KELLARD SESSIONS

John Kellard, P.E.
David Sessions, RLA, AICP
Joseph M. Cermele, P.E., CFM
Jan K. Johannessen, AICP

MEMORANDUM

TO: Kathleen Savolt, Chairperson

CC: Village of Mamaroneck Planning Board
Amber Nowak, Acting Director of Planning
Frank Tavolacci, Acting Building Inspector

FROM: Esteban Garcia, P.E.
Consulting Village Engineer

DATE: June 4, 2021

RE: Site Plan Approval
1000 Greacen Point Road
Section 9, Block 56, Lot 439

PROJECT DESCRIPTION

At the request of the Village of Mamaroneck Engineering Department, Kellard Sessions Consulting has reviewed the site plan and supporting documents submitted in conjunction with the above-referenced application. The applicant is proposing the construction of inground pool and patio with associated stormwater mitigation improvements. The property is 46,076 s.f. and is located in the R-20 Zoning District. Our review was focused on general site engineering design and the associated Village Code requirements in accordance with the following:

- Village of Mamaroneck Code, Chapter 294 *Stormwater Management and Erosion and Sediment Control,* and other sections, as applicable.
- New York State Department of Environmental Conservation (NYSDEC) Stormwater Management Design Manual (SMDM); last revised January 2015.
- New York State Standards and Specifications for Erosion and Sediment Control, dated November 2016.

GENERAL COMMENTS

1. The stormwater system has been sized for a 25-year storm. An emergency overflow shall be shown on the plan in case the system must handle a larger storm. Provide detail.

2. The plan shall include a note for pool drawdown. The plan shall illustrate the connection between the pool equipment and drawdown mitigation practice.

3. The plan shall illustrate the elevations of the existing on-site infiltration system.

4. It appears the existing on-site infiltration system will overflow in the proposed infiltration system. If so, the overflow runoff from existing infiltration system should be model in the HydroCAD Model to ensure the proposed infiltration system will have sufficient volumetric capacity.

5. It appears the elevation data from TP#2 and percolation rate from TP#5 was used to set the elevation and sufficiently size the proposed infiltration system. Given the proposed location of the proposed infiltration system, the applicant shall conduct a deep and percolation test within the vicinity of the proposed infiltration system to certify that minimum separation of three (3) feet exists between the bottom of the proposed infiltration system and the groundwater table or bedrock. The test results shall be shown on the plan.

6. The plan shall illustrate stabilized construction entrance. Provide details.

7. The plan shall illustrate the following details:

   - Patio Section Detail
   - Tree Protection Detail

8. Prior to the issuance of the Certificate of Occupancy, the applicant shall submit a Stormwater As-Built Survey that includes topography and the location, description, rim elevations and invert elevations of all installed stormwater facilities for review by the Village Consulting Engineer.

In order to expedite the review of subsequent submissions, the applicant should provide annotated responses to each of the comments outlined herein.

PLANS & DOCUMENT REVIEWED, PREPARED BY HUDSON ENGINEERING & CONSULTING, P.C., DATED MARCH 25, 2021:

- Existing Conditions & S & E Plan (C-1)
- Stormwater Management Plan (C-2)
- Details (C-3)
- Stormwater Pollution Prevention Plan & Drainage Analysis Report

EG/dc