

WATER & SANITARY SEWER ENGINEERING REPORT

for

Hackett Boulevard Apartments

Prepared by

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Applicant

Ronald Stein
204 Winding Brook Road
New Rochelle, NY 10804



January 19, 2021

EV Job# 20483

I. Project Description

The Applicant, Ron Stein, is proposing a 39-unit, 4-story apartment building, with a building footprint of 15,750 SF+/- at 42 Besch Avenue, Albany NY 12208. The building will include a mix of (15) 1-bedroom units and (24) 2-bedroom units. Parking will be provided on the ground level of the proposed building. The total lot area is 0.67 acres +/- and is located on Tax Parcels 76.46-4-29 and -30. The project will be serviced by public water and sewer.

II. Existing Conditions of Site and Surrounding Areas

The site is bordered by Hackett Boulevard to the north, an existing Marriot Hotel and Parking area to the east, and residential properties to the south and west. The site is mostly wooded and steeply sloped, sloping from south to north towards Hackett Boulevard at an average slope 25%+/- . As shallow surface stormwater detention area is located on the north portion of the property, along Hackett Boulevard. This stormwater area collects/attenuates runoff from the adjacent Marriot property and will be relocated as part of this project. An 84" diameter concrete combined sanitary/storm sewer crosses the northeastern corner of the property. A 16" waterline is located on the northern side of Hackett Boulevard.

III. Site Soils Information

The soils on the site were mapped using the NRCS Web Soil Survey. The following soils are located on the site:

- Ut – Urban Land-Udorthents complex, 0-8 percent slopes. These soils are typically consistent with previous developed land.
- Uh-Udorthents, clayey-Urban Land complex, 0-8 percent slopes which are classified as hydric soils.

IV. Proposed Development/Utilities

As stated in the project description, a 39-unit, 4-story apartment building is proposed, along with an access drive and sidewalks in front of the building, providing building frontage to Hackett Boulevard. Stormwater management will be provided in an underground tank located within the proposed parking garage area of the building. This proposed tank will capture runoff from the proposed roof leaders and will utilize an existing 8" storm pipe as an outlet, which discharges to the 84" diameter combined sewer. A proposed sanitary sewer service will discharge via a new, separate 6" SDR-26 PVC sewer lateral into the existing 84" combined sewer. Water service will be provided to the proposed building via a 6" DIP CL 52 water line that will tap into the existing 16" water line located in Hackett Boulevard. Backflow prevention devices will be installed for all utilities per discussions with the City of Albany Engineer.

V. Water and Sewer Design Calculations

The proposed water and sewer will be designed and constructed in accordance with City of Albany and Albany County Health Department Standards. Based on a similar project in the area, design flows were based on 90 GPD/bedroom. The proposed water and sewer demand for the project are as follows:

- Total Bedrooms: (15) 1-bedroom units plus (24) 2-bedroom units
 $15 + 2 \times 24 = 63$ bedrooms
- Water usage (with low-flow fixtures): 63 bedrooms x 90 GPD/bedroom = 5,670 GPD

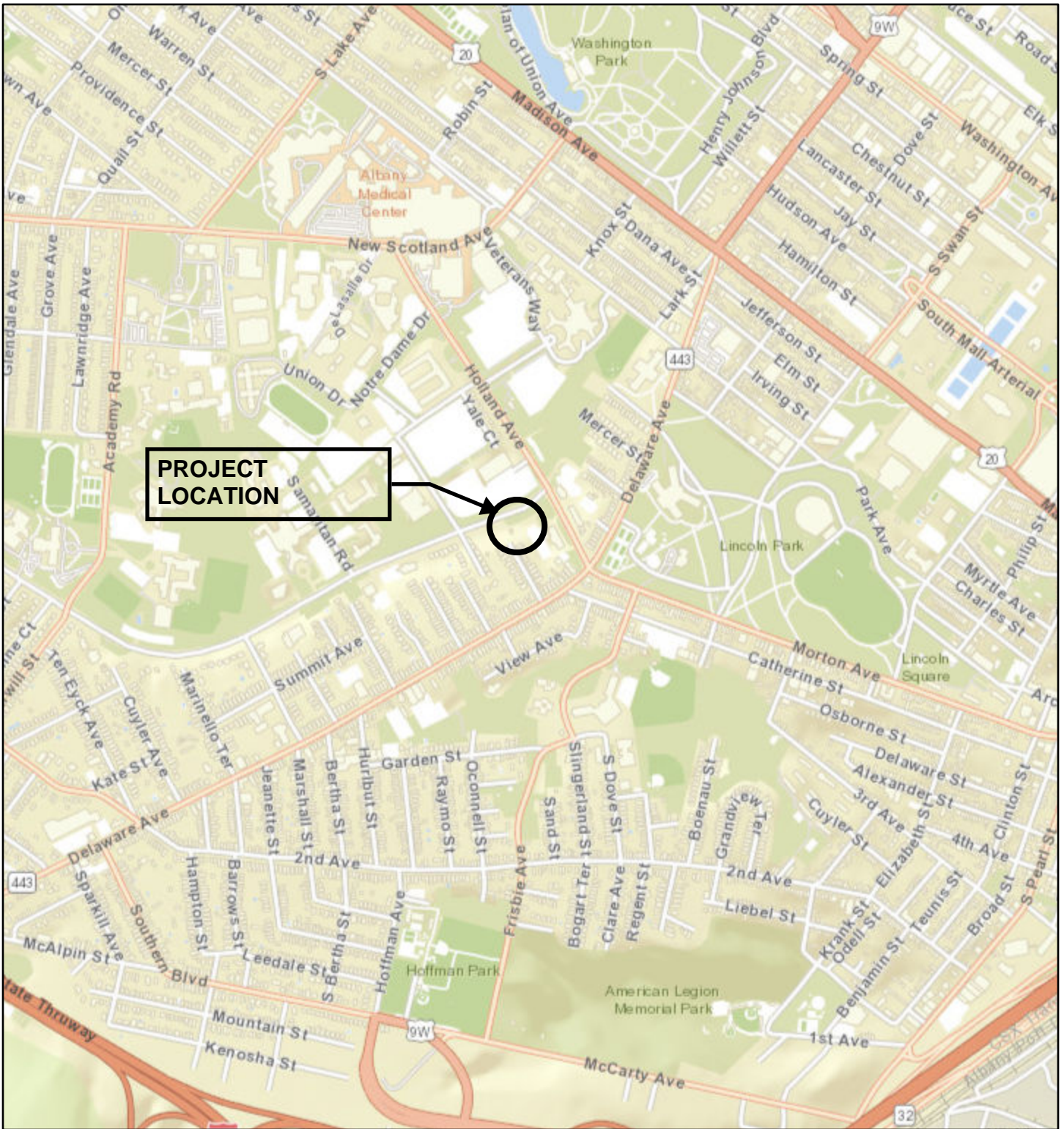
VI. Infiltration and Inflow (I/I) Reduction to Combined Sewer

Per City of Albany and NYSDEC regulations, infiltration and inflow (I/I) reduction for proposed developments that discharge to the combined sewer shall be at least equal to the estimated increased peak hourly dry-weather flow or four (4) times the average daily dry-weather flow, whichever is greater.

- I/I requirement = $4 \times 5,670 \text{ Gal} = 22,680 \text{ Gal} = 3,032 \text{ CF}$

See Stormwater Management Calculations for how the project will meet I/I requirement for the project.

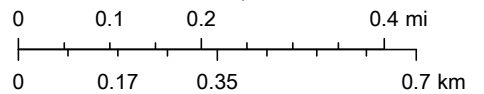
Hackett Boulevard Apartments Location Map



1/21/2021, 8:48:13 AM

 Municipal Boundaries

1:18,056



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