

PRELIMINARY ENGINEER'S REPORT
SHERWOOD MEADOWS SUBDIVISION
HAMBURG, NEW YORK

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**PRELIMINARY ENGINEER'S REPORT
Sherwood Meadows Subdivision
Hamburg, NY**



The purpose of this preliminary report is to describe the engineering approach for the newly acquired lands associated with the Sherwood Meadows project. This was done at the direction of the Town of Hamburg (Town) in order to assist the Town Planning Board during the environmental review process. The descriptions of engineering components that follow are based on information that is known at this time. Upon finalization of the engineering design plans, Nussbaumer & Clarke, Inc. (Nussbaumer) will submit a comprehensive Final Engineer's Report outlining our approach to all design components for all phases of the project.

1.0 GENERAL INFORMATION

Site Area:	24.6± Acres
Zoning Classification	R-3
Proposed Units:	(224) Apartments (8) 16-unit buildings and (12) 8-unit buildings (3) Single Family Homes (4) Existing Townhouse (rental) units

2.0 BACKGROUND

Sherwood Meadows Subdivision was originally approved as a 56-unit town house development with associated private roadway and utilities. To date, one town house building containing four units has been constructed along with roughly half the infrastructure (roadway and utilities) that was approved to support the full build-out of 56 town house units.

In 2012, the applicant re-applied to the Town Planning Board to change the residential use from town houses (for sale) to apartments (for rent) while generally utilizing the same infrastructure as approved. The revised application proposed to construct a total of 128 apartment units along with the required off-street parking.

In 2013, the applicant further revised his application to reflect an additional nine acres of adjoining land acquired from the former Hopevale School. This additional land provided the ability to relocate the primary access to the site from Heatherwood Drive to Howard Road. As part of the revised application, the applicant proposes to add an additional 96 apartment units as well as 3 single-family home lots to the site plan bringing the total unit count to 231 including the existing 4-unit building.

3.0 MODIFICATIONS TO APPROVED PLANS

The residential use change proposed in the current application will necessitate some minor modifications to the portion of the project that was previously approved. The anticipated modifications are as follows:

- a. **Paving, Grading and Drainage:** The private roadway and drainage infrastructure will be installed as previously designed and approved. The drainage basin(s) may require some modification to reflect the change in runoff caused by adding additional parking areas. We do not anticipate these changes to be major. Additionally, current storm water regulations may require some modifications to the pre-treatment methods of storm water runoff.

- b. **Sewer:** The plans will be modified to eliminate the dual-sewers along the private roadway. Sewers that were installed under the initial phase will remain in place and any new units constructed adjacent to these sewers will connect accordingly. However any units constructed beyond the recently installed sewers will directly tap the Erie County trunk line as directed by the Erie County Division of Sewerage Management. Plans will be modified accordingly.
- c. **Waterlines:** The remaining sections of private waterline will be installed as designed. Some hydrant locations may be adjusted to avoid conflicts with driveways. Taps will be modified to reflect the change in residential use.

The Final Engineer's Report will include the modifications described above along with others that may be necessary. Additionally, the Final Engineer's Report will include the design narrative for the additional lands, units and infrastructure proposed in the 2013 revised application as outlined below:

4.0 DESIGN APPROACH FOR NEWLY ACQUIRED LANDS

- a. **General Topography:** Land is gently sloping from south to north
- b. **Paving and Grading:** Approximately 1,200 linear feet of public roadway will be constructed on this phase of the project. Roads will be built in accordance with Town Design Standards. The developer will grant the Town an easement over the southerly private cul-de-sac as a means of turn-around for maintenance vehicles. Road grades will run consistently with the existing ground from south to north in order to achieve material balance for the site. At the southerly entrance on to Howard Road, the developer has proposed to install a left and a right turn lane in order to facilitate egress from the site during morning and evening peak hours when residential traffic may integrate with school-buses exiting on to Howard Road. The site will be graded to capture all post-development runoff and direct it to a storm system as further described below.
- c. **Drainage:** The storm water system with catch basins and piping will be designed in accordance with Town and New York State Department of Environmental Conservation (NYSDEC) Standards to intercept all runoff from the site. All roof drains and down-spouts will physically connect to the storm system. This runoff will first be treated in accordance with NYSDEC storm water guidelines then properly attenuated. Because the site slopes from south to north, the detention basin will be situated at the northerly end of this phase. Runoff will then be discharged from the basin at an allowable rate, then run easterly through a newly designed swale to Foster Brook. Runoff from this phase of the project will be designed to completely bypass storm infrastructure that was designed for the initial phases. See attached Conceptual Storm Sewer Plan. Preliminary calculations indicate that the basin area shown on the Conceptual Storm Sewer Plan is sufficient for proper attenuation of runoff from this phase.

- d. **Sanitary Sewers:** Approximately 1,200 linear feet of public sanitary sewer will be constructed in accordance with 10-State standards to convey sewage flows from the apartment units to the Erie County trunk sewer on Heatherwood Drive. We anticipate that downstream flow monitoring will be required prior to DSM/ECHD approval. The flows from the development are as follows:

224 Apartment Units x 200gpd =	44,800gpd
<u>3 Single Family Homes x 350gpd =</u>	<u>1,050gpd</u>
Total.....	45,850gpd

Additional information pertaining to sanitary sewer flows and flow-rates will be provided in the Final Engineer's Report.

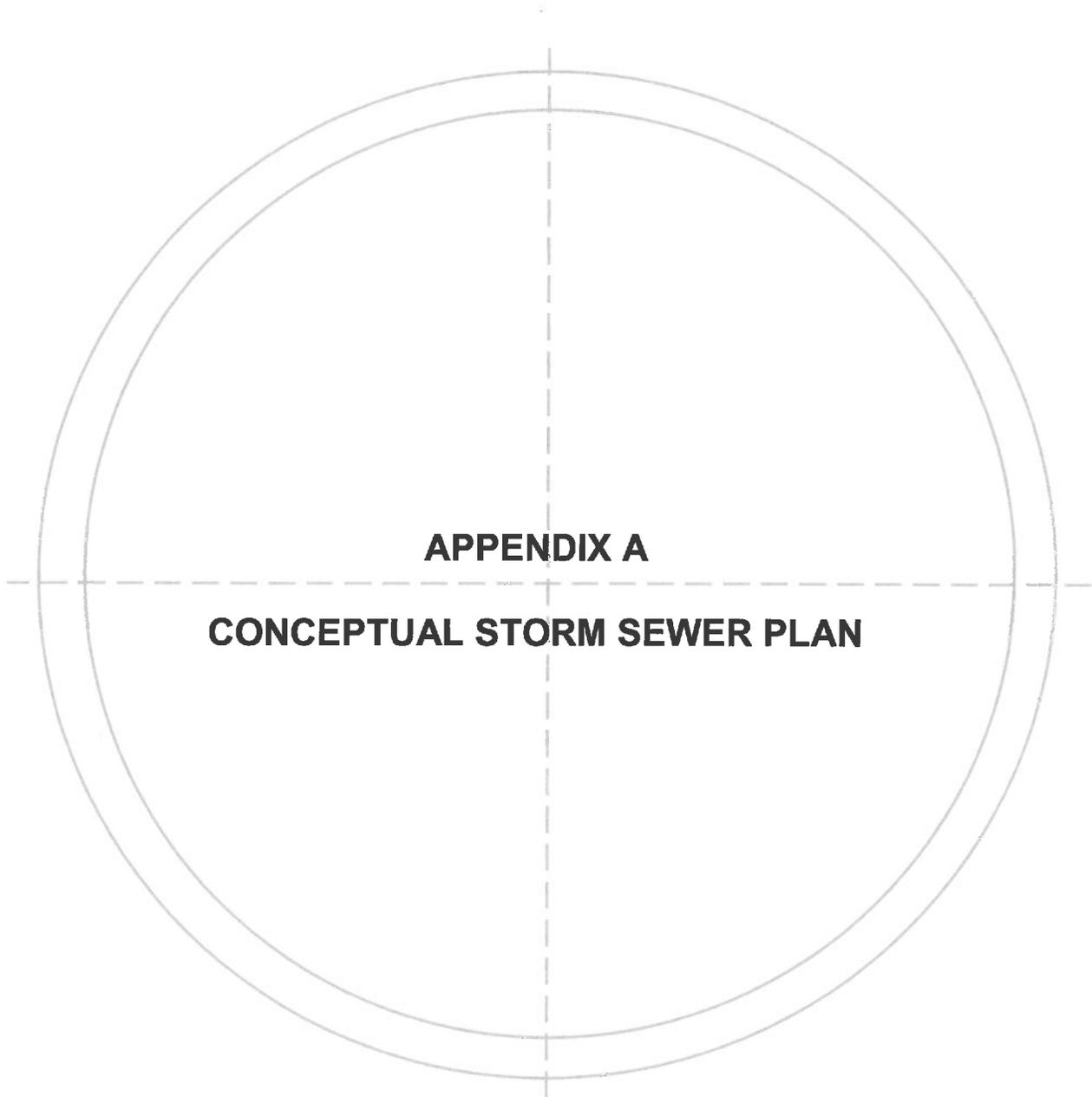
- e. **Waterline:** Approximately 1,200 lf of public waterline will be designed and installed in accordance with Erie County Water Authority (ECWA) and 10-State Standards within the public right-of-way to serve the proposed apartment units. The waterline will originate at the existing waterline on Howard Road and terminate at the northerly end of the right-of-way at either a hydrant or blow-off assembly. Flow calculations will be provided in the Final Engineer's Report.

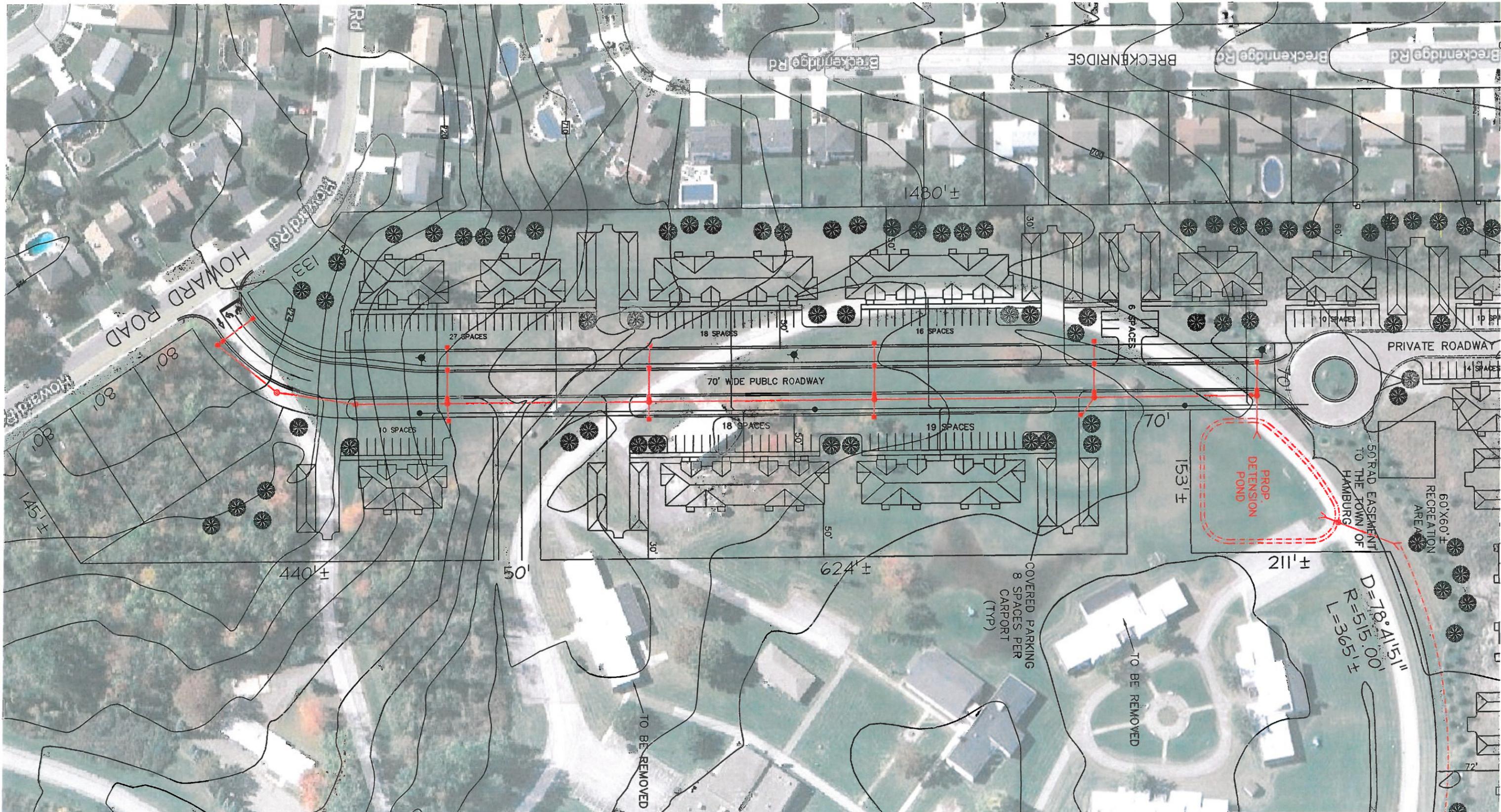
For additional information, please do not hesitate to contact me.

Sincerely,

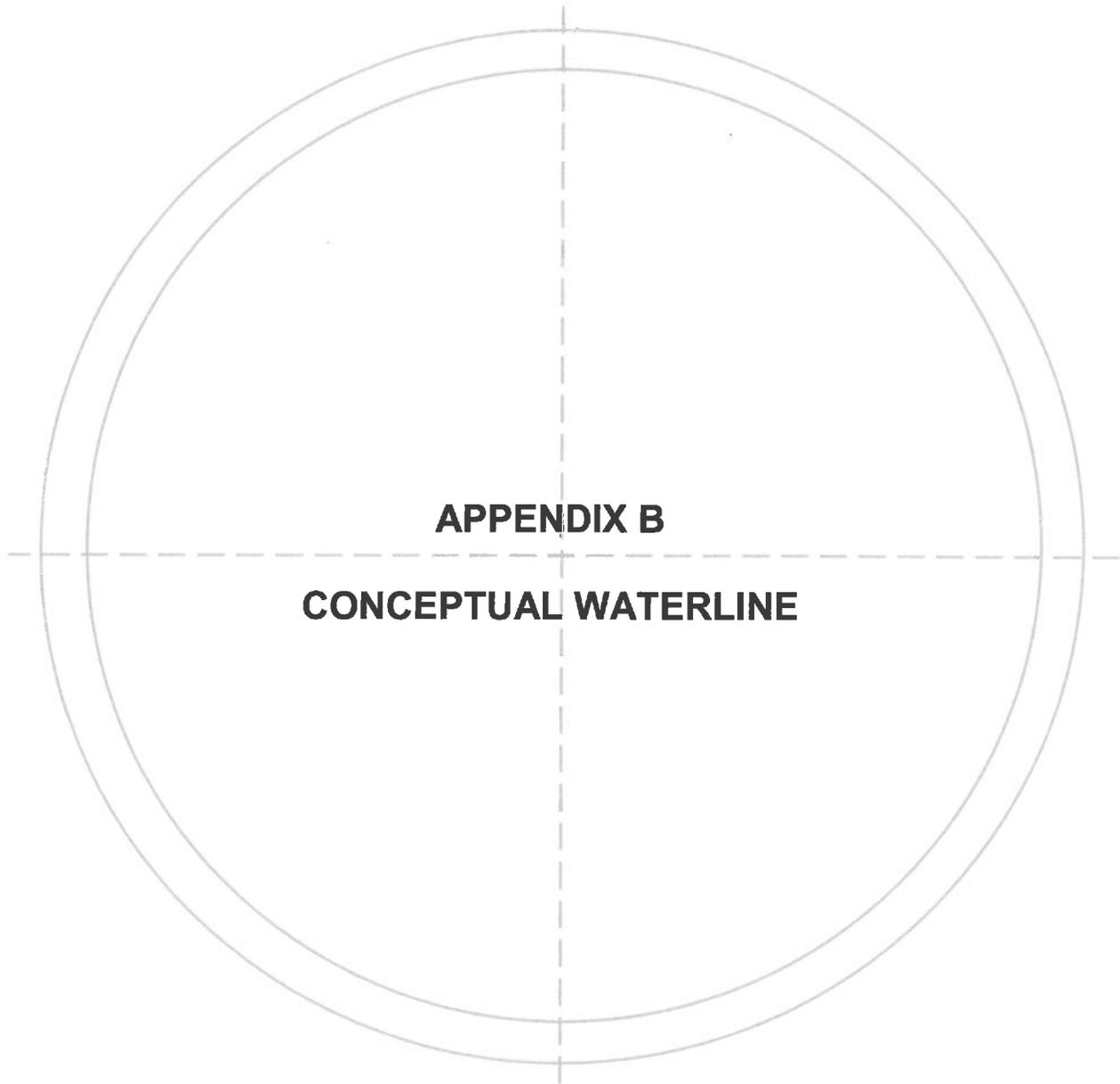
NUSSBAUMER & CLARKE, INC.

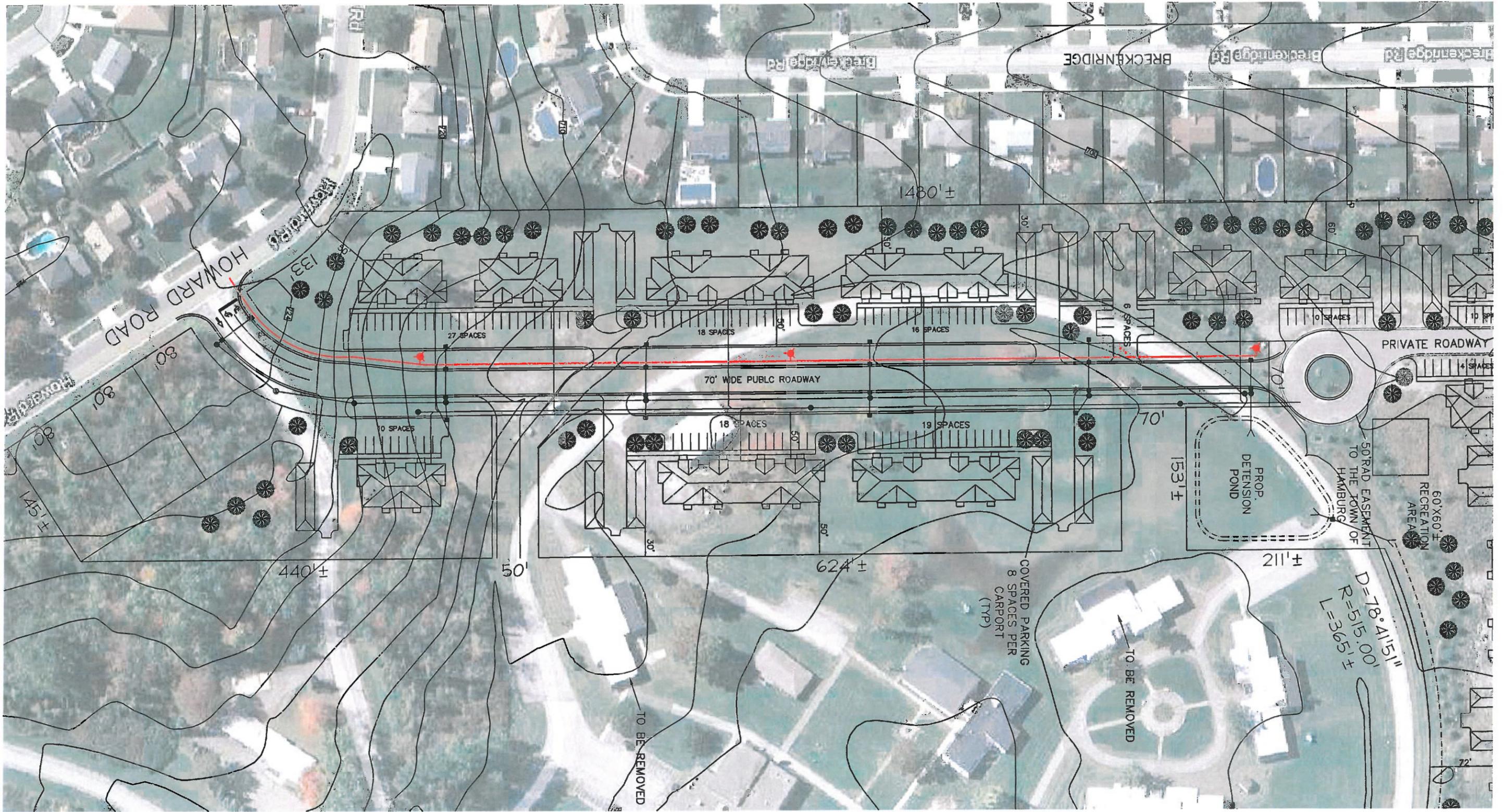
Andrew H. Gow, P.L.S.
Associate/Manager of Land Development



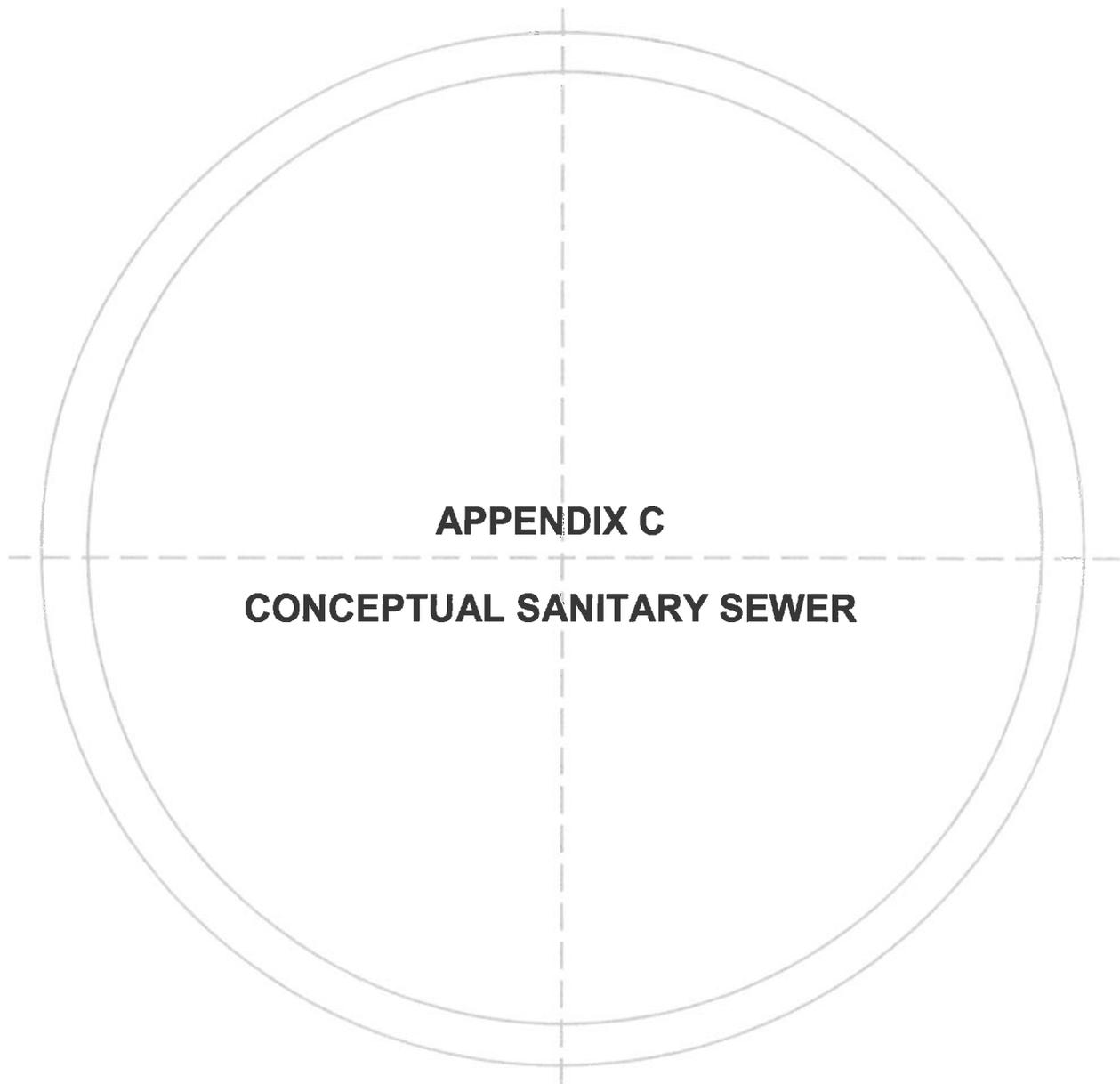


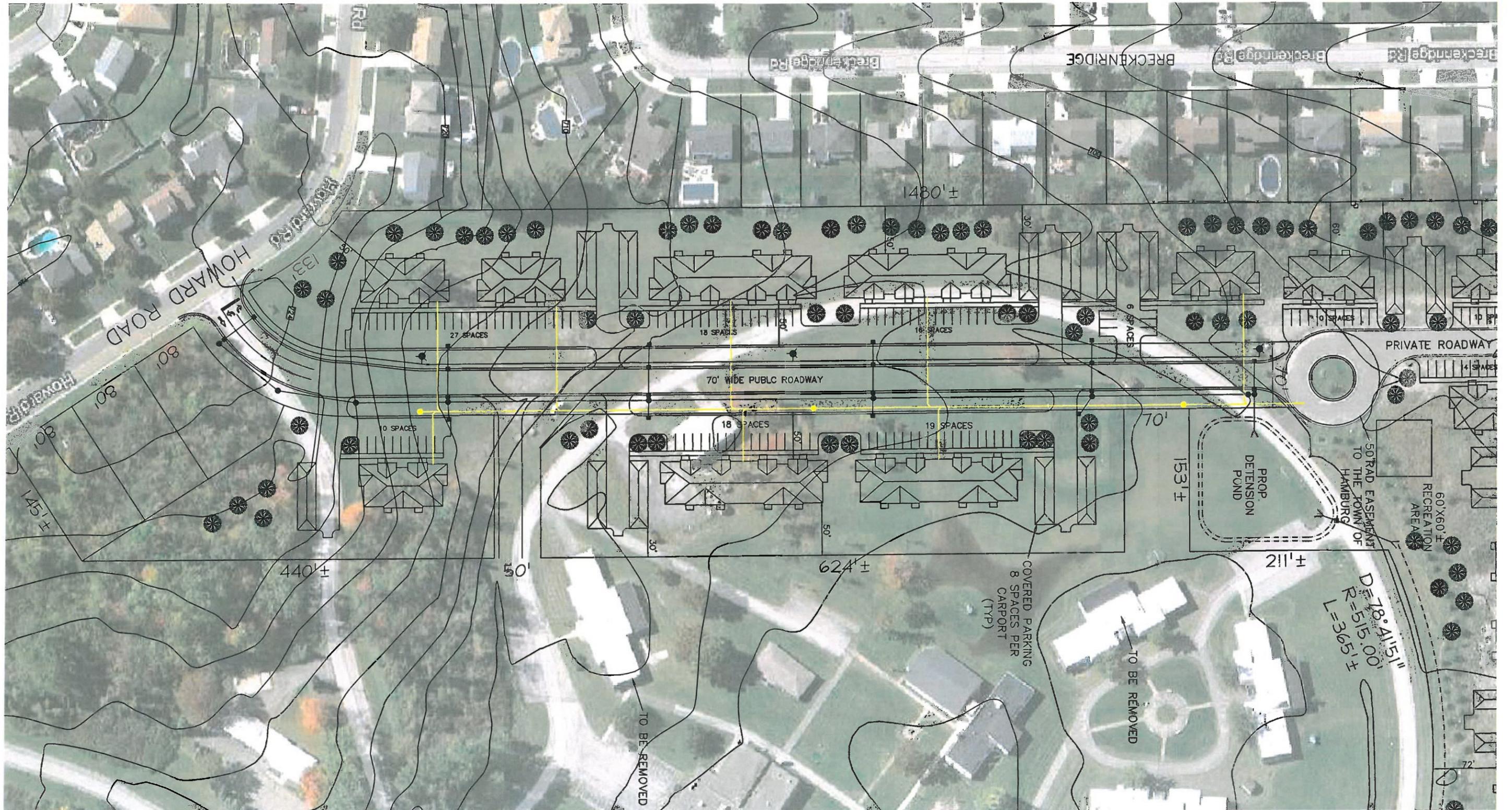
CONCEPTUAL STORM SEWER PLAN





CONCEPTUAL WATERLINE





CONCEPTUAL SANITARY SEWER