

MEMO

Title: Village of Dobbs Ferry Planning Board , Engineer Comments design team responses

Project: The Masters School Innovation and Entrepreneurship Center

Date: July 22, 2021

To: George E. Pommer, P.E., Vice President
James J. Hahn Engineering, P.C.

From: Jennifer Olson, AIA, LEED AP, Director, Marvel
Cc: Edward Biddle, The Masters School

Upon receipt of the comments from Mr. Pommer dated June 30, 2021, the design team offers the following responses:

Engineer comment:

1. The proposed project type is listed in Table 2 of Appendix B of the NYSDEC SPDES GP-0-20-001. As a result, a SWPPP that includes post-construction stormwater practices shall be prepared. It shall include the various items listed in GP-0-20-001, Part III, including drainage calculations, per the NYSDEC Stormwater Management Design Manual.
 - *Team response July 22, 2021: A Draft SWPPP was submitted to the Village Engineer for review on July 7, 2021.*
 - *Team response June 17, 2021: Stormwater calculations showing no net increase in discharge rate and compliance with NYSDEC criteria are submitted here with. Additional information, including post-construction stormwater practices and full maintenance requirements to be prepared prior to next Planning Board submission to have a complete package for SWPPP review and approval.*

Engineer comment:

2. The applicant has indicated that they will confirm with Westchester County Department of Health (WCDOH) the need for a backflow prevention device approval. The confirmation should be provided to the Village.
 - *Team response July 22, 2021: Backflow protection devices are required for fire and water services to the IEC building. Drawings are being prepared for Suez Water and DOH approvals.*

- *Team response June 17, 2021: NYS DOH approval of new building backflow prevention device(s) to be pursued by Engineer of Record. Engineer Of Record to verify with Provider/DOH that no requirement is needed for relocation of secondary (behind property line existing backflow prevention device) water service.*

Engineer comment:

3. The applicant should confirm with WCDOH if any approvals are needed for the water and sewer relocations.
 - *Team response July 22, 2021: WCDOH is in review of the project to determine extent (if applicable) of County permitting requirements.*

Engineer comment:

4. The plans should clearly show the limits of the Village right-of-way along Cochrane Avenue.
 - *Team response July 22, 2021: Cochrane Avenue is an internal (private) roadway and as such does not have right-of-way limits adjacent to the property. Clinton Avenue is a public roadway and its right-of-way limitations are shown on the drawing C-502.*

Engineer comment:

5. Sheet L-700 includes structures that were designed by a Landscape Architect including “bioswale boardwalk” and “concrete stair”. In accordance with NY EDN Law 7321, any drawings or calculations that include the design of structures must be signed and sealed by a NYS licensed architect or engineer.
 - *Team response July 22, 2021: Structures are engineered with drawings signed and sealed by a NYS licensed structural engineer. See attached calculation packet by Silman Engineers.*

Engineer comment:

6. A sequence of construction should be provided.
 - *Team response July 22, 2021:*

Construction sequence:

Month 1 – Site utility relocations:

Relocation of sewer, telecom, electrical, water, gas and steam to locations outside the new building footprint.

Month 2 - Site setup / soil stripping:

Setup site fencing, silt fencing, construction entrance, wash down station, construction entrance road, worker parking area, mobilize construction office trailer, locate temp toilets. Commence topsoil stripping from building area, and start excavation work for foundations.

Months 3 thru 5 – Excavation and foundations:

Continue excavation, construct footings and foundation walls.

Months 6 thru 8 – Steel / concrete structure:

Install steel, steel deck and pour concrete floors.

Months 8 thru 12 – Roof / skin and rough MEP

Install building roof, construct building façade, construct elevator shaft, finish interior stairs, and start interior MEP.

Months 12 thru 18 – MEP and Interiors:

Complete MEP roughing, construct partitions, ceilings, install finishes and equipment.

Months 17 & 18 – Landscaping and site cleanup:

Grade, install rain retention system, lay pathways, landscape, plant (weather dependent), fix curbs, paving and striping. Removal of trailers, temp roads, parking area fences etc, then restoration of the ball field.

Engineer comment:

7. Soil testing information should be provided.

- *Team response July 22, 2021: This information is included with the Draft SWPPP, submitted to the Engineer on July 7 and resubmitted herewith.*

Engineer comment:

8. A draft New York State Department of Environmental Conservation (NYSDEC) Notice of Intent (NOI) should be submitted.

- *Team response July 22, 2021: This information is included with the Draft SWPPP, submitted to the Engineer on July 7 and resubmitted herewith.*

Engineer comment:

9. Inspection ports should be shown for the Stormtech units and a detail should be provided. They should be located as recommended by the manufacturer.

- *Team response July 22, 2021: Inspection ports are shown and detail provided on C-901.*

Engineer comment:

10. Invert and rim elevations and pipe sizes and materials should be shown for all structures part of the proposed stormwater drainage system.

- *Team response July 22, 2021: Provided, see C-600.*

Engineer comment:

11. The drain inlet detail should depict a two-foot minimum sump to catch debris and sediment, thereby providing additional pre-treatment.

- *Team response July 22, 2021: This has been noted on C-600.*

Engineer comment:

12. Tributary area maps should be included in the SWPPP.

- *Team response July 22, 2021: This information is included with the Draft SWPPP, submitted to the Engineer on July 7 and resubmitted herewith.*

Engineer comment:

13. A detail for the outlet control structure, Storm MH-2, should be provided.

- *Team response July 22, 2021: This detail has been included on C-901.*

Engineer comment:

14. The HydroCAD analysis should include all nodes and routing diagrams.

- *Team response July 22, 2021: This information is included with the Draft SWPPP, submitted to the Engineer on July 7 and resubmitted herewith.*

Engineer comment:

15. Post-construction maintenance notes should be provided for the stormwater management practices.

- *Team response July 22, 2021: This information is included with the Draft SWPPP, submitted to the Engineer on July 7 and resubmitted herewith.*

Engineer comment:

16. Pursuant to Part III.A.6 of the General Permit, the owner must identify the “trained contractor” for each contractor that will be responsible for the erosion and sediment control and post-construction stormwater management practices. A draft Contractor Certification which contains the statement and information required by the General Permit should be submitted for review.

- *Team response July 22, 2021: This information is included with the Draft SWPPP, submitted to the Engineer on July 7 and resubmitted herewith.*

Engineer comment:

17. Documentation supporting the determination of permit eligibility with regard to Part I.F.8.a of the General Permit (Historic Places or Archeological Resources) must be provided.

- *Team response July 22, 2021: The project has been reviewed by the Division for Historic Preservation of the Office of Parks, Recreation and Historic Preservation (OPRHP). It is the OPRHP’s opinion that the project will have No Adverse Impact on historic or archaeological resources. See the attached letter signed by Derek Rohde, dated 07.16.2021.*

Engineer comment:

18. Pursuant to Part III.B.1.c of the General Permit, a description of the site soils, including identification of the hydrological soil group (HSG), must be provided.

- *Team response July 22, 2021: This information is included with the Draft SWPPP, submitted to the Engineer on July 7 and resubmitted herewith.*

Engineer comment:

19. Per Part I.B.1.b of the General Permit, in areas where soil disturbance activity has temporarily or permanently ceased, the application of soil stabilization measures must be initiated by the end of

the next business day and completed within fourteen (14) days from the date the current soil disturbance activity ceased. This should be noted in the SWPPP and on the plans.

- *Team response July 22, 2021: This note has been added to the SWPPP and C-101.*

Engineer comment:

20. The SWPPP must specify the frequency and inspection responsibilities to be performed by the “Trained Contractor” in accordance with Part III.A.6 of the General Permit and by the “Qualified Inspector” in accordance with Part IV.C of the General Permit.

- *Team response July 22, 2021: This information is included with the Draft SWPPP, submitted to the Engineer on July 7 and resubmitted herewith.*

Engineer comment:

21. Per Part IV.B.1 of the General Permit, the Trained Contractor must inspect erosion and sediment control practices in active work areas daily. This should be noted in the SWPPP and on the plans.

- *Team response July 22, 2021: This note as been added to the SWPPP and C-101.*

Engineer comment:

22. Per Part III.B.1.j of the General Permit, a description of pollution prevention measures used to control litter, construction debris, chemicals, spills, etc. should be provided in the SWPPP.

- *Team response July 22, 2021: This information is included with the Draft SWPPP, submitted to the Engineer on July 7 and resubmitted herewith.*

Engineer comment:

23. The SWPPP should include information to demonstrate compliance with Table 5.3 Soil Restoration Requirements of the NYSDEC Stormwater Management Design Manual or change by one level the post construction hydrologic soil group (HSG) to a less permeable group than the original condition.

- *Team response July 22, 2021: This information is included with the Draft SWPPP, submitted to the Engineer on July 7 and resubmitted herewith.*

Engineer comment:

24. Draft stormwater easements and maintenance agreements pursuant to Village Code 262-9 should be submitted for review.

- *Team response July 22, 2021: The project attorney's are submitting a draft agreement directly to the PB's engineering consultant and counsel.*

Engineer comment:

25. The applicant is proposing a construction access route directly off of Clinton Avenue. The existing sidewalk and curb will likely be disturbed. Safe and accessible pedestrian routing across the temporary entrance should be provided. Additionally, the sidewalk, curb, and right-of-way shall be restored to the satisfaction of the Village Highway Department.

- *Team response July 22, 2021: This is noted on C-502.*

Engineer comment:

26. After construction is completed, the area of asphalt millings and base course should be completely removed and the area de-compacted and restored to original conditions. This should be noted on the plans.

- *Team response July 22, 2021: This is noted on C-101.*

Engineer comment:

27. Existing and proposed water line materials should be labeled.

- *Team response July 22, 2021: This is labeled on C-700.*

Engineer comment:

28. Sanitary manhole inverts should be provided.

- *Team response July 22, 2021: This is labeled on C-700.*

Engineer comment:

29. For the proposed sewer pipe, ductile iron pipe (DIP) should be considered in lieu of cast-iron pipe (CIP).

- *Team response July 22, 2021: Noted and complied, refer to C-700.*

Engineer comment:

30. The utility trench detail should include detectable warning tape.

- *Team response July 22, 2021: Noted and complied, refer to C-900.*

Engineer comment:

31. If a footing drain is proposed, then the footing drain discharge location should be shown. It should not connect to the stormwater management system.

- *Team response July 22, 2021: Refer to C-600.*