

EXTENSION OF ROUTE 30 SEWER SERVICE AREA

LOCATION

Log City Village
Log City Road
Town of Amsterdam
State of New York

PREPARED FOR

Concord Development Co., LLC
PO Box 9614
Niskayuna, NY 12309

Date Prepared

August 19, 2025
Revised September 30, 2025



**Steenburgh
Consulting
Engineering, PLLC**

Innovative Civil and Site Engineering
(518) 365-0875
info@SCEngpe.com
www.facebook.com/SCEngpe

I. PROJECT DESCRIPTION

This map, plan and report was prepared for the proposed construction of sanitary sewer system in connection with an approved residential development (the "Project") to be located on four separate parcels in the Town of Amsterdam, New York currently identified as Tax Map Parcel Nos. 24.-2-43.115 and a portion of 24.-2-43.116, but to be subdivided in accordance with the approved subdivision plat titled "Lands of Concord Development, LLC" and dated August 19, 2025 (the "Subdivision Plat"). The sewer district extension will include the lots identified on the approved Subdivision Plat as Lot Nos. 5, 6, 7, and 8 (the "Property"). . The Property totals 21.48 acres in size and is currently vacant. The Property is adjacent to other residential lots with frontage along Log City Road.

There is one defined wetland areas on property. The wetland area drains to the southwest corner. The larger wetland area spans across Lots 1 and 5. The wetland area on Lot 5 receives runoff from the created wetland along Log City Road as well as on site.

The Property has been zoned as a PUD to allow for the development of a condominium community to be known as "The Gables at Log City Village". The Gables will involve the development of 80 condominium units in four unit buildings and related improvements, all to be located on Lots 5 and 7. All property and improvements will be owned and maintained by an HOA. The buildings will be developed along private roads interior to the Property. Prior to future development the entrance road from Log City Myers Drive may be turned over to the Town to allow public access to Lot 9. The Property is not included in the existing Route 30 Sewer District.

Water and sewer will be provided via a connection to the existing water and sewer mains in New York State Route 30. The sewer will be comprised of a low pressure sanitary sewer system pressurized with E-One Grinder pumps. A new 8" HDPE water main will be extended through both sites to provide potable water to the developments.

Proposed Sewer

An existing Town of Amsterdam Sewer Main is located within New York State Route 30. A low pressure sanitary sewer system will be utilized to provide sanitary sewer service through the adjacent residential development to the east of Lots 5, 6, 7, and 8 and to the Project . The low pressure sanitary sewer system will utilize Environment One grinder pumps to pump the effluent to the gravity sewer in NYS Route 30. During the construction of the adjacent residential development to the east of the Project, a 3 inch dedicated low pressure sanitary sewer main is being constructed through the property to service the Project. Each pair of condominium structures (8 units) will share a WH472 grinder pump with the adjacent building. Effluent will be routed through low pressure sewer mains on the existing parcel and ultimately through the 3" dedicated main on the apartment parcel

to the east and into the gravity sanitary sewer in New York State Route 30. Each grinder pump will have a 6,500 watt emergency generator to power the pump during power failures.

The low pressure sewer system will range in size from 1 ¼" PVC to 3" PVC based on the volume within the system and number of connections. Calculations and tables can be found in Appendix A of this document. The low pressure sanitary sewer system will be privately owned.

An area has been reserved for a future TriOxyn injection system at the southeast corner of the development. A 1" HDPE lateral will be provided to the location for the potential system if deemed necessary.

All work shall be in accordance with the Recommended Standards for Wastewater Facilities also known as the "Ten States Standards" as well as the New York State Design Standards for Intermediate Sized Wastewater Treatment Systems.

Phasing

From a sewer connection standpoint, the Project will be constructed in a single phase. The phase will consist of the condominium development. Once the district has been extended to include the Property the low pressure sanitary sewer system including all pumps and appurtenances will be owned and maintained by a single HOA.

II. POPULATION AND WATER USAGE RATES

Design Standards

Phase 1

The following is the anticipated sewer usage rates for Phase 1 of the proposed development:

Population = 80 Condominiums (80 x 3.0 br/condo) = 240 bedrooms

Average daily flow = 246 br x 110 gpd/br = 26,400 gallons per day

Peak Hourly Flow = 26,400 gpd / 24 hours = 1,100 gph x 4.0 p.f. = 4,400 gph

Peak Instantaneous Flow = 4.00 x Average daily flow = 105,600 gpd = 73.3 gpm

Discussions with the Town of Amsterdam and Town's Engineer, Delaware Engineering, have indicated that the existing system has adequate capacity to allow for the above referenced connections.

Financing

The cost of the sewer conveyance system will be borne entirely by the developer. The cost for the low pressure sewer system to be built in the "to be extended sewer district" is estimated to be between \$400,000-\$450,000. This includes approximately 2200' of low pressure sewer main, clean outs, manholes, pressure testing and 11 commercial

grinder pumps. As stated above the entire system will be owned and maintained by a single homeowner's association. Annual cost to the HOA for the sewer maintenance and connection fees will be \$1,155.44. See Appendix E for a breakdown.

APPENDIX A

District Extension Map & Description

Stephen P. Walrath, L.S.

**Land Surveying & Land Use Planning
Environmental Mapping**

**P.O. Box 381
122 Main Street
Altamont, NY 12009
518-986-0125
email: spwalrath3@gmail.com**

**SUGGESTED DESCRIPTION
Proposed Route 30
Sewer District Extension
Concord Development Co., LLC.
21.49+/- Acres
Town of Amsterdam
County of Albany
State of New York**

All tract, piece or parcel of land situate in the Town of Amsterdam, County of Montgomery and State of New York lying southerly of Log City Road and being more particularly bounded and described as follows:

Beginning at a point in the centerline of Log City Road at its intersection with the division line between the lands now or formerly of Camille Panasiuk & Charles Campione on the east and the lands herein described on the west and running thence the following three (3) courses and distances along said division line:

1. S 04°49'30" W 216.62 feet to a point;
2. S 56°30'13" E 177.14 feet to an iron rod found; and
3. S 85°14'30" E 237.10 feet to an iron pipe found at its intersection with the division line

between the lands now or formerly of Joseph & Robert Litwa (Book 585 of Deeds, Page 170) and also the lands now or formerly of Charles J. Lenig & Kristen E. Steimers (Book 742 of Deeds, Page 207) on the north and the lands herein described on the south; running thence S 73°19'30" E 225.00 feet, along said division line, to a point at its intersection with the division line between the lands now or formerly of James T., Sr. & Stella G. Sarandrea (Instrument No. 2011-44121) and also the lands now or formerly of Edward E. & Judith Hirt (Instrument No. 2013-53164) on the north and the lands herein described on the south; running thence S 72°52'13" E 336.41 feet, along said division line, to an iron pipe found at its intersection with the division line between the lands now or formerly of the People of the State of New York (being property acquired as a conservation area to mitigate for the wetland impacted by the proposed construction or reconstruction of the Rt. 30: Amsterdam – Voorhees Road) on the east and north and the lands herein described on the west and south; running thence S 06°47'50" E 276.61 feet, along said division line, to a capped iron rod found; running thence the following seventeen (17) courses and distances through the lands of the party of the first part:

1. S 6°34'59" E 172.26 feet to a point;
2. S 83°11'34" W 130.05 feet to a point of curvature;
3. along a curve to the left, having a radius of 220.00 feet, an arc distance of 25.81 feet to a point of tangency, the chord for said curve being 25.80 feet and having a chord bearing of S 79°49'53" W;
4. S 76°28'13" W 83.21 feet to a point;

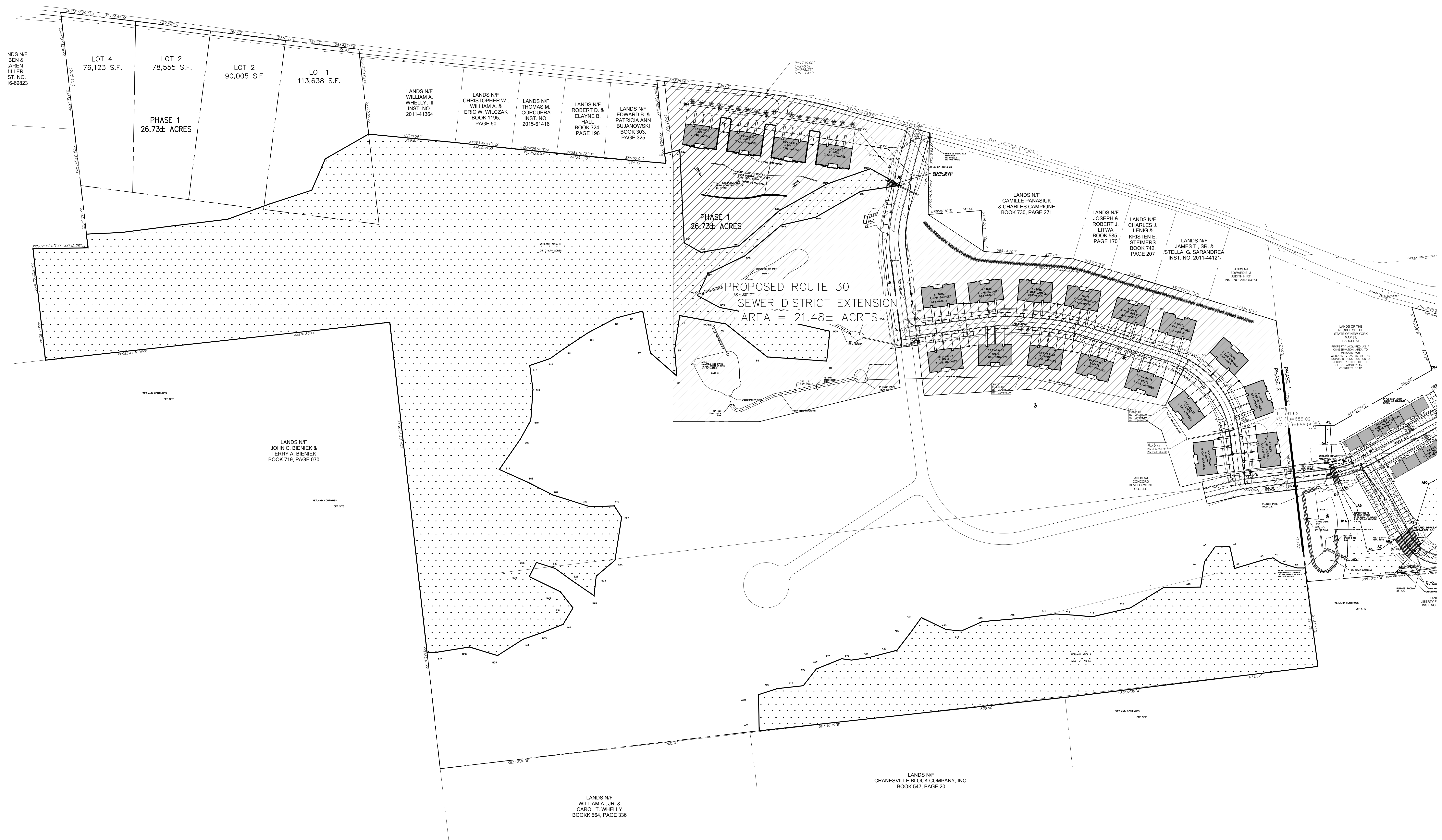
5. N 13°31'47" W 60.00 feet to a point;
 6. S 76°28'13" W 58.74 feet to a point;
 7. N 18°18'07" W 158.25 feet to a point;
 8. N 56°41'46" W 90.71 feet to a point;
 9. N 75°56'26" W 250.12 feet to a point;
 10. S 86°34'34" W 310.41 feet to a point;
 11. N 7°05'17" W 134.53 feet to a point;
 12. S 82°54'43" W 60.00 feet to a point;
 13. S 7°05'17" E 105.03 feet to a point;
 14. S 76°19'20" W 383.83 feet to a point;
 15. S 90°00'00" W 228.40 feet to a point;
 16. N 0°06'57" E 684.98 feet to a point; and
 17. N 6°09'50" W 217.04 feet to a point the aforementioned centerline of Log City Road;
- running thence the following three (3) courses and distances along said centerline of Log City Road:
1. S 83°25'06" E 216.09 feet to a point of curvature;
 2. along a curve to the right, having a radius of 1,700.00 feet, an arc distance of 248.58 feet to a point of tangency, the chord for said curve being 248.36 feet and having a chord bearing of S 79°13'45" E; and
 3. S 75°02'25" E 250.45 feet to the point of beginning.

Containing 21.49 Acres of land, more or less.

SBL 24.00-2-43.1
OWNER: CONCORDE DEVELOPMENT COMPANY LLC
APPLICANT: CONCORDE DEVELOPMENT COMPANY LLC
PO BOX 9614
NISKAYUNA, NY 12309
AREA = 92.25± AC.

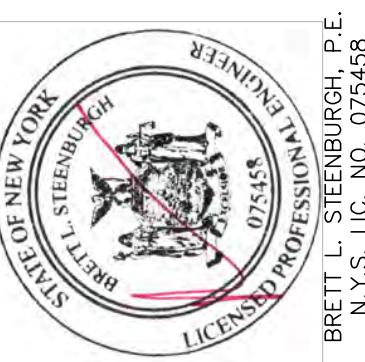
EXISTING ZONING: PLANNED UNIT DEVELOPMENT (PUD)
USACOE WETLANDS ON SITE = 32.43± ACRES
TOTAL UNRESTRICTED BUILDABLE AREA = 59.82± AC.

PROPOSED DEVELOPMENT AREA = 18.5± ACRES
CONDOMINIUMS 60 (4 UNIT BUILDINGS - 1 CAR GARAGE)
CONDOMINIUMS 24 (2 UNIT BUILDINGS - 2 CAR GARAGE)
SINGLE FAMILY BUILDING LOTS - 4 TOTAL (75,000 S.F. AREA)
TOTAL - 80 RESIDENTIAL UNITS
PROPOSED DENSITY - 0.93 UNITS PER ACRE

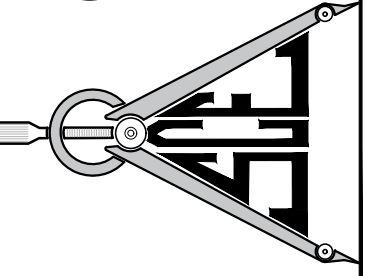


Scanning of these drawings shall be done only for review and approval purposes. Contractors shall use dimensions and electronic data only for layout and construction.

Unauthorized alterations or additions to this document is a violation of Sec. 7209 Sub. 2 of the NYS Education Law.
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APPLICANT:

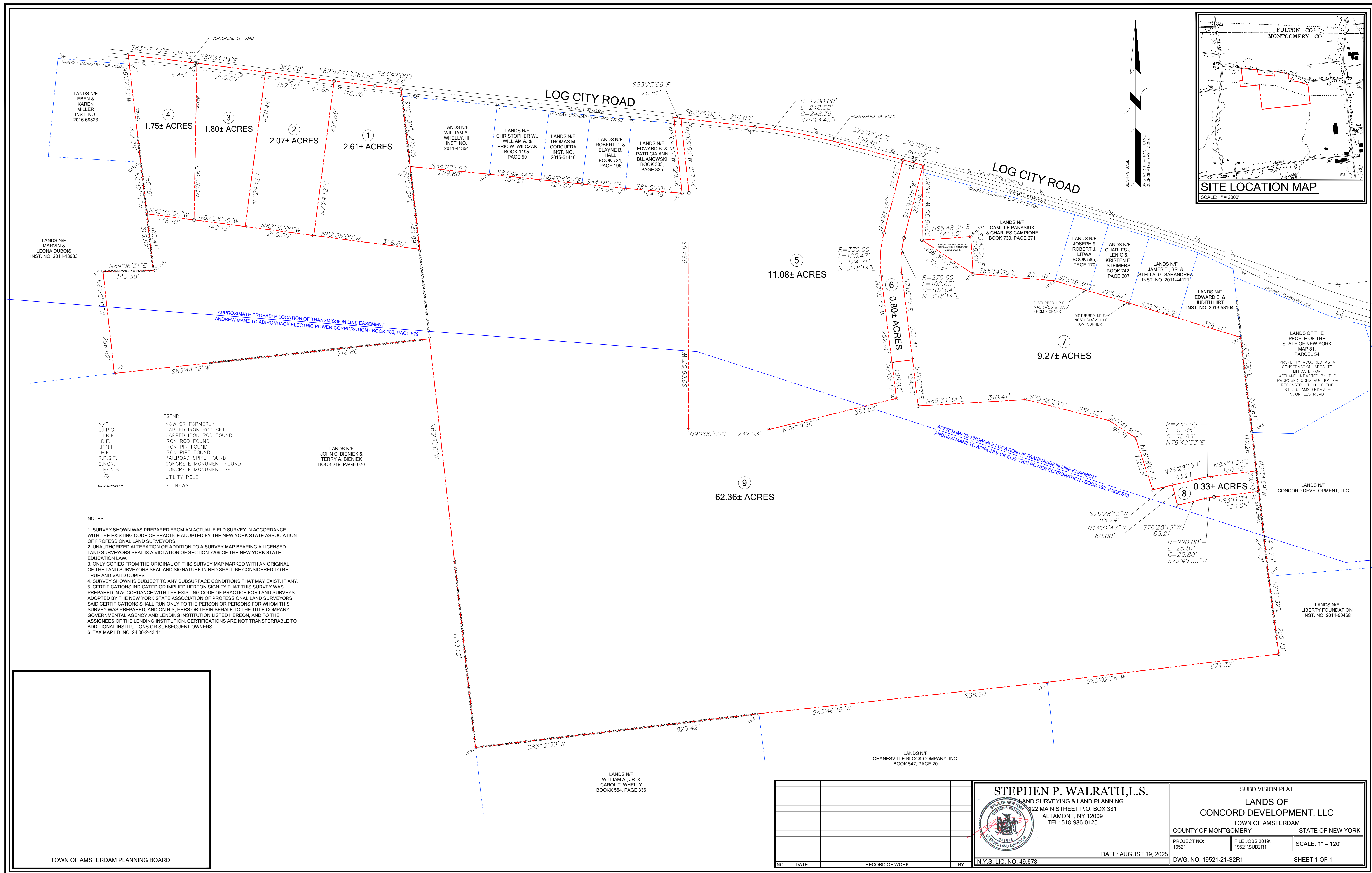


R DISTRICT EXTENSION
CABLES AT LOG CITY VILLAGE
CONCORD DEVELOPMENT

COUNTY OF MONTGOMERY	STATE OF NEW YORK
DRAWN BY: CADD FILE:	CHECKED BY: JOB NO.
DATE: AUGUST 19, 2025	SCALE: 1" = 100' SHEET 1 OF 1

APPENDIX B

PROPOSED SUBDIVISION MAP 8/19/2025



APPENDIX C

Grinder Pump Design



Environment One Corporation

**Pressure Sewer Preliminary
Cost and Design Analysis
For
Log City Village
Amsterdam, NY**

Prepared For:

Brett L. Steenburgh, PE

2832 Rosendale Rd

Niskayuna

NY

12309

USA

Tel: 518-365-0675

Fax:

Prepared By: M. Crowley

November 4, 2020

Log City Village Amsterdam, NY

Prepared by : M. Crowley

On: November 4, 2020

Notes :

Analysis based upon drawings and data provided. Station recommendations are preliminary.

GPD values impact retention times only, not line sizing or hydraulics. GP laterals to be 1.25".

Analysis valid only with pipe type listed.

General recommendations for valve placement are: clean out valves at intervals of approximately 1,000 ft and at branch ends and junctions; isolation valves at branch junctions; and air release valves at peaks of 25 ft or more and/or at intervals of 2,000 to 2,500 ft. Lateral kits comprised of a ball and check valve are required to be installed between the pump discharge and street main on all installations. Laterals should be located as close to the public right of way as possible.

Quantities of grinder pumps, pipe, and valves are indicated on the cost page. The model of grinder pump(s) indicated is based upon the initial information provided to us but may not be the most appropriate for the specific location or requirements of the project. Costs of these items and their installation are best obtained from sources in your region. We recommend you contact your local distributor of Environment One products for additional recommendations.

<<<< END OF NOTES >>>>

PRELIMINARY PRESSURE SEWER - PIPE SIZING AND BRANCH ANALYSIS

Prepared By:
M. Crowley

Log City Village
Amsterdam, NY

November 4, 2020

Zone Number	Connects to Zone	Number of Pumps in Zone	Accum Pumps in Zone	Gals/day per Pump	Max Flow Per Pump (gpm)	Max Sim Ops	Max Flow (GPM)	Pipe Size (inches)	Max Velocity (FPS)	Length of Main this Zone	Friction Loss Factor (ft/100 ft)	Friction Loss This Zone	Accum Friction Loss (feet)	Max Main Elevation	Minimum Pump Elevation	Static Head (feet)	Total Dynamic Head (ft)
This spreadsheet was calculated using pipe diameters for: SDR11HDPE										Friction loss calculations were based on a Constant for inside roughness "C" of: 150							
1.00	2.00	3	3	1760	11.00	2	22.00	2.00	2.38	694.00	1.19	8.25	52.60	714.00	686.00	28.00	80.60
2.00	3.00	6	9	1247	11.00	3	33.00	2.00	3.57	780.00	2.52	19.65	44.35	714.00	688.00	26.00	70.35
3.00	5.00	7	16	1446	11.00	4	44.00	3.00	2.19	815.00	0.65	5.30	24.70	714.00	686.00	28.00	52.70
4.00	5.00	2	2	1320	11.00	2	22.00	2.00	2.38	421.00	1.19	5.01	24.41	714.00	688.00	26.00	50.41
5.00	5.00	5	23	1364	11.00	5	55.00	3.00	2.74	1,975.00	0.98	19.40	19.40	714.00	688.00	26.00	45.40

PRELIMINARY PRESSURE SEWER - ACCUMULATED RETENTION TIME(HR)

Prepared By:
M. Crowley

Log City Village
Amsterdam, NY

November 4, 2020

Zone Number	Connects to Zone	Accumulated Total of Pumps this Zone	Pipe Size (inches)	Gallons per 100 lineal feet	Length of Zone	Capacity of Zone	Average Daily Flow	Average Fluid Changes per Day	Average Retention Time (Hr)	Accumulated Retention Time (Hr)
This spreadsheet was calculated using pipe diameters for: SDR11HDPE							Gals per Day per Dwelling		200	
1.00	2.00	3	2.00	15.40	694.00	106.90	5,280	49.39	0.49	1.49
2.00	3.00	9	2.00	15.40	780.00	120.14	12,762	106.22	0.23	1.00
3.00	5.00	16	3.00	33.47	815.00	272.75	22,884	83.90	0.29	0.78
4.00	5.00	2	2.00	15.40	421.00	64.85	2,640	40.71	0.59	1.08
5.00	5.00	23	3.00	33.47	1,975.00	660.96	32,344	48.93	0.49	0.49

APPENDIX D

**INFRASTRUCTURE TO BE OWNED BY THE
HOA**

Sewer Infrastructure to be Owned and Maintained by the Log City HOA

	Quantity	Unit
1 1/4" HDPE	240	l.f.
2" HDPE	2126	l.f.
3" HDPE	1,960	l.f.
1 1/4" HDPE SERVICES	950	l.f.
EOne WH472 Ginder Pumps	11	ea.
Cleanouts	4	ea.
Air Release Valves	3	ea.
6500 watt generator	11	ea.

APPENDIX E

HOA FEE CALCULATIONS

Sewer Infrastructure Maintance Cost

Infrastructure	Service Life (years)	Current Cost w/install	Replacement Cost at Service Life (3% Infl.)	Number of Units	Annual Cost to HOA	Annual Cost to Unit
Grinder Pumps	25	\$ 24,000.00	\$ 50,250.00	11	\$ 22,110.00	\$ 276.38
Grinder Pump Maintenance	13	\$ 1,000.00		11	\$ 846.15	\$ 10.58
Generators 6500 watt	20	\$ 5,000.00	\$ 9,030.00	11	\$ 2,750.00	\$ 34.38
Force Maine and Appurtenances	50	\$ 178,000.00	\$ 780,000.00	1	\$ 15,600.00	\$ 195.00
Force Main Maintenance	1	\$ 5,000.00		1	\$ 5,000.00	\$ 62.50
Town of Amsterdam Sewer Charges	1					\$ 576.61
Total Annual HOA Charges per Unit						\$ 1,155.44