Town of Manlius

Planning Board Agenda

October 24, 2022

6:30PM

1. Zoom Meeting Instructions

   Documents:

   ZOOM PLANNING BOARD MEETING INSTRUCTIONS OCTOBER 24, 2022.PDF

2. Pledge Of Allegiance

3. Approval Of Minutes September 26, 2022

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

   Documents:

   DISCLOSUE AFFIDAVIT.PDF
   INITIAL APP APPLICATION-SUBDIVISION.PDF
   OCPB REFERAL - 404 AND 406 TOWNE DRIVE.PDF
   RECIPROCAL EASEMENT DECLARATION.PDF
   SEQR SHORT FORM-SUBDIVISION.PDF
   SIGNS - CHIPOTLE_FAYETTEVILLE NY_26596_03.11.22_06.04 (002).PDF
   SITE PLAN W SUB LINE AND PARKING CHART.PDF
   SUBDIVISION MAP.PDF

5. Syracuse Chinese Christian Church - 8020 East Genesee Street, Fayetteville, NY 13066 - Public Hearing - Site Plan Amendment - Church - Same Address - Tax Map # 090.-01-06.6

   Documents:

   UPDATED - 8020 EAST GENESEE STREET - FINAL MAP.PDF
   UPDATED 0 8020 EAST GENESEE STREET MAP LAYOUT.PDF
   8020 EAST GENESE STREET - SHORT ENVIRONMENTAL ASSESSMENT FORM-7-11-22.PDF
   8020 EAST GENESEE STREET - DEED.PDF
   8020 EAST GENESEE STREET - FEMA MAP.PDF
   8020 EAST GENESEE STREET - FINAL MAP CONTOUR ELEVATIONS SURVEY.PDF
   8020 EAST GENESEE STREET - FIRST FLOOR PLAN.PDF
   8020 EAST GENESEE STREET - GENERAL SURVEY.PDF
   8020 EAST GENESEE STREET - PLANNING BOARD -FULL APPLICATION SIGNED.PDF
   8020 EAST GENESEE STREET - PROPOSED SIGNAGE.PDF
   8020 EAST GENESEE STREET - RESPONSES TO TOWN ENGINEERING COMMENTS.PDF
   8020 EAST GENESEE STREET - S-1 SITE PLAN.PDF
   8020 EAST GENESEE STREET - SECOND FLOOR PLAN.PDF
   8020 EAST GENESEE STREET - SURVEY.PDF

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

   Documents:

   22-2099 PEREGRINE SITE PLANS 2022-08-25.PDF
   22-2099 PEREGRINE SITE PLANS 2022-10-13.PDF
   DISCLOSURE AFFIDAVIT_SIGNED.PDF
   MEDCIAL CENTER DRIVE MODIFICATIONS - PERIGRINE SENIOR LIVING DEVELOPMENT.PDF
   OCPB REFERAL - MEDICAL CENTER DRIVE - PEREGRINE.PDF
   OCPB RESOLUTION - MEDICAL CENTER DRIVE - SITE PLAN.PDF
   OCPB RESOLUTION - MEDICAL CENTER DRIVE - SPECIAL USE PERMIT.PDF
   PERIGRINE-COLOR RENDERINGS.PDF
   PLANNING BOARD APP_SIGNED.PDF
   PRELIMINARY SWPPP.PDF
   SPECIAL PERMIT APP_SIGNED.PDF
   SPECIAL PERMIT EXHIBITS.PDF

7. A&E & SNY Center - Suite 38, 5781 Bridge Street, East Syracuse, NY 13057 - Discussion - Site Plan - Medical Center Drive - Behind Resort Lifestyles - Tax Map # 086.-01-03.9

   Documents:

   2022-09-30_22038 FAYETTEVILLE MEDSPA - PLANNING BOARD.PDF
   MANLIUS SUBDIVISION RECORDED MAP.PDF
   OCPB REFERAL - MEDICAL CENTER DRIVE - MED SPA.PDF
   OCPB RESOLUTION - MEDICAL CENTER DRIVE - MED SPA.PDF
   UPDATED - AANDE SITE PLAN SUBMISSION 2022-08-22.PDF
   UPDATED - AE AND SNY CENTER SHORT EAF.PDF
   UPDATED - AE INITIAL SITE PLAN SUBMISSION 2022-06-01.PDF

8. Twin Shores Properties, LLC - 1333 13th Street, East Moline, IL 61244 - 2nd Presentation For Zone Change - Fietta Properties - Subdivision And Site Plan - North Burdick Street, Fayetteville, NY 13066 - Tap Map #'s 086.-02-02.1, 086.-02-03.0, 086.-02-04.1, 086.-02-05.1, 086.-02-05.3 And 086.-02-06.1

   Documents:

   2022-09-28 INITIAL APPEARANCE APPLICATION (SIGNED).PDF
   2022-09-28 TWIN LAKES PRELIMINARY SUBDIVISION PLAN.PDF
   2022-10-12 DISCLOSURE AFFIDAVIT (SIGNED).PDF
   2022-10-13 FULL EAF (SEQR) [SITE PLAN REVIEW].PDF
   2022-10-13 SOCPA RESPONSE (SIGNED).PDF
   2022-10-13 TRANSMITTAL - TWIN SHORES (AREA VARIANCE).PDF
   2022-10-13 TRANSMITTAL - TWIN SHORES (SITE PLAN REVIEW APPLICATION).PDF
   2022-10-13 TWIN LAKES COMMERCIAL DEVELOPEMENT DRAWING PACKAGE.PDF
   2022-10-13 TWIN LAKES SWPPP [DRAFT].PDF
   091422 TWIN LAKES MONUMENT SIGN PACKAGE2022-10-13 (2).PDF
   BOUNDARY SURVEY.PDF

9. Fulgent Seed Trust - 7197 East Genesee Street, Fayetteville, NY 13066 - Initial Presentation - Accessory Use Permit For 1st Floor Apartment And A Renewal For The 2nd Floor Apartment - Same Address - Tax Map # 087.-07-47

Documents:

7197 EAST GENESEE STREET - ROSEMARY NWAWAKA - 1ST FLOOR APARTMENT PLAN.PDF
7197 EAST GENESEE STREET - ROSEMARY NWAWAKA - APPLICATION AND MAPS FOR APARTMENT 1ST FLOOR.PDF
7197 EAST GENESEE STREET - ROSEMARY NWAWKA - 2ND FLOOR APARTMENT PLAN.PDF

10. Woodland Hills Subdivision (Hoag Lane) - 201 Solar Street, Syracuse, NY 13204 - Initial Presentation - 16-Lot Subdivision - 5280 Hoag Lane, Fayetteville, NY 13066 - Tax Map # 104.-01-39.2

    Documents:

    5280 HOAG LANE - 19-LOT CONVENTIONAL MAP.PDF
    5280 HOAG LANE - APPLICATION.PDF
    5280 HOAG LANE - CONVENTIONAL PLANS.PDF
    5280 HOAG LANE - LAYOUT PLAN.PDF
    HOAG LANE - APPLICATION AND RELATED MATERIALS.PDF
    SUBDIVISION MAP.PDF
    HOAG LANE - CONVENTIONAL LAYOUT PLAN - 21 LOTS.PDF

11. Brolex Enterprises - 5912 North Burdick Street, East Syracuse, NY 13057 - Zone Change Recommendation To Town Board - RA And Commercial To R3 - Megnin Farms - Route 5 At East Genesee Street And Strawmount Trail - Tax Map #'s 082.2-01-02.0 And 082.2-01-03.0

    Documents:

    MAPS FOR MEGNIN FARMS.PDF
    TOWN OF MANLIUS PLANNING DEPARTMENT INITIAL APPEARANCE APPLICATION.PDF

12. Other Business

13. Adjournment

Town of
MANLIUS
New York

# October 24, 2022

# Virtual Planning Board Meeting

Instructions to attend the October 24, 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/82728189091?

Password to join when prompted:

Password: 288124

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: 827 2818 9091

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

Password: 288124

# 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, 20 22. | Date: _____, 20____. |
| Jeffrey L. Aiello<br>(Print Name) | _____<br>(Print Name) |
| (Signature) | _____<br>(Signature) |
| Route 5 Development Company, LLC<br>(Entity Name) | _____<br>(Entity Name) |
| General Manager<br>By (Officer) (Title) | _____<br>By (Officer) (Title) |
| 540 Towne Drive, Fayetteville, NY 13066<br>(Mailing Address of Applicant) | _____<br>(Mailing Address of Applicant) |
| 315-663-2100<br>(Telephone Number) | _____<br>(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

Barbara Sessler

Notary Public

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

06/29/16 LB

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: ~~XXXXXXXXX~~ 1.578 Acres Total Number of Lots: 2

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

Address: 540 Towne Drive, Fayettvile NY Zip: 13066

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

Printed Name: Jeffrey L. Aiello,General Manager

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Property Owner/s: _____ Phone: _____

Address: _____ Zip: _____

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

Printed Name: _____

**Use next page for additional known property owners' information**

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Planning Board Meeting Date Assignment: _____

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

TOWN OF MANLIUS
PLANNING DEPARTMENT
INITIAL APPEARANCE APPLICATION
(continued)

Property Owner/s: _____ Phone: _____

Address: _____ Zip: _____

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

_____ Printed Name: _____

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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: _____

# *Onondaga County Planning Board*

## GML 239 Referral Notice

**Referring Municipality/Board**: Town of Manlius Planning Board

**Referral Contact**: Lisa Beeman

**Contact Email/Phone**: lbeeman@townofmanlius.org

**Type of Referral:** ☒ General Municipal Law §239 Review ☐ Informal Review ☐ 3-Mile Limit Review

**1. Project Applicant:** Route 5 Development Company **2. Site Address:** 404 and 406 Towne Drive 13066

**3. Tax ID Number(s):** 087.-01-15.2 **4. Total Acres:** 1.578

**5. Current Zoning:** RSD **6. Current Land Use:** 2 Restaurants

**7. Project Description:** 2 Lot Subdivision

**Please indicate the existing AND proposed water and wastewater service. The notes field is available to provide further details which may better describe the proposed conditions, particularly for projects with multiple lots/structures.**

***Water Service*** *Provider:* _____

**8a. Existing:** ☒ Municipal ☐ Individual Well ☐ None

**8b. Proposed:** ☐ New or Additional Municipal Connection ☐ New or Additional Individual Well ☒ No Change

***Wastewater Service*** *Provider:* _____

**9a. Existing:** ☒ Municipal Sanitary Sewer ☐ Individual Septic System ☐ None

**9b. Proposed:** ☐ New or Additional Municipal Connection ☐ New or Additional Individual Septic System ☒ No Change

**Notes:** _____

**10.** ☒ **OCPB Jurisdiction (c**heck ALL that apply and specify)

☐ **Text Adoption/Amendment** -or- ☒ **Site is located within 500 feet of:**

- ☐ a municipal boundary: _____
- ☒ a state or county thruway/highway/roadway: State Route 5
- ☐ an existing or proposed state or county park/recreation area: _____
- ☐ an existing or proposed county-owned stream or drainage channel: _____
- ☐ a parcel containing a state or county-owned building/institution: _____
- ☐ a farm operation located in a New York State Agricultural District (include Ag Data Statement pursuant to AML §305-a)

## Referred Action(s)

If referring multiple actions related to the same project, identify the referring municipal board if different from above.

**11.** ☐ **Text Adoption** -or- ☐ **Text Amendment** **Referring Board:** _____

(Includes: adoption of and amendments to comprehensive plans, local laws, zoning ordinances, subdivision regulations)

**Please enclose a document with changes tracked OR the existing and proposed text with a summary of the proposed change(s).**

Summary of the proposed additions/changes: _____

**12.** ☐ **Zone Change** (Includes map amendments) **Referring Board:**

Proposed Zoning District: _____ Number of Acres Affected: _____

Purpose and Proposed Use: _____

**13.** ☐ **Site Plan** -or- ☐ **Project Site Review** **Referring Board:**

Proposed Use/Improvements: _____

**14.** ☐ **Special Permit** **Referring Board:**

Section of local zoning code that requires a special permit for this use: _____

Purpose: _____

**15.** ☒ **Preliminary Subdivision** -or- ☐ **Final Subdivision** **Referring Board:**

Name of Subdivision: Lot 15 Subdivision

Number of Proposed Lots and Use Type (residential and/or commercial): 2

Is this a cluster subdivision pursuant to Section 278 of the New York State Town Law? ☐ Yes ☒ No

**16.** ☐ **Use Variance** **Referring Board:**

Section(s) of local zoning code to which the variance is being sought: _____

Describe how the proposed project varies from the above code section: _____

**17.** ☐ **Area Variance** **Referring Board:**

Section(s) of local zoning code to which the variance is being sought: _____

Describe how the proposed project varies from the above code section: _____

**18.** ☐ **Other Authorization** **Referring Board:**

Indicate the referable action and provide any other applicable details: _____

## SEQR Information

**Action (check one):**

☐ Type I
☐ Type II
☐ Unlisted Action

**Determination of Significance (if known):**

☐ Positive Declaration – Draft EIS Required
☐ Conditional Negative Declaration (for Unlisted Actions only)
☐ Negative Declaration
☐ No Finding (Type II Actions only)

**Lead Agency (if known):** _____ **Date Lead Agency Assigned:** _____

In order for a referral to be considered complete, *the Type of Action must be classified, and the appropriate EAF (Short or Long EAF) must be filled out as required under SEQR*, except in the case of Type II Actions which do not require an EAF. If the municipality possesses or will be requiring additional materials in order to make a determination under SEQR, or if a determination has been made, those materials are also required for the referral to be considered complete.

## Attachments

☒ Survey ☒ Subdivision Plat ☒ EAF/Related Materials ☐ Laws/Texts
☐ Site Plan ☒ Local Application Form ☐ Ag Data Statement ☐ Other _____

This referral, as required by NYS GML §239 l, m & n, includes all materials required by and submitted to the referring body as an application on the proposed action, including all materials required by the referring body in order to make its determination of significance pursuant to SEQRA.

| Lisa Beeman/ Clerk | 315-637-8619 lbeeman@townofmanlius.org | 09-14-22 |
|---|---|---|
| *Name/Title of Person Completing This Form* | *Phone/Email* | *Transmittal Date* |

# RECIPROCAL EASEMENT DECLARATION

28th This Reciprocal Easement Declaration ("Declaration") is made and entered into as of the 28th day of September 2022, by **ROUTE 5 DEVELOPMENT COMPANY, LLC,** a New York limited liability company with an office at 540 Towne Drive, Fayetteville, New York 13066 ("***Route 5***").

WITNESSETH

WHEREAS, Route 5 is the owner of certain tracts of land legally described in the Exhibit A and B attached hereto and identified as "Lot 15A" and "Lot 15B" on the Site Plan attached hereto as Exhibit X; and

WHEREAS, Lot 15A and Lot 15B (the "Lot" or "Lots", collectively, the "***Development***") are contiguous and adjacent to each other as shown on the Site Plan and to the Towne Center at Fayetteville shopping center (the "***Shopping Center***"); and

WHEREAS, access to the Shopping Center is by way of certain reciprocal easement agreements recorded in the Onondaga County Clerk's Office, namely, REA Agreement recorded April 24, 1973 in Book 2500, Page 159, as amended by Agreement recorded May 13, 1975 in Book 2553, Page 985, as further amended by Amended and Restated Construction, Operation and Reciprocal Easement Agreement recorded August 8, 1990 in Book 3638, Page 27, as further amended by Assignment and Assumption Agreement recorded May 18, 1993 in Book 3844, Page 322, as further amended by Amendment No. 1 to Amended and Restated Construction, Operation and Reciprocal Easement Agreement recorded March 9, 1994 in Book 3910, Page 120; as further amended by Assignment and Assumption Agreement dated September 5, 1995 and recorded September 18, 1995 in Book 4026, Page 287, Assignment and Assumption Agreement dated September 11, 1995 and recorded September 18, 1995 in Book 4026, Page 295 and Reciprocal Easement Agreement dated and recorded May 19, 2019 as Instrument No. 2019-16675 (collectively the "***Existing REA***").

NOW, THEREFORE, in consideration of the covenants and agreements hereinafter set forth and in furtherance thereof and under the rights set forth in the Existing REA, the parties agree as follows:

## ARTICLE I – EASEMENTS

### 1.1 Ingress and Egress

Route 5 hereby establishes for the use and for the use of its tenants, guests and invitees, in common with others entitled to use the same, a perpetual non-exclusive easement for the passage and parking of vehicles over and across the parking and driveway areas of Lot 15A and Lot 15B, as the same may from time to time be constructed and maintained for such use, and for the passage and accommodation of pedestrians over and across the parking, driveway areas and sidewalk areas

of Lot 15A and Lot 15B, as the same may from time to time be constructed and maintained for such use, including but not limited to the driveway area and sidewalk areas between the buildings constructed on Lot 15A and 15B. The easement herein established shall be appurtenant to and for the benefit of Lot 15A and Lot 15B and shall be binding on, enforceable against and burden each Lot.

1.2 Utilities

1.2.1 Route 5 hereby establishes, perpetual, non-exclusive easements in, to, over, under, along and across those portions of Lot 15A and Lot 15B (exclusive of any portion upon which a building is located) necessary for the installation, operation, flow, passage, use, maintenance, connection, repair, relocation and removal of any utility facilities serving each Lot. Such easement area shall be no wider than necessary to reasonably satisfy the requirements of a private or public utility company, considering the type of utility facilities to be installed and the requirements of such installation. The specific location of any such utility facilities shall be subject to the prior approval of the owner of the Lot (if not Route 5) in accordance with this Paragraph, which shall not be unreasonably withheld or delayed. All utility facilities constructed after the date of this Declaration shall be underground except:

(A) Ground mounted electrical transformers, which shall be located in reasonable proximity to the buildings being served and properly protected;

(B) As may be necessary during periods of construction, reconstruction, repair or temporary service;

(C) As may be required by governmental authorities;

(D) As may be required by the provider of such utility service; and

(E) Fire hydrants.

At least thirty (30) days prior to utilizing the easement rights granted herein, except in the event of a maintenance emergency (in which event the owner needing access, if not Route 5, will provide the owner of the other Lot, if not Route 5, with as much advance notice as is reasonably practicable), the owner will provide the adjoining owner with a statement generally describing such easement, and identify the proposed location of the utility facility, the nature of the service to be provided, the anticipated commencement and completion dates for the work ("Utility Plans"), and shall furnish evidence of insurance coverage in compliance with Paragraph 1.2.3 below. No utility work shall commence until the burdened Lot owner has approved the Utility Plans. No approval of any Utility Plans nor any inspections of any work being performed shall constitute or be construed as certification that the Utility Plans meet or otherwise comply with the provisions of this Agreement, or applicable laws, ordinances, rules, or regulations of any governmental authority or any other applicable agency. In no event shall any such work result in any unreasonable interruption of services to any existing buildings within the Development or the Shopping Center, and in any event, any interruption of service shall be outside of normal business

hours and only upon at least ten (10) days prior written notice to the owner of the burdened Lot. Promptly upon completion of any utility work the owner performing the work shall clean up and restore the easement area substantially to the condition in which it existed prior to such work, which restoration shall include, without limitation, as applicable, subsurface and surface restoration and re-paving and re-striping to the burdened owner's satisfaction.

1.2.2 Any party performing any work shall obtain all permits and approvals and shall pay all costs and expenses with respect to the initial construction, and all subsequent operation, maintenance, relocation or abandonment costs and expenses. The utility facilities shall be maintained in a safe, clean and good state of repair and condition. The party performing the work shall perform, and shall cause any utility, contractor or subcontractor to perform, any such utility work (including without limitation general clean-up, and proper surface and/or subsurface restoration) in compliance with all governmental requirements, as quickly as possible and in a manner so as to minimize interference with the burdened Lot owner's use of its Lot. In no event shall any utility work unreasonably interfere with any customers' use of the burdened Lot, or otherwise interfere with the operation of the business of the burdened Lot owner's Lot. The party performing the work agrees to protect, indemnify, defend and hold harmless the burdened party from and against all claims or demands, including any action or proceeding brought thereon, and all costs, losses, expenses and liabilities of any kind relating thereto, including reasonable attorneys' fees and cost of suit, arising out of or resulting from the exercise of the right to install, maintain and operate the utility facilities; provided, however, the foregoing obligation shall not apply to the extent such claims or demands are based on the negligence or the willful act or omission.

1.2.3 At all times during any utility work the party performing the work shall obtain and maintain commercial general liability insurance which insurance shall name the burdened party, its parents, subsidiaries and affiliates, as additional insureds and shall be provided on a primary and noncontributory basis. Such insurance shall afford protection to the limit of not less than Two Million Dollars ($2,000,000) per person and accident for any bodily injury and not less than Five Hundred Thousand Dollars ($500,000) for any property damage occurrence. The limits of such insurance shall not serve to limit the party performing the work's liability pursuant to Paragraph 1.2.2 above.

## ARTICLE II - MAINTENANCE

2.1 All Lots and the improvements located thereon shall be maintained in a sightly, safe condition and good state of repair, consistent with municipal approvals granted for the Lots, including but not limited to the storage of snow in designated areas and applicable governmental requirements. Any unimproved area shall be mowed and kept litter-free. The minimum standard of maintenance for each Lot shall be comparable to the standard of maintenance followed in other first-class retail developments in the Syracuse, New York metropolitan area and shall be operated and maintained in compliance with all applicable governmental requirements, applicable provisions of the Existing REA and the provisions of this Declaration. All improvements shall be repaired or replaced with materials at least equal to the quality and consistency of the materials being repaired or replaced so as to maintain the architectural and aesthetic harmony of the Development and the Shopping Center.

The owners of Lot 15A and Lot 15B shall share on a pro rata basis any costs and expenses associated with maintaining, repairing and replacing improvements located on and/or adjacent to the three entries/exits to the Development and any Shopping Center costs, e.g. costs associated with driveways and the traffic signal that provide access to the Development Parcel. In addition, the owner of Lot 15A shall be responsible for maintaining, repairing and replacing the middle drive located between the buildings and the three entries/exits to the Development Parcel, with the owners of Lot 15A and Lot 15B to share on a pro rata basis the maintenance, repair and replacement of the three entries/exits and the area adjacent thereto. Each owner's pro rata share shall be determined based on the square footage of the buildings that are located on either Lot, divided by the total square footage of buildings located on both Lots.

2.2 If any building on either Lot is damaged or destroyed by fire or other casualty, then the owner shall either (i) promptly thereafter repair or restore such building(s) to substantially the same condition as immediately prior to the casualty, or (ii) demolish what remains of any such damaged building, remove all debris and leave the building pad area in a neat and orderly condition, either paved or landscaped, and in compliance with the provisions of this Declaration and all governmental requirements.

## ARTICLE III - MISCELLANEOUS

### 3.1 Notices.

All notices, demands, statements and requests (collectively, the "notice") required or permitted to be given under this Declaration must be in writing and shall be deemed to have been given as of (i) the date such notice is delivered to the party intended, or (ii) the date such notice is delivered to the then designated address of the party intended, or (iii) the date such notice is rejected at the then designated address of the party intended, provided such notice was sent prepaid, or (iv) the next business day after the date such notice is sent by nationally recognized overnight courier with delivery instructions for "next business day" service, or (v) by United States certified mail, return receipt requested, postage prepaid and addressed to the then designated address of the party intended.

Upon at least ten (10) days prior written notice, any party shall have the right to change its address to any other address within the United States of America.

### 3.2 Binding Effect

The terms of this Declaration and all easements granted hereunder shall constitute covenants running with the land and shall bind the Lots described herein and inure to the benefit of and be binding upon each party. This Declaration is not intended to supersede, modify, amend or otherwise change the provisions of any prior instrument affecting the land burdened hereby, including without limitation the Existing REA.

3.3 Construction and Interpretation

3.3.1 Whenever required by the context of this Declaration, (i) the singular shall include the plural, and vice versa, and the masculine shall include the feminine and neuter genders, and vice versa, and (ii) use of the words "including", "such as", or words of similar import, when following any general term, statement or matter shall not be construed to limit such statement, term or matter to specific items, whether or not language of non-limitation, such as "without limitation", or "but not limited to", are used with reference thereto, but rather shall be deemed to refer to all other items or matters that could reasonably fall within the broadest scope of such statement, term or matter.

3.3.2 The captions preceding the text of each article and section of this Declaration are included only for convenience of reference. Captions shall be disregarded in the construction and interpretation of this Declaration. Capitalized terms are also selected only for convenience of reference and do not necessarily have any connection to the meaning that might otherwise be attached to such term in a context outside of this Declaration.

3.3.3 Invalidation of any of the provisions contained in this Declaration, or of the application thereof to any Person by judgment or court order, shall in no way affect any of the other provisions hereof or the application thereof to any other Person and the same shall remain in full force and effect.

3.3.4 This Declaration may be amended by, and only by, a written agreement signed by all of the then current parties and shall be effective only when recorded in the county and state where the Development is located.

3.3.5 This Declaration may be executed in several counterparts, each of which shall be deemed an original. The signatures to this Declaration may be executed and notarized on separate pages, and when attached to this Declaration shall constitute one (1) complete document.

3.4 Not a Public Dedication

Nothing herein contained shall be deemed to be a gift or dedication of any portion of the Development or of any Lot or portion thereof to the general public, or for any public use or purpose whatsoever. Except as herein specifically provided, no right, privileges or immunities of any party hereto shall inure to the benefit of any third-party person, nor shall any third-party person be deemed to be a beneficiary of any of the provisions contained herein.

3.5 Excusable Delays

Whenever performance is required of any party hereunder, such party shall use all due diligence to perform and take all necessary measures in good faith to perform; provided, however, that if completion of performance shall be delayed at any time by reason of acts of God, war, civil commotion, terrorism, riots, strikes, picketing or other labor disputes, unavailability of labor or materials, damage to work in progress by reason of fire or other casualty, or any cause beyond the reasonable control of such party (each, a "force majeure event"), then the time for performance as herein specified shall be appropriately extended by the amount of the delay actually so caused.

The provisions of this Section shall not operate to excuse any party from the prompt payment of any monies required by this Declaration.

3.6 Mitigation of Damages

In all situations arising out of this Declaration, each party shall attempt to avoid and mitigate the damages resulting from the conduct of any other party. Each party shall take all reasonable measures to effectuate the provisions of this Declaration.

3.7 Declaration Shall Continue Notwithstanding Breach

It is expressly agreed that no breach of this Declaration shall (i) entitle any party to cancel, rescind, or otherwise terminate this Declaration, or (ii) defeat or render invalid the lien of any mortgage or trust deed made in good faith and for value as to any part of the Development. However, such limitation shall not affect in any manner any other rights or remedies which a party may have hereunder by reason of any such breach.

3.8 No Waiver

The failure of any party to insist upon strict performance of any of the terms, covenants or conditions hereof shall not be deemed a waiver of any rights or remedies which that party may have hereunder, at law or in equity, and shall not be deemed a waiver of any subsequent breach or default in any of such terms, covenants or conditions. No waiver by any party of any default under this Declaration shall be effective or binding on such party unless made in writing by such party and no such waiver shall be implied from any omission by a party to take action in respect to such default. No express written waiver of any default shall affect any other default or cover any other period of time other than any default and/or period of time specified in such express waiver. One (1) or more written waivers of any default under any provision of this Declaration shall not be deemed to be a waiver of any subsequent default in the performance of the same provision or any other term or provision contained in this Declaration.

3.9 Self-Help

In the event of a default of a party's obligations under this Declaration, the other party shall have self-help rights to perform any of the other party's obligations and invoice the defaulting party for such costs and expenses, plus interest at the rate then being quoted by the Wall Street Journal plus five percent (5%).

*SIGNATURES ON FOLLOWING PAGES*

SIGNATURE PAGE
FOR
RECIPROCAL EASEMENT DECLARATION
BY
ROUTE 5 DEVELOPMENT COMPANY, LLC

IN WITNESS WHEREOF, Route 5 has caused this Declaration to be executed effective as of the day and year first above written.

ROUTE 5 DEVELOPMENT COMPANY, LLC
("Route 5")

By: _____

Name: Jeffrey L. Aiello
Title: General Manager

STATE OF NEW YORK )
) ss.
COUNTY OF ONONDAGA )

On the 28th day of September 2022 before me, the undersigned, personally appeared Jeffrey L. Aiello, personally known to me or proved to me on the same basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

_____
Notary Public

My commission expires: Sept 3, 2024

CATHERINE K. JOHNSON
Notary Public, State of New York
No. 02JO6080012
Qualified in Onondaga County
My Commission Expires Sept. 3, 2024

# EXHIBIT A & B

**PROPOSED DESCRIPTION**
**PART OF LOT 64**
**TOWN OF MANLIUS**

**ALL THAT TRACT OR PARCEL OF LAND,** in the Town of Manlius, County of Onondaga, State of New York and being part of Lot 64 in said Town and being more particularly described as follows:

**BEGINNING** at the intersection of the common line between Lots 15A and 15B, Re-subdivision of Lot 15, Town Center at Fayetteville into Lots 15A and 15B as filed in the Onondaga County Clerk's Office, Map # and the westerly line of Lot 9, Town Center at Fayetteville, Map #9303 and being S.86°24'27"W.,629.51 feet and N.03°35'33"W.,118.68 feet from the intersection of the northerly line of East Genesee Street and the westerly line of North Burdick Street;

**thence** along the common line between said Lots 15A and 15B the following:

S.86°23'49"W., a distance of 152.88 feet to a point;

N.71°52'18"W., a distance of 13.69 feet to a point;

S.86°23'49"W., a distance of 50.50 feet to a point;

N.03°36'11"W, a distance of 3.95 feet to a point;

S.86°23'49"W., a distance of 43.90 feet to a point in the easterly line of Lot 6, Town Center at Fayetteville, as filed in the Onondaga County Clerk's Office, Map #9303;

**thence** N.03°35'33"W., along the common line between Lot 6 and 15A and the common line between Lot 6 and Lot 4AA, Town Center at Fayetteville, Amended 5 as filed in the Onondaga County Clerk's Office, Map #12742, a distance of 136.61 feet to a point;

**thence** N.86°24'27"E., along the common line between said Lots 4AA and Lot 15A, a distance of 260.00 feet to a point;

**thence** S.03°35'33"E., along the common line between said Lots 4AA and 15A and the common line between Lots 9 and 15A, a distance of 145.58 feet to the **POINT OF BEGINNING. CONTAINING** 0.853 Acre of land more or less.

The hereinbefore described parcel of land is subject to any and all easement and/or rights of way of record.

**22.114 Lot 15A**
**13 September 2022**

**PROPOSED DESCRIPTION**
**PART OF LOT 64**
**TOWN OF MANLIUS**

**ALL THAT TRACT OR PARCEL OF LAND,** in the Town of Manlius, County of Onondaga, State of New York and being part of Lot 64 in said Town and being more particularly described as follows:

**BEGINNING** at the intersection of the common line between Lot 15B, Re-subdivision of Lot 15, Town Center at Fayetteville into Lots 15A and 15B as filed in the Onondaga County Clerk's Office, Map # and Lot 9, Town Center at Fayetteville, Map #9303 with the northerly line of East Genesee Street, said point being S.86°24'27"W., 629.51 feet from the intersection of the northerly line of East Genesee Street with the westerly line of North Burdick Street;

**thence** S.86°24'27"W., along the northerly line of said East Genesee Street and the southerly line of Lot 15B, a distance of 260.00 feet to a point, said point being the southeasterly corner of Lot 6, Town Center at Fayetteville;

**thence** N.03°35'33"W., along the common line between said Lots 6 and 15B, a distance of 127.65 feet to a point, said point being the intersection of the common line between Lots 15A and 15B with the easterly line of said Lot 6;

**thence** along the common line between said Lots 15A and 15B the following:

N.86°23'49"E., a distance of 43.90 feet to a point;

S03°36'11"E., a distance of 3.95 feet to a point;

N.86°23'49"E., a distance of 50.50 feet to a point;

S.71°52'18"E., a distance of 13.69 feet to a point;

N.86°23'49"E., a distance of 152.88 feet to a point in the westerly line of said Lot 9;

**thence** S.03°35'33"E, along the common line between Lots 9 and 15B, a distance of 118.68 feet to the **POINT OF BEGINNING. CONTAINING** 0.725 Acre of land more or less.

The hereinbefore described parcel of land is subject to any and all easements and/or rights of way of record.

**22.114 Lot 15B**
**13 September 2022**

**EXHIBIT X**
**SITE PLAN**

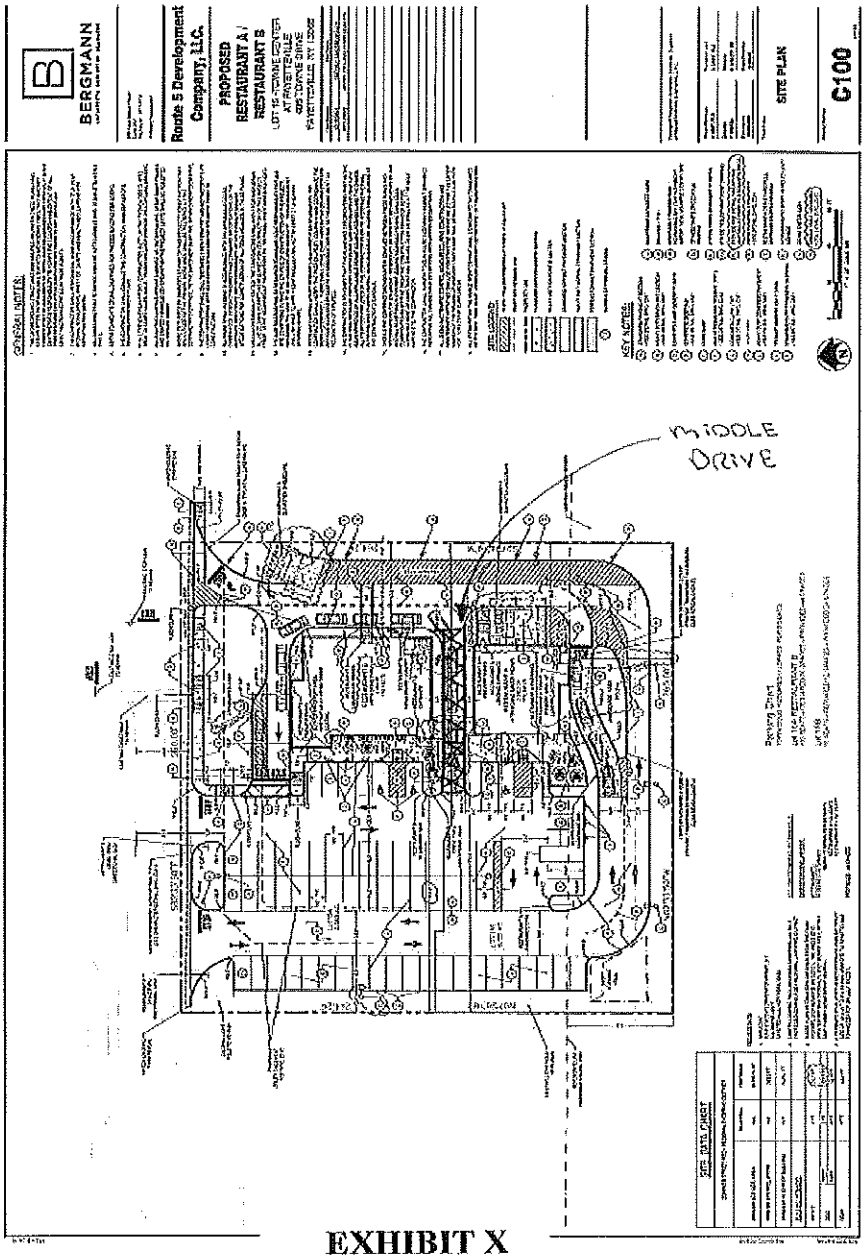


**EXHIBIT X**

# 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: | Telephone: 315-663-2100 |
|---|---|
| Route 5 Development Company, LLC | E-Mail: jaiello@corcompanies.com |

Address:
540 Towne Drive

| City/PO: | State: | Zip Code: |
|---|---|---|
| Fayetteville, | NY | 13066 |

| | NO | YES |
|---|---|---|
| 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. | [X] | [ ] |
| 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: | [X] | [ ] |

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 [X] Commercial [X] Residential (suburban)
[ ] Forest [ ] Agriculture [ ] Aquatic [ ] Other (specify): _____
[ ] Parkland

| | NO | YES | N/A |
|---|---|---|---|
| 5. Is the proposed action, | | | |
| a. A permitted use under the zoning regulations? | | X | |
| b. Consistent with the adopted comprehensive plan? | | X | |

| | NO | YES |
|---|---|---|
| 6. Is the proposed action consistent with the predominant character of the existing built or natural landscape? | | X |
| 7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: | X | |
| 8. a. Will the proposed action result in a substantial increase in traffic above present levels? | XX | |
| b. Are public transportation service(s) available at or near the site of the proposed action? | | X |
| c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action? | | X |
| 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: | | X |
| 10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: | | X |
| 11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: | | X |
| 12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places? | X | |
| b. Is the proposed action located in an archeological sensitive area? | X | |
| 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? | XX | |
| 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: | X | |

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

| | NO | YES |
|---|---|---|
| 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? | X | |
| 16. Is the project site located in the 100 year flood plain? | | X |
| 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 | X | |
| b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: ☐ NO ☐ YES | | |

| | 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)?<br>If Yes, explain purpose and size: | X | |
| 19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?<br>If Yes, describe: | X | |
| 20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?<br>If Yes, describe: | X | |

**I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE**

Applicant/sponsor name: Route 5 Development Company, LLC Date: August 24, 2022

Signature: 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:<br>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

# CHIPOTLE

CHIPOTLE STORE #4044
EAST GENESEE STREET (NYS ROUTE 5)
FAYETTEVILLE, NY 13066

Job Number: 26596

broadwaynational

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AERIAL VIEW
Scale: NOT TO SCALE

CHIPOTLE MEXICAN GRILL (2,325 SF)
STORE # 31-4404
EAST GENESEE STREET(NYS ROUTE 5)
FAYETTEVILLE, NEW YORK 13066

broadwaynational
100 Davids Drive, Hauppauge, NY 11788
P631.737.3140 F631.737.3160
INTERNAL USE ONLY: 26596_03.11.21_05.04_IB

AERIAL PLAN
CHIPOTLE

☐ Approved ☐ Rejected
☐ Approved with Corrections ☐ Revise and Resubmit
Signature: _____ Date: _____

CHIPOTLE STORE #4044
EAST GENESEE STREET (NYS ROUTE 5)
FAYETTEVILLE, NY 13066



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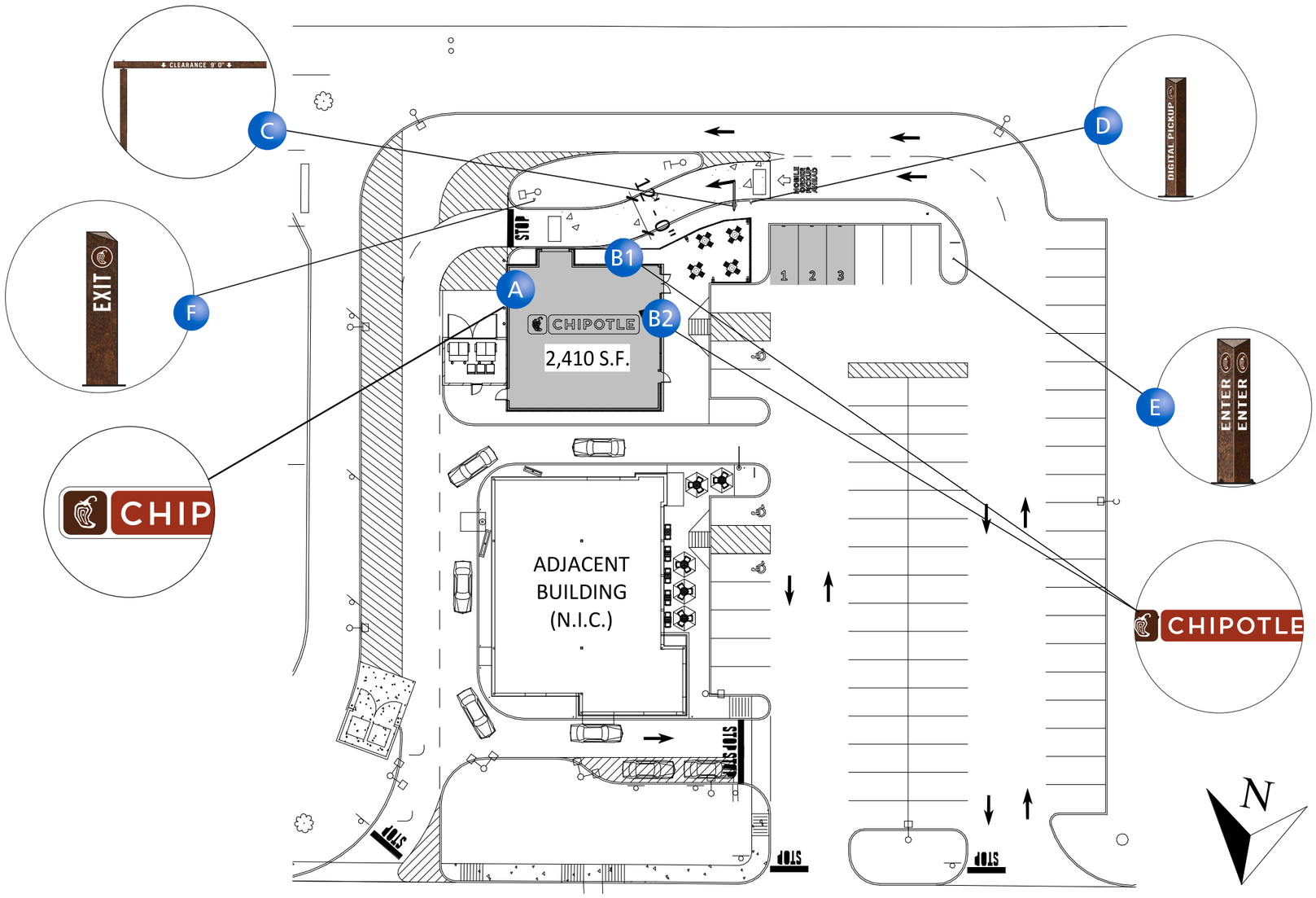
AERIAL VIEW
Scale: NOT TO SCALE




## ARCHITECTURAL SITE PLAN

## SIGN KEY

- A — (BW-3 SIGN) ILLUMINATED CHANNEL LETTER WALL SIGN
- B1 — (BH-3 SIGN) HALO ILLUMINATED CHANNEL LETTER WALL SIGN
- B2 — (BH-3 SIGN) HALO ILLUMINATED CHANNEL LETTER WALL SIGN
- C — CLEARANCE POLE
- D — MINI ANNOUNCE BOARD
- E — DIRECTIONAL ENTER SIGN
- F — DIRECTIONAL EXIT SIGN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AERIAL PLAN
CHIPOTLE

☐ Approved ☐ Rejected
☐ Approved with Corrections ☐ Revise and Resubmit
Signature: _____ Date: _____

CHIPOTLE STORE #4044
EAST GENESEE STREET (NYS ROUTE 5)
FAYETTEVILLE, NY 13066



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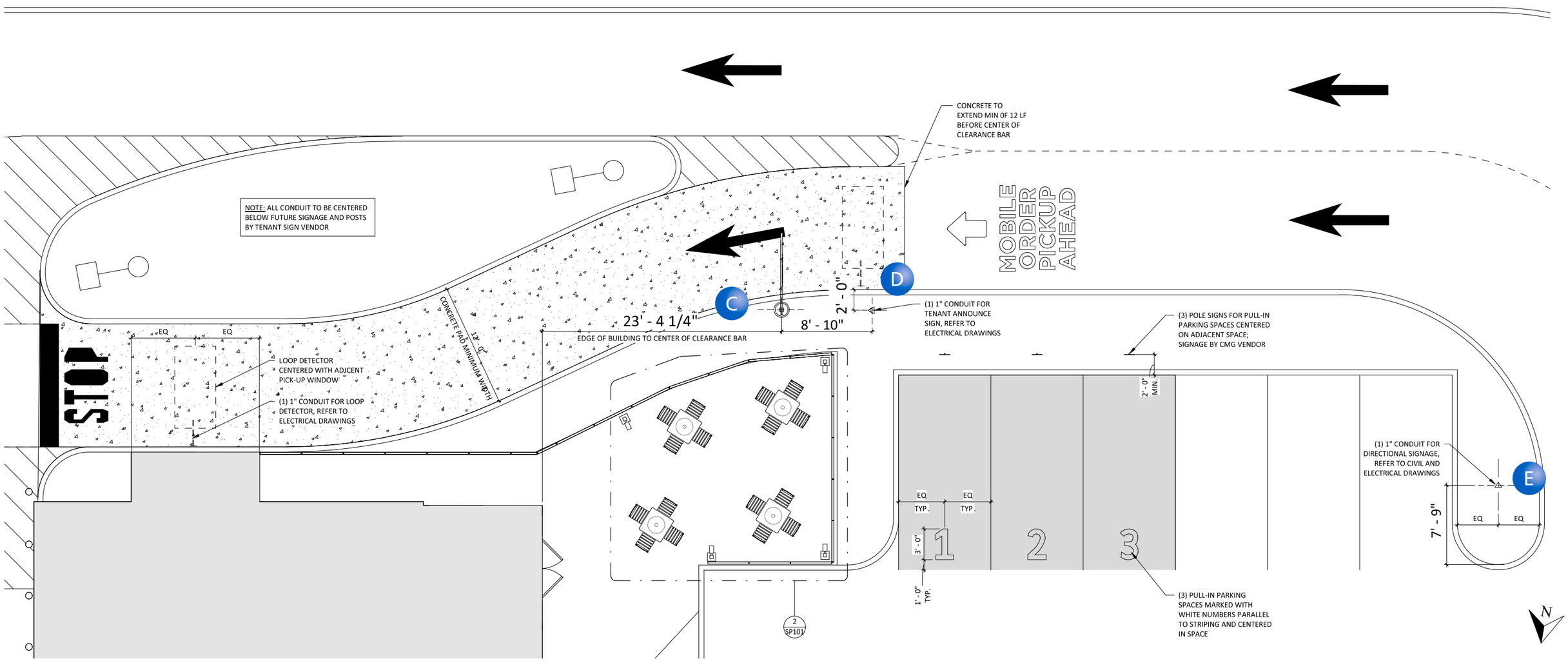


1 SP101 **ARCHITECTURAL SITE PLAN DIMENSIONED**

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DIMENSIONAL SITE PLAN
CHIPOTLE

☐ Approved ☐ Rejected
☐ Approved with Corrections ☐ Revise and Resubmit
Signature: _____ Date: _____

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FAYETTEVILLE, NY 13066



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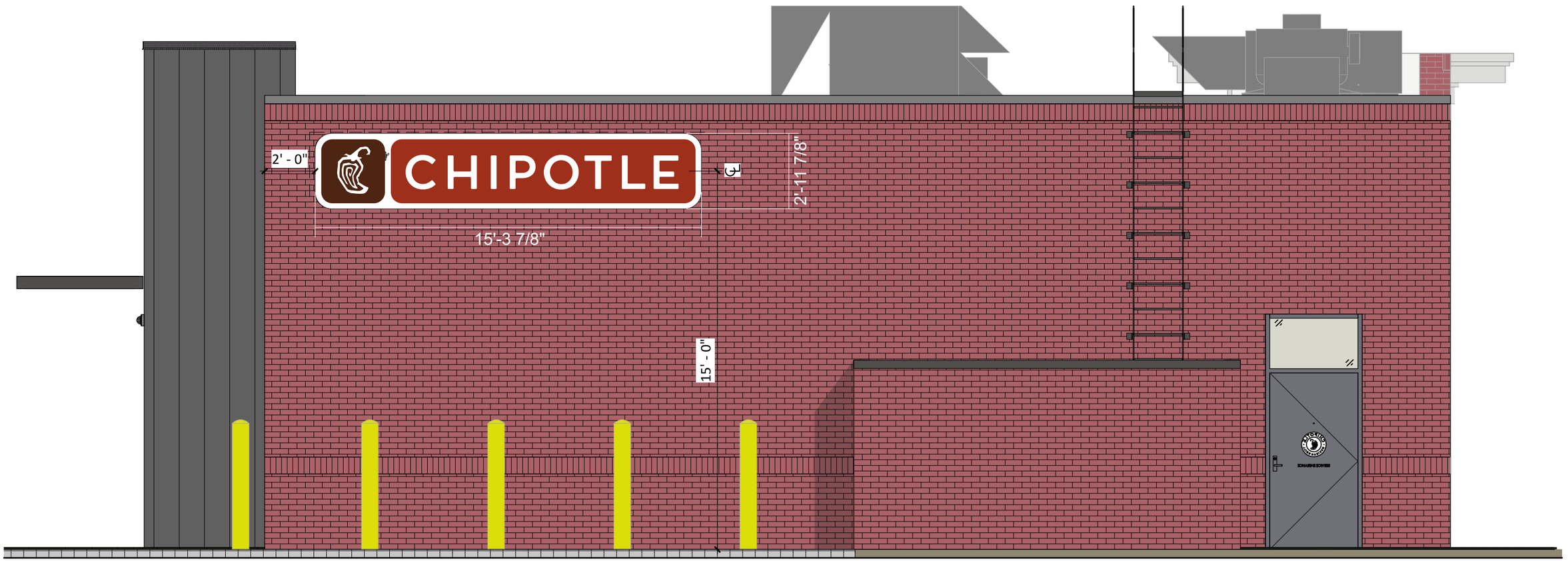
SIGN A

## EXTERIOR ELEVATION-PLAN SOUTH

1/4" = 1'





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ELEVATION
CHIPOTLE

☐ Approved ☐ Rejected
☐ Approved with Corrections ☐ Revise and Resubmit

Signature: _____ Date: _____

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EAST GENESEE STREET (NYS ROUTE 5)
FAYETTEVILLE, NY 13066



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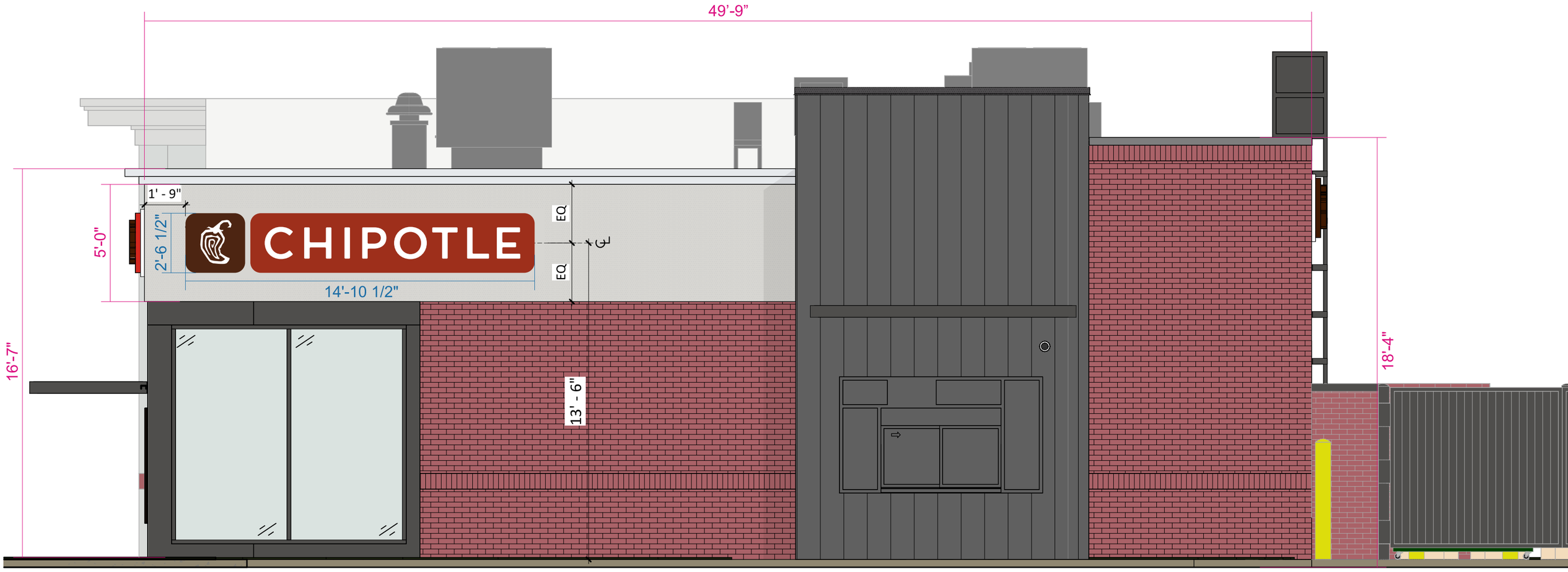
SIGN B1 **EXTERIOR ELEVATION-PLAN WEST**

1/4"=1'





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ELEVATION
CHIPOTLE

☐ Approved ☐ Rejected
☐ Approved with Corrections ☐ Revise and Resubmit
Signature: _____ Date: _____

CHIPOTLE STORE #4044
EAST GENESEE STREET (NYS ROUTE 5)
FAYETTEVILLE, NY 13066



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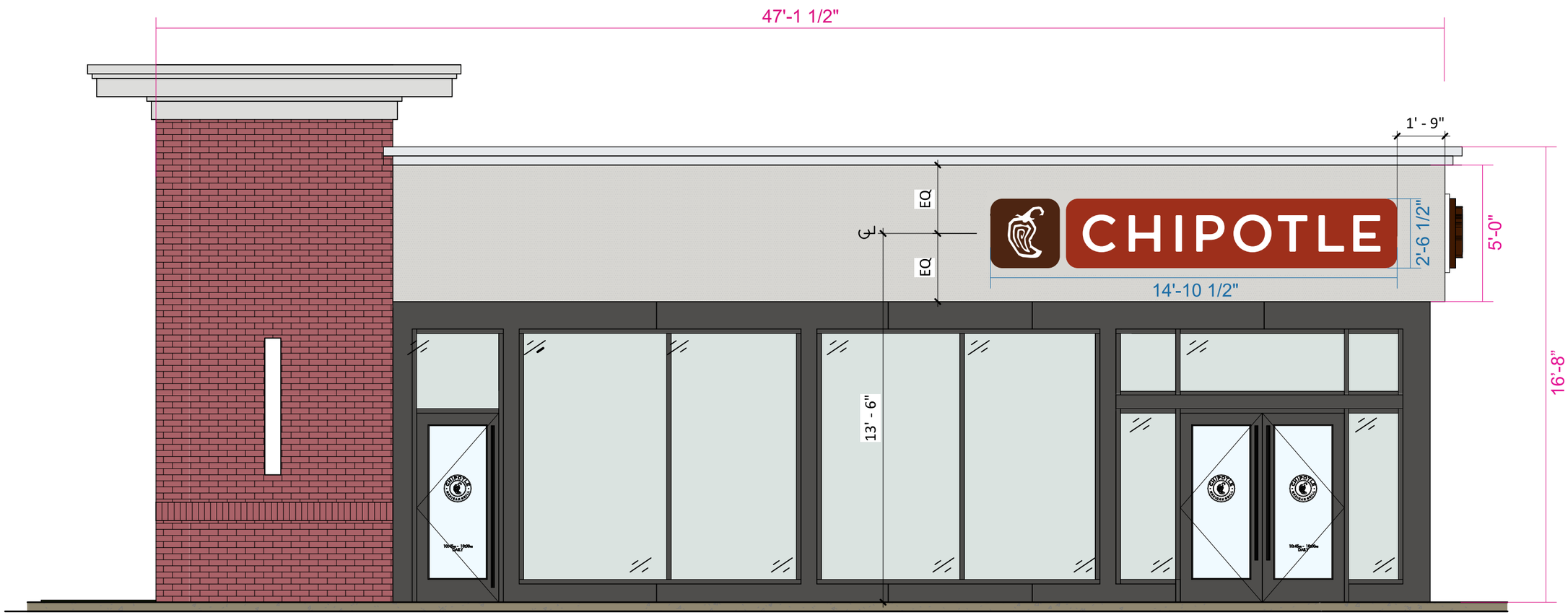
SIGN B2 ELEVATION (NORTH)
1/4"=1'

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P631.737.3140 F631.737.3160
INTERNAL USE ONLY: 26596_03.11.21_05.04_IB

ELEVATION
CHIPOTLE

☐ Approved ☐ Rejected
☐ Approved with Corrections ☐ Revise and Resubmit
Signature: _____ Date: _____

CHIPOTLE STORE #4044
EAST GENESEE STREET (NYS ROUTE 5)
FAYETTEVILLE, NY 13066



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QTY (1)
SIGN A

(BW-3 SIGN) HALO ILLUM. WALL SIGN
Scale: 1/2"=1'-0"

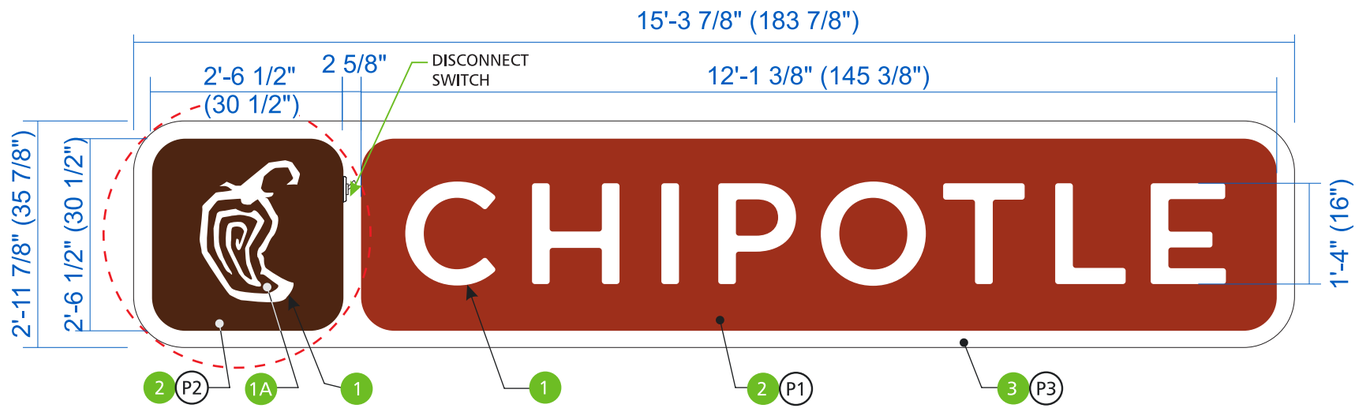
45.0 Sq. Ft.

**NOTES:**
**LIFT POINTS WILL BE PROVIDED FOR ALL SIGNS**

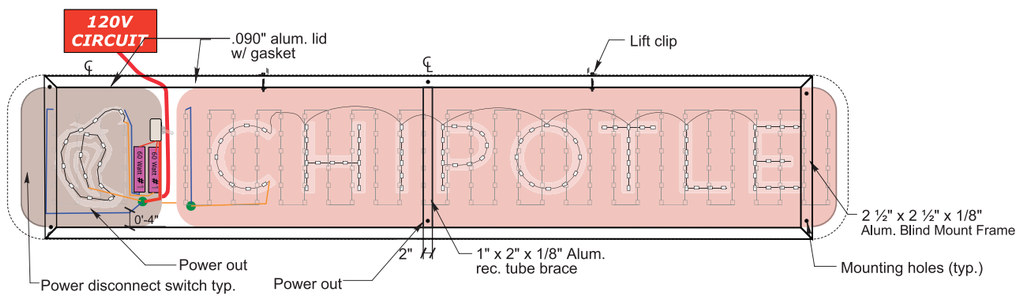
**NOTES:**
ELECTRICAL WIRING FROM SIGN WILL BE WIRED INTO THE EXISTING ELECTRICAL SOURCE.

**NOTES:**
ALL ELECTRICAL PARTS & ASSEMBLIES UL LISTED APPROVED UL LABELS ATTACHED IF REQUIRED.

**NOTES:**
3/4" FIRE TREATED PLYWOOD BLOCKING PROVIDED BY OTHERS



ILLUMINATED RENDERING

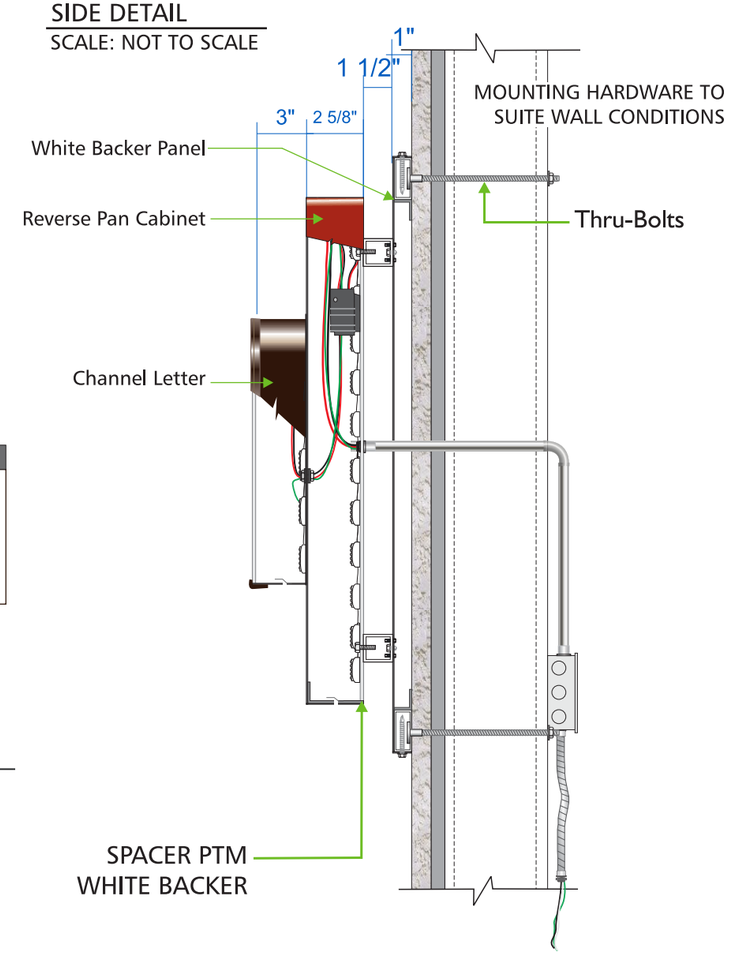



Color Key

| PMS#4625C Adobo Brown | PMS#484C Roasted Red | White Acrylic # 7328 |
|---|---|---|

## SIDE DETAIL

SCALE: NOT TO SCALE




## SPECIFICATIONS FOR (1) ILLUMINATED WALL SIGN

### 1 CHANNEL LETTERS "CHIPOTLE" AND PEPPER LOGO

LETTER TYPE = Face-Lit pan channel letters DEPTH = 3"
FACES = 3/16" Cyro #2447 Milk-White Acrylic
1A PEPPER GRAPHIC = 0.40" pre-fin. Adobo brown alum. F.C.O. overlay
TRIMCAP = 1" Brown Jewelite
RETURNS = .040" Pre-finished Adobo Brown aluminum (w/ weep holes)
BACKS = .040 Pre-finished white aluminum
ILLUMINATION=Sloan Prism Mini White LEDs or equivalent
MOUNTING=Mount flush to face of cabinets with #10 "blunt" ended screws as req.

### 2 BROWN & RED REVERSE PAN CABINETS

CABINET=Halo-Lit reverse pan DEPTH = 2 5/8"
FACE=1/8" Aluminum
RETURNS=2 5/8" x 1/8" Alum. welded to face
BACK=.150 Clear lexan w/ perimeter angle clips for rev. pan attachment
ILLUMINATION=Sloan Prism Mini White LEDs or equivalent
MOUNTING=Mount to backer panel via 1 1/2" x 1 1/8" Alum. sq. tube "spacer bars" using self drilling screws as req.

### 3 WHITEBACKER PANEL

FACE= 1/8" aluminum-welded returns
RETURNS=1/8" welded to face
FRAME= 1" x 2" x 1/8" Aluminum angle frame
LIFT POINTS= 3/8" steel weld nut attached to top returns

MOUNTING= Wall frame attached through returns top & bottom

### ELECTRICAL

PRIMARY=120V by others within 3' of sign prior to install (10'-0" pigtail on back of cabinet)
SECONDARY=12V LED wired & power supplies inside of cabinets with access panel for future servicing
POWER DISCONNECT=Toggle switch on cabinet return
ELECTRICAL HOOK-UP=Final electrical connection to existing 120V AC J-Box

### COLOR SPECIFICATIONS

P1 P.T.M. PMS #484C "Roasted Red" (Nuance)

P2 P.T.M. PMS #4625C "Adobo Brown" (Nuance)
NOTE: Paint all exposed fasteners to match adjacent finish

P3 P.T.M. White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DETAIL
CHIPOTLE

☐ Approved ☐ Rejected
☐ Approved with Corrections ☐ Revise and Resubmit
Signature: _____ Date: _____

CHIPOTLE STORE #4044
EAST GENESEE STREET (NYS ROUTE 5)
FAYETTEVILLE, NY 13066



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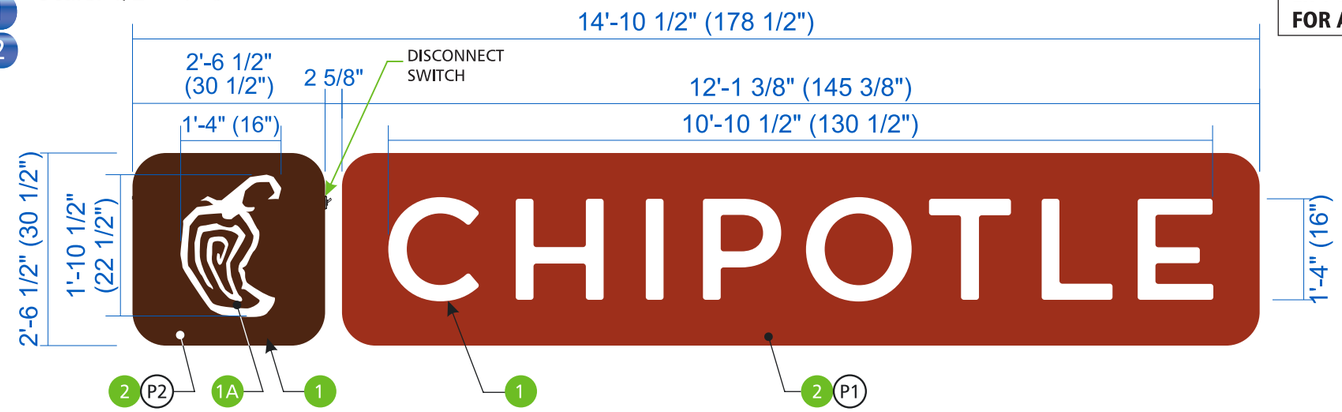
QTY (2)
SIGN B1
SIGN B2

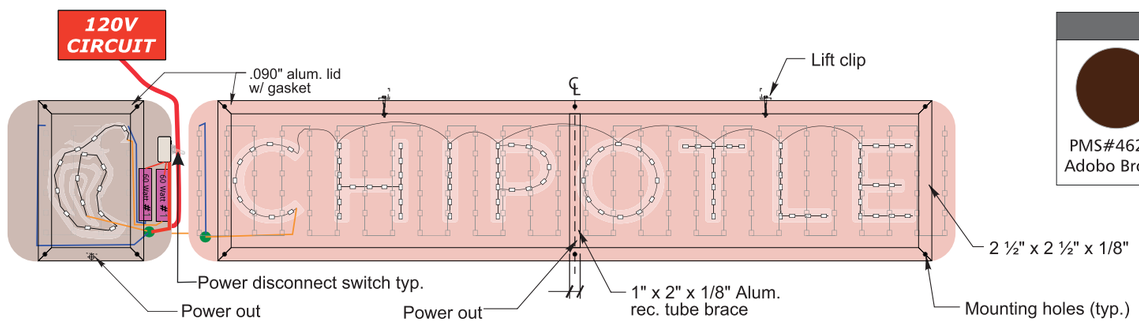
(BH-3 SIGN) HALO ILLUMINATED CHANNEL LETTER WALL SIGN — 38.0 Sq. Ft.

Scale: 1/2"=1'-0"




NOTES:
LIFT POINTS WILL BE PROVIDED FOR ALL SIGNS

ILLUMINATED RENDERING

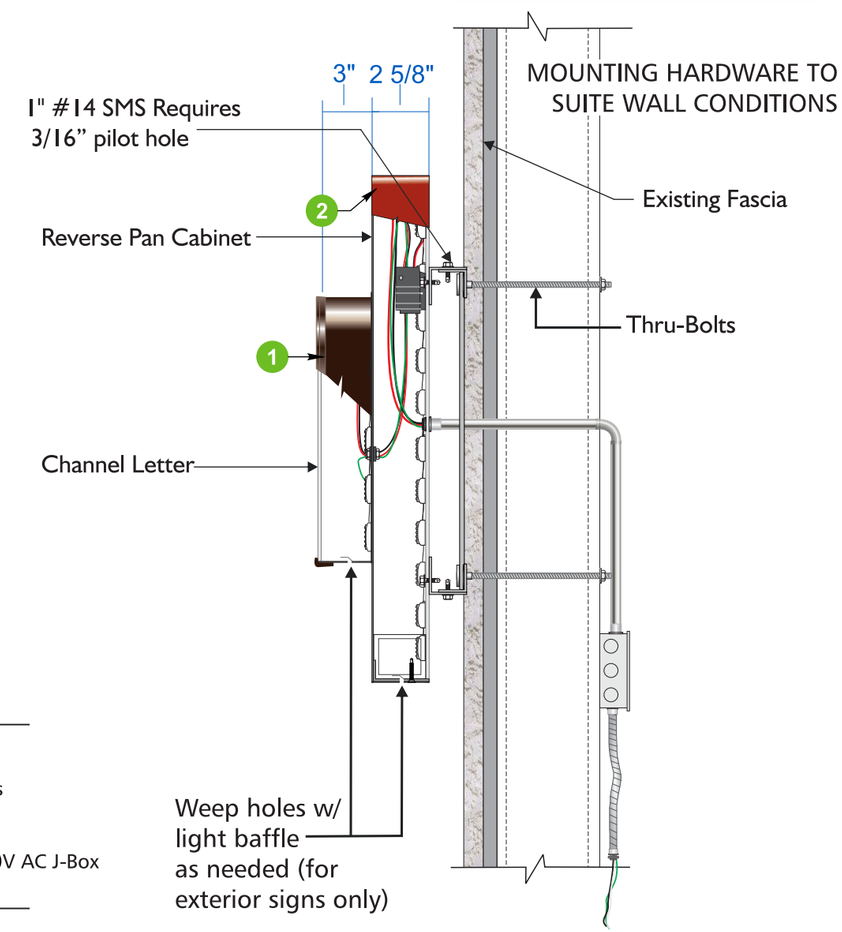



Color Key

| PMS#4625C Adobo Brown | PMS#484C Roasted Red | White Acrylic # 7328 |
|---|---|---|

SIDE DETAIL
SCALE: NOT TO SCALE

NOTES:
3/4" FIRE TREATED BLOCKING PROVIDED BY OTHERS




## SPECIFICATIONS FOR (1) ILLUMINATED WALL SIGN

**1 CHANNEL LETTERS "CHIPOTLE" AND PEPPER LOGO**

LETTER TYPE = Face-Lit pan channel letters DEPTH = 3"
FACES = 3/16" Cyro #2447 Milk-White Acrylic
1A PEPPER GRAPHIC = 0.40" pre-fin. Adobo brown alum. F.C.O. overlay
TRIMCAP = 1" Brown Jewelite
RETURNS = .040" Pre-finished Adobo Brown aluminum (w/ weep holes)
BACKS = .040 Pre-finished white aluminum
ILLUMINATION=Sloan Prism Mini White LEDs or equivalent
MOUNTING=Mount flush to face of cabinets with #10 "blunt" ended screws as req.

**2 BROWN & RED REVERSE PAN CABINETS**

CABINET=Lit reverse pan DEPTH=2 5/8"
FACE=1/8" Aluminum
RETURNS=@ Top & bottom: 2 1/2" x 1/8" Alum. angle
@ Ends/corners: (one piece) 1/8" Alum. hot glue and Versilok to face
BACK=.150 Clear lexan w/ perimeter angle clips for rev. pan attachment
ILLUMINATION=Sloan Prism Mini White LEDs
ATTACHMENT= (2) 1 1/2" x 1 1/2" x 1/8" alum . & (2) 2" x 2" x 1/8" alum angle angle spaceer/mounting bars w/ 45" cut ends on back side of lexan back
MOUNTING=Mount to existing fascia w/ 3/8" fasterners through aluminum angle mounting frame assembly

**ELECTRICAL**

PRIMARY=120V by others within 3' of sign prior to install (10'-0" pigtail on back of cabinet)
SECONDARY=12V LED wired & power supplies inside of cabinets with access panel for future services
POWER DISCONNECT=Toggle switch on cabinet return
ELECTRICAL HOOK-UP=Final electrical connection to existing 120V AC J-Box

**COLOR SPECIFICATIONS**

P1 P.T.M. PMS #484C "Roasted Red" (Nuance)

P2 P.T.M. PMS #4625C "Adobo Brown" (Nuance)
NOTE: Paint all exposed fasteners to match adjacent finish

NOTES:
ALL ELECTRICAL PARTS & ASSEMBLIES UL LISTED APPROVED UL LABELS ATTACHED IF REQUIRED.

NOTES:
ELECTRICAL WIRING FROM SIGN WILL BE WIRED INTO THE EXISTING ELECTRICAL SOURCE.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DETAIL
CHIPOTLE

☐ Approved ☐ Rejected
☐ Approved with Corrections ☐ Revise and Resubmit
Signature: _____ Date: _____

CHIPOTLE STORE #4044
EAST GENESEE STREET (NYS ROUTE 5)
FAYETTEVILLE, NY 13066



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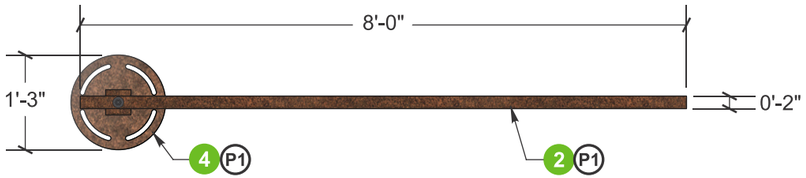
QTY (1)
SIGN C

DRIVE THRU LANE PIVOT CLEARANCE BAR W/SIGN
Scale: 3/8"=1'-0"

2.08 Sq. Ft.




1 PLAN VIEW
SCALE: 1/2"=1'-0"

Color Key

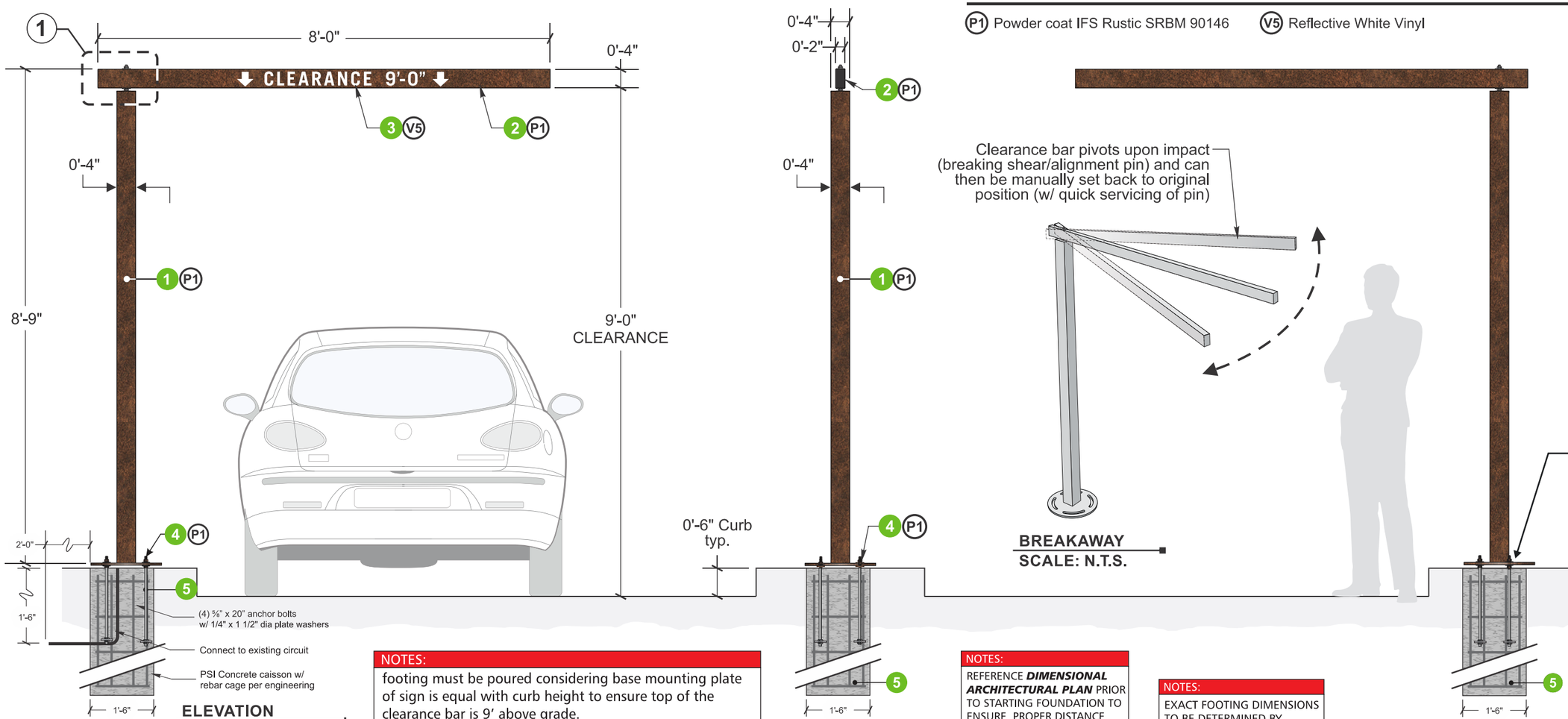
| SILVERLINE PRISMATIC 0-6% GLOSS RUSTIC TEXTURE UTB-5223 | PMS 476C "BROWN" (SATIN) TBD | White |
|---|---|---|

## SPECIFICATIONS FOR (1) NON-ILLUMINATED S/F BREAKAWAY CLEARANCE BAR

1. **POST=** 4" x 4" x 1/4" Alum. sq. tube w/ 3/8" alum top plate and pivot
2. **CLEARANCE BAR=** 2" x 4" x 1/8" Alum. rec. tube w/ black PVC end caps
   3. **Graphics:** Reflective vinyl overlay
   **Breakaway:** To minimize damage from impact, the top beam will give way and rotate when struck. Beam can then be manually rotated back to original position
   **Note:** Rotation from fixed position will break shear/alignment pin which can be easily serviced during realignment of clearance bar
4. **MOUNTING=** Slotted 1/2" alum. base plate attaches to embedded bolts in caisson
5. **CAISSON=** Sonotube form, rebar, and mounting hardware (four 1/2" All-thread welded to 1/8" steel spacer plates w/ washers and leveling nuts)
   Hole for footing plus poured & formed concrete caisson w/ embedded mounting

## COLOR SPECIFICATIONS

P1 Powder coat IFS Rustic SRBM 90146 V5 Reflective White Vinyl




ELEVATION
SCALE: 1/2"=1'-0"

NOTES:
footing must be poured considering base mounting plate of sign is equal with curb height to ensure top of the clearance bar is 9' above grade.

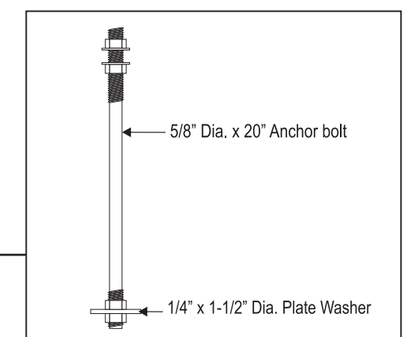
SIDE VIEW
SCALE: 3/8"=1'-0"

NOTES:
REFERENCE ***DIMENSIONAL ARCHITECTURAL PLAN*** PRIOR TO STARTING FOUNDATION TO ENSURE PROPER DISTANCE FROM CURB LINE.

BREAKAWAY
SCALE: N.T.S.

NOTES:
EXACT FOOTING DIMENSIONS TO BE DETERMINED BY ENGINEER DRAWINGS

SIDE VIEW
SCALE: 3/8"=1'-0"




ANCHOR BOLT DETAIL
A307 Anchor Bolts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DETAIL
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CHIPOTLE STORE #4044
EAST GENESEE STREET (NYS ROUTE 5)
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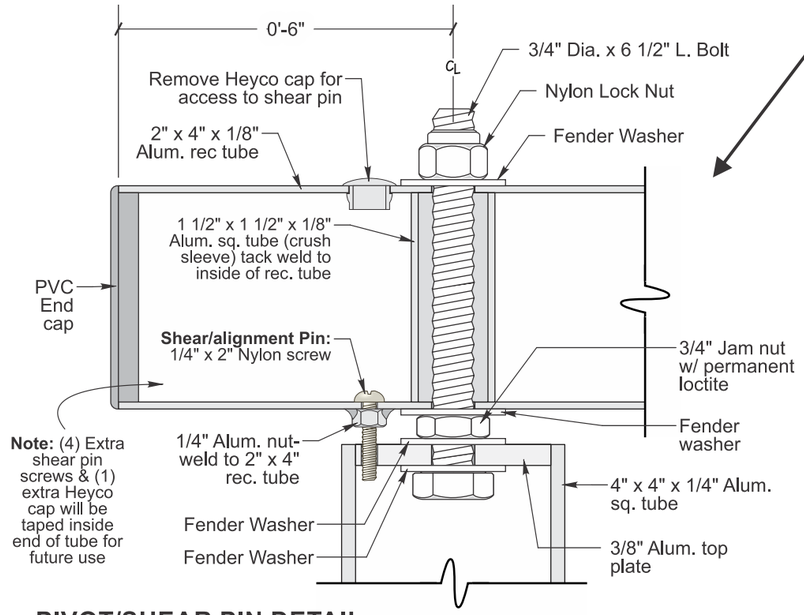
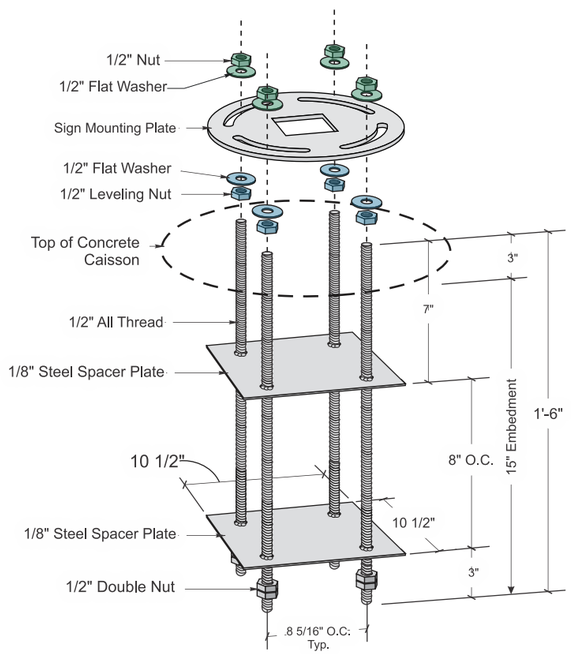
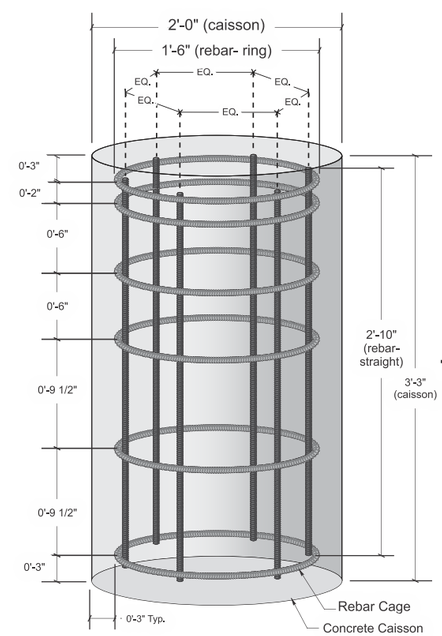
# DRIVE THRU LANE PIVOT CLEARANCE BAR W/SIGN (CONT.)



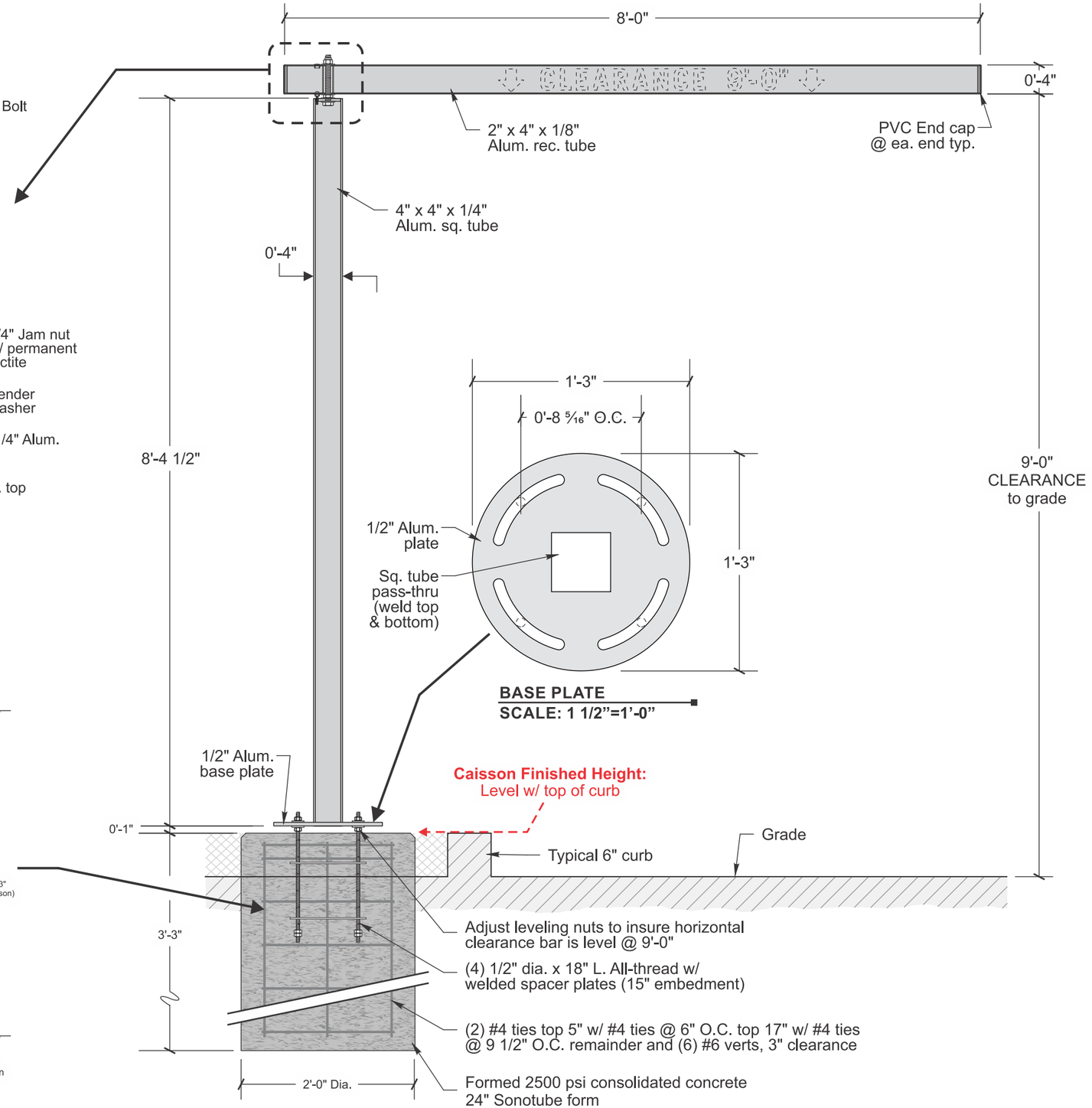

## PIVOT/SHEAR PIN DETAIL




## ANCHOR BOLT DETAIL
SCALE: N.T.S.




## REBAR CAGE DETAIL
SCALE: N.T.S.




## BASE PLATE
SCALE: 1 1/2"=1'-0"

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CHIPOTLE STORE #4044
EAST GENESEE STREET (NYS ROUTE 5)
FAYETTEVILLE, NY 13066



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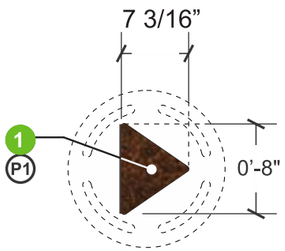
QTY (1)
SIGN D

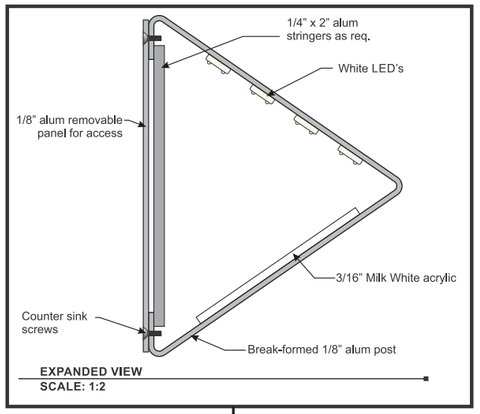
# SINGLE-SIDED "CHIPOTLANE" POST w/ DRIVE THRU ANNOUNCE SIGN

Scale: NTS

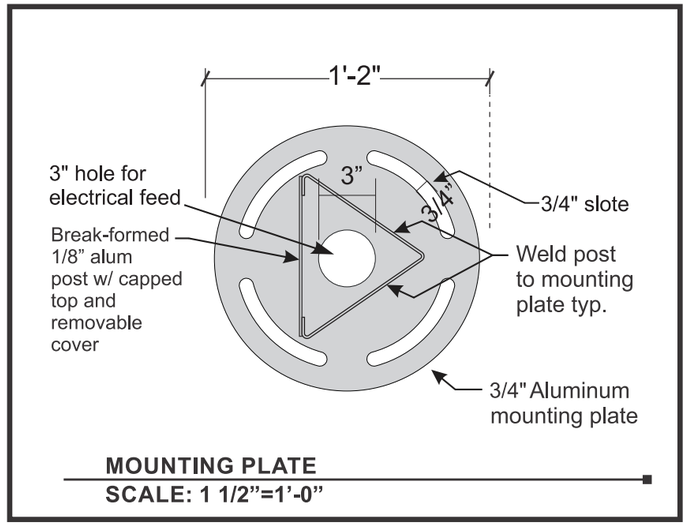
2.66 Sq. Ft.



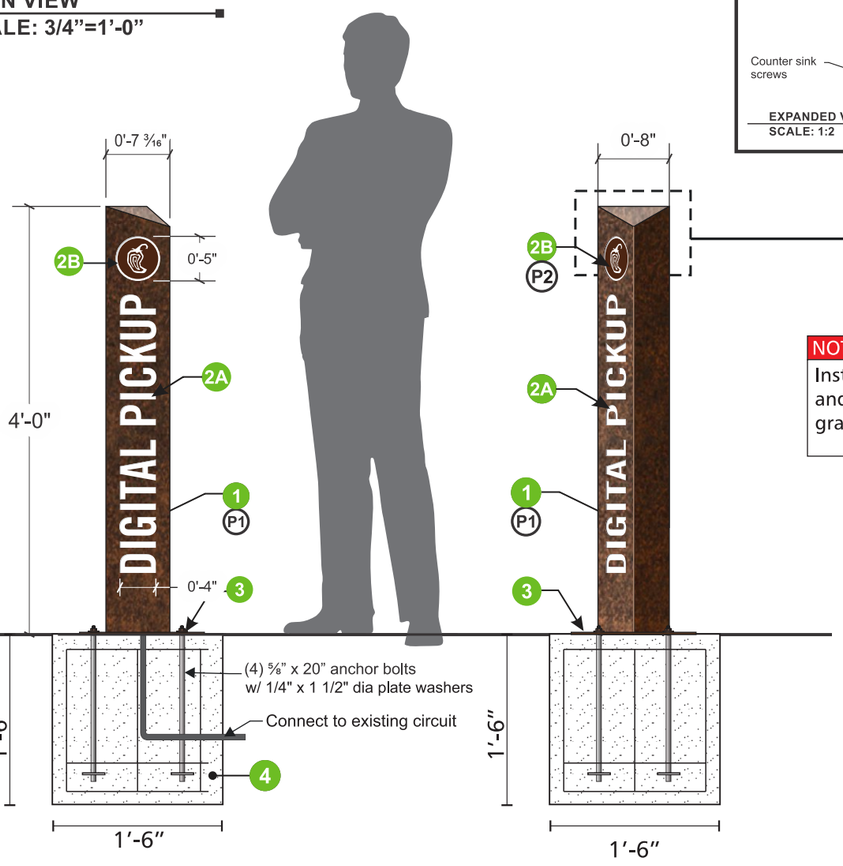

**PLAN VIEW**
**SCALE: 3/4"=1'-0"**




**EXPANDED VIEW**
**SCALE: 1:2**




**MOUNTING PLATE**
**SCALE: 1 1/2"=1'-0"**




**SIDE ELEVATION**
**SCALE: 3/4"=1'-0"**




**FRONT ELEVATION**
**SCALE: 3/4"=1'-0"**

NOTES:
REFERENCE **DIMENSIONAL ARCHITECTURAL PLAN** PRIOR TO STARTING FOUNDATION TO ENSURE PROPER DISTANCE FROM CURB LINE.

NOTES:
EXACT FOOTING DIMENSIONS TO BE DETERMINED BY ENGINEER DRAWINGS

NOTES:
Installer to discuss with GC location of signage and height of sonotube in comparison to finish grade prior to starting footings

## SPECIFICATIONS FOR (1) ILLUMINATED ANNOUNCE SIGN

1 **POST=** Waterjet cut & break-formed 1/8" alum. "post" (w/ capped top) welded to aluminum mounting plate. Removable side panel for access

2A **Graphics:** Reverse-cut text w/ 3/16" Milk White acrylic backing
**Illumination:** Sloan Prism White LEDs

2B **Pepper Logo**: First surface applied vinyl

3 **MOUNTING=** Post's mounting plate attaches to embedded bolts in caisson

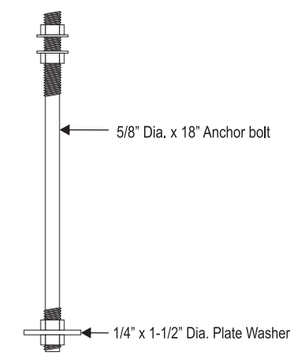
4 **CONCRETE=** Concrete caisson by others

## COLOR SPECIFICATIONS

P1 Prismatic Powder coat "Rustic Texture" UTB-5223

P2 First surface applied vinyl Adobo Brown

**NOTE:** Paint all exposed fasteners to match adjacent finish




**ANCHOR BOLT DETAIL**
1 1/2"=1'-0"
A307 Anchor Bolts

**Color Key**

| SILVERLINE PRISMATIC 0-6% GLOSS RUSTIC TEXTURE UTB-5223 | White | PMS#4625C Adobo Brown |
|---|---|---|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DETAIL
CHIPOTLE

☐ Approved ☐ Rejected
☐ Approved with Corrections ☐ Revise and Resubmit
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CHIPOTLE STORE #4044
EAST GENESEE STREET (NYS ROUTE 5)
FAYETTEVILLE, NY 13066



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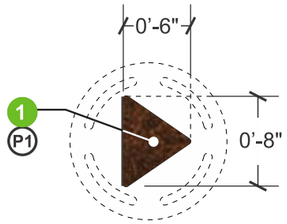
QTY (1)

SIGN E

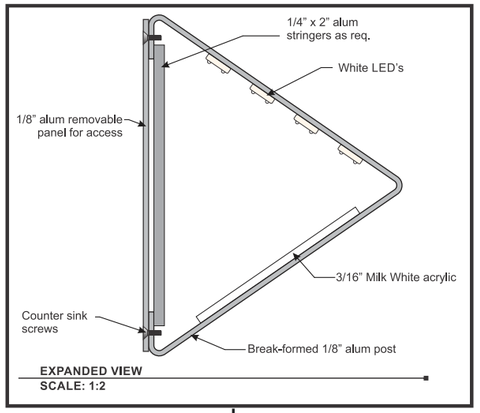
# DOUBLE-SIDED ILLUMINATED FREE STANDING ENTER SIGN

Scale: 1"=1'-0"

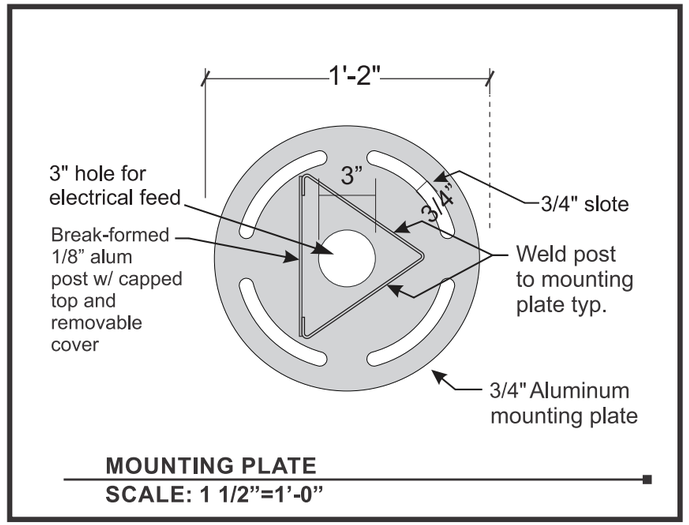
1.50 Sq. Ft.



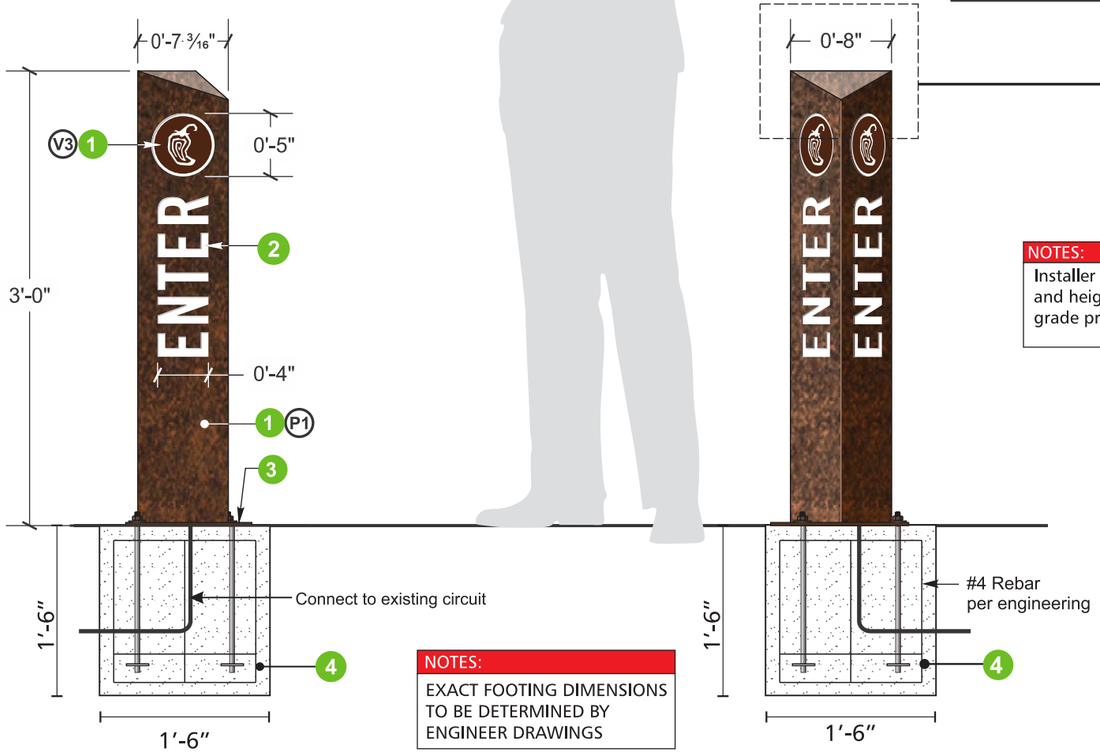

**PLAN VIEW**
**SCALE: 3/4"=1'-0"**




**EXPANDED VIEW**
**SCALE: 1:2**




**MOUNTING PLATE**
**SCALE: 1 1/2"=1'-0"**



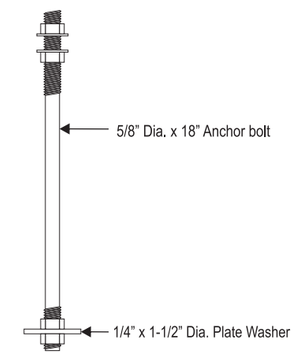

**SIDE ELEVATION**
**SCALE: 3/4"=1'-0"**

**FRONT ELEVATION**
**SCALE: 3/4"=1'-0"**

NOTES:
EXACT FOOTING DIMENSIONS TO BE DETERMINED BY ENGINEER DRAWINGS

NOTES:
Installer to discuss with GC location of signage and height of sonotube in comparison to finish grade prior to starting footings

NOTES:
REFERENCE ***DIMENSIONAL ARCHITECTURAL PLAN*** PRIOR TO STARTING FOUNDATION TO ENSURE PROPER DISTANCE FROM CURB LINE.




**ANCHOR BOLT DETAIL**
1 1/2"=1'-0"
A307 Anchor Bolts

## SPECIFICATIONS FOR (1) ILLUMINATED DIRECTIONAL SIGN

1. **POST=** Waterjet cut & break-formed 1/8" alum. "post" (w/ capped top) welded to aluminum mounting plate. Removable side panel for access
2. **Graphics:** Reverse-cut text w/ 3/16" Milk White acrylic backing
   **Illumination:** Sloan Prism White LEDs
3. **MOUNTING=** Post's mounting plate attaches to embedded bolts in caisson
4. **CONCRETE=** Concrete caisson & rebar as required

## COLOR SPECIFICATIONS

(P1) Prismatic Powder coat "Rustic Texture" UTB-5223

(V3) Arlon cast vinyl #2100-3651 "Adobo Brown"

**Color Key**

| SILVERLINE PRISMATIC 0-6% GLOSS RUSTIC TEXTURE UTB-5223 | White | Arlon cast vinyl #2100-3663 Adobo Brown |
|---|---|---|

**NOTE:** Paint all exposed fasteners to match adjacent finish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DETAIL
CHIPOTLE

☐ Approved ☐ Rejected
☐ Approved with Corrections ☐ Revise and Resubmit
Signature: _____ Date: _____

CHIPOTLE STORE #4044
EAST GENESEE STREET (NYS ROUTE 5)
FAYETTEVILLE, NY 13066



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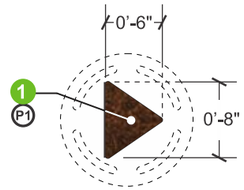
QTY (1)

SIGN F

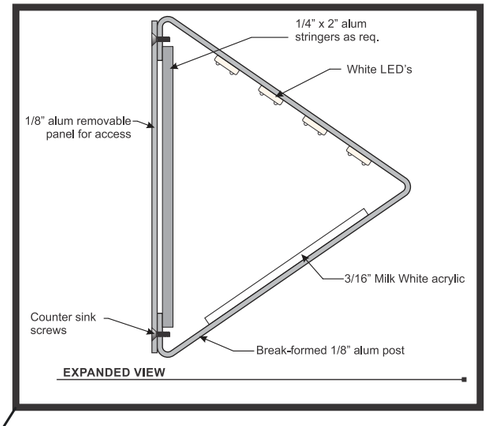
# SINGLE-SIDED ILLUMINATED FREE STANDING EXIT SIGN

Scale: 1"=1'-0"

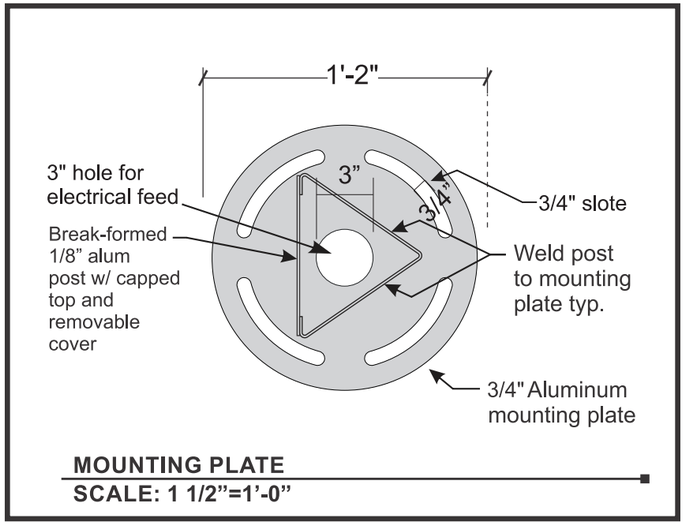
1.50 Sq. Ft.



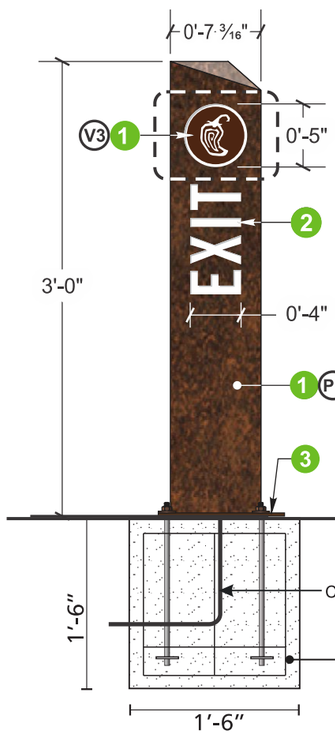

**PLAN VIEW**
**SCALE: 3/4"=1'-0"**



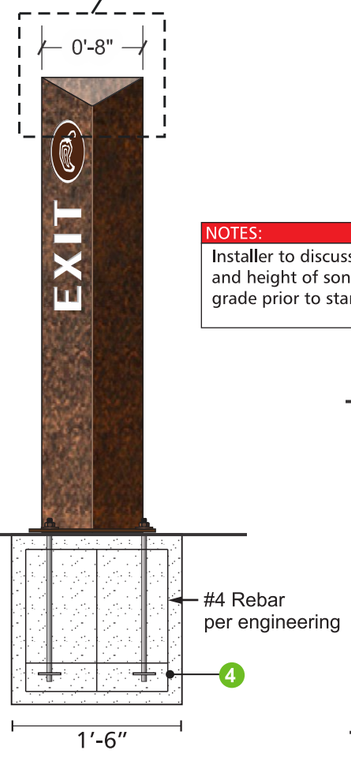

**EXPANDED VIEW**




**MOUNTING PLATE**
**SCALE: 1 1/2"=1'-0"**




**SIDE ELEVATION**
**SCALE: 3/4"=1'-0"**

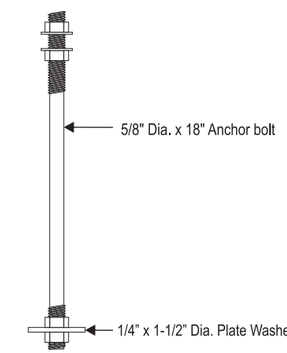



**FRONT ELEVATION**
**SCALE: 3/4"=1'-0"**

NOTES:
EXACT FOOTING DIMENSIONS TO BE DETERMINED BY ENGINEER DRAWINGS

NOTES:
Installer to discuss with GC location of signage and height of sonotube in comparison to finish grade prior to starting footings

NOTES:
REFERENCE ***DIMENSIONAL ARCHITECTURAL PLAN*** PRIOR TO STARTING FOUNDATION TO ENSURE PROPER DISTANCE FROM CURB LINE.




**ANCHOR BOLT DETAIL**
1 1/2"=1'-0"
A307 Anchor Bolts

## SPECIFICATIONS FOR (1) ILLUMINATED DIRECTIONAL SIGN

1. **POST=** Waterjet cut & break-formed 1/8" alum. "post" (w/ capped top) welded to aluminum mounting plate. Removable side panel for access
2. **Graphics:** Reverse-cut text w/ 3/16" Milk White acrylic backing
   **Illumination:** Sloan Prism White LEDs
3. **MOUNTING=** Post's mounting plate attaches to embedded bolts in caisson
4. **CONCRETE=** Concrete caisson & rebar as required

## COLOR SPECIFICATIONS

P1 Prismatic Powder coat "Rustic Texture" UTB-5223

V3 Arlon cast vinyl #2100-3651 "Adobo Brown"

**Color Key**

| SILVERLINE PRISMATIC 0-6% GLOSS RUSTIC TEXTURE UTB-5223 | White | Arlon cast vinyl #2100-3663 Adobo Brown |
|---|---|---|

**NOTE:** Paint all exposed fasteners to match adjacent finish


broadwaynational
100 Davids Drive, Hauppauge, NY 11788
P631.737.3140 F631.737.3160


INTERNAL USE ONLY: 26596_03.11.21_05.04_IB

DETAIL

CHIPOTLE

☐ Approved ☐ Rejected
☐ Approved with Corrections ☐ Revise and Resubmit

Signature: _____ Date: _____

CHIPOTLE STORE #4044
EAST GENESEE STREET (NYS ROUTE 5)
FAYETTEVILLE, NY 13066



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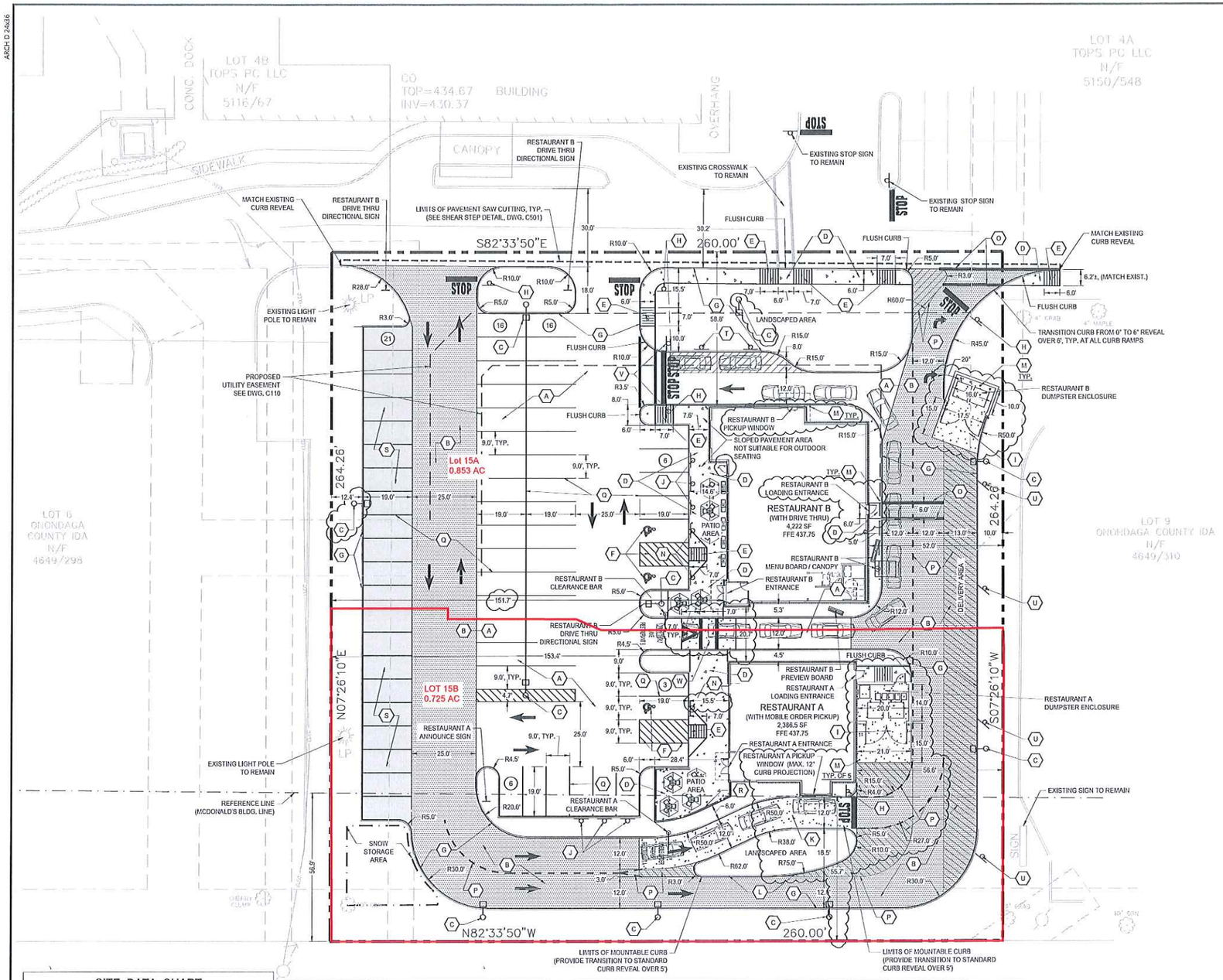


## SITE DATA CHART

ZONING DISTRICT: RSD - REGIONAL SHOPPING DISTRICT

| | | 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 |
| BUILDING SETBACKS | | | |
| FRONT | | 0 FT | 55.7 FT |
| SIDE | WEST | 0 FT | 151.7 FT |
| | EAST | 0 FT | 52.0 FT |
| REAR | | 0 FT | 59.8 FT |

PROJECT DATA

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 PLAIN 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 ON JULY 19, 2001.

OFF-STREET PARKING SECTION 155-31

PROPOSED DEVELOPMENT:

RESTAURANTS:
REQUIRED: 42 SPACES
RATIO: (1) SPACE PER (5) SEATS
RESTAURANT A - 58 SEATS
RESTAURANT B - 150 SEATS

PROPOSED : 68 SPACES

## Parking Chart

TOWN CODE REQUIRES (1) SPACE PER 5 SEATS

**Lot 15A RESTAURANT B**
150 SEATS - REQUIRED 30 SPACES - PROVIDED 44 SPACES

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

## GENERAL NOTES:

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 1-800-962-7962 OR 811, AT LEAST (3) WORKING DAYS (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 SPECIFICATIONS 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.

## SITE LEGEND:

- 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
- (12) NUMBER OF PARKING SPACES

## KEY NOTES:

- (A) STANDARD PAVEMENT SECTION - SEE DETAIL, DWG. C501
- (B) HEAVY DUTY PAVEMENT SECTION - SEE DETAIL, DWG. C501
- (C) LIGHT POLE AND CONCRETE BASE
- (D) CONCRETE SIDEWALK - SEE DETAIL, DWG. C501
- (E) CURB RAMP
- (F) ADA STRIPING AND SIGNAGE (TYP.) - SEE DETAIL, DWG. C502
- (G) CONCRETE CURB (TYP.) - SEE DETAIL, DWG. C501
- (H) 'STOP' SIGN
- (I) HEAVY DUTY CONCRETE PAVEMENT - SEE DETAIL, DWG. C501
- (J) 'PICK-UP PARKING ONLY' SIGN
- (K) STANDARD DUTY CONCRETE SECTION - SEE DETAIL, DWG. C501
- (L) MOUNTABLE CONCRETE CURB
- (M) BOLLARD (TYP.)
- (N) ACCESSIBLE PARKING SIGN / 'NO PARKING ANY TIME WITH RIGHT ARROW' SIGN, MOUNTED SIDE BY SIDE
- (O) 12" WIDE WHITE CROSSWALK STRIPING
- (P) 4" WIDE WHITE PAVEMENT STRIPING
- (Q) 4" WIDE YELLOW PAVEMENT STRIPING
- (R) PROVIDE AND INSTALL RAILING AND LIGHTING AT PATIO PER TENANT'S DWGS.
- (S) POROUS ASPHALT PAVEMENT - SEE DETAIL, DWG. C501
- (T) RESTAURANT A DRIVE THRU PULL FORWARD PARKING SIGNAGE
- (U) 'NO PARKING DELIVERY VEHICLES ONLY' SIGNAGE
- (V) 'DO NO ENTER' SIGN
- (W) RAISED TABLE CROSSING - SEE DETAIL, DWG. C502

N

0 20 40 60 FT
1" = 20' SCALE BAR


BERGMANN
ARCHITECTS ENGINEERS PLANNERS

280 East Broad Street
Suite 200
Rochester, NY 14604

www.bergmannpc.com


# Route 5 Development Company, LLC.

## PROPOSED RESTAURANT A / RESTAURANT B

LOT 15 -TOWNE CENTER
AT FAYETTEVILLE
406 TOWNE DRIVE
FAYETTEVILLE, NY 13066

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


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| | |
|---|---|
| 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

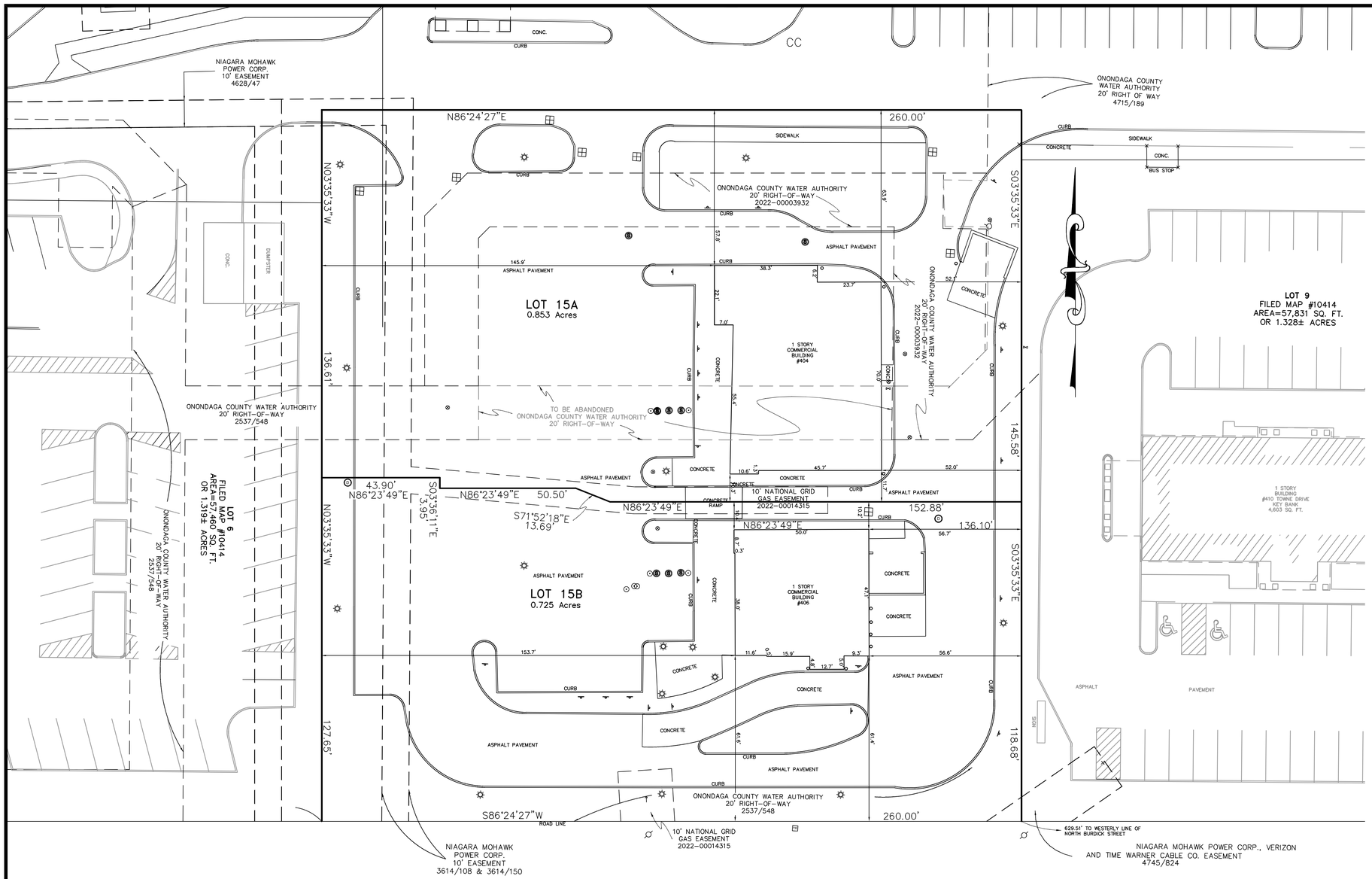
**SITE PLAN**

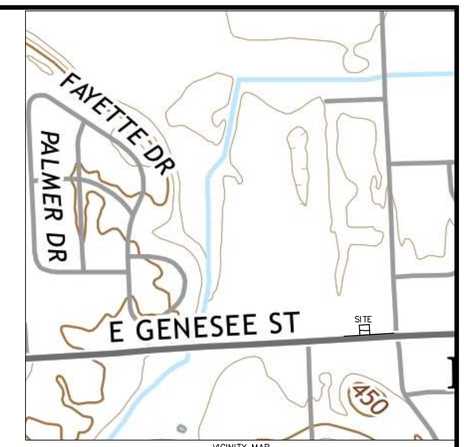
Drawing Number

**C100**




ARCH D 24x36
015105000C100.DWG
1/24/2022 8:47 AM




VICINITY MAP
N.T.S.

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 |
| IRF | IRON ROD FOUND |
| IRS | IRON ROD SET W/ CNY CAP |
| INV. | INVERT ELEVATION |
| UP | UTILITY POLE |
| WV | WATER VALVE |
| WV | SERVICE WATER VALVE |
| YL | YARD LIGHT |
| LP | LIGHT POLE |
| | FLAG POLE |
| GUY | POLE GUY |
| CO | SANITARY CLEAN OUT |
| | BOLLARD |
| FIRE HYD. | FIRE HYDRANT |
| | TELEPHONE PEDESTAL |
| | TRAFFIC SIGN |
| | 2 POLE TRAFFIC SIGN |
| | DECIDUOUS TREE, DIAMETER AT BREST HEIGHT |
| | HANDICAP PARKING |
| | CONIFEROUS TREE, DIAMETER AT BREST HEIGHT |
| | SANITARY MANHOLE |
| | WATER MANHOLE |
| | ELECTRIC MANHOLE |
| | TELEPHONE MANHOLE |
| | UNKNOWN TYPE MANHOLE |
| | GAS VALVE |
| CB | STORM CATCH BASIN |
| | STUMP AND DIAMETER |
| CP | SURVEY CONTROL POINT |
| | CENTERLINE |
| R/W | ROADWAY BOUNDARY |
| OHW | OVERHEAD WIRES |
| 6"W'TR | WATER LINE |
| 6"SAN | SANITARY LINE |
| 6"STR | STORM LINE |
| | GAS LINE |
| | BURIED TELEPHONE LINE |
| | BURIED ELECTRIC LINE |
| | WIRE FENCE |
| | CHAIN LINK FENCE |
| | STOCKADE FENCE |
| | MONITORING WELL |
| | CATCH BASIN |
| | GASOLINE FUEL PORT |
| TR | TRAFFIC CONTROL BOX |

## ABBREVIATIONS

| | |
|---|---|
| CC | CURB CUT |
| 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 | CORRIGATED METAL PIPE |
| PL | PLASTIC |
| CPL | CORRIGATED 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 HERSON 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.

STATE OF NEW YORK · DOUGLAS JAY REITH · 049904 · LICENSED LAND SURVEYOR

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

DOUGLAS JAY REITH
LICENSED LAND SURVEYOR

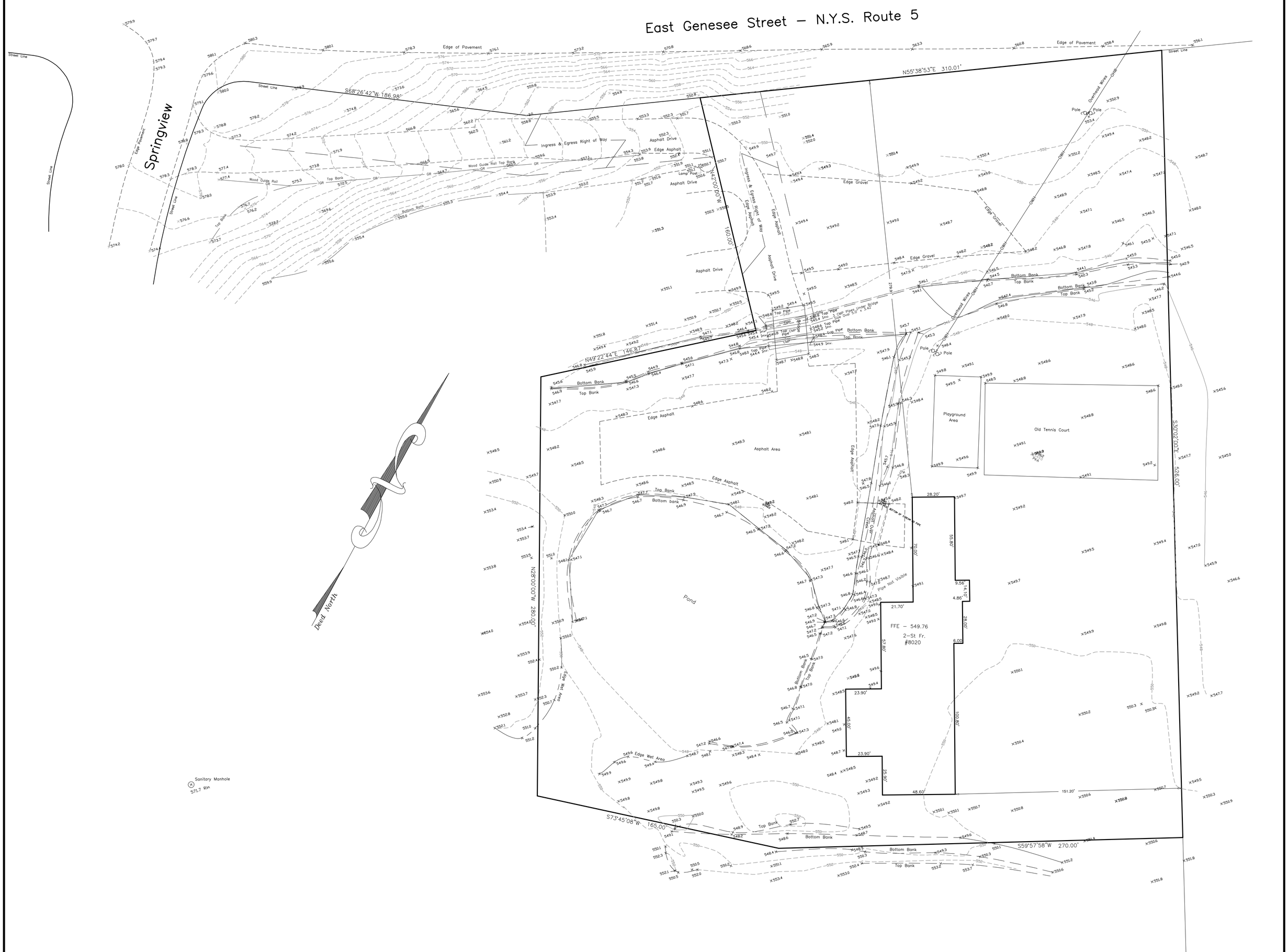

**CNY LAND SURVEYING**
2075 CHURCH ROAD
BALDWINSVILLE, NEW YORK
13027
(315) 635-4614


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




Pt. of Military Lot 67, Town of Manlius
Onondaga Co., N.Y.

Scale 1" = 30'

August 2, 2022
Rev'd 9/01/2022
Rev'd 10/05/2022


D. W. HANNIG L.S., P.C.
SURVEYORS - PLANNERS - CONSULTANTS
THE MARKET PLACE, BUILDING #1
MANLIUS, NEW YORK 13104
PHONE: (315) 682-5225 - FAX: (315) 682-7774


In my professional opinion, and based on my observations and/or scope of service, I hereby certify this map was made from an actual survey on 8/02/2022, and this map is correct.

This certification is void unless signed in RED ink.

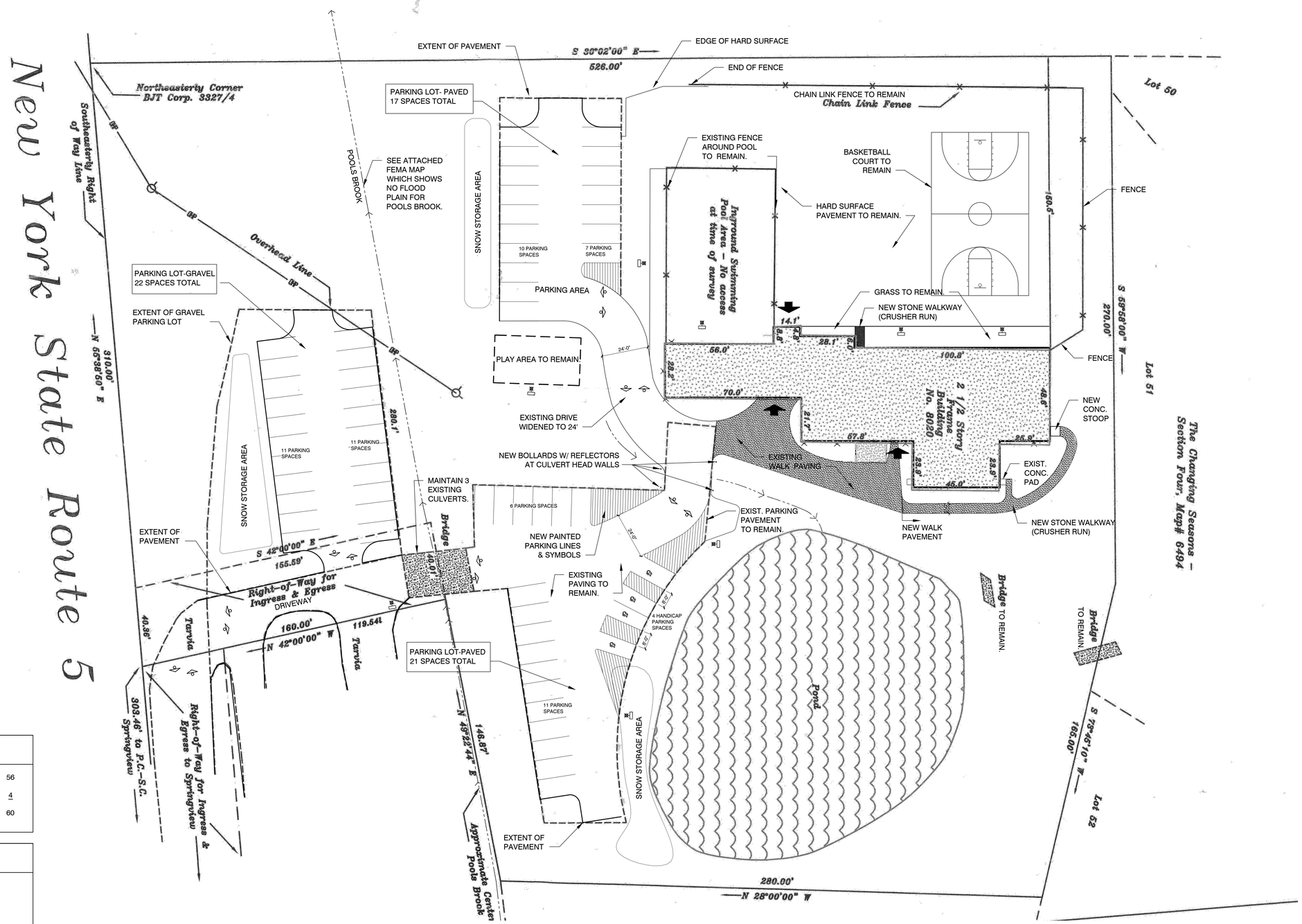
DAVID WILLIAM HANNIG, P.L.S., - N.Y.S. LIC. NO. 47411

STATE OF NEW YORK · DAVID WILLIAM HANNIG · OFFICIAL SEAL NO. 047411 · LICENSED LAND SURVEYOR

The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area either in service or abandoned. Tha surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities – Underground Facilities Protective Organization (315) 437–7333.

Projects/J7799/base plan/dwg/final Map Chinese Churh

PDF created with pdfFactory trial version www.pdffactory.com




## TOTAL PARKING SPACES

| | |
|---|---|
| STANDARD PARKING SPACES (10' X 20' EACH) | 56 |
| ACCESSIBLE PARKING SPACES (PER ADA.gov.) | 4 |
| TOTAL PARKING SPACES | 60 |

## SYMBOLS

- TRAFFIC FLOW
- MOTION SENSOR FLOOD LIGHT
- LIGHT POLE

SITE PLAN
SCALE: 1" = 20'

11
S100

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RSAARCHITECTS
Robertson Strong Apgar Architects, P.C.
1054 James Street Syracuse, New York 13203

# OVERALL SITE PLAN

SYRACUSE CHINESE CHRISTIAN CHURCH
8020 EAST GENESEE STREET
FAYETTEVILLE, N.Y. 13066

DRAWN BY: LC
REVIEWED BY: LCA

RECORD DATE: 03-30-22

REVISION DATES: 10/7/22 REV.

SHEET NUMBER
S1

JOB NUMBER: 2118

*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: SYRACUSE CHINESE CHRISTIAN CHURCH | | |
| Project Location (describe, and attach a location map): 8020 EAST GENESEE STREET, FAYETTEVILLE, NEW YORK | | |
| Brief Description of Proposed Action: | | |
| Name of Applicant or Sponsor: SONNY ZHAN | Telephone: 315-209-4904<br>E-Mail: sonny_zhan@yahoo.com | |
| Address: 8020 EAST GENESEE STREET | | |
| City/PO: FAYETTEVILLE | State: NY | Zip Code: 13066 |

| | NO | YES |
|---|---|---|
| 1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?<br>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?<br>If Yes, list agency(s) name and permit or approval: | | |

3.a. Total acreage of the site of the proposed action? 4.2 acres 8,956 SF (BLDG. AREA)
b. Total acreage to be physically disturbed? _____ acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 4.2 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

| | NO | YES | N/A |
|---|---|---|---|
| 5. Is the proposed action, | | | |
| a. A permitted use under the zoning regulations? | | X | |
| b. Consistent with the adopted comprehensive plan? | | X | |

| | NO | YES |
|---|---|---|
| 6. Is the proposed action consistent with the predominant character of the existing built or natural landscape? | | X |
| 7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____ | X | |
| 8. a. Will the proposed action result in a substantial increase in traffic above present levels? | X | |
| b. Are public transportation service(s) available at or near the site of the proposed action? | X | |
| c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action? | X | |
| 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: _____ | X | |
| 10. Will the proposed action connect to an existing public/private water supply? [If Yes, does the existing system have capacity to provide service? ☐ NO ☒ YES] If No, describe method for providing potable water: _____ | | X |
| 11. Will the proposed action connect to existing wastewater utilities? [If Yes, does the existing system have capacity to provide service? ☐ NO ☒ YES] If No, describe method for providing wastewater treatment: _____ | | X |
| 12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places? | X | |
| b. Is the proposed action located in an archeological sensitive area? | X | |
| 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? | | X |
| 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: _____ | X | |

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

| | NO | YES |
|---|---|---|
| 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? | X | |
| 16. Is the project site located in the 100 year flood plain? SEE FEMA MAP ATTACHED. | X | |
| 17. Will the proposed action create storm water discharge, either from point or non-point sources? FEMA DOC. If Yes, a. Will storm water discharges flow to adjacent properties? ☐ NO ☐ YES | X | |
| b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: ☐ NO ☐ YES | | |

| | 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)?<br>If Yes, explain purpose and size: _____ | X | |
| 19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?<br>If Yes, describe: _____ | X | |
| 20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?<br>If Yes, describe: _____ | X | |

**I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE**

Applicant/sponsor name: Douglas R. Brackett Landscape Arch. Date: 7/11/22

Signature: D. R. Brackett

**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? | X | |
| 2. Will the proposed action result in a change in the use or intensity of use of land? | X | |
| 3. Will the proposed action impair the character or quality of the existing community? | X | |
| 4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)? | X | |
| 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? | X | |
| 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? | X | |
| 7. Will the proposed action impact existing:<br>a. public / private water supplies? | X | |
| b. public / private wastewater treatment utilities? | X | |
| 8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources? | X | |
| 9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)? | X | |

| | 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? | X | |
| 11. Will the proposed action create a hazard to environmental resources or human health? | X | |

**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.

9 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.

9 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) |

**Lisa Dell, County Clerk**
401 Montgomery Street
Room 200
Syracuse, NY 13202
(315) 435-2229

# Onondaga County Clerk Recording Cover Sheet

**Received From :**
SALT CITY-BETSY

**Return To :**
ALARIO & FISCHER PC
5 ALDER DR
STE 4
EAST SYRACUSE, NY 13057

**Method Returned :** MAIL

**First PARTY 1**
MBLJ LLC

**First PARTY 2**
SYRACUSE CHINESE CHRISTIAN CHURCH

**Index Type :** Land Records
**Instr Number :** 2021-00043086
**Book :** **Page :**

**Type of Instrument :** Deed
**Type of Transaction :** Deed Comm Or Vacant
**Recording Fee:** $310.50

**Recording Pages :** 3

The Property affected by this instrument is situated in Manlius, in the County of Onondaga, New York

**Real Estate Transfer Tax**

| | |
|---|---|
| **RETT # :** | 1572 |
| **Deed Amount :** | $475,000.00 |
| **RETT Amount :** | $1,900.00 |
| **Total Fees :** | $2,210.50 |

State of New York

County of Onondaga

I hereby certify that the within and foregoing was recorded in the Clerk's office for Onondaga County, New York

On (Recorded Date) : 09/09/2021

At (Recorded Time) : 10:46:59 AM

Doc ID - 044732990003

Lisa Dell, County Clerk

THIS IS NOT A BILL

This sheet constitutes the Clerks endorsement required by Section 319 of Real Property Law of the State of New York

Entered By: EWRIGHT Printed On : 09/09/2021 At : 10:47:44AM

2

**THIS INDENTURE**, made the 3rd day of September 2021
**BETWEEN**

**MBLJ, LLC**
A limited liability company duly organized pursuant to the laws of the State of New York with offices located at:
8020 Genesee Turnpike
Fayetteville, NY 13066

*Grantor, and*

**SYRACUSE CHINESE CHRISTIAN CHURCH**
A Religious Corporation
P.O. Box 74
Manlius, NY 13104

*Grantee*:

**WITNESSETH,** that the Grantor, in consideration of the sum of One Dollar ($1.00), and other good and valuable consideration, paid by the Grantee, hereby grants and releases unto the Grantee, the heirs or successors and assigns of the Grantee forever,

**ALL THAT TRACT, PIECE OR PARCEL OF LAND**, as described particularly on Schedule A - Attached hereto .

**TOGETHER WITH AND SUBJECT TO** easements, covenants and restrictions of record, if any, affecting the premises.

**BEING A PORTION OF THE PREMISES** conveyed to MBLJ, LLC by Warranty Deed from Mark Biviano, dated May 17, 2012, and recorded in the Onondaga County Clerk's Office on May 18, 2012, in Book 5199 of Deeds at Page 819.

**TOGETHER** with the appurtenances and all the estate and rights of the party of the first part in and to said premises.

**THE PROPERTY** described herein does not constitute all or substantially all of the assets of the Grantor, and the disposition of the property described herein is being made in the usual and regular course of business of the corporation, and has been authorized by a unanimous vote of the Members.

**TO HAVE AND TO HOLD** the premises herein granted unto the party of the second part, the heirs or successors and assigns forever. The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires. This deed is subject to the trust provisions of Section 13 of the Lien Law. The Grantor covenants that the Grantor will forever warrant the Title to said Premises and the Grantee will quietly enjoy the said premises.

**IN WITNESS WHEREOF**, the party of the first part has duly executed the deed the day and year first above written.

IN PRESENCE OF:

James Randall

**MBLJ, LLC**
**By James Randall - Manager**

**State of Texas )**
**County of** Bexar **) ss:**

On 3rd of September 2021, before me, personally appeared **James Randall**, to me known, who, being by me duly sworn, did depose and say that he resides in the State of Texas; and that he is the Sole Member and Manager of the corporation described in, and which executed the above instrument; and that **James Randall** signed his name thereto by order of the Member Resolution of said Company.

Notary Public

RECORD AND RETURN TO:

ALARIO & FISCHER, P.C.
5 ADLER DRIVE
SUITE 4
EAST SYRACUSE, NY 13057

SCHEDUI E A

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Manlius, County of Onondaga, State of New York and being part of Lot 67 of said Town and more particularly bounded and described as follows:

BEGINNING at the northeast corner of lands conveyed by Marie R. Goodfellow to BJT Corp. by Warranty Deed recorded in the Onondaga County Clerk's Office on January 20, 1987 in Book 3327 page 4;

thence continuing from the point of beginning S 30° 02' 00" E 526 feet along the northeasterly boundary of the BJT Corp. lands and lands to be conveyed to a point, said point being the northeasterly corner of lot 50 of Section-4 of the Changing Seasons, a subdivision filed in the Onondaga County Clerk's Office on September 30, 1986 as Map No. 6494;

thence S 59° 58' 00" W along the northerly line of lot 50 and 51, 270.00 feet to an angle point in the northerly line of lot 51;

thence S 73° 45' 10" W continuing along lot 51 and lot 52 of the aforementioned subdivision, 165.00 feet to a point;

thence N 28° 00' 00" W, 280.00 feet to a point in the approximate centerline of Pools Brook;

thence N 49° 22' 44" E and following along the approximate centerline of Pools Brook 146.87 feet to a point; said point being located approximately 5 feet westerly from the end of an existing 36" culvert;

thence 42° 00' 00" W 160 feet to a point in the southerly line of New York State Route 5;

thence N 55° 38' 50" E along the southerly line of New York State Route 5, 310 feet to the point and place of beginning.

TOGETHER WITH a right of ingress and egress described as follows:
ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Manlius, County of Onondaga and State of New York, and being part of Lot 67 of said Town and more particularly bounded and described as follows:

Beginning at a point in the southerly boundary of N.Y.S. Route 5 (East Genesee Street), said point located the following courses and distances from the intersection of the point of the curve of the east boundary of a road called Springview and the southerly boundary of N.Y. S. Route 5, N 68° 27' 00" E along the southerly boundary of N.Y.S. Route 5 a distance of 187.00 feet;

thence N 55° 38' 50" E along the southerly boundary of N.Y.S. Route 5 a distance of 116.46 to the point of beginning;

thence N 55° 38' 50" E, 40.36 feet to a point;

thence S 42° 00' 00" E a distance of 155.59 feet to a point;

thence S 49° 22' 44" West a distance of 40.01 feet to a point;

thence N 42° 00' 00" W a distance of 119.64 feet to a point;

thence S 55° 38' 50" W a distance of 327.03 feet to the east street line of a road named Springview;

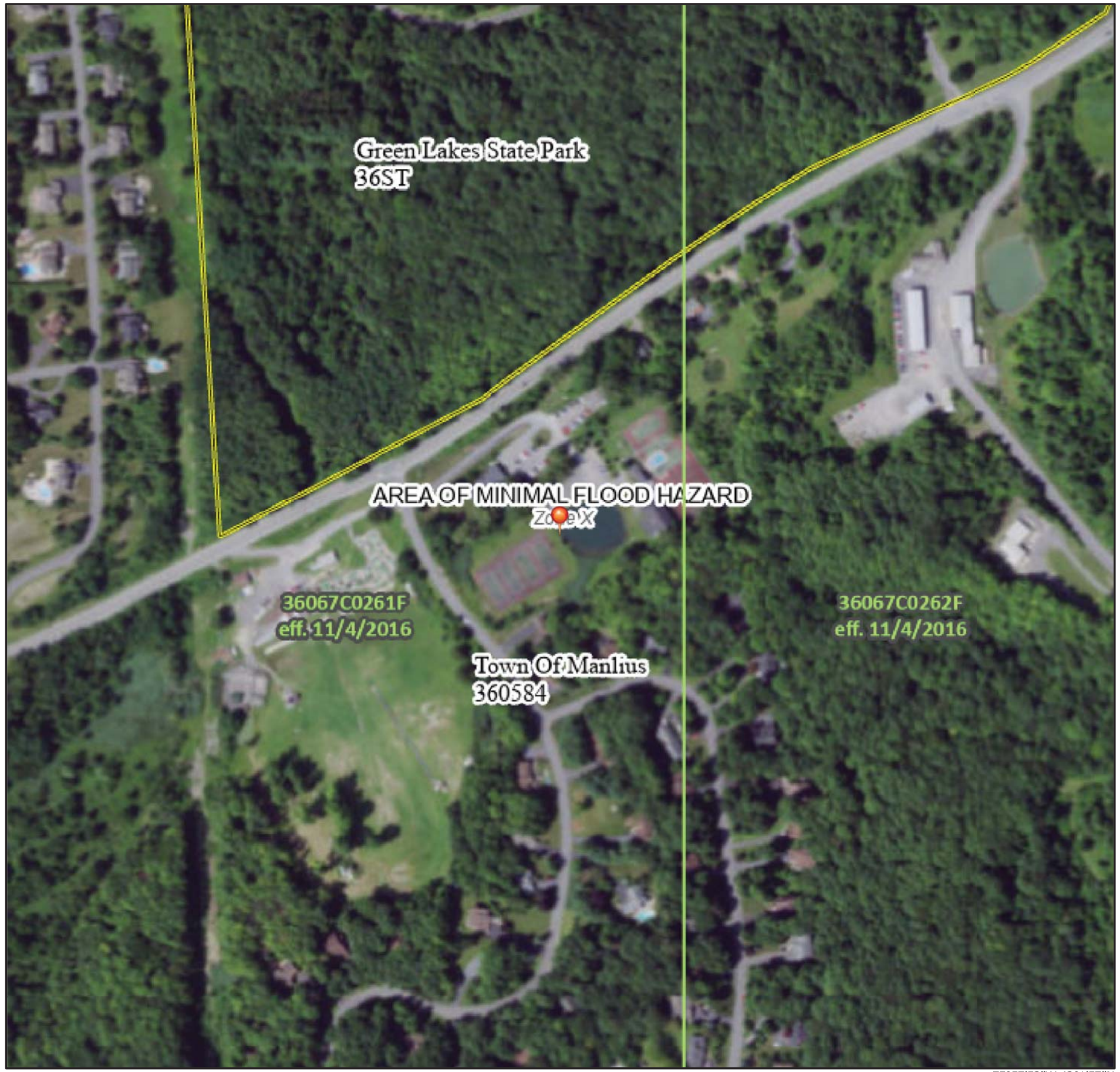
thence along the street line of a curve to the right with a radius of 533.26 feet a distance of 50.00 feet to a point;

thence N 82° 36'29" E a distance of 42.37 feet to a point; thence N 55° 38' 50" E a distance of 181.38 feet to an angle point on the southerly boundary of N.Y.S. Route 5; thence 55° 38' 50" E along the southerly boundary of N.Y.S. Route 5 a distance of 116.46 feet to the point of beginning.

# National Flood Hazard Layer FIRMette

FEMA

75°58'30"W 43°2'24"N




75°57'53"W 43°1'57"N

0 250 500 1,000 1,500 2,000 Feet 1:6,000

*Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020*

## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

**SPECIAL FLOOD HAZARD AREAS**
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

**OTHER AREAS OF FLOOD HAZARD**
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

**OTHER AREAS**
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

**GENERAL STRUCTURES**
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

**OTHER FEATURES**
- B 20.2 17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
- 8 Coastal Transect
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

**MAP PANELS**
- Digital Data Available
- No Digital Data Available
- Unmapped

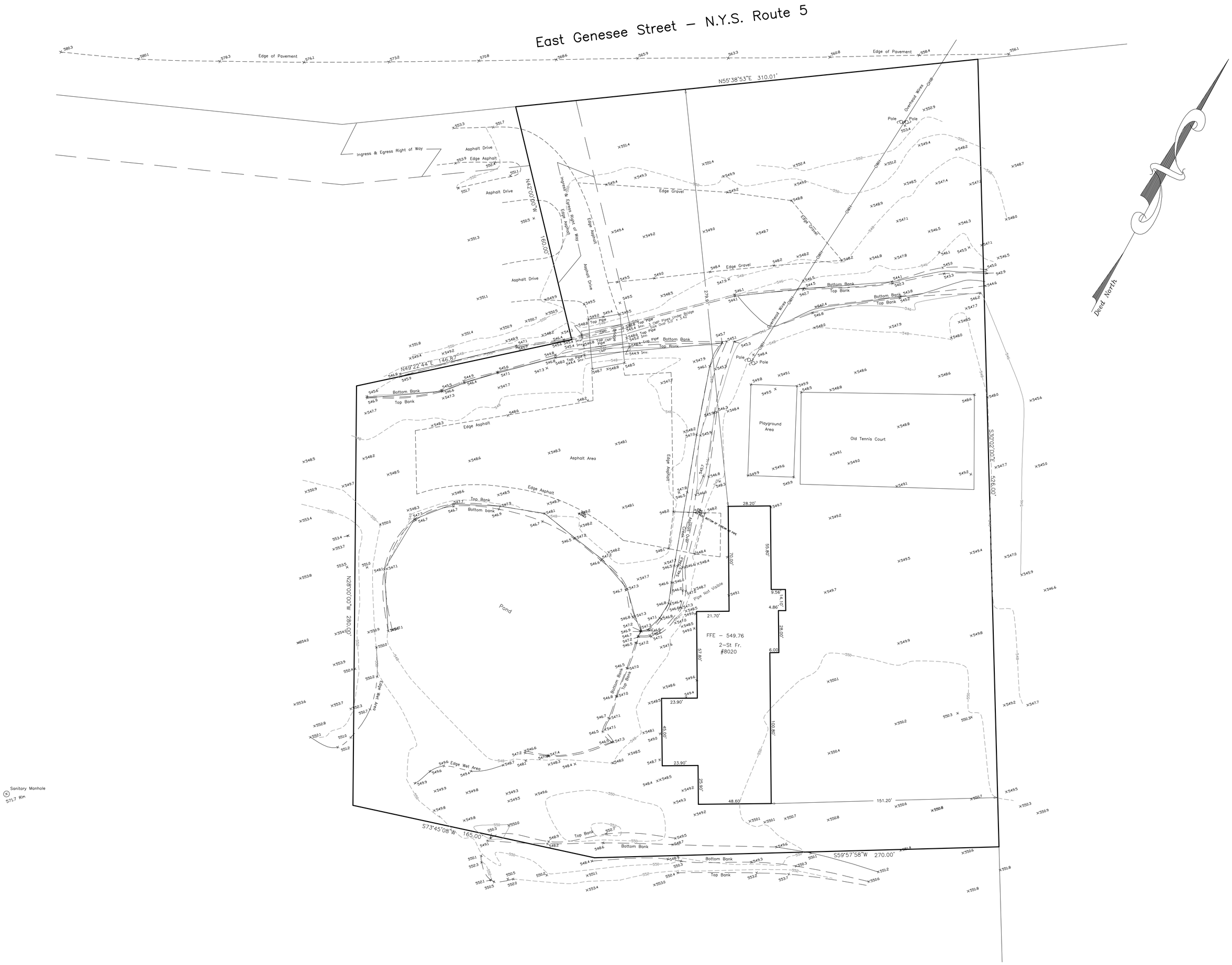
N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 7/11/2022 at 1:35 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.




# Pt. of Military Lot 67, Town of Manlius
# Onondaga Co., N.Y.

Scale 1" = 30'

August 2, 2022

Rev'd 9/01/2022


D. W. HANNIG L.S., P.C.

SURVEYORS - PLANNERS - CONSULTANTS
THE MARKET PLACE, BUILDING #1
MANLIUS, NEW YORK 13104
PHONE: (315) 682-5225 - FAX: (315) 682-7774


In my professional opinion, and based on my observations and/or scope of service, I hereby certify this map was made from an actual survey on 8/02/2022, and this map is correct.

This certification is void unless signed in RED ink.

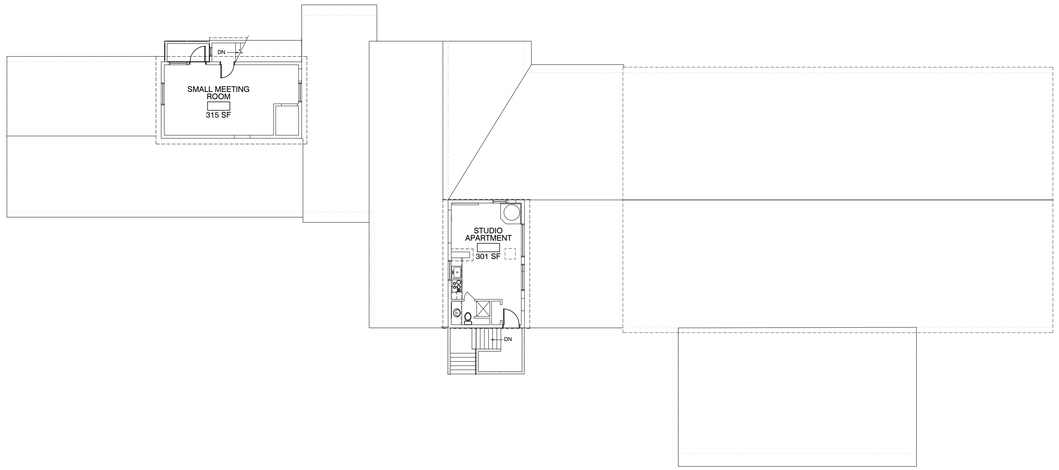
DAVID WILLIAM HANNIG, P.L.S., - N.Y.S. LIC. NO. 47411

STATE OF NEW YORK · DAVID WILLIAM HANNIG · OFFICIAL SEAL · NO. 047411 · LICENSED LAND SURVEYOR

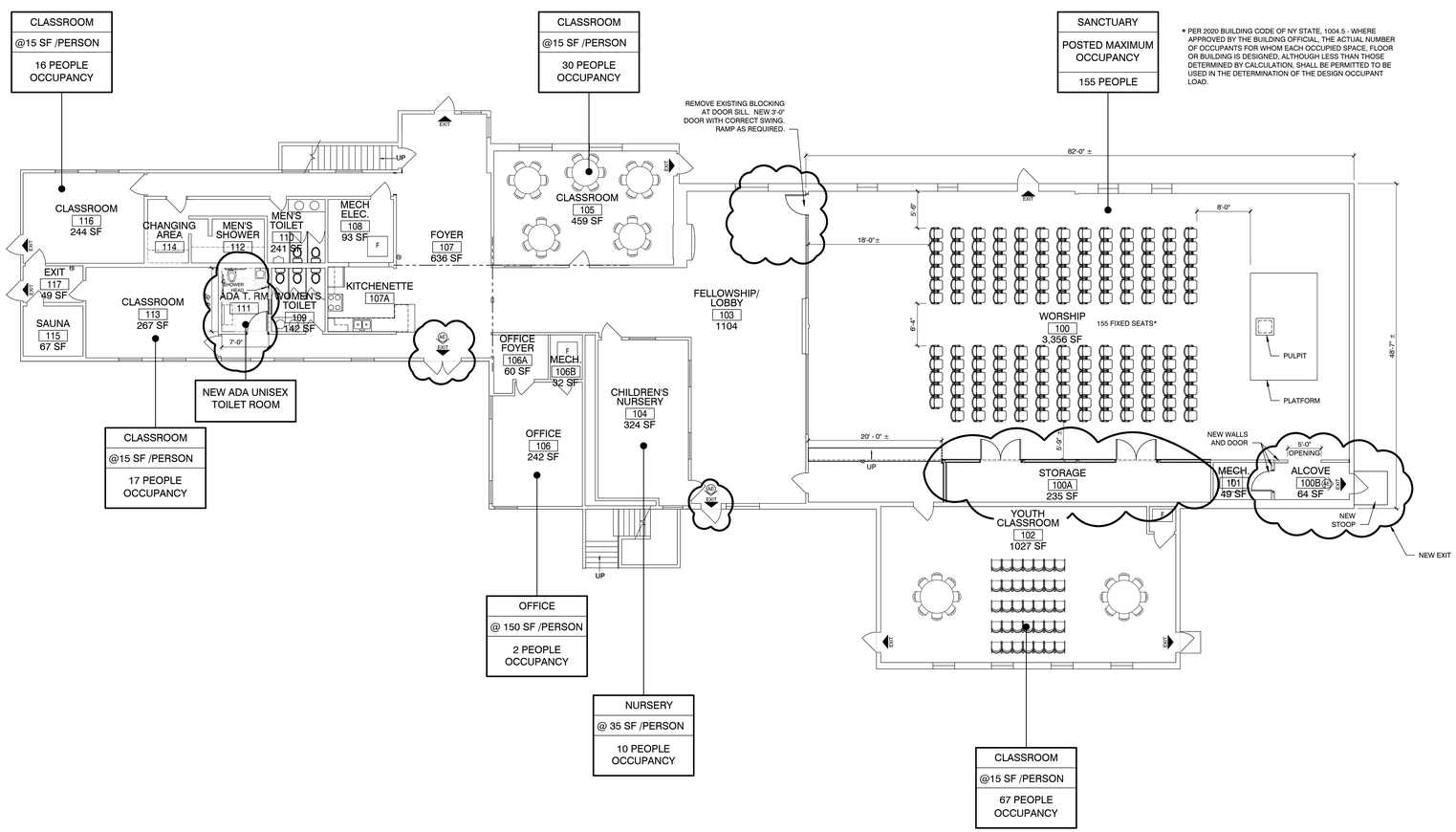
The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area either in service or abandoned. Tha surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities – Underground Facilities Protective Organization (315) 437-7333.

Projects/J7799/base plan/dwg/final Map Chinese Churh

PDF created with pdfFactory trial version www.pdffactory.com




SECOND FLOOR
SCALE: 3/32" = 1'-0"
24
CCD.1




* PER 2020 BUILDING CODE OF NY STATE, 1004.5 - WHERE APPROVED BY THE BUILDING OFFICIAL, THE ACTUAL NUMBER OF OCCUPANTS FOR WHOM EACH OCCUPIED SPACE, FLOOR OR BUILDING IS DESIGNED, ALTHOUGH LESS THAN THOSE DETERMINED BY CALCULATION, SHALL BE PERMITTED TO BE USED IN THE DETERMINATION OF THE DESIGN OCCUPANT LOAD.

FIRST FLOOR
SCALE: 1/8 = 1'-0"
21
CCD.1

## GENERAL BUILDING AREA AND HGT. SUMMARY

| | EXISTING BUILDING: | ADDITION: | TOTAL: | ALLOWED: | |
|---|---|---|---|---|---|
| 1st FLOOR: | 8,956 SF | NONE | 8,956 SF | Over 9,000 SF | (506 AND TABLE 506.2) With 3 side Open Space |
| 2nd FLOOR: | 618 SF | NONE | 618 SF | 0 SF | (506 AND TABLE 506.2) |
| HEIGHT | 28' - 8" | | | 40' - 0" | (TABLE 504.3) |
| FLOORS: | 2 STORIES | | | | (TABLE 504.4 ) |
| TOTALS: | 9,574 SF | | 9,574 SF | | |
| SPRINKLER SYSTEM: | | NONE PROVIDED | | | |

## CODE SUMMARY

### USE AND OCCUPANCY CLASSIFICATION

OCCUPANCY: A3 PUBLIC ASSEMBLY WORSHIP NYS Building Code Section 303.4

### FIRE RESISTANCE RATING: 5B CONSTRUCTION

NYS Building Code - Chapter 6

| | |
|---|---|
| STRUCTURAL FRAME | 0 HOUR |
| BEARING WALLS | |
| EXTERIOR | 0 HOUR |
| INTERIOR | 0 HOUR |
| NONBEARING WALLS | |
| EXTERIOR | 0 HOUR (50' FROM PROPERTY LINE) |
| INTERIOR | 0 HOUR |
| FLOOR CONSTRUCTION | 0 HOUR |
| ROOF CONSTRUCTION | 0 HOUR |

### FIRE RESISTANCE- RATED CONSTRUCTION

| FIRE WALLS AND BARRIERS | REQUIREMENTS |
|---|---|
| | 0 HOUR |
| INCIDENTAL USE: | N |

## MEANS OF EGRESS - BUILDING CODE OF NYS

CALCULATED OCCUPANT LOAD

| | |
|---|---|
| WORSHIP | 7 SF PER PERSON |
| LOBBY | 100 SF PER PERSON |
| NURSERY | 35 SF PER PERSON |
| CLASSROOM | 15 SF PER PERSON |
| OFFICE | 150 SF PER PERSON |
| PLATFORM | 15 SF PER PERSON |

CORRIDOR SPACE

| | |
|---|---|
| DEAD ENDS: | NOT TO EXCEED 20' |
| FIRE RATING OF CORR. WALLS: | 0 HOUR |
| CORRIDOR WIDTH: | 44" MINIMUM REQUIRED |

EXIT ACCESS

| | |
|---|---|
| TRAVEL DISTANCE ALLOWED: | 300' MAX - W/ SPRINKLER SYSTEM<br>200' MAX - W/O SPRINKLER SYSTEM |
| TRAVEL DISTANCE FIRST FLOOR: | 80 Feet |
| TRAVEL DISTANCE SECOND FLOOR: | 50 Feet |
| TWO EXITS: | IF OCCUPANT LOAD EXCEEDS 49 |

EXITS

NUMBER OF BUILDING EXITS BASED ON OCCUPANTS: NYS Code TABLE 1006.3.2

| | |
|---|---|
| REQUIRED: | 3 |
| PROVIDED: | 7 |
| STAIRS: | |

## PLUMBING FIXTURE SUMMARY

Plumb. Code Table 403.1

| FIXTURE: | REQUIRED: | PROVIDED: |
|---|---|---|
| WATER CLOSETS | 1 PER 150 FOR MEN AND 1 PER 75 FOR WOMEN | |
| | MEN 2<br>WOMEN 3 | 2<br>3 |
| URINALS | UP TO 67% OF REQUIRED WATER CLOSETS | 1 |
| LAVATORIES | 1 PER 200 | |
| | MEN 1<br>WOMEN 1 | 2<br>2 |
| DRINKING FOUNTAINS | 1 PER 1000 | 2 |
| OTHER | 1 SERVICE SINK | 1 |

ADA facilities: One new ADA unisex toilet room will be provided where shown on the plans.

## ELECTRICAL CODE SUMMARY

PROVIDE SMOKE & FIRE DETECTION TO MEET NFPA 101
PROVIDE EMERGENCY LIGHTING FOR ALL EXIT PATHWAYS & SANCTUARY
PROVIDE EXIT LIGHTS AT ALL BUILDING EXITS AND EXITS FROM SANCTUARY

## SYMBOL LEGEND

| | |
|---|---|
| AE | ACCESSIBLE BUILDING EXIT |
| EXIT | EXIT |
| | ONE HOUR FIRE PARTITION |
| | TWO HOUR FIRE BARRIER |
| | 2 HR. RATED FIRE WALL |
| F.E. | FIRE EXTINGUISHER |
| F.E.C. | FIRE EXTINGUISHER CABINET |

N
PRINCIPAL NORTH
CALLED

RECEIVED FEB 28 2022 SERVICES OF A LICENSED PROFESSIONAL ENGINEER OR ARCHITECT MAY BE REQUIRED IN THE STATE OF NEW YORK

RSAARCHITECTS
Robertson Strong Apgar Architects, P.C.
1054 James Street Syracuse, New York 13203

# CODE COMPLIANCE DRAWING - 1ST & 2ND FLOORS

SYRACUSE CHINESE CHRISTIAN CHURCH
8020 EAST GENESEE STREET
FAYETTEVILLE, N.Y. 13066

DRAWN BY: LC
REVIEWED BY: LCA

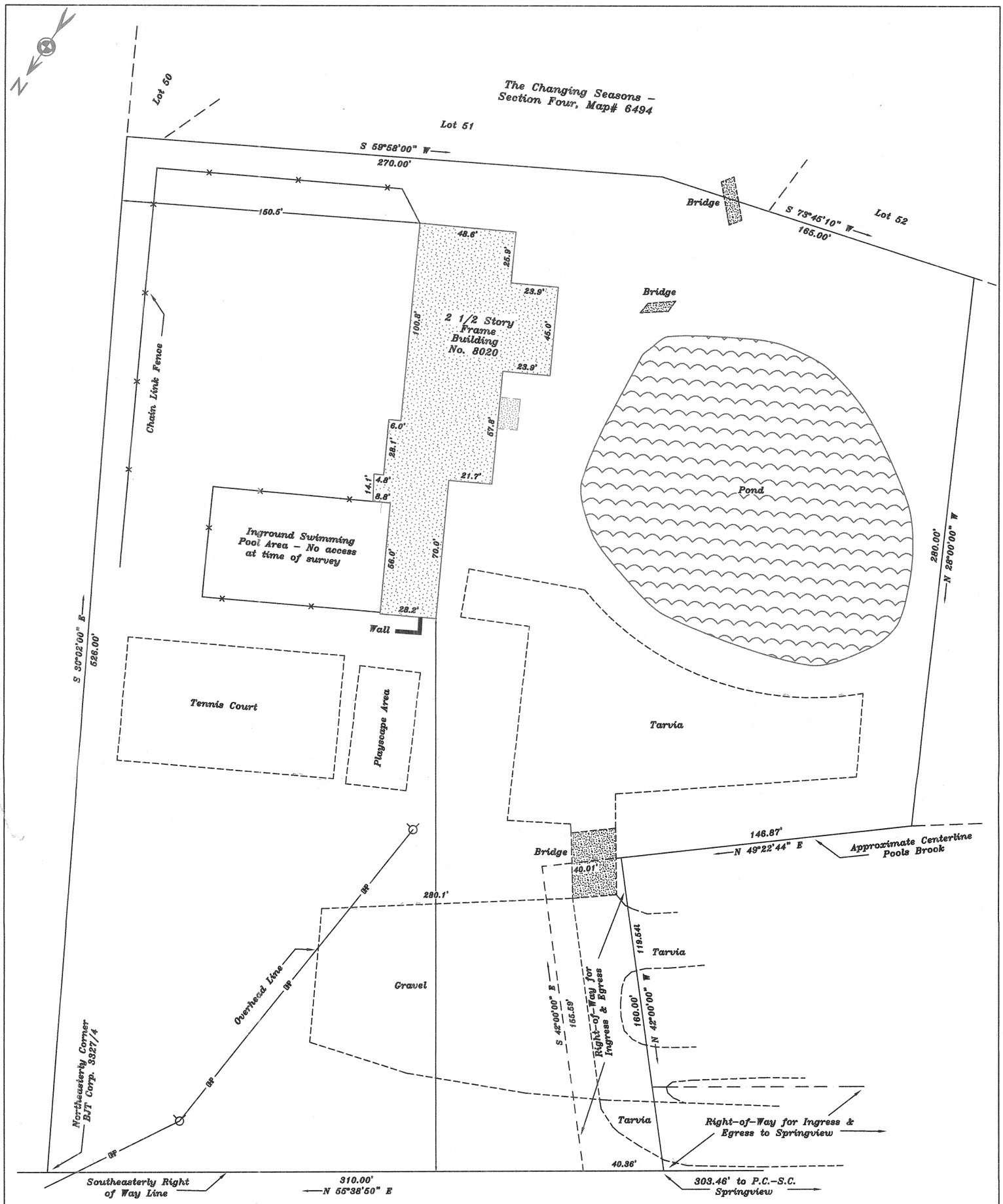
RECORD DATE:
03-30-22

REVISION DATES:
04-25-22
05-12-22
06-03-22

SHEET NUMBER
CCD.1

JOB NUMBER:
2118

Copyright © RSA ARCHITECTS




# New York State Route 5


Michael J. McCully
Land Surveying PLLC
5875 Fieldstone Drive
Cazenovia New York 13035
Phone : (315) 815-5034


I hereby certify that this map was made from an actual survey and same is correct.

M.J. McCully NYSLLS 50696

STATE OF NEW YORK
MICHAEL J. McCULLY
050696
LICENSED LAND SURVEYOR

Location Survey on Part of Lot 67 – Manlius.

Known as No. 8020 New York State Route 5, Town of Manlius, County of Onondaga, State of New York.

Drawn by: MJM | Scale: 1"= 50'

Date(s): 02-28-21


Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of Section 7209,Subdivision 2 of the New York State Education Law. Only copies from the original of this survey marked with an original of the land surveyor's inked seal or his embossed seal shall be considered to be valid true copies. Certifications shall run only to the person or entities for whom the survey is prepared and are not transferable to subsequent persons or entities. Copyright 2021, Michael J. McCully Land Surveying, all rights reserved.

Expected Fee: _____

# TOWN OF MANLIUS
## PLANNING DEPARTMENT
## INITIAL APPEARANCE APPLICATION

DATE: June 6, 2022

Name of Project: Church Usage Permit

**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: 8020 Genesee Tpke, Fayetteville, NY 13066

Type of Project:

○ Division of Land ○ Subdivision ○ Accessory Use ○ Zone Change ☒ Site Review ○ Other Amendment

Developer: _____ Phone: _____

Address: _____ Zip: 13066

Tax Map Number(#)/s: 090-01-06.6

Present Zoning: Com 1, Outdr Sport 557 Desired Zoning: Com 1, Church

Total Acreage: 4.03 Total Number of Lots: 1

Property Owner/s: Syracuse Chinese Christian Church Phone: 315-209-4904

Address: 8020 E Genesee St, Fayetteville, NY Zip: 13066

Tax Map#(s): 090-01-06.6 Owner's Signature: Shu-Jen Chiang

Printed Name: Syracuse Chinese Christian Church

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: _____

*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:
Church Usage Permit

Project Location (describe, and attach a location map):
8020 Genesee Tpke, Fayetteville, NY 13066

Brief Description of Proposed Action:
For Church Usage Permit. Please see the attached drawings.

| Name of Applicant or Sponsor: | Telephone: 315-209-4904 |
|---|---|
| Syracuse Chinese Christian Church | E-Mail: syrccc@gmail.com |

Address:
8020 E Genesee St

| City/PO: | State: | Zip Code: |
|---|---|---|
| Fayetteville | NY | 13066 |

| | NO | YES |
|---|---|---|
| 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. | [X] | [ ] |
| 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: | [X] | [ ] |

3.a. Total acreage of the site of the proposed action? 4.03 acres
b. Total acreage to be physically disturbed? 4.03 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 4.03 acres

4. Check all land uses that occur on, adjoining and near the proposed action.
[ ] Urban [ ] Rural (non-agriculture) [ ] Industrial [X] Commercial [ ] Residential (suburban)
[ ] Forest [ ] Agriculture [ ] Aquatic [ ] Other (specify): _____
[ ] Parkland

| | NO | YES | N/A |
|---|---|---|---|
| 5. Is the proposed action, | | | |
| a. A permitted use under the zoning regulations? | ☐ | X | ☐ |
| b. Consistent with the adopted comprehensive plan? | ☐ | X | ☐ |

| | NO | YES |
|---|---|---|
| 6. Is the proposed action consistent with the predominant character of the existing built or natural landscape? | ☐ | X |
| 7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____ | X | ☐ |
| 8. a. Will the proposed action result in a substantial increase in traffic above present levels? | X | ☐ |
| b. Are public transportation service(s) available at or near the site of the proposed action? | X | ☐ |
| c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action? | X | ☐ |
| 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: _____ | X | ☐ |
| 10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ | ☐ | X |
| 11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ | ☐ | X |
| 12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places? | X | ☐ |
| b. Is the proposed action located in an archeological sensitive area? | X | ☐ |
| 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? | X | ☐ |
| 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: _____ | X | ☐ |

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

| | NO | YES |
|---|---|---|
| 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? | X | ☐ |
| 16. Is the project site located in the 100 year flood plain? | X | ☐ |
| 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 | X | ☐ |
| b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? ☐ NO ☐ YES 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)?<br>If Yes, explain purpose and size: | X | |
| 19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?<br>If Yes, describe: | X | |
| 20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?<br>If Yes, describe: | X | |

**I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE**

Applicant/sponsor name: Shu-Jen Chiang Date: 6-6-22

Signature: Shu-Jen Chiang

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:<br>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

# 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. Deborah Witzel, being duly sworn, deposes and says that (s) he is:

Chiang Shu-Jen David
(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: 6-6-, 2022.

Shu-Jen Chiang
(Print Name)

Shu-Jen Chiang
(Signature)

(Entity Name)

Church Elder
By (Officer) (Title)

8020 E. Genesee St.
(Mailing Address of Applicant)

315-682-7079
(Telephone Number)

Date: _____, 20_____.

(Print Name)

(Signature)

(Entity Name)

By (Officer) (Title)

(Mailing Address of Applicant)

(Telephone Number)

## ACKNOWLEDGEMENTS

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

On this 6th day of June in the year 2022, before me, the undersigned, a notary public in and for said state, personally appeared Chiang Shu-Jen David, _____, 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

DEBORAH J WITZEL
Notary Public, State of New York
No. 01WI6162236
Qualified in Onondaga County
Commission Expires March 5, 2023

# CORPORATE ACKNOWLEDGEMENT

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

_____, being duly sworn, deposes and says the s(he) is the _____ of _____ 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 _____, 20_____

_____
Notary Public

06/29/16 LB

NOTE: REUSE EXISTING SIGN IN CURRENT LOCATION

RSA ARCHITECTS
Robertson Strong Apgar Architects, P.C.
1009 James Street, Syracuse, New York 13203

PROPOSED SIGNAGE
MAIN ENTRANCE SIGN
SYRACUSE CHINESSE CHRISTIAN CHURCH
8020 EAST GENESEE STREET
FAYETTEVILLE, N.Y. 13066

DRAWN BY: HHV

REVIEWED BY: LCA

RECORD DATE: 11-17-21
REVISION DATES:

SHEET NUMBER:
SK1

JOB NUMBER: 2118

Copyright © RSA ARCHITECTS

Syracuse Chinese Christian Church

Part of Lot 67 in Town of Manlius, N.Y.
8020 E Genesee St, Fayetteville, N.Y. 13066

Response to Town of Manlius engineer's, Miller Engineers, comments:

July 30. 2022

**Comments and responses following:**

**Parking**

- **Provide traffic circulation detail**

  The traffic circulation is shown on Site Drawing S-1 by RSA Architects

- **Provide turn around area at each dead end**

  The turn arounds are shown at all dead ends, see Site Drawing S-1

- **Confirm basis for parking counts in compliance with the code**

  Code 155-31.4: Restaurants and other eating establishments. For restaurants and other eating establishments, one parking space shall be provided for each five seats, except that where customers are served in their cars, parking shall be provided sufficient to accommodate the projected number of customers during the periods of highest use.

  RSA Architects were directed by the Town to use 5 seats per 1 car to determine the parking required, similar to 155-31.4; as there is no specific town parking requirements for worship occupancies. Therefore, the parking was calculated by using the building allowed occupancy divided by 5.

- **Confirm any off-site parking**

  There is no off-site parking

- **Detail snow storage areas**

  Snow storage areas are shown on Site Drawing S-1

- **Indicate location of all drive lanes and width of the lanes**

  These are shown on Site drawing S-1

- **Pavement details with limits of paving**

  These are shown on Site drawing S-1

**Site issues**

- **Provide onsite contour elevations per code**

  Contour elevations are included on D.W. Hannig's L.S. drawing

- **Provide detail top of bank for streams and ponds**

  Top of bank for streams and ponds are included on D.W. Hannig's L.S. drawing

- **Provide detail on proposed landscaping**

  The existing trees, lawns, and water elements are to remain, no additional landscaping is anticipated.

- **Confirm pedestrian access/walkways to and from parking areas**

  Pedestrian access/walkways are shown on Site Drawing S-1 by RSA Architects

- **Provide architectural elevations and/or photo symmetry**

  Architectural elevations are included, there are no building additions

- **Provide buffer/green space detail**

  The existing buffer/green space will remain as is presently shown

- **Clearly delineate property boundary**

  These are shown on Michael McCully L.S. survey map

- **Show all fencing for site**

  Fencing is shown on Michael McCully L.S. survey map

- **Depict pedestrian walkways/sidewalks**

  Pedestrian access/walkways are shown on Site Drawing S-1 by RSA Architects

**Miscellaneous**

- **Provide hours of operation**

  Hours of operation are as follows:
  Mon - Tue 9 am - 5 pm
  Wed 9 am - 5 pm; 7 pm - 9 pm
  Thur 9 am - 5 pm
  Fri 9 am - 5 pm; 6:30 pm - 9:30 pm
  Sun 9 am - 1 pm
  Hours of operation may change per holidays or special church events.

- **Provide number of employees**

  There will be 1 (one) employee

- **Provide Lighting Plan**

  The existing lights are to be used; these are shown on Site Drawing S-1 by RSA Architects

- **Provide detail on signage**

  The existing sign board at the entrance of the driveway will be used for the church sign (see attached drawing and pictures).
  The size information of the existing sign board is as follows:
  42" x 146"
  The sign posts are 90" tall, to the top of the posts

- **Provide screening detail**

  Existing conditions will remain, no new screening is planned

- **Confirm status/need/upgrades to basketball and tennis courts and/or conversion to parking**

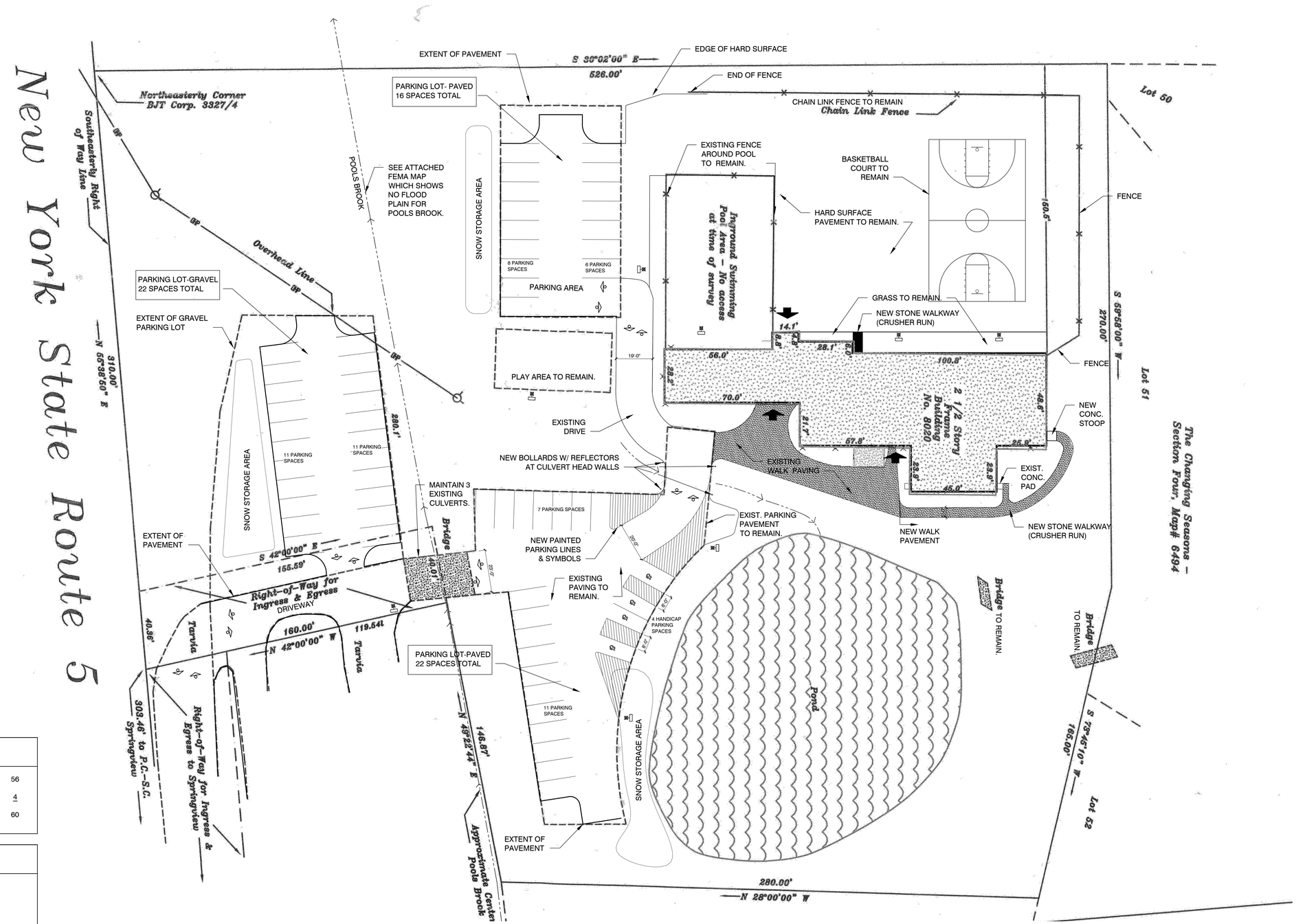
  Existing conditions will remain, in the future the top surfaces will be recoated.

- **Provide information on existing pool and code compliance for the pool**

  At this time the pool will not be used, in the future a pool permit will be applied for by the church.

  The pool is inside a fence with a locked gate.

ROBERTSON
STRONG
APGAR
ARCHITECTURE • ENGINEERING




## TOTAL PARKING SPACES

| | |
|---|---|
| STANDARD PARKING SPACES (10' X 20' EACH) | 56 |
| ACCESSIBLE PARKING SPACES (PER ADA.gov.) | 4 |
| TOTAL PARKING SPACES | 60 |

## SYMBOLS

- TRAFFIC FLOW
- MOTION SENSOR FLOOD LIGHT
- LIGHT POLE

SITE PLAN
SCALE: 1" = 20'

11
S100

RSAARCHITECTS
Robertson Strong Apgar Architects, P.C.
1054 James Street Syracuse, New York 13203

# OVERALL SITE PLAN

SYRACUSE CHINESE CHRISTIAN CHURCH
8020 EAST GENESEE STREET
FAYETTEVILLE, N.Y. 13066

DRAWN BY: LC
REVIEWED BY: LCA

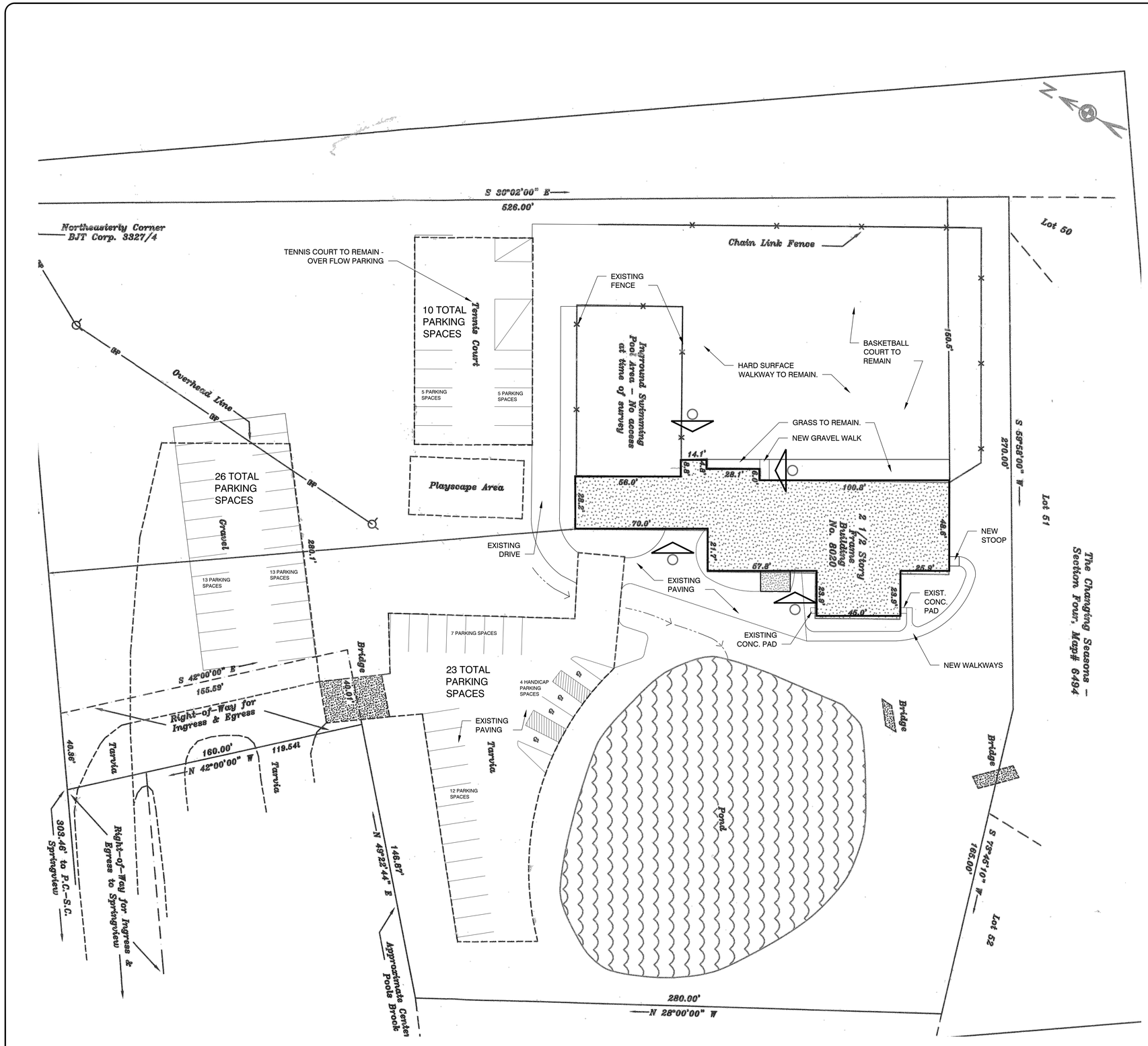
RECORD DATE: 03-30-22

REVISION DATES:

SHEET NUMBER
S1

JOB NUMBER: 2118

Copyright © RSA ARCHITECTS




SITE PLAN
SCALE: 1" = 20'

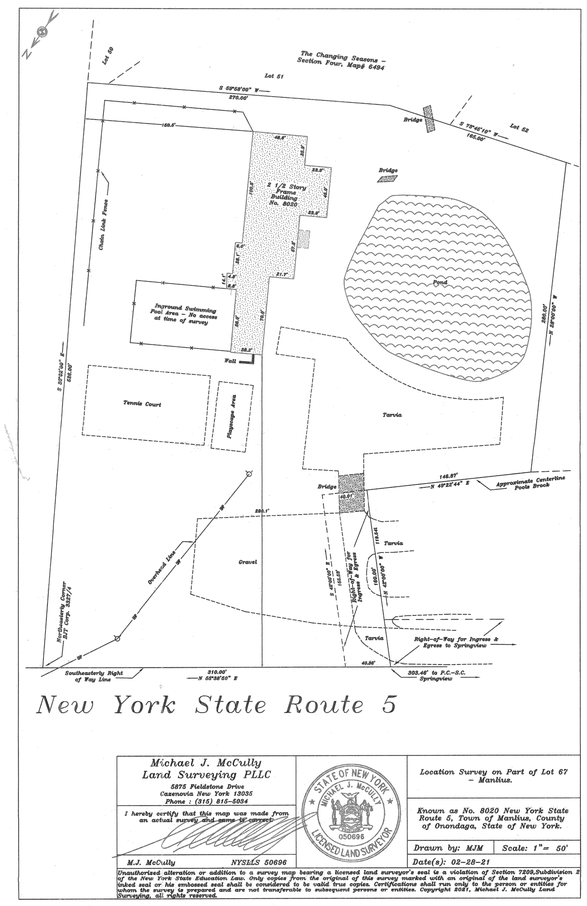
21
CCD.2

## SITE SUMMARY

| | |
|---|---|
| PARKING | 297 TOTAL OCCUPANCY - 1 PARKING SPACE PER 5 PEOPLE = 59 REQUIRED SPACES |
| ENTRANCE WALKWAYS | PROVIDED AS SHOWN ON SITE PLAN |
| LANDSCAPING | EXISTING TO REMAIN |
| ZONING DISTRICT | C-B COMMERCIAL BUSINESS |
| BUILDING FOOTPRINT | 8,956 SF |
| SITE ACREAGE | 4.2 ACRES APPROXIMATELY - NEEDS TO BE VERIFIED |

## PARKING SPACES

| | |
|---|---|
| STANDARD PARKING SPACES (10' X 20' EACH) | 55 |
| ACCESSIBLE PARKING SPACES (PER ADA.gov.) | 4 |
| TOTAL PARKING SPACES | 59 |




SITE SURVEY
SCALE: N.T.S.

21
CCD.2

RSAARCHITECTS
Robertson Strong Apgar Architects, P.C.
1054 James Street Syracuse, New York 13203

# CODE COMPLIANCE DRAWING - SITE

SYRACUSE CHINESE CHRISTIAN CHURCH
8020 EAST GENESEE STREET
FAYETTEVILLE, N.Y. 13066

DRAWN BY: LC
REVIEWED BY: LCA

RECORD DATE:
03-30-22

REVISION DATES:
04-25-22
06-03-22

SHEET NUMBER
CCD.2

JOB NUMBER:
2118

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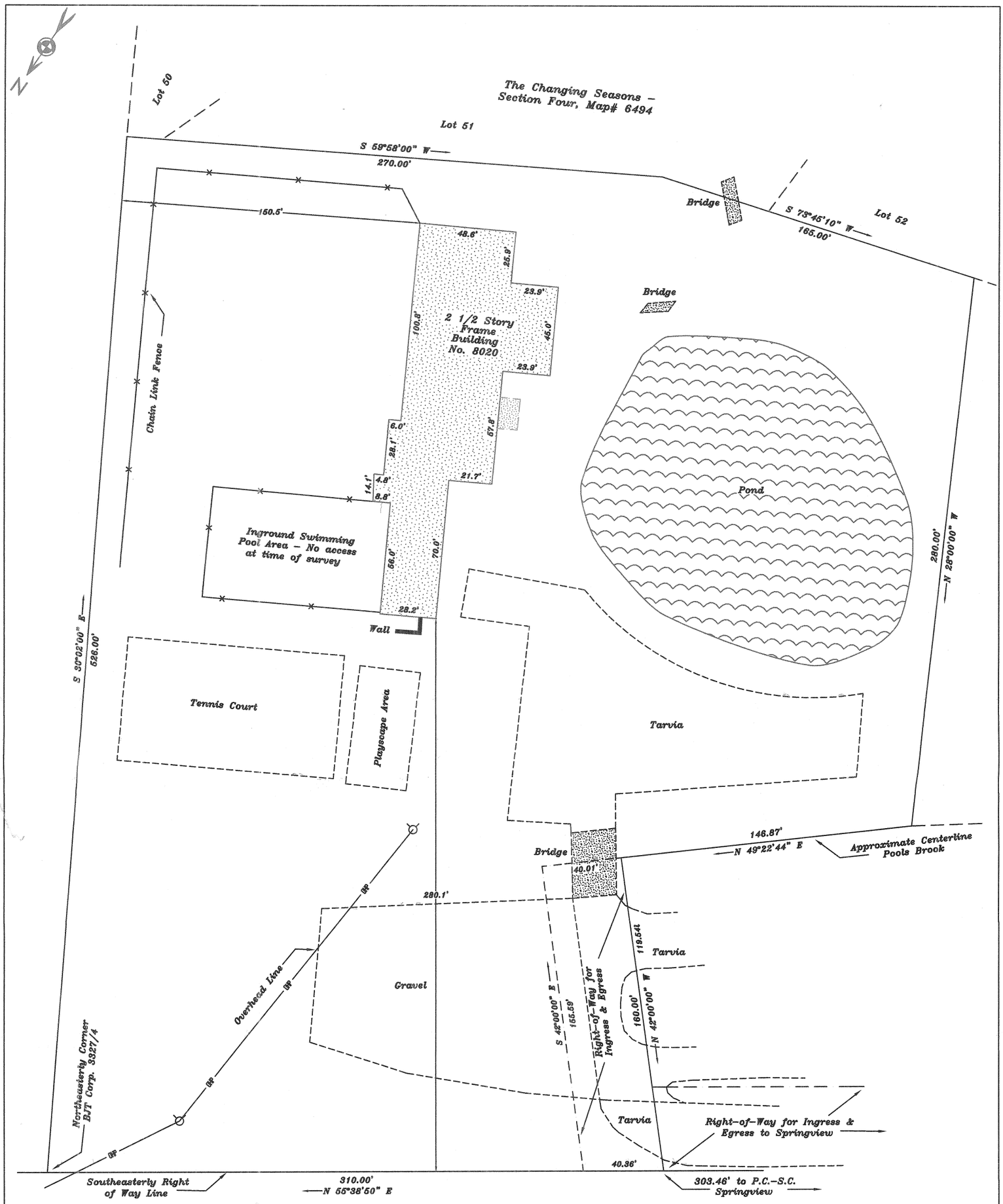



# New York State Route 5


Michael J. McCully
Land Surveying PLLC
5875 Fieldstone Drive
Cazenovia New York 13035
Phone : (315) 815-5034


I hereby certify that this map was made from an actual survey and same is correct.

M.J. McCully NYSLLS 50696

STATE OF NEW YORK
MICHAEL J. McCULLY
050696
LICENSED LAND SURVEYOR

Location Survey on Part of Lot 67 – Manlius.

Known as No. 8020 New York State Route 5, Town of Manlius, County of Onondaga, State of New York.

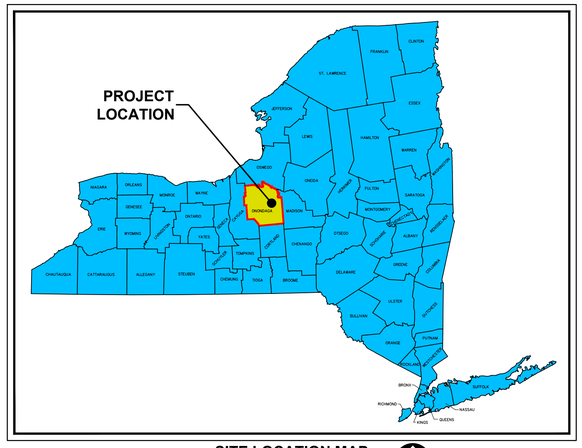
Drawn by: MJM | Scale: 1"= 50'

Date(s): 02-28-21


Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of Section 7209,Subdivision 2 of the New York State Education Law. Only copies from the original of this survey marked with an original of the land surveyor's inked seal or his embossed seal shall be considered to be valid true copies. Certifications shall run only to the person or entities for whom the survey is prepared and are not transferable to subsequent persons or entities. Copyright 2021, Michael J. McCully Land Surveying, all rights reserved.

# PEREGRINE DEVELOPMENT LLC
# SENIOR LIVING CENTER

## MEDICAL CENTER DRIVE
## TOWN OF MANLIUS
## ONONDAGA COUNTY
## NEW YORK STATE




**SITE LOCATION MAP**
NOT TO SCALE

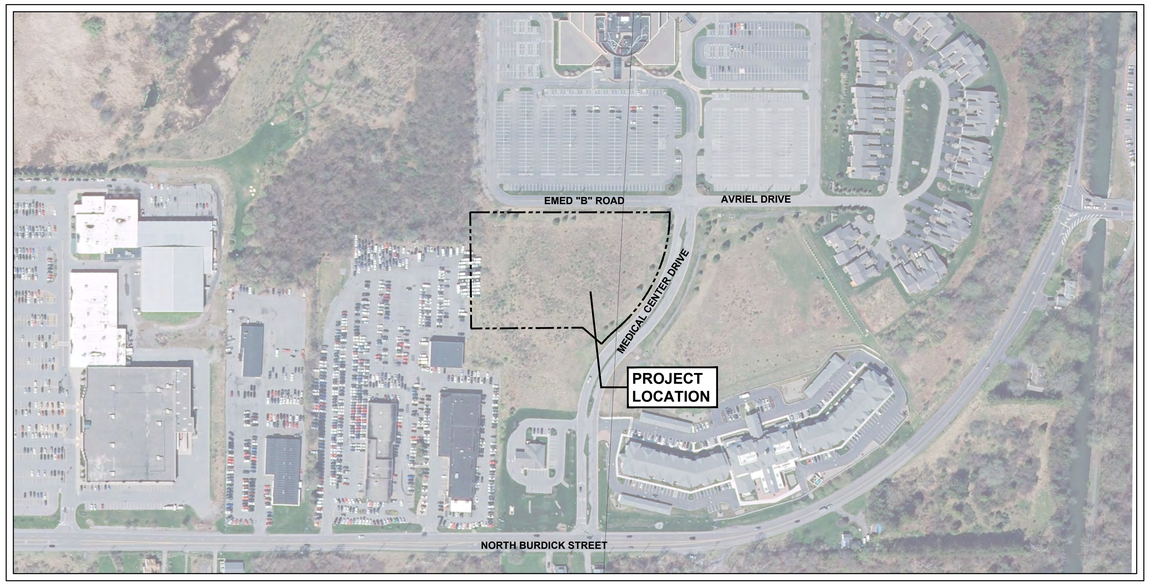

PREPARED BY:

NAPIERALA CONSULTING
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:


| | |
|---|---|
| TITLE SHEET | C-1 |
| GENERAL NOTES | C-2 |
| SURVEY / EXISTING CONDITIONS | C-3 |
| SITE PREPARATION PLAN | C-4 |
| NEIGHBORHOOD PLAN | C-5 |
| LAYOUT PLAN | C-6 |
| OFFSITE IMPROVEMENT PLAN | C-6.1 |
| GRADING AND DRAINAGE PLAN | C-7 |
| 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

Dig Safely. New York
Call 811 before you dig

APPROVED BY OWNER

NAME DATE

SHEET TITLE:

**TITLE SHEET**

| NO. | REVISION/ISSUE | DATE |
|---|---|---|
| | | |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NAPIERALA CONSULTING PROFESSIONAL ENGINEER, P.C.

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, PROFESSIONAL ENGINEER, LANDSCAPE ARCHITECT, OR LAND SURVEYOR TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY.

ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO AFFIX HIS OR HER SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS OR HER SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATIONS.


PRELIMINARY NOT FOR CONSTRUCTION

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

| PROJECT NO. | DATE |
|---|---|
| 22-2099 | 25 AUG 2022 |

**PEREGRINE DEVELOPMENT, LLC**
**MEDICAL CENTER DRIVE**

**TOWN OF MANLIUS**
**ONONDAGA COUNTY, NY**

SHEET
**C-1**

# GENERAL NOTES

1. PROPERTY LINE INFORMATION TAKEN FROM A PLAN ENTITLED "ALTA/NSPS LAND TITLE SURVEY, LOT 2 CANAL PROPERTIES LLC SUBDIVISION, MEDICAL CENTER DRIVE" PREPARED BY C.T. MALE ASSOCIATES, P.C. (DAVID J. UHRINEC, PLS).
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 MANLIUS'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.

# GRADING NOTES

1. MAXIMUM SLOPE FOR ALL CUT AND FILL LAWN AREAS SHALL BE 3H:1V UNLESS SHOWN OTHERWISE ON PLANS.
2. 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.
3. 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.
4. UNLESS OTHERWISE NOTED, LIMITS OF DISTURBANCE ARE AS REPRESENTED BY PROPOSED GRADES. NO GRADING SHALL TAKE PLACE BEYOND LIMITS SHOWN.
5. 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.

# UTILITY NOTES

1. ALL CONSTRUCTION SHALL CONFORM WITH APPROPRIATE CODE AND REGULATORY REQUIREMENTS.
2. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH MUNICIPAL REGULATIONS AND THE STANDARDS OF THE PRIVATE UTILITY COMPANIES.
3. THESE PLANS SHOW PUBLIC UTILITY CONNECTION ONLY. PRIVATE UTILITY SERVICE FINAL LOCATION, SIZE AND DEPTH ARE SUBJECT TO THE APPROVAL OF THE UTILITY COMPANY.
4. EXTERIOR BUILDING LIGHTING LUMINARES SHALL BE OF SIZE AND TYPE, AND AT LOCATIONS SPECIFIED BY THE ARCHITECTS ELECTRICAL SITE PLAN AND SHALL CONFORM TO THE MUNICIPAL ZONING REQUIREMENTS.
5. 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.
6. SANITARY SEWER
   SANITARY SEWERS SHALL BE PVC PER ASTM D3034 SDR 26 UNLESS OTHERWISE NOTED. SUITABLE COUPLINGS AND ADAPTERS SHALL BE PROVIDED AT BUILDING CONNECTIONS.
7. 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.
8. ELECTRIC AND GAS
   ALL ELECTRIC AND GAS INSTALLATION SHALL BE COORDINATED WITH NATIONAL GRID. ALL SITE ELECTRIC IS TO BE PROVIDED BY THE BUILDING ARCHITECT/PROJECT ELECTRICIAN. THESE DRAWINGS DO NOT SHOW CIRCUITING OR SITE WIRING. REFER TO SITE ELECTRICAL BY ELECTRICIAN.

***LEGEND: PROPOSED***
(SEE EXISTING CONDITION SURVEY FOR LEGEND OF EXISTING ELEMENTS)

----- PROPOSED BUILDING
----- PROPERTY LINE
----- PROPOSED EASEMENT LINE
----- PROPOSED CONCRETE PAVEMENT/SIDEWALK/PAD
458 ----- EXISTING CONTOUR
459 ----- PROPOSED CONTOUR
----- PROPOSED STORM INLET
----- PROPOSED MANHOLE (STORM OR SEWER AS NOTED)
SAN ----- PROPOSED SANITARY PIPE
ST ----- PROPOSED STORM PIPE
W ----- PROPOSED WATER PIPE
G ----- PROPOSED GAS PIPE
UGE ----- PROPOSED UNDERGROUND ELECTRIC
----- PROPOSED STOCKADE FENCE
----- PROPOSED LANDSCAPING
----- PROPOSED PARKING LOT LIGHT
----- PROPOSED DESIGNATED ACCESSIBLE PARKING SPACE
----- PROPOSED NO PARKING

# TURF ESTABLISHMENT NOTES

TEMPORARY SEEDING MIXTURES

| | LBS./ACRE | LBS./1000 SQ. FT |
|---|---|---|
| FOR SPRING, SUMMER OR EARLY FALL SEEDINGS: | | |
| A. ANNUAL RYEGRASS -OR- | 30 | 0.70 |
| B. PERENNIAL RYEGRASS | 30 | 0.70 |
| FOR LATE FALL OR EARLY WINTER | | |
| A. WINTER RYE (AROOSTOOK) | 100 | 2.50 |

MULCH THE AREA WITH HAY OR STRAW AT 2 TONS/ACRE (APPROXIMATELY 2 LARGE ROLLED BALES/ACRE).

MULCH ANCHORING IS REQUIRED WHERE WIND OR AREAS OF CONCENTRATED WATER ARE OF CONCERN.

PERMANENT SEEDINGS SHOULD TAKE PLACE IN EARLY SPRING. PROPER MULCHING AND ADAQUATE MOISTURE MUST BE PROVIDED FOR PERMANENT SEEDING. RESEEDING OF FAILED AREAS SHALL TAKE PLACE DURING LATE SUMMER/EARLY FALL OR DURING THE FOLLOWING SPRING.

FERTILIZER:
5% NITROGEN
10% PHOSPHORUS
5% POTASH
HYDROMULCH
HYDROMULCH SHALL BE A WOOD-FIBER COMPOSITION (50% PAPER - 50% WOOD)
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.

PERMANENT SEEDING MIXTURES

| | LBS./ACRE |
|---|---|
| SEED MIXTURE NO. 1 | |
| CREEPING RED FESCUE (var. ENSYLVA) | 10 |
| PERENNIAL RYE GRASS (var. PENNFINE) | 10 |
| SEED MINXTURE NO. 2 | |
| SWITCHGRASS (var. SHELTER, PATHFINDER, TRAILBLAZER, OR BLACKWELL) | 20 |
| SEED MINXTURE NO. 3 | |
| BIRDSFOOT TREFOIL (var. EMPIRE, PARDEE) | 10 |
| REDTOP | 2 |
| TALL FESCUE (var. KY 31, REBEL) | 20 |
| SEED MIXTURE NO. 4 | |
| CREEPING RED FESCUE (var. ENSYLVA) | 20 |
| CHEWINGS FESCUE (COMMON) | 20 |
| PERENNIAL RYE GRASS (var. PENNFINE) | 5 |
| RED CLOVER (COMMON) | 10 |

SEED MIXTURE 1 TO BE APPLIED TO SHADED AREAS.

SEED MIXTURE 2 IS IN PURE LIVE SEED. TO BE APPLIED TO AREAS UPLAND OF WETLANDS AND ALONG STORMWATER MITIGATION BASIN BANKS.

SEED MIXTURE 3 TO BE APPLIED TO ALL SWALES AND WATERWAYS. WHITE CLOVER OR LADINO CLOVER MAY BE SUBSTITUTED FOR BRIDSFOOT TREFOIL AND SEEDED AT THE SAME RATE PERENNIAL RYEGRASS MAY BE SUBSTITUTED FOR REDTOP BUT INCREASE SEEDING RATE TO 5 LBS./ACRE (0.1 LBS./1000 SQ. FT)

SEED MIXTURE 4 TO BE APPLIED TO ALL AREAS. (NOT FOR USE IN PLAYGROUNDS OR AS TURF)

METHOD OF SEEDING
BROADCAST, DRILLING WITH A CULTIPACK TYPE SEEDER, OR HYDROSEEDING ARE ACCEPTABLE. GOOD SOIL TO SEED CONTACT IS THE KEY TO SUCCESSFUL SEEDINGS.

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.

IRRIGATION
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, SEEDED, MULCHED AND STABILIZED BY "TRACKING" WITH SUITABLE EQUIPMENT.
- C. A MINIMUM OF 4 INCHES OF TOPSOIL IS TO BE USED IN ALL AREAS.

SOIL AMENDMENTS
- A. LIME TO A pH OF 7.0. LIME IS NOT TO BE APPLIED WITHIN 50 FEET OF STREAMS AND WETLANDS.
- B. FERTILIZER APPLICATION RATE TO BE BASED ON SOIL TESTS.
  1. IN NO CASE SHALL FERTILIZER BE APPLIED BETWEEN DECEMBER 1 AND APRIL 1 ANNUALLY.
  2. FERTILIZER SHALL NOT BE SPREAD WITHIN 20 FEET OF A SURFACE WATER.
  3. ANY FERTILIZER FALLING OR SPILLED INTO IMPERVIOUS SURFACE AREAS SUCH AS PARKING LOTS, ROADWAYS, AND SIDEWALKS SHALL BE IMMEDIATELY CONTAINED AND LEGALLY APPLIED OR PLACED IN AN APPROPRIATE CONTAINER.
  4. INCORPORATE THE FERTILIZER, AND LIME IF SPECIFIED, INTO THE TOP 2 - 4 INCHES OF THE TOPSOIL OR SOIL PROFILE.
  5. WHEN APPLYING FERTILIZER BY HYDROSEEDING CARE SHOULD BE TAKEN TO APPLY MIX ONLY TO SEED BED AREAS AT AN APPROPRIATE FLOW RATE TO PREVENT EROSION AND SPRAYING ONTO IMPERVIOUS AREAS.

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:
**GENERAL NOTES**

| NO. | REVISION/ISSUE | DATE |
|---|---|---|

PREPARED BY:
NAPIERALA CONSULTING
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

PRELIMINARY
NOT FOR CONSTRUCTION

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

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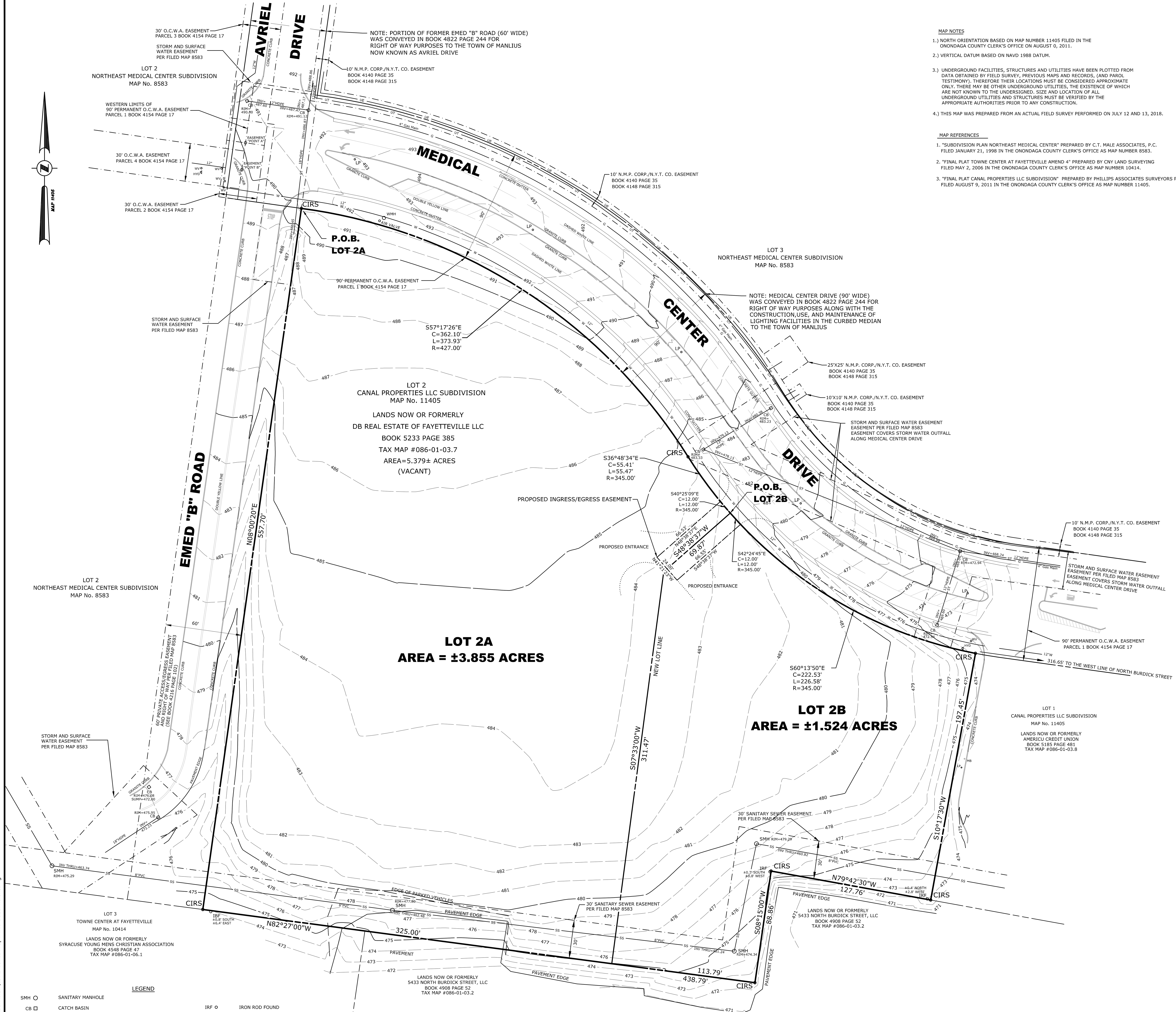
PROJECT NO. 22-2099
DATE 25 AUG 2022
SCALE NONE
SHEET C-2

XREFS: NONE

PROJECT NUMBER: 18.8394




MAP NOTES

1.) NORTH ORIENTATION BASED ON MAP NUMBER 11405 FILED IN THE ONONDAGA COUNTY CLERK'S OFFICE ON AUGUST 0, 2011.

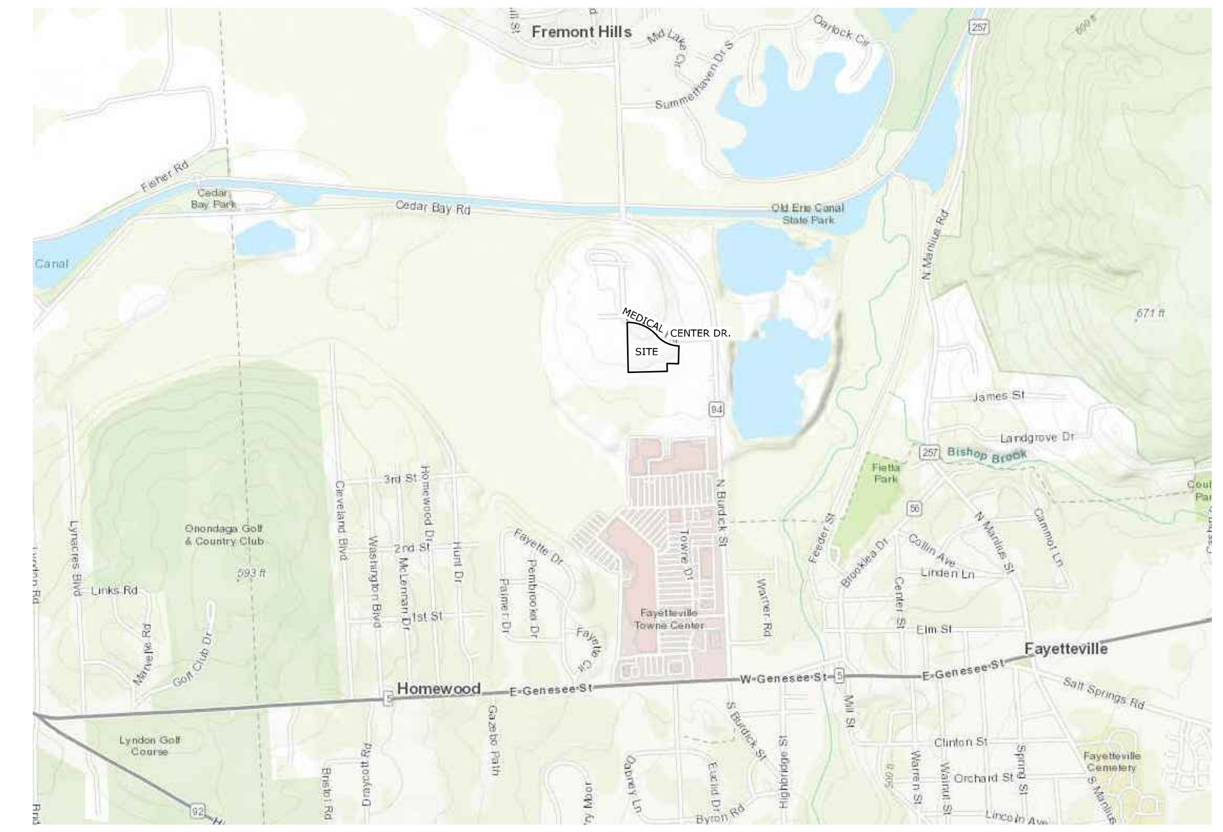
2.) VERTICAL DATUM BASED ON NAVD 1988 DATUM.

3.) UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM DATA OBTAINED BY FIELD SURVEY, PREVIOUS MAPS AND RECORDS, (AND PAROL 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

LEGEND

| Symbol | Description | Symbol | Description |
|---|---|---|---|
| SMH ○ | SANITARY MANHOLE | IRF ○ | IRON ROD FOUND |
| CB □ | CATCH BASIN | IBF ○ | IRON BAR FOUND |
| WMH ○ | WATER MANHOLE | CIRS ○ | CAPPED IRON ROD SET |
| HYD | HYDRANT | —— ST —— | STORM LINE |
| WV ○ | WATER VALVE | —— SS —— | SANITARY SEWER LINE |
| LP ○ | LIGHT POLE | —— UE —— | UNDERGROUND ELECTRIC LINE |
| MB ○ | MAIL BOX | —— UT —— | UNDERGROUND TELEPHONE LINE |
| | | —— W —— | WATER LINE |

BAR SCALE 40 0 20 40 80 — 1 inch = 40 ft.

"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

DAVID J. UHRINEC, PLS
P.L.S. NO. 050052

STATE OF NEW YORK — DAVID JOSEPH UHRINEC — 050052 — LICENSED LAND SURVEYOR

| DATE | | REVISIONS RECORD/DESCRIPTION | DRAFTER | CHECK | APPR. |
|---|---|---|---|---|---|
| 04/11/19 | 1 | Revised west adjoiner lot no., added P.O.B.s | dju | dju | dju |
| | 2 | | | | |
| | 3 | | | | |
| | 4 | | | | |
| | 5 | | | | |
| | 6 | | | | |
| | 7 | | | | |
| | 8 | | | | |
| | 9 | | | | |

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APPROVED: dju
DRAFTED : dju
CHECKED : dju
PROJ. NO : 18.8394
SCALE : 1"=40'
DATE : 03/11/19

# SUBDIVISION PLAT

## LOT 2 CANAL PROPERTIES LLC SUBDIVISION

INTO

## LOT 2A AND 2B CANAL PROPERTIES LLC SUBDIVISION

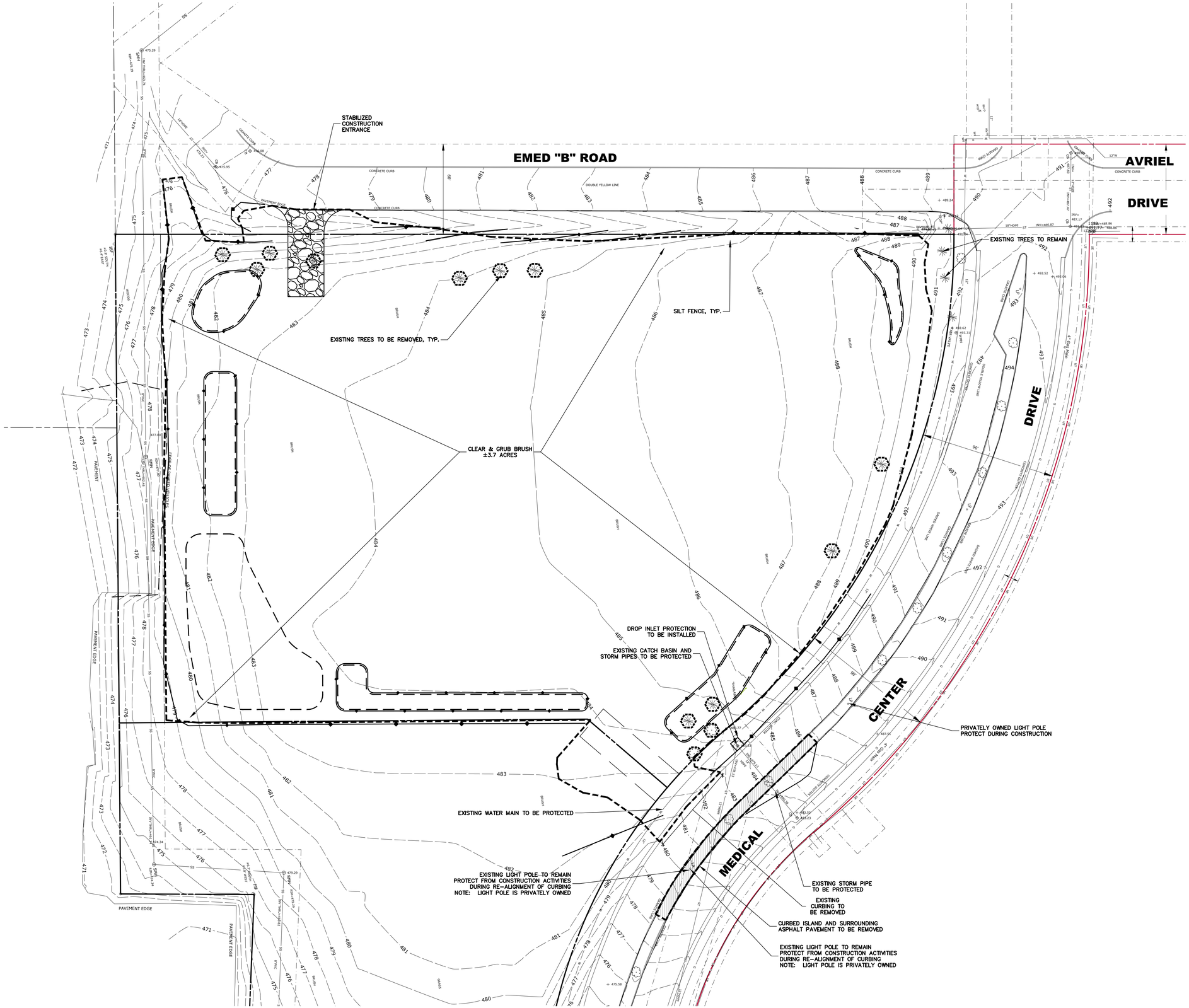
TOWN OF MANLIUS — ONONDAGA COUNTY, NEW YORK

**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 13220-3246
315.458.6498 * FAX 315.458.4427

SHEET 1 OF 1
DWG. NO: 19-0208

CAD DWG. FILE NAME: K:\Projects\188394\Survey\Subdivision\Lot 2 Canal Properties Subdivision.dwg

CAD DWG. FILE NAME: Lot 2 Canal Properties Subdivision




PROJECT TITLE:
# PEREGRINE SENIOR LIVING MEDICAL CENTER DRIVE
TOWN OF MANLIUS ONONDAGA COUNTY, NEW YORK

PREPARED FOR:
PEREGRINE DEVELOPMENT, LLC.
217 MONTGOMERY STREET
SYRACUSE, NY 13202

SHEET TITLE:
## SITE PREPARATION PLAN

| NO. | REVISION/ISSUE | DATE |
|---|---|---|
| | | |


PREPARED BY:
NAPIERALA CONSULTING
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


PRELIMINARY
NOT FOR CONSTRUCTION

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

| PROJECT NO. | DATE | SCALE |
|---|---|---|
| 22-2099 | 25 AUG 2022 | 1"=30' |

SHEET
C-4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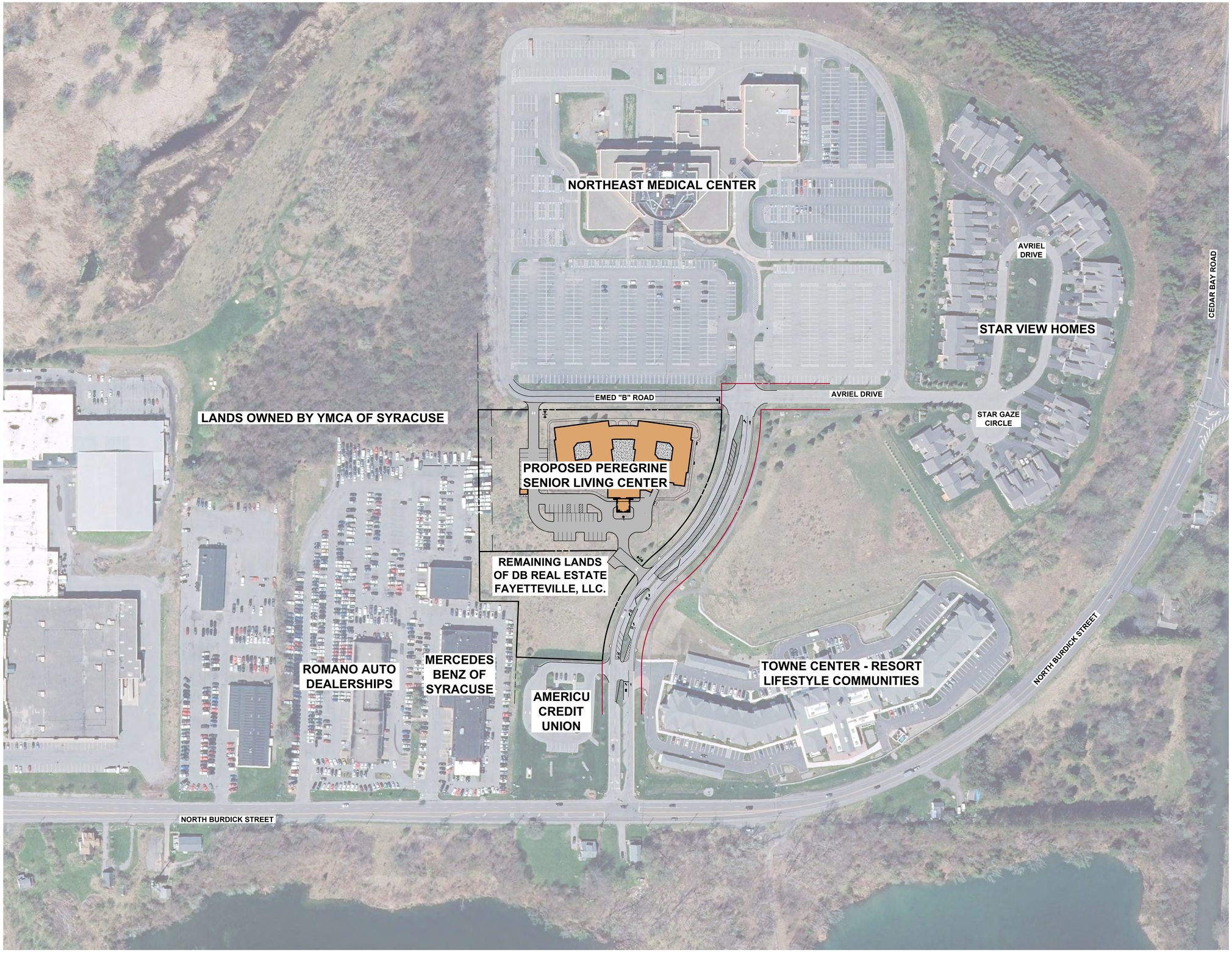


GRAPHIC SCALE
0 100' 200'
(IN FEET)
1 inch = 100 ft

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:
**NEIGHBORHOOD PLAN**

| NO. | REVISION/ISSUE | DATE |
|---|---|---|

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

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PLAN SEAL BY:
RODNEY C. EVES, JR. P.E.
NYS REGISTRATION #077842

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

SHEET C-5

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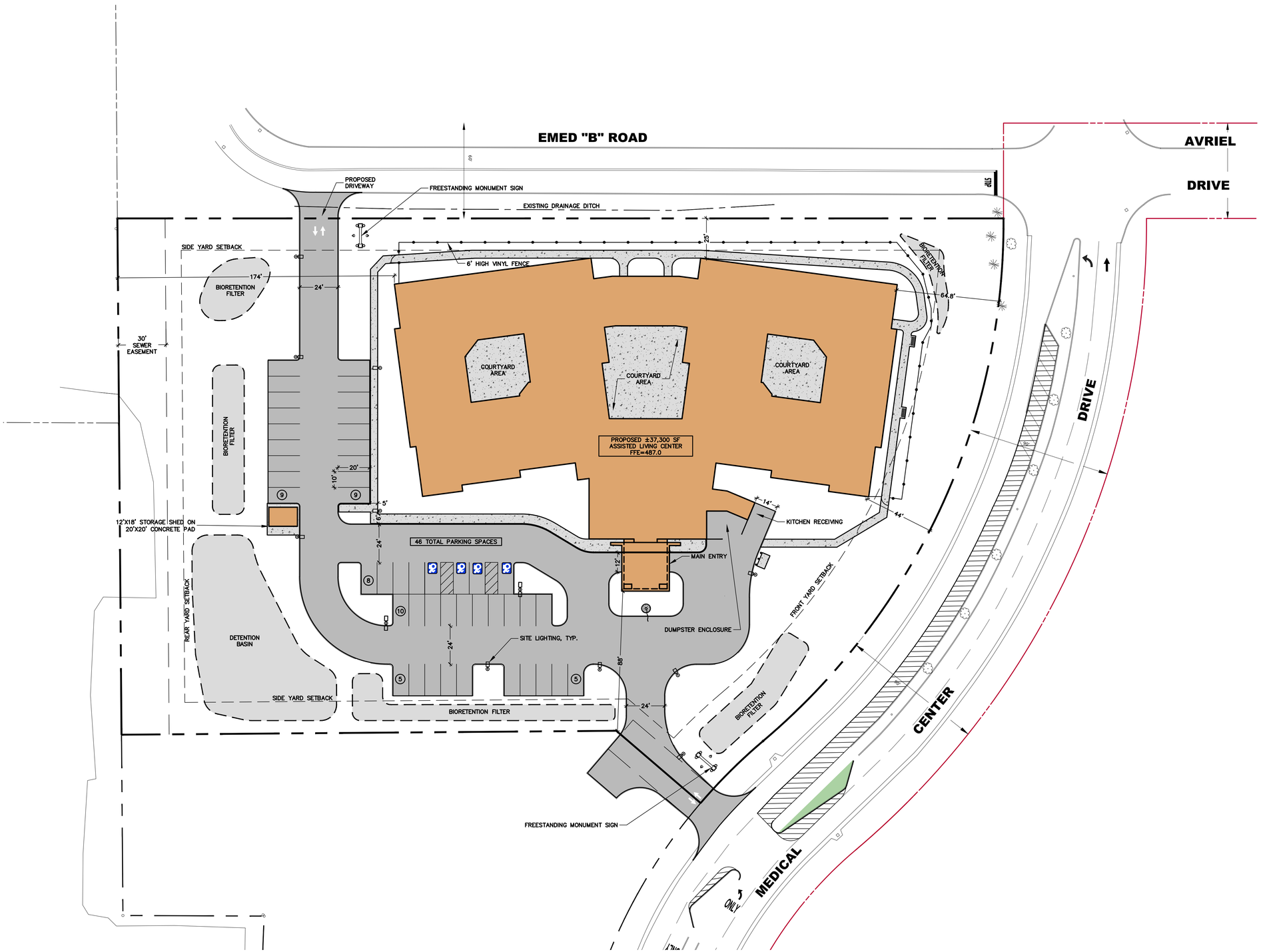


## SITE CRITERIA CHECKLIST

| PROJECT SITE INFORMATION | | |
|---|---|---|
| ADDRESS | MEDICAL CENTER DRIVE & EMED "B" ROAD | |
| TAX MAP ID NO. | 086-01-03.7 | |
| BOUNDARY SURVEY | PROPERTY LINE INFORMATION TAKEN FROM C.T. MALE ASSOCIATES SURVEY | |
| TOTAL SITE AREA | 3.85 ACRES | |
| LAND USE | VACANT | |
| BUILDING SIZE | ±37,300 SF | |
| | | |
| | REQUIRED | PROVIDED |
| **ZONING INFORMATION** | | |
| ZONING DISTRICT | RESTRICTED AGRICULTURAL DISTRICT (R-A) | |
| BUILDING HEIGHT | NOT SPECIFIED | 1-STORY |
| MIN. LOT AREA | 40,000 SF | 167,930 SF |
| MIN. LOT DEPTH | NOT SPECIFIED | 412' |
| LOT COVERAGE | NOT SPECIFIED | 46% |
| FRONT YARD SETBACK | 40' | 44' |
| REAR YARD SETBACK | 40' | 133.7' |
| SIDE YARD SETBACK | 20' | 25' |
| | | |
| PARKING DIMENSIONS | 10'x20' | 10'x20' |
| PARKING AISLE WIDTH | 24' | 24' |
| PARKING SPACES | AS PER BOARD | 46 SPACES |

PROPERTY LINE

REQUIRED SETBACK

GRAPHIC SCALE

0 30' 60'

(IN FEET)
1 inch = 30 ft

PRELIMINARY
NOT FOR CONSTRUCTION

PLAN SEAL BY:
RODNEY C VIES, JR, P.E.
NYS REGISTRATION # 077842

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PROJECT TITLE:
# PEREGRINE CARE FACILITY MEDICAL CENTER DRIVE
TOWN OF MANLIUS
ONONDAGA COUNTY, NY

PREPARED FOR:
PEREGRINE DEVELOPMENT
217 MONTGOMERY STREET
SYRACUSE, NY 13202

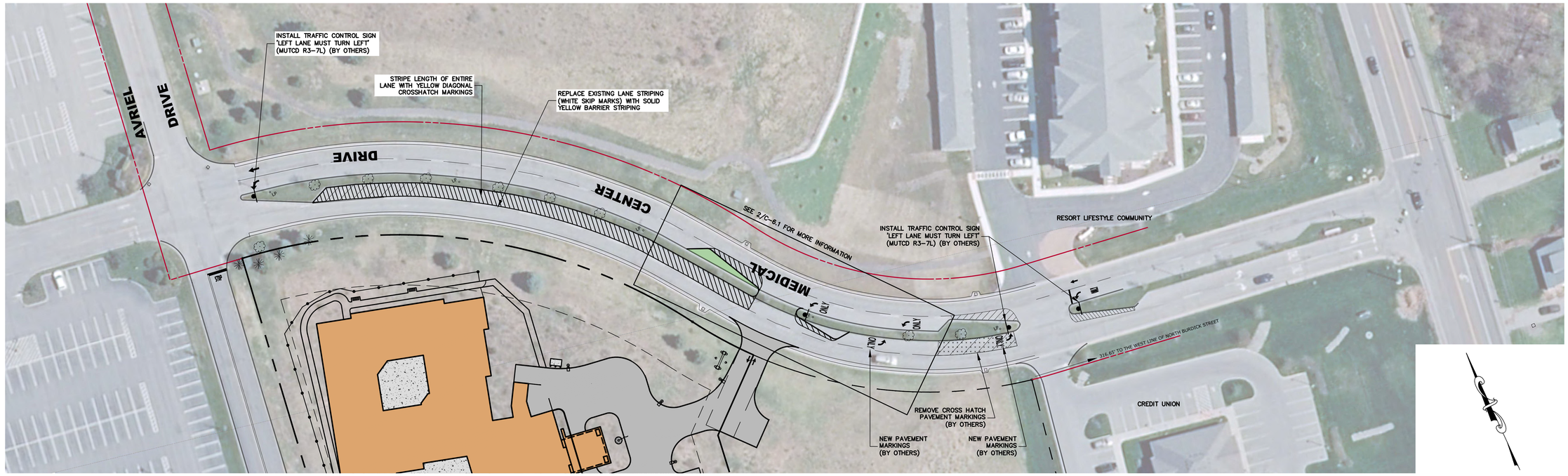
SHEET TITLE:
## LAYOUT PLAN

| NO. | REVISION/ISSUE | DATE |
|---|---|---|
| | | |

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

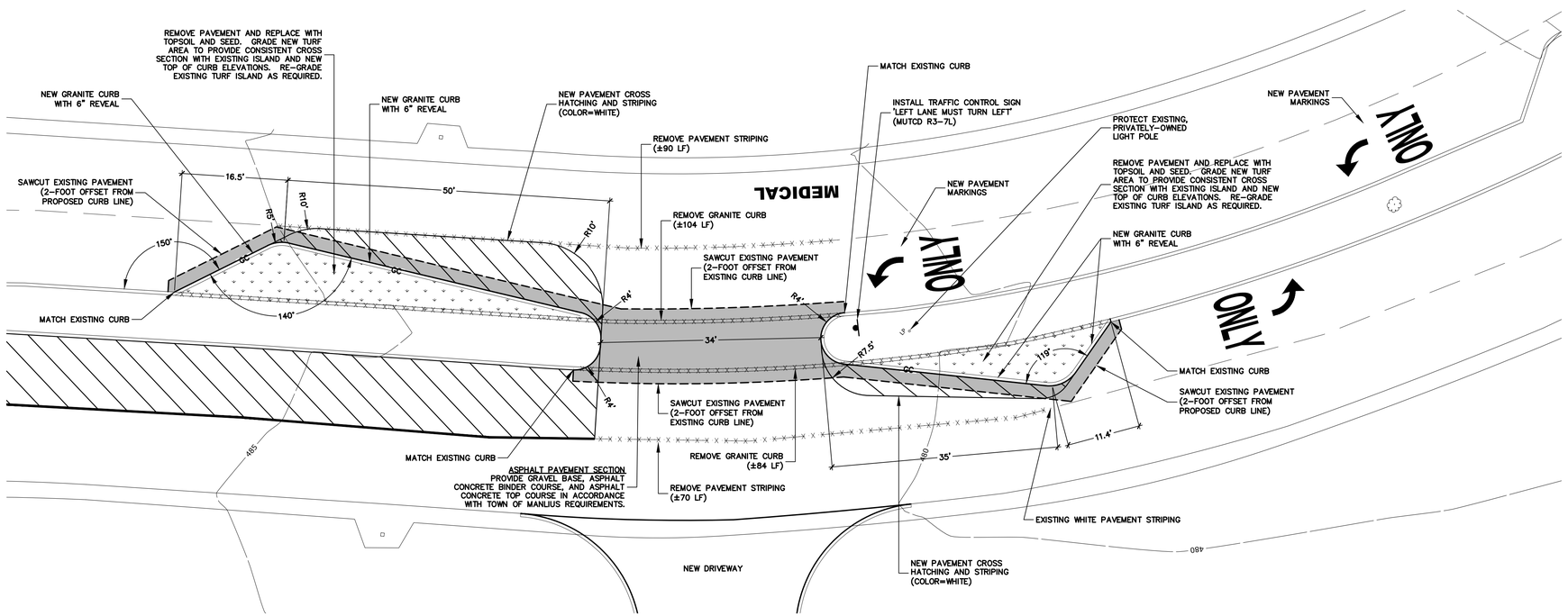
| PROJECT NO. | DATE | SCALE |
|---|---|---|
| 22-2099 | 15 AUG 2022 | 1" = 30' |

SHEET
C-6




1 C-6.1 MEDICAL CENTER DRIVE IMPROVEMENTS PLAN
SCALE: 1"=40'

GRAPHIC SCALE
0 40' 80'
(IN FEET)
1 inch = 40 ft




2 C-6.1 MEDICAL CENTER DRIVE IMPROVEMENTS PLAN DETAIL
SCALE: 1"=10'

R3-7

GRAPHIC SCALE
0 10' 20'
(IN FEET)
1 inch = 10 ft

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:
**OFFSITE IMPROVEMENT PLAN**

| NO. | REVISION/ISSUE | DATE |
|---|---|---|
| | | |

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

PRELIMINARY
NOT FOR CONSTRUCTION

PLAN SEAL BY:
RODNEY C. YVES, JR. P.E.
NYS REGISTRATION # 077642

PROJECT NO.

DATE 25 AUG 2022

SCALE AS SHOWN

SHEET C-6.1

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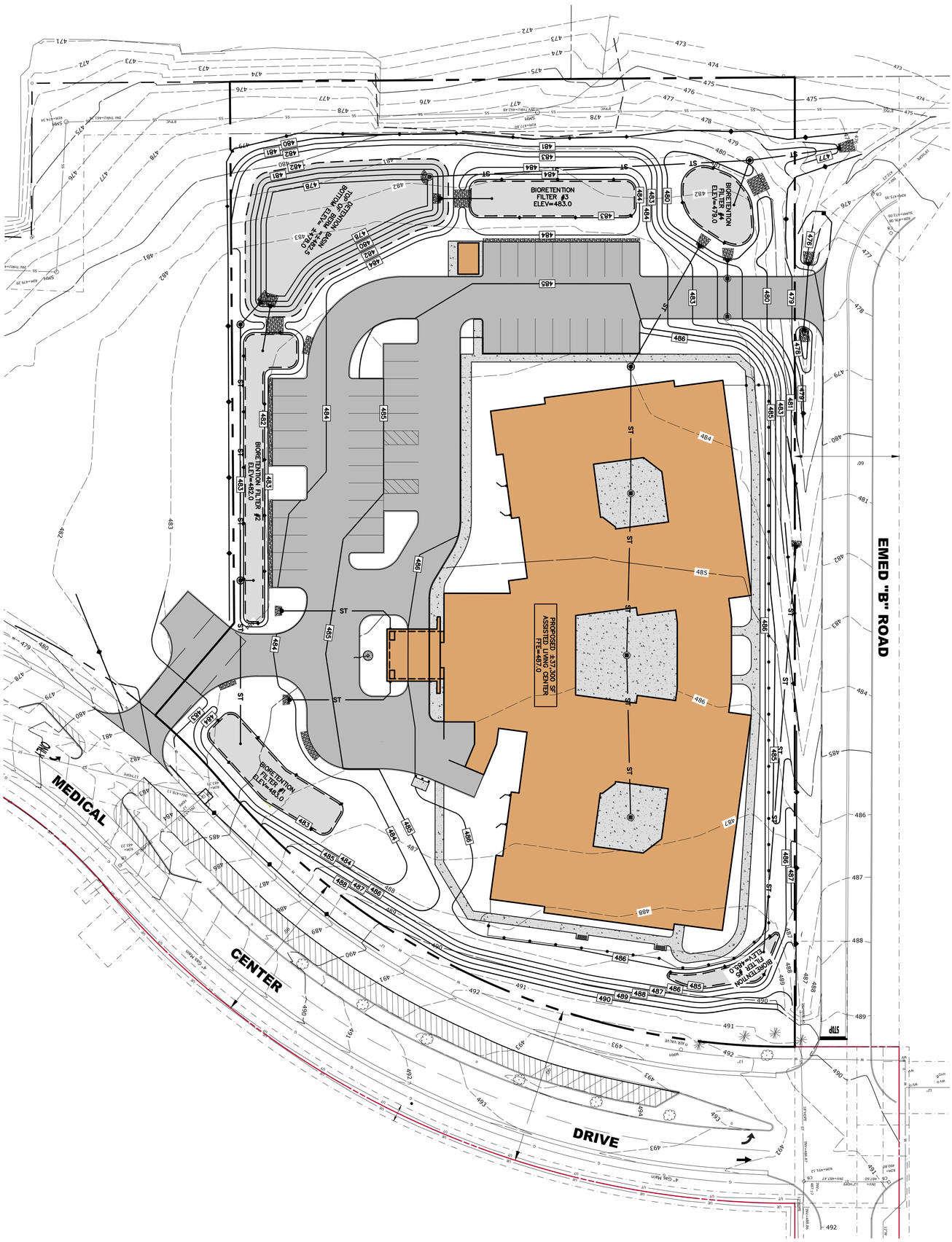


## GRADING LEGEND

- EXISTING CONTOUR GRADES
- PROPOSED CONTOUR GRADES
- MATCH/MEET EXISTING ELEVATION
- PROPOSED STORM PIPE
- PROPOSED BIORETENTION AREA
- PROPOSED CATCH BASIN
- PROPOSED DRAINAGE MANHOLE

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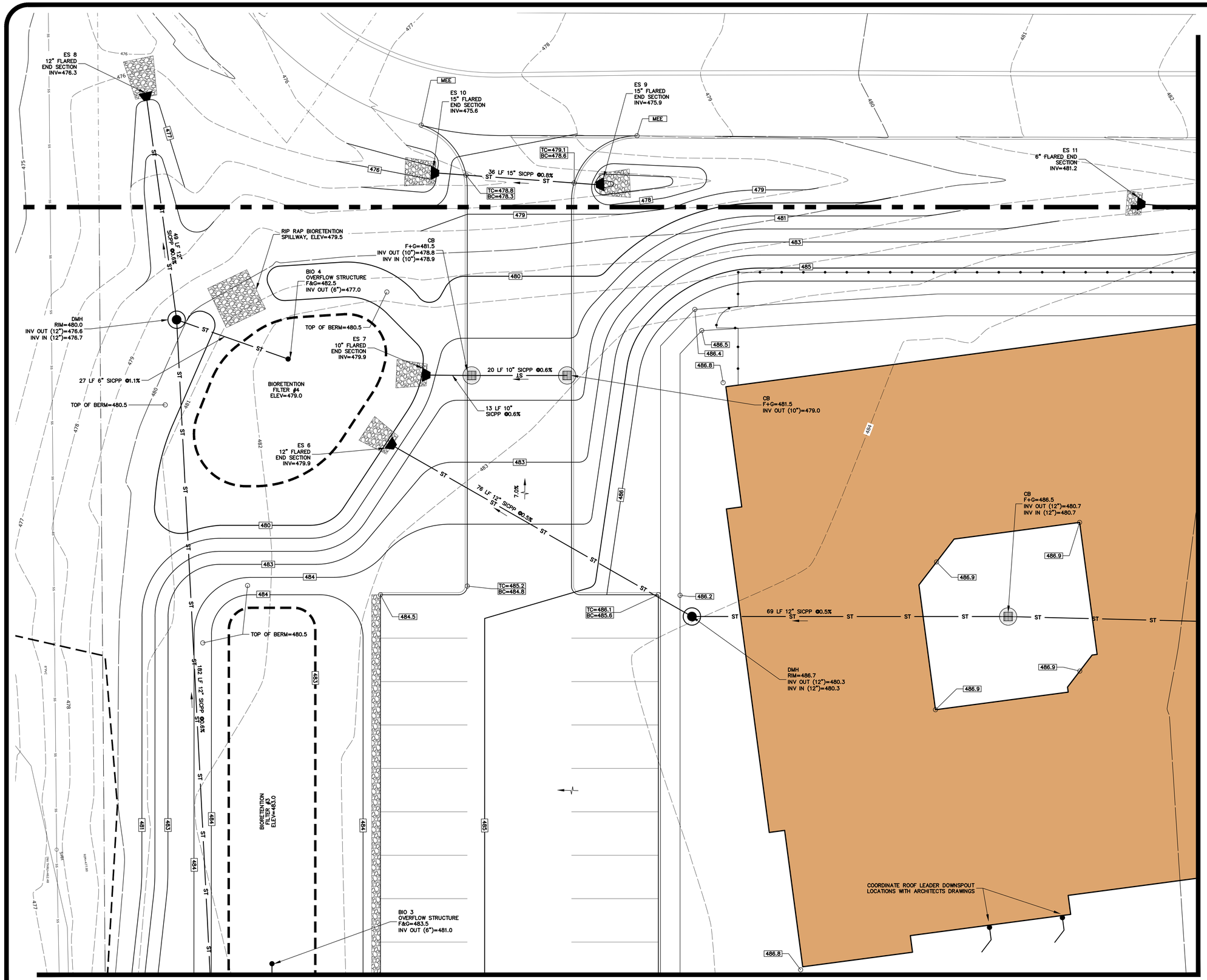
PLAN SEAL BY:
RODNEY C. IVES, JR. P.E.
NYS REGISTRATION # 077842

GRAPHIC SCALE
0 30' 60'
(IN FEET)
1 inch = 30 ft

| SHEET | PROJECT NO. | PREPARED BY: | SHEET TITLE: | PROJECT TITLE: |
|---|---|---|---|---|
| C-7 | 22-2099 | NAPIERALA CONSULTING PROFESSIONAL ENGINEER, P.C. SITE • DESIGN • ENGINEERING | GRADING AND DRAINAGE PLAN | PEREGRINE SENIOR LIVING MEDICAL CENTER DRIVE |
| | DATE: 25 AUG 2022 | 110 FAYETTE STREET MANLIUS, NEW YORK 13104 | | TOWN OF MANLIUS — ONONDAGA COUNTY, NY |
| | SCALE: 1" = 30' | email: MNAP@NAPCON.COM PH: (315) 682-5580 FAX: (315) 682-5544 | | PREPARED FOR: PEREGRINE DEVELOPMENT, LLC. 217 MONTGOMERY STREET SYRACUSE, NY 13202 |

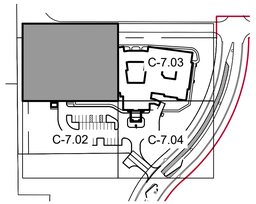
| NO. | REVISION/ISSUE | DATE |
|---|---|---|
| | | |




## 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




GRAPHIC SCALE
0 10' 20'
(IN FEET)
1 inch = 10 ft

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.
SITE • DESIGN • ENGINEERING
110 FAYETTE STREET
MANLIUS, NEW YORK 13104
email: MNAP@NAPCON.COM
PH: (315) 682-5580 FAX: (315) 682-5544

PRELIMINARY
NOT FOR CONSTRUCTION

PLAN SEAL BY:
RODNEY C. WEIS, JR. P.E.
NYS REGISTRATION # 077942

| PROJECT NO. | DATE | SCALE |
|---|---|---|
| 22-2099 | 25 AUG 2022 | 1" = 10' |

SHEET
**C-7.01**

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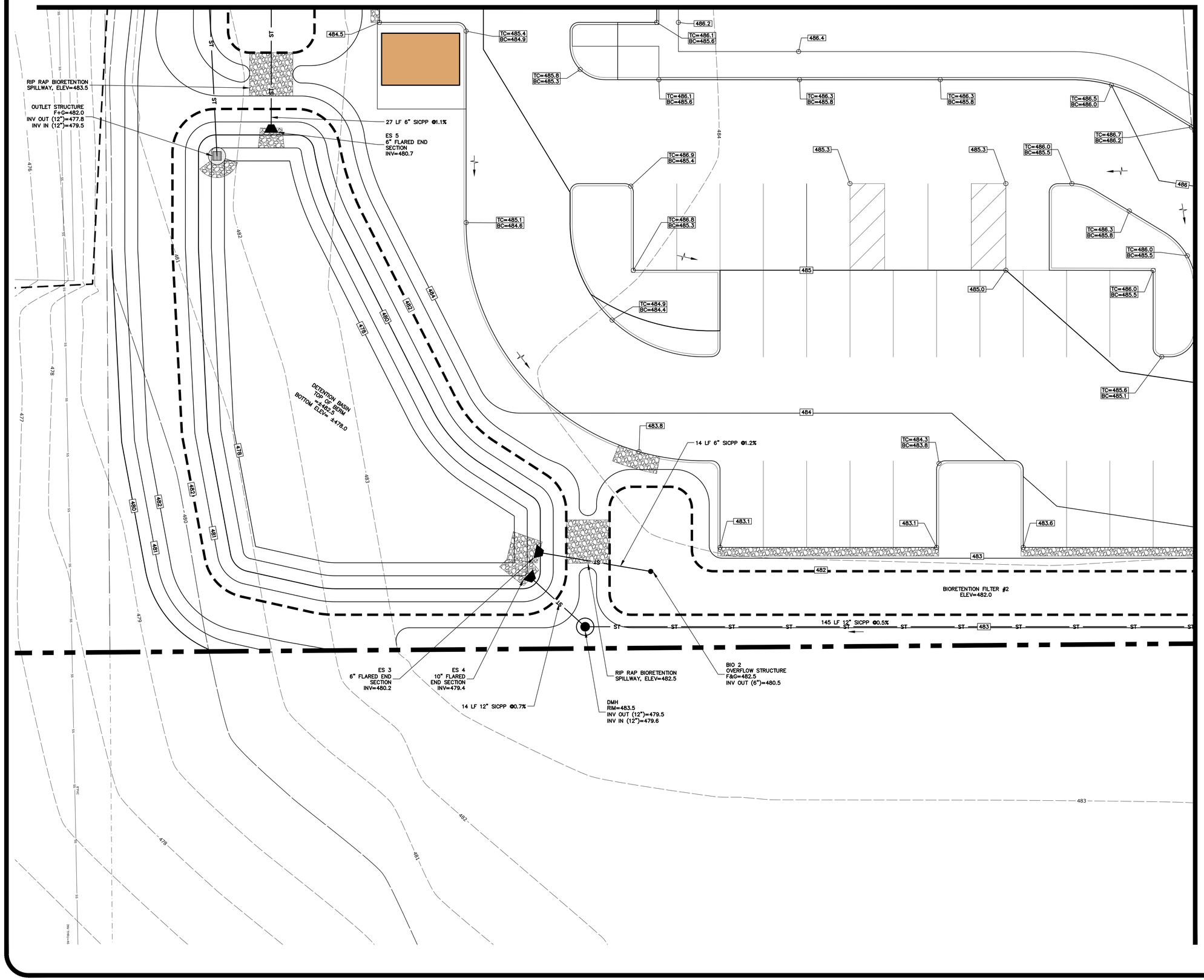
MATCH LINE - SEE SHEET C-7.01

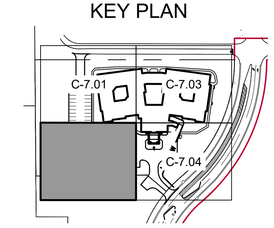



MATCH LINE - SEE SHEET C-7.04

## 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




GRAPHIC SCALE
0 10' 20'
(IN FEET)
1 inch = 10 ft

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.
SITE • DESIGN • ENGINEERING
110 FAYETTE STREET
MANLIUS, NEW YORK 13104
email: MNAP@NAPCON.COM
PH: (315) 682-5580 FAX: (315) 682-5544


PRELIMINARY NOT FOR CONSTRUCTION

PLAN SEAL BY:
RODNEY C. EVES, JR. P.E.
NYS REGISTRATION #-070942

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

SHEET C-7.02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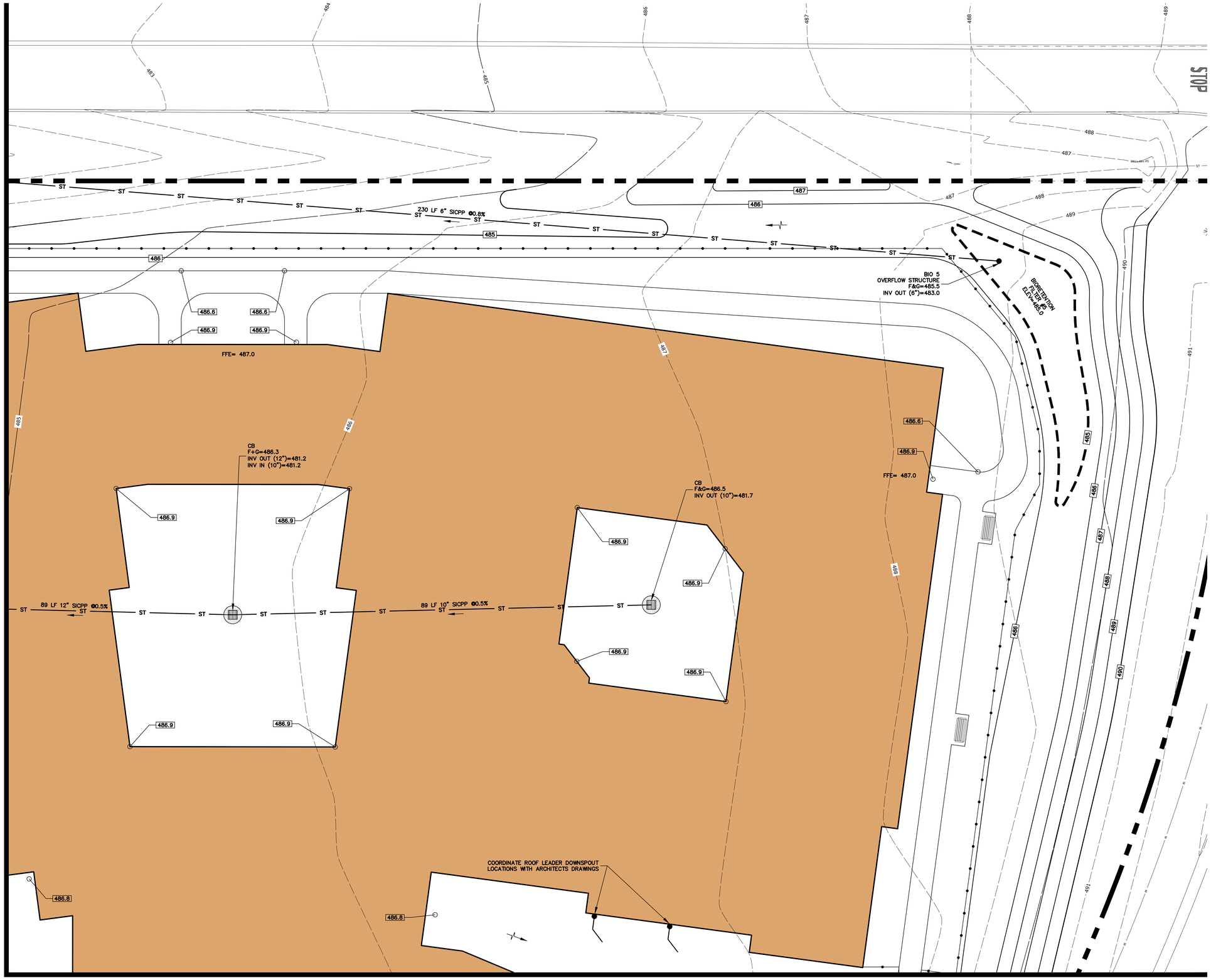
MATCH LINE - SEE SHEET C-7.01

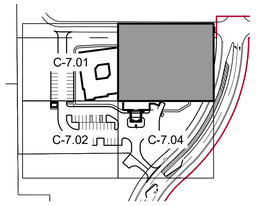



MATCH LINE - SEE SHEET C-7.04

## 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




GRAPHIC SCALE
0 10' 20'
(IN FEET)
1 inch = 10 ft

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.
SITE • DESIGN • ENGINEERING
110 FAYETTE STREET
MANLIUS, NEW YORK 13104
email: MNAP@NAPCON.COM
PH: (315) 682-5580 FAX: (315) 682-5544


PRELIMINARY
NOT FOR CONSTRUCTION

PLAN SEAL BY:
RODNEY C. IVES, JR. P.E.
NYS REGISTRATION #107942

PROJECT NO. 22-2099
DATE 25 AUG 2022
SCALE 1" = 10'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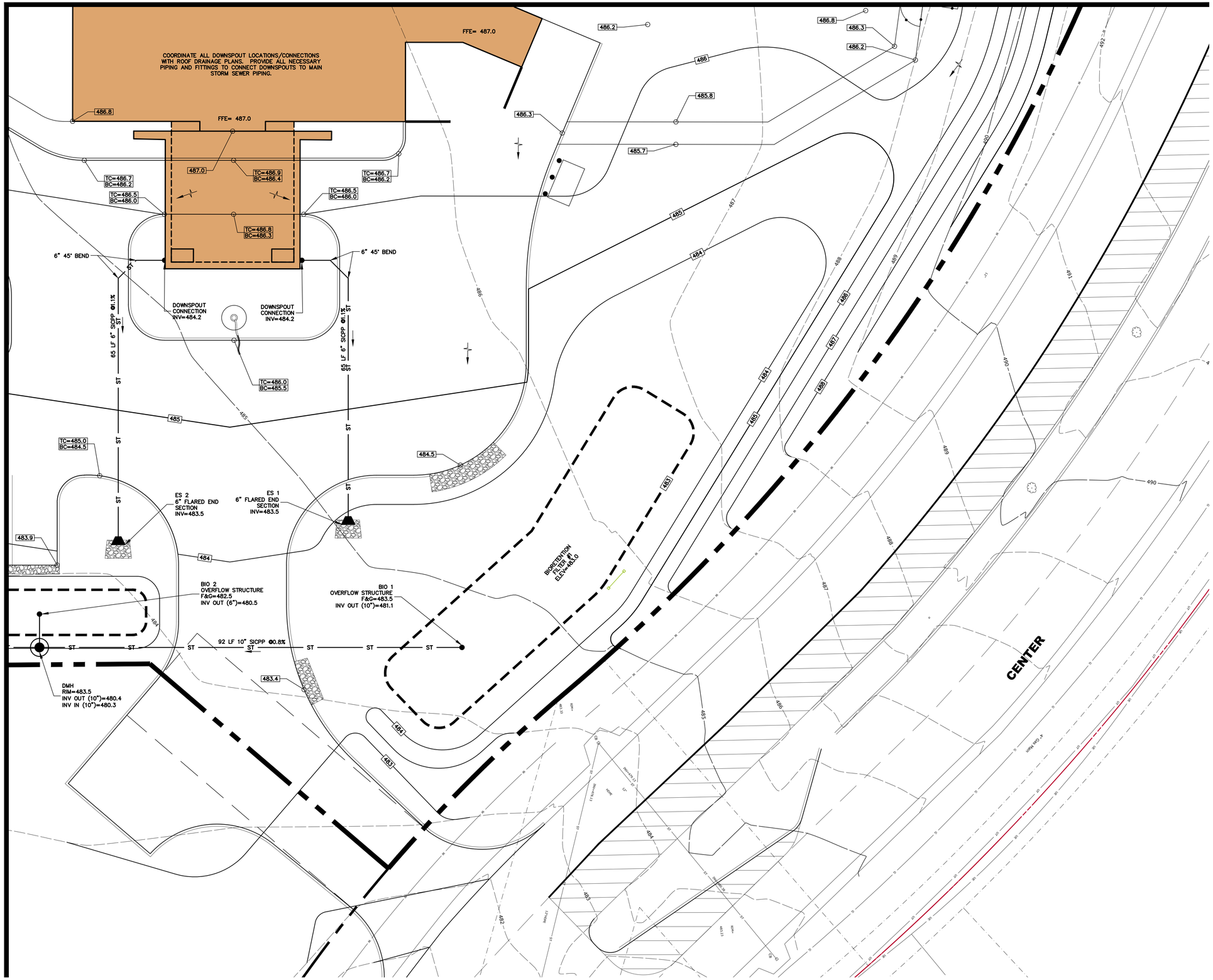
SHEET **C-7.03**

MATCH LINE - SEE SHEET C-7.03

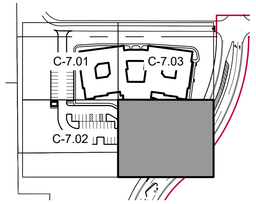
MATCH LINE - SEE SHEET C-7.02




## 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




GRAPHIC SCALE
0 10' 20'
(IN FEET)
1 inch = 10 ft

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.
SITE • DESIGN • ENGINEERING
110 FAYETTE STREET
MANLIUS, NEW YORK 13104
email: MNAP@NAPCON.COM
PH: (315) 682-5580 FAX: (315) 682-5544

PRELIMINARY
NOT FOR CONSTRUCTION

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

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

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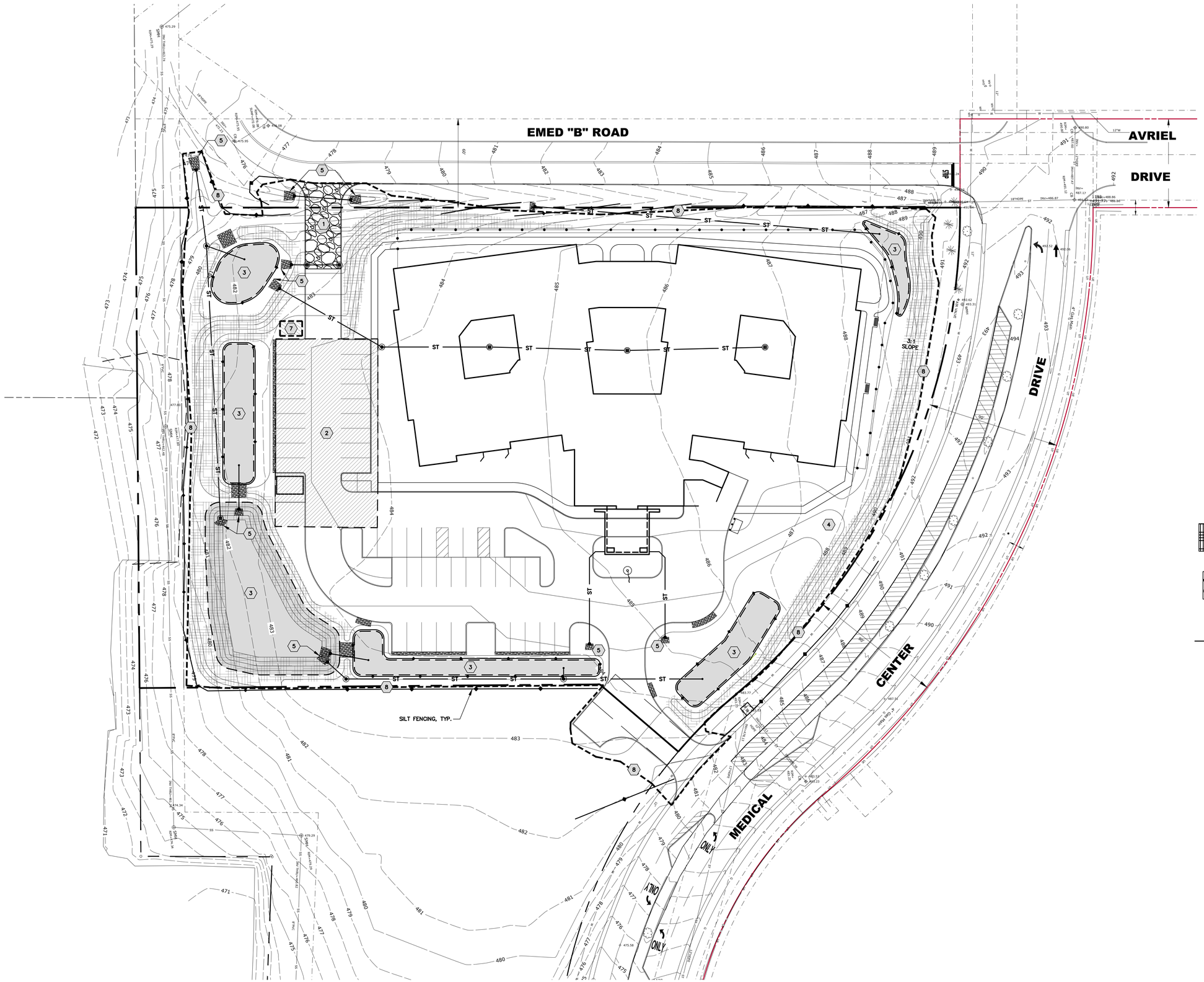
SHEET
**C-7.04**




# 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

GRAPHIC SCALE
0 30' 60'
(IN FEET)
1 inch = 30 ft

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:
**EROSION AND SEDIMENT CONTROL PLAN**

| NO. | REVISION/ISSUE | DATE |
|---|---|---|

PREPARED BY:
NAPIERALA CONSULTING
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

PRELIMINARY
NOT FOR CONSTRUCTION

PLAN SEAL BY:
RODNEY C. IVES, JR. P.E.
NYS REGISTRATION #107842

| PROJECT NO. | DATE | SCALE |
|---|---|---|
| 22-2099 | 25 AUG 2022 | 1" = 30' |

SHEET
**C-8**

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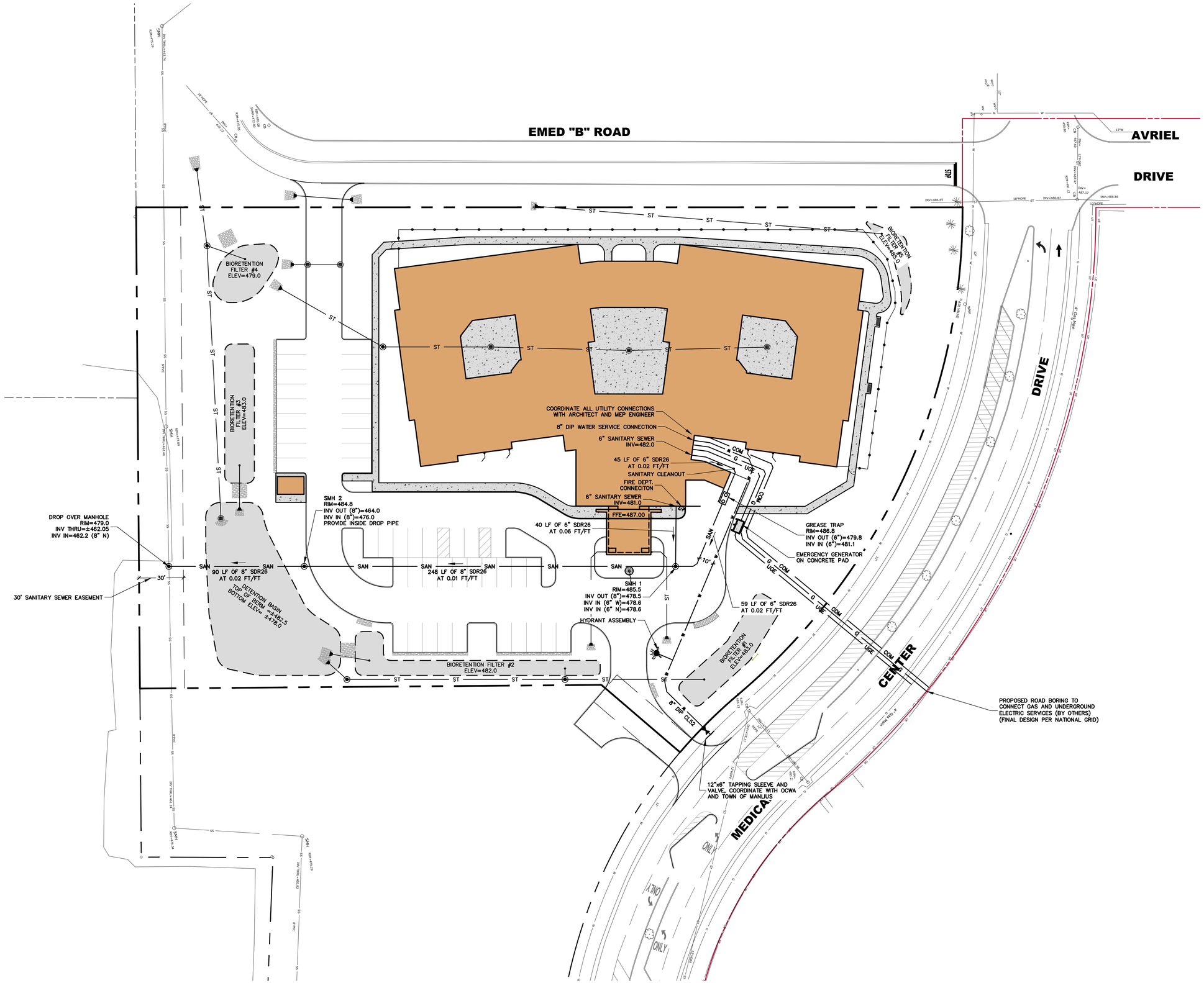


PROJECT TITLE:
**PEREGRINE SENIOR LIVING MEDICAL CENTER DRIVE**
TOWN OF MANLIUS — ONONDAGA COUNTY, NY

PREPARED FOR:
PEREGRINE DEVELOPMENT, LLC.
217 MONTGOMERY STREET
SYRACUSE, NY 13202

SHEET TITLE:
**UTILITY PLAN**

| NO. | REVISION/ISSUE | DATE |
|---|---|---|


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


*PRELIMINARY*
*NOT FOR CONSTRUCTION*

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

| PROJECT NO. | DATE | SCALE |
|---|---|---|
| 22-2099 | 25 AUG 2022 | 1" = 30' |

SHEET
**C-9**


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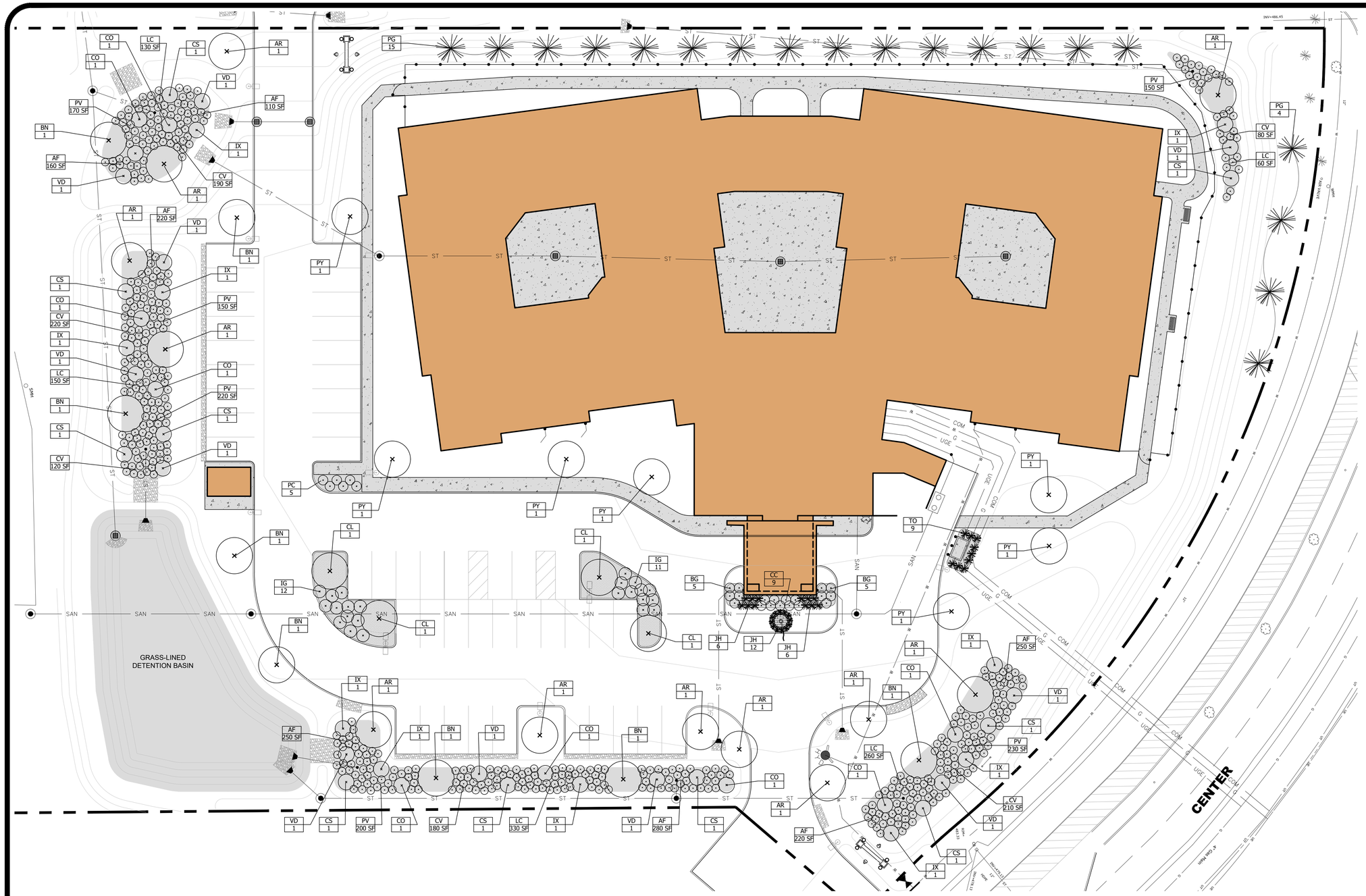


| LANDSCAPE LEGEND | | | | | | |
|---|---|---|---|---|---|---|
| KEY | QUANTITY | LATIN NAME | COMMON NAME | CONT | SIZE/CAL | HEIGHT |
| DECIDUOUS TREES | | | | | | |
| AR | 12 | Acer rubrum | RED MAPLE | B&B | 2" CAL | |
| BN | 8 | Betula nigra | RIVER BIRCH | B&B | 2" CAL | |
| CL | 4 | Celtis occidentalis | COMMON HACKBERRY | B&B | 2" CAL | |
| PY | 7 | Pyrus calleryana 'aristocrat' | 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 'wintergem' | 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 | |

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:
**LANDSCAPE PLAN**

| NO. | REVISION/ISSUE | DATE |
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PREPARED BY:
NAPIERALA CONSULTING
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

PRELIMINARY
NOT FOR CONSTRUCTION

PLAN SEAL BY:
RODNEY C. INES, JR. P.E.
NYS REGISTRATION # 077842

PROJECT NO. 22-2099
DATE 25 AUG 2022
SCALE 1" = 20'

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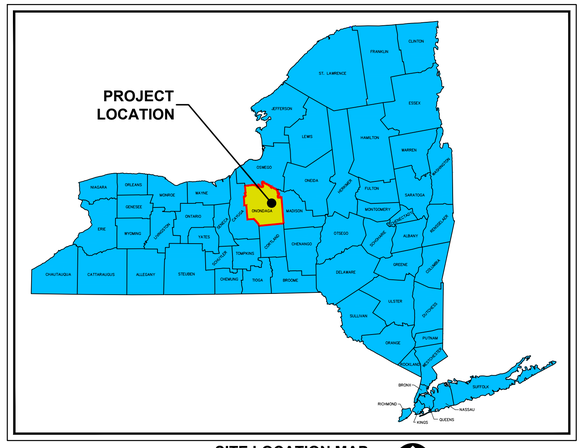
SHEET
**C-10**

# PEREGRINE DEVELOPMENT LLC
# SENIOR LIVING CENTER

## MEDICAL CENTER DRIVE
## TOWN OF MANLIUS
## ONONDAGA COUNTY
## NEW YORK STATE




SITE LOCATION MAP
NOT TO SCALE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110 FAYETTE STREET
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email: MNAP@NAPCON.COM
PH: (315) 682-5580 FAX: (315) 682-5544


SHEET INDEX:


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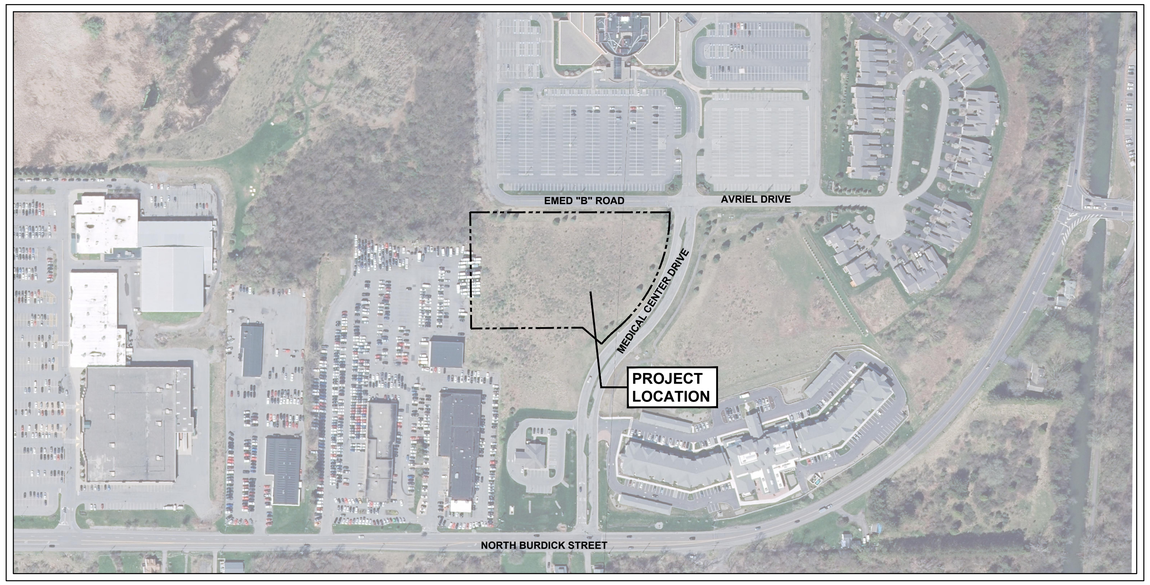


AERIAL MAP
1"=200'

PREPARED FOR:

PEREGRINE DEVELOPMENT, LLC.

217 MONTGOMERY STREET
SYRACUSE, NY 13202

Dig Safely. New York
Call 811 before you dig

APPROVED BY OWNER

NAME DATE

SHEET TITLE:

**TITLE SHEET**

| NO. | REVISION/ISSUE | DATE |
|---|---|---|
| A | PLANNING BOARD SUBMITTAL | 10/13/22 |


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| 22-2099 | 25 AUG 2022 |

**PEREGRINE DEVELOPMENT, LLC**
**MEDICAL CENTER DRIVE**

**TOWN OF MANLIUS**
**ONONDAGA COUNTY, NY**

SHEET
**C-1**

# GENERAL NOTES

1. PROPERTY LINE INFORMATION TAKEN FROM A PLAN ENTITLED "ALTA/NSPS LAND TITLE SURVEY, LOT 2 CANAL PROPERTIES LLC SUBDIVISION, MEDICAL CENTER DRIVE" PREPARED BY C.T. MALE ASSOCIATES, P.C. (DAVID J. UHRINEC, PLS).

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 MANLIUS'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.

# GRADING NOTES

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

2. 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.

3. 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.

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

5. 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.

# UTILITY NOTES

1. ALL CONSTRUCTION SHALL CONFORM WITH APPROPRIATE CODE AND REGULATORY REQUIREMENTS.

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

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

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

5. 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.

6. SANITARY SEWER
   SANITARY SEWERS SHALL BE PVC PER ASTM D3034 SDR 26 UNLESS OTHERWISE NOTED. SUITABLE COUPLINGS AND ADAPTERS SHALL BE PROVIDED AT BUILDING CONNECTIONS.

7. 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.

8. ELECTRIC AND GAS
   ALL ELECTRIC AND GAS INSTALLATION SHALL BE COORDINATED WITH NATIONAL GRID. ALL SITE ELECTRIC IS TO BE PROVIDED BY THE BUILDING ARCHITECT/PROJECT ELECTRICIAN. THESE DRAWINGS DO NOT SHOW CIRCUITING OR SITE WIRING. REFER TO SITE ELECTRICAL BY ELECTRICIAN.

***LEGEND: PROPOSED***
(SEE EXISTING CONDITION SURVEY FOR LEGEND OF EXISTING ELEMENTS)

----- PROPOSED BUILDING
----- PROPERTY LINE
----- PROPOSED EASEMENT LINE
----- PROPOSED CONCRETE PAVEMENT/SIDEWALK/PAD
458 ----- EXISTING CONTOUR
459 ----- PROPOSED CONTOUR
----- PROPOSED STORM INLET
----- PROPOSED MANHOLE (STORM OR SEWER AS NOTED)
SAN ----- PROPOSED SANITARY PIPE
ST ----- PROPOSED STORM PIPE
W ----- PROPOSED WATER PIPE
G ----- PROPOSED GAS PIPE
UGE ----- PROPOSED UNDERGROUND ELECTRIC
----- PROPOSED STOCKADE FENCE
----- PROPOSED LANDSCAPING
----- PROPOSED PARKING LOT LIGHT
----- PROPOSED DESIGNATED ACCESSIBLE PARKING SPACE
----- PROPOSED NO PARKING

# TURF ESTABLISHMENT NOTES

TEMPORARY SEEDING MIXTURES

| FOR SPRING, SUMMER OR EARLY FALL SEEDINGS: | LBS./ACRE | LBS./1000 SQ. FT |
|---|---|---|
| A. ANNUAL RYEGRASS –OR– | 30 | 0.70 |
| B. PERENNIAL RYEGRASS | 30 | 0.70 |
| FOR LATE FALL OR EARLY WINTER | | |
| A. WINTER RYE (AROOSTOOK) | 100 | 2.50 |

MULCH THE AREA WITH HAY OR STRAW AT 2 TONS/ACRE (APPROXIMATELY 2 LARGE ROLLED BALES/ACRE).

MULCH ANCHORING IS REQUIRED WHERE WIND OR AREAS OF CONCENTRATED WATER ARE OF CONCERN.

PERMANENT SEEDINGS SHOULD TAKE PLACE IN EARLY SPRING. PROPER MULCHING AND ADAQUATE MOISTURE MUST BE PROVIDED FOR PERMANENT SEEDING. RESEEDING OF FAILED AREAS SHALL TAKE PLACE DURING LATE SUMMER/EARLY FALL OR DURING THE FOLLOWING SPRING.

FERTILIZER:
5% NITROGEN
10% PHOSPHORUS
5% POTASH
HYDROMULCH
HYDROMULCH SHALL BE A WOOD–FIBER COMPOSITION (50% PAPER – 50% WOOD)
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.

PERMANENT SEEDING MIXTURES

| | LBS./ACRE |
|---|---|
| SEED MIXTURE NO. 1 | |
| CREEPING RED FESCUE (var. ENSYLVA) | 10 |
| PERENNIAL RYE GRASS (var. PENNFINE) | 10 |
| SEED MINXTURE NO. 2 | |
| SWITCHGRASS (var. SHELTER, PATHFINDER, TRAILBLAZER, OR BLACKWELL) | 20 |
| SEED MINXTURE NO. 3 | |
| BIRDSFOOT TREFOIL (var. EMPIRE, PARDEE) | 10 |
| REDTOP | 2 |
| TALL FESCUE (var. KY 31, REBEL) | 20 |
| SEED MIXTURE NO. 4 | |
| CREEPING RED FESCUE (var. ENSYLVA) | 20 |
| CHEWINGS FESCUE (COMMON) | 20 |
| PERENNIAL RYE GRASS (var. PENNFINE) | 5 |
| RED CLOVER (COMMON) | 10 |

SEED MIXTURE 1 TO BE APPLIED TO SHADED AREAS.

SEED MIXTURE 2 IS IN PURE LIVE SEED. TO BE APPLIED TO AREAS UPLAND OF WETLANDS AND ALONG STORMWATER MITIGATION BASIN BANKS.

SEED MIXTURE 3 TO BE APPLIED TO ALL SWALES AND WATERWAYS. WHITE CLOVER OR LADINO CLOVER MAY BE SUBSTITUTED FOR BRIDSFOOT TREFOIL AND SEEDED AT THE SAME RATE PERENNIAL RYEGRASS MAY BE SUBSTITUTED FOR REDTOP BUT INCREASE SEEDING RATE TO 5 LBS./ACRE (0.1 LBS./1000 SQ. FT)

SEED MIXTURE 4 TO BE APPLIED TO ALL AREAS. (NOT FOR USE IN PLAYGROUNDS OR AS TURF)

METHOD OF SEEDING
BROADCAST, DRILLING WITH A CULTIPACK TYPE SEEDER, OR HYDROSEEDING ARE ACCEPTABLE. GOOD SOIL TO SEED CONTACT IS THE KEY TO SUCCESSFUL SEEDINGS.

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.

IRRIGATION
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, SEEDED, MULCHED AND STABILIZED BY "TRACKING" WITH SUITABLE EQUIPMENT.
C. A MINIMUM OF 4 INCHES OF TOPSOIL IS TO BE USED IN ALL AREAS.

SOIL AMENDMENTS
A. LIME TO A pH OF 7.0. LIME IS NOT TO BE APPLIED WITHIN 50 FEET OF STREAMS AND WETLANDS.
B. FERTILIZER APPLICATION RATE TO BE BASED ON SOIL TESTS.
   1. IN NO CASE SHALL FERTILIZER BE APPLIED BETWEEN DECEMBER 1 AND APRIL 1 ANNUALLY.
   2. FERTILIZER SHALL NOT BE SPREAD WITHIN 20 FEET OF A SURFACE WATER.
   3. ANY FERTILIZER FALLING OR SPILLED INTO IMPERVIOUS SURFACE AREAS SUCH AS PARKING LOTS, ROADWAYS, AND SIDEWALKS SHALL BE IMMEDIATELY CONTAINED AND LEGALLY APPLIED OR PLACED IN AN APPROPRIATE CONTAINER.
   4. INCORPORATE THE FERTILIZER, AND LIME IF SPECIFIED, INTO THE TOP 2 – 4 INCHES OF THE TOPSOIL OR SOIL PROFILE.
   5. WHEN APPLYING FERTILIZER BY HYDROSEEDING CARE SHOULD BE TAKEN TO APPLY MIX ONLY TO SEED BED AREAS AT AN APPROPRIATE FLOW RATE TO PREVENT EROSION AND SPRAYING ONTO IMPERVIOUS AREAS.

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:
**GENERAL NOTES**

| NO. | REVISION/ISSUE | DATE |
|---|---|---|
| A | PLANNING BOARD SUBMITTAL | 10/13/22 |

PREPARED BY:
NAPIERALA CONSULTING
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

PROJECT NO. 22-2099
DATE 25 AUG 2022
SCALE NONE

PRELIMINARY
NOT FOR CONSTRUCTION
PLAN SEAL BY:
RODNEY C IVES, JR, P.E.
NYS REGISTRATION # 077842

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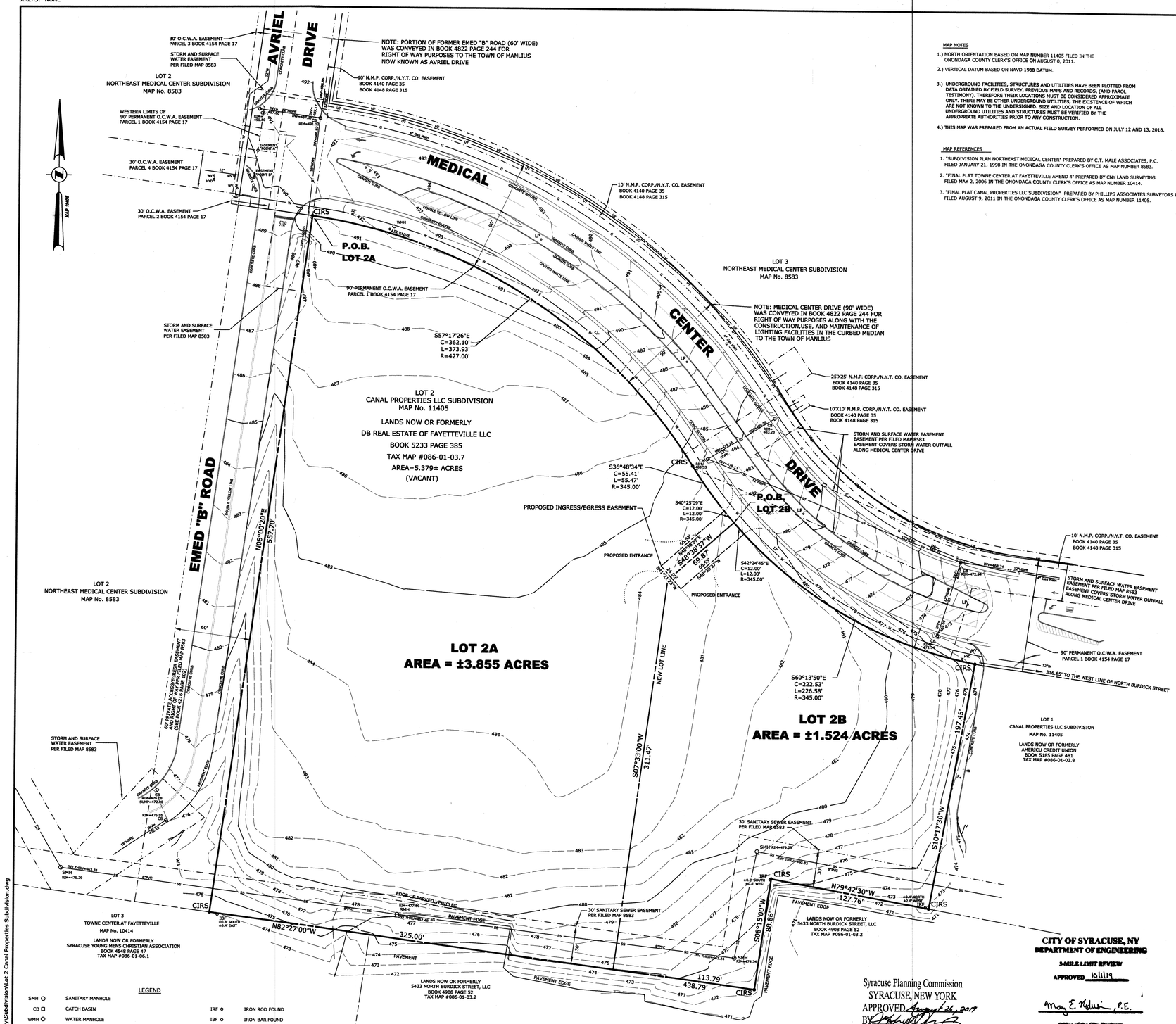
SHEET
**C-2**

XREFS: NONE

PROJECT NUMBER: 18.8394




MAP NOTES

1.) NORTH ORIENTATION BASED ON MAP NUMBER 11405 FILED IN THE ONONDAGA COUNTY CLERK'S OFFICE ON AUGUST 0, 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 PAROL 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.

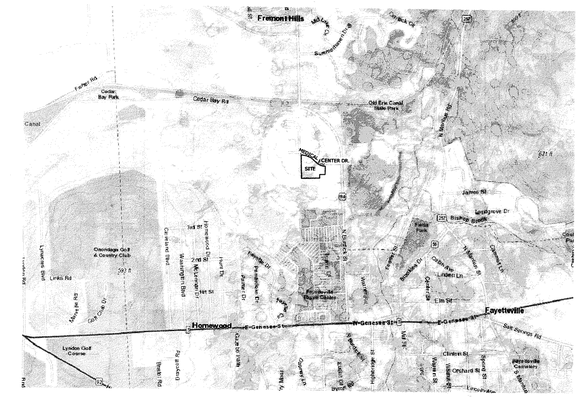
4.) THIS MAP WAS PREPARED FROM AN ACTUAL FIELD SURVEY PERFORMED ON JULY 12 AND 13, 2018.

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: MEMBER — DATE: JUNE 3, 2019

APPROVED BY TOWN OF MANLIUS PLANNING BOARD

BY: CHAIRMAN — DATE: 9-5-19

ONONDAGA COUNTY DEPARTMENT OF HEALTH
DIVISION OF ENVIRONMENTAL HEALTH

SEP 13 2019

The proposed arrangements for water supply and sewage disposal for this project are acceptable to this Department. Subdivision approval by this Department is not required.

P.E.
Bureau of Public Health Engineering

ALLIED AMERICAN ABSTRACT CORP. HEREBY CERTIFIES THAT ALL REAL ESTATE TAXES AFFECTING THE PREMISES ON THE WITHIN MAP ARE PAID AS OF THE DATE OF THE FILING OF SAID MAP. 10/17/2019

Doc ID: 037332090001 Type: MAP
Recorded: 10/17/2019 at 01:59:51 PM
Fee Amt: $10.00 Page 1 of 1
Onondaga County, NY
Lisa Dell County Clerk
File 12839

CITY OF SYRACUSE, NY
DEPARTMENT OF ENGINEERING
3-MILE LIMIT REVIEW
APPROVED 10/1/19
Mary E. Nolan, P.E.
Office of the City Engineer

Syracuse Planning Commission
SYRACUSE, NEW YORK
APPROVED August 26, 2019
BY

LEGEND

| | | | |
|---|---|---|---|
| SMH | SANITARY MANHOLE | IRF | IRON ROD FOUND |
| CB | CATCH BASIN | IBF | IRON BAR FOUND |
| WMH | WATER MANHOLE | CIRS | CAPPED IRON ROD SET |
| HYD | HYDRANT | | |
| WV | WATER VALVE | ST | STORM LINE |
| LP | LIGHT POLE | SS | SANITARY SEWER LINE |
| MB | MAIL BOX | UE | UNDERGROUND ELECTRIC LINE |
| | | UT | UNDERGROUND TELEPHONE LINE |
| | | W | WATER LINE |

BAR SCALE
40 0 20 40 80
1 inch = 40 ft.

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

DAVID J. UHRINEC, PLS
P.L.S. NO. 050052

STATE OF NEW YORK · DAVID JOSEPH UHRINEC · 050052 · LICENSED LAND SURVEYOR

| DATE | | REVISIONS RECORD/DESCRIPTION | DRAFTER | CHECK | APPR. |
|---|---|---|---|---|---|
| 04/11/19 | 1 | Revised west adjoiner lot no., added P.O.B.s | dju | dju | dju |
| | 2 | | | | |
| | 3 | | | | |
| | 4 | | | | |
| | 5 | | | | |
| | 6 | | | | |
| | 7 | | | | |
| | 8 | | | | |
| | 9 | | | | |

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© 2019 C.T. MALE ASSOCIATES

APPROVED: dju
DRAFTED : dju
CHECKED : dju
PROJ. NO : 18.8394
SCALE : 1"=40'
DATE : 03/11/19

# SUBDIVISION PLAT

## LOT 2 CANAL PROPERTIES LLC SUBDIVISION

INTO

## LOT 2A AND 2B CANAL PROPERTIES LLC SUBDIVISION

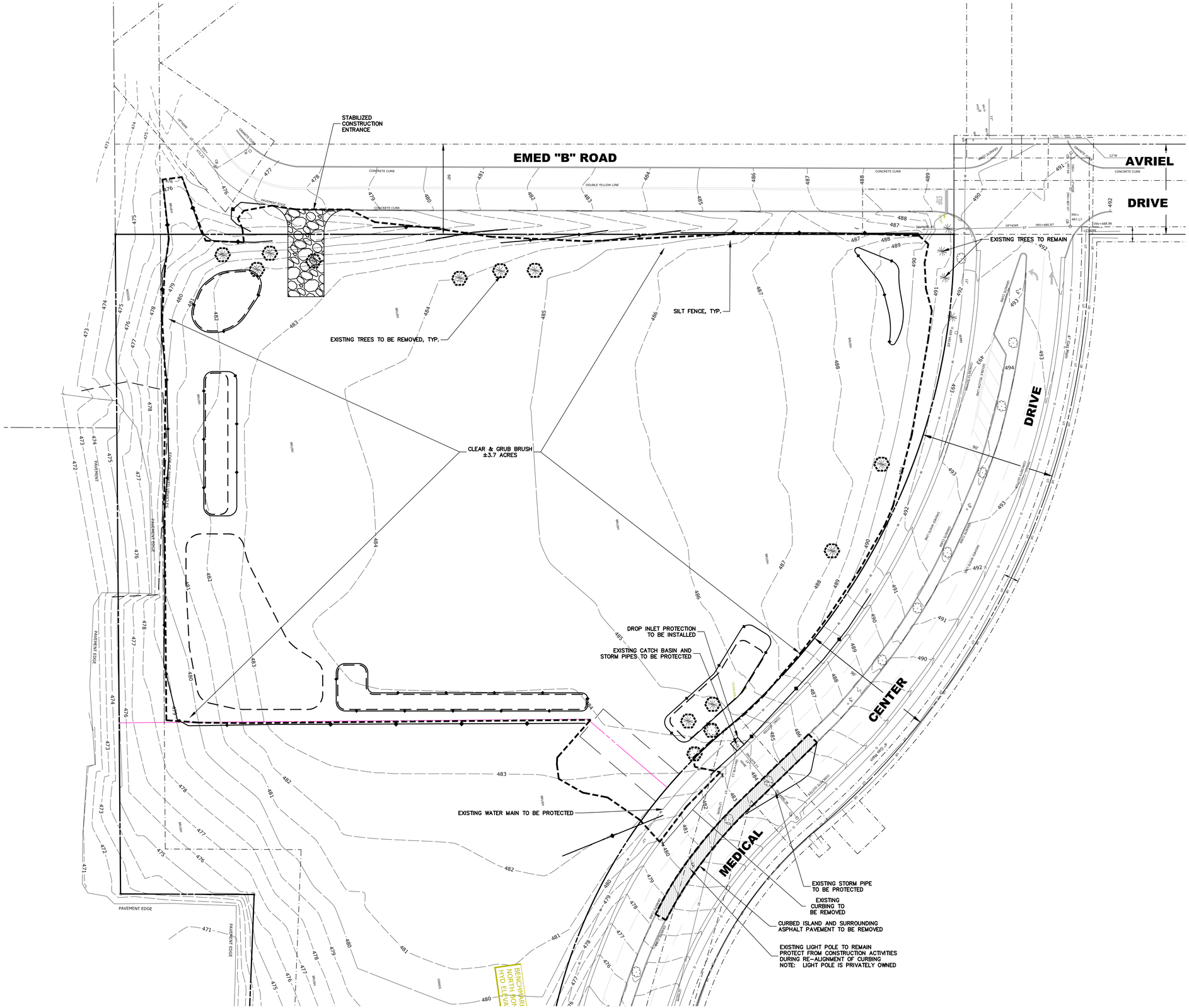
TOWN OF MANLIUS — ONONDAGA COUNTY, NEW YORK

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 13220-3246
315.458.6498 * FAX 315.458.4427

SHEET 1 OF 1
DWG. NO: 19-0208

CAD DWG. FILE NAME: K:\Projects\188394\Survey\Subdivision\Lot 2 Canal Properties Subdivision.dwg

CAD DWG. FILE NAME: Lot 2 Canal Properties Su




GRAPHIC SCALE
0 30' 60'
(IN FEET)
1 inch = 30 ft

PROJECT TITLE:
# PEREGRINE SENIOR LIVING MEDICAL CENTER DRIVE
TOWN OF MANLIUS ONONDAGA COUNTY, NEW YORK

PREPARED FOR:
PEREGRINE DEVELOPMENT, LLC.
217 MONTGOMERY STREET
SYRACUSE, NY 13202

SHEET TITLE:
## SITE PREPARATION PLAN

| NO. | REVISION/ISSUE | DATE |
|---|---|---|
| A | PLANNING BOARD SUBMITTAL | 10/13/22 |


PREPARED BY:
NAPIERALA CONSULTING
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


PRELIMINARY
NOT FOR CONSTRUCTION

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

PROJECT NO. 22-2099
DATE 25 AUG 2022
SCALE 1"=30'

SHEET C-4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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:
**NEIGHBORHOOD PLAN**

| NO. | REVISION/ISSUE | DATE |
|---|---|---|
| A | PLANNING BOARD SUBMITTAL | 10/13/22 |

GRAPHIC SCALE
0 100' 200'
(IN FEET)
1 inch = 100 ft

PREPARED BY:
NAPIERALA CONSULTING
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

*PRELIMINARY*
*NOT FOR CONSTRUCTION*

PLAN SEAL BY:
RODNEY C. EVES, JR. P.E.
NYS REGISTRATION #077842

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

SHEET C-5

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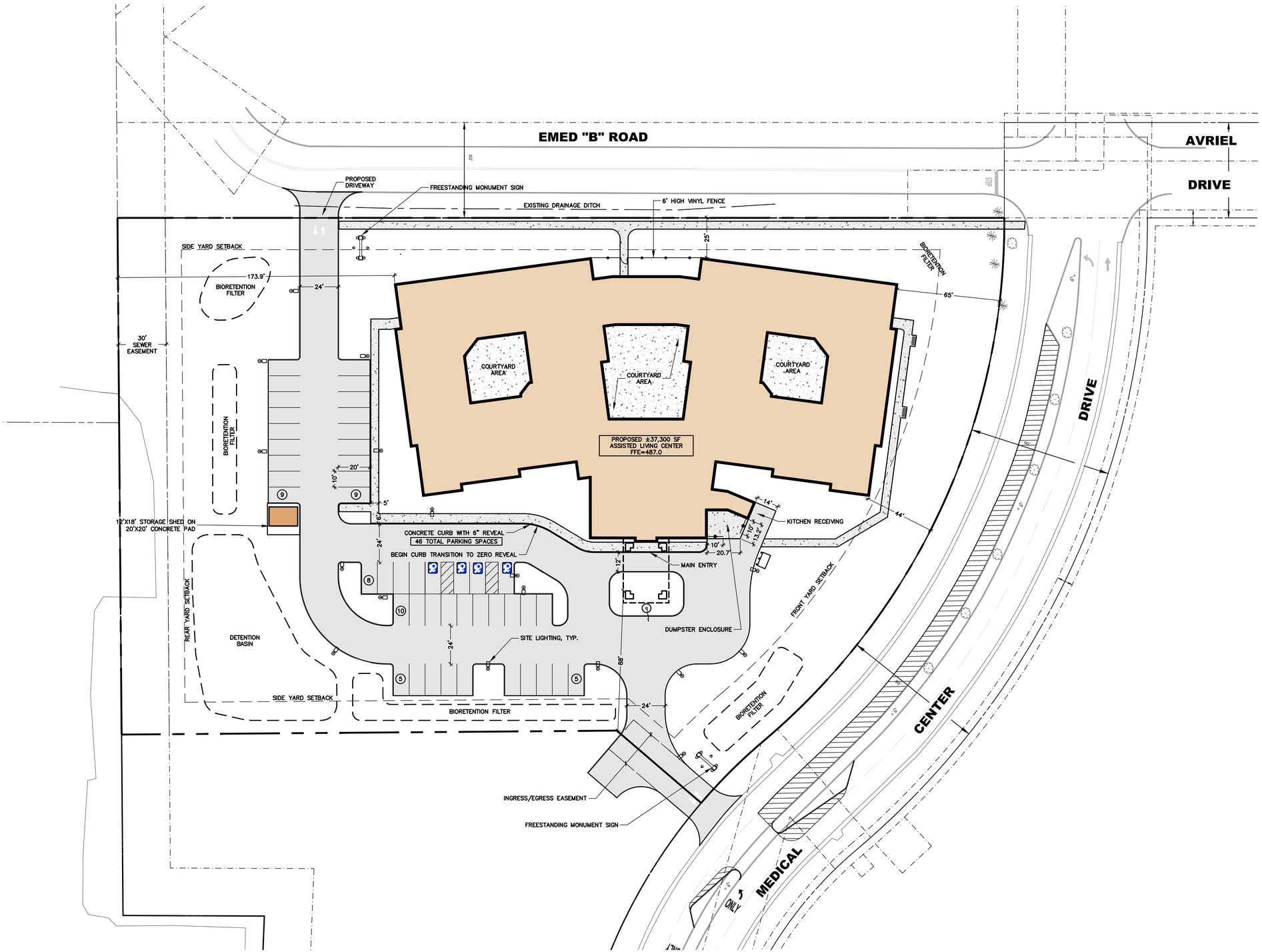


| SITE CRITERIA CHECKLIST | | |
|---|---|---|
| **PROJECT SITE INFORMATION** | | |
| ADDRESS | MEDICAL CENTER DRIVE & EMED "B" ROAD | |
| TAX MAP ID NO. | 086-01-03.7 | |
| BOUNDARY SURVEY | PROPERTY LINE INFORMATION TAKEN FROM C.T. MALE ASSOCIATES SURVEY | |
| TOTAL SITE AREA | 3.85 ACRES | |
| LAND USE | VACANT | |
| BUILDING SIZE | ±37,300 SF | |
| | | |
| | REQUIRED | PROVIDED |
| **ZONING INFORMATION** | | |
| ZONING DISTRICT | RESTRICTED AGRICULTURAL DISTRICT (R-A) | |
| BUILDING HEIGHT | NOT SPECIFIED | 1-STORY |
| MIN. LOT AREA | 40,000 SF | 167,930 SF |
| MIN. LOT DEPTH | NOT SPECIFIED | 412' |
| LOT COVERAGE | NOT SPECIFIED | 46% |
| FRONT YARD SETBACK | 40' | 44' |
| REAR YARD SETBACK | 40' | 133.7' |
| SIDE YARD SETBACK | 20' | 25' |
| | | |
| PARKING DIMENSIONS | 10'x20' | 10'x20' |
| PARKING AISLE WIDTH | 24' | 24' |
| PARKING SPACES | AS PER BOARD | 46 SPACES |

PROPERTY LINE

REQUIRED SETBACK

GRAPHIC SCALE
0 30' 60'
(IN FEET)
1 inch = 30 ft

PROJECT TITLE:
# PEREGRINE CARE FACILITY MEDICAL CENTER DRIVE
TOWN OF MANLIUS
ONONDAGA COUNTY, NY

PREPARED FOR:
PEREGRINE DEVELOPMENT
217 MONTGOMERY STREET
SYRACUSE, NY 13202

SHEET TITLE:
## LAYOUT PLAN

| NO. | REVISION/ISSUE | DATE |
|---|---|---|
| A | PLANNING BOARD SUBMITTAL | 10/13/22 |


PREPARED BY:
NAPIERALA CONSULTING
PROFESSIONAL ENGINEER, P.C.
SITE • DESIGN • ENGINEERING
1104 FAYETTE STREET
MANLIUS, NEW YORK 13104
email: MNAP66@NAPCON.COM
PH: (315) 682-5580 FAX: (315) 682-5544


PRELIMINARY NOT FOR CONSTRUCTION

PROJECT NO. 22-2099

DATE 15 AUG 2022

SCALE 1" = 30'

SHEET C-6

P.E. SEAL BY:
RODNEY C. VIES, JR., P.E.
NYS REGISTRATION # 075842


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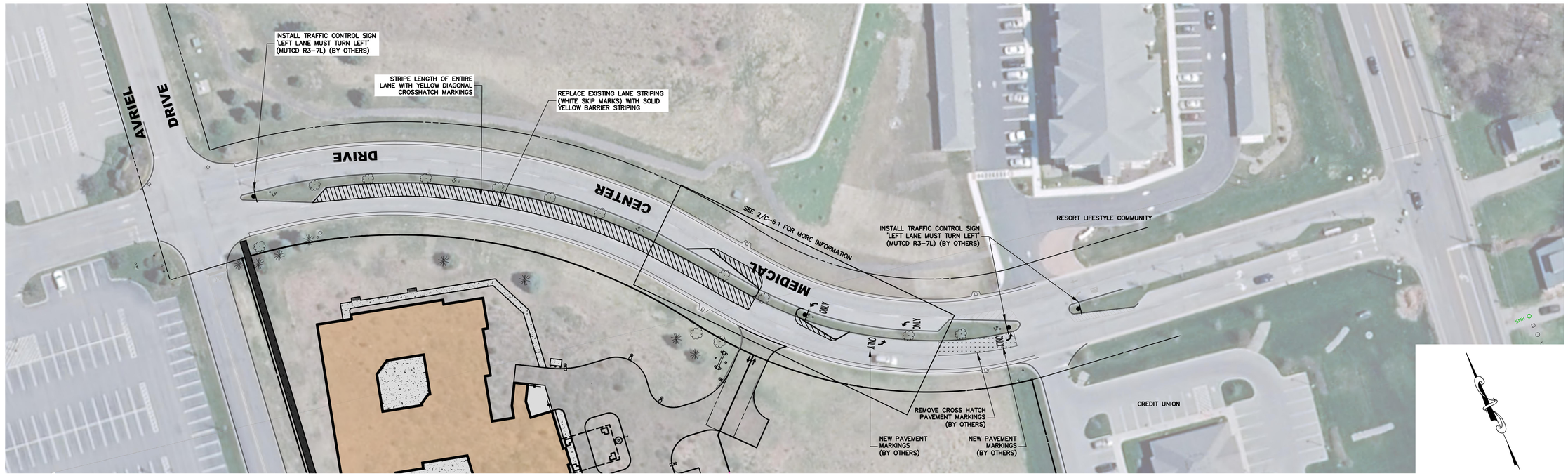
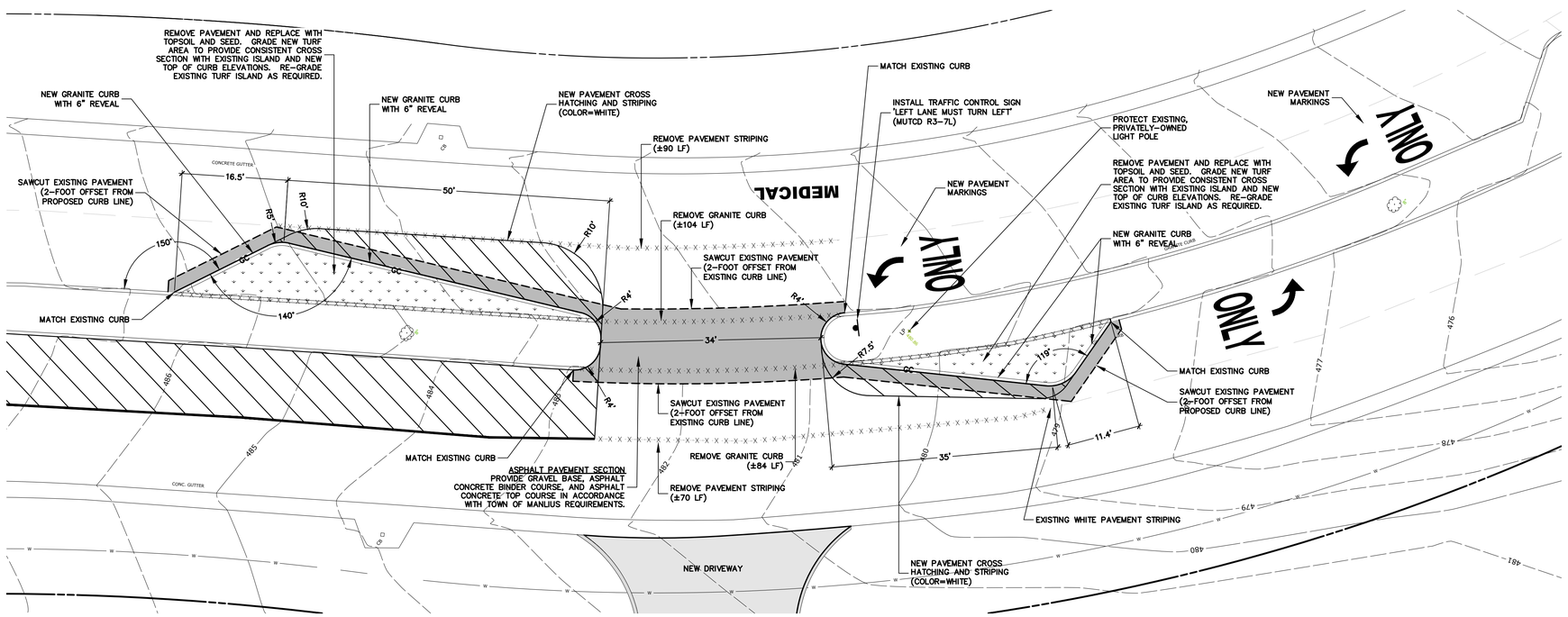



1 C-6.1 MEDICAL CENTER DRIVE IMPROVEMENTS PLAN
SCALE: 1"=40'

GRAPHIC SCALE
0 40' 80'
(IN FEET)
1 inch = 40 ft




2 C-6.1 MEDICAL CENTER DRIVE IMPROVEMENTS PLAN DETAIL
SCALE: 1"=10'

R3-7

GRAPHIC SCALE
0 10' 20'
(IN FEET)
1 inch = 10 ft

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:
**OFFSITE IMPROVEMENT PLAN**

| NO. | REVISION/ISSUE | DATE |
|---|---|---|
| A | PLANNING BOARD SUBMITTAL | 10/13/22 |

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

*PRELIMINARY*
NOT FOR CONSTRUCTION

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

PROJECT NO.

DATE: 25 AUG 2022

SCALE: AS SHOWN

SHEET: C-6.1

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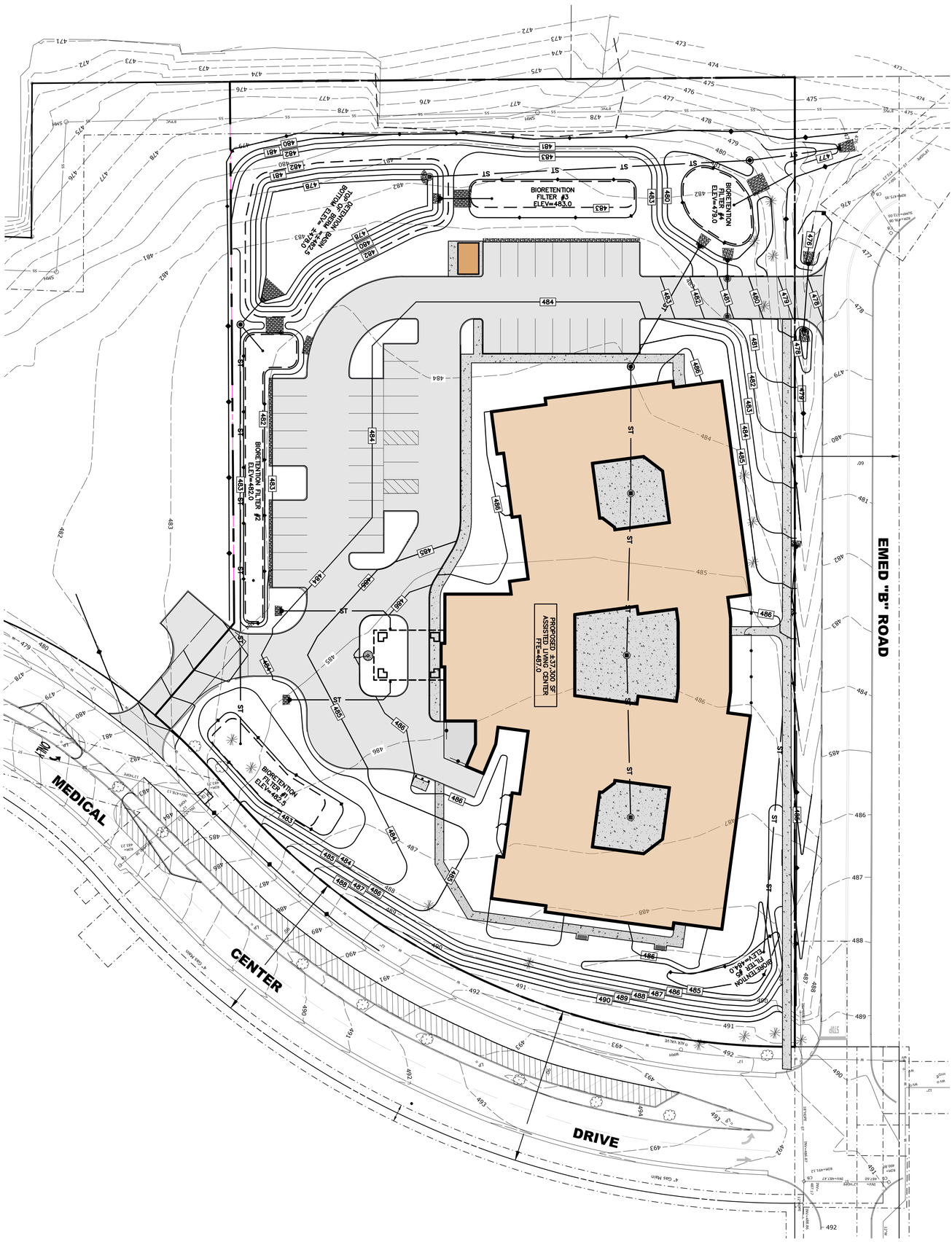


## GRADING LEGEND

- EXISTING CONTOUR GRADES
- PROPOSED CONTOUR GRADES
- MATCH/MEET EXISTING ELEVATION
- PROPOSED STORM PIPE
- PROPOSED BIORETENTION AREA
- PROPOSED CATCH BASIN
- PROPOSED DRAINAGE MANHOLE

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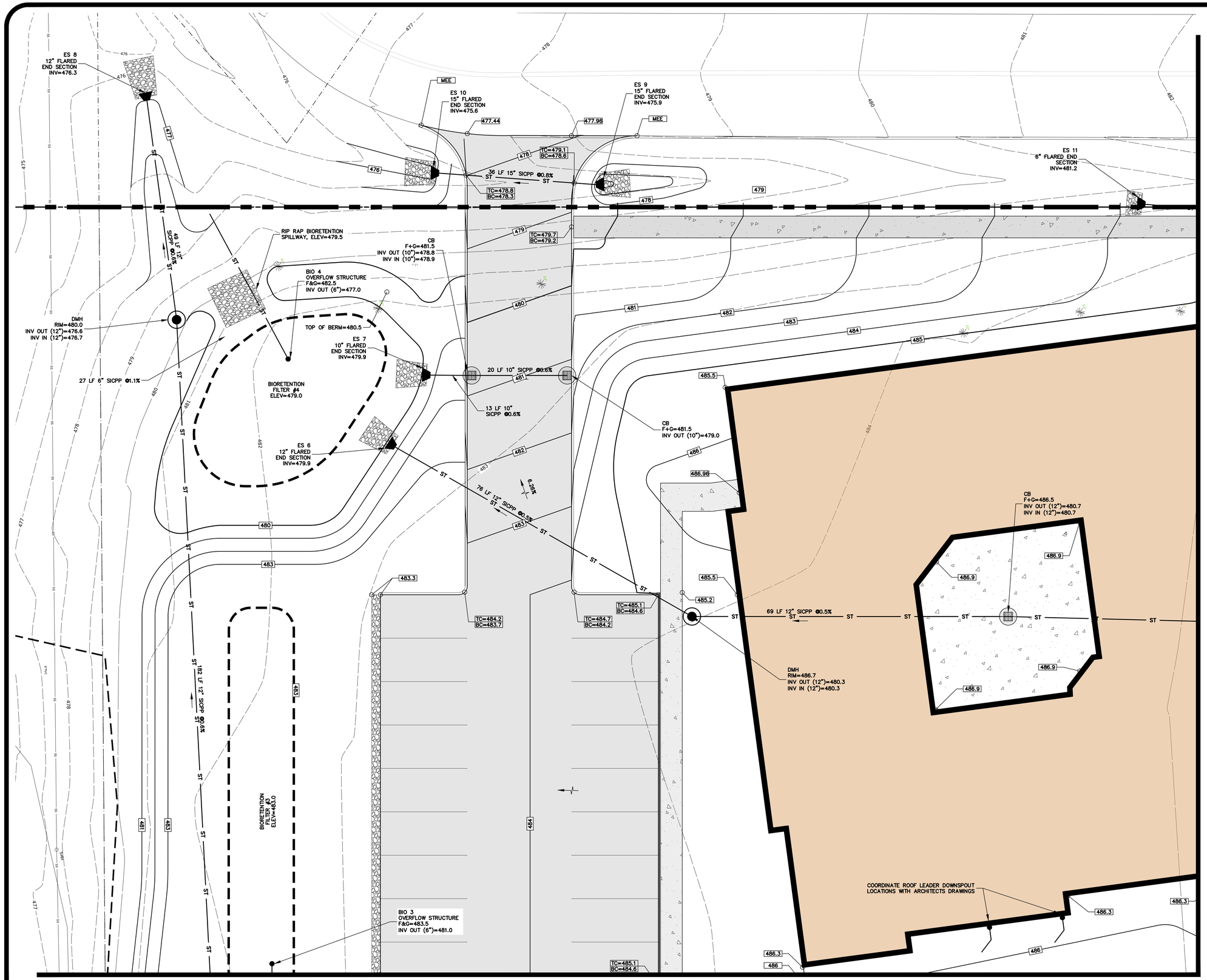
**PRELIMINARY NOT FOR CONSTRUCTION**

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

GRAPHIC SCALE
0 30' 60'
(IN FEET)
1 inch = 30 ft

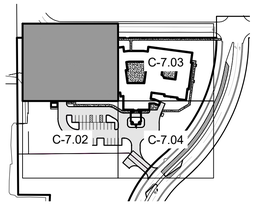
| SHEET | PROJECT NO. | PREPARED BY: | | | | SHEET TITLE: | PROJECT TITLE: |
|---|---|---|---|---|---|---|---|
| C-7 | 22-2099 | NAPIERALA CONSULTING PROFESSIONAL ENGINEER, P.C. SITE • DESIGN • ENGINEERING | A | PLANNING BOARD SUBMITTAL | 10/13/22 | GRADING AND DRAINAGE PLAN | PEREGRINE SENIOR LIVING MEDICAL CENTER DRIVE |
| | DATE 25 AUG 2022 | 110 FAYETTE STREET MANLIUS, NEW YORK 13104 | NO. | REVISION/ISSUE | DATE | | TOWN OF MANLIUS — ONONDAGA COUNTY, NY |
| | SCALE 1" = 30' | email: MNAP@NAPCON.COM PH: (315) 682-5580 FAX: (315) 682-5544 | | | | | PREPARED FOR: PEREGRINE DEVELOPMENT, LLC. 217 MONTGOMERY STREET SYRACUSE, NY 13202 |




## 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




GRAPHIC SCALE
0 10' 20'
(IN FEET)
1 inch = 10 ft

PRELIMINARY
NOT FOR CONSTRUCTION

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

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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

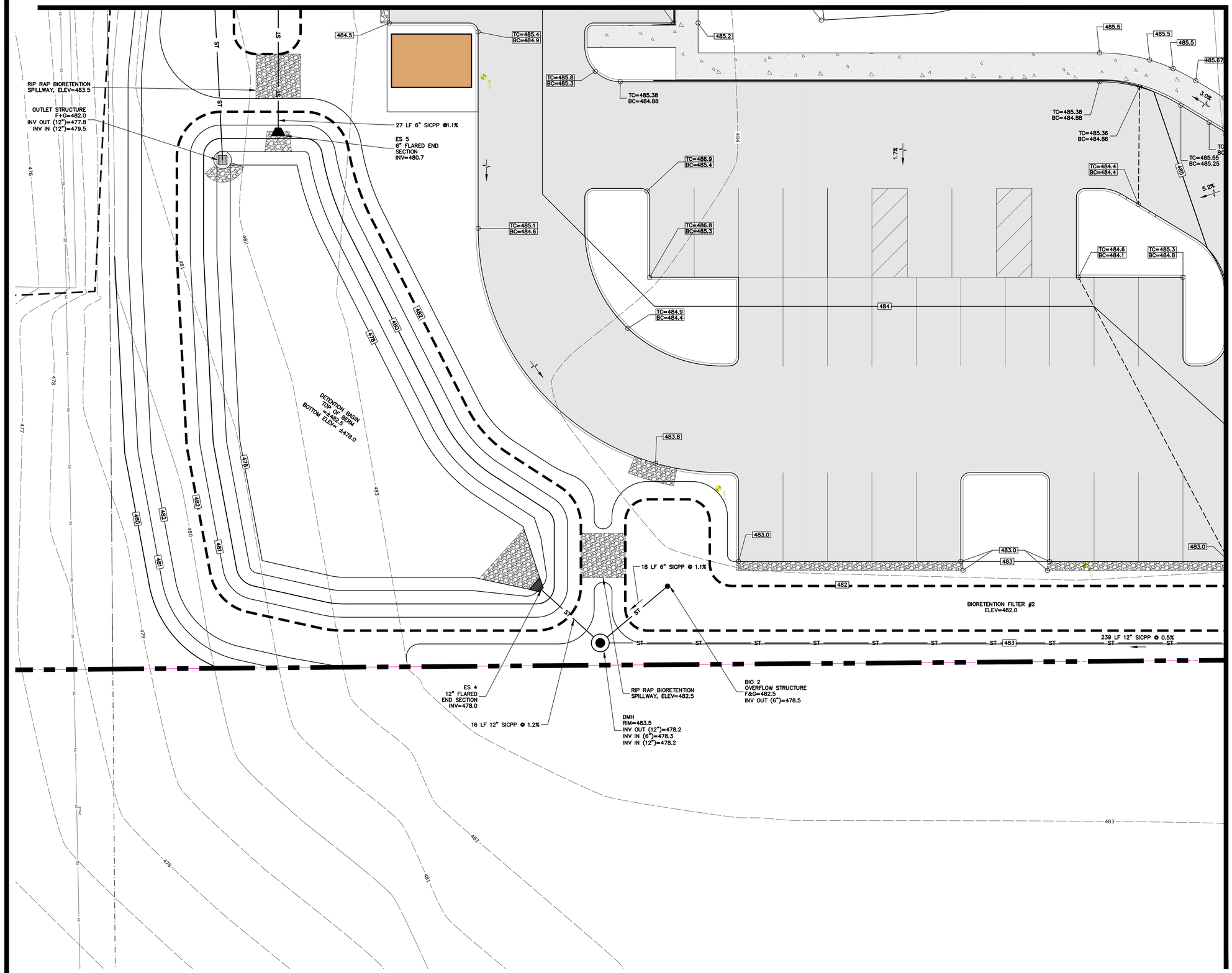
SHEET TITLE:
**GRADING AND DRAINAGE PLAN**

| NO. | REVISION/ISSUE | DATE |
|---|---|---|
| A. | PLANNING BOARD SUBMITTAL | 10/13/22 |

PREPARED BY:
NAPIERALA CONSULTING
PROFESSIONAL ENGINEER, P.C.
SITE • DESIGN • ENGINEERING
710 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" = 10' |
| SHEET | C-7.01 |

MATCH LINE - SEE SHEET C-7.01

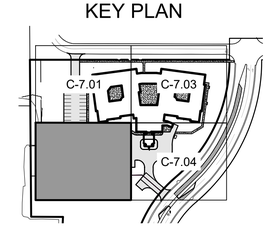



MATCH LINE - SEE SHEET C-7.04

## 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




GRAPHIC SCALE
0 10' 20'
(IN FEET)
1 inch = 10 ft

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

PREPARED FOR:
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217 MONTGOMERY STREET
SYRACUSE, NY 13202

SHEET TITLE:
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NAPIERALA CONSULTING
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


PRELIMINARY NOT FOR CONSTRUCTION

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

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

SHEET C-7.02


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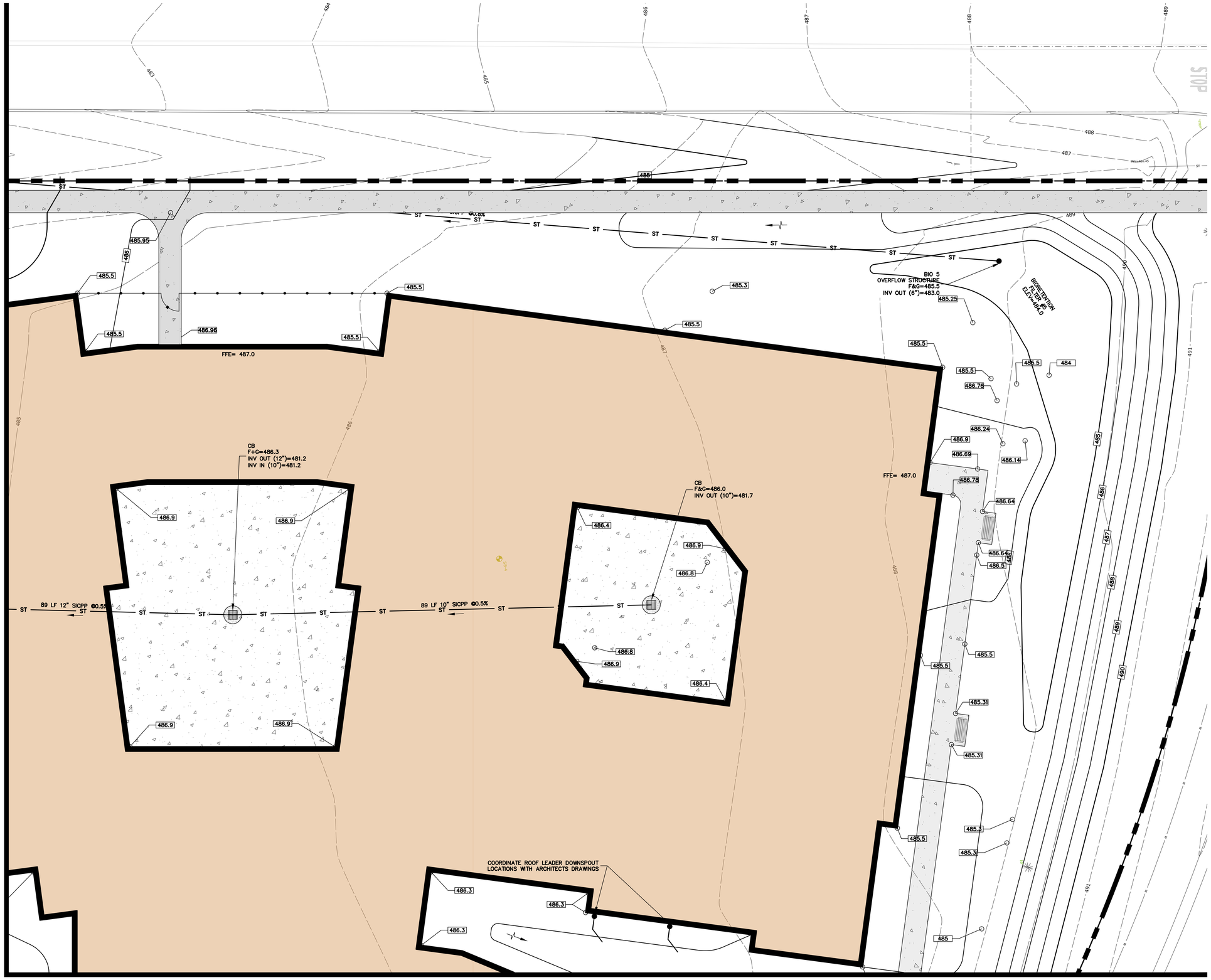
MATCH LINE - SEE SHEET C-7.01

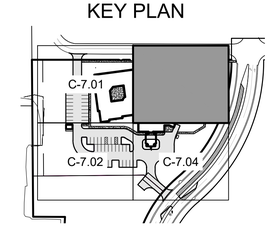



MATCH LINE - SEE SHEET C-7.04

## 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




GRAPHIC SCALE
0 10' 20'
(IN FEET)
1 inch = 10 ft

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 |
|---|---|---|
| A | PLANNING BOARD SUBMITTAL | 10/13/22 |


PREPARED BY:
NAPIERALA CONSULTING
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


PRELIMINARY
NOT FOR CONSTRUCTION

PLAN SEAL BY:
RODNEY C. WES, JR. P.E.
NYS REGISTRATION # 077842

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

SHEET C-7.03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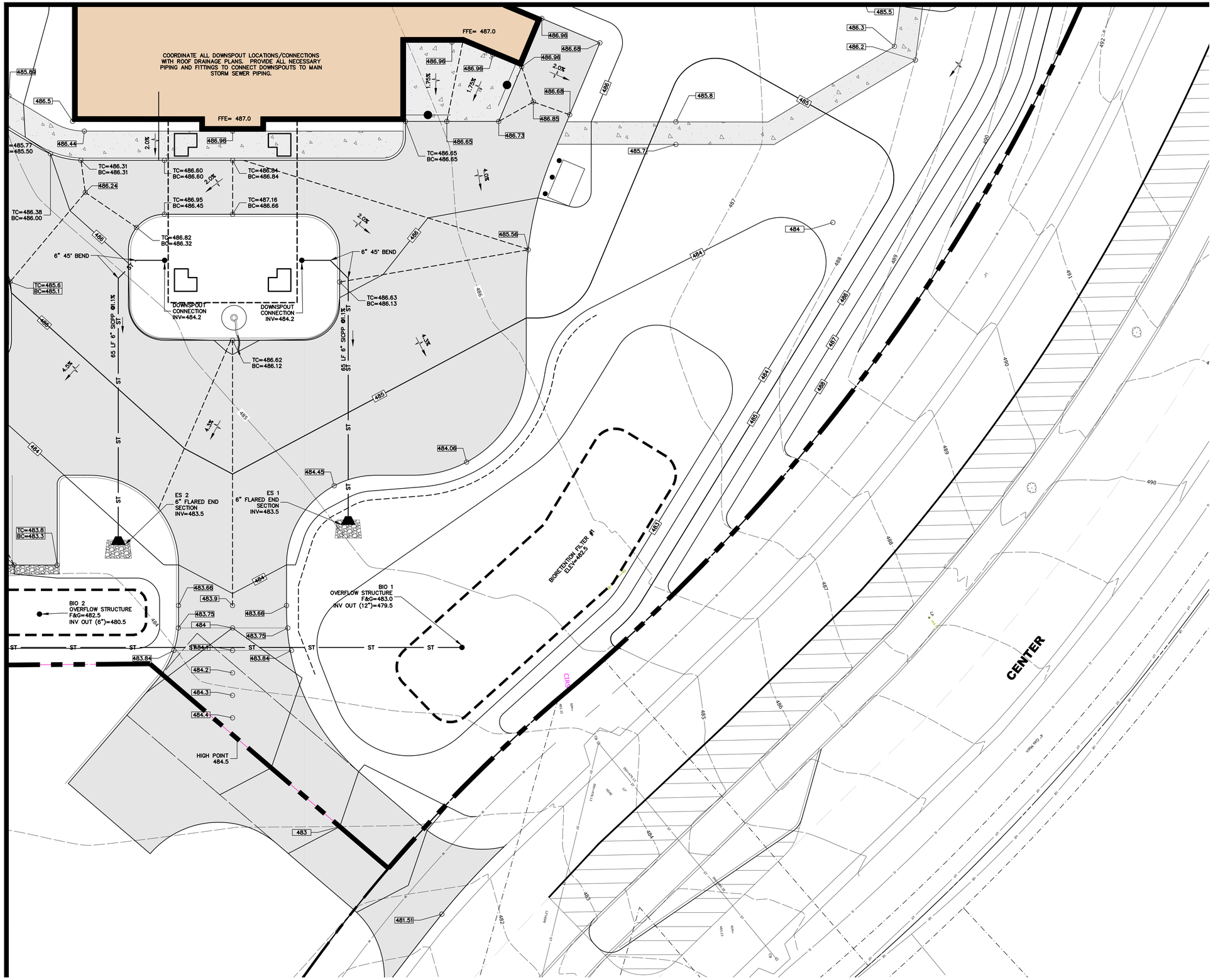
MATCH LINE - SEE SHEET C-7.03

MATCH LINE - SEE SHEET C-7.02




## 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 |
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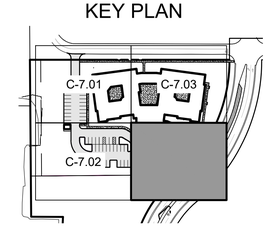
| ST | PROPOSED STORM PIPE |
| | PROPOSED BIORETENTION AREA |
| | PROPOSED CATCH BASIN |
| | PROPOSED DRAINAGE MANHOLE |

## KEY PLAN




GRAPHIC SCALE
0 10' 20'
(IN FEET)
1 inch = 10 ft

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 |
|---|---|---|
| A. | PLANNING BOARD SUBMITTAL | 10/13/22 |


PREPARED BY:
NAPIERALA CONSULTING
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


PRELIMINARY
NOT FOR CONSTRUCTION

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

PROJECT NO. 22-2099
DATE 25 AUG 2022
SCALE 1" = 10'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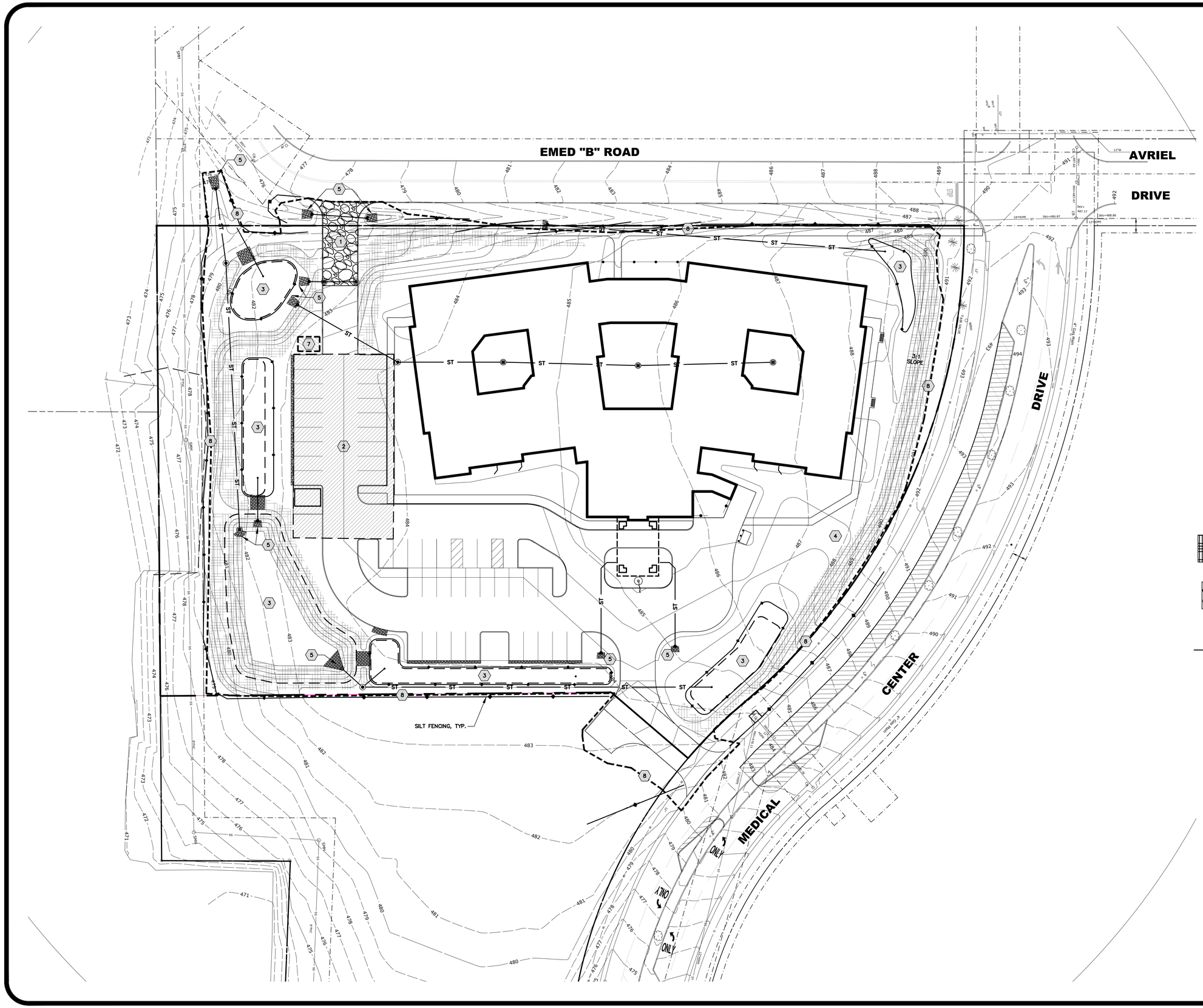
SHEET **C-7.04**




# 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

GRAPHIC SCALE
0 30' 60'
(IN FEET)
1 inch = 30 ft

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:
**EROSION AND SEDIMENT CONTROL PLAN**

| NO. | REVISION/ISSUE | DATE |
|---|---|---|
| A | PLANNING BOARD SUBMITTAL | 10/13/22 |

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

PRELIMINARY NOT FOR CONSTRUCTION

PLAN SEAL BY:
RODNEY C. IVES, JR. P.E.
NYS REGISTRATION #107842

PROJECT NO. 22-2099
DATE 25 AUG 2022
SCALE 1" = 30'

SHEET C-8

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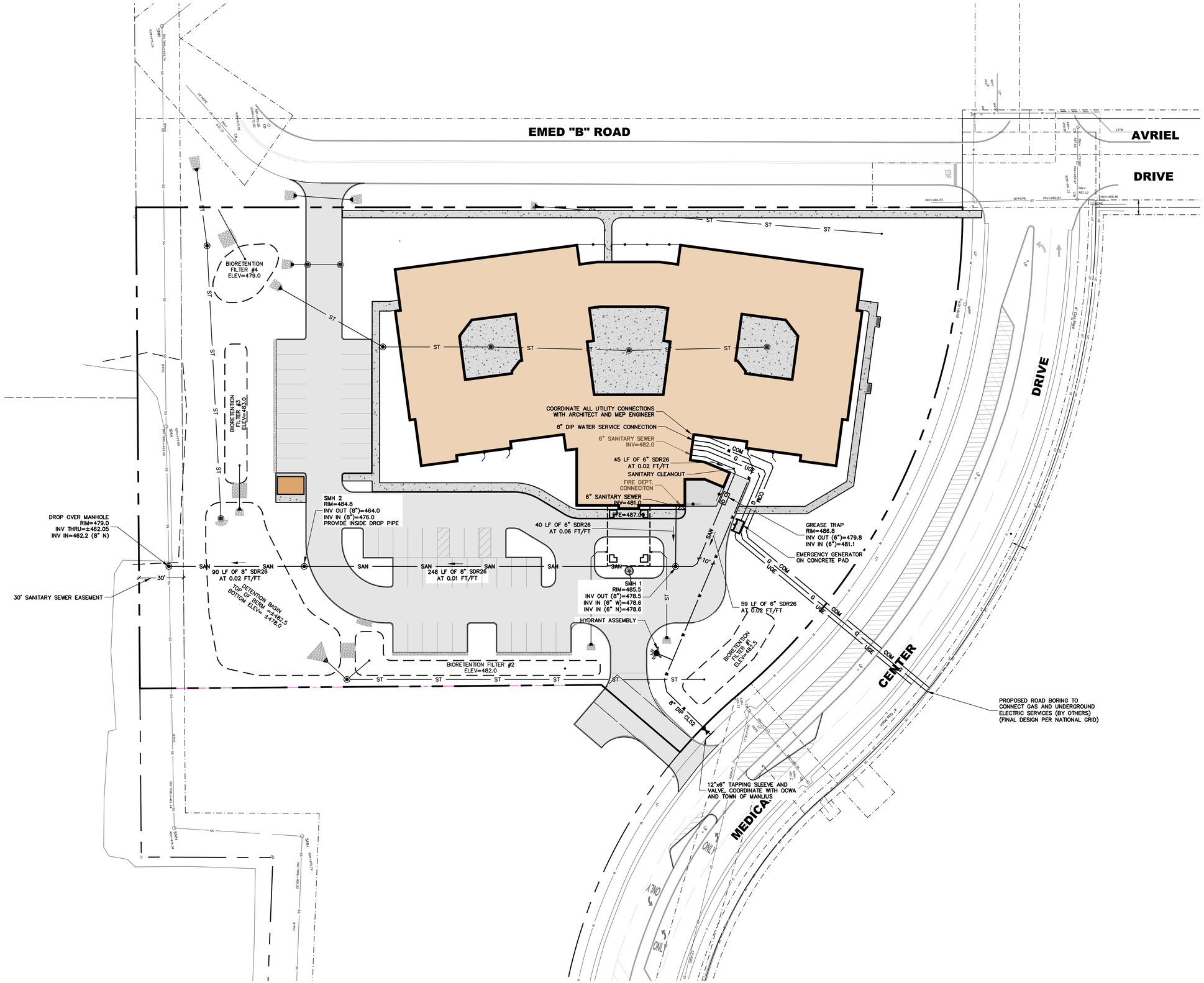


PROJECT TITLE:
**PEREGRINE SENIOR LIVING MEDICAL CENTER DRIVE**
TOWN OF MANLIUS — ONONDAGA COUNTY, NY

PREPARED FOR:
PEREGRINE DEVELOPMENT, LLC.
217 MONTGOMERY STREET
SYRACUSE, NY 13202

SHEET TITLE:
**UTILITY PLAN**

| NO. | REVISION/ISSUE | DATE |
|---|---|---|
| A. | PLANNING BOARD SUBMITTAL | 10/13/22 |

PREPARED BY:
NAPIERALA CONSULTING
PROFESSIONAL ENGINEER, P.C.
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email: MNAP@NAPCON.COM
PH: (315) 682-5580 FAX: (315) 682-5544

PRELIMINARY NOT FOR CONSTRUCTION

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

PROJECT NO. 22-2099
DATE 25 AUG 2022
SCALE 1" = 30'
SHEET C-9

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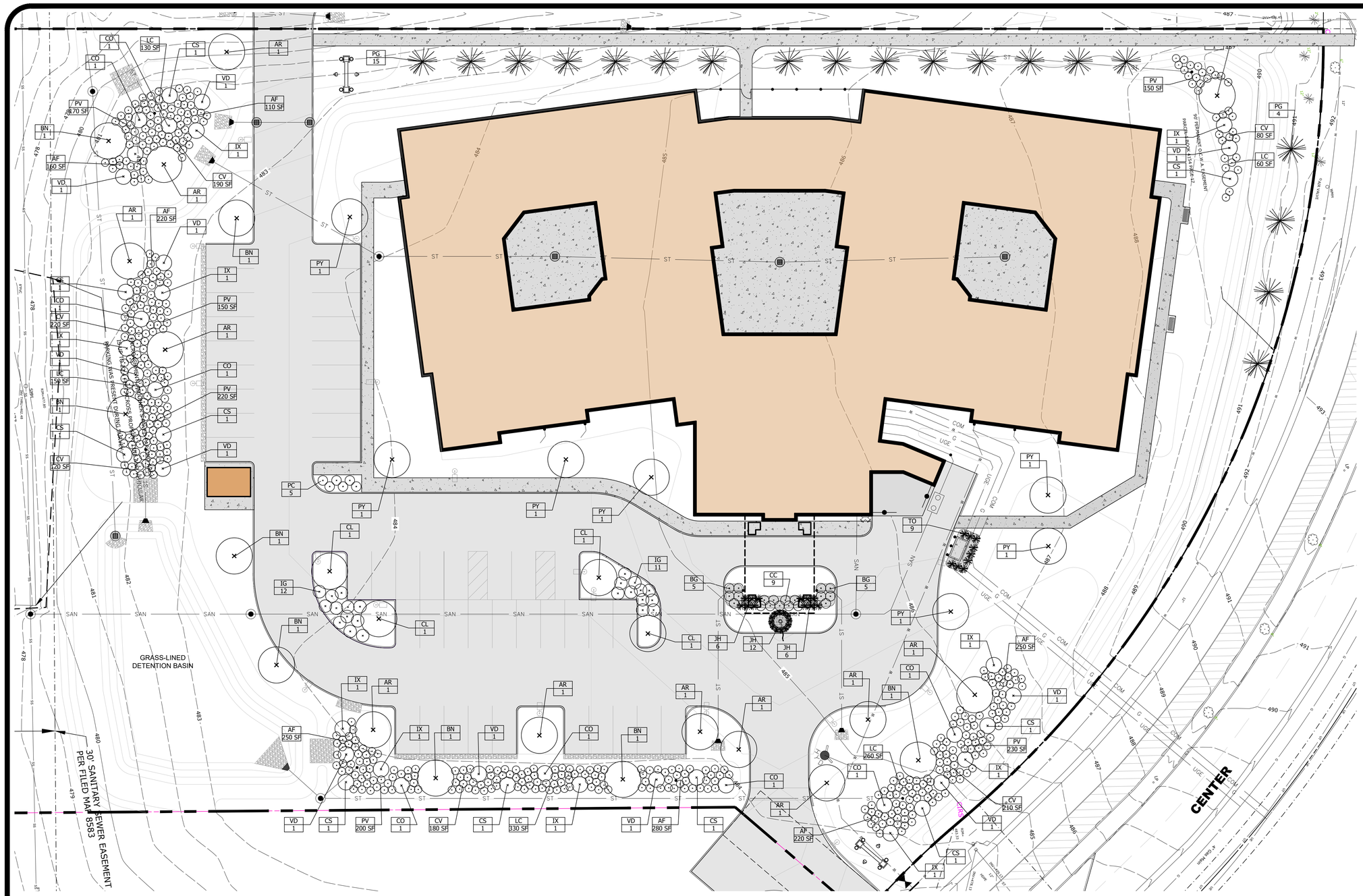


GRAPHIC SCALE
0 20' 40'
(IN FEET)
1 inch = 20 ft

| 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 'aristocrat' | 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 'wintergem' | 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 | |

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:
**LANDSCAPE PLAN**

| NO. | REVISION/ISSUE | DATE |
|---|---|---|
| A. | PLANNING BOARD SUBMITTAL | 10/13/22 |

PREPARED BY:
NAPIERALA CONSULTING
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

PRELIMINARY
NOT FOR CONSTRUCTION

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

PROJECT NO. 22-2099
DATE 25 AUG 2022
SCALE 1" = 20'

SHEET C-10

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IF THE ARCHITECT OR LAND SURVEYOR TO ALTER IN ANY WAY.
THIS DOCUMENT, AND ALL TEXTS THIS DOCUMENT IS PROVIDED BY LAW TO APPLY, WHICH ARE PROTECTED BY LAW, TO ALTERS IF PUBLISHED BY ME OR HER ALTERS IF PUBLISHED BY ME OR HER OF THE ALTERATIONS.

# 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. Stephen Brown, being duly sworn, deposes and says that (s) he is:
APPLICANT / CORPORATE 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.

STEPHEN S. BOWMAN
(Print Name)

(Signature)

PEMEGNINE DEVELOPMENT LLC
(Entity Name)

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

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

(315) 476-5610
(Telephone Number)

Date: _____, 20_____.

(Print Name)

(Signature)

(Entity Name)

By (Officer) (Title)

(Mailing Address of Applicant)

(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. Bowman, being duly sworn, deposes and says the s(he) is the Member of Peregrine 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

06/29/16 LB

**GTS Consulting**
1396 White Bridge Road
Chittenango, NY 13037
Tel: (315) 391-5110

October 3, 2022

Napierala Consulting
110 Fayette Street
Manlius, NY 13104

Attn: Mr. Rod Ives, P.E.

**Re: Proposed Medical Center Drive Modifications – Peregrine Senior Living Development Town of Manlius, NY**

Dear Mr. Ives:

I have reviewed the site layout plan and offsite improvements plan you provided for the proposed Peregrine Senior Living Community and associated Medical Center Drive modifications, last revised by Napierala Consulting on August 15th and August 15th, 2022, respectively.

The planned modifications on Medical Center Drive are consistent with previous improvements that were made to convert the inside travels lanes to left turn lanes while maintaining one through lane in each direction entering and exiting the Northeast Medical Center. The existing bump outs on the inside travel lanes define the inside left turns lanes for Americu/Towne Center Retirement driveways as well as the end movements at either the medical center or North Burdick Drive.

With the proposed new median cut associated with the proposed Peregrine development, the two additional bump outs are needed at the new cut to continue to enforce the left turn only function of the inside lanes. I have no concerns with or comments on the plans you provided.

If you have any questions or need additional information, please call.

Sincerely,

Gordon T. Stansbury, P.E., P.T.O.E.
GTS Consulting

# *Onondaga County Planning Board*

## GML 239 Referral Notice

**Referring Municipality/Board**: Town of Manlius Planning Board

**Referral Contact**: Lisa Beeman

**Contact Email/Phone**: lbeeman@townofmanlius.org

**Type of Referral:** ☒ General Municipal Law §239 Review ☐ Informal Review ☐ 3-Mile Limit Review

**1. Project Applicant:** Peregrine Development, LLC **2. Site Address:** Medical Center Drive 13066

**3. Tax ID Number(s):** 086.-01-03.7 **4. Total Acres:** 3.85

**5. Current Zoning:** RA **6. Current Land Use:** Vacant

**7. Project Description:** Construct an Assisted Living Facility

**Please indicate the existing AND proposed water and wastewater service. The notes field is available to provide further details which may better describe the proposed conditions, particularly for projects with multiple lots/structures.**

***Water Service*** *Provider:* _____

**8a. Existing:** ☒ Municipal ☐ Individual Well ☐ None

**8b. Proposed:** ☐ New or Additional Municipal Connection ☐ New or Additional Individual Well ☒ No Change

***Wastewater Service*** *Provider:* _____

**9a. Existing:** ☒ Municipal Sanitary Sewer ☐ Individual Septic System ☐ None

**9b. Proposed:** ☐ New or Additional Municipal Connection ☐ New or Additional Individual Septic System ☒ No Change

**Notes:** _____

**10.** ☐ **OCPB Jurisdiction (c**heck ALL that apply and specify)

☐ **Text Adoption/Amendment** -or- ☒ **Site is located within 500 feet of:**

- ☐ a municipal boundary: _____
- ☒ a state or county thruway/highway/roadway: North Burdick Street
- ☐ an existing or proposed state or county park/recreation area: _____
- ☐ an existing or proposed county-owned stream or drainage channel: _____
- ☐ a parcel containing a state or county-owned building/institution: _____
- ☐ a farm operation located in a New York State Agricultural District (include Ag Data Statement pursuant to AML §305-a)

## Referred Action(s)

If referring multiple actions related to the same project, identify the referring municipal board if different from above.

**11.** ☐ **Text Adoption** -or- ☐ **Text Amendment** **Referring Board:** _____

(Includes: adoption of and amendments to comprehensive plans, local laws, zoning ordinances, subdivision regulations)

**Please enclose a document with changes tracked OR the existing and proposed text with a summary of the proposed change(s).**

Summary of the proposed additions/changes: _____

**12.** ☐ **Zone Change** (Includes map amendments) **Referring Board:**

Proposed Zoning District: _____ Number of Acres Affected: _____

Purpose and Proposed Use: _____

**13.** ☒ **Site Plan** -or- ☐ **Project Site Review** **Referring Board:** Town of Manlius Planning Board

Proposed Use/Improvements: Construct an Assisted Living Facility

**14.** ☒ **Special Permit** **Referring Board:** Town of Manlius Planning Board

Section of local zoning code that requires a special permit for this use: 155-27

Purpose: Construct an Assisted Living Facility

**15.** ☐ **Preliminary Subdivision** -or- ☐ **Final Subdivision** **Referring Board:**

Name of Subdivision: _____

Number of Proposed Lots and Use Type (residential and/or commercial): _____

Is this a cluster subdivision pursuant to Section 278 of the New York State Town Law? ☐ Yes ☐ No

**16.** ☐ **Use Variance** **Referring Board:**

Section(s) of local zoning code to which the variance is being sought: _____

Describe how the proposed project varies from the above code section: _____

**17.** ☐ **Area Variance** **Referring Board:**

Section(s) of local zoning code to which the variance is being sought: _____

Describe how the proposed project varies from the above code section: _____

**18.** ☐ **Other Authorization** **Referring Board:**

Indicate the referable action and provide any other applicable details: _____

## SEQR Information

**Action (check one):**

- ☐ Type I
- ☐ Type II
- ☐ Unlisted Action

**Determination of Significance (if known):**

- ☐ Positive Declaration – Draft EIS Required
- ☐ Conditional Negative Declaration (for Unlisted Actions only)
- ☐ Negative Declaration
- ☐ No Finding (Type II Actions only)

**Lead Agency (if known):** _____ **Date Lead Agency Assigned:** _____

In order for a referral to be considered complete, *the Type of Action must be classified, and the appropriate EAF (Short or Long EAF) must be filled out as required under SEQR*, except in the case of Type II Actions which do not require an EAF. If the municipality possesses or will be requiring additional materials in order to make a determination under SEQR, or if a determination has been made, those materials are also required for the referral to be considered complete.

## Attachments

| | | | |
|---|---|---|---|
| ☒ Survey | ☒ Subdivision Plat | ☒ EAF/Related Materials | ☐ Laws/Texts |
| ☒ Site Plan | ☒ Local Application Form | ☐ Ag Data Statement | ☐ Other _____ |

This referral, as required by NYS GML §239 l, m & n, includes all materials required by and submitted to the referring body as an application on the proposed action, including all materials required by the referring body in order to make its determination of significance pursuant to SEQRA.

| Lisa Beeman/ Clerk | 315-637-8619 lbeeman@townofmanlius.org | 09-14-22 |
|---|---|---|
| *Name/Title of Person Completing This Form* | *Phone/Email* | *Transmittal Date* |

# Onondaga County Planning Board

Joanne M. Mahoney
County Executive

RESOLUTION OF THE
ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 28, 2022

OCPB Case # Z-22-270

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Manlius Planning Board at the request of Peregrine Development, LLC for the property located at 3965 Medical Center Drive; and

WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of North Burdick Street (Route 94), a county highway; and

WHEREAS, the applicant is proposing construction of a 37,300 sf assisted living facility with associated amenities on a 3.85-acre parcel in a Restricted Agricultural (RA) zoning district; and

WHEREAS, the Board is concurrently reviewing a special permit review (Z-22-271) as part of the proposed project; and

WHEREAS, in 2019 the Board offered no position on a three-mile limit referral (Z-19-213) to subdivide a 5.38-acre parcel into two new lots, Lot 2A (3.855 acres) and Lot 2B (1.524 acres), as part of a proposed project to construct a special care facility for patients with Alzheimer's disease; it appears as though the subdivision was completed; in 2018 the Board recommended modification of a concurrent site plan referral (Z-18-335), special permit referral (Z-18-336) and preliminary subdivision (S-18-78) to construct a 35,000 square foot memory care facility, with associated amenities, for patients with Alzheimer's disease; the facility has not been constructed; it appears as though the current project is an updated version of the 2018 submitted project; and

WHEREAS, the vacant lot is located in front of the Northeast Medical Center in the Town of Manlius; the site is north of the Fayetteville Towne Center shopping plaza and two auto dealerships and west of a credit union; other surrounding land uses include the Towne Center Retirement Community, townhouses, and the Old Erie Canal State Park and Empire State Trail; and

WHEREAS, the submitted subdivision plat dated March 11, 2019 shows the site has frontage on Medical Center Drive, a local medianed road that also serves the medical complex, townhouse lots, retirement community, and credit union and connects to North Burdick Street, a county road, at a signalized intersection; there is a private road, Emed “B” Road, and a 60’ private access/egress easement and right-of-way at the rear of the site that serves the medical complex; and

WHEREAS, the Layout Plan dated August 15, 2022, shows a proposed single-story 37,300 sf assisted living center (previously 35,080) with three fully enclosed courtyard areas (previously one large enclosed courtyard) and a parking lot with 46 spaces (previously 41 spaces); two full access driveways are proposed to serve the site, one on Medical Center Drive and one on Emed “B” Road, each with a proposed freestanding monument sign near the road; the Medical Center Drive access is

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E-mail Address: countyplanning@ongov.net

shown to partially occur on the proposed 1.524-acre lot and include a hammerhead, presumably for future development of the remaining vacant lands; and

WHEREAS, per the Landscape Plan dated August 25, 2022, tree screening is proposed along the Emed "B" Road frontage; two planting islands area proposed within the parking area; general landscaping including trees and shrubs are proposed throughout the property; per the local application, dark-sky compliant pole and building mounted LED light fixtures are proposed throughout the property; and

WHEREAS, the Onondaga County Empire State Trail Local Economic Opportunities Plan dated June 2022 identifies the area of North Burdick Street near the site as an Opportunity Area to connect the Empire State Trail to the Village of Fayetteville; specific recommendations for the area include intersection improvements at North Burdick Street and Cedar Bay Road, sidewalks within the existing right-of-way on the east side of North Burdick Street, and a protected sidepath within the existing pavement on the west side of North Burdick Street; and

WHEREAS, the site has access to public drinking water service and per the local application, a new connection is proposed to serve the facility;
ADVISORY NOTE: The applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and

WHEREAS, the site has access to public sewers and is located within the Meadowbrook-Limestone Wastewater Treatment Plant service area, an area designated as flow constrained and impacted by excessive wet weather flow; a new connection is proposed to serve the facility;
ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; the Capacity Assurance Form and approval process can now be found online:
http://www.ongov.net/wep/CapacityAssuranceReviews.html ; and

WHEREAS, per the Environmental Assessment Form (EAF) dated August 24, 2022, 3.68 acres of the site will be disturbed by the proposed project; the Grading and Drainage Plan dated August 25, 2022 shows five bioretention filter areas and one detention basin with stormwater pipes and catch basins throughout the site, ultimately channeling stormwater to the roadside ditch at the southwest corner of the property; a Stormwater Pollution Prevention Plan (SWPPP) was submitted as part of the referral materials;
ADVISORY NOTE: Any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit; the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), Northeast Medical Center has limited public transit service; bus stops are located at the medical center entrance and along Medical Center Drive near the Towne Center

Retirement Community; additional, and more extensive, transit service is available to the Fayetteville Towne Center shopping plaza, approximately a 1-mile walk from the site; and

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper indicates that the site of the proposed action may contain a species of animal (Northern long-eared bat), or associated habitats, listed by the state or federal government as threatened or endangered; impacts to bat species are often associated with tree clearing and aerial imagery shows there is no tree cover on the parcel; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board recommends the following MODIFICATION(S) to the proposed action prior to local board approval of the proposed action:

The Onondaga County Department of Transportation has determined that the applicant must provide the Department with a copy of the ITE Trip Generation traffic figures and contact the Department regarding any additional traffic data requirements. To further meet Department requirements, the applicant is required to submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) to the Department for review. Additional stormwater runoff into the county's right-of-way or drainage system will be prohibited. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

The Board also offers the following comments:

1. The municipality is advised to ensure appropriate access agreements are in place for any shared driveways on Medical Center Drive.

2. The Board encourages the applicant to facilitate pedestrian and transit access throughout this developing node by providing additional sidewalks and crosswalk connections to adjacent parcels and the existing sidewalk infrastructure along Medical Center Drive, as part of the proposed project.

3. As the site is in close proximity to numerous amenities, a large number of employees within the North Medical Center Boulevard area, and dense mixed land uses, including the Village of Fayetteville, residential dwellings, senior living facilities, medical facilities and various shopping destinations, the Board encourages the Town to continue to build out pedestrian infrastructure along both sides of North Burdick Street as identified in the Onondaga County Empire State Trail Local Economic Opportunities Plan, in coordination with the Onondaga County Department of Transportation, as development in this area continues. The SOCPA offers to assist the Town and Village in the creation of a coordinated plan for this area.

Martin E. Voss, Chairman
Onondaga County Planning Board

1100 Civic Center, 421 Montgomery Street, Syracuse, NY 13202 (315) 435-2611, Fax (315) 435-2439

E-mail Address: countyplanning@ongov.net

# GML 239 Report of Final Action

NYS GML § 239-m.6. and n.6. require the referring body to file a report of the final action it has taken on a referred matter with the county planning agency within 30 days after the final action (separate from the minutes taken at the meeting). A referring body which acts contrary to a County Planning Board recommendation of MODIFICATION or DISAPPROVAL of a referred matter shall also set forth the reasons for the contrary action in such report.

This section to be completed by the Syracuse-Onondaga County Planning Agency

**To:** Onondaga County Planning Board **From:** Town of Manlius Planning Board

**Fax:** 435-2439 **Phone:** 435-2611

**Re:**

**Applicant:** Peregrine Development, LLC
**Address:** at 3965 Medical Center Drive
**Referral Type:** SITE PLAN
**OCPB Date:** September 28, 2022
**OCPB Action:** Modification
**OCPB Case #:** Z-22-270

***The local board took the following action regarding the above referenced referral (Check one box. If checking Other, please specify the final action taken. Use the space at the bottom of the report to identify reasons if acting contrary to the OCPB recommendation.):***

☐ Approved the proposed action with regard to the OCPB's No Position or No Position with Comment.
☐ Approved the proposed action as modified by the OCPB.
☐ Approved the proposed action contrary to some of the modifications recommended by the OCPB.*
☐ Approved the proposed action contrary to all of the modifications recommended by the OCPB.*
☐ Approved the proposed action contrary to the disapproval recommended by the OCPB.*

☐ Disapproved the proposed action with regard to the OCPB's no position or no position with comment.
☐ Disapproved the proposed action with regard to the recommended modification(s) by the OCPB.
☐ Disapproved the proposed action as recommended and for reasons set forth by the OCPB.
☐ Disapproved the proposed action as recommended but for reasons other than those set forth by the OCPB. (Please list reasons below for local disapproval.)

☐ Other _____

Local Board Date: _____

*List reasons for acting contrary to the OCPB recommendation and include a copy of the local board resolution. Attach additional reasons on a separate sheet of paper as necessary.

_____
_____
_____
_____

Joanne M. Mahoney
County Executive

# Onondaga County Planning Board

RESOLUTION OF THE
ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 28, 2022

OCPB Case # Z-22-271

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Manlius Planning Board at the request of Peregrine Development, LLC for the property located at 3965 Medical Center Drive; and

WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of North Burdick Street (Route 94), a county highway; and

WHEREAS, the applicant is requesting a special permit to allow construction of a 37,300 sf assisted living facility with associated amenities on a 3.85-acre parcel in a Restricted Agricultural (RA) zoning district; and

WHEREAS, the Board is concurrently reviewing a site plan review (Z-22-270) as part of the proposed project; and

WHEREAS, in 2019 the Board offered no position on a three-mile limit referral (Z-19-213) to subdivide a 5.38-acre parcel into two new lots, Lot 2A (3.855 acres) and Lot 2B (1.524 acres), as part of a proposed project to construct a special care facility for patients with Alzheimer's disease; it appears as though the subdivision was completed; in 2018 the Board recommended modification of a concurrent site plan referral (Z-18-335), special permit referral (Z-18-336) and preliminary subdivision (S-18-78) to construct a 35,000 square foot memory care facility, with associated amenities, for patients with Alzheimer's disease; the facility has not been constructed; it appears as though the current project is an updated version of the 2018 submitted project; and

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WHEREAS, the submitted subdivision plat dated March 11, 2019 shows the site has frontage on Medical Center Drive, a local medianed road that also serves the medical complex, townhouse lots, retirement community, and credit union and connects to North Burdick Street, a county road, at a signalized intersection; there is a private road, Emed “B” Road, and a 60’ private access/egress easement and right-of-way at the rear of the site that serves the medical complex; and

WHEREAS, the Layout Plan dated August 15, 2022, shows a proposed single-story 37,300 sf assisted living center (previously 35,080) with three fully enclosed courtyard areas (previously one large enclosed courtyard) and a parking lot with 46 spaces (previously 41 spaces); two full access driveways are proposed to serve the site, one on Medical Center Drive and one on Emed “B” Road, each with a proposed freestanding monument sign near the road; the Medical Center Drive access is

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WHEREAS, the site has access to public drinking water service and per the local application, a new connection is proposed to serve the facility;
ADVISORY NOTE: The applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and

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Martin E. Voss, Chairman
Onondaga County Planning Board

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# GML 239 Report of Final Action

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This section to be completed by the Syracuse-Onondaga County Planning Agency

**To:** Onondaga County Planning Board **From:** Town of Manlius Planning Board

**Fax:** 435-2439 **Phone:** 435-2611

**Re:**

**Applicant:** Peregrine Development, LLC
**Address:** at 3965 Medical Center Drive
**Referral Type:** SPECIAL PERMIT
**OCPB Date:** September 28, 2022
**OCPB Action:** Modification
**OCPB Case #:** Z-22-271

***The local board took the following action regarding the above referenced referral (Check one box. If checking Other, please specify the final action taken. Use the space at the bottom of the report to identify reasons if acting contrary to the OCPB recommendation.):***

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☐ Approved the proposed action as modified by the OCPB.
☐ Approved the proposed action contrary to some of the modifications recommended by the OCPB.*
☐ Approved the proposed action contrary to all of the modifications recommended by the OCPB.*
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☐ Disapproved the proposed action with regard to the OCPB's no position or no position with comment.
☐ Disapproved the proposed action with regard to the recommended modification(s) by the OCPB.
☐ Disapproved the proposed action as recommended and for reasons set forth by the OCPB.
☐ Disapproved the proposed action as recommended but for reasons other than those set forth by the OCPB. (Please list reasons below for local disapproval.)

☐ Other _____

Local Board Date: _____

*List reasons for acting contrary to the OCPB recommendation and include a copy of the local board resolution. Attach additional reasons on a separate sheet of paper as necessary.

_____
_____
_____
_____

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

# 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:**

NAPIERALA CONSULTING
PROFESSIONAL ENGINEER, P.C.
SITE • DESIGN • ENGINEERING
110 FAYETTE STREET
MANLIUS, NEW YORK 13104
Telephone: (315) 682-5580
Fax: (315) 682-5544

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Project Description ..... 2

Project Soils ..... 2

Environmental Resources ..... 2

Hydrology ..... 2

Preliminary Summary of Sizing Criteria ..... 2

- Drainage Area Delineation ..... 2
- Water Quality Treatment ..... 4
- Peak Flow Mitigation ..... 8

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 is 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 SWPPPP 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 souheast 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<br>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

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

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

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

$A_I$ = 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

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

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

*Bioretention Basin Design*

$$WQ_v = 0.037\ ac \cdot ft$$

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

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) |

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

$$\mathbf{A_f = 1472\ ft^2}\ \textit{\textbf{required}}$$

**$A_f$ provided = 1762 $ft^2$**

<u>Bioretention Filter No. 2</u>

Drainage Area Tributary to Practice (A) = 0.79 acre

Impervious Areas ($A_I$) = 0.57 acre

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

$R_v = 0.70$

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

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

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

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

*Bioretention Basin Design*

$$WQ_v = 0.033\ ac \cdot ft$$

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

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

**$A_f$ provided = 2017 ft²**

<u>Bioretention Filter No. 3</u>

Drainage Area Tributary to Practice (A) = 0.52 acre

Impervious Areas ($A_I$) = 0.35 acre

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

$R_v = 0.66$

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

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

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

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

*Bioretention Basin Design*

$$WQ_v = 0.029\ ac \cdot ft$$

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

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

**$A_f$ provided = 1851 ft²**

Bioretention Filter No. 4

Drainage Area Tributary to Practice (A) = 0.41 acre

Impervious Areas ($A_I$) = 0.27 acre

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

$R_v = 0.64$

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

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

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

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

*Bioretention Basin Design*

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

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

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

**$A_f$ provided = 1259 ft²**

Bioretention Filter No. 5

Drainage Area Tributary to Practice (A) = 0.32 acre

Impervious Areas ($A_I$) = 0.17 acre

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

$R_v = 0.53$

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

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

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

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

*Bioretention Basin Design*

$$WQ_v = 0.014\ ac \cdot ft$$

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

$$\mathbf{A_f = 560\ ft^2}\ \boldsymbol{required}$$

**$A_f$ provided = 567 ft²**

**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 ($Q_dA/12$) = 0.159 ac·ft

$$V_s = 0.654 \cdot 0.159\ ac \cdot ft$$

$$V_s = 0.104\ ac \cdot ft\ \textit{Required}$$

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

$$Cp_v = 0.106\ ac \cdot ft - 0.135\ ac \cdot ft$$

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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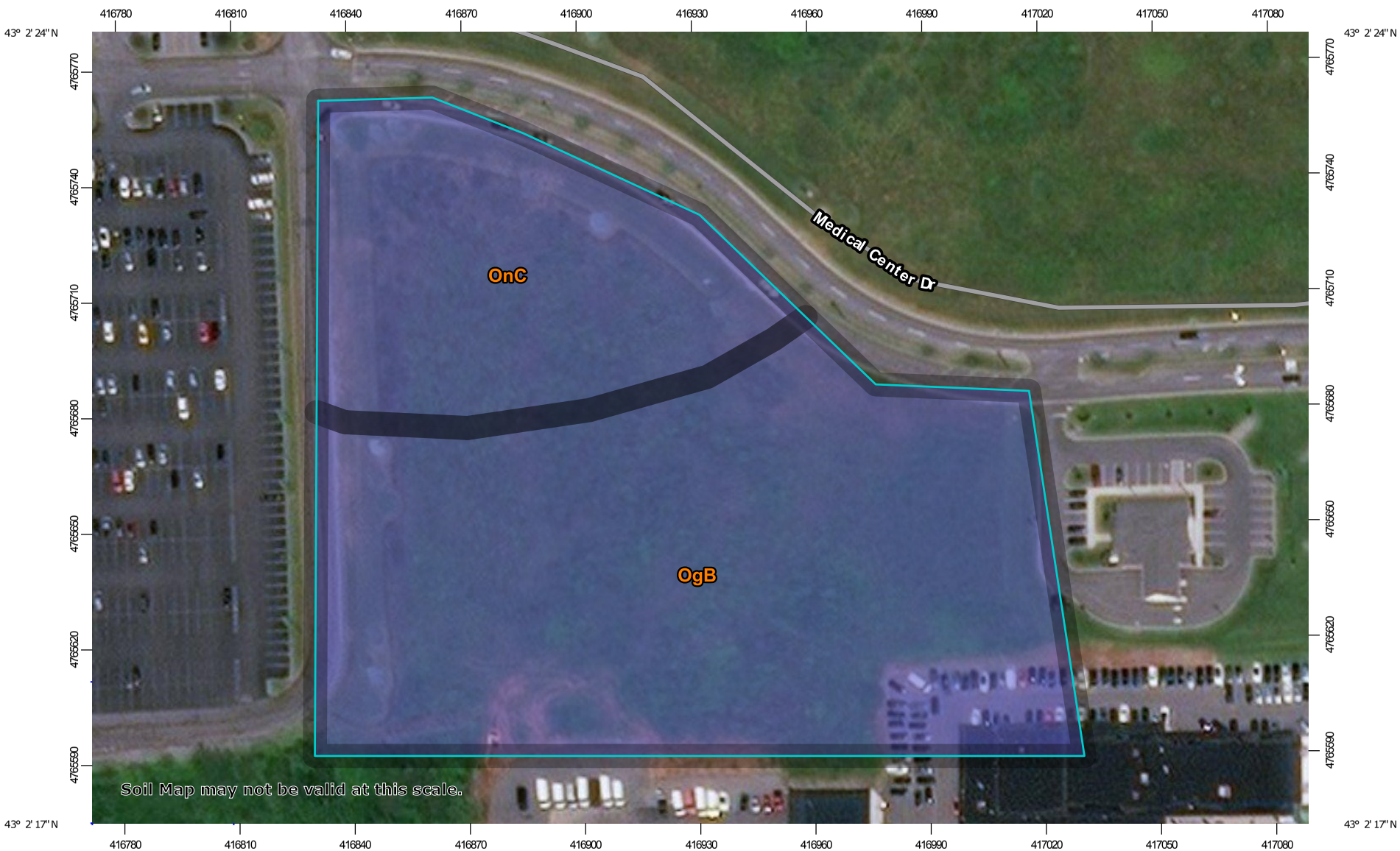
# Hydrologic Soil Group—Onondaga County, New York




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

N

Meters: 0 20 40 80 120

Feet: 0 50 100 200 300

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

## MAP LEGEND

**Area of Interest (AOI)**

Area of Interest (AOI)

**Soils**

**Soil Rating Polygons**

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

**Soil Rating Lines**

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

**Soil Rating Points**

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

**Water Features**

Streams and Canals

**Transportation**

- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

**Background**

Aerial Photography

## 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:
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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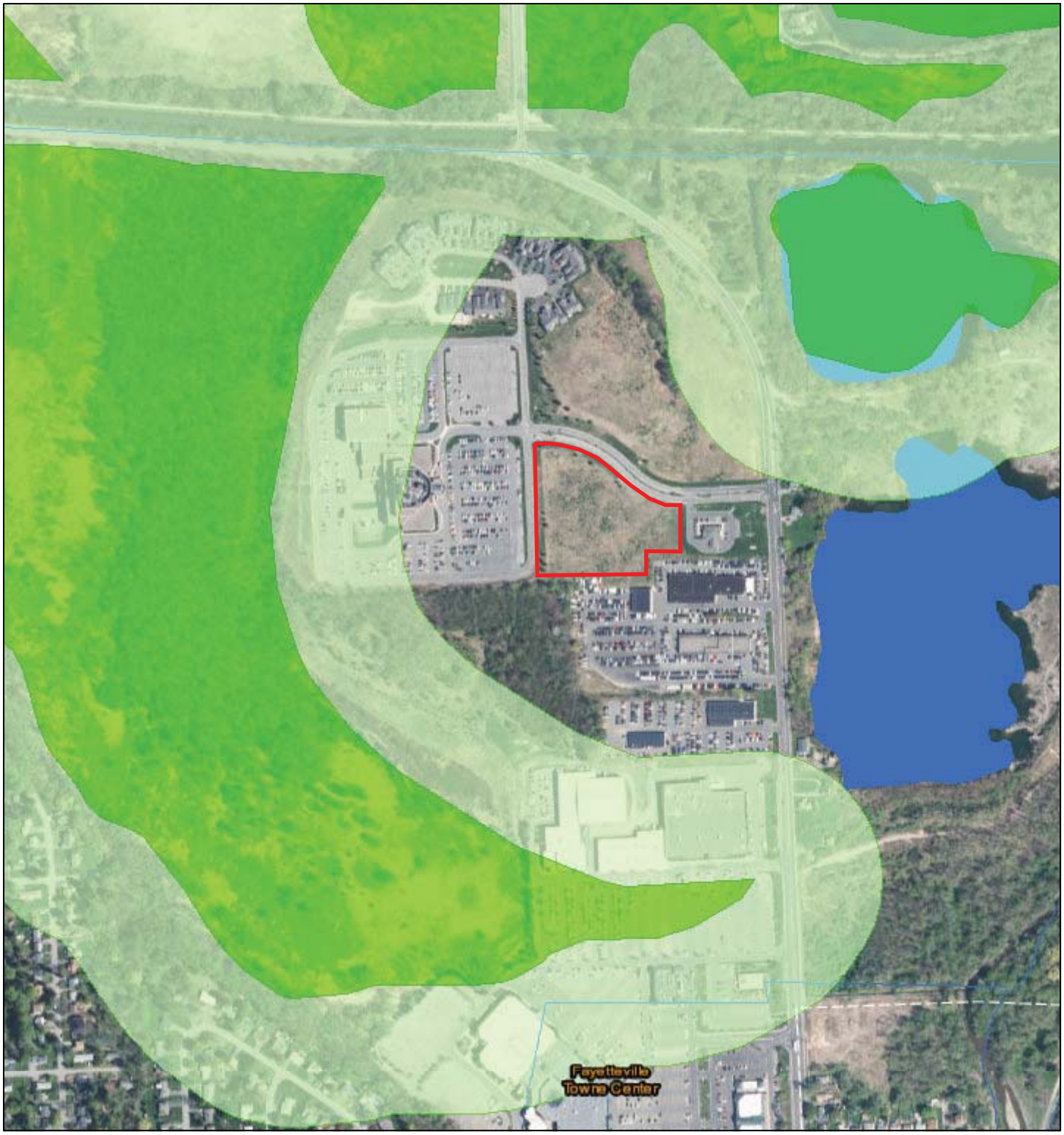
# NYSDEC Environmental Resource Mapper




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

0 0.075 0.15 0.3 mi

0 0.1 0.2 0.4 km

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

NYS Department of Environmental Conservation
Not a legal document

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# APPENDIX C

DRAINAGE AREA MAPS

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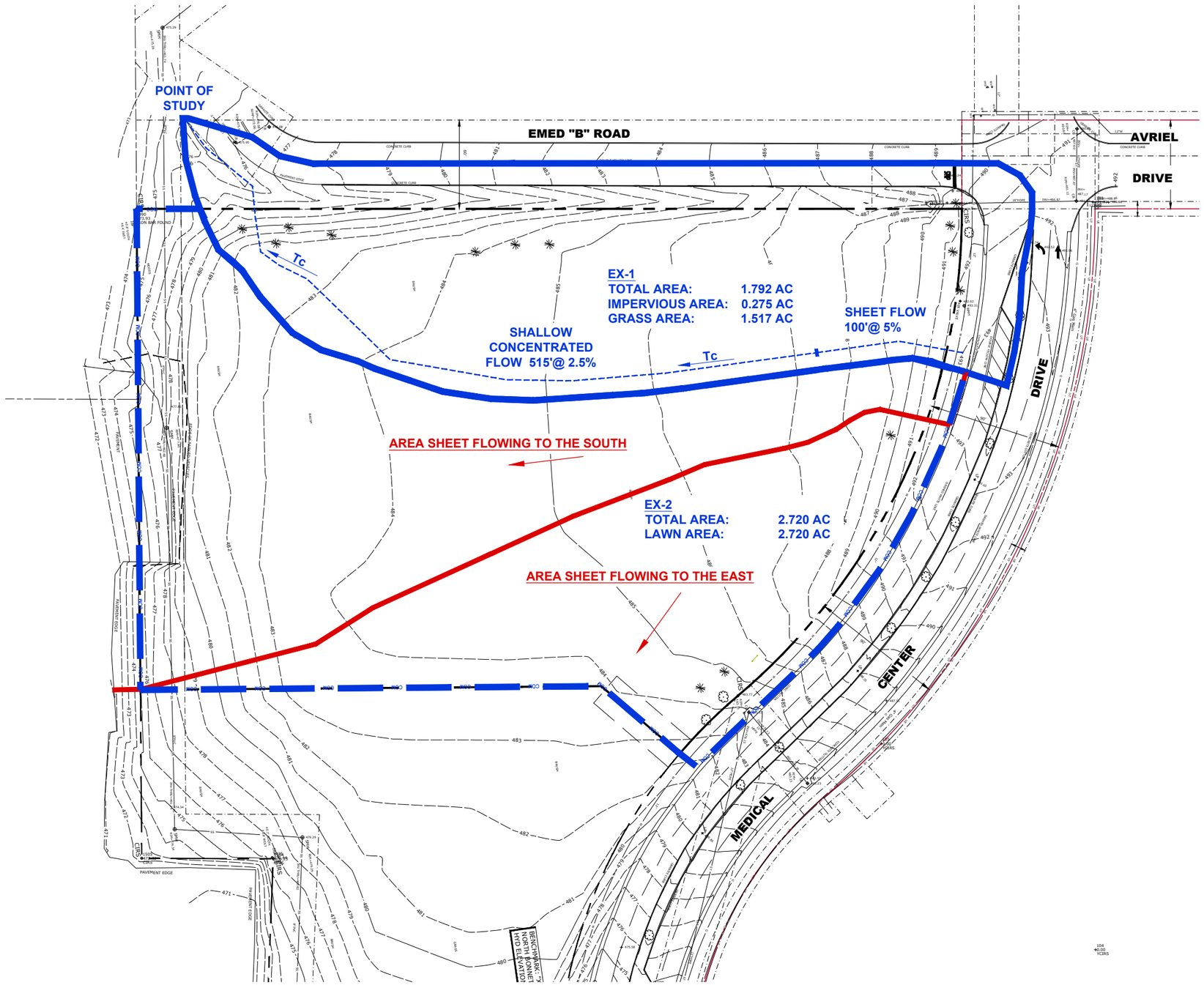


PROJECT TITLE:
SENIOR LIVING CENTER
MEDICAL CENTER DRIVE
TOWN OF MANLIUS
ONONDAGA COUNTY, NY

PREPARED FOR:
PEREGRINE DEVELOPMENT, LLC.
217 MONTGOMERY STREET
SYRACUSE, NY 13202

SHEET TITLE:
EXISTING
DRAINAGE AREA

| NO. | REVISION/ISSUE | DATE |
|---|---|---|
| | | |

PREPARED BY:
NAPIERALA CONSULTING
PROFESSIONAL ENGINEER, P.C.
SITE • DESIGN • ENGINEERING
1174 WOODCHUCK DRIVE
MANLIUS, NEW YORK 13104
email: MNAPIG@AOL.COM
PH. (315) 682-8968 FAX: (315) 682-8544

GRAPHIC SCALE
0 30' 60'
(IN FEET)
1 inch = 30 ft

PLAN SEAL BY:
RICHARD J. NAPIERALA, P.E.
NYS REGISTRATION #077042

| PROJECT NO. | DATE | SCALE |
|---|---|---|
| 22-2099 | 25 AUG 2022 | 1" = 30' |

SHEET
EX

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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

SHEET TITLE:
**PROPOSED DRAINAGE AREA**

| NO. | REVISION/ISSUE | DATE |
|---|---|---|
| | | |

PREPARED BY:
NAPIERALA CONSULTING
PROFESSIONAL ENGINEER, P.C.
SITE • DESIGN • ENGINEERING
FULL SERVICE WEBSITE
MANLIUS, NEW YORK 13104
email: MNAPIE@NAPCON.COM
PH (315) 682-5880 FAX (315) 682-5544

PLAN SEAL BY:
RICHARD J. NAPIERALA, P.E.
NYS REGISTRATION # 070842

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| | |
|---|---|
| PROJECT NO. | 22-2099 |
| DATE | 25 AUG 2022 |
| SCALE | 1" = 30' |

SHEET **PR**

# APPENDIX D

HydroCAD Modeling

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## 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) |

| 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)

## 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) |

| 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)

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

DATE: 8/25/2022 Tax Map # 086-01-03.7

I Peregrine 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

A5Describe 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 electricty, communications, and natural gas service.

B 12. Specific Requirements:

| | Town Code (District) Requirement: | Proposal: |
|---|---|---|
| Parking Spaces | per board | 46 spaces |
| Lot Coverage | N/A | 46% |
| Front Yard Setback | 40' | 44' |
| Side Yard Setback | 20' | 25' |
| Rear Yard Setback | 40' | 174' |
| Maximum Height of Building | N/A | 1-Story |

# 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:**

NAPIERALA CONSULTING
PROFESSIONAL ENGINEER, P.C.
SITE • DESIGN • ENGINEERING
110 FAYETTE STREET
MANLIUS, NEW YORK 13104

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 disctances:
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:**

NAPIERALA CONSULTING
PROFESSIONAL ENGINEER, P.C.
SITE • DESIGN • ENGINEERING
110 FAYETTE STREET
MANLIUS, NEW YORK 13104
Telephone: (315) 682-5580
Fax: (315) 682-5544

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**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 is 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 SWPPPP 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 souheast 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<br>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

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

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

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

$A_I$ = 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

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

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

*Bioretention Basin Design*

$$WQ_v = 0.037\ ac \cdot ft$$

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

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) |

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

$$\mathbf{A_f = 1472\ ft^2}\ \textit{\textbf{required}}$$

**$A_f$ provided = 1762 $ft^2$**

<u>Bioretention Filter No. 2</u>

Drainage Area Tributary to Practice (A) = 0.79 acre

Impervious Areas ($A_I$) = 0.57 acre

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

$R_v = 0.70$

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

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

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

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

*Bioretention Basin Design*

$$WQ_v = 0.033\ ac \cdot ft$$

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

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

**$A_f$ provided = 2017 ft²**

<u>Bioretention Filter No. 3</u>

Drainage Area Tributary to Practice (A) = 0.52 acre

Impervious Areas ($A_I$) = 0.35 acre

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

$R_v = 0.66$

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

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

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

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

*Bioretention Basin Design*

$$WQ_v = 0.029\ ac \cdot ft$$

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

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

**$A_f$ provided = 1851 ft²**

Bioretention Filter No. 4

Drainage Area Tributary to Practice (A) = 0.41 acre

Impervious Areas ($A_I$) = 0.27 acre

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

$R_v = 0.64$

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

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

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

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

*Bioretention Basin Design*

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

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

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

**$A_f$ provided = 1259 ft²**

Bioretention Filter No. 5

Drainage Area Tributary to Practice (A) = 0.32 acre

Impervious Areas ($A_I$) = 0.17 acre

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

$R_v = 0.53$

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

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

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

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

*Bioretention Basin Design*

$$WQ_v = 0.014\ ac \cdot ft$$

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

$$\mathbf{A_f = 560\ ft^2}\ \boldsymbol{required}$$

**$A_f$ provided = 567 ft²**

**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 ($Q_dA/12$) = 0.159 ac·ft

$$V_s = 0.654 \cdot 0.159\ ac \cdot ft$$

$$V_s = 0.104\ ac \cdot ft\ \textit{Required}$$

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

$$Cp_v = 0.106\ ac \cdot ft - 0.135\ ac \cdot ft$$

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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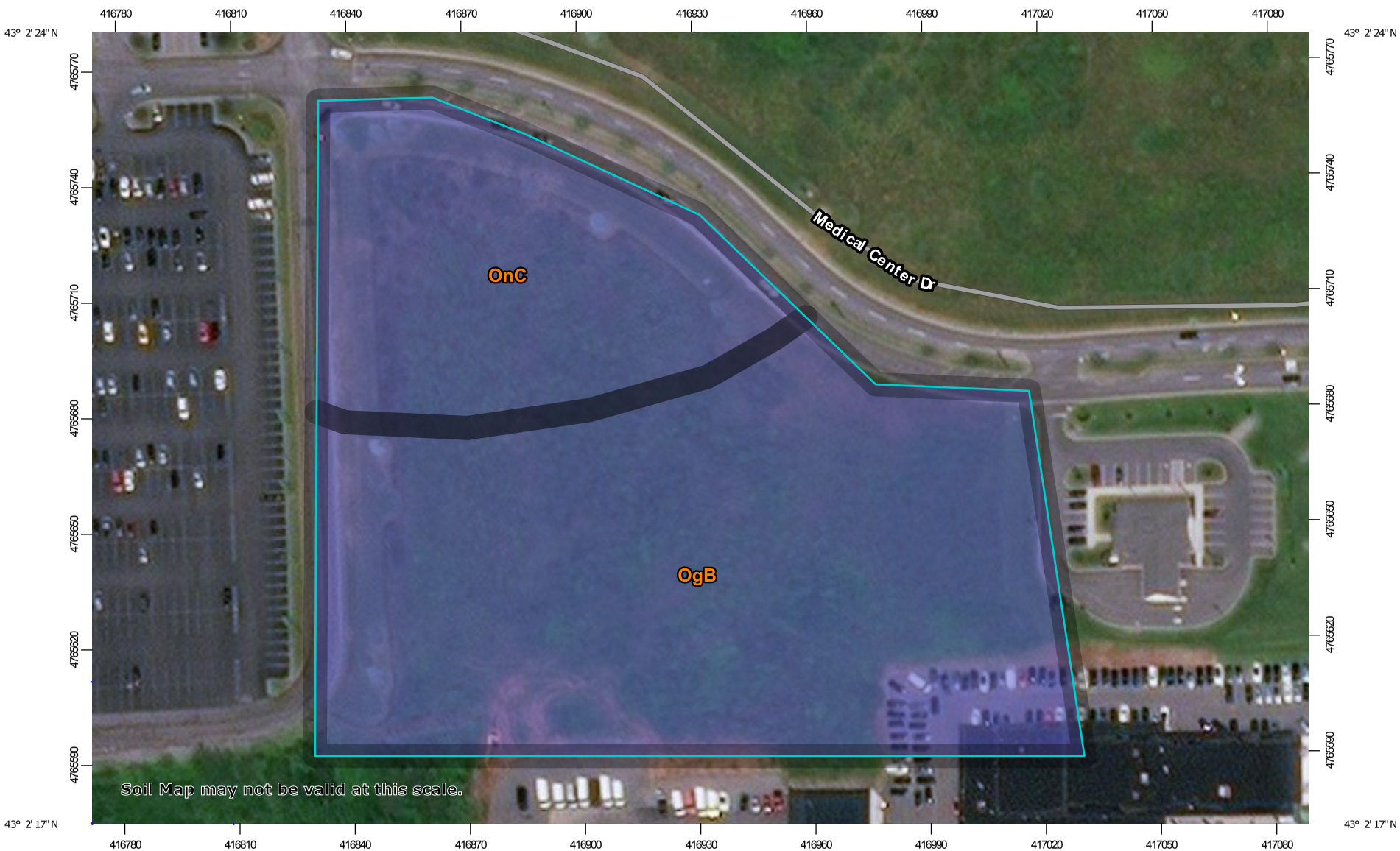
# Hydrologic Soil Group—Onondaga County, New York




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

N

Meters: 0 20 40 80 120

Feet: 0 50 100 200 300

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

## MAP LEGEND

**Area of Interest (AOI)**

Area of Interest (AOI)

**Soils**

**Soil Rating Polygons**

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

**Soil Rating Lines**

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

**Soil Rating Points**

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

**Water Features**

Streams and Canals

**Transportation**

- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

**Background**

Aerial Photography

## 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:
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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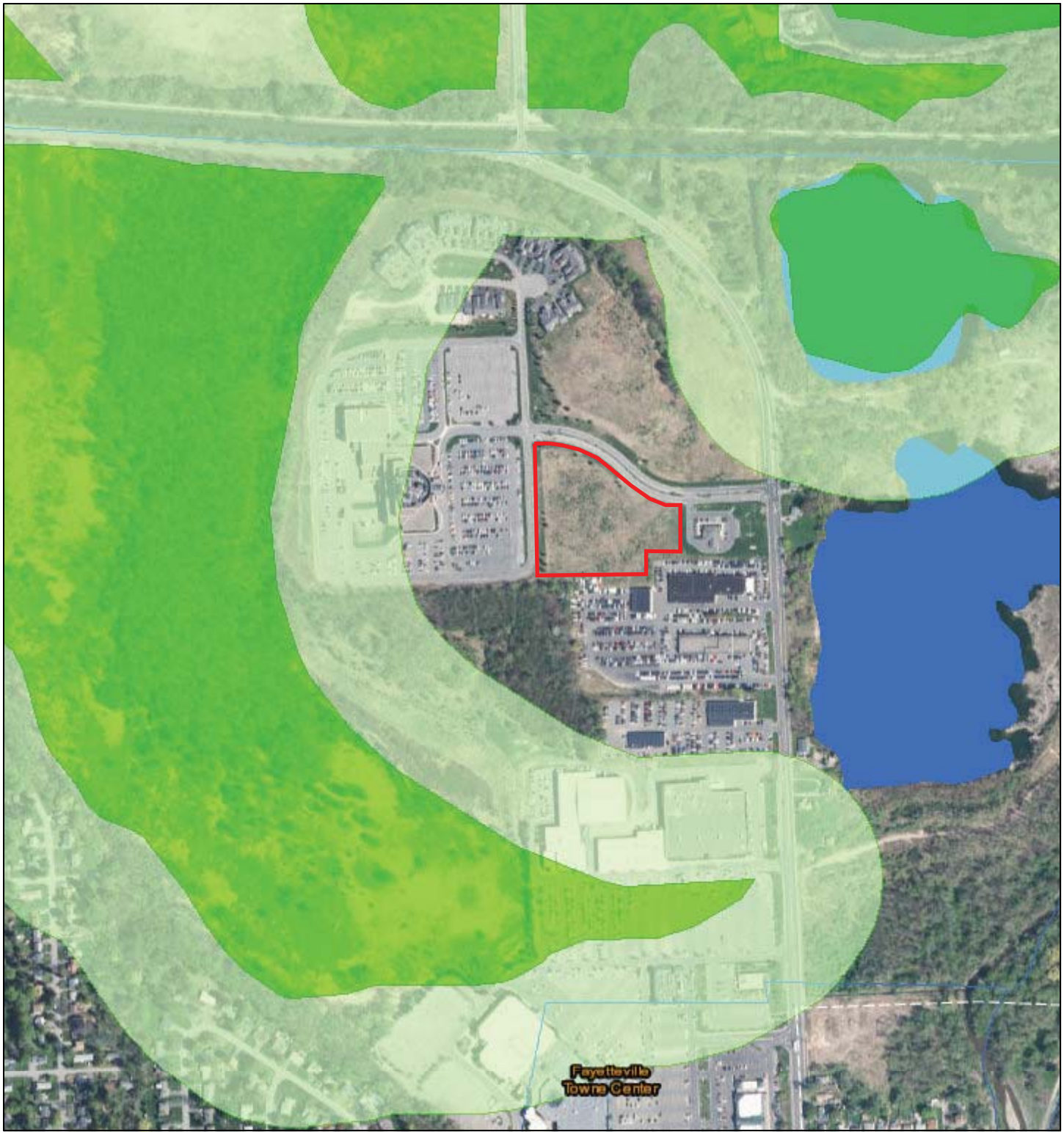
# NYSDEC Environmental Resource Mapper




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

0 0.075 0.15 0.3 mi

0 0.1 0.2 0.4 km

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

NYS Department of Environmental Conservation
Not a legal document

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# APPENDIX C

DRAINAGE AREA MAPS

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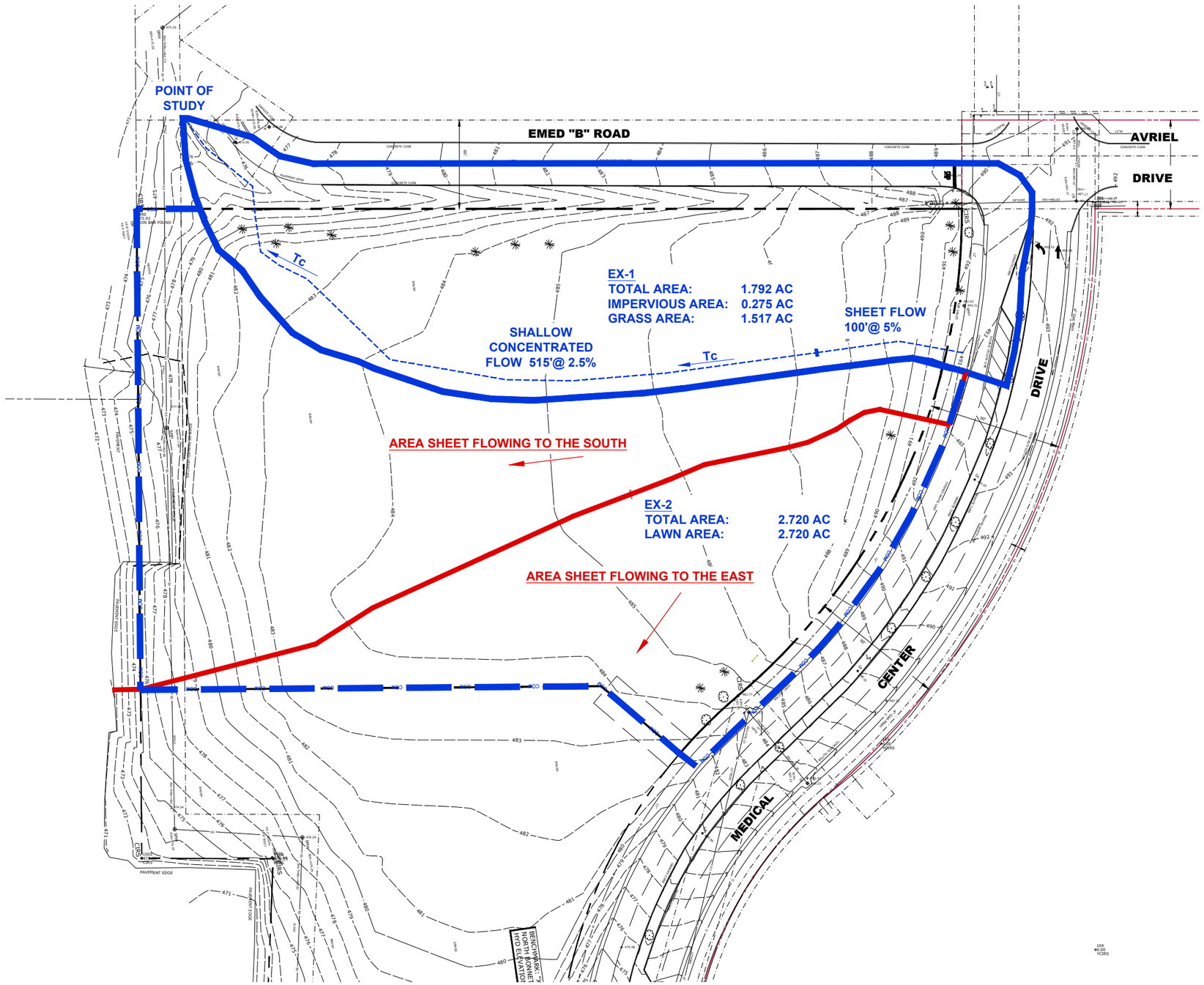


PROJECT TITLE:
SENIOR LIVING CENTER
MEDICAL CENTER DRIVE
TOWN OF MANLIUS
ONONDAGA COUNTY, NY

PREPARED FOR:
PEREGRINE DEVELOPMENT, LLC.
217 MONTGOMERY STREET
SYRACUSE, NY 13202

SHEET TITLE:
EXISTING
DRAINAGE AREA

| NO. | REVISION/ISSUE | DATE |
|---|---|---|
| | | |

PREPARED BY:
NAPIERALA CONSULTING
PROFESSIONAL ENGINEER, P.C.
SITE • DESIGN • ENGINEERING
1174 WOODCHUCK DRIVE
MANLIUS, NEW YORK 13104
email: MNAPIG@AOL.COM
PH. (315) 682-8968 FAX: (315) 682-8544

GRAPHIC SCALE
0 30' 60'
(IN FEET)
1 inch = 30 ft

PLAN SEAL BY:
RICHARD J. NAPIERALA, P.E.
NYS REGISTRATION #077042

| PROJECT NO. | DATE | SCALE |
|---|---|---|
| 22-2099 | 25 AUG 2022 | 1" = 30' |

SHEET
EX

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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

SHEET TITLE:
**PROPOSED DRAINAGE AREA**

| NO. | REVISION/ISSUE | DATE |
|---|---|---|
| | | |

PREPARED BY:
NAPIERALA CONSULTING
PROFESSIONAL ENGINEER, P.C.
SITE • DESIGN • ENGINEERING
FULL SERVICE WEBSITE
MANLIUS, NEW YORK 13104
email: MNAPIE@NAPCON.COM
PH (315) 682-5880 FAX (315) 682-5544

PLAN SEAL BY:
RICHARD J. NAPIERALA, P.E.
NYS REGISTRATION # 070842

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| | |
|---|---|
| PROJECT NO. | 22-2099 |
| DATE | 25 AUG 2022 |
| SCALE | 1" = 30' |

SHEET **PR**

# APPENDIX D

HydroCAD Modeling

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## 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) |

| 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)

## 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) |

| 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: | Telephone: (315) 476-5610 |
|---|---|
| Peregrine Development, LLC | E-Mail: sbowman@peregrine-companies.com |

Address:

217 Montgomery Street, #6

| City/PO: | State: | Zip Code: |
|---|---|---|
| Syracuse | NY | 13202 |

| | NO | YES |
|---|---|---|
| 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. | ☑ | ☐ |
| 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 | ☐ | ☑ |

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

| | NO | YES | N/A |
|---|---|---|---|
| 5. Is the proposed action, | | | |
| a. A permitted use under the zoning regulations? | ☐ | ✓ | ☐ |
| b. Consistent with the adopted comprehensive plan? | ☐ | ✓ | ☐ |

| | NO | YES |
|---|---|---|
| 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: _____ | | |

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

| | NO | YES |
|---|---|---|
| 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? | ✓ | |
| 16. Is the project site located in the 100-year flood plan? | ✓ | |
| 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: 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: 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: | ✓ | |
| 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: | ✓ | |

**I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE**

Applicant/sponsor/name: Date: 08/24/2022

Signature: NAPIERALA CONSULTING Title: PROJECT MANAGER
AGENT FOR PEREGRINE DEVELOPMENT
(CIVIL ENGINEER)

PRINT FORM

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EXHIBIT F

**FRESHWATER WETLANDS**

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

110 FAYETTE STREET
MANLIUS, NEW YORK 13104

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

PH 315-682-5580 • FAX 315-682-5544 • EMAIL:MNAP@NAPCON.COM

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U.S. Fish and Wildlife Service
National Wetlands Inventory

# National Wetlands Inventory Mapper

September 27, 2018

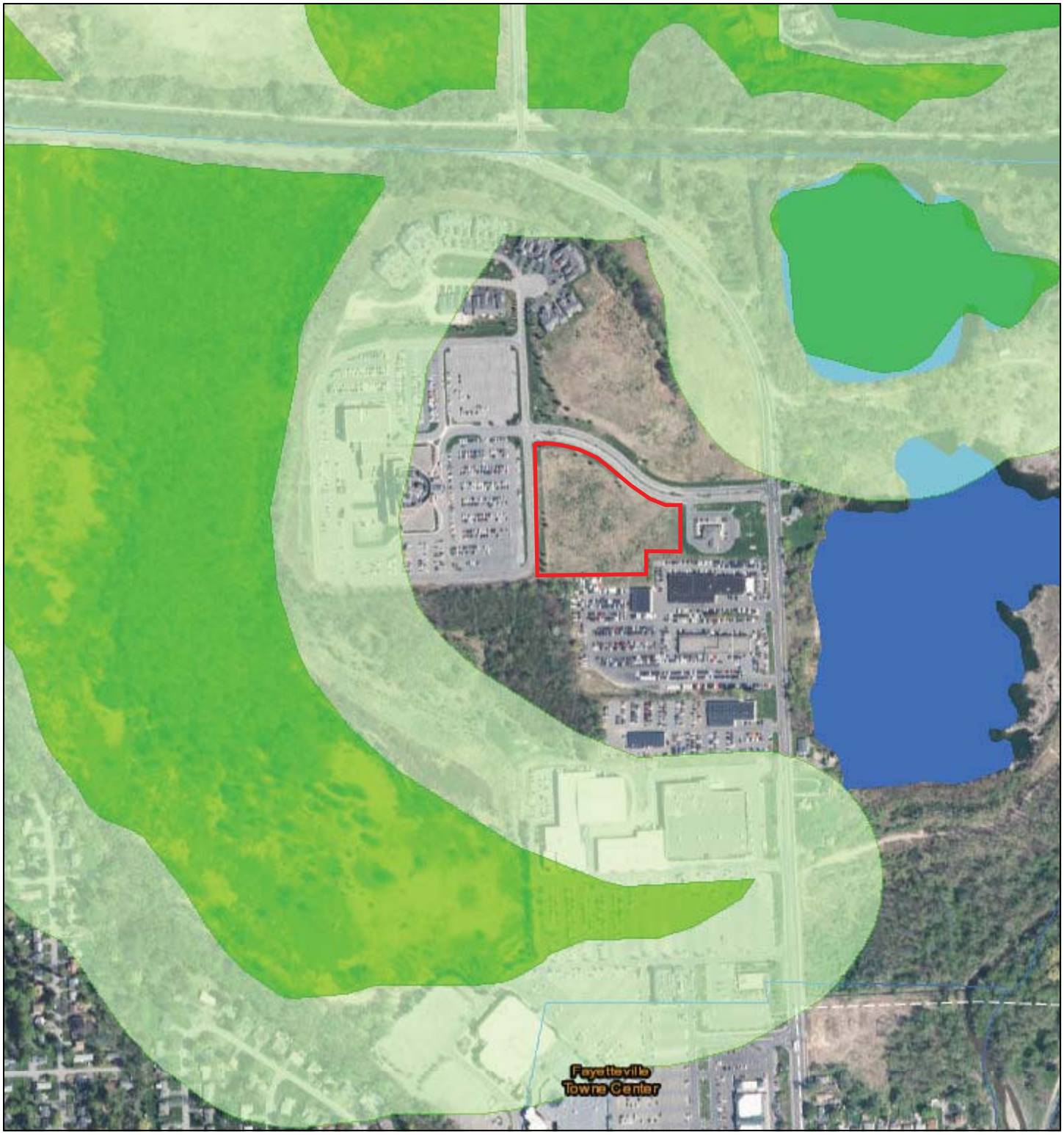
**Wetlands**

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

National Wetlands Inventory (NWI)
This page was produced by the NWI mapper

# 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

0 0.075 0.15 0.3 mi

0 0.1 0.2 0.4 km

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

NYS Department of Environmental Conservation
Not a legal document

EXHIBIT G

**DISCLOSURE AFFIDAVIT**

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The Disclosure Affidavit is attached to the Special Permit Application.

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FAYETTEVILLE MEDSPA
TOWN OF MANLIUS, NEW YORK

# PLANNING BOARD SUBMISSION

09/27/2022
PROJECT # 22038

MEDICAL CENTER DRIVE APPROACH

FAYETTEVILLE MEDSPA
TOWN OF MANLIUS, NEW YORK

DATE: 09/27/2022
SCALE: N.T.S.
SHEET NAME: EXTERIOR PERSPECTIVE
SHEET NUMBER: A1

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SOUTHERN FACADE

FAYETTEVILLE MEDSPA
TOWN OF MANLIUS, NEW YORK

| | |
|---|---|
| DATE: | 09/27/2022 |
| SCALE: | N.T.S. |
| SHEET NAME: | EXTERIOR PERSPECTIVE |
| SHEET NUMBER: | A2 |

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NORTHERN FACADE

FAYETTEVILLE MEDSPA
TOWN OF MANLIUS, NEW YORK

DATE: 09/27/2022
SCALE: N.T.S.
SHEET NAME: EXTERIOR PERSPECTIVE
SHEET NUMBER: A3

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MAIN ENTRANCE

FAYETTEVILLE MEDSPA
TOWN OF MANLIUS, NEW YORK

DATE: 09/27/2022
SCALE: N.T.S.
SHEET NAME: EXTERIOR PERSPECTIVE
SHEET NUMBER: A4

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SECONDARY ENTRAANCE

FAYETTEVILLE MEDSPA
TOWN OF MANLIUS, NEW YORK

DATE: 09/27/2022
SCALE: N.T.S.
SHEET NAME: EXTERIOR PERSPECTIVE
SHEET NUMBER: A5

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SOUTH ELEVATION

FAYETTEVILLE MEDSPA
TOWN OF MANLIUS, NEW YORK

DATE: 09/27/2022
SCALE: N.T.S.
SHEET NAME: EXTERIOR ELEVATION
SHEET NUMBER: A6

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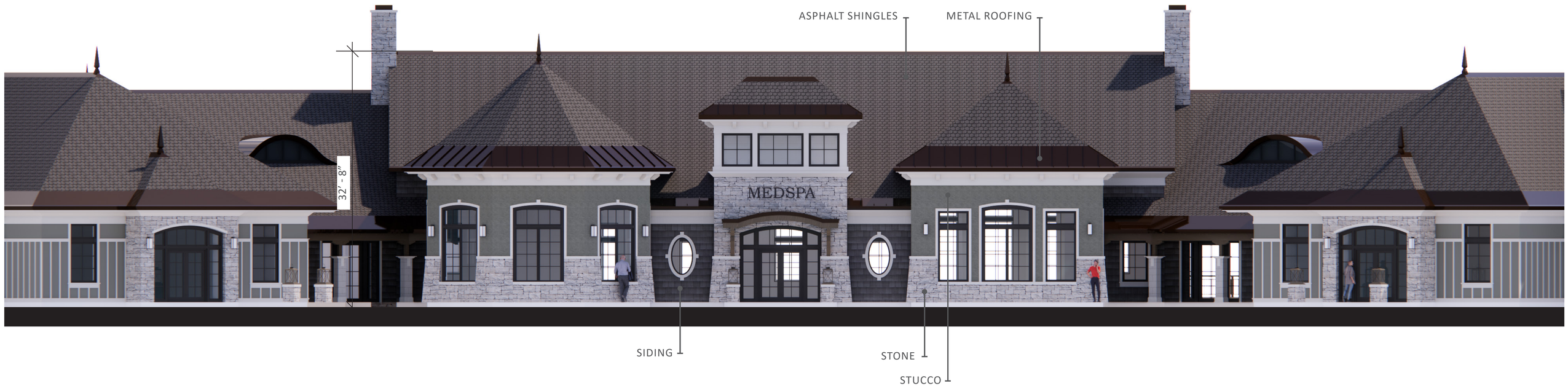


NORTH ELEVATION

FAYETTEVILLE MEDSPA
TOWN OF MANLIUS, NEW YORK

DATE: 09/27/2022
SCALE: N.T.S.
SHEET NAME: EXTERIOR ELEVATION
SHEET NUMBER: A7

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SITE AERIAL

FAYETTEVILLE MEDSPA
TOWN OF MANLIUS, NEW YORK

DATE: 09/27/2022
SCALE: N.T.S.
SHEET NAME: EXTERIOR PERSPECTIVE
SHEET NUMBER: A8

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UPPER LEVEL FLOOR PLAN

FAYETTEVILLE MEDSPA
TOWN OF MANLIUS, NEW YORK

DATE: 09/27/2022
SCALE: N.T.S.
SHEET NAME: FLOOR PLAN
SHEET NUMBER: A9

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**LOWER LEVEL TOTAL GLA: 15,400 SF**

0' 5' 10' 20'

LOWER LEVEL FLOOR PLAN

FAYETTEVILLE MEDSPA
TOWN OF MANLIUS, NEW YORK

DATE: 09/27/2022
SCALE: N.T.S.
SHEET NAME: FLOOR PLAN
SHEET NUMBER: A10

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Syracuse, New York 13202
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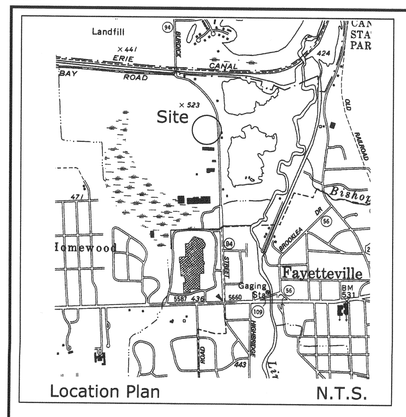
XREFS: NONE

PROJECT NUMBER: 14.4342




## MAP NOTES

1.) NORTH ORIENTATION IS BASED ON FILED MAP 8583.

2.) ELEVATIONS 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 PAROLE 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.) FIELD WORK PERFORMED ON JUNE 17-18, 2014. LAST FIELD UPDATE - MAY 2, 2017.

5.) PARCEL IS WITHIN ZONE X (AREA OF OUTSIDE OF 500 YEAR FLOOD) AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE MAP FOR TOWN OF MANLIUS COMMUNITY PANEL #360584-0010D, MAP REVISED DATE OF FEBRUARY 5, 1992.

6.) THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY C. T. MALE ASSOCIATES, D.P.C., TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS OF WAY, AND TITLE REFERENCE IS MADE TO TITLE COMMITMENT PROVIDED BY CLIENT (FIRM NOT LISTED); TITLE COMMITMENT No. DA-2014, EFFECTIVE DATE OF AUGUST 04, 2015. THIS SURVEY IS SUBJECT TO ALL EASEMENTS, COVENANTS, AND RESTRICTIONS AS RECITED THEREIN AND IS FURTHER SUBJECT TO ANY FINDINGS OR TRANSACTION REVEALED OR CONDUCTED FROM THE DATE OF SAID CONTINUATION TO THE PRESENT.

7.) SURVEYED PARCEL MAY BE SUBJECT TO THE FOLLOWING EASEMENTS/RIGHT-OF-WAYS:
   1. NEW YORK TELEPHONE COMPANY POLE LINE R.O.W. (WITH RIGHT TO TRIM AT LEAST 4'). BOOK 420/PAGE 535.
   2. N.M.P.C. GAS LINE EASEMENT (NO BUILDINGS WITHIN 5'), BOOK 2446/PAGE 10.

8.) THERE ARE NO STRIPED PARKING SPACES ON THE SUBJECT PARCEL.

9.) SITE HAS NO OBSERVABLE EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS.

10.) NO EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL WAS NOTED.

11.) NO PROPOSED CHANGES TO STREET RIGHT OF WAY OR RECENT REPAIRS TO STREET WERE FOUND.

12.) NORTH BURDICK STREET IS A PUBLIC HIGHWAY ESTABLISHED BY PRESCRIPTIVE EASEMENT RIGHTS AND FEE APPROPRIATION. ACCESS GRANTED TO MEDICAL CENTER DRIVE AND AVRIEL DRIVE BY D.B. 4216, Pg. 102.

13.) THIS PARCEL IS ZONED FOR RA (RESTRICTED AGRICULTURAL DISTRICT) USE WITHIN THE TOWN OF MANLIUS.

## Notes to Title Commitment No. DA-2014

5. Covenants, conditions, restrictions, easements, agreements of record, etc.:

(i) Reciprocal Easement (and Related Covenants and Restrictions) Agreement recorded in Book 4216 Page 102. (Affects Entire property)

(ii) Water Easement(s) recorded in Book 4154 Page 17 and Book 2512 Page 933. (Plotted - Book 4154, Pg 17 Parcels 4-6 lie off property and do not affect parcel)

(iii) Grant of Easement recorded in Book 4148 Page 315 and Book 4140 Page 35. (Plotted)

(iv) Street Widening by deeds to the County of Onondaga recorded in Book 2538 Page 702 and Book 2538 Page 700. (Plotted)

(v) Street widening recorded in Book 2531 Page 238 and Book 2531 Page 236. (Plotted -refer to same parcels acquired by County of Onondaga in exception Siv above as options)

(vi) Gas Easement recorded in Book 2446 Page 10. (Plotted)

(vii) Notice of Appropriation recorded in Book 5275 Page 634. (Plotted)

(viii) Supplemental Appropriation recorded in Book 5289 Page 111. (Plotted)

## MAP REFERENCES

1.) A MAP ENTITLED, "BOUNDARY SURVEY, DELLAS PROPERTY, PART OF MILITARY LOT 64, TOWN OF MANLIUS, ONONDAGA COUNTY, N.Y." PREPARED BY SEAR-BROWN ASSOCIATES, P.C..

2.) 1974 COUNTY OF ONONDAGA HIGHWAY APPROPRIATION MAPS AS SHOWN.

3.) FINAL PLAN NORTHEAST MEDICAL CENTER SUBDIVISION - FILED MAP No. 8583.

4.) NEW YORK STATE ACQUISITION MAP No. 17 - N. BURDICK ST. C.R. 94

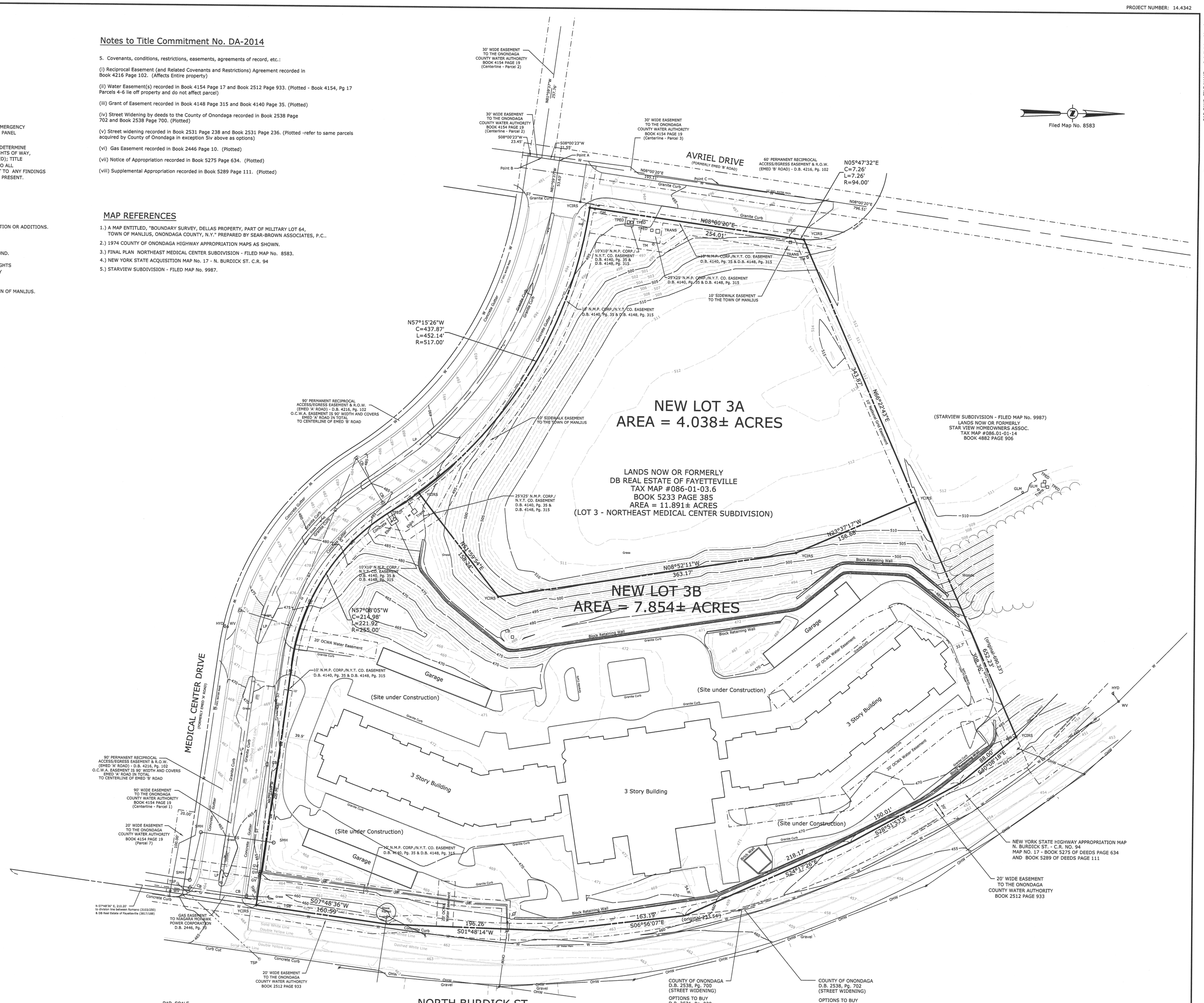
5.) STARVIEW SUBDIVISION - FILED MAP No. 9987.

## Legend of Symbols & Abbreviations

- GUY WIRE
- SIGN
- HYD — HYDRANT
- WV — WATER VALVE
- TPED — TELEPHONE PEDESTAL
- CB — CATCH BASIN
- SMH — SANITARY MANHOLE
- GV — UTILITY POLE
- GV — GAS VALVE
- GLM — GAS LINE MARKER
- LP — LIGHT POLE
- TSP — TRAFFIC SIGNAL POLE
- TSB — TRAFFIC SIGNAL BOX
- W — WATER LINE
- G — GAS LINE
- ST — STORM SEWER LINE
- S — SANITARY SEWER LINE
- OHW — OVERHEAD WIRES
- TC — TOP OF CURB
- BC — BOTTOM OF CURB
- PVC — POLYVINYL CHLORIDE PIPE
- RCP — REINFORCED CONCRETE PIPE
- CPP — CORRUGATED PLASTIC PIPE
- YCIRS — YELLOW CAPPED IRON ROD SET

## Zoning Information

| DISTRICT | RA - RESTRICTED AGRICULTURAL DISTRICT | |
|---|---|---|
| ITEM | REQUIRED | |
| MINIMUM SETBACKS: FRONT | 40 ft. | |
| SIDE | 20 ft. | |
| REAR | 40 ft. | |
| MINIMUM FRONTAGE WITH PUBLIC SEWER / WITHOUT PUBLIC SEWER | 150 ft. / 200 ft. | |
| MINIMUM LOT SIZE WITH PUBLIC SEWER / WITHOUT PUBLIC SEWER | 40,000 sq.ft. / 100,000 sq.ft. | |
| PARKING: | VARIES BY USE (SITE IS VACANT) | |




ALLIED AMERICAN ABSTRACT CORP.
HEREBY CERTIFIES THAT ALL REAL ESTATE TAXES AFFECTING THE PREMISES ON THE WITHIN MAP ARE PAID AS OF THE DATE OF THE FILING OF SAID MAP.
Kellie A. Mentz

APPROVED: TOWN OF MANLIUS PLANNING BOARD

PLANNING BOARD CHAIRMAN — DATE 6-11-18

CITY OF SYRACUSE, NY
DEPARTMENT OF ENGINEERING
3-MILE LIMIT REVIEW
APPROVED 8/20/18
Mary E. Mahlin, P.E.
Office of the City Engineer

ONONDAGA COUNTY DEPARTMENT OF HEALTH
DIVISION OF ENVIRONMENTAL HEALTH
AUG 14 2018
This Plan has been reviewed by the Onondaga County Department of Health. Subdivision Approval by this Department is not required.
Bureau of Public Health Engineering, P.E.

Syracuse Planning Commission
SYRACUSE, NEW YORK
APPROVED Aug 31, 2018
BY

I HEREBY CERTIFY THE DEVELOPER, TOWNE CENTER RETIREMENT COMMUNITY, LLC PROVIDED WRITTEN NOTICE OF INTENT TO SUBDIVIDE TO ALL OWNERS WITHIN A 500 FOOT RADIUS OF EXTERIOR BOUNDARY OF SITE

I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT WAS PREPARED BY ME AND WAS MADE FROM AN ACTUAL FIELD SURVEY COMPLETED BY US ON JULY 17–18, 2014 AND UPDATED MAY 10, 2017.

April 10, 2018
DAVID M. SLISKI, P.L.S. #50105 — DATE

DAVID M. SLISKI
P.L.S. NO. 50105

STATE OF NEW YORK · DAVID MICHAEL SLISKI · 050105 · LICENSED LAND SURVEYOR

| DATE | REVISIONS RECORD/DESCRIPTION | DRAFTER | CHECK | APPR. |
|---|---|---|---|---|
| | 1 | | | |
| | 2 | | | |
| | 3 | | | |
| | 4 | | | |
| | 5 | | | |
| | 6 | | | |
| | 7 | | | |
| | 8 | | | |
| | 9 | | | |

UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW.

© 2017
C.T. MALE ASSOCIATES

APPROVED:
DRAFTED : JAD
CHECKED : DMS
PROJ. NO : 14.4342
SCALE : 1" = 50 FT.
DATE : APRIL 10, 2018

# FINAL SUBDIVISION PLAT

OF

LOT 3 - NORTHEAST MEDICAL CENTER SUBDIVISION
into NEW LOTS 3A & 3B of the NORTHEAST MEDICAL CENTER SUBDIVISION
(No #) NORTH BURDICK STREET
PART OF MILITARY LOT 64 - LOT 3 of the NORTHEAST MEDICAL CENTER SUBDIVISION

TOWN OF MANLIUS — ONONDAGA COUNTY, NEW YORK

**C.T. MALE ASSOCIATES**
Engineering, Surveying, Architecture & Landscape Architecture, D.P.C.
200 GATEWAY PARK DRIVE, BLDG. C, P.O. BOX 3246
SYRACUSE, NY 13220-3246
315.458.6498 * FAX 315.458.4427

SHEET 1 OF 1
DWG. NO: 15-0582

Doc ID: 030539750001 Type: MAP
Recorded: 08/21/2018 at 09:00:49 AM
Fee Amt: $10.00 Page 1 of 1
Onondaga County, NY
Lisa Dell County Clerk
File 12627

CAD DWG. FILE NAME: \\Sy-fp\data\Projects\14.4342\Survey\Subdivision\Subdivision Plat.dwg

# *Onondaga County Planning Board*

## GML 239 Referral Notice

**Referring Municipality/Board**: Town of Manlius Planning Board

**Referral Contact**: Lisa Beeman

**Contact Email/Phone**: lbeeman@townofmanlius.org/ 315-637-8619

**Type of Referral:** ☒ General Municipal Law §239 Review ☐ Informal Review ☐ 3-Mile Limit Review

**1. Project Applicant:** A&E and SNY Center **2. Site Address:** Medical Center Drive - Behind Resort Lifestyles

**3. Tax ID Number(s):** 086.-01-03.9 **4. Total Acres:** 4.038

**5. Current Zoning:** NS **6. Current Land Use:** Vacant

**7. Project Description:** Build a 30,000 square foot building for Medical offices and a personal services center

**Please indicate the existing AND proposed water and wastewater service. The notes field is available to provide further details which may better describe the proposed conditions, particularly for projects with multiple lots/structures.**

***Water Service*** *Provider:* _____

**8a. Existing:** ☒ Municipal ☐ Individual Well ☐ None

**8b. Proposed:** ☐ New or Additional Municipal Connection ☐ New or Additional Individual Well ☒ No Change

***Wastewater Service*** *Provider:* _____

**9a. Existing:** ☒ Municipal Sanitary Sewer ☐ Individual Septic System ☐ None

**9b. Proposed:** ☐ New or Additional Municipal Connection ☐ New or Additional Individual Septic System ☒ No Change

**Notes:** _____

**10.** ☒ **OCPB Jurisdiction (c**heck ALL that apply and specify)

☐ **Text Adoption/Amendment** -or- ☐ **Site is located within 500 feet of:**

- ☐ a municipal boundary: _____
- ☒ a state or county thruway/highway/roadway: North Burdick Street
- ☒ an existing or proposed state or county park/recreation area: Erie Cannel State Park
- ☐ an existing or proposed county-owned stream or drainage channel: _____
- ☐ a parcel containing a state or county-owned building/institution: _____
- ☐ a farm operation located in a New York State Agricultural District (include Ag Data Statement pursuant to AML §305-a)

## Referred Action(s)

If referring multiple actions related to the same project, identify the referring municipal board if different from above.

**11.** ☐ **Text Adoption** -or- ☐ **Text Amendment** **Referring Board:** _____

(Includes: adoption of and amendments to comprehensive plans, local laws, zoning ordinances, subdivision regulations)

**Please enclose a document with changes tracked OR the existing and proposed text with a summary of the proposed change(s).**

Summary of the proposed additions/changes: _____

**12.** ☐ **Zone Change** (Includes map amendments) **Referring Board:**

Proposed Zoning District: _____ Number of Acres Affected: _____

Purpose and Proposed Use: _____

**13.** ☒ **Site Plan** -or- ☐ **Project Site Review** **Referring Board:** Town of Manlius Planning Board

Proposed Use/Improvements: Build a 30,000 square foot building for Medical offices and a personal services center

**14.** ☐ **Special Permit** **Referring Board:**

Section of local zoning code that requires a special permit for this use: _____

Purpose: _____

**15.** ☐ **Preliminary Subdivision** -or- ☐ **Final Subdivision** **Referring Board:**

Name of Subdivision: _____

Number of Proposed Lots and Use Type (residential and/or commercial): _____

Is this a cluster subdivision pursuant to Section 278 of the New York State Town Law? ☐ Yes ☐ No

**16.** ☐ **Use Variance** **Referring Board:**

Section(s) of local zoning code to which the variance is being sought: _____

Describe how the proposed project varies from the above code section: _____

**17.** ☐ **Area Variance** **Referring Board:**

Section(s) of local zoning code to which the variance is being sought: _____

Describe how the proposed project varies from the above code section: _____

**18.** ☐ **Other Authorization** **Referring Board:**

Indicate the referable action and provide any other applicable details: _____

## SEQR Information

**Action (check one):**

☐ Type I
☐ Type II
☐ Unlisted Action

**Determination of Significance (if known):**

☐ Positive Declaration – Draft EIS Required
☐ Conditional Negative Declaration (for Unlisted Actions only)
☐ Negative Declaration
☐ No Finding (Type II Actions only)

**Lead Agency (if known):** _____ **Date Lead Agency Assigned:** _____

In order for a referral to be considered complete, *the Type of Action must be classified, and the appropriate EAF (Short or Long EAF) must be filled out as required under SEQR*, except in the case of Type II Actions which do not require an EAF. If the municipality possesses or will be requiring additional materials in order to make a determination under SEQR, or if a determination has been made, those materials are also required for the referral to be considered complete.

## Attachments

☒ Survey ☐ Subdivision Plat ☒ EAF/Related Materials ☐ Laws/Texts
☒ Site Plan ☒ Local Application Form ☐ Ag Data Statement ☐ Other _____

This referral, as required by NYS GML §239 l, m & n, includes all materials required by and submitted to the referring body as an application on the proposed action, including all materials required by the referring body in order to make its determination of significance pursuant to SEQRA.

| Lisa Beeman/ Clerk | 315-637-8619/ lbeeman@townofmanlius.org | 06-07-22 |
|---|---|---|
| *Name/Title of Person Completing This Form* | *Phone/Email* | *Transmittal Date* |

Joanne M. Mahoney
County Executive

# Onondaga County Planning Board

RESOLUTION OF THE
ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 06, 2022
OCPB Case # Z-22-156

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Manlius Planning Board at the request of A&E and SNY Center for the property located at Medical Center Drive; and

WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of North Burdick Street (Route 94), a county highway; and

WHEREAS, the applicant is proposing construction of a 30,000 sf medical / personal services center (A&E SNY Center) on a 4.038-acre parcel in a Neighborhood Shopping (NS) zoning district; and

WHEREAS, earlier this year, the Board offered no position with comment on a zone change referral (Z-22-70) to change a parcel from Restricted Agriculture to Neighborhood Shopping (NS) within the Northeast Medical Center subdivision to facilitate the future development of a medical/personal services center (A&E SNY Center); previously the Board offered no position with comment on a subdivision referral (S-18-31) of the parcel to allow for construction of the Towne Center Retirement Community on adjacent lands; and

WHEREAS, the subject parcel is located along Medical Center Drive in the Town of Manlius, which contains Medical Center East, the Towne Center Retirement Community, the Starview Homes townhouse development, and other commercial uses; the site is also adjacent to the Fayetteville Towne Center retail development; and

WHEREAS, per aerial imagery dated May 2021, the site is vacant land that is mostly cleared; a paved walking path along Medical Center Drive appears to connect the Towne Center Retirement Community to the housing development to the north (to remain); it appears as though there is some utility equipment on the south west corner of the lot; and

WHEREAS, the Site Plan dated June 1, 2022 shows one proposed building with a 30,000 sf first floor and 10,000 sf basement situated along Medical Center Drive, where the preliminary site plan submitted with the zone change showed two proposed buildings; it appears a small portion of the building is proposed within the 50' building setback; a parking lot is proposed behind the building including 124 spaces where 108 were previously proposed; a sidewalk is proposed between the building and the parking area to facilitate access to the building; a driveway is proposed on Avriel Drive, a local road; access to the development comes from North Burdick Street, a county road; per the Environmental Assessment Form (EAF) dated June 1, 2022, the project will be constructed in two phases; and

WHEREAS, per the Site Plan, a 30' landscape buffer is proposed around the entire site; trees are shown as part of the landscape buffer along the northwest boundary and eastern boundary; 8 planting islands are proposed in the parking area; and

1100 Civic Center, 421 Montgomery Street, Syracuse, NY 13202 (315) 435-2611, Fax (315) 435-2439

E-mail Address: countyplanning@ongov.net

WHEREAS, the site is to be served by municipal drinking water (OCWA);
ADVISORY NOTE: The applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and

WHEREAS, the site is to be served by municipal wastewater service; the site is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area, an area designated as
flow constrained and impacted by excessive wet weather flow;
ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; the Capacity Assurance Form and approval process can now be found online:
http://www.ongov.net/wep/CapacityAssuranceReviews.html; and

WHEREAS, per the EAF, 3 acres of the site will be disturbed by the proposed project; per the Site Plan, to assist with stormwater management, a bioretention filter will be located on six of the eight parking islands and a stormwater infiltration basin is proposed for the area west of the proposed building; per the Utility Plan dated June 1, 2022, stormwater will be directed from the parking lot to the infiltration basin, and will then be directed to the existing roadside ditch along Avriel Drive; the Preliminary Stormwater Pollution Prevention Plan dated January 14, 2022 that was submitted with the previous zone change referral was re-submitted with current referral;
ADVISORY NOTE: Per the Onondaga County Department of Transportation, additional stormwater runoff into the county's drainage system is prohibited;
ADVISORY NOTE: Any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit; the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

WHEREAS, the site may contain the Northern Long-eared Bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from the plans it appears that no trees will be removed as part of the proposed project; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board recommends the following MODIFICATION(S) to the proposed action prior to local board approval of the proposed action:

The Onondaga County Department of Transportation has determined that the applicant must contact the Department to discuss any required traffic data for the proposed project. Additionally, the applicant must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the Department for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project

plans prior to, or as a condition of, municipal approval.

The Board also offers the following comment:

The Board encourages installation/preservation of additional tree cover and vegetative buffering to further stabilize sloped areas on site.

Martin E. Voss, Chairman
Onondaga County Planning Board

1100 Civic Center, 421 Montgomery Street, Syracuse, NY 13202 (315) 435-2611, Fax (315) 435-2439

E-mail Address: countyplanning@ongov.net

# GML 239 Report of Final Action

NYS GML § 239-m.6. and n.6. require the referring body to file a report of the final action it has taken on a referred matter with the county planning agency within 30 days after the final action (separate from the minutes taken at the meeting). A referring body which acts contrary to a County Planning Board recommendation of MODIFICATION or DISAPPROVAL of a referred matter shall also set forth the reasons for the contrary action in such report.

This section to be completed by the Syracuse-Onondaga County Planning Agency

**To:** Onondaga County Planning Board **From:** Town of Manlius Planning Board

**Fax:** 435-2439 **Phone:** 435-2611

**Re:**

**Applicant:** A&E and SNY Center
**Address:** at Medical Center Drive
**Referral Type:** SITE PLAN
**OCPB Date:** July 06, 2022
**OCPB Action:** Modification
**OCPB Case #:** Z-22-156

***The local board took the following action regarding the above referenced referral (Check one box. If checking Other, please specify the final action taken. Use the space at the bottom of the report to identify reasons if acting contrary to the OCPB recommendation.):***

☐ Approved the proposed action with regard to the OCPB's No Position or No Position with Comment.
☐ Approved the proposed action as modified by the OCPB.
☐ Approved the proposed action contrary to some of the modifications recommended by the OCPB.*
☐ Approved the proposed action contrary to all of the modifications recommended by the OCPB.*
☐ Approved the proposed action contrary to the disapproval recommended by the OCPB.*

☐ Disapproved the proposed action with regard to the OCPB's no position or no position with comment.
☐ Disapproved the proposed action with regard to the recommended modification(s) by the OCPB.
☐ Disapproved the proposed action as recommended and for reasons set forth by the OCPB.
☐ Disapproved the proposed action as recommended but for reasons other than those set forth by the OCPB. (Please list reasons below for local disapproval.)

☐ Other _____

Local Board Date: _____

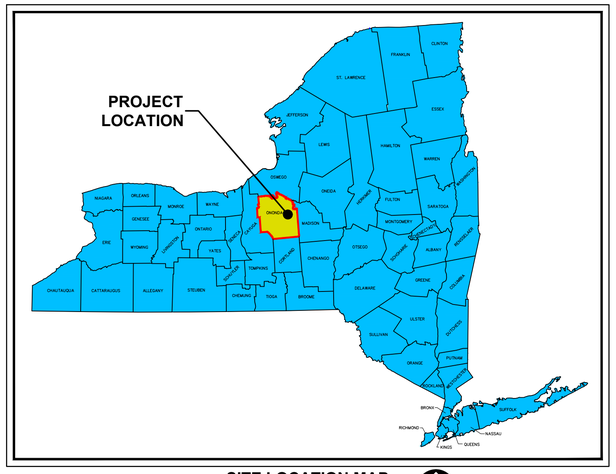
*List reasons for acting contrary to the OCPB recommendation and include a copy of the local board resolution. Attach additional reasons on a separate sheet of paper as necessary.

_____
_____
_____
_____

# A&E & SNY CENTER

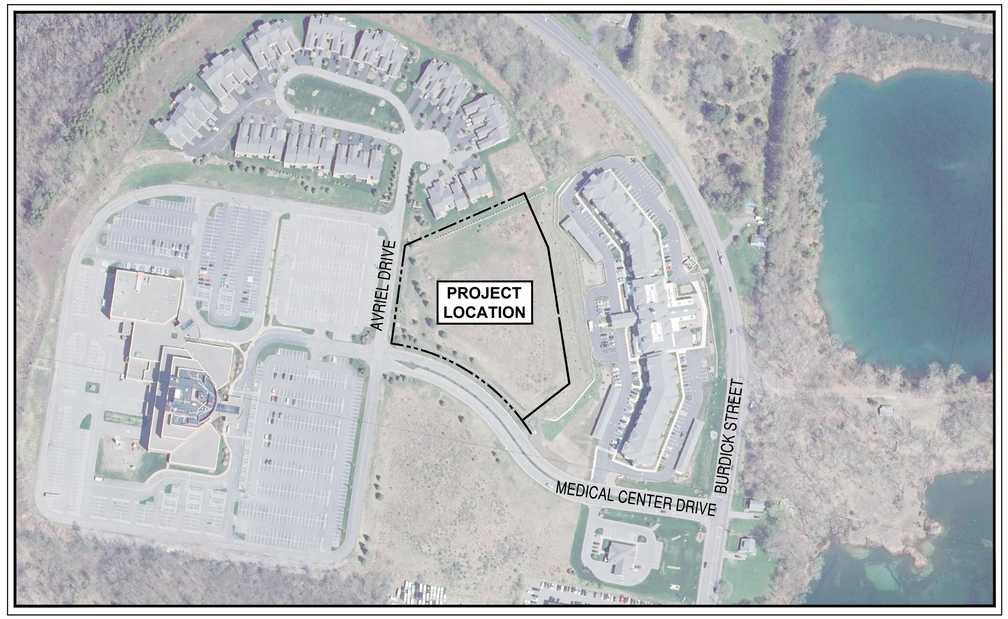
## MEDICAL CENTER DRIVE
## TAX PARCEL No. 086.-01-03.9

## TOWN OF MANLIUS
## ONONDAGA COUNTY
## STATE OF NEW YORK




**SITE LOCATION MAP**
NOT TO SCALE

**PROJECT LOCATION MAP**
NOT TO SCALE




**AERIAL MAP**
1"=200'


PREPARED BY:

NAPIERALA CONSULTING
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


PREPARED FOR:

A&E & SNY CENTER

SUITE 38
5781 BRIDGE STREET
EAST SYRACUSE, NY 13057

SHEET INDEX:


| | |
|---|---|
| TITLE SHEET | C-1 |
| SITE SURVEY (BY OTHERS) | |
| GENERAL NOTES | C-2 |
| SITE PREPARATION PLAN | C-3 |
| LAYOUT PLAN | C-4 |
| UTILITY PLAN | C-5 |
| GRADING PLAN | C-6 |
| EROSION CONTROL PLAN | C-7 |
| LIGHTING AND LANDSCAPING PLAN | C-8 |
| DETAILS | C-9 THRU 15 |

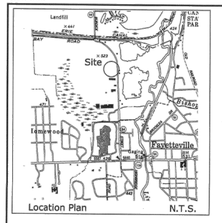

SHEET
**C-1**

PROJECT NO.
**21-2022**

DATE
**25 AUG 2022**

XREFS: NONE

PROJECT NUMBER: 14.4342




## MAP NOTES

1.) NORTH ORIENTATION IS BASED ON FILED MAP 8583.

2.) ELEVATIONS 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.) FIELD WORK PERFORMED ON JUNE 17-18, 2014. LAST FIELD UPDATE - MAY 2, 2017.

5.) PARCEL IS WITHIN ZONE X (AREA OF OUTSIDE OF 500 YEAR FLOOD) AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE MAP FOR TOWN OF MANLIUS COMMUNITY PANEL #360584-0010D, MAP REVISED DATE OF FEBRUARY 5, 1992.

6.) THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY C. T. MALE ASSOCIATES, D.P.C., TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS OF WAY, AND TITLE REFERENCE IS MADE TO TITLE COMMITMENT PROVIDED BY CLIENT (FIRM NOT LISTED): TITLE COMMITMENT No. DA-2014, EFFECTIVE DATE OF AUGUST 04, 2013. THIS SURVEY IS SUBJECT TO ALL EASEMENTS, COVENANTS, AND RESTRICTIONS AS RECITED THEREIN AND IS FURTHER SUBJECT TO ANY FINDINGS OR TRANSACTION REVEALED OR CONDUCTED FROM THE DATE OF SAID CONTINUATION TO THE PRESENT.

7.) SURVEYED PARCEL MAY BE SUBJECT TO THE FOLLOWING EASEMENTS/RIGHT-OF-WAYS:
   1. NEW YORK TELEPHONE COMPANY POLE LINE R.O.W. (WITH RIGHT TO TRIM AT LEAST 4'), BOOK 420/PAGE 535.
   2. N.M.P.C. GAS LINE EASEMENT (NO BUILDINGS WITHIN 5'), BOOK 2446/PAGE 10.

8.) THERE ARE NO STRIPED PARKING SPACES ON THE SUBJECT PARCEL.

9.) SITE HAS NO OBSERVABLE EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS.

10.) NO EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL WAS NOTED.

11.) NO PROPOSED CHANGES TO STREET RIGHT OF WAY OR RECENT REPAIRS TO STREET WERE FOUND.

12.) NORTH BURDICK STREET IS A PUBLIC HIGHWAY ESTABLISHED BY PRESCRIPTIVE EASEMENT RIGHTS AND FEE APPROPRIATION. ACCESS GRANTED TO MEDICAL CENTER DRIVE AND AVRIEL DRIVE BY D.B. 4216, Pg. 102.

13.) THIS PARCEL IS ZONED FOR RA (RESTRICTED AGRICULTURAL DISTRICT) USE WITHIN THE TOWN OF MANLIUS.

## Notes to Title Commitment No. DA-2014

5. Covenants, conditions, restrictions, easements, agreements of record, etc.:

(i) Reciprocal Easement (and Related Covenants and Restrictions) Agreement recorded in Book 4216 Page 102. (Affects Entire property)

(ii) Water Easement(s) recorded in Book 4154 Page 17 and Book 2512 Page 933. (Plotted - Book 4154, Pg 17 Parcels 4-6 tie off property and do not affect parcel)

(iii) Grant of Easement recorded in Book 4148 Page 315 and Book 4140 Page 35. (Plotted)

(iv) Street Widening by deeds to the County of Onondaga recorded in Book 2538 Page 702 and Book 2538 Page 700. (Plotted)

(v) Street widening recorded in Book 2531 Page 238 and Book 2531 Page 236. (Plotted -refer to same parcels acquired by County of Onondaga in exception 5iv above as options)

(vi) Gas Easement recorded in Book 2446 Page 10. (Plotted)

(vii) Notice of Appropriation recorded in Book 5275 Page 634. (Plotted)

(viii) Supplemental Appropriation recorded in Book 5289 Page 111. (Plotted)

## MAP REFERENCES

1.) A MAP ENTITLED, "BOUNDARY SURVEY, DELLAS PROPERTY, PART OF MILITARY LOT 64, TOWN OF MANLIUS, ONONDAGA COUNTY, N.Y." PREPARED BY SEAR-BROWN ASSOCIATES, P.C..

2.) 1974 COUNTY OF ONONDAGA HIGHWAY APPROPRIATION MAPS AS SHOWN.

3.) FINAL PLAN NORTHEAST MEDICAL CENTER SUBDIVISION - FILED MAP No. 8583.

4.) NEW YORK STATE ACQUISITION MAP No. 17 - N. BURDICK ST. C.R. 94

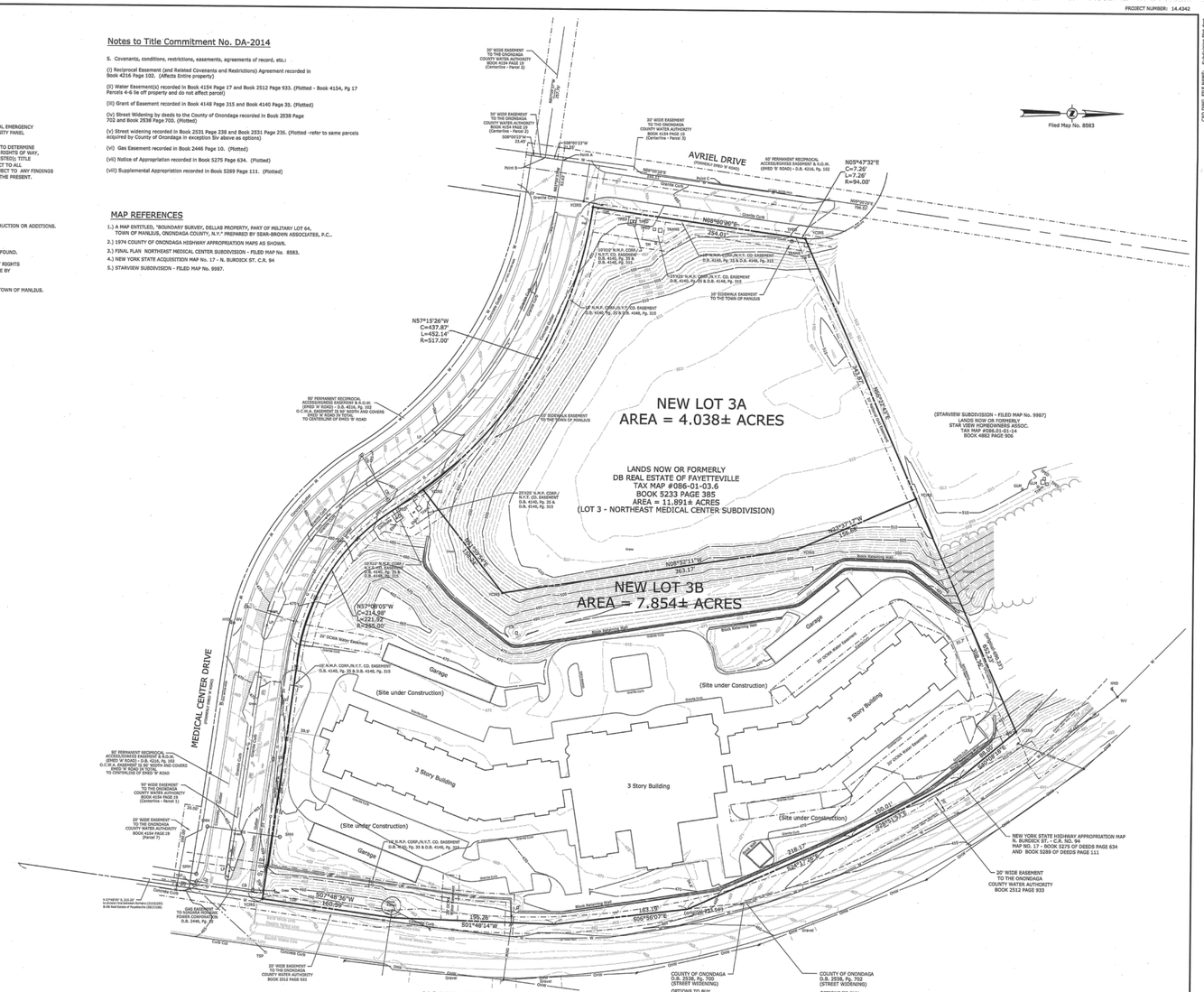
5.) STARVIEW SUBDIVISION - FILED MAP No. 9987.

## Legend of Symbols & Abbreviations

- GUY WIRE
- SIGN
- HYDRANT
- WATER VALVE
- TELEPHONE PEDESTAL
- CATCH BASIN
- SANITARY MANHOLE
- UTILITY POLE
- GAS VALVE
- GAS LINE MARKER
- LIGHT POLE
- TRAFFIC SIGNAL POLE
- TRAFFIC SIGNAL BOX
- WATER LINE
- GAS LINE
- STORM SEWER LINE
- SANITARY SEWER LINE
- OVERHEAD WIRES
- TOP OF CURB
- BOTTOM OF CURB
- POLYVINYL CHLORIDE PIPE
- REINFORCED CONCRETE PIPE
- CORRUGATED PLASTIC PIPE
- YELLOW CAPPED 3/8IN ROD SET

## Zoning Information

| DISTRICT | RA - RESTRICTED AGRICULTURAL DISTRICT | |
|---|---|---|
| ITEM | REQUIRED | |
| MINIMUM SETBACKS: FRONT | 40 ft. | |
| SIDE | 20 ft. | |
| REAR | 40 ft. | |
| MINIMUM FRONTAGE BOTH PUBLIC SEWER WITHOUT PUBLIC SEWER | 150 ft. 200 ft. | |
| MINIMUM LOT SIZE BOTH PUBLIC SEWER WITHOUT PUBLIC SEWER | 40,000 sq.ft. 160,000 sq.ft. | |
| PARKING: | VARIES BY USE (SITE IS VACANT) | |




BAR SCALE
50 0 25 50 100
1 inch = 50 ft.

ALLIED AMERICAN ABSTRACT CORP. HEREBY CERTIFIES THAT ALL REAL ESTATE TAXES AFFECTING THE PREMISES ON THE WITHIN MAP ARE PAID AS OF THE DATE OF THE FILING OF SAID MAP.

APPROVED: TOWN OF MANLIUS PLANNING BOARD

PLANNING BOARD CHAIRMAN — DATE 6-11-18

CITY OF SYRACUSE, NY
DEPARTMENT OF ENGINEERING
3-MILE LIMIT REVIEW
APPROVED 5/30/18
Office of the City Engineer

ONONDAGA COUNTY DEPARTMENT OF HEALTH
DIVISION OF ENVIRONMENTAL HEALTH
APPROVED JUL 24 2018
This Plan has been reviewed by the Onondaga County Department of Health. Subdivision Approval by this Department is not granted.
Bureau of Public Health Engineering — P.E.

Syracuse Planning Commission
SYRACUSE, NEW YORK
APPROVED

I HEREBY CERTIFY THE DEVELOPER, TOWNE CENTER RETIREMENT COMMUNITY, LLC PROVIDED WRITTEN NOTICE OF INTENT TO SUBDIVIDE TO ALL OWNERS WITHIN A 500 FOOT RADIUS OF EXTERIOR BOUNDARY OF SITE

I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT WAS PREPARED BY ME AND WAS MADE FROM AN ACTUAL FIELD SURVEY COMPLETED BY US ON JULY 17-18, 2014 AND UPDATED MAY 10, 2017.

April 10, 2018
DAVID M. SLISKI, P.L.S. #50105 — DATE

DAVID M. SLISKI
P.L.S. NO. 50105
STATE OF NEW YORK · DAVID M. SLISKI · 050105 · LICENSED LAND SURVEYOR

| DATE | REVISIONS RECORD/DESCRIPTION | DRAFTER | CHECK | APPR. |
|---|---|---|---|---|
| 1 | | | | |
| 2 | | | | |
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UNAUTHORIZED ALTERATION OR REVISION TO THIS DOCUMENT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW.

© 2017 C.T. MALE ASSOCIATES

APPROVED:
DRAFTED : JAD
CHECKED : DMS
PROJ. NO : 14.4342
SCALE : 1" = 50 FT.
DATE : APRIL 10, 2018

# FINAL SUBDIVISION PLAT

OF

LOT 3 - NORTHEAST MEDICAL CENTER SUBDIVISION
into NEW LOTS 3A & 3B of the NORTHEAST MEDICAL CENTER SUBDIVISION
(No #) NORTH BURDICK STREET

PART OF MILITARY LOT 64 - LOT 3 of the NORTHEAST MEDICAL CENTER SUBDIVISION

TOWN OF MANLIUS — ONONDAGA COUNTY, NEW YORK


C.T. MALE ASSOCIATES
Engineering, Surveying, Architecture & Landscape Architecture, D.P.C.
205 GATEWAY PARK DRIVE, BLDG. C, P.O. BOX 3246
SYRACUSE, NY 13220-3246
315.458.8450 • FAX 315.458.8427


SHEET 1 OF 1
DWG. NO: 15-0582


Doc ID: 006589750005 Type: RDP
Kind: Map Recorded On: 07/02/2018 AM
Fee Amt: $10.00 Page 1 of 1
Onondaga County, NY
Lisa Dean County Clerk
File 12627


CAD DWG. FILE NAME: Subdivision Plat.dwg

CAD DWG. FILE NAME: Y:\Gis-Projects\Projects\14342\Survey\Subdivision\Subdivision Plat.dwg

# GENERAL NOTES

1. 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.

# GRADING NOTES

1. MAXIMUM SLOPE FOR ALL CUT AND FILL LAWN AREAS SHALL BE 3H:1V UNLESS SHOWN OTHERWISE ON PLANS.
2. 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.
3. 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.
4. UNLESS OTHERWISE NOTED, LIMITS OF DISTURBANCE ARE AS REPRESENTED BY PROPOSED GRADES. NO GRADING SHALL TAKE PLACE BEYOND LIMITS SHOWN.
5. 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.

# UTILITY NOTES

1. ALL CONSTRUCTION SHALL CONFORM WITH APPROPRIATE CODE AND REGULATORY REQUIREMENTS.
2. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH MUNICIPAL REGULATIONS AND THE STANDARDS OF THE PRIVATE UTILITY COMPANIES.
3. THESE PLANS SHOW PUBLIC UTILITY CONNECTION ONLY. PRIVATE UTILITY SERVICE FINAL LOCATION, SIZE AND DEPTH ARE SUBJECT TO THE APPROVAL OF THE UTILITY COMPANY.
4. EXTERIOR BUILDING LIGHTING LUMINARES SHALL BE OF SIZE AND TYPE, AND AT LOCATIONS SPECIFIED BY THE ARCHITECTS ELECTRICAL SITE PLAN AND SHALL CONFORM TO THE MUNICIPAL ZONING REQUIREMENTS.
5. 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.
6. 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.
7. 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.
8. 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 ENGINNEER. THESE DRAWINGS DO NOT SHOW CIRCUITING OR SITE WIRING. REFER TO SITE ELECTRICAL PLANS MY ELECTRICAL ENGINEER.

***LEGEND: PROPOSED***
(SEE EXISTING CONDITION SURVEY FOR LEGEND OF EXISTING ELEMENTS)

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

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

SHEET TITLE:
**SITE PREPRATION PLAN**

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


PREPARED BY:
NAPIERALA CONSULTING
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


PROJECT NO. 21-2022
DATE 25 AUG 2022
SCALE AS NOTED
SHEET C-2

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


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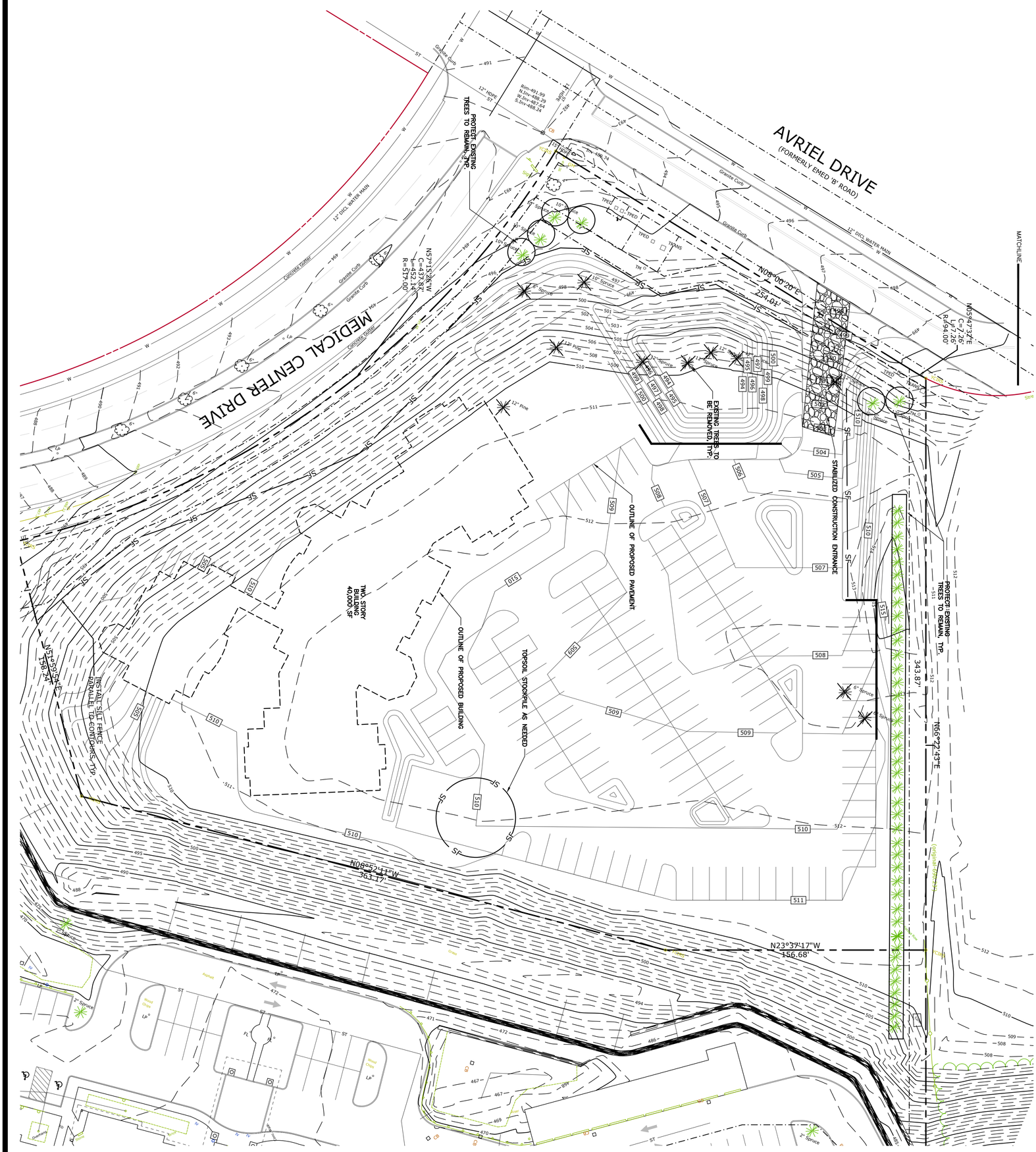


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PLAN SEAL BY:
RODNEY C. IVES, JR., P.E.
NYS REGISTRATION # 077842

SHEET
**C-3**

PROJECT NO.
21-2022

DATE
25 AUG 2022

SCALE
1"=30'

PREPARED BY:
NAPIERALA CONSULTING
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

| NO. | REVISION/ISSUE | DATE |
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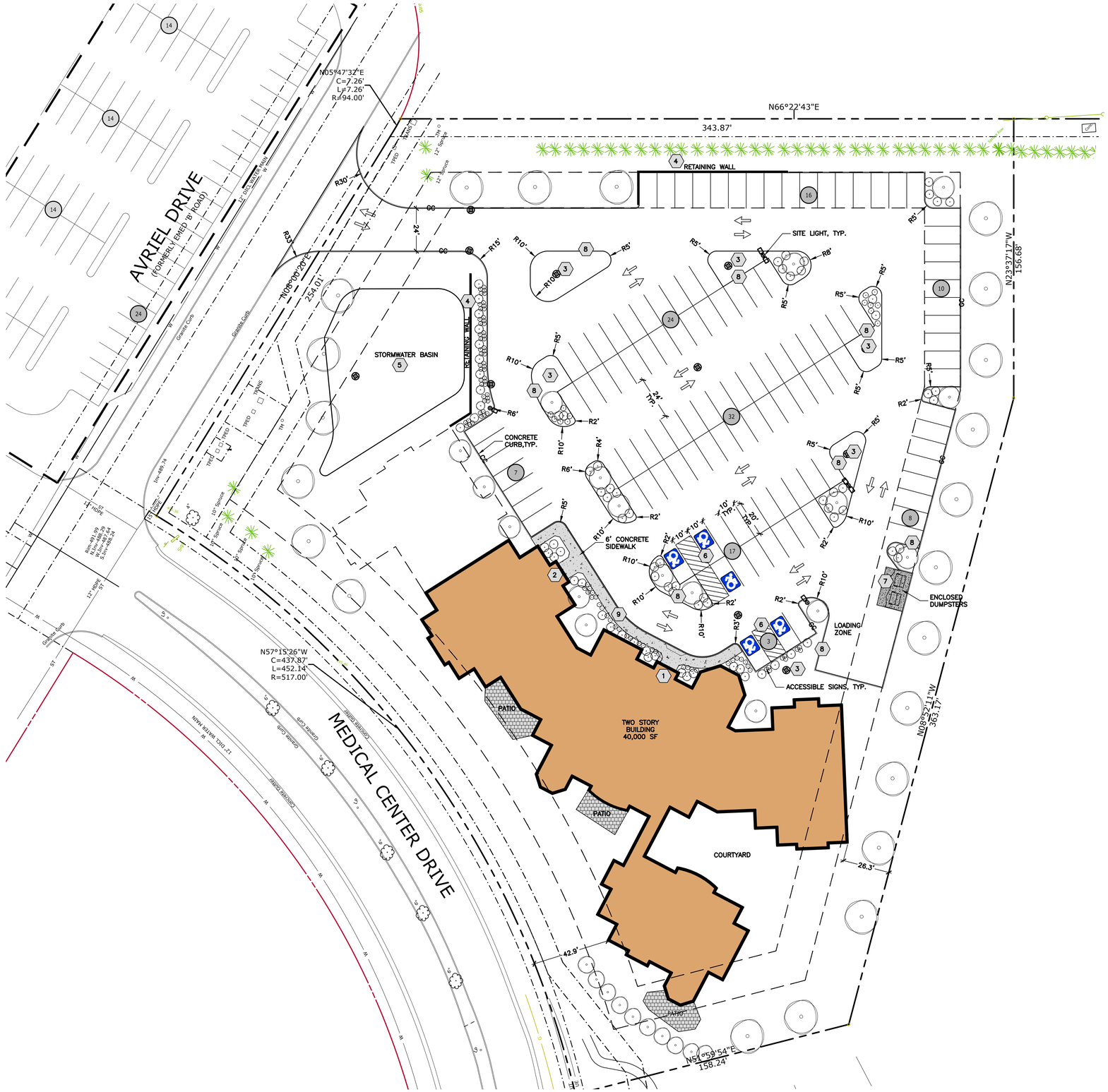
SHEET TITLE:
**SITE PREPRATION PLAN**

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




## 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<br>PROPOSED: PROFESSIONAL/MEDICAL SERVICES | | |
| | REQUIRED | PROVIDED | GRANTED RELIEF |
| ZONING INFORMATION | | | |
| ZONING DISTRICT | CURRENT: RESTRICTED AGRICULTURAL (RA)<br>PROPOSED: NEIGHBORHOOD SHOPPING (NS) | | |
| LOT COVERAGE | 75% | 58.2% | |
| BUILDING COVERAGE | 10,000 SF/ACRE | 40,000 SF<br>(9,906 SF/ACRE x 4.038 ACRES) | |
| FRONT YARD SETBACK | 50 FT | 42 FT (MEDICAL CENTER DR)<br>82.5 FT (AVRIEL DR) | 10 FT (MEDICAL CENTER DR)<br>NA (AVRIEL DR) |
| REAR YARD SETBACK | 50 FT | 27 FT (TOWN CENTER RETIREMENT)<br>166.8 FT (STAR VIEW) | 25 FT (TOWN CENTER RETIREMENT)<br>NA (STAR VIEW) |
| SIDE YARD SETBACK | 50 FT | CORNER LOT; NON-FRONT YARDS CONSIDERED REAR YARDS | |
| LANDSCAPE BUFFER<br>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)<br>82.5 FT (AVRIEL DR) | NA (MEDICAL CENTER DR)<br>NA (AVRIEL DR) |
| REAR YARD BUFFER | 30 FT | 27 FT (TOWN CENTER RETIREMENT)<br>30 FT (STAR VIEW) | 5 FT (TOWN CENTER RETIREMENT)<br>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<br>MEDICAL OFFICE SPACE<br>(1 SPACE/300 SF) | 40,000 SF<br>134 SPACES | 117 SPACES ONSITE<br>24 OFFSITE - LEASED<br>148 TOTAL SPACES PROVIDED | |
| SCREENING<br>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)

GRAPHIC SCALE
0 30' 60'
(IN FEET)
1 inch = 30 ft

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

SHEET TITLE:
**LAYOUT PLAN**

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

PREPARED BY:
NAPIERALA CONSULTING
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

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

PROJECT NO. 21-2022
DATE 25 AUG 2022
SCALE 1"=30'

SHEET **C-4**

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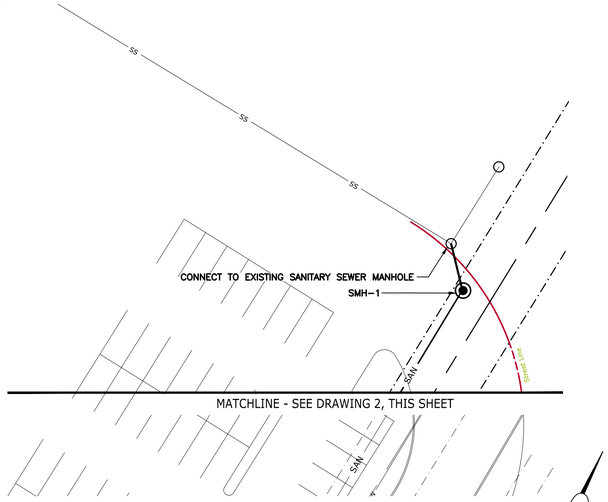
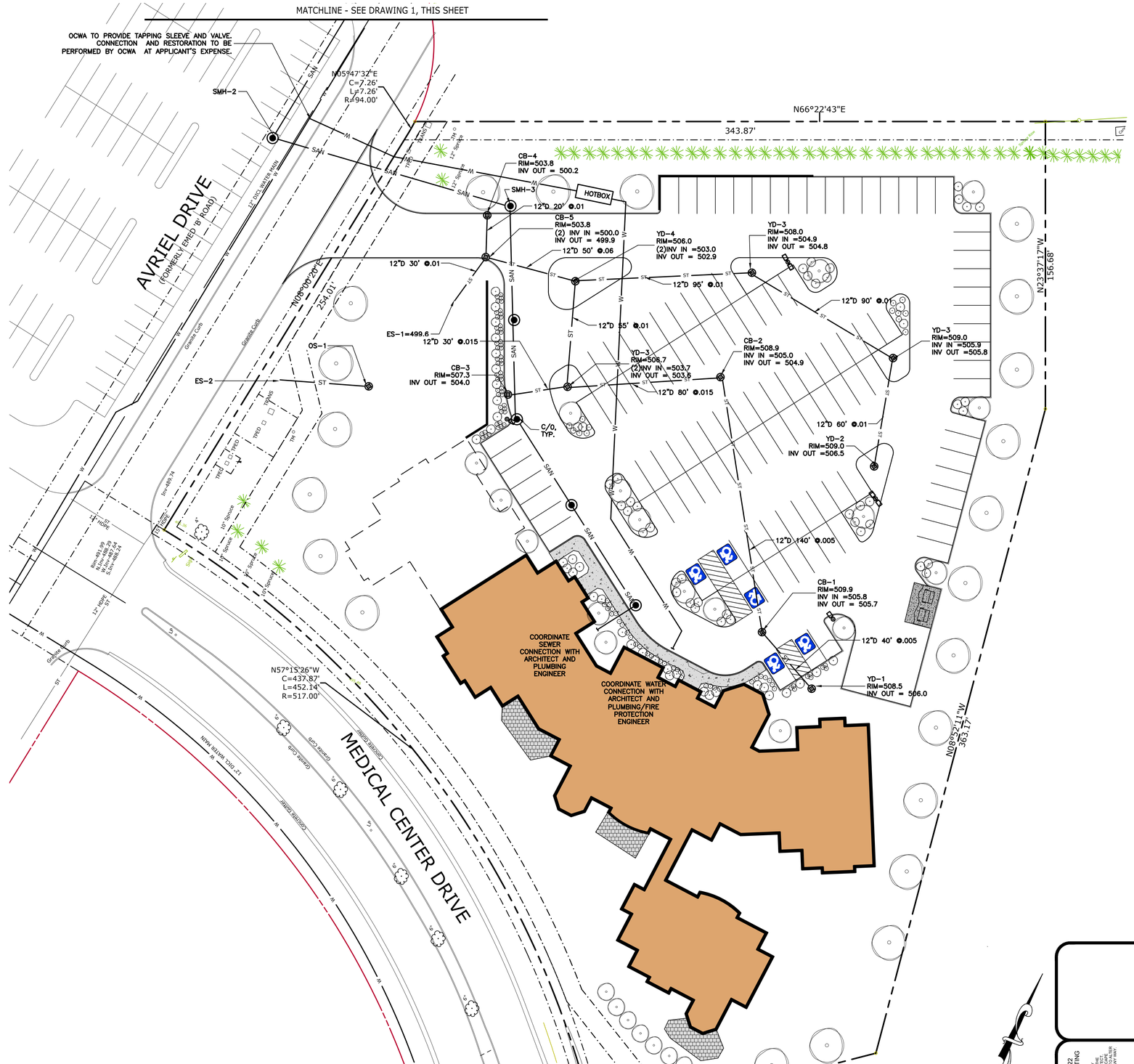



1 C-5 UTILITY PLAN
SCALE: 1"=30'

GRAPHIC SCALE
0 30' 60'
(IN FEET)
1 inch = 30 ft




2 C-5 UTILITY PLAN
SCALE: 1"=30'

GRAPHIC SCALE
0 30' 60'
(IN FEET)
1 inch = 30 ft

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

SHEET TITLE:
**UTILITY PLAN**

| NO. | REVISION/ISSUE | DATE |
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PROFESSIONAL ENGINEER, P.C.
SITE • DESIGN • ENGINEERING
110 FAYETTE STREET
MANLIUS, NEW YORK 13104
email: MN/AP@NAPCON.COM
PH: (315) 682-5580 FAX: (315) 682-5544


PROJECT NO. 21-2022
DATE 25 AUG 2022
SCALE 1"=30'

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

SHEET C-5


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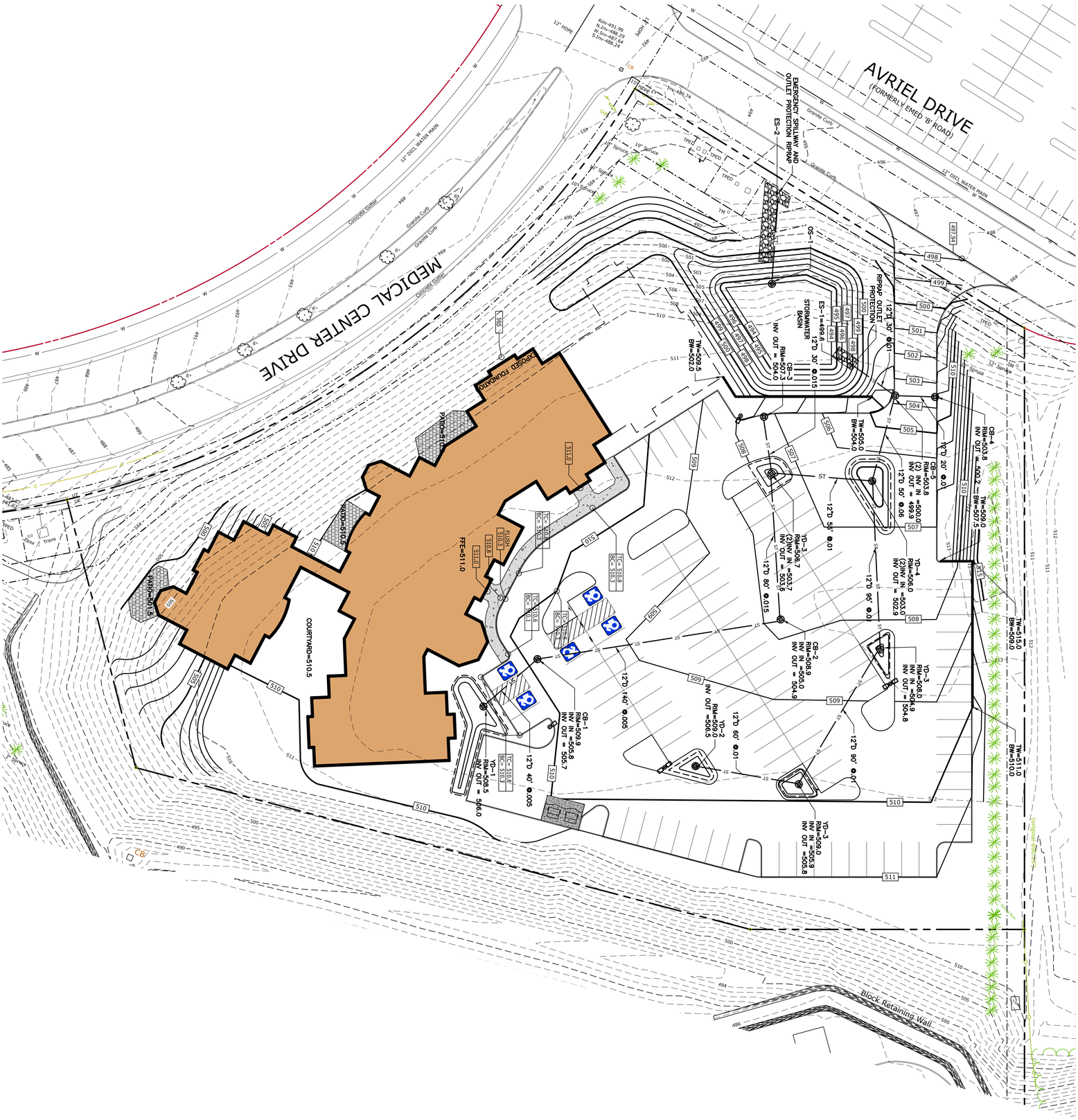


## GRADING PLAN LEGEND

| | |
|---|---|
| ------458------ | EXISTING CONTOUR GRADES |
| 459 | PROPOSED CONTOUR GRADES |
| 459.2 | PROPOSED FINISHED SPOT ELEVATION |
| TC= XXX.XX / BC= XXX.XX | PROPOSED TOP OF CURB AND BOTTOM OF CURB ELEVATIONS |
| MEE | MATCH/MEET EXISTING ELEVATION |

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

GRAPHIC SCALE
0 30' 60'
(IN FEET)
1 inch = 30 ft.

| SHEET | PROJECT NO. | PREPARED BY: | | SHEET TITLE: | PROJECT TITLE: |
|---|---|---|---|---|---|
| C-6 | 21-2022 | NAPIERALA CONSULTING PROFESSIONAL ENGINEER, P.C. SITE • DESIGN • ENGINEERING | | GRADING PLAN | A&E & SNY CENTER MEDICAL CENTER DRIVE |
| | DATE 25 AUG 2022 | 110 FAYETTE STREET MANLIUS, NEW YORK 13104 | | | TOWN OF MANLIUS ONONDAGA COUNTY, NEW YORK |
| | SCALE 1"=30' | 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 |

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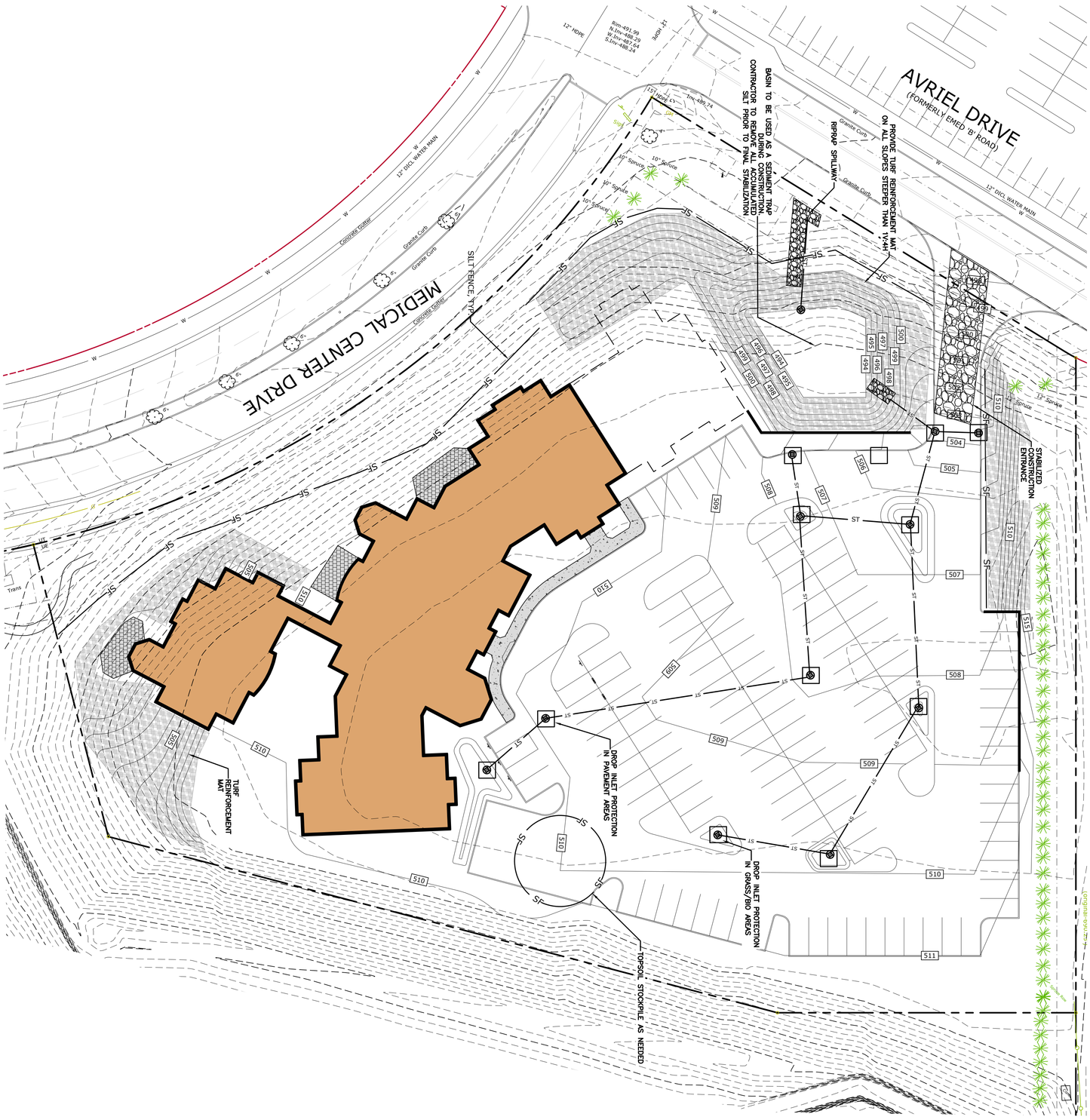
| A | PLANNING BOARD SUBMITTAL | 08/25/22 |

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NYS REGISTRATION # 077842

GRAPHIC SCALE
0 30' 60'
(IN FEET)
1 inch = 30 ft.

SHEET
C-7

PROJECT NO.
21-2022

DATE
25 AUG 2022

SCALE
1"=30'

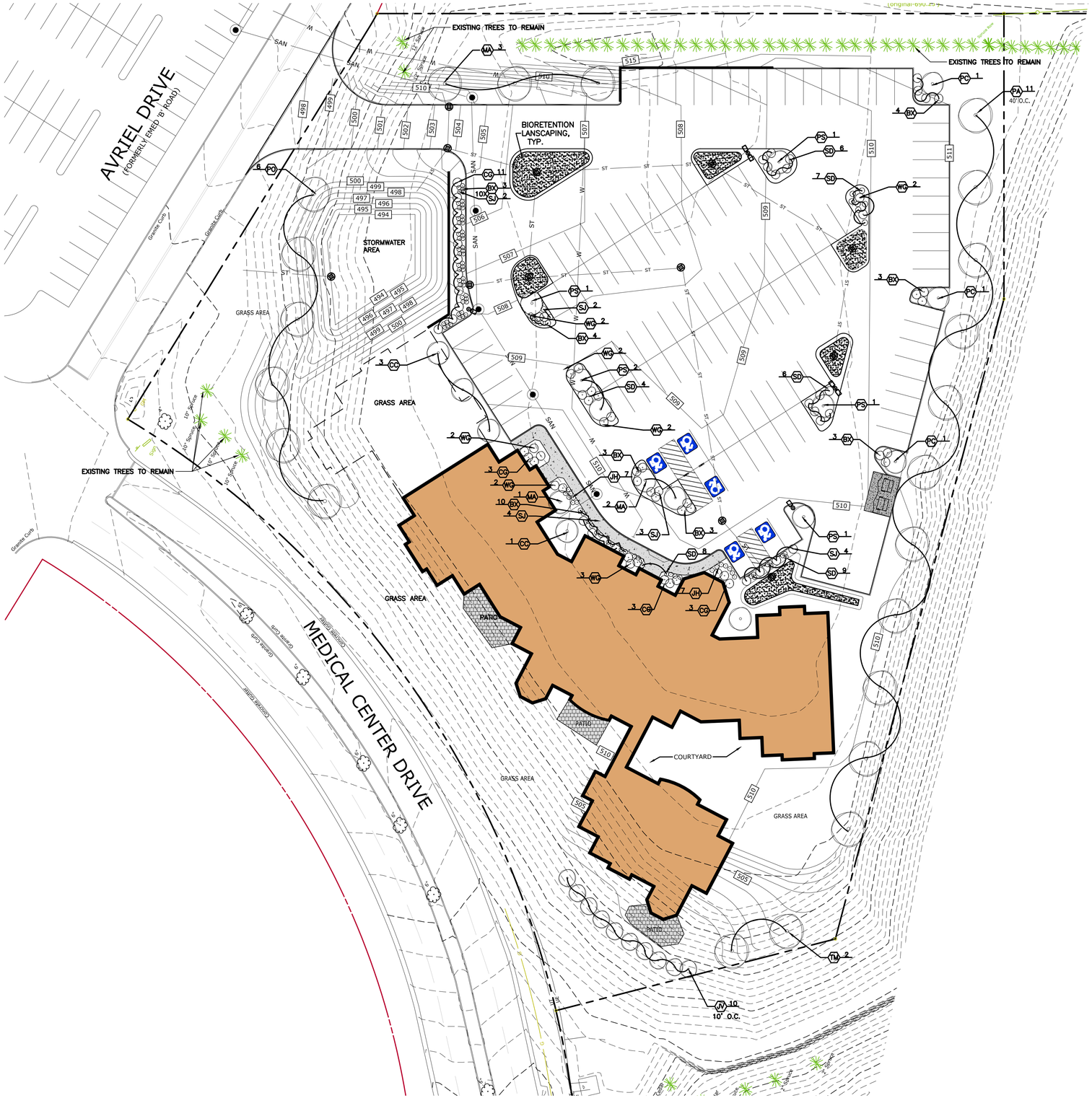
PREPARED BY:
NAPIERALA CONSULTING
PROFESSIONAL ENGINEER, P.C.
SITE • DESIGN • ENGINEERING
110 FAYETTE STREET
MANLIUS, NEW YORK 13104
email: MNAP@NAPCON.COM
PH: (315) 682-5580 FAX: (315) 682-5544

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

SHEET TITLE:
EROSION CONTROL 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




| 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 |
| SJ | 41 | SPIRAEA JAPONICA | MAGIC CARPET | – | – | 3 GAL |
| CG | 28 | CALAMAGROSTIS | KARL FOERSTER GRASS | – | – | 2 GAL |
| ORNAMENTAL TREES | | | | | | |
| MA | 6 | MAGNOLIA STELLATA | STAR MAGNOLIA | – | 4'–5' | – |
| PC | 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" | – | – |
| CC | 4 | CERCIS CANADENSIS | EASTERN REDBUD | 2" | – | – |

LEGEND:

QT 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

GRAPHIC SCALE
0 30' 60'
(IN FEET)
1 inch = 30 ft

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

SHEET TITLE:
LANDSCAPING PLAN

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

PREPARED BY:
NAPIERALA CONSULTING
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

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

PROJECT NO. 21-2022
DATE 25 AUG 2022
SCALE 1"=30'

SHEET C-8

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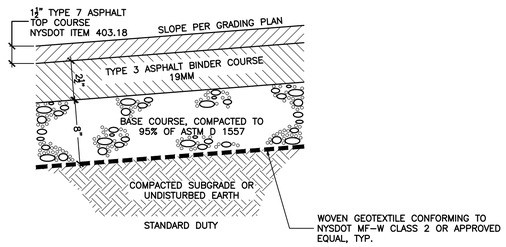
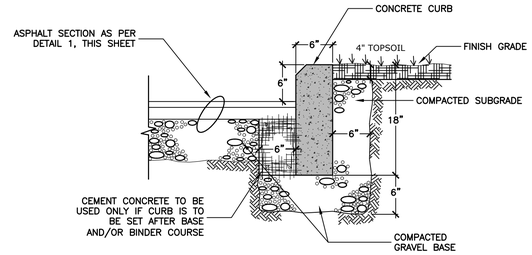



## 1 C-9 STANDARD PAVEMENT SECTION

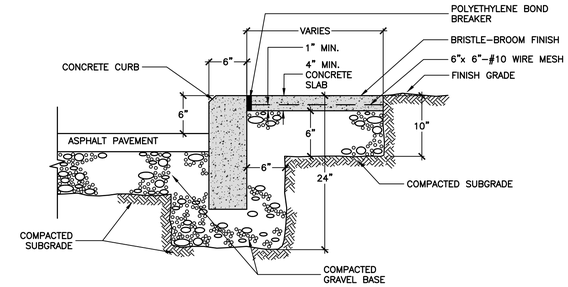
SCALE: NTS

ALL PAVEMENT SECTIONS TO BE CONFIRMED WITH THE GEOTECHNICAL REPORT



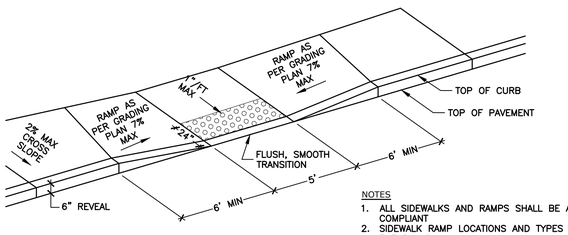

## 2 C-9 CONCRETE CURB

SCALE: NTS



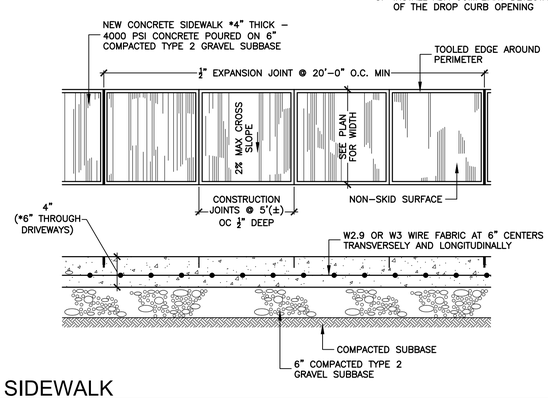

## 3 C-9 INTEGRAL CONCRETE CURB & SIDEWALK

SCALE: NTS



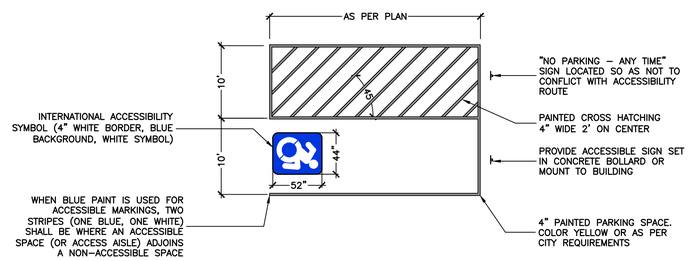

NOTES

1. ALL SIDEWALKS AND RAMPS SHALL BE ADA AND PROWAG COMPLIANT
2. SIDEWALK RAMP LOCATIONS AND TYPES ARE TO BE AS SHOWN ON THE PLANS.
3. SURFACE TEXTURE OF RAMP SHALL BE OBTAINED BY A COURSE BROOMING, TRANSVERSE TO THE SLOPE OF THE RAMP.
4. NORMAL PAVEMENT EDGE PROFILE IS TO BE MAINTAINED THROUGH THE AREA OF THE RAMP. LONG
5. TRANSITION CURB FOR RAMPS SHALL BE 6-0"
6. MAXIMUM DESIRABLE RAMP SLOPE 1:12.
7. PROVIDE TOOLED TACTILE GROVES ON ALL SURFACES AS INDICATED
8. INSTALL ADA COMPLIANT DETECTABLE WARNING UNITS 2' BY WIDTH OF THE DROP CURB OPENING



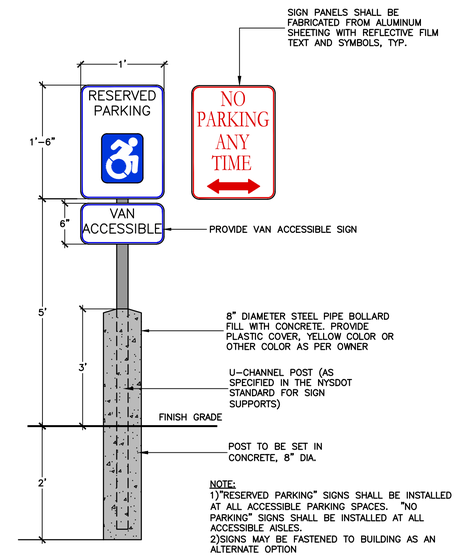

## 4 C-9 SIDEWALK

SCALE: NTS




## 5 C-9 ACCESSIBLE PARKING PAVEMENT MARKING DETAIL

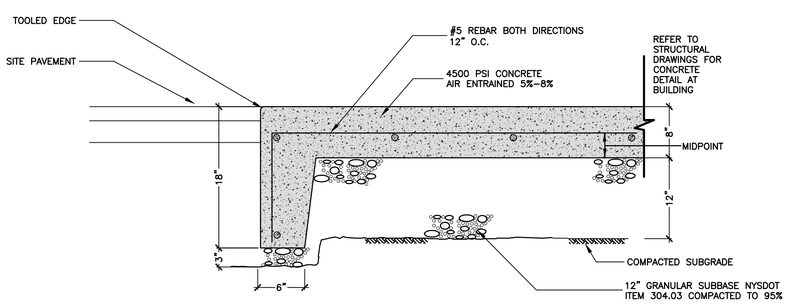
SCALE: NTS




NOTE:
1)"RESERVED PARKING" SIGNS SHALL BE INSTALLED AT ALL ACCESSIBLE PARKING SPACES. "NO PARKING" SIGNS SHALL BE INSTALLED AT ALL ACCESSIBLE AISLES.
2)SIGNS MAY BE FASTENED TO BUILDING AS AN ALTERNATE OPTION

## 6 C-9 ACCESSIBLE PARKING SIGNS

SCALE: NTS




## 7 C-9 CONCRETE PAD

SCALE: NTS

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

SHEET TITLE:
**DETAILS**

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


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


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

| PROJECT NO. | DATE | SCALE |
|---|---|---|
| 21-2022 | 25 AUG 2022 | 1"=30' |

SHEET **C-9**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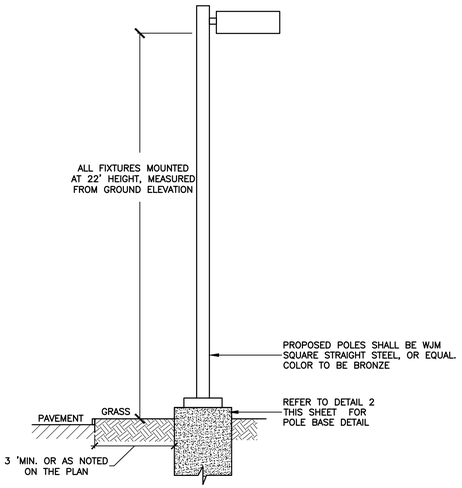
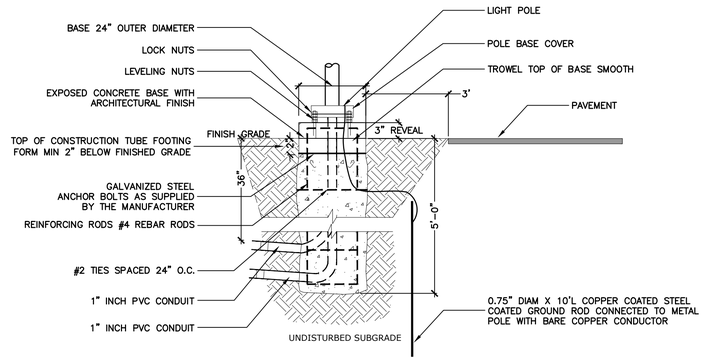
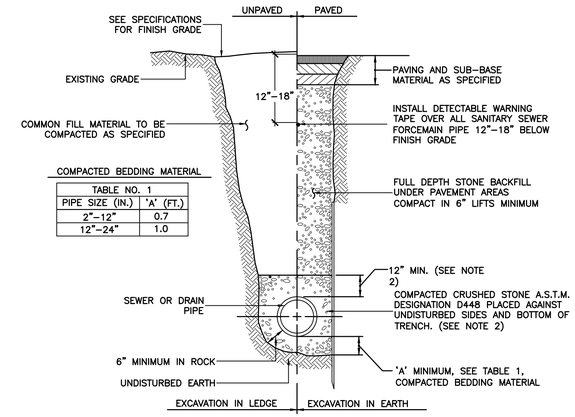
NYS STRICT ENFORCEMENT ON THIS THE DOCUMENT IS REQUIRED BY LAW TO AFFIX THE SEAL AND SIGNATURE OF THE PERSON ALTERED BY FOLLOWING BY HIS OR HER ALTERATION AND ADDED THE DESCRIPTION OF THE ALTERATIONS.




1 C–10 LIGHT POLE ELEVATION
SCALE: NTS




2 C–10 LIGHT POLE BASE
SCALE: NTS

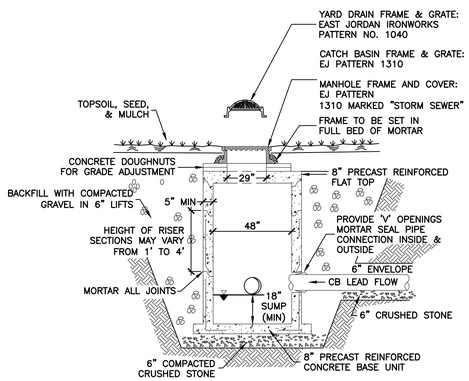



COMPACTED BEDDING MATERIAL

| TABLE NO. 1 | |
|---|---|
| PIPE SIZE (IN.) | 'A' (FT.) |
| 2"–12" | 0.7 |
| 12"–24" | 1.0 |

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" ABOVE TOP OF PIPE. NO STONES LARGER THAN 2 INCHES IN ANY DIMENSION WILL BE PERMITTED IN THIS AREA 3. TRENCHES LOCATED ON THE ROAD SHOULDER SHALL BE TREATED THE SAME AS EXCEPT FOR PAVING.
4. PROVIDE AT LEAST ONE IMPERVIOUS DAM IN GRAVEL BEDDING BETWEEN EACH MANHOLE WHERE DIRECTED, OR EVERY 300 FEET, WHICHEVER IS LESS. SEE DETAIL.
5. BEDDING MATERIAL FOR PVC PIPE SHALL MEET THE REQUIREMENTS OF ASTM D2321 CLASS I OR CLASS II EMBEDMENT MATERIALS.

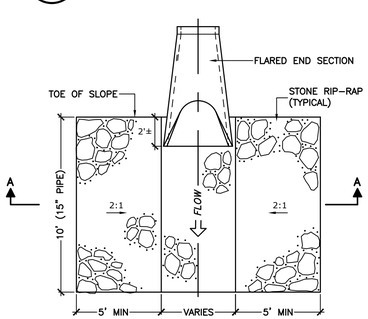
3 C–10 TYPICAL SEWER AND DRAIN TRENCH
SCALE: NTS



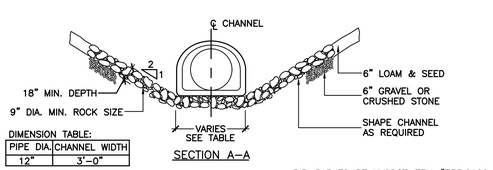

DRAINAGE STRUCTURE GENERAL NOTES

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" IN BOTH DIRECTIONS.
   BOTTOM: #3 BARS SPACED AT 4" IN BOTH DIRECTIONS.
   SIDES: #3 BARS SPACED AT 8" IN BOTH HORIZONTAL AND VERTICAL.
3. ALL REINFORCEMENT SHALL BE PLACED SO IT WILL HAVE A MINIMUM COVER OF 2" AND BE LOCATED APPROXIMATELY WITHIN THE CENTER OF THE SECTION.
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" AT A TIME.
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 C–10 CATCH BASIN
SCALE: NTS




PLAN VIEW




SECTION A–A

DIMENSION TABLE:

| PIPE DIA | CHANNEL WIDTH |
|---|---|
| 12" | 3'–0" |

RIP–RAP TO BE NYSDOT ITEM #733.2102

5 C–10 STORM PIPE END SECTION
SCALE: NTS

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

SHEET TITLE:
DETAILS

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| A | PLANNING BOARD SUBMITTAL | 08/25/22 |


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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


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

PROJECT NO. 21-2022
DATE 25 AUG 2022
SCALE 1"=30'

SHEET C-10


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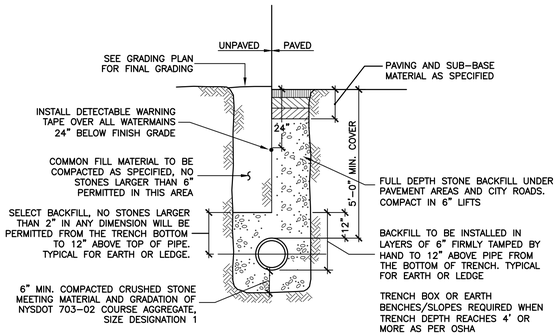
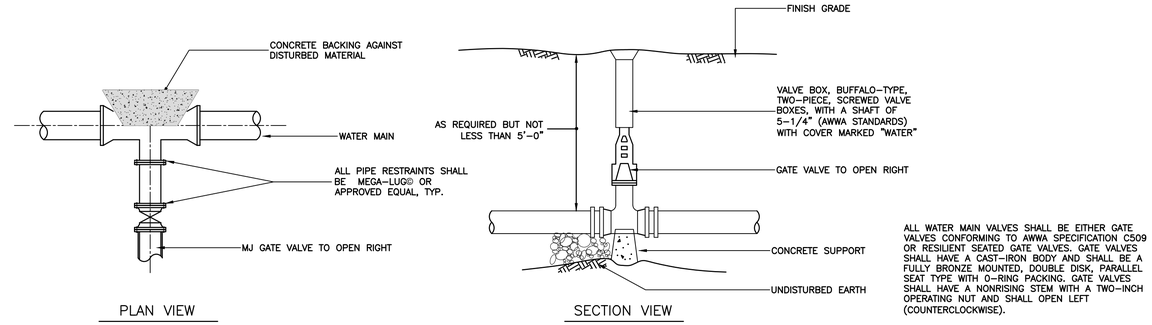



## 1 / C-11 WATERLINE TRENCH - DUCTILE IRON

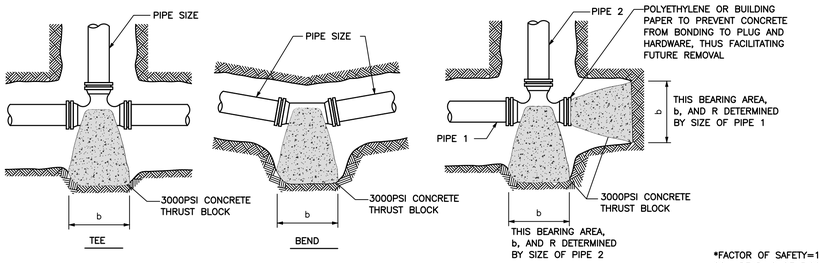
SCALE: NTS




ALL WATER MAIN VALVES SHALL BE EITHER GATE VALVES CONFORMING TO AWWA SPECIFICATION C509 OR RESILIENT SEATED GATE VALVES. GATE VALVES SHALL HAVE A CAST-IRON BODY AND SHALL BE A FULLY BRONZE MOUNTED, DOUBLE DISK, PARALLEL SEAT TYPE WITH O-RING PACKING. GATE VALVES SHALL HAVE A NONRISING STEM WITH A TWO-INCH OPERATING NUT AND SHALL OPEN LEFT (COUNTERCLOCKWISE).

## 2 / C-11 WATER SERVICE VALVE

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 $S_B$ (LB/SQ FT) |
|---|---|
| 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

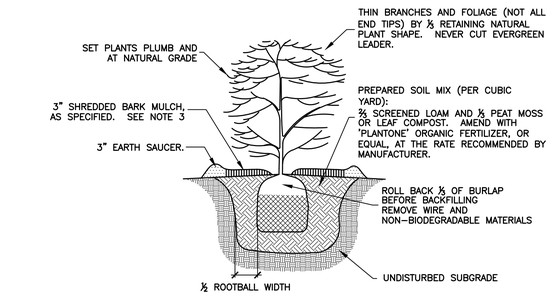
| NOM PIPE DIA IN. | DEAD END | 90° BEND | 45° BEND | 22 1/2° BEND | 11 1/4° BEND |
|---|---|---|---|---|---|
| 4 | 1,810 | 2,559 | 1,385 | 706 | 355 |
| 6 | 3,739 | 5,288 | 2,862 | 1,459 | 733 |
| 8 | 6,433 | 9,097 | 4,923 | 2,510 | 1,261 |
| 10 | 9,677 | 13,685 | 7,406 | 3,776 | 1,897 |
| 12 | 13,685 | 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 / C-11 THRUST BLOCK SPECIFICATIONS

SCALE: NTS

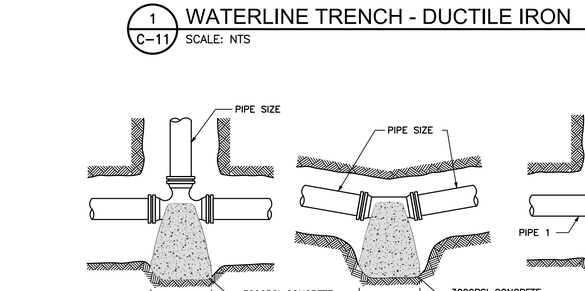



NOTES

1. IF ROOT BALL IS COVERED IN BURLAP, REMOVE TOP ⅓ OF THE BURLAP.
2. PRUNE BROKEN BRANCHES TO RETAIN NATUAL FORM OF THE SHRUB.
3. MULCH IS TO BE PLACED 6" AWAY FROM TRUNK

## 5 / C-11 SHRUB PLANTING

SCALE: NTS




TYPICAL INSTALLATION

1. MINIMUM VERTICAL SEPARATION IS 18" FROM TOP OF PIPE TO BOTTOM OF PIPE.
2. SEWER JOINTS ARE TO SPACED EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE WATER MAIN JOINTS.

VERTICAL SEPARATION LESS THAN 18"

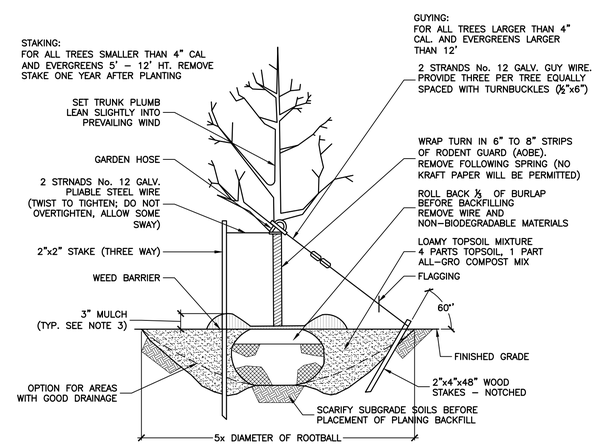
1. SEWER SHALL BE DESIGNED AND CONSTRUCTED EQUAL TO THE WATER PIPE, AND SHALL BE PRESSURE TESTED AT 150 PSI TO ASSURE WATER TIGHTNESS PRIOR TO BACKFILLING.
2. SEWER JOINTS ARE TO SPACED EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE WATER MAIN JOINTS.

WATER CROSSES UNDER SEWER

1. SEWER SHALL BE DESIGNED AND CONSTRUCTED EQUAL TO THE WATER PIPE, AND SHALL BE PRESSURE TESTED AT 150 PSI TO ASSURE WATER TIGHTNESS PRIOR TO BACKFILLING.
2. SEWER JOINTS ARE TO SPACED EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE WATER MAIN JOINTS.
3. PROVIDE ADEQUATE STRUCTURAL SUPPORT FOR SEWER TO MAINTAIN LINE AND GRADE

## 4 / C-11 WATER AND SEWER SEPARATION

SCALE: NTS




NOTES

1. USE 8' STAKES - DRIVE 48" BELOW GROUND
2. ROOT COLLAR TO BE SLIGHTLY ABOVE SURROUNDING GRADE.
3. MULCH IS TO BE PLACED 6" AWAY FROM TRUNK.

## 6 / C-11 TREE PLANTING DETAIL

SCALE: NTS

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

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PLAN SEAL BY:
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NYS REGISTRATION # 077842

PROJECT NO. 21-2022
DATE 25 AUG 2022
SCALE 1"=30'

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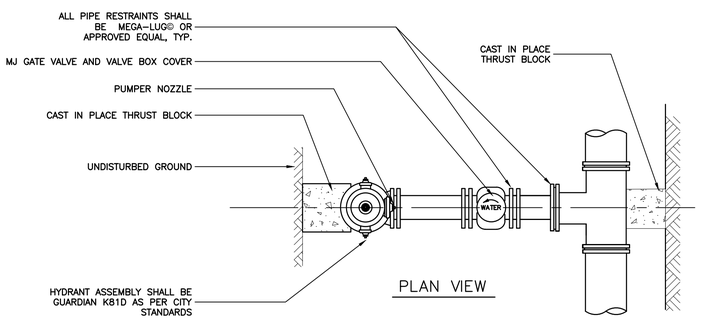
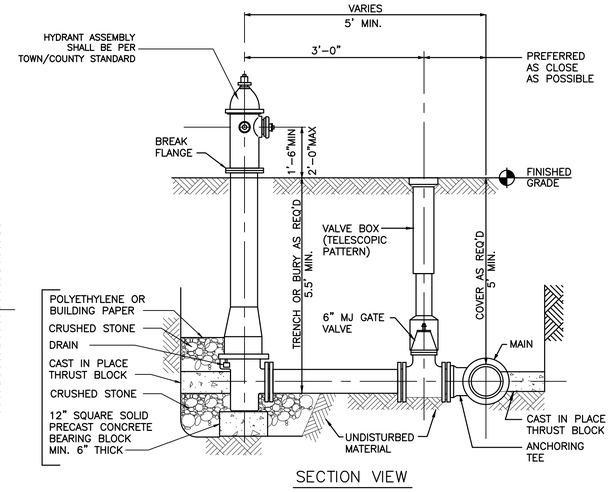
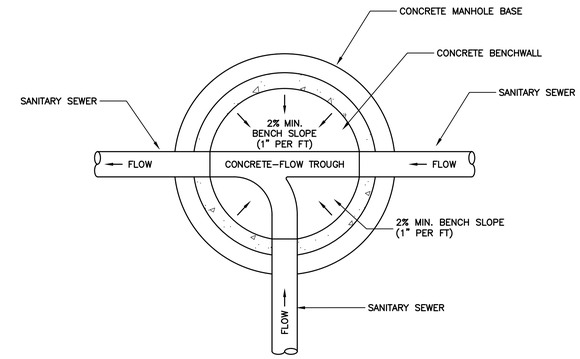
SHEET C-11



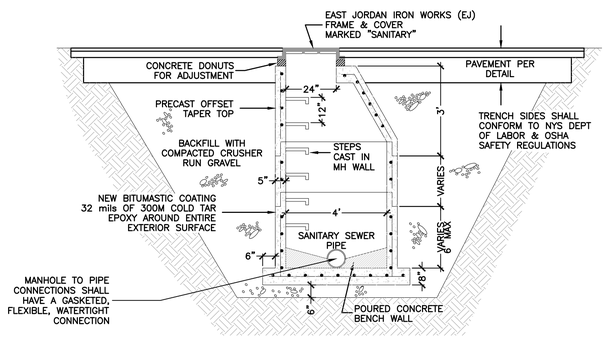

## 1 / C-12 TYPICAL HYDRANT INSTALLATION

SCALE: NTS




## 2 / C-12 SANITARY SEWER MANHOLE BENCH

SCALE: NTS

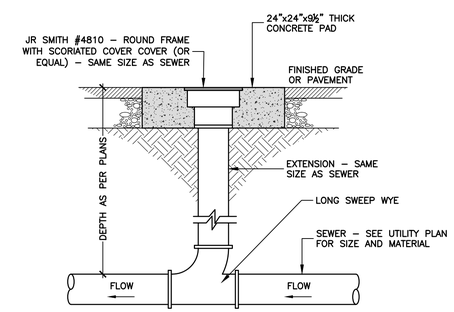



SANITARY MANHOLE GENERAL NOTES

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 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, 6/6 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 / C-12 SANITARY MANHOLE STRUCTURE

SCALE: NTS




## 4 / C-12 TYPICAL SEWER CLEANOUT

SCALE: NTS

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

SHEET TITLE:
**DETAILS**

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


PREPARED BY:
NAPIERALA CONSULTING
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


PROJECT NO. 21-2022
DATE 25 AUG 2022
SCALE 1"=30'

PLAN SEAL BY:
RODNEY C. IVES, JR., P.E.
NYS REGISTRATION # 077842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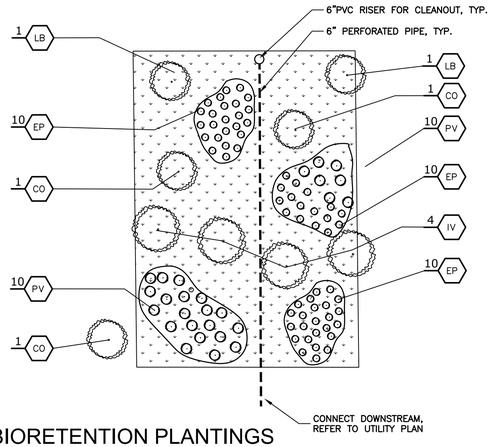
SHEET **C-12**

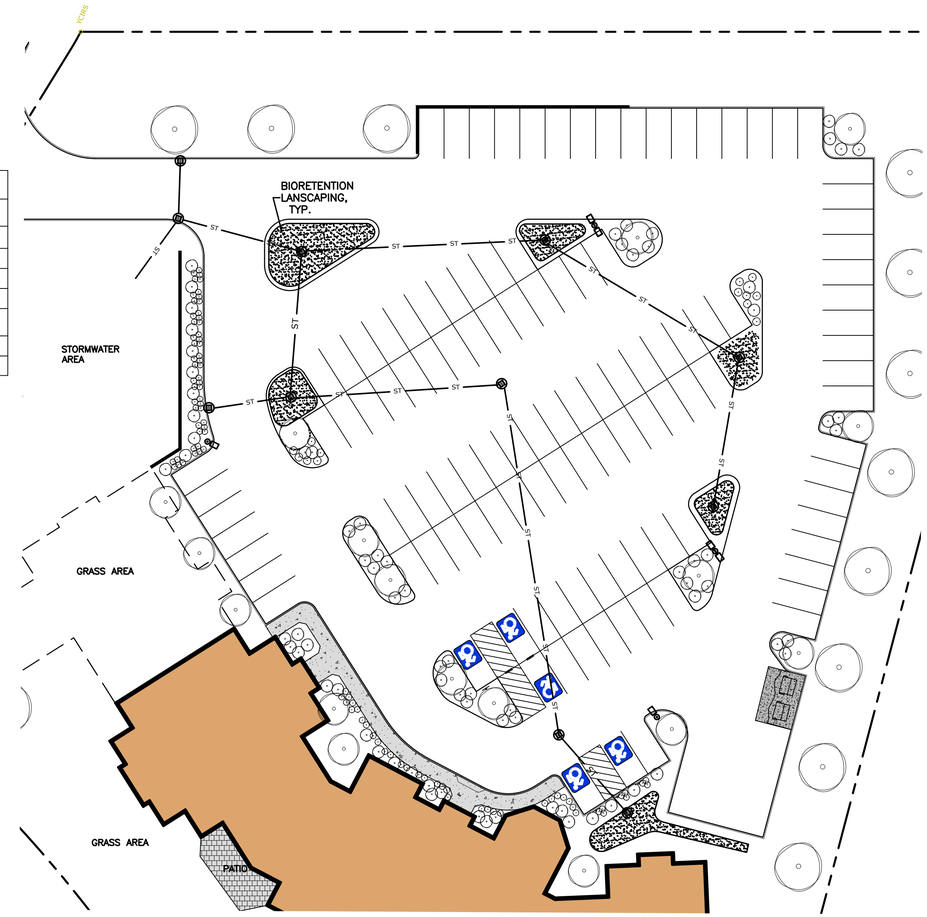



2 / C-13 BIORETENTION PLANTINGS

SCALE: NTS

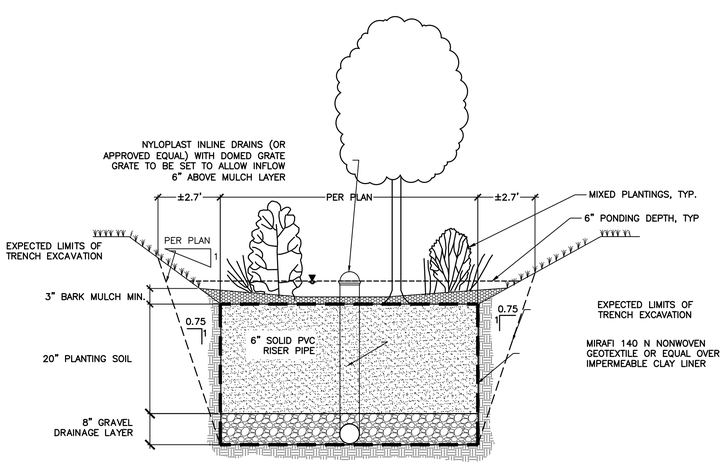
LAYOUT IS FOR EACH BIORETENTION BASIN

| 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 |

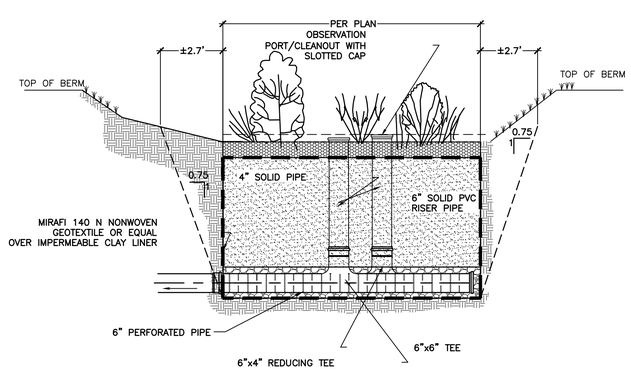



1 / C-13 BIORETENTION PLAN

SCALE: 1"=30'




PROFILE VIEW SECTION A–A




PROFILE VIEW SECTION B–B

3 / C-13 BIORETENTION FILTER CROSS SECTIONS

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.

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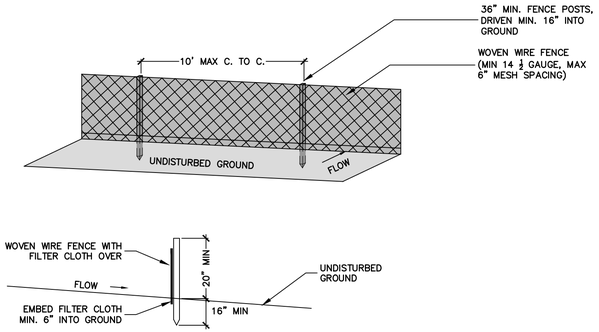



POSTS: STEEL, EITHER "T" OR "U" TYPE OR 2" HARDWOOD

FENCE: WOVEN WIRE, 14 1/2 GAUGE, 6" MAX. MESH OPENING

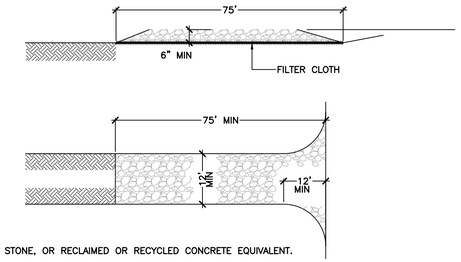
FILTER CLOTH: FILTER X., MIRAFI 100X, STABILINKA T140N OR APPROVED EQUAL

PREFABRICATED UNIT: GEOFAB, ENVIROFENCE, OR APPROVED EQUAL

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
2. FILTER CLOTH IS TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

## 1 C-14 SILT FENCE

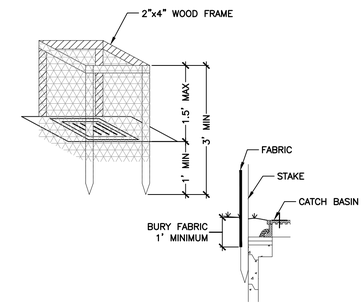
SCALE: NTS




1. STONE SIZE – USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH – NOT LESS THAN 75 FEET.
3. THICKNESS – NOT LESS THAN SIX (6) INCHES.
4. WIDTH – TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.
5. FILTER CLOTH – WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER – ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

## 2 C-14 CONSTRUCTION ENTRANCE

SCALE: NTS

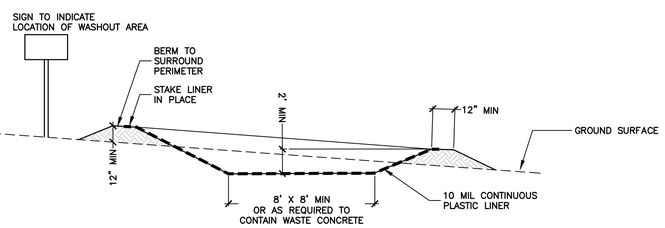



CONSTRUCTION SPECIFICATIONS

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" WOOD OR 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 2"x4" WOOD FRAME SHALL BE COMPLETED AROUND THE CREST OF THE FABRIC FOR OVER FLOW STABILITY.

## 3 C-14 INLET PROTECTION - VARIATIONS

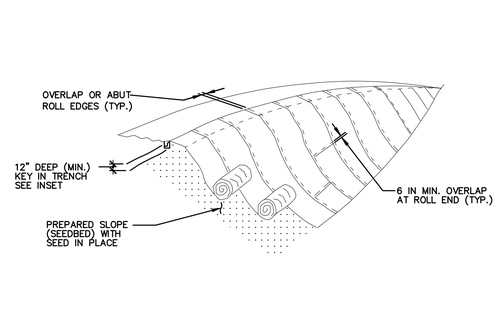
SCALE: NTS




NOTES:
1. CONCRETE WASHOUT AREA SHALL BE INSTALLED PRIOR TO ANY CONCRETE PLACEMENT ON SITE.
2. CONCRETE WASHOUT OUT AREA SHALL BE LINED WITH A 10 MIL IMPERMEABLE LINER AND STAKED IN PLACE.
3. SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE WASHOUT AREA, AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE LOCATION OF CONCRETE WASHOUT AREA TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS.
4. THE CONCRETE WAHSOUT AREA SHALL BE REPAIRED AND ENLARGED OR CLEANED OUT AS NECESSARY TO MAINTAIN CAPACITY FOR WASTED CONCRETE.
5. AT THE END OF CONSTRUCTION, ALL CONCRETE SHALL BE REMOVED FROM SITE AND DISPOSED OF AT AN ACCEPTED WASTE SITE.
6. WHEN THE CONCRETE WASHOUT AREA IS REMOVED, THE DISTURBED AREA SHALL BE SEEDED AND MULCHED OR OTHERWISE STABILIZED.

## 4 C-14 CONCRETE WASHOUT AREA

SCALE: NTS



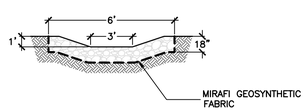

CONSTRUCTION SPECIFICATIONS

1. USE MATTING THAT HAS A DESIGN VALUE FOR SHEAR STRESS EQUAL TO OR HIGHER THAN THE SHEAR STRESS DESIGNATED ON APPROVED PLANS.
2. USE TEMPORARY SOIL STABILIZATION MATTING MADE OF DEGRADABLE (LASTS 6 MONTHS MINIMUM) NATURAL OR MAN-MADE FIBERS (MOSTLY ORGANIC). MAT MUST HAVE UNIFORM THICKNESS AND DISTRIBUTION OF FIBERS THROUGHOUT AND BE SMOLDER RESISTANT. CHEMICALS USED IN THE MAT MUST BE NON-LEACHING AND NON-TOXIC TO VEGETATION AND SEED GERMINATION AND NON-INJURIOUS TO THE SKIN. IF PRESENT, NETTING MUST BE EXTRUDED PLASTIC WITH A MAXIMUM MESH OPENING OF 2x2 INCHES AND SUFFICIENTLY BONDED OR SEWN ON 2 INCH CENTERS ALONG LONGITUDINAL AXIS OF THE MATERIAL TO PREVENT SEPARATION OF THE NET FROM THE PARENT MATERIAL.
3. SECURE MATTING USING STEEL STAPLES, WOOD STAKES, OR BIODEGRADABLE EQUIVALENT. STAPLES MUST BE "U" OR "T" SHAPED STEEL WIRE HAVING A MINIMUM GAUGE OF NO. 11 AND NO. 8 RESPECTIVELY. "U" SHAPED STAPLES MUST AVERAGE 1 TO 1½ INCHES WIDE AND BE A MINIMUM OF 6 INCHES LONG. "T" SHAPED STAPLES MUST HAVE A MINIMUM 8 INCH MAIN LEG, A MINIMUM 1 INCH SECONDARY LEG, AND A MINIMUM 4 INCH HEAD. WOOD STAKES MUST BE ROUGH-SAWN HARDWOOD, 12 TO 24 INCHES IN LENGTH, 1x3 INCH IN CROSS SECTION, AND WEDGE SHAPED AT THE BOTTOM.
4. PERFORM FINAL GRADING, TOPSOIL APPLICATION, SEEDBED PREPARATION, AND PERMANENT SEEDING IN ACCORDANCE WITH SPECIFICATIONS. PLACE MATTING WITHIN 48 HOURS OF COMPLETING SEEDING OPERATIONS UNLESS END OF WORKDAY STABILIZATION IS SPECIFIED ON THE APPROVED EROSION & SEDIMENT CONTROL PLAN.
5. UNROLL MATTING DOWNSLOPE. LAY MAT SMOOTHLY AND FIRMLY UPON THE SEEDED SURFACE. AVOID STRETCHING THE MATTING.
6. OVERLAP OR ABUT ROLL EDGES PER MANUFACTURER RECOMMENDATIONS. OVERLAP ROLL ENDS BY 6 INCHES (MINIMUM), WITH THE UPSLOPE MAT OVERLAPPING ON TOP OF THE DOWNSLOPE MAT.
7. KEY IN THE UPSLOPE END OF MAT 6 INCHES (MINIMUM) BY DIGGING A TRENCH, PLACING THE MATTING ROLL END IN THE TRENCH, STAPLING THE MAT IN PLACE, REPLACING THE EXCAVATED MATERIAL, AND TAMPING TO SECURE THE MAT END IN THE KEY.
8. STAPLE/STAKE MAT IN A STAGGERED PATTERN ON 4 FOOT (MAXIMUM) CENTERS THROUGHOUT AND 2 FOOT (MAXIMUM) CENTERS ALONG SEAMS, JOINTS, AND ROLL ENDS.
9. ESTABLISH AND MAINTAIN VEGETATION SO THAT REQUIREMENTS FOR ADEQUATE VEGETATIVE ESTABLISHMENT ARE CONTINUOUSLY MET IN ACCORDANCE WITH SECTION B-4 VEGETATIVE STABILIZATION.

## 5 C-14 SLOPE STABILIZATION

SCALE: NTS

SLOPE STABILIZATION MAT SHALL BE PROPEX LANDLOCK© 450 TURF REINFORCEMENT MAT, OR EQUAL




## 6 C-14 RIP-RAP SWALE

SCALE: NTS

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# EROSION CONTROL NOTES

EROSION AND SEDIMENT CONTROLS

1. STABILIZATION PRACTICES (PERMANENT)
   PERMANENT STABILIZATION PRACTICES 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. FREQUENT WATERING OF EXCAVATION AND FILL AREAS TO MINIMIZE WIND EROSION DURING CONSTRUCTION.
   C. USE OF STABILIZATION FABRIC FOR ALL SLOPES HAVING A SLOPE OF 1V:3H OR GREATER.
   D. PERMANENT SEEDING AND PLANTING OF ALL UNPAVED AREAS

2. STABILIZATION PRACTICES (TEMPORARY)
   TEMPORARY STABILIZATION PRACTICES FOR THIS SITE INCLUDE:

   A. TEMPORARY SEEDING AND PLANTING OF ALL UNPAVED AREAS
   B. MULCHING EXPOSED AREAS.
   C. FREQUENT WATERING TO MINIMIZE WIND EROSION DURING CONSTRUCTION.

3. STRUCTURAL PRACTICES (PERMANENT)
   PERMANENT STRUCTURAL PRACTICES FOR THIS SITE INCLUDE:

   A. LAND GRADING: PERMANENT RESHAPING OF THE EXISTING LAND SURFACE BY GRADING IN ACCORDANCE WITH AN ENGINEERING TOPOGRAPHIC PLAN AND SPECIFICATION TO PROVIDE EROSION CONTROL AND VEGETATIVE ESTABLISHMENT ON DISTURBED, RESHAPED AREAS.

4. STRUCTURAL PRACTICES (TEMPORARY)
   STRUCTURAL PRACTICES FOR THIS SITE INCLUDE:

   A. PERIMETER PROTECTION USING SILT FENCE. SILT FENCE WILL BE PLACED ALONG THE PERIMETER OF ALL DISTURBED AREAS AND AT KEY LOCATIONS THROUGHOUT THE SITE. SILT FENCE WILL ALSO BE PLACED ALONG THE EDGES OF ALL WETLAND AREAS THAT ARE NOT TO BE DISTURBED.
   B. STABILIZED CONSTRUCTION EXIT POINTS AND GRAVEL LAYDOWN AREA.

5. SEQUENCE OF MAJOR ACTIVITIES
   THE CONTRACTOR WILL BE RESPONSIBLE FOR IMPLEMENTING THE FOLLOWING EROSION CONTROL AND STORMWATER MANAGEMENT CONTROL STRUCTURES. THE CONTRACTOR MAY DESIGNATE THESE TASKS TO CERTAIN SUBCONTRACTORS AS HE SEES FIT, BUT THE ULTIMATE RESPONSIBILITY FOR IMPLEMENTING THESE CONTROLS AND ENSURING THEIR PROPER FUNCTIONING REMAINS WITH THE CONTRACTOR. THE ORDER OF ACTIVITIES WILL BE AS FOLLOWS (REFER TO THE EROSION AND SEDIMENT CONTROL PLAN SHEET CONTAINED IN THIS SWPPP FOR DETAILS):

   A. CONDUCT A PRE-CONSTRUCTION MEETING WITH ALL INVOLVED PARTIES
   B. DELINEATE BOUNDARIES OF DISTURBANCE AS PER THE GRADING PLAN
   C. CONSTRUCT TEMPORARY CONSTRUCTION EXITS AT LOCATIONS SHOWN
   D. INSTALL PERIMETER SILT FENCE
   E. INSTALL STABILIZED STAGING AREAS
   F. COMMENCE ROUGH SITE GRADING. DISTURBED AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS CEASED FOR MORE THAN SEVEN DAYS SHALL BE TEMPORARILY SEEDED
   G. BUILDING FOUNDATION EXCAVATION
   H. UTILITY INSTALLATION
   I. ESTABLISH SUBGRADE OF ASPHALT PAVEMENT
   J. PLACE STONE BASE MATERIAL FOR ASPHALT PAVEMENT AND COMPACT
   K. PAVE PARKING LOT
   L. SOIL RESTORATION PER NYS STORMWATER DESIGN MANUAL TABLE 5.3
   M. FINAL SITE GRADING
   N. SEEDING AND PLANTING
   O. RESTORE AND STABILIZE ANY DISTURBED AREAS REMAINING UPON REMOVAL OF ESC MEASURES

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 SITE. DUMP TRUCKS HAULING MATERIAL FROM THE CONSTRUCTION SITE WILL BE COVERED WITH A TARPAULIN. 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 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 WATERING OF EXCAVATION AND FILL AREAS.
   C. PROVIDING GRAVEL OR PAVING AT ENTRANCE/EXIT DRIVES, PARKING AREAS AND TRANSIT PATHS.

MAINTENANCE/INSPECTION PROCEDURES
THE FOLLOWING INSPECTION AND MAINTENANCE PRACTICES WILL BE USED TO MAINTAIN EROSION AND SEDIMENT CONTROLS AND STABILIZATION MEASURES.

1. ALL CONTROL MEASURES WILL BE INSPECTED ONCE 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.

6. TEMPORARY AND PERMANENT SEEDING AND ALL OTHER STABILIZATION MEASURES WILL BE INSPECTED FOR BARE SPOTS, WASHOUTS, AND HEALTHY GROWTH.

7. 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.

8. 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.

9. DISTURBED AREAS AND MATERIALS STORAGE AREAS WILL BE INSPECTED FOR EVIDENCE OF OR POTENTIAL FOR POLLUTANTS ENTERING STORMWATER SYSTEMS.

10. REPORT TO NYS DEC WITHIN 24 HOURS ANY NONCOMPLIANCE WITH THE SWPPP THAT WILL ENDANGER PUBLIC HEALTH OR THE ENVIRONMENT. FOLLOW UP WITH A WRITTEN REPORT WITHIN 5 DAYS OF THE NONCOMPLIANCE EVENT. THE FOLLOWING EVENTS REQUIRE 24 HOUR REPORTING: A) ANY UNANTICIPATED BYPASS WHICH EXCEEDS ANY EFFLUENT LIMITATION IN THE PERMIT, B) ANY UPSET WHICH EXCEEDS ANY EFFLUENT LIMITATION IN THE PERMIT, AND C) A VIOLATION OF A MAXIMUM DAILY DISCHARGE LIMITATION FOR ANY OF THE POLLUTANTS LISTED BY THE EPA IN THE PERMIT TO BE REPORTED WITHIN 24 HOURS. THE WRITTEN SUBMISSION MUST CONTAIN A DESCRIPTION OF THE NON-COMPLIANCE AND ITS CAUSE; THE PERIOD OF NON-COMPLIANCE, INCLUDING EXACT DATES AND TIMES, AND IF THE NON-COMPLIANCE HAS NOT BEEN CORRECTED, THE ANTICIPATED TIME IT IS EXPECTED TO CONTINUE; AND STEPS TAKEN OR PLANNED TO REDUCE, ELIMINATE, AND PREVENT RECURRENCE OF THE NON-COMPLIANCE.

11. RELEASES OF HAZARDOUS SUBSTANCES OR OIL IN EXCESS OF REPORTABLE QUANTITIES (AS ESTABLISHED UNDER 40 CFR 110, 40 CFR 117 OR 40 CFR 302) MUST BE IMMEDIATELY REPORTED TO THE NYSDEC 24-HOUR SPILL HOTLINE AT 1-800-457-7362.

12. LONG TERM MAINTENANCE: THE SITE CONTRACTOR IS TO REMOVE ALL ACCUMULATED SEDIMENT FROM THE FOREBAYS ONCE CONSTRUCTION IS COMPLETE AND ALL EXPOSED SURFACES ARE STABILIZED. REMOVED SEDIMENT CAN BE DISPOSED BY EITHER LAND APPLICATION OR LAND FILLING. IN EITHER CASE, SEDIMENT SHALL BE STABILIZED BY EITHER STRUCTURAL OR VEGETATIVE PRACTICES TO PREVENT EROSION.

    THEREAFTER, THE PROPERTY OWNER IS RESPONSIBLE FOR THE LONG TERM MAINTENANCE AND OPERATION OF THE STORMWATER MANAGEMENT SYSTEM. MAINTENANCE SHALL INCLUDE:

- MONTHLY INSPECTION OF THE DETENTION BASIN OUTLET. TRASH, DEBRIS, SEDIMENTS, AND OTHER IMPEDIMENTS TO FLOW THROUGH THE OUTLETS SHALL BE REMOVED AND DISPOSED IN AN ACCEPTABLE MANNER.
- SEASONAL INSPECTION OF THE VEGETATIVE GROWTH IN THE BIORETNETION BASIN. BARE SPOTS ARE TO BE SEEDED AND MULCHED. WOODY VEGETATION IS TO BE REMOVED. WEED GROWTH IS TO BE CONTROLLED BY PHYSICAL MEANS ONLY; NO CHEMICALS ARE TO BE APPLIED IN THE BASIN. THE BASIN AND EMBANKMENT ARE TO BE MOWED ANNUALLY.
- DETENTION BASIN OUTLET AND OTHER AREAS DOWNSTREAM OF THE SYSTEM ARE TO BE INSPECTED MONTHLY. AREAS OF EROSION AND/OR SCOUR ARE TO BE STABILIZED.

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) CALENDAR DAYS AND SHALL BE PERFORMED BY A QUALIFIED PROFESSIONAL. INSPECTIONS SHALL BE PERFORMED TWICE EVERY SEVEN (7) DAYS WHEN THE DISTURBED AREA IS GREATER THAN 5 ACRES. 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, COPIES OF THE REPORTS SHALL BE PROVIDED TO ANY OF THESE PERSONS, UPON REQUEST, VIA 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
THE CONTRACTOR SHALL KEEP THE FOLLOWING RECORDS RELATED TO CONSTRUCTION ACTIVITIES AT THE SITE:

- 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 AREAS 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

1. LAND DISTURBING ACTIVITIES SHALL NOT COMMENCE UNTIL APPROVAL TO DO SO HAS BEEN RECEIVED BY GOVERNING AUTHORITIES. THE GENERAL CONTRACTOR SHALL STRICTLY ADHERE TO THE APPROVED SPDES SWPPP DRAWINGS DURING CONSTRUCTION OPERATIONS.
2. NO LAND CLEARING OR GRADING SHALL BEGIN UNTIL ALL EROSION CONTROL MEASURES HAVE BEEN INSTALLED.
3. ALL EXPOSED AREAS SHALL BE SEEDED AS SPECIFIED WITHIN 7 DAYS OF FINAL GRADING.
4. SHOULD CONSTRUCTION STOP FOR LONGER THAN 7 DAYS, THE SITE SHALL BE SEEDED AS SPECIFIED.
5. MAINTAIN EROSION CONTROL MEASURES AFTER EACH RAIN AND AT LEAST ONCE A WEEK.
6. THIS PLAN SHALL NOT BE CONSIDERED ALL INCLUSIVE AS THE GENERAL CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT SOIL SEDIMENT FROM LEAVING THE SITE.
7. GENERAL CONTRACTOR SHALL COMPLY WITH ALL STATE AND LOCAL ORDINANCES THAT APPLY.
8. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY BY ON SITE INSPECTION.
9. IF INSTALLATION OF STORM DRAINAGE SYSTEM SHOULD BE INTERRUPTED BY WEATHER OR NIGHTFALL, THE PIPE ENDS SHALL BE COVERED WITH FILTER FABRIC.
10. COMPACT & MAINTAIN 10,000 SQ. FT. OF 6" THICK STONE MATERIAL LAYDOWN AREA & 15' WIDE GRAVEL ACCESS ROAD TO SITE.
11. GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO ESTABLISH PERMANENT SOIL STABILIZATION.
12. ALL WORK TO BE DONE IN STRICT ACCORDANCE WITH THE NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.
13. THE GENERAL CONTRACTOR SHALL STRICTLY ADHERE TO THE STORMWATER POLLUTION PREVENTION PLAN DURING CONSTRUCTION OPERATIONS.

TEMPORARY SEEDING MIXTURES

| | LBS./ACRE | LBS./1000 SQ. FT |
|---|---|---|
| FOR SPRING, SUMMER OR EARLY FALL SEEDINGS: | | |
| A. ANNUAL RYEGRASS | 30 | 0.70 |
| B. PERENNIAL RYEGRASS | 30 | 0.70 |
| FOR LATE FALL OR EARLY WINTER | | |
| A. WINTER RYE (AROOSTOOK) | 100 | 2.50 |

PERMANENT SEEDINGS SHOULD TAKE PLACE IN EARLY SPRING. PROPER MULCHING AND ADAQUATE MOISTURE MUST BE PROVIDED FOR PERMANENT SEEDING. RESEEDING OF FAILED AREAS SHALL TAKE PLACE DURING LATE SUMMER/EARLY FALL OR DURING THE FOLLOWING SPRING.

FERTILIZER:
10% NITROGEN
0% PHOSPHORUS
4% POTASH
HYDROMULCH
HYDROMULCH SHALL BE A WOOD-FIBER COMPOSITION (50% PAPER - 50% WOOD)
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.

PERMANENT SEEDING MIXTURES

| | LBS./ACRE | LBS./1000 SQ. FT |
|---|---|---|
| SEED MIXTURE NO. 1 | | |
| CREEPING RED FESCUE (var. ENSYLVA) | 10 | 0.25 |
| PERENNIAL RYE GRASS (var. PENNFINE) | 10 | 0.25 |
| SEED MIXTURE NO. 2 | | |
| CREEPING RED FESCUE (var. ENSYLVA) | 20 | 0.45 |
| SAND LOVEGRASS | 2 | 0.05 |
| 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 |
| 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 |

SEED MIXTURE 1 TO BE APPLIED TO SHADED AREAS.

SEED MIXTURE 2 IS IN PURE LIVE SEED. TO BE APPLIED TO AREAS UPLAND OF WETLANDS AND ALONG STORMWATER MITIGATION BASIN BANKS.

SEED MIXTURE 3 TO BE APPLIED TO ALL SWALES AND WATERWAYS. WHITE CLOVER OR LADINO CLOVER MAY BE SUBSTITUTED FOR BRIDSFOOT TREFOIL AND SEEDED AT THE SAME RATE
PERENNIAL RYEGRASS MAY BE SUBSTITUTED FOR REDTOP BUT INCREASE SEEDING RATE TO 5 LBS./ACRE (0.1 LBS./1000 SQ. FT)

SEED MIXTURE 4 TO BE APPLIED TO ALL AREAS. (NOT FOR USE IN PLAYGROUNDS OR AS TURF)

METHOD OF SEEDING
BROADCAST, DRILLING WITH A CULTIPACK TYPE SEEDER, OR HYDROSEEDING ARE ACCEPTABLE. GOOD SOIL TO SEED CONTACT IS THE KEY TO SUCCESSFUL SEEDINGS.

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.

IRRIGATION
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, SEEDED, 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

TABLE 5.3 SOIL RESTORATION REQUIREMENTS

| 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<br>APPLY 6" OF TOPSOIL | HSG C&D<br>AERATE* AND PROVIDE 6" TOPSOIL | PROTECT AREA FROM ONGOING CONSTRUCTION ACTIVITIES |
| AREAS OF CUT OR FILL | HSG A&B<br>AERATE* AND PROVIDE 6" TOPSOIL | HSG C&D<br>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-COMPACTION 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"

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

SHEET TITLE:
DETAILS

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

PREPARED BY:
NAPIERALA CONSULTING
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

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

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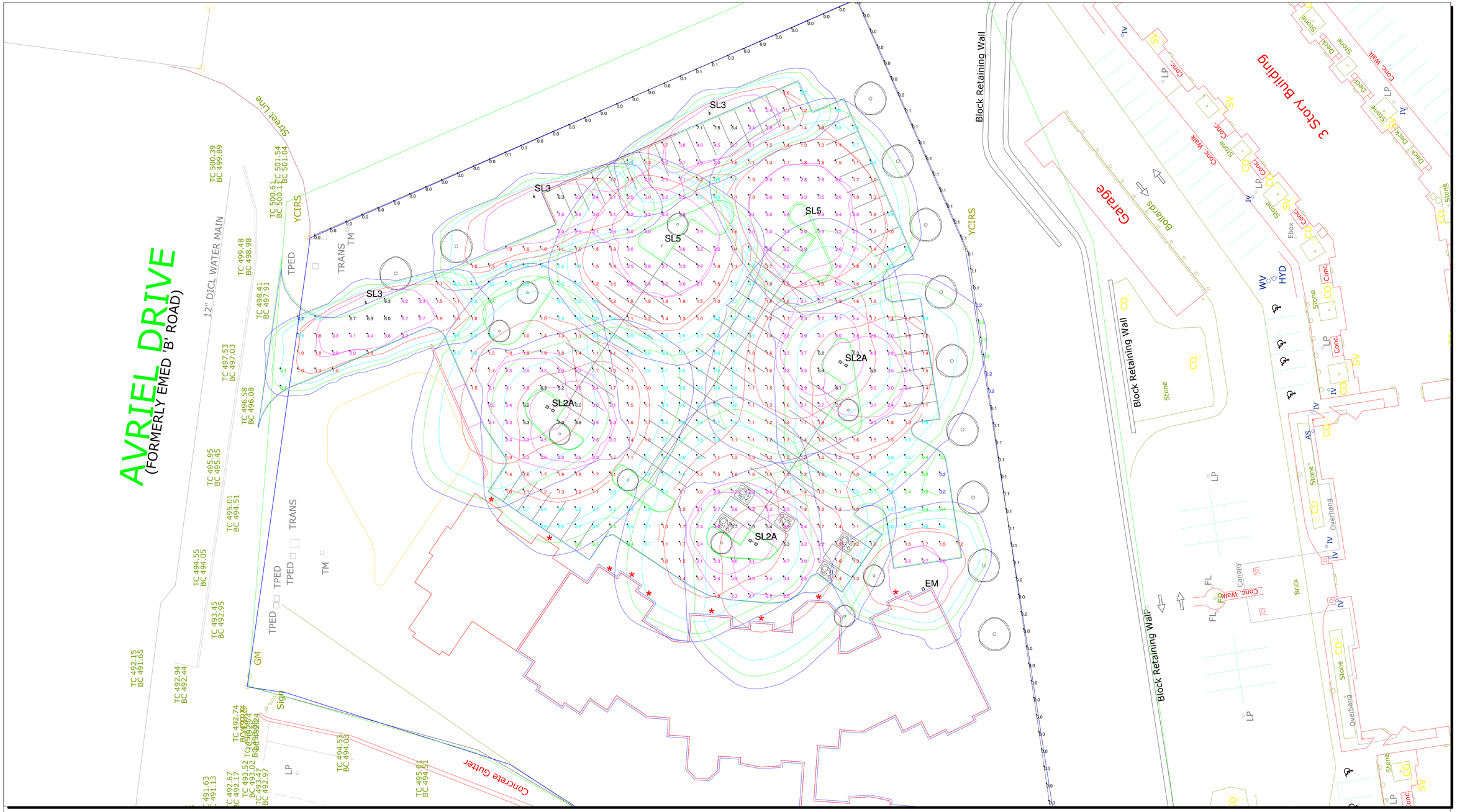
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, PROFESSIONAL ENGINEER, LANDSCAPE ARCHITECT, OR LAND SURVEYOR TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY.

ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO AFFIX HIS OR HER SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS OR HER SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATIONS.

PROJECT NO. 21-2022
DATE XXXX
SCALE 1"=30'
SHEET C-15




| 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

Lumecon
LED Innovation Since 2006

| # | Date | Comments |
|---|---|---|
| Revisions | | |

Drawn By: M. Woznicki, LC
Checked By:
Date:8/22/2022
Scale:

Manlius Spa

1

# *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: | Telephone: (315) 445-1177 |
|---|---|
| A&E & SNY CENTER | E-Mail: papam42020@gmail.com |

Address:
Suite 38, 5781 Bridge Street

| City/PO: | State: | Zip Code: |
|---|---|---|
| East Syracuse | New York | 13057 |

| | NO | YES |
|---|---|---|
| 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. | ☑ | ☐ |
| 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 | ☐ | ☑ |

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

| | NO | YES | N/A |
|---|---|---|---|
| 5. Is the proposed action, | | | |
| a. A permitted use under the zoning regulations? | ☐ | ✓ | ☐ |
| b. Consistent with the adopted comprehensive plan? | ☐ | ✓ | ☐ |

| | NO | YES |
|---|---|---|
| 6. Is the proposed action consistent with the predominant character of the existing built or natural landscape? | ☐ | ✓ |
| 7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____ | ✓ | ☐ |
| 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? | ☐ | ✓ |
| 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: _____ | ☐ | ✓ |
| 10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ | ☐ | ✓ |
| 11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ | ☐ | ✓ |
| 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? | ✓ | ☐ |
| 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: _____ | ✓ | ☐ |

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

| | NO | YES |
|---|---|---|
| 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?<br>Northern Long-eared Bat | ☐ | ☑ |
| 16. Is the project site located in the 100-year flood plan? | ☑ | ☐ |
| 17. Will the proposed action create storm water discharge, either from point or non-point sources?<br>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)?<br>If Yes, briefly describe:<br>Existing 15" culvert at the intersection of Medical Center Drive and Avriel Drive | ☐ | ☑ |
| 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)?<br>If Yes, explain the purpose and size of the impoundment:<br>Stormwater management practice to attenuate runoff so as not to adversely impact downstream properties. | ☐ | ☑ |
| 19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?<br>If Yes, describe: | ☑ | ☐ |
| 20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?<br>If Yes, describe: | ☑ | ☐ |

**I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE**

Applicant/sponsor/name: A&E AND SNY CENTER Date: 06/01/2022

Signature: NAPIERALA CONSULTING Title: PROJECT MANAGER

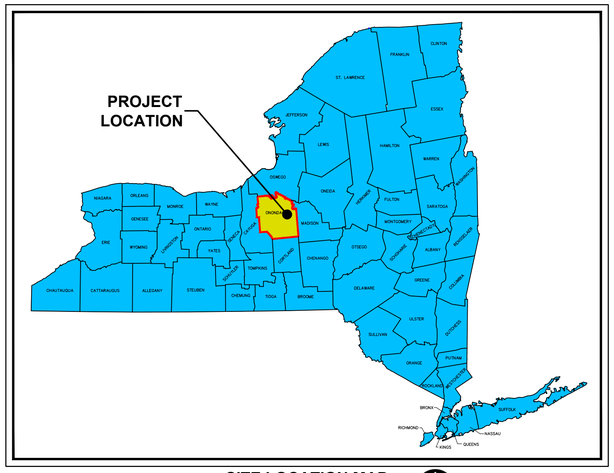
AGENT FOR APPLICANT

PRINT FORM

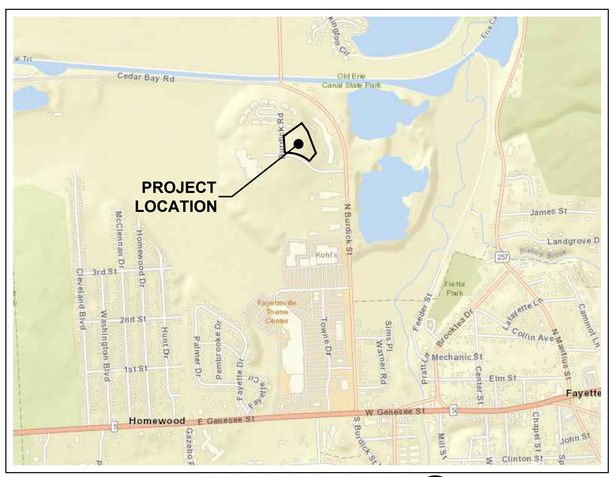
# A&E & SNY CENTER

## MEDICAL CENTER DRIVE
## TAX PARCEL No. 086.-01-03.9

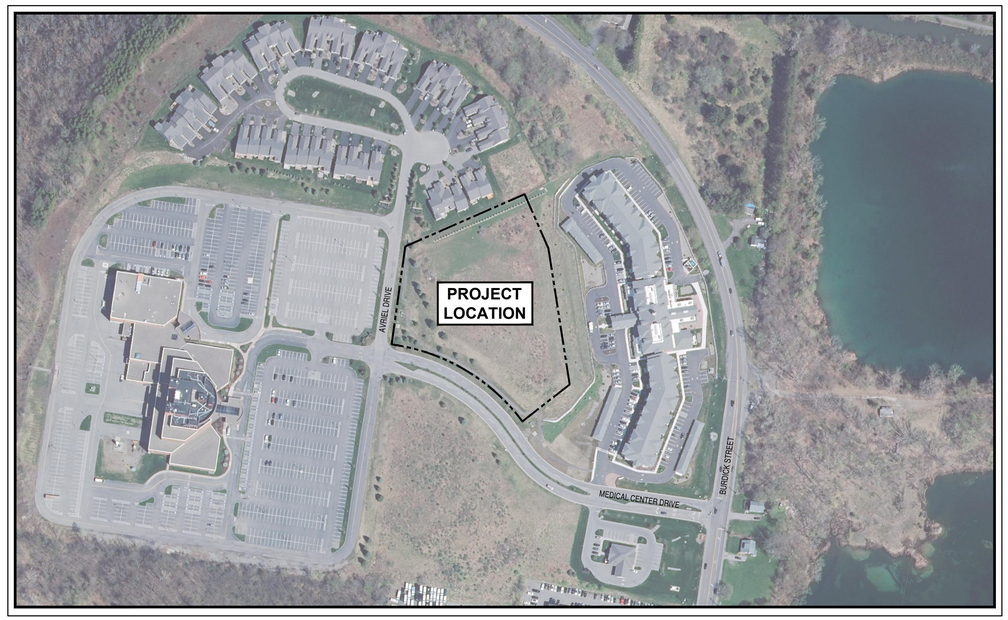
## TOWN OF MANLIUS
## ONONDAGA COUNTY
## STATE OF NEW YORK




**SITE LOCATION MAP**
NOT TO SCALE




**PROJECT LOCATION MAP**
NOT TO SCALE




**AERIAL MAP**
1"=200'


PREPARED BY:

NAPIERALA CONSULTING
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


PREPARED FOR:

A&E & SNY CENTER

SUITE 38
5781 BRIDGE STREET
EAST SYRACUSE, NY 13057

SHEET INDEX:


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


| | |
|---|---|
| SHEET | C-1 |
| PROJECT NO. | 21-2022 |
| DATE | 06/01/2022 |

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STATE OF NEW YORK · RODNEY C. IVES · 077842 · PROFESSIONAL ENGINEER

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

GRAPHIC SCALE
0 100' 200'
(IN FEET)
1 inch = 100 ft.

| SHEET | PROJECT NO. | PREPARED BY: | NO. | REVISION/ISSUE | DATE | SHEET TITLE: | PROJECT TITLE: |
|---|---|---|---|---|---|---|---|
| C-2 | 21-2022 | NAPIERALA CONSULTING PROFESSIONAL ENGINEER, P.C. SITE • DESIGN • ENGINEERING | | | | NEIGHBORHOOD PLAN | A&E & SNY CENTER MEDICAL CENTER DRIVE |
| | DATE 06/01/2022 | 110 FAYETTE STREET MANLIUS, NEW YORK 13104 | | | | | TOWN OF MANLIUS ONONDAGA COUNTY, NEW YORK |
| | SCALE 1"=100' | 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 |

## 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<br>PROPOSED: PROFESSIONAL/MEDICAL SERVICES | | |
| | REQUIRED | PROVIDED | GRANTED RELIEF |
| ZONING INFORMATION | | | |
| ZONING DISTRICT | CURRENT: RESTRICTED AGRICULTURAL (RA)<br>PROPOSED: NEIGHBORHOOD SHOPPING (NS) | | |
| LOT COVERAGE | 75% | 58.2% | |
| BUILDING COVERAGE | 10,000 SF/ACRE | 40,000 SF<br>(9,906 SF/ACRE x 4.038 ACRES) | |
| FRONT YARD SETBACK | 50 FT | 42 FT (MEDICAL CENTER DR)<br>82.5 FT (AVRIEL DR) | 10 FT (MEDICAL CENTER DR)<br>NA (AVRIEL DR) |
| REAR YARD SETBACK | 50 FT | 27 FT (TOWN CENTER RETIREMENT)<br>166.8 FT (STAR VIEW) | 25 FT (TOWN CENTER RETIREMENT)<br>NA (STAR VIEW) |
| SIDE YARD SETBACK | 50 FT | CORNER LOT; NON-FRONT YARDS CONSIDERED REAR YARDS | |
| LANDSCAPE BUFFER<br>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)<br>82.5 FT (AVRIEL DR) | NA (MEDICAL CENTER DR)<br>NA (AVRIEL DR) |
| REAR YARD BUFFER | 30 FT | 27 FT (TOWN CENTER RETIREMENT)<br>30 FT (STAR VIEW) | 5 FT (TOWN CENTER RETIREMENT)<br>NA |
| SIDE YARD BUFFER | 30 FT | CORNER LOT; NON-FRONT YARDS CONSIDERED REAR YARDS | |
| PARKING DIMENSIONS<br>PARKING AISLE WIDTH<br>PARKING SPACES<br><br>MEDICAL OFFICE SPACE<br>(1 SPACE/300 SF) | 10'x20'<br>24 FT<br><br>40,000 SF<br>134 SPACES | 10'x20'<br>24 FT<br><br>124 SPACES ONSITE<br>24 OFFSITE - LEASED<br>148 TOTAL SPACES PROVIDED | |
| SCREENING<br>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. | | | |
| | 100 FT | 50 FT (MEDICAL CENTER DR)<br>50 FT (TOWNE CENTER RETIRMENT) | 50 FT (MEDICAL CENTER DR)<br>50 FT (TOWNE CENTER RETIREMENT) |

## LAYOUT PLAN KEYED NOTES:

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

GRAPHIC SCALE
0 40' 80'
(IN FEET)
1 inch = 40 ft

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

SHEET TITLE:
**SITE PLAN**

| NO. | REVISION/ISSUE | DATE |
|---|---|---|
| | | |

PREPARED BY:
NAPIERALA CONSULTING
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

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

PROJECT NO. 21-2022
DATE 06/01/2022
SCALE 1"=40'
SHEET C-3

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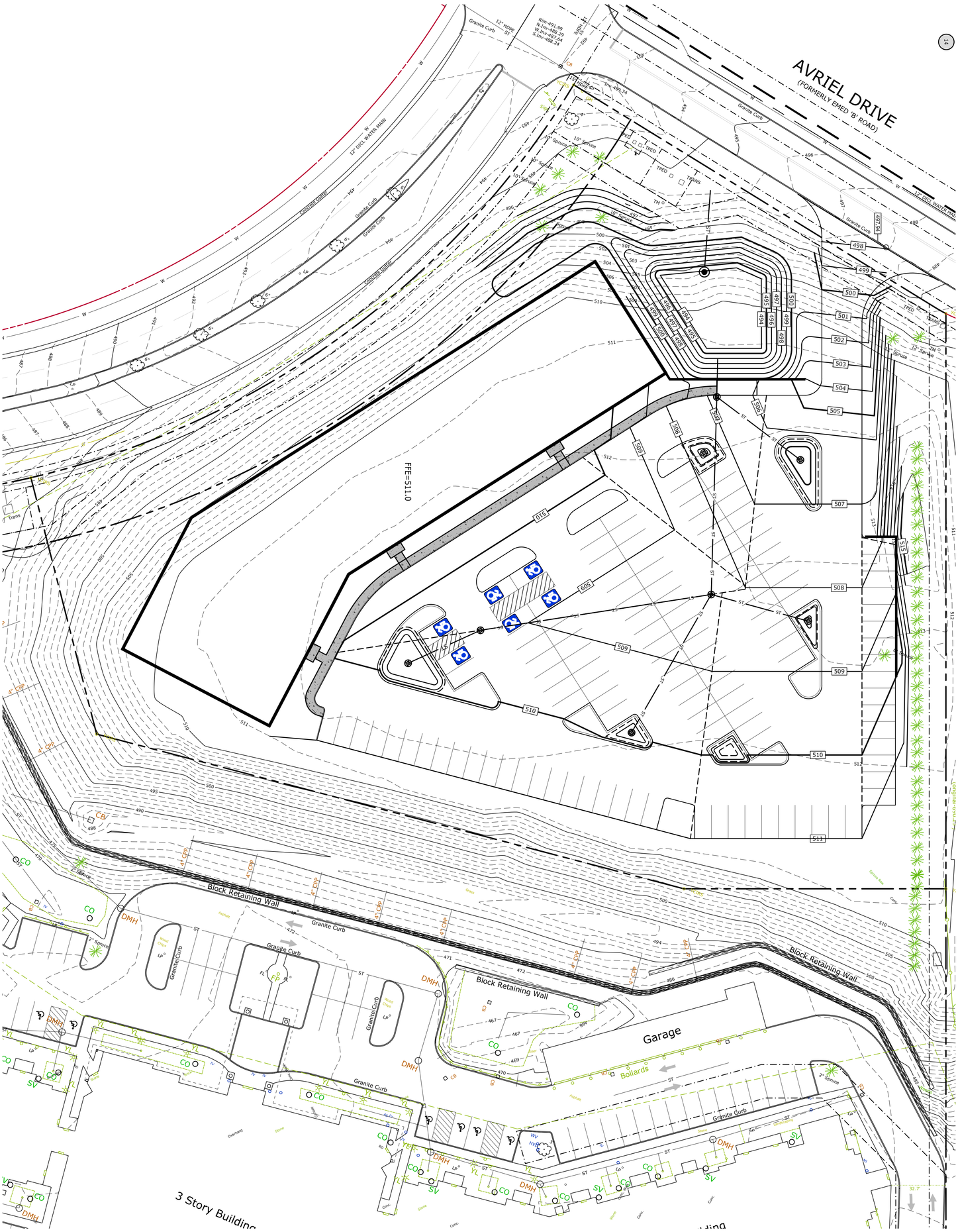


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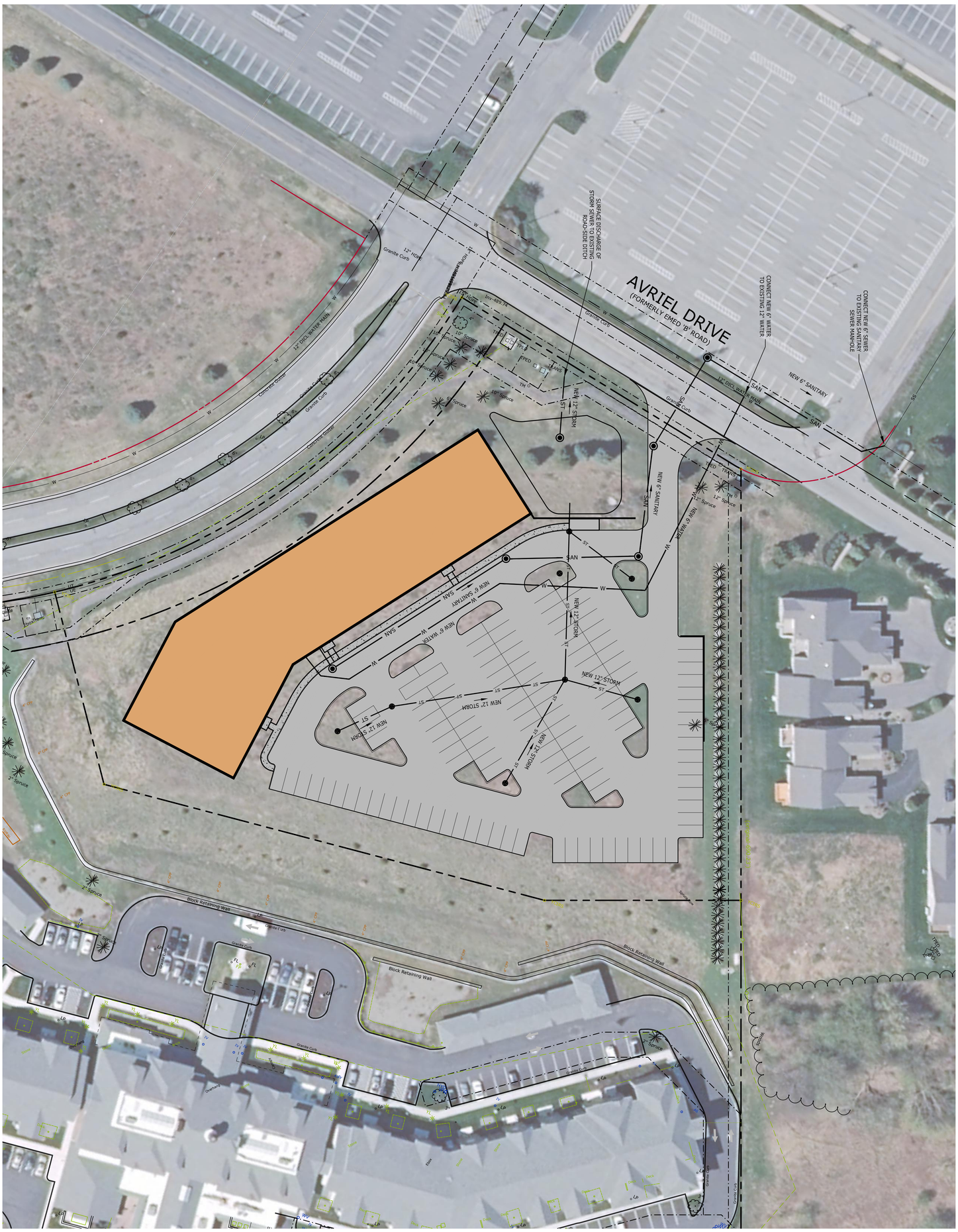
STATE OF NEW YORK · RODNEY C. IVES · 077842 · PROFESSIONAL ENGINEER

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

GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.
0 30' 60'

| SHEET | PROJECT NO. | PREPARED BY: | | SHEET TITLE: | PROJECT TITLE: |
|---|---|---|---|---|---|
| C-4 | 21-2022 | NAPIERALA CONSULTING PROFESSIONAL ENGINEER, P.C. SITE • DESIGN • ENGINEERING | | GRADING PLAN | A&E & SNY CENTER MEDICAL CENTER DRIVE |
| | DATE 06/01/2022 | 110 FAYETTE STREET MANLIUS, NEW YORK 13104 | | | TOWN OF MANLIUS ONONDAGA COUNTY, NEW YORK |
| | SCALE 1"=30' | email: MNAP@NAPCON.COM PH: (315) 682-5580 FAX: (315) 682-5544 | NO. / REVISION/ISSUE / DATE | | PREPARED FOR: A&E & SNY CENTER SUITE 38 5781 BRIDGE STREET EAST SYRACUSE, NY 13057 |

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STATE OF NEW YORK · RODNEY CHRISTOPHER IVES · 077842 · LICENSED PROFESSIONAL ENGINEER

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

GRAPHIC SCALE
0 — 40' — 80'
(IN FEET)
1 inch = 40 ft.

| SHEET | PROJECT NO. | PREPARED BY: | | SHEET TITLE: | PROJECT TITLE: |
|---|---|---|---|---|---|
| C-5 | 21-2022 | NAPIERALA CONSULTING PROFESSIONAL ENGINEER, P.C. SITE • DESIGN • ENGINEERING | | UTILITY PLAN | A&E & SNY CENTER MEDICAL CENTER DRIVE |
| | DATE 06/01/2022 | 110 Fayette Street Manlius, New York 13104 | | | TOWN OF MANLIUS ONONDAGA COUNTY, NEW YORK |
| | SCALE 1"=40' | email: MNAP@NAPCON.COM PH: (315) 682-5580 FAX: (315) 682-5544 | NO. / REVISION/ISSUE / DATE | | PREPARED FOR: A&E & SNY CENTER SUITE 38 5781 BRIDGE STREET EAST SYRACUSE, NY 13057 |

Expected Fee: _____

# TOWN OF MANLIUS
## PLANNING DEPARTMENT
## INITIAL APPEARANCE APPLICATION

DATE: 10/12/2022

Name of Project: Twin Shores- Fietta Properties

**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: North Burdick Street

Type of Project:

○ Division of Land ✓ Subdivision ○ Accessory Use ○ Zone Change ✓ Site Review ○ Other _____

Developer: Twin Shores Properties, LLC Phone: 315-729-8459 (local)

Address: 1333 13th Street, East Moline, IL Zip: 61244

Tax Map Number(#)/s: 086.-02-02.1, 03.0, 04.1, 05.1, 05.3, 06.1

Present Zoning: C-A, RA, R-5 Desired Zoning: _____

Total Acreage: 128.9 Acres Total Number of Lots: 7

Property Owner/s: Fietta Realty Corporation Phone: (315) 729-1121

Address: P.O. Box 449, Fayetteville, New York Zip: 13066

Tax Map#(s): Same as above Owner's Signature: Peter M. Fietta

Printed Name: PETER M. FIETTA

Property Owner/s: _____ Phone: _____

Address: _____ Zip: _____

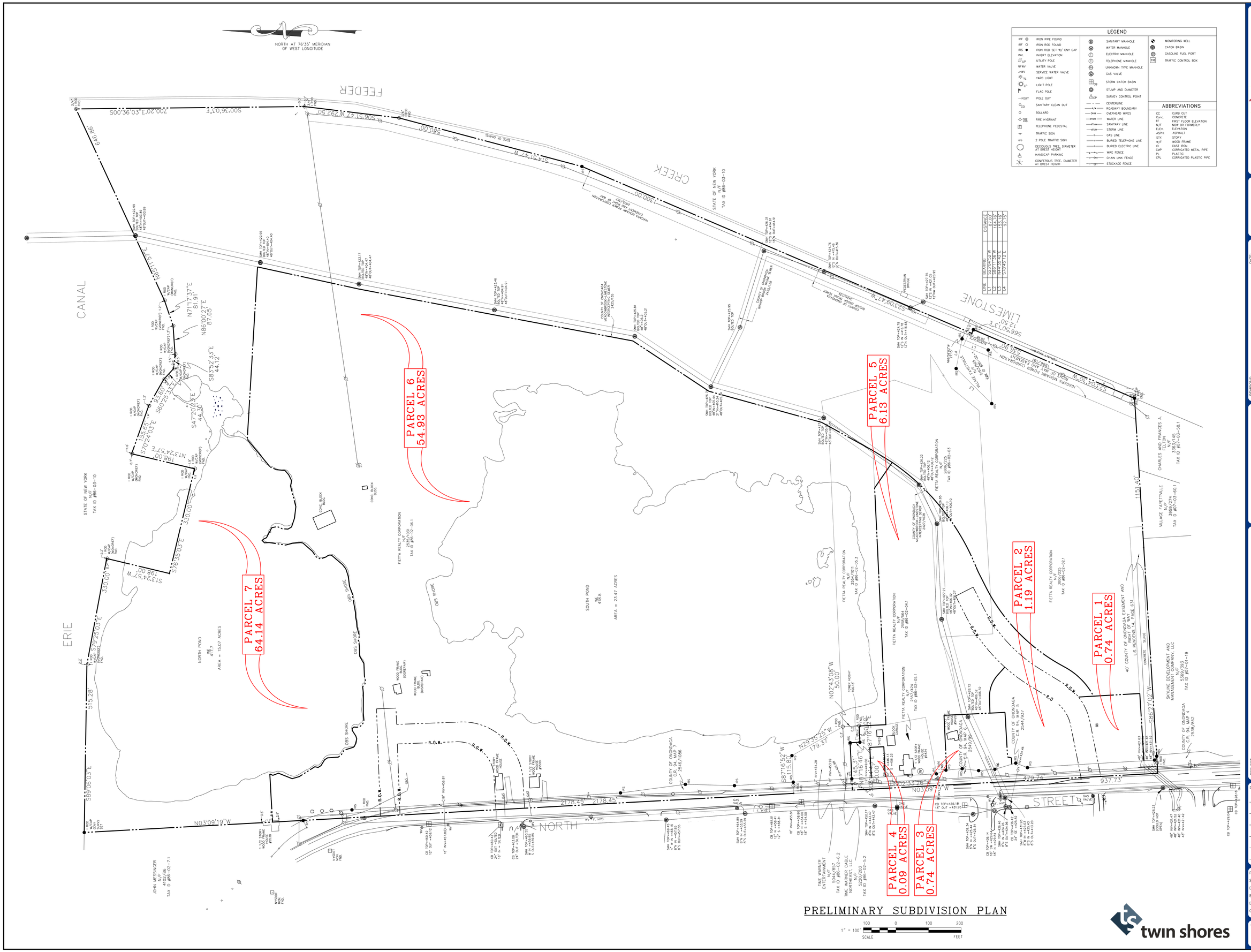
Tax Map#(s): _____ Owner's Signature: _____

Printed Name: _____

**Use next page for additional known property owners' information**

Planning Board Meeting Date Assignment: _____

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




TDK Engineering Associates, PC
19 Genesee Street Camillus, New York 13031 PH: (315) 672-8726 FX: (315) 672-8732
Civil • Marine • Site Development • Geotechnical • Structural • Environmental • Industrial • Lighting

REVISIONS: 1 2 3 4 5 6 7 8 9 10 DATE:

NOTES: NO ALTERATION PERMITTED HEREON EXCEPT AS PROVIDED UNDER SECTION 7009 (B) OF THE N.Y. STATE EDUCATION LAW.

PROJECT: TWIN LAKES MULTI-USE DEVELOPMENT
CLIENT: TWIN SHORES PROPERTIES, LLC
LOCATION: N. BURDICK STREET, TOWN OF MANLIUS, ONONDAGA COUNTY, NEW YORK

DRAWING TITLE: PRELIMINARY SUBDIVISION PLAN

PROJECT No.: 2021054
SCALE: 1" = 100'
DATE: 09-28-22
ENG'D BY: SKD
DRAWN BY: NAR/DKC
CHECKED BY: JED

twin shores

SHEET NO.: SP-1

# 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. David Neuman, being duly sworn, deposes and says that (s) he is:

Applicant

(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: October 12, 2022.

David Neuman
(Print Name)

(Signature)

Twin Shores Properties, LLC
(Entity Name)

Exec. VP of Development
By (Officer) (Title)

7120 Thorntree Hill Dr. Fayetteville, NY 13066
(Mailing Address of Applicant)

315-729-8459
(Telephone Number)

Date: _____, 20_____.

(Print Name)

(Signature)

(Entity Name)

By (Officer) (Title)

(Mailing Address of Applicant)

(Telephone Number)

## ACKNOWLEDGEMENTS

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

On this 13 day of October in the year 2022, before me, the undersigned, a notary public in and for said state, personally appeared David Newman, Executive VP _____, 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

DAVID WILLIAM HERKALA
NOTARY PUBLIC, STATE OF NEW YORK
Qualified in Onondaga County
No. 02HE5076053
Commission Expires April 14, 2023

## Instructions for Completing Part 1

**Part 1 is to be completed by the applicant or project sponsor.** 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; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1is accurate and complete.

### A. Project and Applicant/Sponsor Information.

| | | |
|---|---|---|
| Name of Action or Project:<br>Twin Lakes | | |
| Project Location (describe, and attach a general location map):<br>North Burdick Street, Town of Manlius, Onondaga County, New York | | |
| Brief Description of Proposed Action (include purpose or need):<br>Twin Shores Properties, LLC is proposing to develop a 9.83-acre commercial parcel that will provide access, parking and related utility services to three (3) individual building pad sites under consideration for food-service related uses. Concurrently with the initial site work, a fourth building pad will be created as a future tenant space and a stand-alone lease for a multi-media sign will also be provided. The proposed action will include the construction of approximately 450 lineal feet of Town road. In addition to providing pertinent stormwater management features and accommodating projected pedestrian and vehicle traffic volumes, the project will also include support landscaping and site lighting. | | |
| Name of Applicant/Sponsor:<br>Twin Shores Properties, LLC | Telephone: (563) 449-5541<br>E-Mail: info@twin-shores.com | |
| Address: 1333 13th Street | | |
| City/PO: East Moline | State: Illinois | Zip Code: 61244 |
| Project Contact (if not same as sponsor; give name and title/role):<br>David Neuman | Telephone: (315) 729-8459 (local)<br>E-Mail: dneuman@twin-shores.com | |
| Address:<br>7120 Thorntree Hill Drive | | |
| City/PO:<br>Fayetteville | State:<br>New York | Zip Code:<br>13066 |
| Property Owner (if not same as sponsor):<br>Fietta Reality Corp | Telephone: (315) 729-1121<br>E-Mail: | |
| Address:<br>P.O. Box 449 | | |
| City/PO: Fayetteville | State: New York | Zip Code: 13066 |

**B. Government Approvals**

**B. Government Approvals, Funding, or Sponsorship.** ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

| Government Entity | If Yes: Identify Agency and Approval(s) Required | Application Date (Actual or projected) |
|---|---|---|
| a. City Counsel, Town Board, or Village Board of Trustees ☑Yes ☐No | City of Syracuse (3 Mile) | |
| b. City, Town or Village Planning Board or Commission ☑Yes ☐No | Town of Manlius Planning Board (Site Plan Approval, Subdivision), City of Syracuse (3 Mile) | |
| c. City, Town or Village Zoning Board of Appeals ☑Yes ☐No | Town Zoning Board of Appeals (Sign) | |
| d. Other local agencies ☐Yes ☑No | | |
| e. County agencies ☑Yes ☐No | Onondaga County DOT, DOH, WEP and OCWA | |
| f. Regional agencies ☐Yes ☑No | | |
| g. State agencies ☑Yes ☐No | NYS DEC (Construction (SPDES) Stormwater) | |
| h. Federal agencies ☑Yes ☐No | U.S Army Corps of Engineers (NWP-39), FEMA (LOMR) | |

i. Coastal Resources.

*i.* Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☐Yes ☑No

*ii.* Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☐Yes ☑No

*iii.* Is the project site within a Coastal Erosion Hazard Area? ☐Yes ☑No

**C. Planning and Zoning**

**C.1. Planning and zoning actions.**

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☐Yes ☑No

- **If Yes,** complete sections C, F and G.
- **If No,** proceed to question C.2 and complete all remaining sections and questions in Part 1

**C.2. Adopted land use plans.**

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☐Yes ☑No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☐Yes ☐No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☐Yes ☑No

If Yes, identify the plan(s):

_____

_____

_____

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐Yes ☑No

If Yes, identify the plan(s):

_____

_____

_____

**C.3. Zoning**

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☑ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?
RA (Restricted Agricultural), CA (Commercial), R-5 (Residential District)

b. Is the use permitted or allowed by a special or conditional use permit? ☑ Yes ☐ No

c. Is a zoning change requested as part of the proposed action? ☐ Yes ☑ No
If Yes,
*i.* What is the proposed new zoning for the site? _____

**C.4. Existing community services.**

a. In what school district is the project site located? Fayettville - Manlius School District

b. What police or other public protection forces serve the project site?
Town of Manlius Police Department

c. Which fire protection and emergency medical services serve the project site?
Town of Manlius Fire and CNY EMS

d. What parks serve the project site?
Old Erie Canal State Park, Town of Manlius Parks and Recreation

**D. Project Details**

**D.1. Proposed and Potential Development**

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Commercial

b. a. Total acreage of the site of the proposed action? 8.89 acres
b. Total acreage to be physically disturbed? 13.6 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 128.9 acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☑ No
*i.* If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? ☑ Yes ☐ No
If Yes,
*i.* Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)
Commercial, Multi-Unit Residential, Open Space
*ii.* Is a cluster/conservation layout proposed? ☐ Yes ☑ No
*iii.* Number of lots proposed? 7
*iv.* Minimum and maximum proposed lot sizes? Minimum 0.09 Acres Maximum 64.14 Acres

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☑ No
*i.* If No, anticipated period of construction: 18 months
*ii.* If Yes:
- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? ☐ Yes ☑ No

If Yes, show numbers of units proposed.

| | One Family | Two Family | Three Family | Multiple Family (four or more) |
|---|---|---|---|---|
| Initial Phase | | | | |
| At completion of all phases | | | | |

g. Does the proposed action include new non-residential construction (including expansions)? ☑ Yes ☐ No

If Yes,

*i.* Total number of structures 4

*ii.* Dimensions (in feet) of largest proposed structure: 25' height; 42' width; and 100' length

*iii.* Approximate extent of building space to be heated or cooled: 8,575 square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☑ Yes ☐ No

If Yes,

*i.* Purpose of the impoundment: Stormwater Management/Flood Control/Mitigation

*ii.* If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☑ Other specify: Stormwater Runoff & Flood Water Control

*iii.* If other than water, identify the type of impounded/contained liquids and their source.

*iv.* Approximate size of the proposed impoundment. Volume: 0.31 million gallons; surface area: 0.35 acres

*v.* Dimensions of the proposed dam or impounding structure: 5 ft height; 200 length

*vi.* Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): Subsurface HDPE Stormwater Storage Chambers (Stormwater) & Earthen Berm (Flood Control)

**D.2. Project Operations**

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) ☐ Yes ☑ No

If Yes:

*i* .What is the purpose of the excavation or dredging?

*ii.* How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards):
- Over what duration of time?

*iii.* Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.

*iv.* Will there be onsite dewatering or processing of excavated materials? ☐ Yes ☐ No

If yes, describe.

*v.* What is the total area to be dredged or excavated? acres

*vi.* What is the maximum area to be worked at any one time? acres

*vii.* What would be the maximum depth of excavation or dredging? feet

*viii.* Will the excavation require blasting? ☐ Yes ☐ No

*ix.* Summarize site reclamation goals and plan:

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☑ Yes ☐ No

If Yes:

*i.* Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): 0.15 acre linear zone identified as "wetland C" in U.S Army Corps. of Engineers (ACE) Jurisdictional Determination (JD) dated June 15, 2018

*ii.* Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:
Strategic clearing, minor grading and fill placement of approximately 1.25 acres of ground surface in connection with the proposed project will be conducted. The objective is to expand the available surface water storage volume within the Limestone Creek corridor with a supplemental overland flow path directed into the 23.5 acre southern quarry pond. Current modeling of the creek corridor, including the proposed interconnect will provide surface storage for storm events above the 10-year, 24-hour theoretical storm stage elevation of approximately 426.50.

*iii.* Will the proposed action cause or result in disturbance to bottom sediments? ☐ Yes ☑ No
If Yes, describe: _____

*iv.* Will the proposed action cause or result in the destruction or removal of aquatic vegetation? ☐ Yes ☑ No
If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

*v.* Describe any proposed reclamation/mitigation following disturbance:
None. A request for JD eliminating wetland C from designation as a wetland was submitted to ACE on July 27th 2022. Response is pending.

c. Will the proposed action use, or create a new demand for water? ☑ Yes ☐ No
If Yes:

*i.* Total anticipated water usage/demand per day: 7,500 gallons/day

*ii.* Will the proposed action obtain water from an existing public water supply? ☑ Yes ☐ No
If Yes:

- Name of district or service area: WT050 - Manlius Cons Water Supply
- Does the existing public water supply have capacity to serve the proposal? ☑ Yes ☐ No
- Is the project site in the existing district? ☑ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☑ No
- Do existing lines serve the project site? ☑ Yes ☐ No

*iii.* Will line extension within an existing district be necessary to supply the project? ☑ Yes ☐ No
If Yes:

- Describe extensions or capacity expansions proposed to serve this project:
  Exend new 8" Dia. Ductile iron pipe from west side of North Burdick Street to commercial tract.
- Source(s) of supply for the district: OCWA

*iv.* Is a new water supply district or service area proposed to be formed to serve the project site? ☐ Yes ☑ No
If, Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

*v.* If a public water supply will not be used, describe plans to provide water supply for the project: _____

*vi.* If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? ☑ Yes ☐ No
If Yes:

*i.* Total anticipated liquid waste generation per day: 7,500 gallons/day

*ii.* Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each):
Sanitary wastewater

*iii.* Will the proposed action use any existing public wastewater treatment facilities? ☑ Yes ☐ No
If Yes:

- Name of wastewater treatment plant to be used: Meadowbrook - Limestone WWTP
- Name of district: SW012 - Consolidated Sewer
- Does the existing wastewater treatment plant have capacity to serve the project? ☑ Yes ☐ No
- Is the project site in the existing district? ☑ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☑ No

- Do existing sewer lines serve the project site? ☑ Yes ☐ No
- Will a line extension within an existing district be necessary to serve the project? ☑ Yes ☐ No

  If Yes:
  - Describe extensions or capacity expansions proposed to serve this project: _____

  Construction of 8" Dia. sanitary sewer mains (connections to Meadow Brook Limestone intercepting sewer and Bishop Brook trunk sewer)

*iv.* Will a new wastewater (sewage) treatment district be formed to serve the project site? ☐ Yes ☑ No

If Yes:
- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

*v.* If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):

_____

*vi.* Describe any plans or designs to capture, recycle or reuse liquid waste: _____

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? ☑ Yes ☐ No

If Yes:

*i.* How much impervious surface will the project create in relation to total size of project parcel?

_____ Square feet or 4.25 acres (impervious surface)

_____ Square feet or 8.89 acres (parcel size)

*ii.* Describe types of new point sources. Stormwater Conveyance/ Stormwater Management Area outfall pipes and drainage swales

*iii.* Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

On-site stormwater management facilities and surface water

- If to surface waters, identify receiving water bodies or wetlands: _____

  South Quarry Pond, North Quarry Pond and Limestone Creek. Coordinate consistent with DEC Stormwater Management Request.

- Will stormwater runoff flow to adjacent properties? ☐ Yes ☑ No

*iv.* Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? ☑ Yes ☐ No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? ☑ Yes ☐ No

If Yes, identify:

*i.* Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

Heavy equipment during construction and other automotive vehicles

*ii.* Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

*iii.* Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? ☐ Yes ☑ No

If Yes:

*i.* Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) ☐ Yes ☐ No

*ii.* In addition to emissions as calculated in the application, the project will generate:
- _____Tons/year (short tons) of Carbon Dioxide ($CO_2$)
- _____Tons/year (short tons) of Nitrous Oxide ($N_2O$)
- _____Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____Tons/year (short tons) of Sulfur Hexafluoride ($SF_6$)
- _____Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)
- _____Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐Yes ☑No

If Yes:

*i.* Estimate methane generation in tons/year (metric): _____

*ii.* Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐Yes ☑No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust):

_____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☑Yes ☐No

If Yes:

*i.* When is the peak traffic expected (Check all that apply): ☑ Morning ☑ Evening ☐Weekend

☐ Randomly between hours of _____ to _____.

*ii.* For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____

Estimated 2 Restaurant supply deliveries and garbage trucks

*iii.* Parking spaces: Existing 0 Proposed 132 Net increase/decrease Increase

*iv.* Does the proposed action include any shared use parking? ☑Yes ☐No

*v.* If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:

Primary access includes a new signalized intersection. The public road will extend into the subject property. Secondary access will allow for right-in-right-out only

*vi.* Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☑Yes ☐No

*vii* Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☑Yes ☐No

*viii.* Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☑Yes ☐No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☑Yes ☐No

If Yes:

*i.* Estimate annual electricity demand during operation of the proposed action: _____

472,188 kWh

*ii.* Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):

National Grid

*iii.* Will the proposed action require a new, or an upgrade, to an existing substation? ☐Yes ☑No

l. Hours of operation. Answer all items which apply.

*i.* During Construction:

- Monday - Friday: 7:00 AM - 5:00 PM
- Saturday: 7:00 AM - 5:00 PM
- Sunday: 7:00 AM - 5:00 PM
- Holidays: _____

*ii.* During Operations:

- Monday - Friday: 6:00 AM - 10:00 PM
- Saturday: 6:00 AM - 10:00 PM
- Sunday: 6:00 AM - 10:00 PM
- Holidays: Varies

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☑ Yes ☐ No

If yes:

*i.* Provide details including sources, time of day and duration: It is anticipated that noise levels associated with typical site work and building construction activities will exceed ambient levels, generally Monday through Friday, during regular business hours. Typical operations for anticipated post - construction occupancies will not exceed ambient noise levels.

*ii.* Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? ☑ Yes ☐ No

Describe: Tree/ stump removal as necessary to facilitate development. Perimeter screening will be provided.

n. Will the proposed action have outdoor lighting? ☑ Yes ☐ No

If yes:

*i.* Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

Roadway and community parcel parking lot lights - Approximate heights 25-30 FT.

*ii.* Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☑ Yes ☐ No

Describe: Tree and Shrub Removal

o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☑ No

If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☑ No

If Yes:

*i.* Product(s) to be stored _____

*ii.* Volume(s) _____ per unit time _____ (e.g., month, year)

*iii.* Generally, describe the proposed storage facilities: _____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☐ Yes ☑ No

If Yes:

*i.* Describe proposed treatment(s): _____

*ii.* Will the proposed action use Integrated Pest Management Practices? ☐ Yes ☐ No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☑ Yes ☐ No

If Yes:

*i.* Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: 2 tons per Month (unit of time)
- Operation : 6 tons per Month (unit of time)

*ii.* Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: Recycling of metal recovered from demolition
- Operation: Recycling paper, cardboard, plastic, etc.

*iii.* Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: Collection in roll off containers. Transport to municipal solid waste landfill or permitted recycling facility.
- Operation: Collection in dumpsters/recycling bins. Transport to municipal solid waste landfill or permitted recycling facility.

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☑ No

If Yes:

*i.* Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

*ii.* Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

*iii.* If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☑ No

If Yes:

*i.* Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

*ii.* Generally describe processes or activities involving hazardous wastes or constituents: _____

*iii.* Specify amount to be handled or generated _____ tons/month

*iv.* Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

*v.* Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:

Recycling Program per Onondaga County

**E. Site and Setting of Proposed Action**

**E.1. Land uses on and surrounding the project site**

a. Existing land uses.

*i.* Check all uses that occur on, adjoining and near the project site.

☐ Urban ☐ Industrial ☑ Commercial ☑ Residential (suburban) ☑ Rural (non-farm)
☑ Forest ☐ Agriculture ☐ Aquatic ☑ Other (specify): Parkland

*ii.* If mix of uses, generally describe:

b. Land uses and covertypes on the project site.

| Land use or Covertype | Current Acreage | Acreage After Project Completion | Change (Acres +/-) |
|---|---|---|---|
| • Roads, buildings, and other paved or impervious surfaces | 0.10 | 4.25 | + 4.15 |
| • Forested | 9.31 | 0.88 | - 8.43 |
| • Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural) | 2.22 | 0.00 | - 2.22 |
| • Agricultural (includes active orchards, field, greenhouse etc.) | 0.00 | 0.00 | 0.00 |
| • Surface water features (lakes, ponds, streams, rivers, etc.) | 0.00 | 0.00 | 0.00 |
| • Wetlands (freshwater or tidal) | 0.15 | 0.06 | - 0.09 |
| • Non-vegetated (bare rock, earth or fill) | 1.82 | 0.13 | - 1.69 |
| • Other Describe: LANDSCAPED LAWN | 0.00 | 8.28 | + 8.28 |

c. Is the project site presently used by members of the community for public recreation? ☐ Yes ☑ No

*i.* If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☑ Yes ☐ No

If Yes,

*i.* Identify Facilities:

Town Center Retirement Community and Northeast Medical Center located 200 ft and 1,100 ft, west of the site, respectively.

e. Does the project site contain an existing dam? ☐ Yes ☑ No

If Yes:

*i.* Dimensions of the dam and impoundment:

- Dam height: _____ feet
- Dam length: _____ feet
- Surface area: _____ acres
- Volume impounded: _____ gallons OR acre-feet

*ii.* Dam's existing hazard classification: _____

*iii.* Provide date and summarize results of last inspection:

_____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? ☐ Yes ☑ No

If Yes:

*i.* Has the facility been formally closed? ☐ Yes ☐ No

- If yes, cite sources/documentation: _____

*ii.* Describe the location of the project site relative to the boundaries of the solid waste management facility:

_____

*iii.* Describe any development constraints due to the prior solid waste activities: _____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐ Yes ☑ No

If Yes:

*i.* Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

_____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☐ Yes ☑ No

If Yes:

*i.* Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☐ Yes ☑ No

☐ Yes – Spills Incidents database Provide DEC ID number(s): _____

☐ Yes – Environmental Site Remediation database Provide DEC ID number(s): _____

☐ Neither database

*ii.* If site has been subject of RCRA corrective activities, describe control measures: _____

*iii.* Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☑ Yes ☐ No

If yes, provide DEC ID number(s): C734106

*iv.* If yes to (i), (ii) or (iii) above, describe current status of site(s):

C734106:Former dry cleaning facility site located 1/4 to 1/2 miles to the south which was entered into the Brownfield Cleanup Program (BCP). Limited site investigation and remediation programs were performed and the BCP agreement terminated in October 2021. No further action required at this time.

*v.* Is the project site subject to an institutional control limiting property uses? ☐ Yes ☑ No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? ☐ Yes ☐ No
- Explain: _____

**E.2. Natural Resources On or Near Project Site**

a. What is the average depth to bedrock on the project site? Greater than 37 feet

b. Are there bedrock outcroppings on the project site? ☐ Yes ☑ No
If Yes, what proportion of the site is comprised of bedrock outcroppings? _____%

c. Predominant soil type(s) present on project site: Silt Loam (to 5 FT ±) 100 %
_____ %
_____ %

d. What is the average depth to the water table on the project site? Average: 5 feet

e. Drainage status of project site soils:
☐ Well Drained: _____% of site
☑ Moderately Well Drained: 90 % of site
☑ Poorly Drained 10 % of site

f. Approximate proportion of proposed action site with slopes:
☑ 0-10%: 90 % of site
☑ 10-15%: 5 % of site
☑ 15% or greater: 5 % of site

g. Are there any unique geologic features on the project site? ☐ Yes ☑ No
If Yes, describe: _____

h. Surface water features.

*i.* Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? ☑ Yes ☐ No

*ii.* Do any wetlands or other waterbodies adjoin the project site? ☑ Yes ☐ No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

*iii.* Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☑ Yes ☐ No

*iv.* For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name 899-224 Classification C
- Lakes or Ponds: Name 899-224.3 Classification C
- Wetlands: Name Federal Waters, Federal Waters, Federal Waters,... Approximate Size 0.15 Acres
- Wetland No. (if regulated by DEC) _____

*v.* Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☑ Yes ☐ No

If yes, name of impaired water body/bodies and basis for listing as impaired: _____
Name - Pollutants - Uses:Limestone Creek, Lower, and minor tribs – Pathogens;D.O./Oxygen Demand;Aesthetics – Recreation;Aquatic...

i. Is the project site in a designated Floodway? ☑ Yes ☐ No

j. Is the project site in the 100-year Floodplain? ☑ Yes ☐ No

k. Is the project site in the 500-year Floodplain? ☑ Yes ☐ No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☐ Yes ☑ No
If Yes:
*i.* Name of aquifer: _____

m. Identify the predominant wildlife species that occupy or use the project site:

Indiana Bat | Eastern Massagauga (Rattle Snake) | Monarch Butterfly

n. Does the project site contain a designated significant natural community? ☐ Yes ☑ No

If Yes:

*i.* Describe the habitat/community (composition, function, and basis for designation): _____

*ii.* Source(s) of description or evaluation: _____

*iii.* Extent of community/habitat:

- Currently: _____ acres
- Following completion of project as proposed: _____ acres
- Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☑ Yes ☐ No

If Yes:

*i.* Species and listing (endangered or threatened): _____

Northern Long-eared Bat

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐ Yes ☑ No

If Yes:

*i.* Species and listing: _____

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ☑ No

If yes, give a brief description of how the proposed action may affect that use: _____

**E.3. Designated Public Resources On or Near Project Site**

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐ Yes ☑ No

If Yes, provide county plus district name/number: _____

b. Are agricultural lands consisting of highly productive soils present? ☐ Yes ☑ No

*i.* If Yes: acreage(s) on project site? _____

*ii.* Source(s) of soil rating(s): _____

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☑ No

If Yes:

*i.* Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature

*ii.* Provide brief description of landmark, including values behind designation and approximate size/extent: _____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐ Yes ☑ No

If Yes:

*i.* CEA name: _____

*ii.* Basis for designation: _____

*iii.* Designating agency and date: _____

e. 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? ☑ Yes ☐ No

If Yes:

*i.* Nature of historic/archaeological resource: ☐ Archaeological Site ☑ Historic Building or District

*ii.* Name: Eligible property:LIMESTONE CREEK AQUEDUCT & CROSSOVER BRIDGE, Eligible property:148 North Burdick Street, Fayettevil...

*iii.* Brief description of attributes on which listing is based:
Old Erie Canal Scenic Trail System

f. 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? ☐ Yes ☑ No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐ Yes ☑ No

If Yes:

*i.* Describe possible resource(s): SHPO No Impact letter issued June 29, 2022

*ii.* Basis for identification:

h. Is the project site within fives miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☑ Yes ☐ No

If Yes:

*i.* Identify resource: Erie Canal Historic Park

*ii.* Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): State Historic Trail / Park

*iii.* Distance between project and resource: Less than 0.5 miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☑ No

If Yes:

*i.* Identify the name of the river and its designation:

*ii.* Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐ Yes ☐ No

**F. Additional Information**

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

**G. Verification**

I certify that the information provided is true to the best of my knowledge.

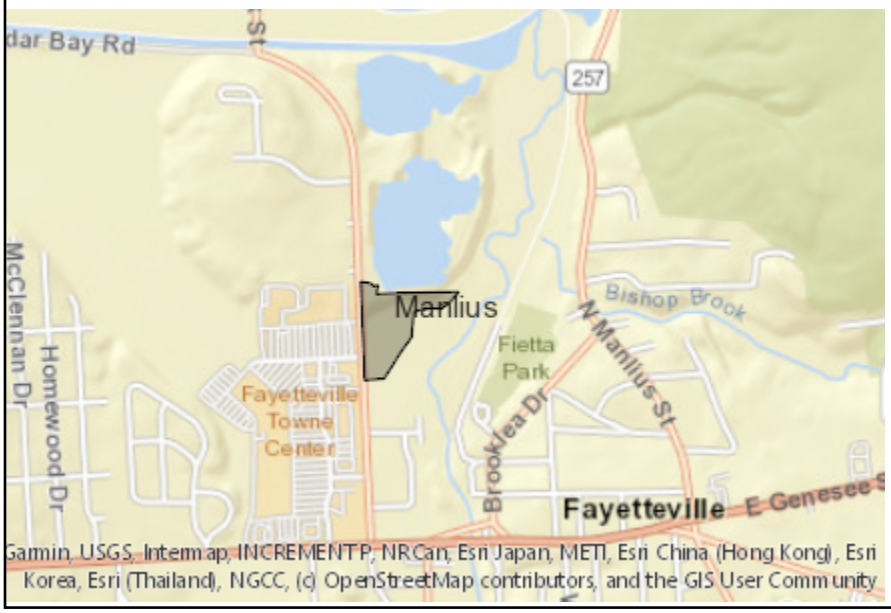
Applicant/Sponsor Name David Neuman Date 10/12/22

Signature [signature] Title Exec. VP of Development

PRINT FORM

# EAF Mapper Summary Report

Tuesday, September 13, 2022 9:29 AM




**Disclaimer:** The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

| | |
|---|---|
| B.i.i [Coastal or Waterfront Area] | No |
| B.i.ii [Local Waterfront Revitalization Area] | No |
| C.2.b. [Special Planning District] | Digital mapping data are not available or are incomplete. Refer to EAF Workbook. |
| E.1.h [DEC Spills or Remediation Site - Potential Contamination History] | Digital mapping data are not available or are incomplete. Refer to EAF Workbook. |
| E.1.h.i [DEC Spills or Remediation Site - Listed] | Digital mapping data are not available or are incomplete. Refer to EAF Workbook. |
| E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database] | Digital mapping data are not available or are incomplete. Refer to EAF Workbook. |
| E.1.h.iii [Within 2,000' of DEC Remediation Site] | Yes |
| E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID] | C734106 |
| E.2.g [Unique Geologic Features] | No |
| E.2.h.i [Surface Water Features] | Yes |
| E.2.h.ii [Surface Water Features] | Yes |
| E.2.h.iii [Surface Water Features] | Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook. |
| E.2.h.iv [Surface Water Features - Stream Name] | 899-224 |
| E.2.h.iv [Surface Water Features - Stream Classification] | C |
| E.2.h.iv [Surface Water Features - Lake/Pond Name] | 899-224.3 |
| E.2.h.iv [Surface Water Features - Lake/Pond Classification] | C |

| | |
|---|---|
| E.2.h.iv [Surface Water Features - Wetlands Name] | Federal Waters |
| E.2.h.v [Impaired Water Bodies] | Yes |
| E.2.h.v [Impaired Water Bodies - Name and Basis for Listing] | Name - Pollutants - Uses:Limestone Creek, Lower, and minor tribs – Pathogens;D.O./Oxygen Demand;Aesthetics – Recreation;Aquatic Life |
| E.2.i. [Floodway] | Yes |
| E.2.j. [100 Year Floodplain] | Yes |
| E.2.k. [500 Year Floodplain] | Yes |
| E.2.l. [Aquifers] | No |
| E.2.n. [Natural Communities] | No |
| E.2.o. [Endangered or Threatened Species] | Yes |
| E.2.o. [Endangered or Threatened Species - Name] | Northern Long-eared Bat |
| E.2.p. [Rare Plants or Animals] | No |
| E.3.a. [Agricultural District] | No |
| E.3.c. [National Natural Landmark] | No |
| E.3.d [Critical Environmental Area] | No |
| E.3.e. [National or State Register of Historic Places or State Eligible Sites] | Yes - Digital mapping data for archaeological site boundaries are not available. Refer to EAF Workbook. |
| E.3.e.ii [National or State Register of Historic Places or State Eligible Sites - Name] | Eligible property:148 North Burdick Street, Fayetteville, Eligible property:146 North Burdick Street, Eligible property:150 North Burdick Street, Eligible property:152 North Burdick Street |
| E.3.f. [Archeological Sites] | No |
| E.3.i. [Designated River Corridor] | No |

TDK Engineering Associates, PC

October 13, 2022

Martin E. Voss, Chairman
ONONDAGA COUNTY PLANNING BOARD
1100 Civic Center
421 Montgomery Street
Syracuse, NY 13202

RE: Twin Shores, LLC – Twin Lakes Commercial Project
5440 North Burdick Street
Proposed Site Plan & Subdivision Review
Town of Manlius, Onondaga County
OCPB RESOLUTION RESPONSE (CASE # Z-22-217)
TDK Project No: 20021054

Dear Mr. Voss:

In anticipation of an additional project review by County Planning regarding a proposed commercial development of approximately 9 acres of the above-reference property and in response to your Board's prior recommendations to the Town of Manlius dated August 17, 2022, regarding the re-zoning of the overall 130-acre subject property, we offer the following:

- *A) Wastewater Services – The Town should have assurances that the proposed zoning and any future development is sensitive to the location of the existing regional wastewater easements and infrastructure on site. Coordinated planning with the Onondaga County Department of Water Environment Protection is strongly advised to ensure the Department is involved at an early stage in the process.*

  **TDK Response:**

  TDK has been in contact with WEP throughout the project planning process regarding available capacity and connection details for tying into the existing trunk sewer system that traverses the site as part of the Meadowbrook Limestone Wastewater Treatment plant service area.

- *Potential Floodplain/Floodway Impacts – The site is significantly encumberedby floodplain and floodway areas associated with on- and off-site water courses. The Town should consider the implications of rezoning these sensitive environmental areas to allow for more intense development, particularly within the more restrictive floodway. The applicant should provide a plan for mitigation given any future development in the floodplain and/or floodway.*

**TDK Response:**

- A floodplain analysis has been conducted relative to proposed development of approximately 9 acres (7%) of the 130-acre property. Provisions for flood plain mitigation (offset) of impacts have been incorporated into the earthwork and related site development plans such that there will be no net increase in the flood elevations resulting from the proposed commercial project.

  In general, Twin Shores proposes to interconnect the existing Limestone Creek floodplain corridor with the 23.5-acre southern quarry pond to provide additional surface water storage capacity for storms in excess of the 10-year, 24-hour storm event. It is worth noting that under existing conditions, both the southern and northern quarry ponds that total 38.5 acres in surface area are both physically located outside of the 100-year floodplain associated with Limestone Creek.

  A flood plain development permit application with corresponding flood plain modeling support information and construction details will be provided to the Town for project coordination and approval.

- *Potential Wetland Impacts – The current wetland delineation should be confirmed by the DEC and/or ACOE. Optimally, a DEC-approved mitigation planwill be developed for any wetland disturbance and/or crossings.*

**TDK Response:**

- A wetland study was completed by Shumaker Consulting Engineering on June 8, 2022. The findings from the report have been submitted with the New York State Department of Environmental Conservation (DEC) and Army Corps of Engineers (ACE) along with a request for their representatives to visit the site.

  In 2018 a Jurisdictional Determination (JD) was issued by ACE which indicated that no permits were required for work within the two large quarry ponds or four (4) smaller isolated wetlands. In November 2021, TDK confirmed ACE's position in this regard.

  It is understood that applications for permits for work within any other designated federal wetland will be made to ACE. No State-designated wetlands exist within the limits of the proposed commercial development.

  A site visit was conducted with Shumaker and ACE in September and additional information and direction from their department is pending. Pertinent findings will be incorporated into the proposed commercial project, accordingly.

- *Potential Stormwater Impacts – The applicant should provide a more detailed analysis of potential regional stormwater impacts and workable on-site accommodations. This is necessary given on- and off-site water courses, the proximity and encroachment into floodplain and floodway areas, and potential state and federal wetlands.*

**TDK Response:**

- A draft Stormwater Pollution Prevention Plan (SWPPP) has been prepared consistent with the State Pollutant Discharge Elimination System (SPDES) General Permit for Stormwater Discharges from Construction Activities (DEC General Permit #GP-0-20-001). A copy has been submitted to the Town as part of the site plan approval package.

- Again, regarding floodplain and floodway aspects, existing and proposed conditions have been evaluated and potential impacts addressed in a practical manner to not only serve the commercial project, but to also improve flood water management along the Limestone Creek corridor for the adjacent community.

- This project proposes to incorporate the surface water storage capacity of the 23.5-acre southern quarry pond as an overflow component for storms exceeding the 10-year, 24-hour design storm event, as this quarry pond does not currently lie within the existing 100-year floodplain associated with Limestone Creek.

- Regarding potential wetland impacts, an updated wetland study has been completed and current activities include coordinated site meetings with the Army Corps of Engineers, and the U.S. Fish & Wildlife Service.

- *Potential Traffic Impacts – The applicant should provide additional detail and coordinated planning to review potential traffic impacts of the project. The applicant is advised to coordinate with the Onondaga County Department of Transportation (OCDOT) early in the planning process. Traffic data for full build out and Stormwater Pollution Prevention Plan (SWPPP) will be required as part of the Department's review of any future development of the site.*

**TDK Response:**

- As requested, an updated traffic study has been prepared to address potential full development of the 130-acre property, but it should be understood that Twin Shores is only proposing to develop the commercially-zoned property. The proposed project will include the installation of a previously approved traffic signal as a primary entrance and also includes a secondary driveway to the north that will allow for right in-right out traffic patterns, only. Furthermore, it is our understanding that a coordinated review of this project is currently underway with OCDOT.

- *Site Layout - The Town should facilitate subdivision of lands to coincide with any future zoning changes, in order to avoid difficulties with split - zoned parcels. To facilitate urban mobility, preserve open space resources, and minimize extensive infrastructure, the applicant and Town may also wish to consolidate potential multi-family residential uses toward the front of the site rather than the encumbered area to the rear.*

**TDK Response:**

- Understood and concur with the zoning, which has been established per your Board's recommendations, as well as the Town's request. The location of future residential development is not within the scope of this project or TDK Engineering's services.

- *Coordination with State Parks – Since the proposed project site is located within 500' of the Old Erie Canal State Park and Green Lakes State Park, the Town should coordinate with the Office of Parks, Recreation, and Historic Preservation to ensure any future projects in the proposed zoning areas will not negatively impact nearby parklands.*

**TDK Response:**

- Recommendation is noted and Twin Shores concurs with the overall objective. Project representatives have been in communication with representatives of the Parks since the initiation of the project.

- *Mobility - Per the recommendations from the Onondaga County Empire State Trail Local Economic Opportunities Plan, the applicant should consider working with OCDOT and CENTRO to include sidewalks and bus stop facilities along the North Burdick Street frontage, including pedestrian push buttons and crosswalks at intersections and bicycle racks where appropriate.*

**TDK Response:**

- Duly noted and it is our understanding that proposed Burdick Street right-of-way improvements are in progress with all involved parties.

- *Open Space - The Town and applicant should explore options to dedicate the remaining RA lands to the Town or a land trust to ensure that the sensitive environmental areas are maintained as open space and protected from future development.*

**TDK Response:**

- Noted.

We offer the above information for clarification purposes and understand that the Town will be referring this project to you for consideration. However, if you or any of the other Board members have any questions or require additional information regarding this project, please do not hesitate to contact us.

Sincerely,

TDK ENGINEERING ASSOCIATES, P.C.

Joseph E. Durand, P.E.

Cc: David Neuman, Twin Shores
John Charters, Twin Shores
Dave Herkala, Esq., Cerio Law
Thomas Cerio, Esq., Cerio Law

TDK Engineering Associates, PC

# LETTER OF TRANSMITTAL

To: *Town of Manlius*
*301 Brooklea Drive*
*Fayetteville, NY 13066*

| | | | |
|---|---|---|---|
| Date: | *10/13/22* | Project No.: | *2021054* |
| Attention: | *Lisa Beeman, Deputy Clerk* | | |
| RE: | *Twin Shore-Twin Lakes Multi-Use Development* | | |
| | *Town of Manlius, Onondaga County* | | |
| | *Sign Variance Application Package* | | |

We are sending you : ☑ attached ☐ under separate cover via *Hand-Delivery*

☐ Shop drawings ☐ Prints ☐ Plans ☐ Samples ☐ Specifications
☐ Copy of letter ☐ Change Order ☐ Submittals ☑ *See Below*

| COPIES | DATE | NO. | DESCRIPTION |
|---|---|---|---|
| *10* | - | *4 Each* | *Proposed Signage System* |
| *10* | - | *6 Each* | *Sign Variance Application Package* |
| *10* | - | *5 Each* | *Short Environmental Assessment Form (EAF) Parts I, II, III* |
| *1* | - | - | *Check for Variance Application Fee in the Amount of $200.00* |
| *1* | - | - | *Electronic File of Application Information* |

These are transmitted as checked below:

☑ For approval ☐ Approved as submitted ☐ Resubmit _____ copies for approval
☐ For your use ☐ Approved as noted ☐ Submit _____ copies for distribution
☐ As requested ☐ Returned for corrections ☐ Return _____ corrected prints
☑ For review & comment ☐ Prints returned after loan to us ☐ For bids due: _____
☐

REMARKS:

*Lisa,*

*Please review & distribute the attached variance application package. If you require anything else, please let us know.*

*Sincerely,*

cc: *David Neuman, Twin Shores (w/enclosures)*
*Tom Cerio, Esq. (w/enclosures)*
*Dave Herkala, Esq. (w/enclosures)*

SIGNED:
***JOSEPH E. DURAND, P.E.***

19 Genesee Street, Camillus New York, 13031 PH: (315) 672-8726 FX: (315) 672-8732

TDK Engineering Associates, PC

# LETTER OF TRANSMITTAL

To: *Town of Manlius*
*301 Brooklea Drive*
*Fayetteville, NY 13066*

| | | | |
|---|---|---|---|
| Date: | *10/13/22* | Project No.: | *2021054* |
| Attention: | *Lisa Beeman, Deputy Clerk* | | |
| RE: | *Twin Shore-Twin Lakes Multi-Use Development* | | |
| | *Town of Manlius, Onondaga County* | | |
| | *Preliminary Site Plan Review* | | |

We are sending you : ☑ attached ☐ under separate cover via *Hand-Delivery*

☐ Shop drawings ☐ Prints ☐ Plans ☐ Samples ☐ Specifications
☐ Copy of letter ☐ Change Order ☐ Submittals ☑ *See Below*

| COPIES | DATE | NO. | DESCRIPTION |
|---|---|---|---|
| *12* | - | *1 Each* | *Initial Appearance Application* |
| *12* | - | *27 Each* | *Long Environmental Assessment Form (EAF) Parts I, II, III* |
| *12* | - | *3 Each* | *Disclosure Affidavit* |
| *12* | - | *1 Each* | *Property Boundary Survey* |
| *12* | - | *1 Each* | *Preliminary Subdivision Plan* |
| *12* | - | *14 Each* | *Preliminary Site, Utility, Grading & Drainage Plan* |
| *12* | - | *5 Each* | *8/17/22 - County Planning Board Comments with Responses* |
| *12* | - | *4 Each* | *Proposed Signage System* |
| *12* | - | *14 Each* | *Traffic Report Prepared by GTS Dated 09/04/2022 (Not Including Attachments)* |
| *12* | - | *15 Each* | *Draft SWPPP Report (Not Including Appendices)* |
| *1* | - | - | *Electronic File of Application Information* |

These are transmitted as checked below:

☑ For approval ☐ Approved as submitted ☐ Resubmit _____ copies for approval
☐ For your use ☐ Approved as noted ☐ Submit _____ copies for distribution
☐ As requested ☐ Returned for corrections ☐ Return _____ corrected prints
☑ For review & comment ☐ Prints returned after loan to us ☐ For bids due: _____
☐

REMARKS:
*Lisa,*

*Please review & distribute the attached application package and contact us if you have any questions or require additional informat*
*As you advised we are not submitting another application fee for the site plan rerview, please advise if that has changed.*

*Sincerely,*

cc: *David Neuman, Twin Shores (w/enclosures)*
*Tom Cerio, Esq. (w/enclosures)*
*Dave Herkala, Esq. (w/enclosures)*

SIGNED: ***JOSEPH E. DURAND, P.E.***

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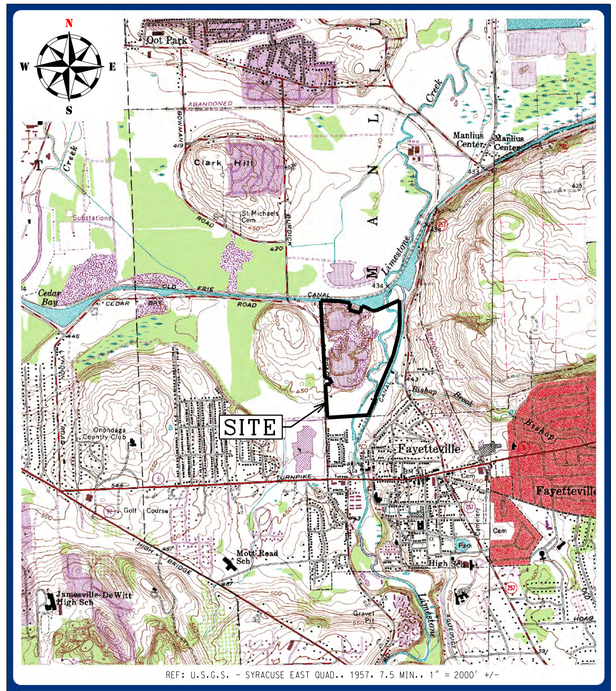
# TWIN LAKES COMMERCIAL DEVELOPMENT

## TOWN OF MANLIUS, ONONDAGA COUNTY, NEW YORK

### GENERAL NOTES

1. THE PROJECT IS LOCATED ON NORTH BURDICK STREET IN THE TOWN OF MANLIUS, ONONDAGA COUNTY, NEW YORK.
2. THE TERM "PLANS" REFERS TO THE SET OF SHEETS INDICATED ON THE "INDEX TO SHEETS" CONTAINING PLANS, DRAWINGS, NOTES, DETAILS, SPECIFICATIONS, SECTIONS, ETC. IN ADDITION, "PLANS" SHALL ALSO REFER TO DOCUMENTS, DRAWINGS, PERMITS, ETC. INCORPORATED BY REFERENCE.
3. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND IN CONFORMANCE WITH THE REGULATIONS, CODES, STANDARDS, REQUIREMENTS AND RECOMMENDED PRACTICES OF THE FOLLOWING GOVERNMENTAL AGENCIES:
   - TOWN OF MANLIUS
   - ONONDAGA COUNTY WATER AUTHORITY (OCWA) AND WATER ENVIRONMENT PROTECTION (WEP)
   - ONONDAGA COUNTY DEPARTMENT OF TRANSPORTATION
   - NEW YORK STATE BUILDING CODE, LATEST EDITION
   - NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
   - OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THAT THE PLANS ARE CURRENT, ISSUED FOR CONSTRUCTION AND THAT ALL SUBCONTRACTORS ARE REFERENCING THE SAME DOCUMENTS. THE CONTRACTOR SHALL OBTAIN AND REVIEW ALL PLANS, PERMITS AND DOCUMENTS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND SHALL NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCY BETWEEN THE PLANS AND APPLICABLE REGULATIONS, CODES, STANDARDS, REQUIREMENTS AND RECOMMENDED PRACTICES.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETING ALL INSPECTIONS AND OBTAINING ALL CERTIFICATIONS, AS REQUIRED.
6. THE CLIENT WILL POST THE CONSTRUCTION BOND FOR WORK WITHIN SITE SPECIFIC RIGHT-OF-WAY OR COORDINATE WITH GENERAL CONTRACTOR, AS NEEDED.
7. THE CONTRACTOR SHALL FIELD VERIFY THE EXISTING SITE CONDITIONS AND NOTIFY THE PROJECT ENGINEER IF THE CONDITIONS ARE DIFFERENT FROM THOSE SHOWN ON THE PLANS OR IF ANY EXISTING SITE FEATURES WILL ALTER THE PLANS.
8. PRIOR TO CONSTRUCTION, A PRE-CONSTRUCTION MEETING SHALL BE CONDUCTED WITH ALL INVOLVED PARTIES.
9. PRIOR TO INITIATING CONSTRUCTION, THE CONTRACTOR SHALL GIVE TIMELY NOTIFICATION TO ALL UTILITY COMPANIES WITH FACILITIES IN THE AREA AND CONTACT THE LOCAL UNDERGROUND FACILITY PROTECTIVE ORGANIZATION (UDIG NY) AT 811.
10. EACH CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS WHILE WORKING TO SAFEGUARD EXISTING STRUCTURES, UTILITIES AND SURVEY MARKERS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING STRUCTURES, PAVEMENT, ETC. CAUSED BY THEIR WORK BEING PERFORMED. REPAIRS SHALL BE OF EQUAL OR BETTER QUALITY THAN EXISTING CONDITIONS. NOTIFICATION OF SUCH DAMAGE SHALL BE REPORTED TO THE CLIENT AND THE PROJECT ENGINEER.
11. THE CONTRACTOR SHALL PROVIDE HAZARD BARRIERS PLACED CONSPICUOUSLY AROUND ALL PHASES OF CONSTRUCTION TO SAFEGUARD PUBLIC AND TRAFFIC AGAINST DANGEROUS CONDITIONS. ALL TRAFFIC CONTROLS SHALL BE PROVIDED AND MAINTAINED IN CONFORMANCE WITH THE NATIONAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS AND THE NEW YORK STATE SUPPLEMENT, AS APPLICABLE.
12. ALL DIMENSIONS AND ELEVATIONS SHOWN ON THESE PLANS MUST BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO INITIATING CONSTRUCTION. ELEVATION DATA REFER TO THE BENCHMARK ON THE SURVEY INCORPORATED BY REFERENCE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE PROJECT ENGINEER IN WRITING OF ANY DISCREPANCIES.
13. THE CONTRACTOR MUST LOCATE ALL PROPERTY, EASEMENT AND RIGHT-OF-WAY BOUNDARIES PRIOR TO COMMENCING THE WORK. THE CONTRACTOR SHALL NOT TRESPASS OR INITIATE WORK WITHIN EASEMENTS AND RIGHT-OF-WAYS OR ON OTHER PROPERTIES WITHOUT OBTAINING PERMISSION FROM AND MEETING THE REQUIREMENTS OF THE PROPERTY OWNER OR CONTROLLING AGENCY.
14. CONTRACTOR SHALL REFER TO ARCHITECTURAL/BUILDING PLANS (BY OTHERS) FOR BUILDING DIMENSIONS ENTRY/EXIT LOCATIONS AND UTILITY CONNECTION LOCATIONS. BUILDING DIMENSIONS PROVIDED HEREIN ARE NOT INTENDED FOR BUILDING LAYOUT. SPECIFIC LAYOUT DIMENSIONS MUST BE OBTAINED FROM THE ARCHITECTURAL PLANS FOR THE BUILDING. ANY DISCREPANCIES BETWEEN THE ARCHITECTURAL PLANS AND THOSE INDICATED ON THESE PLANS SHOULD BE BROUGHT TO THE ATTENTION OF THE CLIENT AND PROJECT ENGINEER PRIOR TO INITIATING THE WORK. THE CONTRACTOR SHOULD STAKE OUT AND VERIFY EACH BUILDING DIMENSION PRIOR TO THE COMMENCEMENT OF WORK.
15. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB LINES UNLESS OTHERWISE NOTED.
16. THE CONTRACTOR SHALL NOTIFY THE LANDOWNER AND THE ONONDAGA COUNTY WATER AUTHORITY (OCWA) AND/OR METROPOLITAN WATER BOARD (MWB) AS APPLICABLE TO COORDINATE THE INSTALLATION OF THE WATER SERVICES. THE CONTRACTOR SHALL ALSO NOTIFY THE LANDOWNER AND THE ONONDAGA COUNTY DEPARTMENT OF WATER ENVIRONMENT PROTECTION (WEP) TO COORDINATE THE INSTALLATION OF THE SEWER SERVICES.
17. DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE AND ALL UNSUITABLE EXCAVATED MATERIAL AND DEBRIS SHALL BE DISPOSED OF OFF-SITE IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.
18. IN NO WAY SHALL THE ACTIVITIES OR THE PRESENCE OF THE PROJECT ENGINEER OR ITS EMPLOYEES AND SUBCONSULTANTS AT THE PROJECT SITE RELIEVE THE CONTRACTOR OF THE OBLIGATION, DUTY OR RESPONSIBILITY INCLUDING, BUT NOT LIMITED TO, CONSTRUCTION MEANS, METHODS, SEQUENCE, TECHNIQUES OR PROCEDURES NECESSARY FOR PERFORMING, SUPERINTENDING AND COORDINATING THE WORK IN ACCORDANCE WITH THESE PLANS, RELATED CONTRACT DOCUMENTS, PERMITS OR ANY REGULATORY REQUIREMENTS. THE PROJECT ENGINEER AND ITS PERSONNEL HAVE NO AUTHORITY TO EXERCISE ANY CONTROL OVER ANY CONSTRUCTION CONTRACTOR OR ITS EMPLOYEES IN CONNECTION WITH THEIR WORK OR ANY HEALTH OR SAFETY PROGRAMS OR PROCEDURES.
19. CONSTRUCTION METHODS AND MATERIALS NOT SPECIFIED IN THESE PLANS ARE TO MEET OR EXCEED THE CLIENT'S STANDARD SPECIFICATIONS. THE CONTRACTOR SHALL OBTAIN SUCH SPECIFICATIONS DIRECTLY FROM THE CLIENT.
20. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE METHODS/MEANS FOR COMPLETING THE WORK PRIOR TO INITIATING CONSTRUCTION AND NOTIFYING THE CLIENT AND PROJECT ENGINEER WHEN A CONFLICT IS IDENTIFIED.
21. IF THE CONTRACTOR DEVIATES FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN AUTHORIZATION FROM THE CLIENT AND PROJECT ENGINEER FOR SUCH DEVIATIONS, THEN THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE PAYMENT OF ALL COSTS TO CORRECT ANY WORK DONE INCLUDING ALL FINES OR PENALTIES ASSESSED WITH RESPECT THERETO AND ALL COMPENSATORY OR PUNITIVE DAMAGES RESULTING THEREFROM.
22. ALL CONTRACTORS MUST CARRY STATUTORY WORKER'S COMPENSATION INSURANCE, EMPLOYER'S LIABILITY INSURANCE AND APPROPRIATE LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE (CGL). ALL CONTRACTORS MUST FURNISH THE OWNER WITH CERTIFICATES OF INSURANCE AS EVIDENCE OF THE REQUIRED INSURANCE PRIOR TO INITIATING WORK AND UPON RENEWAL OF EACH POLICY DURING THE ENTIRE PERIOD OF CONSTRUCTION.
23. THE CONTRACTOR SHALL PROVIDE THE CLIENT WITH AN ACCURATE RECORD DRAWING OF ALL EQUIPMENT, STRUCTURES AND UTILITIES INSTALLED OR ENCOUNTERED DURING THE PROJECT.




REF: U.S.G.S. - SYRACUSE EAST QUAD., 1957, 7.5 MIN., 1" = 2000' +/-

SITE LOCATION MAP

### INDEX TO SHEETS


| DRAWING TITLE | SHEET NUMBER |
|---|---|
| OVERALL SITE PLAN | SP-1 |
| PARTIAL SITE PLAN | SP-2 |
| EROSION & SEDIMENT CONTROL | |
| - PLAN | ES-1 |
| - PLAN | ES-2 |
| - DETAILS & SPECIFICATIONS | ES-3 |
| - DETAILS | ES-4 |
| PAVING, GRADING AND DRAINAGE | |
| - PLAN | GD-1 |
| - PLAN | GD-2 |
| - DETAILS & SPECIFICATIONS | GD-3 |
| - DETAILS | GD-4 |
| - DETAILS & SPECIFICATIONS | GD-5 |
| UTILITY | |
| - PLAN | UP-1 |
| - DETAILS & SPECIFICATIONS | UP-2 |



OWNER:

TWIN SHORES PROPERTIES, LLC
1333 13th STREET
EAST MOLINE, ILLINOIS 61244

CONTACT: DAVID NEUMAN
TELEPHONE: (315) 729-8459
E-MAIL: dneuman@twin-shores.com

PROJECT ENGINEER:

TDK ENGINEERING ASSOCIATES, P.C.
19 GENESEE STREET
CAMILLUS, NY 13031

CONTACT: JOE DURAND
TELEPHONE: (315) 672-8726
E-MAIL: jdurand@tdkengineering.com


# SITE DEVELOPMENT PROJECT

(PROJECT No. 2021054)
SEPTEMBER 2022

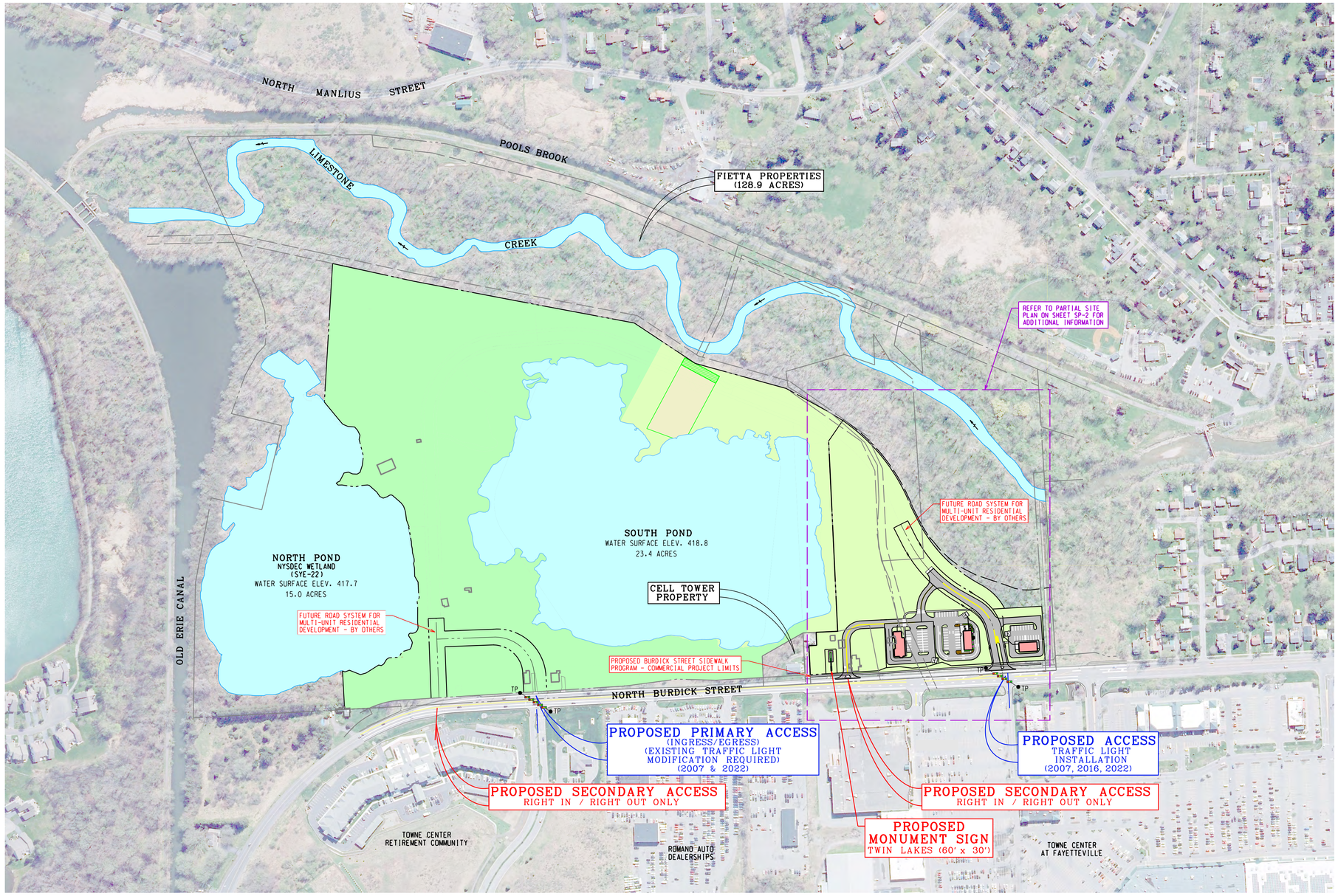
REVISIONS:
1.

NOTE: NO ALTERATION PERMITTED HEREON EXCEPT AS PROVIDED UNDER SECTION 7209 SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

UDIG·NY
SAFE DIGGING STARTS HERE
811

PRELIMINARY
10-13-22
NOT FOR CONSTRUCTION


TDK Engineering Associates, PC
19 Genesee Street • Camillus, New York 13031 • PH: (315) 672-8726 • FX: (315) 672-8732
www.tdkengineering.com
Civil • Marine • Site Development • Geotechnical • Structural • Environmental • Industrial • Lighting




# OVERALL SITE PLAN

1" = 200'

200 0 200 400

SCALE FEET

BASEMAP REFERENCES:

1. TOWN OF MANLIUS ZONING MAP, 2016 ZONING.
2. "BOUNDARY SURVEY", PREPARED BY CNY LAND SURVEYING, DATED 12/28/21.
3. NYS DIGITAL ORTHOIMAGERY PROGRAM (NYSDOT): DATED 2021.
4. SYRACUSE-ONONDAGA COUNTY GIS ON THE WEB, DATED 2021.

E N S W

## KEY

EXISTING

PROPERTY LINE

EASEMENT LINE

LIMITS OF EXISTING POND SHORELINE

PROPOSED

PROPERTY LINE

PRELIMINARY
10-13-22
NOT FOR CONSTRUCTION

twin shores

TDK Engineering Associates, PC
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www.tdkengineering.com
Civil • Marine • Site Development • Geotechnical • Structural • Environmental • Industrial • Lighting

REVISIONS: DATE:

NOTE: NO ALTERATION PERMITTED HEREON EXCEPT AS PROVIDED UNDER SECTION 7209 SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

PROJECT: TWIN LAKES COMMERCIAL DEVELOPMENT

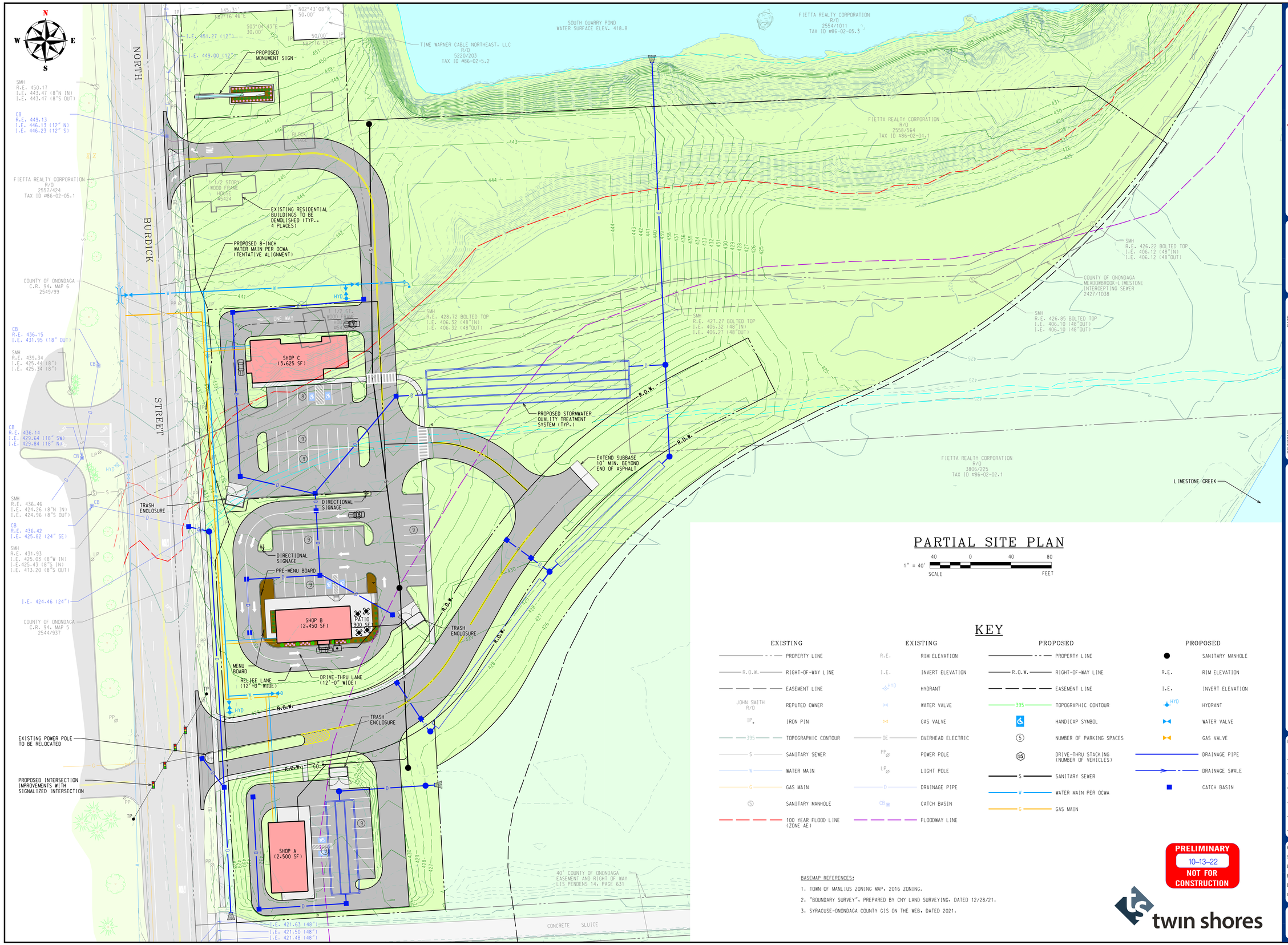
CLIENT: TWIN SHORES PROPERTIES, LLC

LOCATION: N. BURDICK STREET, TOWN OF MANLIUS, ONONDAGA COUNTY, NEW YORK

DRAWING TITLE: OVERALL SITE PLAN

PROJECT No.: 2021054
SCALE: AS NOTED
DATE:
ENG'D BY: SKO
DRAWN BY: DKC
CHECKED BY: JED

SHEET NO. SP-1




# PARTIAL SITE PLAN

1" = 40'

40 0 40 80

SCALE FEET

## KEY

| EXISTING | | EXISTING | | PROPOSED | | PROPOSED | |
|---|---|---|---|---|---|---|---|
| | PROPERTY LINE | R.E. | RIM ELEVATION | | PROPERTY LINE | | SANITARY MANHOLE |
| R.O.W. | RIGHT-OF-WAY LINE | I.E. | INVERT ELEVATION | R.O.W. | RIGHT-OF-WAY LINE | R.E. | RIM ELEVATION |
| | EASEMENT LINE | HYD | HYDRANT | | EASEMENT LINE | I.E. | INVERT ELEVATION |
| JOHN SMITH R/O | REPUTED OWNER | | WATER VALVE | 395 | TOPOGRAPHIC CONTOUR | HYD | HYDRANT |
| IP | IRON PIN | | GAS VALVE | | HANDICAP SYMBOL | | WATER VALVE |
| 395 | TOPOGRAPHIC CONTOUR | OE | OVERHEAD ELECTRIC | 5 | NUMBER OF PARKING SPACES | | GAS VALVE |
| S | SANITARY SEWER | PP | POWER POLE | 16 | DRIVE-THRU STACKING (NUMBER OF VEHICLES) | | DRAINAGE PIPE |
| W | WATER MAIN | LP | LIGHT POLE | S | SANITARY SEWER | | DRAINAGE SWALE |
| G | GAS MAIN | D | DRAINAGE PIPE | W | WATER MAIN PER OCWA | | CATCH BASIN |
| S | SANITARY MANHOLE | CB | CATCH BASIN | G | GAS MAIN | | |
| | 100 YEAR FLOOD LINE (ZONE AE) | | FLOODWAY LINE | | | | |

BASEMAP REFERENCES:

1. TOWN OF MANLIUS ZONING MAP, 2016 ZONING.
2. "BOUNDARY SURVEY", PREPARED BY CNY LAND SURVEYING, DATED 12/28/21.
3. SYRACUSE-ONONDAGA COUNTY GIS ON THE WEB, DATED 2021.

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10-13-22
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REVISIONS: 1 DATE:

NOTE: NO ALTERATION PERMITTED HEREON EXCEPT AS PROVIDED UNDER SECTION 7209 SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

PROJECT: TWIN LAKES COMMERCIAL DEVELOPMENT

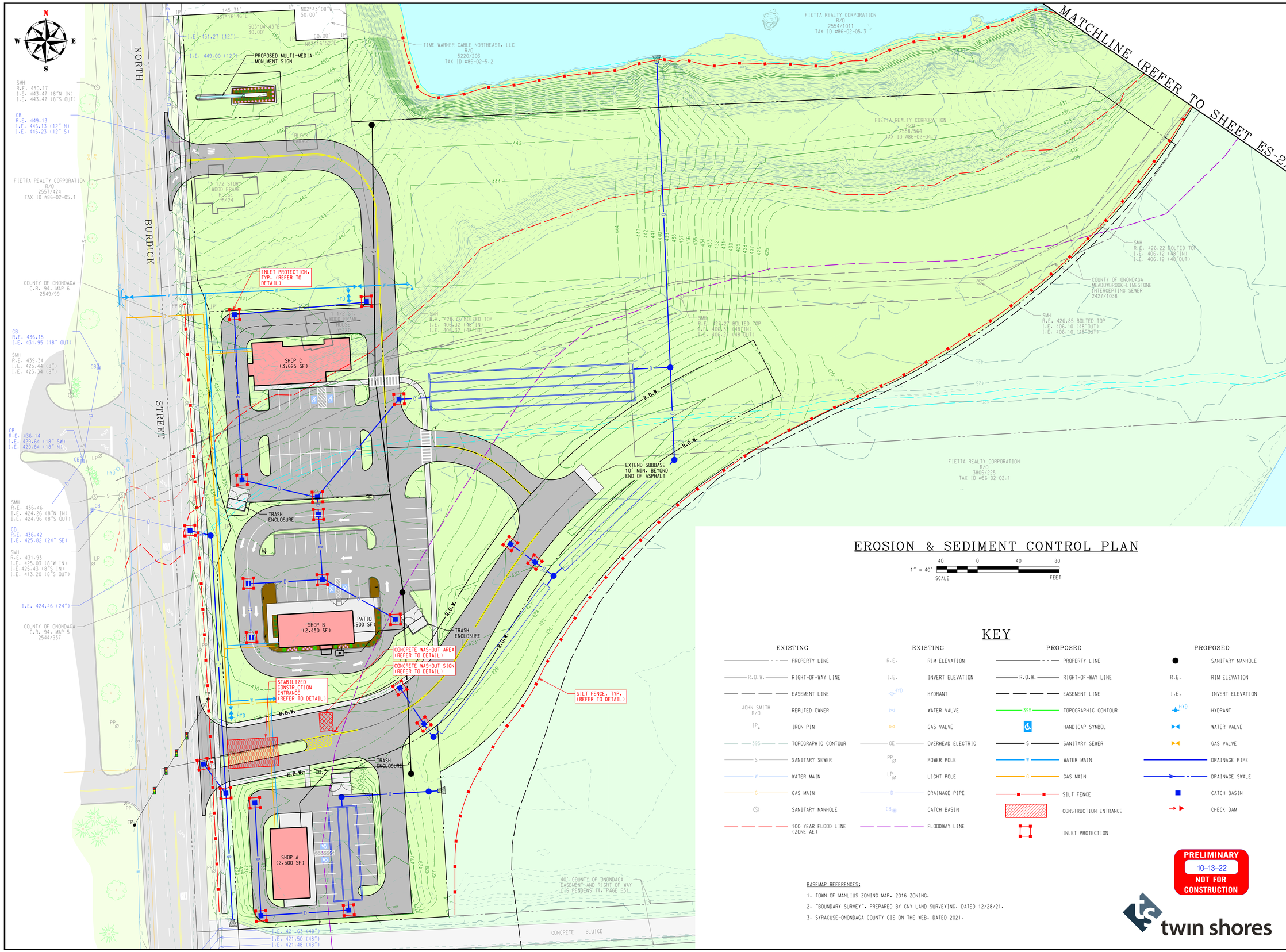
CLIENT: TWIN SHORES PROPERTIES, LLC

LOCATION: N. BURDICK STREET, TOWN OF MANLIUS, ONONDAGA COUNTY, NEW YORK

DRAWING TITLE: PARTIAL SITE PLAN

PROJECT No.: 2021054
SCALE: AS NOTED
DATE:
ENG'D BY: SKO
DRAWN BY: DKC
CHECKED BY: JED

SHEET NO. SP-2




# EROSION & SEDIMENT CONTROL PLAN

1" = 40'

SCALE 40 0 40 80 FEET

## KEY

| EXISTING | | EXISTING | | PROPOSED | | PROPOSED | |
|---|---|---|---|---|---|---|---|
| | PROPERTY LINE | R.E. | RIM ELEVATION | | PROPERTY LINE | | SANITARY MANHOLE |
| R.O.W. | RIGHT-OF-WAY LINE | I.E. | INVERT ELEVATION | R.O.W. | RIGHT-OF-WAY LINE | R.E. | RIM ELEVATION |
| | EASEMENT LINE | HYD | HYDRANT | | EASEMENT LINE | I.E. | INVERT ELEVATION |
| JOHN SMITH R/O | REPUTED OWNER | | WATER VALVE | 395 | TOPOGRAPHIC CONTOUR | HYD | HYDRANT |
| IP | IRON PIN | | GAS VALVE | | HANDICAP SYMBOL | | WATER VALVE |
| 395 | TOPOGRAPHIC CONTOUR | OE | OVERHEAD ELECTRIC | S | SANITARY SEWER | | GAS VALVE |
| S | SANITARY SEWER | PP | POWER POLE | W | WATER MAIN | | DRAINAGE PIPE |
| W | WATER MAIN | LP | LIGHT POLE | G | GAS MAIN | | DRAINAGE SWALE |
| G | GAS MAIN | D | DRAINAGE PIPE | | SILT FENCE | | CATCH BASIN |
| S | SANITARY MANHOLE | CB | CATCH BASIN | | CONSTRUCTION ENTRANCE | | CHECK DAM |
| | 100 YEAR FLOOD LINE (ZONE AE) | | FLOODWAY LINE | | INLET PROTECTION | | |

BASEMAP REFERENCES:

1. TOWN OF MANLIUS ZONING MAP, 2016 ZONING.
2. "BOUNDARY SURVEY", PREPARED BY CNY LAND SURVEYING, DATED 12/28/21.
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REVISIONS: DATE:

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PROJECT: TWIN LAKES COMMERCIAL DEVELOPMENT

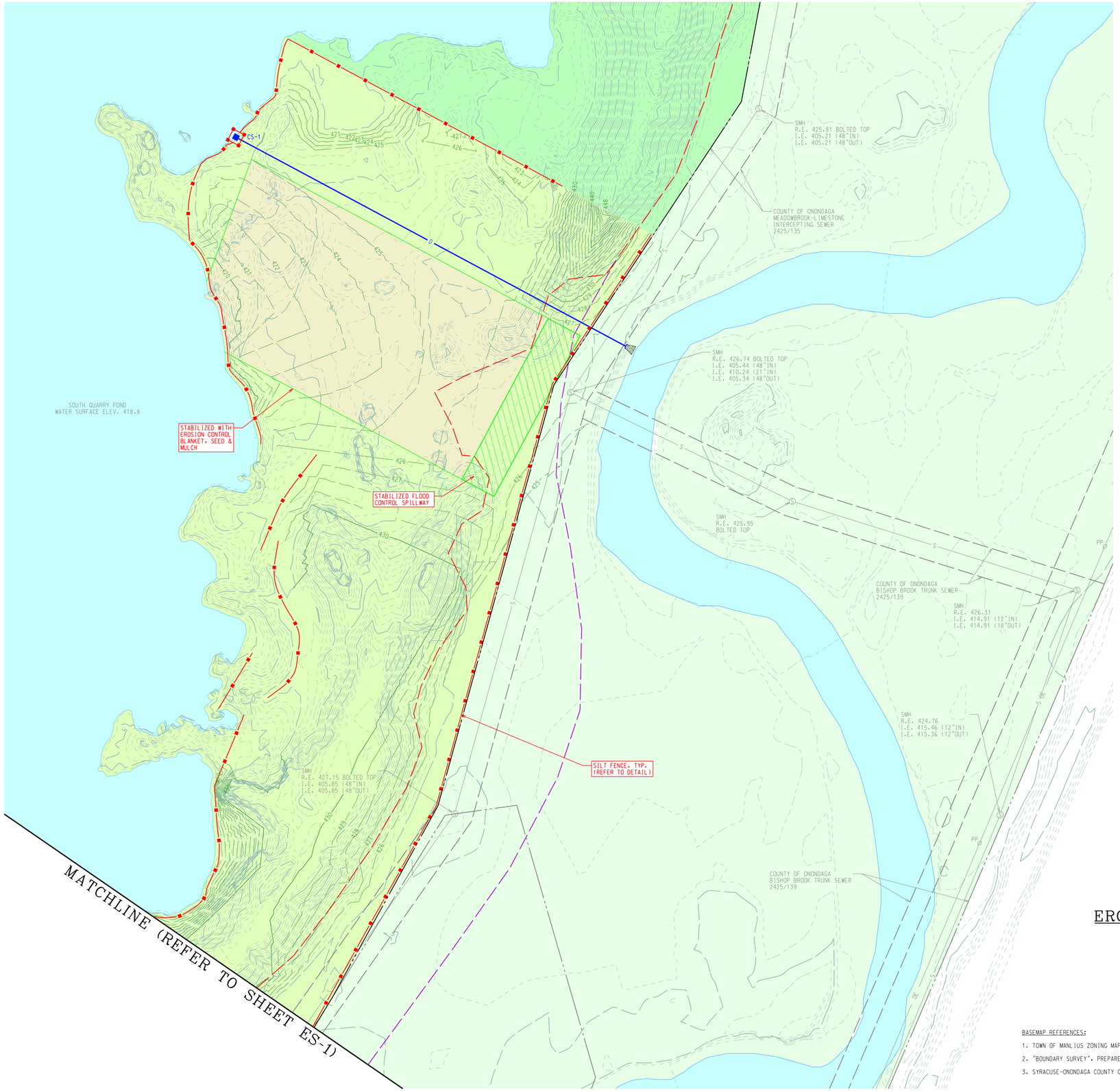
CLIENT: TWIN SHORES PROPERTIES, LLC

LOCATION: N. BURDICK STREET, TOWN OF MANLIUS, ONONDAGA COUNTY, NEW YORK

DRAWING TITLE: EROSION & SEDIMENT CONTROL PLAN

PROJECT No.: 2021054
SCALE: AS NOTED
DATE:
ENG'D BY: SKO
DRAWN BY: DKC
CHECKED BY: JED

SHEET NO. ES-1




N
W E
S

## KEY

| EXISTING | | PROPOSED | |
|---|---|---|---|
| | PROPERTY LINE | | PROPERTY LINE |
| | EASEMENT LINE | 395 | TOPOGRAPHIC CONTOUR |
| JOHN SMITH R/O | REPUTED OWNER | | DRAINAGE PIPE |
| 395 | TOPOGRAPHIC CONTOUR | CS-1 | CONTROL STRUCTURE |
| S | SANITARY SEWER | | OUTLET PROTECTION |
| S | SANITARY MANHOLE | | SILT FENCE |
| | 100 YEAR FLOOD LINE (ZONE AE) | | |
| R.E. | RIM ELEVATION | | |
| I.E. | INVERT ELEVATION | | |
| OE | OVERHEAD ELECTRIC | | |
| PP | POWER POLE | | |
| | FLOODWAY LINE | | |

# EROSION & SEDIMENT CONTROL PLAN

1" = 40'  40 0 40 80 SCALE FEET

BASEMAP REFERENCES:

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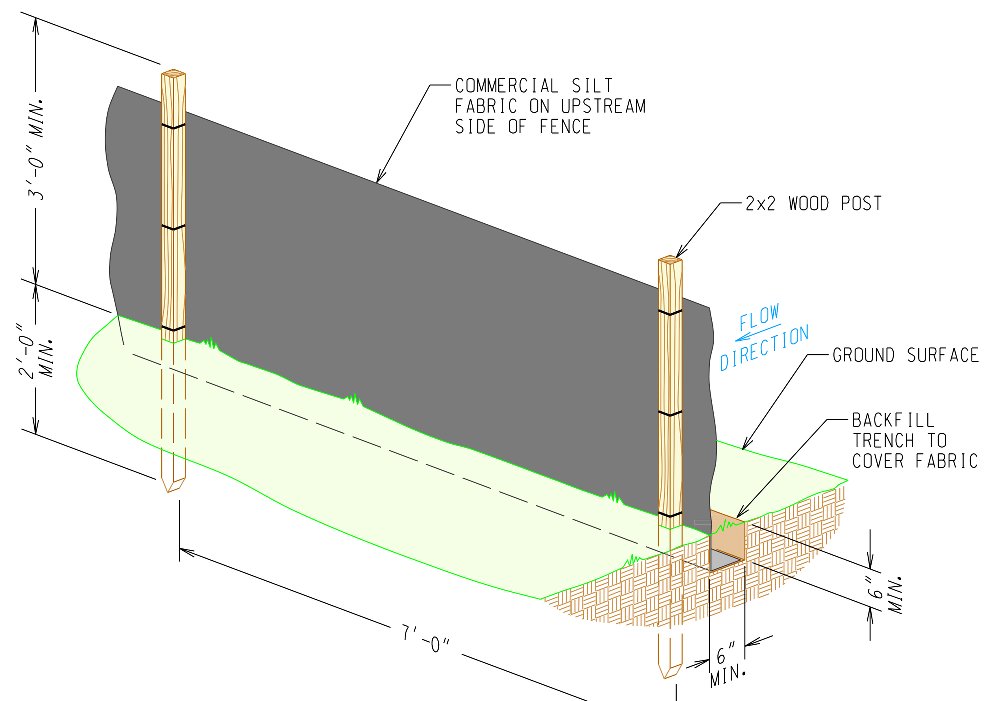
CLIENT: TWIN SHORES PROPERTIES, LLC

LOCATION: N. BURDICK STREET, TOWN OF MANLIUS, ONONDAGA COUNTY, NEW YORK

DRAWING TITLE: EROSION & SEDIMENT CONTROL PLAN

PROJECT No.: 2021054
SCALE: AS NOTED
DATE:
ENG'D BY: SKO
DRAWN BY: DKC
CHECKED BY: JED

SHEET NO. ES-2

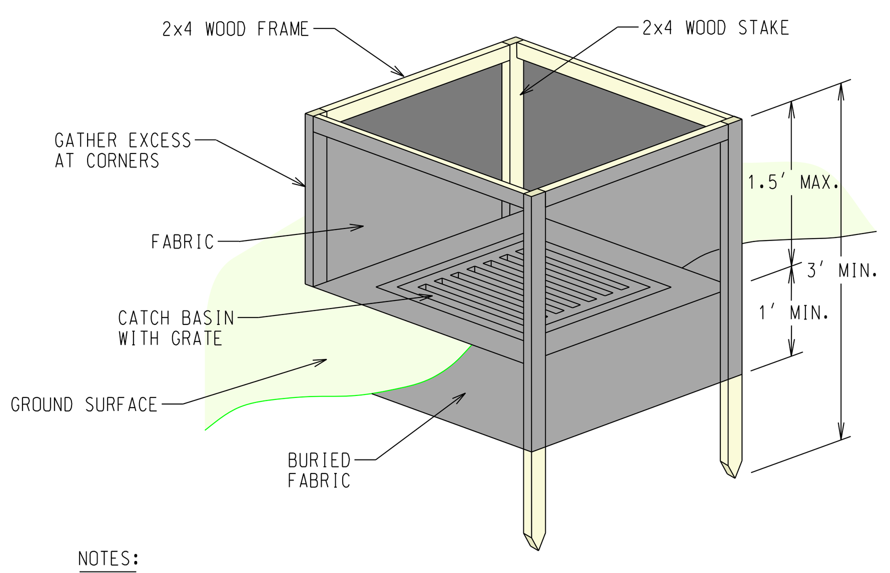



NOTES:

1. FILTER CLOTH SHALL BE MIRAFI 100X, "STABLELINK T140N" OR APPROVED EQUAL. IF A PREFABRICATED UNIT IS UTILIZED USE ENVIROFENCE OR APPROVED EQUAL.
2. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
3. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

## SILT FENCE DETAIL

NOT TO SCALE

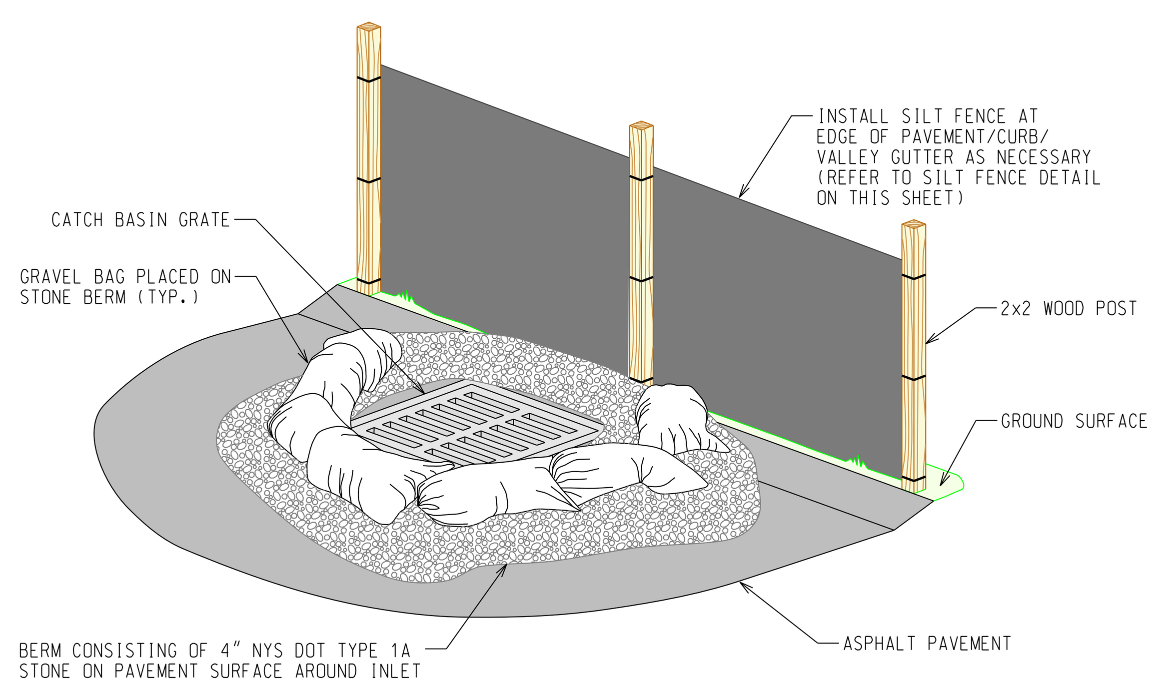



NOTES:

1. FILTER FABRIC SHALL HAVE AN EQUIVALENT OPENING SIZE (EOS) OF 40 TO 85. BURLAP MAY BE USED FOR SHORT TERM APPLICATIONS.
2. CUT FABRIC FROM A CONTINUOUS ROLL TO ELIMINATE JOINTS. IF JOINTS ARE NEEDED THEY WILL BE OVERLAPPED TO THE NEXT STAKE.
3. STAKES WILL BE STANDARD 2"x4" WOOD OR 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 2"x4" WOOD FRAME SHALL BE COMPLETED AROUND THE CREST OF THE FABRIC FOR OVERFLOW STABILITY.
7. ALTERNATE FORM OF INLET PROTECTION MAY BE PERFORMED UPON REVIEW AND APPROVAL FROM PROJECT ENGINEER.

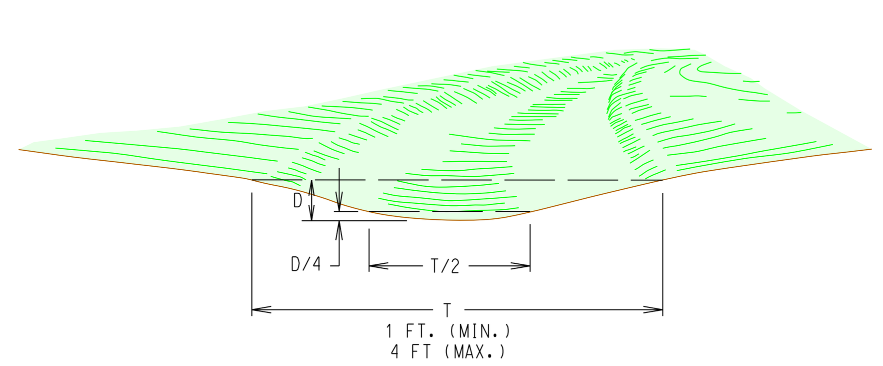
## FILTER FABRIC INLET PROTECTION

NOT TO SCALE




## PAVEMENT INLET PROTECTION DETAIL

NOT TO SCALE

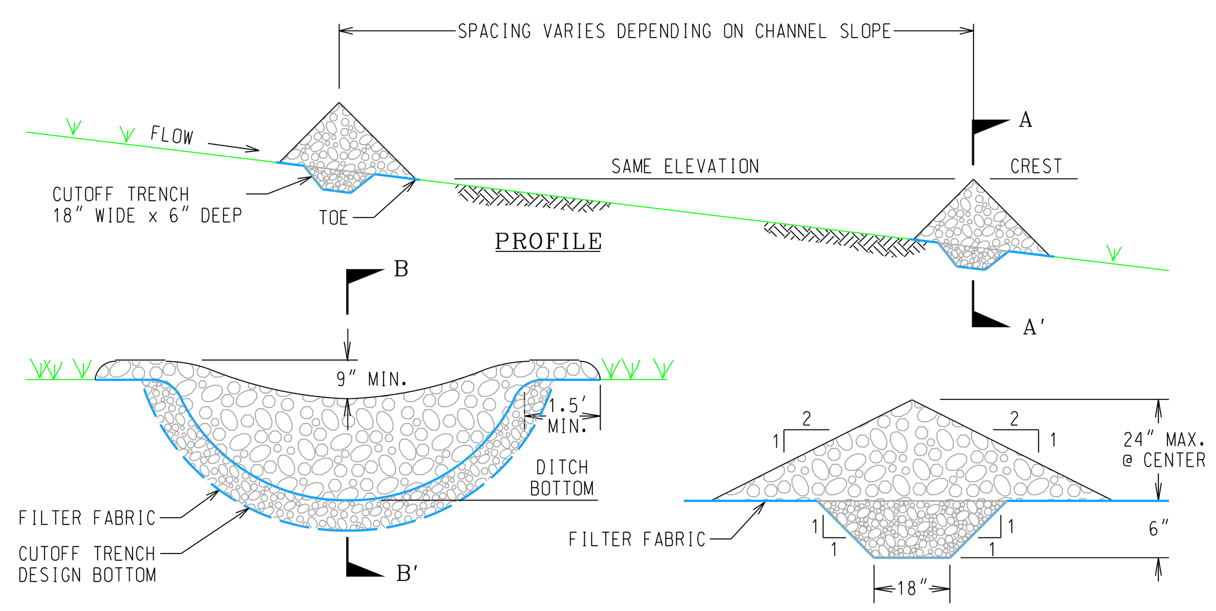



CONSTRUCTION SPECIFICATIONS

1. ALL TREES, BRUSH, STUMPS, OBSTRUCTIONS AND OTHER OBJECTIONABLE MATERIAL SHALL BE REMOVED AND DISPOSED SO AS NOT TO INTERFERE WITH THE FLOW OF WATER.
2. THE WATERWAY SHALL BE EXCAVATED OR SHAPED TO LINE, GRADE AND CROSS SECTION AS REQUIRED TO MEET THE CRITERIA SPECIFIED HEREIN, AND BE FREE OF BANK PROJECTIONS OR OTHER IRREGULARITIES WHICH WILL IMPEDE NORMAL FLOW.
3. FILLS SHALL BE COMPACTED AS NECESSARY TO PREVENT UNEQUAL SETTLEMENT THAT WOULD CAUSE DAMAGE IN THE COMPLETED WATERWAY.
4. ALL EARTH REMOVED AND NOT NEEDED IN CONSTRUCTION SHALL BE SPREAD OR DISPOSED SO THAT IT WILL NOT INTERFERE WITH THE WATERWAY.
5. THE WATERWAY SHALL BE STABILIZED ACCORDING TO THE APPROPRIATE STANDARD AND SPECIFICATIONS FOR VEGETATIVE PRACTICES.
   A. FOR DESIGN VELOCITIES OF LESS THAN 3.5 FEET PER SECOND, SEEDING AND MULCHING MAY BE USED FOR THE ESTABLISHMENT OF THE VEGETATION. IT IS RECOMMENDED THAT, WHEN CONDITIONS PERMIT, TEMPORARY DIVERSIONS OR OTHER MEANS SHOULD BE USED TO PREVENT WATER FROM ENTERING THE WATERWAY DURING THE ESTABLISHMENT OF THE VEGETATION.

## GRASSED SWALE DETAIL

NOT TO SCALE




SECTION A-A'

SECTION B-B'

CONSTRUCTION SPECIFICATIONS:

1. STONE WILL BE PLACED ON A FILTER FABRIC FOUNDATION TO THE LINES, GRADES AND LOCATIONS SHOWN IN THE PLAN.
2. SET SPACING OF CHECK DAMS TO ASSUME THAT THE ELEVATIONS OF THE CREST OF THE DOWNSTREAM DAM IS AT THE SAME ELEVATION OF THE TOE OF THE UPSTREAM DAM.
3. EXTEND THE STONE A MINIMUM OF 1.5 FEET BEYOND THE DITCH BANKS TO PREVENT CUTTING AROUND THE DAM.
4. PROTECT THE CHANNEL DOWNSTREAM OF THE LOWEST CHECK DAM FROM SCOUR AND EROSION WITH STONE OR LINER AS APPROPRIATE.
5. ENSURE THAT CHANNEL APPURTENANCES SUCH AS CULVERT ENTRANCES BELOW CHECK DAMS ARE NOT SUBJECT TO DAMAGE OR BLOCKAGE FROM DISPLACED STONE.
6. STONE SIZE: USE GRADED STONE 2 TO 15 INCHES IN SIZE (NYSDOT LIGHT STONE FILL MEETS THESE REQUIREMENTS).
7. FILTER FABRIC: MIRAFI 500X WOVEN GEOTEXTILE OR APPROVED EQUAL.

## CHECK DAM DETAIL

NOT TO SCALE

# EROSION & SEDIMENT CONTROL SPECIFICATIONS

1. ONE WEEK PRIOR TO BEGINNING EARTHWORK OPERATIONS, A PRECONSTRUCTION MEETING WILL BE HELD TO DISCUSS THE EROSION AND SEDIMENT CONTROL PLAN.
2. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PROVIDED PRIOR TO BEGINNING ANY LAND DISTURBANCE ACTIVITIES. THE DEVICES PROVIDING PROTECTION TO A GIVEN AREA SHALL NOT BE REMOVED UNTIL THE DISTURBED LANDS IN THAT AREA ARE STABILIZED.
3. NO DISTURBED AREA SHALL REMAIN EXPOSED FOR MORE THAT 7 CALENDAR DAYS, EXCEPT FOR PORTIONS OF THE SITE IN WHICH WORK WILL BE CONTINUOUS BEYOND 14 DAYS (I.E. THE BUILDING FOOTPRINT)

CONSTRUCTION SEQUENCE:

1. INSTALL CONSTRUCTION ENTRANCE(S).
2. INSTALL SILT FENCES AS INDICATED.
3. BEGIN EARTHWORK, CLEARING AND GRADING OPERATIONS (ALL AREAS).
   A. PROVIDE SILT FENCING AROUND PERIMETER OF STAGED TOP SOIL AND/OR TEMPORARILY STAGED PILES OF FILL.
   B. DURING GRADING OPERATIONS, INSTALL AND MAINTAIN SILT FENCING. PRELIMINARY LOCATIONS OF THE SILT FENCING ARE SHOWN ON THE EROSION AND SEDIMENT CONTROL PLAN.
4. INSTALL UTILITIES. CONTRACTOR TO PROTECT ALL UTILITIES FROM SEDIMENT INFILTRATION.
5. REMOVE TEMPORARY EROSION CONTROL DEVICES ONCE VEGETATION HAS BEEN ESTABLISHED AND/OR PAVING IS COMPLETED.

INSPECTION PROCEDURES & MAINTENANCE:

1. DURING CONSTRUCTION, THE CONTRACTOR WILL BE RESPONSIBLE FOR INSPECTING AND MAINTAINING THE PERMANENT AND TEMPORARY EROSION CONTROL FACILITIES. ALSO, AREAS THAT HAVE BEEN SEEDED WILL BE INSPECTED REGULARLY AFTER SEED GERMINATION TO ENSURE COMPLETE COVERAGE OF EXPOSED AREAS.
2. INSPECTIONS OF ALL DEVICES SHOULD BE COMPLETED WEEKLY AND AFTER EACH RAINFALL EVENT. REPAIRS SHOULD BE COMPLETED IMMEDIATELY UPON DISCOVERY.

   THE CONTRACTOR WILL DESIGNATE A QUALIFIED PERSON(S) TO PERFORM THE FOLLOWING INSPECTIONS:

   A. STABILIZATION MEASURES: DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION WILL BE INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM. AFTER A PORTION OF THE SITE IS FINALLY STABILIZED, INSPECTIONS WILL BE CONDUCTED AT LEAST ONCE EVERY MONTH THROUGHOUT THE LIFE OF THE PROJECT.
   B. STRUCTURAL CONTROLS: FILTER FABRIC FENCES AND ALL OTHER EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED ON THE PLANS, WILL BE INSPECTED REGULARLY FOR PROPER POSITIONING, ANCHORING AND EFFECTIVENESS IN TRAPPING SEDIMENTS. SEDIMENT WILL BE REMOVED FROM THE UPSTREAM OR UP-SLOPE SIDE OF THE FILTER FABRIC.
   C. DISCHARGE POINTS: DISCHARGE POINTS OR LOCATIONS WILL BE INSPECTED TO DETERMINE WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT AMOUNTS OF POLLUTANTS FROM ENTERING RECEIVING WATERS.
   D. CONSTRUCTION ENTRANCES: LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE WILL BE INSPECTED FOR EVIDENCE OF OFF-SITE SEDIMENT TRACKING.
3. SEDIMENT AROUND THE SILT FENCING SHOULD BE REMOVED AS NEEDED TO MAINTAIN THE FUNCTIONALITY OF THE DEVICES.
4. ALL SEEDED AREAS SHALL BE MAINTAINED AS FOLLOWS:
   A. IDENTIFY SEEDED AREAS WITH STAKES, STRING AND BRIGHTLY COLORED FLAGGING. PROTECT SEEDED AREAS UNTIL VEGETATION HAS BEEN ESTABLISHED.
   B. IMMEDIATELY RESEED AREAS WHICH DO NOT ESTABLISH VEGETATION.
   C. SUBMIT MAINTENANCE INSTRUCTIONS FOR FERTILIZING AND LAWN CARE.
5. TO PRESERVE THE FUNCTIONALITY OF THE STORM WATER MANAGEMENT SYSTEM, THE OWNER OF THE PROPOSED FACILITY SHALL COMPLETE THE FOLLOWING:
   A. INSPECT THE SITE FOR SUBSIDENCE, EROSION, CRACKING OR TREE GROWTH.
   B. COORDINATE THE REMOVAL OF ANY ACCUMULATED SEDIMENT.
6. THE OWNER WILL ALSO BE RESPONSIBLE FOR MAINTAINING THE LAWN AND LANDSCAPED AREAS.

# LANDSCAPE SPECIFICATIONS

TOPSOIL

TOPSOIL MATERIAL SHALL CONFORM TO THE REQUIREMENTS OF NYSDOT SPECIFICATION SECTION 713, OR SHALL BE SUITABLE MATERIAL APPROVED BY THE PROJECT ENGINEER.

MINIMUM THICKNESS OF 3-INCHES.

AREAS RECEIVING TOPSOIL SHALL BE LEFT NEATLY GRADED AND READY TO RECEIVE SEEDING.

SEEDING

WORK FOR SEEDING SHALL CONSIST OF PREPARING GROUND SURFACES FOR SEEDING, FURNISHING AND INSTALLING FERTILIZER, SEED, AND MULCH ON AREAS INDICATED BY THE PLANS, STANDARD DETAILS AND IN AREAS DIRECTED BY THE PROJECT ENGINEER.

MATERIALS FOR SEED, FERTILIZER AND MULCH SHALL CONFORM TO THE REQUIREMENTS OF NYSDOT SPECIFICATION SECTION 713, OR SHALL BE APPROVED BY THE PROJECT ENGINEER.

THE AREAS TO RECEIVE SEEDING SHALL BE THOROUGHLY PREPARED PRIOR TO SEEDING. SEED AND FERTILIZER SHALL BE SPREAD IN THE AMOUNT SPECIFIED AND SHALL BE EVENLY DISTRIBUTED ON THE AREAS TO BE SEEDED.

SUGGESTED SEED MIX (OR EQUAL):

DISTURBED AREAS

| NAME | lbs/ACRE | lbs/1,000 SQ. FT. |
|---|---|---|
| 65% KENTUCKY BLUEGRASS | 85-114 | 2.0-2.6 |
| 20% PERENNIAL RYEGRASS | 26-35 | 0.6-0.8 |
| 15% FINE FESCUE | 19-26 | 0.4-0.6 |
| TOTAL | 130-175 | 3.0-4.0 |

SWALES

| NAME | lbs/ACRE | lbs/1,000 SQ. FT. |
|---|---|---|
| KENTUCKY BLUEGRASS | 25 | 0.6 |
| CREEPING RED FESCUE | 20 | 0.5 |
| PERENNIAL RYEGRASS | 10 | 0.2 |
| TOTAL | 55 | 1.3 |

SUGGESTED FERTILIZER (OR EQUAL):
NYSDOT 713-03 TYPE NO. 3, 10-6-4 (50% N-UF)
FERTILIZER SHALL BE APPLIED AT THE RATE OF 800 POUNDS PER ACRE.

MULCH (HAY OR STRAW) SHALL BE APPLIED AT THE RATE OF 2 TONS PER ACRE, AND SHALL BE ANCHORED WITH A COMMERCIALLY AVAILABLE MULCH ANCHORAGE PRODUCT, IF NECESSARY.

ANCHORING: LIGHT-WEIGHT PAPER, JUTE, WOOD FIBER, PLASTIC OR EXCELSIOR BIODEGRADABLE USE TO PROTECT SEED & MULCH AND SECURE TO SLOPES.

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REVISIONS: DATE:

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PROJECT: TWIN LAKES COMMERCIAL DEVELOPMENT

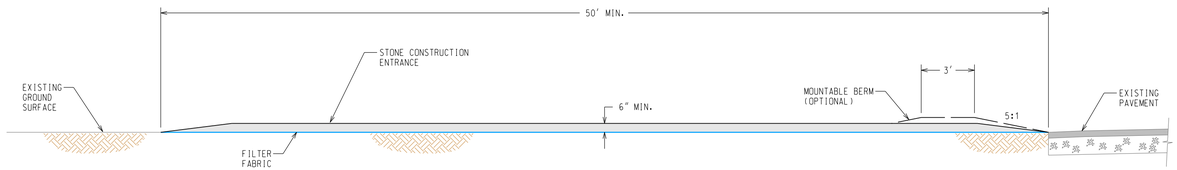
CLIENT: TWIN SHORES PROPERTIES, LLC

LOCATION: N. BURDICK STREET, TOWN OF MANLIUS, ONONDAGA COUNTY, NEW YORK

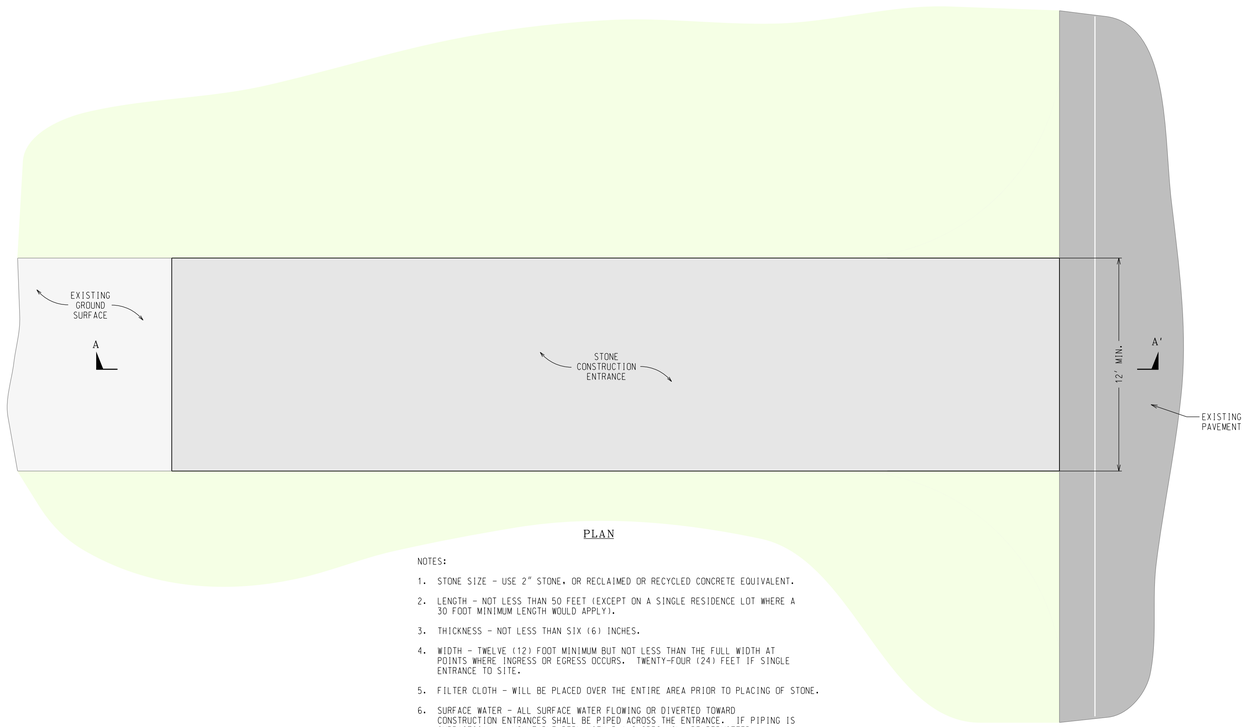
DRAWING TITLE: EROSION & SEDIMENT CONTROL DETAILS & SPECIFICATIONS

PROJECT No.: 2021054
SCALE: AS NOTED
DATE:
ENG'D BY: SKO
DRAWN BY: NAR
CHECKED BY: JED

SHEET NO. ES-3




SECTION A-A'



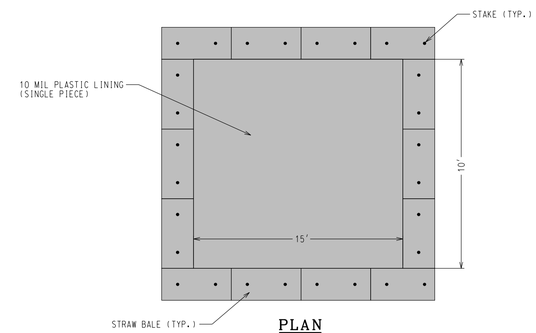

PLAN

NOTES:

1. STONE SIZE - USE 2" STONE. OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
4. WIDTH - TWELVE (12) FOOT MINIMUM BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FEET IF SINGLE ENTRANCE TO SITE.
5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

## CONSTRUCTION ENTRANCE SECTION

SCALE: 1" = 4'




PLAN

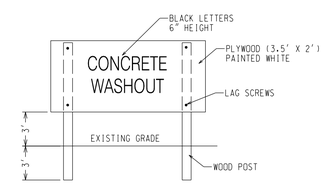
CROSS SECTION

## CONCRETE WASHOUT DETAIL

NOT TO SCALE

NOTES:

1. ALL MATERIALS MUST BE REMOVED WHEN THE WASHOUT BECOMES NO MORE THAN 75% FILLED.
2. ALL HARDENED MATERIALS SHALL BE CLEANED OUT AND DISPOSED OF PROPERLY.
3. ALL WASHOUTS SHALL BE INSPECTED A MINIMUM OF ONCE A WEEK AND AFTER EACH RAIN EVENT AND ANY REPAIRS MADE AS NEEDED WITHIN 48 HOURS.
4. INSTALL A STABILIZED ACCESS TO THE WASHOUT AREA.
5. INSTALL THE CONCRETE WASHOUT SIGN WITHIN 10' OF THE FACILITY.




## CONCRETE WASHOUT SIGN DETAIL

NOT TO SCALE

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PROJECT: TWIN LAKES COMMERCIAL DEVELOPMENT

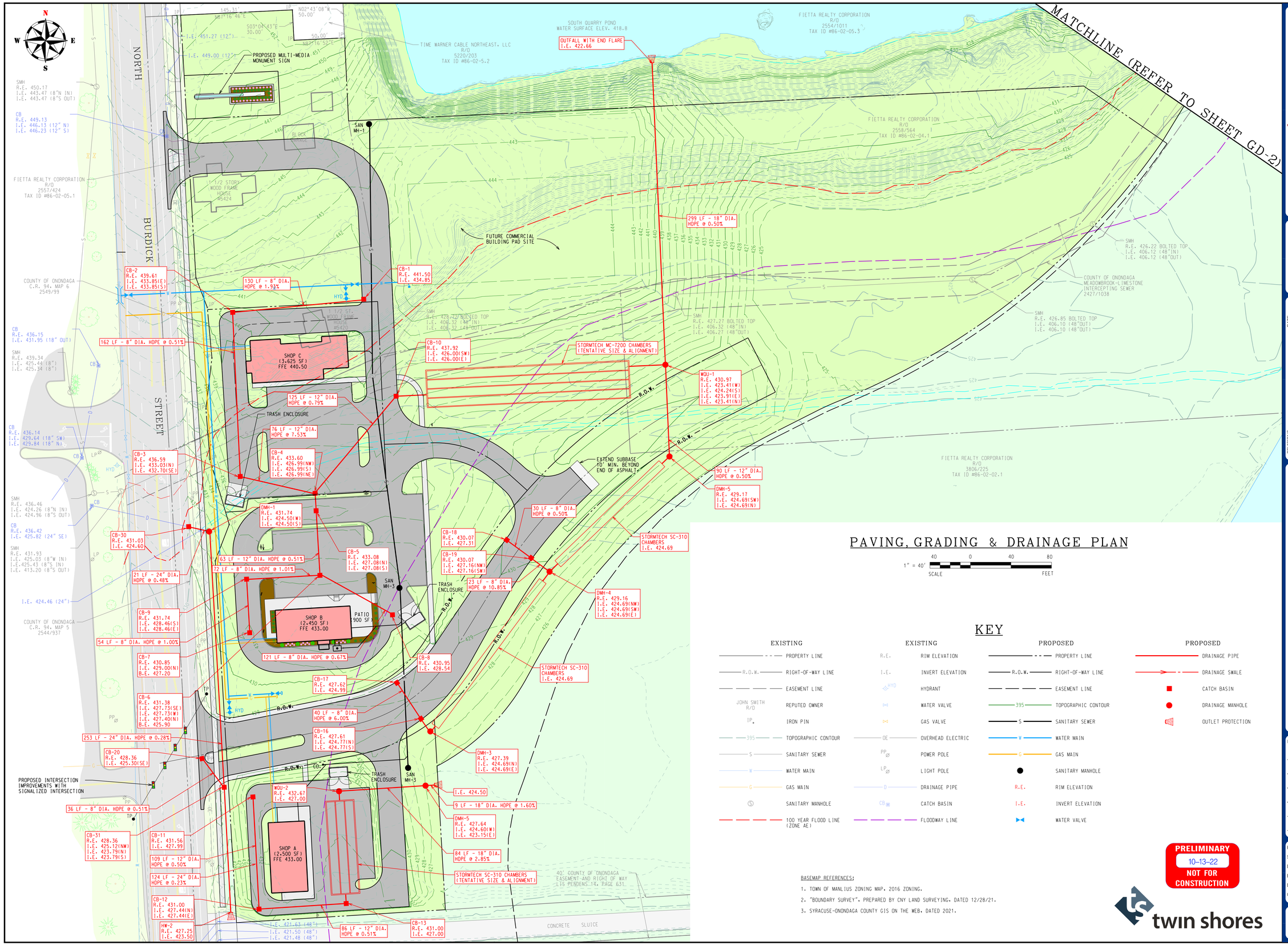
CLIENT: TWIN SHORES PROPERTIES, LLC

LOCATION: N. BURDICK STREET, TOWN OF MANLIUS, ONONDAGA COUNTY, NEW YORK

DRAWING TITLE: EROSION & SEDIMENT CONTROL DETAILS

PROJECT No.: 2021054
SCALE: AS NOTED
DATE:
ENG'D BY: SKO
DRAWN BY: NAR
CHECKED BY: JED

SHEET NO. ES-4




# PAVING, GRADING & DRAINAGE PLAN

1" = 40' — SCALE — 40 0 40 80 FEET

## KEY

| EXISTING | | EXISTING | | PROPOSED | | PROPOSED | |
|---|---|---|---|---|---|---|---|
| | PROPERTY LINE | R.E. | RIM ELEVATION | | PROPERTY LINE | | DRAINAGE PIPE |
| R.O.W. | RIGHT-OF-WAY LINE | I.E. | INVERT ELEVATION | R.O.W. | RIGHT-OF-WAY LINE | | DRAINAGE SWALE |
| | EASEMENT LINE | HYD | HYDRANT | | EASEMENT LINE | | CATCH BASIN |
| JOHN SMITH R/O | REPUTED OWNER | | WATER VALVE | 395 | TOPOGRAPHIC CONTOUR | | DRAINAGE MANHOLE |
| IP | IRON PIN | | GAS VALVE | S | SANITARY SEWER | | OUTLET PROTECTION |
| 395 | TOPOGRAPHIC CONTOUR | OE | OVERHEAD ELECTRIC | W | WATER MAIN | | |
| S | SANITARY SEWER | PP | POWER POLE | G | GAS MAIN | | |
| W | WATER MAIN | LP | LIGHT POLE | | SANITARY MANHOLE | | |
| G | GAS MAIN | D | DRAINAGE PIPE | R.E. | RIM ELEVATION | | |
| S | SANITARY MANHOLE | CB | CATCH BASIN | I.E. | INVERT ELEVATION | | |
| | 100 YEAR FLOOD LINE (ZONE AE) | | FLOODWAY LINE | | WATER VALVE | | |

BASEMAP REFERENCES:

1. TOWN OF MANLIUS ZONING MAP, 2016 ZONING.
2. "BOUNDARY SURVEY", PREPARED BY CNY LAND SURVEYING, DATED 12/28/21.
3. SYRACUSE-ONONDAGA COUNTY GIS ON THE WEB, DATED 2021.

PRELIMINARY
10-13-22
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REVISIONS: 1 2 3 4 5 6 7 8 9 10 DATE:

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PROJECT: TWIN LAKES COMMERCIAL DEVELOPMENT

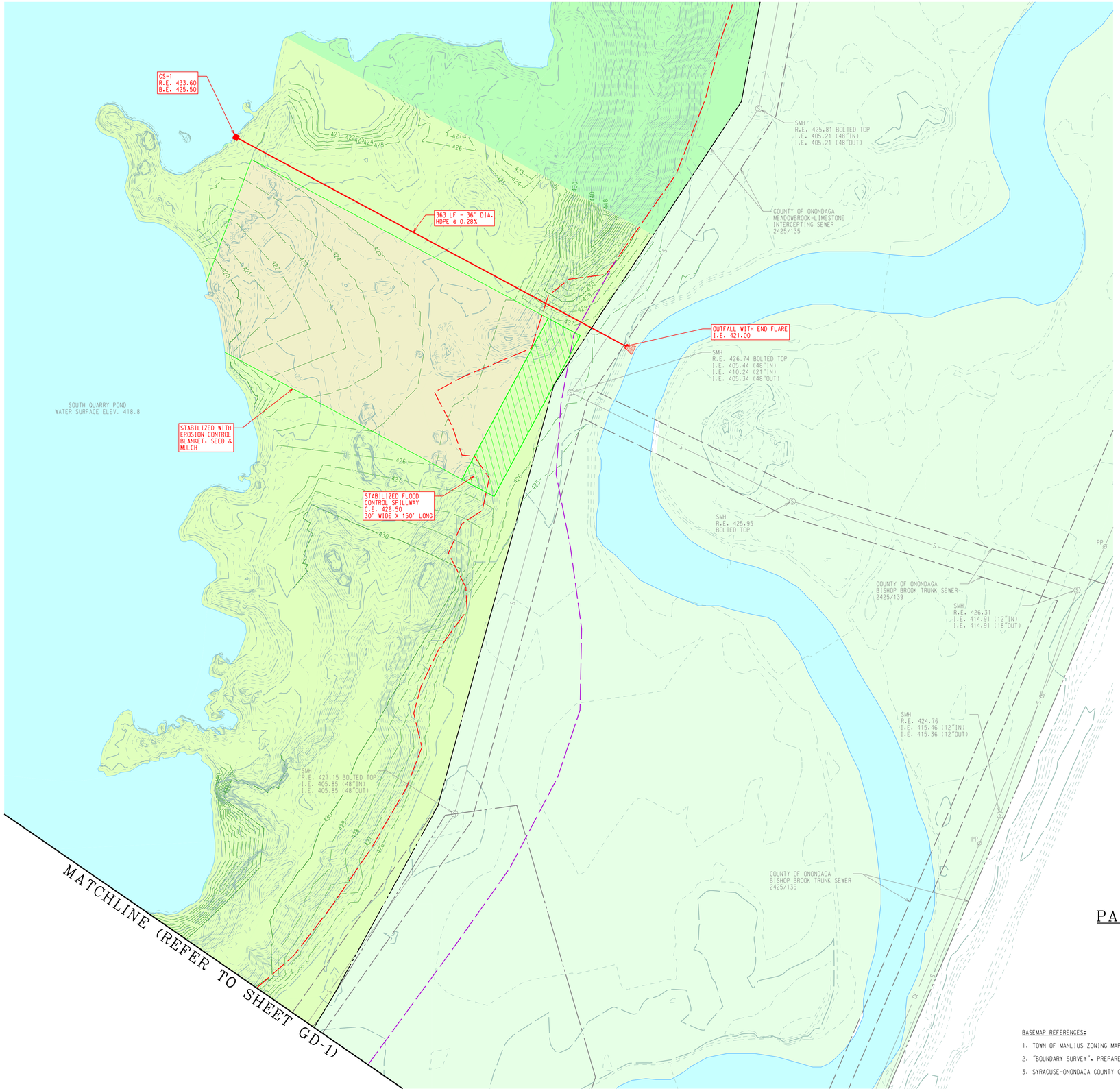
CLIENT: TWIN SHORES PROPERTIES, LLC

LOCATION: N. BURDICK STREET, TOWN OF MANLIUS, ONONDAGA COUNTY, NEW YORK

DRAWING TITLE: PAVING, GRADING & DRAINAGE PLAN

PROJECT No.: 2021054
SCALE: AS NOTED
DATE:
ENG'D BY: SKO
DRAWN BY: DKC
CHECKED BY: JED

SHEET NO. GD-1




## KEY

| EXISTING | | PROPOSED | |
|---|---|---|---|
| | PROPERTY LINE | | PROPERTY LINE |
| | EASEMENT LINE | 395 | TOPOGRAPHIC CONTOUR |
| JOHN SMITH R/O | REPUTED OWNER | C.E. | CREST ELEVATION |
| 395 | TOPOGRAPHIC CONTOUR | | DRAINAGE PIPE |
| S | SANITARY SEWER | CS-1 | CONTROL STRUCTURE |
| S | SANITARY MANHOLE | | OUTLET PROTECTION |
| | 100 YEAR FLOOD LINE (ZONE AE) | | |
| R.E. | RIM ELEVATION | | |
| I.E. | INVERT ELEVATION | | |
| OE | OVERHEAD ELECTRIC | | |
| PP | POWER POLE | | |
| | FLOODWAY LINE | | |

# PAVING, GRADING & DRAINAGE PLAN

1" = 40'  40 0 40 80 SCALE FEET

BASEMAP REFERENCES:

1. TOWN OF MANLIUS ZONING MAP. 2016 ZONING.
2. "BOUNDARY SURVEY". PREPARED BY CNY LAND SURVEYING. DATED 12/28/21.
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DATE:

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PROJECT: TWIN LAKES COMMERCIAL DEVELOPMENT

CLIENT: TWIN SHORES PROPERTIES, LLC

LOCATION: N. BURDICK STREET, TOWN OF MANLIUS, ONONDAGA COUNTY, NEW YORK

DRAWING TITLE: PAVING, GRADING & DRAINAGE PLAN

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SHEET NO. GD-2

# CONCRETE SPECIFICATIONS

(CURBING & SIDEWALKS)

CONCRETE AND STEEL REINFORCEMENT:

1.1 CAST-IN-PLACE CONCRETE SHALL CONSIST OF THE FOLLOWING:

A. 28-DAY COMPRESSIVE STRENGTH (f'c = 4,000 psi).

B. SLUMP RANGE OF 1 TO 3 INCHES.

C. TYPE IA (NORMAL, AIR-ENTRAINED) PORTLAND CEMENT PER ASTM C150.

D. NOMINAL MAXIMUM SIZE OF COARSE AGGREGATE SHALL BE 1-INCH.

E. TOTAL AIR CONTENT, PERCENTAGE BY VOLUME OF CONCRETE, SHALL BE BETWEEN 3.5% AND 6.5%.

F. SYNTHETIC FIBERS (100% VIRGIN POLYPROPYLENE) SHALL BE ADDED AT A RATE OF 1.5 LB PER CUBIC YARD OF CONCRETE. SYNTHETIC FIBERS SHALL BE PROVIDED IN THE SLAB MIXES ONLY.

1.2 REINFORCING STEEL SHALL BE TO THE SIZE AND DIMENSIONS AS INDICATED ON THIS PLAN AND CONFORM TO THE FOLLOWING:

A. ASTM A615, 60 KSI YIELD GRADE; UNFINISHED, DEFORMED, BILLET STEEL BARS.

1.3 STEEL REINFORCEMENT ACCESSORIES SHALL CONFORM TO THE FOLLOWING:

A. TIE WIRE: MINIMUM 16 GAUGE ANNEALED TYPE.

B. CHAIRS, BOLSTERS, BAR SUPPORTS, SPACERS: SIZED AND SHAPED FOR STRENGTH AND SUPPORT OF REINFORCEMENT DURING CONCRETE PLACEMENT CONDITIONS.

1.4 ALL STEEL REINFORCEMENT SHALL BE FABRICATED TO THE SIZE AND DIMENSIONS INDICATED ON THIS PLAN IN ACCORDANCE WITH:

A. CRSI MANUAL OF PRACTICE, LATEST EDITION.

B. ACI 318, LATEST EDITION

1.5 CONCRETE SURFACE SHALL BE SEALED WITH "SINAK SEALER S-102", OR PROJECT ENGINEER APPROVED EQUAL.

1.6 ALL CONSTRUCTION AND CONTROL JOINTS IN THE CONCRETE SHALL BE SEALED WITH "MASTER BUILDERS TECHNOLOGIES, SONOLASTIC - SONOMERIC 1", OR APPROVED EQUAL.

# PAVING SPECIFICATIONS

GENERAL:

1. SUBSTITUTIONS AND/OR MATERIALS BY DIFFERENT MANUFACTURERS MAY BE USED, PROVIDED THEY MEET THE PERFORMANCE REQUIREMENTS AND ARE PRE-APPROVED BY THE CITY AND THE PROJECT ENGINEER.
2. ALL UNDERGROUND UTILITIES INCLUDING ELECTRICAL CONDUIT SHALL BE INSTALLED PRIOR TO PLACING SUBBASE.

MATERIAL SPECIFICATIONS:

1. THE SEPARATION FABRIC SHALL BE MIRAFI 500X GEOTEXTILE.
2. AGGREGATE AND PAVING MATERIAL PER TABLES.

SITE DEMOLITION:

1. SAWCUT AND REMOVE ALL PAVING, CONCRETE PADS, SUBBASE AND OBSTRUCTIONS FROM AREAS TO BE REGRADED & PAVED. HOLES TO BE FILLED WITH SELECT STRUCTURAL FILL TO SUBGRADE. REFER TO SOIL AND AGGREGATE TABLE.
2. STRIP AND STOCKPILE TOPSOIL, AS APPLICABLE.
3. PERFORM CUT/FILL OPERATIONS. DISPOSE OF EXCESS SPOILS IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS.
4. PROOF ROLL SUBGRADE. OVER DIG ANY "SOFT" AREAS AND REPLACE WITH SELECT STRUCTURAL FILL. PROJECT GEOTECHNICAL ENGINEER TO BE NOTIFIED A MINIMUM OF 48 HOURS IN ADVANCE OF PROOF ROLLING OPERATIONS.

FILL MATERIAL PLACEMENT:

1. PLACE SELECT STRUCTURAL FILL MATERIAL (SEE SOIL AND AGGREGATE TABLE) IN MAXIMUM 12-INCH COMPACTED LIFTS. COMPACT TO 95% MAXIMUM DRY DENSITY PER MODIFIED PROCTOR (ASTM D1557 AND D6938).

SUBBASE TESTING:

1. SPREAD AGGREGATE OVER PREPARED SUBGRADE TO A TOTAL COMPACTED THICKNESS OF 12-INCHES IN MAX. 8-INCH LIFTS AS REQUIRED TO ACHIEVE PROPOSED GRADES AND/OR MATCH EXISTING GRADES. REFER TO PAVING MATERIAL TABLE FOR SUBBASE MATERIAL SPECIFICATIONS. COMPACT PER PROJECT GEOTECHNICAL REPORT.
2. COMPLETE TESTS IN ACCORDANCE WITH ASTM D1557 AND D6938.
3. IF TESTS INDICATE WORK DOES NOT MEET SPECIFIED REQUIREMENTS, REMOVE WORK, REPLACE AND RE-TEST.
4. FREQUENCY OF TESTS:

A. FOR PAVED AREAS, AT LEAST ONE FIELD DENSITY TEST OF SUBBASE IN EACH COMPACTED FILL LAYER FOR EVERY 10,000 SQUARE FEET OF PAVED AREA, BUT NO LESS THAN THREE TESTS.

B. MOISTURE-DENSITY RELATIONSHIP TESTING SHOULD BE COMPLETED ONCE PER 250 CUBIC YARDS OF MATERIAL PLACED OR WHEN A CHANGE IN MATERIAL GRADATION IS NOTED.

HMA PAVEMENT PLACEMENT

1. HMA PAVEMENT MUST BE PLACED ON SURFACES WITH A MINIMUM TEMPERATURE OF 45° FARENHEIT.
2. HMA MIXTURE TEMPERATURE MUST BE BETWEEN 250° AND 325° FARENHEIT.

HMA PAVEMENT COMPACTION

1. FOLLOW THE GUIDELINES PROVIDED IN THE FOLLOWING TABLE:

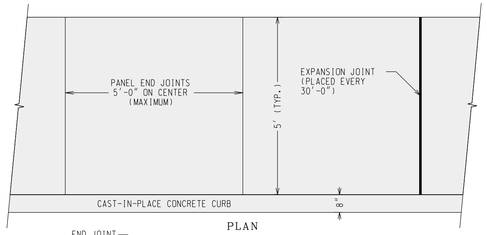
| PAVEMENT COURSE | OPTION 1 | | OPTION 2 |
|---|---|---|---|
| | THREE ROLLER TRAIN (STATIC) | | |
| | STEEL WHEEL ROLLERS | PNEUMATIC ROLLERS | VIBRATORY PASSES |
| BINDER | 8 | 3 | 6 |
| TOP | 6 | 3 | 4 |

2. THE RECOMMENDED NUMBER OF PASSES IS SUBJECT TO FIELD ADJUSTMENTS BY ENGINEER IN ORDER TO OBTAIN ADEQUATE DENSITIES.
3. ENGINEER RESERVES THE RIGHT TO REQUIRE CORE SAMPLES AND NUCLEAR DENSITY GAUGE TESTING TO CONFIRM PAVEMENT DENSITIES WITHIN A RANGE OF 92% TO 97% OF THE MIXTURE MAXIMUM THEORETICAL DENSITY (MMTD).
4. ONE VIBRATORY PASS IS DEFINED AS ONE MOVEMENT OF A SINGLE DRUM OF THE ROLLER OVER THE PAVEMENT SECTION IN EACH DIRECTION.
5. ONE STATIC PASS IS DEFINED AS ONE MOVEMENT OF THE ROLLER OVER THE PAVEMENT IN EACH DIRECTION.
6. COMPLETE ALL ROLLER PASSES BEFORE THE MAT TEMPERATURE FALLS BELOW 250° FARENHEIT.

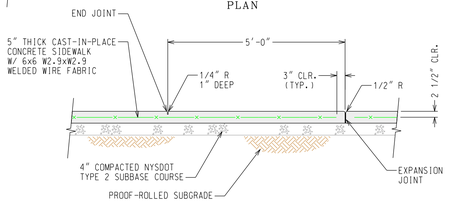
TACK COAT

1. TACK COAT STORED IN THE DISTRIBUTION TANK SHALL BE HEATED AND MAINTAINED AT A TEMPERATURE BETWEEN 85° FARENHEIT AND 160° FARENHEIT.
2. THE TACK COAT SHALL BE APPLIED TO A PREPARED CLEAN PAVEMENT.
3. THE TACK COAT SHALL NOT BE APPLIED ON WET PAVEMENT SURFACES OR WHEN THE SURFACE TEMPERATURE IS BELOW 40° FARENHEIT.
4. APPLICATION RATES ARE PROVIDED ON THE FOLLOWING TABLE:

| SURFACE TYPE | APPLICATION RATE (GAL/YD ) | |
|---|---|---|
| | DILUTED TACK COAT | STRAIGHT TACK COAT |
| NEW HOT MIX ASPHALT | 0.05-0.06 | 0.03-0.04 |
| MILLED SURFACES AND EXISTING HOT MIX ASPHALT | 0.08-0.10 | 0.05-0.06 |
| PORTLAND CEMENT CONCRETE | 0.08-0.10 | 0.05-0.06 |
| VERTICAL SERVICES | 0.09-0.11 | 0.06-0.07 |




PLAN




SECTION

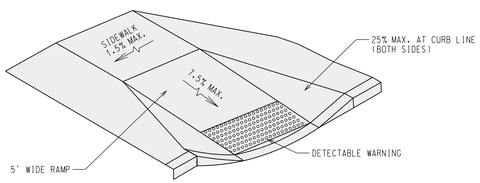
NOTES:

1. COMPRESSIVE STRENGTH OF CONCRETE SHALL BE 4,000 P.S.I. (MIN.).
2. SURFACE OF CONCRETE SIDEWALK SHALL HAVE A BROOM FINISH.
3. EXPANSION JOINTS SHALL BE NON-RISING, PREMOLDED MASTIC AND SHALL BE LOCATED ON 30'-0" CENTERS (MAX.).
4. FOR LOCATION OF ON-SITE SIDEWALKS REFER TO GRADING PLAN.
5. STEEL REINFORCEMENT SHALL BE POSITIONED AT MID-DEPTH OF SIDEWALK.
6. CONCRETE SURFACE SHALL BE SEALED WITH "SINAK SEALER S-102", OR PROJECT ENGINEER APPROVED EQUAL. PROVIDE SLIP RESISTANT COATING PER HILTON SPECIFICATIONS.

## CONCRETE SIDEWALK DETAIL

(PRIVATE PROPERTY)

SCALE: 1/2" = 1'-0"




## SIDEWALK CURB DETAIL

NOT TO SCALE

NOTE:

1. SLOPES ON BLENDED TRANSITIONS SHALL NOT BE STEEPER THAN 2% (1 ON 50) IN ANY DIRECTION

REFERENCES:

1. "SIDEWALK CURB RAMP DETAILS" AS PREPARED BY STATE OF NEW YORK DEPARTMENT OF TRANSPORTATION; SHEET NO. 608-01

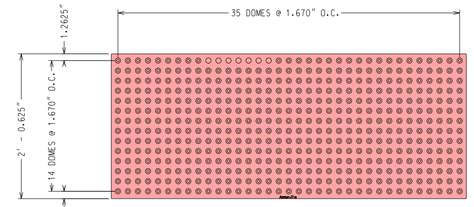
## PAVING MATERIAL TABLE

| ITEM | NYSDOT MATERIAL & SPECIFICATIONS ITEM No. | | THICKNESS | PLACEMENT |
|---|---|---|---|---|
| TOP | 402.1283 | DOT 12 F3 HMA | 1-1/2" | 1 LIFT, MECHANICALLY COMPACTED |
| BINDER | 402.2589 | DOT 25 F9 HMA | 2-1/2" | 1 LIFT, MECHANICALLY COMPACTED |
| SUBBASE | 304.12 | TYPE 2 SUBBASE | 12" | 2 LIFTS (MAX. 8-INCH LIFTS), 95% COMPACTION* |
| SUBGRADE | N/A | N/A | NA | PROOF ROLLED & EXHIBITING A FIRM STABLE SURFACE |

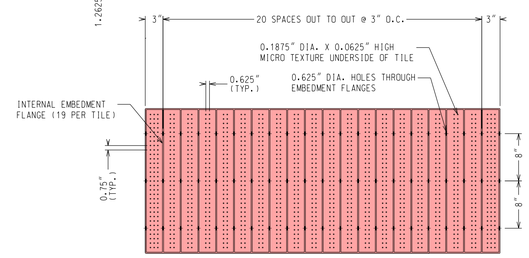
NA NOT APPLICABLE

* PER MODIFIED PROCTOR (ASTM D1557 AND D6938)

REFER TO PROJECT GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION. (GEOTECHNICAL EVALUATION REPORT - PROPOSED MANUFACTURING BUILDING'S STERI-PHARMA FACILITY, 429 SOUTH WEST STREET, SYRACUSE, NEW YORK, PREPARED BY KENNEY GEOTECHNICAL ENGINEERING SERVICES, PLLC, DATED JULY 15, 2015).




PLAN




REFLECTED PLAN

NOTES:

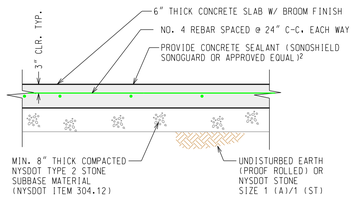
1. DETECTABLE WARNING SURFACE SHALL BE ARMOR-TILE DETECTABLE WARNING SURFACE TILE: 24" X 60" CAST IN PLACE INLINE DOME TACTILE TILE. PART NO. ADA-C-2460. ALTERNATIVE DETECTABLE WARNING FIELD MUST BE APPROVED BY PROJECT ENGINEER.
2. THE DETAILS PROVIDED ARE NOT DRAWN TO SCALE. THE QUANTITY OF DOMES DEPICTED ON THE DETECTABLE WARNING FIELD (THE DOMES AND THE ENTIRE 2 FT. LEVEL SURFACE) IS FOR ILLUSTRATION ONLY.
3. DETECTABLE WARNING FIELD DIMENSIONS

   THE SIZE OF THE DETECTABLE WARNING FIELD SHALL BE 2 FT. IN THE DIRECTION OF TRAVEL AND SHALL EXTEND THE FULL WIDTH OF THE CURB RAMP OR FLUSH SURFACE, EXCLUSIVE OF SIDE FLARES.
4. DETECTABLE WARNINGS LOCATIONS

   DETECTABLE WARNINGS SHALL BE LOCATED SO THAT THE EDGE OR ON CURB RAMP TYPE 1 AT LEAST ONE CORNER OF THE WARNING FIELD NEAREST TO THE ROADWAY IS 6 INCHES TO 9 INCHES FROM THE FRONT OF THE CURB OR THE EDGE (12 INCHES WHERE TRAVERSABLE CURB IS USED).

## DETECTABLE WARNING FIELD FOR CURB RAMP

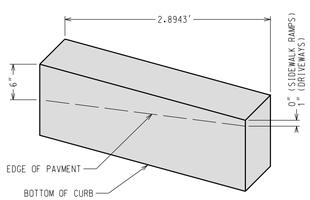
NOT TO SCALE




NOTES:

1. GRADING TO BE COORDINATED WITH SITE IMPROVEMENTS AND EXISTING OR PROPOSED DRAINAGE SYSTEM.
2. CONCRETE SEALANT SHALL BE APPLIED IN STRICT CONFORMANCE WITH MANUFACTURER'S SPECIFICATIONS.

## TYPICAL DRIVEWAY AND DUMPSTER PAD DETAIL

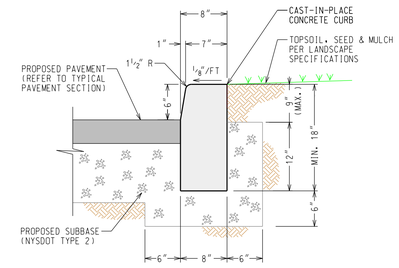



## CONCRETE TRANSITION CURB DETAIL

SCALE: 1" = 1'-0"

NOTE:

1. REF.: DOT STANDARD SHEET M609-4R1.

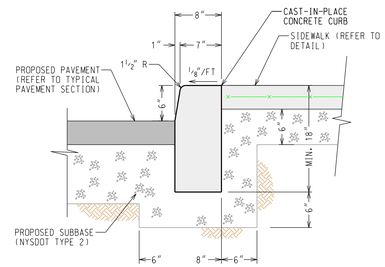



NOTES:

1. THE CONCRETE CURB SHALL MEET THE SPECIFICATIONS AND SIZE OF A NYSDOT TYPE "VF150" CURB.
2. CONTROL JOINTS AT A MINIMUM OF EVERY 10 FEET AND EXPANSION JOINTS AT A MINIMUM OF EVERY 30 FEET.

## CONCRETE CURB DETAIL

SCALE: 1" = 1'-0"




NOTES:

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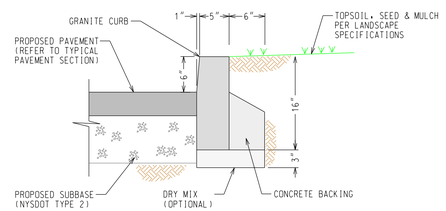
2. CONTROL JOINTS AT A MINIMUM OF EVERY 10 FEET AND EXPANSION JOINTS AT A MINIMUM OF EVERY 30 FEET.

## CONCRETE CURB AND SIDEWALK DETAIL

SCALE: 1" = 1'-0"




NOTES:

1. THE GRANITE CURB SHALL MEET THE SPECIFICATIONS AND SIZE OF A NYSDOT TYPE "C" CURB (NON-MOUNTABLE).
2. STONE OR PRECAST CURB USED ADJACENT TO FLEXIBLE PAVEMENT SHALL BE SET ON A CONTINOUS CONCRETE BACKING (1 3:6 MIX APPROXIMATE). THE CONTRACTOR SHALL HAVE THE OPTION OF USING A DRY CONCRETE MIX IN THE AREA SHOWN.
3. GRANITE CURBING SHALL BE USED AT LOCATIONS INDICATED ON PLANS.

## GRANITE CURB DETAIL

SCALE: 1" = 1'

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DATE:

REVISIONS:

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PROJECT: TWIN LAKES COMMERCIAL DEVELOPMENT

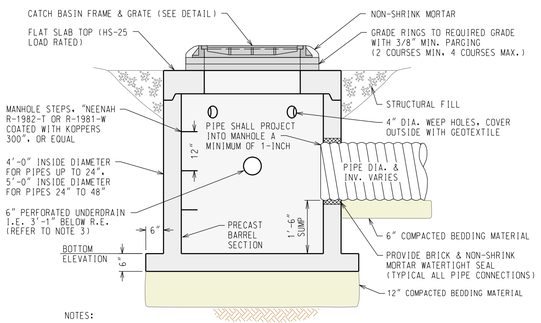
CLIENT: TWIN SHORES PROPERTIES, LLC

LOCATION: N. BURDICK STREET, TOWN OF MANLIUS, ONONDAGA COUNTY, NEW YORK

DRAWING TITLE: PAVING, GRADING & DRAINAGE DETAILS & SPECIFICATIONS

PROJECT No.: 2021054
SCALE: AS NOTED
DATE:
ENG'D BY: SKO
DRAWN BY: NAR
CHECKED BY: JED

SHEET NO. GD-3

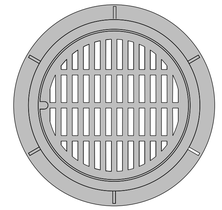



NOTES:

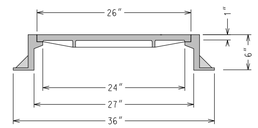
1. REFER TO SHEET GD-1. GD-2 AND GD-3 FOR CATCH BASIN RIM AND INVERT ELEVATIONS.
2. FOR MATERIAL SPECIFICATIONS. REFER TO SOIL & AGGREGATE TABLE ON SHEET RD-6.
3. CONTRACTOR TO COORDINATE LOCATION OF UNDERDRAIN CONNECTIONS WITH PROJECT ENGINEER.
4. ALL PRECAST CATCH BASIN MANHOLES SHALL COME FROM SOURCE ON NEW YORK STATE DEPARTMENT OF TRANSPORTATION APPROVED MATERIAL LIST.
5. ALL PRECAST CATCH BASIN STRUCTURES TO BE HS-25 LOAD RATED

## TYPICAL CATCH BASIN DETAIL

SCALE: 1" = 2'



PLAN



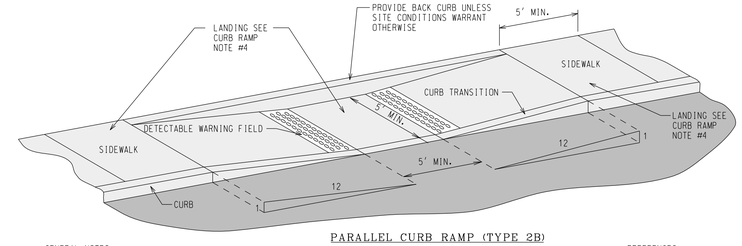

SECTION

## TYPICAL CATCH BASIN FRAME & GRATE

SCALE: 1" = 1'-0"

NOTE:

1. THE FRAME & GRATE SHALL BE EAST JORDAN IRON WORKS PART NUMBERS 1207 AND 1203M1. RESPECTIVELY. INLET FRAME AND GRATE RATED FOR HEAVY DUTY PERFORMANCE (HS-20). OR APPROVED EQUAL.




PARALLEL CURB RAMP (TYPE 2B)

GENERAL NOTES:

1. REFER TO SIDEWALK DETAIL FOR SIDEWALK CONSTRUCTION INFORMATION.
2. SIDEWALK CURB RAMP TYPE SHALL BE NYSDOT TYPE 2B AND LOCATIONS ARE AS SHOWN ON THE PLANS OR AS DIRECTED.
3. DO NOT PLACE SIGNAL POLES. SIGN POSTS. UTILITY POLES. FIRE HYDRANTS. ETC.. WITHIN THE RAMP OR SIDE FLARE AREAS.
4. THE SURFACE OF ALL SIDEWALK CURB RAMPS SHALL BE STABLE. FIRM. AND SLIP RESISTANT (E.G.. A COARSE. BROOM FINISH PERPENDICULAR TO THE RAMP SLOPE IS ACCEPTABLE ON CONCRETE CURB RAMPS).

SIDEWALK CURB RAMP CRITERIA NOTES:

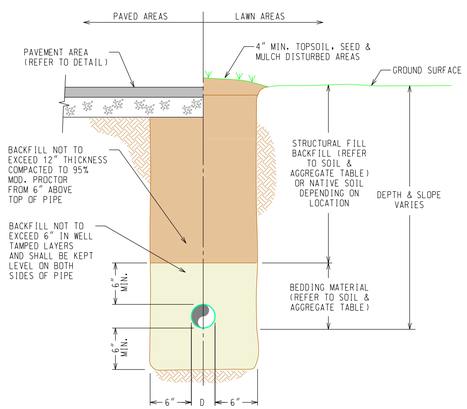
1. THE MAXIMUM SLOPE OF A SIDEWALK CURB RAMP IN NEW CONSTRUCTION SHALL BE 1V:12H.
2. THE MINIMUM WIDTH OF A SIDEWALK CURB RAMP SHALL BE 5'-0". EXCLUSIVE OF FLARED SIDES.
3. ALL SIDEWALK CURB RAMPS SHALL HAVE FLUSH. SMOOTH TRANSITIONS TO THE ADJACENT PAVEMENT SURFACE.
4. LANDINGS SHALL HAVE A MINIMUM CLEAR DIMENSION OF 5'-0" x 5'-0". THE MAXIMUM CROSS SLOPE AT LANDINGS IS 2 PERCENT IN ANY DIRECTION.

REFERENCES:

1. AMERICAN NATIONAL STANDARD - ACCESSIBLE AND USABLE BUILDING & FACILITIES (CABO/ANSI A117.1-1992): AMERICAN NATIONAL STANDARDS INSTITUTE. INC.
2. "SIDEWALK CURB RAMP DETAILS" AS PREPARED BY STATE OF NEW YORK DEPARTMENT OF TRANSPORTATION: SHEET No. M608-10.

## "TYPE 2B" CURB RAMP DETAIL

NOT TO SCALE




## TYPICAL TRENCH DETAIL

NOT TO SCALE

NOTES:

1. ALL EXCAVATION WORK SHALL BE IN CONFORMANCE WITH THE SPECIFICATIONS DETAILED IN OSHA'S STANDARDS AND INTERPRETATIONS. SUBPART P: SECTION 1926.650 THROUGH 26.652.
2. THE TRENCH SHALL BE EXCAVATED 4-INCHES DEEPER THAN THE FINAL PIPE INVERT OR MANHOLE BASE GRADE.
3. GROUNDWATER SHALL NOT BE PRESENT IN THE TRENCH DURING INSTALLATION AND BACKFILLING ACTIVITIES
4. A 4-INCH THICK BEDDING MATERIAL SHALL BE PLACED TO SUPPORT THE PIPE AND MANHOLES.
5. THE BEDDING MATERIAL SHALL BE A NATURALLY OR ARTIFICIALLY GRADED MIXTURE OF NATURAL OR CRUSHED GRAVEL. STONE. AND/OR SAND: PER NYS DOT SECTION 620.-2.05: EXCEPT WITH 100 PERCENT PASSING A 1-INCH SIEVE AND NOT MORE THAN 8 PERCENT PASSING A NO. 200 SIEVE.
6. THE BEDDING MATERIAL SHALL BE FIRMLY TAMPED USING A VIBRATORY PLATE TAMPER.
7. THE AREA UNDER THE PIPE CONNECTIONS (BELLS) SHALL BE HAND EXCAVATED SO THAT THE PIPE IS FULLY SUPPORTED BY THE BEDDING MATERIAL.
8. BEDDING SHALL BE PLACED TO A DEPTH OF AT LEAST 6 INCHES ABOVE THE TOP OF THE PIPE. CARE SHALL BE TAKEN SO THAT THE MATERIAL IS PACKED UNDER THE HAUNCHES OF THE PIPE. THE PIPE IS NOT TO BE MOVED DURING THE MATERIAL PLACEMENT.
9. THE REMAINING PORTION OF THE TRENCH SHALL BE BACKFILLED WITH NYSDOT TYPE 2 SUBBASE MATERIAL (ITEM No. 304.03). LARGE ROCKS. ORGANIC MATTER. AND/OR DEBRIS SHALL BE REMOVED FROM THE EXCAVATED MATERIAL BEFORE BACKFILLING. CARE SHALL BE TAKEN NOT TO DISTURB THE PIPE ALIGNMENT WHILE BACKFILLING.

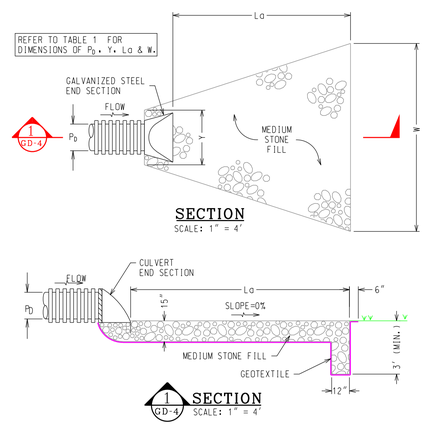
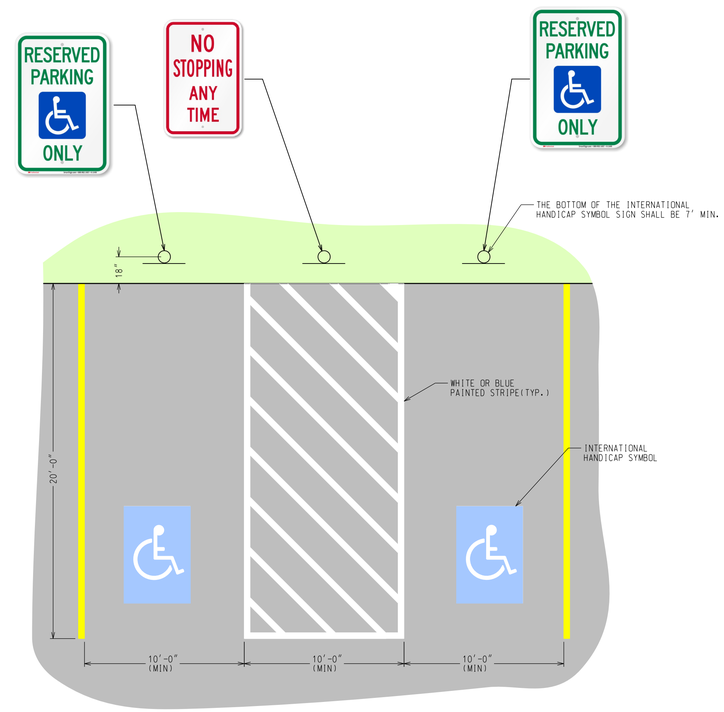



TABLE 1

| $P_b$ - PIPE DIA. (IN.) | Y(1) | Lo(2) | W(3) |
|---|---|---|---|
| 8" | 1'-8" | 2'-8" | 3'-4" |
| 10" | 2'-1" | 3'-4" | 4'-2" |
| 12" | 2'-6" | 4'-0" | 5'-0" |
| 15" | 3'-2" | 5'-0" | 6'-3" |
| 18" | 3'-9" | 6'-0" | 7'-6" |
| 24" | 5'-0" | 8'-0" | 10'-0" |
| 36" | 7'-6" | 12'-0" | 15'-0" |

(1) $Y=(2.5)(P_b)$
(2) $Lo=(4)(P_b)$
(3) $W=Lo+P_b$

## CULVERT INLET / OUTLET PROTECTION DETAILS




## HANDICAP ACCESSIBLE SPACE DETAIL

SCALE: NOT TO SCALE

PRELIMINARY
10-13-22
NOT FOR CONSTRUCTION

TDK Engineering Associates, PC
19 Genesee Street · Camillus, New York 13031 · PH: (315) 672-8726 · FX: (315) 672-8732
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REVISIONS: DATE:

NOTE: NO ALTERATION PERMITTED HEREON EXCEPT AS PROVIDED UNDER SECTION 7209 SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

PROJECT: TWIN LAKES COMMERCIAL DEVELOPMENT
CLIENT: TWIN SHORES PROPERTIES, LLC
LOCATION: N. BURDICK STREET, TOWN OF MANLIUS, ONONDAGA COUNTY, NEW YORK

DRAWING TITLE: PAVING, GRADING & DRAINAGE DETAILS

PROJECT No.: 2021054
SCALE: AS NOTED
DATE:
ENG'D BY: SKO
DRAWN BY: NAR
CHECKED BY: JEO

SHEET NO. GD-4

ADVANCED DRAINAGE SYSTEMS, INC.

## STORMTECH CHAMBER SPECIFICATIONS

1. CHAMBERS SHALL BE STORMTECH SC-740 OR SC-310.
2. CHAMBERS SHALL BE MANUFACTURED FROM VIRGIN POLYPROPYLENE OR POLYETHYLENE RESINS.
3. CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORT PANELS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
4. THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
5. CHAMBERS SHALL MEET ASTM F2922 (POLYETHYLENE) OR ASTM F2418-16 (POLYPROPYLENE), "STANDARD SPECIFICATION FOR THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
6. CHAMBERS SHALL BE DESIGNED AND ALLOWABLE LOADS DETERMINED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
7. ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. THE CHAMBER MANUFACTURER SHALL SUBMIT THE FOLLOWING UPON REQUEST TO THE SITE DESIGN ENGINEER FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE:
   a. A STRUCTURAL EVALUATION SEALED BY A REGISTERED PROFESSIONAL ENGINEER THAT DEMONSTRATES THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.95 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD, THE MINIMUM REQUIRED BY ASTM F2787 AND BY AASHTO FOR THERMOPLASTIC PIPE.
   b. A STRUCTURAL EVALUATION SEALED BY A REGISTERED PROFESSIONAL ENGINEER THAT DEMONSTRATES THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET. THE 50 YEAR CREEP MODULUS DATA SPECIFIED IN ASTM F2418 OR ASTM F2922 MUST BE USED AS PART OF THE AASHTO STRUCTURAL EVALUATION TO VERIFY LONG-TERM PERFORMANCE.
   c. STRUCTURAL CROSS SECTION DETAIL ON WHICH THE STRUCTURAL EVALUATION IS BASED.
8. CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.

## IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF THE SC-310/SC-740 SYSTEM

1. STORMTECH SC-310 & SC-740 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
2. STORMTECH SC-310 & SC-740 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
3. CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR AN EXCAVATOR SITUATED OVER THE CHAMBERS. STORMTECH RECOMMENDS 3 BACKFILL METHODS:
   - STONESHOOTER LOCATED OFF THE CHAMBER BED.
   - BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
   - BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OR EXCAVATOR.
4. THE FOUNDATION STONE SHALL BE LEVELED AND COMPACTED PRIOR TO PLACING CHAMBERS.
5. JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
6. MAINTAIN MINIMUM - 6" (150 mm) SPACING BETWEEN THE CHAMBER ROWS.
7. EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE 3/4-2" (20-50 mm).
8. THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIALS BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
9. ADS RECOMMENDS THE USE OF "FLEXSTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

## NOTES FOR CONSTRUCTION EQUIPMENT

1. STORMTECH SC-310 & SC-740 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
2. THE USE OF CONSTRUCTION EQUIPMENT OVER SC-310 & SC-740 CHAMBERS IS LIMITED:
   - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
   - NO RUBBER TIRED LOADERS, DUMP TRUCKS, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
   - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
3. FULL 36" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.

**USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO THE CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.**

CONTACT STORMTECH AT 1-888-892-2694 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.

*NOTES:*

*1. 36" (900 mm) of stabilized cover materials over the chambers is required for full dump truck travel and dumping.*

*2. During paving operations, dump truck axle loads on 18" (450 mm) of cover may be necessary. Precautions should be taken to avoid rutting of the road base layer, to ensure that compaction requirements have been met, and that a minimum of 18" (450 mm) of cover exists over the chambers. Contact StormTech for additional guidance on allowable axle loads during paving.*

*3. Ground pressure for track dozers is the vehicle operating weight divided by total ground contact area for both tracks. Excavators will exert higher ground pressures based on loaded bucket weight and boom extension.*

*4. Mini-excavators (< 8,000lbs/3,628 kg) can be used with at least 12" (300 mm) of stone over the chambers and are limited by the maximum ground pressures in Table 2 based on a full bucket at maximum boom extension.*

*5. Storage of materials such as construction materials, equipment, spoils, etc. should not be located over the StormTech system. The use of equipment over the StormTech system not covered in Table 2 (ex. soil mixing equipment, cranes, etc) is limited. Please contact StormTech for more information.*

*6. Allowable track loads based on vehicle travel only. Excavators shall not operate on chamber beds until the total backfill reaches 3 feet (900 mm) over the entire bed.*

**Table 2** - Maximum Allowable Construction Vehicle Loads[5]

| Material Location | Fill Depth over Chambers in. [mm] | Maximum Allowable Wheel Loads | | Maximum Allowable Track Loads[6] | | Maximum Allowable Roller Loads |
|---|---|---|---|---|---|---|
| | | Max Axle Load for Trucks lbs [kN] | Max Wheel Load for Loaders lbs [kN] | Track Width in. [mm] | Max Ground Pressure psf [kPa] | Max Drum Weight or Dynamic Force lbs [kN] |
| Ⓓ **Final Fill Material** | 36" [900] Compacted | 32,000 [142] | 16,000 [71] | 12" [305]<br>18" [457]<br>24" [610]<br>30" [762]<br>36" [914] | 3420 [164]<br>2350 [113]<br>1850 [89]<br>1510 [72]<br>1310 [63] | 38,000 [169] |
| Ⓒ **Initial Fill Material** | 24" [600] Compacted | 32,000 [142] | 16,000 [71] | 12" [305]<br>18" [457]<br>24" [610]<br>30" [762]<br>36" [914] | 2480 [119]<br>1770 [85]<br>1430 [68]<br>1210 [58]<br>1070 [51] | 20,000 [89] |
| | 24" [600] Loose/Dumped | 32,000 [142] | 16,000 [71] | 12" [305]<br>18" [457]<br>24" [610]<br>30" [762]<br>36" [914] | 2245 [107]<br>1625 [78]<br>1325 [63]<br>1135 [54]<br>1010 [48] | 20,000 [89]<br>Roller gross vehicle weight not to exceed 12,000 lbs. [53 kN] |
| | 18" [450] | 32,000 [142] | 16,000 [71] | 12" [305]<br>18" [457]<br>24" [610]<br>30" [762]<br>36" [914] | 2010 [96]<br>1480 [71]<br>1220 [58]<br>1060 [51]<br>950 [45] | 20,000 [89]<br>Roller gross vehicle weight not to exceed 12,000 lbs. [53 kN] |
| Ⓑ **Embedment Stone** | 12" [300] | 16,000 [71] | NOT ALLOWED | 12" [305]<br>18" [457]<br>24" [610]<br>30" [762]<br>36" [914] | 1540 [74]<br>1190 [57]<br>1010 [48]<br>910 [43]<br>840 [40] | 20,000 [89]<br>Roller gross vehicle weight not to exceed 12,000 lbs. [53 kN] |
| | 6" [150] | 8,000 [35] | NOT ALLOWED | 12" [305]<br>18" [457]<br>24" [610]<br>30" [762]<br>36" [914] | 1070 [51]<br>900 [43]<br>800 [38]<br>760 [36]<br>720 [34] | NOT ALLOWED |

**Table 3** - Placement Methods and Descriptions

| Material Location | Placement Methods/ Restrictions | Wheel Load Restrictions | Track Load Restrictions | Roller Load Restrictions |
|---|---|---|---|---|
| | | See Table 2 for Maximum Construction Loads | | |
| Ⓓ **Final Fill Material** | A variety of placement methods may be used. All construction loads must not exceed the maximum limits in Table 2. | 36" (900 mm) minimum cover required for dump trucks to dump over chambers. | Dozers to push parallel to rows until 36" (900mm) compacted cover is reached.[4] | Roller travel parallel to rows only until 36" (900 mm) compacted cover is reached. |
| Ⓒ **Initial Fill Material** | Excavator positioned off bed recommended. Small excavator allowed over chambers. Small dozer allowed. | Asphalt can be dumped into paver when compacted pavement subbase reaches 18" (450 mm) above top of chambers. | Small LGP track dozers & skid loaders allowed to grade cover stone with at least 6" (150 mm) stone under tracks at all times. Equipment must push parallel to rows at all times. | Use dynamic force of roller only after compacted fill depth reaches 12" (300 mm) over chambers. Roller travel parallel to chamber rows only. |
| Ⓑ **Embedment Stone** | No equipment allowed on bare chambers. Use excavator or stone conveyor positioned off bed or on foundation stone to evenly fill around all chambers to at least the top of chambers. | No wheel loads allowed. Material must be placed outside the limits of the chamber bed. | No tracked equipment is allowed on chambers until a min. 6" (150 mm) cover stone is in place. | No rollers allowed. |
| Ⓐ **Foundation Stone** | No StormTech restrictions. Contractor responsible for any conditions or requirements by others relative to subgrade bearing capacity, dewatering or protection of subgrade. | | | |

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#11010 09/20 CS

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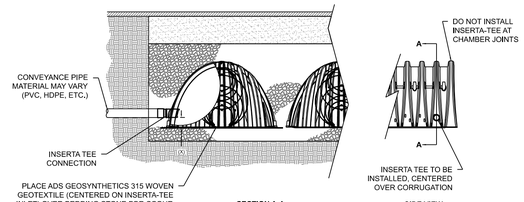
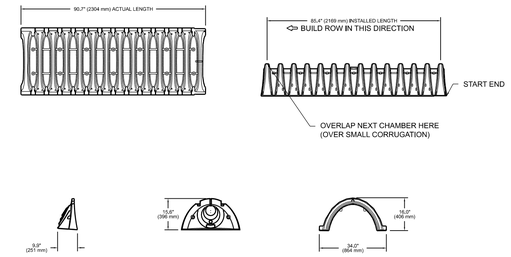



| CHAMBER | MAX DIAMETER OF INSERTA TEE | HEIGHT FROM BASE OF CHAMBER (X) |
|---|---|---|
| SC-310 | 6" (150 mm) | 4" (100 mm) |
| SC-740 | 10" (250 mm) | 4" (100 mm) |
| DC-780 | 10" (250 mm) | 4" (100 mm) |
| MC-3500 | 12" (300 mm) | 6" (150 mm) |
| MC-4500 | 12" (300 mm) | 8" (200 mm) |
| INSERTA TEE FITTINGS AVAILABLE FOR SDR 26, SDR 35, SCH 40 IPS GASKETED & SOLVENT WELD, N-12, HP STORM, C-900 OR DUCTILE IRON | | |

**NOTE:**
PART NUMBERS WILL VARY BASED ON INLET PIPE MATERIALS. CONTACT STORMTECH FOR MORE INFORMATION.

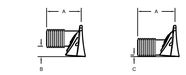
INSERTA-TEE SIDE INLET DETAIL




**NOMINAL CHAMBER SPECIFICATIONS**

| | | |
|---|---|---|
| SIZE (W X H X INSTALLED LENGTH) | 34.0" X 16.0" X 85.4" | (864 mm X 406 mm X 2169 mm) |
| CHAMBER STORAGE | 14.7 CUBIC FEET | (0.42 m³) |
| MINIMUM INSTALLED STORAGE* | 31.0 CUBIC FEET | (0.88 m³) |
| WEIGHT | 35.0 lbs. | (16.8 kg) |

*ASSUMES 6" (152 mm) ABOVE, BELOW, AND BETWEEN CHAMBERS




PRE-FAB STUBS AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"
PRE-FAB STUBS AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"
PRE CORED END CAPS END WITH "PC"

| PART # | STUB | A | B | C |
|---|---|---|---|---|
| SC310EPE06T / SC310EPE06TPC | 6" (150 mm) | 9.6" (244 mm) | 5.8" (147 mm) | --- |
| SC310EPE06B / SC310EPE06BPC | | | --- | 0.5" (13 mm) |
| SC310EPE08T / SC310EPE08TPC | 8" (200 mm) | 11.9" (302 mm) | 3.5" (89 mm) | --- |
| SC310EPE08B / SC310EPE08BPC | | | --- | 0.6" (15 mm) |
| SC310EPE10T / SC310EPE10TPC | 10" (250 mm) | 12.7" (323 mm) | 1.4" (36 mm) | --- |
| SC310EPE10B / SC310EPE10BPC | | | --- | 0.7" (18 mm) |
| SC310EPE12B | 12" (300 mm) | 13.5" (343 mm) | --- | 0.9" (23 mm) |

ALL STUBS, EXCEPT FOR THE SC310EPE12B ARE PLACED AT BOTTOM OF END CAP SUCH THAT THE OUTSIDE DIAMETER OF THE STUB IS FLUSH WITH THE BOTTOM OF THE END CAP. FOR ADDITIONAL INFORMATION CONTACT STORMTECH AT 1-888-892-2694.

* FOR THE SC310EPE12B THE 12" (300 mm) STUB LIES BELOW THE BOTTOM OF THE END CAP APPROXIMATELY 0.25" (6 mm). BACKFILL MATERIAL SHOULD BE REMOVED FROM BELOW THE N-12 STUB SO THAT THE FITTING SITS LEVEL.

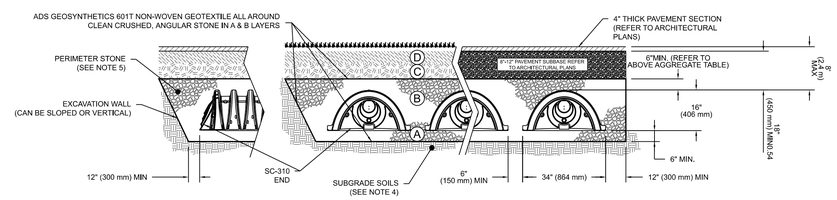
NOTE: ALL DIMENSIONS ARE NOMINAL

SC-310 TECHNICAL SPECIFICATIONS

## ACCEPTABLE FILL MATERIALS: STORMTECH SC-310 CHAMBER SYSTEMS

| MATERIAL LOCATION | | DESCRIPTION | AASHTO MATERIAL CLASSIFICATIONS | COMPACTION / DENSITY REQUIREMENT |
|---|---|---|---|---|
| D | **FINAL FILL:** FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER | ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS, CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS. | N/A | PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS. |
| C | **INITIAL FILL:** FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 18" (450 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER. | GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE.<br>MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER. | AASHTO M145[1]<br>A-1, A-2-4, A-3<br>OR<br>AASHTO M43[1]<br>3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10 | BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN). |
| B | **EMBEDMENT STONE:** FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE. | CLEAN, CRUSHED, ANGULAR STONE | AASHTO M43[1]<br>3, 357, 4, 467, 5, 56, 57 | NO COMPACTION REQUIRED. |
| A | **FOUNDATION STONE:** FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER. | CLEAN, CRUSHED, ANGULAR STONE | AASHTO M43[1]<br>3, 357, 4, 467, 5, 56, 57 | PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE.[2,3] |

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.




## NOTES:

1. SC-310 CHAMBERS SHALL CONFORM TO THE REQUIREMENTS OF ASTM F2418 "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS", OR ASTM F2922 "STANDARD SPECIFICATION FOR POLYETHYLENE (PE) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
2. SC-310 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. "ACCEPTABLE FILL MATERIALS" TABLE ABOVE PROVIDES MATERIAL LOCATIONS, DESCRIPTIONS, GRADATIONS, AND COMPACTION REQUIREMENTS FOR FOUNDATION, EMBEDMENT, AND FILL MATERIALS.
4. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
5. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
6. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.

**PRELIMINARY**
10-13-22
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SC-310 CROSS SECTION DETAIL

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REVISIONS:
1
2
3
4
5
6

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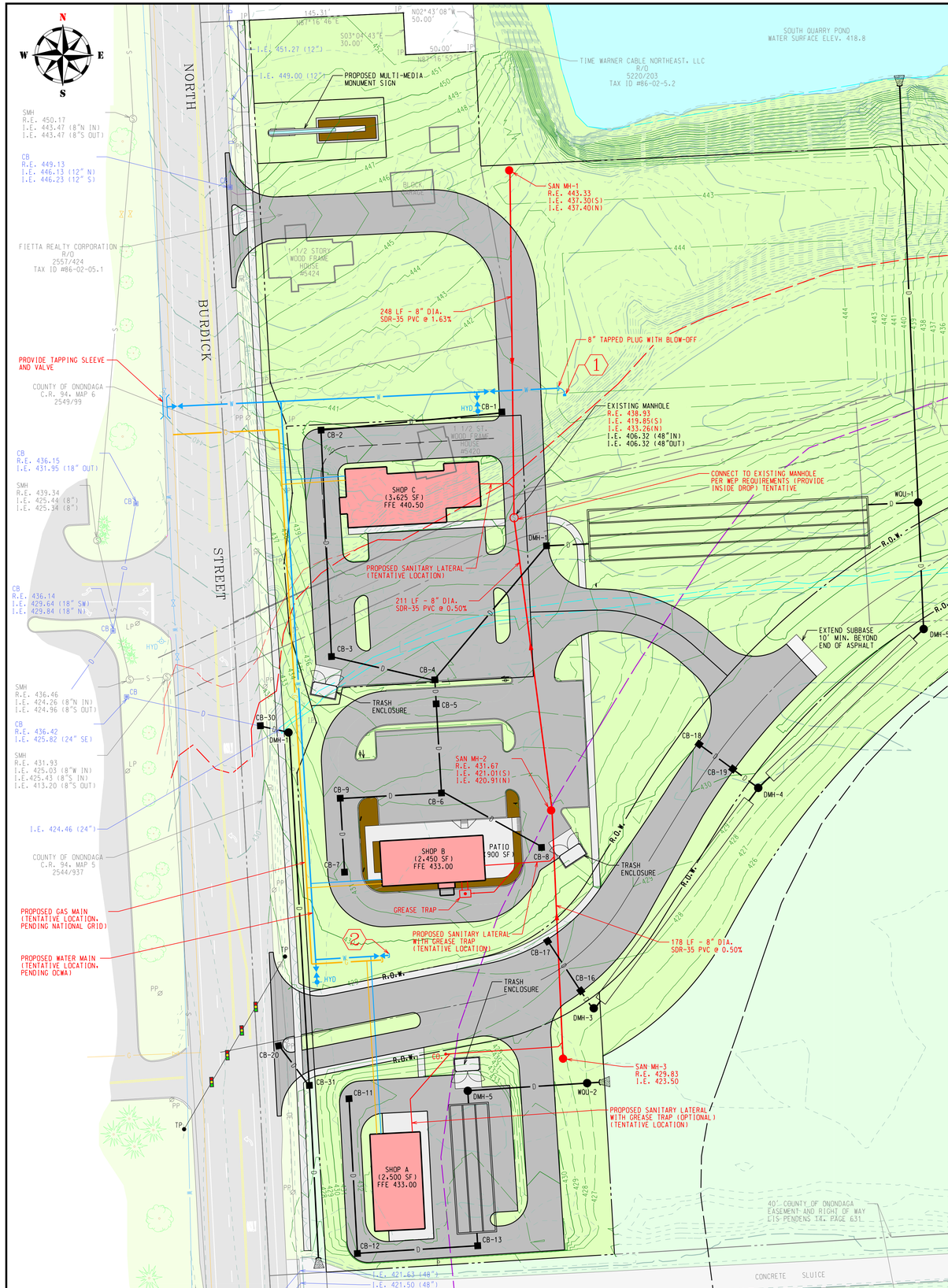
PROJECT: TWIN LAKES COMMERCIAL DEVELOPMENT
CLIENT: TWIN SHORES PROPERTIES, LLC
LOCATION: N. BURDICK STREET, TOWN OF MANLIUS, ONONDAGA COUNTY, NEW YORK

DRAWING TITLE: PAVING, GRADING & DRAINAGE DETAILS & SPECIFICATIONS

PROJECT No.: 2021054
SCALE: AS NOTED
DATE:
ENG'D BY: SKO
DRAWN BY: NAR
CHECKED BY: JED

SHEET NO.
GD-5




# UTILITY PLAN

1" = 40'

40 0 40 80

SCALE FEET

## KEY

| EXISTING | | EXISTING | | PROPOSED | | PROPOSED | |
|---|---|---|---|---|---|---|---|
| | PROPERTY LINE | R.E. | RIM ELEVATION | | PROPERTY LINE | | WATER VALVE |
| R.O.W. | RIGHT-OF-WAY LINE | I.E. | INVERT ELEVATION | R.O.W. | RIGHT-OF-WAY LINE | HYD | HYDRANT |
| | EASEMENT LINE | HYD | HYDRANT | | EASEMENT LINE | 1 | BACTERIOLOGICAL SAMPLING POINT |
| JOHN SMITH R/O | REPUTED OWNER | | WATER VALVE | 395 | TOPOGRAPHIC CONTOUR | | DRAINAGE PIPE |
| IP | IRON PIN | | GAS VALVE | S | SANITARY SEWER | | DRAINAGE SWALE |
| 395 | TOPOGRAPHIC CONTOUR | OE | OVERHEAD ELECTRIC | | SANITARY MANHOLE | | CATCH BASIN |
| S | SANITARY SEWER | PP | POWER POLE | R.E. | RIM ELEVATION | | |
| W | WATER MAIN | LP | LIGHT POLE | I.E. | INVERT ELEVATION | | |
| G | GAS MAIN | D | DRAINAGE PIPE | CO. | CLEANOUT | | |
| S | SANITARY MANHOLE | CB | CATCH BASIN | W | WATER MAIN | | |
| | 100 YEAR FLOOD LINE (ZONE AE) | | FLOODWAY LINE | G | GAS MAIN | | |

BASEMAP REFERENCES:

1. TOWN OF MANLIUS ZONING MAP, 2016 ZONING.
2. "BOUNDARY SURVEY", PREPARED BY CNY LAND SURVEYING, DATED 12/28/21.
3. SYRACUSE-ONONDAGA COUNTY GIS ON THE WEB, DATED 2021.

PRELIMINARY
10-13-22
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twin shores

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PROJECT: TWIN LAKES COMMERCIAL DEVELOPMENT

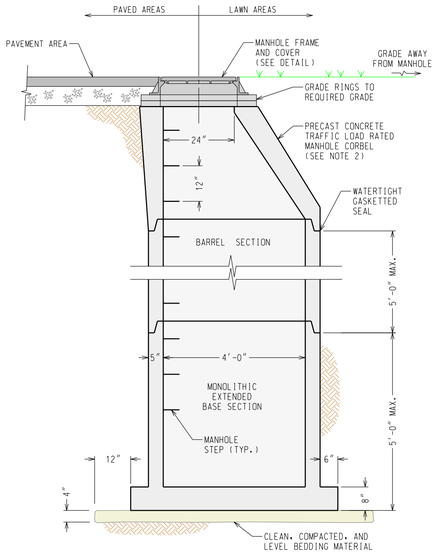
CLIENT: TWIN SHORES PROPERTIES, LLC

LOCATION: N. BURDICK STREET, TOWN OF MANLIUS, ONONDAGA COUNTY, NEW YORK

DRAWING TITLE: UTILITY PLAN

| | |
|---|---|
| PROJECT No.: | 2021054 |
| SCALE: | AS NOTED |
| DATE: | |
| ENG'D BY: | SKO |
| DRAWN BY: | DKC |
| CHECKED BY: | JED |

SHEET NO. UP-1

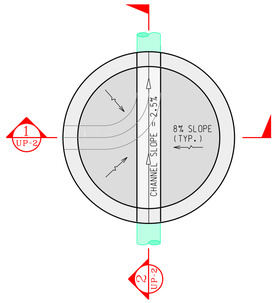



## STANDARD PRECAST CONCRETE MANHOLE

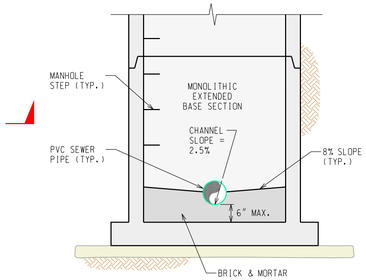
SCALE: 1" = 2'

NOTES:

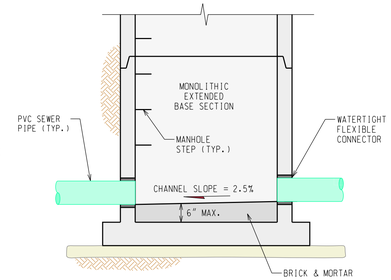
1. CONCRETE AND REINFORCEMENT SHALL MEET THE SPECIFICATIONS OF ASTM C478-85A.
2. A PRECAST CONCRETE TOP SLAB MAY BE SUBSTITUTED FOR THE ECCENTRIC CORBEL (CONE) AND BARREL SECTION (REFER TO MATERIAL SPECIFICATION NUMBER 2).
3. ALL PRECAST CONCRETE STRUCTURES SHALL BE HS-25 LOAD RATED.




PLAN




1 UP-2 SECTION



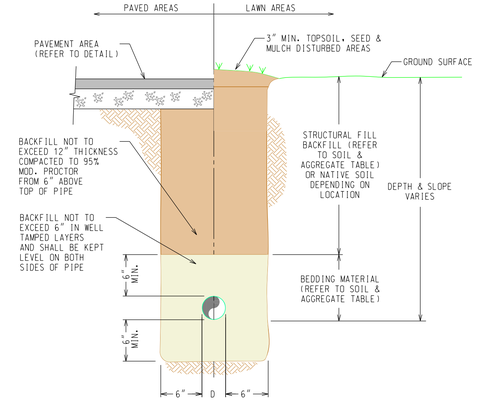

2 UP-2 SECTION

## MANHOLE BENCH & CHANNEL DETAILS

SCALE: 1" = 2'

NOTES:

1. FORM FLOW CHANNEL WITH BRICK AND MORTAR IN CONFIGURATION SHOWN. SLOPE BENCHES AT LEAST 1" FROM MANHOLE WALL TO EDGE OF FLOW CHANNEL.
2. OPENINGS FOR PIPE TO BE PRECAST OR MACHINE CORED. SEAL PIPE OPENINGS WITH A WATERTIGHT FLEXIBLE CONNECTOR.
3. THE BENCH AND CHANNEL SHALL BE CONSTRUCTED AFTER THE MANHOLE HAS BEEN TESTED AND INSPECTED.
4. FLOW CHANNELS ARE TO ALLOW SMOOTH FLOW WITH NO OBSTRUCTIONS.

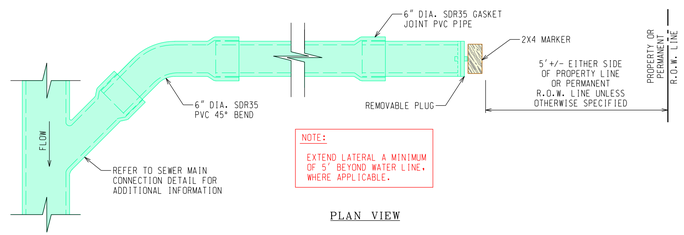



## TYPICAL TRENCH DETAIL

NOT TO SCALE

NOTES:

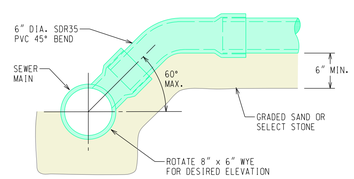
1. ALL EXCAVATION WORK SHALL BE IN CONFORMANCE WITH THE SPECIFICATIONS DETAILED IN OSHA'S STANDARDS AND INTERPRETATIONS, SUBPART P: SECTION 1926.650 THROUGH 26.652.
2. THE TRENCH SHALL BE EXCAVATED 4-INCHES DEEPER THAN THE FINAL PIPE INVERT OR MANHOLE BASE GRADE.
3. GROUNDWATER SHALL NOT BE PRESENT IN THE TRENCH DURING INSTALLATION AND BACKFILLING ACTIVITIES
4. A 4-INCH THICK BEDDING MATERIAL SHALL BE PLACED TO SUPPORT THE PIPE AND MANHOLES.
5. THE BEDDING MATERIAL SHALL BE A NATURALLY OR ARTIFICIALLY GRADED MIXTURE OF NATURAL OR CRUSHED GRAVEL, STONE, AND/OR SAND: PER NYS DOT SECTION 620.-2.05: EXCEPT WITH 100 PERCENT PASSING A 1-INCH SIEVE AND NOT MORE THAN 8 PERCENT PASSING A NO. 200 SIEVE.
6. THE BEDDING MATERIAL SHALL BE FIRMLY TAMPED USING A VIBRATORY PLATE TAMPER.
7. THE AREA UNDER THE PIPE CONNECTIONS (BELLS) SHALL BE HAND EXCAVATED SO THAT THE PIPE IS FULLY SUPPORTED BY THE BEDDING MATERIAL.
8. BEDDING SHALL BE PLACED TO A DEPTH OF AT LEAST 6 INCHES ABOVE THE TOP OF THE PIPE. CARE SHALL BE TAKEN SO THAT THE MATERIAL IS PACKED UNDER THE HAUNCHES OF THE PIPE. THE PIPE IS NOT TO BE MOVED DURING THE MATERIAL PLACEMENT.
9. THE REMAINING PORTION OF THE TRENCH SHALL BE BACKFILLED WITH NYSDOT STRUCTURAL FILL MATERIAL (ITEM No. 203.21). LARGE ROCKS, ORGANIC MATTER, AND/OR DEBRIS SHALL BE REMOVED FROM THE EXCAVATED MATERIAL BEFORE BACKFILLING. CARE SHALL BE TAKEN NOT TO DISTURB THE PIPE ALIGNMENT WHILE BACKFILLING.




NOTE:

EXTEND LATERAL A MINIMUM OF 5' BEYOND WATER LINE, WHERE APPLICABLE.

PLAN VIEW



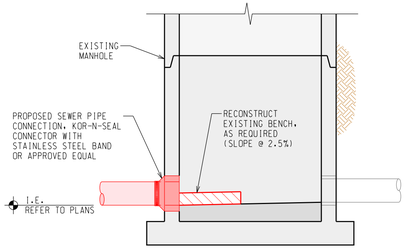

SECTION

NOTE:

END OF HOUSE LATERAL SHALL BE LOCATED ON THE RECORD DRAWINGS BY DISTANCE FROM DOWNSTREAM LATERAL OR NEAREST DOWNSTREAM MANHOLE AND OFFSET FROM MAIN LINE SEWER. DEPTH OF 2X4 MARKER TO EXTEND FROM INVERT TO FINISH GRADE (MIN.).

## TYPICAL LATERAL DETAIL

NOT TO SCALE




## CONNECTION TO EXISTING MANHOLE MH-1 DETAIL

SCALE: 1" = 2'

## SANITARY SPECIFICATIONS

GENERAL NOTES:

1. SUBSTITUTIONS AND/OR MATERIALS BY DIFFERENT MANUFACTURER'S MAY BE USED PROVIDED THEY MEET THE PERFORMANCE REQUIREMENTS AND ARE PRE-APPROVED BY THE TOWN AND THE PROJECT ENGINEER.

MATERIAL SPECIFICATIONS:

1. ALL 8" GRAVITY SEWER PIPE SHALL BE SDR-35 POLYVINYL CHLORIDE (PVC) PIPE CONFORMING TO ASTM D-3034 SPECIFICATIONS WITH INTEGRAL BELL AND GASKET JOINTS.
2. THE MANHOLES SHALL BE 4-FOOT INSIDE DIAMETER AND SHALL CONFORM WITH ASTM C478 STANDARDS FOR CONCRETE AND REINFORCEMENT. THE MANHOLE SHALL CONSIST OF THREE PARTS: THE BASE, THE BARREL(S) AND THE TOP SLAB (OR CORBEL).

   EACH MANHOLE BASE WILL BE INDIVIDUALLY CAST TO MEET DEPTH AND PIPE INVERT REQUIREMENTS. ALL JOINTS SHALL BE SEALED AGAINST INFILTRATION BY USING EITHER AN "O" RING RUBBER GASKET OR A BUTYL JOINT SEALANT THAT COMPLETELY FILLS THE JOINT.

   INLET AND OUTLET PIPE ENTRIES TO THE MANHOLE WILL BE FITTED WITH A FLEXIBLE WATERTIGHT GASKET THAT ALLOWS FOR SETTLEMENT OF THE PIPE AND/OR MANHOLE.
3. THE SANITARY MANHOLE FRAMES AND COVERS SHALL BE "NEENAH MODEL NO. R-1695" AND RATED FOR HEAVY DUTY USE WITH VENTED COVERS MARKED "SANITARY SEWER" AS MANUFACTURED BY THE NEENAH FOUNDRY COMPANY.
4. ALL PRECAST SANITARY MANHOLES SHALL COME FROM SOURCE ON NEW YORK STATE DEPARTMENT OF TRANSPORTATION APPROVED MATERIAL LIST.
5. ALL PRECAST CONCRETE STRUCTURES SHALL BE HS-25 LOAD RATED.

INSPECTION, TESTING & CERTIFICATION:

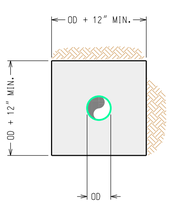
1. THE INSTALLED SYSTEM SHALL BE INSPECTED/TESTED AS REQUIRED BY THE TOWN. THE PROJECT ENGINEER SHALL INSPECT THE INSTALLED PIPE PRIOR TO BACKFILLING.
2. THE PROJECT ENGINEER WILL BE PRESENT FOR THE FOLLOWING TESTING METHODS:

   - DEFLECTION TEST: SHALL BE REQUIRED IF DETERMINED TO BE NECESSARY BY PROJECT ENGINEER.

   - AN INFILTRATION TEST OR LOW PRESSURE TEST SHALL BE COMPLETED ON THE SEWER MAIN. A VACUUM TEST SHALL BE PERFORMED ON ALL MANHOLES.

     THE INFILTRATION TEST OR LOW PRESSURE TEST SHALL BE COMPLETED FOLLOWING THE STANDARDS DESCRIBED IN THE "RECOMMENDED STANDARDS FOR WASTEWATER FACILITIES- 1990 EDITION" (10 STATE STANDARDS), NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (DEC) AND THE ONONDAGA COUNTY DEPARTMENT OF HEALTH.

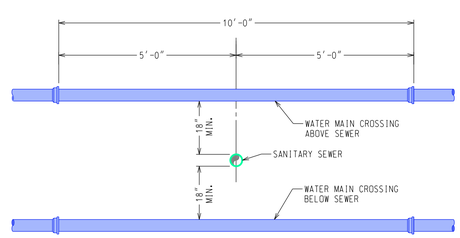
     THE LOW PRESSURE TEST SHALL BE COMPLETED ON THE GRAVITY PIPING FOLLOWING THE STANDARDS DESCRIBED IN ASTM F 141? - 92




OD - OUTSIDE DIAMETER OF PIPE

## CONCRETE ENCASEMENT DETAIL

SCALE: 1" = 1'




## WATER/SEWER CROSSING DETAIL

SCALE: 1" = 2'

NOTES:

1. SANITARY SEWER TO BE CONCRETE ENCASED (SEE DETAIL) IF 18-INCHES MINIMUM SEPARATION IS NOT MAINTAINED.
2. SEWER TO BE CENTERED BETWEEN WATER MAIN JOINTS.
3. HORIZONTAL SEPERATION SHALL BE 10 FEET MINIMUM EDGE TO EDGE BETWEEN SEWER AND WATER/DRAINAGE.

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REVISIONS: 1 DATE:

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PROJECT: TWIN LAKES COMMERCIAL DEVELOPMENT
CLIENT: TWIN SHORES PROPERTIES, LLC
LOCATION: N. BURDICK STREET, TOWN OF MANLIUS, ONONDAGA COUNTY, NEW YORK

DRAWING TITLE: SEWAGE COLLECTION SYSTEM DETAILS & SPECIFICATIONS

PROJECT No.: 2021054
SCALE: AS NOTED
DATE:
ENG'D BY: SKO
DRAWN BY: NAR
CHECKED BY: JED

SHEET NO. UP-2

DRAFT

# STORMWATER POLLUTION PREVENTION PLAN FOR CONSTRUCTION ACTIVITIES

## TWIN LAKES – PROPOSED COMMERCIAL DEVELOPMENT

### Town of Manlius, Onondaga County, New York

Prepared for:

Twin Shores Properties, LLC
1333 13th Street
East Moline, IL 61244

Prepared by:

TDK Engineering Associates, PC
19 Genesee Street
Camillus, New York 13031
PH: (315) 672-8726
TDK Project No.: 2021054

June 30, 2022
Updated: October 13, 2022

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## INTRODUCTION

Twin Shores Properties, LLC (Twin Shores) proposes to construct a commercial development upon 9.83 acres of a 129.80-acre parcel of land located in the Town of Manlius, Onondaga County, New York. The site is located on the east side of North Burdick Street (CR 94) and is adjacent to the northern boundary of the Village of Fayetteville. In general, the project includes the construction of three (3) commercial buildings that will be occupied by restaurant and retail establishments. Refer to the *Site Location Map* provided in *Appendix 1* and the attached *Site Plan* (*Sheet SP-1*) for additional information.

This report outlines the methodology for controlling storm water discharges from the site in accordance with the State Pollution Discharge Elimination System's (SPDES) *General Permit for Stormwater Discharges from Construction Activity* (GP-0-20-001) administered by the NYSDEC. It includes storm water design information, erosion and sediment control feature requirements, construction details, and inspection and maintenance procedures to be incorporated into the reclamation of the former quarry site.

According to the State's *Cultural Resource Information System* (*CRIS*) data base, the subject site is not located within an archeologically and culturally sensitive area. However, a request for project review was submitted to the Office of Parks, Recreation and Historic Preservation's (OPRHP) in order to verify that the proposed project does not impact archeological and/or historic resources. Upon the completion of their review, OPRHP issued a determination of *No Impact* upon archeological and/or historic resources. Please refer to A*ppendix 3* for additional information.

## PROPOSED SITE DEVELOPMENT INFORMATION

The proposed commercial structures include multiple building sizes with footprints ranging from 2,450 square feet to 3,625 square feet. Related site improvements include the construction of a new access road to be dedicated to the Town, sanitary and storm sewers, water and natural gas distribution systems, parking and loading areas, drive aisles, and stormwater management facilities. Additionally, a flood control spillway will be constructed in order to expand the available floodplain storage associated with Limestone Creek. The project will be constructed in substantial conformance with the Town of Manlius zoning ordinances and the New York State building code, as applicable.

The construction of the proposed roadway, buildings, corresponding parking areas and stormwater management practices will impact approximately 13.60 acres (10.5%) of the subject 129.80-acre property. The proposed building, roadways, drive aisles and corresponding parking areas will occupy approximately 4.25 acre (3.3%). Approximately 4.70 acres (3.6%) will be regraded and utilized for the siting of subsurface stormwater detention systems and landscaped lawn areas. An additional 4.65 (3.6%) acres will be used as an earthwork borrow source and will facilitate the construction of the flood control spillway. The balance of the site is comprised of the north and south quarry ponds and the Limestone Creek corridor which will remain largely undisturbed. The proposed site features and lot coverage information is provided on the enclosed *Proposed Drainage Plan* (*Sheet PD-1*).

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## BACKGROUND INFORMATION

### Existing Conditions

The site is located adjacent to the east side of North Burdick Street and south of the Old Erie Canal State Park. Additionally, the site is bordered by Limestone Creek to the east; the Fayetteville Towne Center to the west and on the opposite side of North Burdick Street from the site; and vacant land, residential properties and the municipal boundary between the Town of Manlius and Village of Fayetteville to the south. The subject property is occupied by four (4) vacant residential structures and existing ground cover includes scrub brush, wooded areas, and asphalt and gravel driveways. Additionally, the north and south quarry ponds occupy approximately 15.1 and 23.4 acres, respectively.

The property generally slopes from west (N. Burdick St.) to east toward Limestone Creek. Surface slopes range from 0.5% to 10% in undisturbed areas of the site; while mined embankments have slopes approaching 70%. Existing drainage patterns are generally characterized by overland flow toward the quarry ponds and Limestone Creek. Limestone Creek discharges to Chittenango Creek prior to its confluence with Oneida Lake. The proposed site improvements are located within a drainage watershed that contains two (2) sub-catchments identified as *CM-1* and *2* in this report.

Sub-catchment *CM-2* directs surface runoff toward the south quarry pond. The quarry pond is an isolated water body created during past mining operations that does not discharge to downgradient waterways (e.g., Limestone Creek or Old Erie Canal). As such, the water body essentially serves as a retention pond that provides surface storage of stormwater runoff with no outflow other than evaporation. Note that the surface areas of the quarry pond was modeled as a drainage sub-catchment in order to evaluate increases in the water surface elevation (WSEL) of the pond resulting from stormwater discharges received from contributing drainage areas and the rainfall that lands directly on the surface of the ponds during storm events.

Sub-catchment *CM-1* directs surface runoff toward Limestone Creek. Please refer to the *Existing Drainage Plan* (*Sheet ED-1*) provided in *Appendix 3* for additional information.

### Proposed Conditions

Proposed drainage patterns will remain generally consistent with existing conditions; with the exception of surface runoff generated under proposed conditions being directed toward a network of open and closed-channel conveyance and stormwater management systems. All stormwater generated by the proposed commercial properties will be treated by the utilization of subsurface detention and water quality filters that discharge to the south quarry pond and Limestone Creek.

Sub-catchment *CM-1* is further delineated into five (5) additional sub-catchments identified as *CM-1A*, *B*, *C*, *D* and *E* in this report. Sub-catchment *CM-2* will continue to discharge directly to the south quarry pond, while *CM-1B* and *1C* will direct surface runoff to a subsurface detention and treatment system that will ultimately discharge to the pond as well. The pond will retain the *Water Quality Volume* (WQv) and the *Channel Protection Volume* (CPv) with no off-site discharge. As such, the WQv,

CPv and *Runoff Reduction Volume* (RRv) criteria are satisfied for these catchments. Water quantity treatment will be provided by a discharge control structure that will reduce post-developed peak discharge rates to values less than or equal to existing conditions.

Sub-catchment *CM-1D* will direct surface runoff toward subsurface detention and treatment systems prior to discharging toward the Limestone Creek floodplain. The detention system will provide water quantity controls and water quality filters will provide treatment of the water quality volume.

Sub-catchments *CM-1A* and *E* are outside the limits of development and will continue to discharge directly to Limestone Creek. Refer to the *Proposed Drainage Plan* (*Sheet PD-1*) in *Appendix 4* of this report for more information.

## COMPARISON OF PRE-DEVELOPMENT AND POST-DEVELOPMENT RUNOFF CONDITIONS

### Methodology

The present hydrology was compared to that of the developed conditions. This was accomplished by using a computer stormwater modeling program produced by Haestad Methods known as *Pond Pack*. The peak discharge from both conditions was calculated by using this software in conjunction with site-specific input. The Pond Pack program is based on the calculation procedure from the United States Department of Agriculture's (USDA's) *TR-55, Urban Hydrology for Small Watersheds*.

As part of this study, the Onondaga County Soil Survey, prepared by the Natural Resources Conservation Service (NRCS), was also reviewed. It indicates that approximately 8.9%, 8.7%, 3.5%, 8.8%, and 20.3% of the proposed site consists of Cazenovia silt loam (CfB and CgD), Hamlin silt loam (Hb), Palmyra gravelly loam (PgB), Teel silt loam (Te) and a Wayland soils complex (Wn), respectively. The balance of the site is occupied by gravel pits (17.5%) and surface water (32.3%).

Soils are assigned a hydrological soil group (HSG) that ranks soil types from A to D, with A having a lower potential for generating storm water runoff and a higher infiltration rate, and D having a higher runoff potential and lower infiltration rate. The Cazenovia, Hamlin and Palmyra loam series have HSG classifications of C, B and A, respectively; while the Teel and Wayland soil series have HSG classifications of D. Note that gravel pits are not assigned a HSG classification by the NRCS. As such, hydrologic calculations performed for this report assumed a HSG D classification for these areas. For additional information please refer to the soil report located in *Appendix 2*.

Rainfall data was obtained from the Northeast Regional Climate Center (NRCC) and utilized in the hydrologic calculations performed for this report. The site-specific *Extreme Precipitation Table* provided in *Appendix 5* provides precipitation estimates for each design storm.

### Water Quality and Runoff Reduction Volumes

The Water Quality (WQv) and Runoff Reduction (RRv) volumes associated with the project were calculated based upon the proposed site improvements (e.g., building and parking areas) located within sub-catchmentS *CM-1B, C,* and *D*; while water quantity calculations account for existing and proposed conditions within the local drainage watershed.

## Water Quantity Controls

The Channel Protection Volume (CPv) is equivalent to the surface runoff volume generated by the post-developed site during the 1-year, 24-hour storm event. The CPv for sub-catchments *CM-1B*, *1C* and *2* will be retained within the south quarry pond and route to an approximate water surface elevation of 419.02. The south quarry pond will also provide controlled discharge of the runoff volumes generated by the 1, 10 and 100-year storm events and satisfy the NYSDEC's Overbank Flood Control (Qp) and Extreme Flood Control (Qf) requirements. The CPv associated *CM-1D* will be provided by a 2-inch diameter orifice and proposed discharge control structure located upstream of the water quality filter. *Tables 1* and *2* provided below summarize drainage calculations for existing and proposed conditions; while *Table 3* provides a direct comparison of existing and proposed peak discharge rates.

## Peak Discharge Calculation Summary

**Table 1: Existing Conditions**

| | Existing | | Watershed Total |
|---|---|---|---|
| | **CM-1** | **CM-2** | |
| **Area – Total (acres)** | 35.29 | 17.17 | 52.46 |
| Pervious | 33.90 | 10.26 | 44.16 |
| Impervious | 1.39 | 6.91 | 8.30 |
| **Curve Number** | 73 | 82 | |
| **Time of Concentration (hrs)** | 1.316 | 0.125 | |
| **Runoff (acre-feet)** | | | **At Analysis Pt. 1** |
| 1-year/24-hour | 0.976 | 0.973 | 0.976 |
| 10-year/24-hour | 3.253 | 2.464 | 3.253 |
| 100-year/24-hour | 8.385 | 5.407 | 8.385 |
| **Peak Discharge (cfs)** | | | |
| 1-year/24-hour | 3.75 | 16.36 | 3.75 |
| 10-year/24-hour | 15.86 | 43.21 | 15.86 |
| 100-year/24-hour | 43.52 | 93.91 | 43.52 |

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**Table 2: Proposed Conditions**

| | Proposed | | | | | | Watershed Total |
|---|---|---|---|---|---|---|---|
| | CM-1A | CM-1B | CM-1C | CM-1D | CM-1E | CM-2 | |
| **Area – Total (acres)** | 2.10 | 5.61 | 1.45 | 0.54 | 25.07 | 17.75 | 52.52 |
| Pervious | 0.71 | 4.12 | 0.68 | 0.08 | 25.07 | 11.76 | 42.42 |
| Impervious | 1.39 | 1.49 | 0.77 | 0.46 | 0.00 | 5.99 | 10.10 |
| **Curve Number** | 90 | 92 | 89 | 95 | 71 | 82 | |
| **Time of Con. [Tc] (hrs)** | 0.158 | 0.100 | 0.171 | 0.100 | 1.174 | 0.125 | |
| **Runoff (acre-feet)** | | | | | | | **Analysis Pt. 1** |
| 1-year/24-hour | 0.199 | 0.599 | 0.133 | 0.068 | 0.610 | 1.007 | 0.797 |
| 10-year/24-hour | 0.417 | 1.200 | 0.286 | 0.128 | 2.189 | 2.548 | 2.567 |
| 100-year/24-hour | 0.810 | 2.267 | 0.564 | 0.231 | 5.862 | 5.592 | |
| **Peak Discharge (cfs)** | | | | | | | |
| 1-year/24-hour | 3.07 | 10.67 | 2.18 | 1.17 | 2.99 | 16.90 | 3.30 |
| 10-year/24-hour | 6.34 | 20.66 | 4.57 | 2.12 | 14.92 | 44.53 | 11.39 |
| 100-year/24-hour | 11.95 | 37.50 | 8.70 | 3.69 | 43.96 | 96.78 | 32.64 |

**Table 3: Comparison of Existing and Proposed Conditions**

| Storm Event | Existing (cfs) | Proposed (cfs) |
|---|---|---|
| 1-year, 24-hour | 3.75 | 3.30 |
| 10-year, 24-hour | 15.86 | 11.39 |
| 100-year, 24-hour | 43.52 | 32.64 |

As indicated in *Tables 1* through *3*, proposed peak discharge rates are less than, or equal to, existing conditions and satisfy both NYSDEC and Town requirements. Please refer to the drainage calculations and *PondPack* reports provided in *Appendix 5* for additional information.

**Stormwater Management System**

All stormwater generated by the proposed commercial properties will also be treated by the utilization of subsurface detention and water quality filters that discharge to the south quarry pond.

## EROSION & SEDIMENT CONTROL REQUIREMENTS

The erosion and sediment control plan has been developed for the construction activities associated with the proposed project. Both temporary and permanent erosion and sediment control devices will be utilized to reduce the erosion potential from construction and ultimate site use, to decrease water quality degradation and to protect downstream waterways. The means and methods provided in the erosion and sediment control plan are based upon the *New York State Standards and Specifications for Erosion and Sediment Control (July 2016)* as summarized below and presented on the *Erosion and Sediment Control Plan* and *Construction Details*.

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## Temporary Erosion and Sediment Control Facilities

The locations and construction specifications for the following temporary erosion and sediment control devices are shown on the erosion and sediment control plan and details:

- *Silt Fence:* Silt fencing will be placed between graded and undisturbed areas to prevent sediment from entering the undisturbed areas. Silt fence will also be placed around stockpile locations and equipment/material staging areas.
- *Stabilized Construction Entrance:* Stabilized construction entrance will prevent sediment from leaving the limits of disturbance.
- *Check Dams:* Temporary stone check dams will be constructed within ditches and swales to decrease flow velocities and allow the settlement of sediment from runoff. The check dams shall be removed upon final stabilization of the channel with vegetation.

## Permanent Erosion and Sediment Control Facilities

- *Outlet Protection:* End treatments will be provided at the culvert outlets as shown on the site plan to minimize scour and erosion.
- *Surface Stabilization:* Stabilization will be accomplished with vegetation and mulch, as indicated in the landscaping specifications.

## Construction Schedule and Sequence

Construction of the project is expected to begin in the spring of 2023. The general site notes and anticipated construction sequence for the site improvements consist of the following:

***General Notes:***

1. One (1) week prior to beginning earthwork operations, a pre-construction meeting will be held to discuss the erosion and sediment control plan.
2. Erosion and sediment control measures shall be provided prior to beginning any land disturbance activities. The devices providing protection to a given area shall not be removed until the disturbed lands in that area are stabilized.
3. No disturbed area shall remain exposed for more than 7 calendar days, except for portions of the site in which work will be continuous beyond 7 days (e.g., the building footprint). Temporary vegetation shall be provided in all areas where construction activities have ceased for greater than 7 calendar days.
4. A trained contractor shall be on-site during all land disturbance construction activities in order to inspect the erosion and sediment control measures specified in this document and the construction drawings. Active construction zones shall be inspected daily to ensure the proper installation and maintenance of all erosion and sediment control practices. Corrective measures

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to address any deficiencies identified by the trained contractor shall be implemented within 24 hours.

***Construction Sequence:***

Site Preparation

1. Install temporary erosion and sediment control measures as indicated on the ESC plan.

Site Grading and Building Construction

1. Create equipment staging and material stockpile locations, as indicated on the ESC plan.
2. Strip and stockpile gravel surface and subgrade from proposed building footprint as needed.
   - Stockpile the removed material at the designated spoils area identified on the ESC plan.
   - Cover stockpile and provide silt fencing around the perimeter of staged spoils and/or temporarily staged piles of fill.
3. Install additional silt fence, as needed, down-gradient from localized areas of construction activities.
4. Silt fence shall be installed parallel to elevation contours.
5. Install utilities as indicated on construction drawings. Please note that material excavated from utility trenches shall be placed on the upstream side of the trench and backfilled immediately upon completion of work. Additionally, contractor shall seed, mulch and stabilize the disturbed area as soon as work is complete.
6. Construct the proposed building(s) as specified in contract documents prepared by the project architect.
7. Complete earthwork and grading operations, including placement of fill to limits indicated. Note that final grading of the stormwater management areas shall not be initiated until all upstream disturbed areas are stabilized.
8. Upon the stabilization of all upstream areas, perform final pond and bioretention filter grading and planting per specifications.
9. Continually maintain all erosion and sediment control devices during grading operations.

Restoration

1. Seed, mulch and stabilize all disturbed ground cover (i.e., lawn and detention basin areas).
2. Install landscaping features (i.e., plants, mulch, etc.).
3. Remove temporary erosion control devices once vegetation has been established.

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## Inspection Procedures and Maintenance

During construction, the Owner will be responsible for inspecting and maintaining the permanent and temporary erosion control facilities. Also, areas that have been seeded will be inspected regularly after seed germination to ensure complete coverage of exposed areas.

Inspections of all devices should be completed twice per week and after each rainfall event. Repairs should be completed immediately upon discovery.

The inspections shall be performed by a "qualified inspector", as defined by the DEC's GP-0-20-001 General Permit Program. The following items shall be documented and the contractor notified of deficiencies requiring corrective action:

- *Stabilization Measures:* Disturbed areas and areas used for storage of materials that are exposed to precipitation will be inspected for evidence of, or the potential for, pollutants entering the drainage system. After the site is stabilized, inspections will be conducted at least once every month throughout the life of the project.

- *Structural Controls:* Silt fences, straw bale barriers, and all other erosion and sediment control measures identified in the plan will be inspected regularly for proper positioning, anchoring, and effectiveness in trapping sediments. Sediment will be removed from the upstream or up-slope side of the filter fabric and check dams.

- *Discharge Points:* Discharge points, as indicated in the facility's Multi-Sector industrial SPDES permit will be inspected and monitored.

- *Construction Entrances:* Locations where vehicles enter or exit the site will be inspected for evidence of off-site sediment tracking.

- Accumulated sediments in the temporary sediment basins should be removed when 50% of the storage capacity is filled with sediment, as applicable.

- Sediment around the silt fencing should be removed as needed to maintain the functionality of the devices.

- All seeded areas shall be maintained as follows:
  - Identify seeded areas with stakes, string and brightly colored flagging. Protect seeded areas until vegetation has been established.
  - Immediately re-seed areas which do not establish vegetation.
  - Submit maintenance instructions for fertilizing and lawn care.

- To preserve the functionality of the stormwater management system, a representative of the Owner shall complete the following:

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  - Inspect the drainage swales and check dams for subsidence, erosion or tree growth.
  - Coordinate the removal of any accumulated sediment within swales.
  - The inspections will be performed on a monthly basis, or more frequently as weather conditions warrant.

- The Owner will also be responsible for maintaining the lawn areas, in particular the landscaped areas of the swales.

**Construction Site Wastes**

The following best management practices shall be implemented to ensure proper storage and handling of construction site wastes:

- Non-hazardous construction and demolition material that is suitable for use as fill material shall be transported and placed within the designated stockpile and spoils area identified on the erosion and sediment control plan.
- Designate a waste collection area adjacent to the stockpile and spoils area or within the construction staging area for the management of construction wastes not suitable for use as clean fill material or as deemed appropriate for recycling.
- Ensure that containers have lids so they can be covered before periods of rain, and keep containers in a covered area whenever possible.
- Schedule waste collection to prevent the containers from overfilling.
- Clean up spills immediately. For hazardous materials, follow cleanup instructions on package. Use an absorbent material such as sawdust or kitty litter to contain the spill.
  - During the demolition phase of construction, provide extra containers and schedule more frequent pickups.
  - Collect, remove, and dispose of all construction site wastes at authorized disposal areas. A local environmental agency can be contacted to identify these disposal sites.

The following steps should be taken to ensure the proper disposal of hazardous materials:

- Local waste management authorities should be consulted about the requirements for disposing of hazardous materials.
- A hazardous waste container should be emptied and cleaned before it is disposed of to prevent leaks.
- The original product label should never be removed from the container as it contains important safety information. Follow the manufacturer's recommended method of disposal, which should be printed on the label.

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- If excess products need to be disposed of, they should never be mixed during disposal unless specifically recommended by the manufacturer.

The following practices should be used to reduce risks associated with pesticides or to reduce the amount of pesticides that come in contact with storm water:

- Follow all federal, state, and local regulations that apply to the use, handling, or disposal of pesticides.
- Do not handle the materials any more than necessary.
- Store pesticides in a dry, covered area.
- Construct curbs or dikes to contain pesticides in case of spillage.
- Follow the recommended application rates and methods.
- Have equipment and absorbent materials available in areas where pesticides are stored and used in order to contain and clean up any spills that occur.

The following management practices should be followed to reduce the contamination risk associated with petroleum products:

- Store petroleum products and fuel for vehicles in covered areas with dikes in place to contain any spills.
- Immediately contain and clean up any spills with absorbent materials.
- Have equipment available in fuel storage areas and in vehicles to contain and clean up any spills that occur.

To reduce risks of nutrient pollution the following management practices shall apply:

- Have equipment available in fuel storage areas and in vehicles to contain and clean up any spills that occur.
- Apply fertilizers at the minimum rate and to the minimum area needed.
- Work the fertilizer deeply into the soil to reduce exposure of nutrients to storm water runoff.
- Apply fertilizer at lower application rates with a higher application frequency.
- Limit hydro-seeding, which is the simultaneous application of lime and fertilizers.
- Ensure that erosion and sediment controls are in place to prevent fertilizers and sediments from being transported off-site.
- Use detergents only as recommended, and limit their use onsite. Wash water containing detergents should not be dumped into the storm drain system—it should be directed to a sanitary sewer or be otherwise contained so that it can be treated at a wastewater treatment plant.

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### RECORD RETENTION

A copy of the SWPPP, signed NOI, and NYSDEC Acknowledgement letter shall be retained at the job site throughout the duration of the project. The Owner shall retain copies of the SWPPP, all reports and records of data used to complete the *Notice of Intent*, for five (5) years from the date the site is finally stabilized.

### NOTICE OF TERMINATION

When the project is completed and the site has been stabilized, a *Notice of Termination* (*NOT*) shall be submitted to the NYS Department of Environmental Conservation, certifying completion and final stabilization of the project, and compliance with the approved Storm Water Pollution Plan (SWPPP).

The following general requirements must be completed prior to the submission of a *NOT*:

- The execution of a maintenance agreement with the Town of Manlius (Town) or a recorded deed covenant that ensures long-term maintenance of the post-construction stormwater practices.
- Certification from a qualified inspector that the ground surfaces have achieved final stabilization and verification that post-construction stormwater management practices have been constructed in accordance with the design specifications.

The NOT form shall be submitted to the following address:

NYS Department of Environmental Conservation
Division of Water
625 Broadway, 4th Floor
Albany, New York 12233-3505

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LICENSED PROFESSIONAL'S CERTIFICATION STATEMENT

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that false statements made herein are punishable as a class A misdemeanor pursuant to Section 210.45 of the Penal Law.

Date: _____
Name: Joseph Durand, P.E.
Title: President, Principal
Firm: TDK Engineering Associates, P.C.
Address: 19 Genesee Street, Camillus, New York 13031
Phone: (315) 672-8726

Signature: _____

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Sensory Interactive

# Twin Lakes
# Gateway Feature

Twin Lakes Development
Manlius, NY

## Dynamic Real Estate®
September 14, 2022

Prepared for:

**Twin-Shores Management LLC**
1333 13th Street
East Moline, IL

Confidential. Not for Distribution.

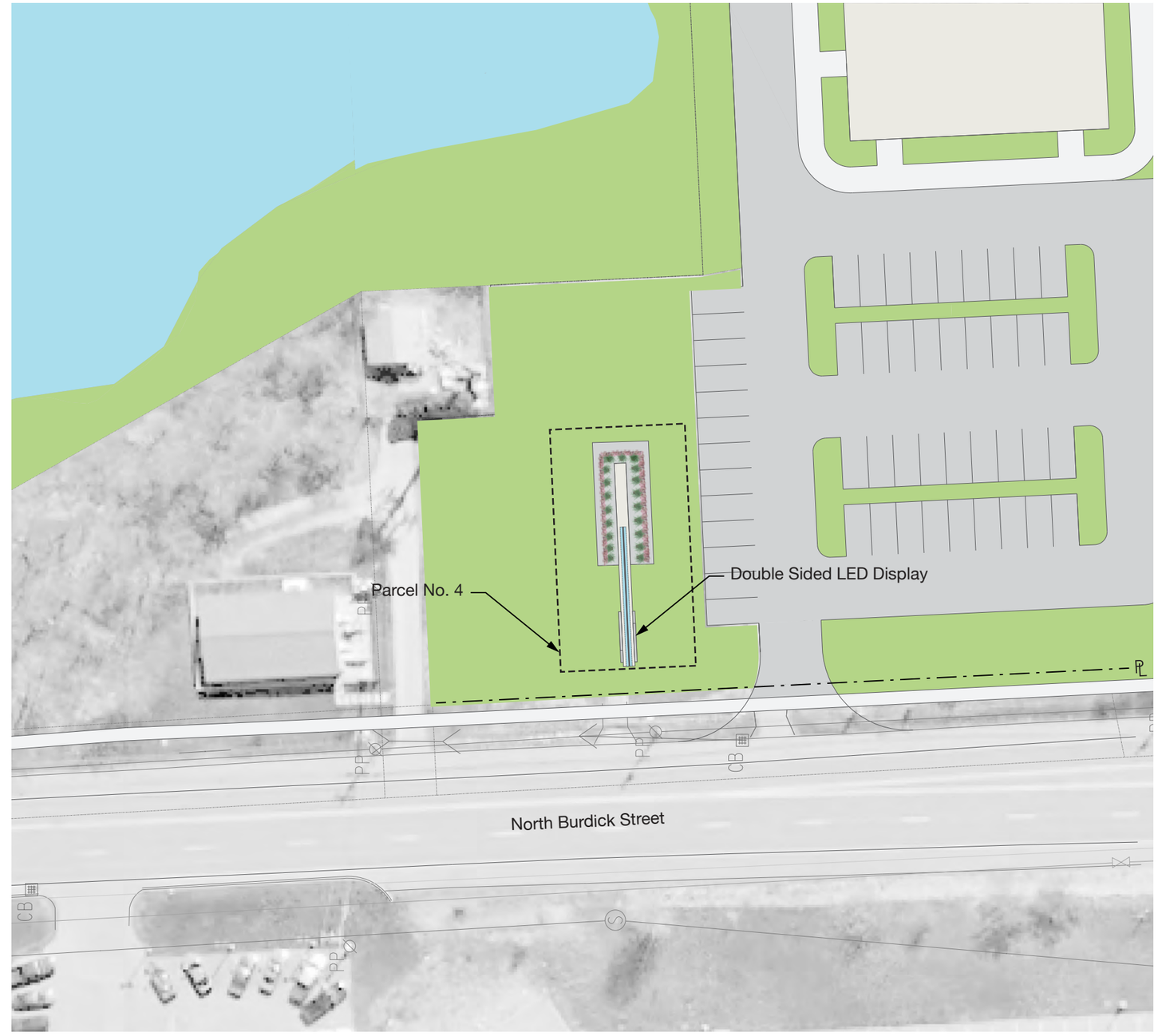
# Asset Location Plan

This package outlines the conceptual character, nature, and scale for a gateway feature on North Burdick Street located at the Twin Lakes development in Manlius, NY.

The gateway feature will consist of a purposeful site orientation, with a landscape base, wall feature, and digital display.

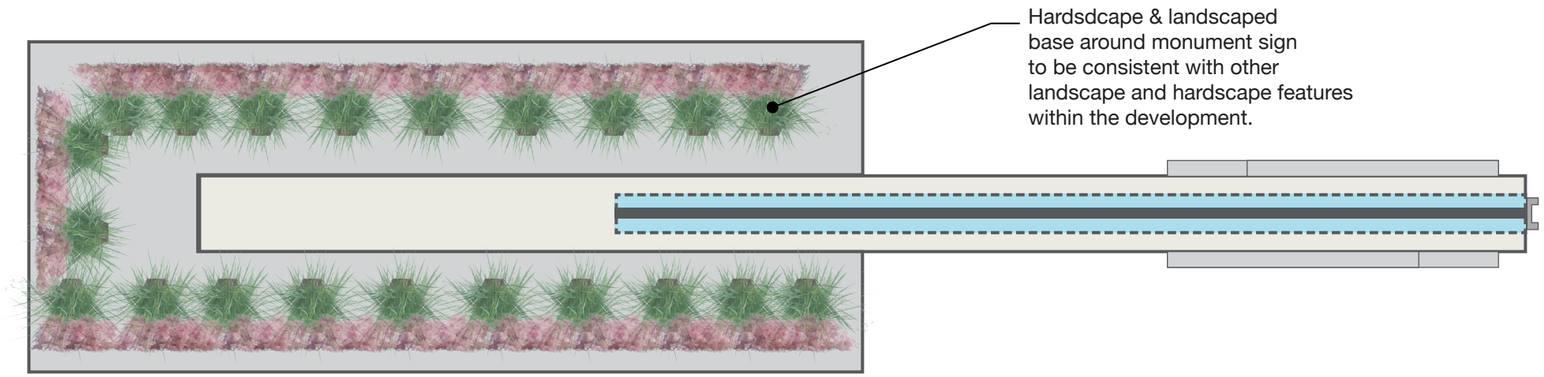
The location and orientation is intended to be within the illustrated property lines and outside of any right-of-way jurisdictions and setbacks.

Key Plan

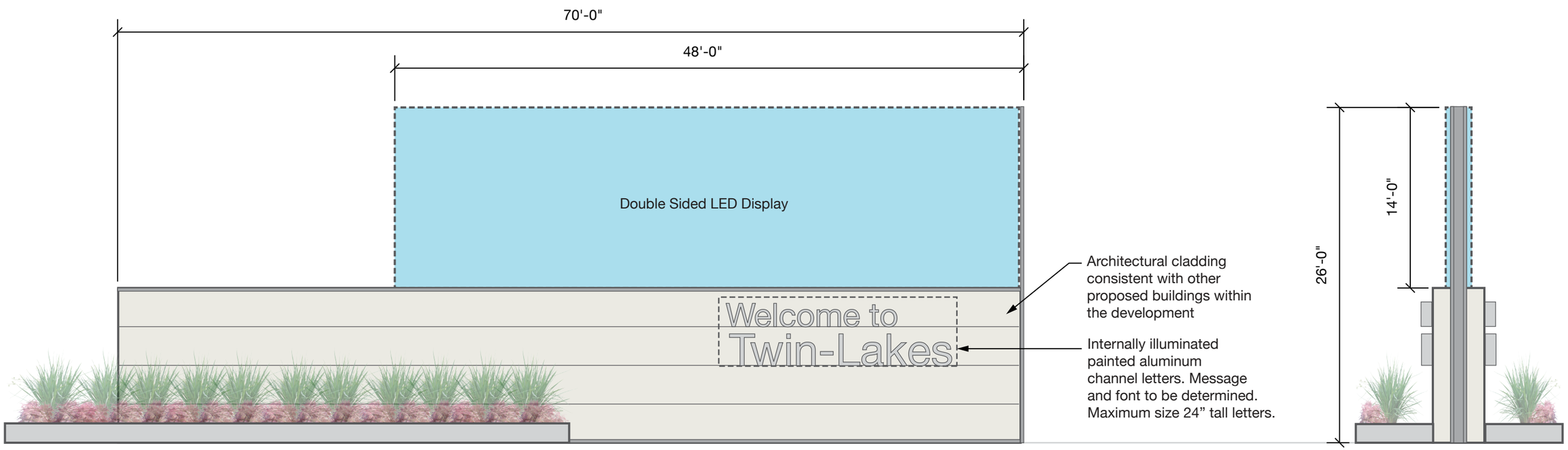



01 Plan: 1:500

# Double Sided LED Display



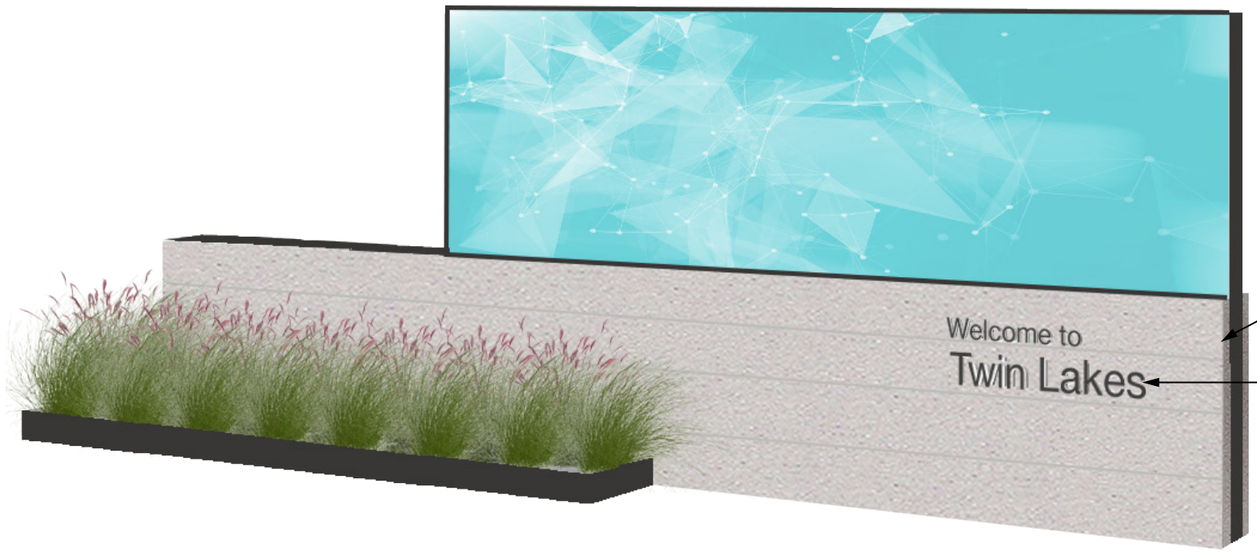

Plan 1/8” = 1’-0”




Front Elevation 1/8” = 1’-0”

Side Elevation 1/8” = 1’-0”

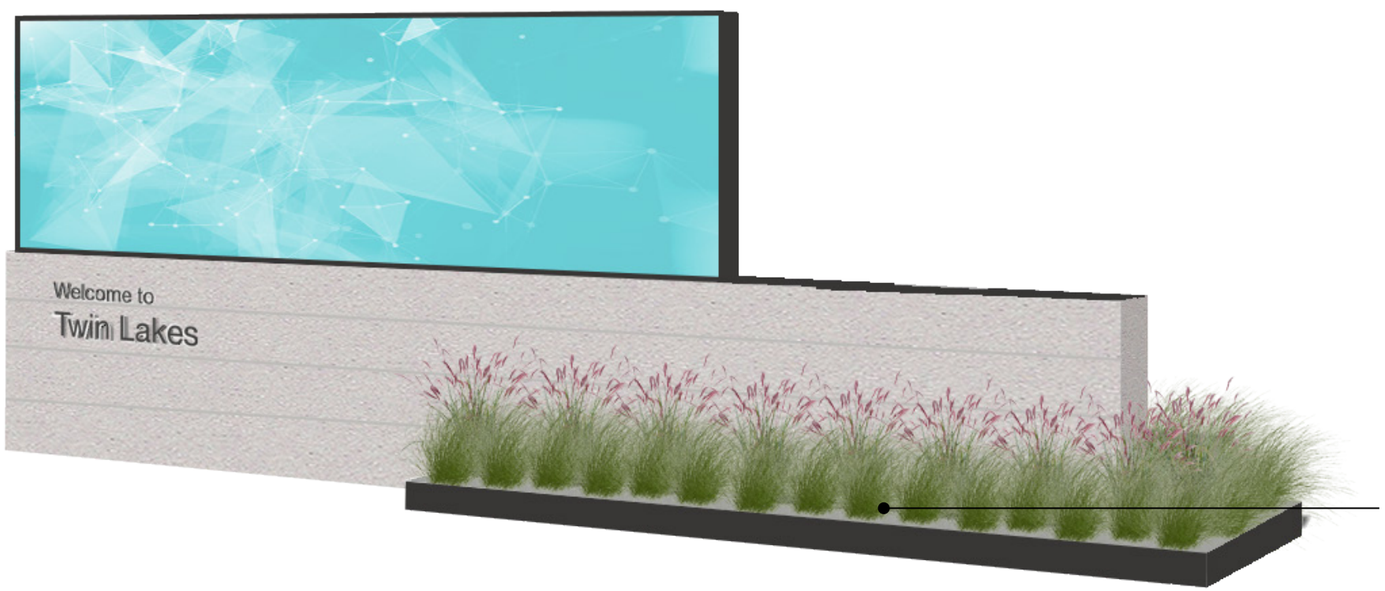
# Double Sided LED Display




Architectural cladding consistent with other proposed buildings within the development

Internally illuminated painted aluminum channel letters. Message and font to be determined.

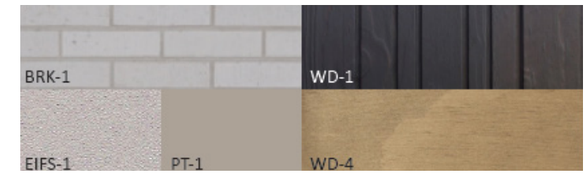
View from North




Hardsdcape & landscaped base around monument sign to be consistent with other landscaping within the development.

View from South

## Sample Materials Palettes



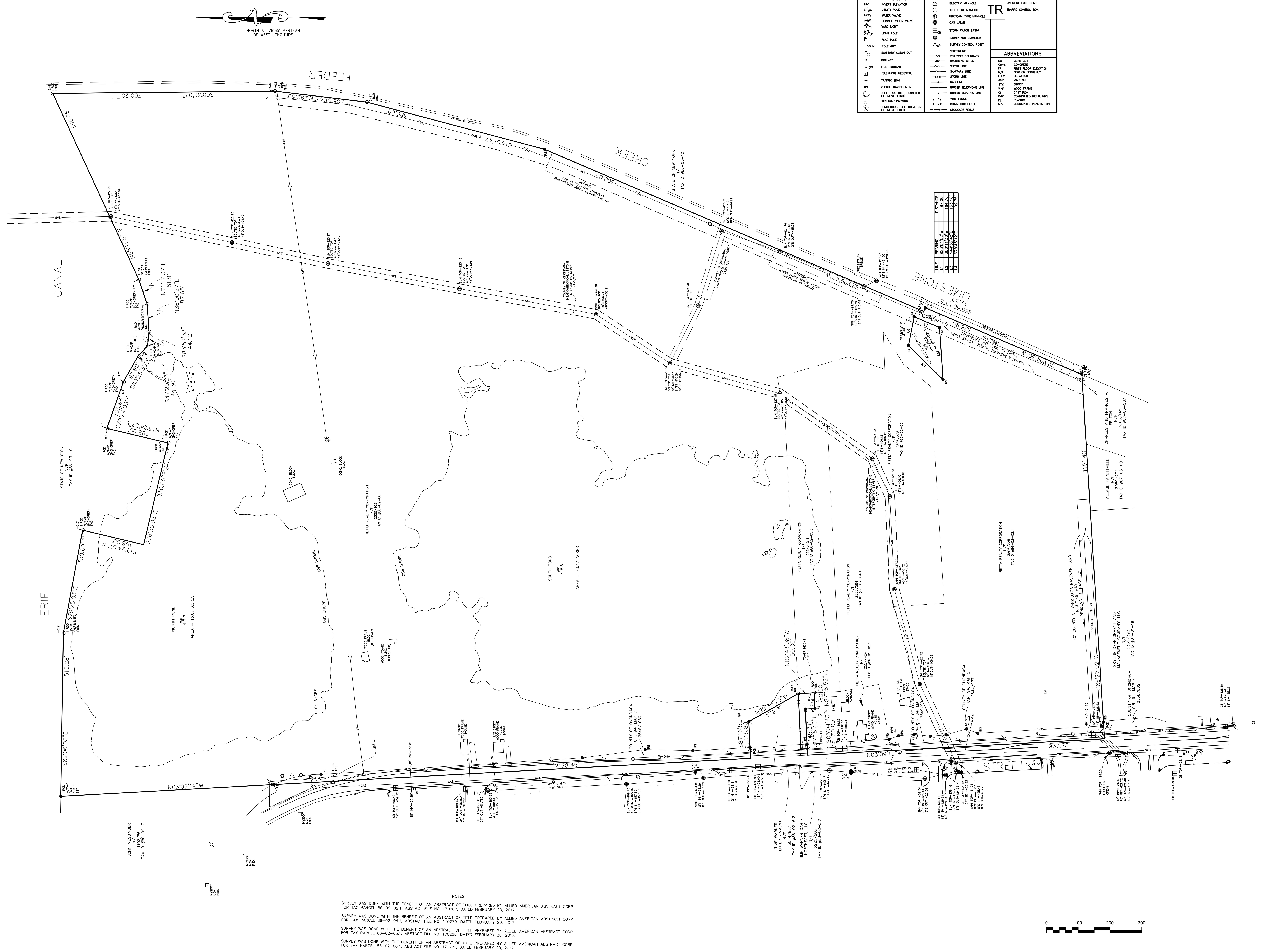

Palette A

Palette B

Palette C

Material and color to be consistent with architectural materials within the development. Palettes above are samples from a proposed building within the development.

Images show sign with Palette A materials.




| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | S23°04'52"W | 87.00' |
| L2 | S86°11'36"W | 164.76' |
| L3 | N44°35'42"E | 153.16' |
| L4 | S78°45'12"E | 92.75' |

**LEGEND**

IPF — IRON PIPE FOUND; IRF — IRON ROD FOUND; IRS — IRON ROD SET W/ CNY CAP; INV. — INVERT ELEVATION; UTILITY POLE; WATER VALVE; SERVICE WATER VALVE; YARD LIGHT; LIGHT POLE; FLAG POLE; POLE GUY; SANITARY CLEAN OUT; BOLLARD; FIRE HYDRANT; TELEPHONE PEDESTAL; TRAFFIC SIGN; 2 POLE TRAFFIC SIGN; DECIDUOUS TREE, DIAMETER AT BREST HEIGHT; HANDICAP PARKING; CONIFEROUS TREE, DIAMETER AT BREST HEIGHT; SANITARY MANHOLE; WATER MANHOLE; ELECTRIC MANHOLE; TELEPHONE MANHOLE; UNKNOWN TYPE MANHOLE; GAS VALVE; STORM CATCH BASIN; STUMP AND DIAMETER; SURVEY CONTROL POINT; CENTERLINE; ROADWAY BOUNDARY; OVERHEAD WIRES; WATER LINE; SANITARY LINE; STORM LINE; GAS LINE; BURIED TELEPHONE LINE; BURIED ELECTRIC LINE; WIRE FENCE; CHAIN LINK FENCE; STOCKADE FENCE; MONITORING WELL; CATCH BASIN; GASOLINE FUEL PORT; TR — TRAFFIC CONTROL BOX

**ABBREVIATIONS**

| | |
|---|---|
| CC | CURB CUT |
| 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 | CORRIGATED METAL PIPE |
| PL | PLASTIC |
| CPL | CORRIGATED PLASTIC PIPE |

NOTES

SURVEY WAS DONE WITH THE BENEFIT OF AN ABSTRACT OF TITLE PREPARED BY ALLIED AMERICAN ABSTRACT CORP FOR TAX PARCEL 86-02-02.1, ABSTACT FILE NO. 170267, DATED FEBRUARY 20, 2017.

SURVEY WAS DONE WITH THE BENEFIT OF AN ABSTRACT OF TITLE PREPARED BY ALLIED AMERICAN ABSTRACT CORP FOR TAX PARCEL 86-02-04.1, ABSTACT FILE NO. 170270, DATED FEBRUARY 20, 2017.

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SURVEY WAS DONE WITH THE BENEFIT OF AN ABSTRACT OF TITLE PREPARED BY ALLIED AMERICAN ABSTRACT CORP FOR TAX PARCEL 86-02-06.1, ABSTACT FILE NO. 170271, DATED FEBRUARY 20, 2017.

*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.*

STATE OF NEW YORK · DOUGLAS JAY REITH · 049904 · LICENSED LAND SURVEYOR

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

*DOUGLAS JAY REITH*
*LICENSED LAND SURVEYOR*

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

PART OF LOT 65
TOWN OF MANLIUS
COUNTY OF ONONDAGA
STATE OF NEW YORK

*DRAWING TITLE*

BOUNDARY SURVEY

*Date Issued* 12/28/21

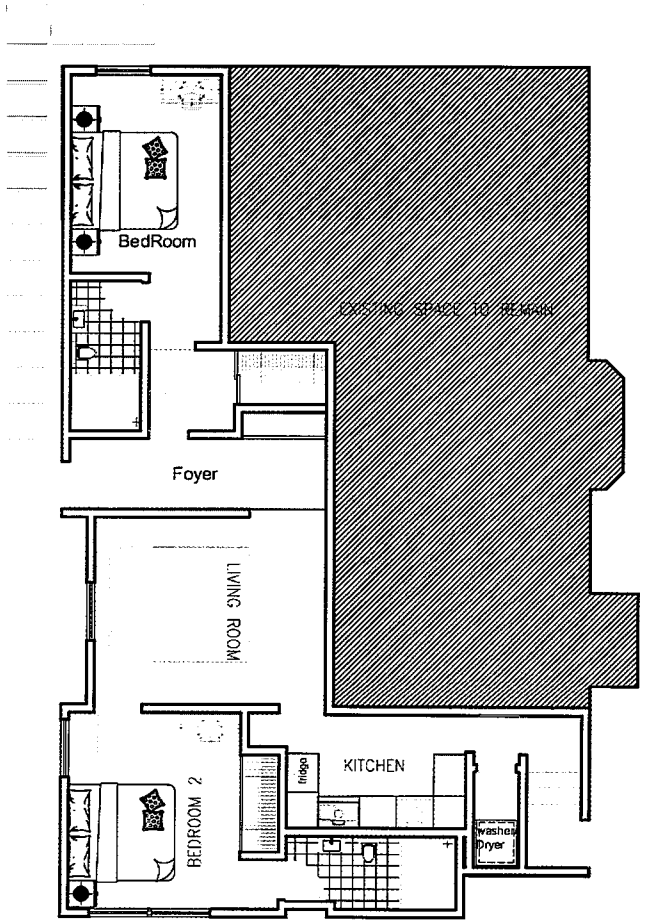
*Revisions* 01/04/22–ADDED ADD. PINS SET AND WALKWAY

*FILE NO.* 21.213

*Scale* 1" = 100'

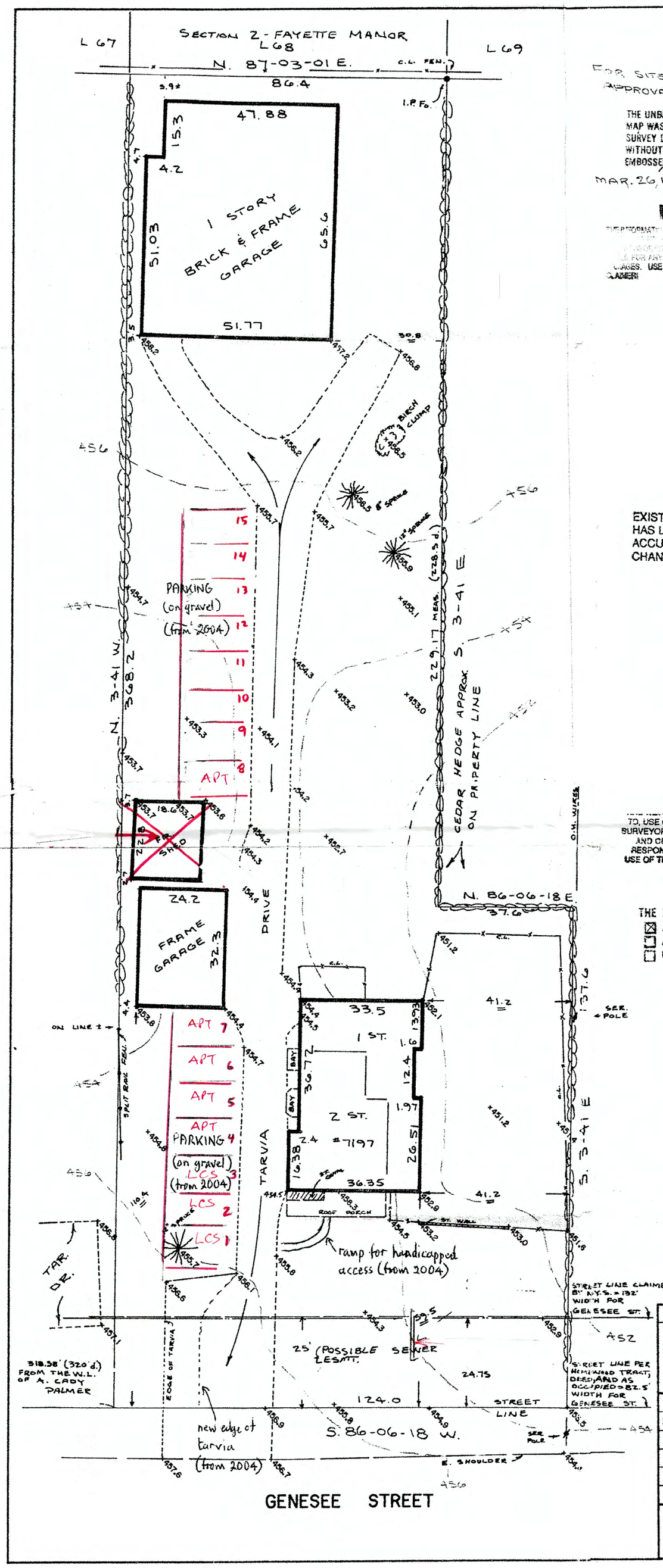
*Drawing No.* 1 OF 1

1st floor




PROPOSED TWO BEDROOM FLOOR PLAN

RECEIVED
OCT 05 2022
By




FOR SITE PLANNING & MUNICIPAL APPROVAL PURPOSES ONLY

THE UNDERSIGNED CERTIFIES THAT THIS MAP WAS MADE FROM AN ACTUAL SURVEY DATED HERE BELOW. VOID WITHOUT RED INK SIGNATURE OR EMBOSSED SEAL OF SIGNER.

MAR. 26, 1993 (BNDY. ONLY)

## DISCLAIMER

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PROJECT

EXISTING SNOW COVER ON 3/26/93 HAS LESSENED LOCATION MEASUREMENT ACCURACIES AND MAY HAVE CONCEALED SOME CHANGES OR IMPROVEMENTS.

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UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY MAP IS A VIOLATION OF SECTION 7209 (2), OF THE NEW YORK STATE EDUCATION LAW

THE FOLLOWING ITEMS, IF MARKED, APPLY:
- ☒ ABSTRACT OF TITLE NOT FURNISHED
- ☐ ABSTRACT OF TITLE CURRENT ONLY AS OF :
- ☐ CERTIFICATION VOID .

AREA = 36920 ± ✱ = 0.8476 ± AC. INCL. ROWY.

THE EXISTENCE AND LOCATION OF UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN OBTAINED FROM KNOWN, AVAILABLE SURVEYS AND RECORDS; SIZE AND LOCATION ARE ACCURATE COMMENSURATE WITH THE GIVEN DATA. THERE MAY BE OTHERS, INFERENCE OF WHICH IS PHYSICALLY CONCEALED, OR DOCUMENTATION OF WHICH IS LATENT OR ABSENT, FOR WHICH I TAKE NO RESPONSIBILITY.

ELEVATIONS ARE FROM ACTUAL FIELD SHOTS RELATED TO USGS DATUM; CONTOURS, BASED UPON AN INTERPOLATION OF ELEVATION SHOTS, ARE AN INTERPRETATION OF TOPOGRAPHY AND THUS REPRESENTATIVE ONLY.

B.M. @ 1ST FLOOR HOUSE @ FRONT DOOR = 456.32

20 0 20 40 60
GRAPHIC SCALE - FEET

SITE PLAN

TOPOGRAPHIC SURVEY

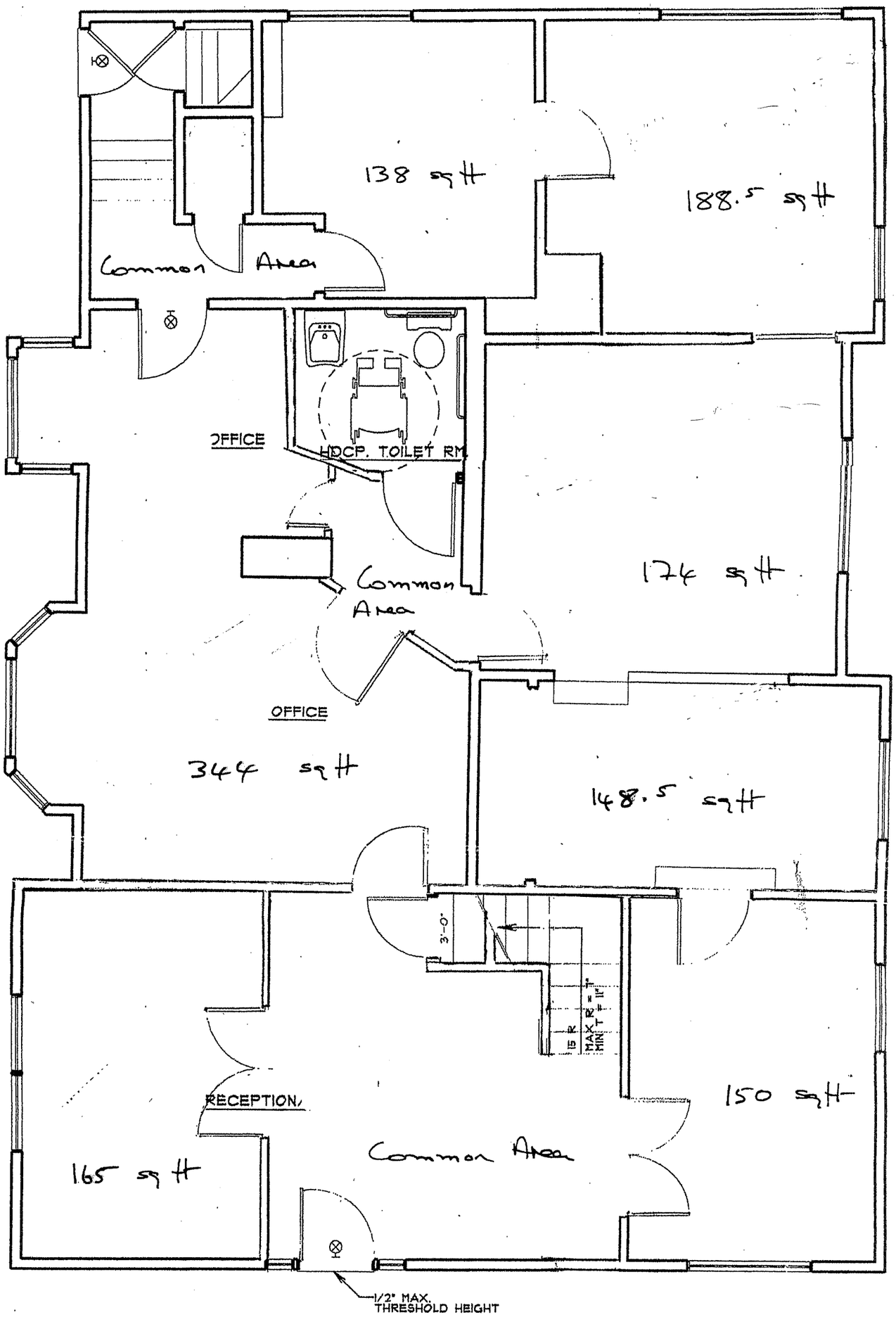
# PART OF LOT 64 - TOWN OF MANLUIS
# ONONDAGA COUNTY , N. Y.

7197 EAST GENESEE STREET

| | | |
|---|---|---|
| I.D: 87-7-487 | FILE: ROLL: HOMEWOOD | |
| DATE: 3-26-93 | SCALE: 1" = 20' | B/P: 341/139-143 |

REVISIONS

COTTRELL LAND SURVEYORS, P.C.
7308 JAMESVILLE ROAD
MANLIUS, N.Y. 13104 PHONE (315) 682-8121




# 7197 EAST GENESEE ST.

## FIRST FLOOR PLAN

1/4" = 1'-0"

NORTH

AREA = 1,817 SQ. FT. GROSS
USE: GROUP B
MAX. HEIGHT AND AREA = 2 STORIES, 9,000 SQ. FT.
CONSTRUCT. TYPE = TYPE 5
FLOOR AREA PER PERSON = 100 SQ. FT. PER PERSON
DESIGN CAPACITY = 1,817 S. F. + 817 S.F. = 2,634/100 = 27 PEOPLE

ALL PLUMBING WORK TO BE PERFORMED BY LICENSED CONTRACTORS, AND SHALL MEET ALL APPLICABLE N.Y. STATE AND LOCAL CODES

ALL HVAC WORK TO BE PERFORMED BY LICENSED CONTRACTORS, AND SHALL MEET ALL APPLICABLE N.Y. STATE AND LOCAL CODES

ALL ELECTRICAL WORK TO BE PERFORMED BY LICENSED CONTRACTORS, AND SHALL MEET ALL APPLICABLE N.Y. STATE AND LOCAL CODES

# TOWN OF MANLIUS
# ACCESSORY USE PERMIT
# APPLICATION

**PERMIT FEE:** $300
DATE COLLECTED: _____

Tax Map Number 0 8 7 . 0 7 - 4 7

155-29A – "All permitted accessory uses requiring an Accessory Use Permit from the Town Planning Board **shall have a site plan review** and recommendation before such use shall be permitted. **A public hearing shall be at the discretion of the Planning Board.** The application shall be submitted by the owner of the subject property …"

**Please include**

- Owner Name: Fulgent Seed Trust Phone 315 447-7039
- Address: (Permit Location) 7197 E. Genesee St., Fayetteville, NY 13066
- Requested permitted use: (type of business of operation, brief description of operation)
  Two-Bedroom Apartment
- Location within building: (basement, 1st floor, 2nd floor, garage)
  1st Floor, Right Side highlighted in yellow in on the submitted floor plan
- Approximate square footage of floor area of entire structure: 2700
- Approximate Sq. footage of floor area to be utilized: 815
  *(Maximum of 25% or 500 square feet allowed)*
- Hours of operation: N/A Days of operation: _____
- Operator's Name: Fulgent Seed Trust
- What provisions are made for parking: One car per 200 sq ft. Site plan provides for a total number of 15 parking spaces for vehicles
- Number of employees: N/A
- Average number of customer/clients to visit the property daily: 2
- Site plan drawing of the property or survey indicating where the structure is located along with driveway location (length and width), additional parking, dimension of parking areas, landscaping, and sign location. A floor plan of the building is also required, showing the entire building and the area to be utilized with this permit.
- Optional indication of approval from adjacent neighbors.

If approved, the Town will prepare an Accessory Use Permit Resolution including conditions and time period, to be signed by the applicant and the Town.

Sign request must be on a separate application and in conformance with the Town of Manlius Sign Ordinance, 155-25.

Expected Fee: _____

# TOWN OF MANLIUS
## PLANNING DEPARTMENT
## INITIAL APPEARANCE APPLICATION

DATE: September 22, 2022

Name of Project: _____

**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: 7197 East Genesee St. Fayetteville, NY 13066

Type of Project:

○ Division of Land ○ Subdivision ✓ Accessory Use ○ Zone Change ○ Site Review ○ Other _____

Developer: N/A Phone: _____

Address: _____ Zip: _____

Tax Map Number(#)/s: 087.-07.47

Present Zoning: RM Desired Zoning: N/A

Total Acreage: .89 Total Number of Lots: 1

---

Property Owner/s: Fulgent Seed Trust Phone: 315 447-7039

Address: 7197 E. Genesee St. Fayetteville, NY Zip: 13066

Tax Map#(s): 087.-07.47 Owner's Signature: [signature]

Printed Name: Fulgent Seed Trust

---

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

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: _____

*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:
Use of right side of first floor as 2-bedroom

Project Location (describe, and attach a location map):
7197 East Genesee St., Fayetteville, NY 13066

Brief Description of Proposed Action:
Conversion of office space on first floor into a 2-bedroom apartment

| Name of Applicant or Sponsor: | Telephone: 315 447-7039 |
|---|---|
| Fulgent Seed Trust | E-Mail: XTABEL@YAHOO.COM |

Address: 7197 E. Genesee St

| City/PO: | State: | Zip Code: |
|---|---|---|
| Fayetteville | NY | 13066 |

| | NO | YES |
|---|---|---|
| 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. | ☑ | ☐ |
| 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: Town of Manlius Building Permit | ☐ | ☑ |

3.a. Total acreage of the site of the proposed action? .89 acres
b. Total acreage to be physically disturbed? _____ acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? .89 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): Residential (urban)
☐ Parkland

| | NO | YES | N/A |
|---|---|---|---|
| 5. Is the proposed action, | | | |
| a. A permitted use under the zoning regulations? | ☐ | ☑ | ☐ |
| b. Consistent with the adopted comprehensive plan? | ☐ | ☑ | ☐ |

| | NO | YES |
|---|---|---|
| 6. Is the proposed action consistent with the predominant character of the existing built or natural landscape? | ☐ | ☑ |
| 7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____ | ☑ | ☐ |
| 8. a. Will the proposed action result in a substantial increase in traffic above present levels? | ☑ | ☐ |
| 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: _____ | ☐ | ☑ |
| 10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ | ☐ | ☑ |
| 11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ | ☐ | ☑ |
| 12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places? | ☑ | ☐ |
| 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? | ☑ | ☐ |
| 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

| | NO | YES |
|---|---|---|
| 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? | ☑ | ☐ |
| 16. Is the project site located in the 100 year flood plain? | ☑ | ☐ |
| 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 | ☑ | ☐ |
| b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: ☐ NO ☐ YES _____ | | |

| | 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)?<br>If Yes, explain purpose and size: | ☑ | ☐ |
| 19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?<br>If Yes, describe: | ☑ | ☐ |
| 20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?<br>If Yes, describe: | ☑ | ☐ |

**I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE**

Applicant/sponsor name: Fulgent Seed Trust Date: 9/22/22

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:<br>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

# 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. Rosemary Nowawka, being duly sworn, deposes and says that (s) he is:

Trustee of Fulgent Seed Trust, the Property Owner
(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: 9/22, 2022.

(Print Name)

(Signature)

FULGENT SEED TRUST

(Entity Name)

ROSEMARY NWAWKA

By (Officer) (Title) TRUSTEE

7197 E. Genesee St, Fayetteville, NY 13066

(Mailing Address of Applicant)

315 447-7039

(Telephone Number)

Date: _____, 20____.

(Print Name)

(Signature)

(Entity Name)

By (Officer) (Title)

(Mailing Address of Applicant)

(Telephone Number)

## ACKNOWLEDGEMENTS

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

On this 22 day of September in the year 2022, before me, the undersigned, a notary public in and for said state, personally appeared ROSEMARY NWAWKA, _____, 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

CHIBUIKEM D. EZIDIEGWU
Notary Public, State of New York
Reg. No. 01EZ6373554
Qualified in Onondaga County
Commission Expires April 9, 202

# CORPORATE ACKNOWLEDGEMENT

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

Rosemary Nwuwka, being duly sworn, deposes and says the s(he) is the Trustee of FULGENT SEED TRUST 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 9/22, 2022

Notary Public

CHIBUIKEM D. EZIDIEGWU
Notary Public, State of New York
Reg. No. 01EZ6373554
Qualified in Onondaga County
Commission Expires April 9, 202

06/29/16 LB

Town of Manlius

OCT 12 2022

Received

Permit Fee $ 100.00

**Town of Manlius**

**ACCESSORY USE PERMIT RENEWAL APPLICATION**

1. Owners Name: Fulgeri Seed Revocable Trust Phone: 315 447 7035
2. Address: 7197 E. Genesee St. Fayetteville, NY 13066
3. Tax Map No.: 087.-07-47.0 2nd Floor Apartment
4. Requested permitted use:
   (a) Previous: Use 2nd Flr as an apartment
   (b) Proposed: Use 2nd Flr as an apartment
5. Location of operation within the building: basement, 1st floor, 2nd floor, garage:
   (a) Previous: 2nd Flr
   (b) Proposed: 2nd Flr
6. Approximate square footage to be utilized:
   (a) Previous: 817
   (b) Proposed: 817
7. Hours of Operation:
   (a) Previous: N/A
   (b) Proposed: N/A
8. Days of Operation:
   (a) Previous: N/A
   (b) Proposed: N/A
9. Operator's name:
   (a) Previous: 7197 E. Genesee St, LLC Rosemary Nowicka
   (b) Proposed: 7197 E. Genesee St, LLC

ORIGINAL

10. Provisions for parking:

(a) Previous: One car per 200 sq ft

(b) Proposed: One car per 200 sq ft

11. Number of employees:

(a) Previous: N/A

(b) Proposed: N/A

12. Average number of customers/clients to visit property daily:

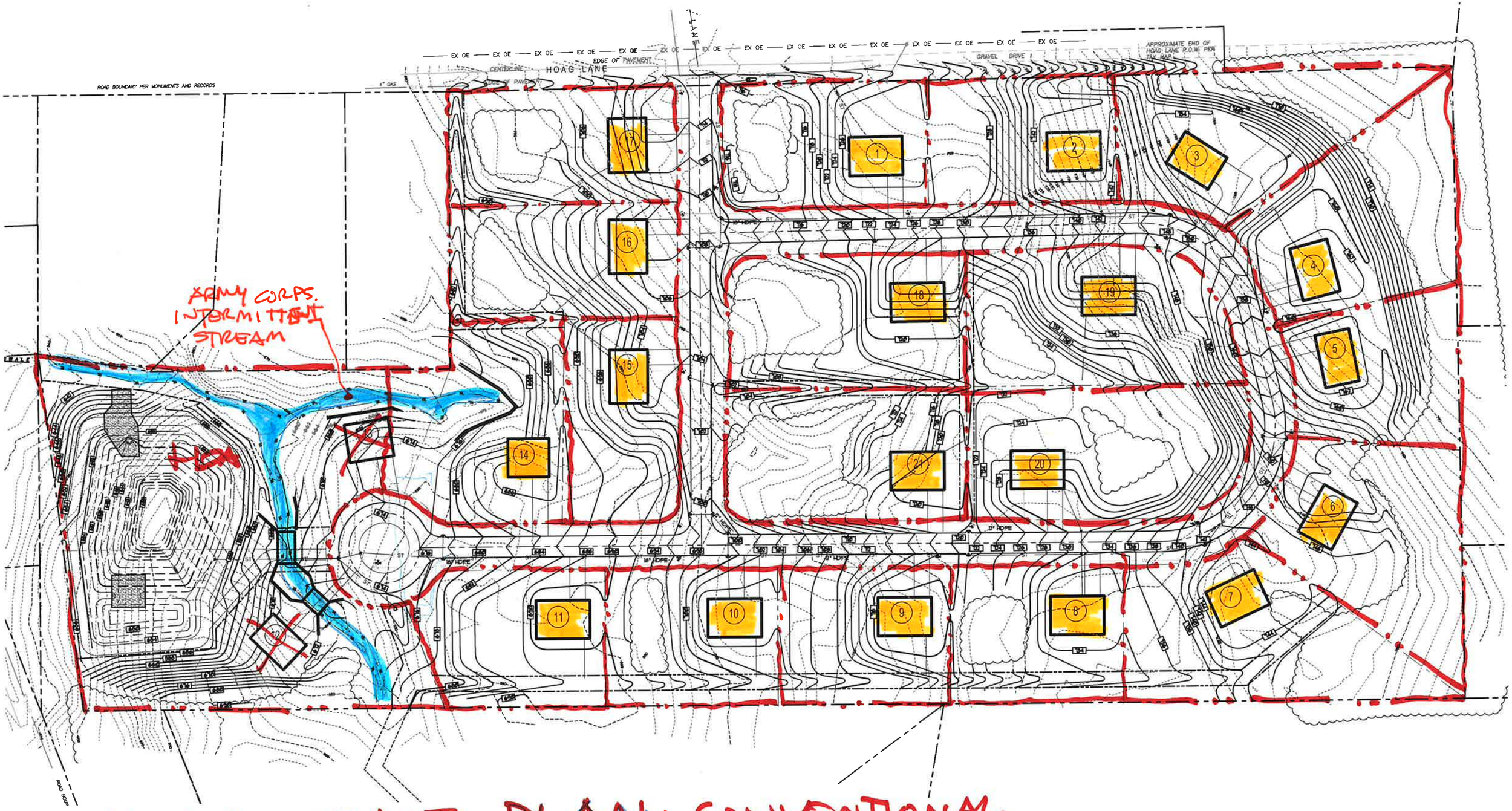
(a) Previous: N/A

(b) Proposed: N/A

Show any changes to survey or site plan from prior approval and, if no changes proposed, please submit original survey or site plan.

Show sign, if any, on survey or site plan and provide drawing or picture of same.

Submit Petition from neighbors regarding the continued accessory use.




# HOAG - 19 LOT PLAN - CONVENTIONAL

9-20-22

SCALE 1:120

Expected Fee: _____

# TOWN OF MANLIUS
## PLANNING DEPARTMENT
## INITIAL APPEARANCE APPLICATION

DATE: 5/26/2022

Name of Project: Hoag Road Development

**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: 5280 Hoag Road, Fayetteville, NY 13066

Type of Project:

○ Division of Land ⊗ Subdivision ○ Accessory Use ○ Zone Change ○ Site Review ○ Other _____

Developer: THOMAS ALLEN HOMES INC. Phone: 315-263-6662

Address: 5280 Hoag Road, Fayetteville, NY Zip: 13066

Tax Map Number(#)/s: 104.-01-39.2

Present Zoning: residential RA Desired Zoning: residential RA

Total Acreage: 30.14 Total Number of Lots: 17

---

Property Owner/s: Hoag Road Properties LLC Phone: (315) 263-6504

Address: 300 Euclid Avenue, Suite 12, Syracuse NY Zip: 13210

Tax Map#(s): 104-01-39.2 Owner's Signature: [signature]

Printed Name: William A. Oleckowski

---

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: Hong Road Properties LLC Phone: 315-263-6504

Address: 300 Euclid Avenue, Suite 12, Syracuse, NY Zip: 13210

Tax Map#(s): 104.-01-39.2 Owner's Signature: [signature]

Printed Name: William A. Oszelowski

---

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. William A. Ottaviani being duly sworn, deposes and says that (s) he is:

managing member of Hoag Road Properties LLC
(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: 5/26, 2022.

William A Orzechowski
(Print Name)

(Signature)

Hope Road Properties LLC
(Entity Name)

William A Orzechowski Managing Member
By (Officer) (Title)

300 Erie Avenue, Suite 12
Syracuse NY 13210
(Mailing Address of Applicant)

(315) 263-6504
(Telephone Number)

Date: _____, 20____.

(Print Name)

(Signature)

(Entity Name)

By (Officer) (Title)

(Mailing Address of Applicant)

(Telephone Number)

## ACKNOWLEDGEMENTS

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

On this 26th day of May in the year 2022, before me, the undersigned, a notary public in and for said state, personally appeared William A Orzechowski _____, 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

VAUGHN D. LANG
NOTARY PUBLIC
STATE OF NEW YORK
Reg. No. 02LA4518441
COMMISSION EXPIRES 6/30/22

# CORPORATE ACKNOWLEDGEMENT

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

_____, being duly sworn, deposes and says the s(he) is the _____ of _____ 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_____, 20_____

_____
Notary Public

06/29/16 LB

*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: HOAG ROAD PROPERTIES

Project Location (describe, and attach a location map): WOODLAND HILLS SUBDIVISION

Brief Description of Proposed Action: 5280 HOAG LANE, FAY NY 13066

SIXTEEN LOT (16) SUBDIVION ON 30+ ACRES ZONED (RA).

| Name of Applicant or Sponsor: | Telephone: (315) 263-6662 |
|---|---|
| TOM DOUGLAS | E-Mail: THOMASALLENHOMES@YAHOO.COM |

Address: 5280 HOAG LANE

| City/PO: | State: | Zip Code: |
|---|---|---|
| FAY NY 13066 | NY | 13066 |

| | NO | YES |
|---|---|---|
| 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. | ☑ | ☐ |
| 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: | ☑ | ☐ |

3.a. Total acreage of the site of the proposed action? 30+ acres
b. Total acreage to be physically disturbed? 20 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 30.4 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

| | NO | YES | N/A |
|---|---|---|---|
| 5. Is the proposed action, | | | |
| a. A permitted use under the zoning regulations? | ☐ | ☑ | ☐ |
| b. Consistent with the adopted comprehensive plan? | ☐ | ☑ | ☐ |

| | NO | YES |
|---|---|---|
| 6. Is the proposed action consistent with the predominant character of the existing built or natural landscape? | ☐ | ☑ |
| 7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____ | ☑ | ☐ |
| 8. a. Will the proposed action result in a substantial increase in traffic above present levels? | ☑ | ☐ |
| 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: _____ | ☑ | ☐ |
| 10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ | ☐ | ☑ |
| 11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ | ☐ | ☑ |
| 12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places? | ☑ | ☐ |
| 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? | ☑ | ☐ |
| 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

| | NO | YES |
|---|---|---|
| 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? | ☐ | ☑ |
| 16. Is the project site located in the 100 year flood plain? | ☑ | ☐ |
| 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 | ☐ | ☑ |
| b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: ☐ NO ☑ YES _____ | | |

| | 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

## DEEP HOLE TEST RESULTS

| | |
|---|---|
| DH -1<br>0'-12" TOPSOIL<br>12"-36" GRAVEL LOAM<br>36"-66" SANDY LOAM | NO GROUNDWATER WITNESSED<br>NO MOTTLING WITNESSED<br>NO BEDROCK WITNESSED |
| DH -2<br>0'-12" TOPSOIL<br>12"-36" GRAVEL LOAM<br>36"-80" SILT LOAM | NO GROUNDWATER WITNESSED<br>NO MOTTLING WITNESSED<br>NO BEDROCK WITNESSED |
| DH -3<br>0'-12" TOPSOIL<br>12"-48" GRAVEL LOAM<br>48"-72" GRAVELLY SILT LOAM | NO GROUNDWATER WITNESSED<br>NO MOTTLING WITNESSED<br>NO BEDROCK WITNESSED |
| DH -4<br>0'-12" TOPSOIL<br>12"-36" SANDY SILT LOAM<br>36"-72" SILTY CLAY LOAM | NO GROUNDWATER WITNESSED<br>NO MOTTLING WITNESSED<br>NO BEDROCK WITNESSED |
| DH -5<br>0'-6" TOPSOIL<br>6"-36" SANDY LOAM<br>36"-66" SANDY SILT<br>LOAM W/ COBBLES | NO GROUNDWATER WITNESSED<br>NO MOTTLING WITNESSED<br>NO BEDROCK WITNESSED |

NOTES:
1. CONDUCTED OCTOBER 10, 2011 BY REPRESENTATIVES OF RZ ENGINEERING & KEPLINGER FREEMAN ASSOCIATES

## PERCOLATION TEST RESULTS

X-PERC TEST DATA

| LOCATION NUMBER | DEPTH & SOIL DESCRIPTION | RATE OF INFILTRATION |
|---|---|---|
| PT-1 | 24" - SANDY LOAM | 35 MINUTES/INCH |
| PT-2 | 24" - SILT LOAM | GREATER THAN 120 MIN/INCH |
| PT-3 | 24" - SANDY SILT LOAM | 3 MINUTES/INCH |
| PT-4 | 24" - SANDY SILT LOAM | 21 MINUTES/INCH |

NOTES:
1. CONDUCTED OCTOBER 10, 2011 BY A REPRESENTATIVE OF RZ ENGINEERING

## LEGEND

| EXISTING | PROPOSED | DESCRIPTION |
|---|---|---|
| 100 | | CONTOUR |
| +377.7 | | SPOT ELEVATION |
| | HP/LP | HIGH / LOW POINT |
| | PT-2 | PERCOLATION TEST PIT |
| | B-4 | DEEP HOLE |
| | | FENCE |
| | | UTILITY POLE |
| | W | WATER LINE |
| | HYD | FIRE HYDRANT |
| EX ST | ST | STORM PIPE |
| | | TREE |
| | | SHRUB |
| | QUANTITY PLANT TYPE | PLANT KEY |
| | | VEGETATION |
| | UD | UNDERDRAIN |
| EX SAN | S | SANITARY PIPE-GRAVITY |
| | RM 3" LPS | SANITARY PIPE-LOW PRESSURE |
| E/T | | OVERHEAD ELECTRIC |
| E | | UNDERGROUND ELECTRIC |
| T | | TELEPHONE |
| | ST MH | STORM STRUCTURE |
| | DI | INLET |
| CB | MH | CATCH BASIN/MANHOLE |
| | CO | CLEAN OUT |
| S | | SANITARY MANHOLE |
| | | ASPHALT PAVEMENT-DRIVEWAY |
| | | ASPHALT PAVEMENT-ROAD |
| | | PEA GRAVEL DIAPHRAGM/STONE SHOULDER |
| | | OUTLET PROTECTION |
| | 6" 3' | OUTLET PROTECTION FOR 6" PIPE OR LESS |
| | 3' 15" 10' | OUTLET PROTECTION FOR 8"- 12" PIPE |
| | X Y 3' | OUTLET PROTECTION FOR 15"+ PIPE, DIMENSIONS PER PLANS |
| | | TRAFFIC SIGN |
| | SF | SILT FENCE |
| | | EROSION CONTROL BLANKET |

## EXISTING CONDITIONS & REMOVAL/DEMOLITION NOTES

X-SITE-PREP-NOTES

REMOVE EXISTING PAVEMENTS - SEE NOTES 2 BELOW

1. SAWCUT ASPHALT OR CONCRETE PAVEMENT. SAWCUT ASPHALT IN NEAT STRAIGHT LINE AND SAWCUT CONCRETE PAVEMENT AT NEAREST SCORE JOINT.
2. REMOVE EXISTING ASPHALT PAVEMENT IN IT'S ENTIRETY INCLUDING ALL SUB-BASE MATERIAL.
3. REMOVE EXISTING VEGETATION IN IT'S ENTIRETY INCLUDING ROOTS AND STUMPS, AND DISPOSE OF OFF-SITE.
4. VEGETATION TO REMAIN PER HOMEOWNERS ASSOCIATION AGREEMENT. TO BE SUBMITTED AT A LATER DATE.
5. OWNER TO CONTACT ELECTRICAL, GAS, AND WATER DEPARTMENT REGARDING DISCONNECTION PRIOR TO DEMOLITION.
6. DECOMMISSION EXISTING WATER PIT.
7. DEVELOPER TO PROVIDE, REMOVE UNDERBRUSH AND PERSPECTIVE TREES TO REMAIN. DETAILED NEIGHBORHOOD PARK TO BE DESIGNED AT A LATER DATE.
8. CORE OPENING INTO EXISTING SANITARY MANHOLE FOR PROPOSED 6" SANITARY LINE.
9. REMOVE EXISTING STRUCTURE.
10. REMOVE EXISTING WATERBODY. APPLY FOR ARMY CORPS OF ENGINEERS NATIONWIDE PERMIT.

## GENERAL NOTES

1. TOPOGRAPHIC AND UTILITY INFORMATION TAKEN FROM SURVEY ENTITLED TOPOGRAPHIC MAP - LANDS OF HOAG ROAD PROPERTIES, LLC AS PREPARED BY SEGUIN LAND SURVEYING, PLLC, CHITTENANGO, NEW YORK, DATED NOVEMBER 6TH, 2017. OWNER AND ARCHITECT DO NOT CONFIRM THE COMPLETENESS OR ACCURACY OF SUCH INFORMATION. CONTRACTOR IS RESPONSIBLE FOR THOROUGH EXAMINATION AND VERIFICATION OF ALL EXISTING SURFACE AND SUBSURFACE CONDITIONS AFFECTING THE NATURE, SCOPE, COMPLEXITY AND COST OF THE CONTRACT WORK.

2. SAW CUT ONLY FOR PAVING REMOVALS. EXTEND REMOVAL LINES TO INCLUDE ANY ADJOINING BROKEN OR DETERIORATING PAVING. CAREFULLY REMOVE, STOCKPILE AND PROTECT ANY ITEMS NOTED FOR SALVAGE. ALL DEMOLITION RUBBLE, DEBRIS AND EXCESS SOILS TO BE PROMPTLY REMOVED FROM SITE UNLESS OTHERWISE NOTED. STRIP AND STOCKPILE SUFFICIENT EXISTING ORGANIC TOPSOILS FOR RESPREADING AS REQUIRED ON DISTURBED AND REGRADED AREAS TO BE ESTABLISHED IN LAWN AND FOR REPAIR OF DISTURBED EXISTING LAWNS TO REMAIN. STOCKPILE ALL MATERIALS IN APPROVED LOCATIONS WITHOUT INTERFERING WITH OTHER CONTRACTOR WORK, SCHOOL TRAFFIC OR DRAINAGE.

4. ALL FILL/BACKFILL OF EXCAVATIONS AND VOIDS RESULTING FROM REMOVALS AND RELATED WORK UNDER NEW OR REPLACEMENT PAVING AREAS SHALL ONLY BE COARSE AGGREGATE FILL MATERIAL THOROUGHLY COMPACTED.

5. PROTECT ALL FACILITIES AND IMPROVEMENTS ON AND ADJOINING THE PROPERTY WHICH ARE NOT SPECIFICALLY IDENTIFIED FOR REMOVAL. VERIFY LOCATIONS AND DEPTHS OF ALL SUBSURFACE UTILITIES TO REMAIN PRIOR TO ANY ADJACENT REMOVAL AND EXCAVATION WORK.

6. NOTIFY OWNER IMMEDIATELY IF ANY SURFACE OR SUBSURFACE CONFLICTS OR UNKNOWN CONDITIONS ARE ENCOUNTERED IN ORDER TO PERMIT ADJUSTMENT OF WORK IF NECESSARY.

7. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS PRIOR TO COMMENCING WORK.

8. CONTRACTOR IS RESPONSIBLE FOR OBTAINING and CONFORMING TO ALL TOWN OF MANLIUS SPECIFICATIONS.

9. DIG SAFELY NEW YORK TO BE CONTACTED 72 HOURS PRIOR TO START OF EXCAVATION.

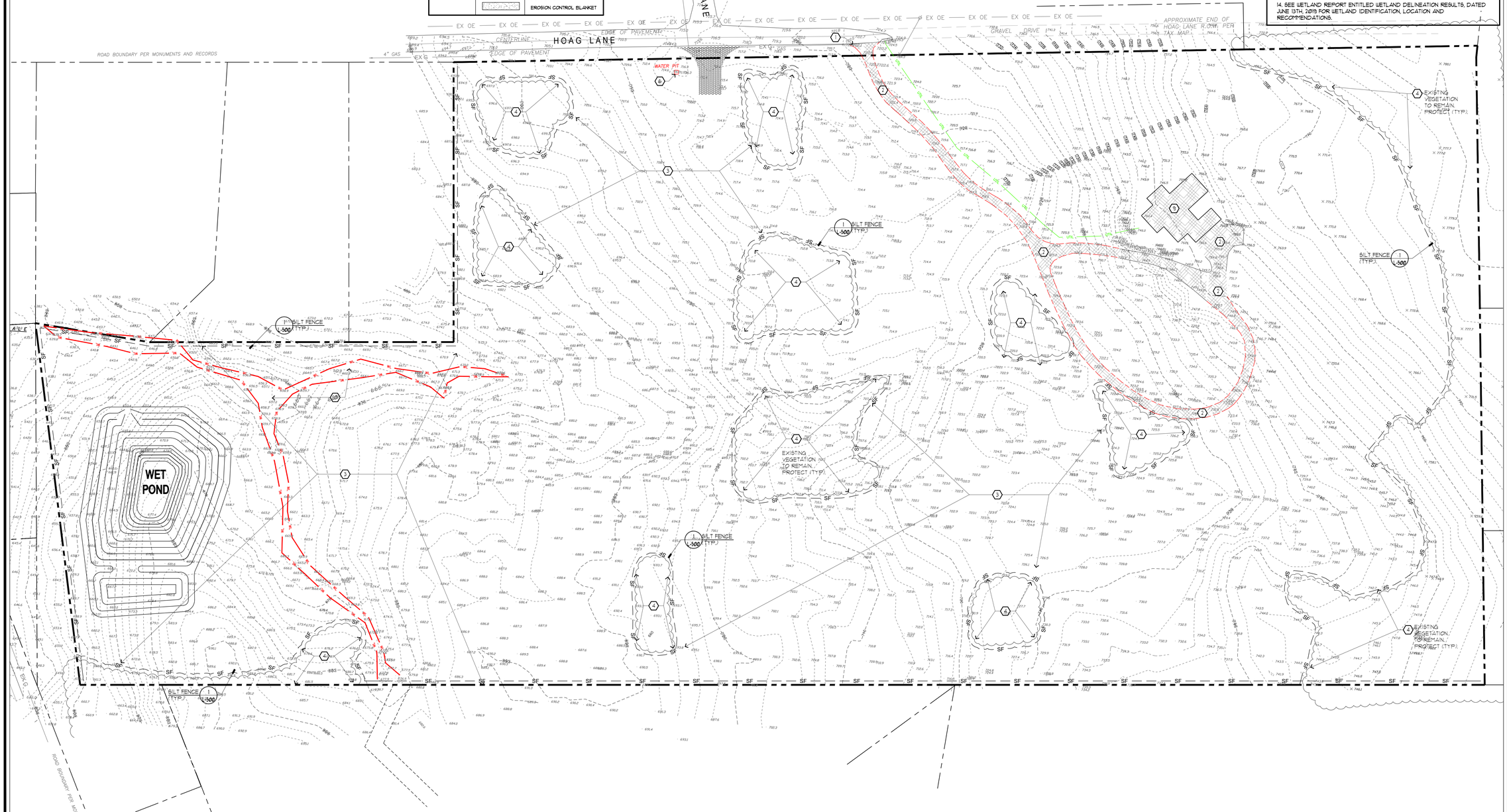
10. REFER TO PLANS L-102 TO L-105 FOR CONSTRUCTION STAGING OF REMOVALS AND INSTALLATION.

11. DUST MONITORING PER STORMWATER POLLUTION PREVENTION PLAN.

12. CONTRACTOR/ DEVELOPER SHALL NOT ALLOW PARKING OF ANY EQUIPMENT WITHIN THE HOAG RD. RIGHT OF WAY. ALL CONSTRUCTION EQUIPMENT, MATERIALS, STAFF VEHICLES, VENDORS, AND DELIVERY TRUCKS SHALL PARK WITHIN STAGING AREA SHOWN ON STAGING PLANS.

13. SEE GEOTECHNICAL REPORTS ENTITLED EARTHWORK MATERIAL EVALUATION AND BERM STABILITY EVALUATION, DATED MAY 18TH, 2010 & MAY 27TH, 2010 RESPECTIVELY, FOR DETAILED GEOTECHNICAL INFORMATION AND SOIL PLACEMENT RECOMMENDATIONS.

14. SEE WETLAND REPORT ENTITLED WETLAND DELINEATION RESULTS, DATED JUNE 13TH, 2019 FOR WETLAND IDENTIFICATION, LOCATION AND RECOMMENDATIONS.




1 / L-700 CONVENTIONAL SITE PREPARATION PLAN

0 50 100 150 SCALE IN FEET

KEPLINGER FREEMAN ASSOCIATES
LANDSCAPE ARCHITECTURE & LAND PLANNING
6320 FLY ROAD, SUITE 109 EAST SYRACUSE, NEW YORK 13057
PHONE: (315) 445-7980 FAX: (315) 445-7981

RZ Engineering, PLLC
6320 FLY ROAD SUITE 100
EAST SYRACUSE, NY 13057
PH: 315.431.0089 FAX: 315.445.7981

STATE OF NEW YORK · RUDY L. ZONI · 079943 · LICENSED PROFESSIONAL ENGINEER

UTILIZED FOR STORMWATER AND SANITARY DESIGN

FOR CONSTRUCTION
# HOAG LANE SUBDIVISION
## 5280 HOAG LANE, MANLIUS, NY

CLIENT:
HOAG ROAD PROPERTIES, LLC

△ Symbol Indicates Revision Issued

| No. | Rev. | Description | Date | No. | Rev. | Description | Date | No. | Rev. | Description | Date |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 1 | CHECK SET-TOWN OF MANLIUS | 01/12/18 | 8 | 8 | 21 LOT SITE PLAN REVISIONS | 01/04/19 | 16 | 16 | MANLIUS-PLAN SUBMISSION | 08/07/20 |
| 2 | 2 | CHECK SET-TOWN OF MANLIUS | 01/26/18 | 9 | 9 | MANLIUS-PLAN SUBMISSION | 06/14/19 | 17 | 17 | | |
| 3 | 3 | PUBLIC HEARING-MANLIUS | 03/28/18 | 10 | 10 | MANLIUS-PLAN SUBMISSION | 07/12/19 | 18 | 18 | | |
| 4 | 4 | PUBLIC HEARING-MANLIUS | 05/04/18 | 11 | 11 | MANLIUS-PLAN SUBMISSION | 09/23/19 | 19 | 19 | | |
| 5 | 5 | PUBLIC HEARING-MANLIUS | 06/01/18 | 12 | 12 | MANLIUS-PLAN SUBMISSION | 12/18/19 | 20 | 20 | | |
| 6 | 6 | TOWN REV.-21 LOTS-MANLIUS | 10/23/18 | 13 | 13 | MANLIUS-PLAN SUBMISSION | 12/18/19 | 21 | 21 | | |
| 7 | 7 | MANLIUS-21 HOME LOTS-PL BD | 11/30/18 | 14 | 14 | MANLIUS-PLAN SUBMISSION | 06/15/20 | 22 | 22 | | |
| | | | | 15 | 15 | NOTE REMOVAL (NOTE 10) | 07/30/20 | 23 | 23 | | |

REGISTERED LANDSCAPE ARCHITECT · SCOTT LEE FREEMAN · 000001413 · STATE OF NEW YORK

Drawn By: VER
Checked By: SJF
KFA Proj. No.: 31050
Date: DECEMBER 1, 2017
Scale: AS NOTED

Title:
CONVENTIONAL SITE PREPARATION PLAN-21 LOT

L-700

Drawing File:
Date Plotted:
Plotted By:

Monday, August 10, 2020 9:59:03 AM

# TOWN OF MANLIUS SUBDIVISION DEVELOPMENT

X:\HOAG-ZONING-REVISED

## 1. ZONING

- TAX MAP #104.-01-39.2 IS CURRENTLY ZONED RESTRICTED AGRICULTURE (RA) DISTRICTS.
- THE FOLLOWING USES ARE PERMITTED IN RA DISTRICTS:
  - ••• ANY USE PERMITTED IN RESIDENTIAL DISTRICT R-1, ACCORDING TO THE SAME RESTRICTIONS.
  - ••• ANY USE PERMITTED IN RESIDENTIAL DISTRICT R-3, ACCORDING TO THE SAME RESTRICTIONS.
- PARCEL HAS BEEN TREATED AS AN R-3 DISTRICT BECAUSE CLUSTER ZONING IS PERMITTED UNDER NYS SUBDIVISION REVIEW (ARTICLE 2/18). THIS ALLOWS DEVELOPMENT OF SMALLER LOTS BASED UPON A LOT COUNT DERIVED FROM EXISTING ZONING REQUIREMENTS FOR THE CURRENT ZONE (RA) AND PROVISIONS OF OPEN SPACE. THE LOT COUNT IS SHOWN ON THE NOT TO BUILD PLAN DEVELOPED BY SHGUN LAND SURVEYING, P.L.L.C. AND A (RA) ZONING DENSITY SITE PLAN PROVIDED BY KFA.
  HTTPS://WWW.DOS.NY.GOV/LG/PUBLICATIONS/SUBDIVISION%REVIEW%IN%NYS.PDF

## 2. RA BULK REGULATIONS ( 21 LOT CONVENTIONAL PLAN)

| | |
|---|---|
| MIN. FRONTAGE | N/A |
| MIN. LOT AREA | N/A |
| FRONT YARD SETBACK | 40'-0" |
| SIDE YARD SETBACK | 20'-0" |
| REAR YARD SETBACK | 40'-0" |

## 3. PRE CLUSTER & CLUSTER ZONING BULK REGULATIONS

- UTILIZE RESIDENTIAL (R1) DISTRICT ZONING CRITERIA FOR 21 LOT CONVENTIONAL PLAN LOTS.
- UTILIZE RESIDENTIAL (R3) DISTRICT ZONING CRITERIA FOR 21 LOT CLUSTER PLAN WHICH INCLUDES (20) NEW CONSTRUCTION LOTS AND (1) NEWLY FORMED LOT FOR THE EXISTING RESIDENCE.

| ZONING | R1 CONVENTIONAL | CLUSTER 23 LOT | CLUSTER 21 LOT |
|---|---|---|---|
| MIN. FRONTAGE | 150'-0" | 100'-0" | 100'-0" |
| MIN. LOT AREA | 40,000 SF | 16,000 SF | 16,000 SF |
| FRONT YARD | 40'-0" | 30'-0" | 30'-0" |
| SIDE YARD | 20'-0" | 15'-0" | 15'-0" |
| REAR YARD | 40'-0" | 25'-0" | 25'-0" |

## 4. PRE CLUSTER & CLUSTER ZONING LOT SUMMARY

- CONVENTIONAL 21 LOT PLAN BASED ON RESIDENTIAL R1 ZONING TO DEVELOP A MAXIMUM LOT COUNT.
- CLUSTER PLAN BASED ON RESIDENTIAL R3 DISTRICT 21 LOT LAYOUT WHICH INCLUDES (20) NEW CONSTRUCTION LOTS AND (1) NEWLY FORMED LOT FOR THE EXISTING RESIDENCE.

(R1) FRONTAGE: 150'-0"
MIN: 150'-0"
LOT AREA: MINIMUM 40,000 SF

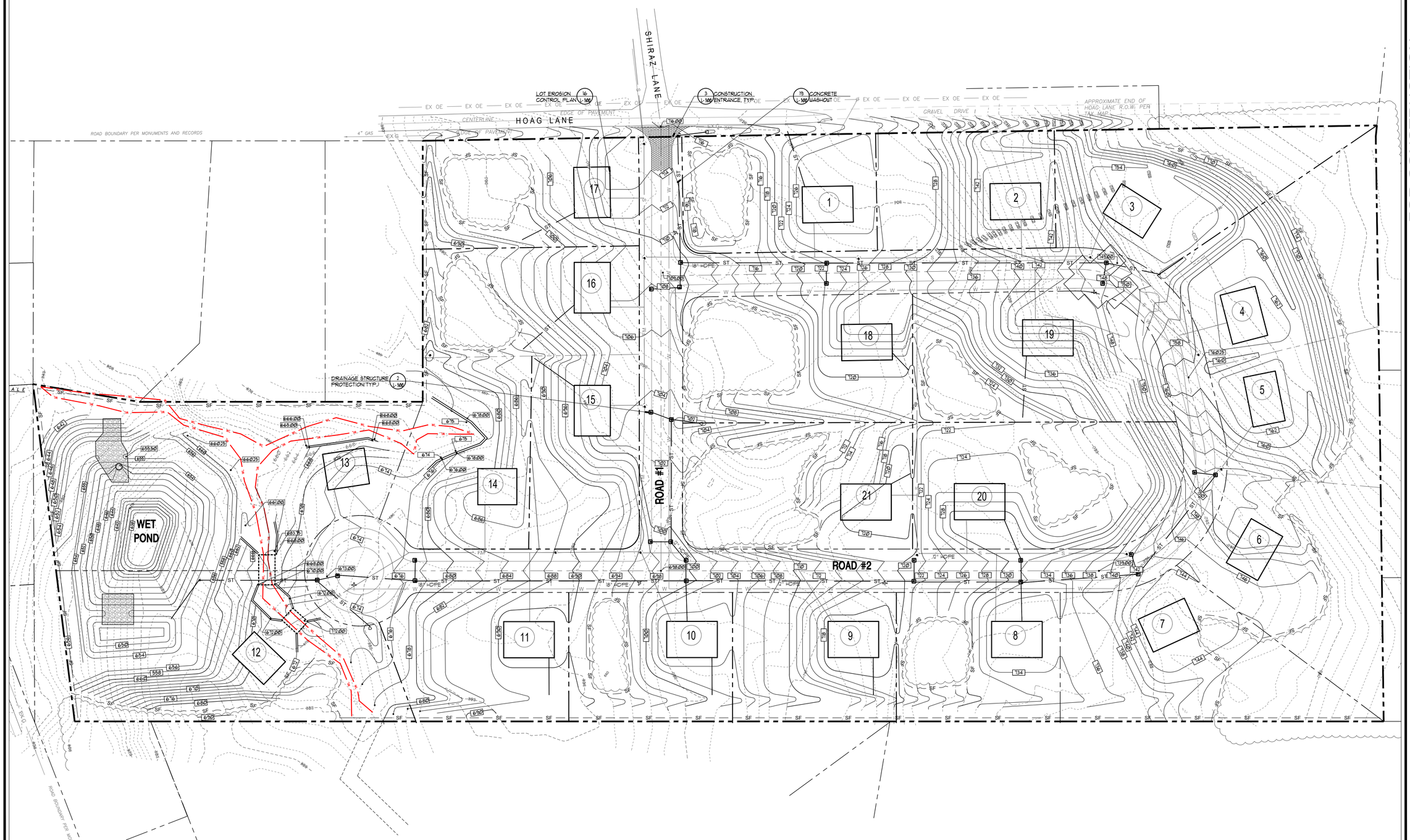
(R3) FRONTAGE: 100'-0"
MIN: 100'-0"
AVG: 110'-0"
LOT AREA: MINIMUM 16,000 SF

## 5. GREEN SPACE

- "FOREVER WILD" AREA- EXISTING VEGETATION TO REMAIN. NO GRADING, OR EARTHWORK PERMITTED WITHIN THESE AREAS. COVENANT TO BE INCLUDED WITHIN LEGAL DESCRIPTION OF LOTS WITH "FOREVER WILD" AREA. REFER TO AREAS A,B,C,D AND E BELOW.

| "FOREVER WILD" AREAS | | ACREAGE | SQUARE FEET |
|---|---|---|---|
| TOTAL SITE | | 30.04 | 1,324,224.00 |
| "FOREVER WILD" AREA | | 9.35 | 408,303.11 |
| A | EAST "FOREVER WILD" AREA | 3.66 | 159,367.97 |
| B | SOUTH "FOREVER WILD" AREA | .55 | 24,047.43 |
| C | WEST "FOREVER WILD" AREA | .56 | 24,571.97 |
| D | NORTH "FOREVER WILD" AREA | .39 | 17,218.69 |
| E | HOA "FOREVER WILD" AREA | 4.19 | 182,697.05 |

NOTES:
1. 31% OF THE TOTAL SITE AREA IS "FOREVER WILD" AREA IN THE CLUSTER SITE PLAN 06/15/2020.




1 L-701 CONVENTIONAL SWPPP PLAN

KEPLINGER FREEMAN ASSOCIATES
LANDSCAPE ARCHITECTURE & LAND PLANNING
6320 FLY ROAD, SUITE 109 EAST SYRACUSE, NEW YORK 13057
PHONE: (315) 445-7980 FAX: (315) 445-7981

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6320 FLY ROAD SUITE 109
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PH: 315.432.1089 FAX: 315.445.7981

STATE OF NEW YORK — RUDY L. ZONG — 075943 — LICENSED PROFESSIONAL ENGINEER

UTILIZED FOR STORMWATER AND SANITARY DESIGN

FOR CONSTRUCTION
# HOAG LANE SUBDIVISION
## 5280 HOAG LANE, MANLIUS, NY

CLIENT:
HOAG ROAD PROPERTIES, LLC

△- Symbol Indicates Revision Issued

ISSUED AND REVISIONS NOTIFICATION

| No. Rev. | | Description | Date |
|---|---|---|---|
| 1 | 1 | CHECK SET-TOWN OF MANLIUS | 01/12/18 |
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| 3 | 3 | PUBLIC HEARING- MANLIUS | 03/29/18 |
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| 5 | 5 | PUBLIC HEARING- MANLIUS | 06/01/18 |
| 6 | 6 | TOWN REV.-21 LOTS-MANLIUS | 10/23/18 |
| 7 | 7 | MANLIUS-21 HOME LOTS-PL BD | 11/30/18 |
| | 8 | 21 LOT SITE PLAN REVISIONS | 01/04/19 |
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| | 12 | MANLIUS- PLAN SUBMISSION | 12/18/19 |
| | 13 | MANLIUS- PLAN SUBMISSION | 12/18/19 |
| | 14 | MANLIUS- PLAN SUBMISSION | 06/15/20 |
| | 15 | NOTE REMOVAL (NOTE 19) | 07/30/20 |
| | 16 | MANLIUS- PLAN SUBMISSION | 08/07/20 |

REGISTERED LANDSCAPE ARCHITECT — SCOTT E. FREEMAN — 001418 — STATE OF NEW YORK

Drawn By: V.E.R.
Checked By: S.F.
KFA Proj. No.: 31080
Date: DECEMBER 1, 2017
Scale: AS NOTED
Title:

CONVENTIONAL SWPPP PLAN -21 LOT

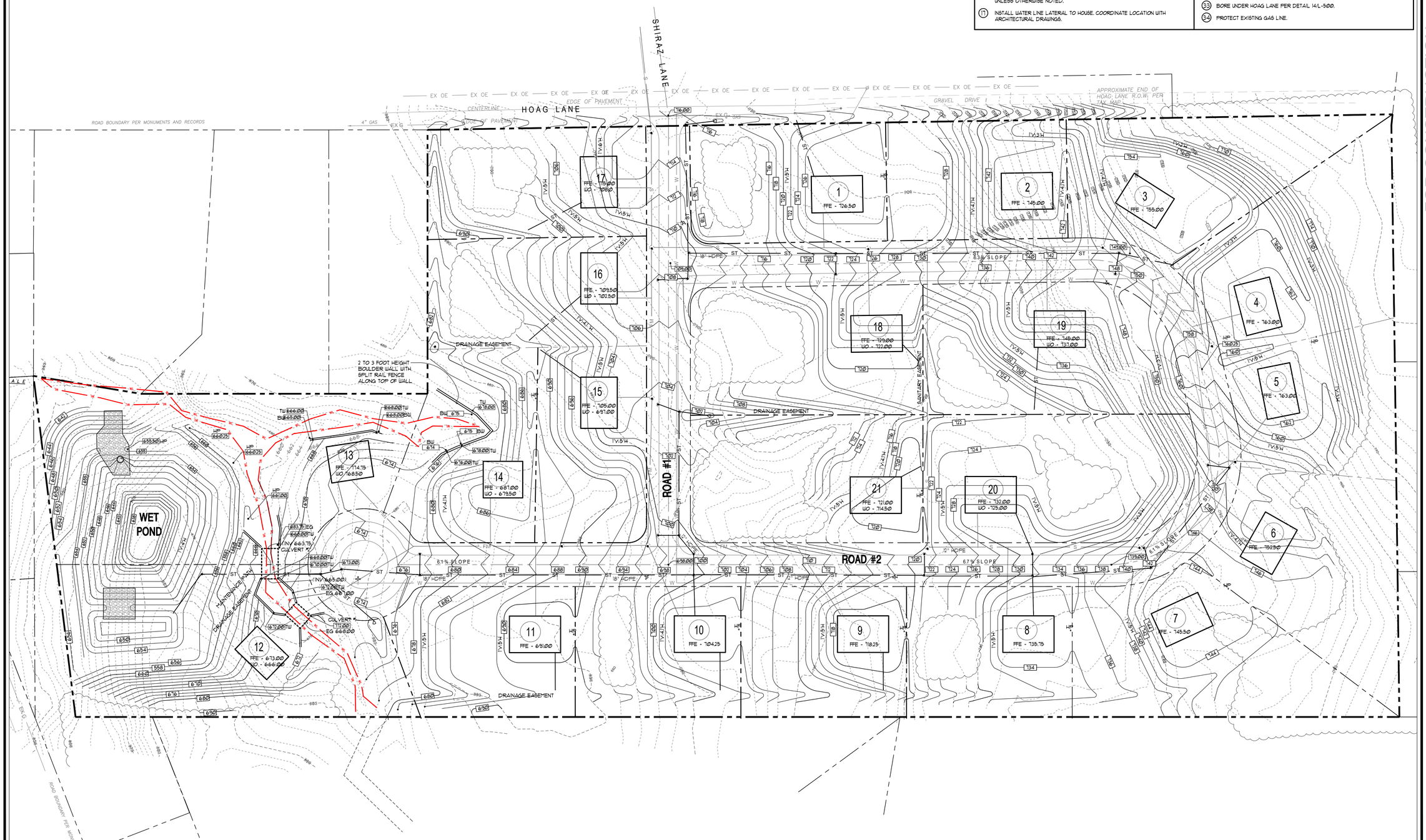
L-701

Plotted By:
Date Plotted:
Drawing File:

Monday, August 10, 2020 10:08:09 AM

## GRADING, DRAINAGE and UTILITIES NOTES

1. MEET EXISTING LINE AND GRADE.
2. CORE OPENING INTO EXISTING SANITARY STRUCTURE WITH WATER TIGHT CONNECTION.
3. PROPOSED GAS LINES NOT SHOWN. FUTURE GAS LINE LAYOUT TO BE COORDINATED WITH NATIONAL GRID.
4. PROPOSED ELECTRIC SERVICE NOT SHOWN. FUTURE ELECTRIC LAYOUT TO BE COORDINATED WITH NATIONAL GRID.
5. SURVEYOR TO PROVIDE EASEMENTS FOR FINAL APPROVAL.
6. BUILDER TO PROVIDE GRAVITY SANITARY SYSTEM OR APPROVED EQUAL. SEE PROFILE 2/L-600 AND DETAILS ON L-501.
7. GRAVITY SANITARY LATERAL. COORDINATE LOCATION WITH ARCHITECTURAL DRAWINGS. PROVIDE ONE LATERAL PER LOT. (TYPICAL) MINIMUM SLOPE FOR LATERALS TO BE 2% (¼" PER FT.) ALL LATERALS TO BE OWNED BY HOMEOWNER.
8. E-1 SANITARY SYSTEM LATERAL. COORDINATE LOCATION WITH ARCHITECTURAL DRAWINGS AND LOW PRESSURE SYSTEM MANUFACTURER OR APPROVED EQUAL. ALL LATERALS & PUMPS OWNED BY HOMEOWNER. SEE PROFILE 2/L-600.
9. LOW PRESSURE SANITARY SEWER FORCE MAIN. SEE PROFILE 2/L-600.
10. SANITARY VENT AND TRAP PER DETAIL 5/L-501. COORDINATE LOCATION WITH ARCHITECTURAL DRAWINGS AND LOW PRESSURE SYSTEM MANUFACTURER AND E-1 MANUFACTURER OR APPROVED EQUAL.
11. NOTE DELETED.
12. SANITARY/WATER LINE CROSSING. REFER TO DETAIL 3/L-501 FOR REQUIRED SEPARATION DISTANCES OR INSTALLATION METHODS.
13. FORCE MAIN CHECKPOINT (NO EXPOSED SEWAGE, ACCESS TO PIPES ONLY)
14. OCWA TO PROVIDE DESIGN & INSTALLATION OF ALL WATER FACILITIES INCLUDING FIRE HYDRANTS, VALVES, LINES AND SIZES.
15. INSTALL FIRE HYDRANT AND VALVE. SHOWN FOR COORDINATION PURPOSES (4 HYDRANTS). REFER TO DETAIL 4/L-501.
16. PROVIDE MINIMUM 1' VERTICAL : 4.1' HORIZONTAL SLOPES ON ALL SLOPES UNLESS OTHERWISE NOTED.
17. INSTALL WATER LINE LATERAL TO HOUSE. COORDINATE LOCATION WITH ARCHITECTURAL DRAWINGS.
18. COMPACTION REQUIREMENTS: 90% STANDARD MAXIMUM PROCTOR DENSITY(95% IN SUBGRADE AREA)
19. INSTALL BOULDER WALL PER DETAIL 1-3/L-504 IN PHASE 1 PER L-102.
20. FOUNDATION DRAIN SHALL DRAIN TO DAYLIGHT WHEN POSSIBLE. SEE NOTE 33 WHEN FOUNDATION DRAIN CAN NOT DAYLIGHT. RODENT SCREEN TO BE INSTALLED. FOUNDATION DRAIN NOT PART OF SITE PLAN APPROVAL. COORDINATE WITH TOWN OF MANLIUS DURING BUILDING PERMIT. SHOWN FOR COORDINATION PURPOSES ONLY.
21. WHERE FOUNDATION DRAINS CANNOT BE DAYLIGHTED, THEY SHALL DRAIN TO A SUMP PUMP CROCK AND A SUMP PUMP BE PROVIDED TO DAYLIGHT. RODENT SCREEN TO BE INSTALLED.
22. CONSTRUCT SWALE TO FLOW TOWARDS SWALE ALONG SOUTHERLY PROPERTY LINE. MAINTAIN THROUGHOUT CONSTRUCTION.
23. OUTFLOW STRUCTURE AND PIPE PER DETAIL 2@/L-500.
24. CONTRACTOR TO FIELD VERIFY PIPE, INVERT, SLOPE, SIZE AND LOCATION PRIOR TO CONSTRUCTION.
25. WYE CONNECT SANITARY FORCEMAIN SERVICE TO PRIMARY FORCEMAIN. REFER TO SANITARY LATERAL CONNECTION PER DETAIL 6/L-600.
26. LOTS 3, 10, 11, 12, 13, 19 AND 20 WILL REQUIRE PLACEMENT OF COMPACTION STONE BELOW THE BASEMENT SLAB PER DETAIL 2/L-503.
27. REFER TO L-102 THRU L-108 FOR GRADING AND DRAINAGE THROUGHOUT CONSTRUCTION SEQUENCE STAGES.
28. HOME BUILDER TO INSTALL ROOF DRAIN AND DIRECT RUNOFF AWAY FROM HOUSE TOWARDS DRAINAGE SWALE OR STORMWATER EASEMENT.
29. HOMEOWNER/ DEVELOPER TO INSTALL PLANT MATERIAL TO STABILIZE SOIL.
30. MAINTENANCE ACCESS, NYSDEC REQUIRES A 12'-0" WIDTH ACCESSWAY AT 12'-0" WIDE @ 15% MAXIMUM. MAINTENANCE PATH SHOWN IS 12'-0" WIDE AND IS CONSTRUCTED AT A MAXIMUM 1V:3H SLOPE (12.5%).
31. OUTLET STRUCTURE AND POND DRAIN OUTFLOW PIPES SHALL HAVE ANTISEEP COLLARS INSTALLED PER DETAIL 15/L-500.
32. INSTALL 10" POND DRAIN AT LEVEL INVERT 66525, SEE DETAIL 5/L-504.
33. BORE UNDER HOAG LANE PER DETAIL 14/L-500.
34. PROTECT EXISTING GAS LINE.




1 L-702 CONVENTIONAL GRADING PLAN


KEPLINGER FREEMAN ASSOCIATES
LANDSCAPE ARCHITECTURE & LAND PLANNING
6320 FLY ROAD, SUITE 109 EAST SYRACUSE, NEW YORK 13057
PHONE: (315) 445-7980 FAX: (315) 445-7981

RZ Engineering, PLLC
6320 FLY ROAD SUITE 109
EAST SYRACUSE, NY 13057
PH: 315.432.1089 FAX: 315.445.7981


STATE OF NEW YORK — RUDY L. ZONI — 075943 — LICENSED PROFESSIONAL ENGINEER

UTILIZED FOR STORMWATER AND SANITARY DESIGN

FOR CONSTRUCTION

# HOAG LANE SUBDIVISION

## 5280 HOAG LANE, MANLIUS, NY

CLIENT:
HOAG ROAD PROPERTIES, LLC

| No. | Rev. | Description | Date |
|---|---|---|---|
| 16 | 16 | MANLIUS-PLAN SUBMISSION | 08/07/20 |

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ISSUED AND REVISIONS NOTIFICATION

| No. | Rev. | Description | Date | No. | Rev. | Description | Date |
|---|---|---|---|---|---|---|---|
| 1 | 1 | CHECK SET-TOWN OF MANLIUS | 01/12/18 | 8 | 8 | 21 LOT SITE PLAN REVISIONS | 01/04/19 |
| 2 | 2 | CHECK SET-TOWN OF MANLIUS | 01/26/18 | 9 | 9 | MANLIUS- PLAN SUBMISSION | 06/14/19 |
| 3 | 3 | PUBLIC HEARING- MANLIUS | 03/29/18 | 10 | 10 | MANLIUS- PLAN SUBMISSION | 07/12/19 |
| 4 | 4 | PUBLIC HEARING- MANLIUS | 05/04/18 | 11 | 11 | MANLIUS- PLAN SUBMISSION | 09/23/19 |
| 5 | 5 | PUBLIC HEARING- MANLIUS | 06/01/18 | 12 | 12 | MANLIUS- PLAN SUBMISSION | 12/18/19 |
| 6 | 6 | TOWN REV- 21 LOTS-MANLIUS | 10/23/18 | 13 | 13 | MANLIUS- PLAN SUBMISSION | 12/18/19 |
| 7 | 7 | MANLIUS-21 HOME LOTS-PL BD | 11/30/18 | 14 | 14 | MANLIUS- PLAN SUBMISSION | 06/15/20 |
| | | | | 15 | 15 | NOTE REMOVAL (NOTE 10) | 07/30/20 |

LICENSED LANDSCAPE ARCHITECT — SCOTT LEE FREEMAN — 001413 — STATE OF NEW YORK

Drawn By: V.E.R.
Checked By: S.F.
KFA Proj. No.: 31050
Date: DECEMBER 1, 2017
Scale: AS NOTED

Title:
**CONVENTIONAL GRADING AND DRAINAGE PLAN -21 LOT**

**L-702**

Printed By:
Date Plotted:
Drawing File:

Monday, August 10, 2020 10:11:14 AM

## SHADE RELIEF LEGEND - TOWN OF MANLIUS

§ 127-19: C. FOR PURPOSES OF DETERMINING A BUILDABLE LOT IN THE CONTEXT OF A SUBDIVISION APPROVAL, A LOT'S BUILDING ENVELOPE, DEFINED AS THE AREA OF A LOT THAT FALLS WITHIN THE REQUIRED SETBACKS, SHALL INCLUDE AN AREA LARGE ENOUGH TO FIT A REASONABLE BUILDING FOOTPRINT, WHICH IS:

(2) NO CLOSER THAN 25 FEET TO SLOPES OF 25% OR MORE.

= AREAS GREATER THAN OR EQUAL TO 25% SLOPES.

1 L-703 CONVENTIONAL SHADE SLOPE PLAN

0 50 100 150
SCALE IN FEET


KEPLINGER FREEMAN ASSOCIATES
LANDSCAPE ARCHITECTURE & LAND PLANNING
6320 FLY ROAD, SUITE 109 EAST SYRACUSE, NEW YORK 13057
PHONE: (315) 445-7980 FAX: (315) 445-7981

RZ Engineering, PLLC
6320 FLY ROAD SUITE 109
EAST SYRACUSE, NY 13057
PH: 315.433.1089 FAX: 315.445.7981


STATE OF NEW YORK — RUDY L. ZOLIN — 079943 — LICENSED PROFESSIONAL ENGINEER

UTILIZED FOR STORMWATER AND SANITARY DESIGN

FOR CONSTRUCTION

# HOAG LANE SUBDIVISION

## 5280 HOAG LANE, MANLIUS, NY

CLIENT:
HOAG ROAD PROPERTIES, LLC

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| 6 | 6 | TOWN REV.-21 LOTS-MANLIUS | 10/23/18 | 13 | 13 | MANLIUS- PLAN SUBMISSION | 12/18/19 | 21 |
| 7 | 7 | MANLIUS-21 HOME LOTS-PL BD | 11/30/18 | 14 | 14 | MANLIUS- PLAN SUBMISSION | 06/15/20 | 22 |
| | | | | 15 | 15 | NOTE REMOVAL (NOTE 19) | 07/30/20 | 23 |

REGISTERED LANDSCAPE ARCHITECT — SCOTT E. FREEMAN — 001417 — STATE OF NEW YORK

Drawn By: VER
Checked By: SF
KFA Proj. No.: 31080
Date: DECEMBER 1, 2017
Scale: AS NOTED

Title:
**CONVENTIONAL SHADE SLOPE -21 LOT**

**L-703**

Plotted By:
Date Plotted:
Drawing File:

Monday, August 10, 2020 10:13:50 AM

## HOAG LANE DEVELOPMENT
## SEWER SYSTEM TYPE (CONVENTIONAL) - HOAG-SEWER

| SEWER SYSTEM TYPE | LOT NUMBERS |
|---|---|
| FORCE MAIN SYSTEM SEWER | 9, 10, 11, 12, 13, 14, 15, 16 |
| GRAVITY SYSTEM SEWER | 1, 2, 3, 4, 5, 6, 7, 8, 17, 18, 19, 20, 21 |

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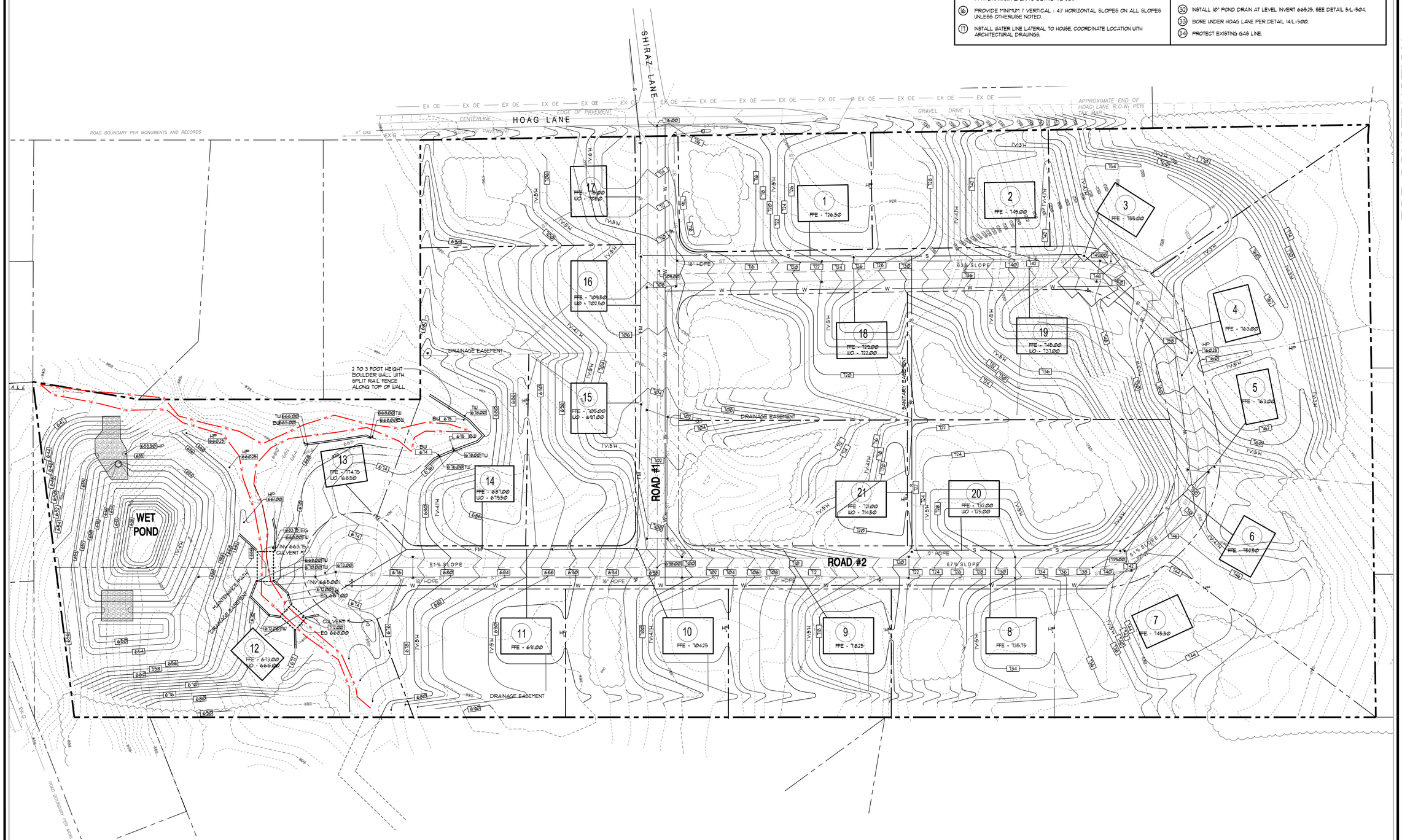


1 L-704 CONVENTIONAL UTILITIES PLAN


KEPLINGER FREEMAN ASSOCIATES
LANDSCAPE ARCHITECTURE & LAND PLANNING
6320 FLY ROAD, SUITE 109 EAST SYRACUSE, NEW YORK 13057
PHONE: (315) 445-7980 FAX: (315) 445-7981

RZ Engineering, PLLC
6320 FLY ROAD SUITE 109
EAST SYRACUSE, NY 13057
PH: 315.431.0089 FAX: 315.445.7981


STATE OF NEW YORK — RUDY L. ZOLLO — 075945 — LICENSED PROFESSIONAL ENGINEER

UTILIZED FOR STORMWATER AND SANITARY DESIGN

FOR CONSTRUCTION

# HOAG LANE SUBDIVISION

## 5280 HOAG LANE, MANLIUS, NY

CLIENT:
HOAG ROAD PROPERTIES, LLC

△ - Symbol Indicates Revision Issued

ISSUED AND REVISIONS NOTIFICATION

| No. | Rev. | Description | Date |
|---|---|---|---|
| 1 | 1 | CHECK SET-TOWN OF MANLIUS | 01/12/18 |
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| 7 | 7 | MANLIUS-21 HOME LOTS-PL BD | 11/30/18 |
| 8 | 8 | 21 LOT SITE PLAN REVISIONS | 01/04/19 |
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| 15 | 15 | NOTE REMOVAL (NOTE 10) | 07/30/20 |
| 16 | 16 | MANLIUS- PLAN SUBMISSION | 08/07/20 |
| 17 | 17 | | |
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| 21 | 21 | | |
| 22 | 22 | | |
| 23 | 23 | | |

REGISTERED LANDSCAPE ARCHITECT — SCOTT LEE FREEMAN — 001413 — STATE OF NEW YORK

Drawn By: V.E.R.
Checked By: S.F.
KFA Proj. No.: 31050
Date: DECEMBER 1, 2017
Scale: AS NOTED

Title:
**CONVENTIONAL UTILITIES PLAN -21 LOT**

**L-704**

Printed By:
Date Printed:
Drawing File:

Monday, August 10, 2020 10:17:11 AM

# TOWN OF MANLIUS SUBDIVISION DEVELOPMENT

X:\HOAG\ZONING\REVISED

## 1. ZONING

- TAX MAP #064.-01-39.2 IS CURRENTLY ZONED RESTRICTED AGRICULTURE (RA) DISTRICTS.
- THE FOLLOWING USES ARE PERMITTED IN RA DISTRICTS:
  - ANY USE PERMITTED IN RESIDENTIAL DISTRICT R-1, ACCORDING TO THE SAME RESTRICTIONS.
  - ANY USE PERMITTED IN RESIDENTIAL DISTRICT R-3, ACCORDING TO THE SAME RESTRICTIONS.
- PARCEL HAS BEEN TREATED AS AN R-3 DISTRICT BECAUSE CLUSTER ZONING IS PERMITTED UNDER NYS SUBDIVISION REVIEW (ARTICLE §278). THIS ALLOWS DEVELOPMENT OF SMALLER LOTS BASED UPON A LOT COUNT DERIVED FROM EXISTING ZONING REQUIREMENTS FOR THE CURRENT ZONE (RA) AND PROVISIONS OF OPEN SPACE. THE LOT COUNT IS SHOWN ON THE NOT TO BUILD PLAN DEVELOPED BY SHGUN LAND SURVEYING, P.L.L.C. AND A (RA) ZONING DENSITY SITE PLAN PROVIDED BY KFA.
  HTTPS://WWW.DOS.NY.GOV/LG/PUBLICATIONS/SUBDIVISION%REVIEW%IN%NYS.PDF

## 2. RA BULK REGULATIONS ( 21 LOT CONVENTIONAL PLAN)

| | |
|---|---|
| MIN. FRONTAGE | N/A |
| MIN. LOT AREA | N/A |
| FRONT YARD SETBACK | 40'-0" |
| SIDE YARD SETBACK | 20'-0" |
| REAR YARD SETBACK | 40'-0" |

## 3. PRE CLUSTER & CLUSTER ZONING BULK REGULATIONS

- UTILIZE RESIDENTIAL (R1) DISTRICT ZONING CRITERIA FOR 21 LOT CONVENTIONAL PLAN LOTS.
- UTILIZE RESIDENTIAL (R3) DISTRICT ZONING CRITERIA FOR 21 LOT CLUSTER PLAN WHICH INCLUDES (20) NEW CONSTRUCTION LOTS AND (1) NEWLY FORMED LOT FOR THE EXISTING RESIDENCE.

| ZONING | R1 CONVENTIONAL | CLUSTER 23 LOT | CLUSTER 21 LOT |
|---|---|---|---|
| MIN. FRONTAGE | 150'-0" | 100'-0" | 100'-0" |
| MIN. LOT AREA | 40,000 SF | 16,000 SF | 16,000 SF |
| FRONT YARD | 40'-0" | 30'-0" | 30'-0" |
| SIDE YARD | 20'-0" | 15'-0" | 15'-0" |
| REAR YARD | 40'-0" | 25'-0" | 25'-0" |

## 4. PRE CLUSTER & CLUSTER ZONING LOT SUMMARY

- CONVENTIONAL 21 LOT PLAN BASED ON RESIDENTIAL R1 ZONING TO DEVELOP A MAXIMUM LOT COUNT.
- CLUSTER PLAN BASED ON RESIDENTIAL R3 DISTRICT 21 LOT LAYOUT WHICH INCLUDES (20) NEW CONSTRUCTION LOTS AND (1) NEWLY FORMED LOT FOR THE EXISTING RESIDENCE.

(R1) FRONTAGE: 150'-0"
MIN: 150'-0"
LOT AREA: MINIMUM 40,000 SF

(R3) FRONTAGE: 100'-0"
MIN: 100'-0"
AVG: 110'- 0"
LOT AREA: MINIMUM 16,000 SF

## 5. GREEN SPACE

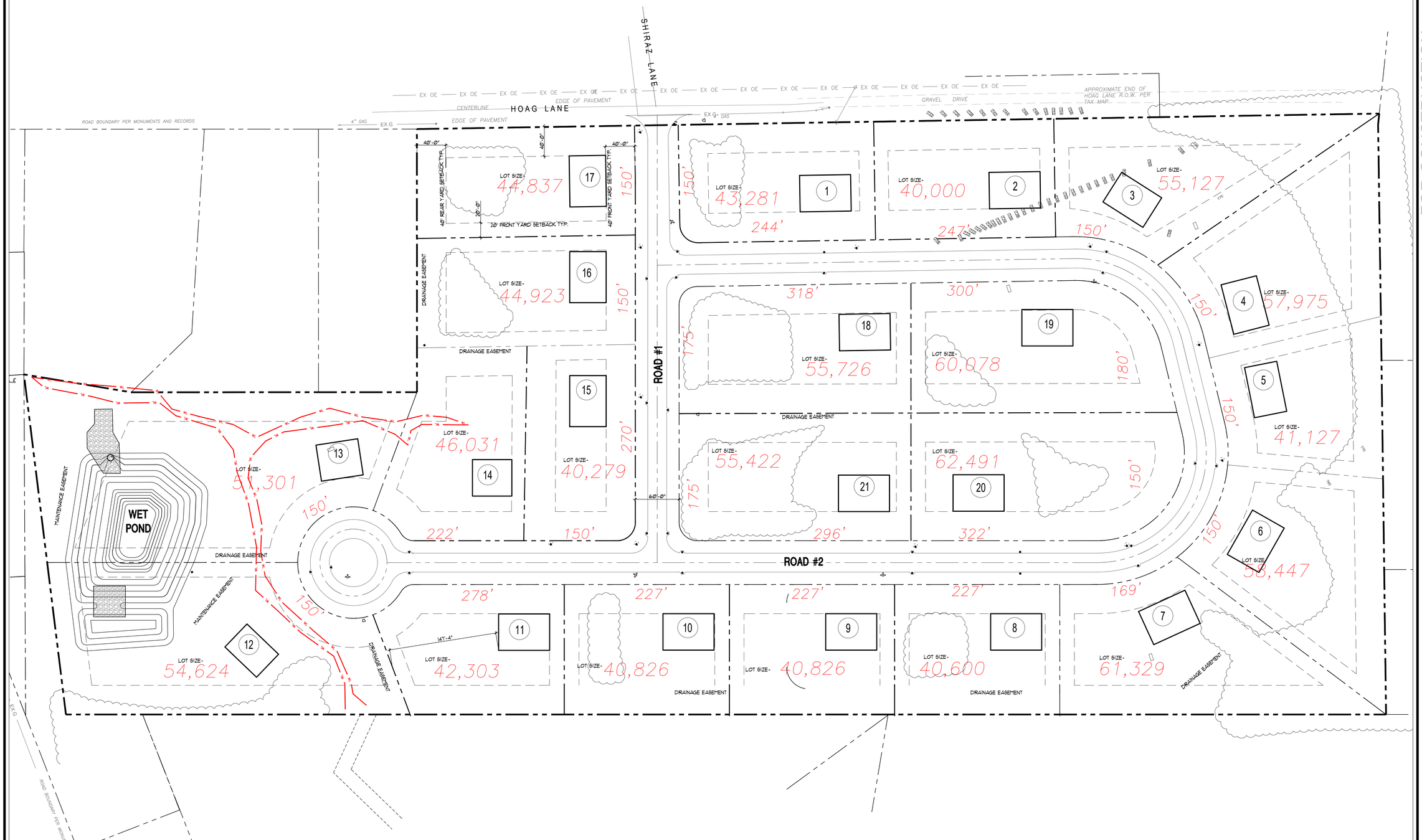
- "FOREVER WILD" AREA- EXISTING VEGETATION TO REMAIN. NO GRADING, OR EARTHWORK PERMITTED WITHIN THESE AREAS, COVENANT TO BE INCLUDED WITHIN LEGAL DESCRIPTION OF LOTS WITH "FOREVER WILD" AREA. REFER TO AREAS A,B,C,D AND E BELOW.

| "FOREVER WILD" AREAS | | ACREAGE | SQUARE FEET |
|---|---|---|---|
| TOTAL SITE | | 30.04 | 1,324,224.00 |
| "FOREVER WILD" AREA | | 9.35 | 408,303.11 |
| A | EAST "FOREVER WILD" AREA | 3.66 | 159,367.97 |
| B | SOUTH "FOREVER WILD" AREA | .55 | 24,047.43 |
| C | WEST "FOREVER WILD" AREA | .56 | 24,571.97 |
| D | NORTH "FOREVER WILD" AREA | .39 | 17,218.69 |
| E | HOA "FOREVER WILD" AREA | 4.19 | 182,697.05 |

NOTES:
1. 31% OF THE TOTAL SITE AREA IS "FOREVER WILD" AREA IN THE CLUSTER SITE PLAN 06/15/2020.

## LEGEND NOTES

- STORMWATER EASEMENT AREAS
- CONSERVATION EASEMENT AREAS




1 L-705 CONVENTIONAL LAYOUT PLAN

Monday, August 10, 2020 10:20:57 AM

Posted By:
Date Printed:
Drawing File:


KEPLINGER FREEMAN ASSOCIATES
LANDSCAPE ARCHITECTURE & LAND PLANNING
6320 FLY ROAD, SUITE 109 EAST SYRACUSE, NEW YORK 13057
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STATE OF NEW YORK — RUDY L. ZOLL — 075943 — LICENSED PROFESSIONAL ENGINEER

UTILIZED FOR STORMWATER AND SANITARY DESIGN

FOR CONSTRUCTION

# HOAG LANE SUBDIVISION

5280 HOAG LANE, MANLIUS, NY

CLIENT:
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| | 23 | | |

⚠ Symbol Indicates Revision Issued

REGISTERED LANDSCAPE ARCHITECT — SCOTT LEE FREEMAN — 2001413 — STATE OF NEW YORK

Drawn By: VER
Checked By: SF
KFA Proj. No.: 37050
Date: DECEMBER 1, 2017
Scale: AS NOTED
Title:

CONVENTIONAL LAYOUT PLAN -21 LOTS

L-705

# TOWN OF MANLIUS SUBDIVISION DEVELOPMENT

X-HOAG-ZONING-REVISED

## 1. ZONING

- TAX MAP #104.-01-39.2 IS CURRENTLY ZONED RESTRICTED AGRICULTURE (RA) DISTRICTS.
- THE FOLLOWING USES ARE PERMITTED IN RA DISTRICTS:
  - ANY USE PERMITTED IN RESIDENTIAL DISTRICT R-1, ACCORDING TO THE SAME RESTRICTIONS.
  - ANY USE PERMITTED IN RESIDENTIAL DISTRICT R-3, ACCORDING TO THE SAME RESTRICTIONS.
- PARCEL HAS BEEN TREATED AS AN R-3 DISTRICT BECAUSE CLUSTER ZONING IS PERMITTED UNDER NYS SUBDIVISION REVIEW (ARTICLE 5/78). THIS ALLOWS DEVELOPMENT OF SMALLER LOTS BASED UPON A LOT COUNT DERIVED FROM EXISTING ZONING REQUIREMENTS FOR THE CURRENT ZONE (RA) AND PROVISIONS OF OPEN SPACE. THE LOT COUNT IS SHOWN ON THE NOT TO BUILD PLAN DEVELOPED BY SeGUIN LAND SURVEYING, P.L.L.C. AND A (RA) ZONING DENSITY SITE PLAN PROVIDED BY KFA.
  HTTPS://WWW.DOS.NY.GOV/LG/PUBLICATIONS/SUBDIVISION/%REVIEW/%IN%NYS.PDF

## 2. RA BULK REGULATIONS ( 21 LOT CONVENTIONAL PLAN) L-700 LAYOUT

| | |
|---|---|
| MIN. FRONTAGE | N/A |
| MIN. LOT AREA | N/A |
| FRONT YARD SETBACK | 40'-0" |
| SIDE YARD SETBACK | 20'-0" |
| REAR YARD SETBACK | 40'-0" |

## 3. PRE CLUSTER & CLUSTER ZONING BULK REGULATIONS

- UTILIZE RESIDENTIAL (R1) DISTRICT ZONING CRITERIA FOR 21 LOT CONVENTIONAL PLAN LOTS.
- UTILIZE RESIDENTIAL (R3) DISTRICT ZONING CRITERIA FOR 17 LOT CLUSTER PLAN WHICH INCLUDES (16) NEW CONSTRUCTION LOTS AND (1) NEWLY FORMED LOT FOR THE EXISTING RESIDENCE.

| ZONING | R1 CONVENTIONAL | CLUSTER 16 LOT |
|---|---|---|
| MIN. FRONTAGE | 150'-0" | 100'-0" |
| MIN. LOT AREA | 40,000 SF | 16,000 SF |
| FRONT YARD | 40'-0" | 30'-0" |
| SIDE YARD | 20'-0" | 15'-0" |
| REAR YARD | 40'-0" | 25'-0" |

## 4. PRE CLUSTER & CLUSTER ZONING LOT SUMMARY

- CONVENTIONAL 21 LOT PLAN BASED ON RESIDENTIAL R1 ZONING TO DEVELOP A MAXIMUM LOT COUNT.
- CLUSTER PLAN BASED ON RESIDENTIAL R3 DISTRICT 17 LOT LAYOUT WHICH INCLUDES (16) NEW CONSTRUCTION LOTS AND (1) NEWLY FORMED LOT FOR THE EXISTING RESIDENCE.

(R1) FRONTAGE: 150'-0" MIN. 150'-0"
LOT AREA: MINIMUM 40,000 SF

(R3) FRONTAGE: 100'-0" MIN. 100'-0" AVG: 170'- 0"
LOT AREA: MINIMUM 16,000 SF

## 5. GREEN SPACE

- "FOREVER WILD" AREA- EXISTING VEGETATION TO REMAIN. NO GRADING, OR EARTHWORK PERMITTED WITHIN THESE AREAS. COVENANT TO BE INCLUDED WITHIN LEGAL DESCRIPTION OF LOTS WITH "FOREVER WILD" AREA. REFER TO AREAS A,B,C,D AND E BELOW.

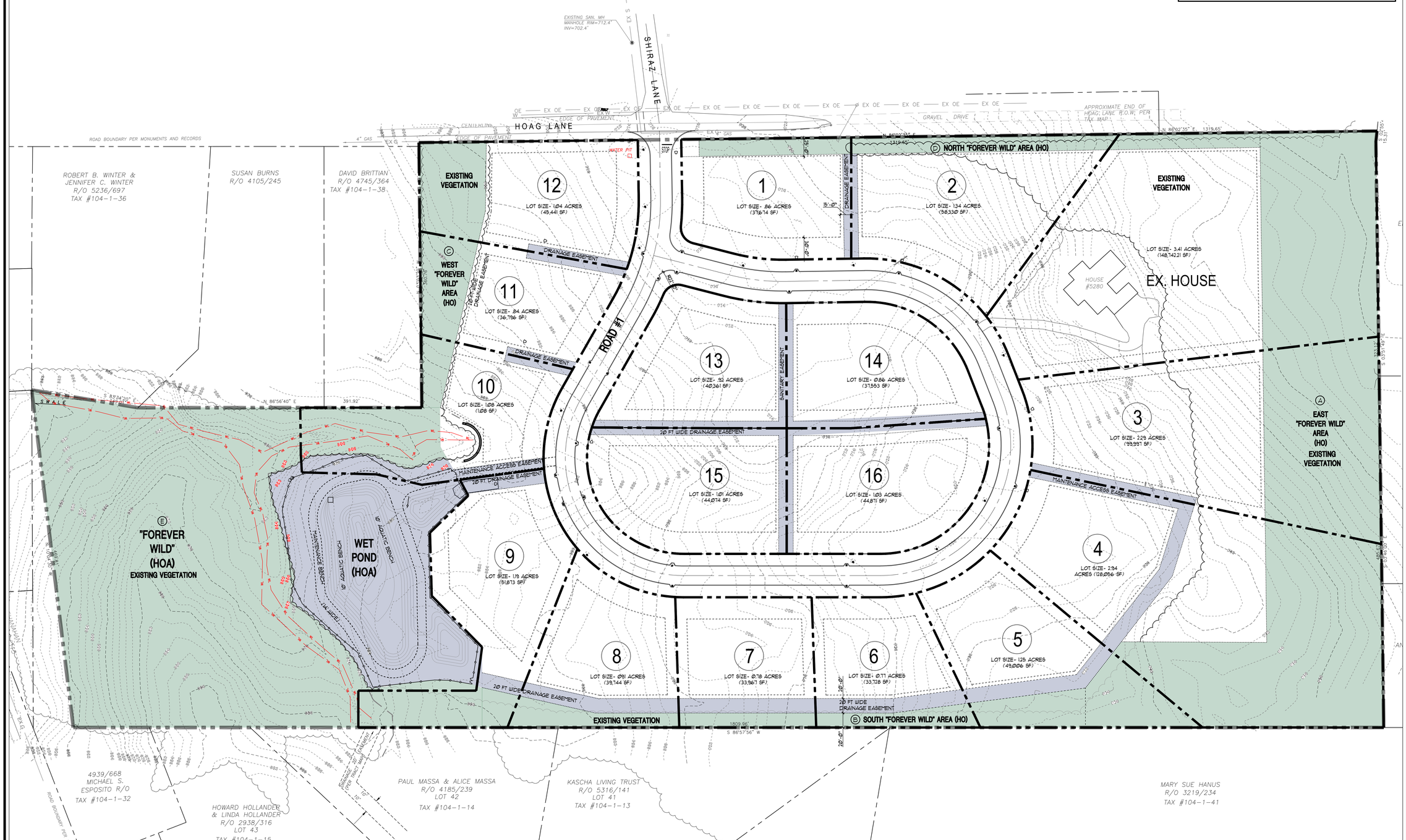
| "FOREVER WILD" AREAS | ACREAGE | SQUARE FEET |
|---|---|---|
| TOTAL SITE | 30.04 | 1,324,224.00 |
| "FOREVER WILD" AREA | 9.35 | 408,303.11 |
| (A) EAST "FOREVER WILD" AREA | 3.66 | 159,767.97 |
| (B) SOUTH "FOREVER WILD" AREA | .55 | 24,047.43 |
| (C) WEST "FOREVER WILD" AREA | .56 | 24,571.97 |
| (D) NORTH "FOREVER WILD" AREA | .39 | 17,218.69 |
| (E) HOA "FOREVER WILD" AREA | 4.19 | 182,697.05 |

NOTES:
1. 31% OF THE TOTAL SITE AREA IS "FOREVER WILD" AREA IN THE CLUSTER SITE PLAN 06/15/2020.

## LEGEND NOTES

DRAINAGE EASEMENT AREAS - LICENSED SURVEYOR TO PROVIDE DEED RESTRICTIONS AND DRAINAGE/ ACCESS EASEMENTS AS REQUIRED BY TOWN PURSUANT TO APPROVALS.

"FOREVER WILD" EASEMENT AREAS- LICENSED SURVEYOR TO PROVIDE DEED RESTRICTIONS AND EASEMENTS AS REQUIRED BY TOWN PURSUANT TO APPROVALS.




1 L-400 LAYOUT PLAN


KEPLINGER FREEMAN ASSOCIATES
LANDSCAPE ARCHITECTURE & LAND PLANNING
4320 FLY ROAD, SUITE 109 EAST SYRACUSE, NEW YORK 13057
PHONE: (315) 445-7980 FAX: (315) 445-7981

RZ Engineering, PLLC
6320 FLY ROAD SUITE 109
EAST SYRACUSE, NY 13057
PH: 315.432.1089 FAX: 315.445.7981


UTILIZED FOR STORMWATER AND SANITARY DESIGN

NOT FOR CONSTRUCTION

# WOODLAND HILLS SUBDIVISION

5280 HOAG LANE, MANLIUS, NY

CLIENT:
HOAG ROAD PROPERTIES, LLC

ISSUED AND REVISIONS NOTIFICATION

| No. Rev. | Description | Date | No. Rev. | Description | Date |
|---|---|---|---|---|---|
| | | | | | |

△- Symbol Indicates Revision Issued

| | |
|---|---|
| Drawn By: | VER. |
| Checked By: | SF. |
| KFA Proj. No.: | 3700 |
| Date: | JULY 29, 2022 |
| Scale: | AS NOTED |

Title:
LAYOUT PLAN

L-400

Plotted By:
Date Plotted:
Drawing File:

Thursday, July 28, 2022 9:43:40 AM

REVIEW SET: JULY 28, 2022

Expected Fee: _____

# TOWN OF MANLIUS
## PLANNING DEPARTMENT
## INITIAL APPEARANCE APPLICATION

DATE: 5/26/2022

Name of Project: Hoag Road Development

**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: 5280 Hoag Road, Fayetteville, NY 13066

Type of Project:

○ Division of Land ● Subdivision ○ Accessory Use ○ Zone Change ○ Site Review ○ Other _____

Developer: THOMAS ALLEN HOMES INC. Phone: 315-263-6662

Address: 5280 Hoag Road, Fayetteville, NY Zip: 13066

Tax Map Number(#)/s: 104.-01-39.2

Present Zoning: residential RA Desired Zoning: residential RA

Total Acreage: 30.14 Total Number of Lots: 17

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Property Owner/s: Hoag Road Properties LLC Phone: (315) 263-6504

Address: 300 Euclid Avenue, Suite 12, Syracuse NY Zip: 13210

Tax Map#(s): 104-01-39.2 Owner's Signature: [signature]

Printed Name: William A. Osiecki

---

Property Owner/s: _____ Phone: _____

Address: _____ Zip: _____

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

Printed Name: _____

**Use next page for additional known property owners' information**

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Planning Board Meeting Date Assignment: _____

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

TOWN OF MANLIUS
PLANNING DEPARTMENT
INITIAL APPEARANCE APPLICATION
(continued)

Property Owner/s: Hoag Road Properties LLC Phone: 315-263-6504

Address: 300 Euclid Avenue, Suite 12, Syracuse, NY Zip: 13210

Tax Map#(s): 104.-01-39.2 Owner's Signature:

Printed Name: William A Osuchowski

---

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. William A Olechowski being duly sworn, deposes and says that (s) he is:
managing member of HOAG ROAD PROPERTIES LLC
(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: 5/26, 2022.

William A Osuchowski
(Print Name)

(Signature)

Home Road Properties LLC
(Entity Name)

William A Osuchowski Managing Member
By (Officer) (Title)

300 Erie Blvd West, Suite 12
Syracuse NY 13210
(Mailing Address of Applicant)

(315) 263-6504
(Telephone Number)

Date: _____, 20____.

(Print Name)

(Signature)

(Entity Name)

By (Officer) (Title)

(Mailing Address of Applicant)

(Telephone Number)

## ACKNOWLEDGEMENTS

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

On this 26th day of May in the year 2022, before me, the undersigned, a notary public in and for said state, personally appeared William A Osuchowski, _____, 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

VAUGHN D. LANG
NOTARY PUBLIC
STATE OF NEW YORK
Reg. No. 02LA4518441
COMMISSION EXPIRES 6/30/22

# CORPORATE ACKNOWLEDGEMENT

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

_____, being duly sworn, deposes and says the s(he) is the _____ of _____ 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 _____, 20_____

_____
Notary Public

06/29/16 LB

*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: HOAG ROAD PROPERTIES

Project Location (describe, and attach a location map): WOODLAND HILLS SUBDIVISION

Brief Description of Proposed Action: 5280 HOAG LANE, FAY NY 13066

SIXTEEN LOT (16) SUBDIVION ON 30+ ACRES ZONED (RA).

| Name of Applicant or Sponsor: | Telephone: (315) 263-6662 |
|---|---|
| TOM DOUGLAS | E-Mail: THOMASALLENHOMES@YAHOO.COM |

Address: 5280 HOAG LANE

| City/PO: | State: | Zip Code: |
|---|---|---|
| FAY, NY 13066 | NY | 13066 |

| | NO | YES |
|---|---|---|
| 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. | ☑ | ☐ |
| 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: | ☑ | ☐ |

3.a. Total acreage of the site of the proposed action? 30+ acres
b. Total acreage to be physically disturbed? 20 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 30.4 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

| | NO | YES | N/A |
|---|---|---|---|
| 5. Is the proposed action, | | | |
| a. A permitted use under the zoning regulations? | ☐ | ☑ | ☐ |
| b. Consistent with the adopted comprehensive plan? | ☐ | ☑ | ☐ |

| | NO | YES |
|---|---|---|
| 6. Is the proposed action consistent with the predominant character of the existing built or natural landscape? | ☐ | ☑ |
| 7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____ | ☑ | ☐ |
| 8. a. Will the proposed action result in a substantial increase in traffic above present levels? | ☑ | ☐ |
| 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: _____ | ☑ | ☐ |
| 10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ | ☐ | ☑ |
| 11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ | ☐ | ☑ |
| 12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places? | ☑ | ☐ |
| 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? | ☑ | ☐ |
| 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

| | NO | YES |
|---|---|---|
| 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? | ☐ | ☑ |
| 16. Is the project site located in the 100 year flood plain? | ☑ | ☐ |
| 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 | ☐ | ☑ |
| b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? ☐ NO ☑ YES If Yes, briefly describe: _____ | | |

| | 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

## HOAG LANE DEVELOPMENT
## SEWER SYSTEM TYPE

X:\HOAG-SEWER

| | SEWER SYSTEM TYPE | LOT NUMBERS |
|---|---|---|
| | FORCE MAIN SYSTEM SEWER | 8, 9, 10, 11, 12, 13, 20 + (1) TOTAL |
| | GRAVITY SYSTEM SEWER | 1, 2, 3, 4, 5, 6, 7, 14, 15, 16, 17, 18, 19, 21 + (14) |

## SANITARY MANHOLE SCHEDULE

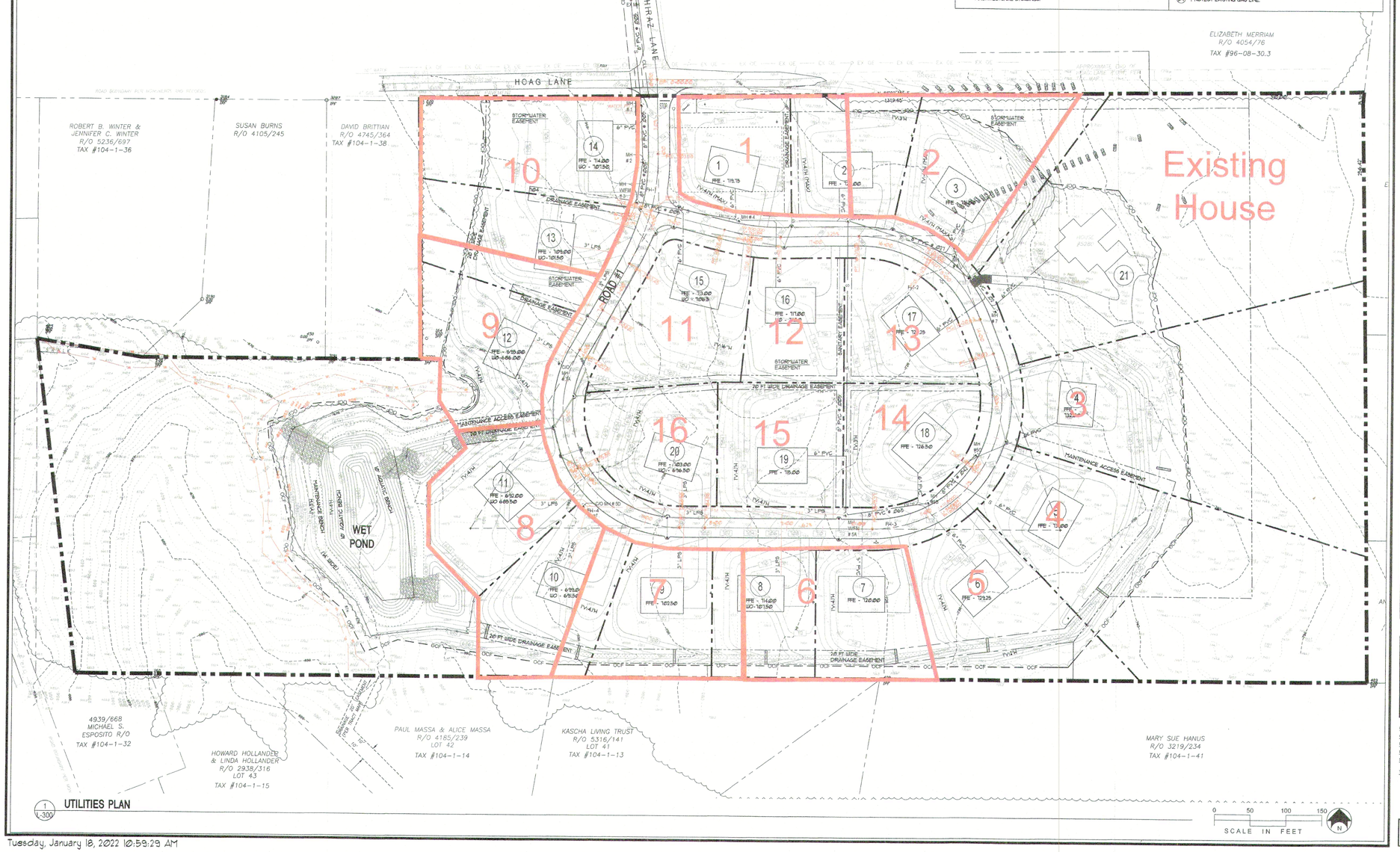
NOTES REFER TO SHEETS L-300

| MANHOLE # | STRUCTURE TYPE | RIM ELEVATION | INVERT ELEVATIONS IN | INVERT ELEVATIONS OUT |
|---|---|---|---|---|
| EX MH. | EXISTING | 112.40 | 8" @ 102.50 (S) | 102.40 (EX) |
| MH # 1 | MANHOLE[1] | 115.20 | 8" @ 103.30 (S) | 8" @ 103.20 (N) |
| MH # 2 | MANHOLE[1] | 112.00 | 8" @ 103.71 (S) | 8" @ 103.61 (N) |
| MH WRM # 3 | MH. W/ FORCED MAIN[2] | 108.00 | 8" @ 104.25 (E)<br>3" @ 105.35 (S) | 8" @ 104.15 (N) |
| MH # 4 | MANHOLE[1] | 114.00 | 8" @ 105.10 (E) | 8" @ 105.00 (W) |
| MH # 5 | MANHOLE[1] | 120.00 | 8" @ 105.55 (E)<br>8" @ 105.55 (S) | 8" @ 105.55 (W) |
| MH # 6 | MANHOLE[1] | 124.00 | 8" @ 114.10 (SE) | 8" @ 114.00 (NW) |
| MH # 7 | MANHOLE[1] | 126.00 | | 8" @ 120.00 (NW) |
| MH WRM # 5A | MH. W/ FORCED MAIN[2] | 112.00 | 3" @ 108.80 (W)<br>8" @ 107.90 (E) | 8" @ 107.80 (N) |
| MH # 5B | MANHOLE[1] | 120.00 | 8" @ 115.30 (E) | 8" @ 115.10 (W) |
| MH # 5C | MANHOLE[1] | 123.50 | | 8" @ 118.50 (SW) |
| C/O MH # 5D | CLEAN OUT MH | 652.00 | | 3" @ 684.50 (E) |
| C/O MH # 3A | CLEAN OUT MH | 694.50 | | 3" @ 689.50 (NE) |

NOTES:
1) INSTALL SANITARY MANHOLE PER DETAIL 1/L-501.
2) INSTALL SANITARY MANHOLE WITH FORCED MAIN PER DETAIL 10/L-501.

## GRADING, DRAINAGE and UTILITIES NOTES

1. MEET EXISTING LINE AND GRADE.
2. CORE OPENING INTO EXISTING SANITARY STRUCTURE WITH WATER TIGHT CONNECTION.
3. PROPOSED GAS LINES NOT SHOWN, FUTURE GAS LINE LAYOUT TO BE COORDINATED WITH NATIONAL GRID.
4. PROPOSED ELECTRIC SERVICE NOT SHOWN, FUTURE ELECTRIC LAYOUT TO BE COORDINATED WITH NATIONAL GRID.
5. SURVEYOR TO PROVIDE EASEMENTS FOR FINAL APPROVAL.
6. BUILDER TO PROVIDE GRAVITY SANITARY SYSTEM OR APPROVED EQUAL. SEE PROFILE 2/L-600 AND DETAILS ON L-501.
7. GRAVITY SANITARY LATERAL COORDINATE LOCATION WITH ARCHITECTURAL DRAWINGS. PROVIDE ONE LATERAL PER LOT. (TYPICAL) MINIMUM SLOPE FOR LATERALS TO BE 2% (¼" PER FT.) ALL LATERALS TO BE OWNED BY HOMEOWNER.
8. E-1 SANITARY SYSTEM LATERAL COORDINATE LOCATION WITH ARCHITECTURAL DRAWINGS AND LOW PRESSURE SYSTEM MANUFACTURER OR APPROVED EQUAL. ALL LATERALS & PUMPS OWNED BY HOMEOWNER. SEE PROFILE 2/L-600.
9. LOW PRESSURE SANITARY SEWER FORCE MAIN. SEE PROFILE 2/L-600.
10. SANITARY VENT AND TRAP PER DETAIL 9/L-501. COORDINATE LOCATION WITH ARCHITECTURAL DRAWINGS AND LOW PRESSURE SYSTEM MANUFACTURER AND E-1 MANUFACTURER OR APPROVED EQUAL.
11. NOTE DELETED.
12. SANITARY/WATER LINE CROSSINGS. REFER TO DETAIL 3/L-501 FOR REQUIRED SEPARATION DISTANCES OR INSTALLATION METHODS.
13. FORCE MAIN CHECKPOINT (NO EXPOSED SEWAGE, ACCESS TO PIPES ONLY.)
14. OCWA TO PROVIDE DESIGN & INSTALLATION OF ALL WATER FACILITIES INCLUDING FIRE HYDRANTS, VALVES, LINES AND SIZES.
15. INSTALL FIRE HYDRANT AND VALVE. SHOWN FOR COORDINATION PURPOSES (4 HYDRANTS). REFER TO DETAIL 4/L-501.
16. PROVIDE MINIMUM 1' VERTICAL : 4.1' HORIZONTAL SLOPES ON ALL SLOPES UNLESS OTHERWISE NOTED.
17. INSTALL WATER LINE LATERAL TO HOUSE. COORDINATE LOCATION WITH ARCHITECTURAL DRAWINGS.
18. COMPACTION REQUIREMENTS: 90% STANDARD MAXIMUM PROCTOR DENSITY(95% IN SUBGRADE AREA)
19. INSTALL BOULDER WALL PER DETAIL 1-3/L-504 IN PHASE 1 PER L-102.
20. FOUNDATION DRAIN SHALL DRAIN TO DAYLIGHT WHEN POSSIBLE. SEE NOTE 33 WHEN FOUNDATION DRAIN CAN NOT DAYLIGHT. RODENT SCREEN TO BE INSTALLED. FOUNDATION DRAIN NOT PART OF SITE PLAN APPROVAL. COORDINATE WITH TOWN OF MANLIUS DURING BUILDING PERMIT. SHOWN FOR COORDINATION PURPOSES ONLY.
21. WHERE FOUNDATION DRAINS CANNOT BE DAYLIGHTED, THEY SHALL DRAIN TO A SUMP PUMP CROCK AND A SUMP PUMP BE PROVIDED TO DAYLIGHT. RODENT SCREEN TO BE INSTALLED.
22. CONSTRUCT SWALE TO FLOW TOWARDS SWALE ALONG SOUTHERLY PROPERTY LINE. MAINTAIN THROUGHOUT CONSTRUCTION.
23. OUTFLOW STRUCTURE AND PIPE PER DETAIL 2/L-500.
24. CONTRACTOR TO FIELD VERIFY PIPE, INVERT, SLOPE, SIZE AND LOCATION PRIOR TO CONSTRUCTION.
25. SITE CONNECT SANITARY FORCEMAIN SERVICE TO PRIMARY FORCEMAIN. REFER TO SANITARY LATERAL CONNECTION PER DETAIL 6/L-500.
26. LOTS 3, 10, 11, 12, 13, 19 AND 20 WILL REQUIRE PLACEMENT OF COMPACTION STONE BELOW THE BASEMENT SLAB PER DETAIL 2/L-503.
27. REFER TO L-102 THRU L-108 FOR GRADING AND DRAINAGE THROUGHOUT CONSTRUCTION SEQUENCE STAGES.
28. HOME BUILDER TO INSTALL ROOF DRAIN AND DIRECT RUNOFF AWAY FROM HOUSE TOWARDS DRAINAGE SWALE OR STORMWATER EASEMENT.
29. HOMEOWNER/ DEVELOPER TO INSTALL PLANT MATERIAL TO STABILIZE SOIL.
30. MAINTENANCE ACCESS, NYSDEC REQUIRES A 12'-0" WIDTH ACCESSWAY AT 12'-0" WIDE @ 15% MAXIMUM. MAINTENANCE PATH SHOWN IS 12'-0" WIDE AND IS CONSTRUCTED AT A MAXIMUM TV.6% SLOPE (125%.)
31. OUTLET STRUCTURE AND POND DRAIN OUTFLOW PIPES SHALL HAVE ANTISEEP COLLARS INSTALLED PER DETAIL 15/L-500.
32. INSTALL 10" POND DRAIN AT LEVEL INVERT 669.25, SEE DETAIL 5/L-504.
33. BORE UNDER HOAG LANE PER DETAIL 14/L-500.
34. PROTECT EXISTING GAS LINE.




1 L-300 UTILITIES PLAN

Tuesday, January 18, 2022 10:59:29 AM

KGA ENGINEERING & LAND SURVEYING
RZ Engineering, PLLC
6320 FAYETTEVILLE ROAD
DEWITT, NEW YORK 13214
PH: 315.472.2289 FAX: 315.445.7581
UTILIZED FOR STORMWATER AND SANITARY DESIGN

# HOAG LANE SUBDIVISION
## 5280 HOAG LANE, MANLIUS, NY

CLIENT:
HOAG ROAD PROPERTIES, LLC

ISSUED AND REVISIONS NOTIFICATION
△ Symbol Indicates Revision Issued

| No Rev. | | Description | Date | No Rev. | | Description | Date | No Rev. | | Description | Date |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 1 | CHECK SET-TOWN OF MANLIUS | 01/12/18 | 8 | 8 | 21 LOT SITE PLAN REVISIONS | 01/04/19 | 15 | 15 | MANLIUS PLAN SUBMISSION | 06/07/20 |
| 2 | 2 | CHECK SET-TOWN OF MANLIUS | 01/26/18 | 9 | 9 | MANLIUS PLAN SUBMISSION | 06/14/19 | 17 | 17 | | |
| 3 | 3 | PUBLIC HEARING MANLIUS | 03/26/18 | 10 | 10 | MANLIUS PLAN SUBMISSION | 07/12/19 | 18 | 18 | | |
| 4 | 4 | PUBLIC HEARING MANLIUS | 05/07/18 | 11 | 11 | MANLIUS PLAN SUBMISSION | 08/16/19 | 19 | 19 | | |
| 5 | 5 | PUBLIC HEARING MANLIUS | 06/01/18 | 12 | 12 | MANLIUS PLAN SUBMISSION | 12/18/19 | 20 | 20 | | |
| 6 | 6 | TOWN REV. 21 LOTS-MANLIUS | 10/22/18 | 13 | 13 | MANLIUS PLAN SUBMISSION | 12/18/19 | 21 | 21 | | |
| 7 | 7 | MANLIUS-21 HOME LOTS-PL 05 | 11/06/18 | 14 | 14 | MANLIUS PLAN SUBMISSION | 06/15/20 | 22 | 22 | | |
| | | | | 15 | 15 | NOTE REMOVAL (NOTE 10) | 07/30/20 | 23 | 23 | | |

Drawn By: V.E.R.
Checked By: S.F.
KFA Proj. No.: 3705D
Date: DECEMBER 1, 2017
Scale: AS NOTED
Title: UTILITIES PLAN

L-300

# TOWN OF MANLIUS SUBDIVISION DEVELOPMENT

X-HOAG-ZONING-REVISED

## 1. ZONING

- TAX MAP #24-01-39.2 IS CURRENTLY ZONED RESTRICTED AGRICULTURE (RA) DISTRICTS.
- THE FOLLOWING USES ARE PERMITTED IN RA DISTRICTS:
  - *** ANY USE PERMITTED IN RESIDENTIAL DISTRICT R-1, ACCORDING TO THE SAME RESTRICTIONS.
  - *** ANY USE PERMITTED IN RESIDENTIAL DISTRICT R-3, ACCORDING TO THE SAME RESTRICTIONS.
- PARCEL HAS BEEN TREATED AS AN R-3 DISTRICT BECAUSE CLUSTER ZONING IS PERMITTED UNDER NYS SUBDIVISION REVIEW (ARTICLE §278). THIS ALLOWS DEVELOPMENT OF SMALLER LOTS BASED UPON A LOT COUNT DERIVED FROM EXISTING ZONING REQUIREMENTS FOR THE CURRENT ZONE (RA) AND PROVISIONS OF OPEN SPACE. THE LOT COUNT IS SHOWN ON THE NOT TO BUILD PLAN DEVELOPED BY SeGUIN LAND SURVEYING, P.L.L.C. AND A (RA) ZONING DENSITY SITE PLAN PROVIDED BY KFA.
  HTTPS://WWW.DOS.NY.GOV/LG/PUBLICATIONS/SUBDIVISION%REVIEW%IN%NY%.PDF

## 2. RA BULK REGULATIONS ( 21 LOT CONVENTIONAL PLAN)

| | |
|---|---|
| MIN. FRONTAGE | N/A |
| MIN. LOT AREA | N/A |
| FRONT YARD SETBACK | 40'-0" |
| SIDE YARD SETBACK | 20'-0" |
| REAR YARD SETBACK | 40'-0" |

## 3. PRE CLUSTER & CLUSTER ZONING BULK REGULATIONS

- UTILIZE RESIDENTIAL (R1) DISTRICT ZONING CRITERIA FOR 21 LOT CONVENTIONAL PLAN LOTS.
- UTILIZE RESIDENTIAL (R3) DISTRICT ZONING CRITERIA FOR 21 LOT CLUSTER PLAN WHICH INCLUDES (20) NEW CONSTRUCTION LOTS AND (1) NEWLY FORMED LOT FOR THE EXISTING RESIDENCE.

| ZONING | R1 CONVENTIONAL | CLUSTER 23 LOT | CLUSTER 21 LOT |
|---|---|---|---|
| MIN. FRONTAGE | 150'-0" | 100'-0" | 100'-0" |
| MIN. LOT AREA | 40,000 SF | 16,000 SF | 16,000 SF |
| FRONT YARD | 40'-0" | 30'-0" | 30'-0" |
| SIDE YARD | 20'-0" | 15'-0" | 15'-0" |
| REAR YARD | 40'-0" | 25'-0" | 25'-0" |

## 4. PRE CLUSTER & CLUSTER ZONING LOT SUMMARY

- CONVENTIONAL 21 LOT PLAN BASED ON RESIDENTIAL R1 ZONING TO DEVELOP A MAXIMUM LOT COUNT.
- CLUSTER PLAN BASED ON RESIDENTIAL R3 DISTRICT 21 LOT LAYOUT WHICH INCLUDES (20) NEW CONSTRUCTION LOTS AND (1) NEWLY FORMED LOT FOR THE EXISTING RESIDENCE.

(R1) FRONTAGE: 150'-0"
MIN: 150'-0"
LOT AREA: MINIMUM 40,000 SF

(R3) FRONTAGE: 100'-0"
MIN: 100'-0"
AVG: 170'- 0"
LOT AREA: MINIMUM 16,000 SF

## 5. GREEN SPACE

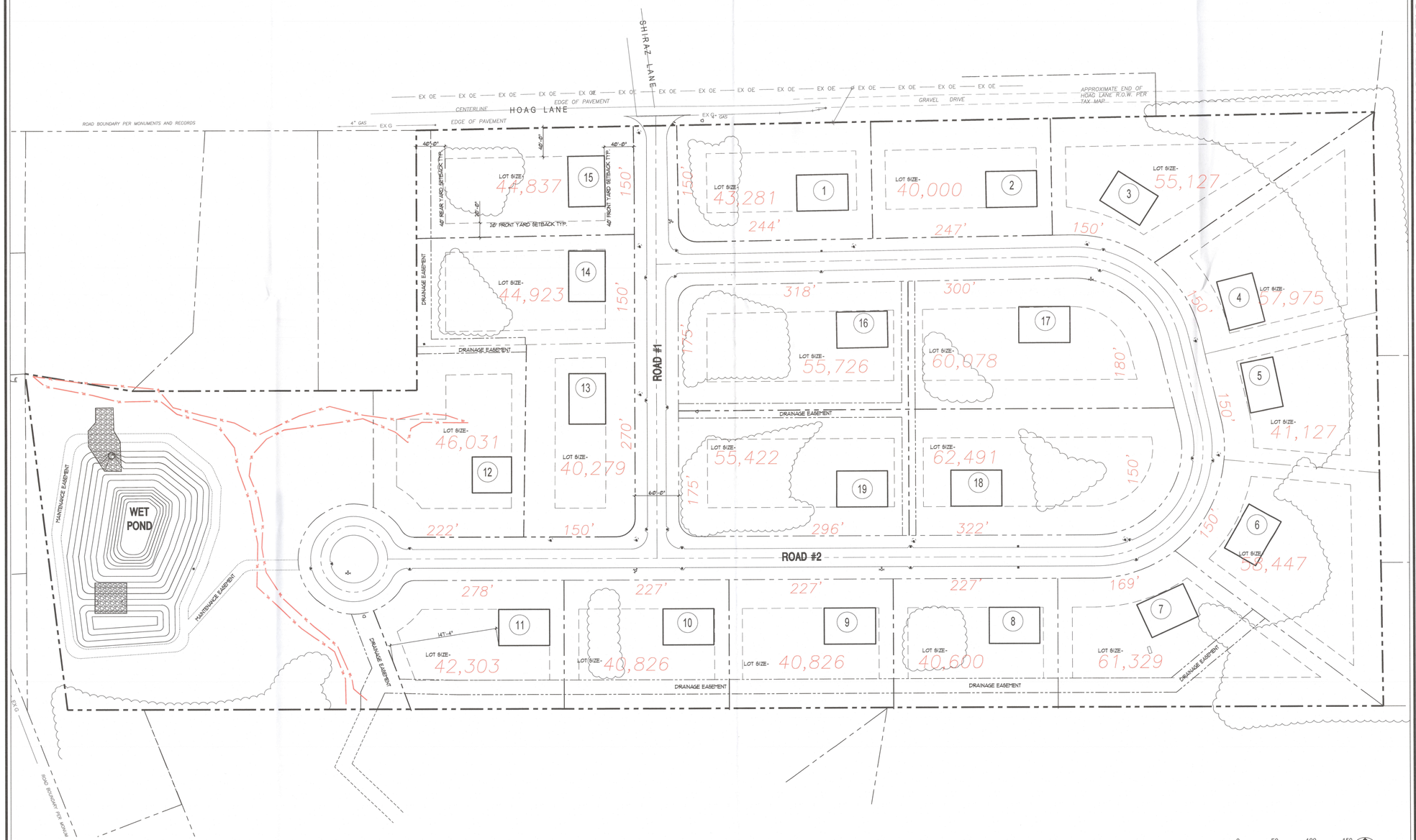
- "FOREVER WILD" AREA- EXISTING VEGETATION TO REMAIN. NO GRADING, OR EARTHWORK PERMITTED WITHIN THESE AREAS. COVENANT TO BE INCLUDED WITHIN LEGAL DESCRIPTION OF LOTS WITH "FOREVER WILD" AREA. REFER TO AREAS A,B,C,D AND E BELOW.

| "FOREVER WILD" AREAS | ACREAGE | SQUARE FEET |
|---|---|---|
| TOTAL SITE | 30.04 | 1,324,224.00 |
| "FOREVER WILD" AREA | 9.35 | 408,303.11 |
| (A) EAST "FOREVER WILD" AREA | 3.66 | 159,167.97 |
| (B) SOUTH "FOREVER WILD" AREA | .55 | 24,047.43 |
| (C) WEST "FOREVER WILD" AREA | .56 | 24,571.97 |
| (D) NORTH "FOREVER WILD" AREA | .39 | 17,018.69 |
| (E) HOA "FOREVER WILD" AREA | 4.19 | 182,697.05 |

NOTES:
1. 31% OF THE TOTAL SITE AREA IS "FOREVER WILD" AREA IN THE CLUSTER SITE PLAN 09/15/2020.

## LEGEND NOTES

- STORMWATER EASEMENT AREAS
- CONSERVATION EASEMENT AREAS




1 / L-705 CONVENTIONAL LAYOUT PLAN

Monday, September 26, 2022 1:32:53 PM

KEPLINGER FREEMAN ASSOCIATES
LANDSCAPE ARCHITECTURE & LAND PLANNING
6205 RT. 91NE, SUITE 100 EAST SYRACUSE, NEW YORK 13057
PHONE: (315) 445-7980 FAX: (315) 445-7981

RZ Engineering, PLLC
6320 FLY ROAD SUITE 103
EAST SYRACUSE, NY 13057
PH: 315.432.1389 FAX: 315.445.7981

UTILIZED FOR STORMWATER AND SANITARY DESIGN

NOT FOR CONSTRUCTION

# HOAG LANE SUBDIVISION

## 5280 HOAG LANE, MANLIUS, NY

CLIENT:
HOAG ROAD PROPERTIES, LLC

ISSUED AND REVISIONS NOTIFICATION

| No. Rev. | Description | Date | No. Rev. | Description | Date |
|---|---|---|---|---|---|
| 1 | | | | | 08/07/20 |
| 2 | | | | | |
| 3 | | | | | |
| 4 | | | | | |
| 5 | | | | | |
| 6 | | | | | |
| 7 | | | | | |

△- Symbol Indicates Revision Issued

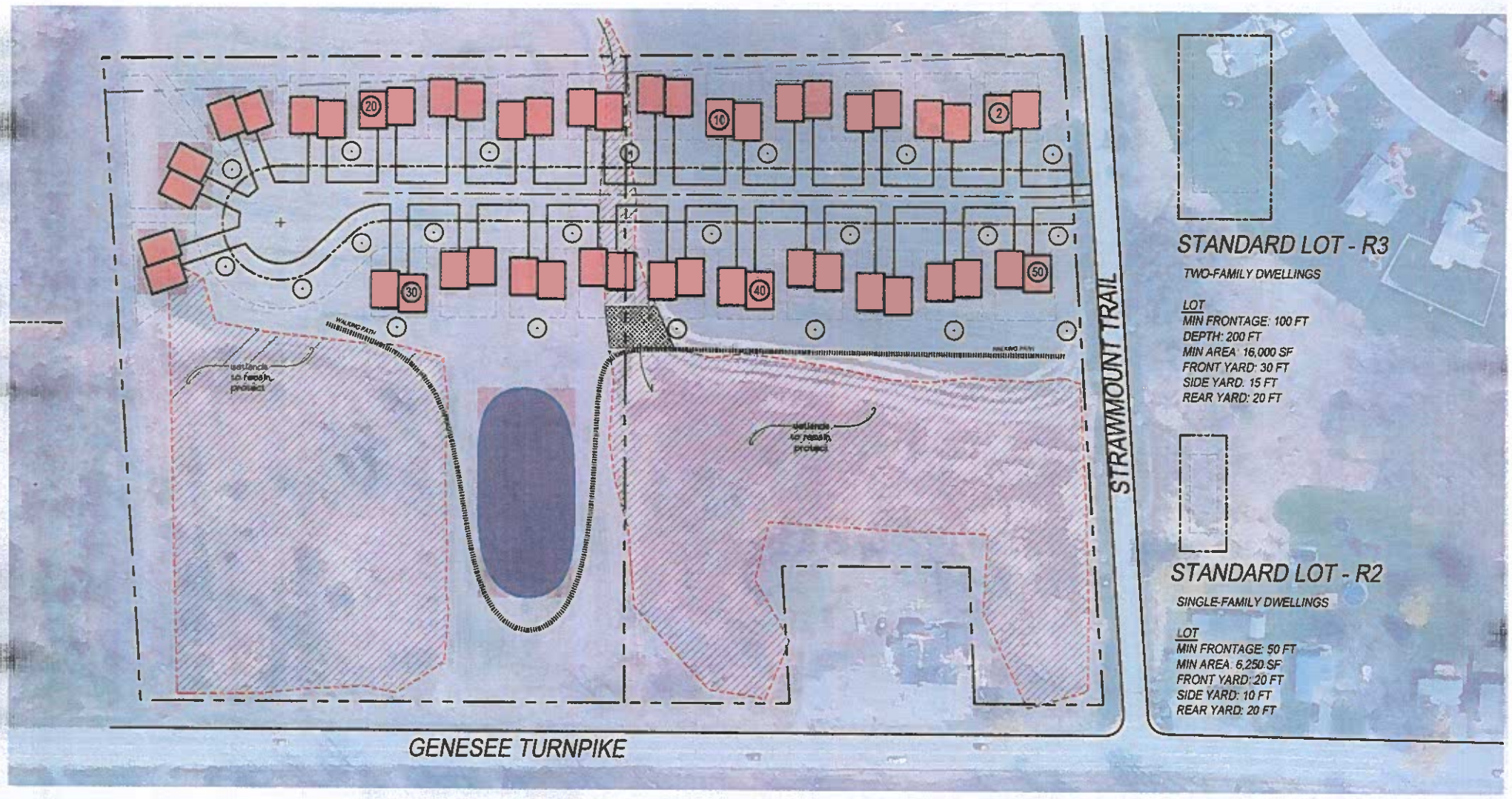
Drawn By: VER
Checked By: SF
KFA Proj. No.: 42081
Date: SEPTEMBER 26, 2022
Scale: AS NOTED

Title:
CONVENTIONAL LAYOUT PLAN -21 LOTS

L-705

RECEIVED OCT 07 2022 By

Plotted By:
Date Plotted:
Drawing File:

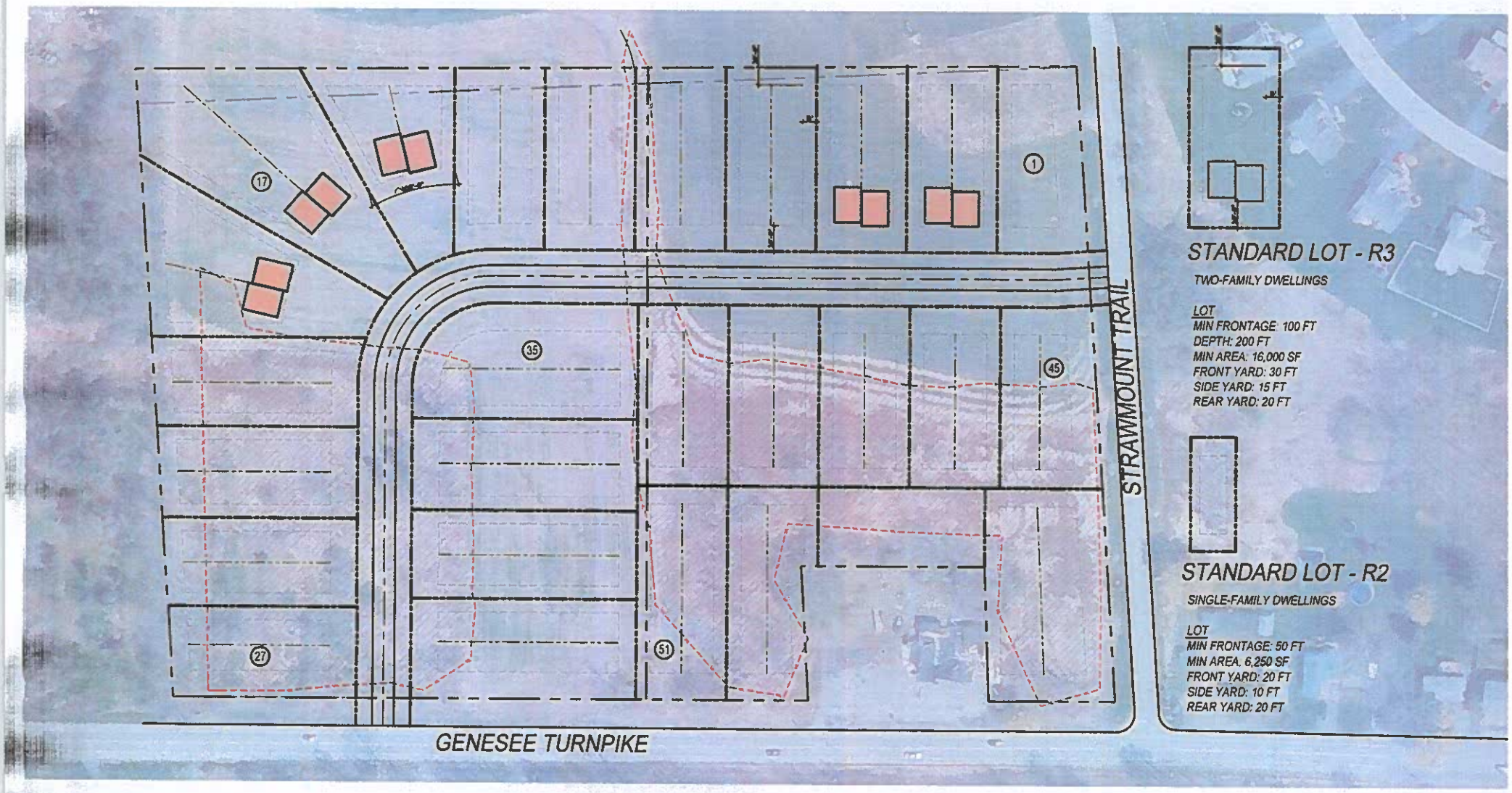



# R-3 ZONING - CLUSTERING

**(50) ATTACHED TOWNHOUSE UNITS (PROPOSED)**
**USING §278 N.Y. TOWN LAW**

JULY 27, 2022

0 100 200
SCALE IN FEET

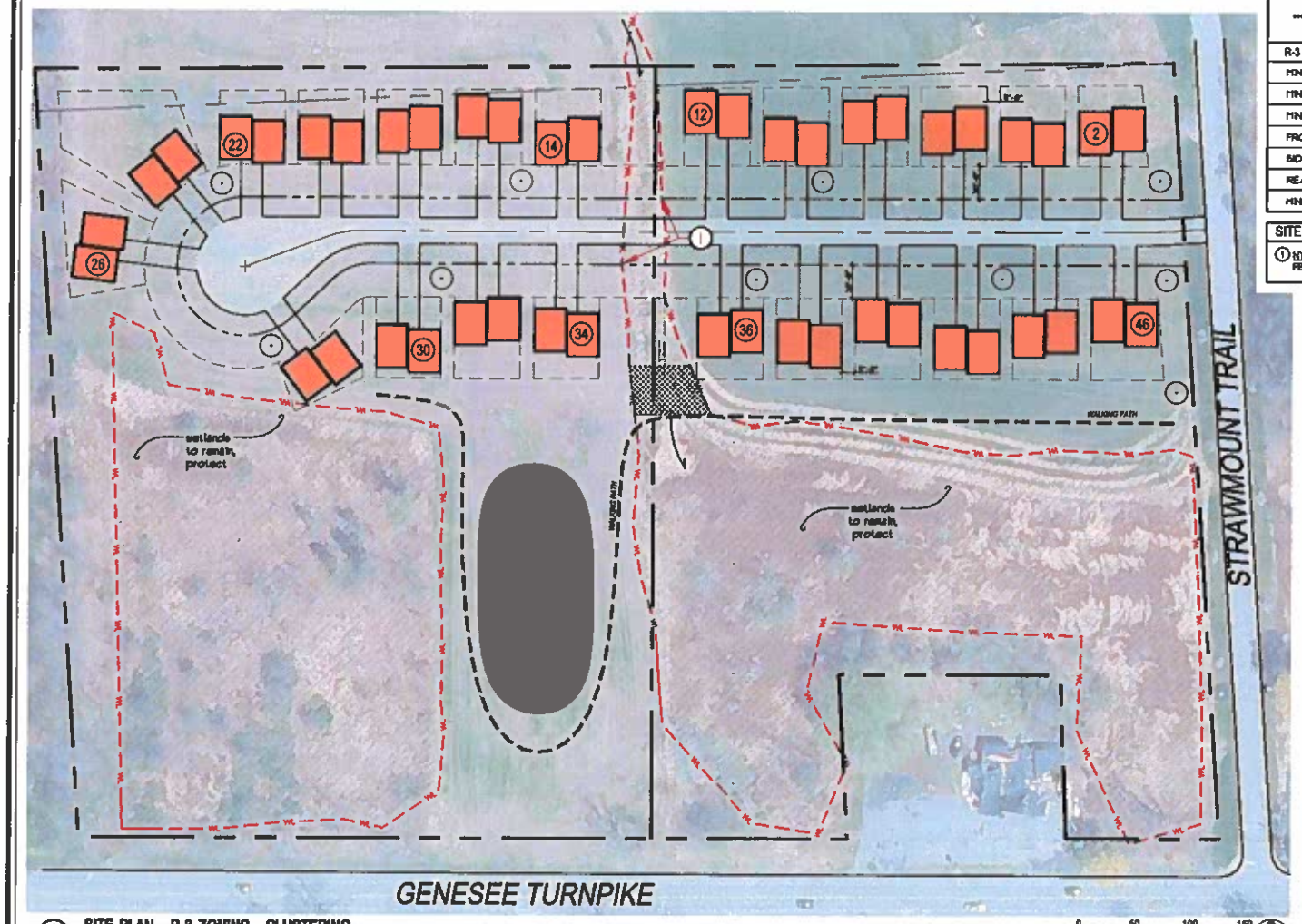



## R-3 DENSITY PLAN (PROPOSED R-3 ZONING)

**(26) CONFORMING, TWO FAMILY BUILDING LOTS**
**MAXIMUM (52) ATTACHED TWO FAMILY HOMES**

JULY 27, 2022

0 100 200
SCALE IN FEET




1 / L-100 SITE PLAN - R-3 ZONING - CLUSTERING
(+46) ATTACHED TOWNHOUSE UNITS (PROPOSED)
USING §278 N.Y. TOWN LAW

0 50 100 150
SCALE IN FEET

## TOWN OF MANLIUS ZONING CHART

X-TUN.LIB-ZONING

1. CURRENT ZONING

- TAX MAP #0812-01-07.0 + #0812-01-03.0 ARE CURRENTLY ZONED RESTRICTED AGRICULTURE (RA) DISTRICTS. TAX MAP PARCEL #0812-01-07.0 IS SPLIT ZONED RA/CB.
- THE FOLLOWING USES ARE PERMITTED IN RA DISTRICTS:
  - ANY USE PERMITTED IN RESIDENTIAL DISTRICT R-1, ACCORDING TO THE SAME RESTRICTIONS.
  - ANY USE PERMITTED IN RESIDENTIAL DISTRICT R-3, ACCORDING TO THE SAME RESTRICTIONS.

| R-3 BULK REGULATIONS | |
|---|---|
| MIN. FRONTAGE | 100 FT |
| MIN. LOT DEPTH | 200 FT |
| MIN. LOT AREA | 16,000 SF |
| FRONT YARD SETBACK | 30 FT |
| SIDE YARD SETBACK | 15 FT |
| REAR YARD SETBACK | 20 FT |
| MIN. BUILDING SEPARATION | 12 FT |

## SITE PROGRAMMING

1. NYSDEC/ACOE JOINT APPLICATION: DISTURBANCE OF FEDERAL WETLANDS TOTALING .073 ACRES.

KEPLINGER FREEMAN ASSOCIATES
LANDSCAPE ARCHITECTURE & LAND PLANNING

Client:
BROLEX PROPERTIES LLC

Contact:
5917 N. BURDICK ST., EAST
SYRACUSE, NY 13057
p: 315-559-0556
e: BRANDONWINTON.BIZ

# MEGNIN FARM DEVELOPMENT
TOWN OF MANLIUS, NY

REVISIONS

| | |
|---|---|
| Drawn By: | V.A. |
| Checked By: | S.L.F. |
| KFA Proj. No.: | 20079 |
| Date: | AUGUST 08, 2023 |
| Scale: | AS NOTED |

SITE PLAN

L-100

Expected Fee: _____

# TOWN OF MANLIUS
## PLANNING DEPARTMENT
## INITIAL APPEARANCE APPLICATION

DATE: 9.23.2022

Name of Project: Donald Meagin Trust & Meagin Farms

**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: 1301 Nottingham RD, Unit C211, Jamesville NY 13078

Type of Project:

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

Developer: Bridex Enterprises, LLC Phone: 315-559-0556

Address: 5912 N. Burdick St. E. Syracuse NY Zip: 13057

Tax Map Number(#)/s: 082.2-01-02.0 & 082.2-01-03.0

Present Zoning: RA-Restricted Agri. CR-Commercial OB Desired Zoning: R-3

Total Acreage: 14.02 acres Total Number of Lots: 25 (two family lots)

Property Owner/s: Donald Meagin Trust Phone: c/o Amy Longstreet 315-233-8263

Address: 1301 Nottingham Rd C-211, Jamesville, NY Zip: 13078

Tax Map#(s): 082.2-01-02.0 & 082.2-01-03.0 Owner's Signature: Amy Longstreet

Printed Name: Amy Longstreet, Esq. POA

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

*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: Brolax Properties, LLC
Megrin Landing

Project Location (describe, and attach a location map): NYS Rt. 5, East Genesee St & Strawmount Trail

Brief Description of Proposed Action: Zone change from R-A and Commercial to R-3 and subdivision for (25) two family building lots and § 278 clustering.

| Name of Applicant or Sponsor: | Telephone: 315-559-0556 |
|---|---|
| Brolax Properties, LLC | E-Mail: brad@probonequal.com |

Address: 5912 N. Burdick St

| City/PO: | State: | Zip Code: |
|---|---|---|
| East Syracuse | NY | 13057 |

| | NO | YES |
|---|---|---|
| 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. | ☒ | ☐ |
| 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: | ☒ | ☐ |

3.a. Total acreage of the site of the proposed action? 16 acres
b. Total acreage to be physically disturbed? ~~7~~ 10 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 16 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

| | NO | YES | N/A |
|---|---|---|---|
| 5. Is the proposed action, | | | |
| a. A permitted use under the zoning regulations? | ☐ | ☒ | ☐ |
| b. Consistent with the adopted comprehensive plan? | ☐ | ☐ | ☒ |

| | NO | YES |
|---|---|---|
| 6. Is the proposed action consistent with the predominant character of the existing built or natural landscape? | ☐ | ☒ |
| 7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____ | ☒ | ☐ |
| 8. a. Will the proposed action result in a substantial increase in traffic above present levels? | ☒ | ☐ |
| 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: Energy Star homes or above | ☐ | ☒ |
| 10. Will the proposed action connect to an existing public/private water supply? OCWA If No, describe method for providing potable water: _____ | ☐ | ☒ |
| 11. Will the proposed action connect to existing wastewater utilities? Village of Chittenango Sewer If No, describe method for providing wastewater treatment: _____ | ☐ | ☒ |
| 12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places? | ☒ | ☐ |
| 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? | ☐ | ☒ |
| 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

| | NO | YES |
|---|---|---|
| 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? | ☒ | ☐ |
| 16. Is the project site located in the 100 year flood plain? | ☒ | ☐ |
| 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 | ☐ | ☒ |
| b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? ☐ NO ☒ YES If Yes, briefly describe: Natural drainage channel to new storm water detention basin | | |

| | 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)?<br>If Yes, explain purpose and size: proposed detention/retention basin less than 1 acre in size | ☐ | ☒ |
| 19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?<br>If Yes, describe: | ☐ | ☒ |
| 20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?<br>If Yes, describe: | ☐ | ☒ |

**I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE**

Applicant/sponsor name: Brooklyn Jacobson Brolex Properties LLC Date: 9/28/22

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:<br>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

617.20
Appendix C
State Environmental Quality Review

# SHORT ENVIRONMENTAL ASSESSMENT FORM
## For UNLISTED ACTIONS Only

**PART I – PROJECT INFORMATION** (TO BE COMPLETED BY APPLICANT OR PROJECT SPONSOR)

1. APPLICANT/SPONSOR: Brolax Properties, LLC
2. PROJECT NAME: Megan Landing
3. PROJECT LOCATION:
   MUNICIPALITY Town of Manlius COUNTY Onondaga
4. PRECISE LOCATION: (Street address and road intersections, prominent landmarks, etc., or provide map)
   NYS Rt #5, East Genesee Street & Strawmount Trail
5. PROPOSED ACTION IS: ☒ NEW ☐ EXPANSION ☐ MODIFICATION/ALTERATION
6. DESCRIBE PROJECT BRIEFLY: Zone change from R-A to R-3 for the development of (25) two family homes, maximum 50 residential living units, utilizing §278 NY Town Law (clustering)
7. AMOUNT OF LAND AFFECTED: Initially 16 Acres Ultimately +/- 10 Acres
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS?
   ☒ Yes ☐ No
   If no, describe briefly:
9. WHAT IS THE PRESENT LAND USE IN THE VICINITY OF THE PROJECT?
   ☒ RESIDENTIAL ☐ INDUSTRIAL ☒ COMMERCIAL ☒ AGRICULTURAL ☐ PARK/FOREST/OPEN SPACE ☐ OTHER
   Describe:
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)?
    ☒ Yes ☐ No If yes, list agency(s) name and permit/approvals: Town of Manlius Planning Board Subdivision Approval
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL?
    ☐ Yes ☒ No If yes, list agency(s) name and permit/approvals:
12. AS A RESULT OF PROPOSED ACTION, WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? ☐ Yes ☒ No

**I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE**

APPLICANT/SPONSOR NAME: Brolax Properties, LLC DATE: 8/22/2022

SIGNATURE: Brandon Jacobson, Managing Member

IF THE ACTION IS IN A COASTAL AREA, AND YOU ARE A STATE AGENCY, COMPLETE A COASTAL ASSESSMENT FORM BEFORE PROCEEDING WITH THIS ASSESSMENT.

## PART II – ENVIRONMENTAL ASSESSMENT (TO BE COMPLETED BY AGENCY)

A. DOES ACTION EXCEED ANY TYPE 1 THRESHOLD IN 6 NYCRR, PART 617.4? IF YES, COORDINATE THE REVIEW PROCESS AND USE THE FULL EAF. ☐ YES ☐ NO

B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? IF NO, A NEGATIVE DECLARATION MAY BE SUPERSEDED BY ANOTHER INVOLVED AGENCY. ☐ YES ☐ NO

C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (ANSWERS MAY BE HANDWRITTEN, IF LEGIBLE).

C1. EXISTING AIR QUALITY, SURFACE OR GROUNDWATER QUALITY OR QUANTITY, NOISE LEVELS, EXISTING TRAFFIC PATTERNS, SOLID WASTE PRODUCTION OR DISPOSAL, POTENTIAL FOR EROSION, DRAINAGE OR FLOODING PROBLEMS? EXPLAIN BRIEFLY:

C2. AESTHETIC, AGRICULTURAL, ARCHAEOLOGICAL, HISTORIC, OR OTHER NATURAL OR CULTURAL RESOURCES; OR COMMUNITY OR NEIGHBORHOOD CHARACTER: EXPLAIN BRIEFLY:

C3. VEGETATION OR FAUNA, FISH, SHELLFISH OR WILDLIFE SPECIES, SIGNIFICANT HABITATS, OR THREATENED OR ENDANGERED SPECIES? EXPLAIN BRIEFLY:

C4. A COMMUNITY'S EXISTING PLANS OR GOALS AS OFFICIALLY ADOPTED, OR A CHANGE IN USE OR INTENSITY OF USE OF LAND OR OTHER NATURAL RESOURCES? EXPLAIN BRIEFLY:

C5. GROWTH, SUBSEQUENT DEVELOPMENT, OR RELATED ACTIVITIES LIKELY TO BE INDUCED BY THE PROPOSED ACTION: EXPLAIN BRIEFLY:

C6. LONG TERM, SHORT TERM, CUMULATIVE, OR OTHER EFFECTS NOT IDENTIFIED IN C1-C5? EXPLAIN BRIEFLY:

C7. OTHER IMPACTS (INCLUDING CHANGES IN USE OF EITHER QUANTITY OR TYPE OF ENERGY)? EXPLAIN BRIEFLY:

D. WILL THE PROJECT HAVE AN IMPACT ON THE ENVIRONMENTAL CHARACTERISTICS THAT CAUSED THE ESTABLISHMENT OF A CRITICAL ENVIRONMENTAL AREA (CEA)? ☐ YES ☐ NO. IF YES, EXPLAIN BRIEFLY:

E. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS? ☐ YES ☐ NO. IF YES, EXPLAIN BRIEFLY:

## PART III – DETERMINATION OF SIGNIFICANCE (TO BE COMPLETED BY AGENCY)

**Instructions:** For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e., urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed. If question D or Part II was checked yes, the determination of significance must evaluate the potential impact of the proposed action on the environmental characteristics of the CEA.

☐ CHECK THIS BOX IF YOU HAVE IDENTIFIED ONE OR MORE POTENTIALLY LARGE OR SIGNIFICANT ADVERSE IMPACTS WHICH **MAY** OCCUR. THEN PROCEED DIRECTLY TO THE FULL EAF AND/OR PREPARE A POSITIVE DECLARATION.

☐ 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 **AND** PROVIDE ON ATTACHMENTS AS NECESSARY. THE REASONS SUPPORTING THIS DETERMINATION:

| | |
|---|---|
| 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) |

**ALL THAT TRCT OR PARCEL OF LAND** situated in the Town of Manlius, County of Onondaga, State of New York, being part of Lot 58 and 59 in said Town and being more specifically described as follows:

**Beginning at a point** in the northerly line of N.Y. Route #5, (a/k/a E. Genesee Street), at the intersection of said northerly line with the easterly line of Lot 59 Town of Manlius, (being also the easterly line of Onondaga County and the westerly line of Madison County),.

**Running thence** N81°50'02"W a distance of 60.13 feet to the point and place of beginning,

**Thence** S04°25'29"W a distance of 700 feet along the westerly side of Strawmount Trail,

**Thence** N81°49'11"W a distance of 1040.03 feet,

**Thence** S04°45'25"W a distance of 700 feet to a point on the north side of N.Y.Route #5,

**Thence** S81°50'02"E along the northerly line of N.Y. Route #5 a distance of 704.20 feet,

**Thence** N04°25'29"E a distance of 150 feet,

**Thence** S81°50'02"E a distance of 200 feet,

**Thence** S04°25'29"W a distance of 150 feet,

**Thence** S81°50'02"E a distance of 139.87 feet along the northerly line of N.Y. Route #5, to the point and place of beginning, containing 16.025+/- acres of land

Subject to easements and restrictions of record.

# CORPORATE ACKNOWLEDGEMENT

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

Brandon Jordan, being duly sworn, deposes and says the s(he) is the Managing Member of Broker Properties, 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 28th day
Of September, 2022

Ann M. Oot
Notary Public

ANN M OOT
NOTARY PUBLIC State of New York
Onondaga County
Lic. #01OO4965138
Comm. Exp. 04/16/2026

06/29/16 LB

# 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. Brendan Jacobson, being duly sworn, deposes and says that (s) he is:

Managing Member of Brolex Properties, LLC
(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: 9/28, 2022

Brandon Jacobson
(Print Name)

(Signature)

Brolax Properties, LLC
(Entity Name)

Brandon Jacobson Managing
By (Officer) (Title) Member

Same
(Mailing Address of Applicant)

Same
(Telephone Number)

Date: _____, 20____.

(Print Name)

(Signature)

(Entity Name)

By (Officer) (Title)

(Mailing Address of Applicant)

(Telephone Number)

## ACKNOWLEDGEMENTS

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

On this 28 day of September in the year 2022, before me, the undersigned, a notary public in and for said state, personally appeared Brandon Jacobson, _____, 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