

## **APPENDIX B**

### **AMENDMENTS DURING CONSTRUCTION**

The developer, Grove at Maple Point, LLC is currently under construction on a 3.2± acre parcel on Maple Road (Route 85A) in the Town of New Scotland tax map parcel 73-4-17.1. Site plan approval was granted on September 5, 2017. Stormwater Permit Coverage was obtained, and the DEC Permit ID is NYR11I243. SWPPP inspections and reports have been completed on a weekly basis.

The developer has currently constructed a One (1) story 10,650± square foot retail building and plans to commence construction on the adjacent one-story retail building of approximately 8,250 square foot this Fall. All associated utilities, parking, landscaping, and Stormwater Management facilities are being installed as well.

Revisions to the stormwater management practices have been shifted to the southeasterly side of the site. Originally the stormwater was designed on the south westerly side of the site. The reason for this shift is because the original project had a septic system but now the project will connect to public sanitary sewers. This allows a back yard for Building two as needed by the proposed tenant. The practice type and function will remain the same as previous approvals, bioretention practice. Other revisions include the following:

1. Drive thru area has been modified to accommodate Trustco Bank requirements. Drive thru and bypass lane are now provided and similar to previous approvals.
2. The retaining wall has been eliminated and replaced with a timber guard rail. Majority of side slopes will be 1V:3H, except for a small portion to be 1V:2H with slope protection to prevent soil erosion and to maintain swale along property line. A geotechnical analysis was performed and concluded this method is acceptable for slope stability.
3. A 6" asphalt curb along the south drive thru lane and a Reticuline Grate on CB6 are now proposed to ensure runoff into grate and prevent runoff to adjoining property.
4. Sidewalk and patio modifications were made to better fit the proposed tenant door locations.

5. Landscaping modifications due to sidewalk configurations and planning board comments. Non evasive species are now proposed on the revised site plan.
6. Sidewalk connect to Rt 85A to accommodate ADA slopes and grades.
7. Building footprints have been modified to accommodate the needs for the proposed tenants that have signed leases since the original approval of over four years ago. To accommodate the tenants that have signed leases to date and to provide standard size leasable areas for the remaining space, the overall building square footage for each of the buildings had to be increased by approximately 5%. Additional space was required in the building to accommodate the water room.
8. A change to rear walk and end of drive thru lane at Building 1 to accommodate the larger HVAC Unit for the single tenant in Tenant Area 2

The following is a comparison for WQv, RRv and Peak Discharge Rates.

**2022 SUMMARY**

Impervious = 1.34 Ac.

WQv minimum = 0.131 Ac.-Ft; Provided = 0.149 Ac.-Ft.

RRv minimum = 0.038 Ac.-Ft.; Provided = 0.061 Ac.-Ft.

Storage Volume Req'd = 13,540 CF; Storage Volume Provided = 22,590 CF

Drainage Area	Peak Runoff Generated (cfs)		
	1-Year	10-Year	100-Year
Pre Area 1	1.85	6.56	16.44
<b>Total Pre</b>	<b>1.85</b>	<b>6.56</b>	<b>16.44</b>
Post Area 1A	3.89	7.98	14.97
Post Area 1B	0.10	0.35	0.86
Post Area 1C	0.59	2.11	5.31
<b>Total Post</b>	<b>4.58</b>	<b>10.44</b>	<b>21.14</b>

Overall	Peak Offsite Discharge (cfs)		
	1-Year	10-Year	100-Year
Total Pre	1.85	6.56	16.44
Total Post	0.86	4.23	14.39
<b>Net Change</b>	<b>-0.99</b>	<b>-2.33</b>	<b>-2.05</b>

**2018 SUMMARY (PREVIOUS APPROVAL)**

Impervious = 1.44 Ac.

WQv minimum = 0.140 Ac.-Ft; Provided = 0.151 Ac.-Ft.

RRv minimum = 0.041 Ac.-Ft.; Provided = 0.061 Ac.-Ft.

Storage Volume Req'd = 13,733 CF; Storage Volume Provided = 14,565 CF

Drainage Area	Peak Runoff Generated (cfs)		
	1-Year	10-Year	100-Year
Pre Area 1	1.85	6.56	16.44
<b>Total Pre</b>	<b>1.85</b>	<b>6.56</b>	<b>16.44</b>
Post Area 1A	4.24	8.69	16.30
Post Area 1B	0.10	0.34	0.85
Post Area 1C	0.50	1.77	4.43
<b>Total Post</b>	<b>4.84</b>	<b>10.80</b>	<b>21.58</b>

Overall	Peak Offsite Discharge (cfs)		
	1-Year	10-Year	100-Year
Total Pre	1.85	6.56	16.44
Total Post	0.76	4.85	15.65
<b>Net Change</b>	<b>-1.09</b>	<b>-1.71</b>	<b>-0.79</b>

The proposed Stormwater Management Plan as revised will adequately serve the needs of the project, including all amendments during construction and full build out of the project.