White Plains Accelerator Development Plan
100% Submission
9 May 2024
City of White Plains — Westchester County, NY

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Reinforcement Schedule for 5’-8’ Concrete Reinforced Retaining Walls

<table>
<thead>
<tr>
<th>Wall Height (ft)</th>
<th>Flexural Bars for Stem</th>
<th>Flexural Bars for Heel</th>
<th>Flexural Bars for Toe</th>
<th>Temp. Bars for Stem</th>
<th>Temp. Bars for Foundation</th>
<th>Dowel Bars</th>
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</tbody>
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1. STORM PIPE PROFILE CB8 TO UGDS
   C-210
   Vertical Scale: 1" = 20'  Horizontal Scale: 1" = 20'

2. STORM PIPE PROFILE TD3 TO DW4
   C-210
   Vertical Scale: 1" = 20'  Horizontal Scale: 1" = 20'

3. STORM PIPE PROFILE TD1 TO DW1
   C-210
   Vertical Scale: 1" = 20'  Horizontal Scale: 1" = 20'

Key:

Drainage Profile Plan
Submission Number 1006
Date: May 9, 2024
Page #: C-210
Scale: VARIES
1. STORM PIPE PROFILE TO 20.1 TO MH1

2. STORM PIPE PROFILE OFFICE TO CB6

Key:

Drainage Profile Plan
Submission Number: 100%
Date: May 9, 2024
Page: #
1 Utilities Plan

C-300
Scale: 1" = 20'

Utilities Layout
Submission Number
Date: May 9, 2024

NOTES:
1. Materials of water supply line and sewer line is PVC
2. Utilities to be maintained by owner of property
SANITARY SEWER PROFILE SMH2 TO OFFICE

SANITARY SEWER PROFILE SMH2 TO CAFE

Key:

Sanitary Sewer Profiles
Submission Number: 1000
Date: May 9, 2024
Page #: C-311

Scale: VARIES
1. **WYE Pipe Fitting**

   **NOTES:**
   1. This drawing is the property of GRAINGER
   2. ITEM: Wye
   3. PIPE FITTING MATERIAL: PVC
   4. MAX. TEMP.: 140°F
   5. PIPE SIZE = PIPE FITTING: 6”
   6. FITTING SCHEDULE/CLASS: Schedule 40

2. **90 Degree Pipe Fitting**

   **NOTES:**
   1. This drawing is the property of GRAINGER
   2. ITEM: Elbow, 90°
   3. PIPE FITTING MATERIAL: PVC
   4. MAX. TEMP.: 140°F
   5. PIPE SIZE = PIPE FITTING: 6”
   6. STANDARDS: NSF 61, NSF 14

3. **45 Degree Pipe Fitting**

   **NOTES:**
   1. This drawing is the property of GRAINGER.

4. **Tee Pipe Fitting**

   **NOTES:**
   1. This drawing is the property of GRAINGER
   2. ITEM: Tee
   3. PIPE FITTING MATERIAL: PVC
   4. MAX. TEMP.: 140°F
   5. PIPE SIZE = PIPE FITTING: 6”
   6. STANDARDS: NSF 61, NSF 14
STANDARD FOR MANHOLE ON 8" DIA. TO 30" DIA. PIPE SEWERS IN WET LOCATION
TYPE B-1 (12' MAX. COVER) AND TYPE B-2 (25' MAX. COVER)

NOTES:
1. WHEN LEGAL GRADE IS BELOW FINAL GRADE SEE SEWER STANDARD NO. 38.
2. KEYED CONSTRUCTION JOINTS ARE REQUIRED BETWEEN ANY SUCCESSIVE POURS.
3. CONCRETE IS TO BE CLASS 46, REINFORCED GRADE 60.
4. FOR ALL PIPE SEWERS EIGHTEEN (18) INCHES IN DIAMETER AND GREATER, ADD 4" WASHED ABOVE AND BELOW THE PIPE.

ASSOCIATE COMMISSIONER, DESIGN
DEPARTMENT OF DESIGN AND CONSTRUCTION

P.E. 8/14/18

EXECUTIVE DIRECTOR OF ENGINEERING
DEPARTMENT OF ENVIRONMENTAL PROTECTION

P.E. 8/14/18

1. STANDARD MANHOLE
(C-321/NYC DEP)
PROJECT DESCRIPTION

The purpose of this project is to construct an office building and a cafe with associated paved roads and parking area. Approximately 2.28 acres will be disturbed during the construction period. The site is 10.14 acres located in the City of White Plains, 25 miles North of New York City.

SITE DESCRIPTION

The site has generally steep slopes ranging around 4%—25% in most of the parcel to be developed. Steeper portions and rocks are located near the Northern portion of the site, which is not proposed for development. Less steep slopes are located near the southern portion of the site and will be used for development. The site is currently covered in dense vegetation. There is no evidence of significant erosion under present site conditions.

ADJACENT PROPERTY

In the vicinity, land use comprises mainly residential and commercial areas. To the north are primarily single-family residential homes. The eastern areas remain undeveloped and heavily wooded. Land to the west is predominantly developed for commercial use.

PLANNED EROSION AND SEDIMENTATION CONTROL PRACTICES

1. Sediment Basins: Sediment basins will be strategically placed to capture sediment-laden runoff. All water from disturbed areas, approximately 2.28 acres in total, will be directed to the basin before leaving the site.

2. Temporary Gravel Construction Entrance/Exit: A temporary gravel construction entrance will be installed near the southern face of the property connecting to Polv Street. During wet weather, it may be necessary to wash vehicle tires at this location.

3. Inlet Protection: Fabric drop inlet protection will be placed on any catch basins on the site, while concrete block drop inlet protection will be utilized for dry wells.

4. Temporary Diversion: Temporary diversions will be constructed north of the proposed buildings and on the east and west sides of the development site to redirect runoff and prevent erosion of the banks due to surface runoff.

5. Grass-Lined Channel: Grass-lined channels with temporary straw-net liners will be constructed west of the proposed parking lot to collect and convey site water to the project’s sediment basin.

6. Check Dams: Check dams will be placed to reduce runoff velocity and minimize erosion.

7. Silt Fence: A silt fence will be placed around the perimeter of the site, pond area, and topsoil stockpile to prevent sediment from eroding off the site.

8. Surface Stabilization:

CONSTRUCTION SCHEDULE

1. Obtain plan approval and other applicable permits.
2. Flag the work limits and mark the buffer area for protection.
3. Install sediment basin as the first construction activity.
4. Install storm drain with block and gravel inlet protection at construction entrance/exit.
5. Install temporary gravel construction entrance/exit.
6. Construct temporary diversions above proposed building sites.
7. Install sediment trap and vegetate disturbed areas.
8. Complete site clearing.
9. Complete grading site, stockpile topsoil, construct channels, install culverts and inlet/outlet protection, and install sediment fence as needed. Maintain diversions along top of all slope daily.
10. Complete final grading for roads and parking and stabilize with gravel fill. Complete final grading at all buildings
11. Complete final grading of grounds, topsoil critical areas, and permanently vegetate, landscape, and mulch.
12. All erosion and sediment control practices will be inspected weekly and after rainfall events. Needed repairs will be made immediately.
13. After the site is stabilized, remove all temporary measures and install permanent vegetation on the disturbed areas.
14. Estimated time before final stabilization—9 months.

MAINTENANCE PLAN

1. All erosion and sediment control practices will be checked for stability and operation following every runoff-producing rainfall but in no case less than once every week. Any needed repairs will be made immediately to maintain all practices as designed and installed for their appropriate phase of the project.

2. The sediment basin will be cleaned out when the level of sediment reaches 2.0 ft below the top of the weir. Gravel will be cleaned or replaced when the sediment pool no longer drains properly.

3. Sediment will be removed from the sediment trap and block and gravel inlet protection device when storage capacity has been approximately 50% filled. Gravel will be cleaned or replaced when the sediment pool no longer drains properly.

4. Sediment will be removed from behind the sediment fence when it becomes about 0.5 ft deep at the fence. The sediment fence will be repaired as necessary to maintain a barrier.

5. All seeded areas will be fertilized, reseeded as necessary, and mulched to maintain a vigorous, dense vegetation cover.
Pavement Plan

Scale: 1" = 20'

NOTES:
1. Striping follows MUTCD standards for width and length
2. Signs are minimum size as determined by MUTCD standard