

June 11, 2020

TO: Doug Miller, PE  
MS-4 Representative  
Town of Manlius  
*AND*  
Val Murakami  
NYSDEC Region 7  
Syracuse, NY 13204

RE: RZE #17061  
5-acre Disturbance Permit  
Hoag Lane Subdivision  
Hoag Lane  
Town of Manlius  
Onondaga County, NY 13066

## NARRATIVE

Hoag Road Properties, LLC proposes to subdivide a 30.40± acre parcel located on Hoag Lane east of Churchill Lane in the Town of Manlius, Onondaga County, NY. Currently existing on the parcel is one residential structure with a mix of forested areas and overgrown vegetated areas throughout. Development will result in 20 single-family homes with asphalt roadway. Development will also include removal of the existing residential driveway for a new connection off of Hoag Lane for primary access. Proposed development will include approximately 19.85± acres of disturbance (managed in 7 smaller stages), above the 5 acres threshold. Therefore, this project will require permission from the NYSDEC to disturb more than 5 acres. This project will also require permission from the regulated MS4. Proposed site improvements within the project will include grading and excavation, general site landscaping, stormwater facilities, and sanitary structures tied into public sewer. A wetland delineation provided by Environmental Resources, LLC in --- has provided limits of the existing wetland, see enclosed report by Environmental Resources, LLC. The proposed construction does not propose any disturbance to the existing wetland limits or associated buffer. The purpose of this narrative is to describe the proposed site plan and the proposed staged construction sequence.

Construction of the proposed site will consist of one phase broken down into seven stages to limit the potential for erosion and sedimentation issues during the construction process. The seven stages have been outlined on the contract drawings L-102 through L-108. We anticipate that several stages will include disturbance exceeding 5 acres, however this time of open soils exceeding 5 acres will be limited and short.

- (1.) As provided in drawings L-102 through L-108 of the site plan set, we anticipate the site to include approximately 7 stages. Each stage is a guide for erosion control and may require adjustments and alterations based on project schedule and field conditions.
  - a. Stage 1 will generally consist of installing the proposed entrance drive, wet pond, the proposed bypass swale and general grading of lots 11 through 14. The installed road will be stabilized with gravel subbase. The existing gravel site entrance will be utilized as a construction entrance during this all stages. The anticipated disturbance of this stage will be approximately 6.4± acres with an anticipated duration of 6 weeks.
  - b. Stage 2 will generally consist of maintaining the proposed temporary sediment basin, continuance of the proposed road and general grading of lots 4 through 10 and 18-19. The installed road will

- be stabilized with gravel subbase. The existing gravel site entrance will be utilized as a construction entrance during this stage. The anticipated disturbance of this stage will be approximately 7.8± acres with an anticipated duration of 6 weeks.
- c. Stage 3 will generally consist of maintaining the proposed sediment basin, continuance of the proposed road and general grading of lots 15 through 17 and 1 through 3. The installed road will be stabilized with gravel subbase. The existing gravel site entrance will be utilized as a construction entrance during this stage. The anticipated disturbance of this stage will be approximately 4.1± acres with an anticipated duration of 6 weeks.
  - d. Stage 4 will generally consist of finishing all rough earthwork in non stabilized areas and filling in the temporary sediment basin. The installed road will be stabilized with gravel subbase. The existing gravel site entrance will be utilized as a construction entrance during this stage. The anticipated disturbance of this stage will be approximately 1.12± acres with an anticipated duration of 7 weeks.
  - e. Stage 5 will generally consist of installing all row utilizes including storm, sanitary and water. The installed road will be stabilized with gravel subbase. The existing gravel site entrance will be utilized as a construction entrance during this stage. The anticipated disturbance of this stage will be approximately 3.2± acres with an anticipated duration of 2 weeks.
  - f. Stage 6 will generally consist of installation of final road grade and base except top course which must be installed within 1 year of project completion. The existing gravel site entrance will be utilized as a construction entrance during this stage. The anticipated disturbance of this stage will be approximately 3.1± acres with an anticipated duration of 2 weeks.
  - g. Stage 7 will generally consist of individual lot construction on an as needed basis. Each lot will include individual erosion control measures during construction as outlined on drawing 2/L-108. The existing gravel site entrance will be utilized as a construction entrance during this stage. The anticipated disturbance of each lot will differ based on the lot size and has an anticipated duration of 3 weeks.
- (2.) Individual erosion and sediment control practices for each stage has been provided on drawings L-102 through L-108 of the site plan set.

Please feel free to contact my office with all questions and/or comments.

Very Truly Yours,



Rudy L. Zona, P.E.