

Q Westchester Joint Water Works Correspondence, Village of Mamaroneck Correspondence





September 20, 2017

Mr. Terry O'Neill
Westchester Joint Water Works
1625 Mamaroneck Avenue
Mamaroneck, New York 10543

Re: Hampshire Country Club
1025 Cove Road
Mamaroneck, New York

Dear Mr. O'Neill,

This letter is being submitted by Kimley-Horn of New York P.C. on behalf of Hampshire Recreation LLC c/o New World Realty Advisors for the above referenced project.

This is a follow up to our meeting on September 19, 2017 in regards to the Hampshire Country Club redevelopment. Based on the conversations during the meeting, below is a revised water demand that includes irrigation demands for individual homes and the redeveloped 9 hole golf course.

As part of the Draft Environmental Impact Statement (DEIS) completeness process, the Village has asked us to request a confirmation from Westchester Joint Water Works that the proposed connection point is acceptable from the proposed development. For your reference the following provides information on the proposed development water demand.

Proposed Water Flow

The total estimated water demand for the proposed development is 81,234 gallons per day. The domestic flows were calculated with an estimated peak rate of 110 gpm utilizing the industry standard values for wastewater. For the individual irrigation demands it is assumed that 5,000 square feet will be irrigated for the Carriage Homes and 10,000 square feet will be irrigated for the Single Family Homes. The irrigation flows for both the Carriage Homes and the Single Family Homes were calculated with an estimated peak rate of .5 inches per square foot per week. Additionally, the irrigation flows for the redeveloped 9 hole golf course were based on the average annual consumption of the existing 18 hole golf course. The anticipated water demand calculations are illustrated below.

Unit Type	Number of Units	Bedrooms/Unit	Hydraulic Load (gpd/bedroom)	Design Flow Rate (gpd)
Carriage Home	61	3	110	20,130
Single Family Home	44	4	110	19,360
Total	105			39,490

Unit Type	Number of Units	Average Lot Area to be Irrigated (SF)	Hydraulic Load (.5 in/SF/week)	Design Flow Rate (gpd)
Carriage Home	61	5,000	.04 FT	13,037
Single Family Home	44	10,000	.04 FT	18,807
Total	105			31,844

Area	Historical 18 Hole Golf Course Water Demand (gpd)	Hydraulic Load (gpd)	Design Flow Rate (gpd)
Redeveloped 9 Hole Golf Course	18,000	10,000	10,000
Total			10,000

Flow Contributor	Total Design Flow (gpd)
Domestic Demand	39,490
Irrigation Demand	31,844
Golf Course Demand	10,000
Total	81,334

Please provide written response to your opinion on the proposed system design, location and the adequacy of the system to provide the proposed water demand.

If you require any more information, please don't hesitate to call me at 914-368-9200 or mike.junghans@kimley-horn.com.

Very truly yours,

KIMLEY-HORN OF NEW YORK, P.C.



Michael W. Junghans, P.E.
Senior Project Manager

cc. Dan Pfeffer – HR
Tom Nappi – HR
Robert Wasp – SITES Remediation & Technologies



July 20, 2017

Mr. Hernane De Almeida
Village Engineer
Village of Mamaroneck
313 Fayette Avenue
Mamaroneck, New York 10543

Re: Hampshire Country Club
1025 Cove Road
Mamaroneck, New York

Dear Mr. De Almeida,

This letter is being submitted by Kimley-Horn of New York P.C. on behalf of Hampshire Recreation LLC c/o New World Realty Advisors for the above referenced project.

This is a follow up to our meeting last fall on the Hampshire Country Club redevelopment. Based on your recommendations during that meeting, we reconfigured the sanitary system from a gravity feed connection in Cove Road to a force main connection to the 10" gravity line in Orienta Avenue (Please see attached figure).

As part of the Draft Environmental Impact Statement (DEIS) completeness process, the Village has asked us to request a confirmation from you that the proposed connection point is acceptable to receive flow from the proposed development. For your reference the following provides information on the proposed development contribution.

Proposed Wastewater Flow

The estimated sewage generation for the proposed development is 39,490 gallons per day with an estimated peak rate of 110 gpm utilizing the industry standard values for wastewater. The anticipated sewage generation calculations are illustrated below.

Unit Type	Number of Units	Bedrooms/Unit	Hydraulic Load (gpd/bedroom)	Design Flow Rate (gpd)
Carriage Home	61	3	110	20,130
Single Family Home	44	4	110	19,360
Total	105			39,490

Please provide written response to your opinion on the proposed discharge location and adequacy of the system to manage the proposed flow.

If you require any more information, please don't hesitate to call me at 914-368-9200 or mike.junghans@kimley-horn.com.

Very truly yours,

KIMLEY-HORN OF NEW YORK, P.C.



Michael W. Junghans, P.E.
Senior Project Manager

cc. Dan Pfeffer – HR
Tom Nappi - HR

Saved: Thursday, October 27, 2016 5:35:42 PM \\CHENG\Plotted Thursday, October 27, 2016 5:45:43 PM Cheng, Jason

\\VHB\PROJ\WHITE PLAINS\28677.02_HAMPSHIRE SUBDIVISION\CAD\LD\PLANSET\28677.02_PLOT



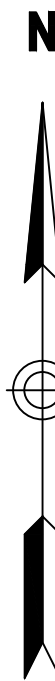
Vanasse Hangen Brustlin, Inc.

Transportation
Land Development
Environmental Services

50 Main Street - Suite 360
White Plains, NY 10606
914.467.6600 • FAX 914.761.3759

Notes

1. Effective FEMA 100-Year Flood Elevation is 12' (NAVD '88 datum)
2. This plan elevation is based on NAVD 88 datum.
3. The sanitary pipes are 8" diameter.
4. Storm pipes are 15" diameter or otherwise indicated on plan.



100 0 100 200
SCALE IN FEET

1				REVISED LAYOUT TO PRESERVE EXISTING GOLF COURSE	09/26/16	MMJ
No.	Designed by	Drawn by	Checked by	Date	Appr'd	
	JC	JC	MMJ			
CAD checked by				MMJ	Approved by	
Scale				1"=100'	Date	June 25, 2015
Project Title						

Hampshire Country Club
Planned Residential
Development (P.R.D.)

Village of Mamaroneck, NY
Issued for
VILLAGE REVIEW

NOT FOR CONSTRUCTION
Drawing Title

Grading & Utility Plan



Michael W. Junghans
N.Y. Professional Engineer
NY Lic. No. 072072

Drawing Number

C-3

Sheet of

Project Number
28677.02

28677.02_PLOT.DWG