

MEMORANDUM

TO: North Castle Planning Board

CC: Adam Kaufman, AICP
Paul Berte, P.E.
Mistis Properties, Inc.

FROM: Joseph M. Cermele, P.E., CFM
Kellard Sessions Consulting
Consulting Town Engineers



DATE: May 7, 2021

RE: Mistis Properties
176 Virginia Road
Section 122.16, Block 1, Lot 3

As requested, Kellard Sessions Consulting has reviewed the site plans submitted in conjunction with the above-referenced project. The applicant is proposing the installation of two (2) prefabricated warehouse buildings and associated parking, stormwater mitigation and utilities. The plan requires the construction of retaining walls greater than six (6) feet in height. The property is 16,709 s.f. in size and located in the IND-A Zoning District.

Our comments are outlined below.

GENERAL COMMENTS

1. The plan requires a retaining wall along the rear and sides of the property with a maximum height of approximately 28 feet. For clarity, the proposed retaining wall shown on the grading plan shall include top of wall and bottom of wall elevations at each change in elevation to be coordinated with the elevation changes shown in section provided on Sheet S-7. The plan shall also illustrate the required grading of the slopes above the retaining wall necessary to maintain the proposed 1V:2H slope and include a detail of the armored slope referenced in the typical retaining wall sections.

2. Provide a site lighting and photometric plan for review and consideration by the Planning Board. Include specifications and details of all fixtures, poles and pole bases.
3. The proposed Frame and Cover Detail on Sheet S-5 shall require that manhole covers for sanitary sewers be stamped with “SEWER” on the casting.
4. The sanitary manhole detail included on Sheet S-2 shall be revised to require two (2) coats of bitumastic sealant to be applied to the exterior.
5. Please clarify the purpose and intent of the proposed pipe entering the proposed sewer manhole from the east. It is assumed that this is the sanitary connection for the bathroom in the building. Please specify the pipe size and material as necessary.
6. The hydrologic model demonstrates that the proposed stormwater management system will effectively mitigate the increased stormwater runoff generated by the project. However, it is suggested that the plan be revised to also connect the roof leaders of the proposed 2-bay warehouse (north building) and proposed Drain Inlet, DI-1. Doing so would allow for the connection of Drain Inlet, DI-1, to the proposed Stormtrap System, rather than the current proposed 6”x 6” PVC TEE connection, (which would not be acceptable) and eliminate the multiple connections at Drain Inlet, DI-2. This would also provide mitigation and treatment for all impervious surfaces. The outlet structure shall be labeled on plan Sheet S-2.
7. The proposed outlet structure needs clarification. The detail on Sheet S-5 indicates a connection to the hydrodynamic separator; however, there is no indication of this on plan Sheet S-2. The detail also indicates outlet pipes of twelve (12) inch and four (4) inch diameter, while the plan illustrates a six (6) inch outlet pipe to Drain Inlet, DI-2. Please clarify. It appears that an additional structure will be required for the pipe transition or an alternate outlet structure design. The six (6) inch pipe connection should also be included in the hydrologic model. It currently appears to be undersized.
8. Drainage area maps shall be included in the Stormwater Pollution Prevention Plan (SWPPP). The areas and cover types tributary to each sub-catchment shall be clarified.

As additional information becomes available, we will continue our review. It is noted that an itemized response to all comments will facilitate completeness and efficiency of review.

PLANS REVIEWED, PREPARED BY PAUL BERTE, P.E., DATED MARCH 8, 2021:

- Site Plan, Map, & Notes (S-1)
- Drainage, Grading & Erosion Control (S-2)

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- Turns & Sight Distance (S-3)
- Site Details (S-4 & S-5 & S-6)
- Section & Site Details (S-7)
- 2-Bay Warehouse First & Mezzanine Flood Plans (A-1)
- 4-Bay Warehouse Flood Plan (A-2)
- 2-Bay Warehouse Elevations (A-3)
- 4-Bay Warehouse Elevations (A-4)
- Engineer's Report

JMC/dc

https://kellardsessionsconsulti.sharepoint.com/sites/Kellard/Municipal/Northcastle/Corresp/018SitePlans/2021-05-07_NCPB_Mistis - 176 Virginia Rd_Review Memo.docx