



Proposed Stormwater Management Concept – 68 Weibel Avenue, Saratoga Springs, NY

The 68 Weibel Avenue upgrade project proposes no new building construction. Existing gravel driveways and parking areas are proposed to be re-configured and re-surfaced with asphalt to reduce the potential for air borne dusts caused by vehicular traffic during warm weather/dry periods of the year and to conform to T-4 Transect Zone Guidelines. Virtually all re-configured driveways and parking areas are within existing gravel surfaced areas with the exception of the parking lot and driveway at the insurance office building which is currently paved. Some existing gravel surfaces will be removed and restored with lawn and landscaping.

Stormwater runoff volumes are expected to remain relatively equal from existing conditions to those that are proposed. There will be no additional roof water runoff since no new or expanded buildings are proposed. The conversion of gravel surfaced parking lots to asphalt will also not increase the volume of runoff. There will be some reduction in runoff from removal of portions of gravel driveways and parking areas at the 12,500 SF mixed use off/retail/storage building.

Soils on the site are well drained sands. Three infiltration basins currently exist in the vicinity of the center of the site and one to the south of the mixed use building (See Sketch Plan). They will remain and continue to accommodate related stormwater runoff in those areas.

A new rain garden (infiltration basin) is proposed at the west side of the insurance buildings asphalt parking lot to accommodate stormwater runoff from that parking lot and building. Similarly, small rain gardens (infiltration basins) are proposed in the vicinity of the 2,400 SF and 1,500 SF warehouse buildings. Two rain gardens (infiltration basins) are also proposed at the 12,500 SF mixed use office/retail/storage building; one on the north side and one on the south side of the building. These stormwater practices will be engineered in the Final Site Plan submission.

In general, there is expected to be no increase in stormwater volume runoff from the proposed activities. It is, however, expected that there will be a slight reduction in volume due to the removal of gravel surfaces and restoring these with lawn. Additionally, the proposed new rain gardens will be an improvement over existing stormwater management conditions on the site.