

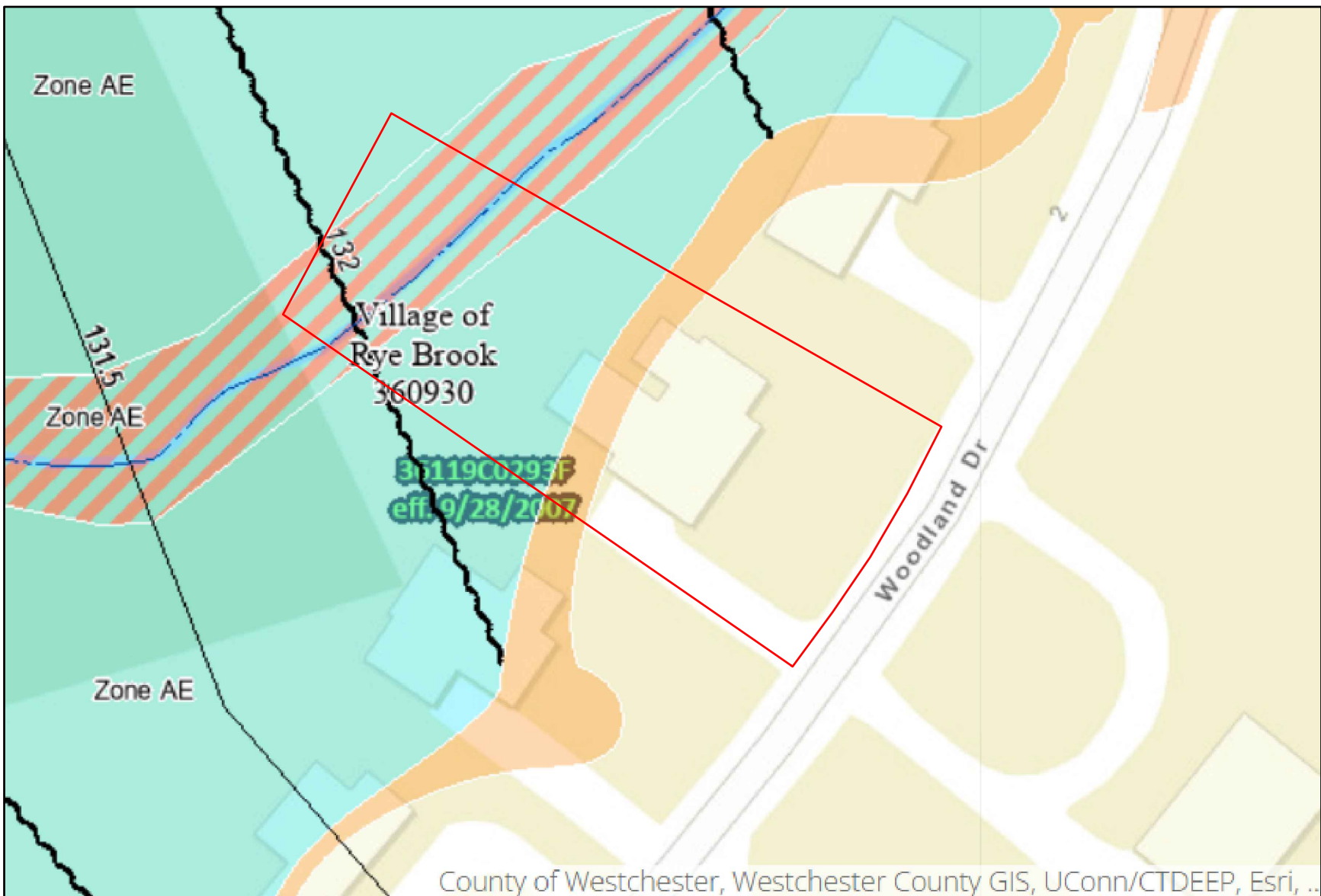
FIRM (FEDERAL INSURANCE RATE MAP)
FEMA



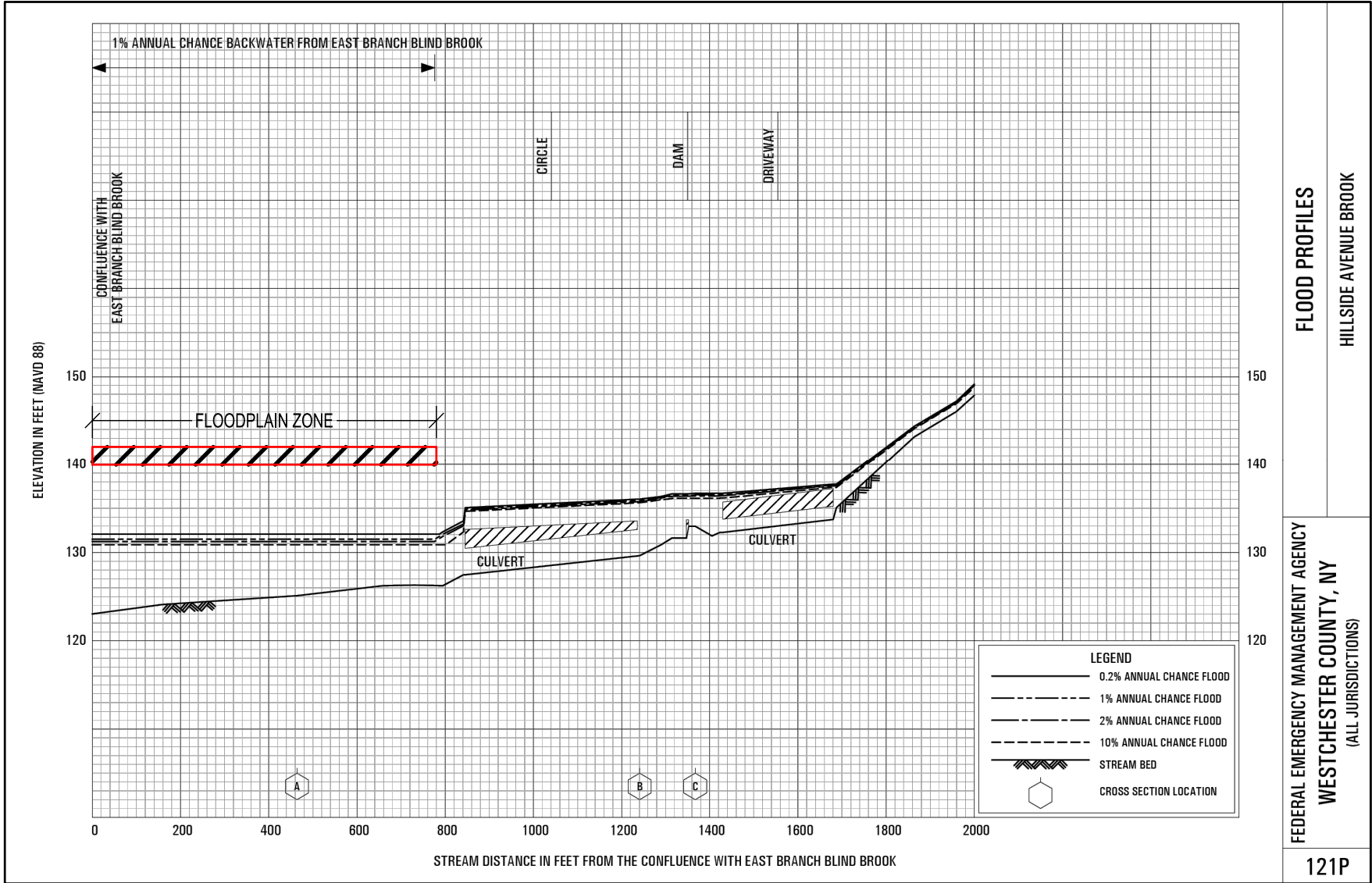
FLOODPLAIN

AREAS AS FOLLOWS ():
LOT 28 (12 WOODLAND DRIVE):
FLOODPLAIN; 800' AT SECTION A:

S.F.
19,593
340,219



FIRM; 12 WOODLAND DRIVE
FEMA



FLOOD PROFILE (HILLSIDE AVENUE BROOK)
FEMA FLOOD INSURANCE STUDY REPORT

FLOODING SOURCE		FLOODWAY			BASE FLOOD WATER-SURFACE ELEVATION (FEET NAVD88)			
CROSS SECTION	DISTANCE	WIDTH (FEET)	SECTION AREA (SQUARE FEET)	MEAN VELOCITY (FEET PER SECOND)	REGULATORY	WITHOUT FLOODWAY	WITH FLOODWAY	INCREASE
Highland Avenue Brook								
A	367 ¹	101	472	0.9	127.8	127.8	127.9	0.1
B	847 ¹	23	58	7.6	128.1	128.1	128.3	0.2
C	1,341 ¹	14	44	10.1	156.2	156.2	156.3	0.1
Hillside Avenue Brook								
A	464 ²	55	93	3.2	131.5	127.3 ⁴	128.2	0.9
B	1,241 ²	47	69	4.2	135.9	135.9	136.3	0.4
C	1,367 ²	115	358	0.8	136.5	136.5	136.9	0.4
D	2,025 ²	45	49	6.0	150.3	150.3	150.2	0.0
E	2,504 ²	25	40	7.3	176.7	176.7	176.7	0.0
F	2,725 ²	19	39	7.5	202.3	202.3	202.3	0.0
Hutchinson River								
A	5,028 ³	65	355	6.0	12.9	7.4 ⁴	7.5	0.1
B	5,500 ³	65	476	4.5	12.9	11.3 ⁵	11.4	0.1
C	6,681 ³	104	573	4.8	13.0	13.0	13.2	0.2
D	7,193 ³	159	852	1.7	14.7	14.7	14.9	0.2
E	7,985 ³	49	302	4.7	15.1	15.1	15.6	0.5
F	8,228 ³	46	290	4.9	18.4	18.4	18.6	0.2
G	8,812 ³	59	508	1.5	21.3	21.3	21.4	0.1
H	9,179 ³	33	332	2.3	22.7	22.7	22.9	0.1
I	9,632 ³	130	957	0.8	24.5	24.5	24.5	0.0
J	10,373 ³	118	475	1.6	24.5	24.5	24.5	0.0
K	10,752 ³	32	204	3.7	28.5	28.5	28.6	0.1
L	11,196 ³	86	477	1.6	29.3	29.3	30.0	0.7
M	11,995 ³	68	317	2.4	29.9	29.9	30.8	0.9

¹Feet above confluence with Hutchinson River

²Feet above confluence with East Branch Blind Brook

³Feet above county boundary

⁴Elevation computed without consideration of backwater effects from East Branch Blind Brook

⁵Elevation computed without consideration of backwater effects from East Branch Blind Brook

FEDERAL EMERGENCY MANAGEMENT AGENCY	
WESTCHESTER COUNTY, NY	
(ALL JURISDICTIONS)	
FLOODWAY DATA	
HIGHLAND AVENUE BROOK - HILLSIDE AVENUE BROOK	
HUTCHINSON RIVER	

FLOODWAY DATA (HILLSIDE AVENUE BROOK)

FEMA FLOOD INSURANCE STUDY REPORT

FLOODWAY DATA SECTION A:		
SECTION AREA (SQUARE FEET)	MEAN VELOCITY (FEET PER SECOND)	FLOW RATE (CUBIC FEET PER SECOND)
93	3.2	297.6

FLOW RATE IN HILLSIDE AVENUE BROOK

GISMONTI ARCHITECTS
904 MEMORIAL DRIVE AUBREY, TX 76227
(914) 494-8943 MGSMO646@AOL.COM

Oliver Engineering, P.C.
Design - Permit Applications - Legalizations
Code Compliance - Project Supervision
188 North Main Street | Port Chester | NY 10573
(914) 774-9878 | www.proeng.nyc | ve@proeng.nyc

PROPERTY ADDRESS:

RYE BROOK, NY 10573

S-B-L:

CLIENT(S):

DATE:

04.25.2022

ISSUE:

FOR REVIEW

PROJECT NAME:

GARAGE ADDITION

DRAWING NAME:

FLOODING BACKGROUND

DRAWING NUMBER:

SCALE:

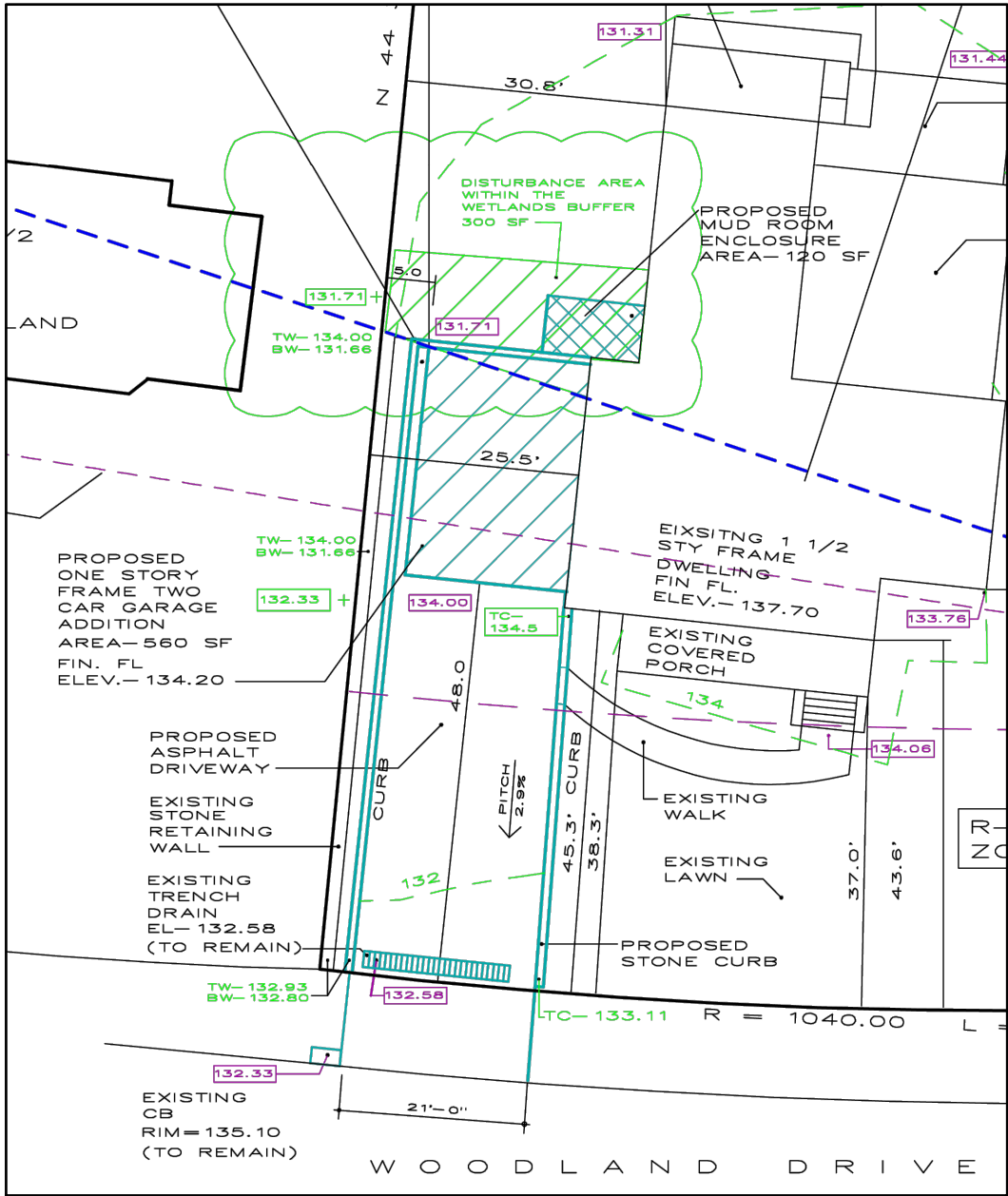
AS NOTED

DATE:

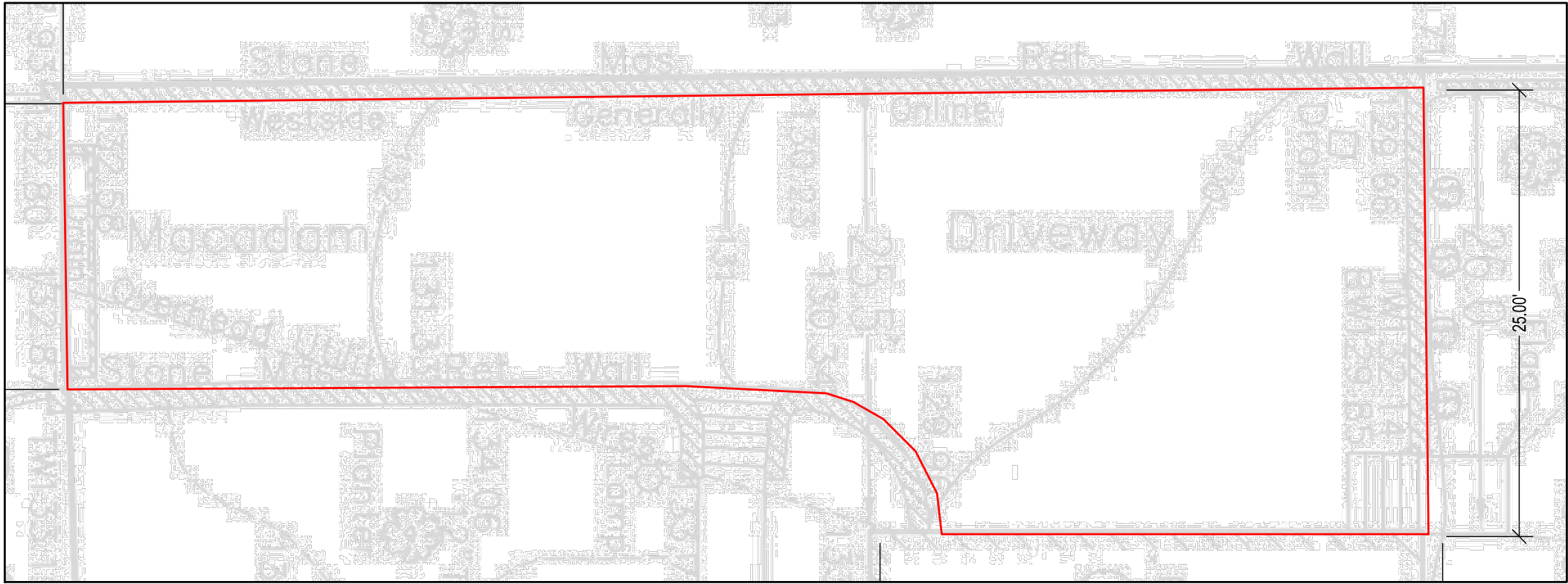
04.25.2022

NOTE:

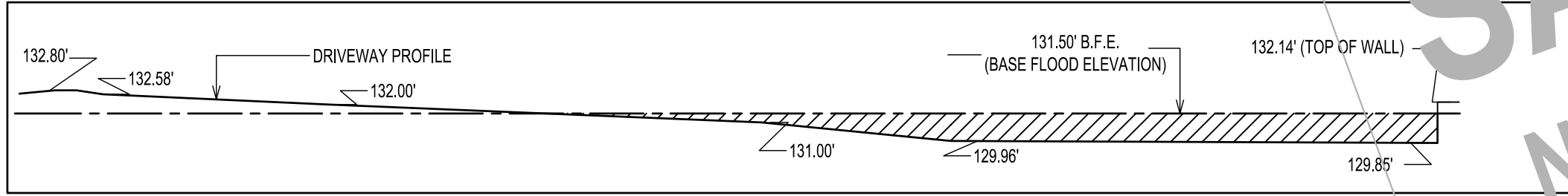
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PARTIAL SITE PLAN
NOT TO SCALE

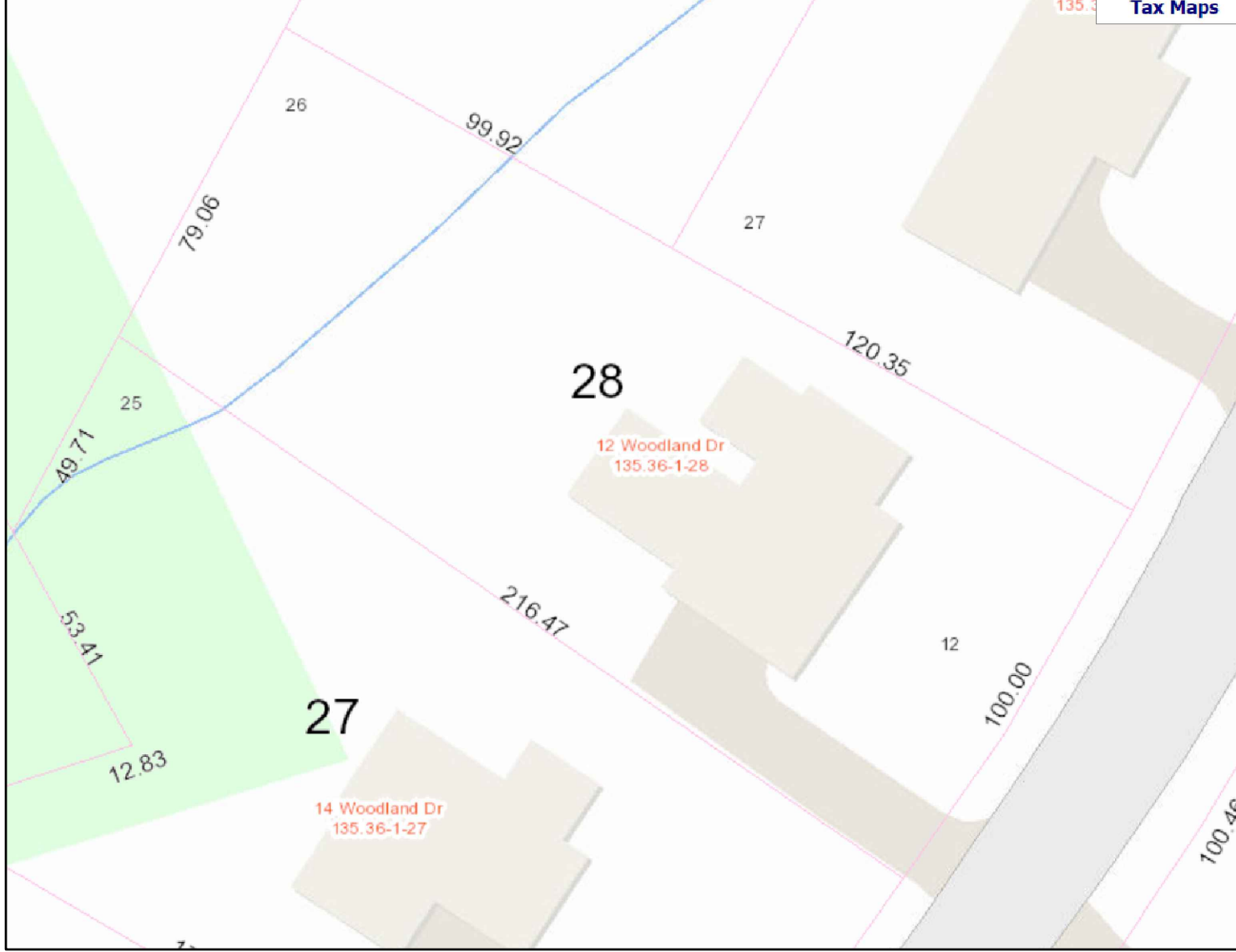


PARTIAL SURVEY
BASED ON SURVEY BY RONALD PERSAUD, L.S., NOVEMBER 30, 2021



LONGITUDINAL SECTION AT DRIVEWAY
1/8" = 1'-0"

VOLUME BELOW BFE: 1,276 C.F.
ALL ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988



TAX MAP
WESTCHESTER COUNTY GIS

FLOOD PLAIN IMPACT ANALYSIS:

THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) IS MANAGED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA). NFIP REGULATIONS IDENTIFY MINIMUM REQUIREMENTS THAT COMMUNITIES MUST FULFILL TO JOIN AND STAY IN THE PROGRAM. THE VILLAGE OF RYE BROOK HAS PARTICIPATED IN THE PROGRAM SINCE 1979. THE SPECIFIC REQUIREMENTS AND THE LEVEL OF DETAIL OF THE DATA THAT FEMA PROVIDES TO THE COMMUNITY OF RYE BROOK IS, PER SECTION 60.3, AS FOLLOWS: 60.3(d) FEMA HAS PROVIDED A FLOOD INSURANCE RATE MAP (FIRM) WITH BASE FLOOD ELEVATIONS (BFE) AND A MAP THAT SHOWS A FLOODWAY. PER THE 2020 RESIDENTIAL CODE OF NEW YORK STATE, R322.1.4, THE DESIGN FLOOD ELEVATION SHALL BE THE BASE FLOOD ELEVATION PLUS 2 FEET.

BASE FLOOD ELEVATION (BFE):	131.5
DESIGN FLOOD ELEVATION:	133.5
PROPOSED FLOOR ELEVATION:	133.6

EXISTING CONDITIONS, PER FLOOD INSURANCE RATE MAP:

THE PROPOSED GARAGE AND DRIVEWAY ARE LOCATED IN AN AREA OF MINIMAL FLOOD HAZARD. THE FOLLOWING FOUR FEMA-DESIGNATED ZONES EXIST ON THE PROPERTY:

1. REGULATORY FLOODWAY:	YES
2. SPECIAL FLOOD HAZARD AREA (SFHA):	YES
(BASE FLOOD ELEVATION: 131.5)	
3. 0.2% ANNUAL CHANCE FLOOD HAZARD AREA:	YES
4. AREA OF MINIMAL FLOOD HAZARD (ZONE X):	YES
(UNREGULATED AREA)	

PROPOSED CONSTRUCTION:

THE FOLLOWING CONSTRUCTION IS PROPOSED:

1. IN FLOODWAY:	NONE
2. IN SPECIAL FLOOD HAZARD AREA:	NONE
3. IN 0.2% CHANCE AREA:	YES, PART OF MUDROOM.
4. IN NON-REGULATED AREA (ZONE X):	YES; GARAGE AND DRIVEWAY
PROPOSED FLOOR ELEVATION:	133.6
FREEBOARD (ABOVE BFE):	2.1'

PROPOSED FILL VOLUME (BELOW BFE):

THE FOLLOWING FILL VOLUMES ARE PROPOSED BELOW THE BASE FLOOD ELEVATION (131.5):

1. IN REGULATORY FLOODWAY:	NONE (NO CONSTRUCTION)
2. IN SPECIAL FLOOD HAZARD AREA:	NONE (NO CONSTRUCTION)
3. IN 0.2% CHANCE AREA:	NONE
(EXISTING GARAGE, PROPOSED MUDROOM LOCATION IS 133.6)	
4. IN NON-REGULATED ZONE (GARAGE & DRIVEWAY):	1,287 CUBIC FEET

IMPACT OF FILL (BELOW BFE):

DISPLACED STORAGE VOLUME:	1,287 CUBIC FEET
FLOODPLAIN AREA (PER FLOOD PROFILE & FIRM):	340,219 SQUARE FEET
RISE IN FLOOD ELEVATION (WITH FILL):	0.00378'
	0.045" (<1/16")
FLOW RATE IN FLOODWAY (SEE FLOODWAY DATA):	297.6 CUBIC FEET/SECOND
TIME TO DISCHARGE DISPLACED VOLUME:	4.32 SECONDS

IMPACT ANALYSIS

GISMOND I
A R C H I T E C T S
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