

## **STORMWATER POLLUTION PREVENTION PLAN (SPPP)**

**Property:** Orienta Beach Club  
1025 Rushmore Avenue  
Mamaroneck, New York  
Section 9, Block 98, Lot1)

### **Description of Project:**

The Orienta Beach Club is proposing to reconfigure and renovate the existing seasonal dining terrace located along the east side of the Main Club House.

The project consists of a new 1,193 sq. ft. open roof covered upper terrace dining area (over the existing lower terrace) and the renovation of the existing lower seasonal dining terrace and service bar with an area of 2,955 sq. ft.

The work also includes the relocation of existing walks and steps with an area of 250 sq. ft., new landscaping at lower terrace (removal of existing concrete planters and replacement with a perimeter planting bed for seasonal flowers and plants), and a new stormwater quantity and quality system for the upper and lower terrace impervious surfaces. The net increase in impervious surface for this project is **692 sq.ft.**

There are no new utility services planned for this project. Existing water, sewer and electric services are available on the site for this project.

In accordance with the Village of Mamaroneck Code, Chapter 294, the requirements for water quantity and quality, the volumes from the net increased impervious surfaces be retained on site in accordance with these requirements. The approximately 5,000 sq. ft. area of disturbance is limited to the area of the existing terrace. No increase in runoff to adjacent properties or significant grade changes are being proposed for this project.

### **Use of Best Management Practices (BMP's):**

All work, as well as structural BMP's, will be carried out in accordance with the submitted drawings SP-1 thru Sp-6. Staging of the project and general housekeeping measures are detailed in this plan.

### **General Erosion and Pollution Prevention Measures:**

Prior to any land disturbing activity, siltation fence and construction fence shall be installed at locations indicated on drawing SP-2 and as detailed and specified on drawing SP-3. In addition, an anti-tracking pad shall be placed, as required, at the end of the existing asphalt access drive to the rear terrace area and shall be properly maintained throughout the course of the work.

Excavated material to be re-used for the project shall be stockpiled at the location indicated on drawing SP-2 and protected from erosion by utilizing silt-fencing as detailed and specified on drawing SP-3. Any excess and unsuitable material shall be disposed of off-site by a licensed hauler in accordance with Federal, State, and local regulations. All construction materials shall be covered with tarps to ensure that erosion and/or water damage will not occur.

The maintenance schedule to ensure the continuous and proper functioning of each post-construction stormwater management practice shall be in accordance with §294- 8(B) (3) (g) and will include the inspection of all catch basins/area drains (at a maximum 3 month intervals), and vacuuming to remove all deposits annually.

### **Site Drainage and Methodology:**

A test pit was performed to determine soil types and ground water level. The soils were found to be well draining. No rock or groundwater were encountered to a depth of 72 inches. A percolation test was performed at a depth of 48 inches and yielded a result of 3 inches in 54 minutes.

The stormwater analysis and design for water quantity and quality is provided on drawing SP-1 and takes into account the net increase in impervious surfaces of 692 sq. ft. plus 50% or 600 sq. ft. of the new upper terrace roof for the design impervious surface total of 1,292 sq. ft. The analysis requires the installation of a total of (5) 330 XLHD Cultec Units be installed. These units will be installed in the proposed new parking area as indicated on drawing SP-4

Drain inlets will be used to capture solids prior to entering the system. It is required that the drain inlets be cleaned regularly to ensure deposits will not negatively affect the design storage volumes of the Cultec system.

All proposed drainage improvements will retain the stormwater runoff on site. There is no connection proposed to either existing on site practices or off site public drainage systems..

### **Soil Classification (USDA)**

The soil type has also been determined through use of the USDA NRCS Web Soil Survey. This location has been identified as having Urban land-Charlton-Chatfield complex, rolling, very rocky, Hydrologic Group "B". This information is provided on drawing SP-1.

### **Contractor Certification Statement:**

The contractor has signed the "Contractor Certification for Storm Water Pollution Prevention Plans" (SWPPP) (copy attached). This certification was previously submitted to the Building Department along with the drawings and Planning Board application.

### **Construction Sequence Schedule**

1. Install all temporary erosion control measures (see drawings Sp-2 and SP-3 for detailed information)
2. Removal of stored materials
3. Stabilize all areas of disturbance
4. Demolition of existing terrace, concrete planters, steps, walls, walkways, and ramps. All material must be properly disposed off-site. (see drawing SP-2)
5. Construct new upper terrace and roof
6. Install drainage improvements
7. Construct new lower terrace including steps, ramps, walks, edging, and curbing
8. Stabilize all disturbed areas. Utilize permanent erosion control measures such as erosion blankets, jute fabric, gravel, etc. as required.
9. End of construction

### **Conclusion:**

The proposed stormwater system captures more than the required stormwater runoff volume and provides for the required water quality from the net increase in impervious surfaces. The design is also considering the sensitive nature of this mostly residential district drains to the Long Island Sound.



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NP/ap  
cc: Project File