

July 29, 2025

Christopher Vose  
City Engineer – City of Johnstown  
Chairman – Gloversville Johnstown Joint Sewer Board  
33-41 East Main Street  
Johnstown, NY 12095

**RE: Johnstown Senior Housing Site Plan**

Dear Mr. Vose:

The proposed Johnstown Senior Housing project includes the construction of one (1) 3-story building with a gross area of 58,805 square feet (SF) within a 21,009 SF building footprint. The building will provide 63 age- and income-restricted apartments, a leasing office, a fitness room, a dedicated mail and package room, a community room for residents, shared laundry facilities, and office and meeting space for social services representatives. The proposed development will be served by a new private driveway extending from the western terminus of Prindle Avenue. The existing vehicular bridge over Comrie Creek, which is deteriorated and no longer useable, will be replaced with a new precast concrete bridge or culvert. A secondary point of access for emergency vehicles only will be provided by a new gravel driveway extending from East Main Street. Parking for the building residents will be provided on the north side of the building, while a separate parking area for building management and social services staff will be located at the east end of the building. This letter/report will describe the water use and wastewater generation for the proposed development. Public water services and sanitary sewer services are proposed to be provided by the City of Johnstown. Wastewater will be conveyed to, and treated at, the Gloversville-Johnstown Joint Wastewater Treatment Facility.

**WATER DEMANDS**

As stated above, the gross floor area of the proposed building is approximately 58,805 SF. To estimate the projected building water demand, hydraulic loading rates were applied to the two different uses in the building.

The projected water usage rates for the apartments were determined by using the Recommended Standards for Wastewater Facilities (10-State Standards) hydraulic loading rate of 100 gallons per capita per day (100 gpcpd). Each unit was assumed to be occupied by an average of two (2) residents. The water usage rates for the building management and social services office space were estimated by using the New York State Design Standards for Intermediate Sized Wastewater Treatment Systems hydraulic loading rate of 15 gallons per day per employee for an office building. It was assumed that the building management and social services staff would consist of a maximum of six (6) employees.

Based on this data, the Average Day, Max Day, and Max Hour water usage rates for the site have been calculated to be 12,690 gallons per day (gpd), 20,939 gpd, and 39.7 gallons per minute (gpm), respectively. A detailed outline of the water demand calculations is included in Appendix A of this report.

Water service for the project will be provided by a 6" DIP water service that will be extended from the existing City of Johnstown 6" water main on the north side of East Main Street. The water service will be

used to meet the domestic and fire protection demands for the building. As such, a backflow prevention device will be installed to prevent contamination of the public water supply.

The City of Johnstown Water Department will be performing a hydrant flow test on the 6" water main on East Main Street as their staffing and workload levels permit. The static and residual pressures will be measured and used to develop an estimated fire flow at a minimum pressure of 20 psi. As a conservative approach, the gross floor area of 58,805 SF for the building has been utilized to determine the minimum required fire flow for the project. Representatives from the City of Johnstown have indicated that they have no concerns with the ability of the existing municipal water supply to meet the water demands of the project.

Based on the specific building properties and Appendix B of the NYS Fire Code, Table B105.1(2), the required fire flow for a Type V-A building, 58,805 SF in size is 4,250 gallons per minute for a duration of 4 hours. However, Table B105.2 permits a reduction to the required fire flow of 75% for buildings constructed with automatic sprinkler systems meeting Section 903.3.1.1 or 903.3.1.2 of the NYS Fire Code. The proposed building is a Group R-2 occupancy that will have less than 4-stories and will not exceed 60 feet in height. As such, it was assumed that an automatic sprinkler system in compliance with NFPA 13R will be installed throughout the building. As a result, the required fire flow for the proposed development is 1,063 gallons per minute for a duration of 4 hours.

#### **WASTEWATER DEMANDS**

As stated above, the hydraulic loading rates for the residential use were obtained from the Recommended Standards for Wastewater Facilities (10-State Standards), with a projected flow of 100 gpcpd and an average of two (2) residents per unit. The New York State Design Standards for Intermediate Sized Wastewater Treatment Systems was used to establish a hydraulic loading rate of 15 gallons per day per employee for the office use present in the building. It was assumed that the building management and social services staff would consist of a maximum of six (6) employees. The Average Daily Wastewater Flow and Peak Hour Wastewater Flow generated by the proposed development are 12,690 gpd and 37.10 gpm, respectively. A detailed outline of the wastewater flow calculations is provided in Appendix B of this report.

The new building will be serviced by a single 6" DR11 lateral. The lateral will connect to the municipal gravity sanitary sewer at an existing manhole on the west side of Comrie Creek, approximately midway between the existing vehicular bridge and the existing pedestrian bridge on the project site. The wastewater flows will ultimately be conveyed to the Gloversville-Johnstown Joint Wastewater Treatment Plant. The proposed sewer installation will be designed and installed in accordance with all local, state, and federal regulations.

The City of Johnstown has stated that there is a known Inflow and Infiltration (I&I) issue with the existing sanitary sewer main downstream of the proposed connection. The I&I issue is of primary concern during periods of heavy rainfall and has caused minor sewage backups in upstream residential areas twice in the previous 10-year period. The City of Johnstown is actively pursuing grant money to fund a project to slip line the problematic sections of the gravity sewer. At this time, the city has indicated that there are no concerns with regards to the projected wastewater flows that will be generated by the project and has indicated that the slip lining will be completed prior to any wastewater being generated by the Johnstown Senior Housing project based on the current timeline for construction of the development.



The estimated water usage and wastewater flows for the Johnstown Senior Housing Site Plan are relatively insignificant in comparison with the water and wastewater capacity available in the area. Therefore, it is expected that the connection of the water and sanitary systems will not have an adverse impact on the existing utilities.

Please review this letter/report and pending your approval please provide an approval letter for this connection. Please contact me at 899-5243 ext. 112 if you have any questions or require any additional information. Thank you.

Sincerely,

**LANSING** ENGINEERING, PC



Michael T. Vaillant, PE



**Appendix A – Water Demand Calculations**

# Water System Demand Rates

Project: **Johnstown Senior Housing Site Plan**  
 Date: **7/24/2025**

Project Water Demand							
gpd = Gallons Per Day				<b>Per Capita Flow</b>	100		gpd
Residential Flow = Units x Residents per Unit x Per Capita Flow				<b>Flow Per Employee</b>	15		gpd
Comercial Flow = Square Feet x Flow per Square Feet				<b>Total Population</b>	126		
Average Day = Average Per Capita Flow Percentage				<b>Average Day</b>	100		%
Max Day = Maximum Per Capita Flow Percentage				<b>Max Day</b>	165		%
Peak Day = Peak Per Capita Flow Percentage in One Hour				<b>Peak Day</b>	450		%
Project Area	Type	Residents/Unit	Units	Employees	Flow		
1	Residential	2.0	63		12,600	gpd	8.75 gpm
2	Commercial			6	90	gpd	0.06 gpm
3					0	gpd	0.00 gpm
4					0	gpd	0.00 gpm
5					0	gpd	0.00 gpm
<b>Total Water Demand for Service Area =</b>					<b>12,690.0</b>	<b>gpd</b>	<b>8.8 gpm</b>
<b>Total Average Day Water Demand for Service Area =</b>					<b>12,690.0</b>	<b>gpd</b>	<b>8.8 gpm</b>
<b>Total Max Day Water Demand for Service Area =</b>					<b>20,938.5</b>	<b>gpd</b>	<b>14.5 gpm</b>
<b>Total Peak Hour Water Demand for Service Area =</b>					<b>57,105.0</b>	<b>gpd</b>	<b>39.7 gpm</b>

Fire Flow Demands		
gpm = Galons Per Minute      SF = Square Feet		
gpm = gpd / 1,440 (Minutes Per Day)		
Total Fire-Flow Calculation Area (SF)=	58,805	SF
Building Construction Type:	Type V-A	In accordance with IBC
Building Use:	Other	In accordance with IFC Appendix B
Compliant Automatic Sprinkler System:	NFPA 13R Sprinkler System	In accordance with IFC Section 903.3
<b>Minimum Fire-Flow (gpm) =</b>	<b>1062.5</b>	<b>gpm</b>
<b>Flow Duration (hours) =</b>	<b>4.00</b>	<b>hours</b>

**Appendix B – Sanitary Sewer Calculations**

# Hydraulic Capacity Calculations

Project:	Johnstown Senior Housing Site Plan
Date:	7/24/2025

Gravity:	Yes
Forcemain:	No

Project Design Average Wastewater Flow							
gpd = Gallons Per Day				<b>Per Resident Flow</b>	100		gpd
Residential Flow = Units x Residents per Unit x Per Capita Flow				<b>Flow Per Employee</b>	15		gpd
Comercial Flow = Square Feet x Flow per Square Feet				<b>Flow Per Seat</b>	15		gpd
Restaurant Flow = Number of Seats x Flow Per Seat				<b>Total Population</b>	126		
Project Area	Type	Residents/Unit	Units	Employees	Seats	Flow	
1	Residential	2.0	63			12,600	gpd
2	Warehouse			6		90	gpd
3						0	gpd
4						0	gpd
5						0	gpd
<b>Total Design Average Daily Wastewater Flow =</b>						<b>12,690</b>	<b>gpd</b>

Contributing Area Design Average Wastewater Flow							
gpd = Gallons Per Day				<b>Per Capita Flow</b>	100		gpd
Residential Flow = Units x Residents per Unit x Per Capita Flow				<b>Flow Per Sq Ft</b>	0.1		gpd
Comercial Flow = Square Feet x Flow per Square Feet				<b>Flow Per Seat</b>	35		gpd
Restaurant Flow = Number of Seats x Flow Per Seat				<b>Total Population</b>	0		
Contributing Area	Type	Residents/Unit	Units	Square Feet	Seats	Flow	
1						0	gpd
2						0	gpd
3						0	gpd
4						0	gpd
5						0	gpd
<b>Total Design Average Daily Wastewater Flow =</b>						<b>0</b>	<b>gpd</b>

Project Wastewater System Capacity Design							
gpm = Galons Per Minute		PHF = Peak Hour Factor					
gpm = gpd / 1,440 (Minutes Per Day)		P = Population in Thousands					
				<b>Peak Hour Factor</b>			
Total Design Average Daily Wastewater Flow =		12,690	gpd	$PHF = \frac{(18 + P^{1/2})}{(4 + P^{1/2})}$			
Total Design Average Daily Wastewater Flow (gpm) =		8.81	gpm				
Total Population =		126		<b>PHF = 4.21</b>			
Total Population in Thousands (P)=		0.126					
Cumulative Peak Hour Wastewater Flow							
Cumulative Peak Hour Wastewater Flow = Total Design Average Daily Flow x Peak Hour Factor							
Cumulative Peak Hour Wastewater Flow =		53,425	gpd				
Cumulative Peak Hour Wastewater Flow =		37.10	gpm				

## Hydraulic Capacity Calculations

Project + Contributing Area Wastewater System Capacity Design			
gpm = Galons Per Minute		PHF = Peak Hour Factor	
gpm = gpd / 1,440 (Minutes Per Day)		P = Population in Thousands	
		Peak Hour Factor	
Total Design Average Daily Wastewater Flow =	12,690	gpd	$PHF = \frac{(18 + P^{1/2})}{(4 + P^{1/2})}$
<b>Total Design Average Daily Wastewater Flow (gpm) =</b>	<b>8.81</b>	<b>gpm</b>	
Total Population =	126.0		$PHF = 4.21$
<b>Total Population in Thousands (P) =</b>	<b>0.126</b>		
Cumulative Peak Hour Wastewater Flow			
Cumulative Peak Hour Wastewater Flow = Total Design Average Daily Flow x Peak Hour Factor			
<b>Cumulative Peak Hour Wastewater Flow =</b>	<b>53,425</b>	<b>gpd</b>	
<b>Cumulative Peak Hour Wastewater Flow =</b>	<b>37.10</b>	<b>gpm</b>	

Gravity Pipe Size Required			
Based on Mannings Equation $Q_f = (k/n)AR^{2/3}S^{1/2}$			
Trial Pipe Size =	6	in	
Mannings Number (n) =	0.013		<b>Provided</b> <b>Required</b>
Slope (S) =	0.005	ft/ft	<b>178.54</b> > <b>37.10</b>
k =	1.49		<b>OK, Use Pipe Size Chosen</b>
Flow Area (A) =	0.196	sf	
Hydraulic Radius (R) =	0.125	ft	
Full Velocity =	2.03	fps	
Full Capacity (Q <sub>f</sub> ) =	0.40	cfs	
<b>Full Capacity =</b>	<b>178.54</b>	<b>gpm</b>	

Forcemain Not Proposed			
Based on Mannings Equation $Q_f = (k/n)AR^{2/3}S^{1/2}$ and 2fps Cleansing Velocity			
Trial Pipe Size =	2	in	
k =	1.49		<b>Provided</b> <b>Min</b> <b>Required</b>
Flow Area (A) =	0.022	sf	<b>19.58</b> < <b>37.10</b>
Full Velocity (min) =	2.00	fps	<b>Provided</b> <b>Max</b> <b>Required</b>
Full Velocity (max) =	6.00	fps	<b>58.75</b> > <b>37.10</b>
Full Capacity (Q <sub>fmin</sub> ) =	0.04	cfs	<b>OK, Use Pipe Size</b>
Full Capacity (Q <sub>fmax</sub> ) =	0.13	cfs	
<b>Full Capacity (min) =</b>	<b>19.58</b>	<b>gpm</b>	
<b>Full Capacity (max) =</b>	<b>58.75</b>	<b>gpm</b>	

# Hydraulic Capacity Calculations

Inflow & Infiltration (Gravity Sewer)			
Pipe Excess Capacity = Full Design Capacity - Calculated Design Flow			
Full Design Capacity =	178.54	gpm	
Calculated Design Flow =	37.10	gpm	
Excess Capacity =	141.44	gpm	<b>Provided</b> <b>Required</b>
	203669	gpd	<b>141.44</b> > <b>0.00</b>
	79.22	%	<b>OK</b>
Length of Pipe for Local Network =	105	LF	
	0.02	Miles	
Maximum Allowable Infiltration =	50	Gallons/inch of Pipe Diameter/Mile/ Day)	
	0.00	gpm	

## Short Environmental Assessment Form

### Part 1 - Project Information


#### Instructions for Completing

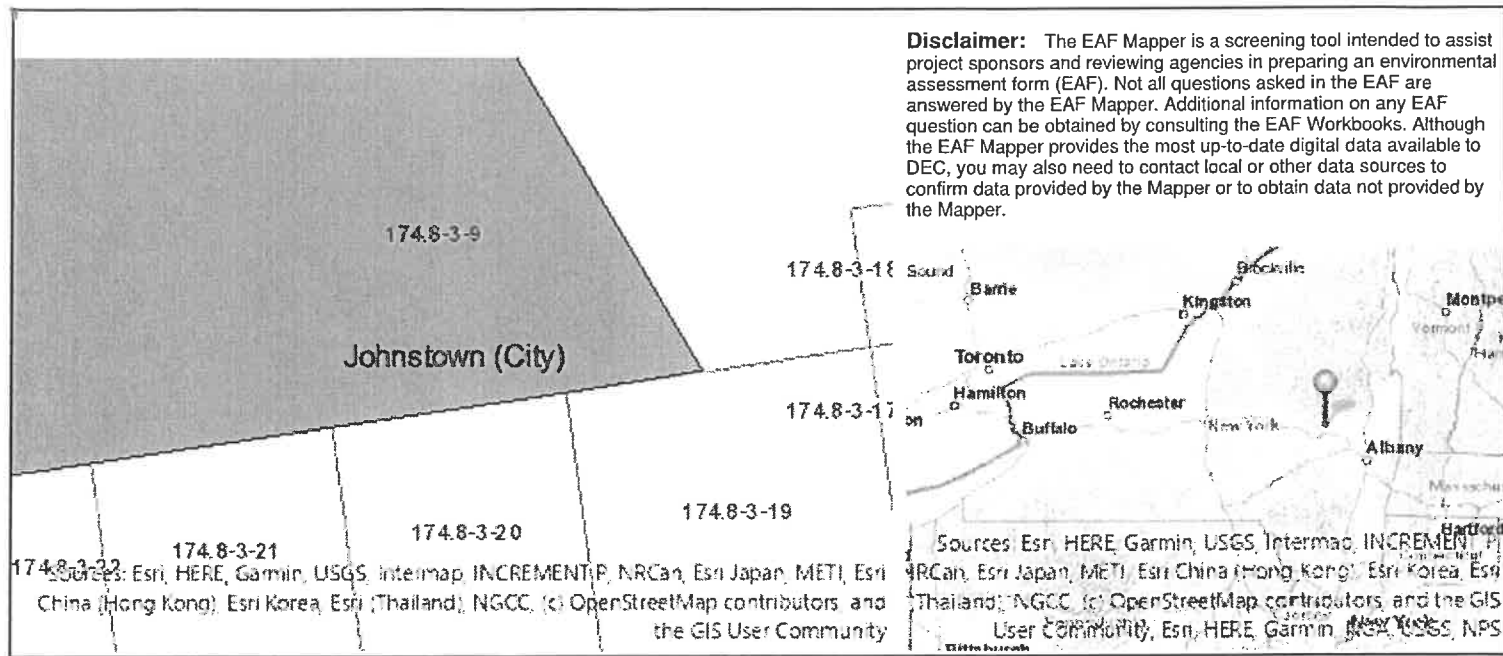
**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

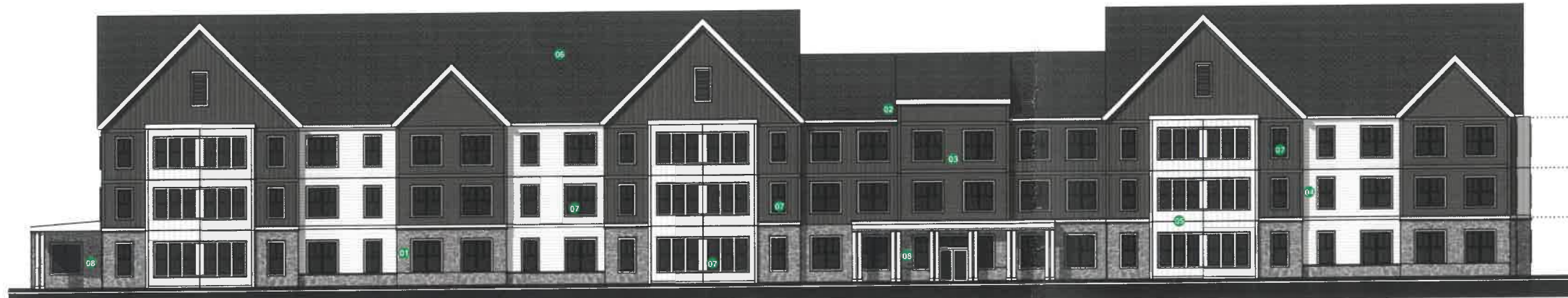
Part 1 – Project and Sponsor Information			
Name of Action or Project: Johnstown Senior Housing Site Plan			
Project Location (describe, and attach a location map): Western terminus of Prindle Avenue, City of Johnstown, Fulton County, NY			
Brief Description of Proposed Action: The project site is located at the western terminus of Prindle Avenue in the City of Johnstown, Fulton County, NY. The project area includes all, or portions of, five (5) existing parcels (174.8-3-7.5, 174.8-3-8, 174.8-3-9, 174.8-3-30, & 162.20-11-51) currently owned by the Fulton County Industrial Development Agency. A lot line adjustment and lot consolidation will be completed to create a single parcel with an area of approximately 4.73 acres.  The project consists of a new 3-story senior housing apartment building with a footprint of +/- 21,009 SF. The building will provide 64 age- and income-restricted dwelling units. The project proposes a parking lot, outdoor amenity areas, and the extension of sidewalks to provide a pedestrian link to the surrounding neighborhood. The project will also reconstruct the Schriver Pond Trail and extend it to maintain the existing pedestrian connection between Prindle Avenue and East Green Street. Water for domestic use and fire protection will be provided by a new connection to the existing municipal 6" watermain in East Main Street. Sanitary sewer service will be provided by a connection to the existing municipal sanitary sewer system located on the project site. Permanent stormwater practices are not needed due to the project reducing the existing impervious area by more than 25%.			
Name of Applicant or Sponsor: NRP Holdings, LLC (c/o Rajeev Raina) / Five Corners Development (c/o Sumeet Gupta)		Telephone: (201) 839-6001 E-Mail: rraina@nrpgroup.com sgupta@fivecornersdev.com	
Address: 1228 Euclid Avenue, 4th Floor			
City/PO: Cleveland	State: OH	Zip Code: 44115	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Johnstown Planning Board (site plan & area variance), Fulton County Planning (239-m), Johnstown DPW (water & sewer), NYS HCR		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ +/- 4.73 acres b. Total acreage to be physically disturbed? _____ +/- 3.67 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ +/- 4.73 acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other(Specify): Cemetery <input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: N/A	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? 82 E. Main, 6, 8, 10, 11 E. State, and 10 Fon Claire St are eligible for listing and are within 500' of the project	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ Impact of +/-407 SF to Comrie Creek to install a new bridge. NYSDEC identifies Comrie Creek as a Class C stream. Therefore, no permits are required from NYSDEC for the stream impact. The impacts associated with the bridge construction may be covered under an existing Nationwide Permit (NWP) that allows the bridge to be installed without any additional authorization from the Army Corps of Engineers. Eligibility for the NWP coverage is dependent on the design of the bridge, which will be determined at a later date.	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input checked="" type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES
If Yes,	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If Yes, briefly describe:		
The site is classified as a redevelopment project. The existing impervious area will be reduced by more than 25% and the post construction peak runoff rates are less than the existing conditions. Per NYSDEC requirements, treatment and mitigation of stormwater is not required.		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	NO	YES
If Yes, explain the purpose and size of the impoundment:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	NO	YES
If Yes, describe:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	NO	YES
If Yes, describe:	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Project site is within 2,000 ft of the Former Karg Brothers Tannery (Site Code (SC): E518022), Cayadutta Creek at Briggs Street State Superfund site (SC: 518016), New Process Cleaners State Superfund (SC: 518024) & NM-Johnstown MGP (SC: 518020)		
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor/name: <u>Michael Vaillant (agent for applicant)</u> Date: <u>07/29/2025</u>		
Signature: <u></u> Title: <u>Senior Engineer</u>		



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	Yes
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 20 [Remediation Site]	Yes



LEGEND

- 01. Manufactured Stone Veneer
- 02. Vinyl Siding 01 - Vertical Board + Batten (Color 1)
- 03. Vinyl Siding 02 - Shingles
- 04. Vinyl Siding 03 - Horizontal Lap Siding
- 05. Vinyl Siding 04 - Vertical Board + Batten (Color 2)
- 06. Architectural Asphalt Shingles
- 07. Vinyl Window
- 08. Covered Porch

NORTH ELEVATION 1/16" = 1'-0"





7/24/2025 2:57:35 PM



# HALE CREEK PRESERVE - JOHNSTOWN, NY

## Elevations

SCALE:



# SITE LEGEND

PROPERTY LINE  
 SETBACK  
 CREEK SETBACK

UNIT COUNT				
Level	Name	Count	Area	LDA Area Category
LEVEL 1	A2	7	660 SF	UNIT
LEVEL 1	A3	9	671 SF	UNIT
LEVEL 1	A3.1	2	660 SF	UNIT
LEVEL 1	B1	1	880 SF	UNIT
LEVEL 2	A2	10	660 SF	UNIT
LEVEL 2	A3	10	671 SF	UNIT
LEVEL 2	A3.1	2	660 SF	UNIT
LEVEL 2	B1	1	880 SF	UNIT
LEVEL 3	A2	10	660 SF	UNIT
LEVEL 3	A3	10	671 SF	UNIT
LEVEL 3	A3.1	2	660 SF	UNIT
LEVEL 3	B1	1	880 SF	UNIT
Grand Total:		65		

RESIDENTIAL GROSS BUILDING		RESIDENTIAL GROSS BUILDING	
NAME	AREA	NAME	AREA
LEVEL 1 UNIT		LEVEL 2 UNIT	
A2	4620 SF	A2	6600 SF
A3	6030 SF	A3	6710 SF
A3.1	1320 SF	A3.1	1320 SF
B1	880 SF	B1	880 SF
	12850 SF		15510 SF

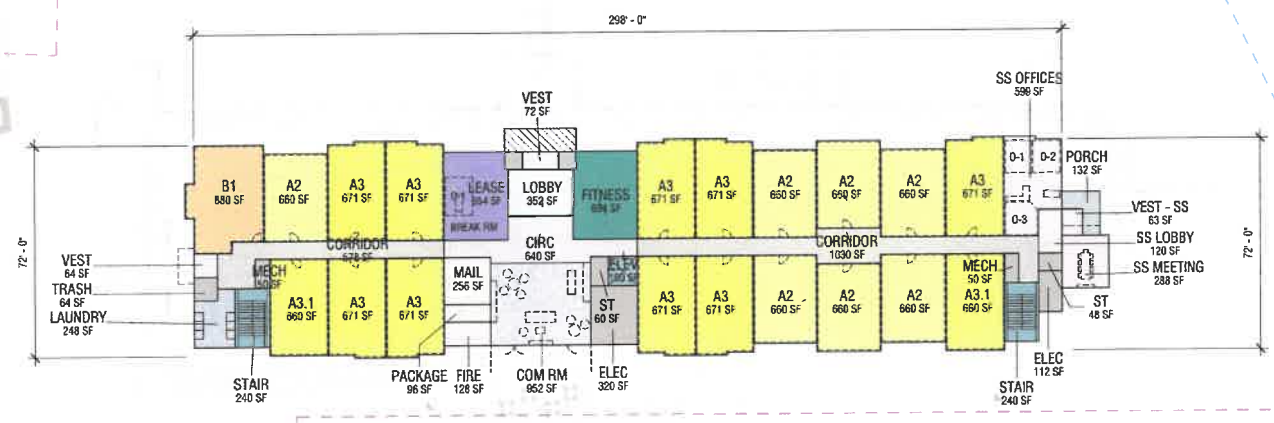
SOCIAL SERVICES		CIRCULATION	
SS LOBBY	120 SF	CORRIDOR	2118 SF
SS MEETING	288 SF	ELEV	100 SF
SS OFFICES	598 SF	STAIR	480 SF
	1907 SF		2698 SF

CIRCULATION		BOH	
CIRC	640 SF	ELEC	176 SF
CORRIDOR	1608 SF	LAUNDRY	248 SF
ELEV	100 SF	MECH	100 SF
STAIR	480 SF	ST	100 SF
VEST	136 SF	STORG	48 SF
VEST - SS	63 SF	TRASH	64 SF
	2827 SF		736 SF

BOH		LEVEL 2	
ELEC	432 SF	UNIT	
FIRE	128 SF	A2	6600 SF
LAUNDRY	248 SF	A3	6710 SF
MECH	100 SF	A3.1	1320 SF
ST	108 SF	B1	880 SF
TRASH	64 SF		15510 SF
	1080 SF		

AMENITY		CIRCULATION	
COM RM	952 SF	CORRIDOR	2118 SF
FITNESS	654 SF	ELEV	100 SF
LEASE	654 SF	STAIR	480 SF
LOBBY	352 SF		2698 SF
MAIL	256 SF		
PACKAGE	96 SF		
ST	72 SF		
	3036 SF		

LEVEL 1		BOH	
	21009 SF	ELEC	176 SF
		MECH	100 SF
		ST	100 SF
		STORG	48 SF
		TRASH	64 SF
			488 SF
			18696 SF
			56849 SF



7/29/2025 11:36:24 AM



## HALE CREEK PRESERVE - JOHNSTOWN, NY

### LEVEL 1

July 29, 2025  
 SCALE: 1" = 30'-0"



# SITE LEGEND

PROPERTY LINE \_\_\_\_\_  
 SETBACK \_\_\_\_\_  
 CREEK SETBACK \_\_\_\_\_

UNIT COUNT				
Level	Name	Count	Area	LBA Area Category
LEVEL 1	A2	7	660 SF	UNIT
LEVEL 1	A3	8	671 SF	UNIT
LEVEL 1	A3.1	2	660 SF	UNIT
LEVEL 1	B1	1	880 SF	UNIT
LEVEL 2	A2	10	660 SF	UNIT
LEVEL 2	A3	10	671 SF	UNIT
LEVEL 2	A3.1	2	660 SF	UNIT
LEVEL 2	B1	1	880 SF	UNIT
LEVEL 3	A2	10	660 SF	UNIT
LEVEL 3	A3	10	671 SF	UNIT
LEVEL 3	A3.1	2	660 SF	UNIT
LEVEL 3	B1	1	880 SF	UNIT
Grand total:		65		

RESIDENTIAL GROSS BUILDING		RESIDENTIAL GROSS BUILDING	
NAME	AREA	NAME	AREA
LEVEL 1		LEVEL 2	
UNIT		UNIT	
A2	4620 SF	A2	6600 SF
A3	6030 SF	A3	6710 SF
A3.1	1320 SF	A3.1	1320 SF
B1	880 SF	B1	880 SF
	12850 SF		16510 SF

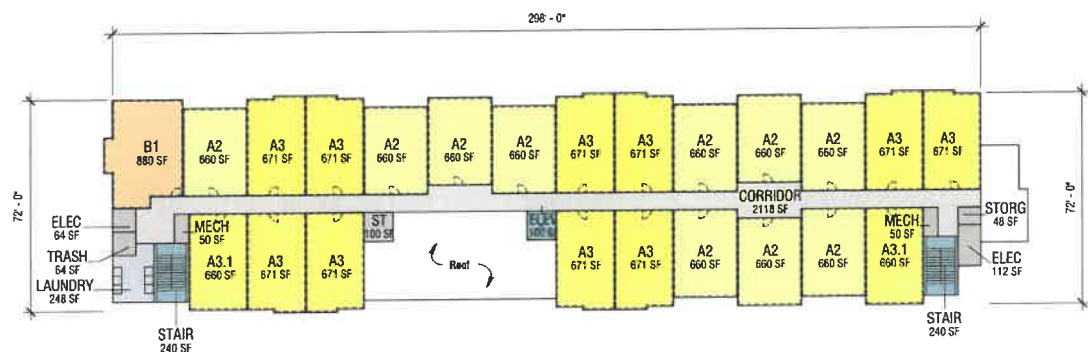
SOCIAL SERVICES		CIRCULATION	
NAME	AREA	NAME	AREA
SS LOBBY	120 SF	CORRIDOR	2118 SF
SS MEETING	288 SF	ELEV	100 SF
SS OFFICES	599 SF	STAIR	480 SF
	1007 SF		2698 SF

CIRCULATION		BOH	
NAME	AREA	NAME	AREA
CIRC	640 SF	ELEC	176 SF
CORRIDOR	1528 SF	LAUNDRY	248 SF
ELEV	100 SF	MECH	100 SF
STAIR	480 SF	ST	100 SF
VEST	136 SF	STORG	48 SF
VEST - SS	63 SF	TRASH	64 SF
	3027 SF		736 SF
		LEVEL 2	18944 SF

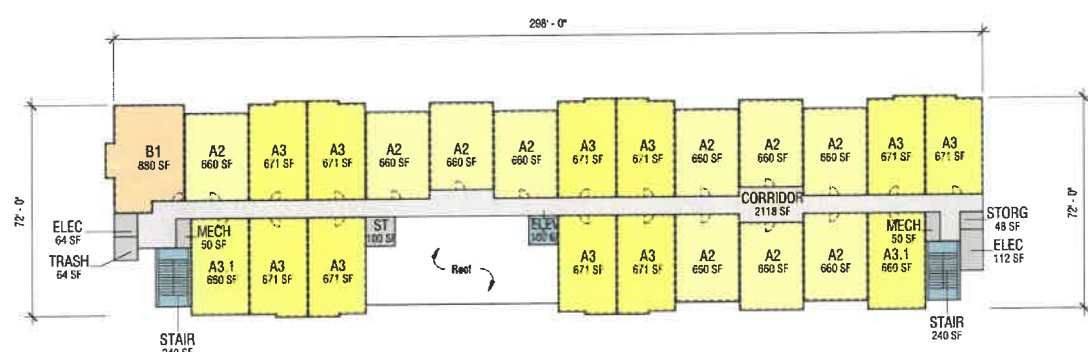
BOH		LEVEL 3	
NAME	AREA	UNIT	AREA
ELEC	432 SF	A2	6600 SF
FIRE	128 SF	A3	6710 SF
LAUNDRY	248 SF	A3.1	1320 SF
MECH	100 SF	B1	880 SF
ST	100 SF		15510 SF
TRASH	64 SF		
	1080 SF		

AMENITY		CIRCULATION	
NAME	AREA	NAME	AREA
COM RM	952 SF	CORRIDOR	2118 SF
FITNESS	654 SF	ELEV	100 SF
LEASE	654 SF	STAIR	480 SF
LOBBY	352 SF		2698 SF
MAIL	256 SF		
PACKAGE	96 SF		
ST	72 SF		
	3036 SF		
LEVEL 1	21009 SF		

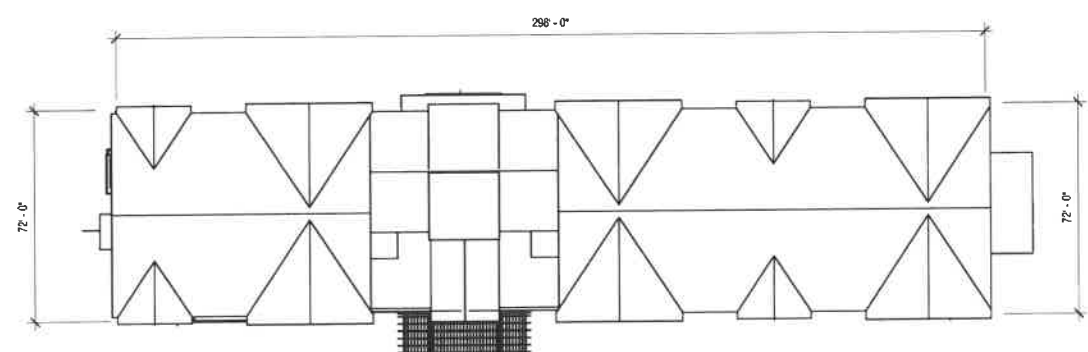
BOH		LEVEL 3	
NAME	AREA	UNIT	AREA
ELEC	176 SF	A2	6600 SF
MECH	100 SF	A3	6710 SF
ST	100 SF	A3.1	1320 SF
STORG	48 SF	B1	880 SF
TRASH	64 SF		18996 SF
	489 SF		
LEVEL 3	18996 SF		
CSF	58849 SF		



LEVEL 2



LEVEL 3



ROOF PLAN

