

July 25, 2020

Benedict A. Salanitro, P.E., P.C.
609 Brook Street
Mamaroneck, NY 10543

RE: Elk Chatsworth LP
108-114 Chatsworth Avenue
Site Development

Dear Mr. Salanitro:

Our office has revised our Site Plan and Stormwater Pollution Prevention Plan (SWPPP) pursuant to your review memo, dated July 1, 2020. We offer the following responses for your consideration:

1. The requested note has been added to the plan. Please see Note #4 in the list of "Erosion Control Notes" found on sheet 6 of 6. An erosion control schedule has been added to the plan as well.
2. Since the project is completely impervious in the existing conditions, the plans have been revised to show a proposed Siltsoxx-TM sediment control device in place of traditional silt fencing. The Siltsoxx-TM sediment control device provides sediment control on existing paved surfaces. A Siltsoxx-TM detail has been added to the plan. The previously proposed silt fence detail has been removed from the plan.
3. The requested note has been added to the plan. Please see Note #2 in the list of "Site Plan Notes" found on sheet 2 of 6.
4. An area for construction material and equipment storage has been identified on the new sheet added to the plan set entitled, "Construction Management Plan".
5. The requested note has been added to the plan. Please see Note #9 in the list of "Erosion Control Notes" found on sheet 6 of 6. The general contractor for the site has been identified as the party responsible for the erosion and sediment control inspections.
6. The requested note has been added to the plan. Please see Note #10 in the list of "Erosion Control Notes" found on sheet 6 of 6.
7. The proposed footing drains will connect to a sump pump which will discharge into the roof drain downspout located in the covered parking garage. The sump pump discharge line will connect to the proposed downspout at approximate invert elevation of 53.5. Details of the sump pump design and connection to roof downspout are currently being coordinated with project mechanical engineer.
8. A portable toilet location has been added to the sheet entitled, "Construction Management Plan". The portable toilet shall be screened by the temporary construction fencing wind barrier.
9. The requested note has been added to the plan. Please see Note #11 in the list of "Erosion Control Notes" found on sheet 6 of 6.
10. A profile through the proposed drainage system has been added to the plan set to display the elevations for the drywells and associated piping.

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11. Concrete washout location and detail have been added to the sheet entitled, "Construction Management Plan".
12. The referenced details were a part of the previously proposed stormwater management plan which included the municipal parking structure. Since the details no longer apply to the current design, they have been removed from the plans.
13. The limits of the sidewalk replacement have been added to the site plan. A detail for the proposed sidewalk and concrete curbing has been added to the details sheet. Construction of the replacement sidewalk shall be coordinated with the Village of Larchmont Department of Public Works.
14. Existing utility sizes and points of connection will be provided prior to final approval. The project surveyor is currently working on survey locating the existing utilities. Please note, there is no intention to repurpose the existing utility lines for the proposed building.
15. The proposed overflow catch basin has been removed from the plan as requested. The overflow grate has been relocated to the top of proposed drywell DW-4 shown on the revised "Site Plan" sheet. The grate top provided on DW-4 will allow runoff from larger storm events to discharge out the top of the drywell when 100% of the system storage capacity has been reached. After discharging through the overflow grate the runoff will flow overland towards the garage door and continue down the existing paved common driveway. Additionally, an emergency overflow located on the roof downspout will be provided to discharge runoff onto the parking lot surface if the overflow grate ever becomes clogged.
16. The proposed infiltration practice has been changed to a precast concrete drywell system as requested. The revised SWPPP details the drywell system design. Manholes to grade will be provided on each drywell to allow for inspection and maintenance.
17. The details for the sidewalk shed and erection of scaffolding will be provided by the scaffolding company prior to final approval. A plan entitled, "Temporary Sidewalk Diversion Plan" has been provided to display and detail the maintenance and protection of pedestrian traffic during construction. It is not anticipated that construction easements will be required for the project.
18. The 10 foot wide common driveway will be repaired or repaved as needed and any improvements will be coordinated with the other users of the common driveway easement. It is our understanding that snow removal has historically been handled by the Village Department of Public Works and we would anticipate the snow removal service to remain after construction.
19. A temporary chain-link construction fence detail has been added to the sheet entitled, "Construction Management Plan". The proposed fence has a typical height of 6 feet and shall include a visual barrier that will also reduce windblown dust and debris. Please note, the 1912 Palmer Avenue construction site currently has a 6 foot high chain-link fence without a wind barrier along the rear of the site.
20. Estimated earthwork volumes have been added to the sheet entitled, "Site Plan". Onsite rock removal is anticipated to be minimal since the basement elevation of the proposed building is approximately the same as the existing basement.
21. A plan entitled, "Construction Management Plan" has been added to the plan set to detail the temporary measures required during demolition and construction to control dust and debris; manage onsite workers and materials; and prevent soil erosion. Please see Note #12 in the list of "Erosion Control Notes" found on sheet 6 of 6.
22. The required Contractor Certification statement has been added to Appendix "E" of the revised SWPPP.

23. The proposed infiltration practice has been sized to provide quality treatment with additional capacity for quantity control as well. The NYSDEC Stormwater Management Design Manual requires the infiltration practice to capture and store the 1 year storm event in order to achieve water quality treatment with enhanced phosphorus removal. As shown in the HydroCAD model provided in the SWPPP, the peak elevation in the drywell system during the 1 year storm event is only 47.19'. The available capacity above this elevation can be considered as quantity control. (The top of each drywell ring is set at 50.0')
24. As stated in the SWPPP the anticipated groundwater pumping is expected to be minimal and continuous pumping of an established groundwater table will not be required to dewater the proposed foundation. If you look back at the information provided in response #23, the 1 year storm event only fills the drywells to elevation 47.19 which leaves 931 cubic feet of available storage in the system. If a 100 gpm (converted to 13.4 cubic feet per min) sump pump is proposed to dewater the foundation, it would need to pump groundwater continually for nearly 70 minutes to reach the full capacity of the drywell system. This scenario is extremely unlikely to occur. Furthermore, this estimate is still conservative since it does not account for the water leaving the bottom of the drywell system at an approximate infiltration rate of 8 inches per hour.
25. The owner has agreed to coordinate I & I reduction/mitigation measures with the Village Department of Public Works in accordance with Westchester County requirements.

If you have any further questions or concerns, please feel free to contact our office.

Very truly yours,



Nicholas Gaboury, P.E.

TSA/NG

Enclosures

cc: G. Hirsch
Planning Board