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December 7, 2023
via email

Town of Ulster Planning Board
Town of Ulster
584 East Chester St
Kingston, NY 12401

Re: Review of Proposed Stormwater Pollution Prevention Plan (SWPPP) for iPark 87

Dear Chairman Lee and Planning Board Members:

As requested, our office has completed a review of the plan set and Stormwater Pollution Prevention Plan (SWPPP) for the iPark 87 project being proposed at 300 Enterprise Drive. The SWPPP dated 11/27/2023 and plans dated 8/29/2023 were prepared by LaBella Associates. This initial submission is thorough and well-prepared. However, there are technical review comments and questions, as follows:

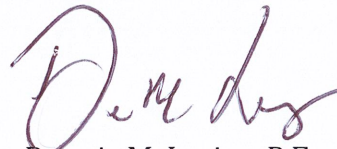
1. Please provide a larger drainage map or multiple pages of the drainage map magnified to improve readability.
 - a. Additionally, it is unclear where CP7 is located. Please include it on the drainage map if it is not already.
2. The bioretention basin called SWM2 has a pipe conveying treated stormwater to an existing stormwater piping network, implying this existing network will remain post development. However, in the southern end of the parking lot adjacent to SWDM2 there is an existing catch basin that would convey water into this existing system without passing through SWM2. This area is included in the drainage area for SWM2. Please clarify if this catchment basin will stay and if it is expected to divert any stormwater from SWM2's drainage area.
3. Page 6 of the SWPPP refers to analysis point 3 as an existing catch basin. Please provide more information as to where this water will end up, as both the 10 and 100 year discharge rates are increasing at this analysis point.
4. Both Sheets C141 and C142 of the plans were cut off before showing the extent of the proposed silt fences in the northwest corner of the site. Please include this area in the plans to show the extent of the silt fences and if there is a stabilized construction entrance.
5. Please extend the silt fence on Sheet C143, next to SWM2, north to account for proposed grading.
6. Please provide more information on the three (3) proposed underground detention units modeled in HydroCAD. This includes conveyance to and from the units, denoted locations on the plans, include dimensions and details of the underground detention units in the Storm Water Details Sheets, etc.
7. The area of the proposed dry detention basin (SWM 1) is shown as 8,325 SF on the plans. However, in the HydroCAD modeling an area of 16,977 SF is used for SWM1. The provided drainage map also appears to have a different layout for SWM1 than the plans. Please clarify this to ensure the area is uniform across both documents.
8. On Sheet C160 the dry detention basin has a callout referring to C541. This refers to bio retention basin details and should not apply to the dry detention basin. On Sheet C160, the bio retention basin label SWM2 does not have the C541 callout but is a bio retention basin. Please clarify this.

9. In the routing diagram for the post-development conditions in HydroCAD, the contributing area to BIO-2 and DET-1 both refer to "BLDG 4A". Please provide further description of which buildings are contributing to each practice.
10. Sheet C541 of the plans depicts outlet pipes from the bioretention basins and in the HydroCAD modeling flow is conveyed from one of the bioretention basins (BIO-2) and the dry detention basin (DET-1) to analysis point 1. Please include any piping that would convey stormwater from these basins to analysis point 1.
11. The details of the bioretention basins on Sheet C541 include a pea diaphragm and grass filter strip. Please show these on the plans.
 - a. Additionally, please provide calculations showing the amount of pretreatment occurring.
12. On Sheet C541 the Planting Plan does not provide any details of how planting will be laid out and the accompanying Rain Garden Plant List does not have values for the quantities of each plant on the list.
13. In section 3.3.4 or Appendix C-Table C of the SWPPP, please provide more information as to how the contributing area was determined and which trees in the landscaping plan are reducing runoff.
14. Please include on the plans a list of the species of trees proposed as well as sizes to align with the NYS DEC Stormwater Design Manual's (SWDM) requirements where new trees are planted.
15. Please include additional wording in the maintenance agreement pertaining specifically to the maintenance of the proposed stormwater features on site. These include the bioretention basins, trees that are contributing to runoff reduction, and the manufacturers recommendations for cleaning and maintenance of the hydrodynamic separators.

Please contact our office if there are any questions or additional information required.

Very Truly Yours,

BRINNIER AND LARIOS, P.C.



Dennis M. Larios, P.E.

Cc: David Church, Town Planner
James E. Quigley III, Supervisor
Warren Tutt, Town Building Inspector/MS4 Officer
Kevin Delaney, Brinnier and Larios, P.C.
Walter Kubow, P.E., LaBella Associates
Megan Hay, Planning Board Secretary