

EXTENSION No. 5 OF THE TOWN OF AMSTERDAM ROUTE 30 WATER DISTRICT

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

October 14, 2025
November 7, 2025



**Steenburgh
Consulting
Engineering, PLLC**

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I. PROJECT DESCRIPTION

This map, plan and report was prepared for the proposed construction of water 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 water 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. 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 open space, storm water management systems, sanitary sewer system including laterals, water laterals and building exteriors will be the responsibility of the HOA. The proposed water distribution system and hydrants will be turned over to the Town of Amsterdam for ownership and maintenance. The Property is not included in the existing Route 30 Water District.

Water and sewer will be provided via a connection to the existing water and sewer mains owned by the Town of Amsterdam in New York State Route 30

Proposed Water

An existing Town of Amsterdam Water Main is located within New York State Route 30. The neighboring apartment development will be extending the water main to the property. It is proposed to connect to the new water main and route a new 8" HDPE water main through the project. The water main will be turned over to the Town of Amsterdam upon completion for maintenance and repair. Where the water main is constructed outside of the proposed Town Right of Way, easements will be provided to the Town of Amsterdam. Hydrants will have a minimum spacing of 400'. All work will be in accordance with "The Recommended Standards for Water Works" also known as

the “10 States Standards” and applicable laws and ordinances in the Town of Amsterdam.

Each building will be individually metered with a town approved water meter and billed accordingly by the district. The HOA may choose to enact sub metering to each individual condominium; however, this is not required.

All hydrants and appurtenances shall meet the Town of Amsterdam standard requirements, including but not limited to:

- Hydrants – Kenedy
- Valves – Muller right hand with S/S bolts and nuts
- Underground Connections – All S/s bolts and nuts

An EPA NET model was prepared for the proposed development. The model was prepared using the low water elevation of 863’ in the Route 30 Water Tank approximately 2,000 feet north of the proposed connection point. The model found in Appendix B of this report has determined that at peak flow (1,000 GPM fire flow + 30 GPM average demand) the proposed expansion has the following results:

Max Flow Condition – 1030 GPM at highest point in system

10 States Standards Requirements = 20 psi minimum within the system at ground level

Proposed minimum network pressure = 34.85 psi minimum

Static Condition – No flow

10 States Standards Requirements = 35 psi minimum within the system at all locations

Proposed minimum network pressure = 49.83 psi minimum

Based upon the water model the proposed distribution system will have adequate flow and pressure to meet the requirements of the NYSDOH and The Recommended Standards for Water Works (10 States Standards).

Phasing

From a water connection standpoint, the Project will be constructed in a single phase. The phase will consist of the condominium development.

The purpose of this document is to provide a map plan and report for the proposed water district extension to encompass the project. This map plan and report will document the extension of the Town of Amsterdam Water District to service the project.

II. POPULATION AND WATER USAGE RATES

Phase 2

The following is the anticipated sewer usage rates for The Project:

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

Average daily flow = 240 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

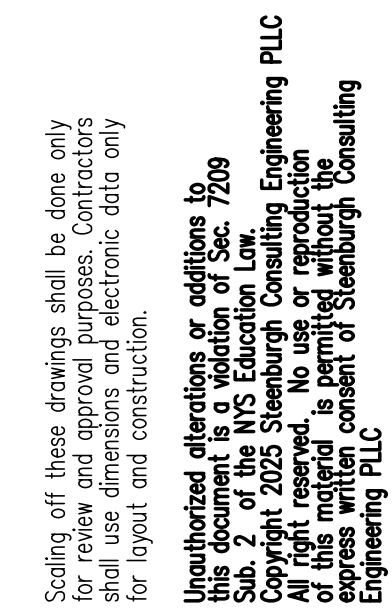
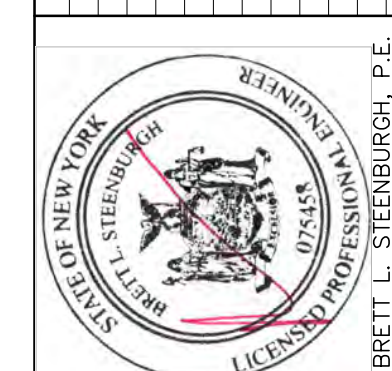
Discussions with the Town of Amsterdam and Town's Engineer, Delaware Engineering, have indicated that the existing system has adequate capacity to allow for the above referenced connections.

Financing

The cost of the water conveyance system will be borne entirely by the developer. The cost for the water system to be built in the "to be extended sewer district" is estimated to be \$135,025. This includes approximately 2325' of water main, 8 hydrants, and various bends, valves and curb stops. There are no hookup fees for new service connections associated with the water district or HOA. As stated above the entire system will be owned and maintained by a Town of Amsterdam upon completion. The HOA will be responsible for the annual water system debt, meter and usage charges. The typical total annual debt charges for a single family residence in the Town of Amsterdam has been estimated a \$619.42. It can be assumed that each condominium unit will realize a similar fee.

APPENDIX A

**DISTRICT EXTENSION MAP AND
DESCRIPTION**

[illegible]

APPLICANT:



**Steenburgh
Consulting
Engineering, PLLC**

Innovative Civil and Site Engineering

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WATER DISTRICT EXTENSION GABLES AT LOG CITY VILLAGE CONCORD DEVELOPMENT	
TOWN OF AMSTERDAM COUNTY OF MONTGOMERY STATE OF NEW YORK	
DRAWN BY: CAD FILE:	CHECKED BY: JOB NO.
DATE:	SCALE: 1" = 100' SHEET 1 OF 1

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
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**SUGGESTED DESCRIPTION
Proposed Town of Amsterdam
Water 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:

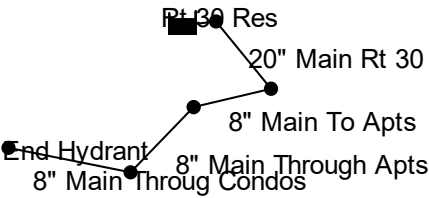
1. S 6°34'59" E 172.26 feet to a point;
2. S 83°11'34" W 130.05 feet to a point of curvature;
3. along a curve to the left, having a radius of 220.00 feet, an arc distance of 25.81 feet to a point of tangency, the chord for said curve being 25.80 feet and having a chord bearing of S 79°49'53" W;
4. S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

APPENDIX B

EPA NET CALCULATIONS



Network Table - Nodes

Node ID	Demand GPM	Head ft	Pressure psi	Quality
Junc SITEENTRANC	0.00	863.00	64.56	0.00
Junc RESBASE	0.00	863.00	49.83	0.00
Junc SITEENTRLOGCTY	0.00	863.00	71.49	0.00
Junc LOFTGABLECONN	0.00	863.00	76.69	0.00
Junc ENDOFSYSTEM	0.00	863.00	72.79	0.00
Resvr RT30RES	0.00	863.00	0.00	0.00
Resvr 2	0.00	0.00	0.00	0.00
Resvr 3	0.00	0.00	0.00	0.00

Network Table - Nodes

Node ID	Elevation ft	Demand GPM	Head ft	Pressure psi
Junc SITEENTRANC	714	0.00	861.48	63.90
Junc RESBASE	748	0.00	861.93	49.37
Junc SITEENTRLOGCTY	698	0.00	834.47	59.13
Junc LOFTGABLECONN	686	0.00	819.81	57.98
Junc ENDOFSYSTEM	695	1030.00	775.43	34.85
Resvr RT30RES	863	-1030.00	863.00	0.00
Resvr 2	0	0.00	0.00	0.00
Resvr 3	0	0.00	0.00	0.00

Network Table - Nodes

Node ID	Quality
Junc SITEENTRANC	0.00
Junc RESBASE	0.00
Junc SITEENTRLOGCTY	0.00
Junc LOFTGABLECONN	0.00
Junc ENDOFSYSTEM	0.00
Resvr RT30RES	0.00
Resvr 2	0.00
Resvr 3	0.00

APPENDIX C

ESTIMATE WATER SYSTEM

Water main & appurtenances

Type of pipe	Quantity	Dia. (in.)	length	\$ per foot	Subtotal
Ductile Iron		6	0	\$33.00	\$0.00
Ductile Iron		8	0	\$35.00	\$0.00
Ductile Iron		12	0	\$40.00	\$0.00
Plastic		6	0	\$30.00	\$0.00
Plastic		8	2325	\$33.00	\$76,725.00
Plastic		12	0	\$35.00	\$0.00
Tees	0			\$1,000.00	\$0.00
Hydrants & leads	5			\$4,500.00	\$22,500.00
Bends & elbows	7			\$1,000.00	\$7,000.00
Gate valves	0		6	\$900.00	\$0.00
Gate valves	4		8	\$1,200.00	\$4,800.00
Gate valves	0		12	\$1,400.00	\$0.00
Wet taps	0			\$5,000.00	\$0.00
Curb stops & service	20			\$1,200.00	\$24,000.00
Meter pit & meter	0			\$10,000.00	\$0.00
Total					\$135,025.00

