

EXHIBIT 3

STORMWATER AND ENGINEERING REPORT

PRELIMINARY ENGINEERING REPORT

WESTCHESTER UNIVERSITY

**COLUMBUS AVENUE
TOWN OF MOUNT PLEASANT, NEW YORK**

Prepared for: **Legion of Christ, Inc.
584 Columbus Avenue
Thornwood, NY**

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I. INTRODUCTION

This Engineering Report has been prepared to assist the Town of Mount Pleasant in their review of the Site Plan and Special Permit Applications for the proposed Westchester University. The University will be a co-educational four year undergraduate college with an anticipated maximum enrollment of 3,000 students. The project site consists of approximately 164.78 acres, located on the eastern side of Columbus Avenue and northern side of Stevens Avenue in the Town of Mount Pleasant, New York. The proposed development will consist of a full range of academic buildings including dormitories for up to 1,500 students, faculty housing (23 single family residences), a 1,000 seat theatre, a 2,000 seat football stadium, a 2,000 seat basketball arena and approximately 19,500 square feet of office space.

II. SANITARY SEWER SYSTEM

A. Sewage Disposal System

The Westchester University development lies within the Valhalla Sewer District which discharges into the Westchester County Upper Bronx Valley Sewer Trunk Line. The anticipated flows for the University are summarized in the following table:

TABLE 1
ANTICIPATED SEWAGE FLOWS

SOURCE	FLOW (GPD)
FACULTY HOUSING (23 Single Family Residences x 400 GPD)	9,200
STUDENTS (1,500 Boarding x 75 GPD) (1,500 Day Students x 20 GPD)	142,500
THEATRE (1,000 Seats x 20 GPD)	20,000
FOOTBALL STADIUM/BASKETBALL ARENA (2,000 Seats x 5 GPD)	10,000
(OFFICE SPACE) (19,500 SF x 0.1 GPD)	1,950
SUBTOTAL	183,650
REDUCTION FOR WATER SAVING FIXTURES	- 36,730 (20%)
TOTAL	146,920

Note: Flows are based on "NYSDEC Design Standards for Wastewater Treatment Works, 1988"

It is anticipated that the existing Westchester County wastewater treatment plant will have adequate capacity to treat the additional flows identified above, under its current State Pollution Discharge Elimination System (SPDES) Permit. The applicant will coordinate with the sewer district and the Town as required throughout the approval process and will provide additional information as necessary to evaluate the adequacy of the existing system to serve the proposed development.

B. Sanitary Sewer Collection System

The applicant will provide sanitary sewer service to the development by constructing an on-site gravity and force main collection system which will convey wastewater from the proposed buildings to the existing sanitary sewer mains within Columbus Avenue and Stevens Avenue. The proposed sanitary sewer collection system will provide adequate capacity for the design flows.

A series of PVC/SDR-35 pipes will be interconnected by four foot inside diameter concrete manholes. The maximum spacing of manholes will be 300 feet. The minimum and maximum slopes of sewer mains will be in accordance with the publication "Recommended Standards for Wastewater Facilities," 1997 Edition.

Upon completion of construction, all pipes and manholes will be hydrostatically or low pressure air tested to confirm infiltration/exfiltration does not exceed the Westchester County Department of Health (WCDH) criteria.

III. WATER DISTRIBUTION SYSTEM

A. Existing Water Distribution System

The Valhalla Water District provides domestic water in the vicinity of the project. Water storage and pressure for the Valhalla Water District are provided by existing elevated storage tanks located adjacent to the project site.

B. Domestic Water Supply Requirements

Projected domestic water consumption demand for the proposed development is provided in the following table:

TABLE 2
ANTICIPATED DOMESTIC WATER CONSUMPTION

SOURCE	FLOW (GPD)
FACULTY HOUSING (23 Single Family Residences x 400 GPD)	9,200
STUDENTS (1,500 Boarding x 75 GPD) (1,500 Day Students x 20 GPD)	142,500
THEATRE (1,000 Seats x 20 GPD)	20,000
FOOTBALL STADIUM/BASKETBALL ARENA (2,000 Seats x 5 GPD)	10,000
(OFFICE SPACE) (19,500 SF x 0.1 GPD)	1,950
SUBTOTAL	183,650
REDUCTION FOR WATER SAVING FIXTURES	- 36,730 (20%)
TOTAL	146,920

Note: Flows are based on "NYSDEC Design Standards for Wastewater Treatment Works, 1988"

The projected demand for the proposed development is approximately 146,920 gpd. It is anticipated that there is sufficient capacity within the Valhalla Water District water system sufficient to serve the proposed development. The applicant will work closely with the water district throughout the approval process and will prepare additional studies and documents as necessary to evaluate the adequacy of the existing system to serve the proposed development.

C. Proposed Distribution System

The Westchester University project will require the construction of a new water main through the campus to serve the proposed buildings. The main will connect the existing 14-inch main within Columbus Avenue to the existing 10-inch main within Stevens Avenue. The proposed development may also require localized relocation of an existing 14-inch water main which runs through the site and the existing water easement will be modified accordingly. Proposed fire hydrants will be spaced at approximately 500 foot intervals along the new distribution system to provide for convenient fire department access.

IV. STORMWATER MANAGEMENT

A. Existing Conditions

The Westchester University site consists of approximately 164.78 acres. Most of the site (approximately 136 acres) is currently wooded, with the remainder being made up of approximately 13.6 acres of meadow or brush land, 3.6 acres of impervious surfaces, 0.25 acres of rock and 11.3 acres of wetlands (as delineated by Evans Associates). The wetland/upland boundaries have been surveyed and are identified on the Site Plans.

Approximately one-quarter of the existing site lies within the New York City Department of Environmental Protection (NYCDEP) Watershed, as it drains towards the Kensico Reservoir. The remainder of the project site drains to the Bronx River which eventually flows to the East River and the Long Island Sound.

B. Future Conditions

Development of the Westchester University will include construction of the academic buildings and associated roads and pathways. The proposed grading was designed with special consideration given to minimizing the impacts of the proposed development on the

area located within the NYCDEP watershed. No development is proposed within the existing on-site wetlands or associated buffers.

Several stormwater quality/detention basins are proposed to attenuate the peak rate of stormwater runoff ensuring that there will be no increase in the peak rates of runoff under proposed conditions as compared to pre-development conditions. In addition, the stormwater quality/detention basins will provide a water quality benefit. The basins will include forebays for the pretreatment of stormwater and removal of sediment and associated pollutants. The stormwater quality/detention basins will be designed to provide infiltration and/or extended detention to provide further pollutant removal in accordance with the New York State Department of Environmental Conservation Phase II Regulations.

In addition to the stormwater quality/detention basins, sumps will be provided in the proposed catch basins to remove coarse sand and grit from the runoff prior to entering the storm drainage system. The proposed stormwater drainage system will be inspected and maintained on a regular basis by the owner.

Respectfully Submitted,

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