impervious Areas (A_I) = 0.44 acre

$$R_v = 0.05 + 0.9 \left(\frac{0.44 \text{ ac}}{0.91 \text{ ac}} \right)$$

$$R_v = 0.49$$

90th Percentile Rainstorm (P) = 1.0 inch

$$WQ_v = \frac{1.00 \cdot 0.49 \cdot 0.91 \text{ ac}}{12}$$

$$WQ_v = 0.037 \text{ ac} \cdot \text{ft}$$

$$RR_v = \frac{0.95 \cdot P \cdot S \cdot A_I}{12}$$

A_I = total impervious area

S = 0.55 (A Soils), 0.40 (B Soils), 0.30 (C Soils), 0.20 (D Soils), or weighted HSG average in drainage area



B Soils = 100% of area

$$RR_v = \frac{0.95 \cdot 1.00 \cdot 0.40 \cdot 0.44 \text{ ac}}{12}$$

$$RR_v = 0.014 \text{ ac} \cdot \text{ft}$$

Bioretention Basin Design

$$WQ_v = 0.037 \text{ ac} \cdot \text{ft}$$

$$A_f = \frac{(WQ_v)(d_f)}{(k)(h_f + d_f)(t_f)}$$

Where,

A_f = Area of the filter (ft^2)

WQ_v = Water Quality Volume (ft^3)

d_f = depth of the bioretention soil media (2.5 feet as required in NYS Design Manual)

k = coefficient of permeability (0.5 ft/day per NYS Design Manual)

h_f = average height of water above the filter bed (0.25 ft)

t_f = design filter bed drain time (2 days per NYS Design Manual)

$$A_f = \frac{(1619 \text{ ft}^3)(2.5 \text{ ft})}{\left(0.5 \frac{\text{ft}}{\text{day}}\right)(0.25 \text{ ft} + 2.5 \text{ ft})(2 \text{ days})}$$

$$A_f = 1472 \text{ ft}^2 \text{ required}$$

$$A_f \text{ provided} = 1762 \text{ ft}^2$$

Bioretention Filter No. 2

Drainage Area Tributary to Practice (A) = 0.79 acre

Impervious Areas (A_i) = 0.57 acre

$$R_v = 0.05 + 0.9 \left(\frac{0.57 \text{ ac}}{0.79 \text{ ac}} \right)$$

$$R_v = 0.70$$

$$WQ_v = \frac{1.00 \cdot 0.70 \cdot 0.57 \text{ ac}}{12}$$

$$WQ_v = 0.033 \text{ ac} \cdot \text{ft}$$



$$RR_v = \frac{0.95 \cdot 1.00 \cdot 0.40 \cdot 0.57 \text{ ac}}{12}$$

$$RR_v = \mathbf{0.018 \text{ ac} \cdot \text{ft}}$$

Bioretention Basin Design

$$WQ_v = 0.033 \text{ ac} \cdot \text{ft}$$

$$A_f = \frac{(1449 \text{ ft}^3)(2.5 \text{ ft})}{\left(0.5 \frac{\text{ft}}{\text{day}}\right)(0.25 \text{ ft} + 2.5 \text{ ft})(2 \text{ days})}$$

$$A_f = \mathbf{1317 \text{ ft}^2 \text{ required}}$$

$$A_f \text{ provided} = \mathbf{2017 \text{ ft}^2}$$

Bioretention Filter No. 3

Drainage Area Tributary to Practice (A) = 0.52 acre

Impervious Areas (A_i) = 0.35 acre

$$R_v = 0.05 + 0.9 \left(\frac{0.35 \text{ ac}}{0.52 \text{ ac}} \right)$$

$$R_v = 0.66$$

$$WQ_v = \frac{1.00 \cdot 0.66 \cdot 0.52 \text{ ac}}{12}$$

$$WQ_v = \mathbf{0.029 \text{ ac} \cdot \text{ft}}$$

$$RR_v = \frac{0.95 \cdot 1.00 \cdot 0.40 \cdot 0.35 \text{ ac}}{12}$$

$$RR_v = \mathbf{0.011 \text{ ac} \cdot \text{ft}}$$

Bioretention Basin Design

$$WQ_v = 0.029 \text{ ac} \cdot \text{ft}$$

$$A_f = \frac{(1263 \text{ ft}^3)(2.5 \text{ ft})}{\left(0.5 \frac{\text{ft}}{\text{day}}\right)(0.25 \text{ ft} + 2.5 \text{ ft})(2 \text{ days})}$$

$$A_f = \mathbf{1148 \text{ ft}^2 \text{ required}}$$

$$A_f \text{ provided} = \mathbf{1851 \text{ ft}^2}$$



Bioretention Filter No. 4

Drainage Area Tributary to Practice (A) = 0.41 acre

Impervious Areas (A_I) = 0.27 acre

$$R_v = 0.05 + 0.9 \left(\frac{0.27 \text{ ac}}{0.41 \text{ ac}} \right)$$

$$R_v = 0.64$$

$$WQ_v = \frac{1.00 \cdot 0.64 \cdot 0.41 \text{ ac}}{12}$$

$$WQ_v = \mathbf{0.022 \text{ ac} \cdot \text{ft}}$$

$$RR_v = \frac{0.95 \cdot 1.00 \cdot 0.40 \cdot 0.27 \text{ ac}}{12}$$

$$RR_v = \mathbf{0.009 \text{ ac} \cdot \text{ft}}$$

Bioretention Basin Design

$$WQ_v = 0.022 \text{ ac} \cdot \text{ft}$$

$$A_f = \frac{(958 \text{ ft}^3)(2.5 \text{ ft})}{\left(0.5 \frac{\text{ft}}{\text{day}}\right)(0.25 \text{ ft} + 2.5 \text{ ft})(2 \text{ days})}$$

$$A_f = \mathbf{871 \text{ ft}^2 \text{ required}}$$

$$A_f \text{ provided} = \mathbf{1259 \text{ ft}^2}$$

Bioretention Filter No. 5

Drainage Area Tributary to Practice (A) = 0.32 acre

Impervious Areas (A_I) = 0.17 acre

$$R_v = 0.05 + 0.9 \left(\frac{0.17 \text{ ac}}{0.32 \text{ ac}} \right)$$

$$R_v = 0.53$$

$$WQ_v = \frac{1.00 \cdot 0.53 \cdot 0.32 \text{ ac}}{12}$$

$$WQ_v = \mathbf{0.014 \text{ ac} \cdot \text{ft}}$$

$$RR_v = \frac{0.95 \cdot 1.00 \cdot 0.40 \cdot 0.17 \text{ ac}}{12}$$

$$RR_v = \mathbf{0.005 \text{ ac} \cdot \text{ft}}$$



Bioretention Basin Design

$$WQ_v = 0.014 \text{ ac} \cdot \text{ft}$$

$$A_f = \frac{(616 \text{ ft}^3)(2.5 \text{ ft})}{\left(0.5 \frac{\text{ft}}{\text{day}}\right)(0.25 \text{ ft} + 2.5 \text{ ft})(2 \text{ days})}$$

$$A_f = 560 \text{ ft}^2 \text{ *required*}$$

$$A_f \text{ provided} = 567 \text{ ft}^2$$

Peak Flow Mitigation:

In accordance with the SPDES General Permit, the 1-year, 10-year, and 100-year frequency storms will be analyzed to ensure that post-development conditions will not adversely impact downstream areas.

The project site must provide sufficient storage of the 1-year, 24-hour runoff event such that the volume is released over a 24-hour period. The NYS Stormwater Design Manual methodology for determining the storage volume was used (Appendix B.1) and is discussed below.

Tributary Area = 3.900 acres

CN = 79

$t_c = 6.0$ mins

$I_a = 0.532$

$P = 2.04''$

$$\frac{I_a}{P} = 0.267$$

Using I_a/P and T_c , $q_u = 1000$ csm/in (TR-55, Exhibit 4-II)

Using q_u and $T = 24$ hr, $q_o/q_i = .020$ (Design Manual, Figure B.1)

Using formula 2.1.16 (Design Manual, Appendix B.1), calculate V_s/V_r

$$\frac{V_s}{V_r} = 0.654$$

Using formula 2.1.17 (Design Manual, Appendix B.1), calculate V_s

$$V_s = \frac{\left(\frac{V_s}{V_r}\right) Q_d A}{12}$$

HydroCAD provides the volume of runoff ($Q_d A / 12$) = 0.159 ac · ft

$$V_s = 0.654 \cdot 0.159 \text{ ac} \cdot \text{ft}$$

$$V_s = 0.104 \text{ ac} \cdot \text{ft} \text{ *Required*}$$

The provided RR_v is subtracted from V_s to determine the required Cp_v .

$$Cp_v = 0.106 \text{ ac} \cdot \text{ft} - 0.135 \text{ ac} \cdot \text{ft}$$

As RR_v exceeds the storage volume required, the Cp_v requirement is met.

Additionally, the stormwater management system must provide sufficient storage and attenuation such that the peak rate of discharge to the open swale during the 10- and 100-year, 24-hour design storms after



construction is less than or equal to the existing condition peak flows. The table below summarizes the hydrologic and hydraulic calculations:

Table 4. Peak Flow Summary

Storm Event	Rainfall	Existing Condition Peak Runoff (cfs)	Post–Construction Peak Runoff (cfs)
10 year (Q_p)	3.43"	1.67	1.27
100 year (Q_f)	5.78"	5.39	4.88

Erosion & Sediment Control:

Erosion and sediment control is any temporary or permanent measure taken to reduce erosion, control siltation and sedimentation, and ensure that sediment-laden water or wind does not leave the site. All applicable standards for reduction of sediment and pollution leaving the construction site will be followed by the on-site contractor. Below is an outline of the temporary and permanent erosion and sediment control practices to be implemented on site.

1. Stabilization Practices (Permanent) for this site include:
 - a. Land clearing activities shall be done only in areas where earthwork will be performed and shall progress as earthwork is needed.
 - b. Permanent seeding and planting of all unpaved areas.
2. Stabilization Practices (Temporary) for this site include:
 - a. Temporary seeding and planting of all unpaved areas when construction activity has ceased, or will cease, in an area for 14 days.
 - b. Mulching of exposed areas where construction activity has ceased.
 - c. Frequent watering to minimize wind erosion during construction.
3. Structural Practices (Permanent) for this site include:
 - a. Land grading. Land grading is the reshaping of the existing land surface in accordance with a plan as determined by the engineering survey and layout. The purpose of a land grading specification is to provide erosion control and vegetative establishment on areas where the existing land is to be reshaped according to the plan.
4. Structural Practices (Temporary) for this site include:
 - a. Silt fence. Silt fence is a temporary barrier of geotextile fabric installed on the contours across from a slope used to intercept sediment laden runoff from small drainage areas of disturbed soil. The purpose of silt fence is to reduce runoff velocity and effect deposition of transported sediment load.
 - b. Stabilized construction entrance/exit. A stabilized construction entrance/exit is a stabilized pad of aggregate underlain with geotextile located at any point where traffic will be entering or leaving a construction site to or from a public right-of-way, street, alley, sidewalk, or parking area. The purpose of the stabilized construction entrance is to reduce or eliminate the tracking of sediment onto public rights-of-way or streets.
 - c. Concrete washout area. A temporary excavated or above ground lined constructed pit where concrete truck mixers and equipment can be washed after their loads have been discharged to prevent highly alkaline runoff from entering storm drainage systems or leaching into the soil.

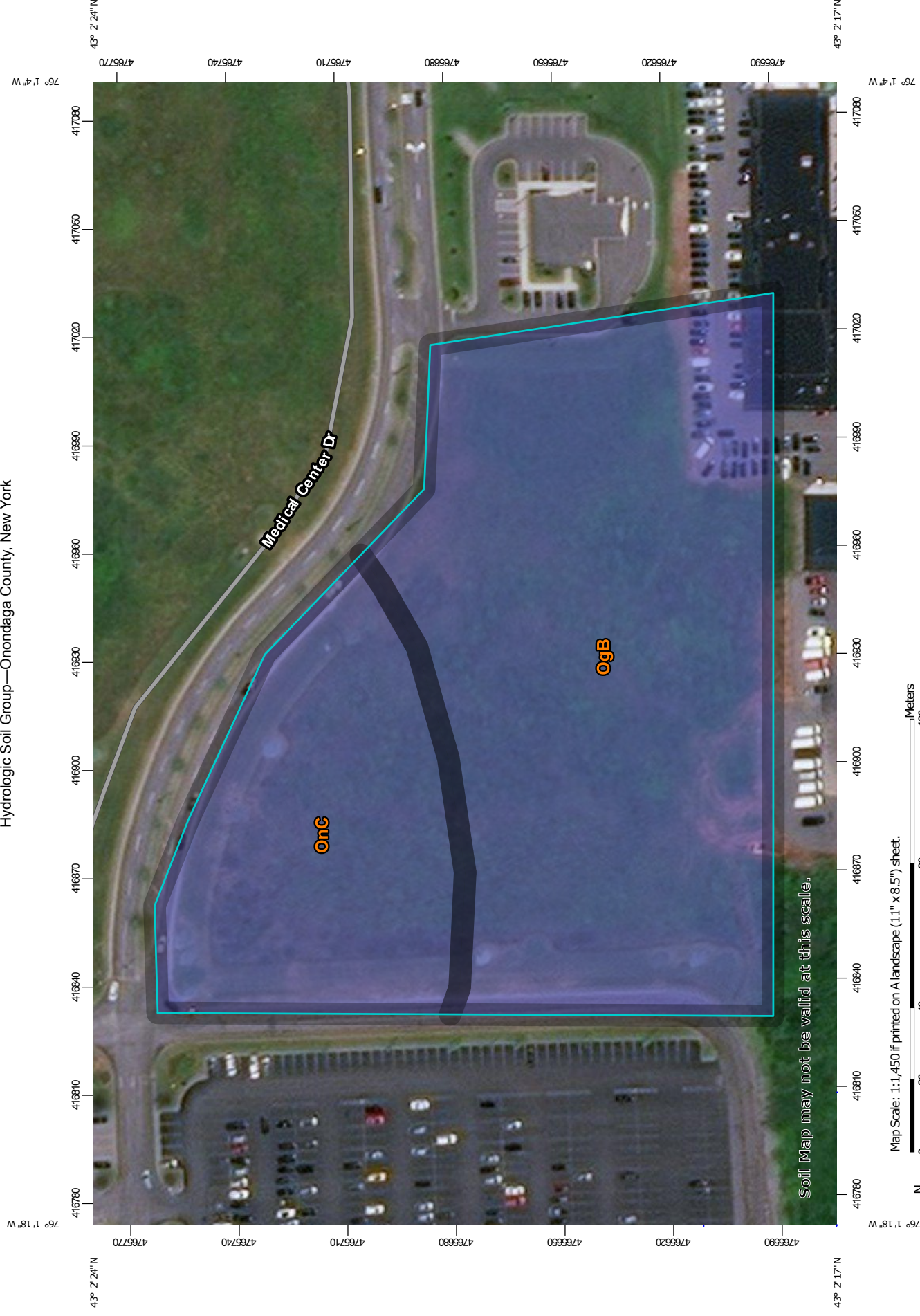
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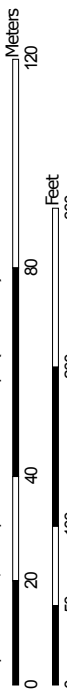
APPENDIX A

NRCS SOIL MAP

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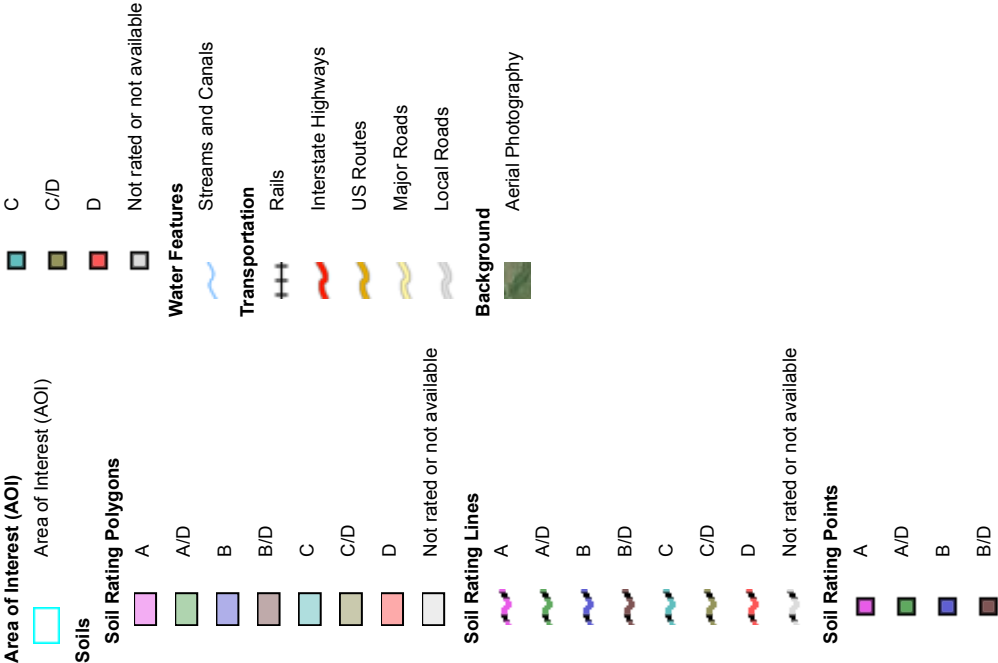
Map Scale: 1:1,450 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84



MAP LEGEND



MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL: <http://websoilsurvey.sc.egov.usda.gov>

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Onondaga County, New York

Survey Area Data: Version 11, Oct 8, 2017

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 18, 2011—Oct 10, 2016

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
OgB	Ontario loam, 3 to 8 percent slopes	B	4.5	70.2%
OnC	Ontario gravelly loam, 8 to 15 percent slopes	B	1.9	29.8%
Totals for Area of Interest			6.4	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

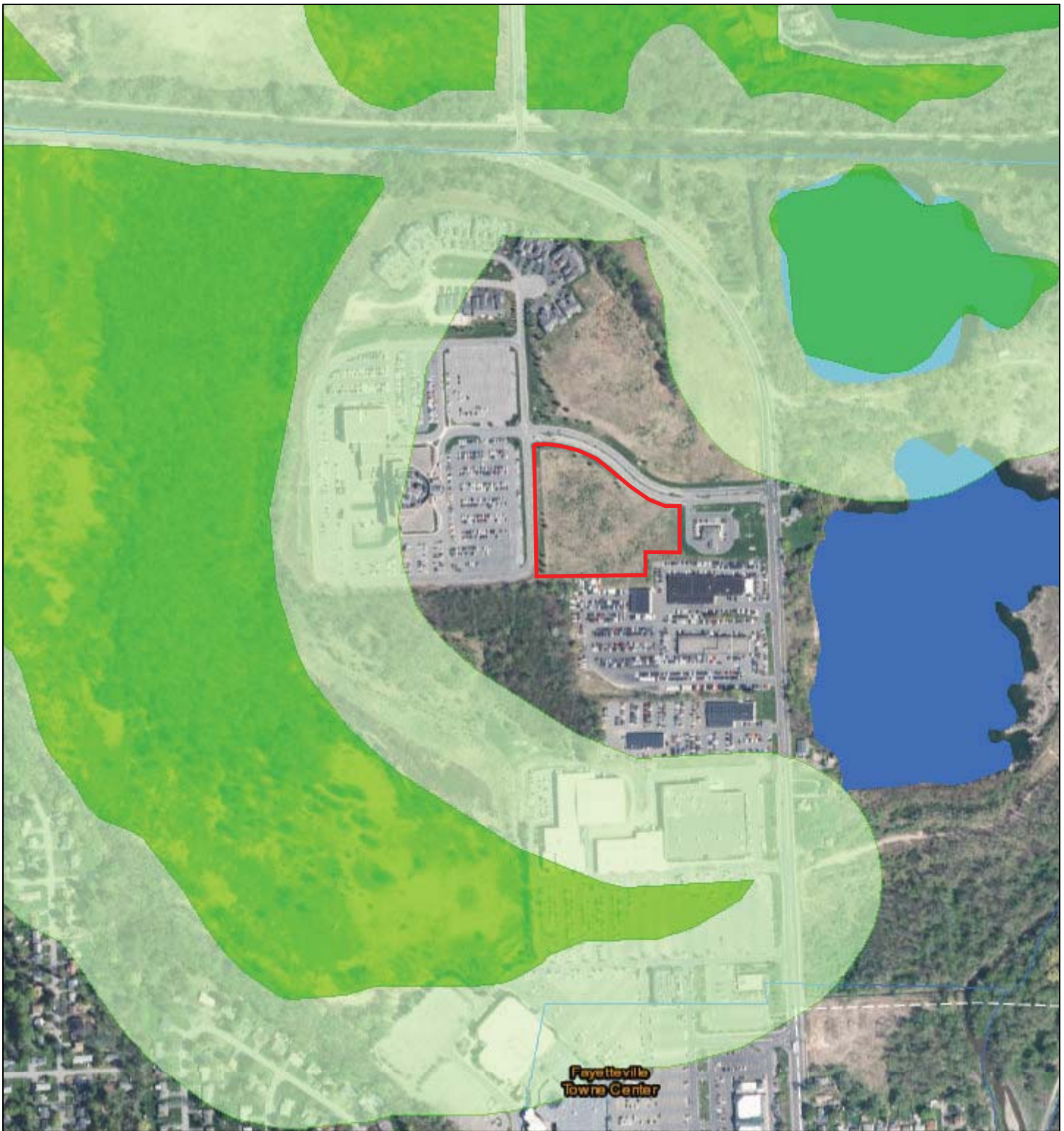


APPENDIX B

NATIONAL & STATE WETLAND MAPPING

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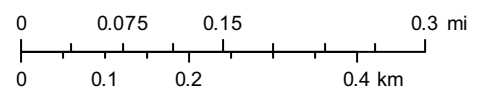
NYSDEC Environmental Resource Mapper



September 27, 2018

- ★ Unique Geological Features
- Waterbody Classifications for Rivers/Streams 
- Waterbody Classifications for Lakes
- State Regulated Freshwater Wetlands
- State Regulated Wetland Checkzone 
- Significant Natural Communities
- Natural Communities Near This Location 

1:9,028



Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community
 Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

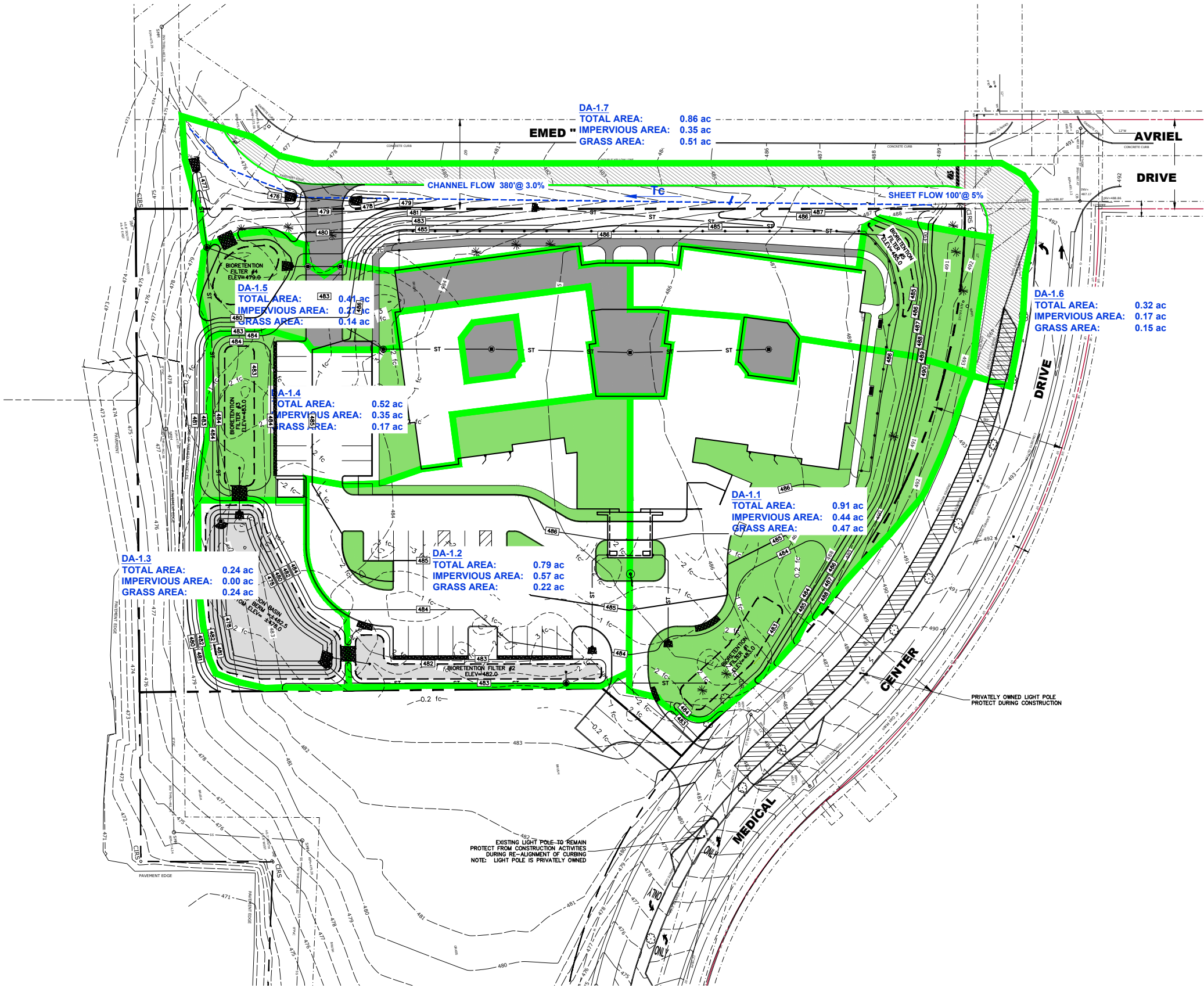
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APPENDIX C

DRAINAGE AREA MAPS

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DA-1.3
TOTAL AREA: 0.24 ac
IMPERVIOUS AREA: 0.00 ac
GRASS AREA: 0.24 ac

DA-1.5
TOTAL AREA: 0.41 ac
IMPERVIOUS AREA: 0.27 ac
GRASS AREA: 0.14 ac

DA-1.4
TOTAL AREA: 0.52 ac
IMPERVIOUS AREA: 0.35 ac
GRASS AREA: 0.17 ac

DA-1.2
TOTAL AREA: 0.79 ac
IMPERVIOUS AREA: 0.57 ac
GRASS AREA: 0.22 ac

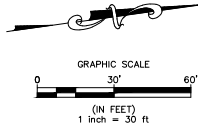
DA-1.7
TOTAL AREA: 0.86 ac
IMPERVIOUS AREA: 0.35 ac
GRASS AREA: 0.51 ac

DA-1.1
TOTAL AREA: 0.91 ac
IMPERVIOUS AREA: 0.44 ac
GRASS AREA: 0.47 ac

DA-1.6
TOTAL AREA: 0.32 ac
IMPERVIOUS AREA: 0.17 ac
GRASS AREA: 0.15 ac

EXISTING LIGHT POLE-TO REMAIN
PROTECT FROM CONSTRUCTION ACTIVITIES
DURING RE-ALIGNMENT OF CURBING
NOTE: LIGHT POLE IS PRIVATELY OWNED

PRIVATELY OWNED LIGHT POLE
PROTECT DURING CONSTRUCTION



CONSENT OF THE
NAPIERALA CONSULTING
PROFESSIONAL ENGINEER, P.C.
I, the undersigned, do hereby certify that I am a duly licensed Professional Engineer in the State of New York, and that I am the author of the design and calculations shown on this drawing, and that I am not aware of any falsification of the information furnished to me by the client.

PROJECT NO. 22-2099

DATE 25 AUG 2022

SCALE 1" = 30'

PR

NAPIERALA
CONSULTING
PROFESSIONAL ENGINEER, P.C.
SITU • DESIGN • ENGINEERING
MANHATTAN, NEW YORK 10014
email: MNAP@NAPCON.COM
PH: (212) 662-5380 FAX: (212) 662-5344

PROPOSED
DRAINAGE AREA

PROJECT TITLE: SENIOR LIVING CENTER
MEDICAL CENTER DRIVE
TOWN OF MANLIUS ONONDAGA COUNTY, NY
PREPARED FOR: PEREGRINE DEVELOPMENT, LLC
217 MONTGOMERY STREET
SYRACUSE, NY 13202



APPENDIX D

HydroCAD Modeling

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22-2099 PRELIM STORM

Prepared by Napierala Consulting

HydroCAD® 10.10-6a s/n 01332 © 2020 HydroCAD Software Solutions LLC

Type II 24-hr 10-yr Rainfall=3.43"

Page 1

Summary for Subcatchment 1: Existing SW Corner of Site

Runoff = 1.67 cfs @ 12.09 hrs, Volume= 0.107 af, Depth> 0.72"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Type II 24-hr 10-yr Rainfall=3.43"

Area (ac)	CN	Description
0.275	98	Paved roads w/curbs & sewers, HSG B
1.517	61	>75% Grass cover, Good, HSG B
1.792	67	Weighted Average
1.517		84.65% Pervious Area
0.275		15.35% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
11.5	100	0.0500	0.15		Sheet Flow, sheet flow
					Grass: Dense n= 0.240 P2= 2.38"
3.4	515	0.0250	2.55		Shallow Concentrated Flow, Shallow
					Unpaved Kv= 16.1 fps
14.9	615	Total			

Summary for Subcatchment 2: Proposed DA

Runoff = 10.27 cfs @ 11.98 hrs, Volume= 0.450 af, Depth> 1.38"

Routed to Pond 3 : Detention Basin

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Type II 24-hr 10-yr Rainfall=3.43"

Area (ac)	CN	Description			
0.860	98	Roofs, HSG B			
1.010	98	Paved parking, HSG B			
2.030	61	>75% Grass cover, Good, HSG B			
3.900	79	Weighted Average			
2.030		52.05% Pervious Area			
1.870		47.95% Impervious Area			
Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Summary for Pond 3: Detention Basin

Inflow Area = 3.900 ac, 47.95% Impervious, Inflow Depth > 1.38" for 10-yr event

Inflow = 10.27 cfs @ 11.98 hrs, Volume= 0.450 af

Outflow = 1.27 cfs @ 12.35 hrs, Volume= 0.431 af, Atten= 88%, Lag= 22.3 min

Primary = 1.27 cfs @ 12.35 hrs, Volume= 0.431 af

Routed to nonexistent node DP

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Peak Elev= 480.06' @ 12.35 hrs Surf.Area= 5,142 sf Storage= 8,669 cf

Plug-Flow detention time=86.6 min calculated for 0.429 af (95% of inflow)

Center-of-Mass det. time=70.9 min (865.4 - 794.5)

Volume	Invert	Avail.Storage	Storage Description
#1	478.00'	24,180 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

22-2099 PRELIM STORM*Type II 24-hr 10-yr Rainfall=3.43"*

Prepared by Napierala Consulting

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Page 2

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
478.00	3,306	0	0
479.00	4,165	3,736	3,736
480.00	5,083	4,624	8,360
481.00	6,057	5,570	13,930
482.00	7,088	6,573	20,502
482.50	7,625	3,678	24,180

Device	Routing	Invert	Outlet Devices
#1	Primary	478.00'	15.0" Round Culvert L= 231.0' Ke= 0.500 Inlet / Outlet Invert= 478.00' / 476.30' S= 0.0074 '/' Cc= 0.900 n= 0.012, Flow Area= 1.23 sf
#2	Device 1	478.00'	6.0" Vert. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#3	Device 1	480.10'	10.0" Vert. Orifice/Grate C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=1.27 cfs@ 12.35 hrs HW=480.06' (Free Discharge)

- 1=Culvert (Passes 1.27 cfs of 6.32 cfs potential flow)
 2=Orifice/Grate (Orifice Controls 1.27 cfs @ 6.48 fps)
 3=Orifice/Grate (Controls 0.00 cfs)

22-2099 PRELIM STORM

Prepared by Napierala Consulting

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Type II 24-hr 100-yr Rainfall=5.78"

Page 3

Summary for Subcatchment 1: Existing SW Corner of Site

Runoff = 5.39 cfs @ 12.08 hrs, Volume= 0.321 af, Depth> 2.15"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Type II 24-hr 100-yr Rainfall=5.78"

Area (ac)	CN	Description
0.275	98	Paved roads w/curbs & sewers, HSG B
1.517	61	>75% Grass cover, Good, HSG B
1.792	67	Weighted Average
1.517		84.65% Pervious Area
0.275		15.35% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
11.5	100	0.0500	0.15		Sheet Flow, sheet flow
					Grass: Dense n= 0.240 P2= 2.38"
3.4	515	0.0250	2.55		Shallow Concentrated Flow, Shallow
					Unpaved Kv= 16.1 fps
14.9	615	Total			

Summary for Subcatchment 2: Proposed DA

Runoff = 23.08 cfs @ 11.97 hrs, Volume= 1.051 af, Depth> 3.23"

Routed to Pond 3 : Detention Basin

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Type II 24-hr 100-yr Rainfall=5.78"

Area (ac)	CN	Description
0.860	98	Roofs, HSG B
1.010	98	Paved parking, HSG B
2.030	61	>75% Grass cover, Good, HSG B
3.900	79	Weighted Average
2.030		52.05% Pervious Area
1.870		47.95% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Summary for Pond 3: Detention Basin

Inflow Area = 3.900 ac, 47.95% Impervious, Inflow Depth > 3.23" for 100-yr event

Inflow = 23.08 cfs @ 11.97 hrs, Volume= 1.051 af

Outflow = 4.88 cfs @ 12.15 hrs, Volume= 1.021 af, Atten= 79%, Lag= 10.9 min

Primary = 4.88 cfs @ 12.15 hrs, Volume= 1.021 af

Routed to nonexistent node DP

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Peak Elev= 481.89' @ 12.15 hrs Surf.Area= 6,973 sf Storage= 19,719 cf

Plug-Flow detention time=79.0 min calculated for 1.017 af (97% of inflow)

Center-of-Mass det. time=67.7 min (843.8 - 776.2)

Volume	Invert	Avail.Storage	Storage Description
#1	478.00'	24,180 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

22-2099 PRELIM STORM*Type II 24-hr 100-yr Rainfall=5.78"*

Prepared by Napierala Consulting

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Page 4

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
478.00	3,306	0	0
479.00	4,165	3,736	3,736
480.00	5,083	4,624	8,360
481.00	6,057	5,570	13,930
482.00	7,088	6,573	20,502
482.50	7,625	3,678	24,180

Device	Routing	Invert	Outlet Devices
#1	Primary	478.00'	15.0" Round Culvert L= 231.0' Ke= 0.500 Inlet / Outlet Invert= 478.00' / 476.30' S= 0.0074 '/' Cc= 0.900 n= 0.012, Flow Area= 1.23 sf
#2	Device 1	478.00'	6.0" Vert. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#3	Device 1	480.10'	10.0" Vert. Orifice/Grate C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=4.88 cfs@ 12.15 hrs HW=481.89' (Free Discharge)

- 1=Culvert (Passes 4.88 cfs of 8.31 cfs potential flow)
 2=Orifice/Grate (Orifice Controls 1.80 cfs @ 9.18 fps)
 3=Orifice/Grate (Orifice Controls 3.08 cfs @ 5.64 fps)



EXHIBIT E
SHORT ENVIRONMENTAL ASSESSMENT FORM

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Short Environmental Assessment Form

Part 1 - Project Information

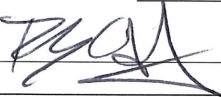
Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information				
Name of Action or Project: Peregrine Senior Living Center				
Project Location (describe, and attach a location map): Tax Parcel 086.-01-03.7, Medical Center Drive, Town of Manlius				
Brief Description of Proposed Action: Proposed construction of a single-story 37,300 sf assisted senior living center for patients with Alzheimer's Disease and other memory-related health concerns. Facility will have associated asphalt parking for 46 vehicles, concrete walks, dumpster enclosure, landscaping, and site lighting. Facility will connect to all available utilities (public water and sanitary sewer, National Grid electric and gas). Stormwater management practices will be constructed to meet NYSDEC SPDES requirements. Project will require a special permit as well as site plan approval.				
Name of Applicant or Sponsor: Peregrine Development, LLC		Telephone: (315) 476-5610 E-Mail: sbowman@peregrine-companies.com		
Address: 217 Montgomery Street, #6				
City/PO: Syracuse		State: NY	Zip Code: 13202	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO ☒	YES ☐
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Town of Manlius - Special Permit and Site Plan, NYS Dept of Health			NO ☐	YES ☒
3. a. Total acreage of the site of the proposed action?		3.85 acres		
b. Total acreage to be physically disturbed?		3.68 acres		
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		3.85 acres		
4. Check all land uses that occur on, are adjoining or near the proposed action: ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☒ Commercial ☒ Residential (suburban) ☐ Forest ☐ Agriculture ☐ Aquatic ☒ Other(Specify): Medical Office Space ☐ Parkland				

5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	NO ☐ ☐	YES ☒ ☒	N/A ☐ ☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO ☐	YES ☒	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO ☒	YES ☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO ☒ ☐ ☐	YES ☐ ☒ ☒	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO ☐	YES ☒	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO ☐	YES ☒	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO ☐	YES ☒	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO ☒ ☒	YES ☐ ☐	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO ☒ ☒	YES ☐ ☐	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☐ Urban ☒ Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	☒	☐
16. Is the project site located in the 100-year flood plan?	NO	YES
	☒	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
a. Will storm water discharges flow to adjacent properties?	☐	☒
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	☐	☒
Stormwater Management Practices will be constructed to collect runoff and manage the discharge to a downstream road-side ditch at the southwest corner of the property.		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
A stormwater management detention basin will be constructed to control runoff and will be 0.16 acre.	☐	☒
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	☒	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
	☒	☐
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: _____ Date: <u>08/24/2022</u>		
Signature: <u></u> Title: <u>PROJECT MANAGER</u> <u>AGENT FOR PEREGRINE DEVELOPMENT</u> <u>(CIVIL ENGINEER)</u>		

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EXHIBIT F
FRESHWATER WETLANDS

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August 24, 2022

Mr. Joseph Lupia, Chair
Town of Manlius Planning Board
301 Brooklea Drive
Fayetteville, NY 13066

Re: Special Permit Application – Freshwater Wetlands
Peregrine Senior Living
Medical Center Drive

Dear Mr. Lupia,

This letter is in reference to the special permit application for the proposed Peregrine Senior Living Center on Medical Center Drive. A preliminary review of the subject parcel has been performed to determine the potential presence of on-site freshwater wetlands. After site observation and evaluation of the National Wetlands Inventory and the NYSDEC Environmental Resources Mapper, it has been determined that the subject parcel and adjoining parcels within a 100-foot buffer do not contain any jurisdictional wetlands.

If you should have any questions or comments, please feel free to contact us.

Respectfully,

NAPIERALA CONSULTING
Professional Engineer, P.C.



Rodney Ives, Jr., PE
Project Manager

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U.S. Fish and Wildlife Service

National Wetlands Inventory

National Wetlands Inventory Mapper



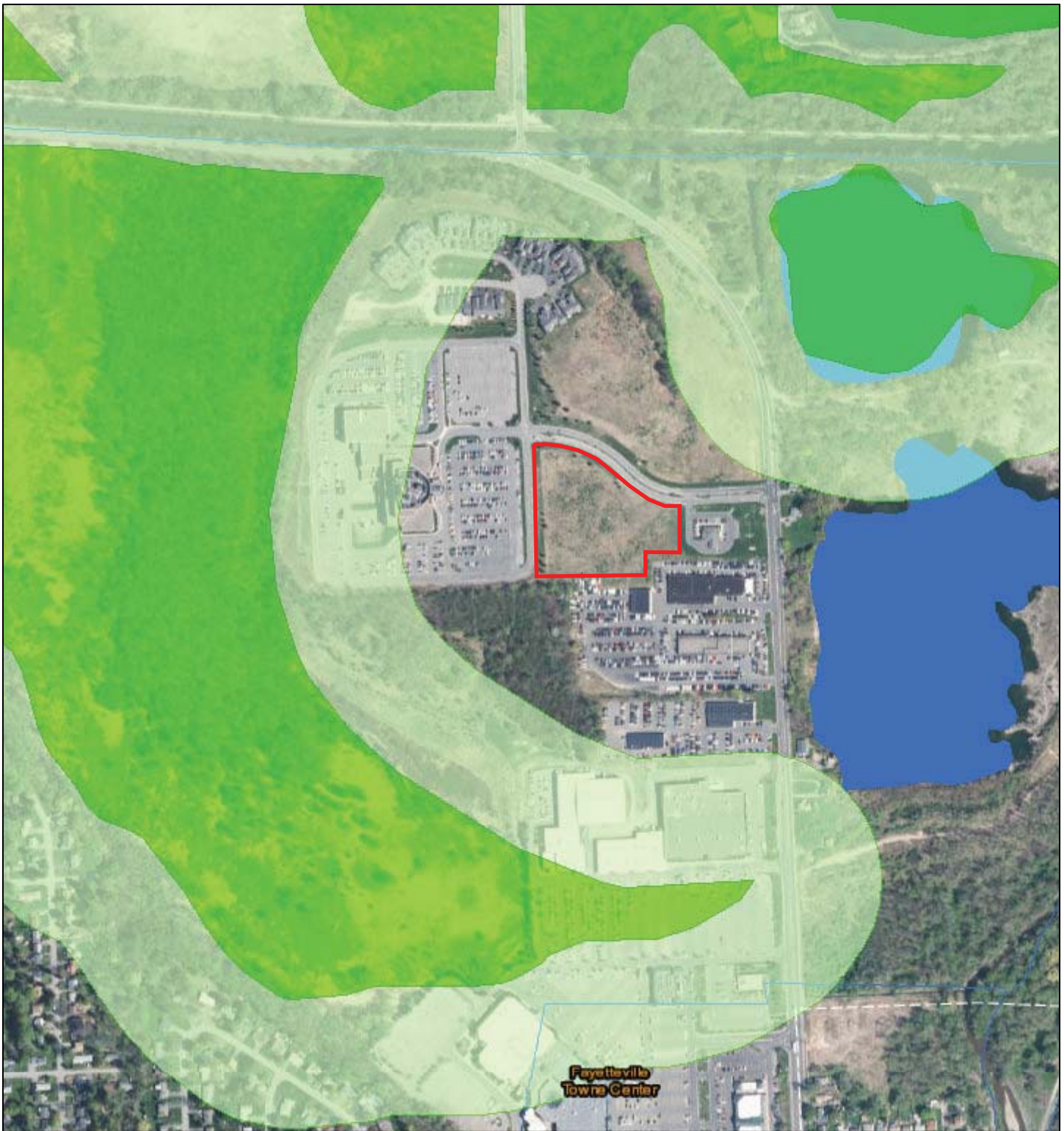
September 27, 2018

Wetlands

	Estuarine and Marine Deepwater		Freshwater Emergent Wetland		Lake
	Estuarine and Marine Wetland		Freshwater Forested/Shrub Wetland		Other
			Freshwater Pond		Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

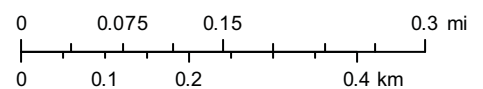
NYSDEC Environmental Resource Mapper



September 27, 2018

- ★ Unique Geological Features
- Waterbody Classifications for Rivers/Streams 
- Waterbody Classifications for Lakes
- State Regulated Freshwater Wetlands
- State Regulated Wetland Checkzone 
- Significant Natural Communities
- Natural Communities Near This Location 

1:9,028



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 Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



EXHIBIT G
DISCLOSURE AFFIDAVIT

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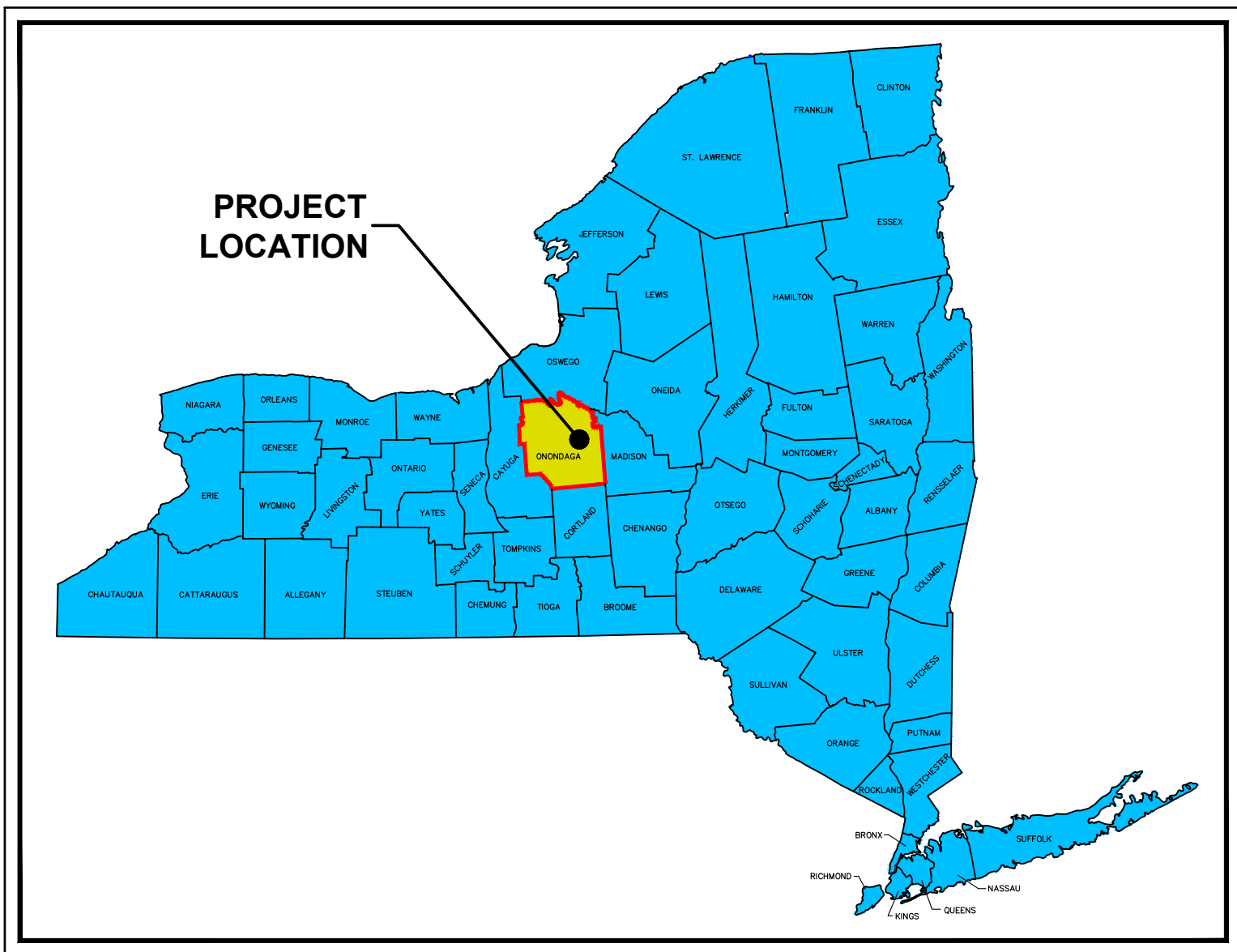


The Disclosure Affidavit is attached to the Special Permit Application.

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PEREGRINE DEVELOPMENT LLC SENIOR LIVING CENTER

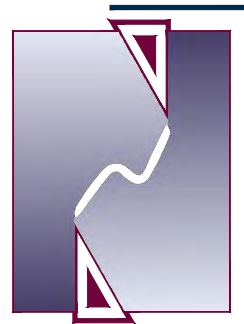
MEDICAL CENTER DRIVE
TOWN OF MANLIUS
ONONDAGA COUNTY
NEW YORK STATE



SITE LOCATION MAP
NOT TO SCALE



PREPARED BY:



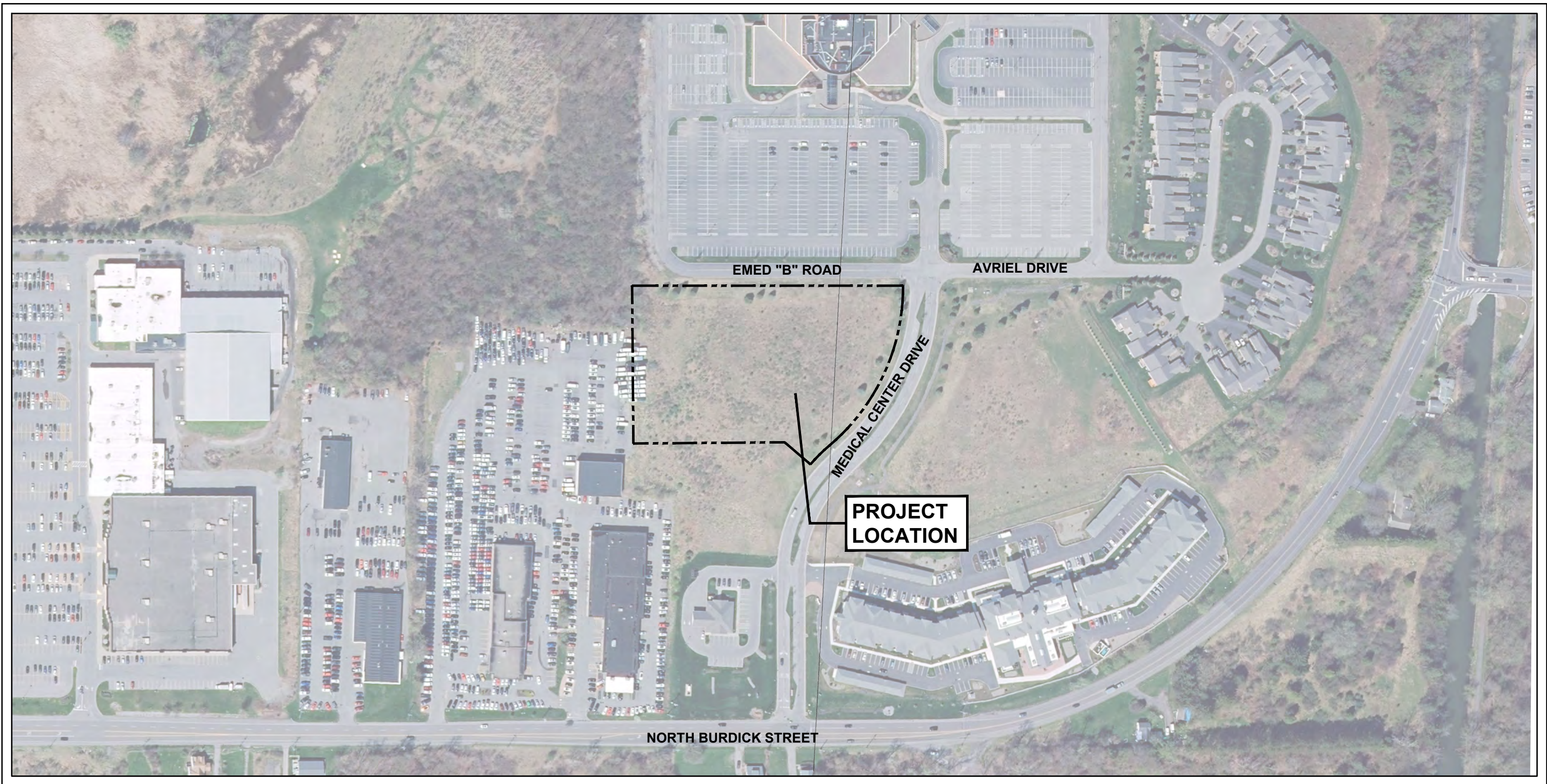
**NAPIERALA
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PROFESSIONAL ENGINEER, P.C.
SITE • DESIGN • ENGINEERING

110 FAYETTE STREET
MANLIUS, NEW YORK 13104

email: MNAP@NAPCON.COM
PH: (315) 682-5580 FAX: (315) 682-5544

SHEET INDEX:

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DETAILED GRADING PLANS (1"=10' SCALE)	C-7.01 TO C-7.04
DETAILED GRADING PLAN (1"=5' SCALE)	C-7.10
EROSION AND SEDIMENT CONTROL PLAN	C-8
UTILITY PLAN	C-9
LANDSCAPING PLAN	C-10



AERIAL MAP
1"=200'



PREPARED FOR:

PEREGRINE DEVELOPMENT, LLC.

217 MONTGOMERY STREET
SYRACUSE, NY 13202



APPROVED BY OWNER

NAME

DATE

SHEET TITLE:

TITLE SHEET

NO.

REVISION/ISSUE

DATE

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PROJECT NO.

22-2099

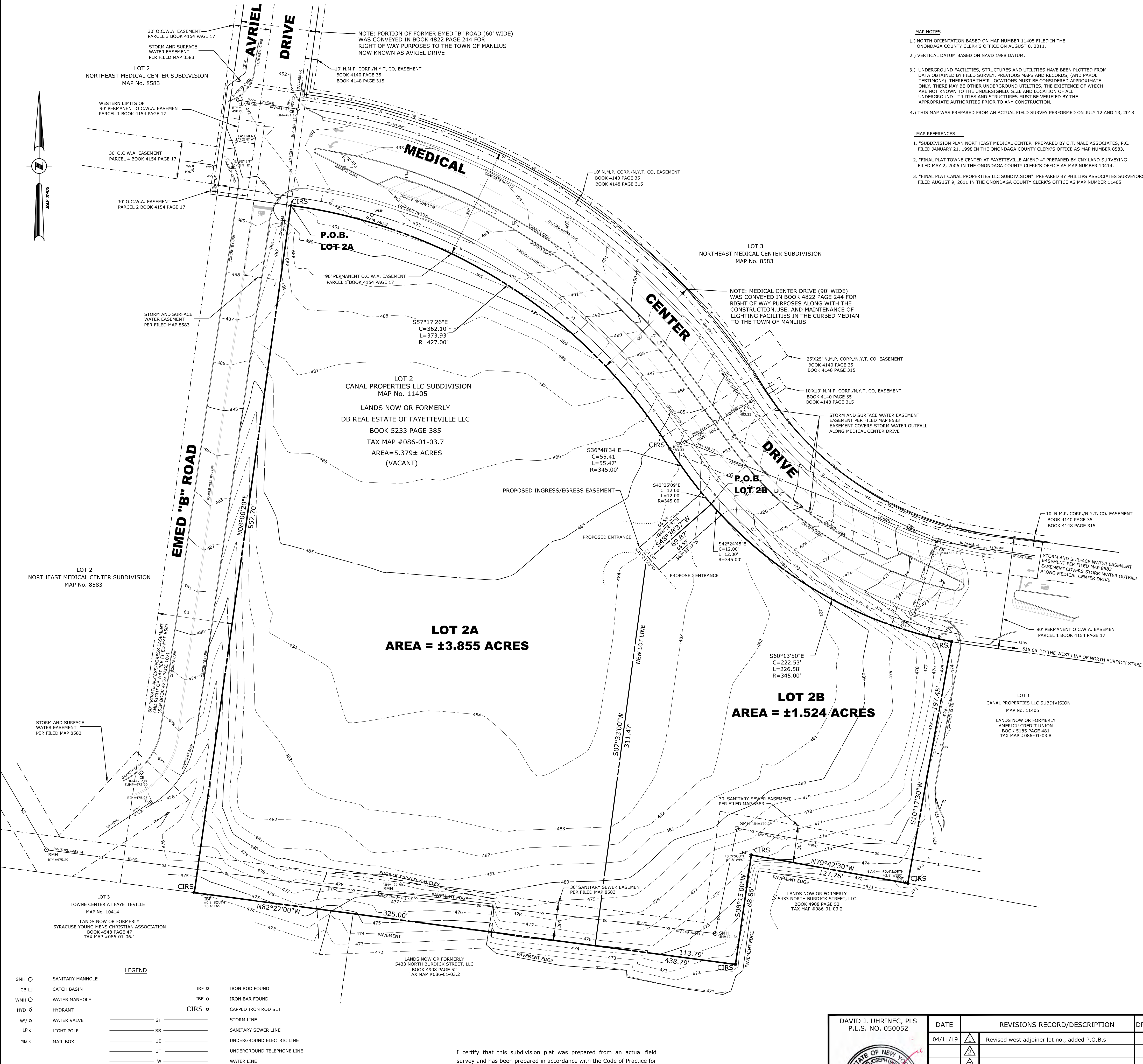
DATE

25 AUG 2022

PEREGRINE DEVELOPMENT, LLC
MEDICAL CENTER DRIVE

TOWN OF MANLIUS
ONONDAGA COUNTY, NY

C-1

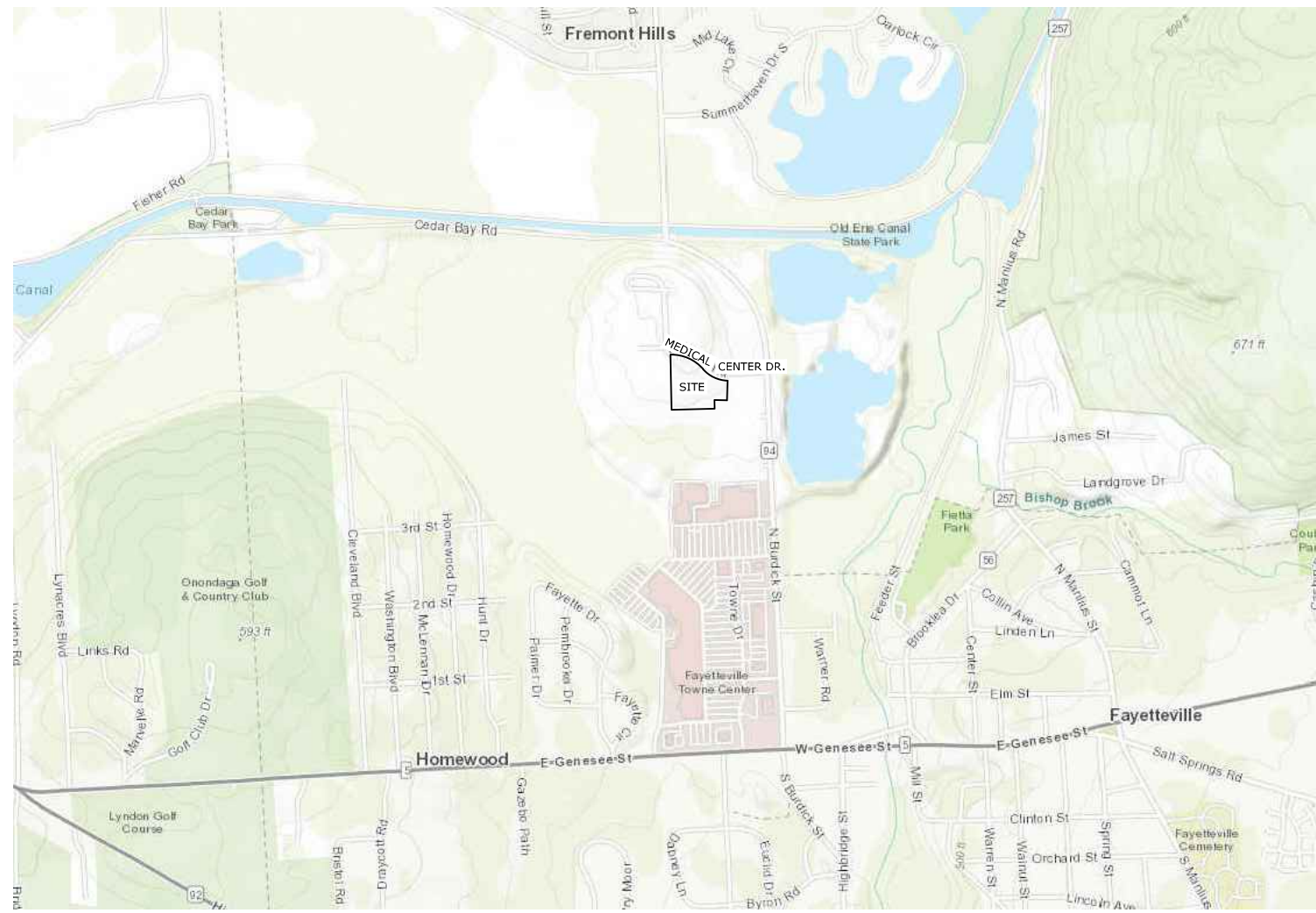


MAP NOTES

- 1.) NORTH ORIENTATION BASED ON MAP NUMBER 11405 FILED IN THE ONONDAGA COUNTY CLERK'S OFFICE ON AUGUST 6, 2011.
- 2.) VERTICAL DATUM BASED ON NAVD 1988 DATUM.
- 3.) UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM DATA OBTAINED BY FIELD SURVEY, PREVIOUS MAPS AND RECORDS, (AND PARCEL TESTIMONY). THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHER UNDERGROUND UTILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN TO THE UNDERSIGNED, SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES MUST BE VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO ANY CONSTRUCTION.
- 4.) THIS MAP WAS PREPARED FROM AN ACTUAL FIELD SURVEY PERFORMED ON JULY 12 AND 13, 2018.

MAP REFERENCES

1. "SUBDIVISION PLAN NORTHEAST MEDICAL CENTER" PREPARED BY C.T. MALE ASSOCIATES, P.C. FILED JANUARY 21, 1998 IN THE ONONDAGA COUNTY CLERK'S OFFICE AS MAP NUMBER 8583.
2. "FINAL PLAT TOWNE CENTER AT FAYETTEVILLE AMEND 4" PREPARED BY CNY LAND SURVEYING FILED MAY 2, 2006 IN THE ONONDAGA COUNTY CLERK'S OFFICE AS MAP NUMBER 10414.
3. "FINAL PLAT CANAL PROPERTIES LLC SUBDIVISION" PREPARED BY PHILLIPS ASSOCIATES SURVEYORS P.C. FILED AUGUST 9, 2011 IN THE ONONDAGA COUNTY CLERK'S OFFICE AS MAP NUMBER 11405.



VICINITY MAP

NOT TO SCALE

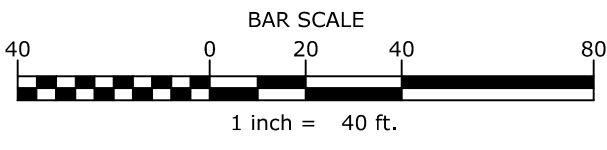
APPROVED BY OWNER: DB REAL ESTATE OF FAYETTEVILLE LLC

BY: _____ DATE _____

APPROVED BY TOWN OF MANLIUS PLANNING BOARD

BY: CHAIRMAN _____ DATE _____

"ONLY COPIES OF THIS MAP SIGNED IN RED INK AND EMBOSSED WITH THE SEAL OF AN OFFICER OF C.T. MALE ASSOCIATES OR A DESIGNATED REPRESENTATIVE SHALL BE CONSIDERED TO BE A VALID TRUE COPY".



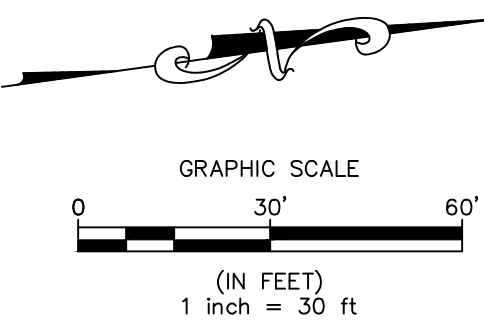
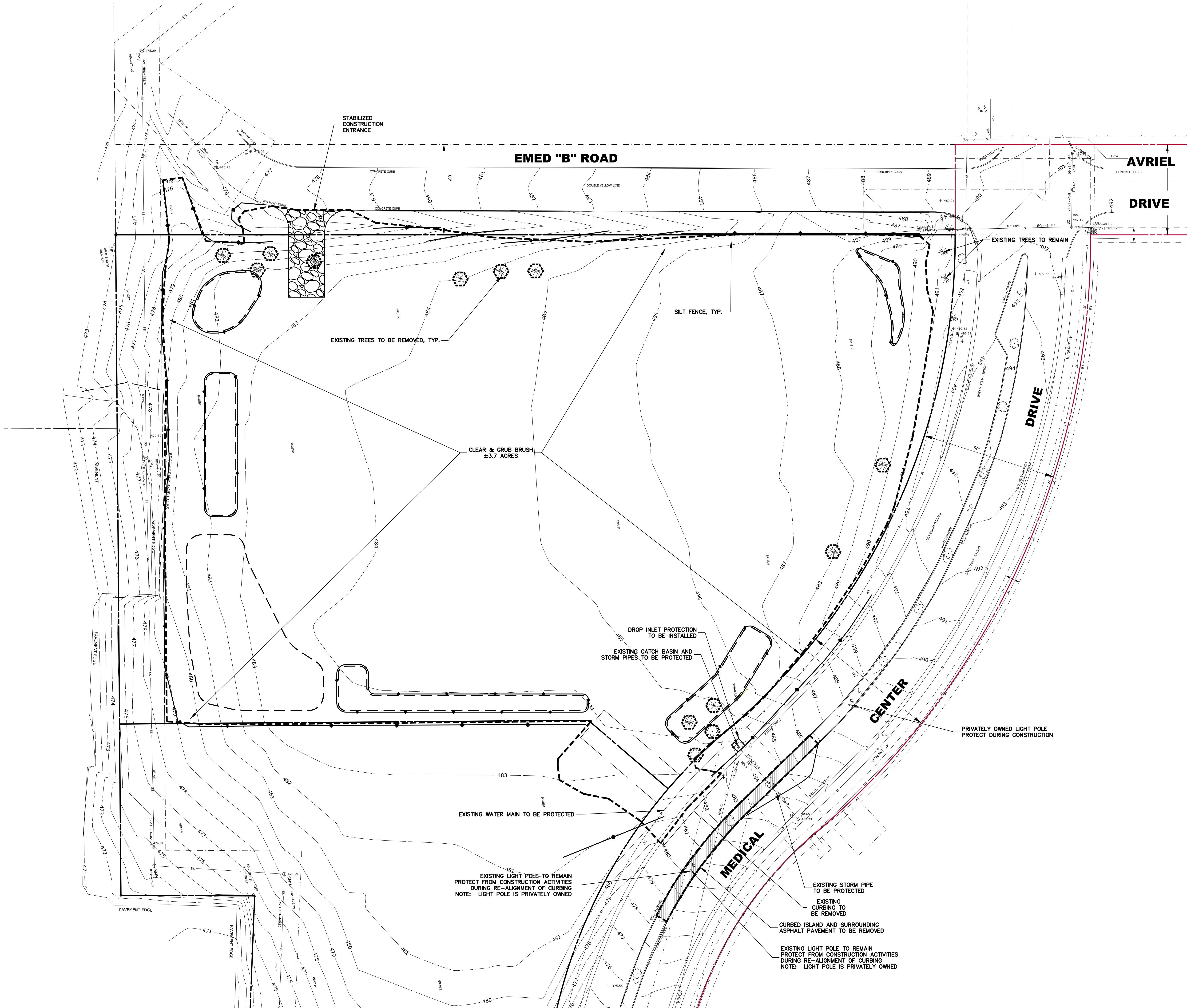
I certify that this subdivision plat was prepared from an actual field survey and has been prepared in accordance with the Code of Practice for Land Surveys adopted by the N.Y.S. Association of Professional Land Surveyors as last revised.

David J.Uhrinec, PLS #050052



DATE	REVISIONS RECORD/DESCRIPTION	DRAFTER	CHECK	APPR.	UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW.
04/11/19	Revised west adjoiner lot no., added P.O.B.s	dju	dju	dju	

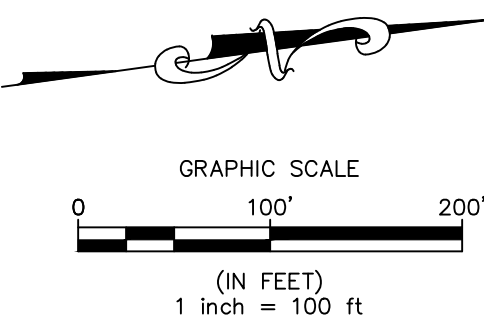
SUBDIVISION PLAT		  	
LOT 2 CANAL PROPERTIES LLC SUBDIVISION			
INTO			
LOT 2A AND 2B CANAL PROPERTIES LLC SUBDIVISION			
TOWN OF MANLIUS		ONONDAGA COUNTY, NEW YORK	
C.T. MALE ASSOCIATES			
Engineering, Surveying, Architecture, Landscape Architecture, & Geology, D.P.C.			
200 GATEWAY PARK DRIVE, BLDG. C, P.O. BOX 3246 SYRACUSE, NY 13209-3246 315.458.6498 * FAX 315.458.4427			
		SHEET 1 OF 1	
		DWG. NO: 19-0208	



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SHEET	C-4	PROJECT NO.	22-2099
		DATE	25 AUG 2022
SCALE		1"=30'	
PREPARED BY:		NAPIERALA CONSULTING PROFESSIONAL ENGINEER P.C. SOUTH • DESIGN • ENGINEERING 110 FAYETTE STREET MANLIUS, NEW YORK 13104 email: MNAP@NAPCON.COM PH: (315) 682-5580 FAX: (315) 682-5544	
PROJECT TITLE:		PEREGRINE SENIOR LIVING MEDICAL CENTER DRIVE	
SHEET TITLE:		SITE PREPARATION PLAN	
PREPARED FOR:		TOWN OF MANLIUS ONONDAGA COUNTY, NEW YORK	
		PEREGRINE DEVELOPMENT, LLC. 217 MONTGOMERY STREET SYRACUSE, NY 13202	
		NO.	REVISION/ISSUE
			DATE



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SHEET	C-5		
	DATE	25 AUG 2022	
PROJECT NO.	22-2099	SCALE	1" = 100'

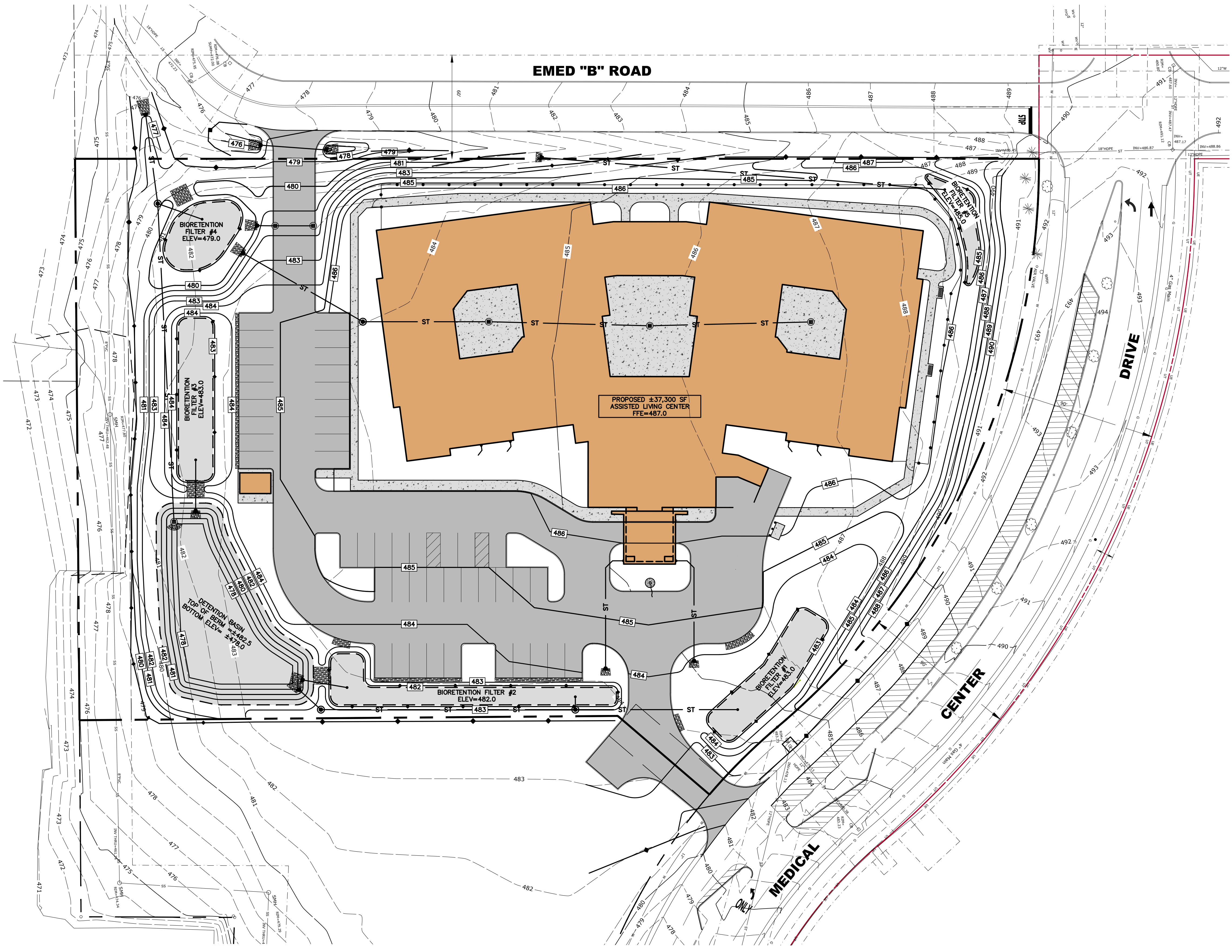


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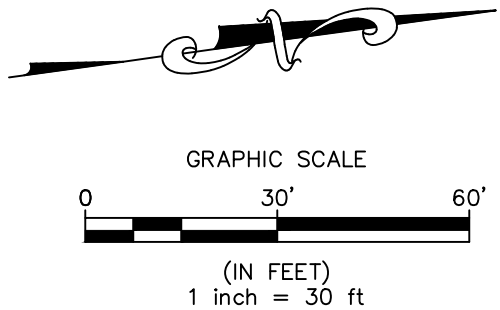
SHEET TITLE:
NEIGHBORHOOD PLAN

PROJECT TITLE:
**PEREGRINE SENIOR LIVING
MEDICAL CENTER DRIVE**
TOWN OF MANLIUS ONONDAGA COUNTY, NY
PREPARED FOR:
PEREGRINE DEVELOPMENT, LLC.
217 MONTGOMERY STREET
SYRACUSE, NY 13202



GRADING LEGEND

- 458 — EXISTING CONTOUR GRADES
- 459 — PROPOSED CONTOUR GRADES
- MEE MATCH/MEET EXISTING ELEVATION
- ST — PROPOSED STORM PIPE
- PROPOSED BIORETENTION AREA
- PROPOSED CATCH BASIN
- PROPOSED DRAINAGE MANHOLE



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PLAN SEAL BY:
PROFESSIONAL ENGINEER
NYS REGISTRATION # 07842

SHEET

C-7

PROJECT NO.

22-2099

DATE

25 AUG 2022

SCALE

1" = 30'

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PH: (315) 682-5580 FAX: (315) 682-5544

SHEET TITLE:

GRADING AND
DRAINAGE PLAN

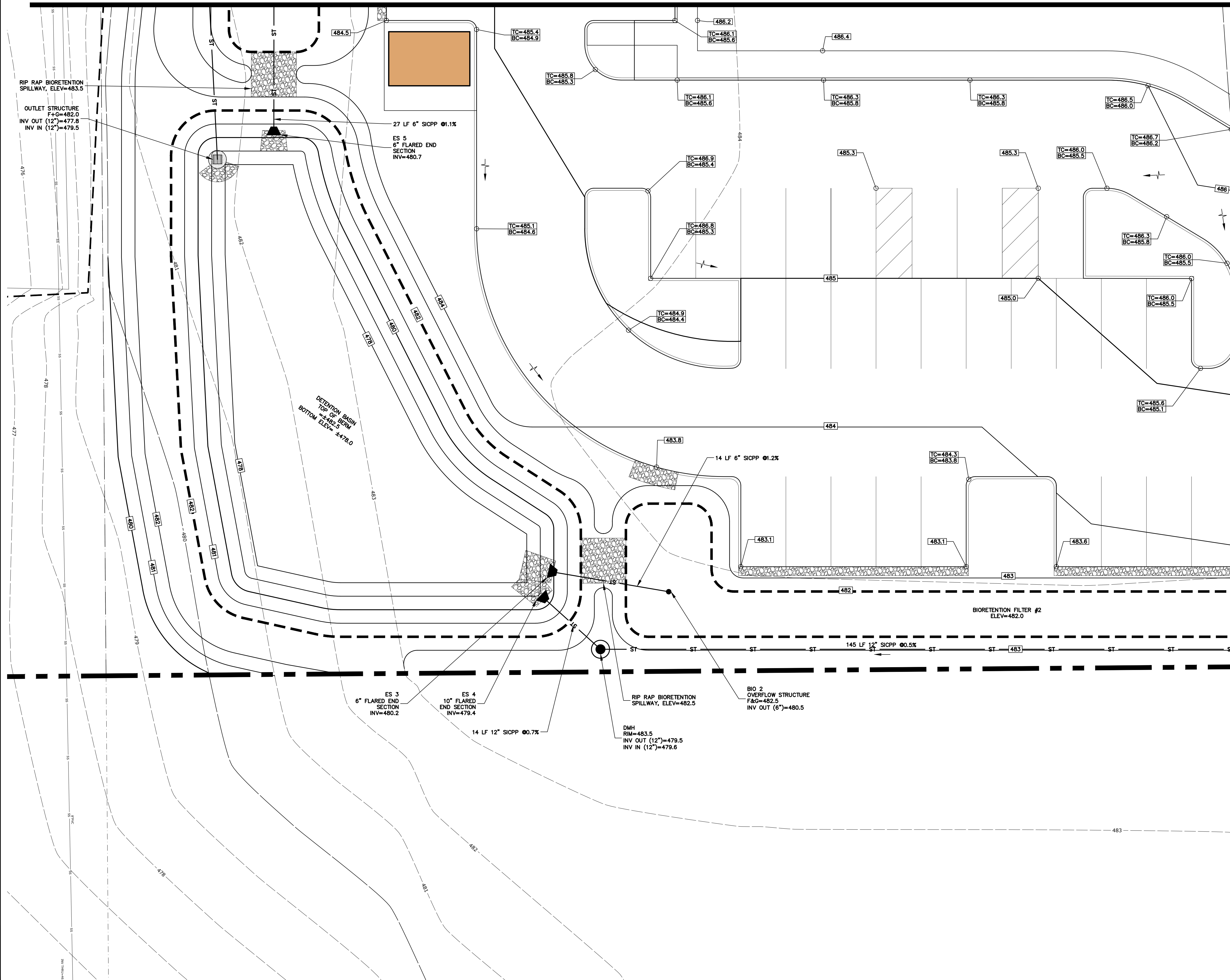
PROJECT TITLE:

**PEREGRINE SENIOR LIVING
MEDICAL CENTER DRIVE**
TOWN OF MANLIUS ONONDAGA COUNTY, NY

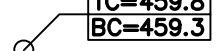
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217 MONTGOMERY STREET
SYRACUSE, NY 13202

MATCH LINE - SEE SHEET C-7.01

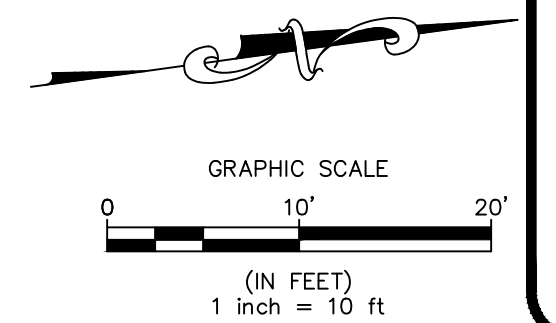
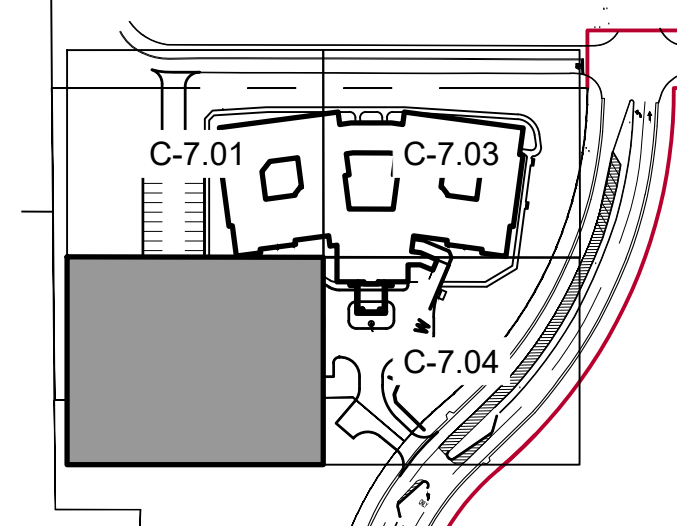


GRADING LEGEND

- | | |
|---|--|
|  | EXISTING CONTOUR GRADES |
|  | PROPOSED CONTOUR GRADES |
|  | PROPOSED FINISHED SPOT ELEVATION |
|  | PROPOSED TOP OF CURB AND BOTTOM OF CURB ELEVATIONS |
|  | MATCH/MEET EXISTING ELEVATION |
|  | PROPOSED STORM PIPE |
|  | PROPOSED BIORETENTION AREA |
|  | PROPOSED CATCH BASIN |
|  | PROPOSED DRAINAGE MANHOLE |

MATCH LINE - SEE SHEET C-7.04

KEY PLAN



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RODNEY C IVES, JR. P.E.

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TOWN OF MANLIUS ONONDAGA COUNTY, NY
PREPARED FOR:
PEREGRINE DEVELOPMENT, I.L.C.
217 MONTGOMERY STREET
SYRACUSE, NY 13202

GRADING AND DRAINAGE PLAN

[illegible]

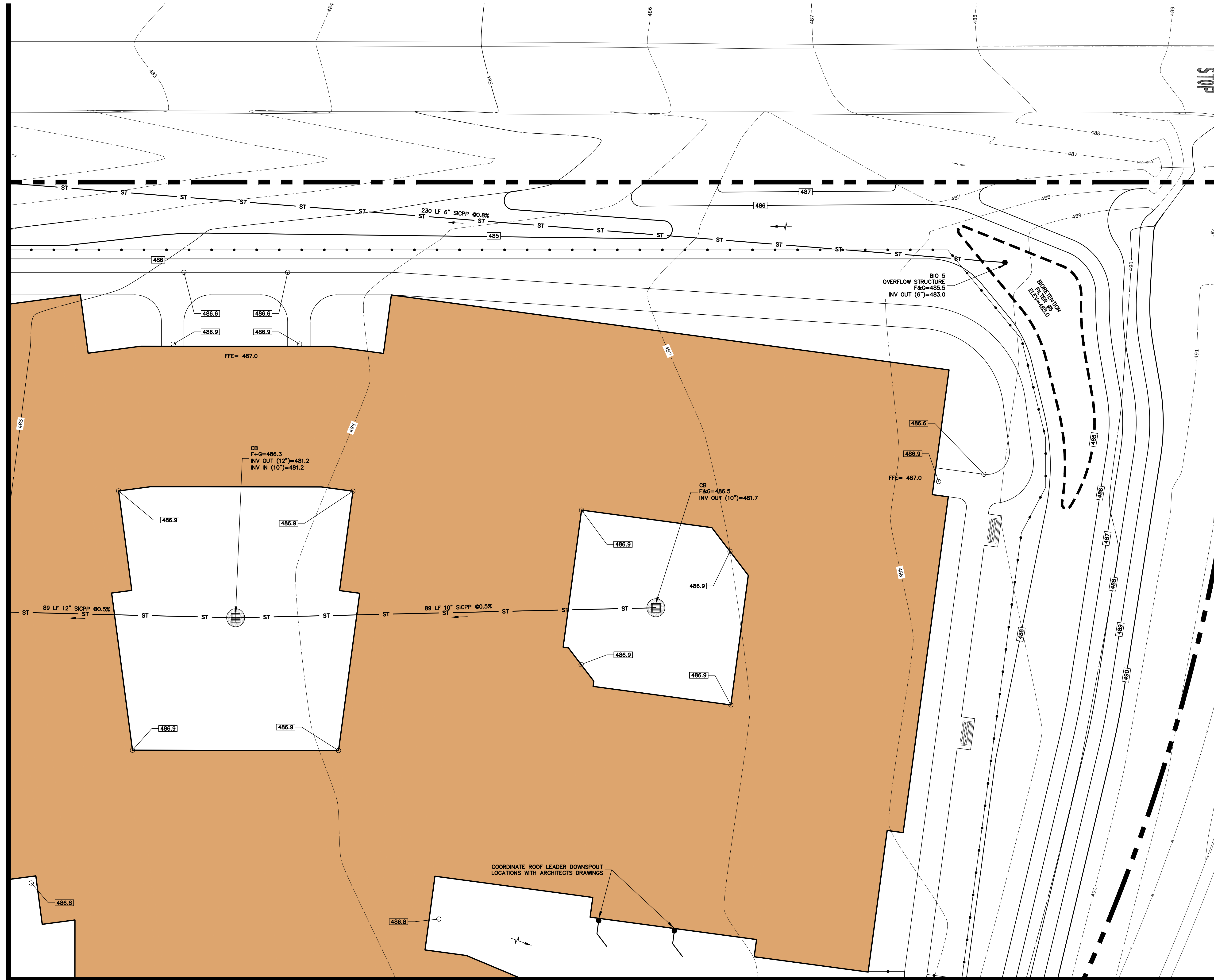
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MANLUS, NEW YORK 13104

email: MN.AP@NAPCON.COM
PH: (315) 682-5580 FAX: (315) 682-5544

C-7.02	DATE	25 AUG 2022	1" = 10'
	22-2099		

C-7.02

MATCH LINE - SEE SHEET C-7.01

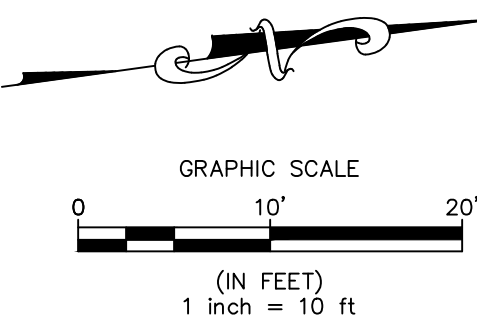
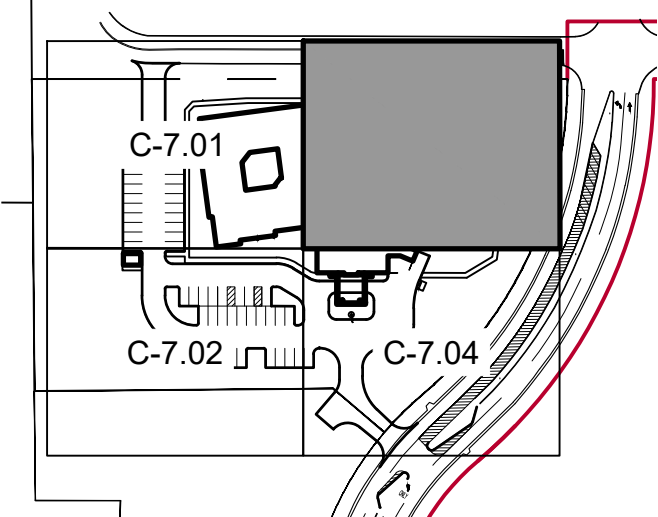


MATCH LINE - SEE SHEET C-7.04

GRADING LEGEND

- 458 — EXISTING CONTOUR GRADES
- 459 — PROPOSED CONTOUR GRADES
- 459.8 — PROPOSED FINISHED SPOT ELEVATION
- TC=459.8
BC=459.3 PROPOSED TOP OF CURB AND BOTTOM OF CURB ELEVATIONS
- MEE MATCH/MEET EXISTING ELEVATION
- ST PROPOSED STORM PIPE
- PROPOSED BIORETENTION AREA
- PROPOSED CATCH BASIN
- PROPOSED DRAINAGE MANHOLE

KEY PLAN



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SHEET PROJECT NO. 22-2099

DATE 25 AUG 2022

SCALE 1" = 10'

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email: MN.AP@NAPCON.COM
PH: (315) 682-5580 FAX: (315) 682-5544

SHEET TITLE:

GRADING AND DRAINAGE PLAN

PROJECT TITLE: **PEREGRINE SENIOR LIVING
MEDICAL CENTER DRIVE**
TOWN OF MANLIUS ONONDAGA COUNTY, NY
PREPARED FOR: **PEREGRINE DEVELOPMENT, LLC.**
217 MONTGOMERY STREET
SYRACUSE, NY 13202

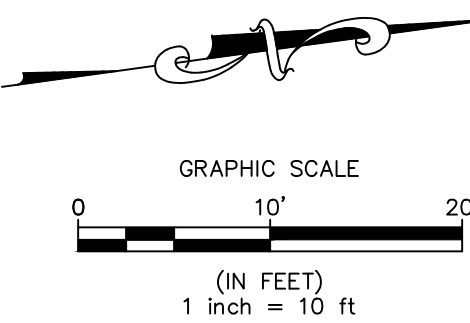
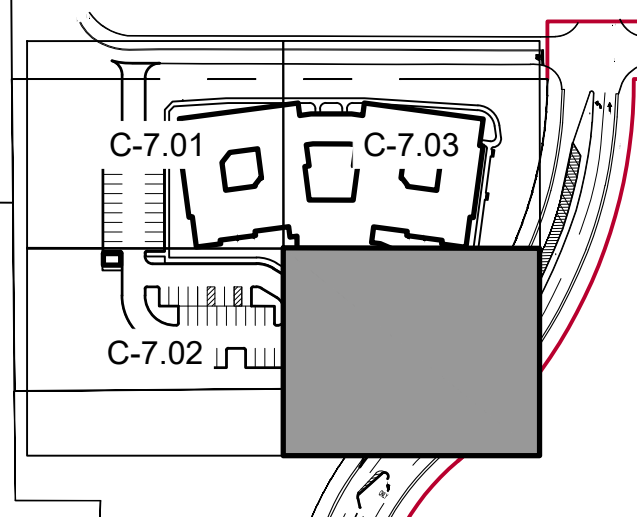
C-7.03

MATCH LINE - SEE SHEET C-7.03

GRADING LEGEND

- 458 — EXISTING CONTOUR GRADES
- 459 — PROPOSED CONTOUR GRADES
- 459.8 PROPOSED FINISHED SPOT ELEVATION
- TC=459.8 BC=459.3 PROPOSED TOP OF CURB AND BOTTOM OF CURB ELEVATIONS
- MEE MATCH/MEET EXISTING ELEVATION
- ST PROPOSED STORM PIPE
- PROPOSED BIORETENTION AREA
- PROPOSED CATCH BASIN
- PROPOSED DRAINAGE MANHOLE

KEY PLAN



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PLAN SEAL BY:
PROJECT NO. 22-2099
DATE 25 AUG 2022
SCALE 1" = 10'

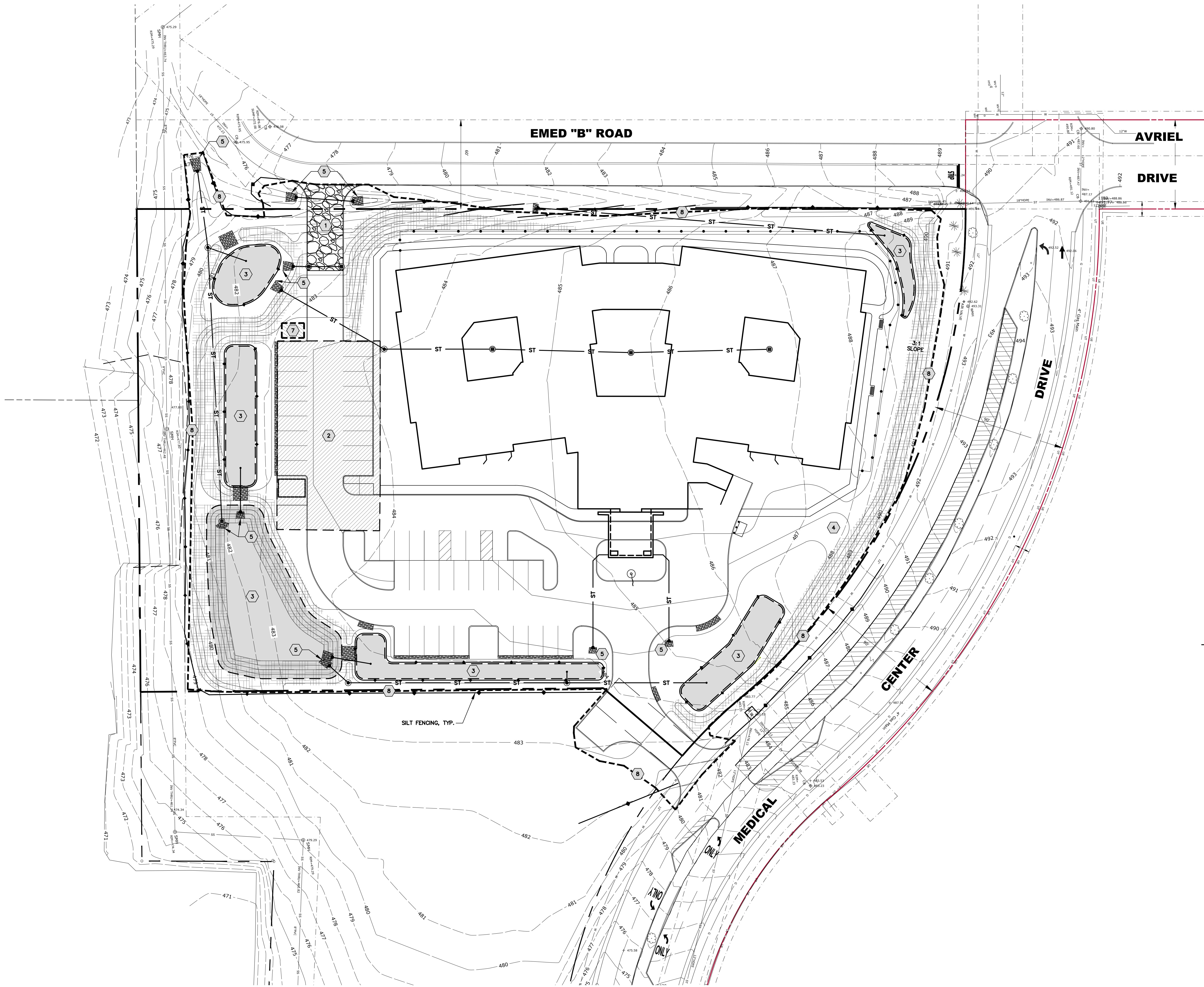
PROJECT TITLE: PEREGRINE SENIOR LIVING MEDICAL CENTER DRIVE
TOWN OF MANLIUS ONONDAGA COUNTY, NY
PREPARED FOR: PEREGRINE DEVELOPMENT, LLC.
217 MONTGOMERY STREET SYRACUSE, NY 13202

SHEET TITLE: GRADING AND DRAINAGE PLAN

NO.	REVISION/ISSUE	DATE

PREPARED BY: NAPIERALA CONSULTING PROFESSIONAL ENGINEER, P.C.
110 FAYETTE STREET
MANLIUS, NEW YORK 13104
email: MNAP@NAPCON.COM
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SHEET C-7.04



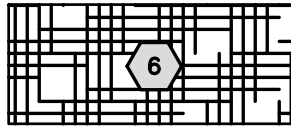
ESC PLAN
KEYED NOTES:

- 1 STABILIZED CONSTRUCTION ACCESS
- 2 STABILIZED STAGING AREA
 - A. CONSTRUCTION TRAILERS
 - B. PORTABLE TOILETS
 - C. DUMPSTERS
 - D. PARKING
- 3 TEMPORARY SEDIMENT TRAP
- 4 GRASS-LINED CHANNEL (PERMANENT)
- 5 ROCK RIPRAP OUTLET PROTECTION
- 6 ANCHORED STABILIZATION MATTING
- 7 CONCRETE TRUCK WASHOUT
- 8 LIMIT OF DISTURBANCE

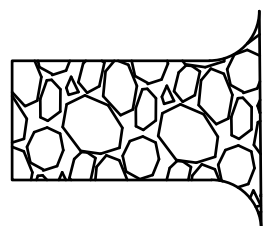
SEQUENCE OF MAJOR SITE WORK ACTIVITIES

1. INSTALL STABILIZED CONSTRUCTION ACCESS
2. INSTALL SILT FENCE
3. INSTALL STABILIZED STAGING AREA
4. EXCAVATE TEMPORARY SEDIMENT TRAPS
5. MASS GRADING (CUT AND FILL)
6. BUILDING FOUNDATION EXCAVATION
7. PARKING LOT GRADING AND STABILIZATION
8. UTILITY INSTALLATIONS
9. CONCRETE SITE WORK
10. PAVING
11. FINAL GRADING, TOPSOILING, AND SEEDING
12. SEDIMENT AND DEBRIS WITHIN TEMPORARY SEDIMENT TRAPS TO BE REMOVED PRIOR TO INSTALLATION OF BIORETENTION
13. CONSTRUCTION OF BIORETENTION FILTERS
14. REMOVAL OF ALL SILT FENCE, INCLUDING SILT FENCE SURROUNDING BIORETENTION AREAS, TO OCCUR ONLY AFTER STABILIZATION HAS BEEN ACHIEVED

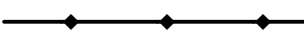
BIORETENTION FILTERS ARE TO BE ROUGH GRADED/EXCAVATED AND USED AS TEMPORARY SEDIMENT TRAPS. FINAL CONSTRUCTION (IE, PLACEMENT OF DRAINAGE LAYER, PLANTING SOIL MEDIA, MULCH, AND PLANTINGS) TO BE COMPLETED ONLY UPON STABILIZATION OF UPSTREAM AREAS.



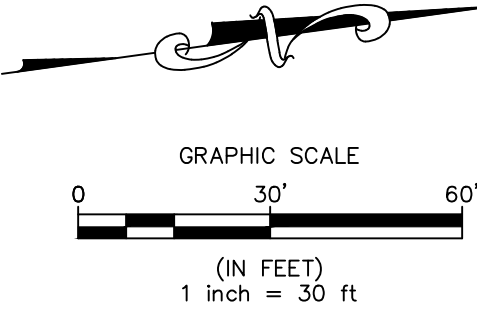
ANCHORED STABILIZATION MATTING



STABILIZED CONSTRUCTION ENTRANCE/EXIT



SILT FENCE



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NOT FOR CONSTRUCTION

PLAN SEAL BY:
PROFESSIONAL ENGINEER P.C.
NYS REGISTRATION # 07842

PROJECT TITLE:
**PEREGRINE SENIOR LIVING
MEDICAL CENTER DRIVE**

TOWN OF MANLIUS
ONONDAGA COUNTY, NY

PREPARED FOR:
PEREGRINE DEVELOPMENT, LLC.

217 MONTGOMERY STREET
SYRACUSE, NY 13202

EROSION AND SEDIMENT
CONTROL PLAN

NO.	REVISION/ISSUE	DATE

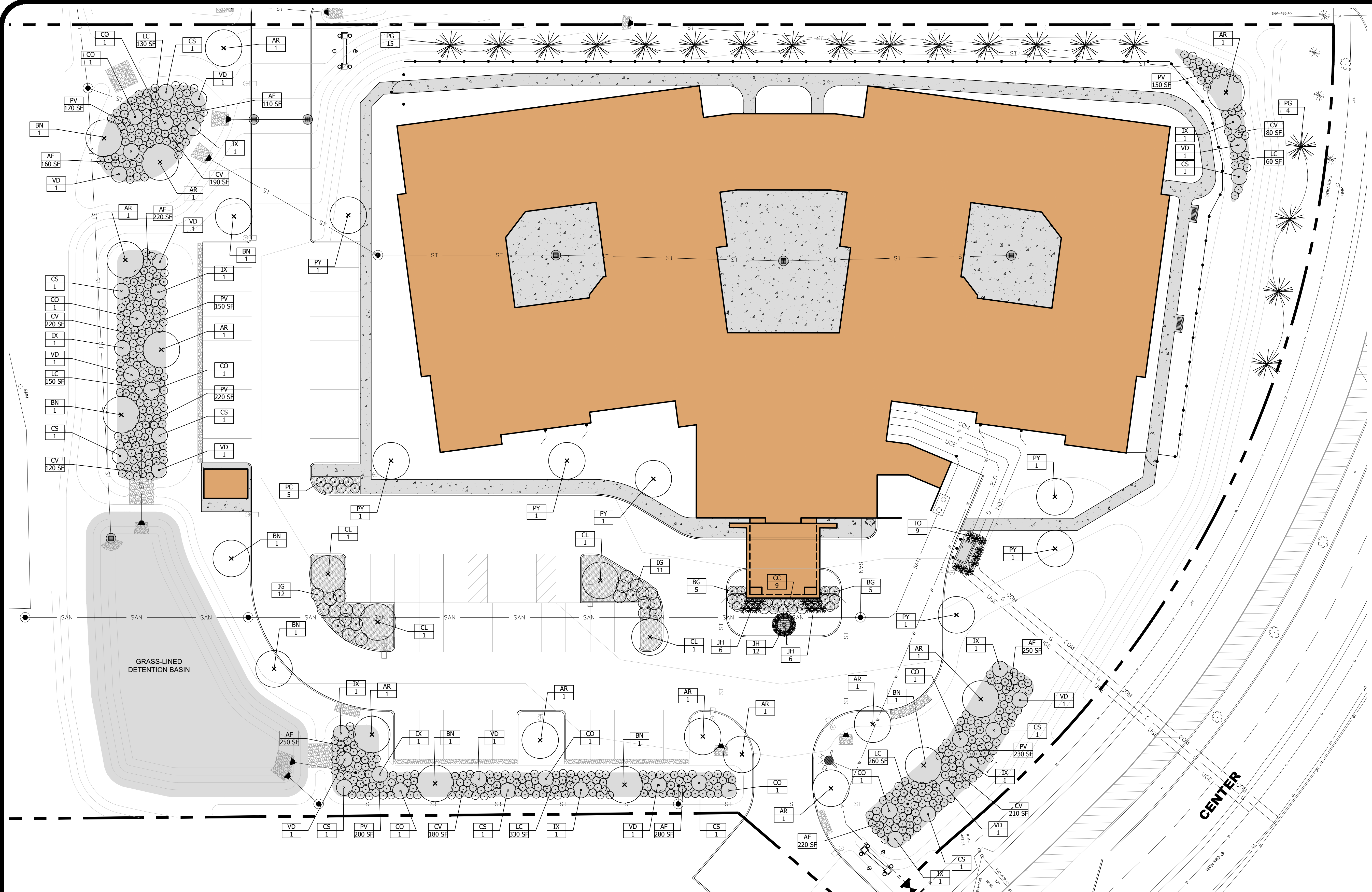
PREPARED BY:
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PROFESSIONAL ENGINEER P.C.
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MANLIUS, NEW YORK 13104
email: MNAP@NAPCON.COM
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PROJECT NO.
22-2099

DATE
25 AUG 2022

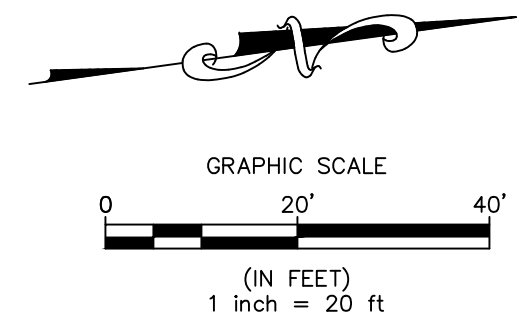
SCALE
1" = 30'

C-8



LANDSCAPE LEGEND						
KEY	QUANTITY	LATIN NAME	COMMON NAME	CONT	SIZE/CAL	HEIGHT
DECIDUOUS TREES						
AR	12	Acer rubrum	RED MAPLE	B&B	2" CAL	
BN	8	Betula nigra	RIVER BIRCH	B&B	2" CAL	
CL	4	Celtis occidentalis	COMMON HACKBERRY	B&B	2" CAL	
PY	7	Pyrus calleryana 'aristocrata'	ARISTOCRAT PEAR	B&B	2" CAL	
EVERGREEN TREES						
PG	19	Picea glauca	WHITE SPRUCE	B&B		6'
TO	9	Thuja occidentalis 'nigra'	DARK AMERICAN ARBORVITAE	B&B		6'
GRASSES/FERNS						
AF	1,490 SF	Athyrium filix-femina	COMMON LADY-FERN #1	CONT	24" OC	
CV	920 SF	Carex vulpinoidea	FOX SEDGE	#1 CONT	24" OC	
PV	970 SF	Panicum virgatum	SWITCH GRASS	#1 CONT	24" OC	
LC	870 SF	Lotus corniculatus	BIRDSFOOT TREFOIL	SEED		

LANDSCAPE LEGEND						
KEY	QUANTITY	LATIN NAME	COMMON NAME	CONT	SIZE/CAL	HEIGHT
SHRUBS						
BG	26	Buxus 'wintergen'	WINTERGEM BOXWOOD	CONT	#3	
CC	48	Caryopteris x clandonensis	BLUE MIST BLUEBEARD	CONT	#3	
CO	14	Cephalanthus Occidentalis	BUTTONBUSH	CONT	#3	
CS	14	Cornus sericea	REDOSIER DOGWOOD	CONT	#3	
IG	13	Ilex glabra compacta	COMPACT INKBERRY	CONT	#5	
IX	11	Ilex verticillata	COMMON WINTERBERRY	CONT	#3	
JH	13	Juniperus horizontalis 'blue chip'	BLUE CHIP CREEPING JUNIPER	CONT	#2	
PC	18	Prunus x cistena	RED LEAF SANDCHEERY	CONT	#3	
VD	12	Viburnum dentatum	ARROWWOOD VIBURNUM	CONT	#5	



PRELIMINARY
NOT FOR CONSTRUCTION

PLAN SEAL BY:
PROFESSIONAL ENGINEER
NYS REGISTRATION # 07842

PROJECT TITLE:
**PEREGRINE SENIOR LIVING
MEDICAL CENTER DRIVE**

TOWN OF MANLIUS
ONONDAGA COUNTY, NY

PREPARED FOR:
PEREGRINE DEVELOPMENT, LLC.

217 MONTGOMERY STREET
SYRACUSE, NY 13202

LANDSCAPE PLAN

NO.	REVISION/ISSUE	DATE

PREPARED BY:
**NAPIERALA
CONSULTING**
PROFESSIONAL ENGINEER, P.C.
SHELTON • DESIGN • ENGINEERING
110 FAYETTE STREET
MANLIUS, NEW YORK 13104
email: MNAP@NAPCON.COM
PH: (315) 682-5580 FAX: (315) 682-5544

PROJECT NO.:
22-2099

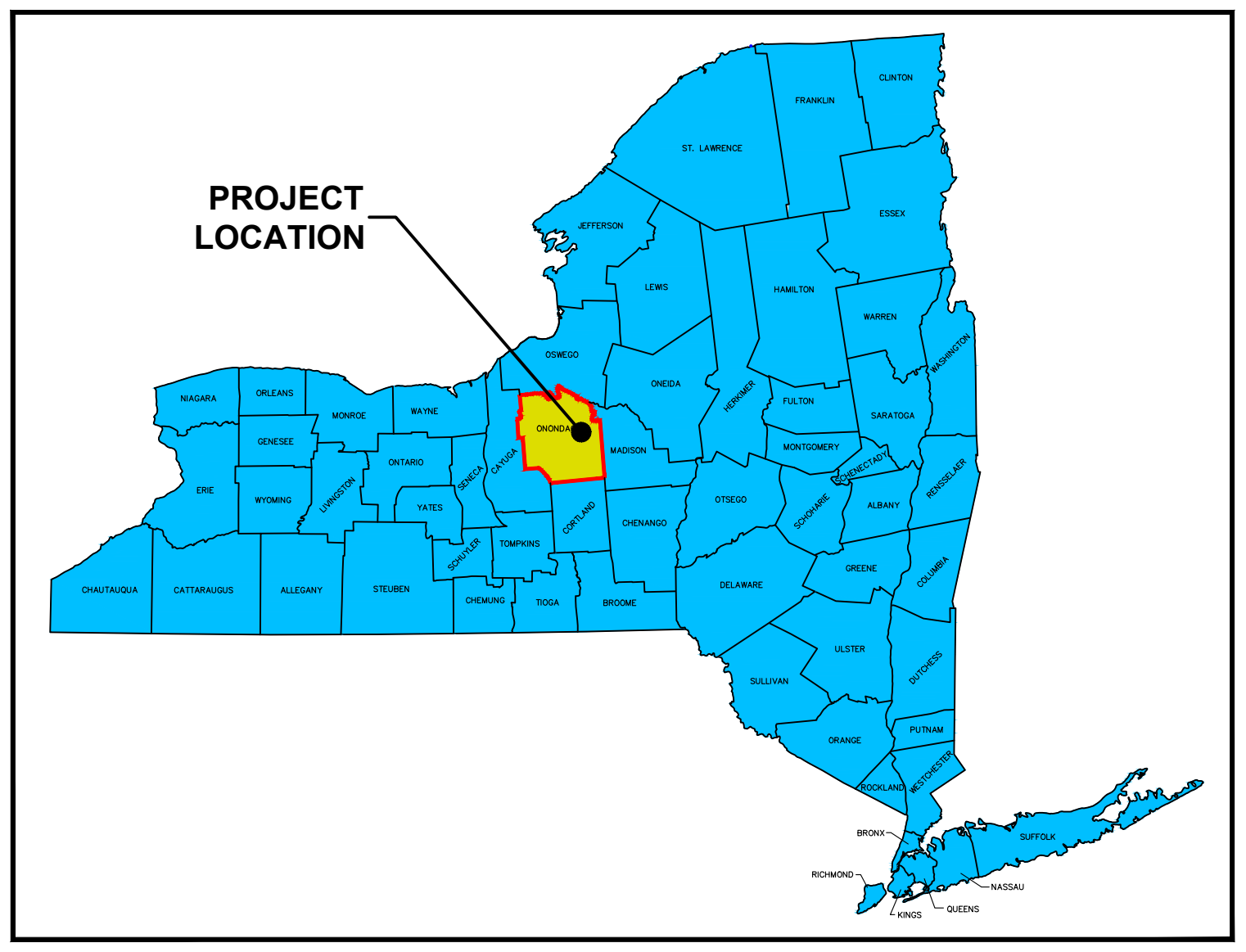
DATE:
25 AUG 2022

SCALE:
1" = 20'

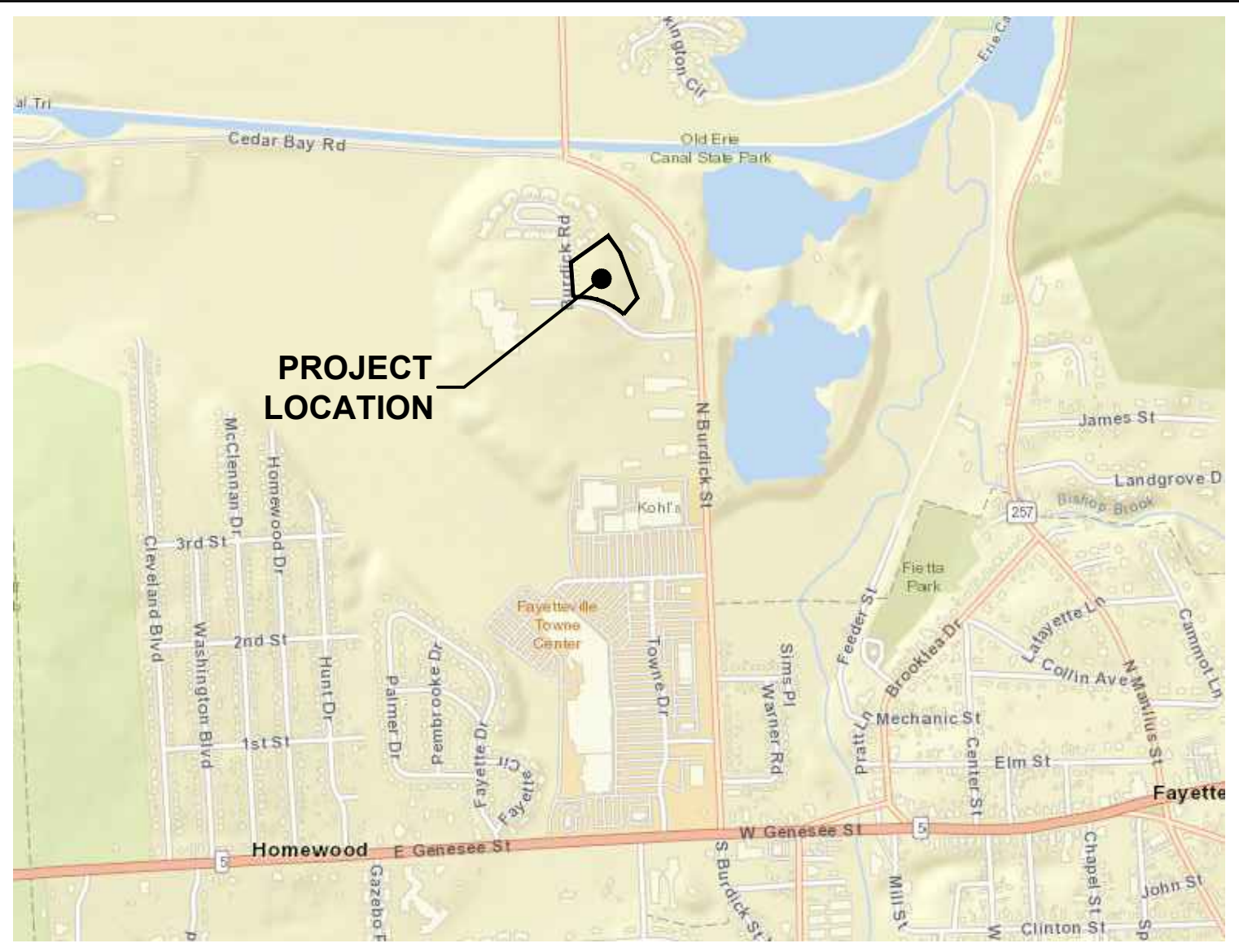
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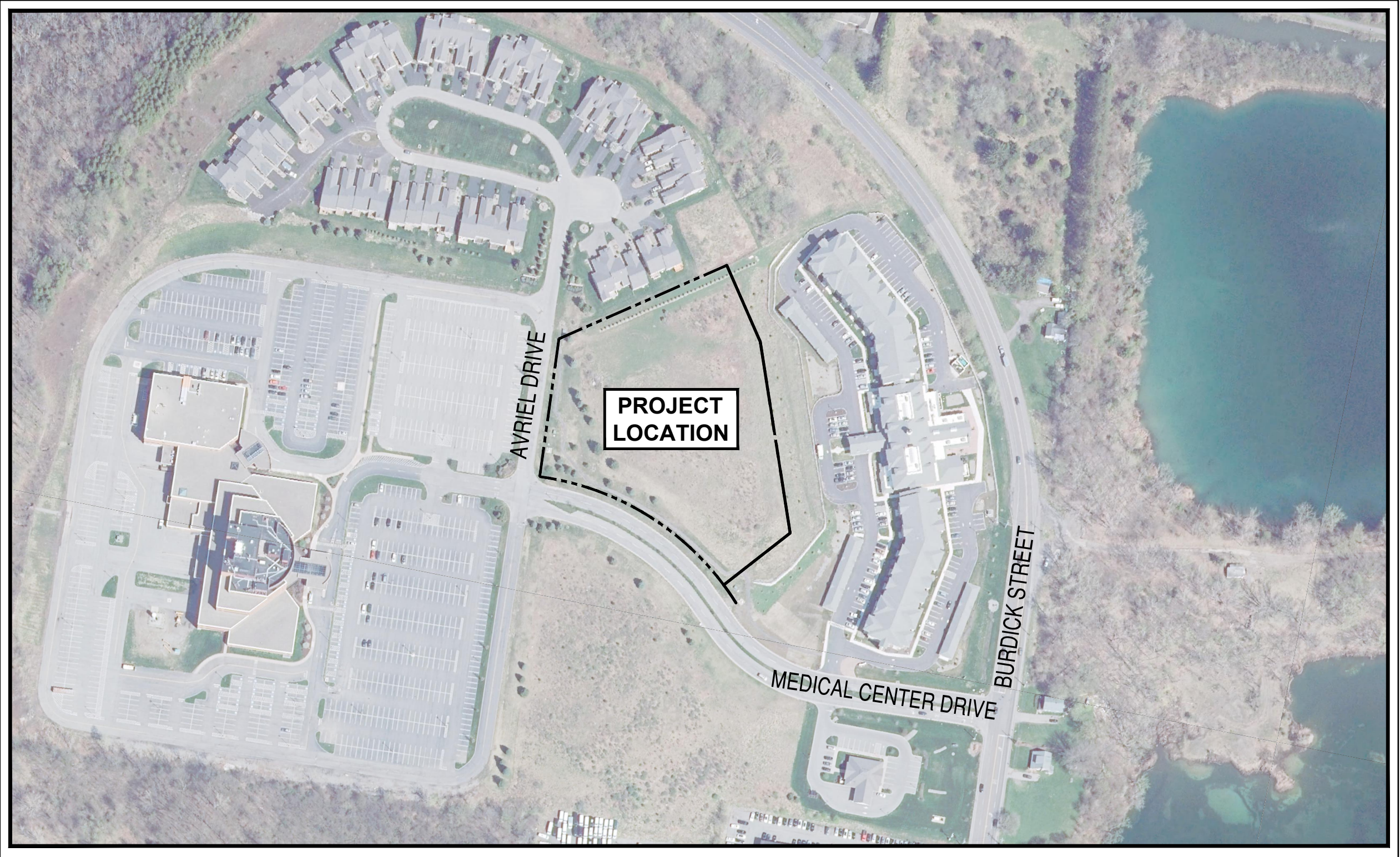




SITE LOCATION MAP
NOT TO SCALE



PROJECT LOCATION MAP
NOT TO SCALE



AERIAL MAP
1"=200'



A&E & SNY CENTER

MEDICAL CENTER DRIVE

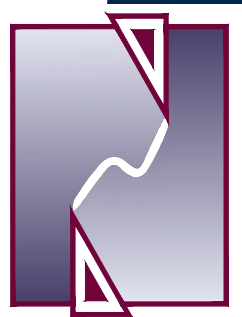
TAX PARCEL No. 086.-01-03.9

TOWN OF MANLIUS

ONONDAGA COUNTY

STATE OF NEW YORK

PREPARED BY:



NAPIERALA
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PROFESSIONAL ENGINEER, P.C.
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110 FAYETTE STREET
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PREPARED FOR:

A&E & SNY CENTER

SUITE 38
5781 BRIDGE STREET
EAST SYRACUSE, NY 13057

SHEET INDEX:

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SHEET

C-1

PROJECT NO.

21-2022

DATE

25 AUG 2022

- PROPERTY LINE INFORMATION TAKEN FROM A SURVEY BY C.T. MALE ASSOCIATES
2. THE PLANS SHOW SUBSURFACE STRUCTURES, ABOVEGROUND STRUCTURES, AND/OR UTILITIES FROM FIELD LOCATION AND RECORD MAPPING. EXACT LOCATION MAY VARY FROM THE LOCATIONS INDICATED. IN PARTICULAR, THE CONTRACTOR IS WARNED THAT THE EXACT OR EVEN APPROXIMATE LOCATION OF SUCH PIPELINES, SUBSURFACE STRUCTURES AND/OR UTILITIES IN THE AREA MAY BE DIFFERENT FROM THAT SHOWN OR MAY NOT BE SHOWN AND IT SHALL BE HIS RESPONSIBILITY TO PROCEED WITH GREAT CARE IN EXECUTING ANY WORK. THE CONTRACTOR IS TO CALL DIG SAFELY NY AT 1-800-962-7962 A MINIMUM OF 72 HOURS BEFORE DIGGING, DRILLING, OR BLASTING.
3. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY CONDITIONS THAT VARY FROM THOSE SHOWN ON THE PLANS. THE CONTRACTOR'S WORK SHALL NOT VARY FROM THE PLANS WITHOUT THE EXPRESSED APPROVAL OF THE ENGINEER.
4. THE CONTRACTOR IS INSTRUCTED TO COOPERATE WITH ANY AND ALL OTHER CONTRACTORS PERFORMING WORK ON THIS JOB SITE DURING THE PERFORMANCE OF THIS CONTRACT.
5. THE CONTRACTOR SHALL RESTORE LAWNS, DRIVEWAYS, CULVERTS, SIGNS, AND OTHER PUBLIC OR PRIVATE PROPERTY DAMAGED OR REMOVED TO AT LEAST AS GOOD A CONDITION AS BEFORE BEING DISTURBED AS DETERMINED BY THE ENGINEER. ANY DAMAGED TREES, SHRUBS, AND/OR HEDGES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND INCURRING THE COST OF ALL REQUIRED PERMITS, INSPECTIONS, CERTIFICATES, ETC. AND SHALL COMPLY WITH ALL PERMITS.
7. ALL WORK SHALL BE DONE IN STRICT COMPLIANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES, STANDARDS, ORDINANCES, RULES, AND REGULATIONS.
8. ALL PROPOSED UTILITIES AND APPURTENANCES ARE TO BE CONSTRUCTED IN COMPLIANCE WITH THE LOCAL TOWN OF SALINA'S CODES AND REGULATIONS GOVERNING THE INSTALLATION OF SUCH UTILITIES.
9. THE ENGINEER RESERVES THE RIGHT TO EXAMINE ANY WORK DONE ON THIS PROJECT AT ANY TIME TO DETERMINE CONFORMANCE WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS OF THIS PROJECT AS INTENDED AND INTERPRETED BY THE ENGINEER.
10. MISCELLANEOUS WORK NOT SPECIFICALLY SHOWN ON THE CONTRACT DRAWINGS SUCH AS PATCHING, BLOCKING, TRIMMING, ETC. SHALL BE PERFORMED AS REQUIRED TO MAKE THE WORK COMPLETE.
11. THE CONTRACTOR SHALL PROTECT EXISTING PROPERTY LINE INFORMATION. ANY MONUMENTATION DISTURBED OR DESTROYED, AS JUDGED BY THE ENGINEER OR OWNER, SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE UNDER THE SUPERVISION OF A NEW YORK STATE LICENSED LAND SURVEYOR.
12. IT IS THE CONTRACTOR'S RESPONSIBILITY TO EXAMINE ALL PLAN SHEETS AND COORDINATE WORK WITH ALL OTHER CONTRACTS FOR THE SITE.
13. THE CONTRACTOR SHALL:
 - A. VERIFY ALL CONDITIONS IN THE FIELD PRIOR TO COMMENCEMENT OF WORK AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
 - B. EXAMINE THE SITE AND INCLUDE IN HIS WORK THE EFFECT OF ALL EXISTING CONDITIONS ON THE WORK.
 - C. PROVIDE AND INSTALL ALL MATERIALS AND PERFORM ALL WORK IN ACCORDANCE WITH RECOGNIZED GOOD STANDARD PRACTICE.
 - D. HOLD THE OWNER HARMLESS AGAINST ANY AND ALL CLAIMS ARISING FROM WORK DONE BY THE CONTRACTOR ON THE SITE.
14. ALL TRENCH EXCAVATION AND ANY REQUIRED SHEETING AND SHORING SHALL BE DONE IN ACCORDANCE WITH THE LATEST REVISIONS OF NEW YORK STATE INDUSTRIAL CODE RULE 23 AND OSHA REGULATIONS FOR CONSTRUCTION. SHEET PILING SHALL BE DESIGNED AND SEALED BY A NEW YORK STATE PROFESSIONAL ENGINEER.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR DEWATERING AND THE MAINTENANCE OF SURFACE DRAINAGE DURING THE COURSE OF WORK. HE SHALL SUBMIT A DEWATERING PLAN DESIGNED AND SEALED BY A NEW YORK STATE PROFESSIONAL ENGINEER. CONTRACTOR SHALL MAINTAIN EXISTING SITE DRAINAGE PATTERNS THROUGHOUT CONSTRUCTION.
16. ALL BACKFILL USED IN TRENCHES EXCAVATED IN EXISTING ROADWAYS SHALL BE PLACED IN MAXIMUM 6-INCH LIFTS AND COMPACTED BY MEANS OF A MECHANICAL COMPACTOR BETWEEN LIFTS TO 90% STANDARD PROCTOR COMPACTION.
17. WHEN BACKFILLING AROUND PROPOSED OR EXISTING STRUCTURES, MATERIAL SHALL BE PLACED IN MAXIMUM 6-INCH LIFTS AND COMPACTED BY MEANS OF A MECHANICAL COMPACTOR BETWEEN LIFTS TO 90% STANDARD PROCTOR COMPACTION.
18. ALL UTILITY WORK INVOLVING CONNECTIONS TO EXISTING SYSTEMS SHALL BE COORDINATED WITH THE ENGINEER AND THE UTILITY OWNER. NOTIFY THE ENGINEER AND THE UTILITY OWNER 72 HOURS BEFORE EACH AND EVERY CONNECTION TO AN EXISTING SYSTEM IS MADE.
19. CONSTRUCTION OF ALL PROPOSED UTILITIES MUST BEGIN AT ITS POINT OF CONNECTION TO THE EXISTING UTILITY OR AT THE LOWEST POINT IN THE SYSTEM. RIMS, GRATES, INVERTS, CLEARANCES, AND LOCATION AT CROSSINGS MUST BE VERIFIED PRIOR TO THE BEGINNING OF CONSTRUCTION.
20. MAINTAIN FLOW FOR ALL EXISTING UTILITIES.
21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL FIELD LAYOUT. THE CONTRACTOR SHALL TAKE TIES TO ALL UTILITY CONNECTIONS AND PROVIDE MARKED-UP AS-BUILT PLANS FOR ALL UTILITIES SHOWING TIES TO CONNECTIONS, BENDS, VALVES, LENGTHS OF LINES, AND INVERTS. THE OWNER AND HIS REPRESENTATIVES SHALL REVIEW AS-BUILT PLANS SHOWING ALL UNDERGROUND UTILITIES INSTALLED OR ENCOUNTERED. THE CONTRACTOR SHALL PROVIDE ANY CORRECTION OR OMISSIONS TO THE SATISFACTION OF THE OWNER AND HIS REPRESENTATIVES BEFORE UTILITIES WILL BE ACCEPTED.
22. THE CONTRACTOR SHALL MAINTAIN ALL TRAFFIC IN ALL AREAS IN ACCORDANCE WITH THE NYSDOT MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
23. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL COMMERCIAL, RESIDENTIAL, AND PUBLIC PROPERTIES OR AS DIRECTED BY THE ENGINEER.
24. ALL EXCAVATIONS SHALL BE BACKFILLED TO EXISTING GRADE AT THE END OF EACH WORKDAY.
25. THE CONTRACTOR SHALL TAKE CARE TO PREVENT DAMAGE TO EXISTING UTILITIES. DAMAGED UTILITIES SHALL BE IMMEDIATELY REPAIRED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.

MAXIMUM SLOPE FOR ALL CUT AND FILL LAWN AREAS SHALL BE 3H:1V UNLESS SHOWN OTHERWISE ON PLANS.

SLOPES GREATER THAN 4H:1V SHALL BE STABILIZED IMMEDIATELY AFTER GRADING OCCURS IN ACCORDANCE WITH THE NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.

CONTRACTOR SHALL OBTAIN A COPY OF THE GEOTECHNICAL REPORT AND BECOME FAMILIAR WITH THE SOIL CONDITIONS ON THE SITE. CONTRACTOR SHALL FOLLOW ALL RECOMMENDATIONS AND REQUIREMENTS FROM THE GEOTECHNICAL ENGINEER.

UNLESS OTHERWISE NOTED, LIMITS OF DISTURBANCE ARE AS REPRESENTED BY PROPOSED GRADES. NO GRADING SHALL TAKE PLACE BEYOND LIMITS SHOWN.

ALL SLOPES STEEPER THAN 3H:1V SHALL BE TREATED WITH AN EROSION CONTROL PRACTICE SUCH AS A ROLLED EROSION CONTROL BLANKET OR RIPRAP. SEE DESIGNATED AREAS ON PLANS.

ALL CONSTRUCTION SHALL CONFORM WITH APPROPRIATE CODE AND REGULATORY REQUIREMENTS.

ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH MUNICIPAL REGULATIONS AND THE STANDARDS OF THE PRIVATE UTILITY COMPANIES.

THESE PLANS SHOW PUBLIC UTILITY CONNECTION ONLY. PRIVATE UTILITY SERVICE FINAL LOCATION, SIZE AND DEPTH ARE SUBJECT TO THE APPROVAL OF THE UTILITY COMPANY.

EXTERIOR BUILDING LIGHTING LUMINAIRES SHALL BE OF SIZE AND TYPE, AND AT LOCATIONS SPECIFIED BY THE ARCHITECTS EXISTING SITE PLAN AND SHALL CONFORM TO THE MUNICIPAL ZONING REQUIREMENTS.

WATER

WATER LINES, FITTINGS AND APPURTENANCES TO BE IN CONFORMANCE WITH APPROPRIATE CODE AND REGULATORY REQUIREMENTS. VERIFY EXISTING LINE SIZE AND LOCATION PRIOR TO CONSTRUCTION. ALL WATER LINES MUST MAINTAIN A MINIMUM 10' HORIZONTAL SEPARATION WITH SANITARY SEWER AND STORM SEWER LINES. ALL WATER MAIN AND SERVICE WORK MUST BE COORDINATED WITH THE MUNICIPAL WATER DEPARTMENT.

SANITARY SEWER

SANITARY SEWERS SHALL BE PVC PER ASTM D3034 SDR 35 UNLESS OTHERWISE NOTED. SUITABLE COUPLINGS AND ADAPTERS SHALL BE PROVIDED AT BUILDING CONNECTIONS.

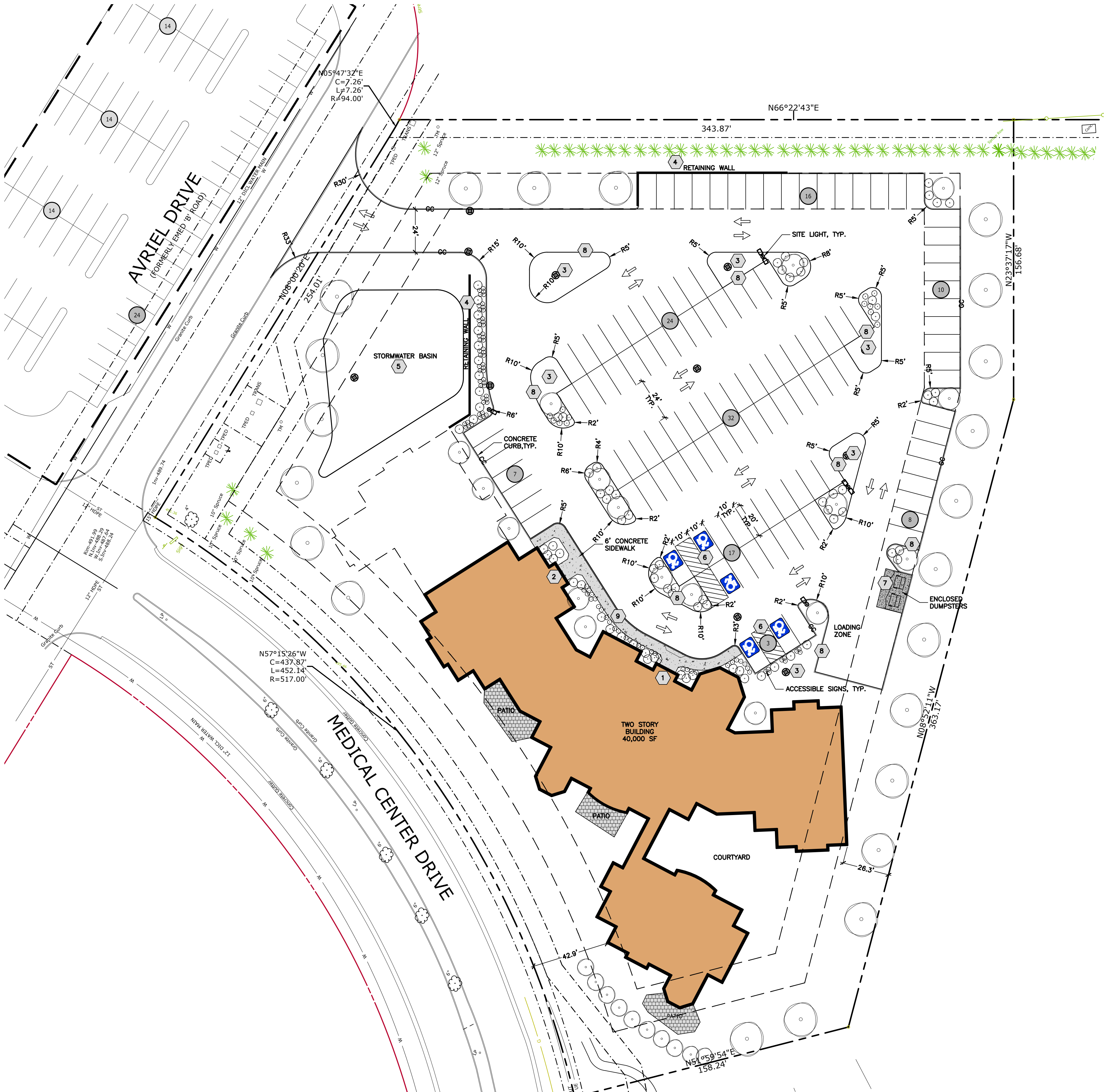
STORM DRAINAGE

STORM DRAINAGE PIPING SHALL BE SMOOTH INTERIOR CORRUGATED PLASTIC PIPE (SICPP) UNLESS OTHERWISE NOTED (SICPP). PIPE JOINTS AND FITTINGS SHALL CONFORM TO AASHTO M252 OR AASHTO M294.

ELECTRIC AND GAS

ALL ELECTRIC AND GAS INSTALLATION SHALL BE COORDINATED WITH NATIONAL GRID. ALL SITE ELECTRIC IS TO BE PROVIDED BY THE BUILDING ELECTRICAL ENGINEER. THESE DRAWINGS DO NOT SHOW CIRCUITING OR SITE WIRING. REFER TO SITE ELECTRICAL PLANS MY ELECTRICAL ENGINEER.

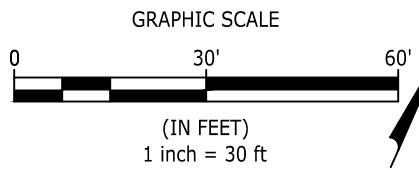
	----- PROPOSED BUILDING
	----- PROPERTY LINE
	----- SETBACK LINE
	----- GRANITE CURB
	----- PROPOSED PAVEMENT
	----- PROPOSED CONCRETE SIDEWALK/PAD/APRON
	----- PROPOSED CATCH BASIN
	----- PROPOSED SANITARY SEWER MANHOLE
	----- PROPOSED SANITARY PIPE
	----- PROPOSED STORM PIPE
	----- PROPOSED WATER PIPE
	----- PROPOSED GAS PIPE
	----- PROPOSED UNDERGROUND ELECTRIC
	----- PROPOSED GUARDRAIL/FENCE
	----- PROPOSED DESIGNATED ACCESSIBLE PARKING SPACE
	----- PROPOSED NO PARKING
	----- PROPOSED CONTOUR/LABEL
	----- PROPOSED RIPRAP



SITE CRITERIA CHECKLIST			
PROJECT SITE INFORMATION			
ADDRESS	MEDICAL CENTER DRIVE		
TAX MAP ID NO.	086--01-03.9		
BOUNDARY SURVEY	PROPERTY LINE INFORMATION TAKEN FROM SUBDIVISION MAP PREPARED BY CT MALE ASSOCIATES, PC DATED 05/10/2017		
TOTAL SITE AREA	4.038 ACRES		
LAND USE	EXISTING: VACANT PROPOSED: PROFESSIONAL/MEDICAL SERVICES		
	REQUIRED	PROVIDED	GRANTED RELIEF
ZONING INFORMATION			
ZONING DISTRICT	CURRENT: RESTRICTED AGRICULTURAL (RA) PROPOSED: NEIGHBORHOOD SHOPPING (NS)		
LOT COVERAGE	75%	58.2%	
BUILDING COVERAGE	10,000 SF/ACRE	40,000 SF (9,906 SF/ACRE x 4.038 ACRES)	
FRONT YARD SETBACK	50 FT	42 FT (MEDICAL CENTER DR) 82.5 FT (AVRIEL DR)	10 FT (MEDICAL CENTER DR) NA (AVRIEL DR)
REAR YARD SETBACK	50 FT	27 FT (TOWN CENTER RETIREMENT) 166.8 FT (STAR VIEW)	25 FT (TOWN CENTER RETIREMENT) NA (STAR VIEW)
SIDE YARD SETBACK	50 FT	CORNER LOT; NON-FRONT YARDS CONSIDERED REAR YARDS	
LANDSCAPE BUFFER A MINIMUM OF 30 FEET IMMEDIATELY ADJOINING PROPERTY ZONED RESIDENTIAL OR RESTRICTED AGRICULTURAL SHALL CONSIST OF A LANDSCAPED BUFFER, APPROPRIATE TO THE CIRCUMSTANCES, AS APPROVED BY THE PLANNING BOARD.			
FRONT YARD BUFFER	30 FT	42 FT (MEDICAL CENTER DR) 82.5 FT (AVRIEL DR)	NA (MEDICAL CENTER DR) NA (AVRIEL DR)
REAR YARD BUFFER	30 FT	27 FT (TOWN CENTER RETIREMENT) 30 FT (STAR VIEW)	5 FT (TOWN CENTER RETIREMENT) NA
SIDE YARD BUFFER	30 FT	CORNER LOT; NON-FRONT YARDS CONSIDERED REAR YARDS	
PARKING DIMENSIONS	10'x20'	10'x20'	
PARKING AISLE WIDTH	24 FT	24 FT	
PARKING SPACES			
MEDICAL OFFICE SPACE (1 SPACE/300 SF)	40,000 SF 134 SPACES	117 SPACES ONSITE 24 OFFSITE - LEASED 148 TOTAL SPACES PROVIDED	
SCREENING ALL SERVICE AREAS WITHIN A NEIGHBORHOOD SHOPPING DISTRICT, SUCH AS THOSE FOR THE LOADING AND UNLOADING OF MERCHANDISE, THE DELIVERY OF FOOD AND EQUIPMENT AND THE COLLECTION AND PICKUP OF GARBAGE, SHALL BE LOCATED A MINIMUM OF 100 FEET FROM ANY ADJOINING PROPERTY LINE OR PROPERTY ZONED RESIDENTIAL OR RESTRICTED AGRICULTURAL. ALL SERVICE AREAS SHALL BE SCREENED FROM SIGHT BY APPROPRIATE FENCING, AND SUCH ADDITIONAL STEPS SHALL BE TAKEN AS ARE NECESSARY TO MINIMIZE THE IMPACT OF NOISE AND LIGHT ON ADJOINING RESIDENTIAL PROPERTIES.			

LAYOUT PLAN KEYED NOTES:

- 1 BUILDING MAIN ENTRANCE
- 2 BUILDING SECONDARY ENTRANCE
- 3 BIORETENTION FILTER
- 4 SEGMENTAL BLOCK RETAINING WALL
- 5 STORMWATER INFILTRATION BASIN
- 6 ADA ACCESSIBLE PARKING
- 7 DUMPSTER ENCLOSURE
- 8 LANDSCAPED ISLAND
- 9 GRANITE CURB (6' WIDE) AND SIDEWALK (6' WIDE)



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PREPARED BY:
NAPIERALA CONSULTING
RODNEY C. NAPIERALA, JR., P.E.
NY'S REGISTRATION # 077842

PROJECT NO.
21-2022

DATE
25 AUG 2022

SCALE
1"=30'

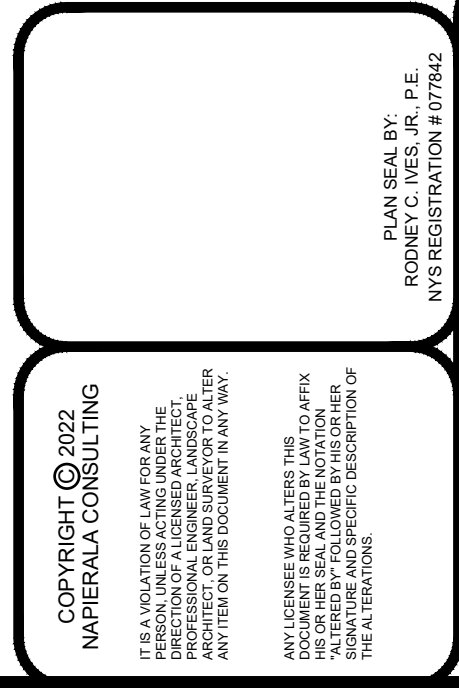
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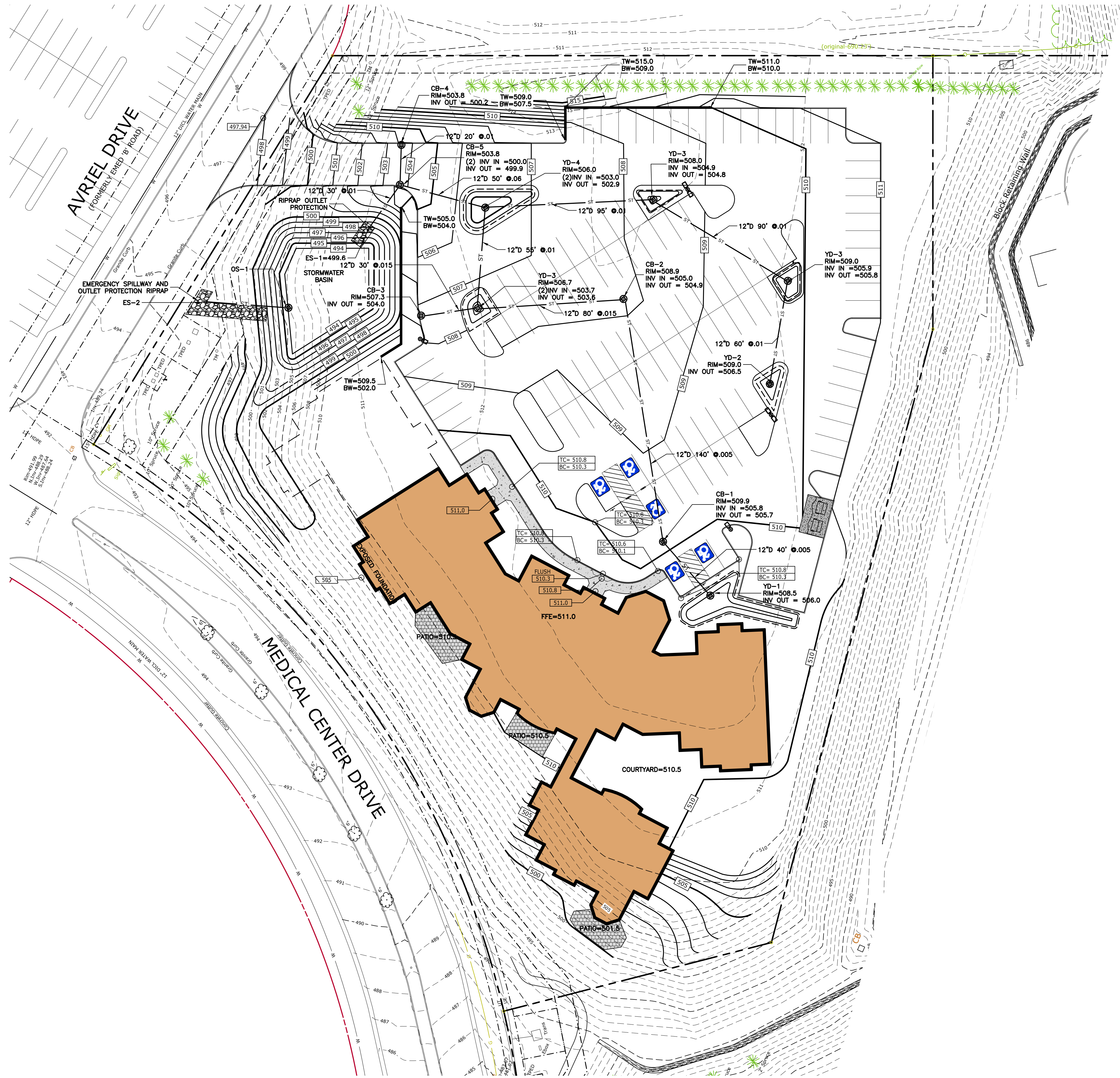
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110 FAYETTE STREET
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email: MNAP@NAPCON.COM
PH: (315) 682-5580 FAX: (315) 682-5544

PROJECT TITLE:
A&E & SNY CENTER
MEDICAL CENTER DRIVE
TOWN OF MANLIUS ONONDAGA COUNTY, NEW YORK
PREPARED FOR:
A&E & SNY CENTER
SUITE 38
5781 BRIDGE STREET
EAST SYRACUSE, NY 13087

NO.	REVISION/ISSUE	DATE
A	PLANNING BOARD SUBMITTAL	08/25/22

LAYOUT PLAN

[illegible]



GRADING PLAN LEGEND

- 458 --- EXISTING CONTOUR GRADES
- 459 --- PROPOSED CONTOUR GRADES
- 459.8 ○ PROPOSED FINISHED SPOT ELEVATION
- TC= XXX.XX
BC= XXX.XX PROPOSED TOP OF CURB AND BOTTOM OF CURB ELEVATIONS
- MEE MATCH/MEET EXISTING ELEVATION

PROJECT TITLE:
**A&E & SNY CENTER
MEDICAL CENTER DRIVE**
TOWN OF MANLIUS ONONDAGA COUNTY, NEW YORK

PREPARED FOR:
A&E & SNY CENTER
SUITE 38
5781 BRIDGE STREET
EAST SYRACUSE, NY 13057

GRADING PLAN

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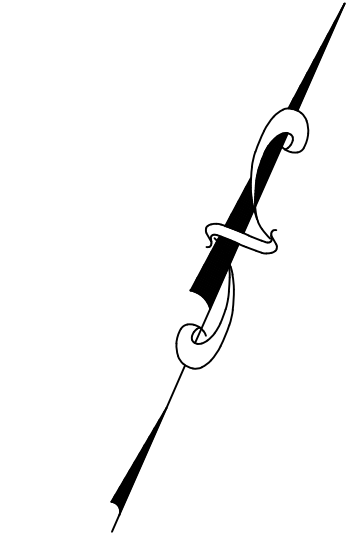
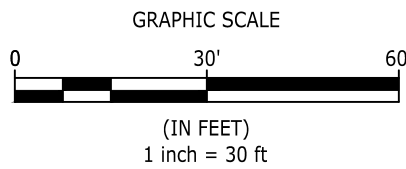
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NYS REGISTRATION # 077842

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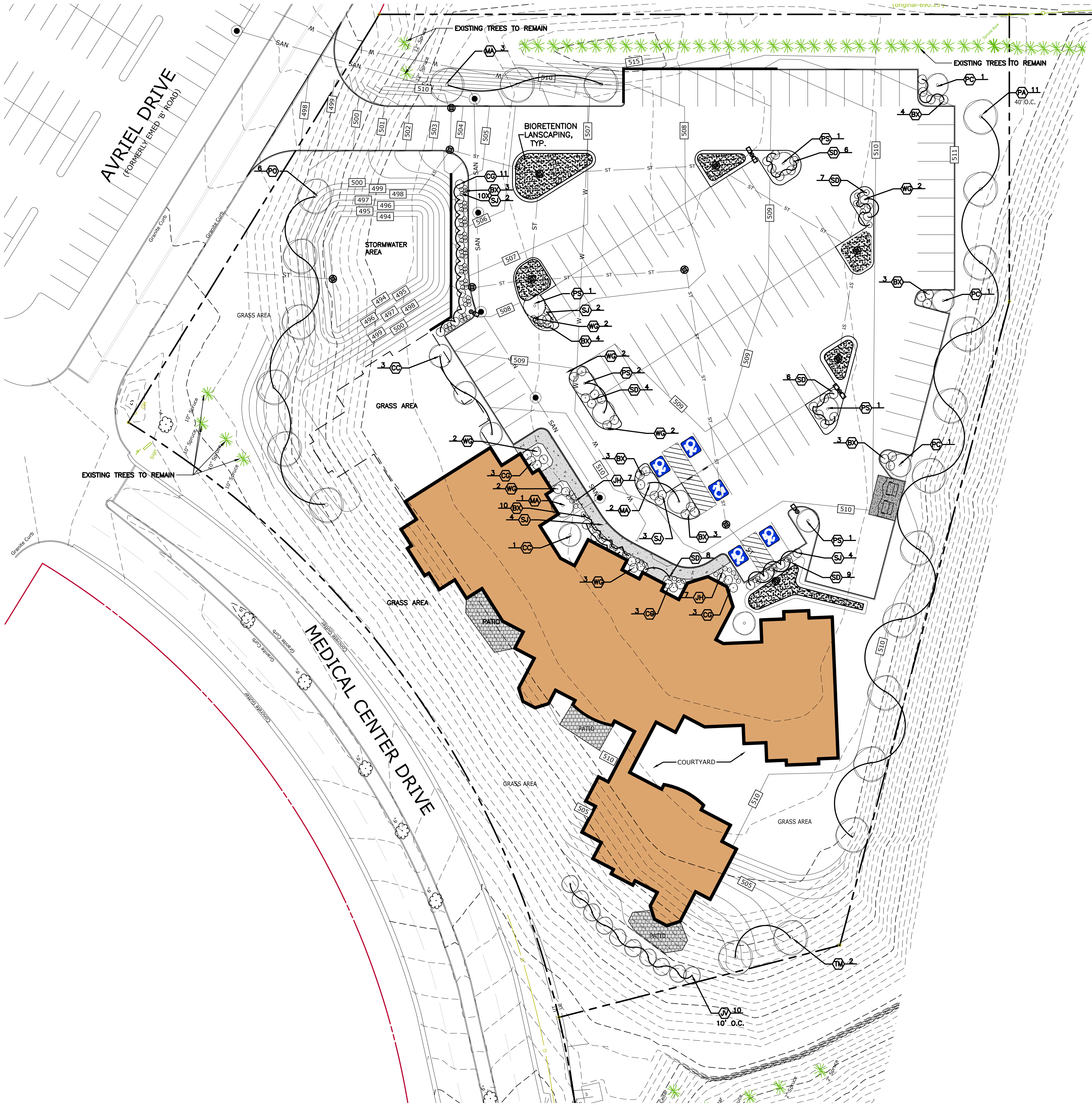
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SHEET TITLE:
EROSION CONTROL PLAN

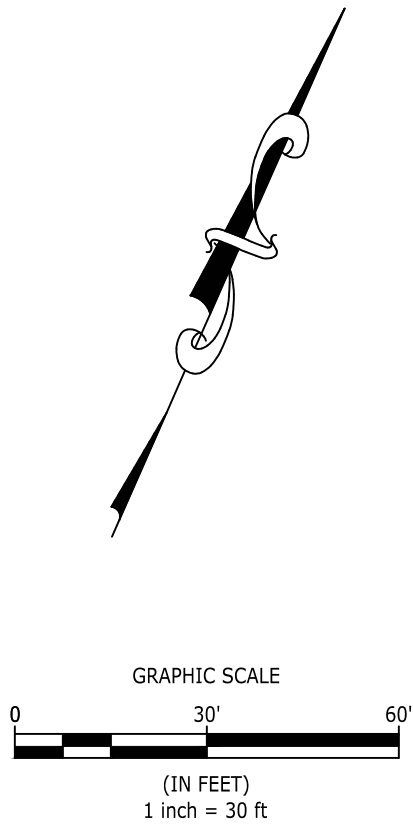
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MEDICAL CENTER DRIVE**
TOWN OF MANLIUS ONONDAGA COUNTY, NEW YORK
PREPARED FOR:
A&E & SNY CENTER
SUITE 38
5781 BRIDGE STREET
EAST SYRACUSE, NY 13087



KEY	QUANTITY	LATIN NAME	COMMON NAME	CALIPER	HEIGHT	ROOT
SHRUBS/PLANTS						
SD	40	STELLA D'ORO	DAYLILY	-	-	2 GAL
BX	40	BUXUS	GREEN VELVET	-	-	3 GAL
WG	13	WEIGELA FLORIDA	VARIETY	-	-	3 GAL
JH	14	JUNIPERUS WILTONII	CREeping JUNIPER	-	-	1 GAL
SU	41	SPIRAEA JAPONICA	MAGIC CARPET	-	-	3 GAL
CC	28	CALAMAGROSTIS	KARL FOERSTER GRASS	-	-	2 GAL
ORNAMENTAL TREES						
MA	6	MAGNOLIA STELLATA	STAR MAGNOLIA	-	4'-5'	-
FC	3	PRUNUS CERASIFOLIA	THUNDERCLOUD PLUM	1.5"	-	-
EVERGREEN TREES						
PA	11	PICEA ABEIS	NORWAY SPRUCE	-	6'	-
PO	6	PICEA OMORIKA	SERBIAN SPRUCE	-	6'	-
JV	10	JUNIPER VIRGINIANA	EASTERN RED CEDAR	-	6'	-
DECIDUOUS TREES						
TM	2	TILIA MONGOLICA	HARVEST GOLD LINDEN	4"	-	-
PS	4	PYRUS CALLERYANA	CLEVELAND SELECT	2"	-	-
CO	4	CERCIS CANADENSIS	EASTERN REDBUD	2"	-	-

LEGEND:
QTY SP
SPECIES KEY
QUANTITY

- LANDSCAPING NOTES:
- 1) ALL TREES AND SHRUBS SHALL BE SURROUNDED BY A BED OF BARK MULCH
 - 2) DEAD MATERIAL SHALL BE REPLACED AND PLANT MATERIAL SHALL BE REGULARLY PRUNED AND NOURISHED TO MAINTAIN HEALTH
 - 3) ANY FERTILIZER USED FOR THE ESTABLISHMENT AND MAINTENANCE OF GRASS AND VEGETATION SHALL BE FREE OF PHOSPHORUS
 - 4) LANDSCAPING MAY BE SUBSTITUTED BY BASED ON AVAILABILITY AND OWNER/LANDSCAPERS PREFERENCE



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LANDSCAPING PLAN

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**A&E & SNY CENTER
MEDICAL CENTER DRIVE**
TOWN OF MANLIUS ONONDAGA COUNTY, NEW YORK
PREPARED FOR:
**A&E & SNY CENTER
SUITE 38
5781 BRIDGE STREET
EAST SYRACUSE, NY 13057**

NO.	REVISION/ISSUE	DATE
A	PLANNING BOARD SUBMITTAL	08/25/22



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DETAILS

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ROONEY C. IVES, JR., P.E.
NYS REGISTRATION # 077842

21-2022

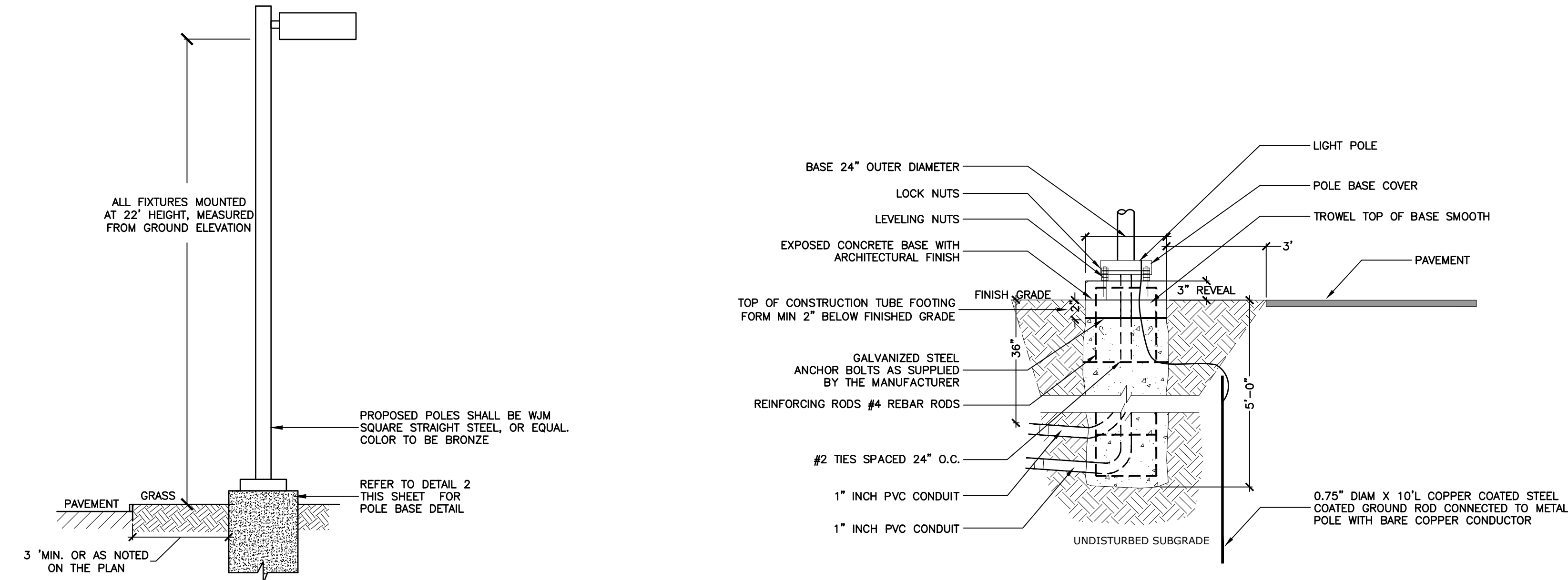
DATE 25 AUG 2022

SCALE
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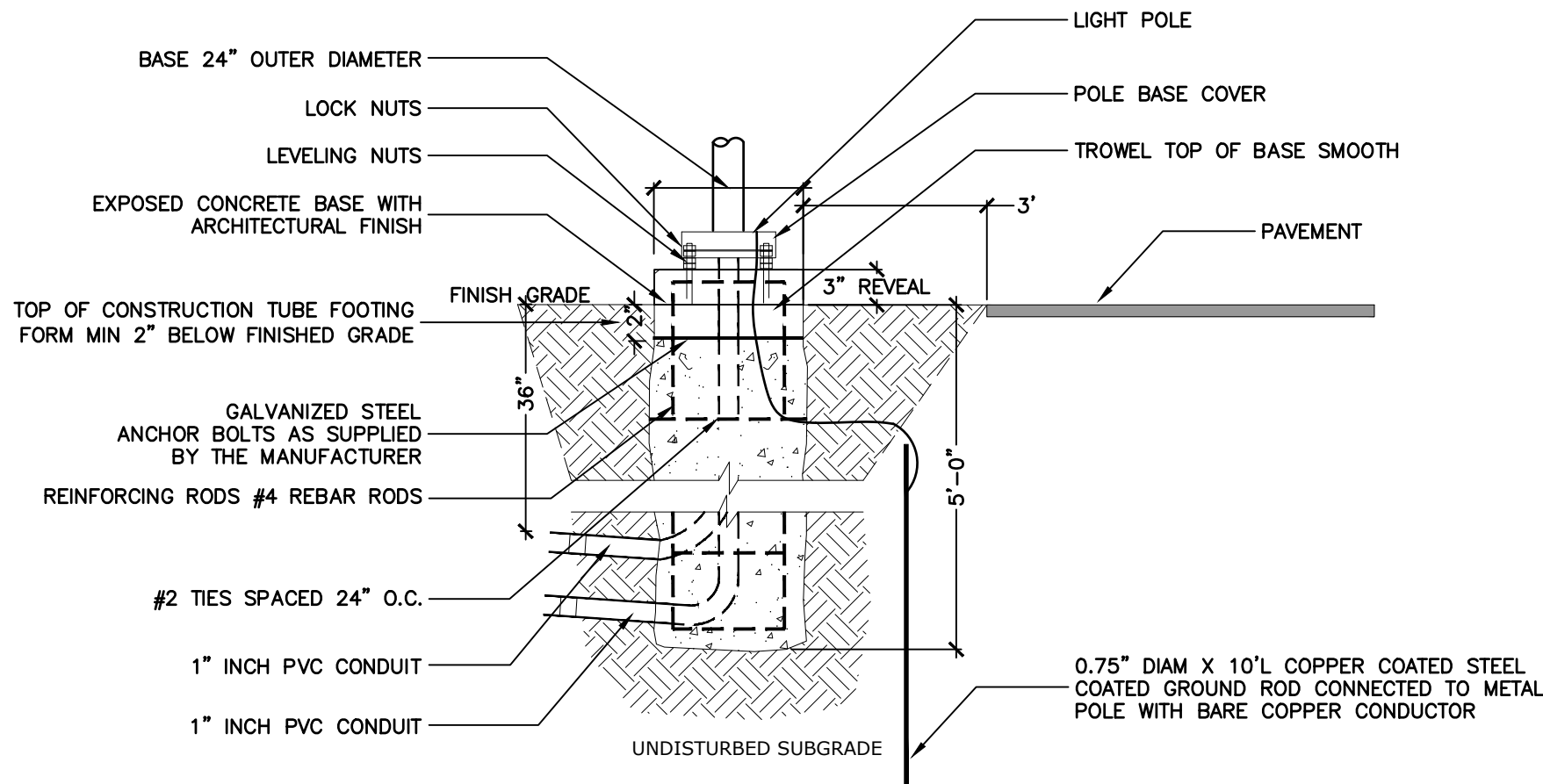
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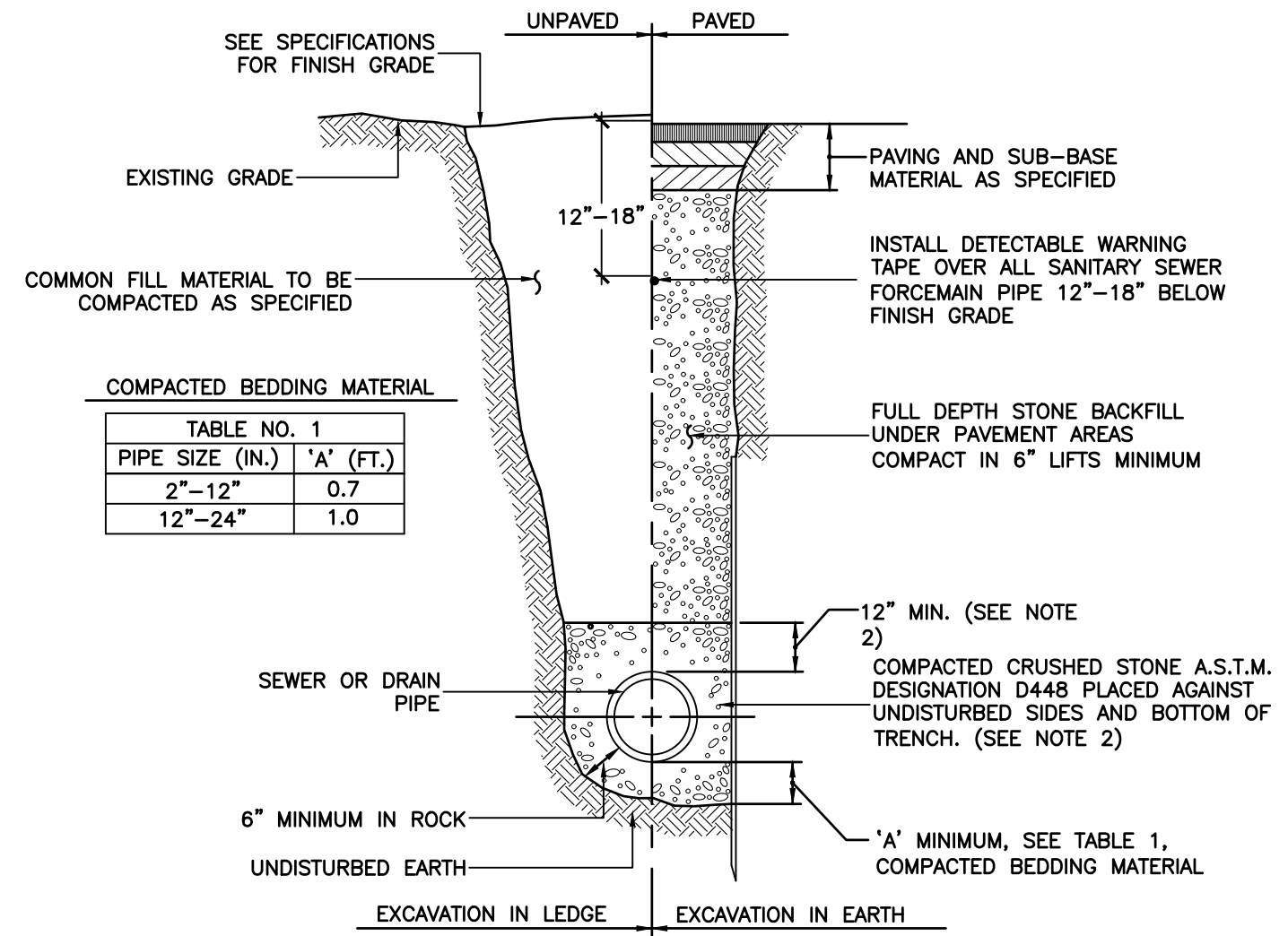
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1 LIGHT POLE ELEVATION
C-10 SCALE: NTS

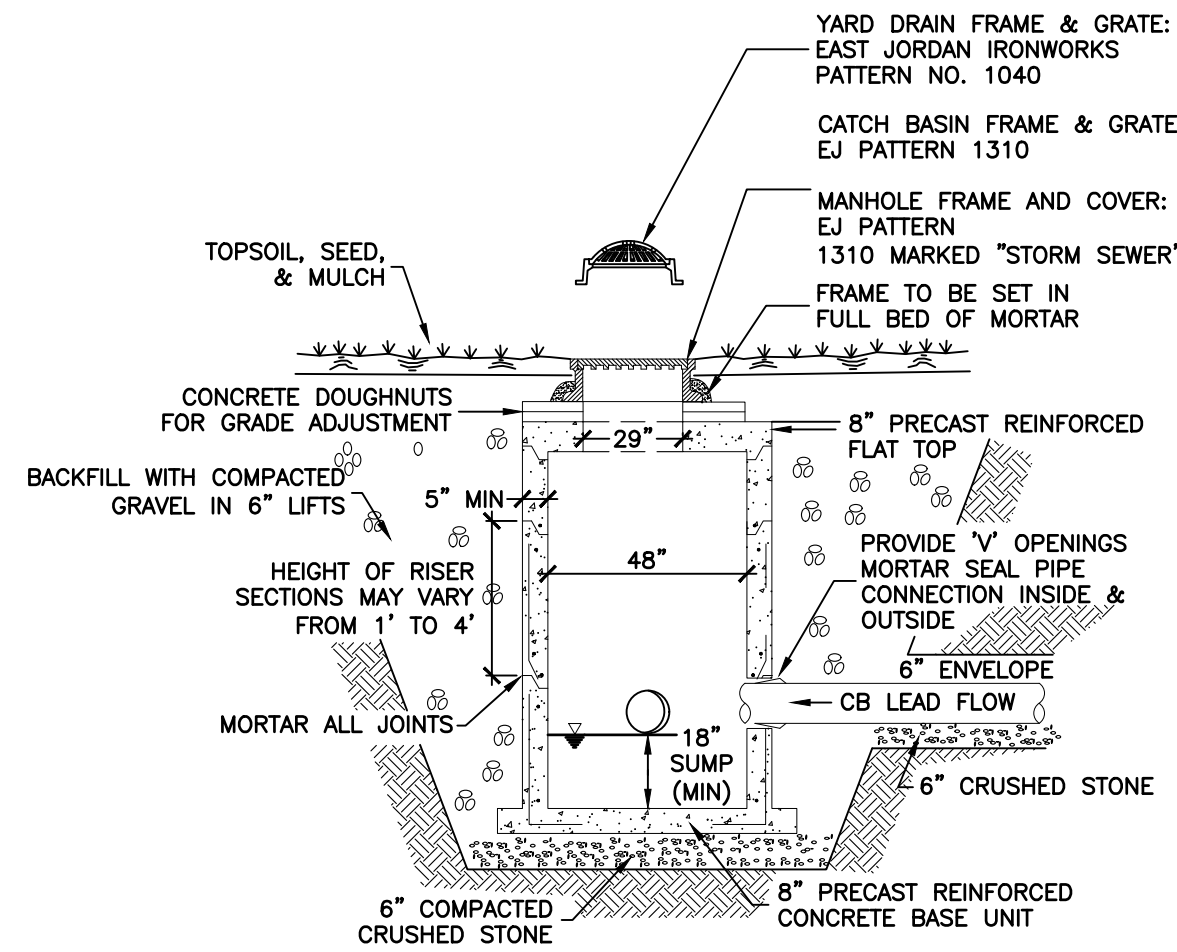


2 LIGHT POLE BASE
C-10 SCALE: NTS



- NOTES:
1. SHEETING, WHEN REQUIRED, TO BE CUT OFF AT LEAST 5 FEET BELOW STREET AND A MINIMUM OF 1 FOOT ABOVE TOP OF PIPE. WOOD SHEETING DRIVEN BELOW MID-DIAMETER OF THE PIPE SHALL BE LEFT IN PLACE. STEEL SHEETING DRIVEN BELOW MID-DIAMETER MAY BE WITHDRAWN IF APPROVED IN WRITING BY THE ENGINEER. FOR PVC PIPE ALL SHEETING DRIVEN BELOW MID-DIAMETER SHALL BE LEFT IN PLACE.
 2. WHEN APPROVED BY THE ENGINEER FOR PIPES OTHER THAN PVC SELECTED GRAVEL FILL MATERIAL MAY BE USED FROM MID-DIAMETER OF PIPE TO 12\"/>
 3. NO STONES LARGER THAN 2 INCHES IN ANY DIMENSION WILL BE PERMITTED IN THIS AREA.
 4. TRENCHES LOCATED ON THE ROAD SHOULDER SHALL BE TREATED THE SAME AS EXCEPT FOR PAVING.
 5. PROVIDE AT LEAST ONE IMPERVIOUS DAM IN GRAVEL BEDDING BETWEEN EACH MANHOLE WHERE DIRECTED, OR EVERY 300 FEET, WHICHEVER IS LESS. SEE DETAIL.
 6. BEDDING MATERIAL FOR PVC PIPE SHALL MEET THE REQUIREMENTS OF ASTM D2321 CLASS I OR CLASS II EMBEDMENT MATERIALS.

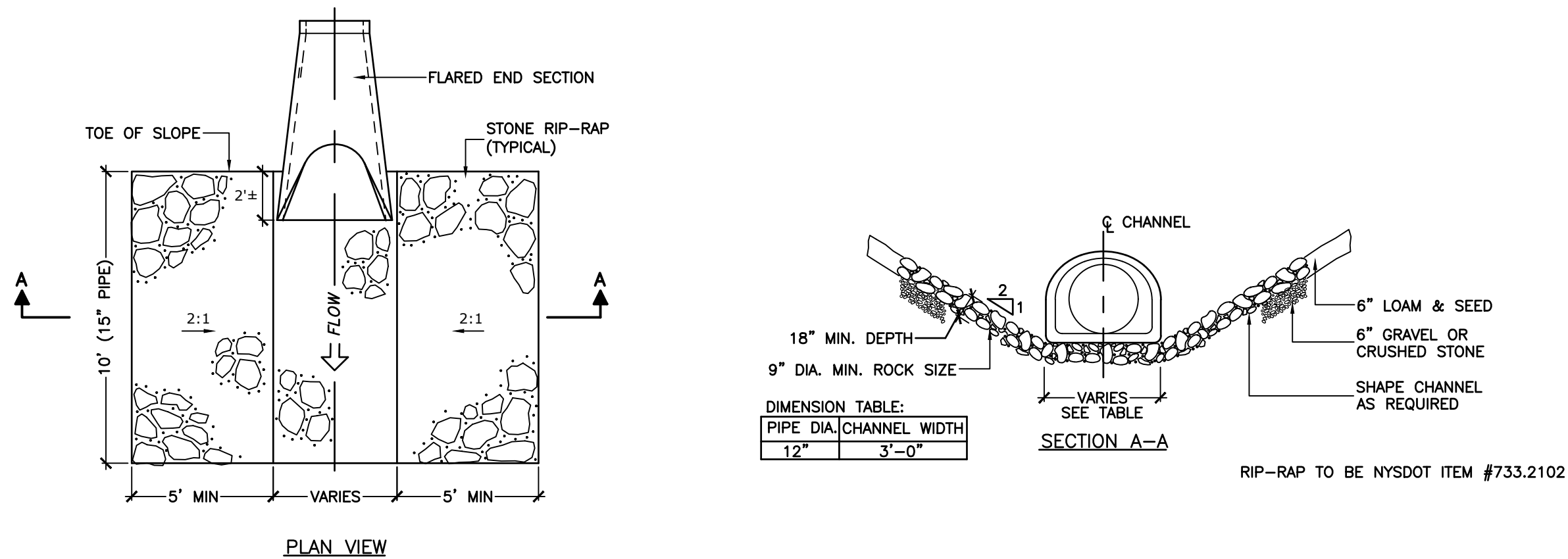
3 TYPICAL SEWER AND DRAIN TRENCH
C-10 SCALE: NTS



DRAINAGE STRUCTURE GENERAL NOTES

1. ALL STRUCTURES SHALL BE RATED FOR H-20 LOADING.
2. REINFORCING FOR ALL SECTIONS SHALL BE AS FOLLOWS:
TOP: #3 BARS SPACED AT 4\"/>
3. ALL REINFORCEMENT SHALL BE PLACED SO IT WILL HAVE A MINIMUM COVER OF 2\"/>
4. TOP SLAB AND/OR FRAME ADJUSTMENT: FOR ALL DRAINAGE STRUCTURES A MAXIMUM OF 6 INCHES OF BRICK AND MORTAR OR A MAXIMUM OF 2 INCHES OF MORTAR ALONE SHALL BE USED FOR TOP SLAB AND/OR FRAME & GRATE ADJUSTMENT. FOR ADJUSTMENTS OVER 6 INCHES AND NOT TO EXCEED 12 INCHES, PRECAST CONCRETE ADJUSTMENT ELEMENT(S) MANUFACTURED IN ACCORDANCE WITH NYS-DOT STANDARD SPEC SUB-SECTION #706-04 SHALL BE USED; A MAXIMUM OF 2 INCHES OF MORTAR SHALL BE ALLOWED ON BOTH THE TOP AND BOTTOM OF THE PRECAST DEVICES. BRICK SHALL BE PRECAST PAVERS CONFORMING TO NYS-DOT STANDARD SPEC SUB-SECTION #704-13 AND MORTAR SHALL BE MORTAR FOR CONCRETE MASONRY CONFORMING TO NYS-DOT STANDARD SPEC SUB-SECTION #705-21.
5. MANHOLE STEPS SHALL BE REQUIRED IN ALL DRAINAGE STRUCTURES DEEPER THAN 4 FEET. STEPS SHALL CONFORM TO NYS-DOT STANDARD SPEC SUB-SECTION #725-02.
6. BASE OF PRECAST CATCH BASIN SHALL REST ON BASE MATERIAL COMPACTED IN PLACE WITH A VIBRATORY MECHANICAL TAMPER IN LIFTS NOT TO EXCEED 6\"/>
7. TRENCH SIDES SHALL CONFORM TO NYS DEPT OF LABOR AND OSHA SAFETY REGULATIONS.
8. MANHOLE INLET AND OUTLET PIPE CONNECTIONS MUST BE JOINED TO THE MANHOLE WITH A GASKETED, FLEXIBLE, WATERTIGHT CONNECTION OR IN ANY WATERTIGHT ARRANGEMENT THAT ALLOWS DIFFERENTIAL SETTLING OF THE MANHOLE WALL AND PIPE TO TAKE PLACE.

4 CATCH BASIN
C-10 SCALE: NTS



5 STORM PIPE END SECTION
C-10 SCALE: NTS

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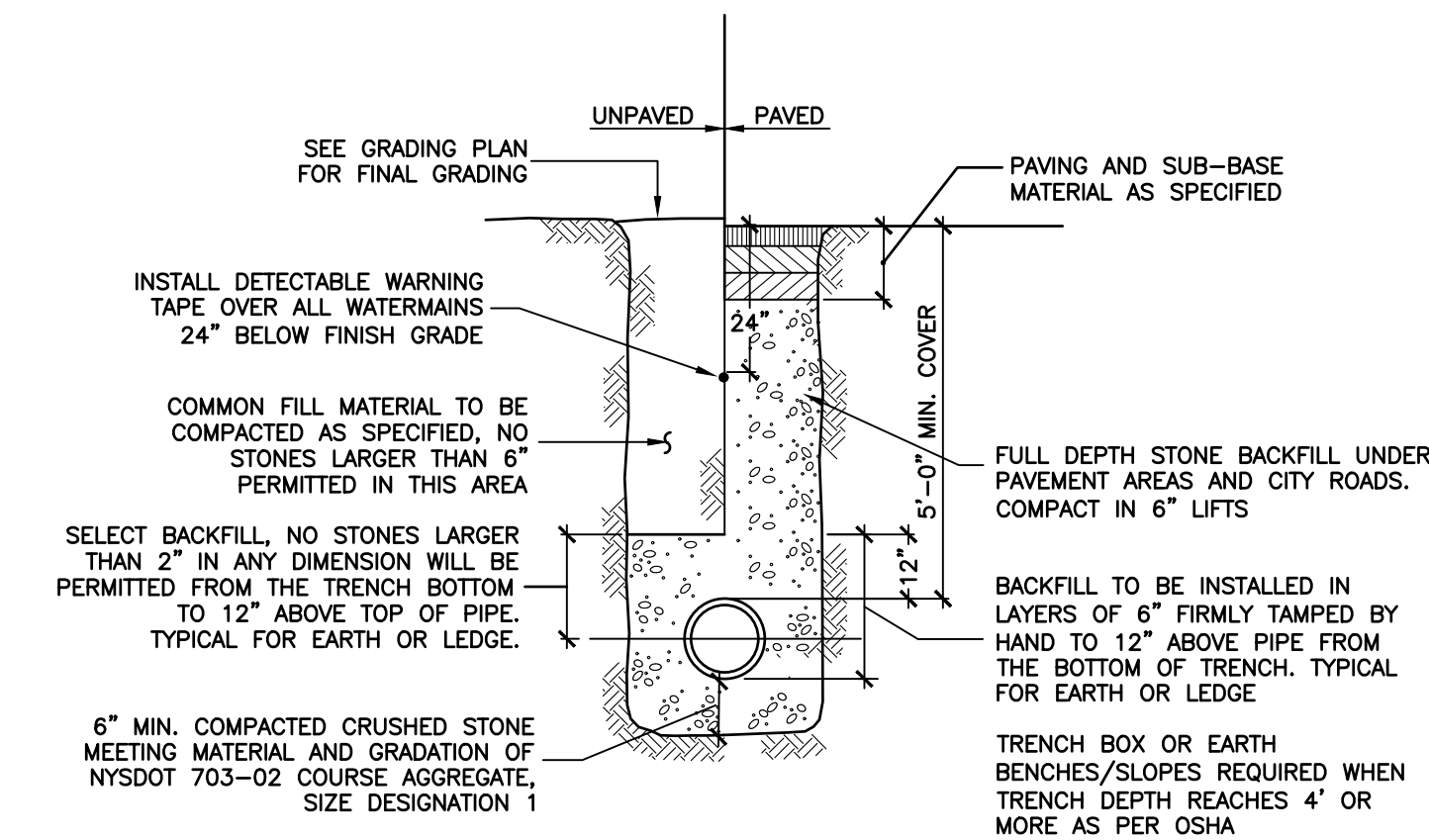
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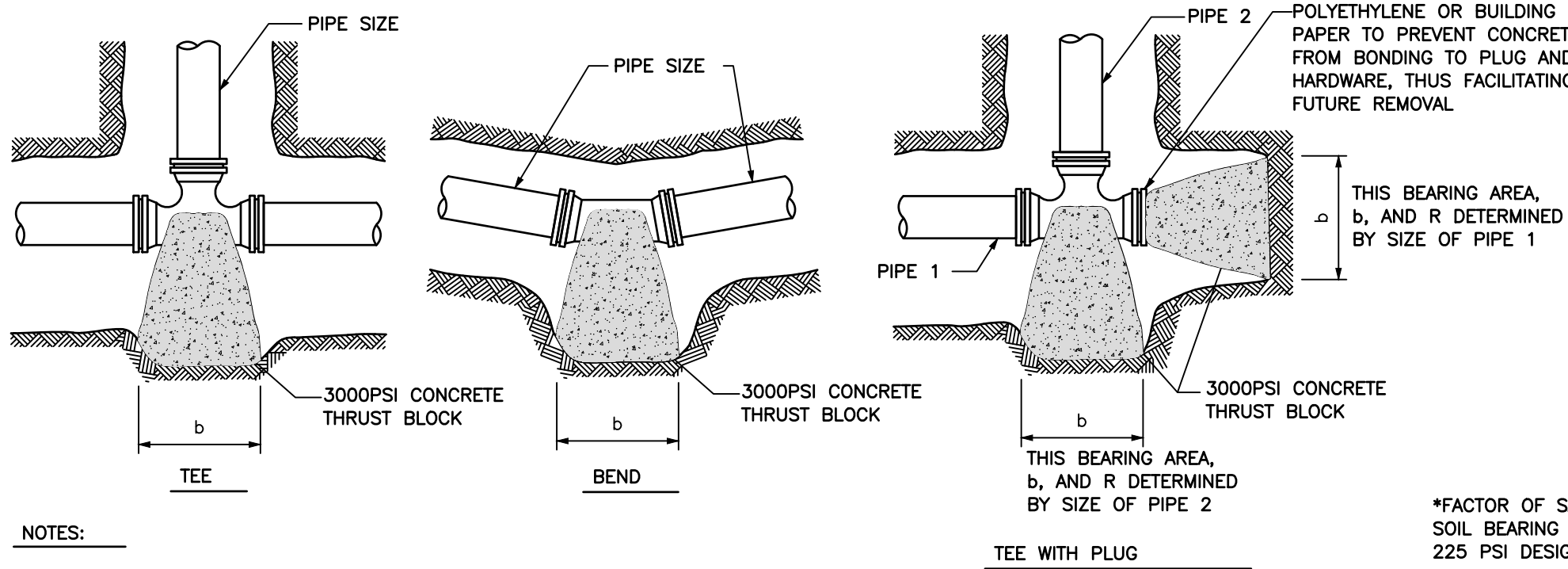
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PLA SEAL BY:
RODNEY C. TILES, JR., P.E.
NYS REGISTRATION # 077842



1 WATERLINE TRENCH - DUCTILE IRON
C-11 SCALE: NTS



- NOTES:
1. CONCRETE NOT TO OVERLAP ANY JOINT.
 2. CONCRETE TO BE PLACED SO AS NOT TO INTERFERE WITH REMOVING OR INSTALLING ANY OF THE JOINTING HARDWARE.
 3. FOR REDUCERS USE MECHANICAL JOINT FITTINGS WITH RETAINER GLANDS.

*FACTOR OF SAFETY=1.5
SOIL BEARING OF 3,000 PSF
225 PSI DESIGN PRESSURE

- NOTES:
1. VALUES FOR TEE APPLY TO TEES, END PLUGS, CAPS, AND TAPPING SLEEVES.
 2. REQUIRED BEARING AREAS ARE DUE TO THRUSTS CAUSED BY 150PSI WORKING PRESSURE PLUS 50%(75 PSI) SURGE ALLOWANCE RESULTING IN 225 PSI TOTAL INTERNAL PRESSURE.
 3. REQUIRED BEARING AREAS ARE BASED ON ALLOWABLE SOIL BEARING CAPACITY OF 3,000 POUNDS PER SQUARE FOOT. DUE TO OTHER SOIL CONDITIONS ENCOUNTERED, BEARING AREAS MAY BE MODIFIED BY THE ENGINEER.

SOIL	BEARING STRENGTH s (LB/SQ FT)				
	TEE	90° BEND	45° BEND	22 1/2° BEND	11 1/4° BEND
MUCK	0				
SOFT CLAY	1,000				
SILT	1,500				
SANDY SILT	3,000				
SAND	4,000				
SANDY CLAY	6,000				
HARD CLAY	9,000				

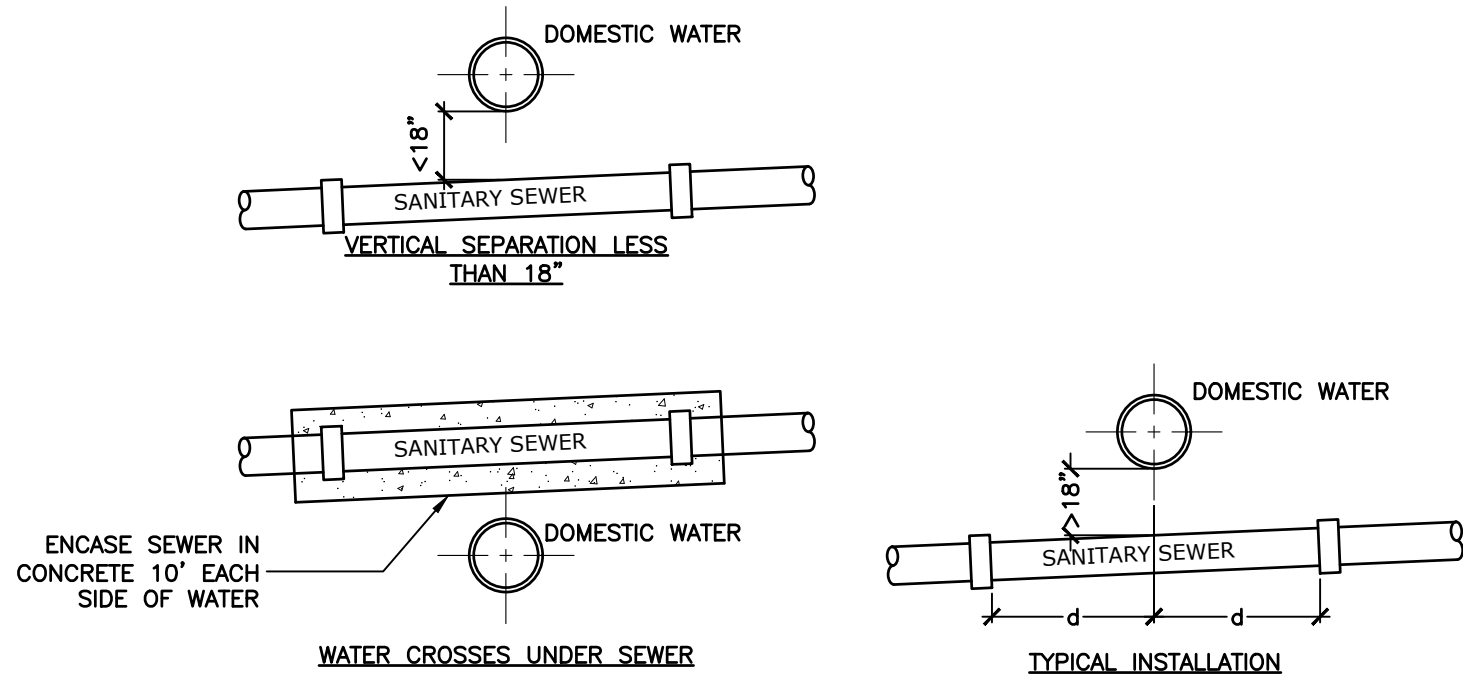
4. IN MUCK, PEAT, OR RECENTLY PLACED FILL ALL THRUSTS SHALL BE RESISTED BY PILES OR TIE RODS TO SOLID FOUNDATIONS, OR BY REMOVAL OF SUCH UNSTABLE MATERIAL AND REPLACEMENT WITH BALLAST OF SUFFICIENT STABILITY TO RESIST THE THRUSTS, ALL AS REQUIRED BY THE ENGINEER.

FOR DIMENSIONS AND THRUST REACTIONS SEE TABLE THIS SHEET

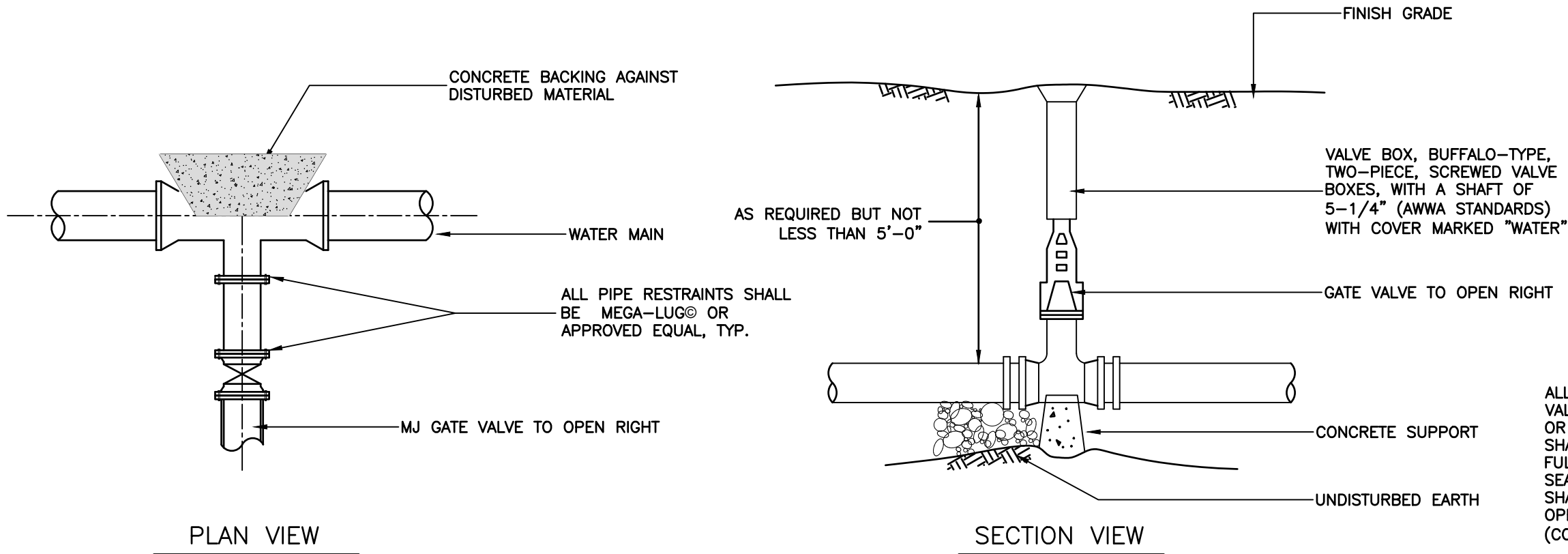
THRUST REACTIONS-R(LB) PER 100PSI INTERNAL PRESSURE					
NOM PIPE DIA IN.	DEAD END	90° BEND	45° BEND	22 1/2° BEND	11 1/4° BEND
4	1,810	2,559	1,385	706	355
6	3,739	5,288	2,862	1,459	733
8	6,433	9,097	4,923	2,510	1,261
10	9,677	13,685	7,406	3,776	1,897
12	13,685	19,353	10,474	5,340	2,683

REQUIRED BEARING AREAS -b (SQFT) FOR BEARING BLOCKS*					
PIPE SIZE (INCHES)	TEE	90° BEND	45° BEND	22 1/2° BEND	11 1/4° BEND
4	2.0	2.8	1.5	0.8	0.4
6	4.2	5.9	3.2	1.6	0.8
8	7.2	10.1	5.5	2.8	1.4
10	10.9	15.4	8.3	4.2	2.1
12	15.4	21.8	11.8	6.0	3.0

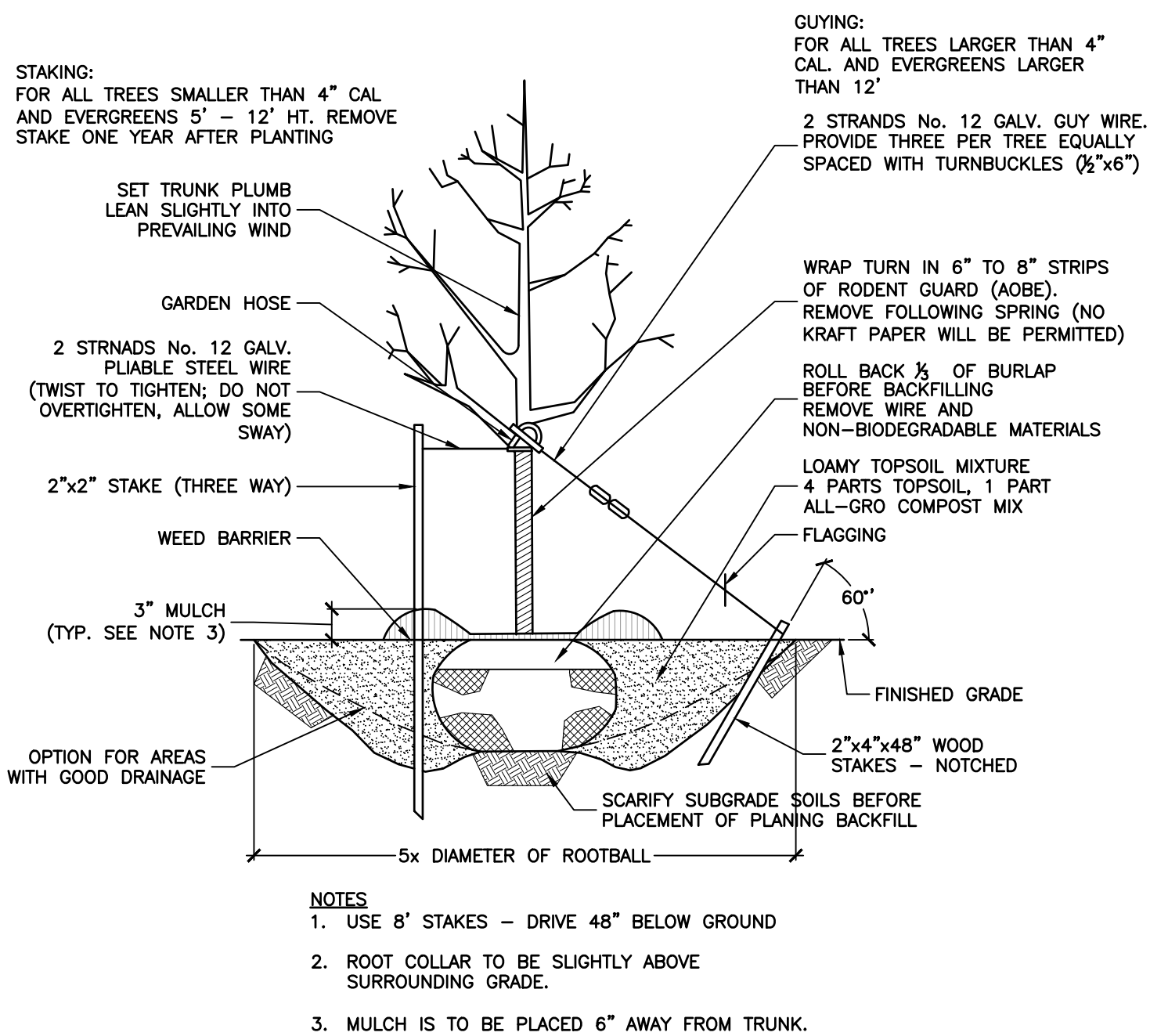
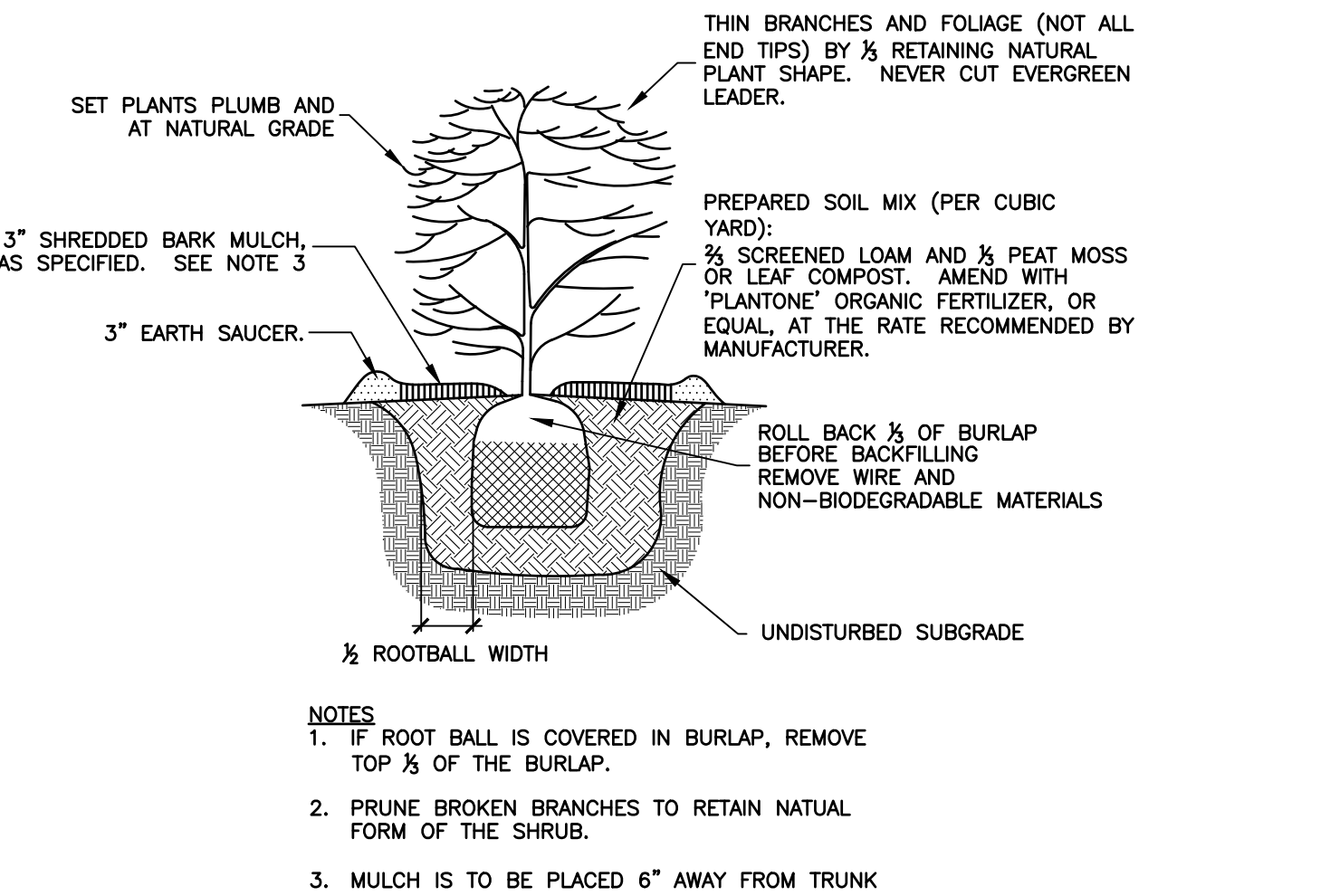
3 THRUST BLOCK SPECIFICATIONS
C-11 SCALE: NTS



4 WATER AND SEWER SEPARATION
C-11 SCALE: NTS



5 SHRUB PLANTING
C-11 SCALE: NTS



6 TREE PLANTING DETAIL
C-11 SCALE: NTS

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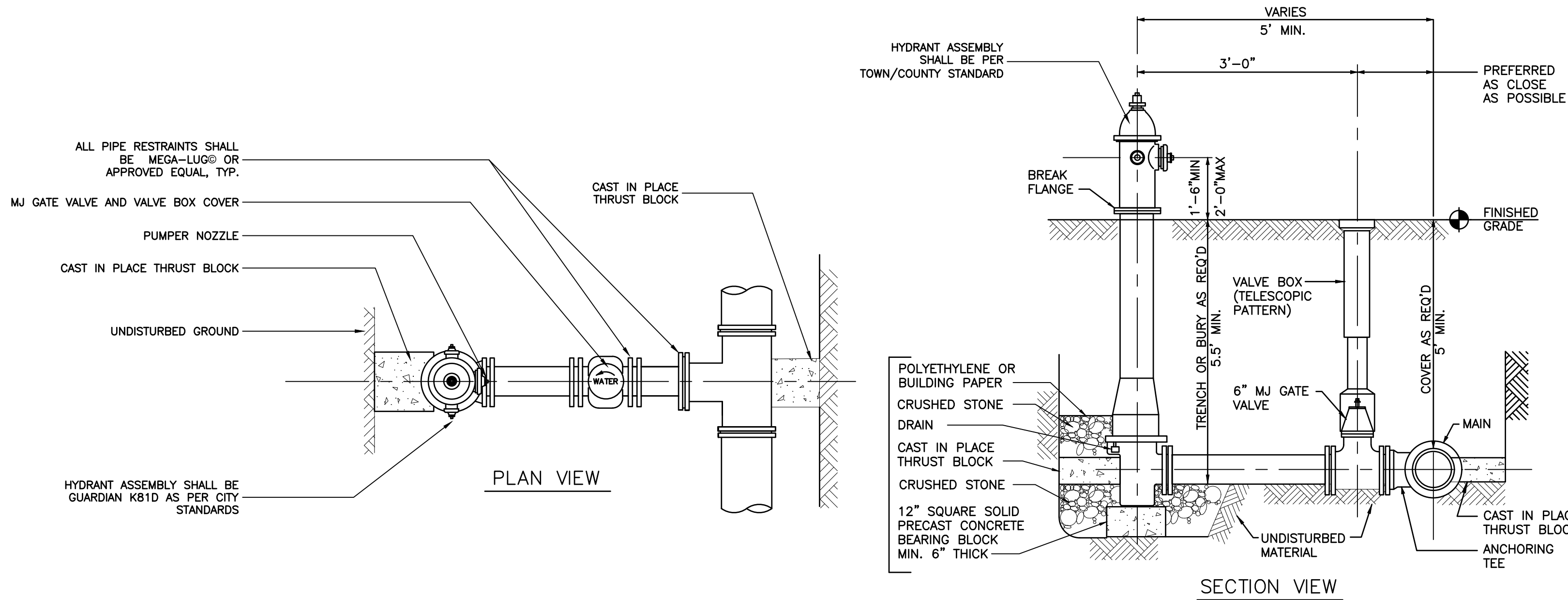
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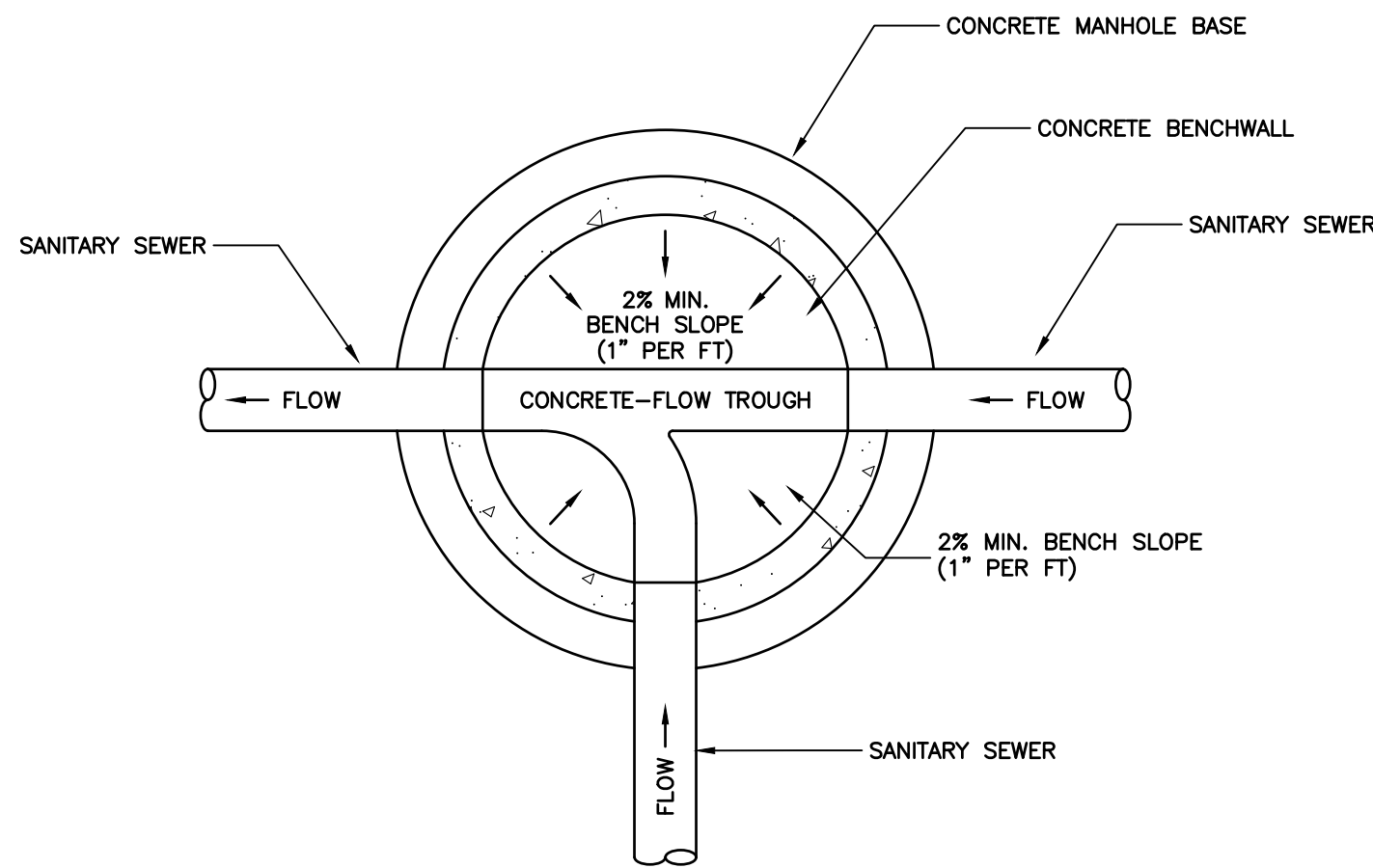
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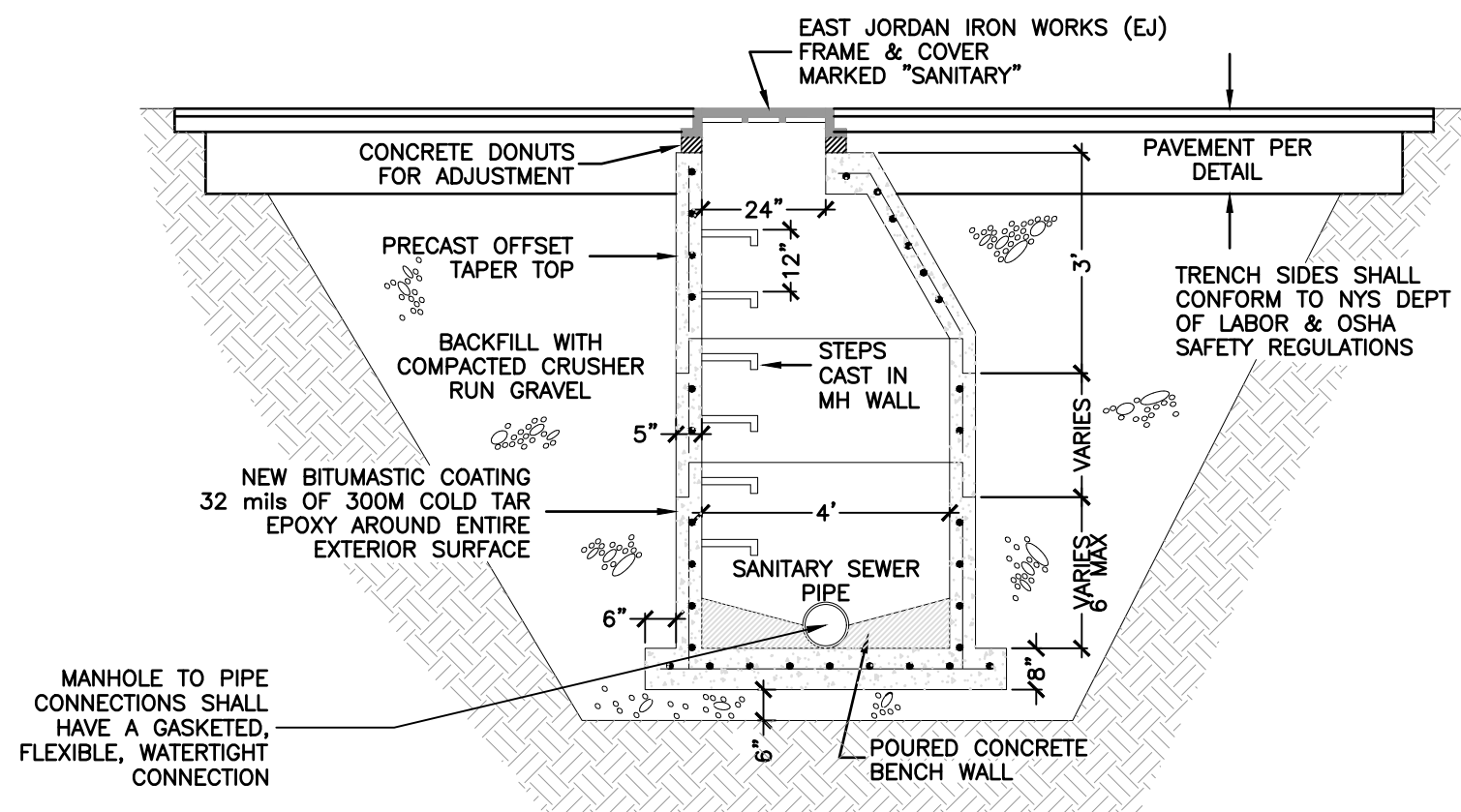
SHEET
C-11



1 TYPICAL HYDRANT INSTALLATION
C-12 SCALE: NTS



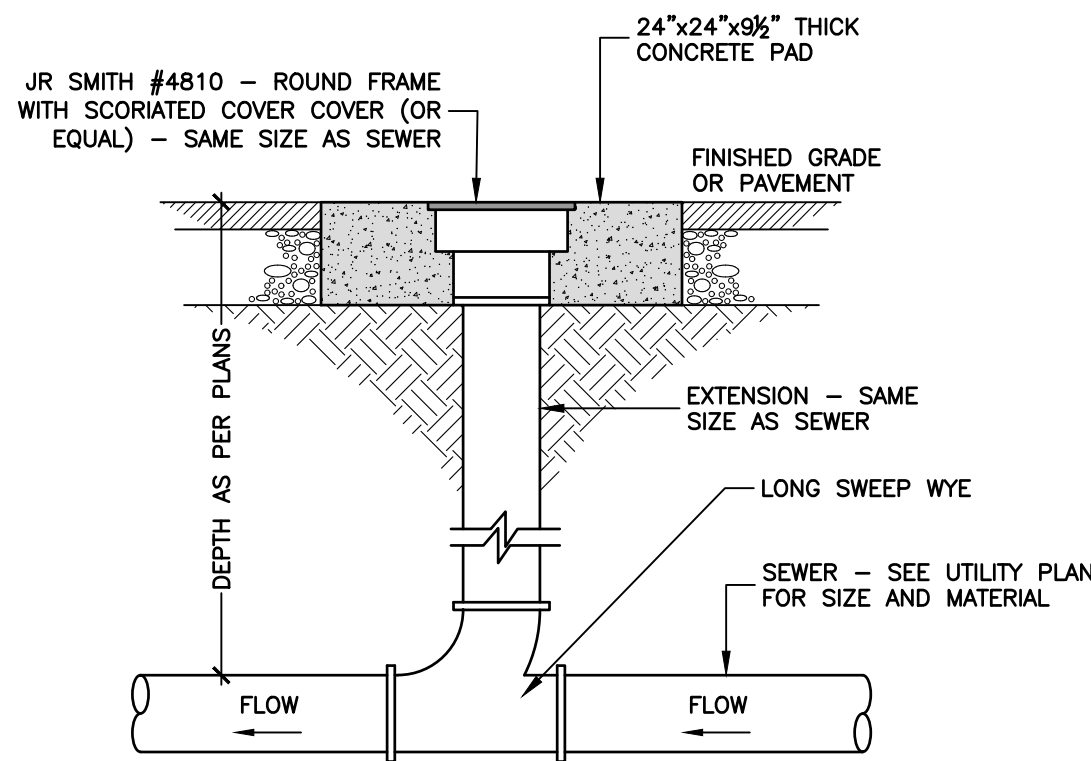
2 SANITARY SEWER MANHOLE BENCH
C-12 SCALE: NTS



SANITARY MANHOLE GENERAL NOTES

1. ALL SANITARY SEWER MANHOLES TO BE RATED FOR H-20 LOADING
2. PRECAST REINFORCED CONCRETE OFFSET TAPER TOP TO BE MANUFACTURED IN ACCORDANCE WITH ASTM C-478. TOP SECTION IS TO BE 3' LONG.
3. PRECAST REINFORCED CONCRETE MANHOLE RISER SECTIONS ARE TO BE MANUFACTURED IN ACCORDANCE WITH ASTM C-478. RISER SECTIONS ARE TO HAVE A 48" INSIDE DIAMETER x 5' WALL AVAILABLE IN 2', 3', OR 4' LENGTHS.
4. PRECAST REINFORCED CONCRETE MANHOLE BASE IS TO BE MANUFACTURED IN ACCORDANCE WITH ASTM C-478. BASE IS TO HAVE A 48" INSIDE DIAMETER x 5' WALL WITH RUBBER BOOTS AS REQUIRED.
5. REINFORCING FOR ALL SECTIONS SHALL BE 2X4, 3/8 W.W. MESH.
6. ALL REINFORCEMENT SHALL BE PLACED SO IT WILL HAVE A MINIMUM COVER OF 2" AND BE LOCATED APPROXIMATELY WITHIN THE CENTER OF THE SECTION.
7. COURSES OF BRICK OR CONCRETE DONUTS ARE TO BE USED FOR RIM GRADE ADJUSTMENTS.
8. BASE OF PRECAST MANHOLE SHALL REST ON UNDISTURBED UNIFORM VIRGIN SOIL OR COMPACTED GRAVEL, COMPACTED IN PLACE WITH VIBRATORY MECHANICAL TAMPERS IN LIFTS NOT TO EXCEED 6" AT A TIME.
9. TRENCH SIDES SHALL CONFORM TO NYS LABOR DEPARTMENT SAFETY REGULATIONS.

3 SANITARY MANHOLE STRUCTURE
C-12 SCALE: NTS



4 TYPICAL SEWER CLEANOUT
C-12 SCALE: NTS

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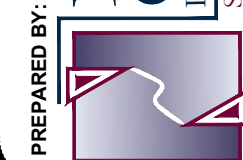
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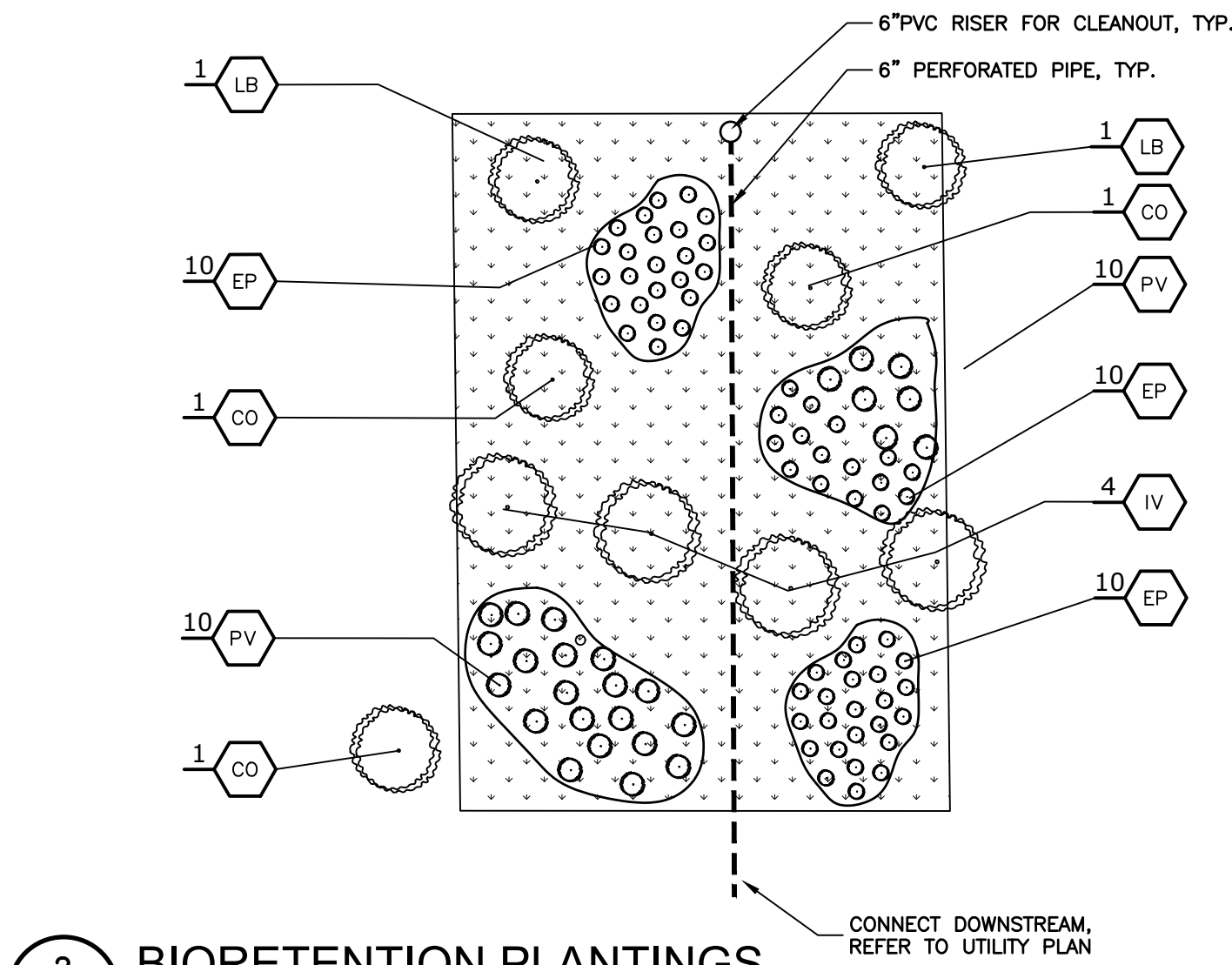
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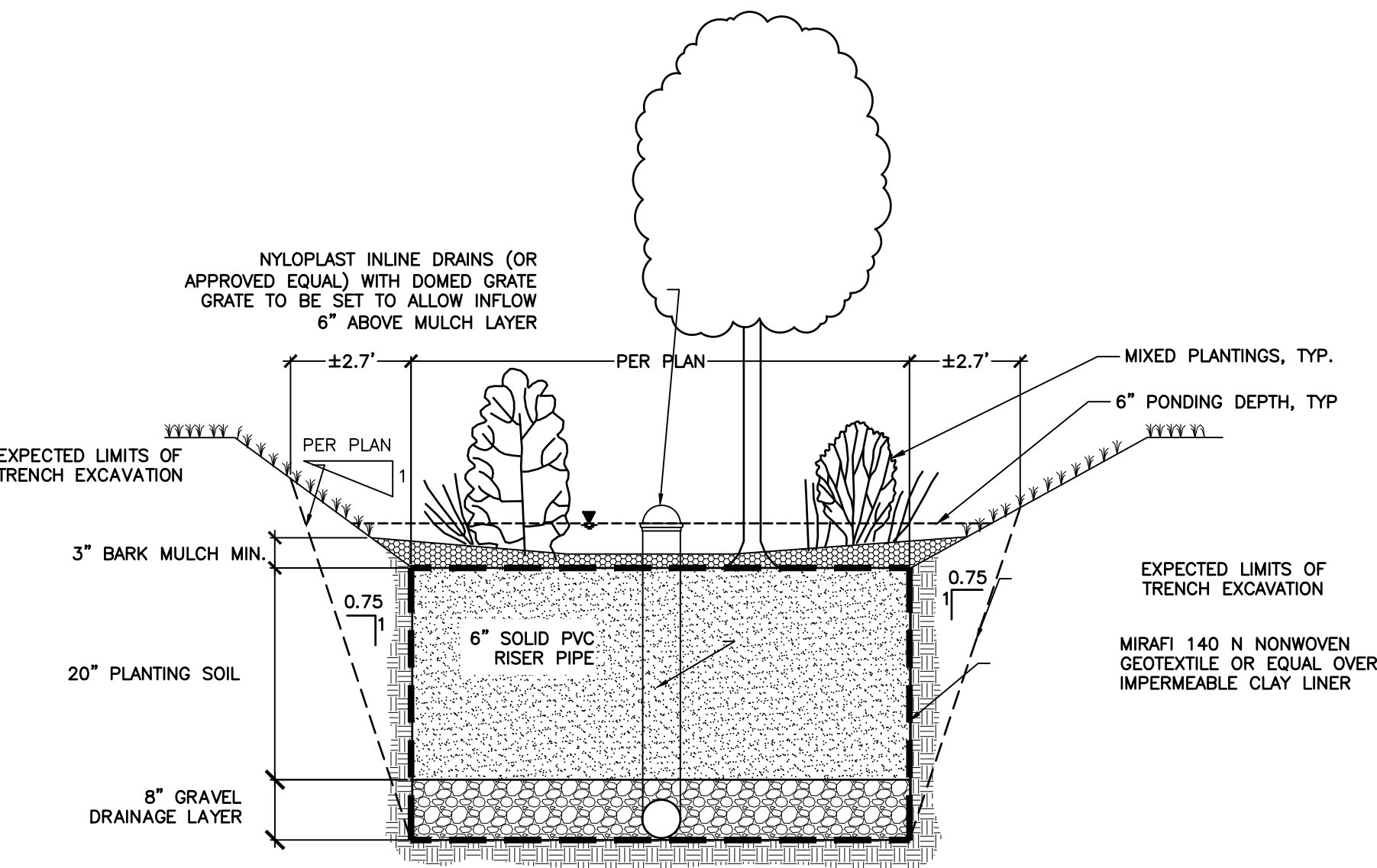
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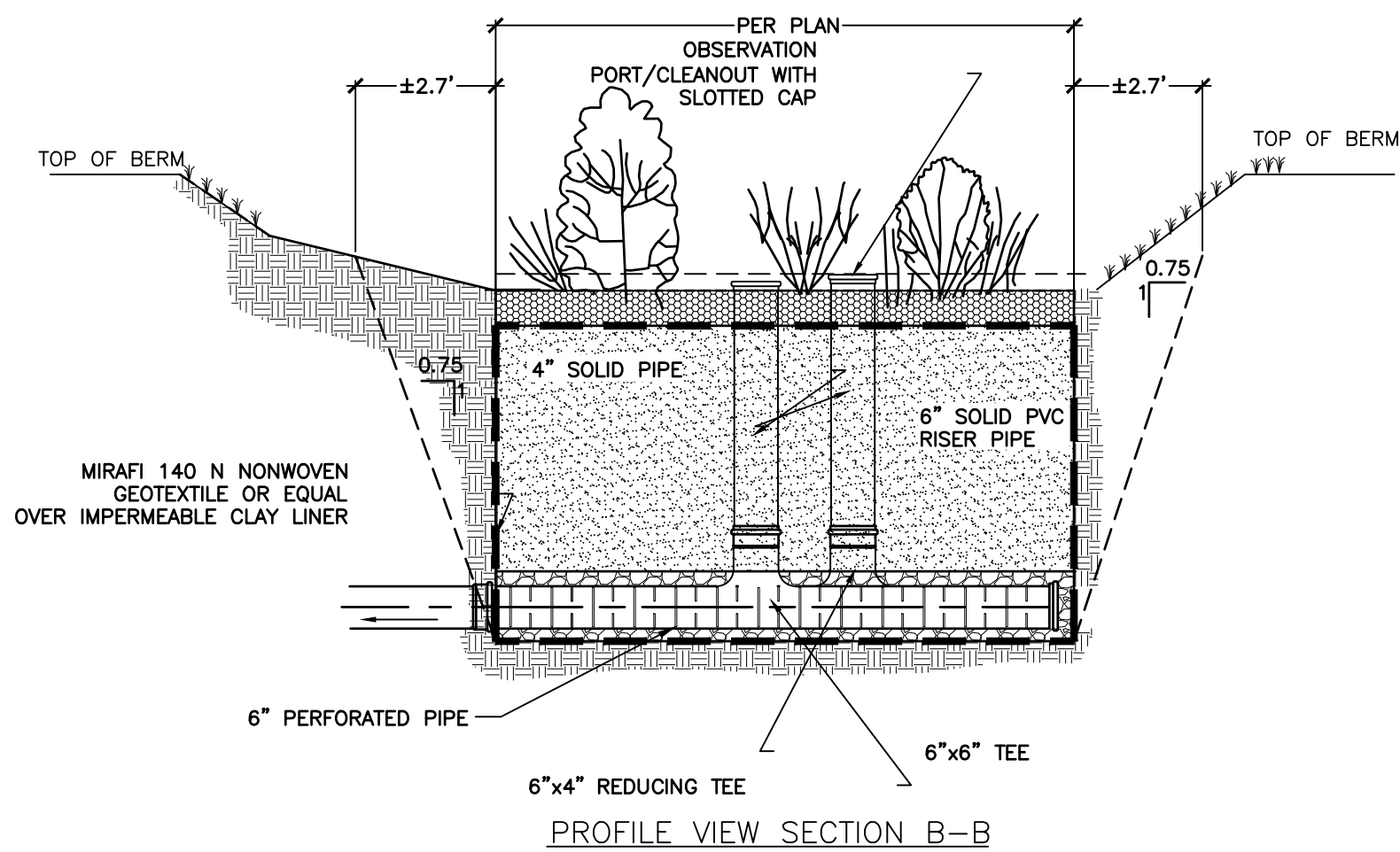


LANDSCAPE LEGEND							
KEY	QNTY	# OF BIO BASINS	TOTAL	LATIN NAME	COMMON NAME	CALIPER	HEIGHT
SHRUBS							
LB	2	5	10	LINDERA BENZOIN	COMMON SPICE	—	#3 CONT.
IV	4	5	20	ILEX VERTICILLATA	WINTER BERRY	—	#3 CONT.
CO	3	5	15	CEPHALANTHUS OCC.	BUTTONBUSH	—	#3 CONT.
HERBACEOUS PLANTS							
PV	10	5	50	PANICUM VIRGATUM	SWITCH GRASS	—	#3 CONT.
EP	20	5	100	ELEOCHARIS PALUSTRIS	SPIKE RUSH	—	PLUGS

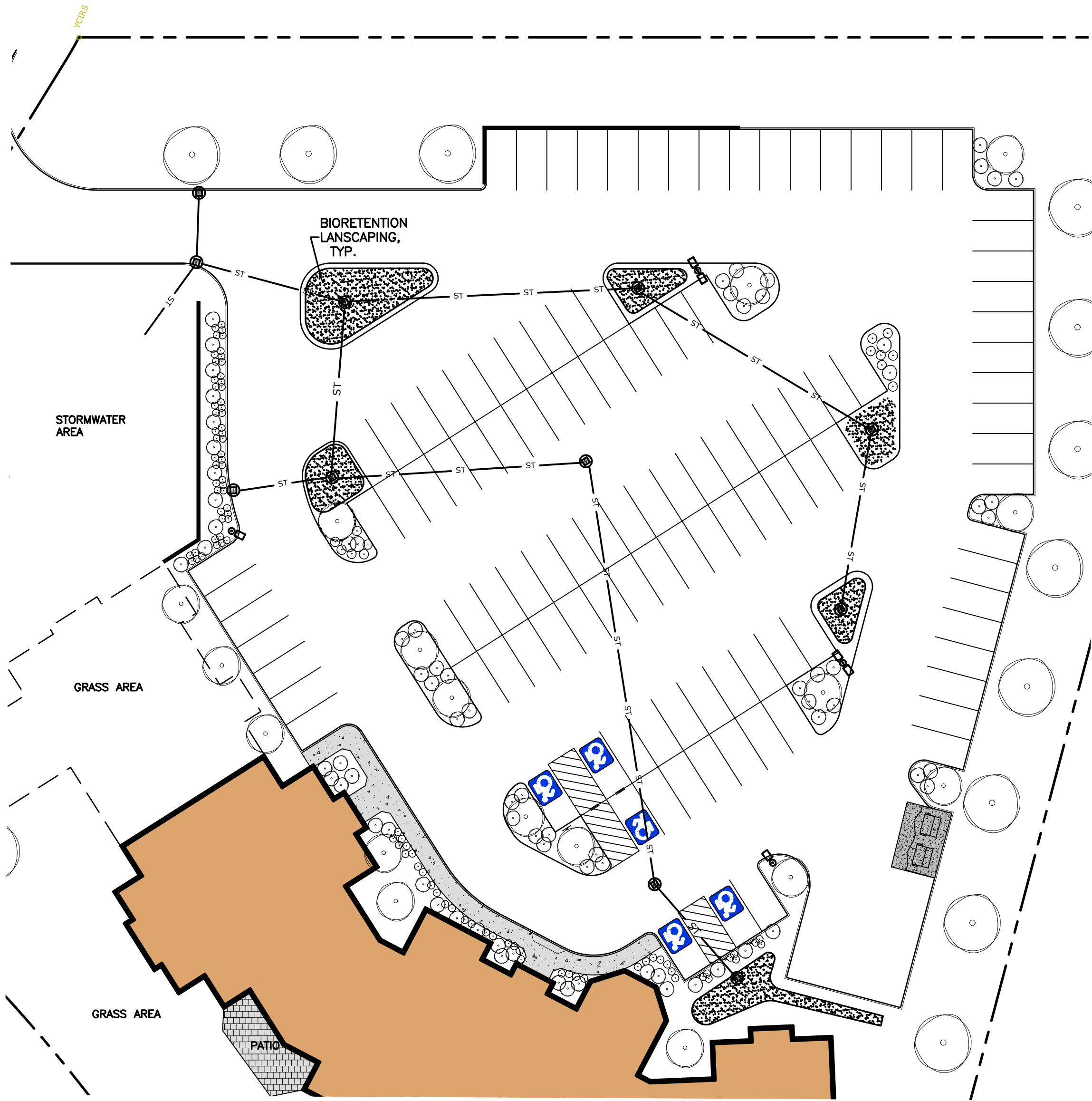
2 **BIORETENTION PLANTINGS**
C-13 SCALE: NTS LAYOUT IS FOR EACH BIORETENTION BASIN



3 **BIORETENTION FILTER CROSS SECTIONS**
C-13 SCALE: NTS

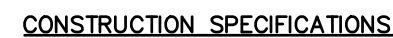


- BIORETENTION NOTES:**
1. PLANTING SOIL MEDIA SHALL BE:
A.) 80% TO 85% COARSE TO MEDIUM SAND
B.) 10%–12% SILT
C.) 3%–4% ORGANIC MATERIAL
 2. UNDERDRAIN GRAVEL TO BE AASHTO M-43 No. 67, 0.25" TO 0.75".
 3. GEOTEXTILE FILTER FABRIC (SEPARATION LAYER):
ASTM D-751 (PUNCTURE STRENGTH – 125 LB)
ASTM D-1117 (MULLEN BURST STRENGTH – 400 PSI)
ASTM D-1682 (TENSILE STRENGTH – 300 LB)
SIZE – 0.08" THICK; EQUIVALENT OPENING SIZE OF #80 SIEVE
 4. COMPACT WITH WATER-FILLED HAND ROLLER. COMPACTION TO BE FIRM BUT EASY (UTILIZE PENCIL TEST).
 5. ENGINEER TO TEST IN PLACE COMPACTION AND INFILTRATION OF PLANTING SOIL.
 6. ENGINEER TO PERFORM INSPECTION OF BIORETENTION PLANTING SOIL IMMEDIATELY FOLLOWING PLACEMENT AND PERFORM AN IN PLACE PERCOLATION TEST TO CONFIRM THAT THE IN PLACE MATERIAL PERCOLATES AT A RATE FASTER THAN 10 MIN/INCH.



1 **BIORETENTION PLAN**
C-13 SCALE: 1"=30'

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1. FILTER FABRIC SHALL HAVE AN EOS OF 40-85.
2. CUT FABRIC FROM A CONTINUOUS ROLL TO ELIMINATE JOINTS. IF JOINTS ARE NEEDED THEY WILL BE OVERLAPPED TO THE NEXT STAKE.
3. STAKE MATERIALS WILL BE STANDARD 2"x4" EQUIVALENT METAL WITH A MINIMUM LENGTH OF 3 FEET.
4. SPACE STAKES EVENLY AROUND INLET 3 FEET APART AND DRIVE A MINIMUM 18 INCHES DEEP. SPANS GREATER THAN 3 FEET MAY BE BRIDGED WITH THE USE OF WIRE MESH BEHIND THE FILTER FABRIC FOR SUPPORT.
5. FABRIC SHALL BE EMBEDDED 1 FOOT MINIMUM BELOW GROUND AND BACKFILLED. IT SHALL BE SECURELY FASTENED TO THE STAKES AND FRAME.
6. A 4" WOOD FRAME SHALL BE COMPLETED AROUND THE CREST OF THE FABRIC FOR OVER FLOW STABILITY.

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EROSION AND SEDIMENT CONTROLS

- #### OTHER CONTROLS
1. OFF-SITE VEHICLE TRACKING
A STABILIZED CONSTRUCTION EXIT WILL BE PROVIDED TO HELP REDUCE VEHICLE TRACKING OF SEDIMENTS. A STABILIZED EXIT, CONSISTING OF STONE, WILL BE CONSTRUCTED AS PER THE PLAN AND DETAILS. THE PAVED STREETS ADJACENT TO THE SITE ENTRANCE WILL BE INSPECTED DAILY AND SWEPT AS NECESSARY TO REMOVE ANY EXCESS MUD, DIRT, OR ROCK TRACKED FROM THE DUMP TRUCKS. HAULING MATERIAL FROM THE CONSTRUCTION SITE WILL BE COVERED WITH A TARPULAIN. THE JOB SITE SUPERINTENDENT WILL BE RESPONSIBLE FOR SEEING THAT THESE PROCEDURES ARE FOLLOWED.
 2. EXCAVATION SPOIL MATERIALS
EXCAVATION SPOIL MATERIALS ARE GENERATED DURING THE GRADING OF THE SITE AND THE EXCAVATION OF THE FACILITY'S FOOTINGS. THESE MATERIALS MUST BE PROPERLY MANAGED TO PREVENT THEM FROM CONTRIBUTING TO STORM WATER DISCHARGES. THE MATERIALS GENERATED FROM THE DEVELOPMENT OF THIS PROJECT SHALL BE STABILIZED BY VEGETATIVE AND STRUCTURAL MEANS, DEPENDING ON LOCATION WITHIN THE PROJECT SITE.
 3. DUST CONTROL
MINIMIZING THE WIND EROSION AND CONTROLLING DUST WILL BE ACCOMPLISHED BY ONE OR MORE OF THE FOLLOWING METHODS:
 - A. COVERING 30% OR MORE OF THE SOIL SURFACE WITH A NON-ERODIBLE MATERIAL.
 - B. FREQUENT GRADING OF EXCAVATION AND FILL AREAS.
 - C. PROVIDING WATER OR PAVING AT ENTRANCE/EXIT DRIVES, PARKING AREAS AND TRANSIT PATHS.

MAINTENANCE/INSPECTION PROCEDURES

1. ALL CONTROL MEASURES WILL BE INSPECTED ONE EVERY SEVEN (7) CALENDAR DAYS
2. ALL MEASURES WILL BE MAINTAINED IN GOOD WORKING ORDER; IF REPAIRS OR OTHER EROSION CONTROL MEASURES ARE FOUND TO BE NECESSARY, THEY WILL BE INITIATED WITHIN 24 HOURS OF REPORT.
3. BUILT UP SEDIMENT WILL BE REMOVED FROM SILT FENCE WHEN IT HAS REACHED ONE-THIRD THE HEIGHT OF THE FENCE
4. SILT FENCES WILL BE INSPECTED FOR DEPTH OF SEDIMENT, TEARS, ETC., TO SEE IF THE FABRIC IS SECURELY ATTACHED TO THE FENCE POSTS, AND TO SEE THAT THE FENCE POSTS ARE SECURELY IN THE GROUND.
5. TEMPORARY AND PERMANENT SEEDING AND ALL OTHER STABILIZATION MEASURES WILL BE INSPECTED FOR BARE SPOTS, WASHOUTS, AND HEALTHY GROWTH.
6. A MAINTENANCE INSPECTION REPORT WILL BE MADE AFTER EACH INSPECTION AND DISTRIBUTED VIA EMAIL TO THE OWNER, CONTRACTOR AND CITY REPRESENTATIVE WITHIN 24 HOURS OF THE INSPECTION. EXAMPLE COPIES OF THE REPORT FORMS TO BE COMPLETED BY THE INSPECTOR ARE INCLUDED IN THIS SWPPP.
7. THE OPERATOR SHALL HAVE A "QUALIFIED PROFESSIONAL" CONDUCT SITE INSPECTIONS FOLLOWING THE COMMENCEMENT OF CONSTRUCTION. A "QUALIFIED PROFESSIONAL" IS A PERSON KNOWLEDGEABLE IN THE PRINCIPLES AND PRACTICE OF EROSION AND SEDIMENT CONTROLS, SUCH AS A LICENSED PROFESSIONAL ENGINEER, CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL (CPESC), OR SOIL SCIENTIST.

- INSPECTION AND MAINTENANCE REPORT FORMS**
ONCE INSTALLATION OF ANY REQUIRED OR OPTIONAL EROSION CONTROL DEVICE OR MEASURE HAS BEEN IMPLEMENTED, INSPECTIONS SHALL BE PERFORMED AT LEAST ONCE EVERY SEVEN (7) DAYS. INSPECTIONS SHALL BE PERFORMED BY A QUALIFIED PROFESSIONAL. INSPECTIONS SHALL BE PERFORMED TWICE EVERY SEVEN (7) DAYS WHEN THE DISTURBED AREA IS GREATER THAN .02% OF THE FORMS FOUND IN THIS SWPPP (OR SIMILAR) SHALL BE USED BY THE INSPECTOR TO INVENTORY AND REPORT THE CONDITION OF EACH MEASURE TO ASSIST IN MAINTAINING THE EROSION AND SEDIMENT CONTROL MEASURES IN GOOD WORKING ORDER.
- THESE REPORT FORMS SHALL BECOME AN INTEGRAL PART OF THE SWPPP AND SHALL BE MADE READILY ACCESSIBLE TO GOVERNMENTAL INSPECTION OFFICIALS, THE OPERATOR'S ENGINEER, AND THE OPERATOR FOR REVIEW UPON REQUEST DURING VISITS TO THE PROJECT SITE. IN ADDITION TO THE SWPPP, THE SWPPP REPORT FORMS SHALL BE MAINTAINED AT THE PROJECT SITE. THE SWPPP REPORT FORMS MAY BE TRANSMITTED BY E-MAIL OR FACSIMILE TRANSMISSION. INSPECTION AND MAINTENANCE REPORT FORMS ARE TO BE MAINTAINED BY THE PERMITTEE FOR FIVE YEARS FOLLOWING THE FINAL STABILIZATION OF THE SITE.

OTHER RECORD-KEEPING REQUIREMENTS

- DATES WHEN MAJOR GRADING ACTIVITIES OCCUR AND THE AREAS WHICH WERE GRADED
- DATES AND DETAILS CONCERNING THE INSTALLATION OF STRUCTURAL CONTROLS
- DATES WHEN CONSTRUCTION ACTIVITIES CEASE IN AN AREA
- DATES WHEN AN AREA IS STABILIZED, EITHER TEMPORARILY OR PERMANENTLY
- DATES OF RAINFALL AND THE AMOUNT OF RAINFALL
- DATES AND DESCRIPTIONS OF THE CHARACTER AND AMOUNT OF ANY SPILLS OF HAZARDOUS MATERIALS
- RECORDS OF REPORTS FILED WITH REGULATORY AGENCIES IF REPORTABLE QUANTITIES OF HAZARDOUS MATERIALS SPILLED

EROSION CONTROL NOTES

- | TEMPORARY SEEDING MIXTURES | | | PERMANENT SEEDING MIXTURES | | |
|--|-----------|------------------|---|-----------|------------------|
| | LBS./ACRE | LBS./1000 SQ. FT | | LBS./ACRE | LBS./1000 SQ. FT |
| FOR SPRING, SUMMER OR EARLY FALL SEEDINGS: | | | SEED MIXTURE NO. 1 | | |
| | 30 | 0.70 | CREeping RED FESCUE (var. ENSYLVA) | 10 | 0.25 |
| | 30 | 0.70 | PERENNIAL RYE GRASS (var. PENNFINE) | 10 | 0.25 |
| A. ANNUAL RYEGRASS | | | SEED MIXTURE NO. 2 | | |
| B. PERENNIAL RYEGRASS | | | CREeping RED FESCUE (var. ENSYLVA) | 20 | 0.45 |
| FOR LATE FALL OR EARLY WINTER | | | SAND LOVEGRASS | 2 | 0.05 |
| A. WINTER RYE (AROSTOOK) | 100 | 2.50 | SEED MIXTURE NO. 3 | | |
| | | | BIRDSFOOT TREFOIL (var. EMPIRE, PARDEE) | 10 | 0.25 |
| | | | REDTOP | 2 | 0.05 |
| | | | TALL FESCUE (var. KY 31, REBEL) | 20 | 0.45 |
| PERMANENT SEEDINGS SHOULD TAKE PLACE IN EARLY SPRING. PROPER MULCHING AND ADAGUATE MOISTURE MUST BE PROVIDED FOR PERMANENT SEEDING. RESEEDING OF FAILED AREAS SHALL TAKE PLACE DURING LATE SUMMER/EARLY FALL OR DURING THE FOLLOWING SPRING. | | | SEED MIXTURE NO. 4 | | |
| | | | CREeping RED FESCUE (var. ENSYLVA) | 20 | 0.45 |
| | | | TALL FESCUE (var. KY 31, REBEL) | 20 | 0.45 |
| | | | PERENNIAL RYE GRASS (var. PENNFINE) | 5 | 0.10 |
| | | | BIRDSFOOT TREFOIL (var. EMPIRE, PARDEE) | 10 | 0.25 |
| FERTILIZER: | | | SEED MIXTURE 1 TO BE APPLIED TO SHADED AREAS. | | |
| 10% NITROGEN | | | SEED MIXTURE 2 IS IN PURE LIVE SEED. TO BE APPLIED TO AREAS UPLAND OF WETLANDS AND ALONG STORMWATER MITIGATION BASIN BANKS. | | |
| 0% PHOSPHORUS | | | SEED MIXTURE 3 TO BE APPLIED TO ALL SWALES AND WATERWAYS | | |
| 4% POTASH | | | WHITE CLOVER OR LADINO CLOVER MAY BE SUBSTITUTED FOR BIRDSFOOT TREFOIL AND SEEDED AT THE SAME RATE | | |
| HYDROMULCH | | | PERENNIAL RYEGRASS MAY BE SUBSTITUTED FOR REDTOP BUT INCREASE SEEDING RATE TO 5 LBS./ACRE (0.1 LBS./1000 SQ. FT) | | |
| HYDROMULCH SHALL BE A WOOD-FIBER COMPOSITION (50% PAPER - 50% WOOD) | | | SEED MIXTURE 4 TO BE APPLIED TO ALL AREAS. (NOT FOR USE IN PLAYGROUNDS OR AS TURF) | | |
| IF MULCHING IS NOT APPLIED WITH HYDROSEED MIXTURE, APPROVED MULCHING, CONSISTING OF STALKS OF WHEAT, OATS, OR RYE, SHALL BE SPREAD EVENLY AT A RATE OF 2 TONS PER ACRE. MULCH IS TO BE TACKED INTO PLACE. | | | | | |

MULCHING
APPLY STRAW MULCH AT A RATE OF 2 TON/ACRE (90 LBS./1,000 SF) ANCHORED WITH WOOD FIBER MULCH (HYDROMULCH) AT 500 - 750 LBS./ACRE (11 - 17 LBS./1,000 SF). THE WOOD FIBER MULCH MUST BE APPLIED THROUGH A HYDROSEEDER AFTER MULCHING.

WATERING MAY BE ESSENTIAL TO ESTABLISH TO NEW SEEDING. WEATHER CONDITIONS WILL DICTATE WHEN TO WATER. EACH APPLICATION MUST BE UNIFORMLY APPLIED AND 1 TO 2 INCHES OF WATER SHOULD BE APPLIED PER APPLICATION.

PERMANENT SEEDING TO OCCUR AFTER FINAL GRADING HAS OCCURRED. PERMANENT SEEDING WILL INCLUDE:

SITE PREPARATION

- A. SCARIFY ALL COMPACT, SLOWLY PERMEABLE, MEDIUM AND FINE TEXTURED SUBSOIL AREAS. SCARIFY AT APPROXIMATELY RIGHT ANGLES TO THE SLOPE DIRECTION IN SOIL AREAS THAT ARE STEEPER THAN 5 PERCENT.
- B. REMOVE REFUSE, WOOD PLANT PARTS, STONES OVER 3 INCHES IN DIAMETER, AND OTHER LITTER.

TOPSOIL MATERIALS

- A. TOPSOIL SHALL HAVE AT LEAST 2 PERCENT AND NO GREATER THAN 6 PERCENT BY WEIGHT OF FINE TEXTURED STABLE ORGANIC MATERIAL.
- B. TOPSOIL SHALL HAVE NOT LESS THAN 20 PERCENT FINE TEXTURED MATERIAL (PASSING THE NO. 200 SIEVE) AND NOT MORE THAN 15 PERCENT CLAY.
- C. TOPSOIL TREATED WITH SOIL STERILANTS OR HERBICIDES SHALL BE SO IDENTIFIED TO THE PURCHASER.
- D. TOPSOIL SHALL BE RELATIVELY FREE OF STONES OVER 1½" INCHES IN DIAMETER, TRASH, NOXIOUS WEEDS SUCH AS NUTSEDGE AND QUACKGRASS, AND WILL HAVE LESS THAN 10% GRAVEL BY VOLUME.
- E. TOPSOIL CONTAINING SOLUBLE SALTS GREATER THAN 500 PPM SHALL NOT BE USED.

APPLICATION AND GRADING

- A. TOPSOIL SHALL BE DISTRIBUTED TO A UNIFORM DEPTH OVER THE AREA. IT SHALL NOT BE PLACED WHEN IT IS PARTLY FROZEN, MUDDY, OR ON FROZEN SLOPES OR OVER ICE, SNOW, OR STANDING WATER PUDDLES.
- B. TOPSOIL PLACED AND GRADED ON SLOPES STEEPER THAN 5% SHALL BE PROMPTLY FERTILIZED, SEEDDED, MULCHED AND STABILIZED BY "TRACKING" WITH SUITABLE EQUIPMENT.
- C. A MINIMUM OF 6 INCHES OF TOPSOIL IS TO BE USED IN ALL AREAS.

SOIL RESTORATION

NEW YORK STATE STORMWATER MANAGEMENT DESIGN MANUAL
CHAPTER 5: GREEN INFRASTRUCTURE PRACTICES
SECTION 5.1: PLANNING FOR GREEN INFRASTRUCTURE PRESERVATION OF NATURAL
RESOURCES AND CONSERVATION DESIGN

TYPE OF SOIL DISTURBANCE	SOIL RESTORATION REQUIREMENT		COMMENTS
NO SOIL DISTURBANCE	RESTORATION NOT PERMITTED		PRESERVATION OF NATURAL FEATURES
MINIMAL SOIL DISTURBANCE	RESTORATION NOT REQUIRED		CLEARING AND GRUBBING
AREA WHERE TOPSOIL IS STRIPPED ONLY – NO GRADE CHANGE	HSG A&B APPLY 6" OF TOPSOIL	HSG C&D AERATE* AND PROVIDE 6" TOPSOIL	PROTECT AREA FROM ONGOING CONSTRUCTION ACTIVITIES
AREAS OF CUT OR FILL	HSG A&B AERATE* AND PROVIDE 6" TOPSOIL	HSG C&D APPLY FULL SOIL RESTORATION**	
HEAVY TRAFFIC AREAS ON SITE (ESPECIALLY IN A ZONE 5-25 FEET AROUND BUILDINGS BUT NOT WITHIN A 5 FOOT PERIMETER AROUND FOUNDATION WALLS)	APPLY FULL SOIL RESTORATION (DE-COMPACT AND COMPOST ENHANCEMENT)		
AREAS WHERE RUNOFF REDUCTION AND/OR INFILTRATION PRACTICES ARE APPLIED	RESTORATION NOT REQUIRED BUT MAY BE APPLIED TO ENHANCE THE REDUCTION SPECIFIED FOR APPROPRIATE PRACTICES		KEEP CONSTRUCTION FROM CROSSING THESE AREAS TO PROTECT NEWLY INSTALLED PRACTICE FROM ANY ONGOING CONSTRUCTION ACTIVITIES CONSTRUCT A SINGLE PHASE OPERATION FENCE AREA
REDEVELOPMENT PROJECTS	SOIL RESTORATION IS REQUIRED ON REDEVELOPMENT PROJECTS IN AREAS WHERE EXISTING IMPERVIOUS AREA WILL BE CONVERTED TO PERVIOUS AREA		

*AERATION INCLUDES THE USE OF MACHINES SUCH AS TRACTOR-DRAWN IMPLEMENTS WITH COULTERS MAKING A NARROW SLIT IN THE SOIL, A ROLLER WITH MANY SPIKES MAKING INDENTATIONS IN THE SOIL, OR PRONGS WHICH FUNCTION LIKE A MINI-SUBSOILER

**PER "DEEP RIPPING AND DE-COMPACTION, DEC 2008"

DETAILS

PROJECT TITLE:

**A&E & SNY CENTER
MEDICAL CENTER DRIVE**

PREPARED FOR:

A&E & SNY CENTER
SUITE 38
5781 BRIDGE STREET
EAST SYRACUSE, NY 13057

SHEET TITLE:

[illegible]

PREPARED BY:

**NAPIERALA
CONSULTING**
PROFESSIONAL ENGINEER, P.C.
SITE • DESIGN • ENGINEERING

email: MINAP@NAPCON.COM
 PH: (315) 682-5580 FAX: (315) 682-5544

21-2022

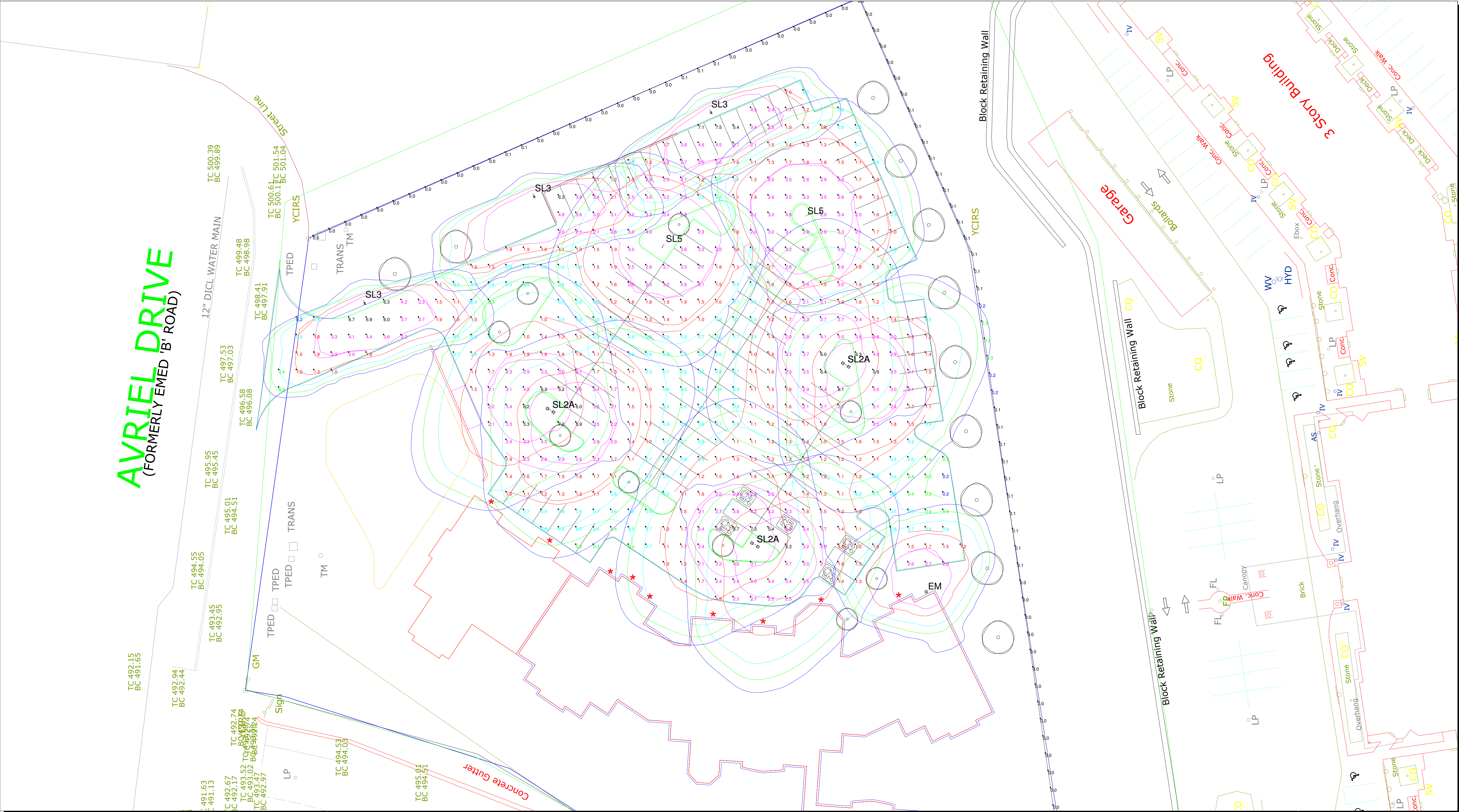
DATE _____

SCALE
1"=30'

C-15

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NAPIERALA CONSULTING

PLAN SEAL BY:
ROONEY C. IVES, JR., P.E.
NYS REGISTRATION # 077842



Luminaire Schedule							
Symbol	Qty	Label	LLF	Description	Mounting Height	Luminaire Lumens	Luminaire Watts
	1	EM	0.890	LDS-LFC-60-DB-T4-1-40	14	8204	60.21
	6	SL2A	0.890	LDS-SAL-125-DB-T4-1-40-MAS-X-X	22	17519	126.81
	3	SL3	0.890	LDS-SAL-160-DB-T3-1-40-MAS-BS	22	12090	155.6
	2	SL5	0.890	LDS-SAL-125-T5	22	17736	126.81
	9			2606-PBZ			

THE ENGINEER AND/OR ARCHITECT MUST DETERMINE THE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS. MOUNTING HEIGHTS INDICATED ARE FROM GRADE AND/OR FLOOR UP. THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT IS RESPONSIBLE TO REVIEW FOR ENERGY CODE AND LIGHTING QUALITY COMPLIANCE.

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
AsphaltLOT_Planar	ILLUMINANCE	Fc	1.89	7.5	0.2	9.45	37.50
PropertyLine	ILLUMINANCE	Fc	0.04	0.3	0.0	N.A.	N.A.

ILLUMINANCE VALUES

0.2 - 0.29 fc

0.3 - 0.49 fc

0.5 - 0.99 fc

1.0 - 1.99 fc

2.0 - 5.0 fc

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

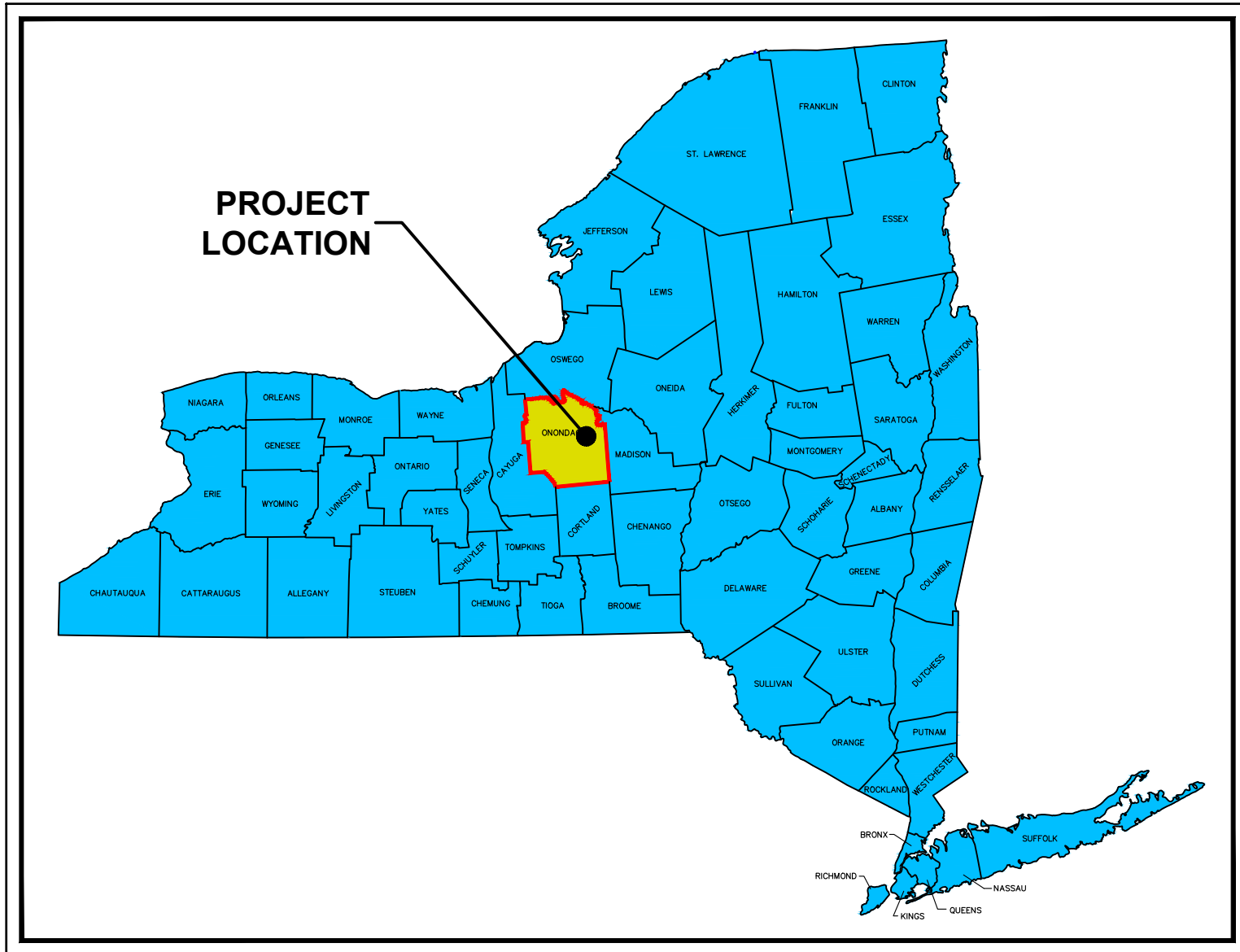
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

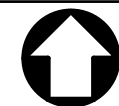
Part 1 – Project and Sponsor Information			
Name of Action or Project: A&E & SNY Center			
Project Location (describe, and attach a location map): Medical Center Drive at Avriel Drive (Tax Parcel 086.-01-03.9), Town of Manlius, Onondaga County			
Brief Description of Proposed Action: A two-phase development of a medical office / personal services center. The construction includes a 30,000 sf building with an additional 10,000 usable square feet in a basement for a total of 40,000 sf. Associated construction includes a 124-vehicle parking lot and associated utilities (water, sewer, stormwater management, electric, natural gas, communications).			
Name of Applicant or Sponsor: A&E & SNY CENTER		Telephone: (315) 445-1177 E-Mail: papam42020@gmail.com	
Address: Suite 38, 5781 Bridge Street			
City/PO: East Syracuse		State: New York	Zip Code: 13057
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO ☒	YES ☐
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Manlius Planning Board - Site Plan Approval		NO ☐	YES ☒
3. a. Total acreage of the site of the proposed action?		4.038 acres	
b. Total acreage to be physically disturbed?		3.050 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		4.038 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☒ Commercial ☒ Residential (suburban)			
☐ Forest ☐ Agriculture ☐ Aquatic ☒ Other(Specify): Undeveloped			
☐ Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	NO ☐ ☐	YES ☒ ☒	N/A ☐ ☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO ☐	YES ☒	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO ☒	YES ☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO ☒ ☐ ☐	YES ☐ ☒ ☒	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO ☐	YES ☒	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO ☐	YES ☒	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO ☐	YES ☒	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO ☒ ☒	YES ☐ ☐	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO ☒ ☒	YES ☐ ☐	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☐ Urban ☒ Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? Northern Long-eared Bat	NO	YES
	☐	☒
16. Is the project site located in the 100-year flood plan?	NO	YES
	☒	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ Existing 15" culvert at the intersection of Medical Center Drive and Avriel Drive _____	NO	YES
	☐	☒
	☐	☒
	☐	☒
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____ Stormwater management practice to attenuate runoff so as not to adversely impact downstream properties. _____	NO	YES
	☐	☒
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
	☒	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO	YES
	☒	☐
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>A&E AND SNY CENTER</u> Date: <u>06/01/2022</u>		
Signature: <u></u> <u>NAPIERALA</u> Title: <u>PROJECT MANAGER</u> <u>CONSULTING</u>		



SITE LOCATION MAP
NOT TO SCALE



A&E & SNY CENTER

MEDICAL CENTER DRIVE

TAX PARCEL No. 086.-01-03.9

TOWN OF MANLIUS

ONONDAGA COUNTY

STATE OF NEW YORK

PREPARED BY:



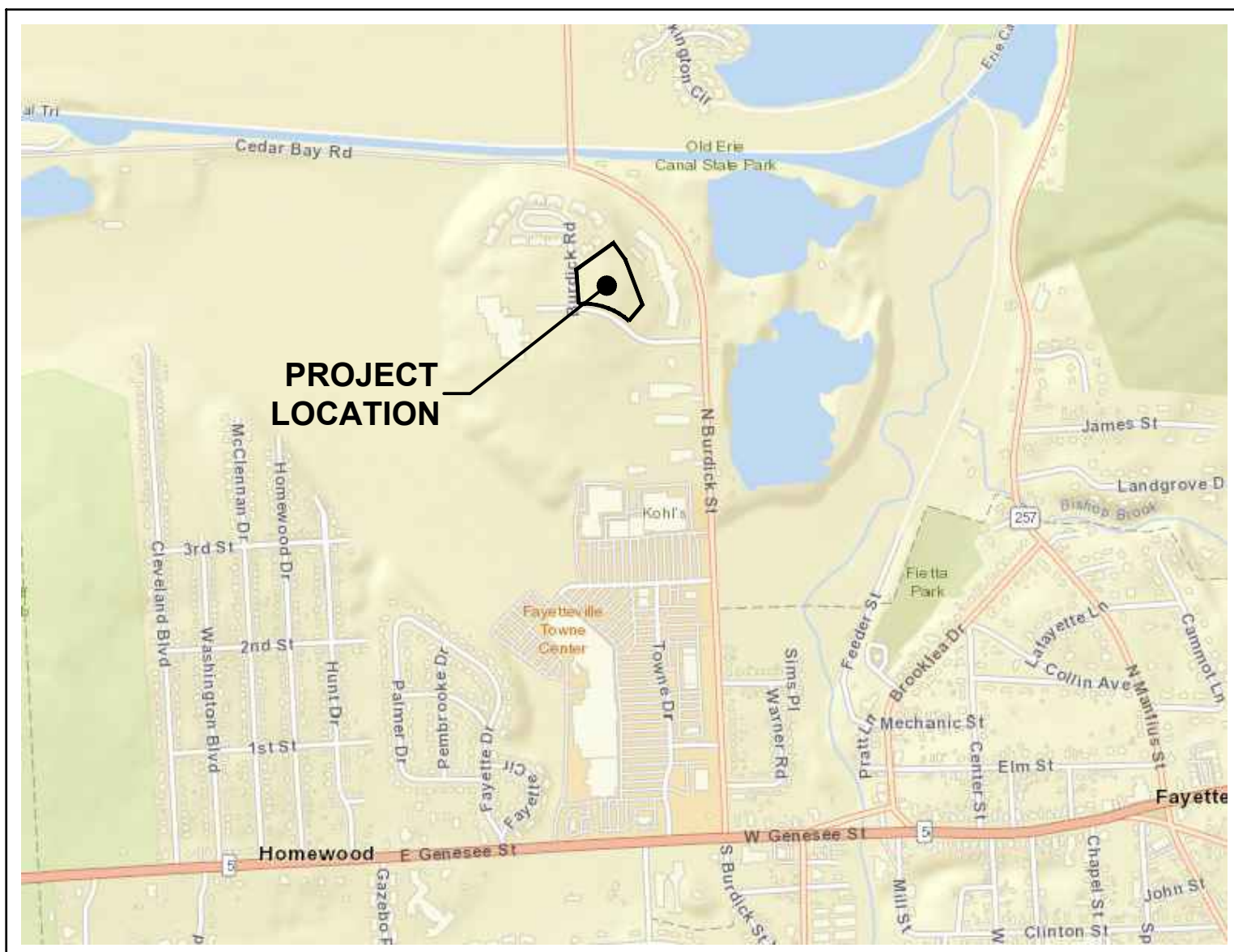
110 FAYETTE STREET
MANLIUS, NEW YORK 13104

email: MNAP@NAPCON.COM
PH: (315) 682-5580 FAX: (315) 682-5544

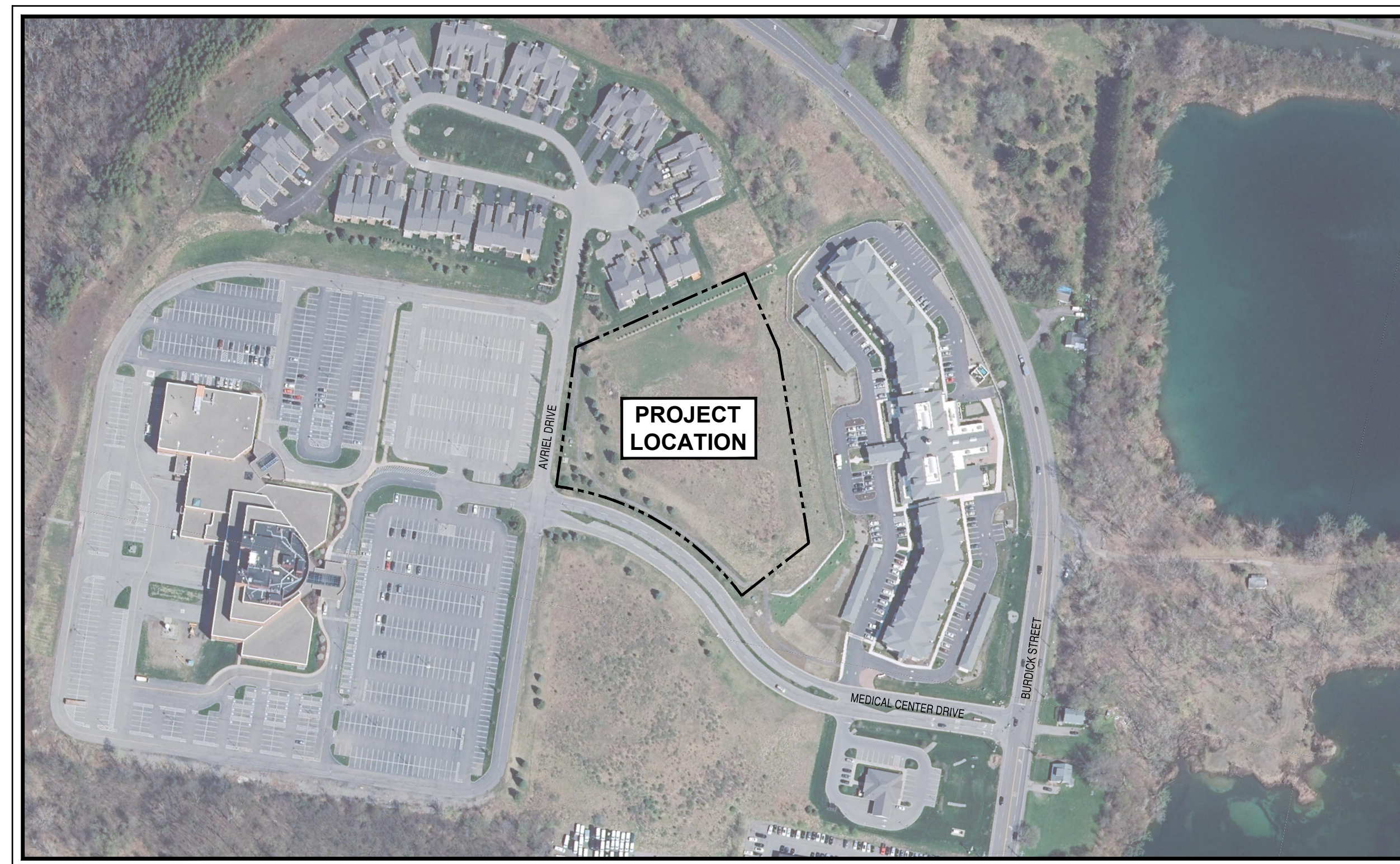
PREPARED FOR:

A&E & SNY CENTER

SUITE 38
5781 BRIDGE STREET
EAST SYRACUSE, NY 13057



PROJECT LOCATION MAP
NOT TO SCALE



AERIAL MAP
1"=200'



SHEET INDEX:

TITLE SHEET	C-1
NEIGHBORHOOD PLAN	C-2
SITE PLAN	C-3
GRADING PLAN	C-4
UTILITY PLAN	C-5

SHEET

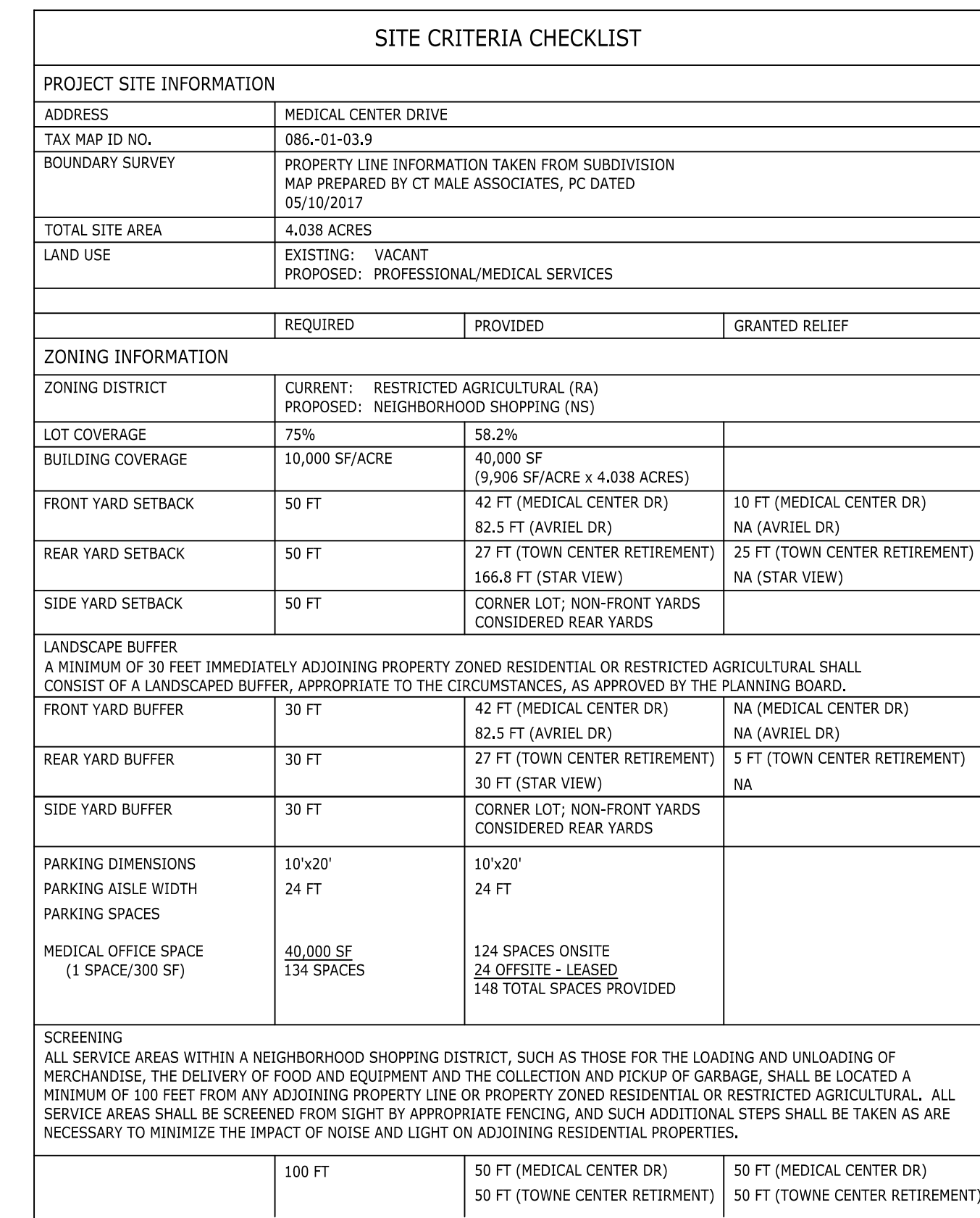
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PROJECT NO.

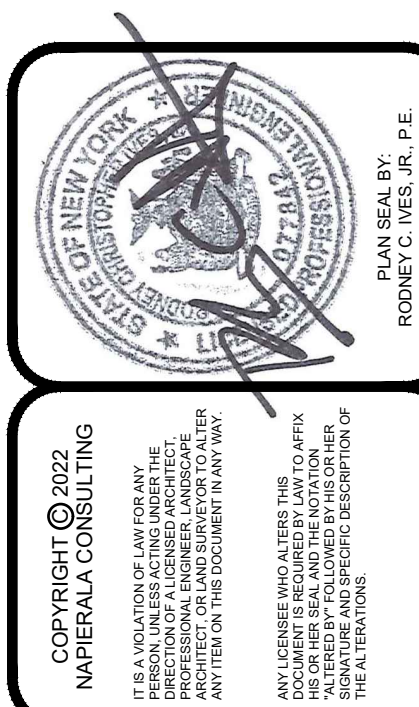
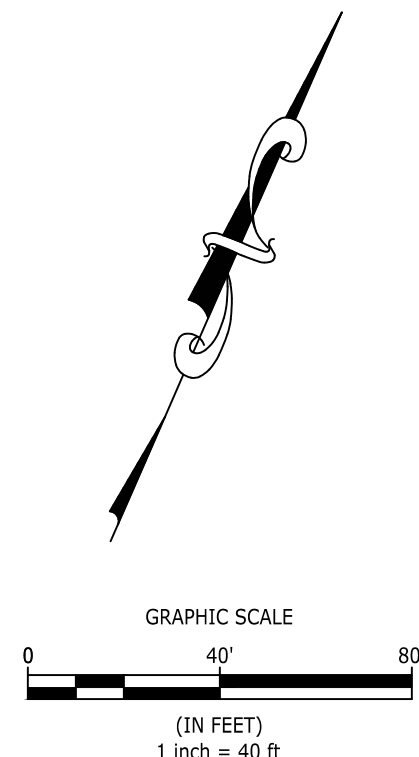
21-2022

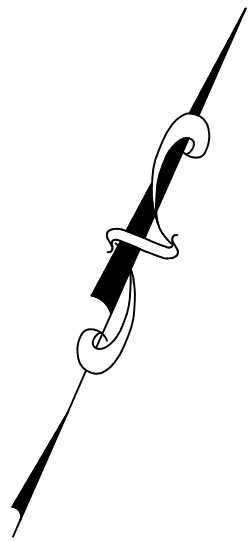
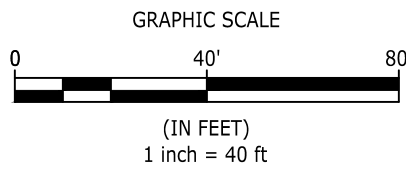
DATE

06/01/2022

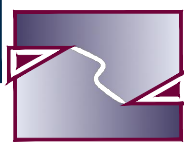


- 1 BUILDING ENTRANCE
- 2 INTEGRAL CONCRETE CURB (6" WIDE) AND SIDEWALK (5' WIDE)
- 3 BIORETENTION FILTER
- 4 SEGMENTAL BLOCK RETAINING WALL
- 5 STORMWATER INFILTRATION BASIN
- 6 ADA ACCESSIBLE PARKING
- 7 DUMPSTER ENCLOSURE
- 8 RAISED CURB LANDSCAPED ISLAND





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**NAPIERALA
CONSULTING**

PROFESSIONAL ENGINEER, P.C.
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110 FAYETTE STREET
MANLIUS, NEW YORK 13104
email: MNAP@NAPCON.COM
P/E: (315) 682-5580 FAX: (315) 682-5544

PROJECT NO.	21-2022
DATE	06/01/2022
SCALE	1"=40'

C-5

NO.	REVISION/ISSUE	DATE

SHEET TITLE:
UTILITY PLAN

PROJECT TITLE:
**A&E & SNY CENTER
MEDICAL CENTER DRIVE**

TOWN OF MANLIUS ONONDAGA COUNTY, NEW YORK

PREPARED FOR:

A&E & SNY CENTER
SUITE 38
5781 BRIDGE STREET
EAST SYRACUSE, NY 13057