

T.G. MILLER, P.C.

ENGINEERS AND SURVEYORS

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July 18, 2016

Brent Cross, P.E.
Stormwater Management Officer
Village of Cayuga Heights
836 Hanshaw Road
Ithaca NY 14850

Re: Community Corners Medical Office Building

Dear Mr. Cross,

Regarding the need for a Stormwater SPDES permit for the Community Corners project we offer the following concept summary:

A site disturbance of more than 1 acre and less than 5 acres requires the preparation of a Stormwater Pollution Prevention Plan (SWPPP) for review and approval by the Village of Cayuga Heights Stormwater Management Officer (SMO) prior to the issuance of a Building Permit. A SWPPP requires controlling erosion and sedimentation during construction and permanent stormwater controls to reduce the rate of runoff and provide water quality treatment.

The existing cover for the property is predominantly impervious with 69% of the site consisting of buildings, pavements or walkways. The property contains two watersheds. The northern watershed contains the majority of the site and will largely remain unchanged. Runoff from several buildings and parking lots sheet drains westward towards East Upland Road and is collected by an existing on-site storm sewer. Ultimately, all runoff from the northern watershed enters the Village's storm system on East Upland Road. The southern watershed consists mainly of parking and the former bank drive through and either sheet drains southward or is collected by an existing on-site storm sewer. Runoff from the southern watershed is collected by an off-site drainage swale and conveyed southwards.

The proposed re-development of the property will maintain these drainage patterns and will increase impervious cover from 69% to 70%. As summarized in the two attached cover type illustrations, the footprint of new impervious surfaces will increase by 0.09 acres. The project is a previously developed site in an urban area and meets the State's definition of a "Redevelopment Project," requiring water quality treatment for 25% of the existing, disturbed impervious area and 100% of the new impervious area. Per the "Frequently Asked Questions about Permit Requirements of the SPDES General Permit

David A. Herrick, P.E.
Frank L Santelli, P.E.
Andrew J. Sciarabba, P.E.

Steven R. Rowe, P.E.
Dondi M. Harner, P.E.
LEED A.P., C.P.E.S.C.

Lee Dresser, L.S.
Darrin A. Brock, L.S.

(GP-02-01)" issued by the NYSDEC on September 12, 2006, and parking lot reconstruction that does not disturb the bottom 6 inches of subbase material is not considered a regulated disturbance and should not be included when calculating the total disturbance. As a result, portions of the existing parking lot that will see minor grade changes by means of pavement overlays are not included when calculating the total disturbance. To help illustrate this, a third map has been included showing the areas considered "full depth disturbance" (i.e., the limits of new pavements, land grading and full depth pavement disturbance).

To address the water quality volume requirements, a bioretention filter will be installed in the southwest corner of the site. The filter will receive runoff from some of the adjacent parking lot by means of sheet flow and a diversion structure will be installed to direct water quality storm events to the filter practice from larger portions of the parking lot while bypassing larger storm events to the Village's storm sewer on East Upland Road. To mitigate stormwater runoff rates, two linear detention basins will be constructed along the southern property line to capture runoff before it enters the off-site swale.

Standard storm sewer improvements will consist of drain basins to support the site grading. Temporary erosion and sediment control practices to be selected for the construction phase will focus on minimizing tracking soil off-site, controlling dust and filtering any foundation dewatering discharges. The completed SWPPP, prepared in accordance with the Village's regulations will be submitted for your review and approval prior to issuance of any building permit.

Please contact me with any questions or comments. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Herrick". The signature is fluid and cursive, with a large initial "D".

David A. Herrick, P.E.

Enclosure: (3 Sheet)

cc: T. Ciaschi
T. Covell
K. Michaels

KEY:

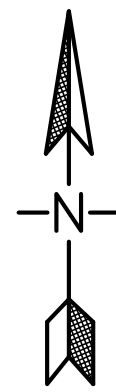
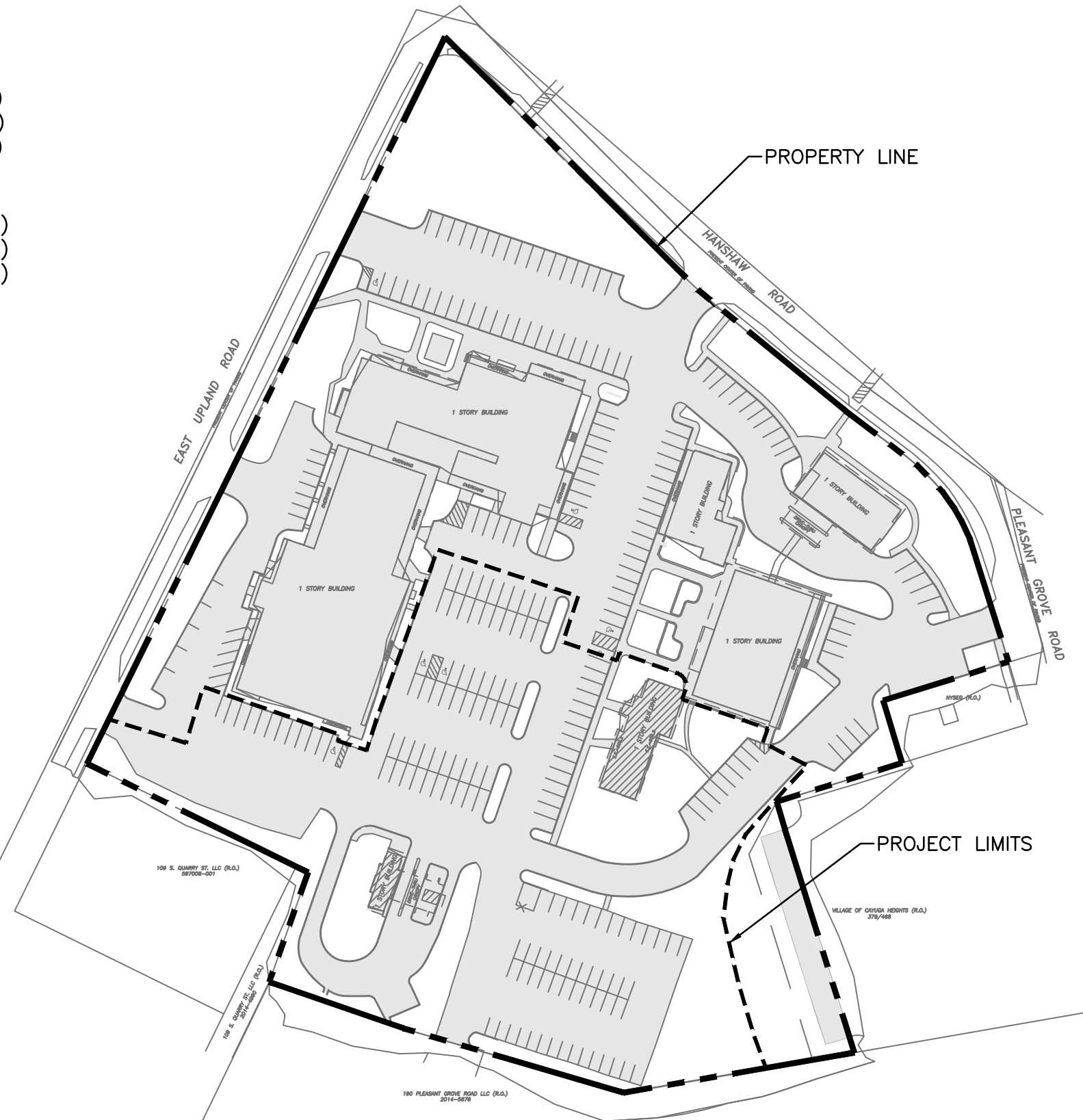
 EXISTING IMPERVIOUS AREA

PROPERTY LIMITS:

IMPERVIOUS = 216,080 SF (4.96 ACRES)
 PERVIOUS = 97,548 SF (2.24 ACRES)
 TOTAL AREA = 313,628 SF (7.20 ACRES)

PROJECT LIMITS:

IMPERVIOUS = 83,405 SF (1.91 ACRES)
 PERVIOUS = 35,025 SF (0.81 ACRES)
 TOTAL AREA = 118,430 SF (2.72 ACRES)



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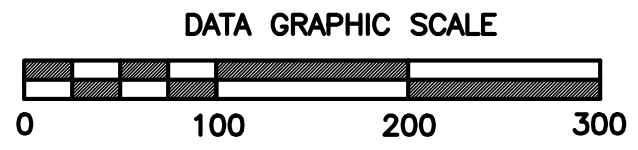
CAYUGA MEDICAL ASSOCIATES

COMMUNITY CORNERS MOB

VILLAGE OF VAYUGA HEIGHTS, TOMPKINS COUNTY, NEW YORK

SHEET TITLE

EXISTING
 COVER
 TYPES



DATE: 7/15/16	JOB No. E15-48
SCALE: AS SHOWN	
DRAWN BY: SRR	SHEET
CHECKED: DAH	1 of 3

KEY:

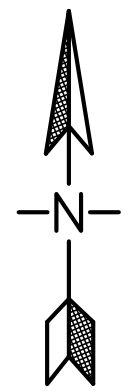
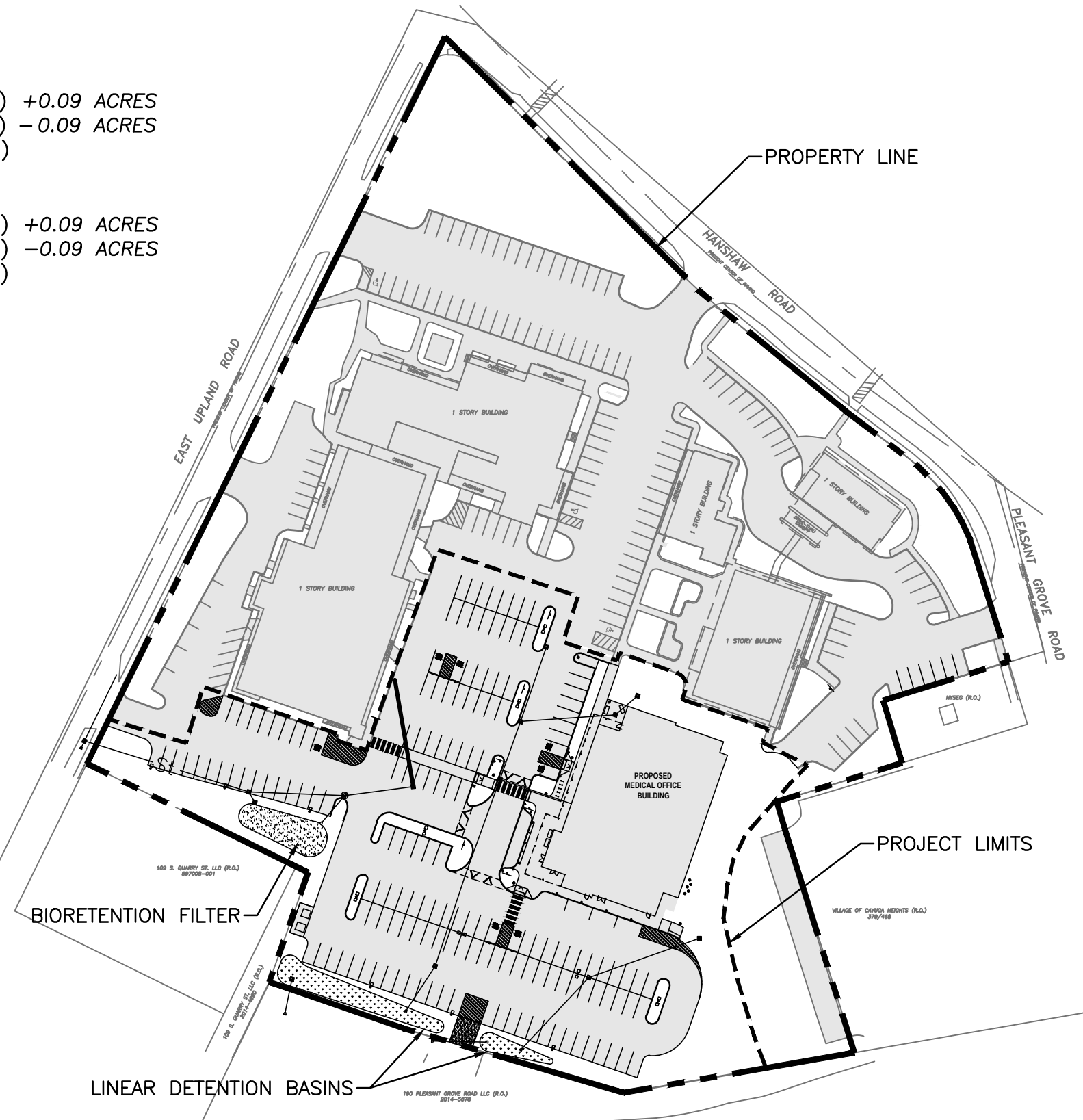
■ PROPOSED IMPERVIOUS AREA

PROPERTY LIMITS:

IMPERVIOUS = 219,915 SF (5.05 ACRES) +0.09 ACRES
 PERVIOUS = 93,713 SF (2.15 ACRES) -0.09 ACRES
 TOTAL AREA = 313,628 SF (7.20 ACRES)

PROJECT LIMITS:

IMPERVIOUS = 87,263 SF (2.00 ACRES) +0.09 ACRES
 PERVIOUS = 31,167 SF (0.72 ACRES) -0.09 ACRES
 TOTAL AREA = 118,430 SF (2.72 ACRES)



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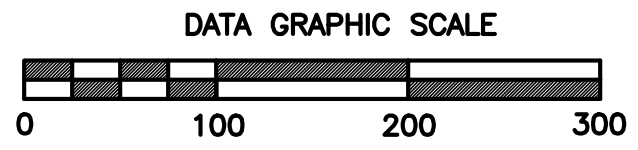
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VILLAGE OF VAYUGA HEIGHTS, TOMPKINS COUNTY, NEW YORK

SHEET TITLE

PROPOSED
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 TYPES

DATE: 7/15/16	JOB No. E15-48
SCALE: AS SHOWN	
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KEY:

■ DISTURBED EXISTING IMPERVIOUS AREA

PROJECT LIMITS:

IMPERVIOUS = 87,162 SF (2.00 ACRES)

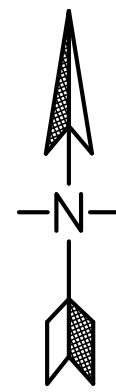
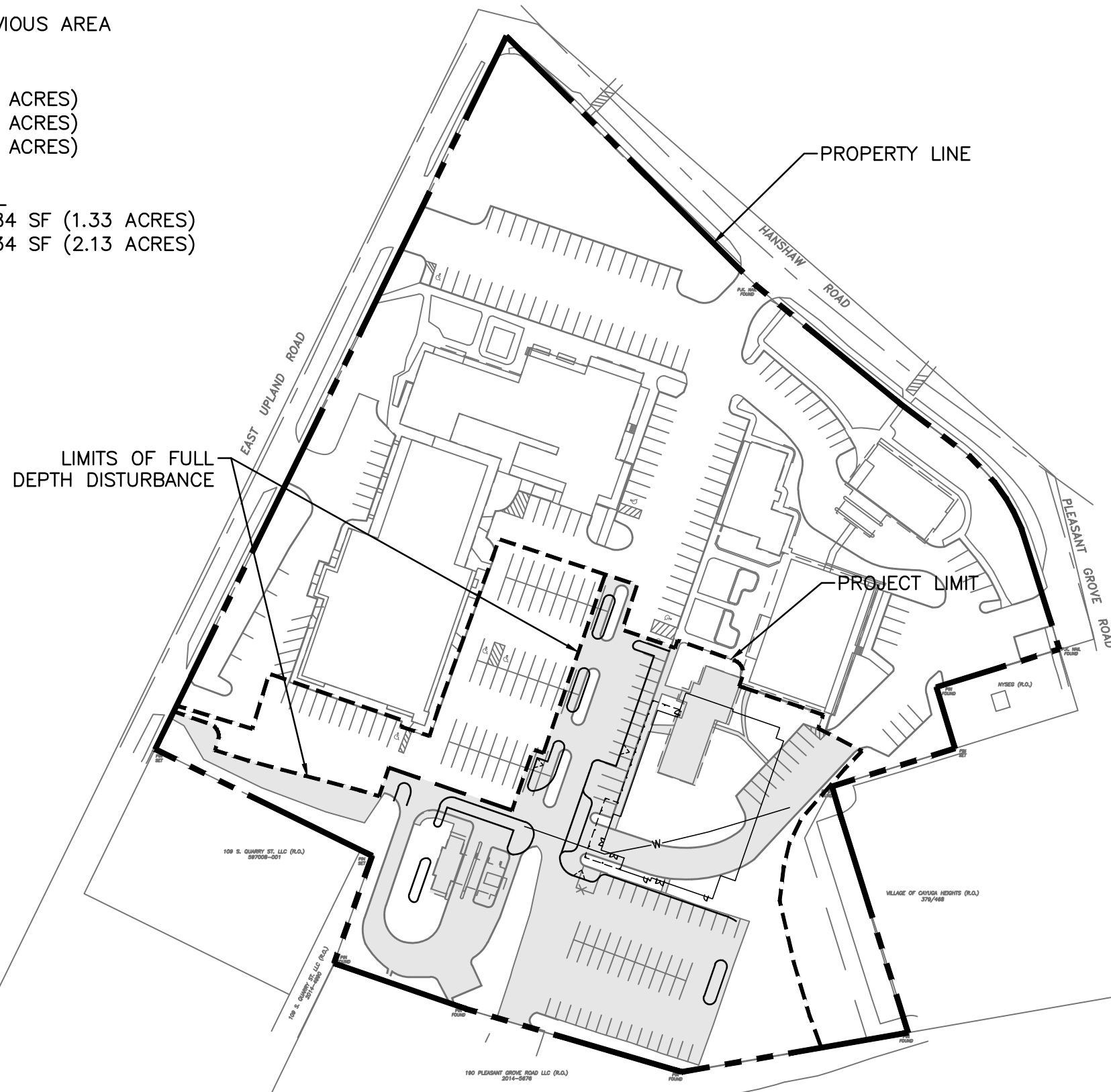
PERVIOUS = 31,268 SF (0.72 ACRES)

TOTAL AREA = 118,430 SF (2.72 ACRES)

LIMIT OF FULL DEPTH DISTURBANCE:

DISTURVED IMPERVIOUS = 58,084 SF (1.33 ACRES)

FULL DEPTH DISTURBANCE = 92,934 SF (2.13 ACRES)



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SHEET TITLE

DISTURBED
 EXISTING
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3 of 3

DATA GRAPHIC SCALE

