

Stormwater Management Narrative

For the Proposed

Cherry Street Townhouses

18 Cherry Street & 38 Marvin Alley
City of Saratoga Springs, Saratoga County, New York

Prepared for

Anthony Maney

August 24, 2017

Introduction:

This stormwater narrative is prepared for a proposed residential development on lands under contract to be purchased by Anthony Maney located at 38 Marvin Alley and lands currently owned by Anthony Maney located at 18 Cherry Street in the City of Saratoga Springs.

This project involves:

- Demolition of an existing 4-unit residential structure.
- Construction of 8 townhouses in 3 buildings.
- Construction of a new stormwater management system.

Site Conditions

The project will be combining two lots; one at 18 Cherry Street that has an area of eleven thousand sixty six square feet (11,066ft²) and the other at 38 Marvin Alley that has an area of sixteen thousand six hundred and sixty square feet (16,660ft²) (see exhibit A) for a total area of twenty seven thousand seven hundred and twenty six square feet (27,726ft²). The Cherry Street lot, as it currently exists, is occupied by an existing two-story 4-unit residential structure with a gravel driveway. The Marvin Alley lot is currently vacant, however, there was a residential structure that was recently removed as the evidence of this was revealed during the excavation of the test pits. Test pits were performed to ascertain subsurface conditions (see exhibit C); the Saratoga County Soil map indicates that Windsor Loamy Sand with a hydrologic group of A should exist on the entire site. The excavation of the test pits revealed that the site has been developed throughout its history. Construction debris existed in each of the four (4) excavated areas. Test pits 1,2 and 4 revealed silty clay starting between eighteen (18) and twenty-four (24) inches with the final depths of these pits between sixty (60) and seventy-two (72) inches. Test pit 3 revealed silty sand hard packed starting at thirty-six (36) inches with the bottom reaching sixty (60) inches. There was slight

mottling but groundwater was not evident in the test pits; infiltration tests yielded results of zero (0) inches in sixty minutes for test pits 1,2, and 4. Test pit 3 yielded three (3) inches in sixty (60) minutes.

Pre-Construction (Existing) Stormwater Conditions

The site as it now exists discharges into Cherry Street and Marvin Alley that will ultimately discharge to Putnam Brook.

Post-Construction (Proposed) Stormwater Conditions

The development will have an increase of impervious area (see exhibit B). As a result of the site soil conditions, infiltration on site cannot be utilized. A series of CDS units will be used to treat the water quality volume requirement. A subsurface detention system will detain the runoff to the pre-construction runoff rates.

Report Prepared by:

studioA

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Attachments

- Existing Conditions Map
- Schematic Site Plan
- Test Pit Data