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JUNE 15, 2021 MEETING

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TOWN OF LEWISBORO
Westchester County, New York



Planning Board
79 Bouton Road
South Salem, New York 10590

Tel: (914) 763-5592
Fax: (914) 875-9148
Email: planning@lewisborogov.com

AGENDA

Tuesday, June 15, 2021

Meeting will start at 7:30 p.m. and end at or before 11:00 p.m.

Via Zoom videoconferencing and live streaming to Lewisboro TV YouTube channel

Join the Zoom Meeting <https://zoom.us/j/95745204964?pwd=cWdPbnZUa3I1Y1BlSkh4dVZBUUxLdz09>
Meeting ID: 957 4520 4964 Passcode: 021218

<https://www.youtube.com/channel/UCNUNE5gXs5rnHcyR4l6dikA>

I. WAIVER OF SITE DEVELOPMENT PLAN PROCEDURE

Cal #03-21PB

Cameron's Deli Expansion, 890 Route 35, Cross River, NY 10518, Sheet 20, Block 10801, Lot 30 (Central Ave., White Plains, LLC., owner of record) - Application for a change of use.

II. SITE DEVELOPMENT PLAN REVIEW

Cal #4-21PB, Cal #42-21WP, Cal #08-21SW

397 Smith Ridge Road, South Salem, NY 10590, Sheet 50A, Block 9848, Lot 2 (397 Smith Ridge Road, LLC, owner of record) - Application for an addition to an existing self-storage facility.

III. SUBDIVISION

Cal #05-21PB

Truesdale Lake Property Owners Association, Hoyt Street paper road, South Salem, NY 10590, located between: Sheet 36A, Block 11172, Lot 34 and Sheet 36A, Block 10810, Lot 62 (Truesdale Lake Property Owners Association, Inc., owner of record) – Application for a lot-line change.

IV. WETLAND PERMIT REVIEW

Cal #41-21WP

Hardart Dock, 12 Gilbert Street, South Salem, NY 10590, Sheet 36F, Block 10806, Lot 32 (Frank Hardart III, owner of record) – Application for a floating dock.

V. DISCUSSION OF TOWN BOARD PROPOSAL TO AMEND LEWISBORO TOWN CODE

Town Board to amend §220-43.7 – Amending the Town Code to provide Special Use permit provisions for gasoline service stations.

VI. CORRESPONDENCE

Referral from Wilton, CT Inland Wetlands Commission - Elia Residence, 174 Silver Spring Road, Wilton, CT – Application for the construction of a kitchen addition and deck.

VII. MINUTES OF May 18, 2021.

VIII. NEXT MEETING DATE: July 20, 2021.

MEMORANDUM

TO: Chairperson Janet Andersen and
Members of Lewisboro Planning Board

CC: Ciorsdan Conran
Judson Siebert, Esq.
Joseph Angiello

FROM: Jan K. Johannessen, AICP 
Joseph M. Cermele, P.E., CFM
Town Consulting Professionals

DATE: June 10, 2021

RE: Waiver of Site Development Plan Procedures and Change of Use Permit
Cameron's Deli
890 Route 35
Sheet 20, Block 10801, Lot 30

PROJECT DESCRIPTION

The subject property consists of ± 1.46 acres of land and is located at 890 Route 35 within the RB Zoning District. The subject property is developed with a 2-story mixed-use building with several storefronts on the ground level; the second floor is unfinished. The applicant is proposing a change of use to expand the existing deli into the former physical therapy space. The applicant is also proposing the construction of a single-accommodation (ADA compliant) bathroom, improvements to the existing outdoor seating area, and the installation of three (3) accessible parking spaces.

SEQRA

The proposed action has been preliminarily identified as a Type II Action and is therefore categorically exempt from the State Environmental Quality Review Act (SEQRA).

REQUIRED APPROVALS/REFERRALS

1. A Change of Use Permit is required by the Planning Board.
2. The proposed change of use requires approval from the Westchester County Department of Health (WCDH).
3. The proposed action must be referred to the Architectural and Community Appearance Review Council (ACARC).

COMMENTS

1. As previously indicated, this office defers review of the plan for zoning compliance to the Building Inspector. It is recommended that the application be referred to the Building Inspector for review.
2. As previously indicated, the proposed change of use shall be reviewed by the WCDH for a determination of adequate septic capacity. Provide copies of correspondence and any permits/approval from the WCDH.
3. As previously requested, the business plan shall be revised to include a title and date for reference purposes and must identify the number of employees.
4. The ADA parking space detail shall be revised to provide an eight (8) foot wide drive aisle. The plan shall be revised to illustrate any changes to the existing pavement striping that is necessary to install the new compliant accessible spaces. The required accessible signage detail shall demonstrate how the sign will be affixed to the ground (i.e., installed within bollard) and must comply with Code.
5. A construction detail for with the new paver seating area shall be provided.
6. The owner's name and address shall be filled in on the owner's signature block.
7. As previously requested, the Tax Parcel identification number(s) shall be identified on the plan.
8. The applicant shall provide an updated revision date on the plans.

Chairperson Janet Andersen

June 10, 2021

Page 3 of 3

In order to expedite the review of subsequent submissions, the applicant should provide annotated responses to each of the comments outlined herein.

PLANS REVIEWED, PREPARED BY MANDRA WORKSHOP, ARCHITECTURAL DESIGN, DATED MARCH 3, 2021:

- Cover (Sheet Number T1)
- General Information (Sheet Number G001)
- Removal Plans (Sheet Number A101)
- New Construction Plans (Sheet Number A201)
- Reflected Ceiling Plans (Sheet Number A601)

DOCUMENTS REVIEWED:

- Cover letter, prepared by the Applicant
- New York State Department of Health Water System Operation Reports, dated May 2021

JKJ/dc

https://kellardsessionsconsulti.sharepoint.com/sites/Kellard/Municipal/Lewisboro/Correspondence/2021-06-10_LWPB_Cameron's Deli - 890 Route 35_Review Memo.docx

MEMORANDUM

TO: Chairperson Janet Andersen and
Members of Lewisboro Planning Board

CC: Ciorsdan Conran
Judson Siebert, Esq.
Joseph Angiello

FROM: Jan K. Johannessen, AICP 
Joseph M. Cermele, P.E., CFM
Town Consulting Professionals

DATE: May 13, 2021

RE: Waiver of Site Development Plan Procedures and Change of Use Permit
Cameron's Deli
890 Route 35
Sheet 20, Block 10801, Lot 30

PROJECT DESCRIPTION

The subject property consists of ±1.46 acres of land and is located at 890 Route 35 within the RB Zoning District. The subject property is developed with a 2-story mixed-use building with several storefront on the ground level; the second floor is unfinished. The applicant is proposing a change of use to expand the existing deli into the former physical therapy space. The applicant is further proposing the construction of a single-accommodation (ADA compliant) toilet room. All proposed work is to the building's interior.

SEQRA

The proposed action has been preliminarily identified as a Type II Action and is therefore categorically exempt from the State Environmental Quality Review Act (SEQRA).

REQUIRED APPROVALS/REFERRALS

1. A Change of Use Permit is required by the Planning Board.
2. The proposed change of use requires approval from the Westchester County Department of Health (WCDH).
3. The proposed action must be referred to the Architectural and Community Appearance Review Council (ACARC).

COMMENTS

1. This office defers review of the plan for zoning compliance to the Building Inspector. It is recommended that the application be referred to the Building Inspector for review.
2. The proposed change of use shall be reviewed by the WCDH for a determination of adequate septic capacity. Provide copies of correspondence and any permits/approval from the WCDH.
3. Any previously approved Planning Board Resolutions or approved plans shall be submitted by the applicant.
4. In general, the digital copy of the plan set was difficult to read (light line work, blurry, etc.). In the future, please submit true .pdf copies of the plans.
5. The applicant shall submit an existing conditions survey, signed and sealed by a NYS Licensed Land Surveyor. **THE EXISTING SITE IS TO REMAIN AS IS. NO EXTERIOR WORK TO BE DONE**
6. The applicant shall submit a business plan which shall provide a detailed description of the proposed use and its operation. Include hours of operation, number of staff, etc. The business plan shall include a title and date for reference purposes.
THE BUSINESS IS NOT CHANGING. IT IS BEING EXPANDED TO ALLOW MORE SPACE FOR LARGER COOLERS
7. A table shall be added to the site plan which clearly identifies the existing and proposed gross floor area associated with the proposed use. **SEE KEY PLAN**
8. The site plan shall include a parking calculation demonstrating compliance with the off-street parking requirements provided under Section 220-56 of the Zoning Code. The parking calculation must compare the existing and proposed conditions to the minimum off-street parking requirements and identify the number of parking spaces existing/proposed; all existing tenancies (to remain) shall be identified including their existing (to remain) gross floor areas.
SEE PARKING DATA ON "T1". NO CHANGES ARE PROPOSED

9. The existing outdoor seating area associated with the deli shall appear on the site plan. The applicant should consider making improvements to the outdoor seating area, including improvements to the walking surface, landscaping, etc. Refuse and recycling receptacles shall also be identified. **SEE SITE PLAN**
10. Please identify if any changes are proposed to the storefront or to the existing signage.
SEE SITE PLAN
11. The minimum required number of accessible parking spaces shall be shown on the site plan. Provide a detail of the accessible parking space, loading space and signage.
SEE SITE PLAN & PARKING DATA ON "T1"
12. The plans shall be revised to include a north arrow; the Site Plan on Sheet T1 shall be revised to include a drawing scale. **SEE SITE PLAN**
13. The Tax Parcel Identification Number(s) shall be identified on the plan.
SEE SITE PLAN
14. The owner/applicant's name and address shall be identified on the plan.
SEE G001
15. The Planning Board's standard signature blocks shall appear on all sheets.

In order to expedite the review of subsequent submissions, the applicant should provide annotated responses to each of the comments outlined herein.

PLANS REVIEWED, PREPARED BY MANDRA WORKSHOP, ARCHITECTURAL DESIGN, DATED MARCH 3, 2021:

- Cover (Sheet Number T1)
- General Information (Sheet Number G01)
- Removal Plans (Sheet Number A101)
- New Construction Plans (Sheet Number A201)
- Reflected Ceiling Plans (Sheet Number A601)

DOCUMENTS REVIEWED:

- Town of Lewisboro Planning Board Application
- Deed
- Short Environmental Assessment Form (EAF) Part 1

JKJ/dc

890 NY-35
CROSS RIVER, NY 10518

ARCHITECT

mandra
Workshop
ARCHITECTURAL DESIGN

ADDRESS: 1005 PARKWAY PLACE, PEEKSKILL NY 10566
P:846.739.4916 MANDRAWORKSHOP@GMAIL.COM

MANDRA WORKSHOP Project No.

Project Number

LIST OF DRAWINGS

01 GENRAL INFORMATION	
G001	GENERAL INFORMATION
03 ARCHITECTURE	
A101	REMOVAL PLANS
A201	NEW CONSTRUCTION PLANS
A601	REFLECTED CEILING PLANS

APPROVED BY RESOLUTION OF THE
LEWISBORO PLANNING BOARD

Chair DATE
Administrator DATE

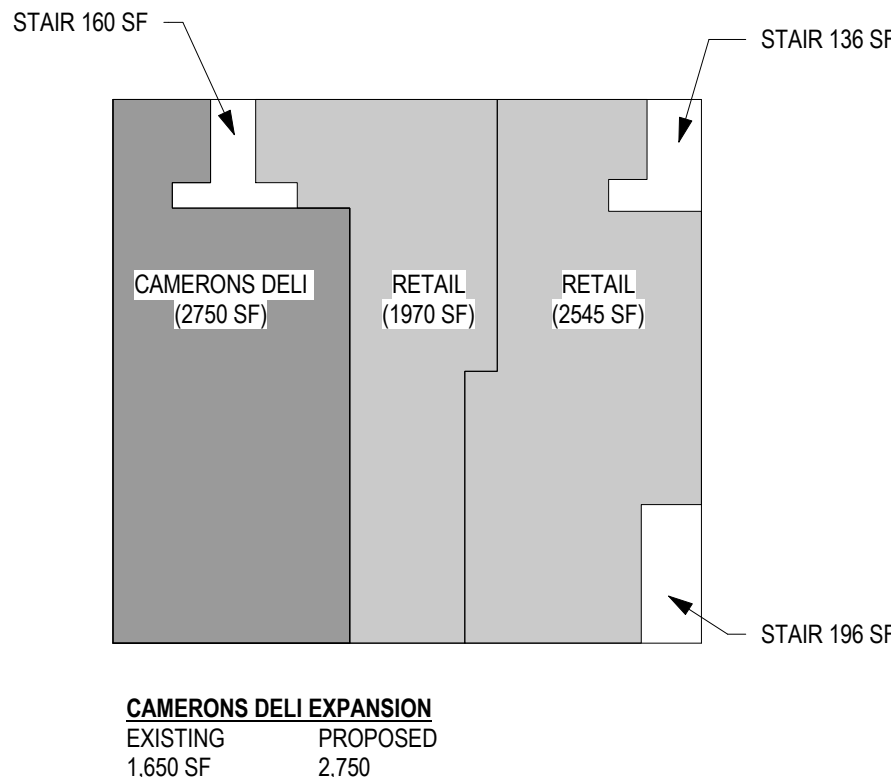
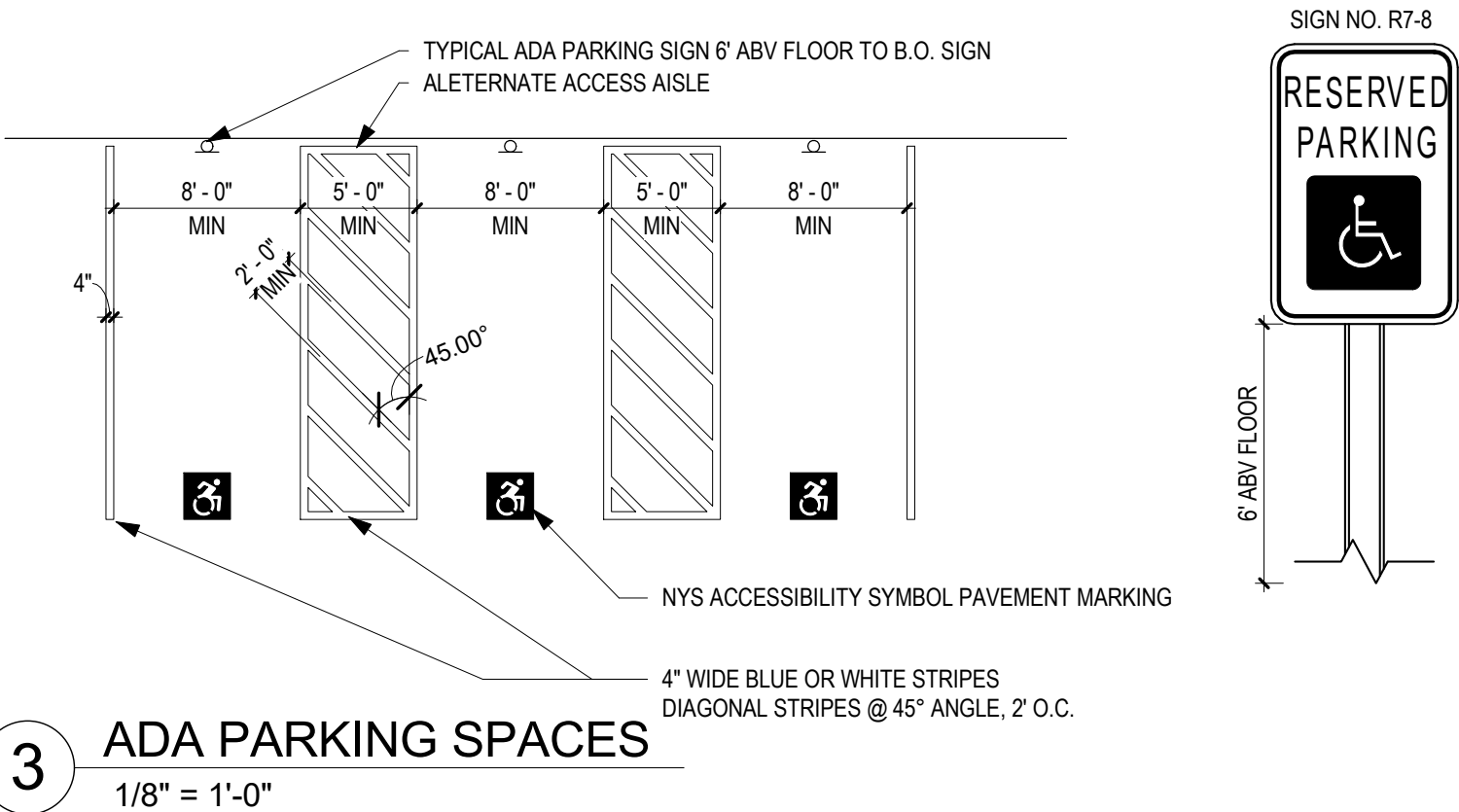
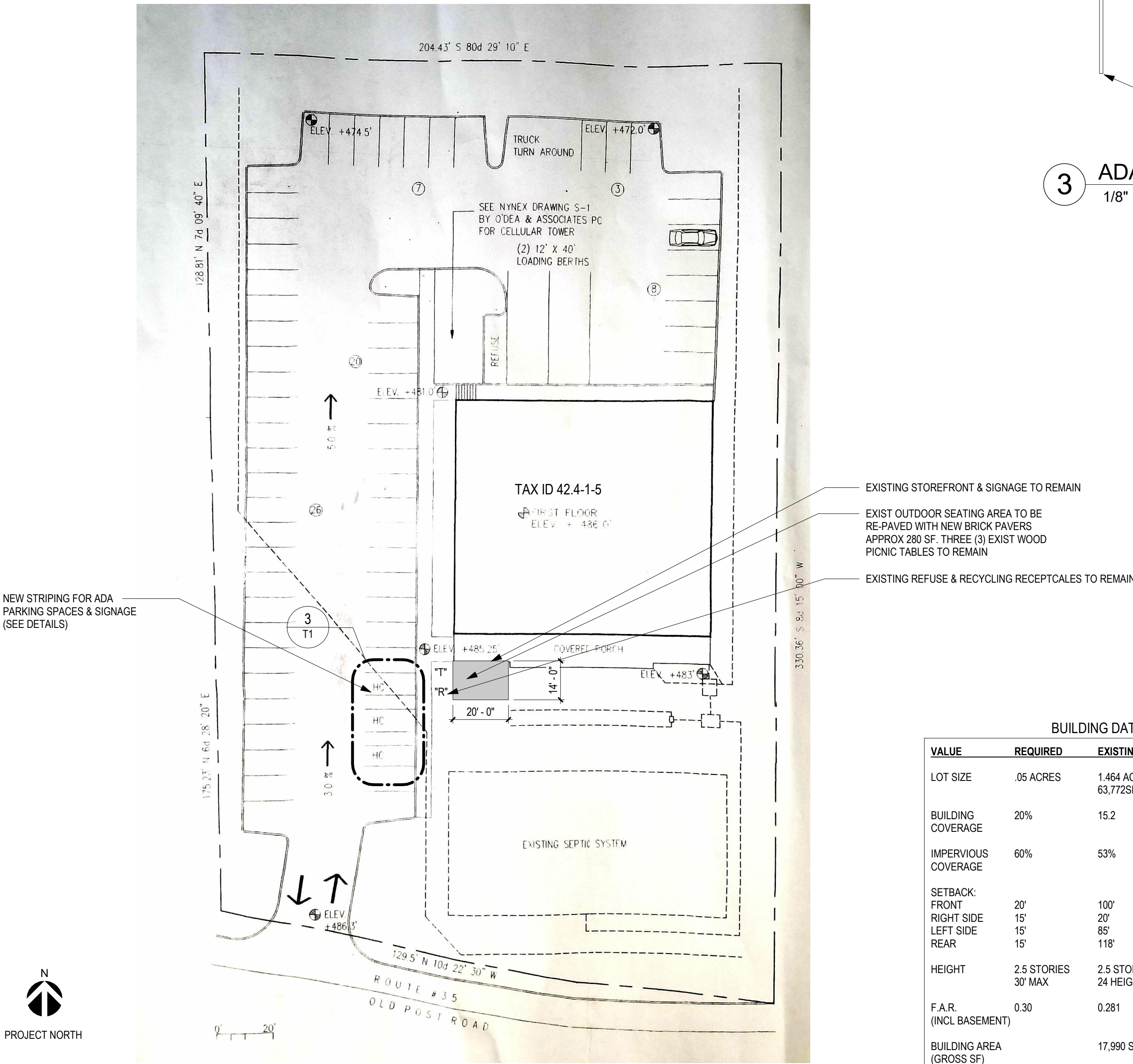
TOWN ENGINEER'S CERTIFICATION
Reviewed for compliance with the Planning Board Resolution dated _____.

Joseph M. Cermele, P.E. Date
Kellard Sessions Consulting
Town Consulting Engineer

OWNER'S CERTIFICATION
The undersigned is the owner(s) of the property shown hereon, is familiar with this drawing and its contents, and hereby approves same for filing.

Ibrahim Jamal 6/2/2021
Owners Name (Insert Name) Date
Owners Address (Insert Address)

PERMIT SET



BUILDING DATA - ZONE RB					
VALUE	REQUIRED	EXISTING	PROPOSED	VARIANCE	
LOT SIZE	.05 ACRES	1.464 ACRE 63,772SF	NO CHANGE	NONE	
BUILDING COVERAGE	20%	15.2	NO CHANGE	NONE	
IMPERVIOUS COVERAGE	60%	53%	NO CHANGE	NONE	
SETBACK: FRONT	20'	100'	NO CHANGE	NONE	
RIGHT SIDE	15'	20'	NO CHANGE	NONE	
LEFT SIDE	15'	85'	NO CHANGE	NONE	
REAR	15'	118'	NO CHANGE	NONE	
HEIGHT	2.5 STORIES 30' MAX	2.5 STORIES 24 HEIGHT	NO CHANGE	NONE	
F.A.R. (INCL BASEMENT)	0.30	0.281	NO CHANGE	NONE	
BUILDING AREA (GROSS SF)		17,990 SF	NO CHANGE	NONE	
FIRST FLOOR AREA (GROSS SF)		7,820 SF	NO CHANGE	NONE	
BASEMENT FLOOR AREA (GROSS SF)		7,820 SF	NO CHANGE	NONE	
SECOND FLOOR AREA (GROSS SF)		2,350 SF	NO CHANGE	NONE	

PARKING DATA - ZONE RB					
VALUE	REQUIRED	EXISTING	PROPOSED	VARIANCE	
OFF STREET	64 SPACES	64 SPACES	NO CHANGE	NONE	
FIRST FLOOR RETAIL (2750 SF / 200)	14 CARS	14 CARS	NO CHANGE	NONE	
FIRST FLOOR RETAIL (1970 SF / 200)	10 CARS	10 CARS	NO CHANGE	NONE	
FIRST FLOOR RETAIL (2545 SF / 200)	13 CARS	13 CARS	NO CHANGE	NONE	
BASEMENT STORAGE (6620 SF / 1000)	7 CARS	7 CARS	NO CHANGE	NONE	
SECOND FLOOR UN-USED	NA	NA	NO CHANGE	NONE	
HANDICAPPED PARKING	3 SPACES	3 SPACES	NO CHANGE	NONE	
LOADING BAY	2 BAYS	2 BAYS	NO CHANGE	NONE	

2 SITE PLAN
1" = 30'-0"

KEY PLAN
NOTE: ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND ARE THE PROPERTY OF MANDRA WORKSHOP PLLC. AND WERE CREATED FOR USE ON THIS PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF MANDRA WORKSHOP PLLC.
WRITTEN DIMENSIONS ON THIS DRAWING SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL VERIFY ALL ACTUAL DIMENSIONS AND CONDITIONS ON THE JOB AND THE ARCHITECT MUST BE NOTIFIED OF ANY VARIATIONS FROM DIMENSIONS AND CONDITIONS SHOWN. SHOP DETAILS MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION.
ALTERATIONS BY ANY PERSON, IN ANY WAY, OF ANY ITEM CONTAINED ON THIS DOCUMENT, UNLESS ACTING UNDER THE DIRECTION OF THE LICENSED ARCHITECT WHOSE PROFESSIONAL SEAL IS AFFIXED HERETO, IS A VIOLATION OF TITLE 16, SECTION 65-1(b) OF NEW YORK STATE LAW.
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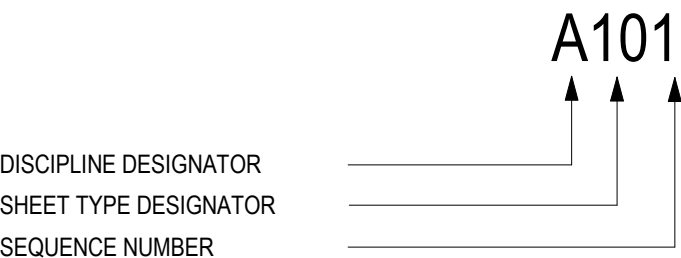
0	03-03-2021	PERMIT SET
No.	Date	Issue

Sheet Title	
COVER	
Job No.	Date
Project Number	1/29/2019
Scale	Drawn / Checked
AS NOTED	Author Checker
Sheet Number	T1

ABBREVIATIONS

AFF	ABOVE FINISH FLOOR	GALV	GALVANIZED	QT	QUARRY TILE
ACM	ASBESTOS CONTAINING MATERIAL	GFB	GROUND FACE BLOCK	QTB	QUARRY TILE BASE
ACPL	ACOUSTIC PANEL	GFRG	GLASS FIBER REINFORCED GYPSUM	QTY	QUANTITY
ACT	ACOUSTIC CEILING TILE	GL	GLASS	RCP	REFLECTED CEILING PLAN
ADJ	ADJUSTABLE	GWB	GYPSUM WALLBOARD	REQD	REQUIRED
AC	AIR CONDITIONING	HDW	HARDWARE	RB	RUBBER BASE
AESS	ARCHITECTURAL EXPOSED STRUCTURAL STEEL	HDWD	HARDWOOD	RTN	RETURN
ALUM	ALUMINUM	HD	HEAD	RA	RETURN AIR
APPROX	APPROXIMATE	HDR	HEADER	REV	REVISED/REVISION
BTW	BETWEEN	HVAC	HEATING, VENTILATING, AIR CONDITIONING	RFI	REQUEST FOR INFORMATION
BLKG	BLOCKING	HM	HOLLOW METAL	RO	HOLLOW OPENING
BOT	BOTTOM	HMFR	HOLLOW METAL FRAME	RTB	RUBBER TREAD BASE
BLDG	BUILDING	HORIZ	HORIZONTAL	RW	RESCUE WINDOW
BL	BUILDING LINE	HC	HANDICAP	SCHED	SCHEDULE/SCHEDULED
CAB	CABINET	IF	INSIDE FACE	SFB	SPLIT FACE BLOCK
CB	CEMENT BOARD	INCL	INCLUDE/INCLUDEIVE	SIM	SIMILAR
CI	CAST IRON	INFO	INFORMATION	STC	SOUND TRANSMISSION CLASS
CLG	CEILING	INSUL	INSULATION	SPEC	SPECIFICATION
CL	CENTER LINE	INT	INTERIOR	SOFT	SQUARE FOOT
CMU	CONCRETE MASONRY UNIT	JT	JOINT	SSTL	STAINLESS STEEL
COL	COLUMN	JSTS	JOIST	STL	STEEL
CONC	CONCRETE	KPL	KICK PLATE	STR	STRUCTURAL/STRUCTURE
CONST	CONSTRUCTION	KD	KNOCKDOWN	SUSP	SUSPENDED/SUSPENSION
CONTR	CONTRACTOR	LAM	LAMINATED	TBD	TO BE DETERMINED
CONT	CONTINUOUS	LAMGL	LAMINATED GLASS	TERR	TERRAZZO
CPT	CARPET	LT	LIGHT	TFF	TOP FINISHED FLOOR
CT	CERAMIC TILE	LTG	LIGHTING	TMP GL	TEMPERED GLASS
CTB	CERAMIC TILE BASE	LWC	LIGHT WEIGHT CONCRETE	THERMO	THERMOSTAT
DET	DETAIL	MAX	MAXIMUM	T&B	TOP AND BOTTOM
DF	DRINKING FOUNTAIN	MFG	MANUFACTURER	TO	TOP OF
DM	DIMENSION	MSNRY	MASONRY	TOS	TOP OF STEEL
DR	DOOR	MO	MASONRY OPENING	TQSS	TOP OF STRUCTURAL SLAB
DN	DOWN	MECH	MECHANICAL	TOES	TOP OF EXISTING SLAB
DWG	DRAWING	MTL	METAL	TYP	TYPICAL
EE	EACH END	MS	METAL STUD	UNFIN	UNFINISHED
EIFS	EXTERIOR INSULATION FINISH SYSTEM	MLWK	MILL WORK	UNO	UNLESS NOTED OTHERWISE
EJ	EXPANSION JOINT	MIN	MINIMUM	VAT	VINYL ASBESTOS TILE
ELEC	ELECTRIC/ELECTRICAL	MISC	MISCELLANEOUS	VCT	VINYL COMPOSITE TILE
ELEV	ELEVATION	MDG	MOLDING	VERT	VERTICAL
ENCL	ENCLOSURE	MTG	MOUNTING	VIF	VERIFY IN FIELD
EOD	EDGE OF DECK	NIS	NOT IN SCOPE	VT	VINYL TILE
EOS	EDGE OF SLAB	NTS	NOT TO SCALE	WB	WHITEBOARD
EPS	EDGE OF POUR STOP	NO	NUMBER	WC	WATER CLOSET
EQ	EQUAL	OC	ON CENTER	W	WITH
EXST	EXISTING	OPNG	OPENING	W/C	WHEEL CHAIR
EXT JT	EXPANSION JOINT	OPP	OPPOSITE	W/O	WITHOUT
EXT	EXTERIOR	OTS	OPEN TO STRUCTURE	WOM	WALK OFF MAT
EW	EACH WAY	OF	OUTSIDE FACE	WD	WOOD
FIN	FINISHED	PTD	PAINTED	WD BLKG	WOOD BLOCKING
FD	FLOOR DRAIN	PT	PORCELAIN TILE	WD DR	WOOD DOOR
FDMPR	FIRE DAMPER	PTB	PORCELAIN TILE BASE	WP	WATERPROOFING
FE	FIRE EXTINGUISHER	PL	PROPERTY LINE	ZCC	ZINC COATED COPPER
FEC	FIRE EXTINGUISHER CABINET	PLM	PLASTIC LAMINATE		
FF	FACTORY FINISH	PLMB	PLUMBING		
FR	FIRE RATED	PLYWD	PLYWOOD		
FRD	FRENCH DRAIN				
FLFLR	FLOOR				
FLMTD	FLUSH MOUNTED				
FT	FOOT/FEET				
FDN	FOUNDATION				

SHEET IDENTIFICATION LEGEND



DISCIPLINE DESIGNATORS	SHEET TYPE DESIGNATOR
G GENERAL	G GENERAL
CC CODE COMPLIANCE	1 DEMOLITION
PH PHASING	2 PLANS
HM HAZARDOUS MATERIAL	3 EXTERIOR ELEVATIONS & BUILDING SECTIONS
AB ABATEMENT	4 ENLARGED PLANS & INTERIOR ELEVATIONS
C CIVIL	5 FINISHES
L LANDSCAPE	6 REFLECTED CEILING PLANS
S STRUCTURAL	7 VERTICAL CIRCULATION
A ARCHITECTURAL	8 WALL SECTIONS & ENLARGED DETAILS
F FIRE PROTECTION	9 TYPICAL DETAILS
P PLUMBING	
M MECHANICAL	
E ELECTRICAL	

SYMBOLS LEGEND

ROOM NAME	ROOM TAG (NAME, NUMBER, & AREA)		DENOTES EXISTING AREA OF THE BUILDING TO REMAIN (NO MAJOR GENERAL CONSTRUCTION).
150 SF 101			
◇	WALL TYPE & FIRE RATING TAG		DENOTES EXISTING WALL TO REMAIN
1A	WINDOW TYPE TAG	---	DENOTES EXISTING WALL TO BE DEMOLISHED
101	DOOR DESIGNATION TAG	==	DENOTES 1hr OR NON-RATED WALL
C J	CONTROL JOINT	==	DENOTES 2hr RATED WALL
---	COLUMN LINE	==	DENOTES WALL TYPE & FIRE RATING
1 A101	EXTERIOR ELEVATION		DENOTES EXISTING DOOR TO REMAIN (U.N.O)
1 1 1 A101	INTERIOR ELEVATION		DENOTES EXISTING DOOR AND OR FRAME TO BE DEMOLISHED. SEE DOOR SCHEDULE.
1 A101	WALL OR BUILDING SECTION		DENOTES NEW DOOR AND OR FRAME. SEE DOOR SCHEDULE

MATERIAL LEGEND

	CMU WALL
	CMU WALL
	GWB WALL
	MASONRY VENEER
	* GWB - "TYPE X" UNO (SEE SPECS)
	PLYWOOD (EXPOSED TO WEATHER OR MOISTURE)
	WOOD BLOCKING (PRESSURE TREATED ALL AREAS EXPOSED TO WEATHER OR MOISTURE)
	CAULK w/ BACKER ROD
	WATER PROOFING MEMBRANE, OR ROOFING MEMBRANE OR FLASHING
	RIGID INSULATION
	BATT. INSULATION
	PORUS FILL
	SUITABLE COMPACTED BACKFILL (SEE SPEC)
	EXISTING UNDISTURBED SOIL
	NEW TOP SOIL
	CAST IN PLACE CONCRETE OR CAST STONE
	GLASS SURFACE

PROJECT INFORMATION

OWNER	IBRAHIM JAMAL
	TELEPHONE: 914-573-1346 (OWNER)
PROJECT LOCATION	CAMEROS DELI 890 NY-35 CROSS RIVER, NY 10518
TYPE OF PROJECT	INTERIOR RENOVATION
APPLICABLE CODES	2020 IBC NEW YORK STATE 2020 ENERGY CONSERVATION CODE NEW YORK STATE
CONSTRUCTION TYPE	TYPE III

PROJECT DESCRIPTION:

REMOVAL OF ONE NON-LOADING BEARING WALL. CONSTRUCTION OF ONE NEW WALL AND NEW ADA BATHROOM.

DESIGN BUILD NOTES:

THE FOLLOWING SYSTEMS SHALL BE DESIGNED & PROVIDED BY THE CONTRACTOR:

- ELECTRICAL SYSTEMS
- PLUMBING SYSTEMS

ELECTRICAL NOTES:

1. ELECTRICAL INSTALLATION WIRING & EQUIPMENT SHALL CONFORM TO THE NEW YORK STATE UNIFORM FIRE PREVENTION & BUILDING CODE (NYSUPFBC) & THE NATIONAL ELECTRICAL CODE (ANSI/NFPA NO. 70 LATEST EDITION).

2. PLUMBING INSTALLATION WORK AND EQUIPMENT TO CONFORM SHAL CONFORM TO NEW YORK STATE PLUMBING CODE 2020

GENERAL NOTES & SPECIFICATIONS

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE APPLICABLE LOCAL JURISDICTION ZONING CODE, THE 2020 IBC OF NEW YORK STATE & THE 2020 ECCC OF NEW YORK STATE.
- THE CONTRACTOR SHALL PROVIDE CONNECTION LOCATIONS FOR UTILITIES SUCH AS SANITARY SEWER, GAS LINES, ELECTRIC, WATER & STORM, SEWERS FOR BUILDING, AS PER THE APPROVED SITE PLAN.
- WRITTEN DIMENSIONS OF THE DRAWINGS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE DRAWINGS.
- PROTECT FROM DAMAGE ALL STRUCTURES, FINISHES, UTILITIES, EQUIPMENT, VEGETATION, ETC. SCHEDULED TO REMAIN. MAINTAIN THE STRUCTURAL INTEGRITY OF THE BUILDING & TEMPORARY SHORING AS REQUIRED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATLY BRACING & PROTECTING ALL WORK DURING CONSTRUCTION AGAINST DAMAGE, BREAKAGE, COLLAPSE, DISTORTIONS & MISALIGNMENT ACCORDING TO THE APPLICABLE CODE, STANDARDS & GOOD PRACTICE.
- THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR SUPERVISION OF THE CONSTRUCTION & NO CHANGE SHALL BE MADE TO THESE PLANS EXCEPT AS PER NEW YORK STATE LAW, CHAPTER 987.
- THE CONTRACTOR SHALL SECURE & PAY FOR ALL THE REQUIRED PERMITS & INSPECTIONS OF LOCAL AUTHORITIES, & SHALL OBTAIN FINAL APPROVALS OF WORK UPON COMPLETION.
- REMOVE ALL DEBRIS FROM THE SITE TO A POINT OF LEGAL DISPOSAL.
- ALL MEMBERS SHALL BE CLOSELY FITTED, ACCURATELY SET TO THE REQUIRED LINES & LEVELS, & RIGIDELY SECURED IN PLACE. NAILING SHALL BE IN ACCORDANCE WITH THE 2020 RESIDENTIAL CODE OF NEW YORK STATE. JOISTS SHALL BE SET WITH THE CROWN EDGE UP.
- ALL WOOD WHICH COMES IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED.
- JOIST HANGERS SHALL BE STAINLESS STEEL, SIZED TO FIT THE SUPPORT MEMBER & OF SUFFICIENT STRENGTH TO DEVELOP THE FULL STRENGTH OF THE SUPPORTED MEMBER, & FURNISHED COMPLETE WITH ANY SPECIAL FASTENERS REQUIRED.
- ALL METAL (INCLUDING FASTENERS) WHICH COMES IN CONTACT TO PRESSURE TREATED WOOD SHALL BE STAINLESS STEEL.
- CAULKING: ALL EXTERIOR JOINTS, IN PARTICULAR BETWEEN, DISIMILAR MATERIALS, SHALL BE CAULKED WITH A PERMANANT ELASTIC CAULKING COMPOUND CAPABLE OF HOLDING PAINT.
- SEALANT SHALL BE APPLIED IN AREAS AS REQUIRED TO MAKE FOR A WEATHER & WATER TIGHT INSTALLATION. APPLY ALL SEALANT IN STRICT ACCORDANCE WITH THE MANUFACTURER'S APPLICATION MANUAL & WRITTEN INSTRUCTIONS.
- USE ONLY NEW MATERIALS WITHOUT DEFECTS.
- LUMBER SHALL CONFORM TO PRODUCT STANDARD PS 20, & GRADED IN ACCORDANCE WITH ESTABLISHED GRADING RULES MAXIMUM MOISTURE CONTENT SHALL BE 19 PERCENT.
- FRAMING LUMBER: PROVIDE SPF #2 OR BETTER.
- BLOCKING, BRIDGING, NAILERS, & FURRING: COMMON DOUGLAS FIR, SOUTHERN PINE OR HEMLOCK, LEDGER BOARDS, WHERE REQUIRED SHALL BE SECURILY SET WITH JOINTS NOTCHED TIGHTLY.
- BLOCKING SHALL BE REQUIRED, FOR THE APPLICATION OF SHEATHING, WALLBOARD, & OTHER MATERIALS OR BUILDING ITEM, & TO PROVIDE FIRE STOPPING WHERE REQUIRED.
- DOUBLE HEADER & TRIMMER JOISTS AT ALL FLOOR OPENINGS.
- PROVIDE SOLID BLOCKING FOR THE BEARING OF ALL BEAMS & COLUMNS. BEAMS SHALL HAVE BEARING OF NOT LESS THEN 4" ON CONCRETE OR MASONRY, & 1-1/2" WOOD OR METAL JOISTS, TRIMMERS, HEADERS & BEAMS FRAMING INTO CARRYING MEMBER AT THE SAME RELATIVE LEVELS SHALL BE CARRIED ON JOIST HANGERS.
- SILL PLATES SHALL BE SET LEVEL & SQUARE WITH E.P.S. SILL SEAL & ANCHORED AS INDICATED.

MEANS OF EGRESS

EXIT TRAVEL DISTANCE :

2020 NYS BC 1017.2

250' MAX SPRINKLERED

OCCUPANCY LOADS :

MERCANTILE
BUSINESS
ACCESSORY STORAGE AREAS

NYS BC TABLE 1004.1
60 GROSS SF/PERSON
150 GROSS SF/PERSON
300 GROSS SF/PERSON

EXIT WIDTH :

STAIR WIDTH
OTHER EGRESS COMPONENTS

NYS BC 1005.3.1 AND 1005.3.2
.2"/OCCUPANT SPRINKLERED
.15"/OCCUPANT SPRINKLERED

PLUMBING FIXTURE COUNT

FIXTURE COUNT		
TYPE	REQ. FIXTURES	PROPOSED FIXTURES
	MALE / FEMALE	
WATER CLOSET	1	2
LAVATORIES	1	2
DRINKING FOUNTAIN	1	NA
SERVICE SINK	1	3

CALC. BASED ON (MERCANTILE) PER TABLE 2902.1 NYSBC 2020

OCCUPANCY = 33 (ASSUME HALF MALE HALF FEMALE)

WC = 1 PER 500 MALE & FEMALE, LAVATORIES = 1 PER 750 MALE & FEMALE DRINKING FOUNTIANS = 1 PER 1000, DRINKING FOUNTIANS NA PER SECTION 410.4 SUBSTITUTIONS PLUMBING CODE NYS 2020, 1 SERVICE SINK

APPROVED BY RESOLUTION OF THE LEWISBORO PLANNING BOARD

Chair	DATE
Administrator	DATE

TOWN ENGINEER'S CERTIFICATION

Reviewed for compliance with the Planning Board Resolution dated _____.

Joseph M. Cernele, P.E.
Kellard Sessions Consulting
Town Consulting Engineer

Date

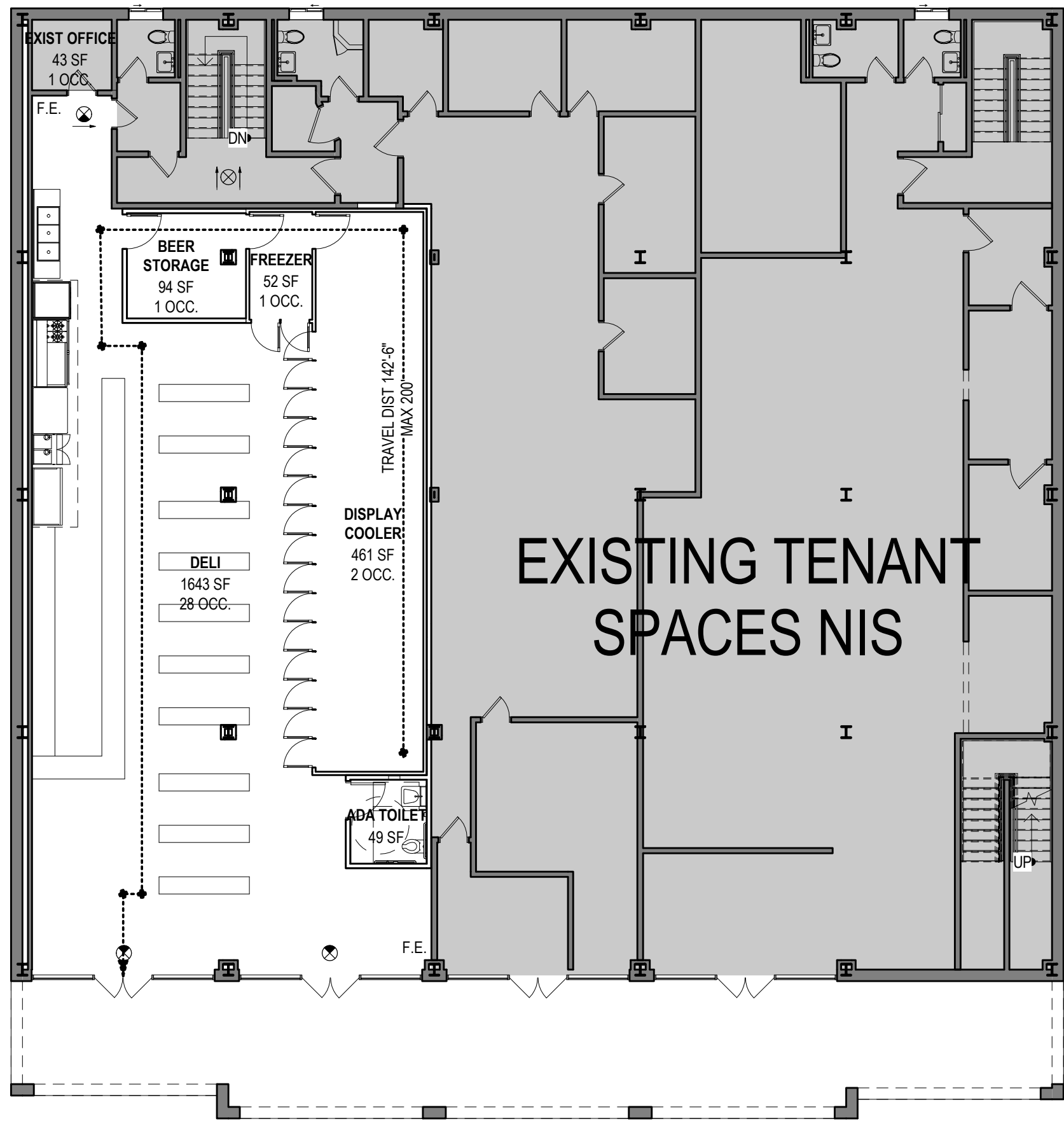
OWNER'S CERTIFICATION

The undersigned is the owner(s) of the property shown hereon, is familiar with this drawing and its contents, and hereby approves same for filing.

Ibrahim Jamal
Owners Name (Insert Name)
Owners Address (Insert Address)

6/2/2021

Date



1 CODE COMPLIANCE PLAN - 1ST FLOOR
3/32" = 1'-0"

LIFE SAFETY LEGEND	
F.E.	FIRE EXTINGUISHER
DF	DRINKING FOUNTAIN
38	PROPOSED OCC. LOAD
226	ALLOWED OCC. LOAD
	TRAVEL PATH
	EXIT SIGN W/ STROBE
	EXIT SIGN

CAMEROS DELI

IBRAHIM JAMAL

890 NY-35
CROSS RIVER, NY 10518



PERMIT SET

KEY PLAN

NOTE: ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND ARE THE PROPERTY OF MANDIRA WORKSHOP P.L.L.C. AND WERE CREATED FOR USE ON THIS PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF MANDIRA WORKSHOP P.L.L.C.

WRITTEN DIMENSIONS ON THIS DRAWING SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL VERIFY ALL ACTUAL DIMENSIONS AND CONDITIONS ON THE JOB AND THE ARCHITECT MUST BE NOTIFIED OF ANY VARIATIONS FROM DIMENSIONS AND CONDITIONS SHOWN. SHOP DETAILS MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION.

ALTERATIONS BY ANY PERSON, IN ANY WAY, OF ANY ITEM CONTAINED ON THIS DOCUMENT, UNLESS ACTING UNDER THE DIRECTION OF THE LICENSED ARCHITECT WHOSE PROFESSIONAL SEAL IS AFFIXED HERETO, IS A VIOLATION OF TITLE VII, SECT. 69.6 (b) OF NEW YORK STATE LAW. COPYRIGHT MANDIRA WORKSHOP P.L.L.C. ALL RIGHTS RESERVED.

Professional Seal



0 03-03-2021 PERMIT SET
No. Date Issue

Sheet Title

GENERAL INFORMATION

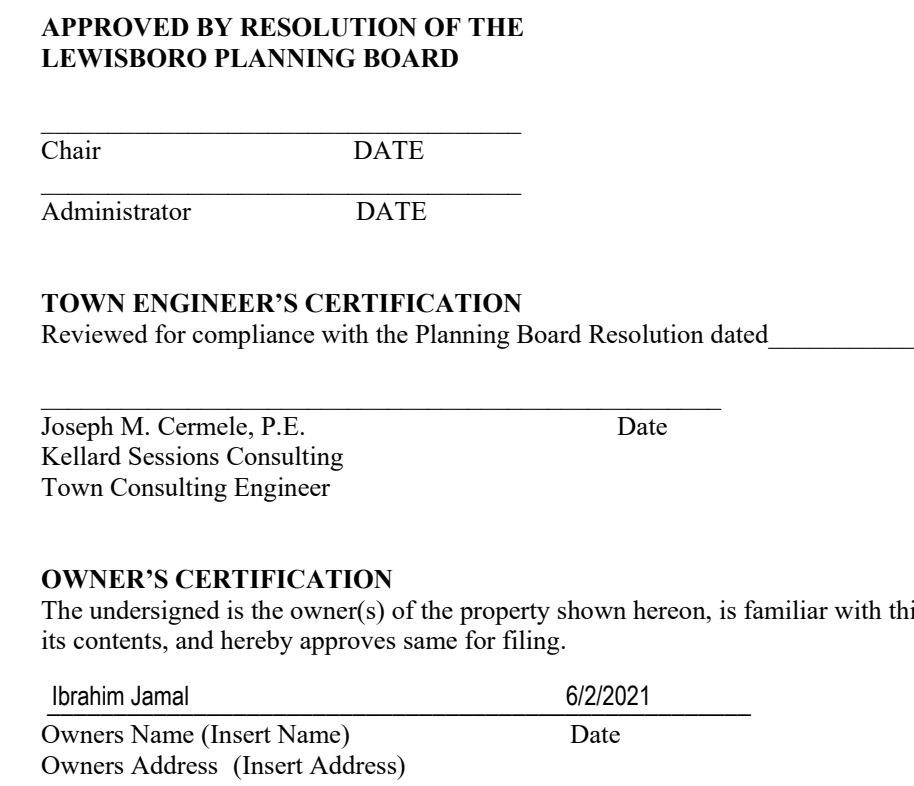
Job No. Project Number Date 1/29/2019

Scale AS NOTED Drawn / Checked Author Checker

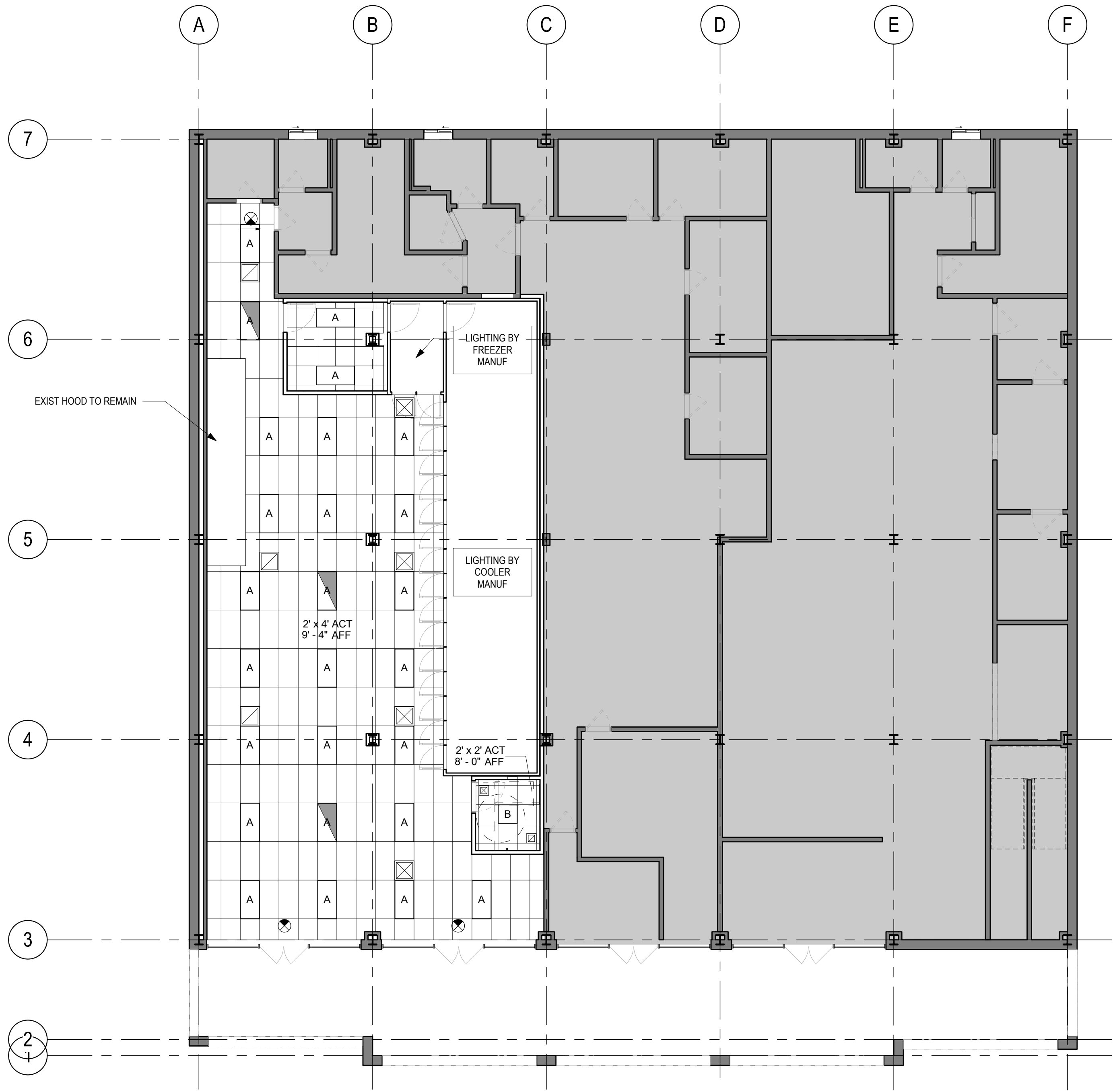
Sheet Number

G001

1. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD. DISCREPANCIES BETWEEN ACTUAL CONDITIONS AND DRAWINGS AND/OR SPECIFICATIONS SHALL BE REPORTED TO THE ARCHITECT IN WRITING FOR CLARIFICATION. WORK SHALL NOT PROCEED UNTIL SUCH CLARIFICATION HAS BEEN RECEIVED. DIMENSIONS ARE FROM GYPSUM BOARD TO GYPSUM BOARD OR SHEATHING U.N.O.
2. SHOULD UNFORSEEN CONDITIONS OR OTHER CAUSES NECESSITATE CONSTRUCTION DETAILS NOT IN ACCORDANCE WITH THESE PLANS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND SUBMIT HIS DETAILS SHOWING THE PROPOSED METHODS TO ACCOMPLISH THE REQUIRED RESULTS.
3. CONTRACTOR SHALL INSPECT THE PREMISES AND VIEW THE EXISTING CONDITIONS TO VERIFY ALL CONDITIONS, SIZES AND QUANTITIES. PLANS ARE FURNISHED TO INDICATE THE SCOPE OF THE INTENDED CONTRACT WORK. EXISTING CONDITIONS WHICH MIGHT PRECLUDE OR INTERFERE WITH THE PROPOSED WORK AS DRAWN OR SPECIFIED SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER FOR RESOLVING. RELOCATIONS MUST BE CHECKED TO VERIFY THEIR FEASIBILITY IN ACCORDANCE WITH THE NEW REQUIREMENTS.
4. THE CONTRACTOR SHALL RELOCATE ALL EXISTING EXPOSED MECHANICAL, ELECTRICAL OR PLUMBING ITEMS SUCH AS PIPES, PANELS, WIRING, ETC., TO SUIT THE NEW DESIGN. ALL NEW UTILITY WORK SHOULD EXTEND OFF EXISTING SYSTEMS WHEN POSSIBLE. CONTRACTOR RESPONSIBLE FOR VERIFYING CAPACITY OF EXISTING SYSTEMS AND NOTIFYING OWNER OF ANY DEFICIENCIES IN RELATION TO THE PROPOSED WORK.
5. WRITTEN DIMENSIONS ON THE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS INDICATED ON THESE DRAWINGS.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY BRACING AND PROTECTING ALL WORK DURING CONSTRUCTION AGAINST DAMAGE, BREAKAGE, COLLAPSE, DISTORTIONS AND MIS-ALIGNMENT ACCORDING TO APPLICABLE CODES, STANDARDS AND GOOD PRACTICE.
7. ALL PLUMBING WORK SHALL CONFORM TO 2020 PLUMBING CODE NYS. ALL ELECTRICAL WORK SHALL CONFORM TO NATIONAL ELECTRICAL CODE, AND ALL HEATING AND VENTILATING WORK SHALL COMPLY WITH AMERICAN SOCIETY OF HEATING, REFRIGERATING AND AIR-CONDITIONING ENGINEERS (ASHRAE) STANDARDS.
8. CONTRACTOR TO VERIFY AND MATCH STYLE, SIZE, AND MATERIAL OF EXISTING TRIM, MOULDINGS, CASINGS, APRONS, & SILLS U.N.O.
9. ALL NEW FINISHES TO BE SELECTED BY AND COORDINATED WITH THE OWNER.



A101



1 1ST FLOOR RCP
1/8" = 1'-0"

CEILING NOTES / POWER & LIGHTING SCHEDULE

1		DENOTES AREA OF NO ARCHITECTURAL WORK, UNLESS NOTED ELSEWHERE IN THE DOCUMENTS.
2		DENOTES 12X12 TOILET EXHAUST SUPPLIED WITH GRAVITY DAMPERS DIRECTLY TO EXTERIOR
3		DENOTES 24X24 RETURN GRILL
4		DENOTES 12X12 SUPPLY GRILL
5		DENOTES 24X24 SUPPLY GRILL
6		DENOTES 2X4 LED BY COMMERCIAL ELECTRIC MODEL #BLP-24-U-P-50-40K-80-D-2 4000K
7		DENOTES 2X4 LED BY COMMERCIAL ELECTRIC MODEL #BLP-24-U-P-50-40K-80-D-2 4000K- EMERGANCY BACK-UP
8		DENOTES 2X2 LED BY COMMERCIAL ELECTRIC MODEL #BLP-22-U-P-30-40K-80-D-2 4000K
9		EXIT SIGN W/ STROBE
10		EXIT SIGN
11		ALL CEILING FIXTURES ARE TO BE CENTERED IN ROOM UNLESS OTHERWISE NOTED.

ELECTRICAL NOTE:
ELECTRICAL CONTRACTOR SHALL COORDINATE POWER W/ OWNER FOR ALL PROPOSED WALK-IN COOLERS & MEET MANUF SPEC.

MECHANICAL NOTE:
MECHANICAL CONTRACTOR SHALL RELOCATE EXISTING SUPPLY AND RETURN VENTS AS NEEDED TO MEET OR EXCEED MIN VENTILATION RATES AS REQUIRED BY MECHANICAL CODE OF NYS

APPROVED BY RESOLUTION OF THE LEWISBORO PLANNING BOARD

Chair _____ DATE _____
Administrator _____ DATE _____

TOWN ENGINEER'S CERTIFICATION

Reviewed for compliance with the Planning Board Resolution dated _____.

Joseph M. Cermelo, P.E. _____ Date _____
Kellard Sessions Consulting
Town Consulting Engineer

OWNER'S CERTIFICATION

The undersigned is the owner(s) of the property shown hereon, is familiar with this drawing and its contents, and hereby approves same for filing.

Ibrahim Jamal _____ 6/2/2021
Owners Name (Insert Name) Date
Owners Address (Insert Address)

CAMEROS DELI

IBRAHIM JAMAL

890 NY-35
CROSS RIVER, NY 10518

mandra
Workshop
ARCHITECTURAL DESIGN
ADDRESS: 1005 PARKWAY PLACE, PEESKILL NY 10566
P:646.739.4916 MANDRAWORKSHOP@GMAIL.COM

PERMIT SET

KEY PLAN

NOTE: ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND ARE THE PROPERTY OF MANDRA WORKSHOP P.L.L.C. AND WERE CREATED FOR USE ON THIS PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF MANDRA WORKSHOP P.L.L.C.

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Professional Seal



0 03-03-2021 PERMIT SET
No. Date Issue

Sheet Title

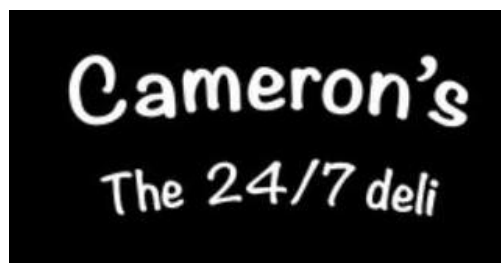
REFLECTED CEILING PLANS

Job No. _____ Date 1/29/2019
Project Number

Scale AS NOTED Drawn / Checked
Author Checker

Sheet Number

A601



890 ROUTE 35

CROSS RIVER, NY 10518

To Whom it May Concern,

This letter is regarding the expansion we inquired about at Cameron's Deli on 890 RT 34 Cross River, NY 10518. We are planning to expand the location only to make more space: in other words, to remodel. We will not be adding anymore equipment or changing the set up of the store. We want to make it a more comfortable space for our new and existing customers. We will remain open 24/7 as usual and keep the same number of employees. If you have any questions or concerns, feel free to contact me.

Thank you,

Ibrahim Jamal

C: (914)573-1346

Ijamal82@gmail.com

NEW YORK STATE DEPARTMENT OF HEALTH
Bureau of Water Supply Protection

Water System Operation Report
For Systems that Treat with Chlorine and/or Ultraviolet Radiation

Public Water System Name: 890 ROUTE 35

Public Water System ID: NY 5930047

County: WESTCHESTER

Town, Village or City: CROSS RIVER

Source Water Type(s): ☐ Surface

Reporting Month/Year: 04/2021
MM/YYYY

Date Report Submitted: 05/5/2021
MM/YYYY

- ☒ Ground
☐ GWDI
☐ Purchase with subsequent chlorination
☐ Purchase without subsequent chlorination
☐ 4 log treatment required

4 log treatment required

		CHLORINATION				ULTRAVIOLET RADIATION / OTHER TREATMENTS					
		Treated water volume (GALLONS/DAY)	Gaseous		Liquid	Free chlorine residual at entry point (mg/l)	UV Unit active (YES/NO)	Intensity meter > 70%	Quartz sleeve cleaned (YES/NO)	Checked by (INITIALS)	
Date	Source(s) in use		Cylinder weight (LBS)	Chlorine used (LBS)	Hypochlorite added to crack (LBS/LBS OR TABLETS)						
1	WELL	300	N/A	N/A	N/A	N/A	YES	YES	YES	YA	
2		260									
3		170									
4		140									
5		280									
6		250									
7		250									
8		270									
9		200									
10		290									
11		200									
12		110									
13		240									
14		190									
15		240									
16		240									
17		200									
18		250								YA	
19		130									
20		160									
21		190									
22		200									
23		210									
24		170									
25		190									
26		170									
27		140									
28		210									
29		240									
30		210									
31											
Total		0			0						
AVG		0									

Chlorine Mix Ratio = _____ quarts/gallons of _____ 12.5 _____ % chlorine added to _____ gallons of water in crock.

Date UV quartz sleeve last cleaned: 4/30/21 MM/YYYY Date UV lamp replaced: 6/26/2020 MM/YYYY

Alarm activation: ☒ No ☐ Yes If "yes," date of activation: _____ MM/YYYY Required Treatment Residual Level: N/A mg/L

Reported by: YOUSEF ABIROU Title: _____ Operator NYSDOH Operator Certification Number: _____

Signature: [Signature] Date: 5/5/2021 MM/YYYY Operator Grade Level: N/A

Reporting Month/Year May 2021 Date Report Submitted MM/YYYY

- ☐ Surface
☒ Ground
☐ GWUDI
☐ Purchase with subsequent chlorination
☐ Purchase w/out subsequent chlorination
☐ 4 log treatment required

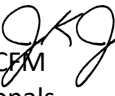
[illegible]

Signature: _____ Date: _____ Operator Grade Level: _____

MEMORANDUM

TO: Chairperson Janet Andersen and
Members of Lewisboro Planning Board

CC: Ciorsdan Conran
Judson Siebert, Esq.
Joseph Angiello

FROM: Jan K. Johannessen, AICP 
Joseph M. Cermele, P.E., CFM
Town Consulting Professionals

DATE: June 10, 2021

RE: Site Development Plan Approval, Wetland Activity Permit, and Stormwater Permit
397 Smith Ridge Road, LLC
397 Smith Ridge Road
Sheet 50A, Block 9848, Lot 2

PROJECT DESCRIPTION

The subject property consists of ±0.93 acres of land and is located at 397 Smith Ridge Road within the GB Zoning District. The subject property is developed with two (2) self-storage buildings. The applicant is proposing the construction of two (2) new self-storage buildings and an addition to an existing building, resulting in ±3,350 s.f. of new space. The applicant is also proposing to expand the existing stormwater management facility to accommodate additional flows and is proposed wetland mitigation in the form of planting, a portion of which is proposed off-site.

SEQRA

The proposed action has been preliminarily identified as a Type II Action and is therefore categorically exempt from the State Environmental Quality Review Act (SEQRA).

REQUIRED APPROVALS/REFERRALS

1. Amended Site Development Plan Approval, a Town Stormwater Permit, and a Wetland Activity Permit are required from the Planning Board; unless waived by the Planning Board, a public hearing is required to be held.
2. The proposed action requires a building coverage variance from the Zoning Board of Appeals.
3. Referral to the Architecture and Community Appearance Review Council is required.
4. Referral to the Westchester County Planning Board is required under Section 239-m of the General Municipal Law.

COMMENTS

1. This office defers review of the plan for zoning compliance to the Building Inspector. It is recommended that the application be referred to the Building Inspector for review.
2. It is recommended that the application be referred to the fire department for review.
3. The Bulk Zoning Table shall be revised to compare the requirements of the underlying Zoning District to the existing and proposed condition; if no change is proposed, this shall be stated within the table.
4. The Bulk Zoning shall be revised with the correct rear-yard setback of 15-feet. The Bulk Zoning Table currently has 40-feet listed. Further, the rear-yard setback shall be revised on the plan, where 20-feet is currently illustrated.
5. The plan shall be revised to identify the dimension between buildings/structures and the closest property line(s); provide dimension between buildings.
6. The submitted Wetland Mitigation Plan is conceptual in nature; the plan shall be developed to contain a full planting schedule, including size, species, and quantity of all proposed plantings. As part of the original approval for the self-storage facility, the applicant was required to submit annual maintenance reports relating the installed wetland mitigation; reports were never submitted. In order to evaluate the condition of the previously installed mitigation plantings, we recommend that the applicant provide a report that assesses the quantity and condition of the plantings and to compare the existing condition to that previously approved/installed. Any missing, dead, or compromised plants shall be replaced.

7. It is recommended that the Planning Board Attorney review the easement agreement that has been submitted in connection with the off-site wetland mitigation.
8. Wetland mitigation planting are proposed within the New York State Department of Environmental Conservation (NYSDEC) Wetland Adjacent Area; the applicant should contact the NYSDEC to determine permitting requirements, if any. The applicant must also coordinate with the NYSDEC to determine if the NYSDEC wetland boundary needs to be reverified.
9. The applicant shall prepare and submit a Landscaping Plan demonstrating compliance with Section 220-15 and 220-55E of the Zoning Code. The plan shall illustrate the location of all proposed plants and shall include a corresponding plant schedule identifying the specie type, size and quantity of all proposed plant material. Cross-section installation details shall be provided for proposed trees and shrubs, as applicable.
10. A Lighting Plan shall be provided to demonstrate proposed illuminance levels; provided details.
11. We note that there is limited space devoted to refuse and snow storage; the applicant shall clarify how both these items will be managed. The proposed enclosure must be dimensioned and detailed on the plan.
12. Top and bottom elevations of all proposed walls shall be identified on the plan; all walls greater than four (4) feet in height shall be designed by a NYS Licensed Professional Engineer. Provide construction details and specifications on the plan.
13. The plan shall be revised to illustrate and identify the location, specie type and diameter at breast height (dbh) of all trees with a dbh of 8 inches or greater and located within the limits of disturbance and 25 feet beyond. Indicate trees to be removed and/or protected. If no trees are proposed to be removed, a note to this effect shall be added to the plan.
14. The plan shall illustrate the location of all existing and proposed above and below-ground electric lines.
15. All drive aisles shall be dimensioned on the plan.
16. The submitted Stormwater Pollution Prevention Plan (SWPPP) and engineering details will be reviewed with the Step II Application.
17. The applicant shall perform deep and percolation soil testing in the vicinity of the proposed mitigation system to be witnessed by the Town Engineer. The test locations and results shall be shown on the plan. Contact this office to schedule the testing.

Chairperson Janet Andersen

June 10, 2021

Page 4 of 4

18. Provide construction details for all proposed improvements, including but not limited to, concrete retaining walls, the refuse enclosure, gates, etc.
19. The applicant shall submit a full-size existing condition survey (boundary and 2-foot contours), signed and sealed by a NYS Licensed Land Surveyor.
20. The plan shall note that disturbance limits shall be staked in the field prior to construction.
21. All applications shall be signed by the owner.
22. The Planning Board's standard signature blocks shall appear on all sheets.

In order to expedite the review of subsequent submissions, the applicant should provide annotated responses to each of the comments outlined herein.

PLANS REVIEWED, PREPARED BY ALP ENGINEERING & LANDSCAPE ARCHITECTURE, PLLC, DATED APRIL 15, 2021:

- Site Layout Plan (Sheet C-101)
- Site Grading and Utilities Plan (Sheet C-102)
- Erosion and Sediment Control Plan (Sheet C-103)
- Mitigation Planting Plan (Conceptual) (Sheet C-104)
- Construction Details (Sheet C-111)
- Construction Details (Sheet C-112)

PLAN REVIEWED, PREPARED BY STEVEN R. KAPLAN ARCHITECT & ASSOCIATES, PLLC, DATED NOVEMBER 16, 2020:

- Elevations (Drawing A-1)

DOCUMENTS REVIEWED:

- Cover letter, prepared by ALP Engineering & Landscape Architecture, PLLC, dated April 28, 2021
- Town of Lewisboro Planning Board Step I Application
- Town of Lewisboro Wetland Permit Application
- Town of Lewisboro Stormwater Permit Application
- Stormwater Pollution Prevention Plan, dated April 15, 2021
- Signed Easement Agreement
- Final As-Built Survey prepared by Terry Bergendorff Collins, dated December 1, 2015
- Deed

JKJ/dc

[https://kellardsessionsconsulti.sharepoint.com/sites/Kellard/Municipal/Lewisboro/Correspondence/2021-06-10_LWPB_397 Smith Ridge Road LLC - 397 Smith Ridge Road_Review Memo.docx](https://kellardsessionsconsulti.sharepoint.com/sites/Kellard/Municipal/Lewisboro/Correspondence/2021-06-10_LWPB_397%20Smith%20Ridge%20Road%20LLC%20-%20397%20Smith%20Ridge%20Road_Review%20Memo.docx)

TOWN OF LEWISBORO PLANNING BOARD

#4-21PB

79 Bouton Road, South Salem, NY 10590 Tel: (914) 763-5592 Email: planning@lewisborogov.com

Site Development Plan/Subdivision Plat Application - Check all that apply:

Waiver of Site Development Plan Procedures ☐
 Site Development Plan Approval ☐
 Special Use Permit Approval ☐
 Subdivision Plat Approval ☐

Step I ☒ Step II ☐
 Step I ☐ Step II ☐
 Step I ☐ Step II ☐

Step III ☐

RECEIVED
LEWISBORO
APR 27 2021
PLANNING
BOARD

Project Information

Project Name: Addition to Self-Storage Facility

Project Address: 397 Smith Ridge Road

Gross Parcel Area: 0.933 ac. Zoning District: GB Sheet(s): 50A Block (s): 9848 Lot(s): 2

Project Description: Construction of a 500 s.f. addition to an existing self-storage building, and construction of two new self-storage buildings (1,350 s.f. and 1,500 s.f.) on the property.

\$205 app fee
pd 5/3/21
in #1389

Is the site located within 500 feet of any Town boundary?

YES ☐

NO ☒

Is the site located within the New York City Watershed?

YES ☐

NO ☒

Is the site located on a State or County Highway?

YES ☒

NO ☐

Does the proposed action require any other permits/approvals from other agencies/departments?

Town Board ☐
 ACARC ☐
 NYSDOT ☐

ZBA ☒
 NYSDEC ☐
 Town Wetland ☒

Building Dept. ☒
 NYCDEP ☐
 Town Stormwater ☒

Town Highway ☐
 WCDH ☐

Other _____

Owner's Information

397 Smith Ridge Road, LLC

Name: (c/o Steven Kaplan and Ellen Fisher)

Email: skaplanarchitects@gmail.com

Address: 18 Hillside Drive, New City, NY 10956

Phone: (845) 642-3322

Applicant's Information (if different)

Name: _____ Email: _____

Address: _____ Phone: _____

Authorized Agent's Information

Name: Alan L. Pilch, PE, RLA

Email: alan@eaec-inc.com

Address: P.O. Box 843, Ridgefield, CT 06877

Phone: (475) 215-5343

THE APPLICANT understands that any application is considered complete only when all information and documents required have been submitted and received by the Planning Board. The applicant further understands that the applicant is responsible for the payment of all application and review fees incurred by the Planning Board.

THE UNDERSIGNED WARRANTS the truth of all statements contained herein and in all supporting documents according to the best of his/her knowledge and belief, and authorizes visitation and inspection of the subject property by the Town of Lewisboro and its agents.

APPLICANT'S SIGNATURE

DATE 3.23.2021

OWNER'S SIGNATURE

DATE 3.23.2021

TOWN OF LEWISBORO
WETLAND PERMIT APPLICATION

79 Bouton Road, South Salem, NY 10590

Phone: (914) 763-5592

Fax: (914) 875-9148

Application No.: 42-2(WP)
Fee: \$255 Date: 5/13/21
ch # 1389

RECEIVED
LEWISBORO
APR 27 2021
PLANNING
BOARD

Project Address: 397 Smith Ridge Road

Sheet: 50A Block: 9848 Lot(s): 2

Project Description (Identify the improvements proposed within the wetland/wetland buffer and the approximate amount of wetland/wetland buffer disturbance): No direct wetland impact; project would disturb 6,823 s.f. of Town 150-foot wetland buffer. Total on-site and off-site mitigation of 14,733 s.f. proposed.

Owner's Name: 397 Smith Ridge Road, LLC (c/o Steven Kaplan & Ellen Fisher) Phone: (845) 642-3322

Owner's Address: 18 Hillside Drive, New City, NY 10956 Email: skaplanarchitects@gmail.com

Applicant's Name (if different): _____ Phone: _____

Applicant's Address: _____ Email: _____

Agent's Name (if applicable): Alan L. Pilch, PE, RLA Phone: (475) 215-5343

Agent's Address: P.O. Box 843, Ridgefield, CT 06877 Email: alan@eaec-inc.com

TO BE COMPLETED BY OWNER/APPLICANT

What type of Wetland Permit is required? (see §217-5C and §217-5D of the Town Code)

☐ Administrative ☒ Planning Board

Is the project located within the NYCDEP Watershed? ☐ Yes ☒ No

Total area of proposed disturbance: ☐ < 5,000 s.f. ☒ 5,000 s.f. - < 1 acre ☐ ≥ 1 acre

Does the proposed action require any other permits/approvals from other agencies/departments? (Planning Board, Town Board, Zoning Board of Appeals, Building Department, Town Highway, ACARC, NYSDEC, NYCDEP, WCDOH, NYSDOT, etc): Identify all other permits/approvals required: Variance (ZBA)
Amended Site Plan Approval (Planning Board)

Note: Initially, all applications shall be submitted with a plan that illustrates the existing conditions and proposed improvements. Said plan must include a line which encircles the total area of proposed land disturbance and the approximate area of disturbance must be calculated (square feet). The Planning Board and/or Town Wetland Inspector may require additional materials, information, reports and plans, as determined necessary, to review and evaluate the proposed action. If the proposed action requires a Planning Board Wetland Permit, the application materials outlined under §217-7 of the Town Code must be submitted, unless waived by the Planning Board. The Planning Board may establish an initial escrow deposit to cover the cost of application/plan review and inspections conducted by the Town's consultants.

For administrative wetland permits, see attached Administrative Wetland Permit Fee Schedule.

Owner Signature: _____

Alan L. Pilch, agent for Owner

Date: 3/23/2021

Application No.: 8-21SW
Fee: \$155 Date: 5/3/21
pd ch# 1389

TOWN OF LEWISBORO
STORMWATER PERMIT APPLICATION

79 Bouton Road, South Salem, NY 10590
Phone: (914) 763-5592
Fax: (914) 875-9148

Project Address: 397 Smith Ridge Road

Sheet: 50A Block: 9848 Lot(s): 2

Project Description (describe overall project including all proposed land development activities):
Construction of an addition to an existing self-storage building, and construction of two new self-storage buildings. Modification of stormwater management facility for new impervious surfaces.

397 Smith Ridge Road, LLC
Owner's Name: (c/o Steven Kaplan & Ellen Fisher) Phone: (845) 642-3322

Owner's Address: 18 Hillside Drive, New City, NY 10956 Email: skaplanarchitects@gmail.com

Applicant's Name (if different): _____ Phone: _____

Applicant's Address: _____ Email: _____

Agent's Name (if applicable): Alan L. Pilch, PE, RLA Phone: (475) 215-5343

Agent's Address: P.O. Box 843, Ridgefield, CT 06877 Email: alan@eaec-inc.com

TO BE COMPLETED BY OWNER/APPLICANT

The approval authority is? (see §189-5 of the Town Code)

☐ Town Engineer and Stormwater Management Officer ☒ Planning Board

Is the project located within the NYCDEP Watershed? ☐ Yes ☒ No

Total area of proposed disturbance: ☒ 5,000 s.f. - < 1 acre ☐ ≥1 acre

Will the project require coverage under the NYSDEC General Permit for Stormwater Discharges from Construction Activity? ☐ Yes ☒ No ☐ Requires post-construction stormwater practice

Does the proposed action require any other permits/approvals from other agencies/departments? (Wetland Inspector, Planning Board, Town Board, Zoning Board of Appeals, Building Department, Town Highway, ACARC, NYSDEC, NYCDEP, WCDOH, NYSDOT, etc): Identify all other permits/approvals required: Variance (ZBA), Amended Site Plan Approval (Planning Board)

Note: The applicant, owner and/or agent is responsible for reviewing and complying with Chapter 189, "Stormwater Management and Erosion and Sediment Control," of the Town Code. This application must be submitted with all applicable plans, reports and documentation specified under §189-8, "SWPPP requirements," of the Town Code; all SWPPP's shall be prepared in conformance with Chapter 189 and shall be prepared by a qualified professional, as defined therein. The provision for obtaining a Town Stormwater Permit is in addition to the requirement of obtaining coverage under the SPDES General Permit for Stormwater Discharges from Construction Activity, if applicable.

Owner Signature: Sh Kaplan

Date: 3.23.2021

TOWN OF LEWISBORO PLANNING BOARD

79 Bouton Road, South Salem, NY 10590

Email: planning@lewisborogov.com

Tel: (914) 763-5592

Fax: (914) 875-9148

Affidavit of Ownership

State of: New York

County of: Rockland

STEVEN KAPLAN, being duly sworn, deposes and says that he/she

resides at 18 Hillside Drive, New City, NY

in the County of Rockland, State of NEW YORK

and that he/she is (check one) ☐ the owner, or ☐ the PRESIDENT
Title

of 397 SMITH RIDGE ROAD LLC
Name of corporation, partnership, or other legal entity

which is the owner, in fee of all that certain log, piece or parcel of land situated, lying and being in the
Town of Lewisboro, New York, aforesaid and know and designated on the Tax Map in the Town of
Lewisboro as:

Block 9848, Lot 2, on Sheet 50A.

Steven Kaplan
Owner's Signature

Sworn to before me this

22nd day of April, 2021

SUSAN LAWRENCE
Notary Public, State of New York
Qualified in Rockland County
No. 04LA0063602
Commission Expires September 4, 2021

Susan Lawrence
Notary Public - affix stamp

TOWN OF LEWISBORO PLANNING BOARD

79 Bouton Road, South Salem, NY 10590
Email: planning@lewisborogov.com
Tel: (914) 763-5592 Fax: (914) 875-9148

Tax Payment Affidavit Requirement

This form must accompany all applications to the Planning Board.

Under regulations adopted by the Town of Lewisboro, the Planning Board may not accept any application unless an affidavit from the Town of Lewisboro Receiver of Taxes is on file in the Planning Board office. The affidavit must show that all amounts due to the Town of Lewisboro as real estate taxes and special assessments on the total area encompassed by the application, together with all penalties and interest thereon, have been paid.

Under New York State law, the Westchester County Clerk may not accept any subdivision map for filing unless the same type of affidavit from the Town of Lewisboro Receiver of Taxes is submitted by the applicant at the time of filing.

This form must be completed by the applicant and must accompany all applications to the Planning Board. Upon receipt, the Planning Board Secretary will send the form to the Receiver of Taxes for signature and notarization. If preferred, the applicant may directly obtain the signature of the Receiver of Taxes and notarization prior to submission.

To Be Completed by Applicant (Please type or print)

397 Smith Ridge Road, LLC
(c/o Steven Kaplan and Ellen Fisher)

Name of Applicant

Addition to Self-Storage Facility

Project Name

Property Description

Tax Block(s): 9848

Tax Lot(s): 2

Tax Sheet(s): 50A

Property Assessed to:

397 SMITH RIDGE ROAD, LLC

Name

18 HILLSIDE DRIVE

Address

NEW CITY, NY 10956

City

State

Zip

The undersigned, being duly sworn deposes and says that a search of the tax records in the office of the Receiver of Taxes, Town of Lewisboro, reveals that all amounts due to the Town of Lewisboro as real estate taxes and special assessments, together with all penalties and interest thereon, affecting the premises described below, have been paid.

Signature - Receiver of Taxes:



5/3/2021
Date

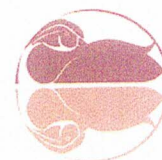
Sworn to before me this

3rd day of May, 2021



Signature - Notary Public (affix stamp)

JANET L. DONOHUE
NOTARY PUBLIC, STATE OF NEW YORK
No. 01D06259627
Qualified in Westchester County
Commission Expires April 16, 2020



**ALP Engineering
& Landscape Architecture, PLLC**

April 28, 2021

Hon. Janet Andersen, Chairwoman and Members of the Planning Board
Town of Lewisboro
79 Bouton Road
South Salem, NY 10590

**Re: 397 Smith Ridge Road
Sheet 50A, Block 9848, Lot 2
Application for Amended Site Development Plan Approval, Wetlands and
Stormwater Management Permits**

Dear Chairwoman Andersen and Members of the Planning Board:

We are pleased to submit four (4) copies of the following drawings in support of this application by 397 Smith Ridge Rd, LLC, the owner of the property located at 397 Smith Ridge Road for Amended Site Development Plan Approval, Wetlands and Stormwater Management Permits:

<u>Drawing No.:</u>	<u>Drawing Title:</u>	<u>Date:</u>
Dwg. C-101	Site Layout Plan	04/15/2021
Dwg. C-102	Site Grading and Utilities Plan	04/15/2021
Dwg. C-103	Erosion and Sediment Control Plan	04/15/2021
Dwg. C-104	Mitigation Planting Plan (Conceptual)	04/15/2021
Dwg. C-111	Construction Details	04/15/2021
Dwg. C-112	Construction Details	04/15/2021

In addition, we are submitting the following permit applications and supporting documentation:

- Site Development Plan Application Form, dated 03/23/2021.
- Wetland Permit Application Form, dated 03/23/2021.
- Stormwater Permit Application form, dated 03/23/2021.
- Drawing entitled "Final As-Built Survey" Prepared for 397 Smith Ridge Road LLC, prepared by Terry Bergendorff Collins, L.S., last revised on 12/01/2015.
- Check in the amount of \$615.00 payable to the Town of Lewisboro (Site Development Plan Application fee \$205, Wetland Permit Application \$255, and Stormwater Permit Application \$155). The escrow check of \$2,000.00 will be sent under separate cover.

P.O. Box 843 Ridgefield, CT 06877
EAEC Office: 162 Falls Road Bethany, CT 06524
Direct: (475) 215-5343 Mobile: (203) 710-0587
EAEC Tel: (203) 393-0690 x114
Email: alan@eaec-inc.com



- Drawing A-1, Elevations, prepared by Steven R. Kaplan Architect & Associates, PLLC, dated 11/16/2020.
- Easement Agreement between Mark A. Macri, President 401 Storage Corp. and Steven Kaplan, 397 Smith Ridge Road, LLC.
- Stormwater Pollution Prevention Plan / Stormwater Management Report for Self-Storage Facility, dated 04/15/2021.

This application is being made for the above-noted permits and amended approval for the proposed additions to the existing Lewisboro Self-Storage facility located at 397 Smith Ridge Road. The application is being made by the owner of the property, 397 Smith Ridge Road, LLC.

Existing Conditions

The subject property is 40,651 square feet (0.933 acres) in size and is located on the east side of Smith Ridge Road in the Vista Hamlet. The property is essentially a rectangle, about 200 feet on a side. The property presently contains two self-storage buildings, an L-shaped building in the northern and western portion of the property, and a building in the central portion of the property. The subject property is zoned GB, General Business.

A wetland is located off-site approximately 50 feet to the east of the easterly site property line. The off-site wetland was field delineated by Evans Associates Environmental Consulting on November 28, 2007 by professional wetlands scientist of Evans Associates Environmental Consulting, Inc. The boundary of the wetland was verified by the New York State Department of Environmental Conservation on November 4, 2010. The off-site wetland is locally regulated by the Town of Lewisboro, by the State of New York as Freshwater Wetland D-45, and is federally regulated by the Army Corps of Engineers (ACOE). In addition to regulating the wetlands, the State regulates a 100-foot adjacent area and the Town regulates a 150-foot buffer. The Town regulated wetland buffer covers 19,779 square feet (48.7%) of the subject property. A portion of the existing L-shaped building and vehicular circulation area was permitted within the Town wetland buffer under the Site Development Plan Approval and Wetland Activity Permit Approval granted on February 28, 2012.

Project Proposal

It is proposed to construct additions to the self-storage facility on the subject property. The additions will consist of the following:

- a) A 500 s.f. footprint addition to the existing 4,563 square foot L-shaped building;
- b) A new 1,500 s.f. footprint freestanding building to the south of the above-noted 500 s.f. addition;
- c) A new 1,350 s.f. footprint freestanding building to the south of the 1,500 s.f. building.



Together, the additions would total 3,350 square feet. With the proposed additions, there would be a total of 10,062.5 s.f. of one-story buildings (i.e., building coverage) on the property.

Within the GB General Business District Zone, the maximum building coverage is limited to 20% of the property. The construction of the two new buildings and addition to one of the existing buildings will result in a building coverage of 24.76% (see Table of Land Use on Sheet C-101). Thus, a variance for building coverage will need to be obtained from the Zoning Board of Appeals.

Access to the property would continue to be obtained from the existing driveway to Smith Ridge Road. No changes are proposed for the existing driveway or within the New York State Route 123 right-of-way.

Wetland Permit Application – The proposed building additions would be constructed within the Town's regulated 150-foot buffer, but *outside* of the New York State 100-foot wetland adjacent area. No direct wetland impacts are proposed. It is not proposed to perform land disturbance, except for mitigation planting for impacts within the Town's wetland buffer, within the State regulated 100-foot buffer.

Within the 150-foot Town wetland buffer, the following impacts are proposed:

- Construction of the 1,500 square foot and 1,350 square foot freestanding self-storage buildings, as well as the 500 s.f. addition to the existing L-shaped self-storage building.
- Expand the existing subsurface stormwater management facility (which consists of recharger chambers) by installing an additional 6 Cultec 330XLHD chambers. The facility would continue to provide peak rate attenuation for all storm events up to the 25-year recurrence interval.
- Construct a bituminous concrete sidewalk between the new self-storage buildings for access and maintenance purposes.
- Reconfigure the discharge pipes of the storm drainage system to convey runoff from the stormwater management facility to a new level spreader to be located immediately to the east of the addition to the L-shaped building.

Mitigation for Impacts in the Wetland Buffer:

In the previous plans for the project, mitigation was proposed to the east of the curb line within the regulated wetland buffer area. That mitigation area consisted of supplemental native tree and shrub planting, the installation of meadow herbaceous plants, and removal of a former earth pile, gravel surfaced pavements, and debris. The formerly installed mitigation area covered 9,675 s.f. (0.222 acres).



The project would result in disturbance within the Town's wetland buffer area. The calculations show that a total of 6,823 square feet of wetland buffer area would be disturbed. The construction would impact a portion of the former mitigation area and replace it with building and pavements. Drawing C-104 shows that the total disturbance within the Town's wetland buffer would equal 14,705 square feet.

The remaining existing planted mitigation area within the 100-foot wetland buffer equals 4,673 square feet. Additional on-site planted mitigation area of 6,060 square feet is proposed. In addition, the applicant reached an agreement with the adjacent property owner (see attached agreement) for the planting of 4,000 square feet of additional mitigation. Together, the on-site mitigation planting area (10,733 s.f.) and off-site mitigation planting area (4,000 s.f.) will provide 14,733 square feet of wetland buffer enhancement, in excess of the total disturbance within the Town's wetland buffer.

Stormwater Management Plan: To manage runoff from the property, the project installed a total of 55 Cultec 330XLHD chambers (5 rows of 11 chambers end-to-end). The runoff was conveyed to an outlet control structure and then discharged to a level spreader which was located within the Town's wetland buffer, but outside of the State wetland adjacent area.

With the proposed additional building construction and new impervious surfaces, the existing stormwater management facility will need to be expanded. The project proposes to add twelve Cultec chambers to the existing facility. The chambers would be located to the south of the existing stormwater management facility as may be referenced on sheet C-102.

We look forward to your review of the site development plans for the construction of a new the additions to the existing self-storage facility. If you have any questions regarding this submission, please feel free to call us at (475) 215-5343.

Sincerely,

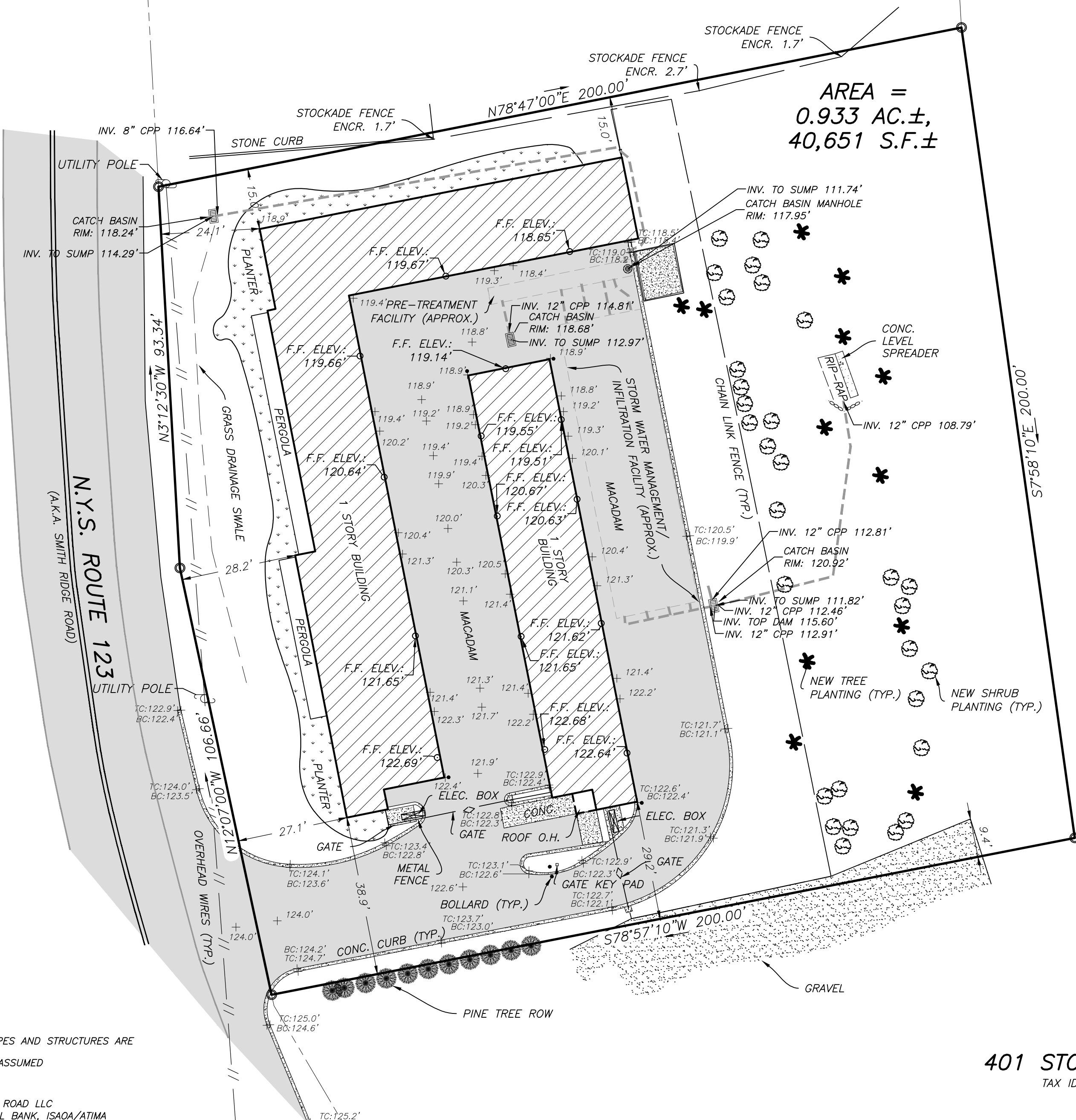
ALP ENGINEERING & LANDSCAPE ARCHITECTURE, PLLC

A handwritten signature in blue ink, reading "Alan L. Pilch".

Alan L. Pilch, P.E., R.L.A.
Principal

cc: Jan Johannessen, AICP
Steven Kaplan

N/F
EAGER BEAVER TREE
SERVICE, INC.
TAX ID 77.11-2-13



AREA =
0.933 AC.±,
40,651 S.F.±

NOTES:
1. UNDERGROUND PIPES AND STRUCTURES ARE APPROXIMATE.
2. VERTICAL DATUM: ASSUMED

CERTIFIED TO:
1. 397 SMITH RIDGE ROAD LLC
2. STERLING NATIONAL BANK, ISAOA/ATIMA
3. STERLING SILVER ABSTRACT LLC
3.1. TITLE NO. STSNY-100763

N/F
401 STORAGE CORP.
TAX ID 77.11-2-15

REVISIONS		
DATE	DESCRIPTION	BY
12/1/15	ADD GATES, CONC., AND E. BOXES	EF

CERTIFICATIONS INDICATED HEREON SIGNIFY THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS, INC. CERTIFICATIONS SHALL RUN ONLY TO THE PERSON FOR WHOM THIS SURVEY WAS PREPARED AND ON HIS BEHALF TO THE TITLE CO. AND LENDING INSTITUTION LISTED HEREON. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

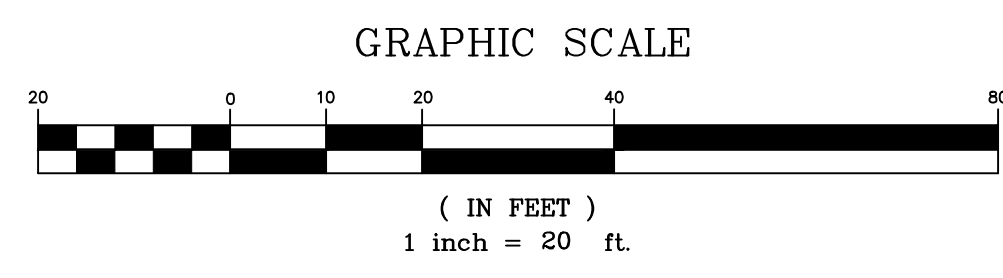
Terry Bergendorff Collins
TERRY BERGENDORFF COLLINS
52 STARR RIDGE ROAD
BREWSTER, NEW YORK 10509
P:845.279.4261 F:845.279.6838
WWW.TERRYBERGENDORFFCOLLINS.COM

SURVEYOR'S SEAL



N.Y.S. LICENSE NO. 49691

FINAL AS-BUILT SURVEY
PREPARED FOR
397 SMITH RIDGE ROAD LLC
BEING
TAX ID 77.11-2-14
SITUATE IN
TOWN OF LEWISBORO WESTCHESTER CO., N.Y.
SCALE: 1" = 20'
NOVEMBER 11, 2015
COPYRIGHT © 2015 TERRY BERGENDORFF COLLINS, ALL RIGHTS RESERVED



THE ALTERATION OF SURVEY MAPS BY ANYONE OTHER THAN THE ORIGINAL PREPARER IS MISLEADING, CONFUSING AND NOT IN THE GENERAL WELFARE AND BENEFIT OF THE PUBLIC. LICENSED LAND SURVEYORS SHALL NOT ALTER SURVEY MAPS, SURVEY PLANS OR SURVEY PLATS PREPARED BY OTHERS. UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION # 7209 OF THE NEW YORK STATE EDUCATION LAW. THE LOCATION OF UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS, IF ANY EXIST OR ARE SHOWN HEREON ARE NOT CERTIFIED. ALL CERTIFICATIONS HEREON ARE VALID FOR THIS MAP AND COPIES THEREOF ONLY IF SAID MAP OR COPIES BEAR THE IMPRESSED SEAL OF THE SURVEYOR WHOSE SIGNATURE APPEARS HEREON. THIS MAP MAY NOT BE USED IN CONNECTION WITH A "SURVEY AFFIDAVIT" OR SIMILAR DOCUMENT, STATEMENT OR MECHANISM TO OBTAIN TITLE INSURANCE FOR ANY SUBSEQUENT OR FUTURE GRANTEEES.

FIELD PARTY: EF
DRAWN BY: EF
CHECKED BY: TBC

JOB NO. LEWISBORO 77.11-2-14

EASEMENT AGREEMENT

AGREEMENT made as of this ____ day of _____, 2021, by and between 401 STORAGE CORP., a New York corporation with offices at 55 North Salem Drive, Ridgefield, CT 06877 ("Grantor") and 397 SMITH RIDGE ROAD LLC, a New York limited liability company with offices at 18 Hillside Drive, New City, New York 10508 ("Grantee").

WHEREAS, Grantor is the owner of a certain real property located at 401 Smith Ridge Road, South Salem, NY 10590, being more particularly shown and identified on the tax map of the Town of Lewisboro as Sheet 50A, Block 9848, Lot 1 and fully described in Schedule A-1 annexed hereto and made a part hereof (the "Grantor's Property").

WHEREAS, Grantee is the owner of certain real property located at 397 Smith Ridge Road, South Salem, NY 10590, which adjoins Grantor's Property, said lands owned by Grantee being more particularly shown and identified on the tax map on the Town of Lewisboro as Sheet 50A, Block 9848, Lot 2 and fully described in Schedule A-2 annexed hereto and made a part hereof (the "Grantee's Property"); and

WHEREAS, Grantee wishes to utilize a 4,000± sq. ft. area (measuring 200' x 20') of Grantor's Property which abuts Grantee's Property to the west for off-site wetlands mitigation purposes and said area is hereinafter described as the "Easement Area" and shown on the survey by Stephen T. Johnson P.L.S. attached hereto as Exhibit 1; and

WHEREAS, Grantor wishes to grant unto Grantee a formal easement for such purposes:
and

WHEREAS, the parties wish to formalize this Easement by written agreement and thereby define their respective rights and obligations regarding the Easement Area on the terms and conditions defined below.

NOW, THEREFORE, in consideration of the mutual promises contained herein and for the other good and mutually valuable consideration, the receipt of which each party acknowledges from the other property, the parties agree as follows:

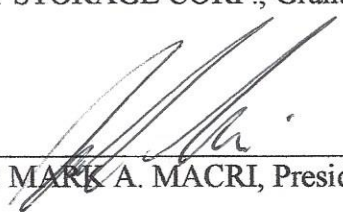
1. Grantor hereby grants Grantee a permanent easement for wetlands mitigation purposes within the Easement Area.
2. Grantee hereby agrees that the Easement Area shall be planted and maintained by Grantee in accordance with the wetlands permit conditions and amended site plan approval conditions adopted by the Planning Board of the Town of Lewisboro.

3. Grantee hereby agrees that its access to the Easement Area shall be from Grantee's Property only, not through, across or over Grantor's other lands which are not subject to this easement granted by this Agreement.

4. Grantee further agrees to indemnify and hold harmless Grantor from any loss, claim or damage rising out of or by reason of the use, cultivation, plantings and maintenance of the Easement Area for the wetlands mitigation purposes and Grantee agrees to utilize the Easement Area only in the manner described and approved by the Planning Board of the Town of Lewisboro.

5. This Easement Agreement and all of the rights, agreements and covenants contained herein shall run with the land and be binding upon and insure to the benefit of the parties, and respective heirs, successors, grantees, and assigns.

401 STORAGE CORP., Grantor


By: MARK A. MACRI, President

397 SMITH RIDGE ROAD, LLC, Grantee

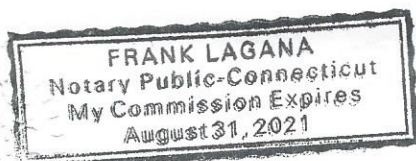

By: STEVEN KAPLAN, Manager

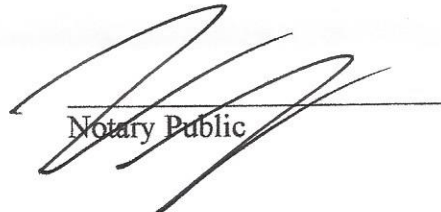
STATE OF NEW YORK)

) ss:

COUNTY OF WESTCHESTER)

On the 31st day of March, 2021 before me, the undersigned, MARK A. MACRI, personally known to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity as an officer of 401 STORAGE CORP., and that by his signature on the instrument, the individual acted and executed the same.




Notary Public

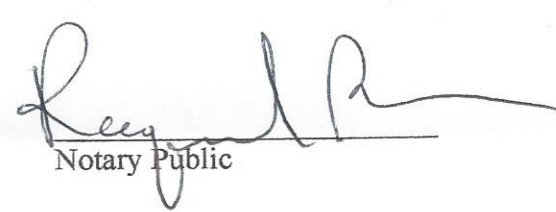
STATE OF NEW YORK)

Rockland) ss:

COUNTY OF WESTCHESTER)

On the 12th day of April, 2021 before me, the undersigned, STEVEN KAPLAN, personally known to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity as Manager of 397 SMITH RIDGE ROAD, LLC, and that by his signature on the instrument, the individual acted and executed the same.

RAQUEL RIVERA
Notary Public, State of New York
No. 04RI6045505
Qualified in Rockland County
Commission Expires July 31, 2022


Notary Public

Record and return: Michael Fuller Sirignano, Esq.
892 Route 35 - P.O. Box 784
Cross River, New York 10518
(914) 763-5500

GRANTOR'S PROPERTY
SCHEDULE A-1

ALL that certain plot, piece or parcel of land, situate, lying and being in the Town of Lewisboro, County of Westchester and State of New York, and being more particularly bounded and described as follows:

BEGINNING at a point on the easterly side of the New Canaan-Ridgefield Road, where the same is intersected by the Northwesterly corner of the within described premises and the southwesterly corner of land now or formerly of Robert Loud;

~~THENCE running along the last mentioned land, North 78 degrees 57 minutes 10 seconds East 200.00 feet to a corner;~~

THENCE continuing along the last mentioned land now or formerly of Norris Stone & Son, North 7 degrees 58 minutes 10 seconds West 200.00 feet and North 3 degrees 12 minutes 30 seconds West 100.00 feet to lands now or formerly of Arba B. Marvin;

THENCE running along the last mentioned land, North 78 degrees 47 minutes East 5.43 feet, North 76 degrees 43 minutes East 42.08 feet and North 77 degrees 45 minutes East 18.08 feet to lands now or formerly of Clifford A. Avery;

THENCE running along the last mentioned lands, South 26 degrees 11 minutes 30 seconds East 320.16 feet and South 75 degrees 21 minutes East 22.24 feet to the Westerly side of a proposed road;

THENCE running along the westerly and northerly side of said proposed road, the following courses and distances:

on a curve to the left having a radius of 125 feet, a distance of 13.79 feet;

THENCE South 8 degrees 19 minutes 30 seconds West 144.12 feet to a point of curve;

THENCE on a curve to the right having a radius of 125 feet, a distance of 127.35 feet;

THENCE South 66 degrees 42 minutes West 128.33 feet to a point of curve;

THENCE on a curve to the right having a radius of 30 feet a distance of 43.37 feet to the Easterly side of the New Canaan-Ridgefield Road aforesaid;

THENCE running along the last mentioned highway, North 30 degrees 28 minutes West 267.60 feet and North 12 degrees 07 minutes West 2.78 feet to the point or place of BEGINNING.

GRANTEE'S PROPERTY
SCHEDULE A-2

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Lewisboro, County of Westchester and State of New York, more particularly bounded and described as follows;

BEGINNING at a point in the northwesterly corner of the premises herein described which point is on the easterly side of the New Canaan, Ridgefield Road, known as Route Number 123 which adjoins the southwesterly corner of premises conveyed by Charles J. Krapowicz to Anna L. Riley Caffrey and James J. Caffrey by deed dated July 15, 1947 recorded July 16, 1947 in Liber 4538 of deeds at page 77;

RUNNING THENCE along said land now or formerly of said Anna L. Riley Caffrey and James J. Caffrey, which is the northerly line of the premises herein described north 78 degrees 47 minutes east 200 feet to an iron pipe set in the ground;

THENCE RUNNING along other lands of Charles J. Krapowicz and Helen S. Krapowicz, south 7 degrees 10 minutes east 200 feet; and

THENCE RUNNING south 78 degrees 57 minutes 10 seconds west 200 feet to the easterly side of the New Canaan Ridgefield Road;

THENCE RUNNING along said side of said road, north 12 degrees 07 minutes west 106.66 feet and nNorth 3 degrees 12 minutes 30 seconds west 93.34 feet to the point or place of BEGINNING.

NOTE: Being District , Section 50.A, Block(s) 9848, Lot(s) 2, Tax Map of the Town of Lewisboro, County of Westchester.

NOTE: Lot and Block shown for informational purposes only.

401 STORAGE CORP.

N/F

New York State Freshwater Wetland D-45

PROJECT LINE

INSTR. 10-20-00 WETLAND DESIGN AREA

EQUINE CURVE

Gr. Bay

1

2

3

4

5

N/F

EAGER BEAVER TREE SERVICE, INC.

	1	New Disturbance in Town Wetland Buffer
	2	Existing Mitigation Area Remaining from Previous 2012 Approval
	3	New On-site Wetland Buffer Mitigation Area
	4	New Off-Site Wetland Buffer Mitigation Area
	5	Boundary of Former (2012) Wetland Buffer Mitigation Area

2012 APPROVAL RESOLUTION

SUMMARY OF DISTURBANCE IN WETLAND BUFFER
Disturbance in Town Wetland Buffer - Original Plans
Disturbance in Town Wetland Buffer - Current Plan
TOTAL DISTURBANCE / Minimum Total Mitigation Area Required

Area	
51,661	
7,882	
5,675	
ON-SITE MITIGATION	
6,823	Existing Mitigation Area Remaining from 2012 Approval
	New Mitigation Area On-site
	TOTAL MITIGATION AREA
7,882	
6,823	New Off-Site Mitigation Area
14,705	TOTAL ON-SITE AND OFF-SITE MITIGATION

ENGINEERING AND ARCHITECTURE, LLC P.O. Box 493 Raleigh, North Carolina 27677 Tel: (773) 215-5343 Cell: (203) 710-0587	DRAWING TITLE: Date: March 15, 2021 Drawn by: alp	PROJECT NAME: Lewisboro Self Storage Smith Ridge Road Town of Lewisboro, N.Y.	
	ID: Kaplan_site_02-15-2021	Attachment 1: Wetland Buffer Mitigation	Attachment 1

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ARCHITECT:
**Steven R. Kaplan Architect
 & Associates PLLC**
 18 Hillside Drive
 New City, New York 10956
 Tele: 845-634-1134 Cell: 845-642-3322
 Email: skaplanarchitects@gmail.com

PROJECT:
**PROPOSED ADDITION TO:
 SOUTH SALEM SELF-STORAGE**
 397 Smith Ridge Road
 South Salem, New York 10950

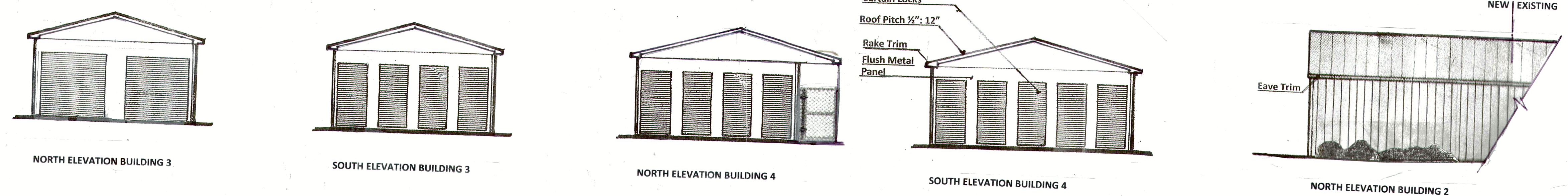
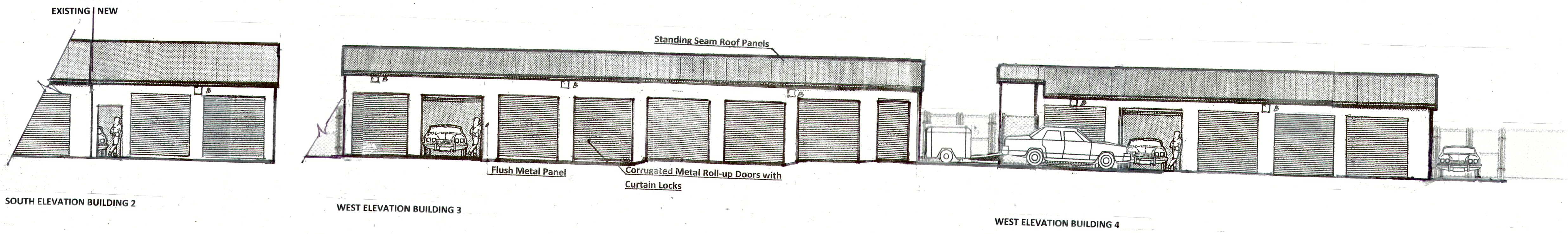
DATE: November 16, 2020 SCALE: 1/8"=1'-0"

SUBMISSION/REVISIONS

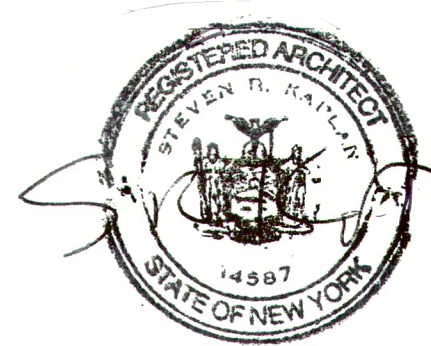
ELEVATIONS

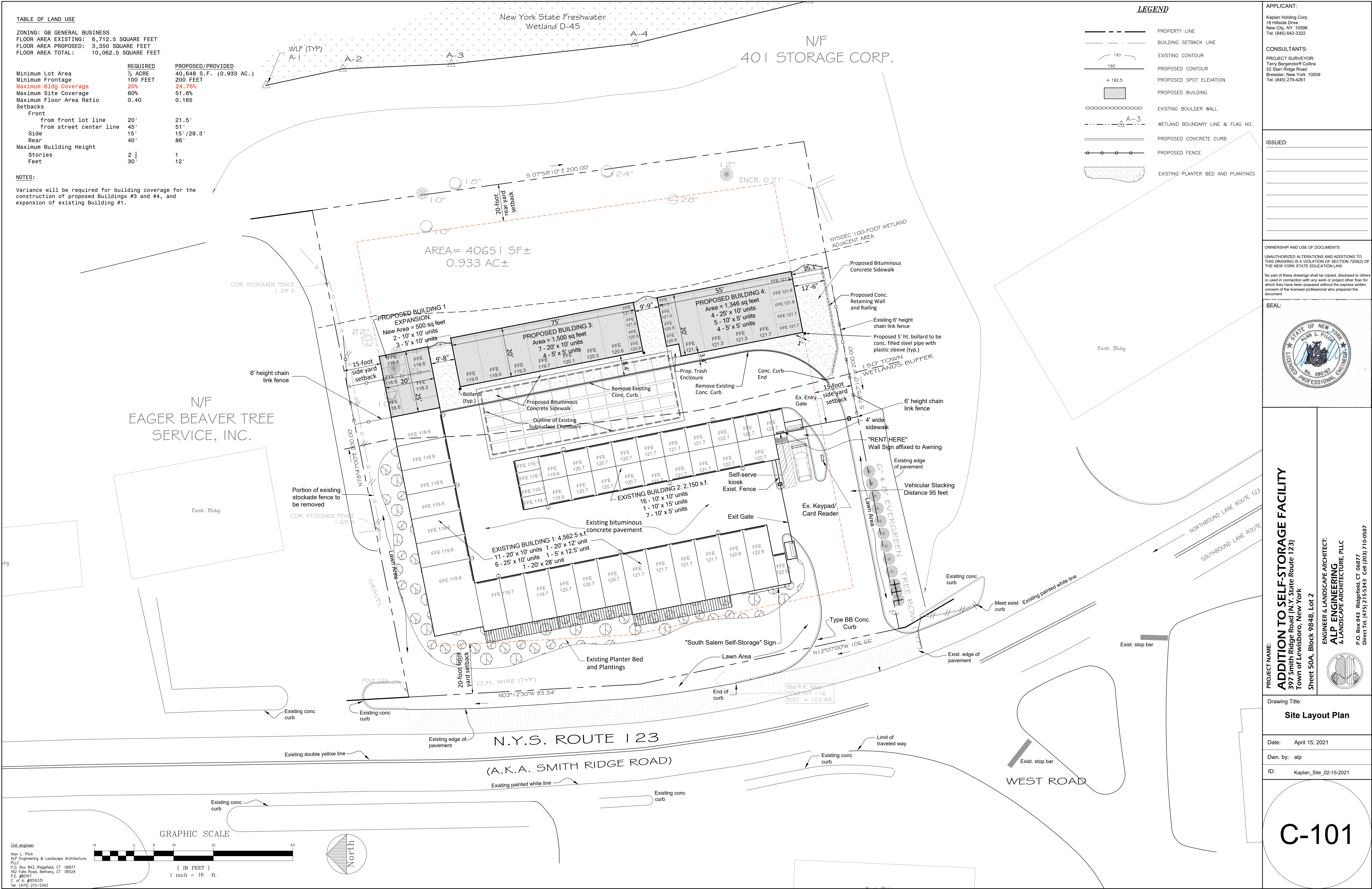
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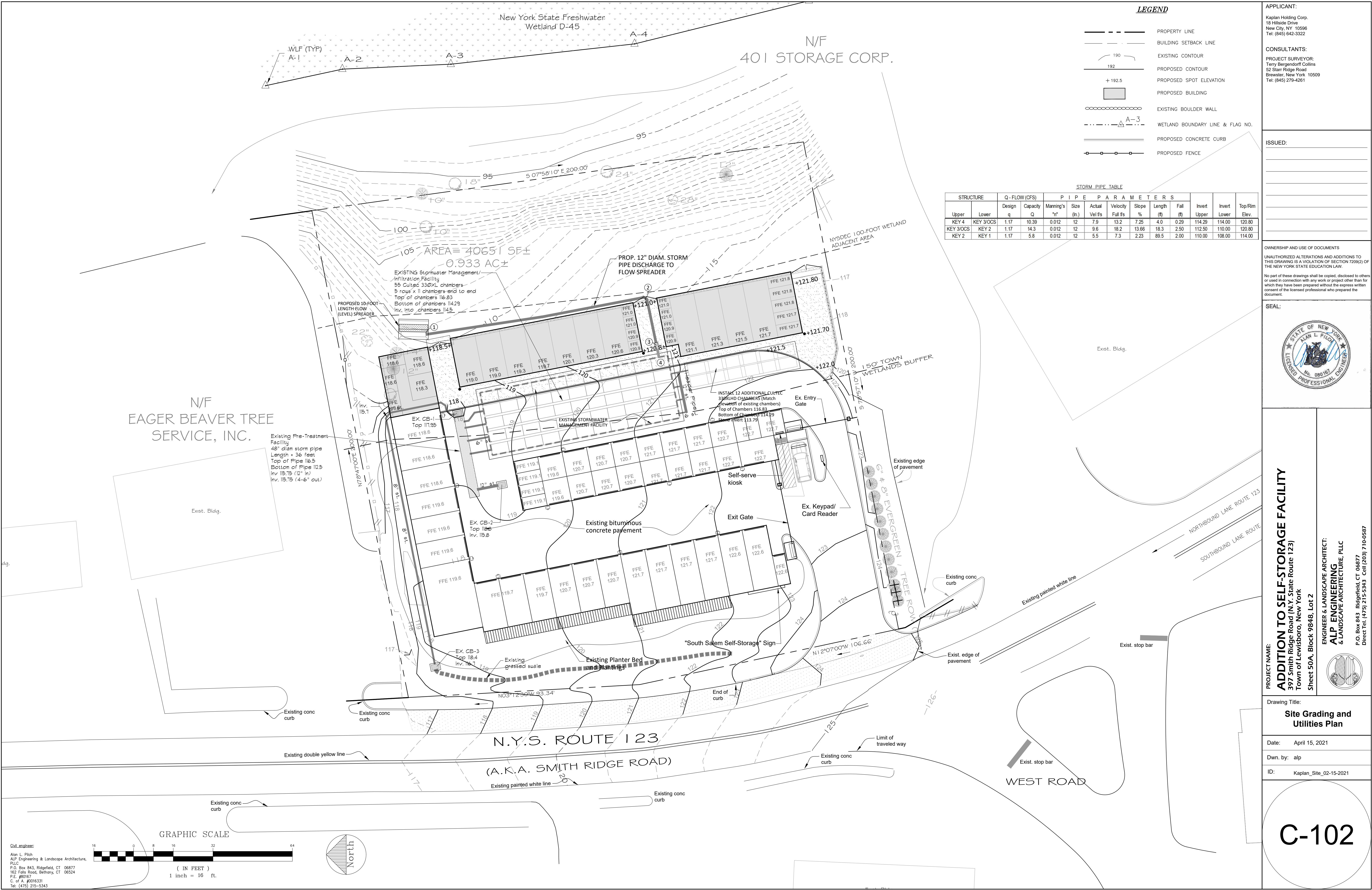
A-1

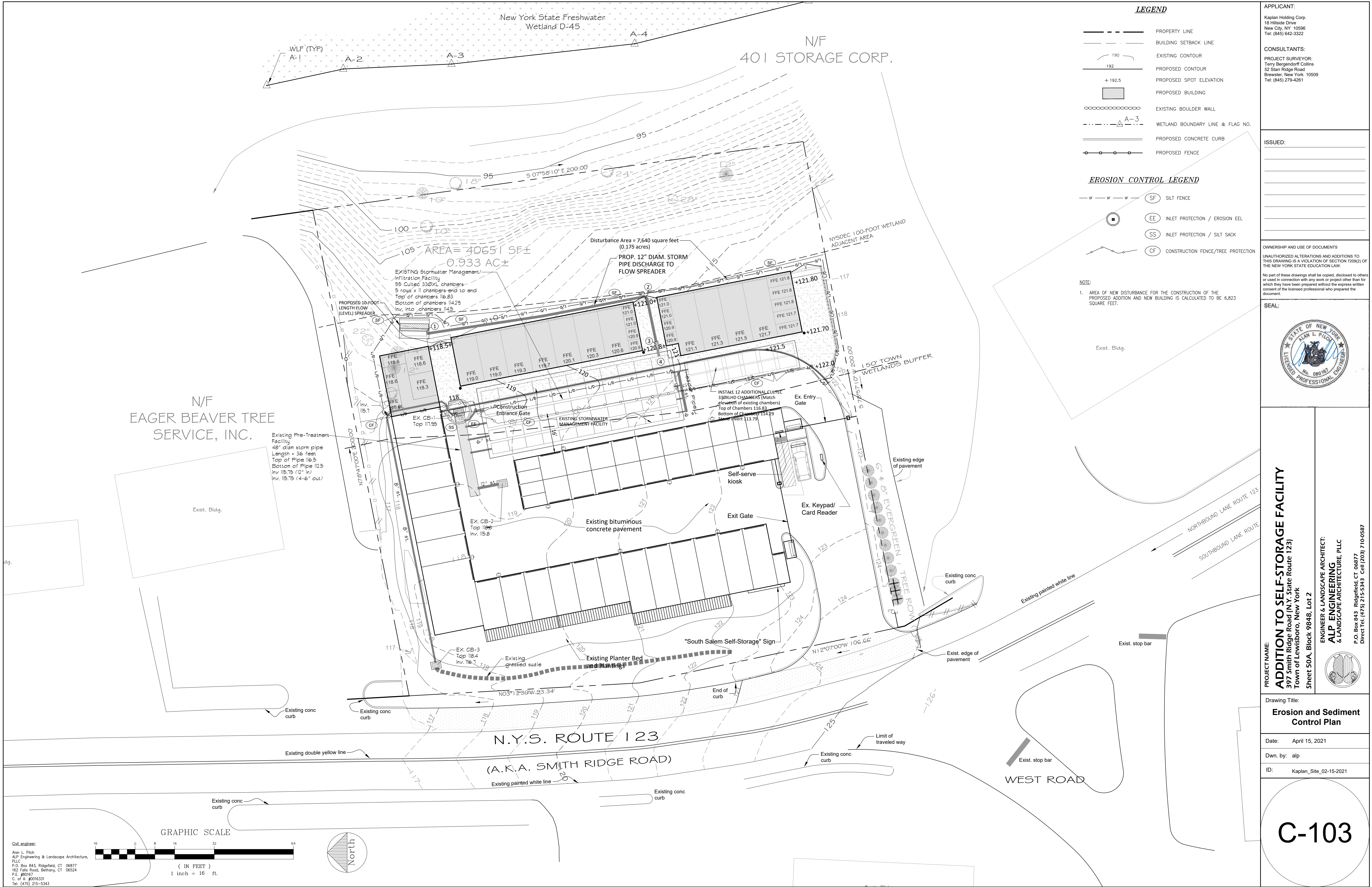


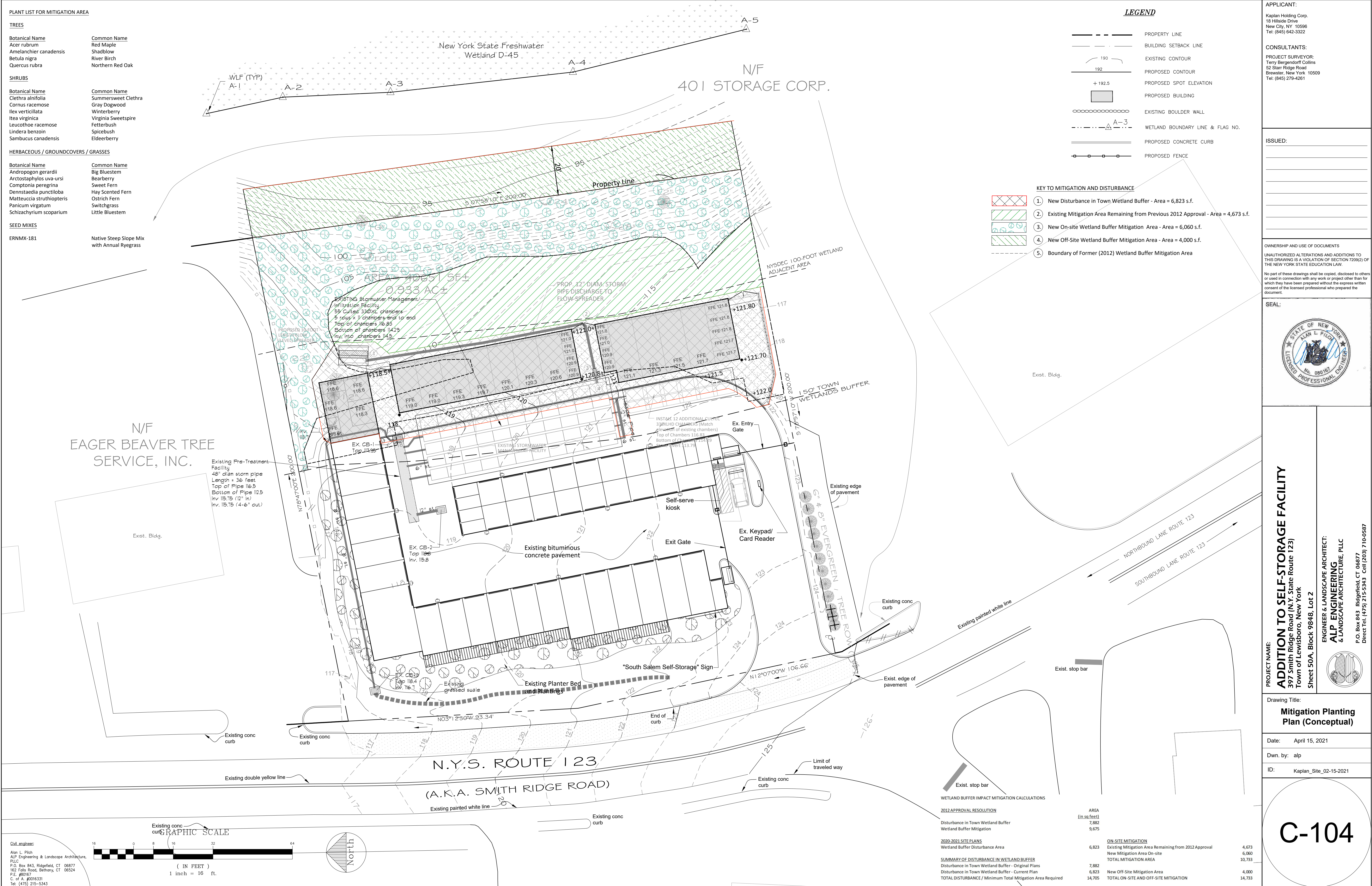
*All new materials to match existing facility materials in type and color.







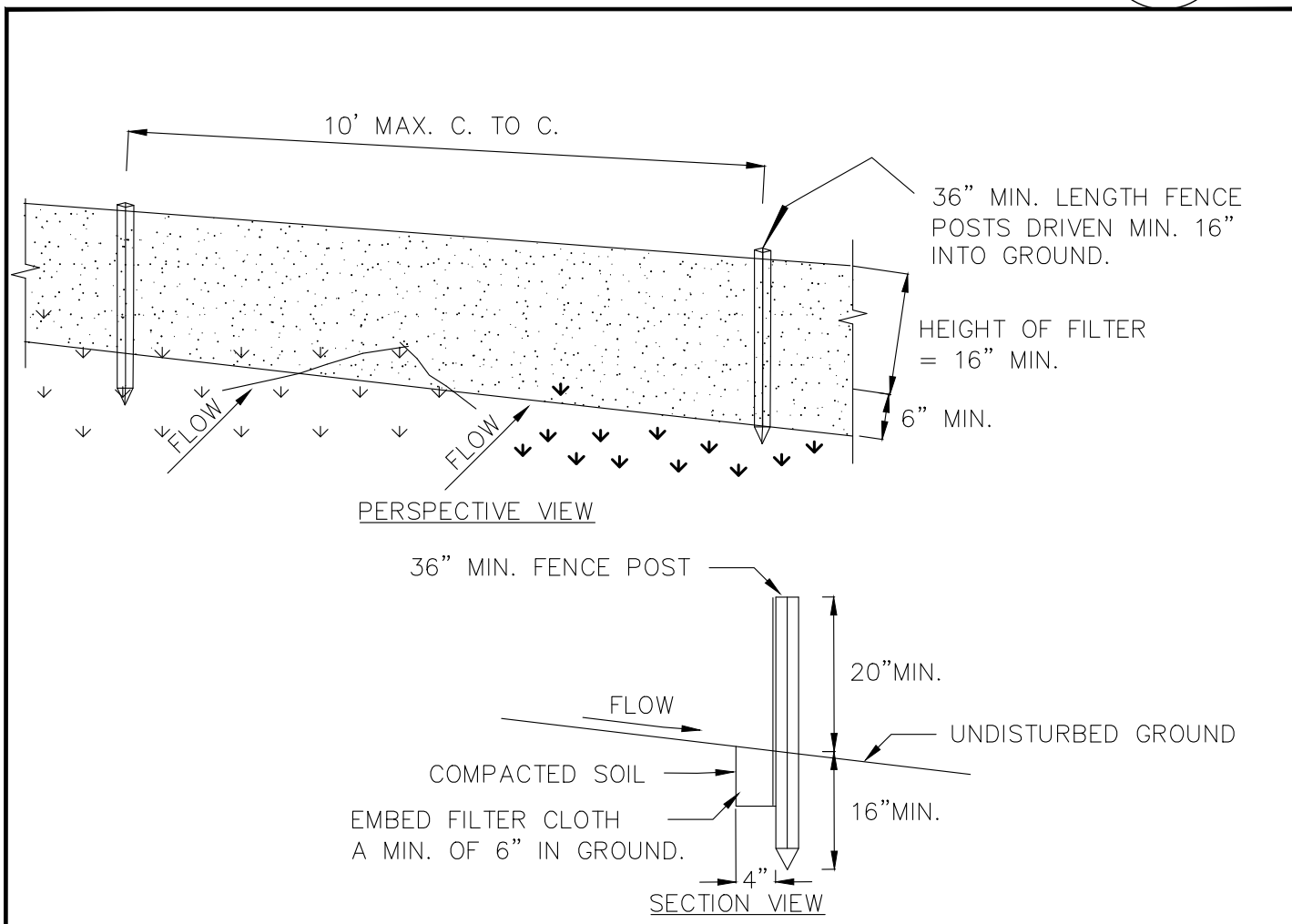




C-104

Silt Fence

1



CONSTRUCTION SPECIFICATIONS

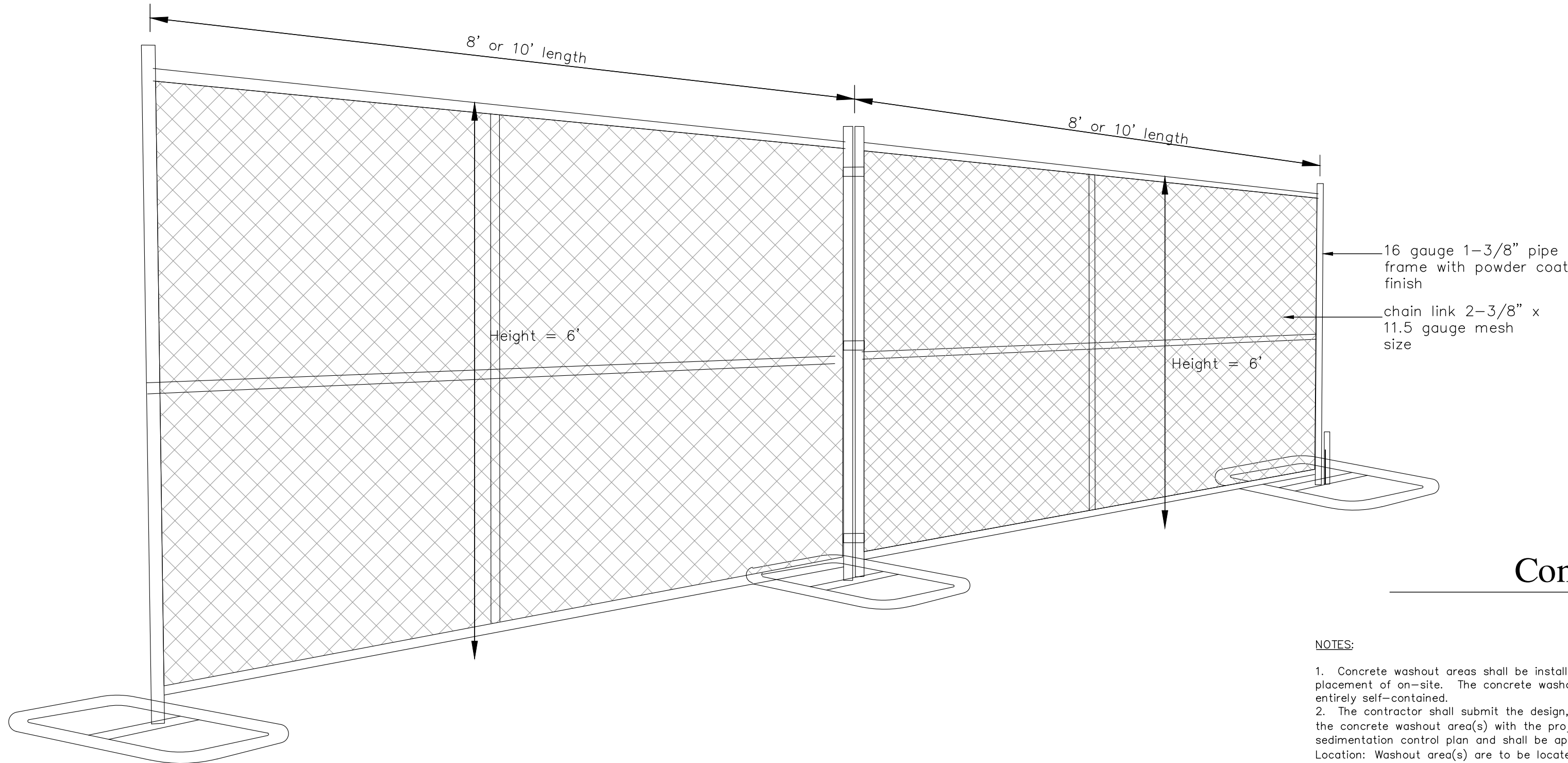
1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 6" MAXIMUM MESH OPENING.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
4. PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE, OR APPROVED EQUIVALENT.
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

ADAPTED FROM DETAILS PROVIDED BY: USDA - NRCS,
NEW YORK STATE DEPARTMENT OF TRANSPORTATION,
NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION,
NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE

SILT FENCE

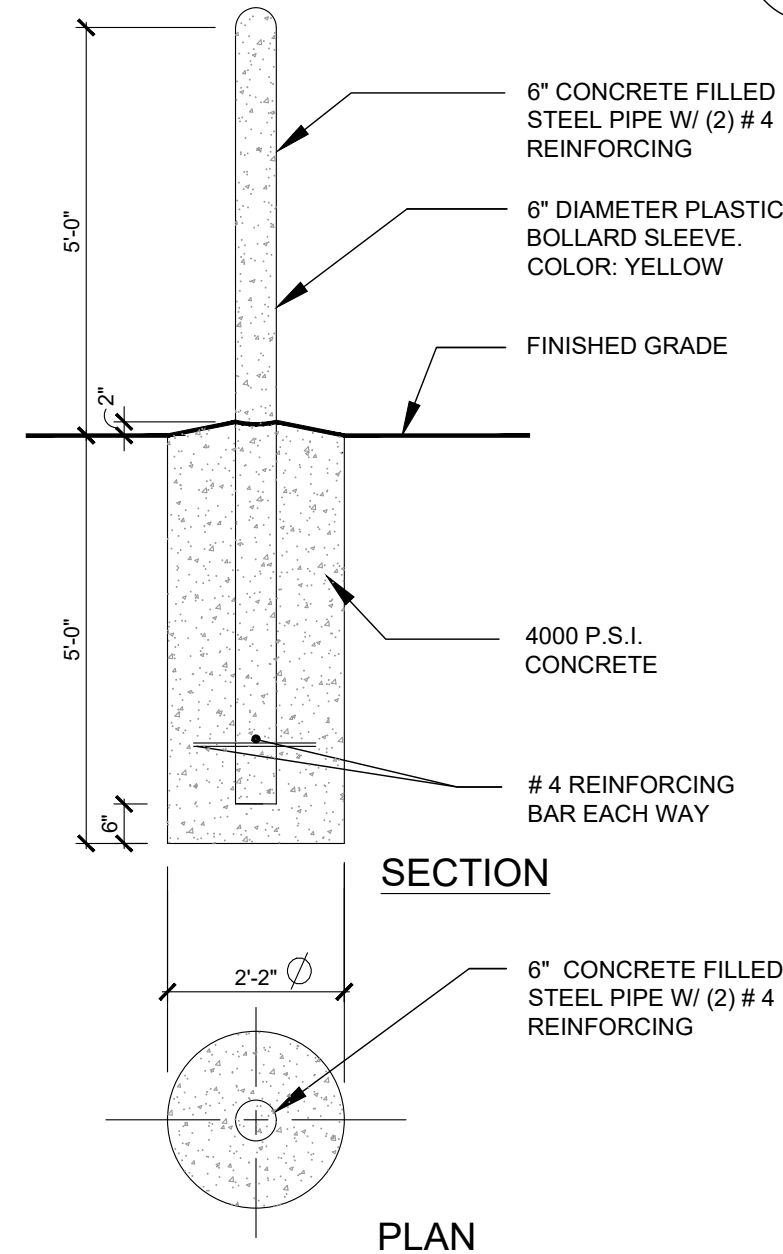
Chain Link Construction Fence / Barrier

2



Concrete Bollard

3

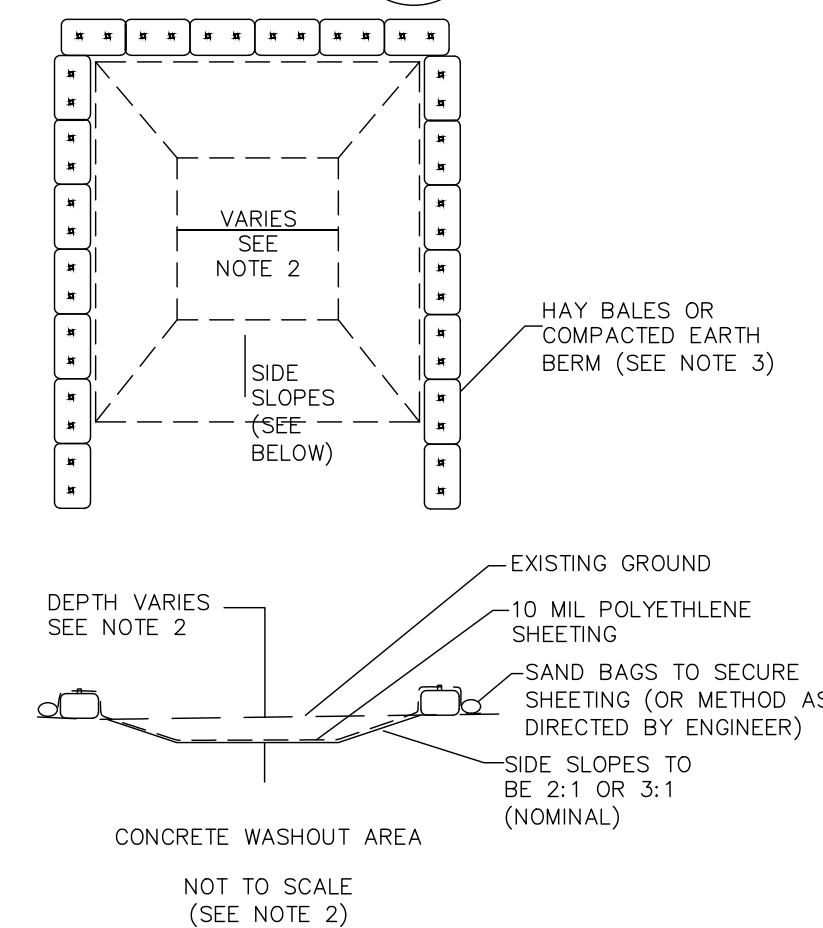


Concrete Washout

7

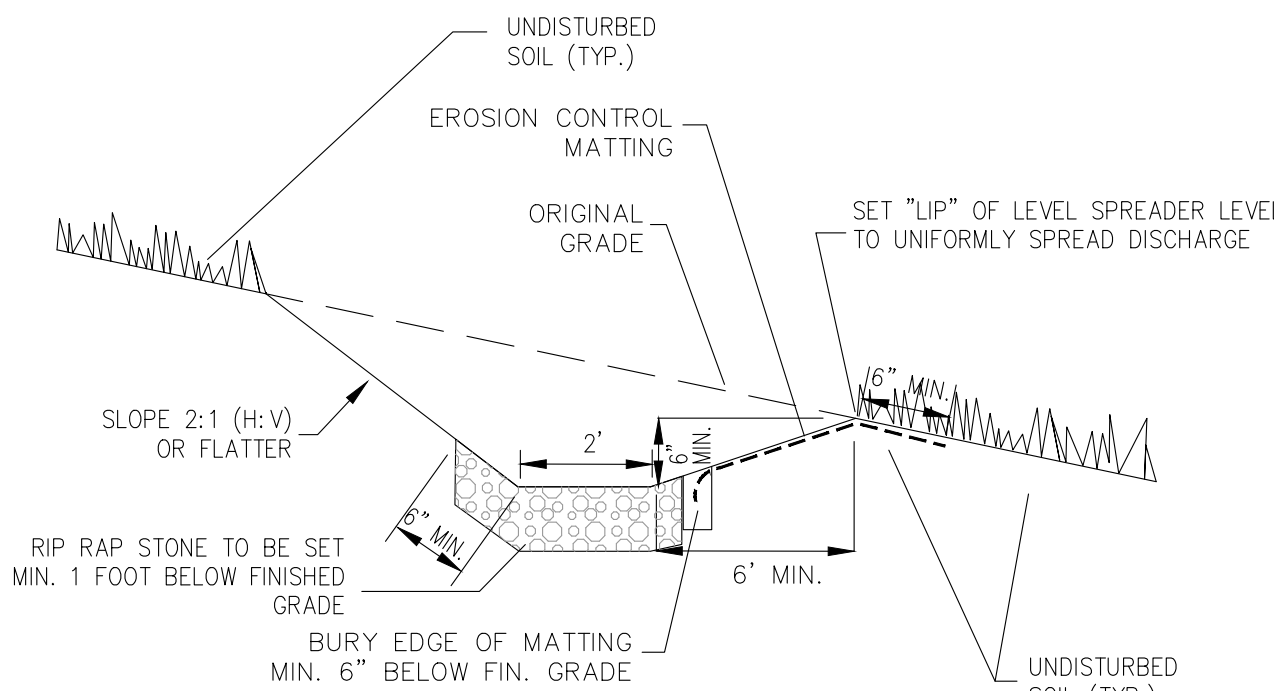
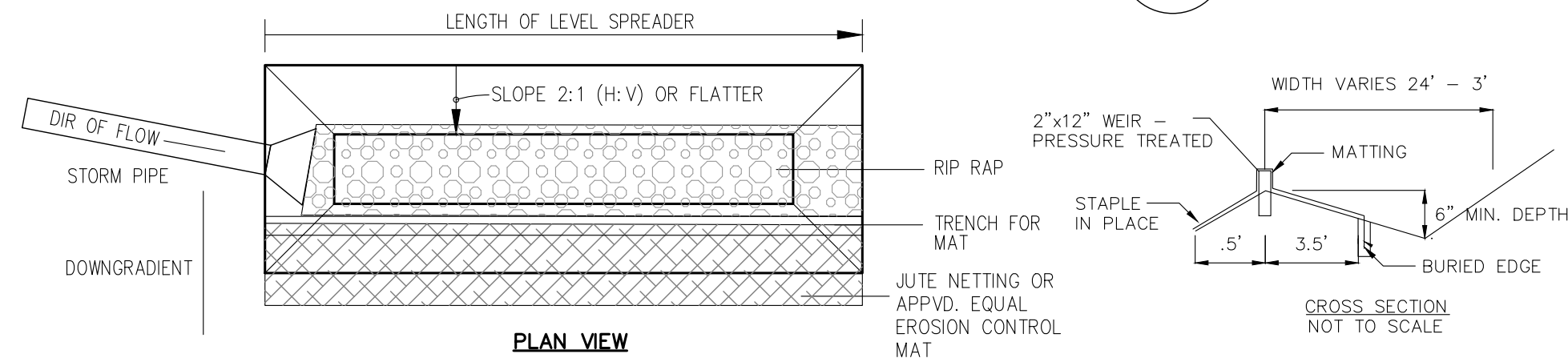
NOTES:

1. Concrete washout areas shall be installed prior to concrete placement of on-site. The concrete washout area shall be entirely self-contained.
2. The contractor shall submit the design, location and sizing of the concrete washout area(s) with the project's erosion and sedimentation control plan and shall be approved by the engineer. Location: Washout area(s) are to be located at least 50 feet from any stream, wetland, storm drains, or other sensitive resource. The flood contingency plan must address the concrete washout. If the washout is to be located within the floodplain. Size: the washout must have sufficient volume to contain all liquid and concrete waste generated by washout operations including, but not limited to, operations associated with grout and mortar.
3. Surface discharge is unacceptable. Therefore, hay bales or other control measures, as approved by the engineer, should be used around the perimeter of the concrete washout area for containment.
4. Signs should be placed at the construction entrance, at the concrete area(s) and elsewhere as necessary to clearly indicate the location of the concrete washout to operators of concrete trucks and pump rigs. Washout area(s) should be flagged with safety fencing or other approved method.
5. Washout area(s) are to be inspected at least once a week for structural integrity, adequate holding capacity and check for leaks, tears or overflow. (As required by the construction site environmental inspection report, washout areas should be checked after heavy rains.)
6. Hardened concrete waste should be removed and disposed of when the waste has accumulated to half the concrete washout's height. The waste can be stored at an upland location, as approved by the engineer. All concrete waste shall be disposed of in a manner consistent with all applicable laws, regulations and guidelines.
7. Payment for this item is to be included under the general cost of the work for the project, including site restoration.



Flow (Level) Spreader

4



NOTES:

SECTION VIEW

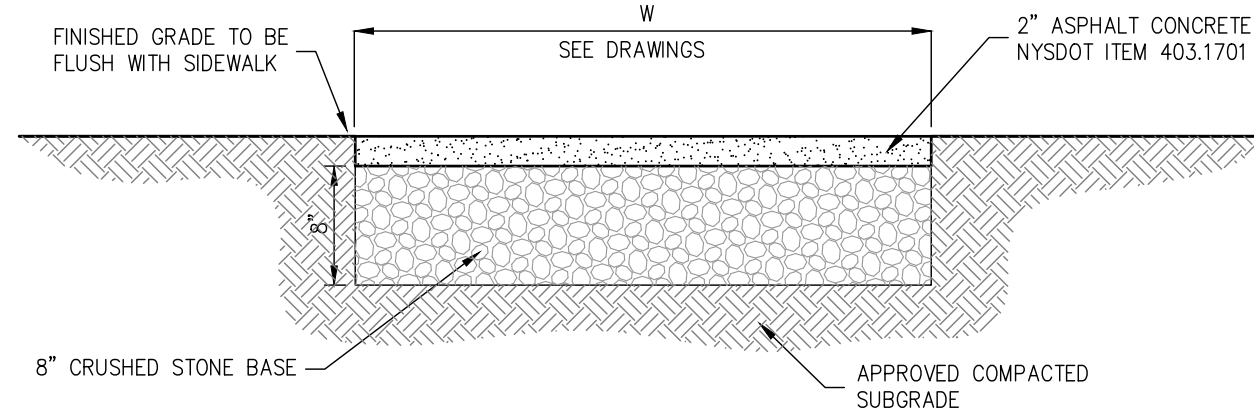
1. MATTING SHALL BE A MINIMUM OF 4 FEET WIDE EXTENDING A MINIMUM OF 6" OVER THE LIP AND BURIED A MINIMUM OF 6" DEEP IN A VERTICAL TRENCH ON THE LOWER EDGE. THE UPPER EDGE SHALL BUTT AGAINST SMOOTHLY CUT SOD AND BE SECURELY HELD IN PLACE WITH CLOSELY SPACED HEAVY DUTY STAPLES AT LEAST 12" IN LENGTH.
2. ENSURE THAT THE LIP IS LEVEL TO UNIFORMLY SPREAD THE DISCHARGE.
3. RUNOFF DISCHARGE SHALL BE OUTLETTED TO A STABILIZED VEGETATED SLOPE NOT EXCEEDING 10%, OR CONSTRUCT IN LOCATION SHOWN ON PLANS.
4. SEED AND MULCH THE DISTURBED AREA IMMEDIATELY FOLLOWING CONSTRUCTION WITH CRITICAL AREA SEEDING MIX.
5. LENGTH OF LEVEL SPREADER SHALL BE AS SHOWN ON PLANS, BUT IN NO CASE SHALL LIP SHALL BE LESS THAN 10 FEET IN LENGTH.
6. EITHER USE SEED MIX (1) SARATOGA SMOOTH BROMEGRASS (0.33 LB/1000 SF), PENNFINE PERENNIAL RYEGRASS (0.1 LB/1000 SF), EMPIRE BIRDSFOOT TREFOIL (0.25 LB/1000 SF), OR SEED MIX (2) ENSYLA CREEPING RED FESCUE (0.5 LB/1000 SF), TALL FESCUE (0.5 LB/1000 SF), SARATOGA SMOOTH BROMEGRASS (0.5 LB/1000 SF) AND EMPIRE BIRDSFOOT TREFOIL (0.2 LB/1000 SF) ON DISTURBED SURFACES.

LEVEL SPREADER

(NOT TO SCALE)

Asphalt Sidewalk

5

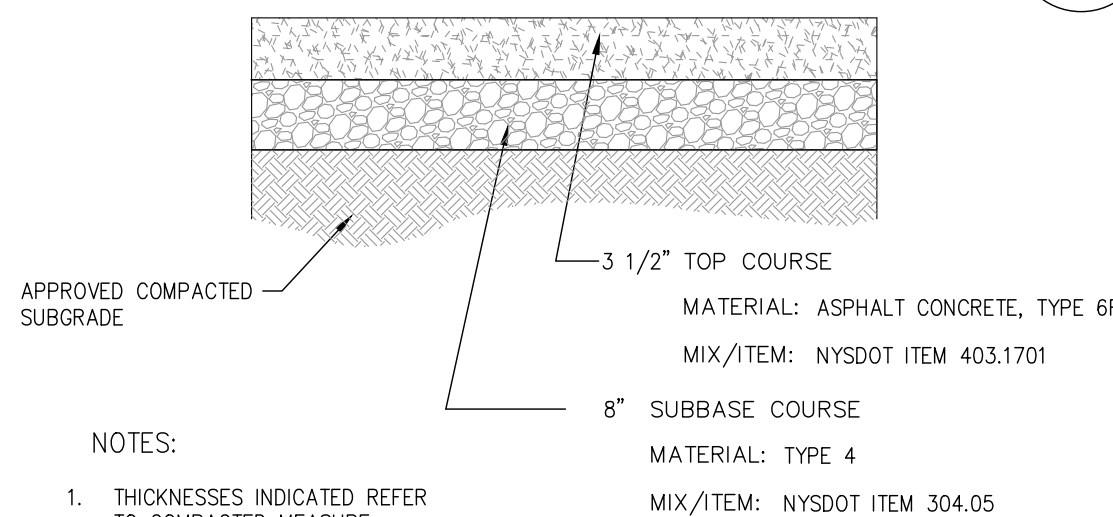


NOTES:

1. MINIMUM CROSS SLOPE SHALL BE 1/8" PER FOOT UNLESS OTHERWISE INDICATED ON DRAWINGS.
2. THICKNESSES INDICATED REFER TO COMPACTED MEASURE.

Asphalt Pavement

6



NOTES:

1. THICKNESSES INDICATED REFER TO COMPACTED MEASURE.
2. ITEM NUMBERS REFER TO: NEW YORK STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS

Civil engineer:

Alan L. Plich
ALP Engineering & Landscape Architecture, PLLC
P.O. Box 843, Ridgefield, CT 06877
162 Falls Road, Bethany, CT 06524
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C. of A. #0016331
Tel: (475) 215-5343

APPLICANT:

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New City, NY 10596
Tel: (845) 842-3322

CONSULTANTS:

PROJECT SURVEYOR:
Terry Bergendorff Collins
52 Starr Ridge Road
Brewster, New York 10509
Tel: (845) 279-4261

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SEAL:



PROJECT NAME:
ADDITION TO SELF-STORAGE FACILITY
397 Smith Ridge Road (N.Y. State Route 123)
Town of Lewisboro, New York
Sheet 50-A, Block 9848, Lot 2

ENGINEER & LANDSCAPE ARCHITECT:
ALP ENGINEERING & LANDSCAPE ARCHITECTURE, PLLC

P.O. Box 843 Ridgefield, CT 06877
Direct Tel: (475) 215-5343 Cell (203) 710-0587

Drawing Title:

Construction Details

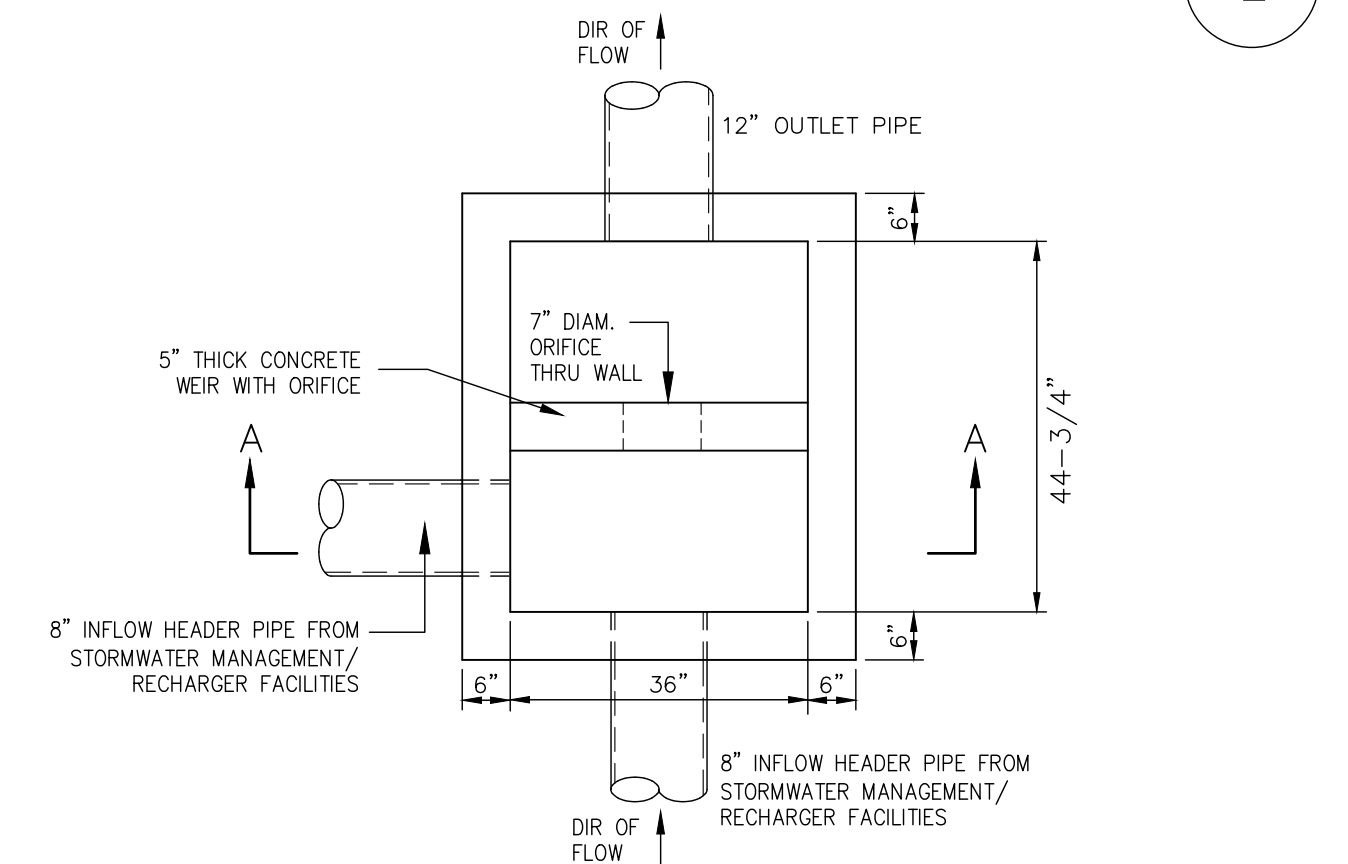
Date: April 15, 2021

Dwn. by: alp

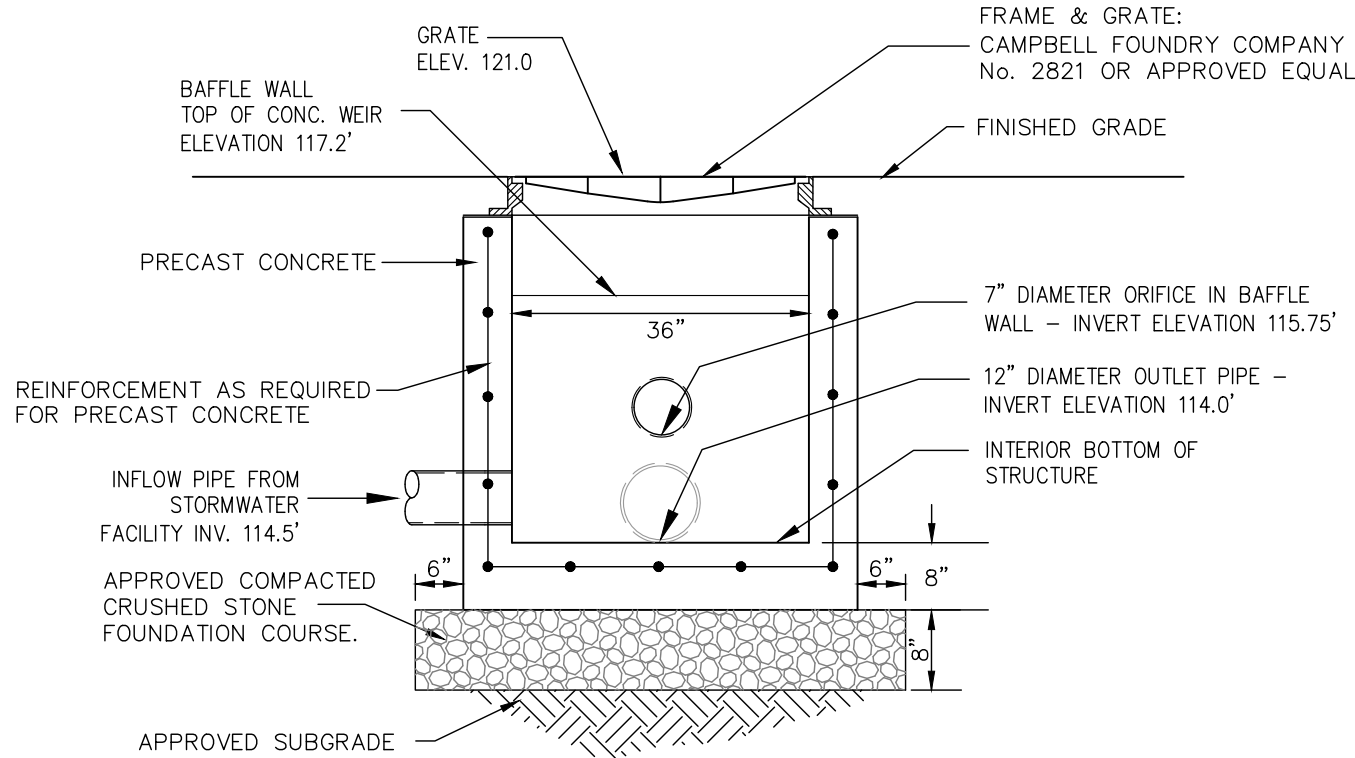
ID: Kaplan_Site_02-15-2021

C-111

Catch Basin/Outlet Control Structure

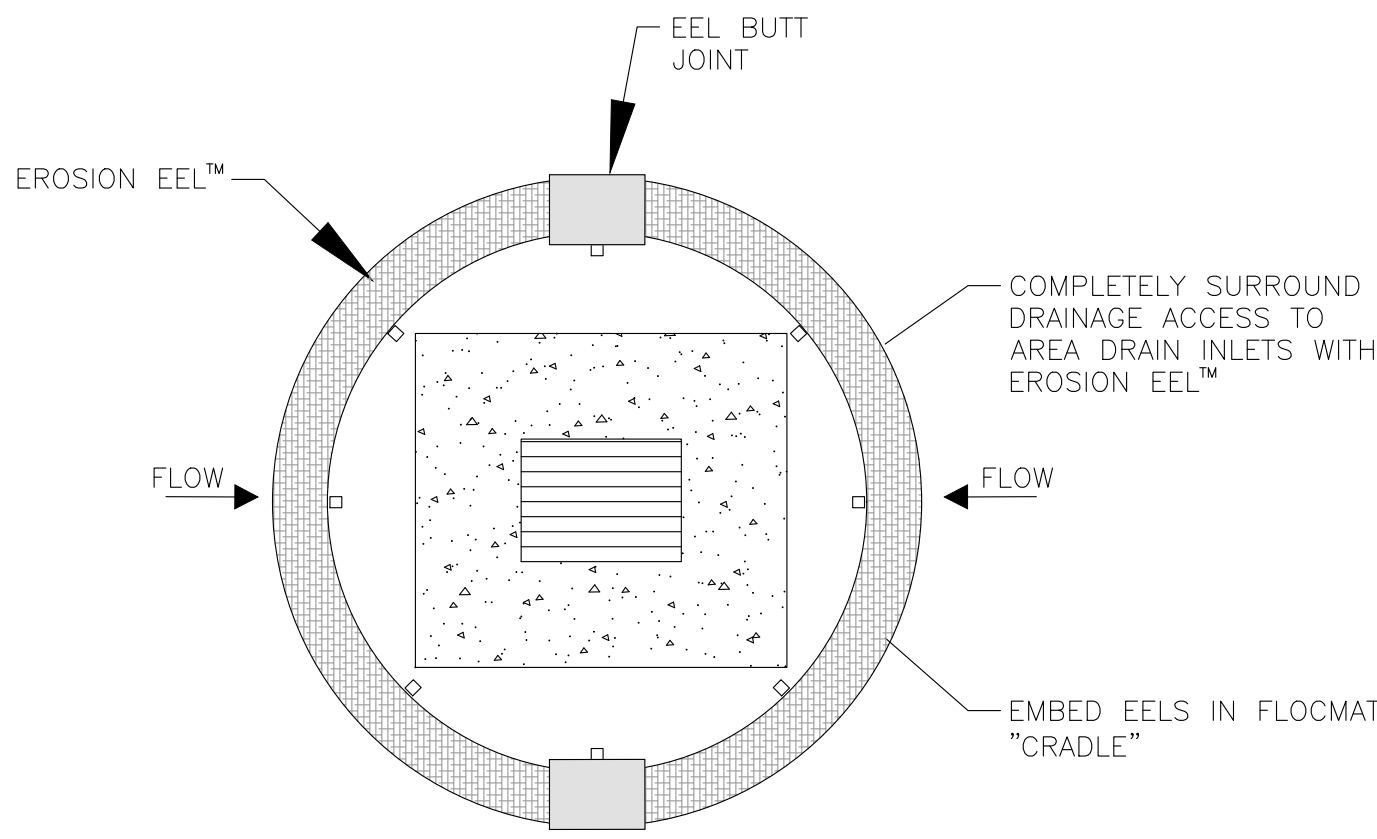


PLAN



SECTION A-A

Erosion Eel Installation



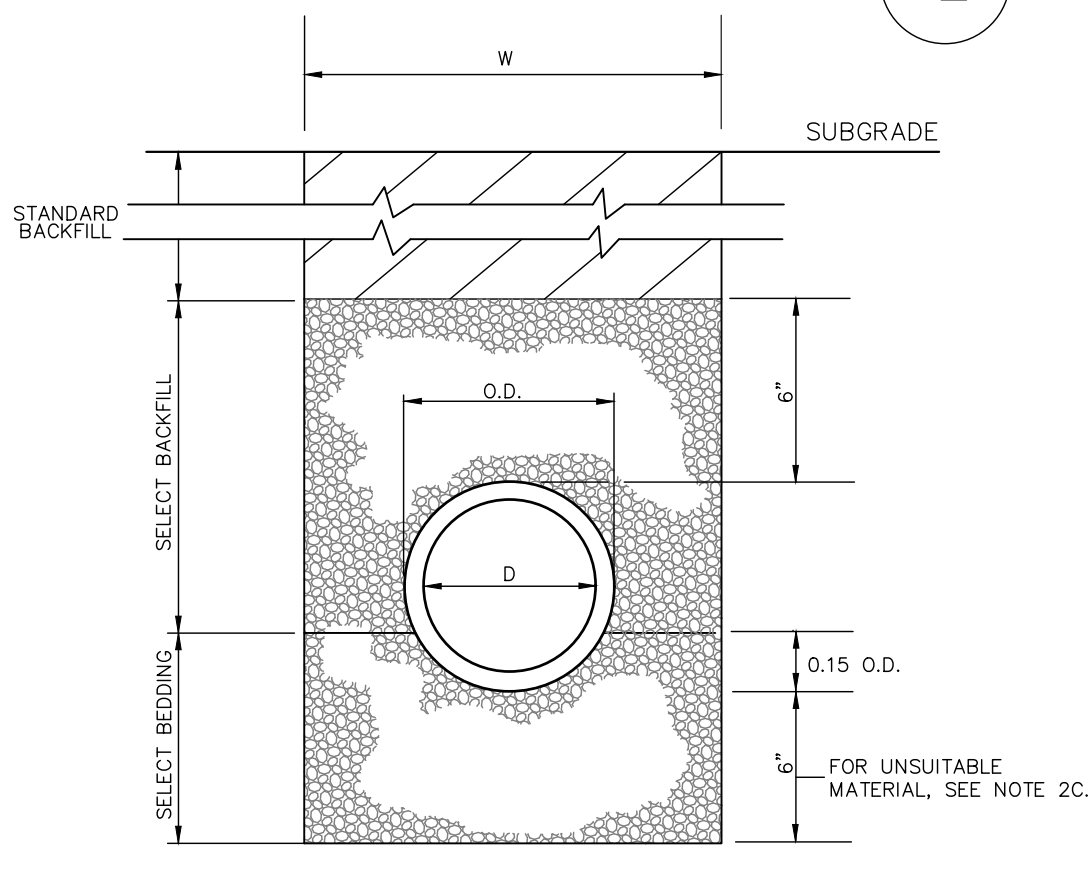
NOTE:
EROSION EELS™ USED FOR
INLET PROTECTION SHALL
CONSIST OF EITHER MIXTURE
SPECIFICATION 1.0 OR 1.1, PER
ENGINEER'S RECOMMENDATIONS.

NOTE:
PERIODIC MAINTINENCE SHALL
INCLUDE CLEANING EEL
SURFACE WITH HIGH PRESSURE
WASH OR BRUSHING SURFACE
WITH BROOM.

DETAIL E3-B: INLET SEDIMENT TRAP
N.T.S.

Installation Instructions for the Erosion Eel™
1. Erosion Eels can be placed at the top, on the face, or at the toe of slopes to intercept runoff, reduce flow velocity, releasing the runoff as sheet flow, and provide reduction/removal of suspended solids from the runoff.
2. Erosion Eels shall be installed along the ground contour, at the toe of slopes, at an angle to the contour to direct flow as a diversion berm, around inlet structures, in a ditch as a check dam to help reduce suspended solids loading and retain sediment, or as a general filter for any disturbed soil area.
3. No trenching is required for installation of Erosion Eels.
4. Prepare the bed for Eel installation by removing any large debris including rocks, soil clods, and woody vegetation (>1 inch in size). Erosion Eels can also be placed over paved surfaces including concrete and asphalt with no surface preparation required.
5. Rake bed area with a hand rake or by drag harrow.
6. All surfaces shall be uniformly and well compacted for maximum seating and stability of the Eels in place.
7. Do not place Eel directly over rills and gullies until area has been hand excavated and raked to provide a level bedding surface in order for the Eels to seat uniformly with no bridging effects that would allow flow to bypass under the bag.
8. For locations where Eels will be placed in concentrated flows (such as check dams, inlet protection) and for perimeter controls at primary discharge locations, bed the Eels in a jute mesh (or Floclmat™) cradle.
9. If more than one erosion Eel is placed in a row, install the Eels by firmly butting the sewn end against tied end of the Eels together to form a butt joint. No wraps are required around the joints/locations.
10. Eels shall be installed where the handles will be positioned at the very top of the bag.

Pipe Trench

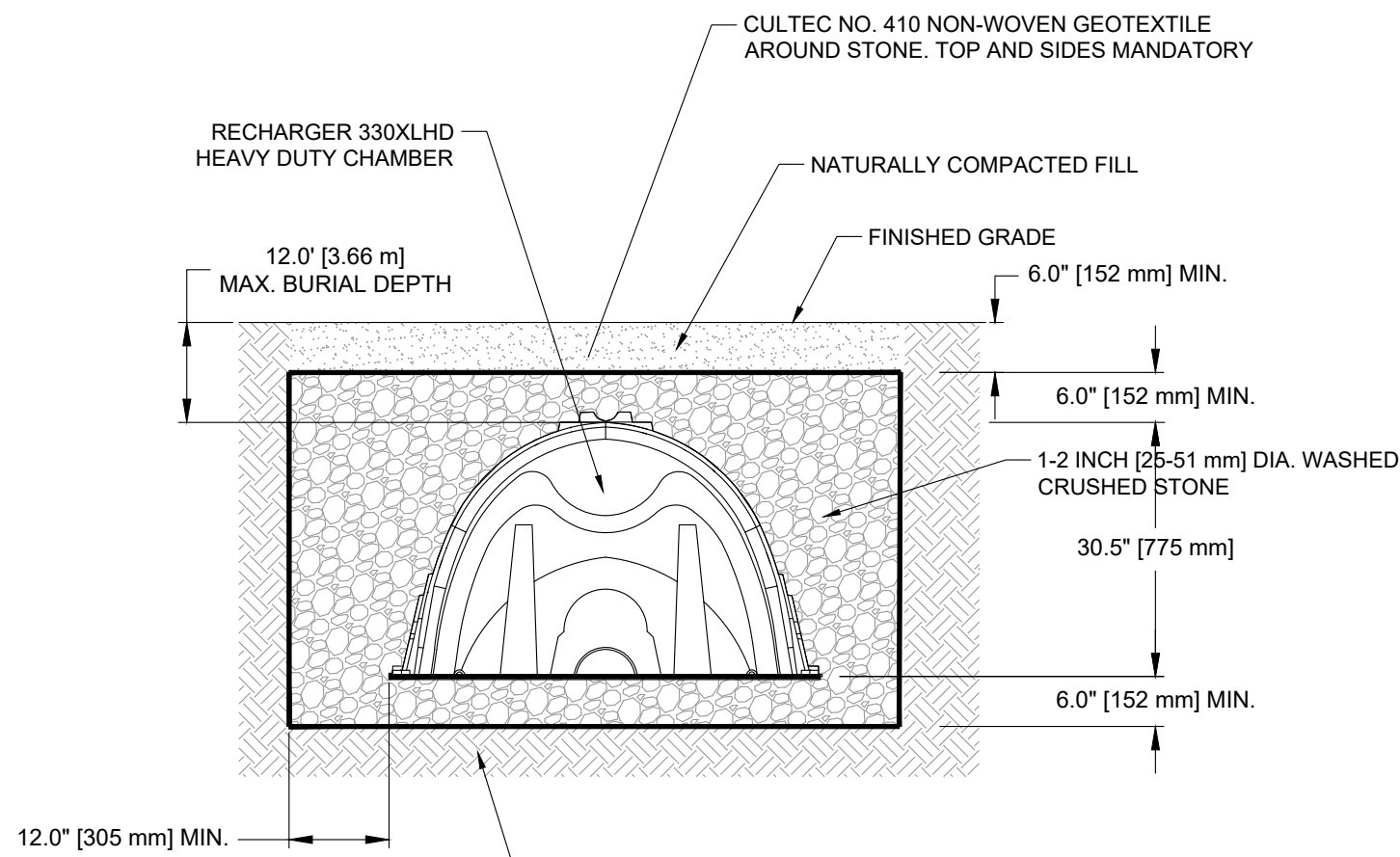


D=INSIDE DIAMETER, SPAN, OR RISE
O.D.=OUTSIDE DIAMETER, SPAN OR RISE
H.D.=OUTSIDE DIAMETER, SPAN, OR RISE
W=H.D. + 2.0' - FOR 48" OR SMALLER DIAMETER, SPAN, OR RISE
W=H.D. + 2.5' - FOR GREATER THAN 48" DIAMETER, SPAN, OR RISE

NOTES:

- FOR TYPE II TRENCH, MATERIAL FOR SELECT BEDDING AND SELECT BACKFILL SHALL BE:
A. EITHER SAND OR CRUSHED STONE IF NO WATER IS ENCOUNTERED IN TRENCH.
B. CRUSHED STONE IF WATER IS ENCOUNTERED IN TRENCH.
- TYPE II TRENCH SHALL BE USED IN ALL OF THE FOLLOWING CASES:
A. FOR ALL PVC PIPE AND CONDUIT INSTALLATION.
B. WHEN ROCK OR HARDPAN IS ENCOUNTERED IN BOTTOM OF TRENCH. IN SUCH CASE
C. WHEN UNSUITABLE MATERIAL IS ENCOUNTERED IN BOTTOM OF TRENCH. IN SUCH CASE
DEPTH OF UNDERCUTTING SHALL BE AS DIRECTED BY THE ENGINEER WITH 6" MINIMUM.
- FOR ALL TRENCH EXCAVATION IN FILL AREAS, ALL EMBANKMENTS SHALL BE CONSTRUCTED TO A MINIMUM OF 2 FEET ABOVE THE OUTSIDE TOP (AT THE BELL) OF THE PIPE PRIOR TO BEGINNING ANY TRENCH EXCAVATION.
- SELECT BEDDING - SHALL CONSIST OF A BED OF PROPERLY COMPACTED GRANULAR BEDDING MATERIAL (SAND OR CRUSHED STONE AS SPECIFIED) HAVING A COMPACTED THICKNESS OF AT LEAST SIX (6) INCHES BELOW THE BOTTOM OF THE PIPE OR CONDUIT AND EXTENDING AROUND THE PIPE OR CONDUIT FOR AT LEAST 30% OF ITS DIAMETER OR RISE. THE LAYER OF BEDDING MATERIAL SHALL BE SHAPED TO FIT THE PIPE OR CONDUIT FOR AT LEAST 10% OF THE OUTSIDE DIAMETER OR RISE OF THE PIPE OR CONDUIT AND SHALL HAVE RECESSES SHAPED TO RECEIVE THE BELL OF BELL AND SPIGOT PIPE. SAND BEDDING SHALL BE CLEAN, WELL-GRADED SAND CONSISTING OF HARD, DURABLE PARTICLES FREE FROM LUMPS OF CLAY, LOAM AND ALL OTHER DELETERIOUS SUBSTANCES. CRUSHED STONE BEDDING SHALL BE WELL-GRADED CRUSHED STONE CONFORMING TO ASTM DESIGNATION C-33, SIZE NO. 67.
- STANDARD BACKFILL - SHALL CONSIST OF ON-SITE MATERIAL (EARTH) APPROVED BY THE OWNER'S FIELD REPRESENTATIVE AND/OR SOILS ENGINEER. SHOULD THERE BE A DEFICIENCY OF PROPER ON-SITE MATERIAL FOR BACKFILLING, THE CONTRACTOR SHALL FURNISH, PLACE AND COMPACT ADDITIONAL PROPER BACKFILL MATERIAL.
- SELECT BACKFILL - SHALL CONSIST OF GRANULAR MATERIAL (SAND OR CRUSHED STONE AS SPECIFIED) AS APPROVED BY THE OWNER'S FIELD REPRESENTATIVE AND/OR SOILS ENGINEER. SAND SHALL CONSIST OF CLEAN, WELL GRADED, HARD, DURABLE PARTICLES, FREE OF LUMPS OF CLAY, LOAM AND ALL OTHER DELETERIOUS SUBSTANCES. CRUSHED STONE SHALL CONSIST OF WELL GRADED CRUSHED STONE CONFORMING TO ASTM DESIGNATION C-33, SIZE NO. 67.
- BACKFILL FOR PIPE AND CONDUIT SHALL BE PLACED EVENLY AND CAREFULLY AROUND AND OVER THE PIPE OR CONDUIT IN SIX (6) INCH MAXIMUM LAYERS. EACH LAYER SHALL BE THOROUGHLY AND CAREFULLY COMPACTED UNTIL TWELVE (12) INCHES OF COVER EXISTS OVER THE PIPE OR CONDUIT. THE REMAINDER OF THE BACKFILL SHALL THEN BE PLACED AND COMPACTED IN MAXIMUM TWELVE (12) INCH LAYERS. EACH LAYER SHALL BE COMPACTED BY APPROVED MECHANICAL TAMPING MACHINES.

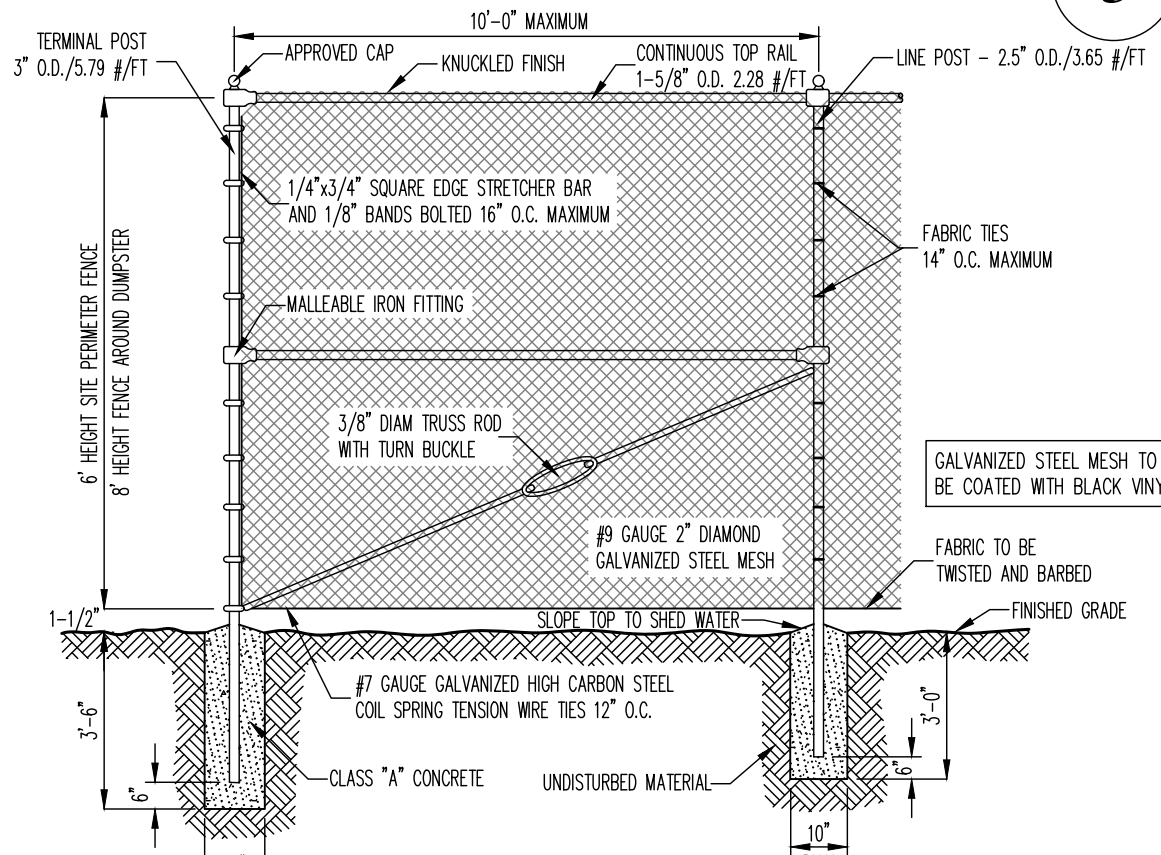
Cultec 330XLHD Chamber Installation



GENERAL NOTES
RECHARGER 330XL HD BY CULTEC, INC. OF BROOKFIELD, CT.
STORAGE PROVIDED = 11.32 CF/FT [1.05 m³/m] PER DESIGN UNIT.
REFER TO CULTEC, INC.'S CURRENT RECOMMENDED INSTALLATION GUIDELINES.
THE CHAMBER WILL BE DESIGNED TO WITHSTAND TRAFFIC LOADS WHEN INSTALLED ACCORDING TO CULTEC'S RECOMMENDED INSTALLATION INSTRUCTIONS

ALL RECHARGER 330XL HD HEAVY DUTY UNITS ARE MARKED WITH A COLOR STRIPE FORMED INTO THE PART ALONG THE LENGTH OF THE CHAMBER.
ALL RECHARGER 330XL HD CHAMBERS MUST BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS

Chain Link Fence

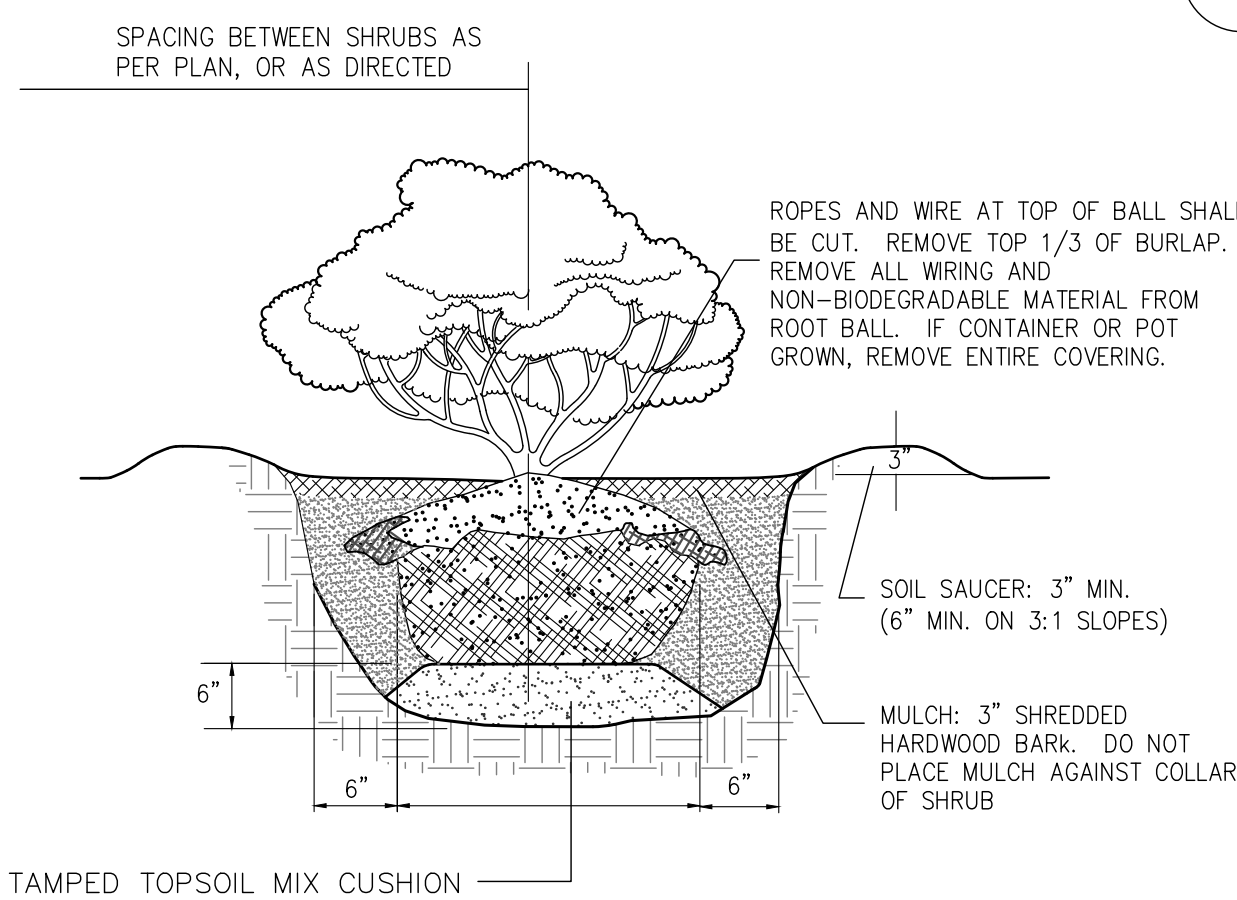


PLAN NOTE: CHAIN LINK FENCE WILL BE USED AROUND THE PERIMETER OF THE SITE IN THE LOCATIONS DEPICTED ON DRAWING SP-1 AND SP-2. IN ADDITION, CHAIN LINK FENCE AND GATE WILL BE USED TO ENCLOSE PROPOSED DUMPSTER LOCATION, THE TYPICAL 6 YARD DUMPSTER IS 6' LONG X 5.5' WIDE BY 5' TO 7' IN HEIGHT.

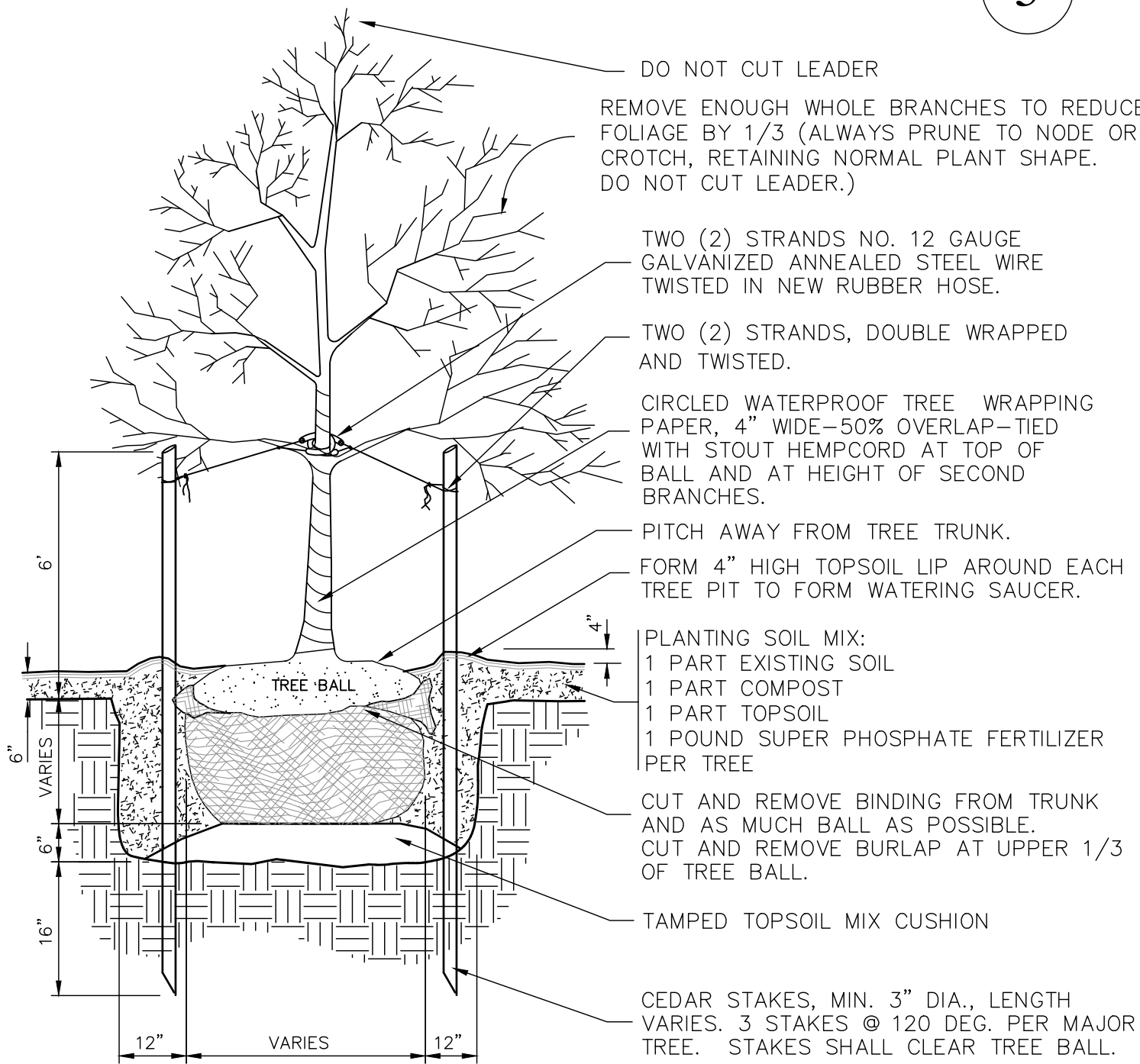
NOTES:

- ALL POSTS, RAILS, FABRIC AND ACCESSORIES SHALL BE GALVANIZED.
- POST AND RAILS SHALL BE STANDARD FULL WEIGHT GALVANIZED SCHEDULE 40 PIPE MANUFACTURED AND GALVANIZED IN ACCORDANCE WITH ASTM A120. ALL MATERIALS SHALL BE NEW AND FIRST CLASS AND SHALL NOT INCLUDE RECONDITIONED OR REROLLED PIPE.
- FITTINGS SHALL BE MALLEABLE IRON FITTINGS CONFORMING TO THE REQUIREMENTS OF ASTM A47 GALVANIZED IN ACCORDANCE WITH ASTM A153.
- FABRIC SHALL BE 9 GAUGE GALVANIZED 2" MESH. TOP SELVAGE SHALL HAVE KNUCKLED FINISH.
- TENSION WIRE SHALL BE 7 GAUGE MEETING THE REQUIREMENTS OF ASTM A641 AS MODIFIED HEREIN. THE TENSILE STRENGTH SHALL BE AT LEAST 80,000 PSI WITH A GALVANIZED COATING OF NOT LESS THAN 0.7 PER SQUARE FOOT.
- FABRIC TIES SHALL BE MINIMUM 9 GAUGE GALVANIZED STEEL OR ALUMINUM. MINIMUM SPACING SHALL BE AS FOLLOWS:
A. 14" O.C. AT LINE POSTS
B. 24" O.C. AT TOP RAIL
C. 12" O.C. AT TENSION WIRE
- THE CONTRACTOR WILL BE REQUIRED TO SUBMIT SHOP AND ERECTION DRAWINGS INDICATING MATERIALS, SIZES AND DIMENSIONS OF FENCING TO THE OWNER'S FIELD REPRESENTATIVE PRIOR TO ORDERING MATERIALS FOR HIS REVIEW AND APPROVAL.
- PRIOR TO INSTALLATION OF THE FENCE, THE CONTRACTOR SHALL CHECK THE FENCE LAYOUT WITH THE OWNER'S FIELD REPRESENTATIVE WHO MUST APPROVE THE LAYOUT BEFORE ANY OF THE WORK IS TO BE DONE.

Shrub Planting

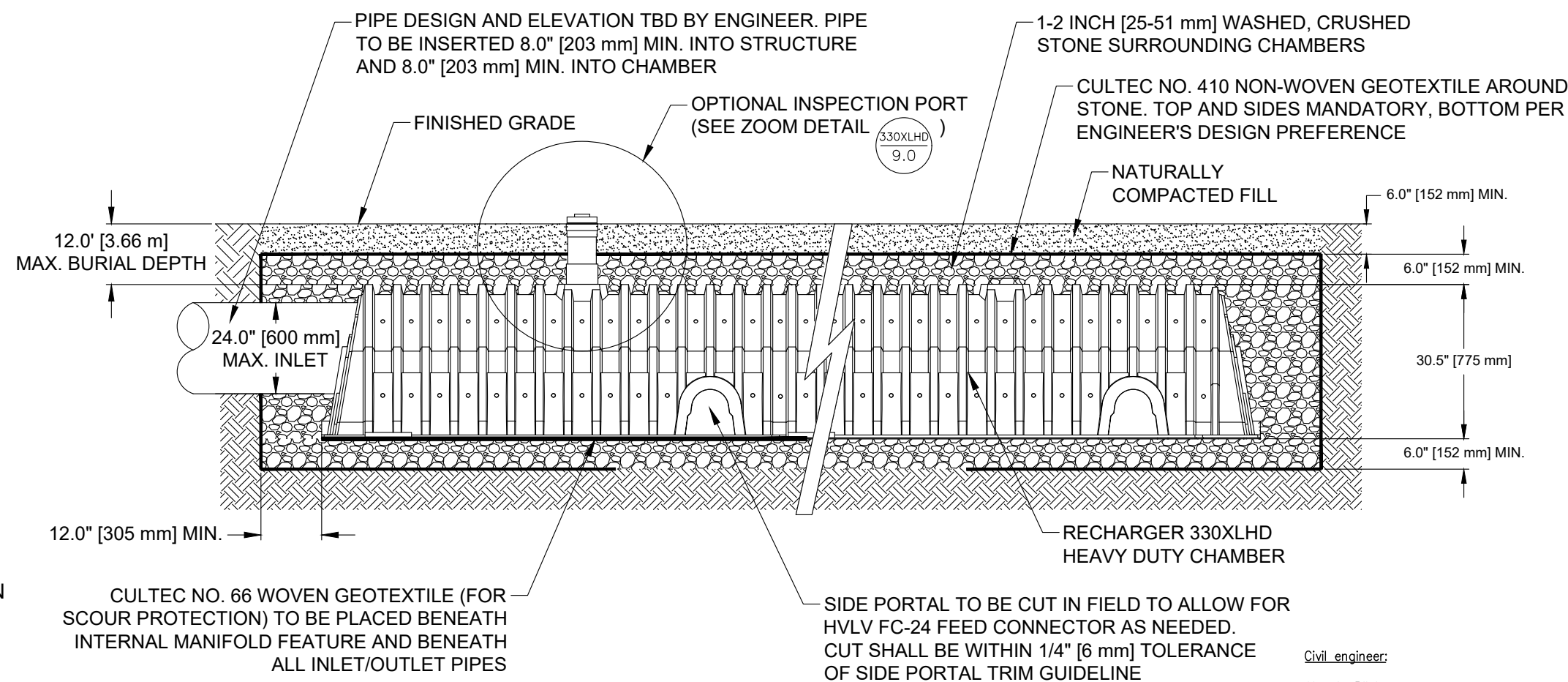


Tree Planting



NOTE:
PROVIDE 3" LAYER OF MULCH AS SPECIFIED OVER ENTIRE WATERING SAUCER AT ALL TREE PITS OR OVER ENTIRE TREE BED.

Cultec 330XLHD Chamber Installation



Civil engineer:
Alan L. Plich
ALP Engineering & Landscape Architecture, PLLC
P.O. Box 843, Ridgefield, CT 06877
162 Falls Road, Bethany, CT 06804
P.E. #20167
C. of A. #2016331
Tel: (475) 215-5343

APPLICANT:

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New City, NY 10596
Tel: (845) 842-3322

CONSULTANTS:

PROJECT SURVEYOR:
Terry Bergendorff Collins
52 Starr Ridge Road
Brewster, New York 10509
Tel: (845) 279-4261

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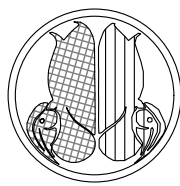
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SEAL:



PROJECT NAME:
ADDITION TO SELF-STORAGE FACILITY
397 Smith Ridge Road (N.Y. State Route 123)
Town of Lewisboro, New York

ENGINEER & LANDSCAPE ARCHITECT:
ALP ENGINEERING & LANDSCAPE ARCHITECTURE, PLLC
Sheet 50A, Block 9848, Lot 2



Drawing Title:

Construction Details

Date: April 15, 2021

Dwn. by: alp

ID: Kaplan_Site_02-15-2021

C-112

**STORMWATER POLLUTION PREVENTION PLAN/
STORMWATER MANAGEMENT REPORT
FOR SELF-STORAGE FACILITY
SMITH RIDGE ROAD (NEW YORK ROUTE 123)
TOWN OF LEWISBORO, NEW YORK**

Date: April 15, 2021

Report Contents:

- 1) Existing Site Conditions
- 2) Stormwater Management Design Criteria
- 3) Stormwater Analysis
- 4) Stormwater Facilities
- 5) Peak Rate Attenuation Analysis

Appendix A Water Quality Volume (WQv) Calculations

Appendix B Hydrographs and Routings

1) Existing Site Conditions

The subject property is 0.933 acres in size and is located on the east side of Smith Ridge Road (New York State Route 123) in the Vista hamlet area. The property is essentially a rectangle, about 200 feet on a side. The property is essentially a rectangle, about 200 feet on a side. The property presently contains two self-storage buildings, an L-shaped building in the northern and western portion of the property, and a building in the central portion of the property. Paved parking and circulation drives provide vehicular access to the self-storage buildings.

According to the Soils Survey of Putnam and Westchester Counties, the soils over the entire property consist of Urban Land-Charlton complex soils. Charlton soils are in hydrologic group B; Urban Land soils are not classified. For purposes of modeling the runoff, land cover types are classified in hydrologic group B.

2) Stormwater Management Design Criteria

This update to the stormwater management plan for the property has been designed to meet the requirements of the New York State *Stormwater Management Design Manual* to the maximum extent practicable. The property is located in the watershed of the Silvermine Brook, and therefore the site lies *outside* of the New York City watershed. The stormwater management facilities are therefore designed to: (1) capture and treat the Water Quality Volume (WQv), the 1.3" storm event, and (2) provide peak rate attenuation for the 1 through 25 year storm events in accordance with the Town requirements.

3) Stormwater Analysis

The majority of the runoff from the project site is conveyed directly to the east into New York State Freshwater Wetland D-45 which lies about 50 feet to the east of the property. Runoff from a small portion of the property is conveyed to the northwest toward the property to the north and to Smith Ridge Road. The overall majority of the runoff is conveyed to a single design line in the eastern portion of the site.

In the existing condition, three drainage areas were delineated, as follows:

Existing Condition Drainage Area 1 (XDA-1) is 21,405 s.f. in size and is to consist of the lands which in the future will convey runoff to the stormwater management facility. This drainage area includes all of the new on-site impervious surfaces. Runoff from this drainage area is conveyed to Design Line 1.

Existing Condition Drainage Area 2 (XDA-2) is 18,379 s.f. in size and consists of the remainder of the property which will convey runoff to Design Line 1.

Existing Condition Drainage Area 3 (XDA-3) is 3,868 s.f. and consists of the lands which will continue to convey runoff to the northwest corner of the site, eventually discharging to Smith Ridge Road.

In the future condition, three drainage areas were delineated, as follows:

Future Condition Drainage Area 1 (FDA-1) is 26,758 s.f. in size and is to consist of the lands which in the future will convey runoff to the stormwater management facility. This drainage area includes the existing developed site and the new on-site impervious surfaces. Runoff from this drainage area is conveyed to Design Line 1.

Future Condition Drainage Area 2 (FDA-2) is 13,026 s.f. in size and consists of the lands in the eastern portion of the property which contributes runoff to Design Line 1.

Future Condition Drainage Area 3 (FDA-3) is 3,868 s.f. and consists of the lands which will continue to convey runoff to the northwest corner of the site, eventually discharging to Smith Ridge Road.

4) Stormwater Facilities

Runoff from the buildings and paved driveway and circulation areas will be conveyed by sheet flow across the new pavement surface and in subsurface storm pipes to a stormwater management facility. Roof drain leaders in the interior of the property will convey runoff in downspouts to the paved surface. The runoff from the interior of the site will be conveyed by sheet flow to the two on-site catch basins. One of the catch basins will directly discharge to a 36-foot long, 4-foot diameter subsurface pipe which will serve as a pre-treatment facility for runoff being conveyed to the subsurface chambers.

The stormwater management facility will consist of a subsurface recharger/detention system. The facility will consist of 55 Cultec Model 330XL chambers arranged as 5 rows of 11 chambers placed end-to-end. To attenuate the flows from the property to the Design Point with the additional impervious surfaces, 12 Cultec chambers will be installed to the south of the existing facility.

The stormwater management facility has the capacity to capture and treat virtually all of the runoff up to the 1 year storm event; the modeling shows there will be no outflow from the chambers, except infiltration into the subsoil, during the 1 year storm. Runoff in excess of that generated by the 1 year storm event will be conveyed through a catch basin/outlet control structure, and then to a new level spreader.

5) Peak Rate Attenuation Analysis

The peak rate of runoff from the property to the design line has been calculated. The analysis of peak rates of runoff was performed in accordance with the methodology of the United States Department of Agriculture Soil Conservation Service (now Natural Resources Conservation Service) publication *Urban Hydrology for Small Watersheds, Technical Release 55 (TR-55)*, 1986. To calculate the peak rate of runoff conveyed to the design line from the property, the following information was obtained or determined:

The precipitation depths have been adjusted to the data from the Northeast Regional Climate Center. The analysis shows that for all modeled storm events the peak rate of runoff conveyed to the design line (and to the wetland to the east of the subject site) is less than the existing peak rate of runoff.

Table 1, Peak Rates of Runoff summarizes the peak rates of flow conveyed by the site in the existing and future conditions to the design line and State highway for the modeled storms.

Table 1. Peak Rates of Runoff to Design Line 1
(all flows in cubic feet per second)

<i>Drainage Area/ Storm Interval</i>	<i>1 year</i>	<i>2 year</i>	<i>10 year</i>	<i>25 year</i>
<i>Existing Condition</i>				
<i>Flows to Design Line/Wetland</i>	0.03	0.08	0.46	1.26
<i>Flows to Smith Ridge Road</i>	0.12	0.17	0.32	0.45
<i>Future Condition</i>				
<i>Flows to Design Line/Wetland</i>	0.00	0.01	0.42	0.28
<i>Flows to Smith Ridge Road</i>	0.12	0.17	0.32	0.45

Figures

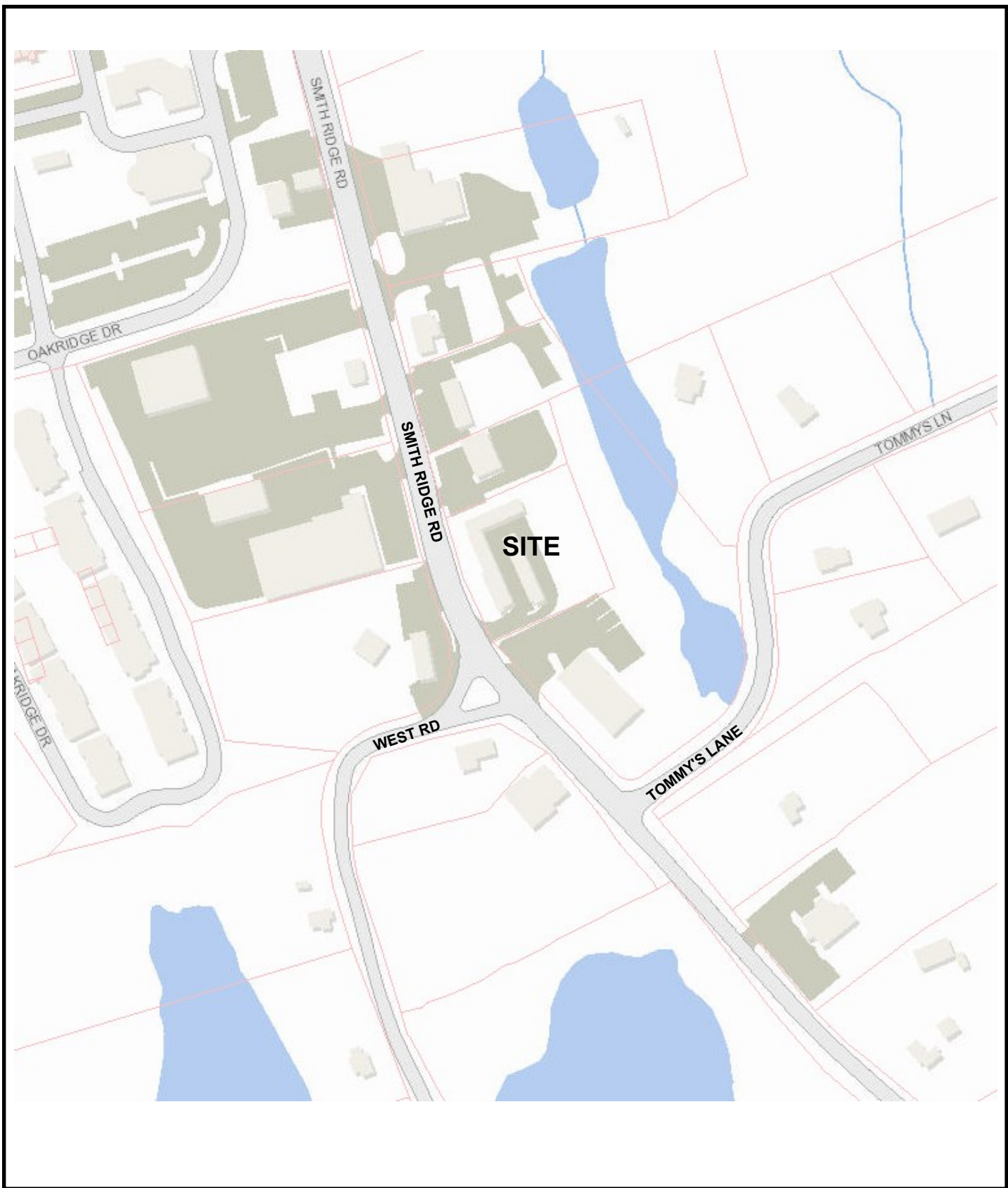


Figure 1
SITE LOCATION MAP
Scale: Not to Scale



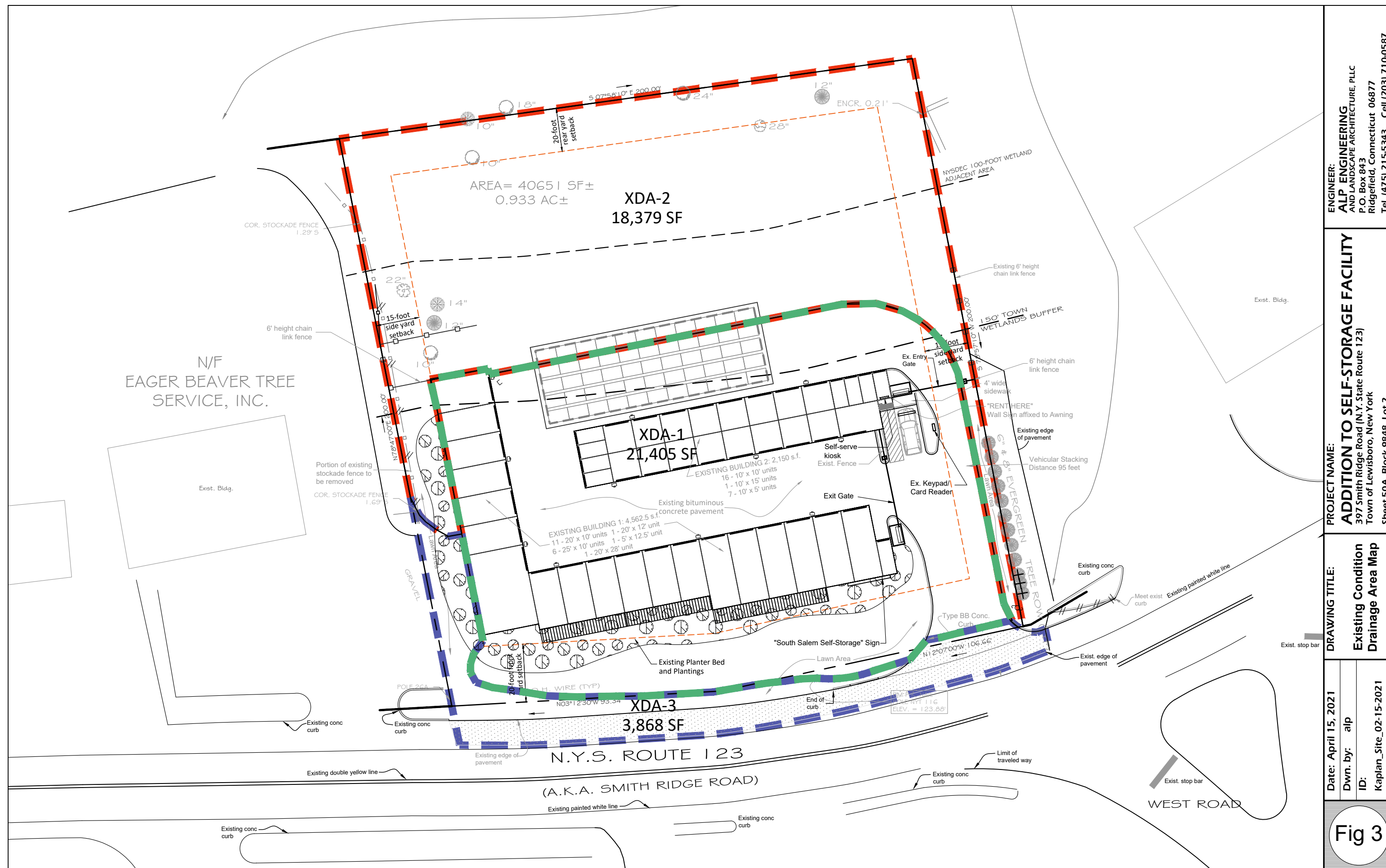
LEGEND

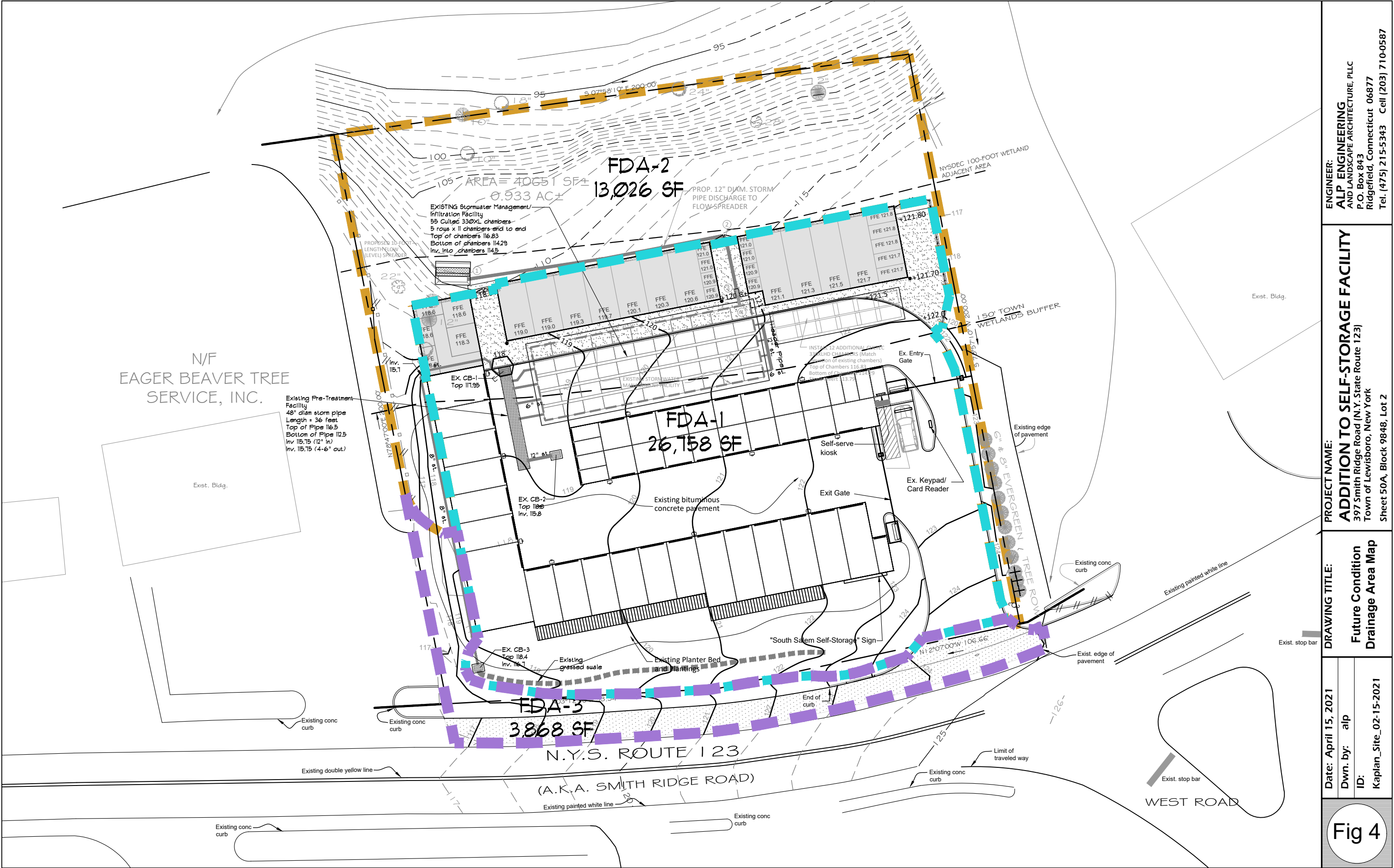
UhB—Urban land-Charlton complex, 3 to 8 percent slopes

Figure 2

SOILS MAP

Scale: Not to Scale





ENGINEER:
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Tel. (475) 215-5343 Cell (203) 710-0587

PROJECT NAME:
ADDITION TO SELF-STORAGE FACILITY
397 Smith Ridge Road (N.Y. State Route 123)
Town of Lewisboro, New York
Sheet 50A, Block 9848, Lot 2

DRAWING TITLE:
**Future Condition
Drainage Area Map**

Date: April 15, 2021
Dwn. by: alp
ID: Kaplan_Site_02-15-2021

Fig 4

SUPPORTING DOCUMENTATION

Extreme Precipitation Tables

Northeast Regional Climate Center

Data represents point estimates calculated from partial duration series. All precipitation amounts are displayed in inches.

Smoothing	No
State	New York
Location	
Longitude	73.517 degrees West
Latitude	41.228 degrees North
Elevation	0 feet
Date/Time	Wed, 28 Apr 2021 16:26:43 -0400

Extreme Precipitation Estimates

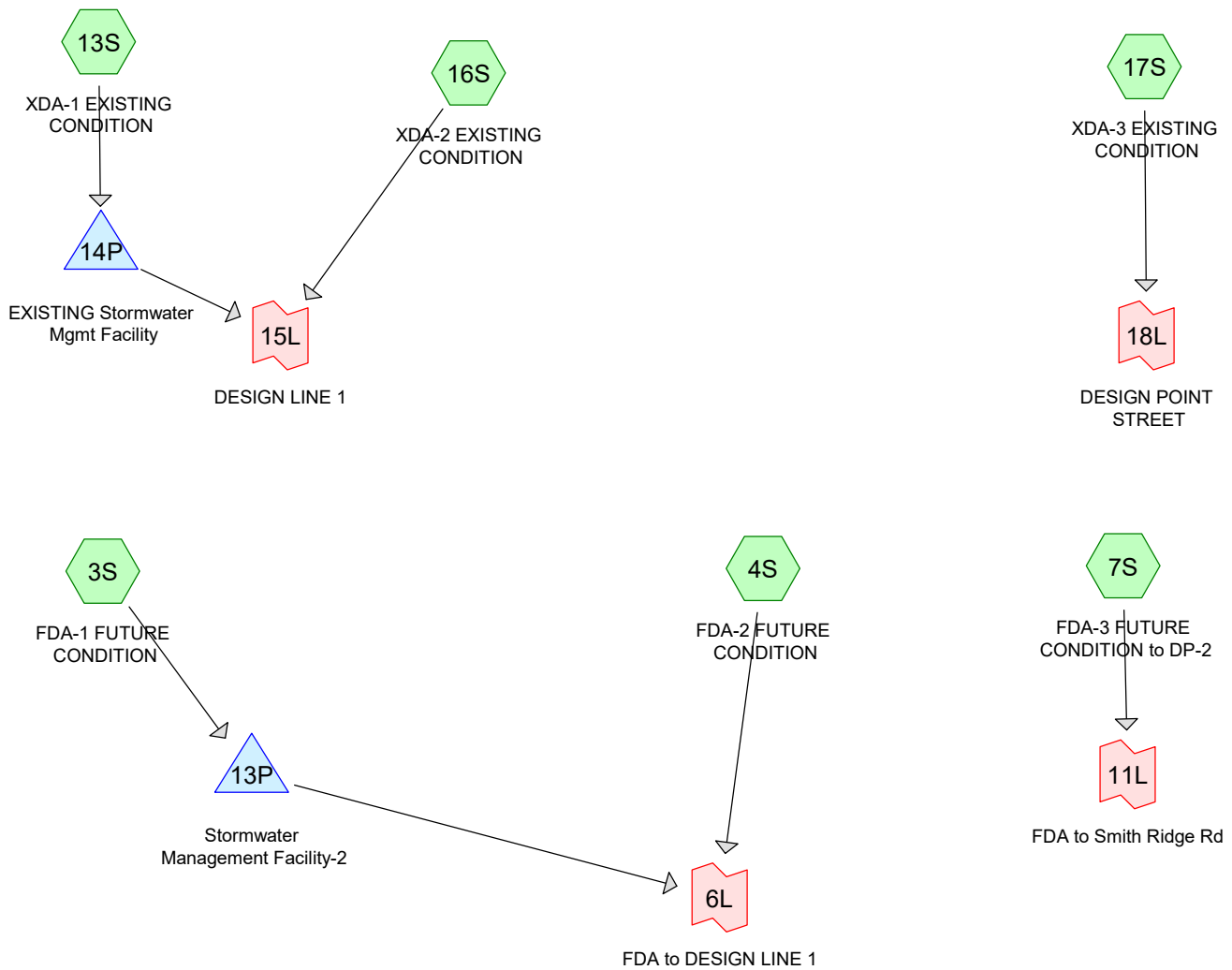
	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr		1day	2day	4day	7day	10day	
1yr	0.33	0.51	0.62	0.84	1.03	1.24	1yr	0.89	1.22	1.44	1.83	2.29	2.85	3.20	1yr	2.52	3.07	3.55	4.25	4.91	1yr
2yr	0.40	0.61	0.75	1.02	1.26	1.50	2yr	1.09	1.47	1.72	2.22	2.77	3.44	3.85	2yr	3.04	3.70	4.24	5.02	5.68	2yr
5yr	0.46	0.72	0.89	1.22	1.55	1.86	5yr	1.34	1.82	2.13	2.75	3.44	4.31	4.86	5yr	3.82	4.68	5.38	6.29	7.07	5yr
10yr	0.53	0.82	1.01	1.41	1.82	2.18	10yr	1.57	2.13	2.49	3.23	4.06	5.12	5.81	10yr	4.53	5.58	6.45	7.47	8.34	10yr
25yr	0.64	0.97	1.20	1.72	2.26	2.70	25yr	1.95	2.64	3.07	4.02	5.04	6.43	7.34	25yr	5.69	7.06	8.21	9.36	10.38	25yr
50yr	0.73	1.11	1.38	1.98	2.66	3.18	50yr	2.30	3.11	3.61	4.74	5.95	7.64	8.78	50yr	6.76	8.44	9.86	11.10	12.25	50yr
100yr	0.84	1.27	1.59	2.29	3.14	3.74	100yr	2.71	3.66	4.24	5.60	7.02	9.08	10.49	100yr	8.04	10.09	11.83	13.18	14.47	100yr
200yr	0.96	1.45	1.84	2.66	3.71	4.41	200yr	3.20	4.31	4.98	6.62	8.29	10.80	12.54	200yr	9.56	12.06	14.22	15.65	17.09	200yr
500yr	1.17	1.74	2.24	3.26	4.63	5.47	500yr	4.00	5.35	6.17	8.27	10.33	13.60	15.90	500yr	12.03	15.29	18.13	19.64	21.32	500yr

Lower Confidence Limits

	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr		1day	2day	4day	7day	10day	
1yr	0.25	0.38	0.46	0.62	0.77	0.95	1yr	0.66	0.93	1.25	1.61	2.03	2.51	2.69	1yr	2.22	2.59	3.24	3.77	4.58	1yr
2yr	0.38	0.59	0.73	0.98	1.21	1.46	2yr	1.05	1.43	1.68	2.14	2.70	3.34	3.73	2yr	2.96	3.59	4.11	4.87	5.52	2yr
5yr	0.42	0.65	0.81	1.11	1.41	1.72	5yr	1.22	1.68	1.96	2.53	3.18	3.98	4.48	5yr	3.53	4.31	4.95	5.77	6.51	5yr
10yr	0.46	0.71	0.87	1.22	1.58	1.94	10yr	1.36	1.90	2.21	2.89	3.59	4.56	5.13	10yr	4.03	4.93	5.71	6.51	7.34	10yr
25yr	0.50	0.76	0.95	1.35	1.78	2.24	25yr	1.54	2.19	2.59	3.43	4.22	5.42	6.11	25yr	4.80	5.88	6.87	7.62	8.63	25yr
50yr	0.53	0.81	1.01	1.45	1.95	2.48	50yr	1.68	2.43	2.94	3.91	4.78	6.21	6.99	50yr	5.49	6.72	7.91	8.61	9.75	50yr
100yr	0.57	0.86	1.07	1.55	2.13	2.74	100yr	1.84	2.68	3.34	4.48	5.32	7.12	8.00	100yr	6.30	7.69	9.15	9.69	11.02	100yr
200yr	0.60	0.91	1.15	1.67	2.33	3.03	200yr	2.01	2.97	3.79	5.14	6.01	8.14	9.20	200yr	7.21	8.84	10.60	10.93	12.48	200yr
500yr	0.66	0.98	1.26	1.82	2.60	3.47	500yr	2.24	3.40	4.49	6.22	7.07	9.76	11.10	500yr	8.63	10.67	12.90	12.83	14.73	500yr

Upper Confidence Limits

	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr		1day	2day	4day	7day	10day	
1yr	0.37	0.56	0.69	0.93	1.14	1.37	1yr	0.98	1.34	1.59	2.04	2.54	3.11	3.47	1yr	2.75	3.34	3.82	4.58	5.21	1yr
2yr	0.42	0.65	0.80	1.09	1.34	1.57	2yr	1.16	1.53	1.79	2.29	2.87	3.56	4.04	2yr	3.15	3.89	4.42	5.26	5.90	2yr
5yr	0.51	0.78	0.97	1.33	1.69	2.00	5yr	1.46	1.95	2.31	2.96	3.70	4.65	5.29	5yr	4.11	5.09	5.85	6.83	7.64	5yr
10yr	0.60	0.92	1.14	1.59	2.05	2.42	10yr	1.77	2.36	2.81	3.60	4.51	5.70	6.52	10yr	5.04	6.27	7.25	8.37	9.30	10yr
25yr	0.76	1.15	1.43	2.04	2.69	3.13	25yr	2.32	3.06	3.64	4.66	5.84	7.47	8.64	25yr	6.61	8.30	9.65	10.96	12.09	25yr
50yr	0.90	1.37	1.70	2.45	3.29	3.81	50yr	2.84	3.72	4.43	5.65	7.13	9.16	10.66	50yr	8.11	10.25	11.98	13.47	14.76	50yr
100yr	1.08	1.63	2.05	2.96	4.05	4.64	100yr	3.50	4.53	5.39	6.87	9.12	11.24	13.17	100yr	9.95	12.66	14.81	16.54	18.01	100yr
200yr	1.30	1.95	2.47	3.58	5.00	5.65	200yr	4.31	5.52	6.56	8.34	11.20	13.78	16.26	200yr	12.20	15.64	18.36	20.32	21.98	200yr
500yr	1.67	2.49	3.20	4.65	6.62	7.34	500yr	5.71	7.18	8.50	10.77	14.76	18.04	21.48	500yr	15.96	20.65	24.31	26.58	28.56	500yr



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Rainfall Events Listing (selected events)

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	1 year	Type III 24-hr		Default	24.00	1	2.85	2
2	2 year	Type III 24-hr		Default	24.00	1	3.44	2
3	10 year	Type III 24-hr		Default	24.00	1	5.12	2
4	25 year	Type III 24-hr		Default	24.00	1	6.43	2

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Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.301	61	>75% Grass cover, Good, HSG B (3S, 7S, 13S, 17S)
0.422	56	Brush, Fair, HSG B (16S)
0.299	48	Brush, Good, HSG B (4S)
0.092	98	Pavement (7S, 17S)
0.890	98	Roofs, HSG B (3S, 13S)
2.004	76	TOTAL AREA

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Ground Covers (all nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.000	0.301	0.000	0.000	0.000	0.301	>75% Grass cover, Good	3S, 7S, 13S, 17S
0.000	0.422	0.000	0.000	0.000	0.422	Brush, Fair	16S
0.000	0.299	0.000	0.000	0.000	0.299	Brush, Good	4S
0.000	0.000	0.000	0.000	0.092	0.092	Pavement	7S, 17S
0.000	0.890	0.000	0.000	0.000	0.890	Roofs	3S, 13S
0.000	1.912	0.000	0.000	0.092	2.004	TOTAL AREA	

Self-Storage SW Plan_04-21-2021.3*Type III 24-hr 1 year Rainfall=2.85"*

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Time span=0.00-72.00 hrs, dt=0.02 hrs, 3601 points
 Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
 Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 3S: FDA-1 FUTURE	Runoff Area=26,758 sf 82.44% Impervious Runoff Depth=2.02" Tc=6.0 min CN=92 Runoff=1.43 cfs 0.103 af
Subcatchment 4S: FDA-2 FUTURE	Runoff Area=13,026 sf 0.00% Impervious Runoff Depth=0.04" Tc=6.0 min CN=48 Runoff=0.00 cfs 0.001 af
Subcatchment 7S: FDA-3 FUTURE	Runoff Area=3,868 sf 52.04% Impervious Runoff Depth=1.14" Tc=5.0 min CN=80 Runoff=0.12 cfs 0.008 af
Subcatchment 13S: XDA-1 EXISTING	Runoff Area=21,405 sf 78.04% Impervious Runoff Depth=1.85" Tc=6.0 min CN=90 Runoff=1.06 cfs 0.076 af
Subcatchment 16S: XDA-2 EXISTING	Runoff Area=18,379 sf 0.00% Impervious Runoff Depth=0.18" Tc=6.0 min CN=56 Runoff=0.03 cfs 0.006 af
Subcatchment 17S: XDA-3 EXISTING	Runoff Area=3,868 sf 52.04% Impervious Runoff Depth=1.14" Tc=5.0 min CN=80 Runoff=0.12 cfs 0.008 af
Pond 13P: Stormwater Management	Peak Elev=115.16' Storage=2,376 cf Inflow=1.43 cfs 0.103 af Discarded=0.06 cfs 0.103 af Primary=0.00 cfs 0.000 af Outflow=0.06 cfs 0.103 af
Pond 14P: EXISTING Stormwater Mgmt	Peak Elev=115.03' Storage=1,700 cf Inflow=1.06 cfs 0.076 af Discarded=0.05 cfs 0.076 af Primary=0.00 cfs 0.000 af Outflow=0.05 cfs 0.076 af
Link 6L: FDA to DESIGN LINE 1	Inflow=0.00 cfs 0.001 af Primary=0.00 cfs 0.001 af
Link 11L: FDA to Smith Ridge Rd	Inflow=0.12 cfs 0.008 af Primary=0.12 cfs 0.008 af
Link 15L: DESIGN LINE 1	Inflow=0.03 cfs 0.006 af Primary=0.03 cfs 0.006 af
Link 18L: DESIGN POINT STREET	Inflow=0.12 cfs 0.008 af Primary=0.12 cfs 0.008 af
Total Runoff Area = 2.004 ac Runoff Volume = 0.203 af Average Runoff Depth = 1.22"	
50.99% Pervious = 1.022 ac 49.01% Impervious = 0.982 ac	

Summary for Subcatchment 3S: FDA-1 FUTURE CONDITION

Runoff = 1.43 cfs @ 12.09 hrs, Volume= 0.103 af, Depth= 2.02"

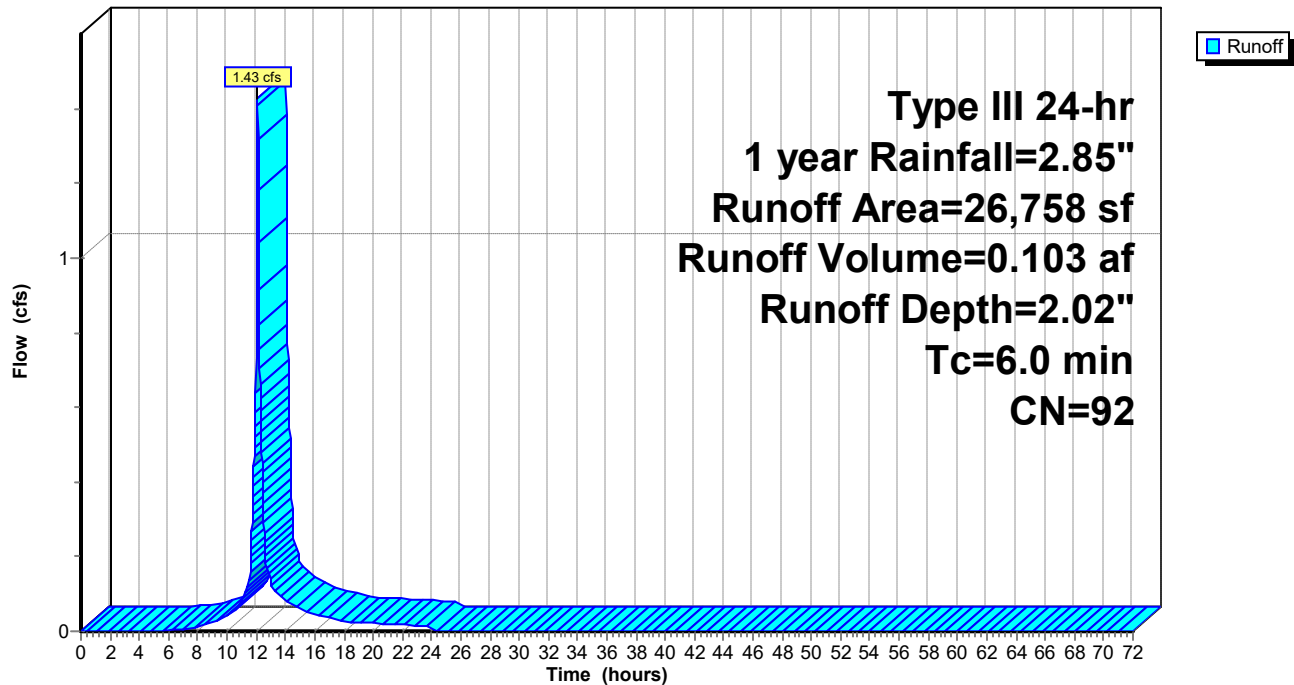
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.02 hrs
Type III 24-hr 1 year Rainfall=2.85"

Area (sf)	CN	Description
16,705	98	Roofs, HSG B
5,353	98	Roofs, HSG B
4,700	61	>75% Grass cover, Good, HSG B
26,758	92	Weighted Average
4,700		17.56% Pervious Area
22,058		82.44% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Subcatchment 3S: FDA-1 FUTURE CONDITION

Hydrograph



Summary for Subcatchment 4S: FDA-2 FUTURE CONDITION

Runoff = 0.00 cfs @ 15.32 hrs, Volume= 0.001 af, Depth= 0.04"

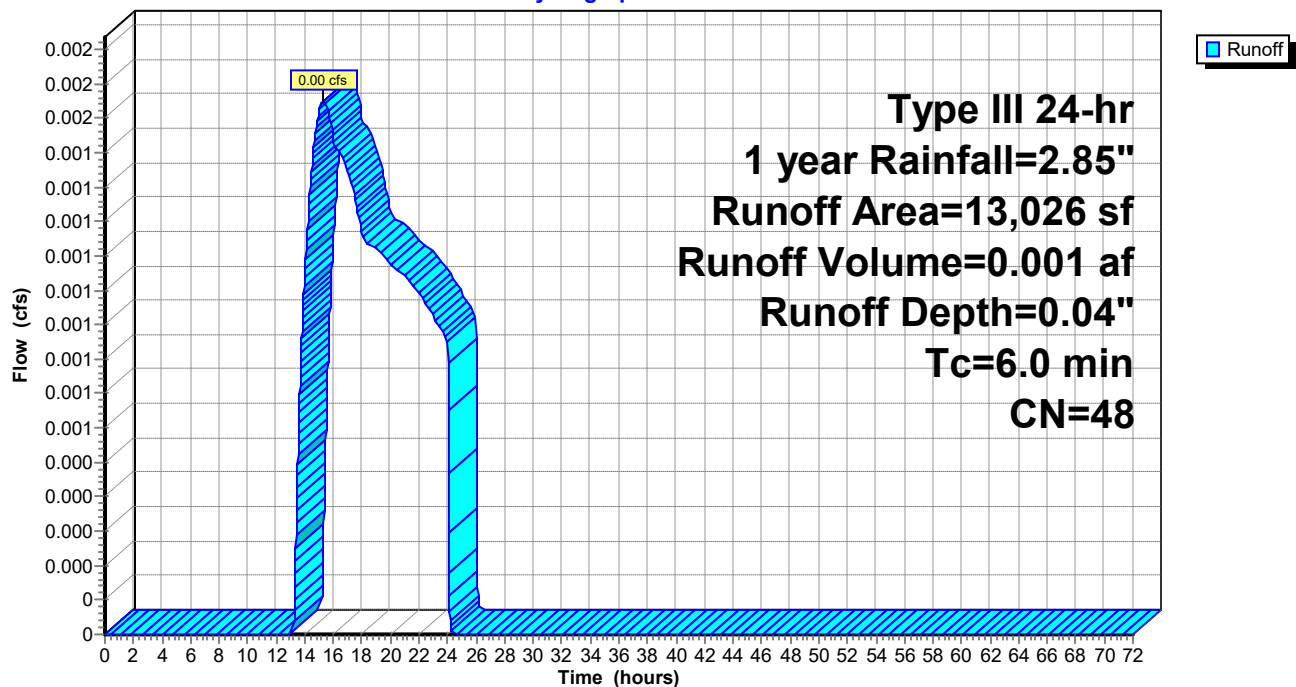
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.02 hrs
Type III 24-hr 1 year Rainfall=2.85"

Area (sf)	CN	Description
13,026	48	Brush, Good, HSG B
13,026		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Subcatchment 4S: FDA-2 FUTURE CONDITION

Hydrograph



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Type III 24-hr 1 year Rainfall=2.85"

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Summary for Subcatchment 7S: FDA-3 FUTURE CONDITION to DP-2

Runoff = 0.12 cfs @ 12.08 hrs, Volume= 0.008 af, Depth= 1.14"

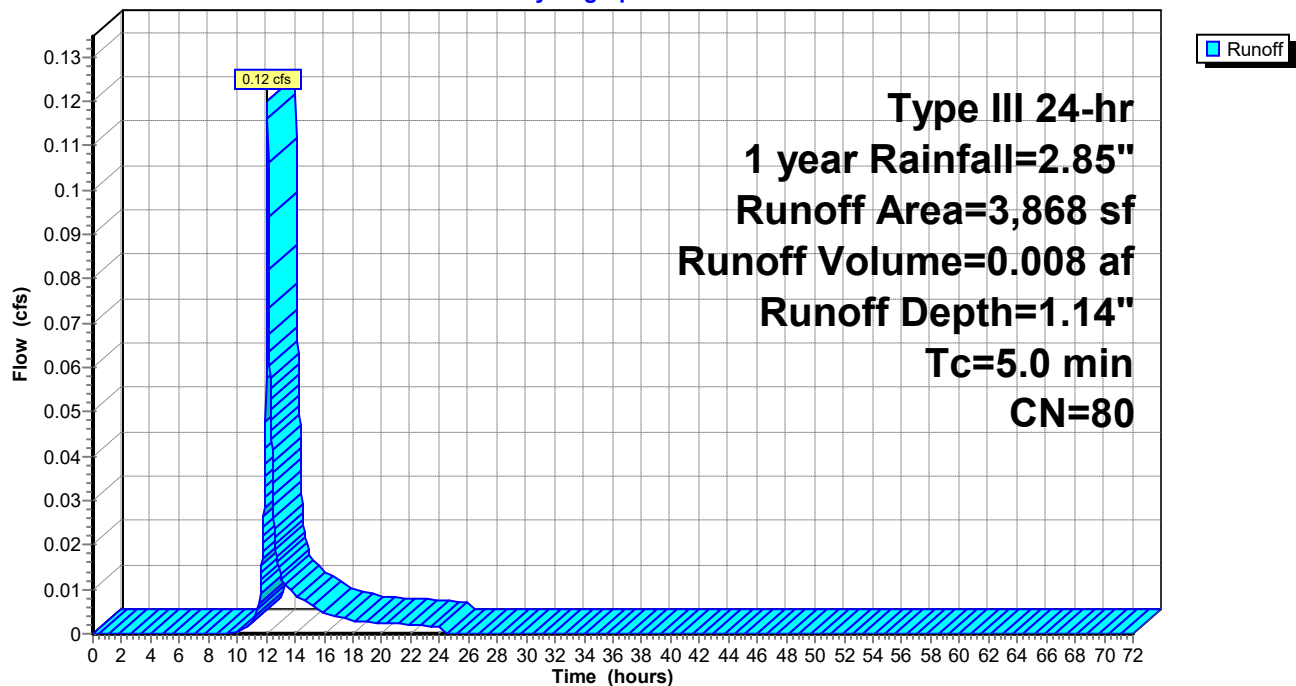
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.02 hrs
Type III 24-hr 1 year Rainfall=2.85"

Area (sf)	CN	Description
1,855	61	>75% Grass cover, Good, HSG B
* 2,013	98	Pavement
3,868	80	Weighted Average
1,855		47.96% Pervious Area
2,013		52.04% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Subcatchment 7S: FDA-3 FUTURE CONDITION to DP-2

Hydrograph



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Type III 24-hr 1 year Rainfall=2.85"

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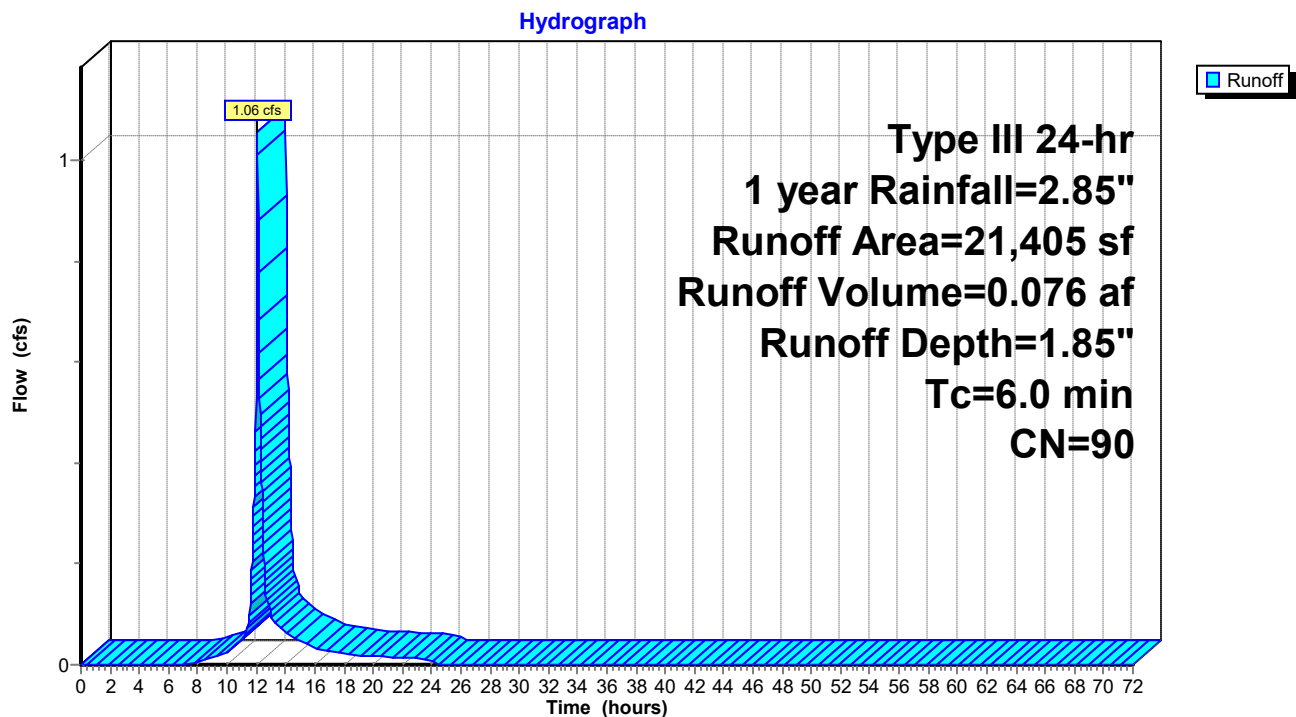
Summary for Subcatchment 13S: XDA-1 EXISTING CONDITION

Runoff = 1.06 cfs @ 12.09 hrs, Volume= 0.076 af, Depth= 1.85"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.02 hrs
Type III 24-hr 1 year Rainfall=2.85"

Area (sf)	CN	Description
16,705	98	Roofs, HSG B
4,700	61	>75% Grass cover, Good, HSG B
21,405	90	Weighted Average
4,700		21.96% Pervious Area
16,705		78.04% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Subcatchment 13S: XDA-1 EXISTING CONDITION

Self-Storage SW Plan_04-21-2021.3

Type III 24-hr 1 year Rainfall=2.85"

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Summary for Subcatchment 16S: XDA-2 EXISTING CONDITION

Runoff = 0.03 cfs @ 12.38 hrs, Volume= 0.006 af, Depth= 0.18"

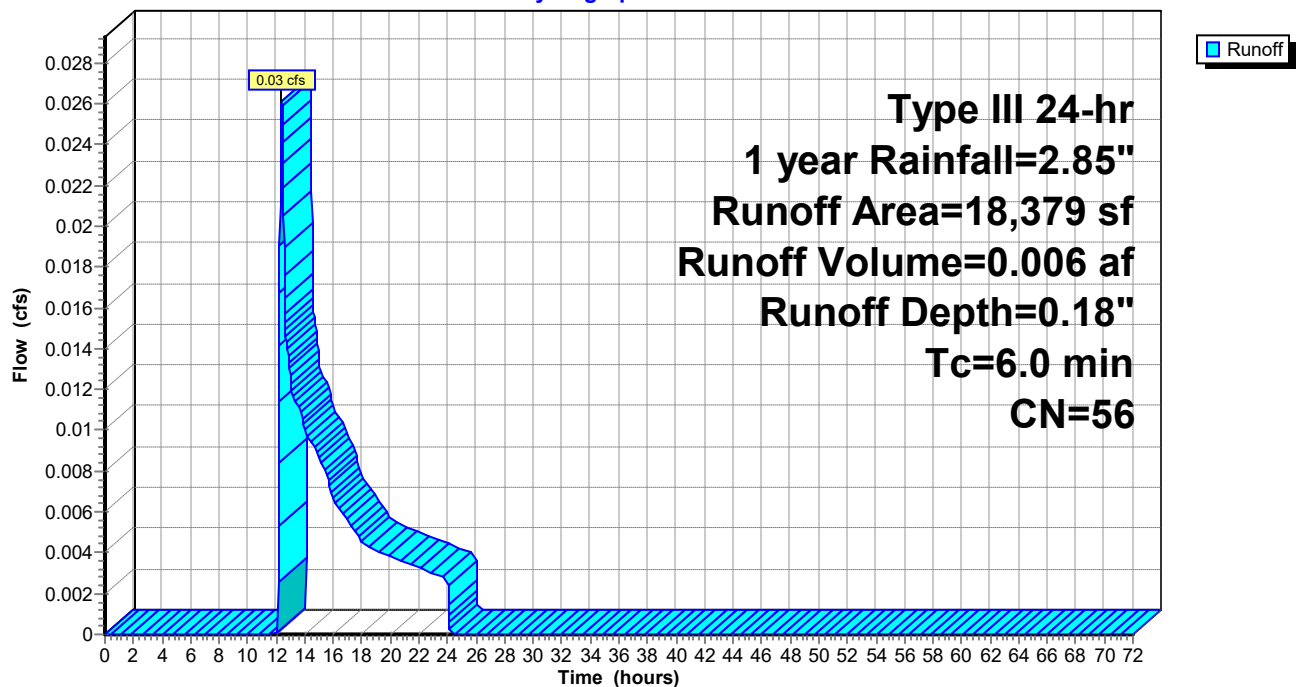
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.02 hrs
Type III 24-hr 1 year Rainfall=2.85"

Area (sf)	CN	Description
18,379	56	Brush, Fair, HSG B
18,379		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Subcatchment 16S: XDA-2 EXISTING CONDITION

Hydrograph



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Type III 24-hr 1 year Rainfall=2.85"

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Summary for Subcatchment 17S: XDA-3 EXISTING CONDITION

Runoff = 0.12 cfs @ 12.08 hrs, Volume= 0.008 af, Depth= 1.14"

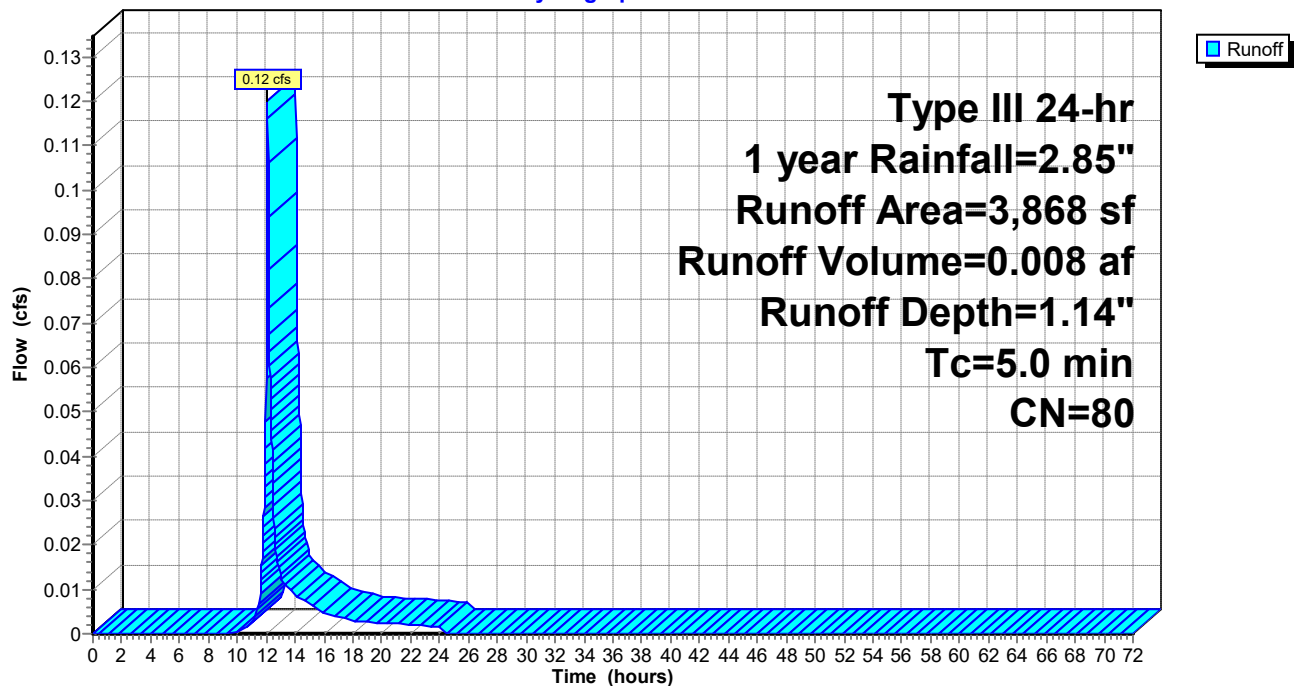
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.02 hrs
Type III 24-hr 1 year Rainfall=2.85"

Area (sf)	CN	Description
1,855	61	>75% Grass cover, Good, HSG B
* 2,013	98	Pavement
3,868	80	Weighted Average
1,855		47.96% Pervious Area
2,013		52.04% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Subcatchment 17S: XDA-3 EXISTING CONDITION

Hydrograph



Summary for Pond 13P: Stormwater Management Facility-2

Inflow Area = 0.614 ac, 82.44% Impervious, Inflow Depth = 2.02" for 1 year event
 Inflow = 1.43 cfs @ 12.09 hrs, Volume= 0.103 af
 Outflow = 0.06 cfs @ 10.74 hrs, Volume= 0.103 af, Atten= 96%, Lag= 0.0 min
 Discarded = 0.06 cfs @ 10.74 hrs, Volume= 0.103 af
 Primary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.02 hrs
 Peak Elev= 115.16' @ 15.17 hrs Surf.Area= 2,574 sf Storage= 2,376 cf

Plug-Flow detention time= 377.5 min calculated for 0.103 af (100% of inflow)
 Center-of-Mass det. time= 377.5 min (1,179.5 - 802.0)

Volume	Invert	Avail.Storage	Storage Description
#1A	113.79'	1,757 cf	25.67'W x 80.50'L x 3.54'H Field A Existing 7,318 cf Overall - 2,925 cf Embedded = 4,393 cf x 40.0% Voids
#2A	114.29'	2,925 cf	Cultec R-330XLHD x 55 Inside #1 Effective Size= 47.8"W x 30.0"H => 7.45 sf x 7.00'L = 52.2 cf Overall Size= 52.0"W x 30.5"H x 8.50'L with 1.50' Overlap Row Length Adjustment= +1.50' x 7.45 sf x 5 rows
#3B	113.79'	460 cf	11.17'W x 45.50'L x 3.54'H Field B Proposed 1,799 cf Overall - 648 cf Embedded = 1,151 cf x 40.0% Voids
#4B	114.29'	648 cf	Cultec R-330XLHD x 12 Inside #3 Effective Size= 47.8"W x 30.0"H => 7.45 sf x 7.00'L = 52.2 cf Overall Size= 52.0"W x 30.5"H x 8.50'L with 1.50' Overlap Row Length Adjustment= +1.50' x 7.45 sf x 2 rows
		5,791 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Storage Group B created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	114.00'	15.0" Round Culvert L= 108.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 114.00' / 108.00' S= 0.0556 '/' Cc= 0.900 n= 0.012, Flow Area= 1.23 sf
#2	Device 1	115.75'	5.0" Vert. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#3	Device 1	117.25'	3.0' long Sharp-Crested Rectangular Weir 2 End Contraction(s)
#4	Discarded	113.79'	1.000 in/hr Exfiltration over Horizontal area

Discarded OutFlow Max=0.06 cfs @ 10.74 hrs HW=113.83' (Free Discharge)

↑ **4=Exfiltration** (Exfiltration Controls 0.06 cfs)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=113.79' (Free Discharge)

↑ **1=Culvert** (Controls 0.00 cfs)

↑ **2=Orifice/Grate** (Controls 0.00 cfs)

↑ **3=Sharp-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 13P: Stormwater Management Facility-2 - Chamber Wizard Field A Existing

Chamber Model = Cultec R-330XLHD (Cultec Recharger® 330XLHD)

Effective Size= 47.8"W x 30.0"H => 7.45 sf x 7.00'L = 52.2 cf

Overall Size= 52.0"W x 30.5"H x 8.50'L with 1.50' Overlap

Row Length Adjustment= +1.50' x 7.45 sf x 5 rows

52.0" Wide + 6.0" Spacing = 58.0" C-C Row Spacing

11 Chambers/Row x 7.00' Long +1.50' Row Adjustment = 78.50' Row Length +12.0" End Stone x 2 = 80.50' Base Length

5 Rows x 52.0" Wide + 6.0" Spacing x 4 + 12.0" Side Stone x 2 = 25.67' Base Width

6.0" Stone Base + 30.5" Chamber Height + 6.0" Stone Cover = 3.54' Field Height

55 Chambers x 52.2 cf +1.50' Row Adjustment x 7.45 sf x 5 Rows = 2,924.5 cf Chamber Storage

7,317.7 cf Field - 2,924.5 cf Chambers = 4,393.2 cf Stone x 40.0% Voids = 1,757.3 cf Stone Storage

Chamber Storage + Stone Storage = 4,681.8 cf = 0.107 af

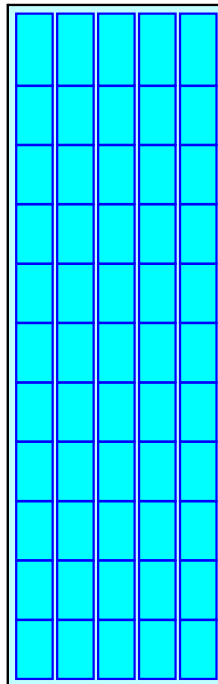
Overall Storage Efficiency = 64.0%

Overall System Size = 80.50' x 25.67' x 3.54'

55 Chambers

271.0 cy Field

162.7 cy Stone



Pond 13P: Stormwater Management Facility-2 - Chamber Wizard Field B Proposed

Chamber Model = Cultec R-330XLHD (Cultec Recharger® 330XLHD)

Effective Size= 47.8"W x 30.0"H => 7.45 sf x 7.00'L = 52.2 cf

Overall Size= 52.0"W x 30.5"H x 8.50'L with 1.50' Overlap

Row Length Adjustment= +1.50' x 7.45 sf x 2 rows

52.0" Wide + 6.0" Spacing = 58.0" C-C Row Spacing

6 Chambers/Row x 7.00' Long +1.50' Row Adjustment = 43.50' Row Length +12.0" End Stone x 2 = 45.50' Base Length

2 Rows x 52.0" Wide + 6.0" Spacing x 1 + 12.0" Side Stone x 2 = 11.17' Base Width

6.0" Stone Base + 30.5" Chamber Height + 6.0" Stone Cover = 3.54' Field Height

12 Chambers x 52.2 cf +1.50' Row Adjustment x 7.45 sf x 2 Rows = 648.2 cf Chamber Storage

1,799.5 cf Field - 648.2 cf Chambers = 1,151.2 cf Stone x 40.0% Voids = 460.5 cf Stone Storage

Chamber Storage + Stone Storage = 1,108.7 cf = 0.025 af

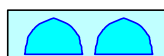
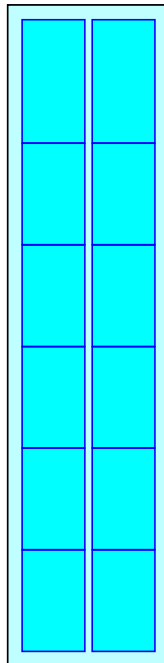
Overall Storage Efficiency = 61.6%

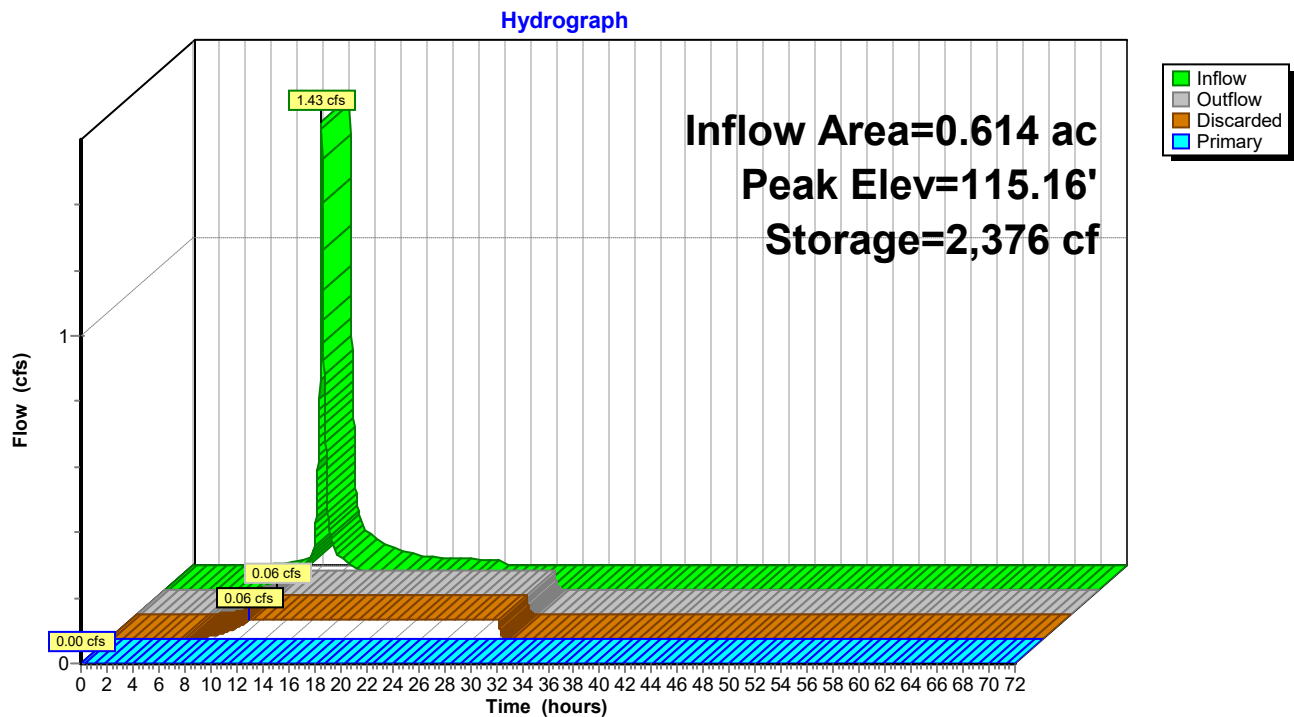
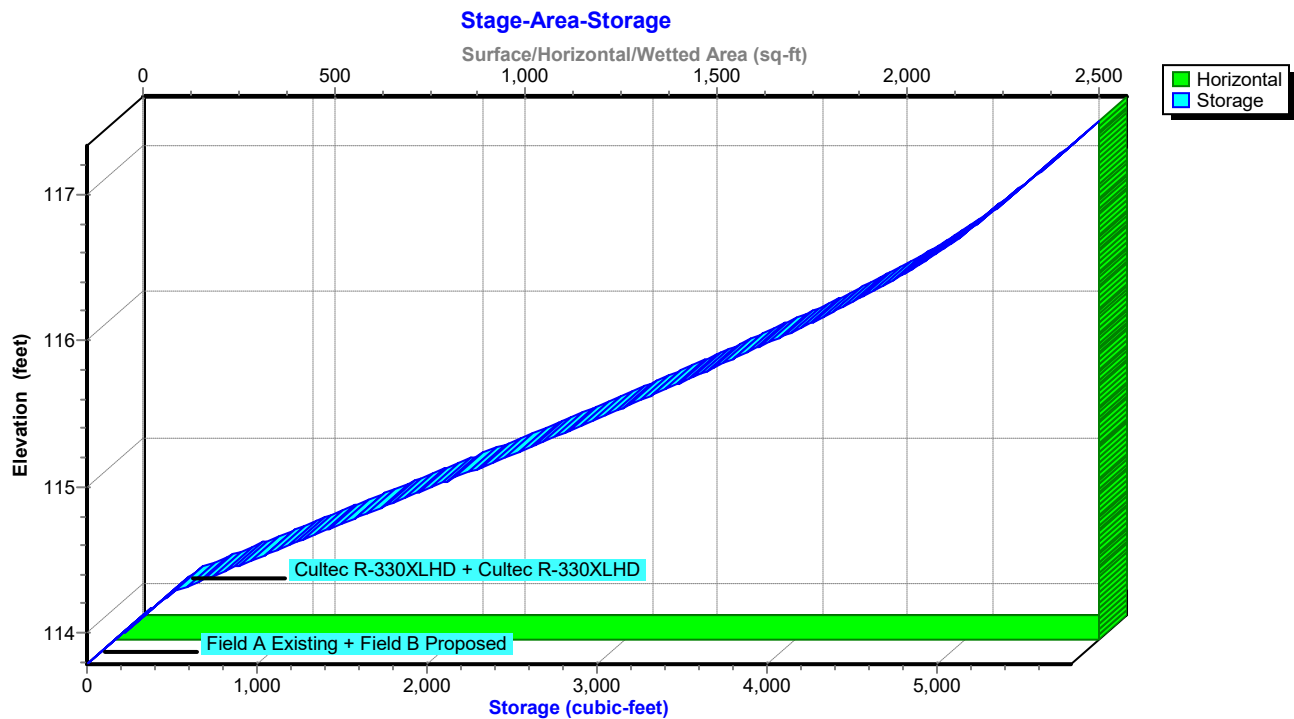
Overall System Size = 45.50' x 11.17' x 3.54'

12 Chambers

66.6 cy Field

42.6 cy Stone



Pond 13P: Stormwater Management Facility-2**Pond 13P: Stormwater Management Facility-2**

Summary for Pond 14P: EXISTING Stormwater Mgmt Facility

Inflow Area = 0.491 ac, 78.04% Impervious, Inflow Depth = 1.85" for 1 year event
 Inflow = 1.06 cfs @ 12.09 hrs, Volume= 0.076 af
 Outflow = 0.05 cfs @ 11.08 hrs, Volume= 0.076 af, Atten= 95%, Lag= 0.0 min
 Discarded = 0.05 cfs @ 11.08 hrs, Volume= 0.076 af
 Primary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.02 hrs
 Peak Elev= 115.03' @ 15.04 hrs Surf.Area= 2,066 sf Storage= 1,700 cf

Plug-Flow detention time= 343.2 min calculated for 0.076 af (100% of inflow)
 Center-of-Mass det. time= 343.2 min (1,154.7 - 811.5)

Volume	Invert	Avail.Storage	Storage Description
#1A	113.79'	1,757 cf	25.67'W x 80.50'L x 3.54'H Field A 7,318 cf Overall - 2,925 cf Embedded = 4,393 cf x 40.0% Voids
#2A	114.29'	2,925 cf	Cultec R-330XLHD x 55 Inside #1 Effective Size= 47.8"W x 30.0"H => 7.45 sf x 7.00'L = 52.2 cf Overall Size= 52.0"W x 30.5"H x 8.50'L with 1.50' Overlap Row Length Adjustment= +1.50' x 7.45 sf x 5 rows
		4,682 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	114.00'	12.0" Round Culvert L= 30.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 114.00' / 108.00' S= 0.2000 '/' Cc= 0.900 n= 0.012, Flow Area= 0.79 sf
#2	Device 1	115.75'	7.0" Vert. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#3	Device 1	117.20'	3.0' long Sharp-Crested Rectangular Weir 2 End Contraction(s)
#4	Discarded	113.79'	1.000 in/hr Exfiltration over Surface area

Discarded OutFlow Max=0.05 cfs @ 11.08 hrs HW=113.83' (Free Discharge)

↑ **4=Exfiltration** (Exfiltration Controls 0.05 cfs)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=113.79' (Free Discharge)

↑ **1=Culvert** (Controls 0.00 cfs)

↑ **2=Orifice/Grate** (Controls 0.00 cfs)

↑ **3=Sharp-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 14P: EXISTING Stormwater Mgmt Facility - Chamber Wizard Field A

Chamber Model = Cultec R-330XLHD (Cultec Recharger® 330XLHD)

Effective Size= 47.8"W x 30.0"H => 7.45 sf x 7.00'L = 52.2 cf

Overall Size= 52.0"W x 30.5"H x 8.50'L with 1.50' Overlap

Row Length Adjustment= +1.50' x 7.45 sf x 5 rows

52.0" Wide + 6.0" Spacing = 58.0" C-C Row Spacing

11 Chambers/Row x 7.00' Long +1.50' Row Adjustment = 78.50' Row Length +12.0" End Stone x 2 = 80.50' Base Length

5 Rows x 52.0" Wide + 6.0" Spacing x 4 + 12.0" Side Stone x 2 = 25.67' Base Width

6.0" Stone Base + 30.5" Chamber Height + 6.0" Stone Cover = 3.54' Field Height

55 Chambers x 52.2 cf +1.50' Row Adjustment x 7.45 sf x 5 Rows = 2,924.5 cf Chamber Storage

7,317.7 cf Field - 2,924.5 cf Chambers = 4,393.2 cf Stone x 40.0% Voids = 1,757.3 cf Stone Storage

Chamber Storage + Stone Storage = 4,681.8 cf = 0.107 af

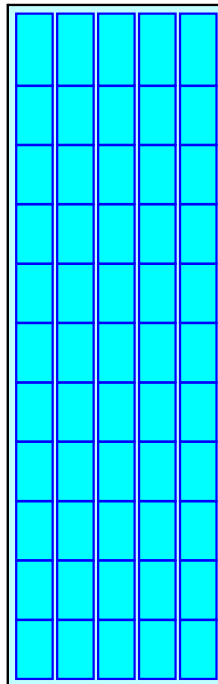
Overall Storage Efficiency = 64.0%

Overall System Size = 80.50' x 25.67' x 3.54'

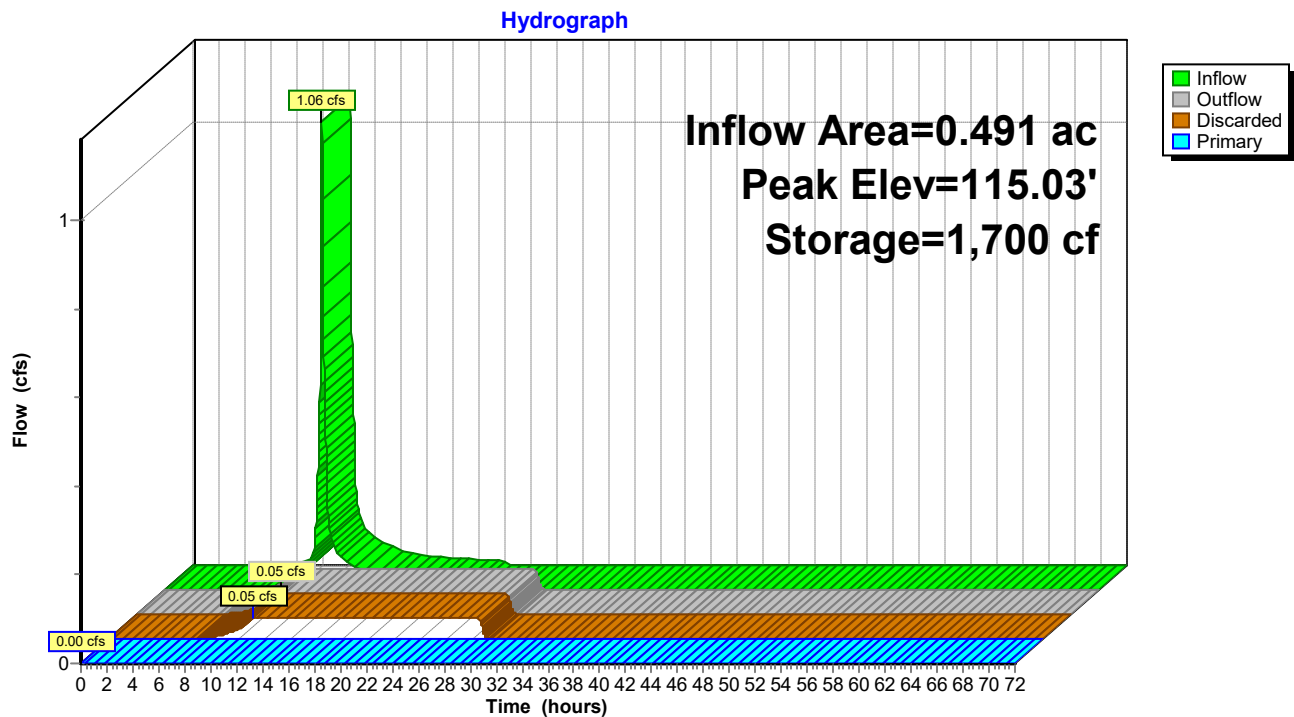
55 Chambers

271.0 cy Field

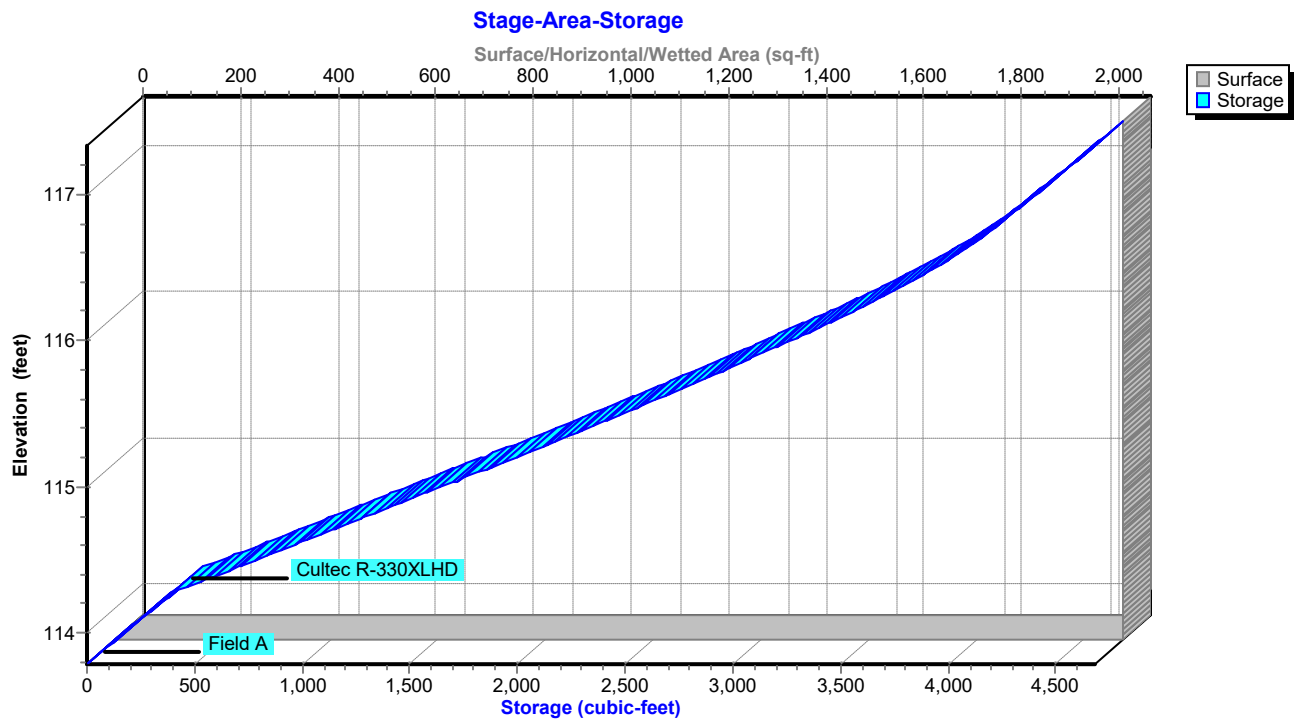
162.7 cy Stone



Pond 14P: EXISTING Stormwater Mgmt Facility



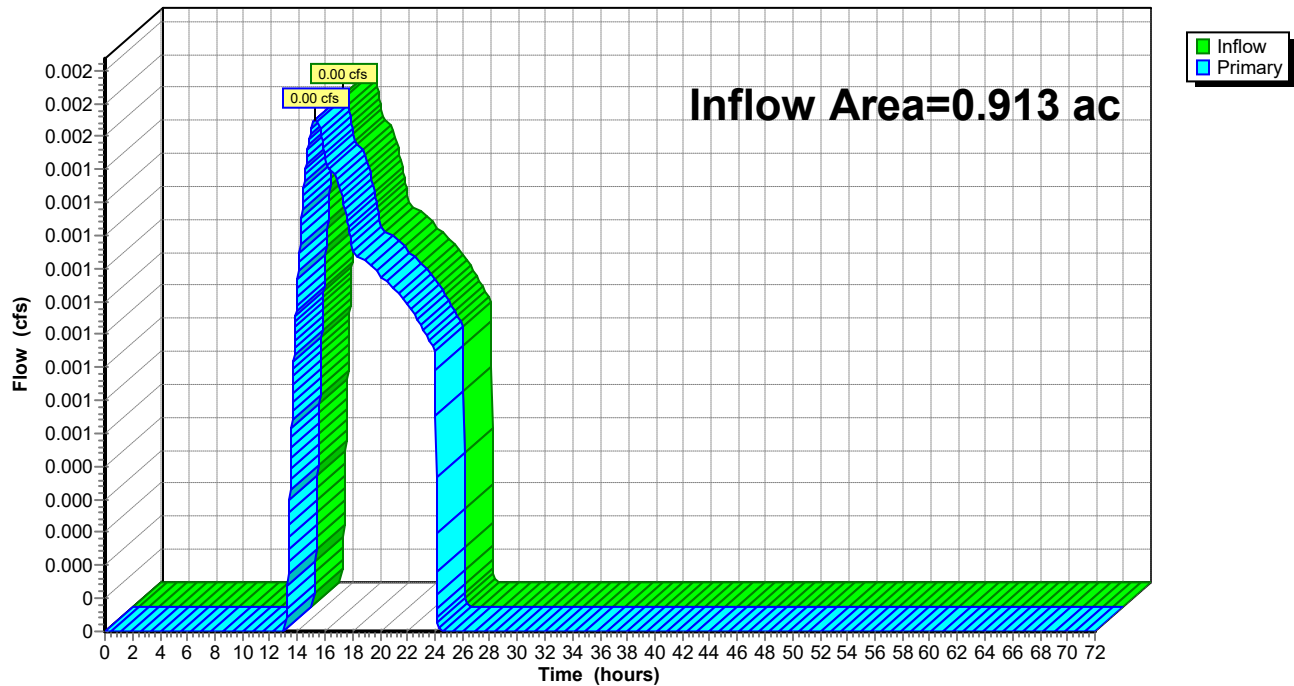
Pond 14P: EXISTING Stormwater Mgmt Facility



Summary for Link 6L: FDA to DESIGN LINE 1

Inflow Area = 0.913 ac, 55.44% Impervious, Inflow Depth = 0.01" for 1 year event
Inflow = 0.00 cfs @ 15.32 hrs, Volume= 0.001 af
Primary = 0.00 cfs @ 15.32 hrs, Volume= 0.001 af, Atten= 0%, Lag= 0.0 min

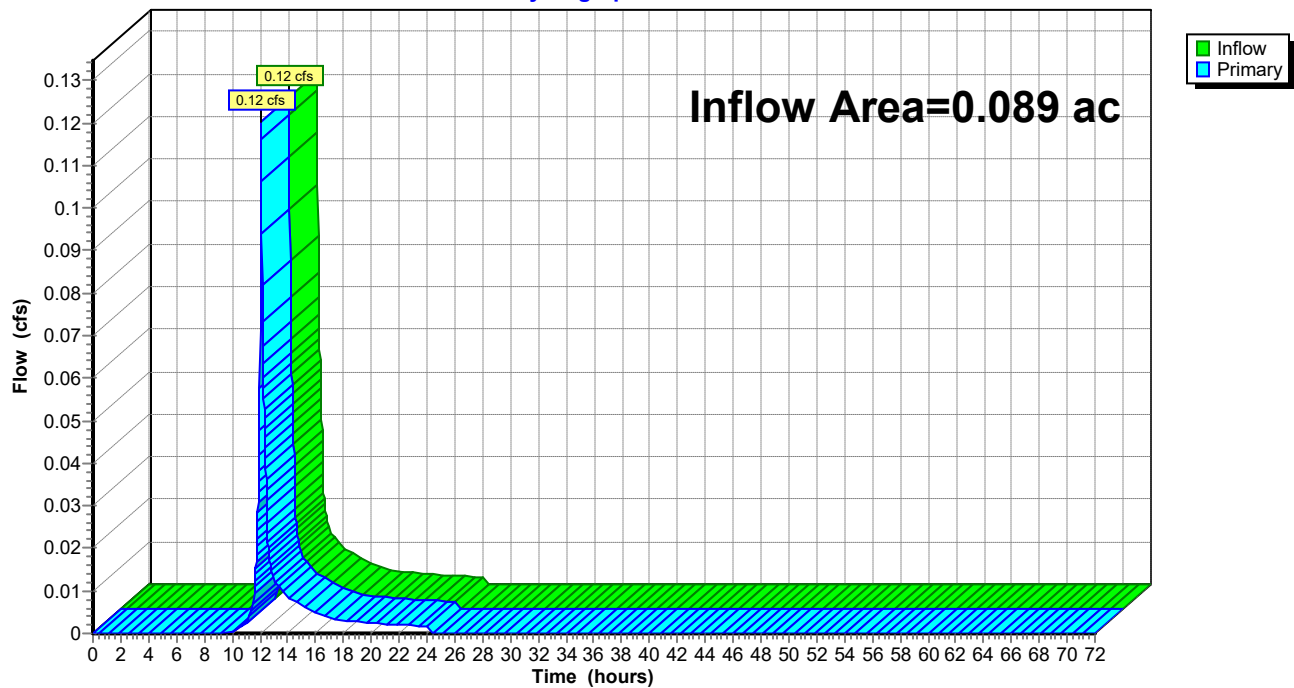
Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.02 hrs

Link 6L: FDA to DESIGN LINE 1**Hydrograph**

Summary for Link 11L: FDA to Smith Ridge Rd

Inflow Area = 0.089 ac, 52.04% Impervious, Inflow Depth = 1.14" for 1 year event
Inflow = 0.12 cfs @ 12.08 hrs, Volume= 0.008 af
Primary = 0.12 cfs @ 12.08 hrs, Volume= 0.008 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.02 hrs

Link 11L: FDA to Smith Ridge Rd**Hydrograph**

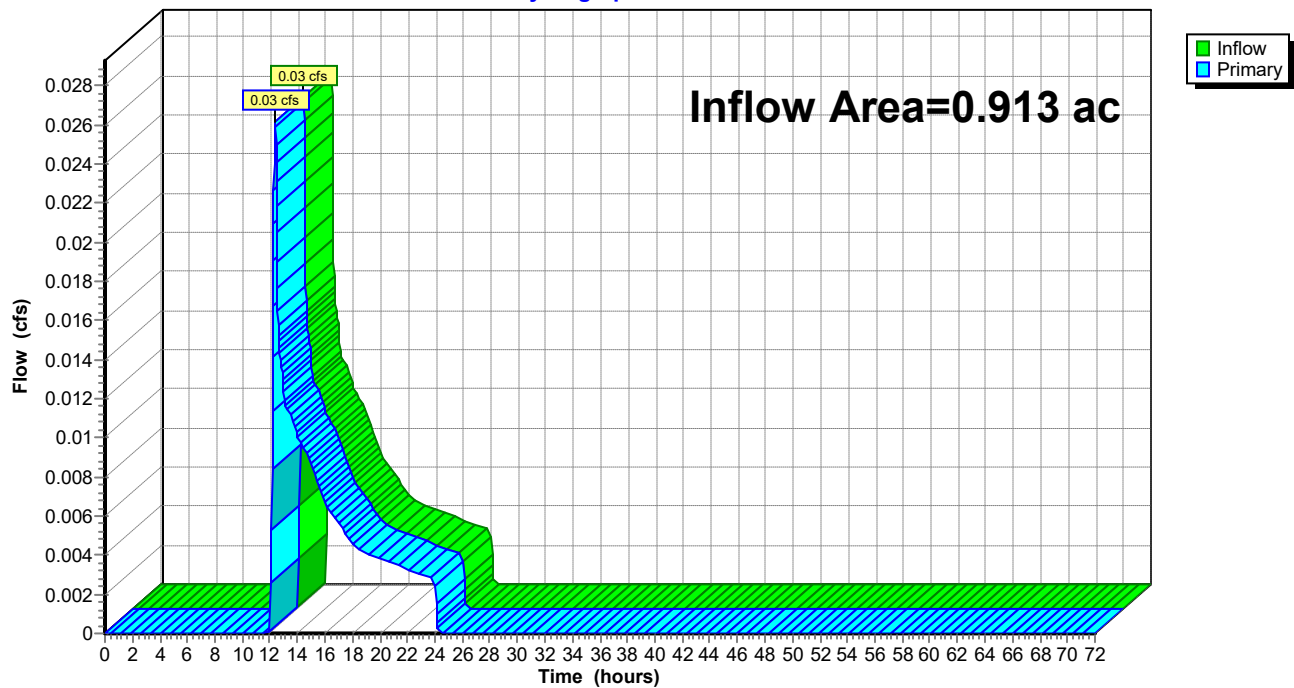
Summary for Link 15L: DESIGN LINE 1

Inflow Area = 0.913 ac, 41.99% Impervious, Inflow Depth = 0.08" for 1 year event
Inflow = 0.03 cfs @ 12.38 hrs, Volume= 0.006 af
Primary = 0.03 cfs @ 12.38 hrs, Volume= 0.006 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.02 hrs

Link 15L: DESIGN LINE 1

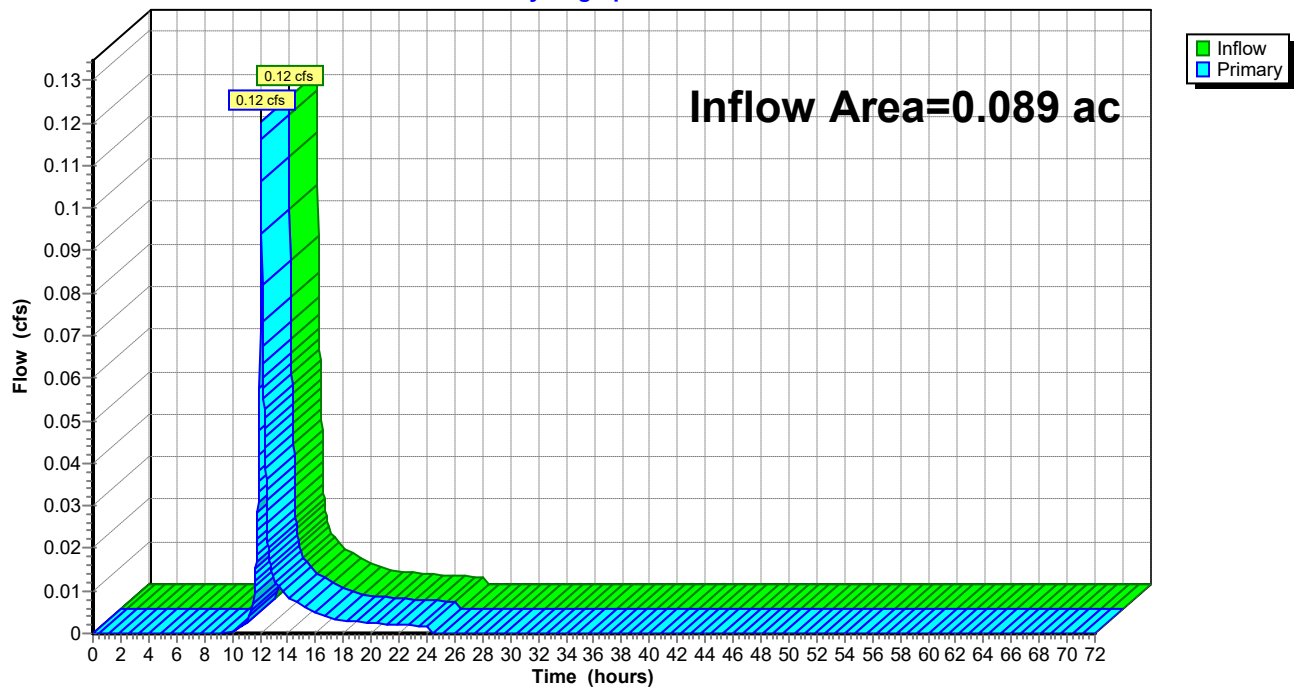
Hydrograph



Summary for Link 18L: DESIGN POINT STREET

Inflow Area = 0.089 ac, 52.04% Impervious, Inflow Depth = 1.14" for 1 year event
Inflow = 0.12 cfs @ 12.08 hrs, Volume= 0.008 af
Primary = 0.12 cfs @ 12.08 hrs, Volume= 0.008 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.02 hrs

Link 18L: DESIGN POINT STREET**Hydrograph**

Self-Storage SW Plan_04-21-2021.3*Type III 24-hr 2 year Rainfall=3.44"*

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Time span=0.00-72.00 hrs, dt=0.02 hrs, 3601 points
 Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
 Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 3S: FDA-1 FUTURE	Runoff Area=26,758 sf 82.44% Impervious Runoff Depth=2.58" Tc=6.0 min CN=92 Runoff=1.80 cfs 0.132 af
Subcatchment 4S: FDA-2 FUTURE	Runoff Area=13,026 sf 0.00% Impervious Runoff Depth=0.13" Tc=6.0 min CN=48 Runoff=0.01 cfs 0.003 af
Subcatchment 7S: FDA-3 FUTURE	Runoff Area=3,868 sf 52.04% Impervious Runoff Depth=1.59" Tc=5.0 min CN=80 Runoff=0.17 cfs 0.012 af
Subcatchment 13S: XDA-1 EXISTING	Runoff Area=21,405 sf 78.04% Impervious Runoff Depth=2.39" Tc=6.0 min CN=90 Runoff=1.36 cfs 0.098 af
Subcatchment 16S: XDA-2 EXISTING	Runoff Area=18,379 sf 0.00% Impervious Runoff Depth=0.36" Tc=6.0 min CN=56 Runoff=0.08 cfs 0.013 af
Subcatchment 17S: XDA-3 EXISTING	Runoff Area=3,868 sf 52.04% Impervious Runoff Depth=1.59" Tc=5.0 min CN=80 Runoff=0.17 cfs 0.012 af
Pond 13P: Stormwater Management	Peak Elev=115.61' Storage=3,296 cf Inflow=1.80 cfs 0.132 af Discarded=0.06 cfs 0.132 af Primary=0.00 cfs 0.000 af Outflow=0.06 cfs 0.132 af
Pond 14P: EXISTING Stormwater Mgmt	Peak Elev=115.45' Storage=2,409 cf Inflow=1.36 cfs 0.098 af Discarded=0.05 cfs 0.098 af Primary=0.00 cfs 0.000 af Outflow=0.05 cfs 0.098 af
Link 6L: FDA to DESIGN LINE 1	Inflow=0.01 cfs 0.003 af Primary=0.01 cfs 0.003 af
Link 11L: FDA to Smith Ridge Rd	Inflow=0.17 cfs 0.012 af Primary=0.17 cfs 0.012 af
Link 15L: DESIGN LINE 1	Inflow=0.08 cfs 0.013 af Primary=0.08 cfs 0.013 af
Link 18L: DESIGN POINT STREET	Inflow=0.17 cfs 0.012 af Primary=0.17 cfs 0.012 af

Total Runoff Area = 2.004 ac Runoff Volume = 0.269 af Average Runoff Depth = 1.61"
50.99% Pervious = 1.022 ac 49.01% Impervious = 0.982 ac

Summary for Subcatchment 3S: FDA-1 FUTURE CONDITION

Runoff = 1.80 cfs @ 12.09 hrs, Volume= 0.132 af, Depth= 2.58"

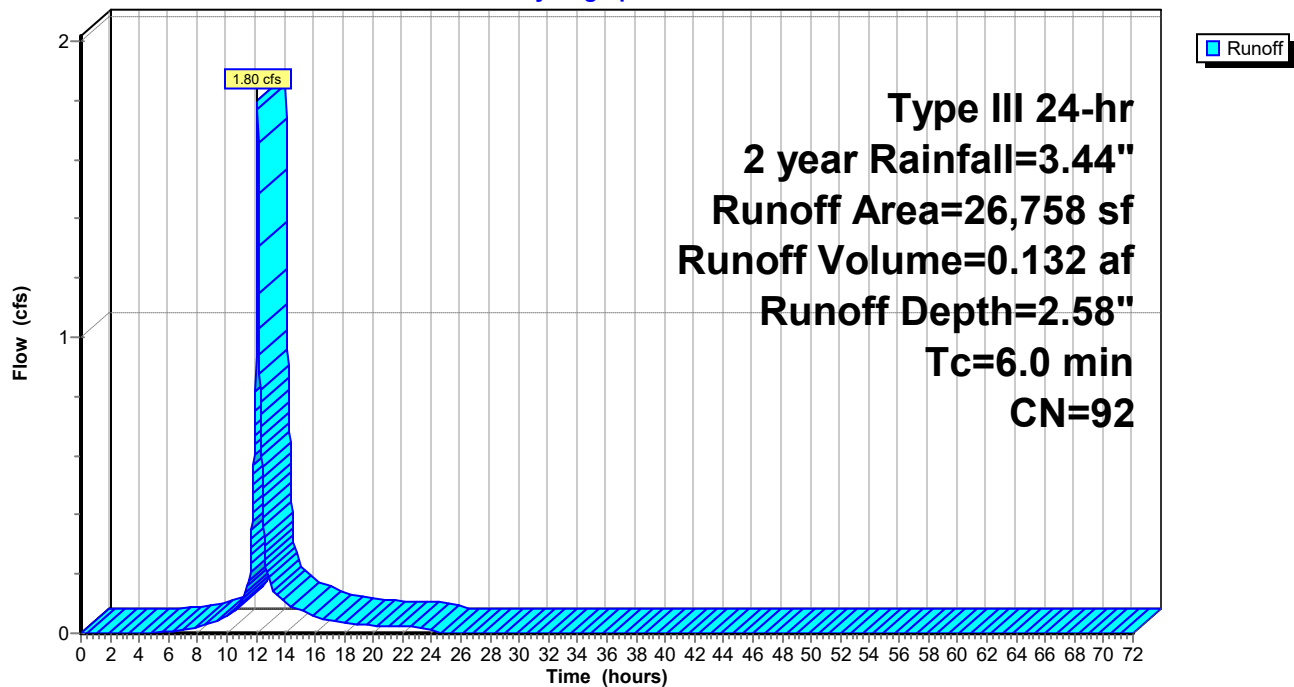
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.02 hrs
Type III 24-hr 2 year Rainfall=3.44"

Area (sf)	CN	Description
16,705	98	Roofs, HSG B
5,353	98	Roofs, HSG B
4,700	61	>75% Grass cover, Good, HSG B
26,758	92	Weighted Average
4,700		17.56% Pervious Area
22,058		82.44% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Subcatchment 3S: FDA-1 FUTURE CONDITION

Hydrograph



Self-Storage SW Plan_04-21-2021.3

Type III 24-hr 2 year Rainfall=3.44"

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Summary for Subcatchment 4S: FDA-2 FUTURE CONDITION

Runoff = 0.01 cfs @ 12.48 hrs, Volume= 0.003 af, Depth= 0.13"

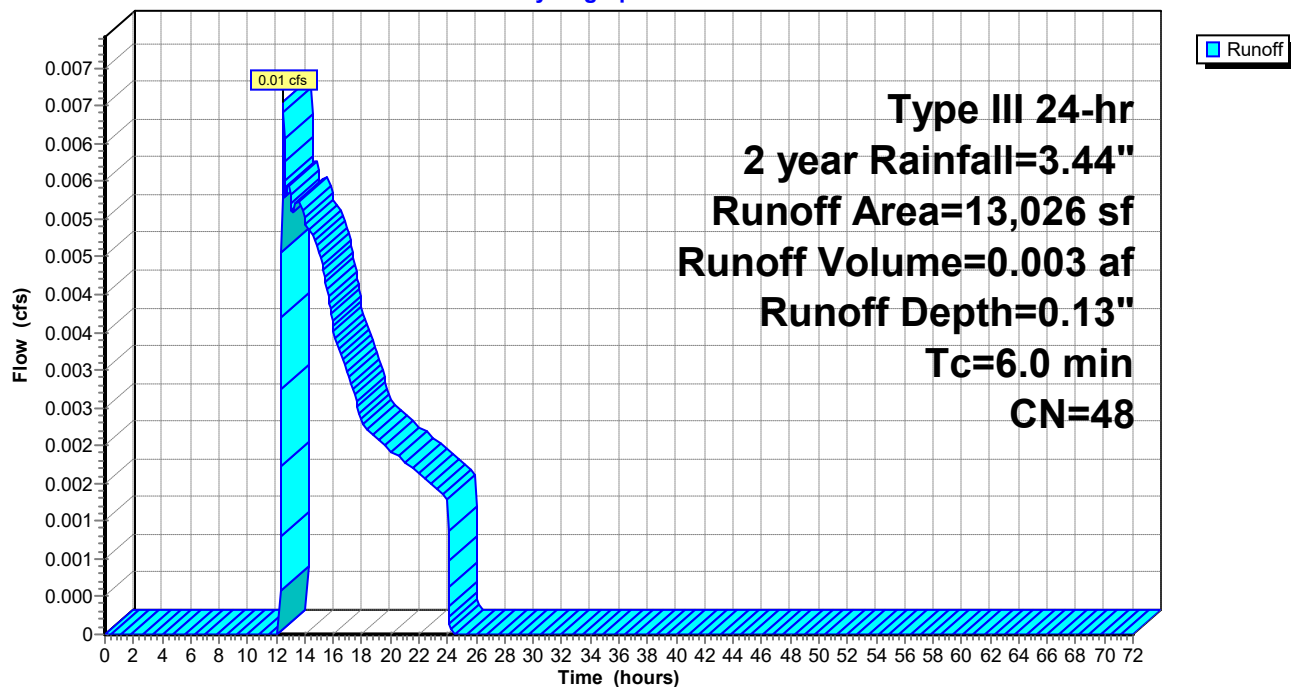
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.02 hrs
Type III 24-hr 2 year Rainfall=3.44"

Area (sf)	CN	Description
13,026	48	Brush, Good, HSG B
13,026		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Subcatchment 4S: FDA-2 FUTURE CONDITION

Hydrograph



Self-Storage SW Plan_04-21-2021.3

Type III 24-hr 2 year Rainfall=3.44"

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Summary for Subcatchment 7S: FDA-3 FUTURE CONDITION to DP-2

Runoff = 0.17 cfs @ 12.08 hrs, Volume= 0.012 af, Depth= 1.59"

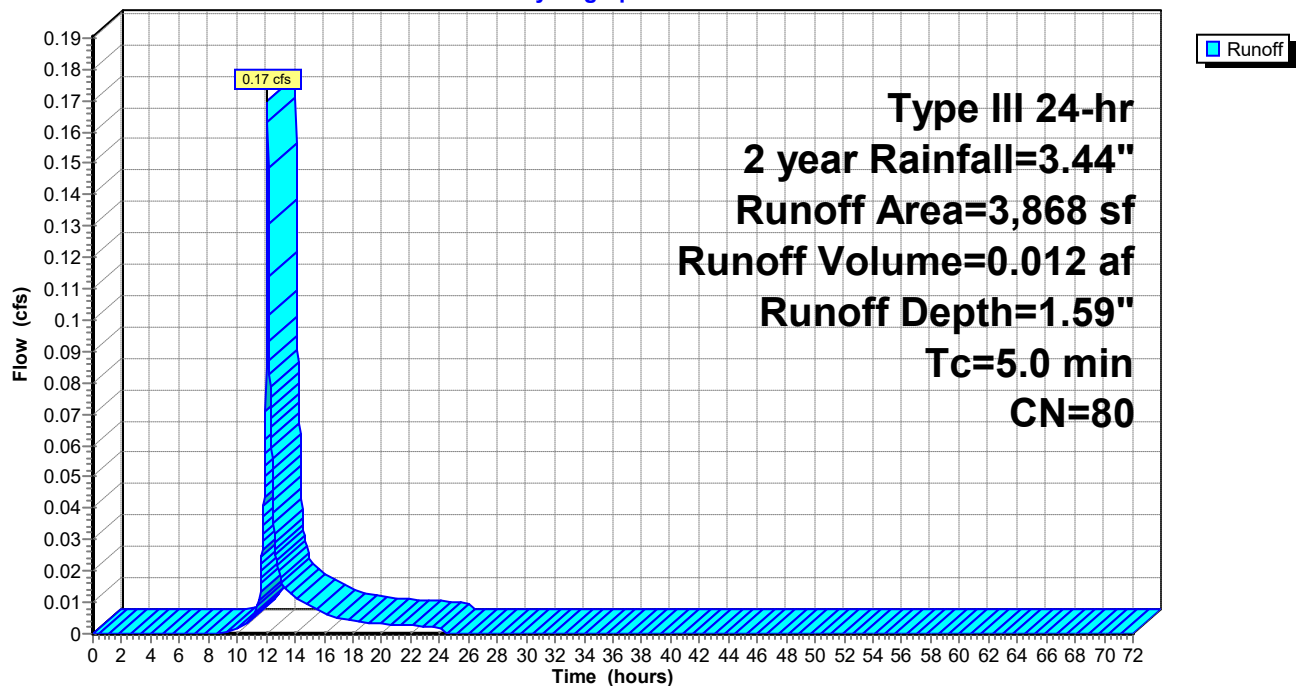
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.02 hrs
Type III 24-hr 2 year Rainfall=3.44"

	Area (sf)	CN	Description
	1,855	61	>75% Grass cover, Good, HSG B
*	2,013	98	Pavement
	3,868	80	Weighted Average
	1,855		47.96% Pervious Area
	2,013		52.04% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Subcatchment 7S: FDA-3 FUTURE CONDITION to DP-2

Hydrograph



Self-Storage SW Plan_04-21-2021.3

Type III 24-hr 2 year Rainfall=3.44"

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Summary for Subcatchment 13S: XDA-1 EXISTING CONDITION

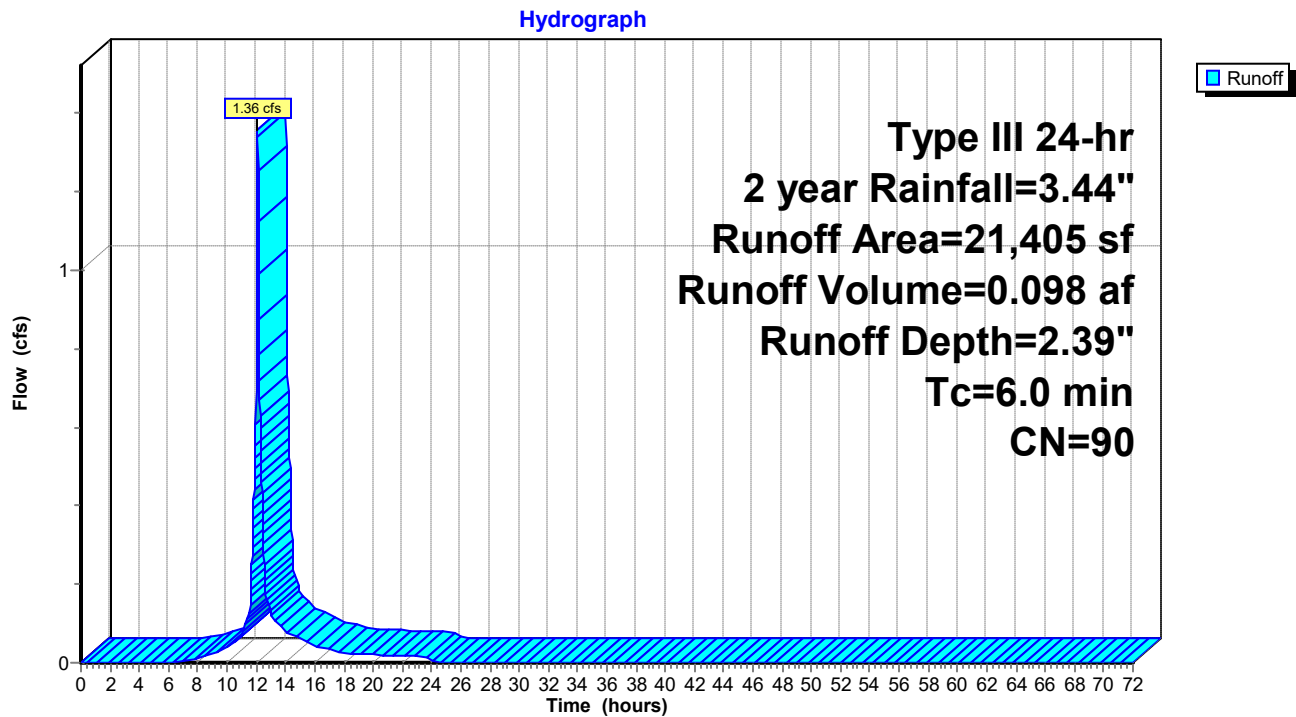
Runoff = 1.36 cfs @ 12.09 hrs, Volume= 0.098 af, Depth= 2.39"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.02 hrs
Type III 24-hr 2 year Rainfall=3.44"

Area (sf)	CN	Description
16,705	98	Roofs, HSG B
4,700	61	>75% Grass cover, Good, HSG B
21,405	90	Weighted Average
4,700		21.96% Pervious Area
16,705		78.04% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Subcatchment 13S: XDA-1 EXISTING CONDITION



Self-Storage SW Plan_04-21-2021.3

Type III 24-hr 2 year Rainfall=3.44"

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Summary for Subcatchment 16S: XDA-2 EXISTING CONDITION

Runoff = 0.08 cfs @ 12.15 hrs, Volume= 0.013 af, Depth= 0.36"

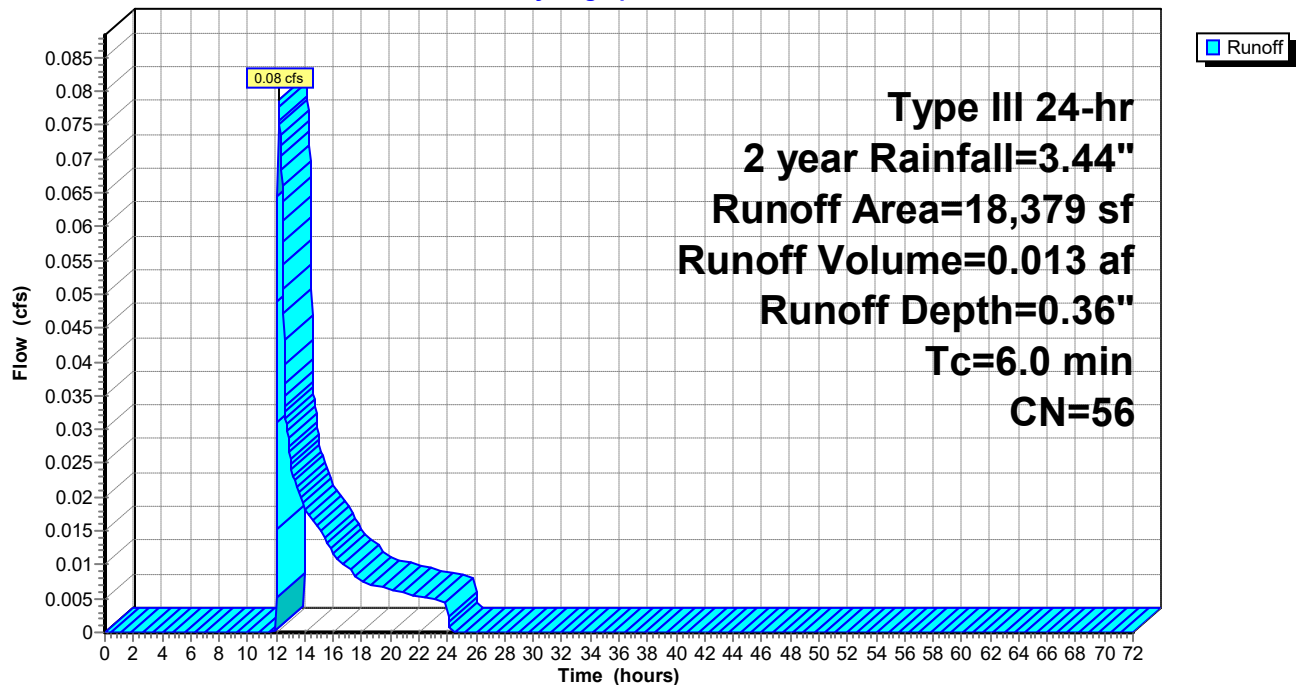
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.02 hrs
Type III 24-hr 2 year Rainfall=3.44"

Area (sf)	CN	Description
18,379	56	Brush, Fair, HSG B
18,379		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Subcatchment 16S: XDA-2 EXISTING CONDITION

Hydrograph



Self-Storage SW Plan_04-21-2021.3

Type III 24-hr 2 year Rainfall=3.44"

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Summary for Subcatchment 17S: XDA-3 EXISTING CONDITION

Runoff = 0.17 cfs @ 12.08 hrs, Volume= 0.012 af, Depth= 1.59"

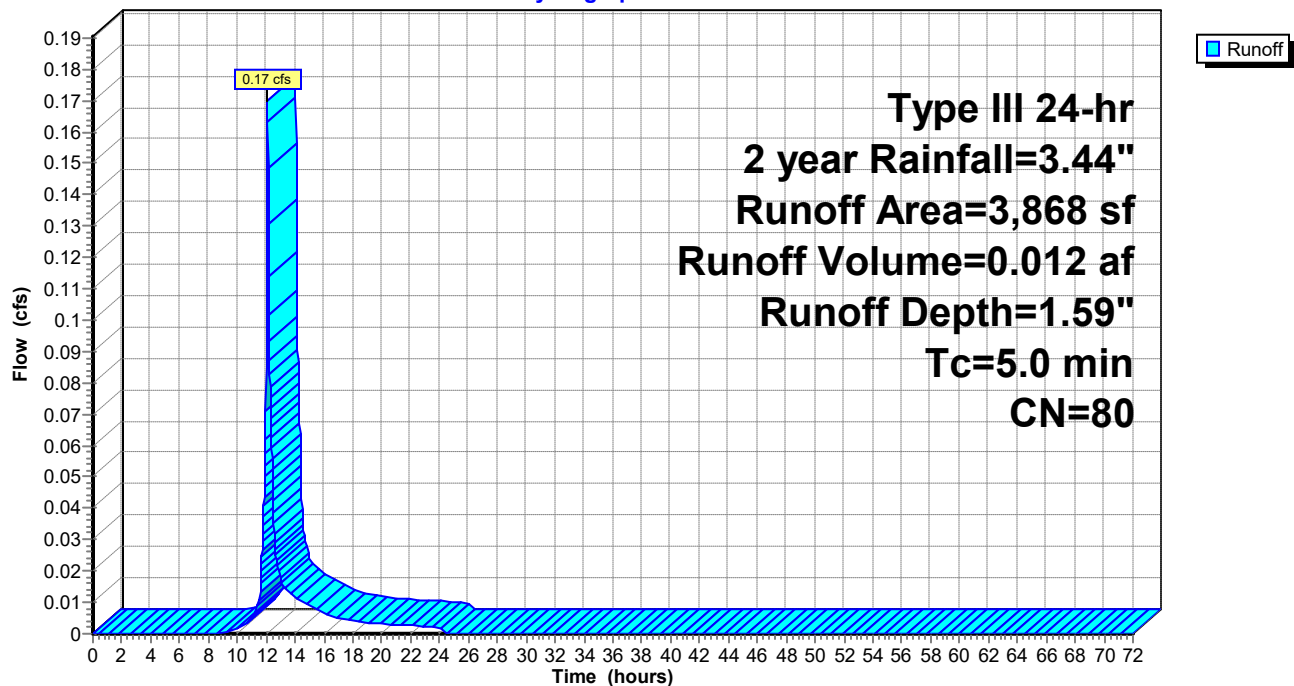
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.02 hrs
Type III 24-hr 2 year Rainfall=3.44"

Area (sf)	CN	Description
1,855	61	>75% Grass cover, Good, HSG B
* 2,013	98	Pavement
3,868	80	Weighted Average
1,855		47.96% Pervious Area
2,013		52.04% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Subcatchment 17S: XDA-3 EXISTING CONDITION

Hydrograph



Summary for Pond 13P: Stormwater Management Facility-2

Inflow Area = 0.614 ac, 82.44% Impervious, Inflow Depth = 2.58" for 2 year event
 Inflow = 1.80 cfs @ 12.09 hrs, Volume= 0.132 af
 Outflow = 0.06 cfs @ 10.20 hrs, Volume= 0.132 af, Atten= 97%, Lag= 0.0 min
 Discarded = 0.06 cfs @ 10.20 hrs, Volume= 0.132 af
 Primary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.02 hrs
 Peak Elev= 115.61' @ 15.78 hrs Surf.Area= 2,574 sf Storage= 3,296 cf

Plug-Flow detention time= 517.5 min calculated for 0.132 af (100% of inflow)
 Center-of-Mass det. time= 517.4 min (1,312.6 - 795.2)

Volume	Invert	Avail.Storage	Storage Description
#1A	113.79'	1,757 cf	25.67'W x 80.50'L x 3.54'H Field A Existing 7,318 cf Overall - 2,925 cf Embedded = 4,393 cf x 40.0% Voids
#2A	114.29'	2,925 cf	Cultec R-330XLHD x 55 Inside #1 Effective Size= 47.8"W x 30.0"H => 7.45 sf x 7.00'L = 52.2 cf Overall Size= 52.0"W x 30.5"H x 8.50'L with 1.50' Overlap Row Length Adjustment= +1.50' x 7.45 sf x 5 rows
#3B	113.79'	460 cf	11.17'W x 45.50'L x 3.54'H Field B Proposed 1,799 cf Overall - 648 cf Embedded = 1,151 cf x 40.0% Voids
#4B	114.29'	648 cf	Cultec R-330XLHD x 12 Inside #3 Effective Size= 47.8"W x 30.0"H => 7.45 sf x 7.00'L = 52.2 cf Overall Size= 52.0"W x 30.5"H x 8.50'L with 1.50' Overlap Row Length Adjustment= +1.50' x 7.45 sf x 2 rows
		5,791 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Storage Group B created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	114.00'	15.0" Round Culvert L= 108.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 114.00' / 108.00' S= 0.0556 '/' Cc= 0.900 n= 0.012, Flow Area= 1.23 sf
#2	Device 1	115.75'	5.0" Vert. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#3	Device 1	117.25'	3.0' long Sharp-Crested Rectangular Weir 2 End Contraction(s)
#4	Discarded	113.79'	1.000 in/hr Exfiltration over Horizontal area

Discarded OutFlow Max=0.06 cfs @ 10.20 hrs HW=113.83' (Free Discharge)

↑**4=Exfiltration** (Exfiltration Controls 0.06 cfs)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=113.79' (Free Discharge)

↑**1=Culvert** (Controls 0.00 cfs)

↑**2=Orifice/Grate** (Controls 0.00 cfs)

↑**3=Sharp-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 13P: Stormwater Management Facility-2 - Chamber Wizard Field A Existing

Chamber Model = Cultec R-330XLHD (Cultec Recharger® 330XLHD)

Effective Size= 47.8"W x 30.0"H => 7.45 sf x 7.00'L = 52.2 cf

Overall Size= 52.0"W x 30.5"H x 8.50'L with 1.50' Overlap

Row Length Adjustment= +1.50' x 7.45 sf x 5 rows

52.0" Wide + 6.0" Spacing = 58.0" C-C Row Spacing

11 Chambers/Row x 7.00' Long +1.50' Row Adjustment = 78.50' Row Length +12.0" End Stone x 2 = 80.50' Base Length

5 Rows x 52.0" Wide + 6.0" Spacing x 4 + 12.0" Side Stone x 2 = 25.67' Base Width

6.0" Stone Base + 30.5" Chamber Height + 6.0" Stone Cover = 3.54' Field Height

55 Chambers x 52.2 cf +1.50' Row Adjustment x 7.45 sf x 5 Rows = 2,924.5 cf Chamber Storage

7,317.7 cf Field - 2,924.5 cf Chambers = 4,393.2 cf Stone x 40.0% Voids = 1,757.3 cf Stone Storage

Chamber Storage + Stone Storage = 4,681.8 cf = 0.107 af

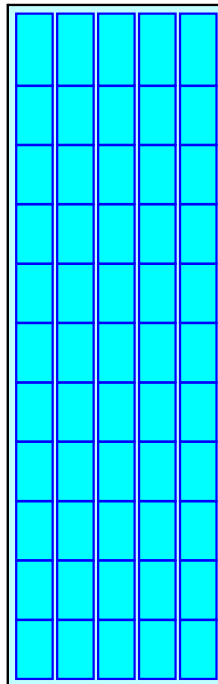
Overall Storage Efficiency = 64.0%

Overall System Size = 80.50' x 25.67' x 3.54'

55 Chambers

271.0 cy Field

162.7 cy Stone



Pond 13P: Stormwater Management Facility-2 - Chamber Wizard Field B Proposed

Chamber Model = Cultec R-330XLHD (Cultec Recharger® 330XLHD)

Effective Size= 47.8"W x 30.0"H => 7.45 sf x 7.00'L = 52.2 cf

Overall Size= 52.0"W x 30.5"H x 8.50'L with 1.50' Overlap

Row Length Adjustment= +1.50' x 7.45 sf x 2 rows

52.0" Wide + 6.0" Spacing = 58.0" C-C Row Spacing

6 Chambers/Row x 7.00' Long +1.50' Row Adjustment = 43.50' Row Length +12.0" End Stone x 2 = 45.50' Base Length

2 Rows x 52.0" Wide + 6.0" Spacing x 1 + 12.0" Side Stone x 2 = 11.17' Base Width

6.0" Stone Base + 30.5" Chamber Height + 6.0" Stone Cover = 3.54' Field Height

12 Chambers x 52.2 cf +1.50' Row Adjustment x 7.45 sf x 2 Rows = 648.2 cf Chamber Storage

1,799.5 cf Field - 648.2 cf Chambers = 1,151.2 cf Stone x 40.0% Voids = 460.5 cf Stone Storage

Chamber Storage + Stone Storage = 1,108.7 cf = 0.025 af

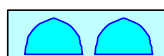
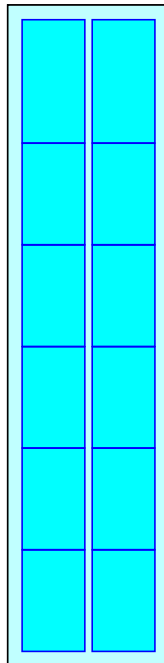
Overall Storage Efficiency = 61.6%

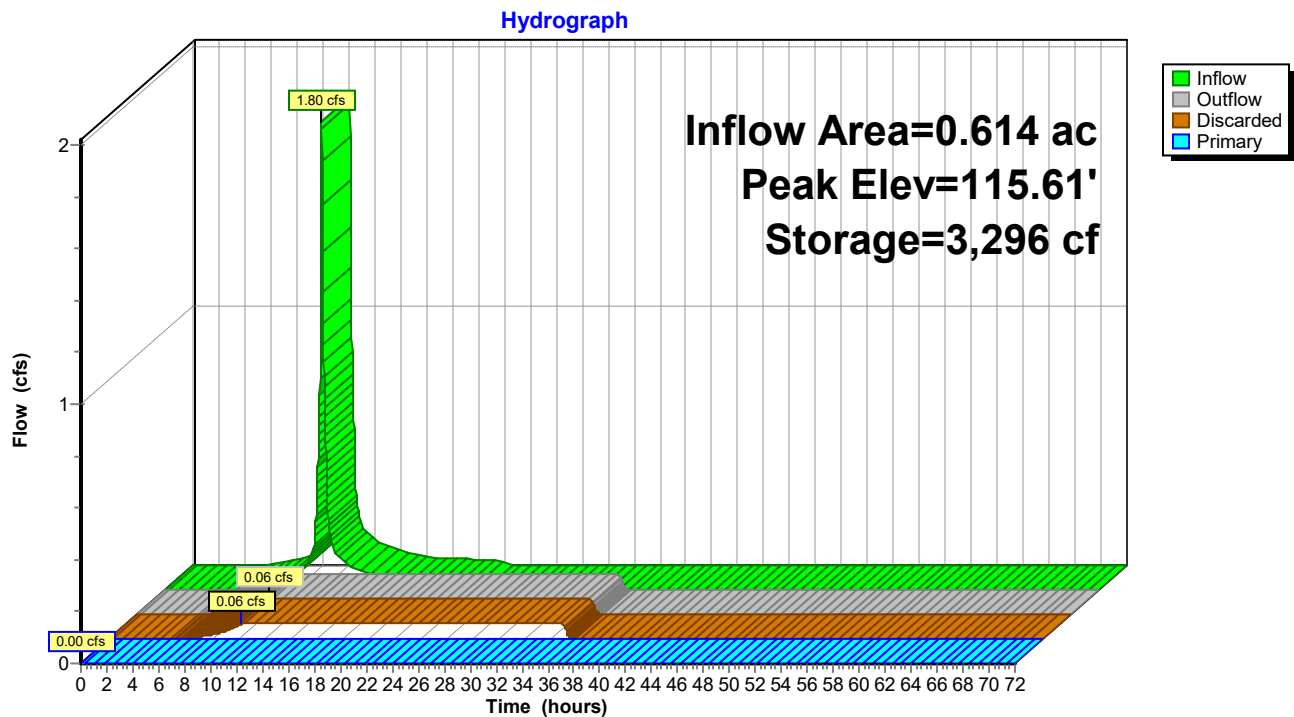
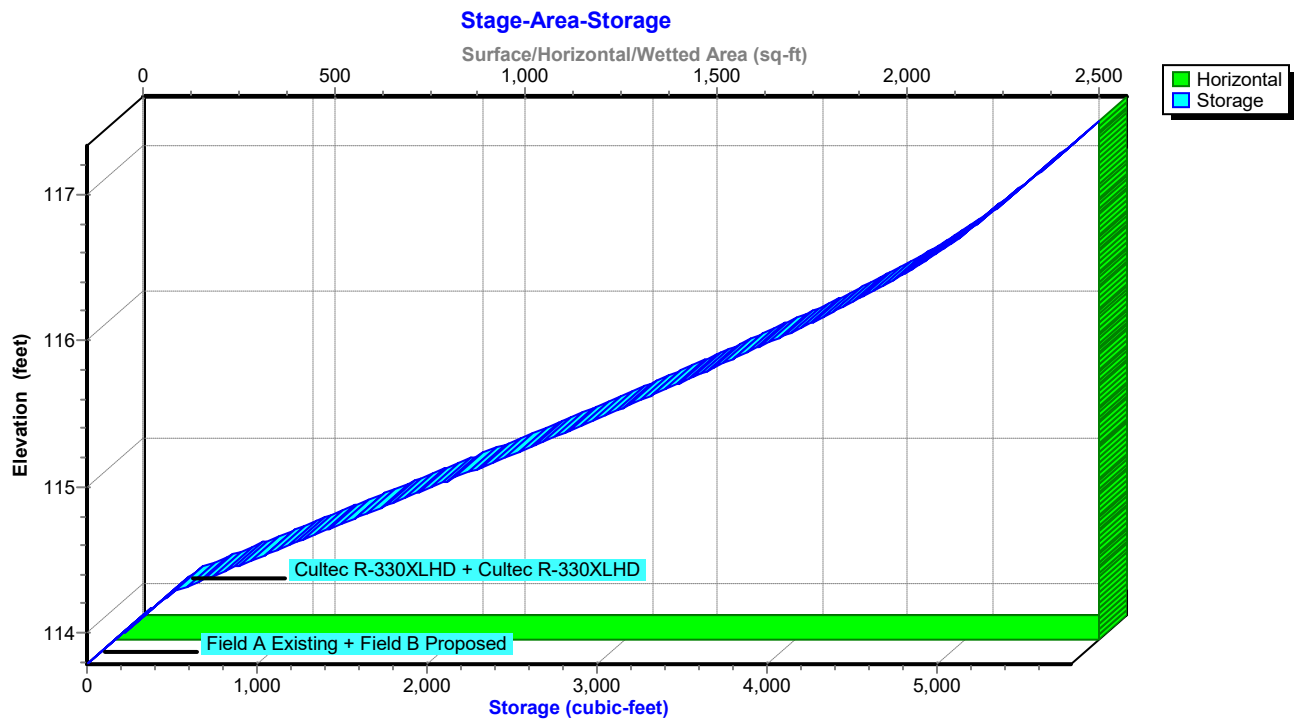
Overall System Size = 45.50' x 11.17' x 3.54'

12 Chambers

66.6 cy Field

42.6 cy Stone



Pond 13P: Stormwater Management Facility-2**Pond 13P: Stormwater Management Facility-2**

Summary for Pond 14P: EXISTING Stormwater Mgmt Facility

Inflow Area = 0.491 ac, 78.04% Impervious, Inflow Depth = 2.39" for 2 year event
 Inflow = 1.36 cfs @ 12.09 hrs, Volume= 0.098 af
 Outflow = 0.05 cfs @ 10.52 hrs, Volume= 0.098 af, Atten= 96%, Lag= 0.0 min
 Discarded = 0.05 cfs @ 10.52 hrs, Volume= 0.098 af
 Primary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.02 hrs
 Peak Elev= 115.45' @ 15.70 hrs Surf.Area= 2,066 sf Storage= 2,409 cf

Plug-Flow detention time= 480.0 min calculated for 0.098 af (100% of inflow)
 Center-of-Mass det. time= 480.1 min (1,284.2 - 804.1)

Volume	Invert	Avail.Storage	Storage Description
#1A	113.79'	1,757 cf	25.67'W x 80.50'L x 3.54'H Field A 7,318 cf Overall - 2,925 cf Embedded = 4,393 cf x 40.0% Voids
#2A	114.29'	2,925 cf	Cultec R-330XLHD x 55 Inside #1 Effective Size= 47.8"W x 30.0"H => 7.45 sf x 7.00'L = 52.2 cf Overall Size= 52.0"W x 30.5"H x 8.50'L with 1.50' Overlap Row Length Adjustment= +1.50' x 7.45 sf x 5 rows
		4,682 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	114.00'	12.0" Round Culvert L= 30.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 114.00' / 108.00' S= 0.2000 '/' Cc= 0.900 n= 0.012, Flow Area= 0.79 sf
#2	Device 1	115.75'	7.0" Vert. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#3	Device 1	117.20'	3.0' long Sharp-Crested Rectangular Weir 2 End Contraction(s)
#4	Discarded	113.79'	1.000 in/hr Exfiltration over Surface area

Discarded OutFlow Max=0.05 cfs @ 10.52 hrs HW=113.83' (Free Discharge)

↑ **4=Exfiltration** (Exfiltration Controls 0.05 cfs)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=113.79' (Free Discharge)

↑ **1=Culvert** (Controls 0.00 cfs)

↑ **2=Orifice/Grate** (Controls 0.00 cfs)

↑ **3=Sharp-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 14P: EXISTING Stormwater Mgmt Facility - Chamber Wizard Field A

Chamber Model = Cultec R-330XLHD (Cultec Recharger® 330XLHD)

Effective Size= 47.8"W x 30.0"H => 7.45 sf x 7.00'L = 52.2 cf

Overall Size= 52.0"W x 30.5"H x 8.50'L with 1.50' Overlap

Row Length Adjustment= +1.50' x 7.45 sf x 5 rows

52.0" Wide + 6.0" Spacing = 58.0" C-C Row Spacing

11 Chambers/Row x 7.00' Long +1.50' Row Adjustment = 78.50' Row Length +12.0" End Stone x 2 = 80.50' Base Length

5 Rows x 52.0" Wide + 6.0" Spacing x 4 + 12.0" Side Stone x 2 = 25.67' Base Width

6.0" Stone Base + 30.5" Chamber Height + 6.0" Stone Cover = 3.54' Field Height

55 Chambers x 52.2 cf +1.50' Row Adjustment x 7.45 sf x 5 Rows = 2,924.5 cf Chamber Storage

7,317.7 cf Field - 2,924.5 cf Chambers = 4,393.2 cf Stone x 40.0% Voids = 1,757.3 cf Stone Storage

Chamber Storage + Stone Storage = 4,681.8 cf = 0.107 af

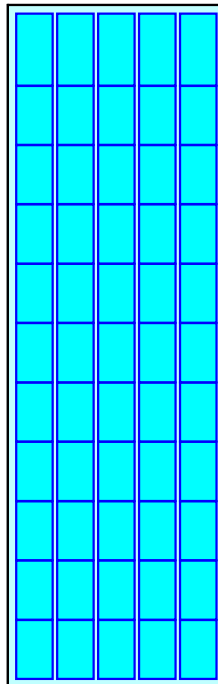
Overall Storage Efficiency = 64.0%

Overall System Size = 80.50' x 25.67' x 3.54'

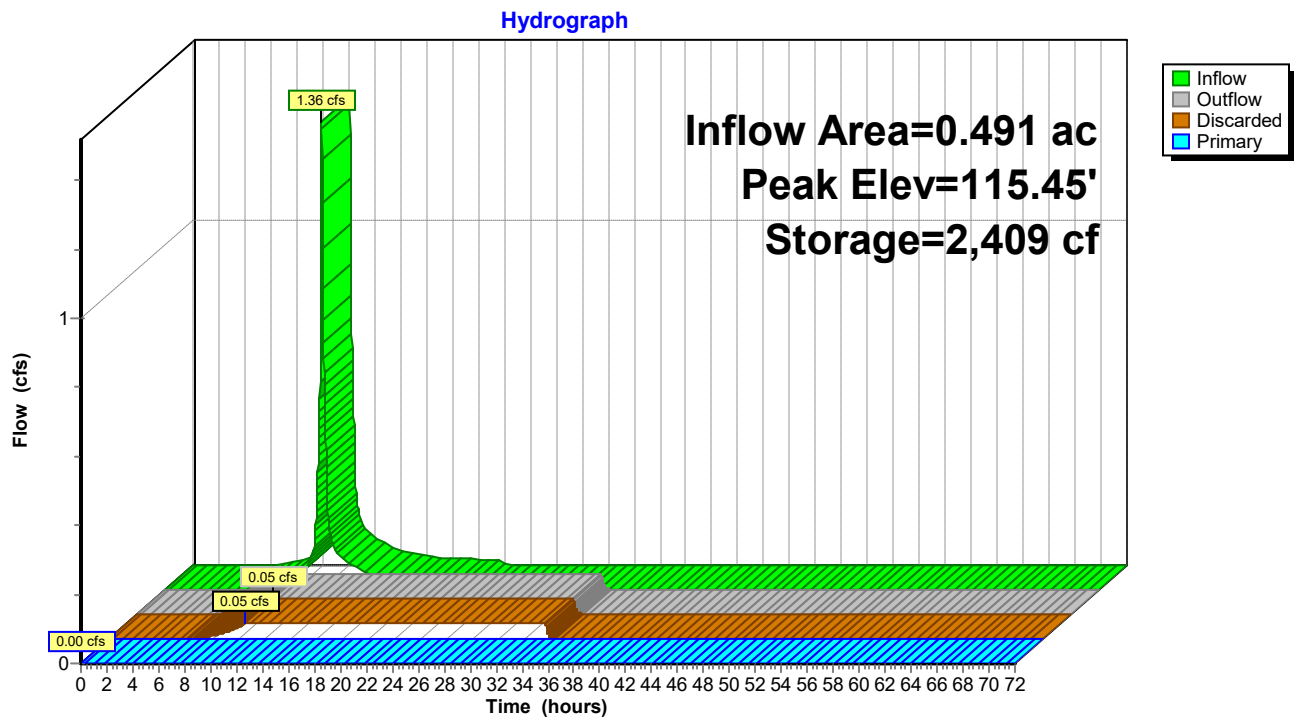
55 Chambers

271.0 cy Field

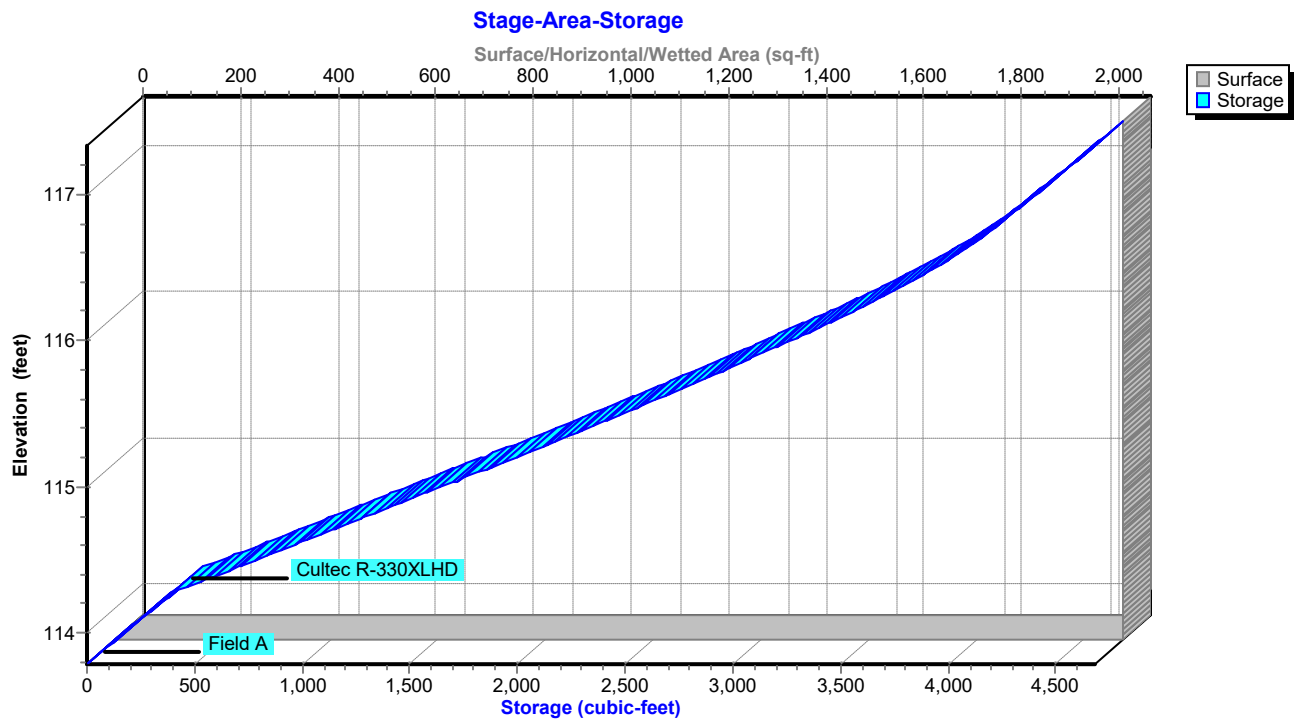
162.7 cy Stone



Pond 14P: EXISTING Stormwater Mgmt Facility



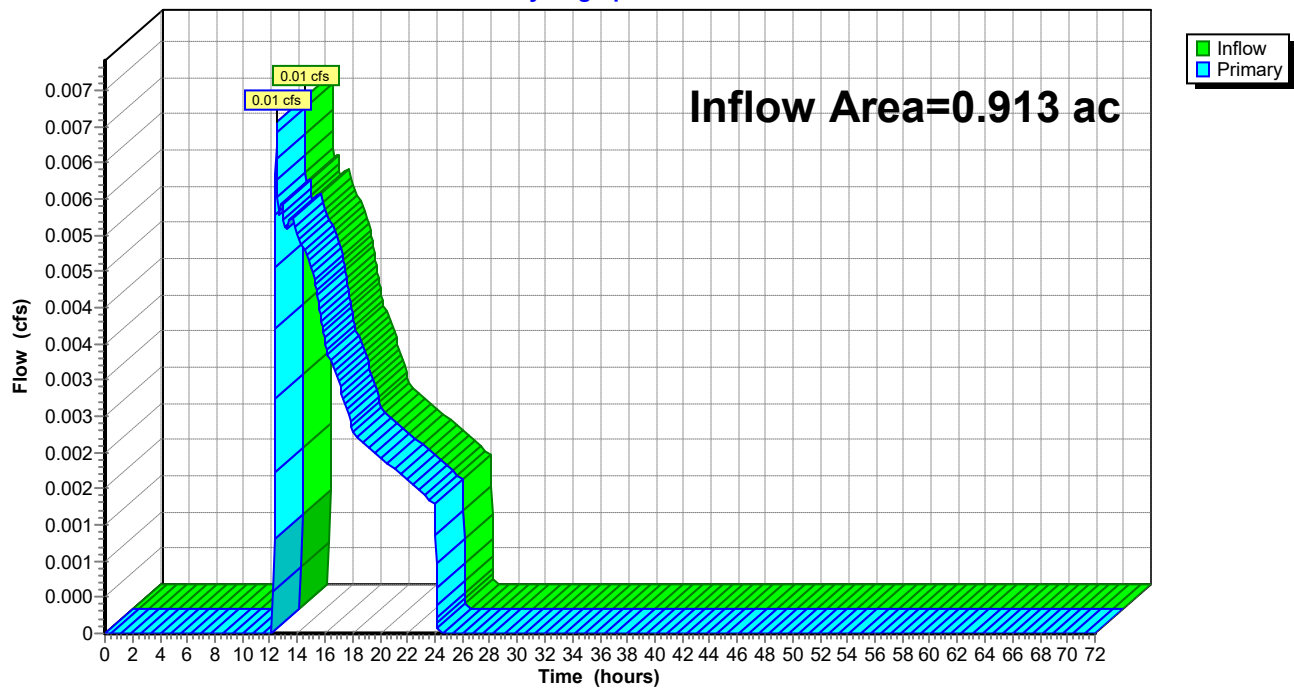
Pond 14P: EXISTING Stormwater Mgmt Facility



Summary for Link 6L: FDA to DESIGN LINE 1

Inflow Area = 0.913 ac, 55.44% Impervious, Inflow Depth = 0.04" for 2 year event
Inflow = 0.01 cfs @ 12.48 hrs, Volume= 0.003 af
Primary = 0.01 cfs @ 12.48 hrs, Volume= 0.003 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.02 hrs

Link 6L: FDA to DESIGN LINE 1**Hydrograph**

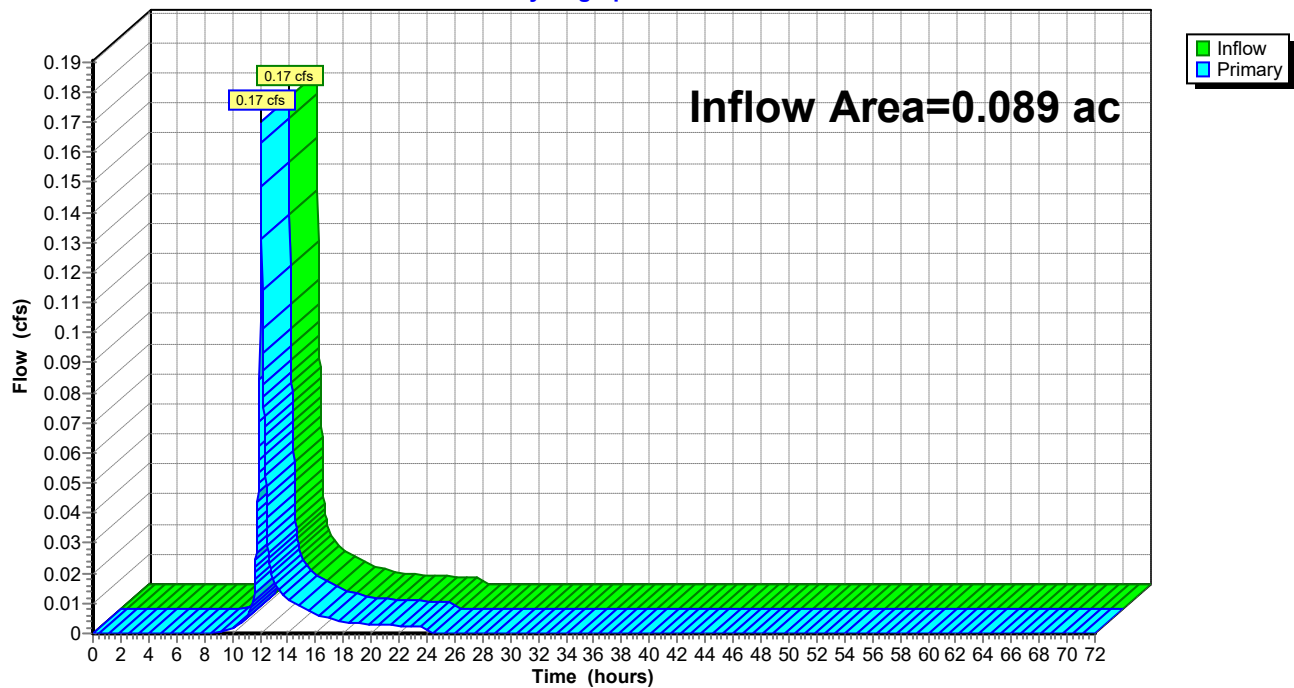
Summary for Link 11L: FDA to Smith Ridge Rd

Inflow Area = 0.089 ac, 52.04% Impervious, Inflow Depth = 1.59" for 2 year event
Inflow = 0.17 cfs @ 12.08 hrs, Volume= 0.012 af
Primary = 0.17 cfs @ 12.08 hrs, Volume= 0.012 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.02 hrs

Link 11L: FDA to Smith Ridge Rd

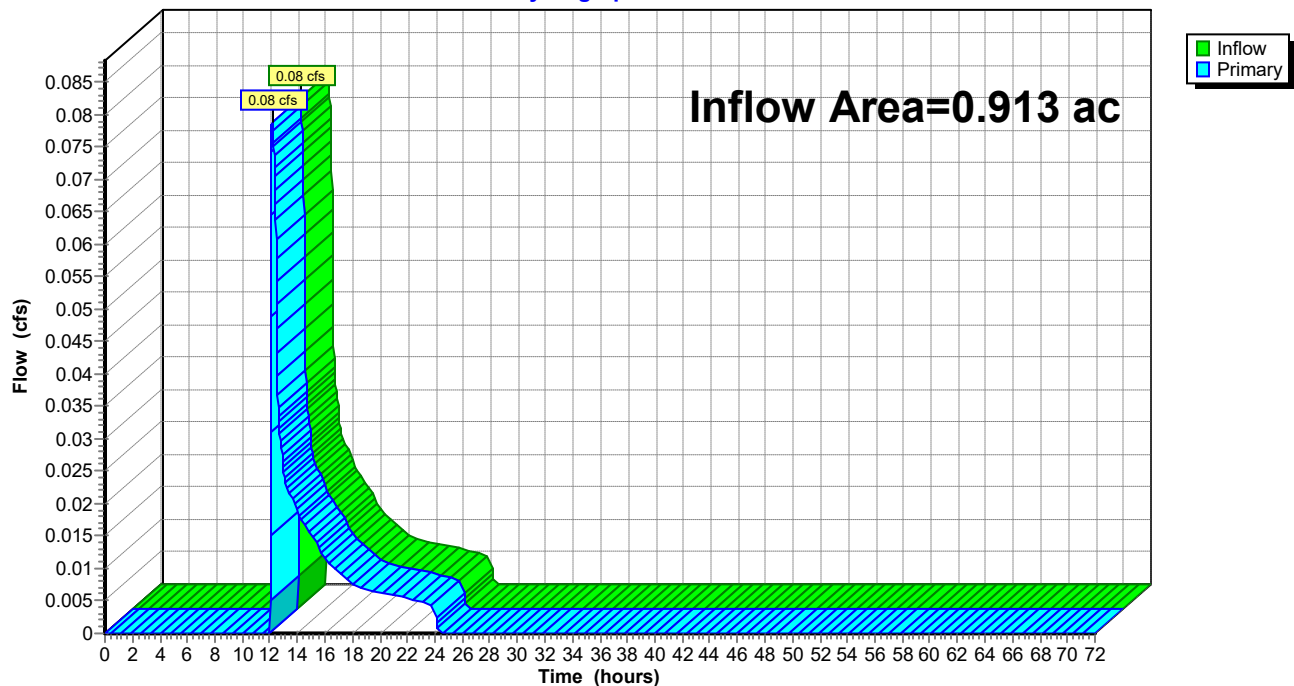
Hydrograph



Summary for Link 15L: DESIGN LINE 1

Inflow Area = 0.913 ac, 41.99% Impervious, Inflow Depth = 0.17" for 2 year event
Inflow = 0.08 cfs @ 12.15 hrs, Volume= 0.013 af
Primary = 0.08 cfs @ 12.15 hrs, Volume= 0.013 af, Atten= 0%, Lag= 0.0 min

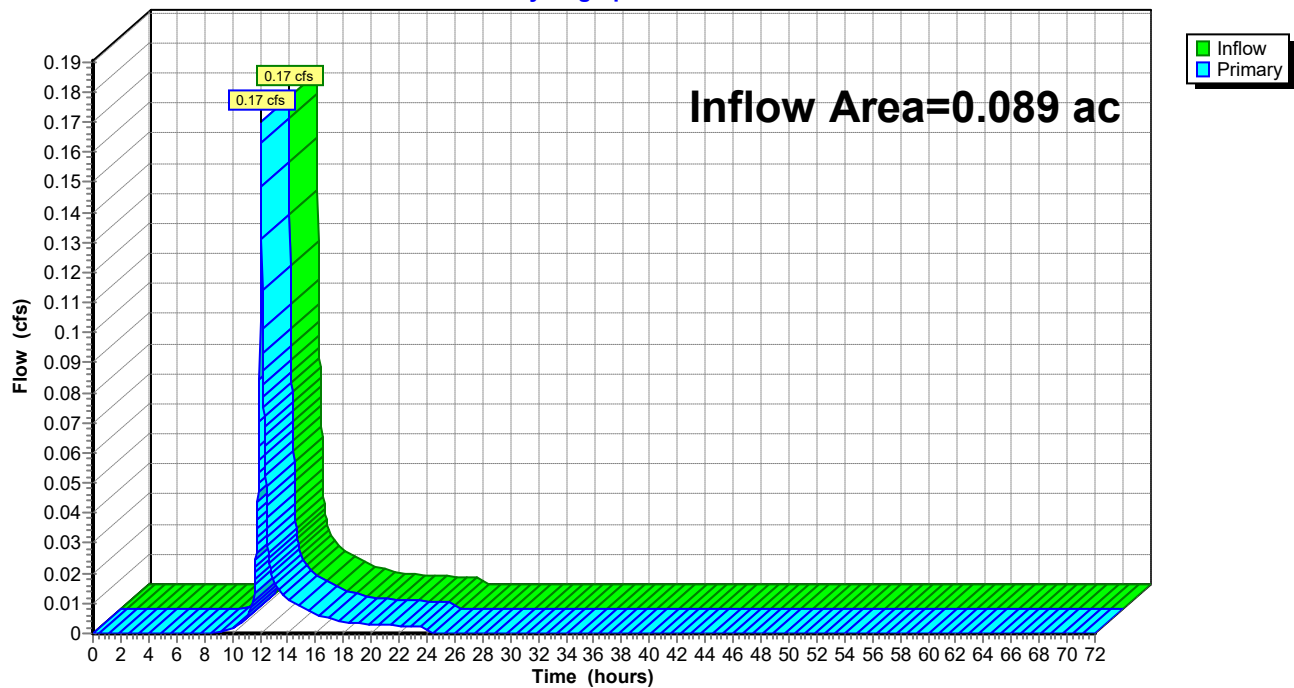
Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.02 hrs

Link 15L: DESIGN LINE 1**Hydrograph**

Summary for Link 18L: DESIGN POINT STREET

Inflow Area = 0.089 ac, 52.04% Impervious, Inflow Depth = 1.59" for 2 year event
Inflow = 0.17 cfs @ 12.08 hrs, Volume= 0.012 af
Primary = 0.17 cfs @ 12.08 hrs, Volume= 0.012 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.02 hrs

Link 18L: DESIGN POINT STREET**Hydrograph**

Self-Storage SW Plan_04-21-2021.3

Type III 24-hr 10 year Rainfall=5.12"

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Time span=0.00-72.00 hrs, dt=0.02 hrs, 3601 points
 Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
 Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 3S: FDA-1 FUTURE Runoff Area=26,758 sf 82.44% Impervious Runoff Depth=4.21"
 Tc=6.0 min CN=92 Runoff=2.87 cfs 0.215 af

Subcatchment 4S: FDA-2 FUTURE Runoff Area=13,026 sf 0.00% Impervious Runoff Depth=0.63"
 Tc=6.0 min CN=48 Runoff=0.12 cfs 0.016 af

Subcatchment 7S: FDA-3 FUTURE Runoff Area=3,868 sf 52.04% Impervious Runoff Depth=3.00"
 Tc=5.0 min CN=80 Runoff=0.32 cfs 0.022 af

Subcatchment 13S: XDA-1 EXISTING Runoff Area=21,405 sf 78.04% Impervious Runoff Depth=3.99"
 Tc=6.0 min CN=90 Runoff=2.21 cfs 0.163 af

Subcatchment 16S: XDA-2 EXISTING Runoff Area=18,379 sf 0.00% Impervious Runoff Depth=1.10"
 Tc=6.0 min CN=56 Runoff=0.46 cfs 0.039 af

Subcatchment 17S: XDA-3 EXISTING Runoff Area=3,868 sf 52.04% Impervious Runoff Depth=3.00"
 Tc=5.0 min CN=80 Runoff=0.32 cfs 0.022 af

Pond 13P: Stormwater Management Peak Elev=116.26' Storage=4,503 cf Inflow=2.87 cfs 0.215 af
 Discarded=0.06 cfs 0.157 af Primary=0.36 cfs 0.058 af Outflow=0.42 cfs 0.215 af

Pond 14P: EXISTING Stormwater Mgmt Peak Elev=116.09' Storage=3,399 cf Inflow=2.21 cfs 0.163 af
 Discarded=0.05 cfs 0.124 af Primary=0.32 cfs 0.040 af Outflow=0.37 cfs 0.163 af

Link 6L: FDA to DESIGN LINE 1 Inflow=0.42 cfs 0.074 af
 Primary=0.42 cfs 0.074 af

Link 11L: FDA to Smith Ridge Rd Inflow=0.32 cfs 0.022 af
 Primary=0.32 cfs 0.022 af

Link 15L: DESIGN LINE 1 Inflow=0.46 cfs 0.079 af
 Primary=0.46 cfs 0.079 af

Link 18L: DESIGN POINT STREET Inflow=0.32 cfs 0.022 af
 Primary=0.32 cfs 0.022 af

Total Runoff Area = 2.004 ac Runoff Volume = 0.478 af Average Runoff Depth = 2.86"
50.99% Pervious = 1.022 ac 49.01% Impervious = 0.982 ac

Self-Storage SW Plan_04-21-2021.3

Type III 24-hr 10 year Rainfall=5.12"

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Summary for Subcatchment 3S: FDA-1 FUTURE CONDITION

Runoff = 2.87 cfs @ 12.08 hrs, Volume= 0.215 af, Depth= 4.21"

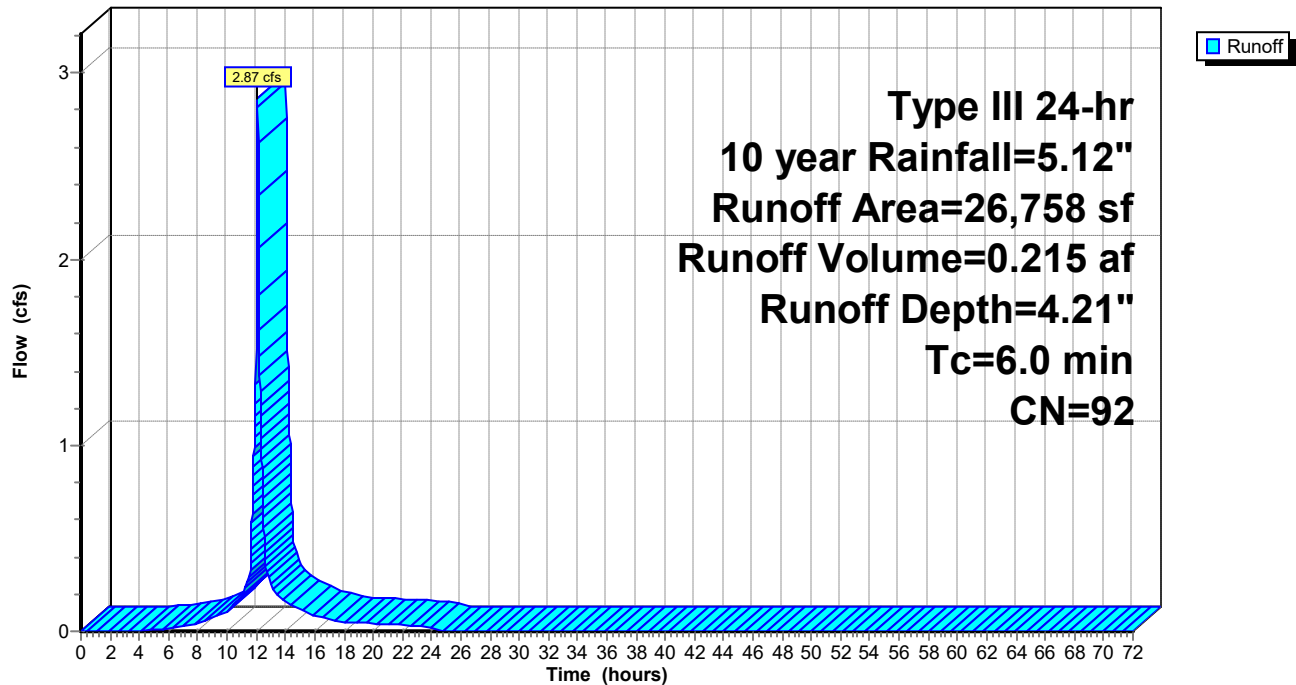
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.02 hrs
Type III 24-hr 10 year Rainfall=5.12"

Area (sf)	CN	Description
16,705	98	Roofs, HSG B
5,353	98	Roofs, HSG B
4,700	61	>75% Grass cover, Good, HSG B
26,758	92	Weighted Average
4,700		17.56% Pervious Area
22,058		82.44% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Subcatchment 3S: FDA-1 FUTURE CONDITION

Hydrograph



Self-Storage SW Plan_04-21-2021.3

Type III 24-hr 10 year Rainfall=5.12"

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Summary for Subcatchment 4S: FDA-2 FUTURE CONDITION

Runoff = 0.12 cfs @ 12.13 hrs, Volume= 0.016 af, Depth= 0.63"

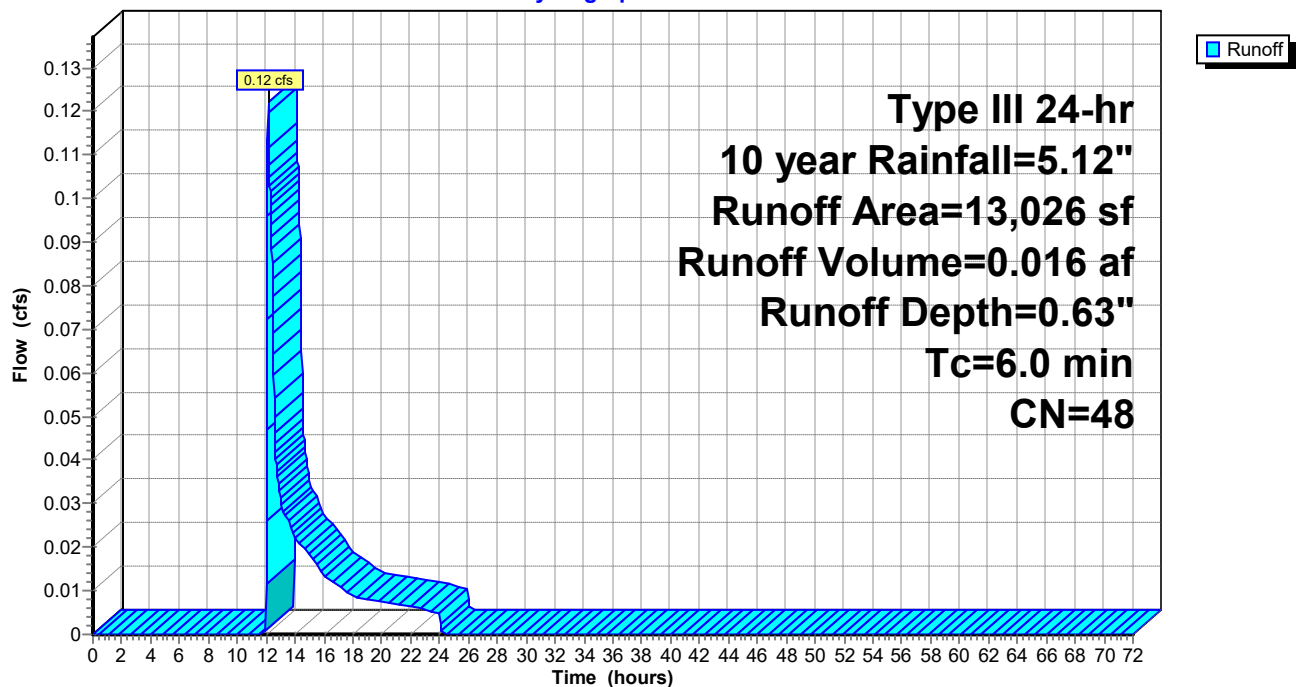
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.02 hrs
Type III 24-hr 10 year Rainfall=5.12"

Area (sf)	CN	Description
13,026	48	Brush, Good, HSG B
13,026		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Subcatchment 4S: FDA-2 FUTURE CONDITION

Hydrograph



Self-Storage SW Plan_04-21-2021.3

Type III 24-hr 10 year Rainfall=5.12"

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Summary for Subcatchment 7S: FDA-3 FUTURE CONDITION to DP-2

Runoff = 0.32 cfs @ 12.08 hrs, Volume= 0.022 af, Depth= 3.00"

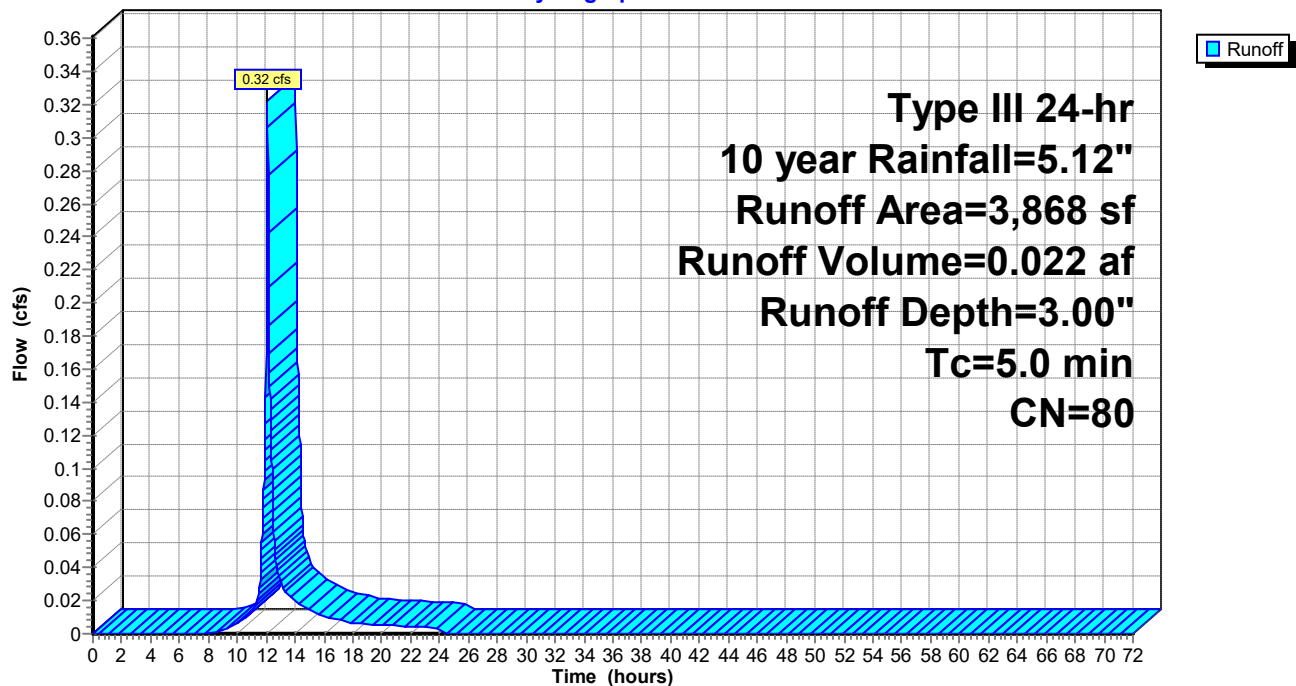
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.02 hrs
Type III 24-hr 10 year Rainfall=5.12"

Area (sf)	CN	Description
1,855	61	>75% Grass cover, Good, HSG B
* 2,013	98	Pavement
3,868	80	Weighted Average
1,855		47.96% Pervious Area
2,013		52.04% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Subcatchment 7S: FDA-3 FUTURE CONDITION to DP-2

Hydrograph



Self-Storage SW Plan_04-21-2021.3

Type III 24-hr 10 year Rainfall=5.12"

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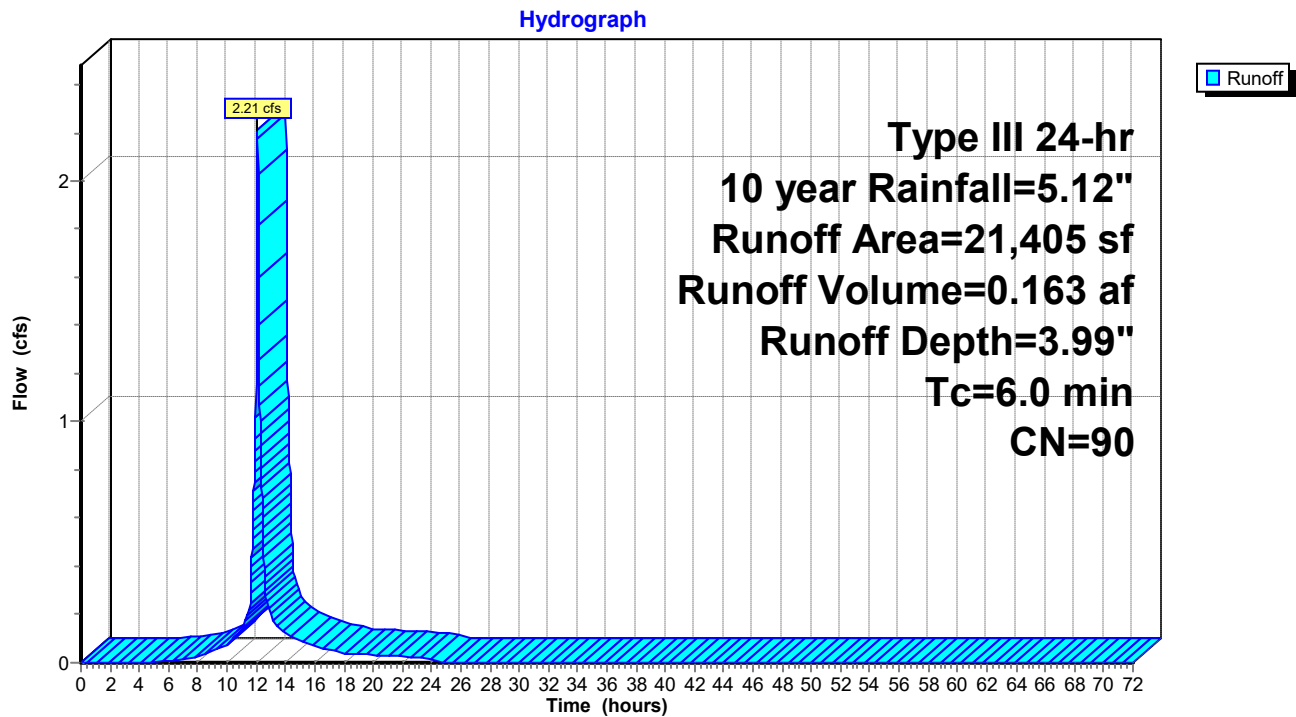
Summary for Subcatchment 13S: XDA-1 EXISTING CONDITION

Runoff = 2.21 cfs @ 12.09 hrs, Volume= 0.163 af, Depth= 3.99"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.02 hrs
Type III 24-hr 10 year Rainfall=5.12"

Area (sf)	CN	Description
16,705	98	Roofs, HSG B
4,700	61	>75% Grass cover, Good, HSG B
21,405	90	Weighted Average
4,700		21.96% Pervious Area
16,705		78.04% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Subcatchment 13S: XDA-1 EXISTING CONDITION

Self-Storage SW Plan_04-21-2021.3

Type III 24-hr 10 year Rainfall=5.12"

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Summary for Subcatchment 16S: XDA-2 EXISTING CONDITION

Runoff = 0.46 cfs @ 12.10 hrs, Volume= 0.039 af, Depth= 1.10"

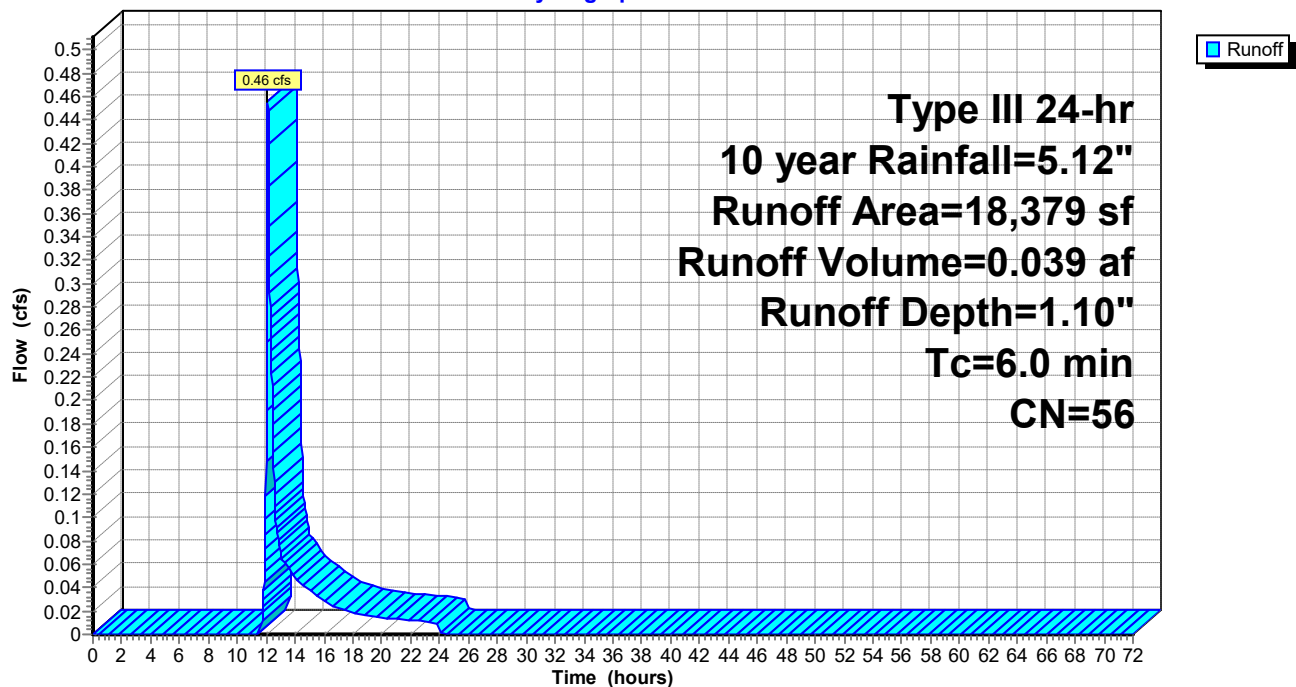
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.02 hrs
Type III 24-hr 10 year Rainfall=5.12"

Area (sf)	CN	Description
18,379	56	Brush, Fair, HSG B
18,379		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Subcatchment 16S: XDA-2 EXISTING CONDITION

Hydrograph



Self-Storage SW Plan_04-21-2021.3

Type III 24-hr 10 year Rainfall=5.12"

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Summary for Subcatchment 17S: XDA-3 EXISTING CONDITION

Runoff = 0.32 cfs @ 12.08 hrs, Volume= 0.022 af, Depth= 3.00"

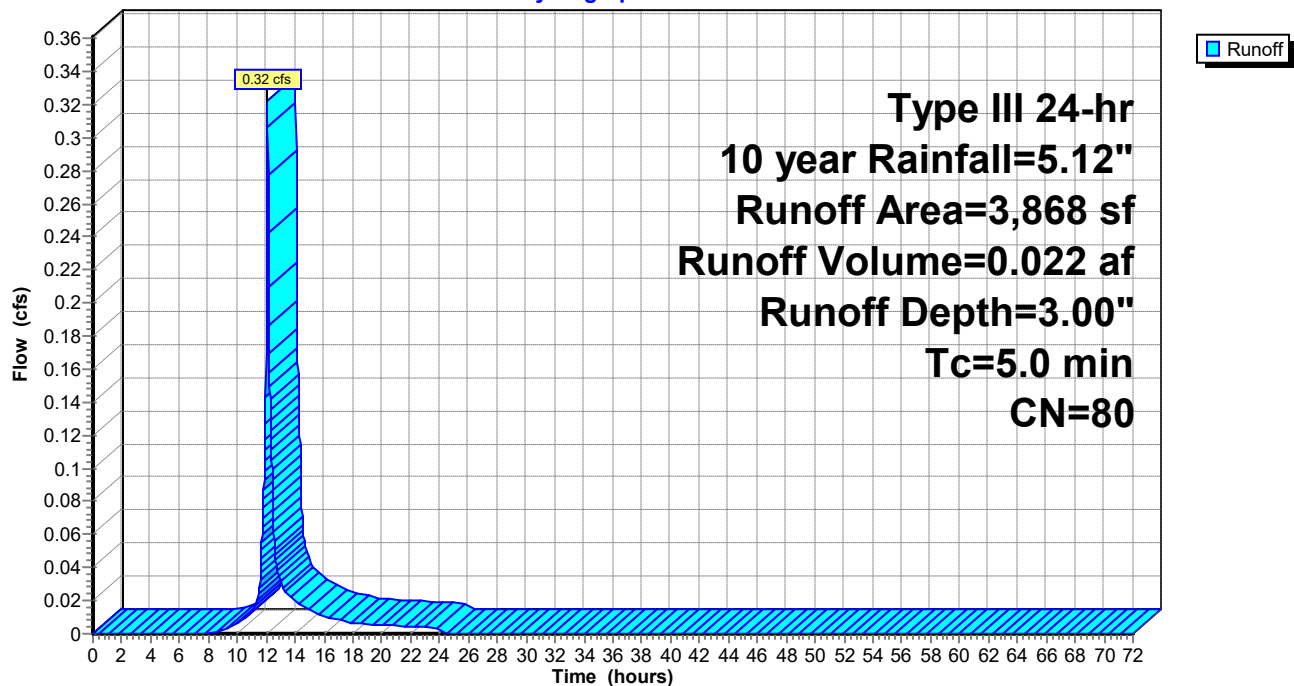
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.02 hrs
Type III 24-hr 10 year Rainfall=5.12"

Area (sf)	CN	Description
1,855	61	>75% Grass cover, Good, HSG B
* 2,013	98	Pavement
3,868	80	Weighted Average
1,855		47.96% Pervious Area
2,013		52.04% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Subcatchment 17S: XDA-3 EXISTING CONDITION

Hydrograph



Summary for Pond 13P: Stormwater Management Facility-2

Inflow Area = 0.614 ac, 82.44% Impervious, Inflow Depth = 4.21" for 10 year event
 Inflow = 2.87 cfs @ 12.08 hrs, Volume= 0.215 af
 Outflow = 0.42 cfs @ 12.58 hrs, Volume= 0.215 af, Atten= 85%, Lag= 29.8 min
 Discarded = 0.06 cfs @ 8.78 hrs, Volume= 0.157 af
 Primary = 0.36 cfs @ 12.58 hrs, Volume= 0.058 af

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.02 hrs
 Peak Elev= 116.26' @ 12.58 hrs Surf.Area= 2,574 sf Storage= 4,503 cf

Plug-Flow detention time= 444.1 min calculated for 0.215 af (100% of inflow)
 Center-of-Mass det. time= 444.2 min (1,226.2 - 782.0)

Volume	Invert	Avail.Storage	Storage Description
#1A	113.79'	1,757 cf	25.67'W x 80.50'L x 3.54'H Field A Existing 7,318 cf Overall - 2,925 cf Embedded = 4,393 cf x 40.0% Voids
#2A	114.29'	2,925 cf	Cultec R-330XLHD x 55 Inside #1 Effective Size= 47.8"W x 30.0"H => 7.45 sf x 7.00'L = 52.2 cf Overall Size= 52.0"W x 30.5"H x 8.50'L with 1.50' Overlap Row Length Adjustment= +1.50' x 7.45 sf x 5 rows
#3B	113.79'	460 cf	11.17'W x 45.50'L x 3.54'H Field B Proposed 1,799 cf Overall - 648 cf Embedded = 1,151 cf x 40.0% Voids
#4B	114.29'	648 cf	Cultec R-330XLHD x 12 Inside #3 Effective Size= 47.8"W x 30.0"H => 7.45 sf x 7.00'L = 52.2 cf Overall Size= 52.0"W x 30.5"H x 8.50'L with 1.50' Overlap Row Length Adjustment= +1.50' x 7.45 sf x 2 rows
		5,791 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Storage Group B created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	114.00'	15.0" Round Culvert L= 108.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 114.00' / 108.00' S= 0.0556 '/' Cc= 0.900 n= 0.012, Flow Area= 1.23 sf
#2	Device 1	115.75'	5.0" Vert. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#3	Device 1	117.25'	3.0' long Sharp-Crested Rectangular Weir 2 End Contraction(s)
#4	Discarded	113.79'	1.000 in/hr Exfiltration over Horizontal area

Discarded OutFlow Max=0.06 cfs @ 8.78 hrs HW=113.83' (Free Discharge)

↑ **4=Exfiltration** (Exfiltration Controls 0.06 cfs)

Primary OutFlow Max=0.36 cfs @ 12.58 hrs HW=116.26' (Free Discharge)

↑ **1=Culvert** (Passes 0.36 cfs of 5.97 cfs potential flow)
 ↑ **2=Orifice/Grate** (Orifice Controls 0.36 cfs @ 2.66 fps)
 ↑ **3=Sharp-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 13P: Stormwater Management Facility-2 - Chamber Wizard Field A Existing

Chamber Model = Cultec R-330XLHD (Cultec Recharger® 330XLHD)

Effective Size= 47.8"W x 30.0"H => 7.45 sf x 7.00'L = 52.2 cf

Overall Size= 52.0"W x 30.5"H x 8.50'L with 1.50' Overlap

Row Length Adjustment= +1.50' x 7.45 sf x 5 rows

52.0" Wide + 6.0" Spacing = 58.0" C-C Row Spacing

11 Chambers/Row x 7.00' Long +1.50' Row Adjustment = 78.50' Row Length +12.0" End Stone x 2 = 80.50' Base Length

5 Rows x 52.0" Wide + 6.0" Spacing x 4 + 12.0" Side Stone x 2 = 25.67' Base Width

6.0" Stone Base + 30.5" Chamber Height + 6.0" Stone Cover = 3.54' Field Height

55 Chambers x 52.2 cf +1.50' Row Adjustment x 7.45 sf x 5 Rows = 2,924.5 cf Chamber Storage

7,317.7 cf Field - 2,924.5 cf Chambers = 4,393.2 cf Stone x 40.0% Voids = 1,757.3 cf Stone Storage

Chamber Storage + Stone Storage = 4,681.8 cf = 0.107 af

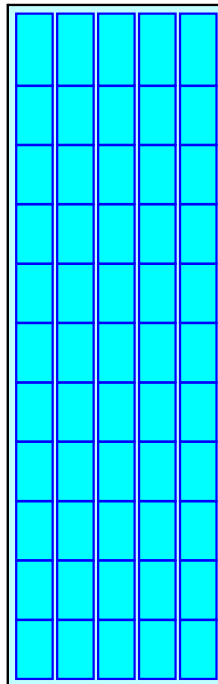
Overall Storage Efficiency = 64.0%

Overall System Size = 80.50' x 25.67' x 3.54'

55 Chambers

271.0 cy Field

162.7 cy Stone



Self-Storage SW Plan_04-21-2021.3

Type III 24-hr 10 year Rainfall=5.12"

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Pond 13P: Stormwater Management Facility-2 - Chamber Wizard Field B Proposed

Chamber Model = Cultec R-330XLHD (Cultec Recharger® 330XLHD)

Effective Size= 47.8"W x 30.0"H => 7.45 sf x 7.00'L = 52.2 cf

Overall Size= 52.0"W x 30.5"H x 8.50'L with 1.50' Overlap

Row Length Adjustment= +1.50' x 7.45 sf x 2 rows

52.0" Wide + 6.0" Spacing = 58.0" C-C Row Spacing

6 Chambers/Row x 7.00' Long +1.50' Row Adjustment = 43.50' Row Length +12.0" End Stone x 2 = 45.50' Base Length

2 Rows x 52.0" Wide + 6.0" Spacing x 1 + 12.0" Side Stone x 2 = 11.17' Base Width

6.0" Stone Base + 30.5" Chamber Height + 6.0" Stone Cover = 3.54' Field Height

12 Chambers x 52.2 cf +1.50' Row Adjustment x 7.45 sf x 2 Rows = 648.2 cf Chamber Storage

1,799.5 cf Field - 648.2 cf Chambers = 1,151.2 cf Stone x 40.0% Voids = 460.5 cf Stone Storage

Chamber Storage + Stone Storage = 1,108.7 cf = 0.025 af

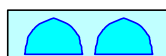
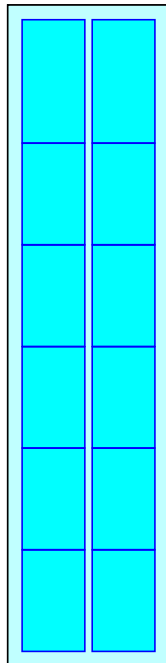
Overall Storage Efficiency = 61.6%

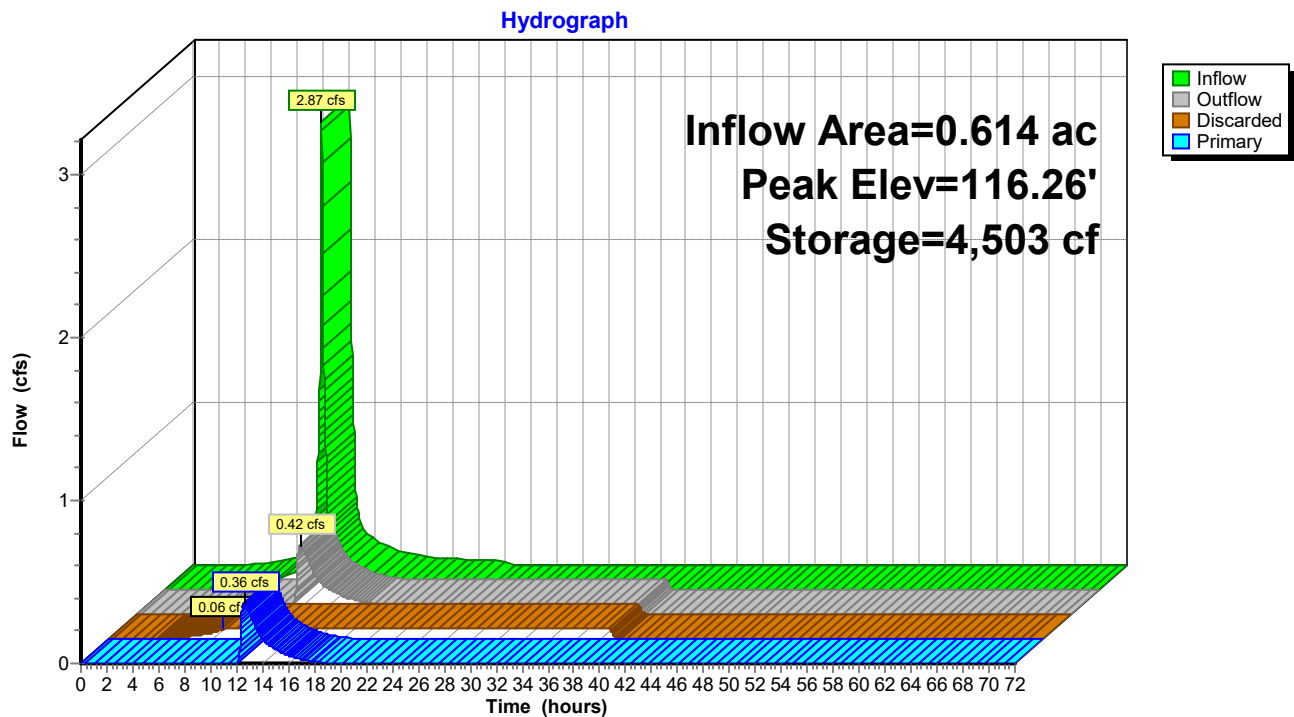
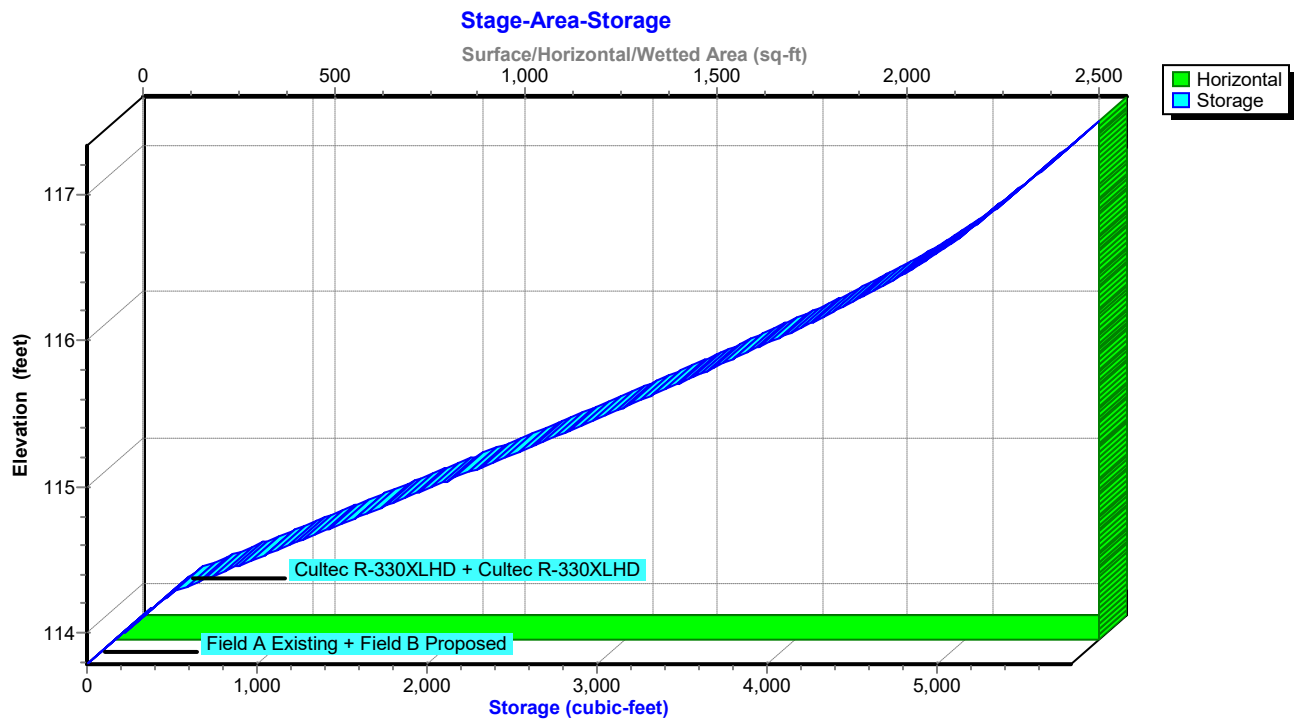
Overall System Size = 45.50' x 11.17' x 3.54'

12 Chambers

66.6 cy Field

42.6 cy Stone



Pond 13P: Stormwater Management Facility-2**Pond 13P: Stormwater Management Facility-2**

Self-Storage SW Plan_04-21-2021.3

Type III 24-hr 10 year Rainfall=5.12"

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Summary for Pond 14P: EXISTING Stormwater Mgmt Facility

Inflow Area = 0.491 ac, 78.04% Impervious, Inflow Depth = 3.99" for 10 year event
 Inflow = 2.21 cfs @ 12.09 hrs, Volume= 0.163 af
 Outflow = 0.37 cfs @ 12.56 hrs, Volume= 0.163 af, Atten= 83%, Lag= 28.3 min
 Discarded = 0.05 cfs @ 9.14 hrs, Volume= 0.124 af
 Primary = 0.32 cfs @ 12.56 hrs, Volume= 0.040 af

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.02 hrs
 Peak Elev= 116.09' @ 12.56 hrs Surf.Area= 2,066 sf Storage= 3,399 cf

Plug-Flow detention time= 462.4 min calculated for 0.163 af (100% of inflow)
 Center-of-Mass det. time= 462.5 min (1,252.4 - 789.9)

Volume	Invert	Avail.Storage	Storage Description
#1A	113.79'	1,757 cf	25.67'W x 80.50'L x 3.54'H Field A 7,318 cf Overall - 2,925 cf Embedded = 4,393 cf x 40.0% Voids
#2A	114.29'	2,925 cf	Cultec R-330XLHD x 55 Inside #1 Effective Size= 47.8"W x 30.0"H => 7.45 sf x 7.00'L = 52.2 cf Overall Size= 52.0"W x 30.5"H x 8.50'L with 1.50' Overlap Row Length Adjustment= +1.50' x 7.45 sf x 5 rows
		4,682 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	114.00'	12.0" Round Culvert L= 30.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 114.00' / 108.00' S= 0.2000 '/' Cc= 0.900 n= 0.012, Flow Area= 0.79 sf
#2	Device 1	115.75'	7.0" Vert. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#3	Device 1	117.20'	3.0' long Sharp-Crested Rectangular Weir 2 End Contraction(s)
#4	Discarded	113.79'	1.000 in/hr Exfiltration over Surface area

Discarded OutFlow Max=0.05 cfs @ 9.14 hrs HW=113.83' (Free Discharge)↑**4=Exfiltration** (Exfiltration Controls 0.05 cfs)**Primary OutFlow** Max=0.32 cfs @ 12.56 hrs HW=116.09' (Free Discharge)

↑**1=Culvert** (Passes 0.32 cfs of 4.77 cfs potential flow)
 ↑**2=Orifice/Grate** (Orifice Controls 0.32 cfs @ 1.98 fps)
 ↑**3=Sharp-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 14P: EXISTING Stormwater Mgmt Facility - Chamber Wizard Field A

Chamber Model = Cultec R-330XLHD (Cultec Recharger® 330XLHD)

Effective Size= 47.8"W x 30.0"H => 7.45 sf x 7.00'L = 52.2 cf

Overall Size= 52.0"W x 30.5"H x 8.50'L with 1.50' Overlap

Row Length Adjustment= +1.50' x 7.45 sf x 5 rows

52.0" Wide + 6.0" Spacing = 58.0" C-C Row Spacing

11 Chambers/Row x 7.00' Long +1.50' Row Adjustment = 78.50' Row Length +12.0" End Stone x 2 = 80.50' Base Length

5 Rows x 52.0" Wide + 6.0" Spacing x 4 + 12.0" Side Stone x 2 = 25.67' Base Width

6.0" Stone Base + 30.5" Chamber Height + 6.0" Stone Cover = 3.54' Field Height

55 Chambers x 52.2 cf +1.50' Row Adjustment x 7.45 sf x 5 Rows = 2,924.5 cf Chamber Storage

7,317.7 cf Field - 2,924.5 cf Chambers = 4,393.2 cf Stone x 40.0% Voids = 1,757.3 cf Stone Storage

Chamber Storage + Stone Storage = 4,681.8 cf = 0.107 af

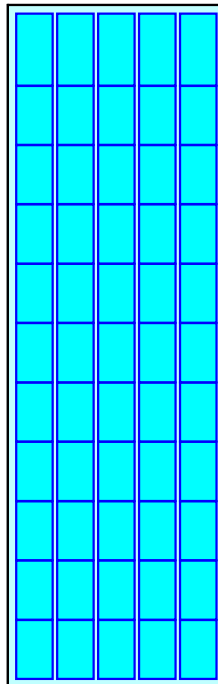
Overall Storage Efficiency = 64.0%

Overall System Size = 80.50' x 25.67' x 3.54'

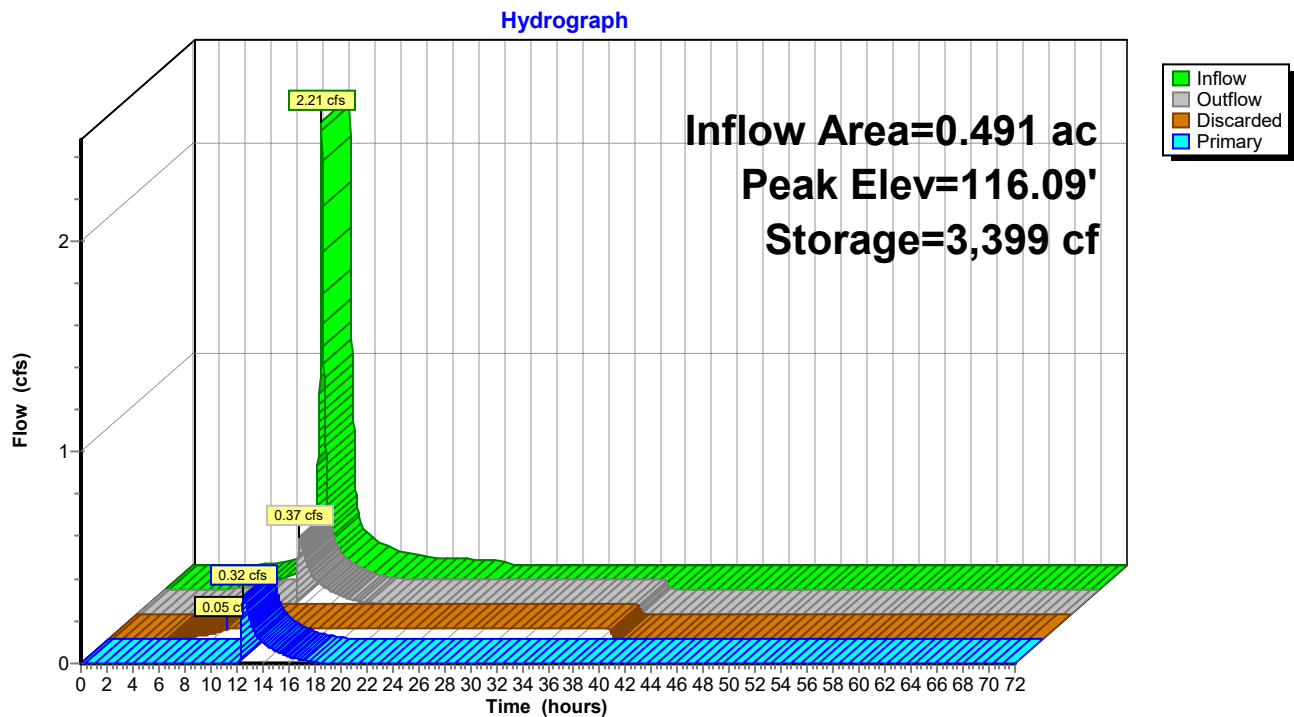
55 Chambers

271.0 cy Field

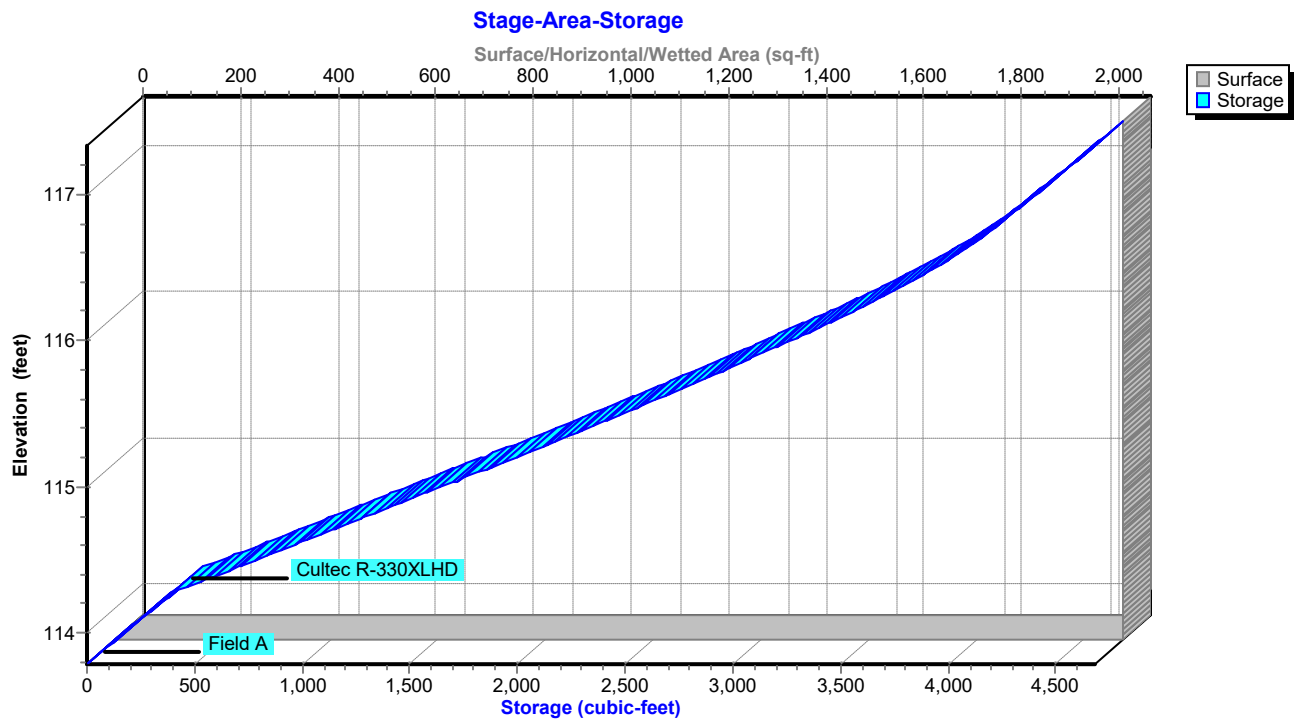
162.7 cy Stone



Pond 14P: EXISTING Stormwater Mgmt Facility



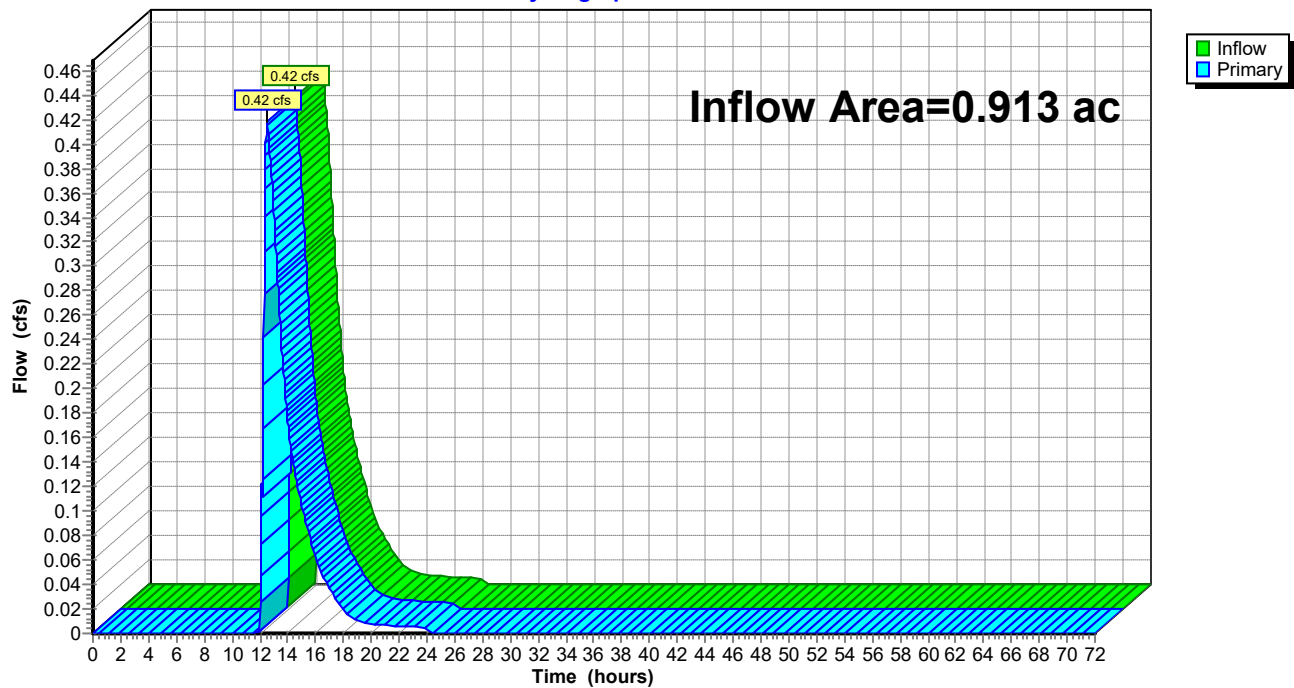
Pond 14P: EXISTING Stormwater Mgmt Facility



Summary for Link 6L: FDA to DESIGN LINE 1

Inflow Area = 0.913 ac, 55.44% Impervious, Inflow Depth = 0.97" for 10 year event
Inflow = 0.42 cfs @ 12.50 hrs, Volume= 0.074 af
Primary = 0.42 cfs @ 12.50 hrs, Volume= 0.074 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.02 hrs

Link 6L: FDA to DESIGN LINE 1**Hydrograph**

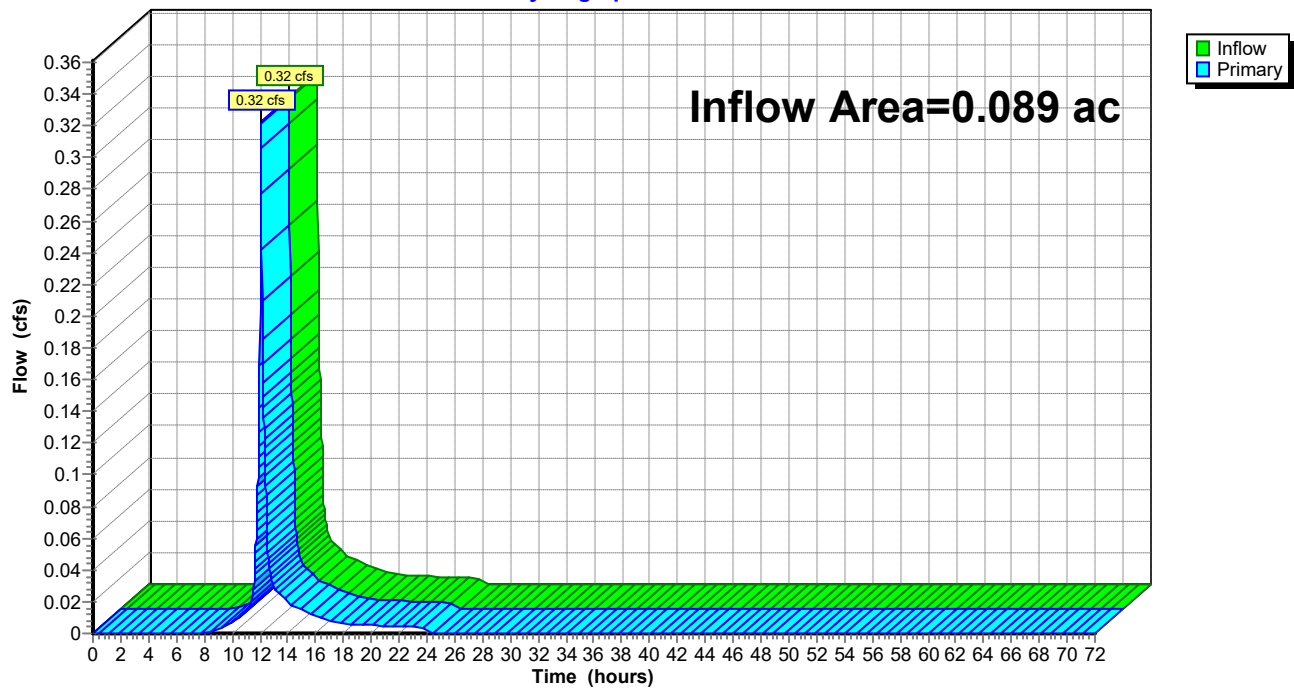
Summary for Link 11L: FDA to Smith Ridge Rd

Inflow Area = 0.089 ac, 52.04% Impervious, Inflow Depth = 3.00" for 10 year event
Inflow = 0.32 cfs @ 12.08 hrs, Volume= 0.022 af
Primary = 0.32 cfs @ 12.08 hrs, Volume= 0.022 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.02 hrs

Link 11L: FDA to Smith Ridge Rd

Hydrograph



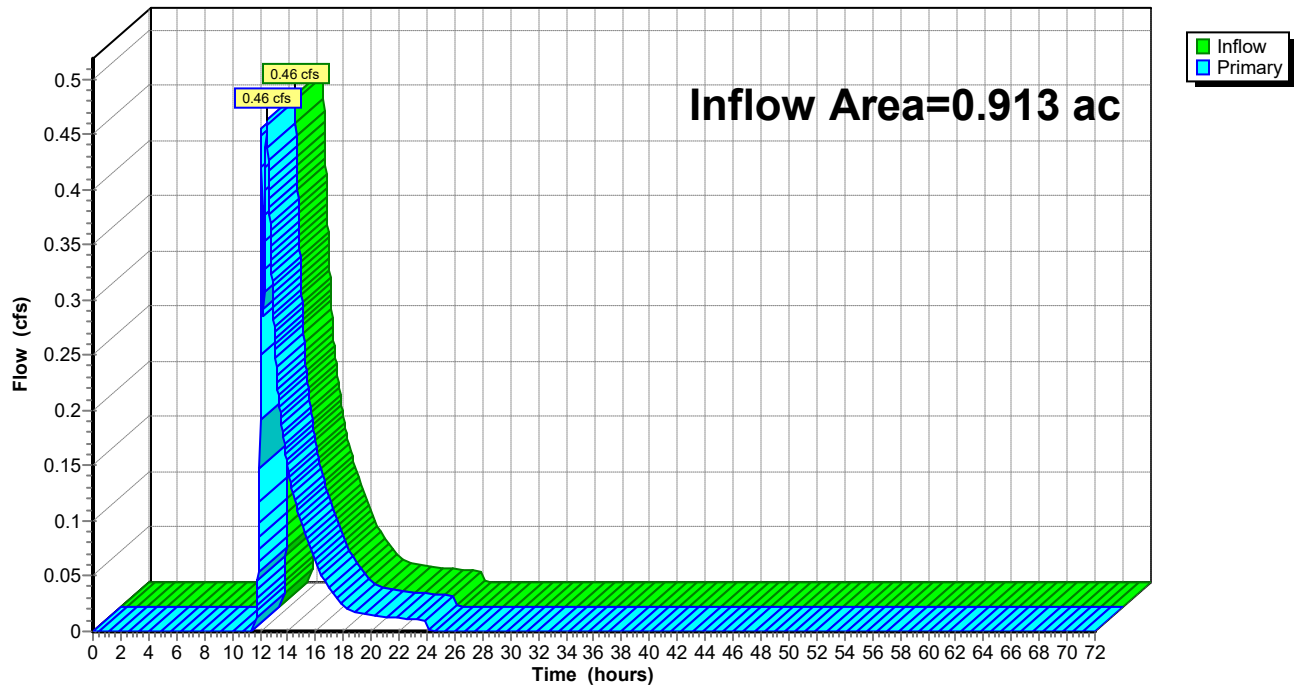
Summary for Link 15L: DESIGN LINE 1

Inflow Area = 0.913 ac, 41.99% Impervious, Inflow Depth = 1.03" for 10 year event
Inflow = 0.46 cfs @ 12.49 hrs, Volume= 0.079 af
Primary = 0.46 cfs @ 12.49 hrs, Volume= 0.079 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.02 hrs

Link 15L: DESIGN LINE 1

Hydrograph



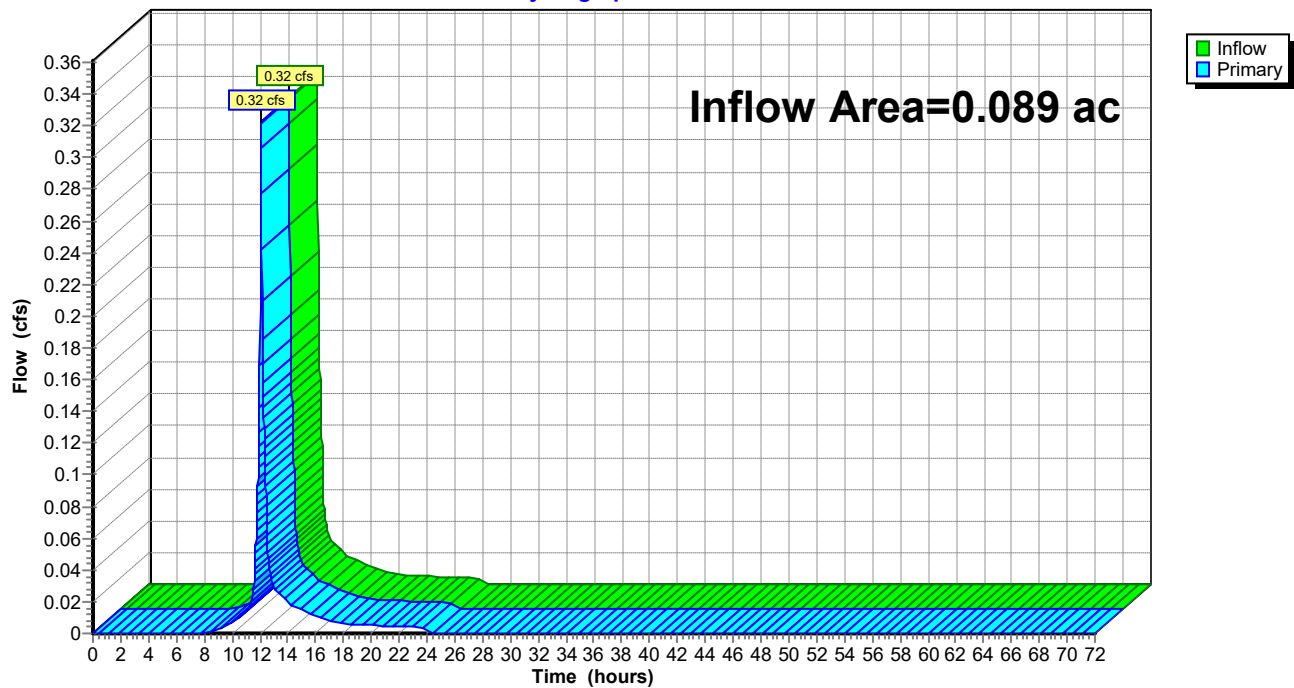
Summary for Link 18L: DESIGN POINT STREET

Inflow Area = 0.089 ac, 52.04% Impervious, Inflow Depth = 3.00" for 10 year event
Inflow = 0.32 cfs @ 12.08 hrs, Volume= 0.022 af
Primary = 0.32 cfs @ 12.08 hrs, Volume= 0.022 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.02 hrs

Link 18L: DESIGN POINT STREET

Hydrograph



Self-Storage SW Plan_04-21-2021.3*Type III 24-hr 25 year Rainfall=6.43"*

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Time span=0.00-72.00 hrs, dt=0.02 hrs, 3601 points

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 3S: FDA-1 FUTURE	Runoff Area=26,758 sf 82.44% Impervious Runoff Depth=5.49" Tc=6.0 min CN=92 Runoff=3.69 cfs 0.281 af
Subcatchment 4S: FDA-2 FUTURE	Runoff Area=13,026 sf 0.00% Impervious Runoff Depth=1.20" Tc=6.0 min CN=48 Runoff=0.33 cfs 0.030 af
Subcatchment 7S: FDA-3 FUTURE	Runoff Area=3,868 sf 52.04% Impervious Runoff Depth=4.17" Tc=5.0 min CN=80 Runoff=0.45 cfs 0.031 af
Subcatchment 13S: XDA-1 EXISTING	Runoff Area=21,405 sf 78.04% Impervious Runoff Depth=5.27" Tc=6.0 min CN=90 Runoff=2.87 cfs 0.216 af
Subcatchment 16S: XDA-2 EXISTING	Runoff Area=18,379 sf 0.00% Impervious Runoff Depth=1.86" Tc=6.0 min CN=56 Runoff=0.85 cfs 0.065 af
Subcatchment 17S: XDA-3 EXISTING	Runoff Area=3,868 sf 52.04% Impervious Runoff Depth=4.17" Tc=5.0 min CN=80 Runoff=0.45 cfs 0.031 af
Pond 13P: Stormwater Management	Peak Elev=117.15' Storage=5,600 cf Inflow=3.69 cfs 0.281 af Discarded=0.06 cfs 0.167 af Primary=0.72 cfs 0.115 af Outflow=0.78 cfs 0.281 af
Pond 14P: EXISTING Stormwater Mgmt	Peak Elev=116.49' Storage=3,931 cf Inflow=2.87 cfs 0.216 af Discarded=0.05 cfs 0.131 af Primary=0.86 cfs 0.084 af Outflow=0.91 cfs 0.216 af
Link 6L: FDA to DESIGN LINE 1	Inflow=0.86 cfs 0.145 af Primary=0.86 cfs 0.145 af
Link 11L: FDA to Smith Ridge Rd	Inflow=0.45 cfs 0.031 af Primary=0.45 cfs 0.031 af
Link 15L: DESIGN LINE 1	Inflow=1.26 cfs 0.150 af Primary=1.26 cfs 0.150 af
Link 18L: DESIGN POINT STREET	Inflow=0.45 cfs 0.031 af Primary=0.45 cfs 0.031 af

Total Runoff Area = 2.004 ac Runoff Volume = 0.654 af Average Runoff Depth = 3.91"
50.99% Pervious = 1.022 ac 49.01% Impervious = 0.982 ac

Self-Storage SW Plan_04-21-2021.3

Type III 24-hr 25 year Rainfall=6.43"

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Summary for Subcatchment 3S: FDA-1 FUTURE CONDITION

Runoff = 3.69 cfs @ 12.08 hrs, Volume= 0.281 af, Depth= 5.49"

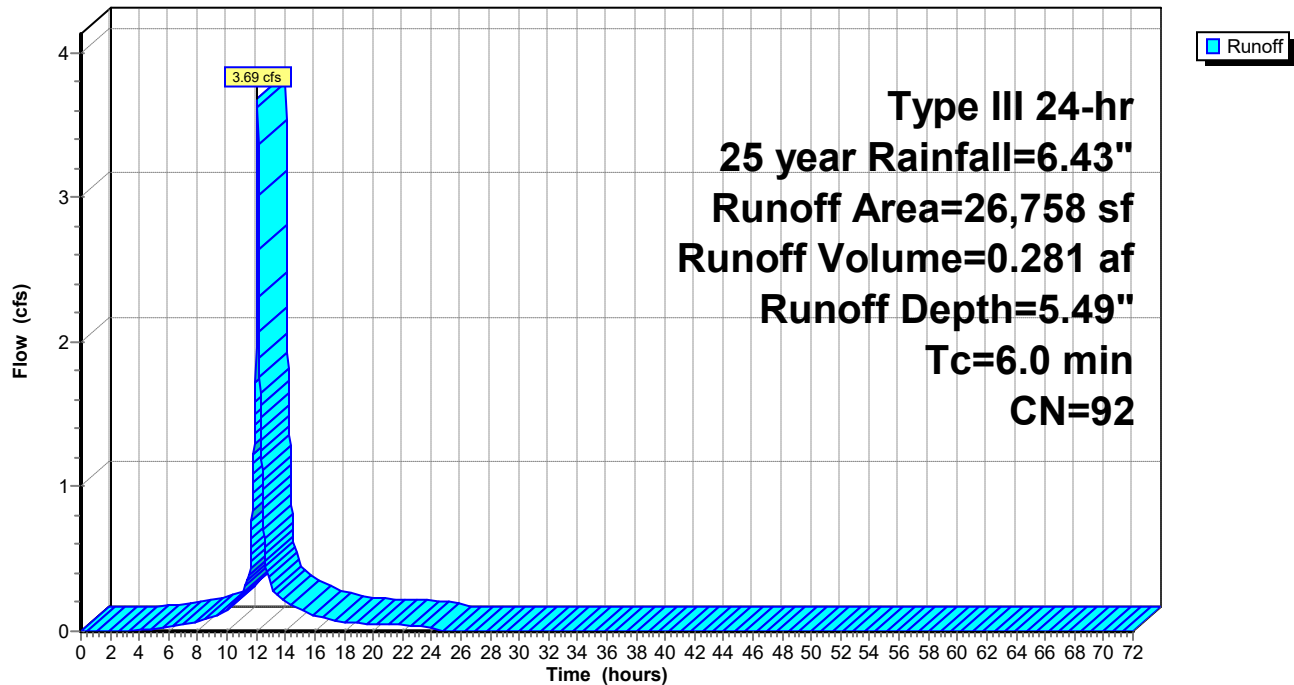
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.02 hrs
Type III 24-hr 25 year Rainfall=6.43"

Area (sf)	CN	Description
16,705	98	Roofs, HSG B
5,353	98	Roofs, HSG B
4,700	61	>75% Grass cover, Good, HSG B
26,758	92	Weighted Average
4,700		17.56% Pervious Area
22,058		82.44% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Subcatchment 3S: FDA-1 FUTURE CONDITION

Hydrograph



Self-Storage SW Plan_04-21-2021.3

Type III 24-hr 25 year Rainfall=6.43"

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Summary for Subcatchment 4S: FDA-2 FUTURE CONDITION

Runoff = 0.33 cfs @ 12.11 hrs, Volume= 0.030 af, Depth= 1.20"

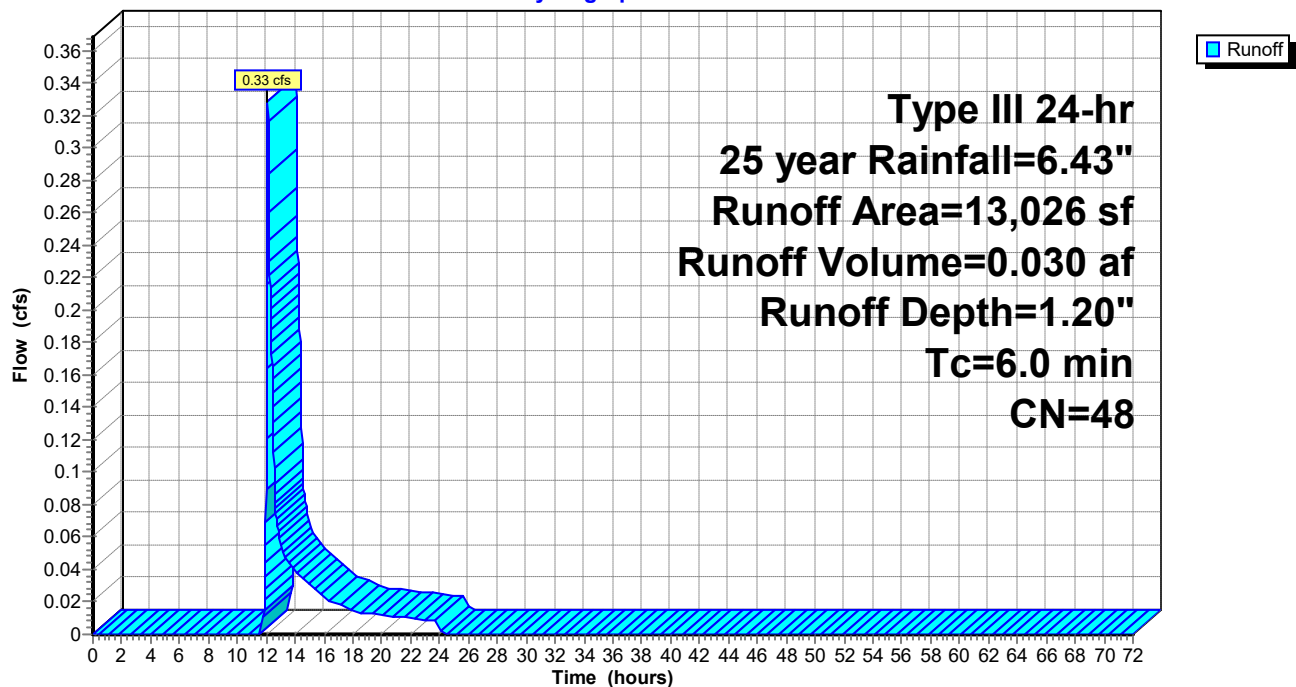
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.02 hrs
Type III 24-hr 25 year Rainfall=6.43"

Area (sf)	CN	Description
13,026	48	Brush, Good, HSG B
13,026		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Subcatchment 4S: FDA-2 FUTURE CONDITION

Hydrograph



Self-Storage SW Plan_04-21-2021.3

Type III 24-hr 25 year Rainfall=6.43"

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Summary for Subcatchment 7S: FDA-3 FUTURE CONDITION to DP-2

Runoff = 0.45 cfs @ 12.07 hrs, Volume= 0.031 af, Depth= 4.17"

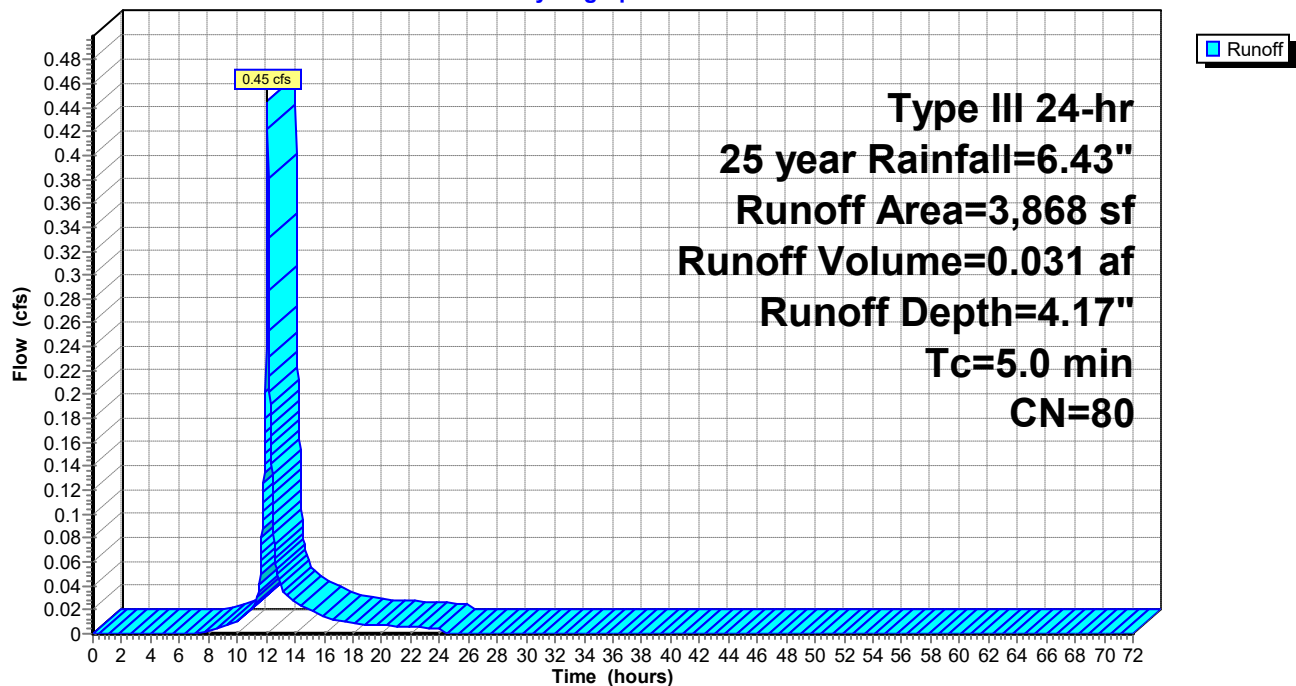
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.02 hrs
Type III 24-hr 25 year Rainfall=6.43"

Area (sf)	CN	Description
1,855	61	>75% Grass cover, Good, HSG B
* 2,013	98	Pavement
3,868	80	Weighted Average
1,855		47.96% Pervious Area
2,013		52.04% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Subcatchment 7S: FDA-3 FUTURE CONDITION to DP-2

Hydrograph



Self-Storage SW Plan_04-21-2021.3

Type III 24-hr 25 year Rainfall=6.43"

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Summary for Subcatchment 13S: XDA-1 EXISTING CONDITION

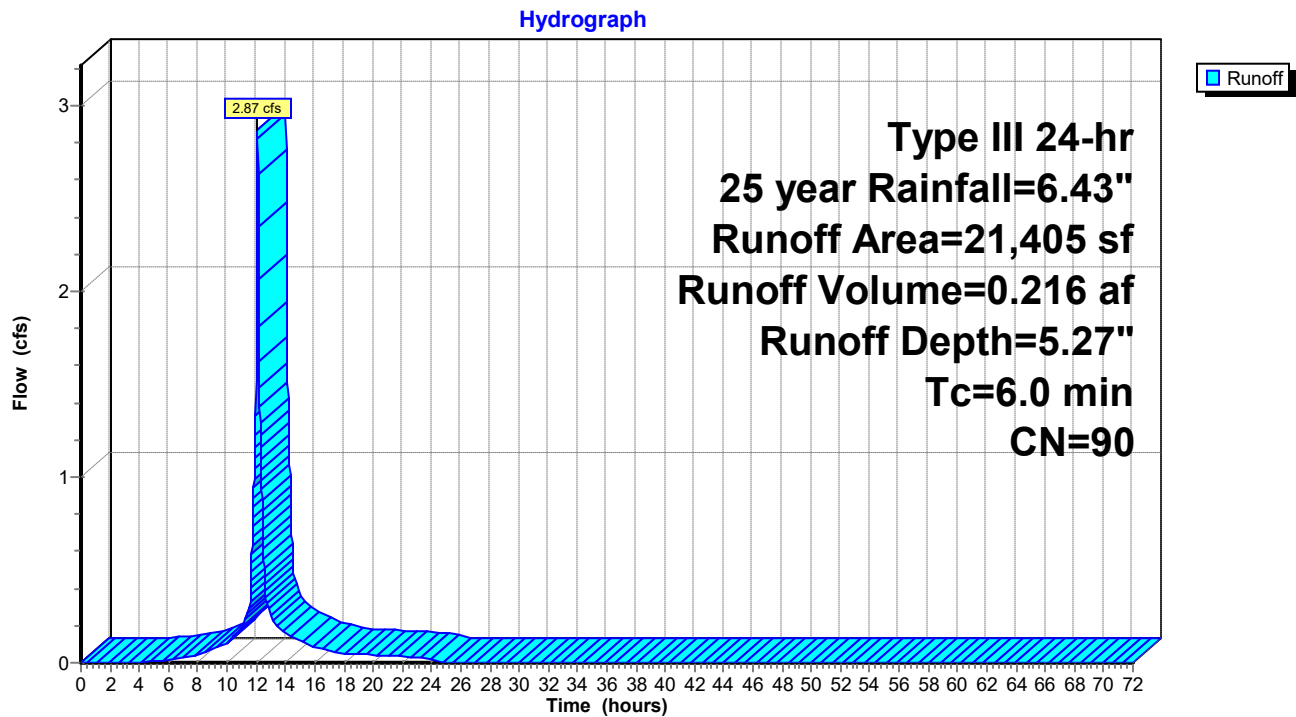
Runoff = 2.87 cfs @ 12.08 hrs, Volume= 0.216 af, Depth= 5.27"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.02 hrs
Type III 24-hr 25 year Rainfall=6.43"

Area (sf)	CN	Description
16,705	98	Roofs, HSG B
4,700	61	>75% Grass cover, Good, HSG B
21,405	90	Weighted Average
4,700		21.96% Pervious Area
16,705		78.04% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Subcatchment 13S: XDA-1 EXISTING CONDITION



Self-Storage SW Plan_04-21-2021.3

Type III 24-hr 25 year Rainfall=6.43"

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Summary for Subcatchment 16S: XDA-2 EXISTING CONDITION

Runoff = 0.85 cfs @ 12.10 hrs, Volume= 0.065 af, Depth= 1.86"

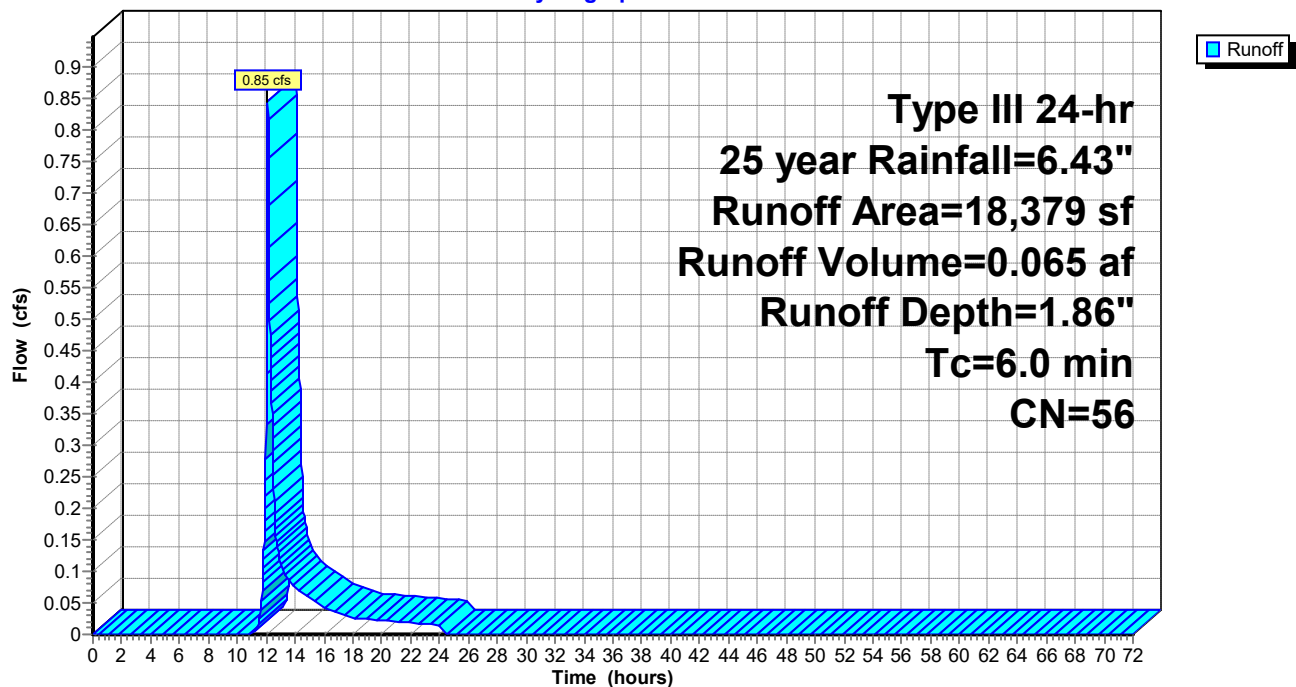
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.02 hrs
Type III 24-hr 25 year Rainfall=6.43"

Area (sf)	CN	Description
18,379	56	Brush, Fair, HSG B
18,379		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Subcatchment 16S: XDA-2 EXISTING CONDITION

Hydrograph



Self-Storage SW Plan_04-21-2021.3

Type III 24-hr 25 year Rainfall=6.43"

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Summary for Subcatchment 17S: XDA-3 EXISTING CONDITION

Runoff = 0.45 cfs @ 12.07 hrs, Volume= 0.031 af, Depth= 4.17"

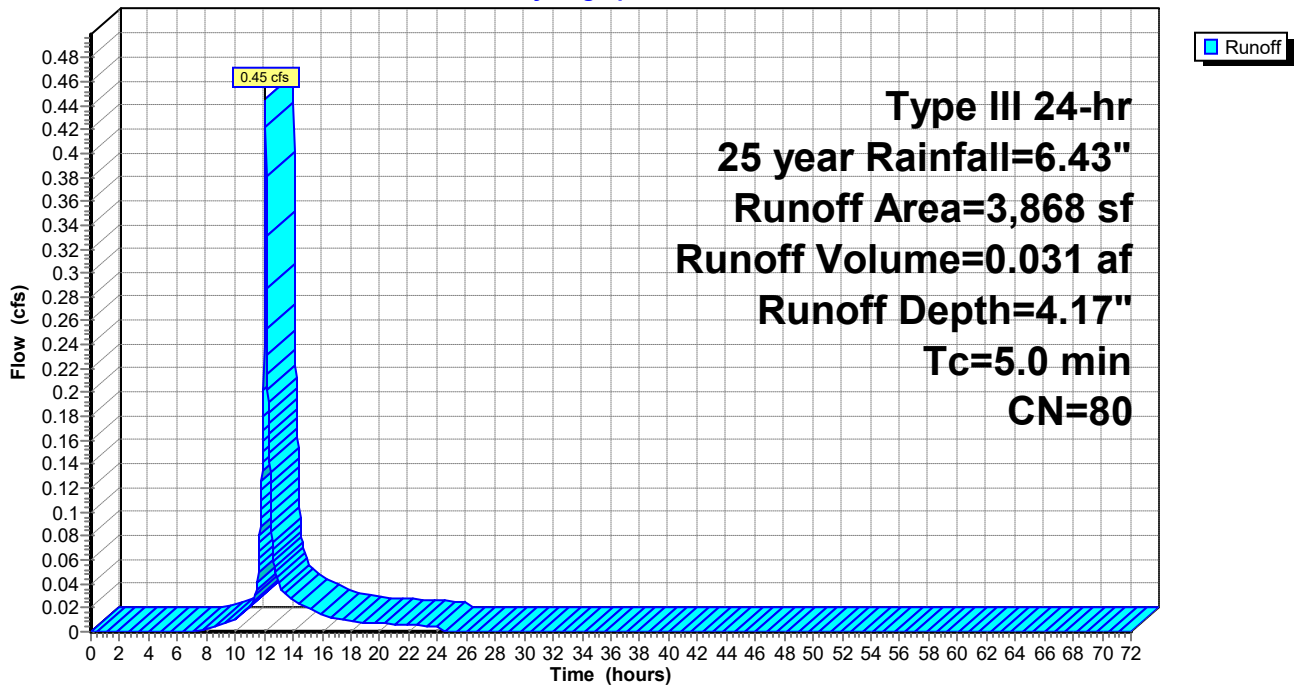
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.02 hrs
Type III 24-hr 25 year Rainfall=6.43"

	Area (sf)	CN	Description
	1,855	61	>75% Grass cover, Good, HSG B
*	2,013	98	Pavement
	3,868	80	Weighted Average
	1,855		47.96% Pervious Area
	2,013		52.04% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Subcatchment 17S: XDA-3 EXISTING CONDITION

Hydrograph



Self-Storage SW Plan_04-21-2021.3

Type III 24-hr 25 year Rainfall=6.43"

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Summary for Pond 13P: Stormwater Management Facility-2

Inflow Area = 0.614 ac, 82.44% Impervious, Inflow Depth = 5.49" for 25 year event
 Inflow = 3.69 cfs @ 12.08 hrs, Volume= 0.281 af
 Outflow = 0.78 cfs @ 12.50 hrs, Volume= 0.281 af, Atten= 79%, Lag= 25.0 min
 Discarded = 0.06 cfs @ 8.00 hrs, Volume= 0.167 af
 Primary = 0.72 cfs @ 12.50 hrs, Volume= 0.115 af

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.02 hrs
 Peak Elev= 117.15' @ 12.50 hrs Surf.Area= 2,574 sf Storage= 5,600 cf

Plug-Flow detention time= 373.6 min calculated for 0.281 af (100% of inflow)
 Center-of-Mass det. time= 373.6 min (1,148.7 - 775.1)

Volume	Invert	Avail.Storage	Storage Description
#1A	113.79'	1,757 cf	25.67'W x 80.50'L x 3.54'H Field A Existing 7,318 cf Overall - 2,925 cf Embedded = 4,393 cf x 40.0% Voids
#2A	114.29'	2,925 cf	Cultec R-330XLHD x 55 Inside #1 Effective Size= 47.8"W x 30.0"H => 7.45 sf x 7.00'L = 52.2 cf Overall Size= 52.0"W x 30.5"H x 8.50'L with 1.50' Overlap Row Length Adjustment= +1.50' x 7.45 sf x 5 rows
#3B	113.79'	460 cf	11.17'W x 45.50'L x 3.54'H Field B Proposed 1,799 cf Overall - 648 cf Embedded = 1,151 cf x 40.0% Voids
#4B	114.29'	648 cf	Cultec R-330XLHD x 12 Inside #3 Effective Size= 47.8"W x 30.0"H => 7.45 sf x 7.00'L = 52.2 cf Overall Size= 52.0"W x 30.5"H x 8.50'L with 1.50' Overlap Row Length Adjustment= +1.50' x 7.45 sf x 2 rows
		5,791 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Storage Group B created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	114.00'	15.0" Round Culvert L= 108.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 114.00' / 108.00' S= 0.0556 '/' Cc= 0.900 n= 0.012, Flow Area= 1.23 sf
#2	Device 1	115.75'	5.0" Vert. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#3	Device 1	117.25'	3.0' long Sharp-Crested Rectangular Weir 2 End Contraction(s)
#4	Discarded	113.79'	1.000 in/hr Exfiltration over Horizontal area

Discarded OutFlow Max=0.06 cfs @ 8.00 hrs HW=113.83' (Free Discharge)↑ **4=Exfiltration** (Exfiltration Controls 0.06 cfs)**Primary OutFlow** Max=0.72 cfs @ 12.50 hrs HW=117.15' (Free Discharge)

↑ **1=Culvert** (Passes 0.72 cfs of 7.41 cfs potential flow)
 ↑ **2=Orifice/Grate** (Orifice Controls 0.72 cfs @ 5.25 fps)
 ↑ **3=Sharp-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 13P: Stormwater Management Facility-2 - Chamber Wizard Field A Existing

Chamber Model = Cultec R-330XLHD (Cultec Recharger® 330XLHD)

Effective Size= 47.8"W x 30.0"H => 7.45 sf x 7.00'L = 52.2 cf

Overall Size= 52.0"W x 30.5"H x 8.50'L with 1.50' Overlap

Row Length Adjustment= +1.50' x 7.45 sf x 5 rows

52.0" Wide + 6.0" Spacing = 58.0" C-C Row Spacing

11 Chambers/Row x 7.00' Long +1.50' Row Adjustment = 78.50' Row Length +12.0" End Stone x 2 = 80.50' Base Length

5 Rows x 52.0" Wide + 6.0" Spacing x 4 + 12.0" Side Stone x 2 = 25.67' Base Width

6.0" Stone Base + 30.5" Chamber Height + 6.0" Stone Cover = 3.54' Field Height

55 Chambers x 52.2 cf +1.50' Row Adjustment x 7.45 sf x 5 Rows = 2,924.5 cf Chamber Storage

7,317.7 cf Field - 2,924.5 cf Chambers = 4,393.2 cf Stone x 40.0% Voids = 1,757.3 cf Stone Storage

Chamber Storage + Stone Storage = 4,681.8 cf = 0.107 af

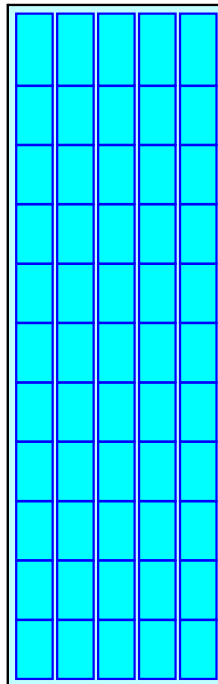
Overall Storage Efficiency = 64.0%

Overall System Size = 80.50' x 25.67' x 3.54'

55 Chambers

271.0 cy Field

162.7 cy Stone



Pond 13P: Stormwater Management Facility-2 - Chamber Wizard Field B Proposed

Chamber Model = Cultec R-330XLHD (Cultec Recharger® 330XLHD)

Effective Size= 47.8"W x 30.0"H => 7.45 sf x 7.00'L = 52.2 cf

Overall Size= 52.0"W x 30.5"H x 8.50'L with 1.50' Overlap

Row Length Adjustment= +1.50' x 7.45 sf x 2 rows

52.0" Wide + 6.0" Spacing = 58.0" C-C Row Spacing

6 Chambers/Row x 7.00' Long +1.50' Row Adjustment = 43.50' Row Length +12.0" End Stone x 2 = 45.50' Base Length

2 Rows x 52.0" Wide + 6.0" Spacing x 1 + 12.0" Side Stone x 2 = 11.17' Base Width

6.0" Stone Base + 30.5" Chamber Height + 6.0" Stone Cover = 3.54' Field Height

12 Chambers x 52.2 cf +1.50' Row Adjustment x 7.45 sf x 2 Rows = 648.2 cf Chamber Storage

1,799.5 cf Field - 648.2 cf Chambers = 1,151.2 cf Stone x 40.0% Voids = 460.5 cf Stone Storage

Chamber Storage + Stone Storage = 1,108.7 cf = 0.025 af

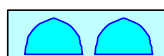
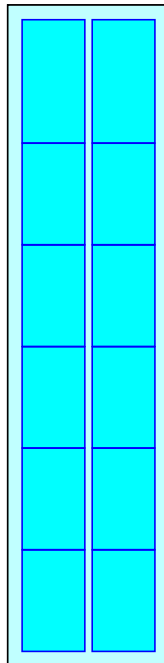
Overall Storage Efficiency = 61.6%

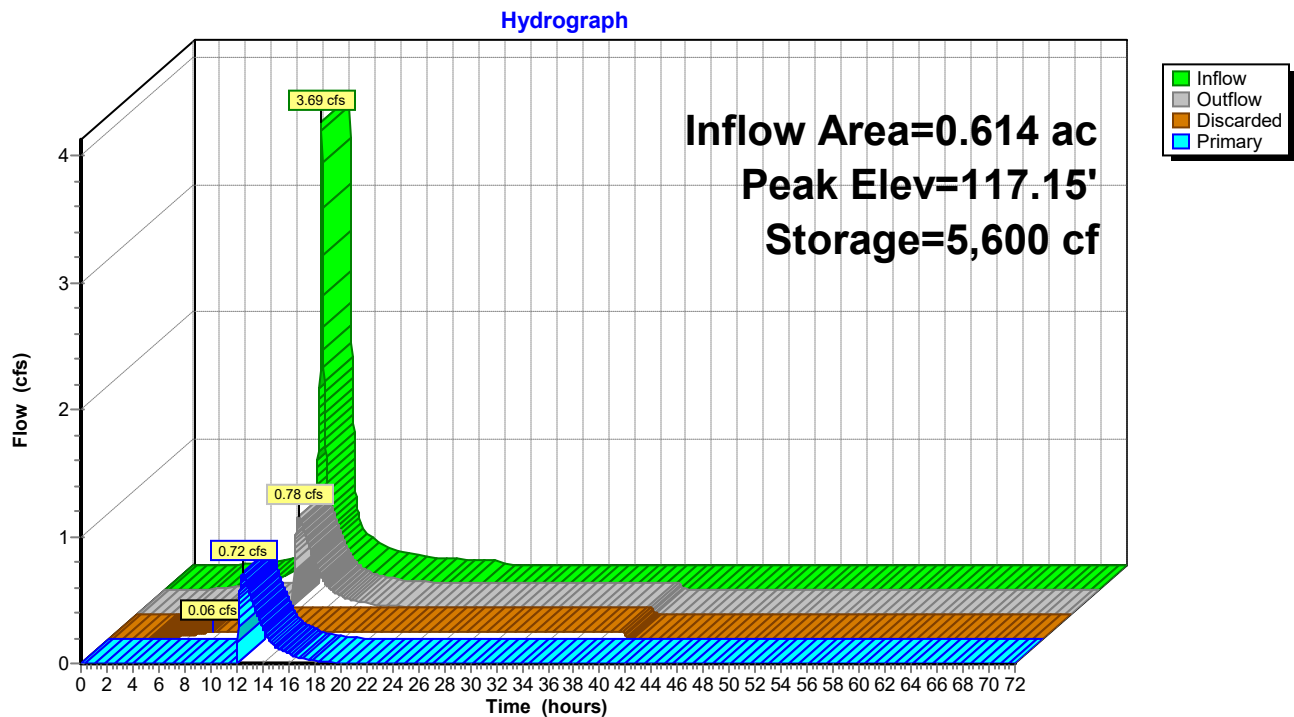
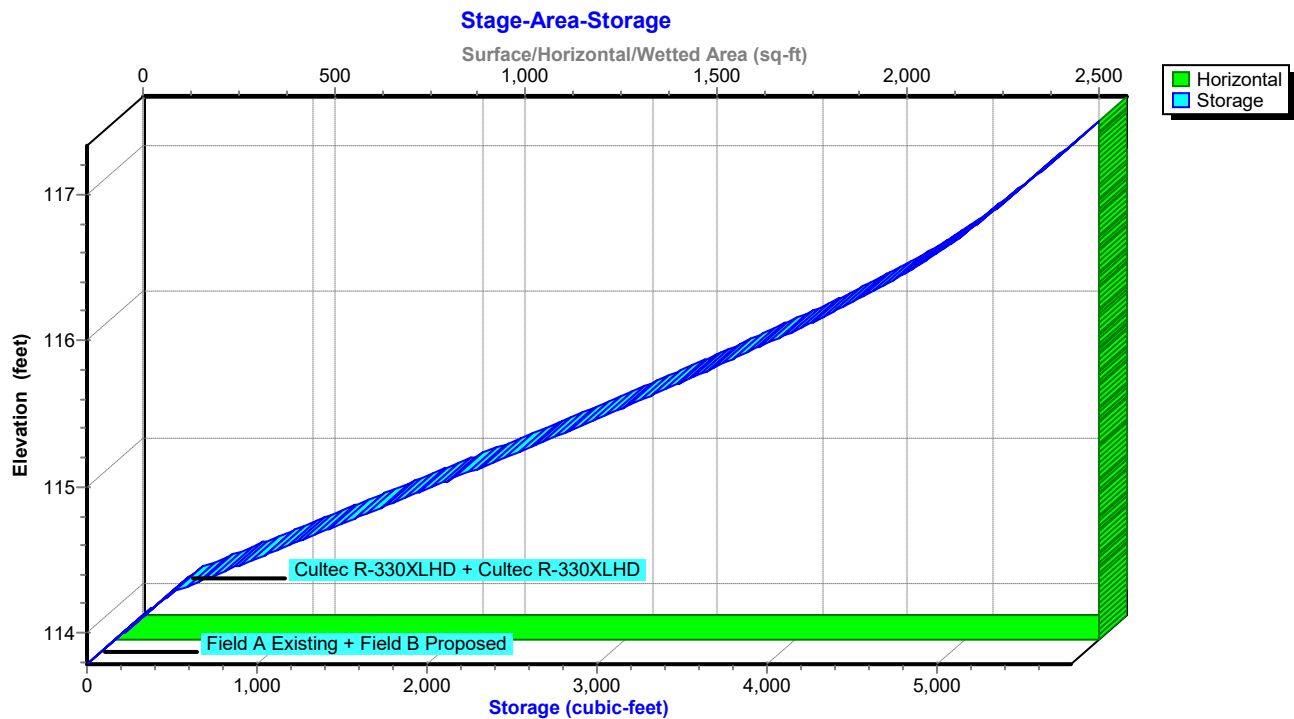
Overall System Size = 45.50' x 11.17' x 3.54'

12 Chambers

66.6 cy Field

42.6 cy Stone



Pond 13P: Stormwater Management Facility-2**Pond 13P: Stormwater Management Facility-2**

Self-Storage SW Plan_04-21-2021.3

Type III 24-hr 25 year Rainfall=6.43"

Prepared by ALP Engineering & Land. Arch. PLLC

HydroCAD® 10.10-4b s/n 03392 © 2020 HydroCAD Software Solutions LLC

Page 70

Summary for Pond 14P: EXISTING Stormwater Mgmt Facility

Inflow Area = 0.491 ac, 78.04% Impervious, Inflow Depth = 5.27" for 25 year event
 Inflow = 2.87 cfs @ 12.08 hrs, Volume= 0.216 af
 Outflow = 0.91 cfs @ 12.39 hrs, Volume= 0.216 af, Atten= 68%, Lag= 18.3 min
 Discarded = 0.05 cfs @ 8.40 hrs, Volume= 0.131 af
 Primary = 0.86 cfs @ 12.39 hrs, Volume= 0.084 af

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.02 hrs
 Peak Elev= 116.49' @ 12.39 hrs Surf.Area= 2,066 sf Storage= 3,931 cf

Plug-Flow detention time= 380.7 min calculated for 0.216 af (100% of inflow)
 Center-of-Mass det. time= 380.9 min (1,163.4 - 782.5)

Volume	Invert	Avail.Storage	Storage Description
#1A	113.79'	1,757 cf	25.67'W x 80.50'L x 3.54'H Field A 7,318 cf Overall - 2,925 cf Embedded = 4,393 cf x 40.0% Voids
#2A	114.29'	2,925 cf	Cultec R-330XLHD x 55 Inside #1 Effective Size= 47.8"W x 30.0"H => 7.45 sf x 7.00'L = 52.2 cf Overall Size= 52.0"W x 30.5"H x 8.50'L with 1.50' Overlap Row Length Adjustment= +1.50' x 7.45 sf x 5 rows
		4,682 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	114.00'	12.0" Round Culvert L= 30.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 114.00' / 108.00' S= 0.2000 '/' Cc= 0.900 n= 0.012, Flow Area= 0.79 sf
#2	Device 1	115.75'	7.0" Vert. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#3	Device 1	117.20'	3.0' long Sharp-Crested Rectangular Weir 2 End Contraction(s)
#4	Discarded	113.79'	1.000 in/hr Exfiltration over Surface area

Discarded OutFlow Max=0.05 cfs @ 8.40 hrs HW=113.83' (Free Discharge)

4=Exfiltration (Exfiltration Controls 0.05 cfs)

Primary OutFlow Max=0.86 cfs @ 12.39 hrs HW=116.49' (Free Discharge)

1=Culvert (Passes 0.86 cfs of 5.33 cfs potential flow)
 2=Orifice/Grate (Orifice Controls 0.86 cfs @ 3.22 fps)
 3=Sharp-Crested Rectangular Weir (Controls 0.00 cfs)

Pond 14P: EXISTING Stormwater Mgmt Facility - Chamber Wizard Field A

Chamber Model = Cultec R-330XLHD (Cultec Recharger® 330XLHD)

Effective Size= 47.8"W x 30.0"H => 7.45 sf x 7.00'L = 52.2 cf

Overall Size= 52.0"W x 30.5"H x 8.50'L with 1.50' Overlap

Row Length Adjustment= +1.50' x 7.45 sf x 5 rows

52.0" Wide + 6.0" Spacing = 58.0" C-C Row Spacing

11 Chambers/Row x 7.00' Long +1.50' Row Adjustment = 78.50' Row Length +12.0" End Stone x 2 = 80.50' Base Length

5 Rows x 52.0" Wide + 6.0" Spacing x 4 + 12.0" Side Stone x 2 = 25.67' Base Width

6.0" Stone Base + 30.5" Chamber Height + 6.0" Stone Cover = 3.54' Field Height

55 Chambers x 52.2 cf +1.50' Row Adjustment x 7.45 sf x 5 Rows = 2,924.5 cf Chamber Storage

7,317.7 cf Field - 2,924.5 cf Chambers = 4,393.2 cf Stone x 40.0% Voids = 1,757.3 cf Stone Storage

Chamber Storage + Stone Storage = 4,681.8 cf = 0.107 af

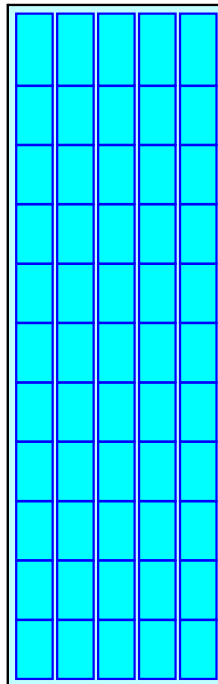
Overall Storage Efficiency = 64.0%

Overall System Size = 80.50' x 25.67' x 3.54'

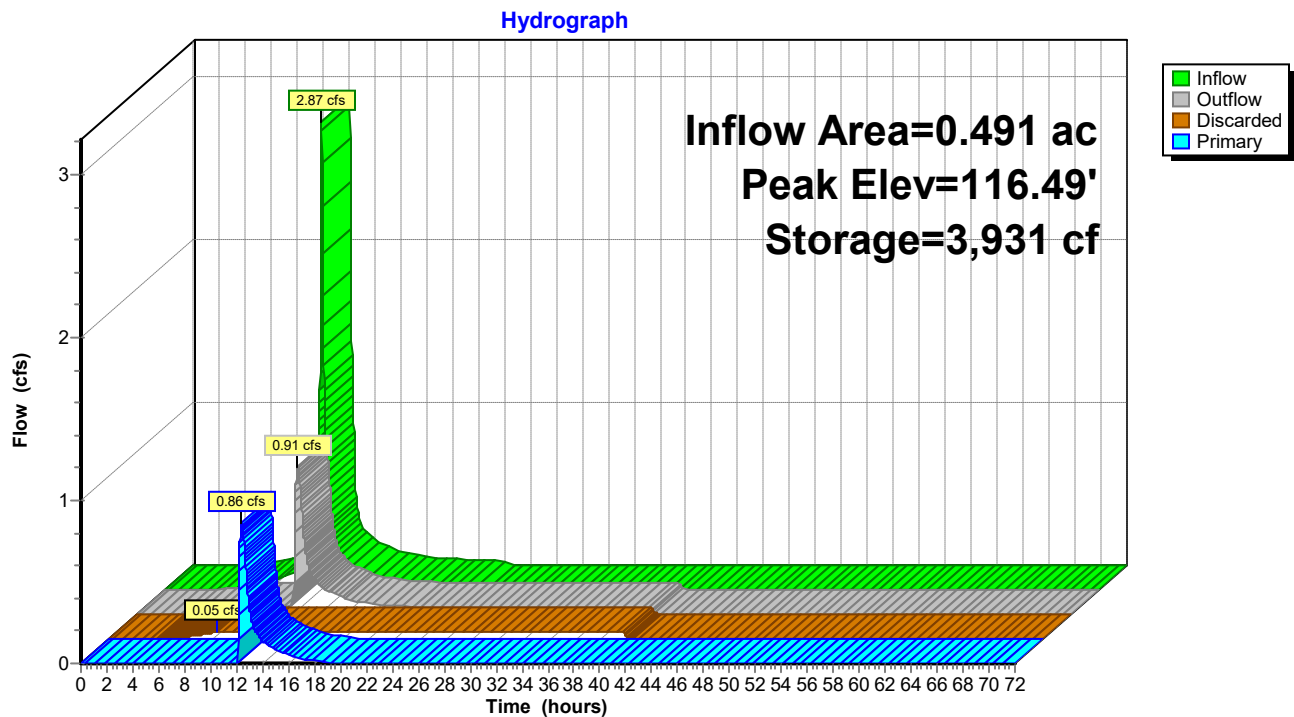
55 Chambers

271.0 cy Field

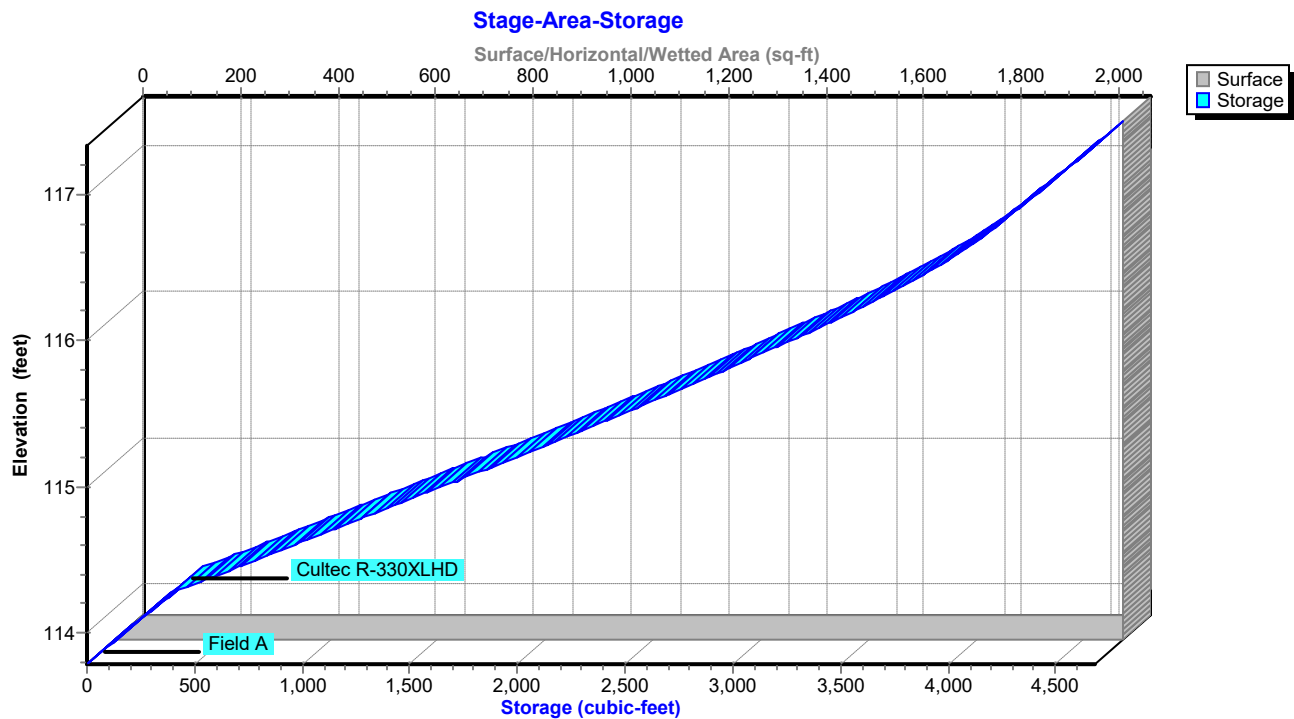
162.7 cy Stone



Pond 14P: EXISTING Stormwater Mgmt Facility



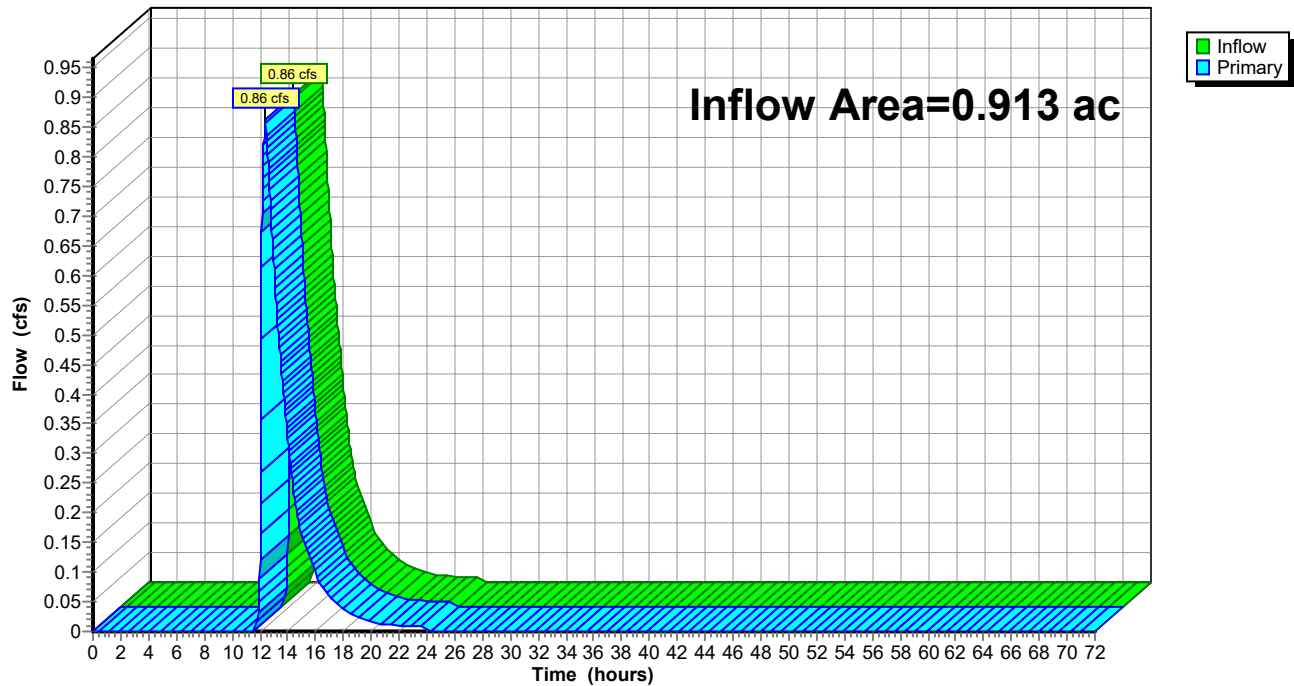
Pond 14P: EXISTING Stormwater Mgmt Facility



Summary for Link 6L: FDA to DESIGN LINE 1

Inflow Area = 0.913 ac, 55.44% Impervious, Inflow Depth = 1.90" for 25 year event
Inflow = 0.86 cfs @ 12.40 hrs, Volume= 0.145 af
Primary = 0.86 cfs @ 12.40 hrs, Volume= 0.145 af, Atten= 0%, Lag= 0.0 min

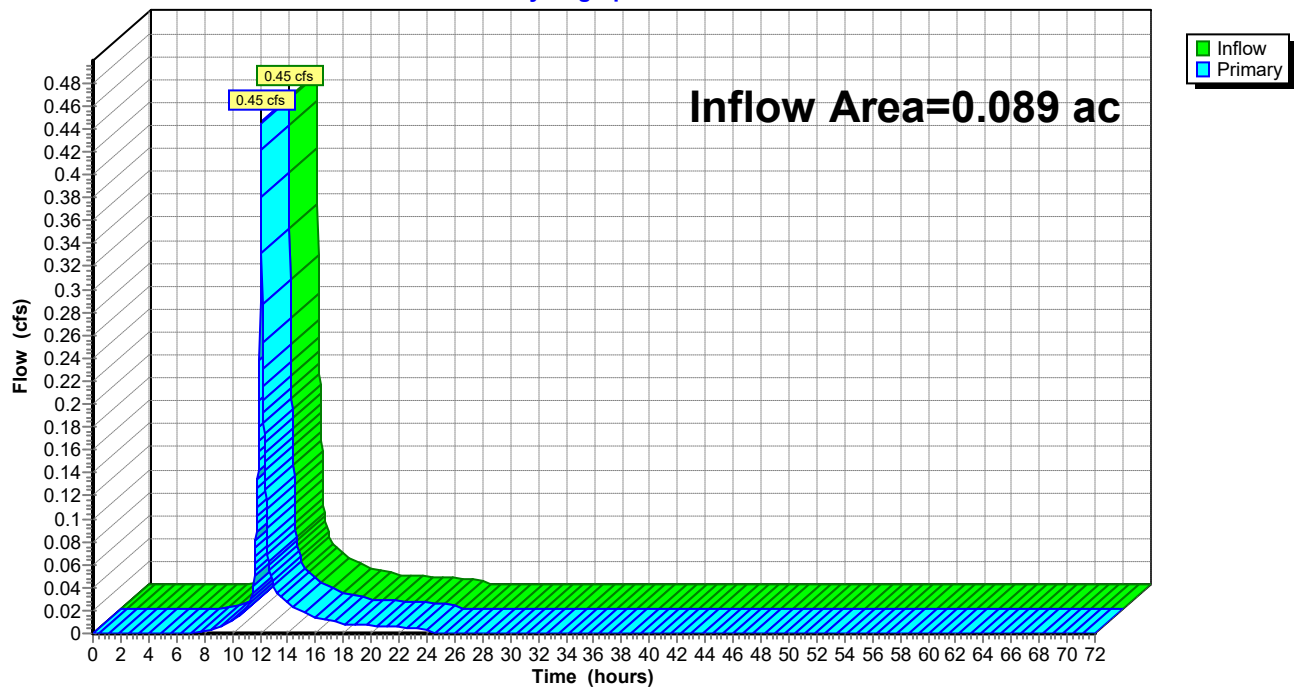
Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.02 hrs

Link 6L: FDA to DESIGN LINE 1**Hydrograph**

Summary for Link 11L: FDA to Smith Ridge Rd

Inflow Area = 0.089 ac, 52.04% Impervious, Inflow Depth = 4.17" for 25 year event
Inflow = 0.45 cfs @ 12.07 hrs, Volume= 0.031 af
Primary = 0.45 cfs @ 12.07 hrs, Volume= 0.031 af, Atten= 0%, Lag= 0.0 min

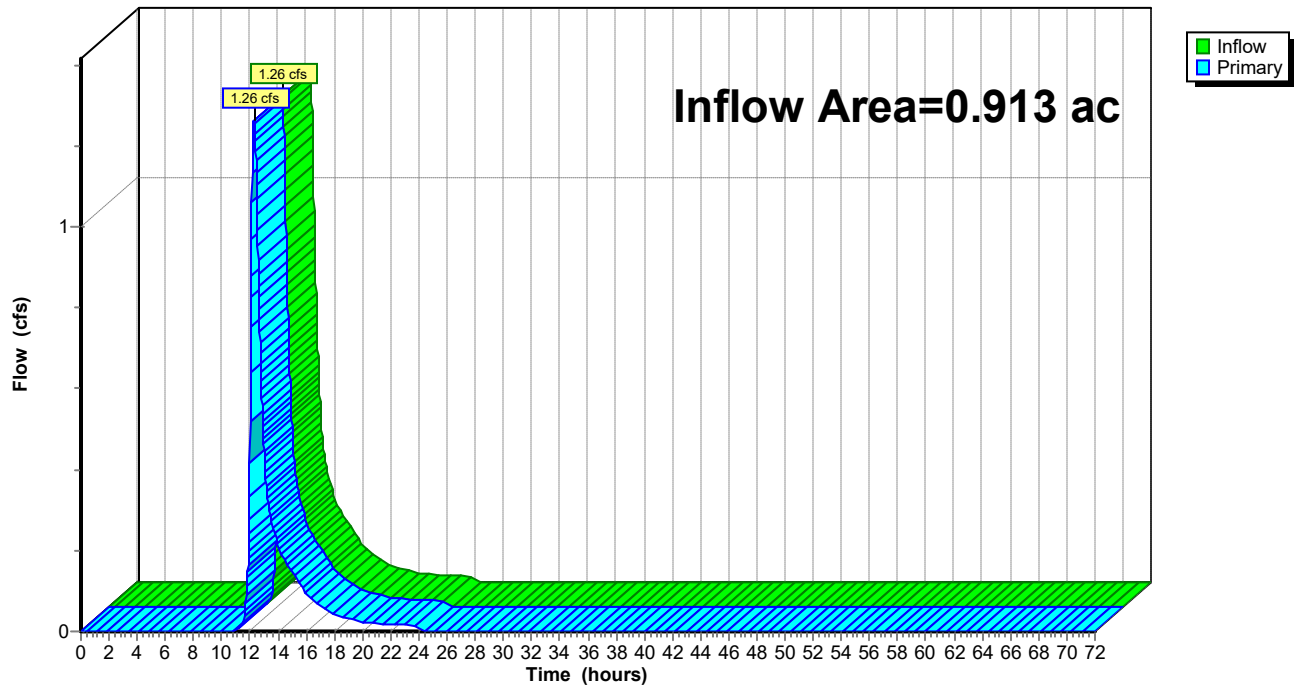
Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.02 hrs

Link 11L: FDA to Smith Ridge Rd**Hydrograph**

Summary for Link 15L: DESIGN LINE 1

Inflow Area = 0.913 ac, 41.99% Impervious, Inflow Depth = 1.96" for 25 year event
Inflow = 1.26 cfs @ 12.30 hrs, Volume= 0.150 af
Primary = 1.26 cfs @ 12.30 hrs, Volume= 0.150 af, Atten= 0%, Lag= 0.0 min

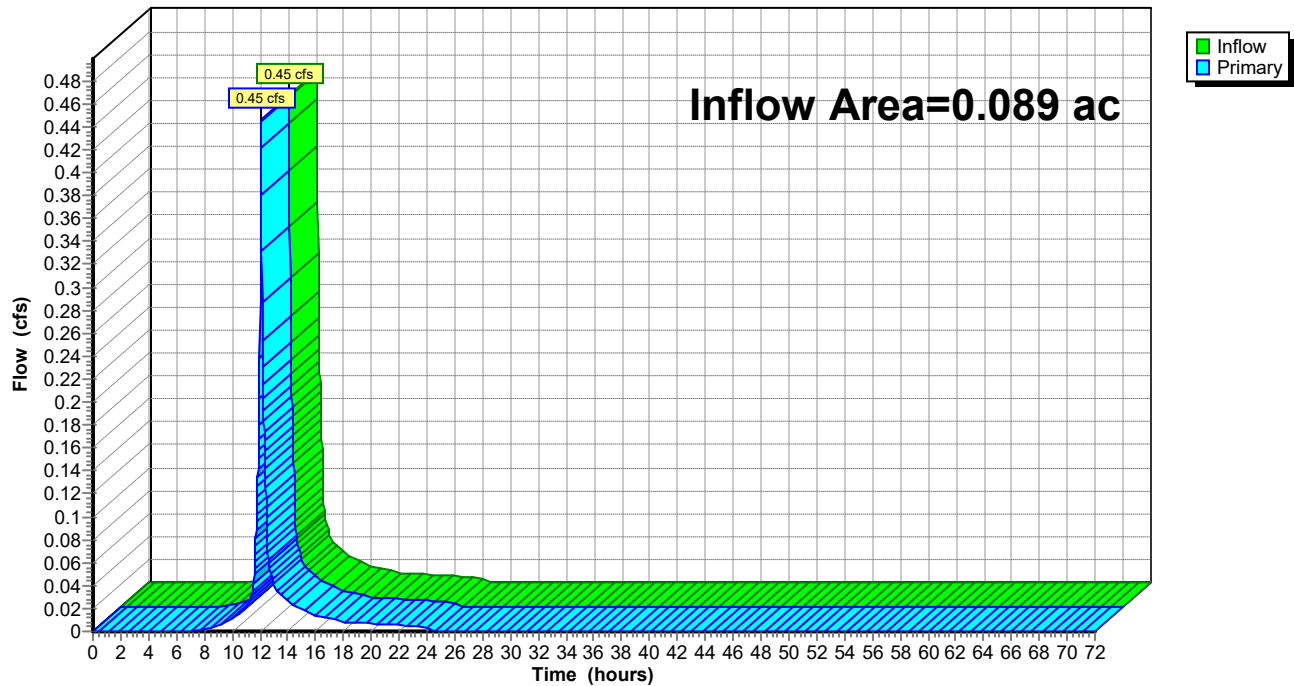
Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.02 hrs

Link 15L: DESIGN LINE 1**Hydrograph**

Summary for Link 18L: DESIGN POINT STREET

Inflow Area = 0.089 ac, 52.04% Impervious, Inflow Depth = 4.17" for 25 year event
Inflow = 0.45 cfs @ 12.07 hrs, Volume= 0.031 af
Primary = 0.45 cfs @ 12.07 hrs, Volume= 0.031 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.02 hrs

Link 18L: DESIGN POINT STREET**Hydrograph**

TOWN OF LEWISBORO PLANNING BOARD

79 Bouton Road, South Salem, NY 10590 Tel: (914) 763-5592 Email: planning@lewisborogov.com

#05-21 PB

app fee 8
escrow
est'd
5/18/21

Site Development Plan/Subdivision Plat Application - Check all that apply:

Waiver of Site Development Plan Procedures ☐
Site Development Plan Approval ☐
Special Use Permit Approval ☐
Subdivision Plat Approval ☒

Step I ☐
Step I ☐
Step I ☒

Step II ☐
Step II ☐
Step II ☐

Step III ☐

ch# 1155

ch# 1156

Project Information

Project Name: Hoyt Street Paper Road

Project Address: Hoyt Street Paper Road

Gross Parcel Area: 0.097 ac Zoning District: Qtr Acre Sheet(s): 36A Block(s): 11172 Lot(s): 34/62

Project Description: The TLPOA would like to parse the existing Hoyt Street Paper Road and make a lot line change to enable the sale of the divided parcel to the owners of 106 Boway Rd in South Salem. 106 Boway Rd would absorb this divided parcel only where the property lines are shared-see attached.

Is the site located within 500 feet of any Town boundary?

YES ☐

NO ☐

Is the site located within the New York City Watershed?

YES ☐

NO ☐

Is the site located on a State or County Highway?

YES ☐

NO ☐

Does the proposed action require any other permits/approvals from other agencies/departments?

Town Board ☐
ACARC ☐
NYS DOT ☐

ZBA ☐
NYS DEC ☐
Town Wetland ☐

Building Dept. ☐
NYC DEP ☐
Town Stormwater ☐

Town Highway ☐
WCDH ☐

Other _____

Owner's Information

Name: Nicholas Fiegoli/TLPOA

Email: tlpoaboard@gmail.com

Address: P.O. Box 193 South Salem, NY 10590

Phone: 914.393.0729

Applicant's Information (if different)

Name: Nancy and Eric Gural

Email: nancyabear@gmail.com

Address: 106 Boway Rd, South Salem, NY 10590

Phone: 646.248.0192

Authorized Agent's Information

Name: _____ Email: _____

Address: _____ Phone: _____

THE APPLICANT understands that any application is considered complete only when all information and documents required have been submitted and received by the Planning Board. The applicant further understands that the applicant is responsible for the payment of all application and review fees incurred by the Planning Board.

THE UNDERSIGNED WARRANTS the truth of all statements contained herein and in all supporting documents according to the best of his/her knowledge and belief, and authorizes visitation and inspection of the subject property by the Town of Lewisboro and its agents.

APPLICANT'S SIGNATURE

DATE 5/14/2021

OWNER'S SIGNATURE

DATE 5/14/21

TOWN OF LEWISBORO PLANNING BOARD

79 Bouton Road, South Salem, NY 10590

Email: planning@lewisborogov.com

Tel: (914) 763-5592

Fax: (914) 875-9148

Affidavit of Ownership

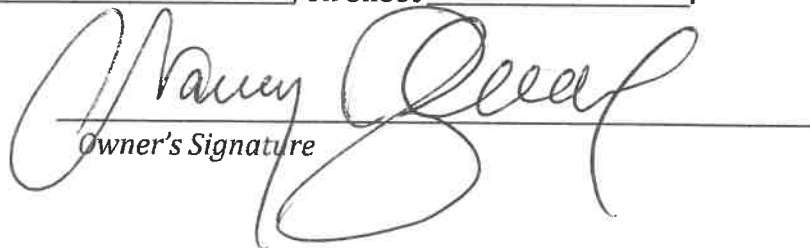
State of: New York

County of: Westchester

Nancy Gural, being duly sworn, deposes and says that he/she
resides at 106 Boway Rd, South Salem NY 10590
in the County of Westchester, State of New York
and that he/she is (check one) ☒ the owner, or ☐ the _____
of _____ Title
Name of corporation, partnership, or other legal entity

which is the owner, in fee of all that certain log, piece or parcel of land situated, lying and being in the
Town of Lewisboro, New York, aforesaid and know and designated on the Tax Map in the Town of
Lewisboro as:

Block 10810, Lot 55, on Sheet 36A.


Owner's Signature

Sworn to before me this

14th day of May, 2021



Notary Public - affix stamp

ALINA AVALIANI
Notary Public
Connecticut
My Commission Expires 8/31/2024

TOWN OF LEWISBORO PLANNING BOARD

79 Bouton Road, South Salem, NY 10590

Email: planning@lewisborogov.com

Tel: (914) 763-5592

Fax: (914) 875-9148

Affidavit of Ownership

State of: New York

County of: Westchester

Nicholas Fiegoli, being duly sworn, deposes and says that he/she
resides at P.O. Box 193, South Salem, NY 10590

in the County of Westchester, State of New York

and that he/she is (check one) ☐ the owner, or ☒ the President

of Truesdale Lake Property Owners Association (TLPOA) Title

Name of corporation, partnership, or other legal entity

which is the owner, in fee of all that certain log, piece or parcel of land situated, lying and being in the
Town of Lewisboro, New York, aforesaid and know and designated on the Tax Map in the Town of
Lewisboro as:

Block 11172/10810, Lot 34/62, on Sheet 36A


Owner's Signature

Sworn to before me this

14 day of May, 2 021



Notary Public - affix stamp

ALINA AVALIANI
Notary Public
Connecticut
My Commission Expires 8/31/2024

Ciorsdan Conran

From: nancyabear@gmail.com
Sent: Friday, May 14, 2021 12:23 PM
To: Ciorsdan Conran
Cc: Nicholas Fiegoli
Subject: Hoyt Street Paper Road Application Phase I
Attachments: 4.28.21 Dock plans.pdf; Application for Lewisboro Planning Board - all docs - unsigned 20210514.pdf; Deed and Title Research - Triangle 1 of 2 Scans.pdf; Deed and Title Research - Triangle 2 of 2 Scans.pdf; Proposed Purchase and Project Details and Description - 106 Boway Rd.pdf; Proposed site plan 5.7.21 - 106 Boway Rd.pdf; Truesdale Lake Property Letter of Intent.pdf

Hi Ciorsdan,

Per our conversation just now, I'm sending over all documents that we wish to include in our application to the Planning Board. As I mentioned, Nick and I are meeting at 3pm today to sign the affidavits and application together with a Notary, so I will send updated signed copies as soon as I have them.

We also wanted to include the following information for the board to have an "end game" understanding of our project to aid in their discussion. Part of our agreement with the TLPOA obligates us to ensure that our plans and use are possible and acceptable to the TLPOA, wetlands, town, county, etc.

I've included for reference:

- 1) Co-Application, Tax Payment Affidavits and Ownership Affidavits (Application for Lewisboro Planning Board - all docs – unsigned.pdf)
- 2) A brief description of the parcel and related research on its ownership and our planned use. (Proposed Purchase and Project Details and Description - 106 Boway Rd.pdf and Deed and Title Research - Triangle 1 of 2 Scans.pdf and Deed and Title Research - Triangle 2 of 2 Scans.pdf)
- 3) A copy of our original survey when we bought 106 Boway Rd showing the section of the Hoyt Street paper road that we are seeking to purchase from TLPOA (Proposed site plan 5.7.21 - 106 Boway Rd.pdf)
- 4) Sketches of our intentions for use for this property for a deck and dock, including a rough dock design. (4.28.21 Dock plans.pdf)
- 5) A letter from the TLPOA board president, Nick Fiegoli, indicating their engagement and intentions for this transaction. I have included as they will be co-applicants on the final application (Truesdale Lake Property Letter of Intent.pdf)

Please let me know if you have any questions.

Thanks so much,

N

Nancy B. Gural
P: 646.248.0192
E: nancyabear@gmail.com



Truesdale Lake Property

Owners Association

PO Box 193 South Salem, NY 10590

May 7, 2021

To: Town of Lewisboro Planning Department

Re: Sale of TLPOA Property to Eric and Nancy Gural

To Whom it May Concern,

This letter is to verify that the Truesdale Lake Property Owners Association (TLPOA) has entered into an agreement to sell a portion of property owned by the association to Eric and Nancy Gural. We have every intention of completing the purchase and the last remaining step is completing the legal documents and then the full association vote on the sale which is scheduled to be held at our annual meeting on June 17, 2021.

If you have any questions or need any additional information to assist you in consideration of this issue, please let me know.

Sincerely,

Nicholas Fiegoli, President

TLPOA and Truesdale Lake Water Corporation

TOWN OF LEWISBORO PLANNING BOARD

79 Bouton Road, South Salem, NY 10590
Email: planning@lewisborogov.com
Tel: (914) 763-5592 Fax: (914) 875-9148

Tax Payment Affidavit Requirement

This form must accompany all applications to the Planning Board.

Under regulations adopted by the Town of Lewisboro, the Planning Board may not accept any application unless an affidavit from the Town of Lewisboro Receiver of Taxes is on file in the Planning Board office. The affidavit must show that all amounts due to the Town of Lewisboro as real estate taxes and special assessments on the total area encompassed by the application, together with all penalties and interest thereon, have been paid.

Under New York State law, the Westchester County Clerk may not accept any subdivision map for filing unless the same type of affidavit from the Town of Lewisboro Receiver of Taxes is submitted by the applicant at the time of filing.

This form must be completed by the applicant and must accompany all applications to the Planning Board. Upon receipt, the Planning Board Secretary will send the form to the Receiver of Taxes for signature and notarization. If preferred, the applicant may directly obtain the signature of the Receiver of Taxes and notarization prior to submission.

To Be Completed by Applicant (Please type or print)

Nancy and Eric Gural

Name of Applicant

Hoyt Street Paper Road

Project Name

Property Description

Tax Block(s): 10810

Tax Lot(s): 55

Tax Sheet(s): 36A

10810-55-36

Property Assessed to:

A. Bear
Nancy and Eric Gural

Name 106 Boway Rd

Address South Salem, NY 10590

City State Zip

The undersigned, being duly sworn deposes and says that a search of the tax records in the office of the Receiver of Taxes, Town of Lewisboro, reveals that all amounts due to the Town of Lewisboro as real estate taxes and special assessments, together with all penalties and interest thereon, affecting the premises described below, have been paid.

Signature - Receiver of Taxes:



3/18/2021
Date

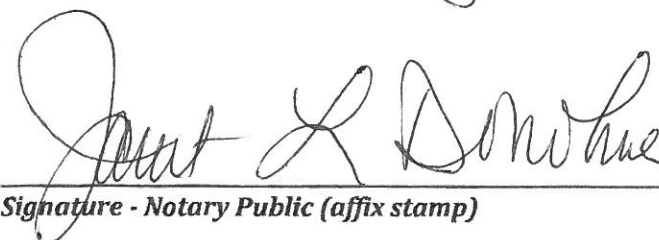
Sworn to before me this

18

day of

May

2021



Signature - Notary Public (affix stamp)

JANET L. DONOHUE
NOTARY PUBLIC, STATE OF NEW YORK
No. 01D06259627
Qualified in Westchester County
Commission Expires April 16, 2020

TOWN OF LEWISBORO PLANNING BOARD

79 Bouton Road, South Salem, NY 10590
Email: planning@lewisborogov.com
Tel: (914) 763-5592 Fax: (914) 875-9148

Tax Payment Affidavit Requirement

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To Be Completed by Applicant (Please type or print)

Nicholas Fiegoli/TLPOA

Name of Applicant

Hoyt Street Paper Road

Project Name

Property Description

Tax Block(s): 11172; 11172

Tax Lot(s): 34 24

Tax Sheet(s): 36A 36A

Property Assessed to:

Truesdale Lake Property Owners Association (TLPOA) Inc.

Name ↑

Address PO Box 193 South Salem, NY 10590

City

State ↘

Zip ↗

The undersigned, being duly sworn deposes and says that a search of the tax records in the office of the Receiver of Taxes, Town of Lewisboro, reveals that all amounts due to the Town of Lewisboro as real estate taxes and special assessments, together with all penalties and interest thereon, affecting the premises described below, have been paid.

Signature - Receiver of Taxes:

Date

Sworn to before me this

21

day of

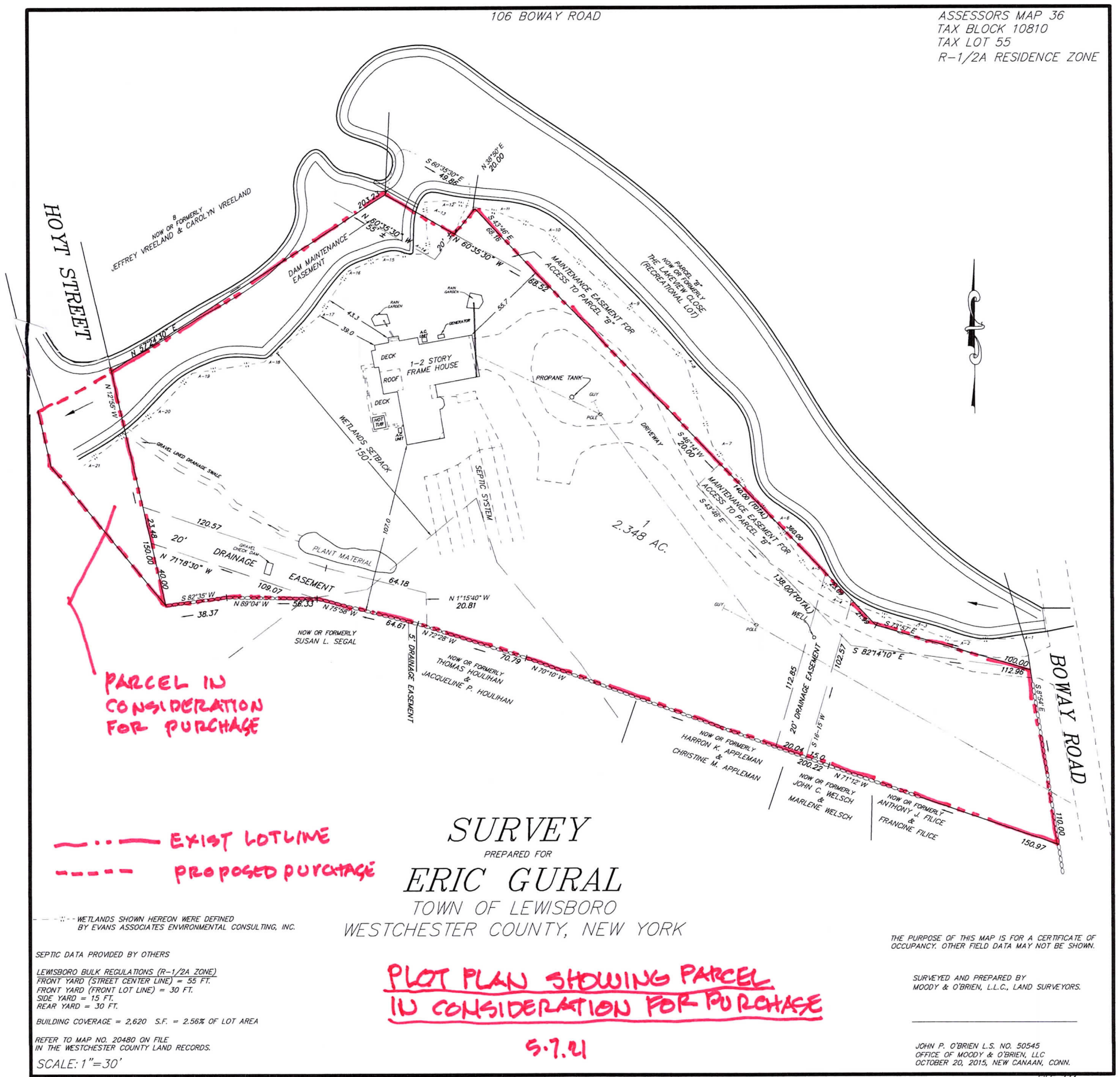
May

2021

Janet L. Donohue
Signature - Notary Public (affix stamp)

JANET L. DONOHUE
NOTARY PUBLIC, STATE OF NEW YORK
No. 01D06259627
Qualified in Westchester County
Commission Expires April 16, 2021

ASSESSORS MAP 36
TAX BLOCK 10810
TAX LOT 55
R-1/2A RESIDENCE ZONE



Proposed Purchase/Sale Agreement and Dock Project:

Sellers: Truesdale Lake (TLPOA)

Buyers: Nancy and Eric Gural at 106 Boway Rd, South Salem, NY 10590

Description

Nancy and Eric Gural are considering purchasing from the TLPOA a small section of land along the stream that is adjacent to our property, which is part of the Hoyt Street paper road that extends across the stream toward the Vreeland property.

A survey has been included to show the section of land we're considering purchasing, which is outlined (red dotted lines), and also shows our existing property lines (long dot short dot lines). The area to be acquired would be the triangle of land on our side of the stream and would extend across the stream toward the other shore, and ending where it meets our existing property line within the stream.

I've also included two packets of information assembled by our Land Use Attorney, John Arons, ESQ, who engaged Attorney's Title in Mt Kisco to research the history of the "triangle" we've been discussing, which sits between our property and our neighbor's property at 63 Truesdale Lake Drive.

In short, his findings say that the TLPOA is the current owner of the triangle property. Further, he's confirmed that the parcel is transferable in the form of a deed and is insurable. For your reference, the first page in the first attachment (Triangle 1 of 2) is a summary of the documents and dates of deed transfers included, which support these findings.

In short, for this phase of our application process, we wish to confirm with the Planning Board that this parcel can be divided and the lot lines can be changed to allow for 106 Boway to absorb this divided parcel where the property lines are shared. We also would like to confirm that our intended use of is possible.

Intended Use and Related Details

Our intention in purchasing the land is to install a small deck and dock on this property. We have included a rough sketch of our dock concept, which we've confirmed with Nick Fiegoli, that it is in compliance with the existing Truesdale Lake dock requirements and Nick has stated that he and the board are comfortable with what we've put forth. As we submit this information to you for review, we will be endeavoring to obtain the same preliminary dock review and approval from the lake's dock committee. In addition, Jan Johannesson has reviewed all of this paperwork and indicated from a wetlands standpoint he has no issues with our plans.

The dock will hover over the stream extending eight feet out toward the center of the stream, hovering roughly 6-8 inches above the water, and will have four concrete footings on land supporting its cantilever design. This allows for free water flow beneath and around the dock as well as no disruption to the lake bottom.

Triangular parcel at the southerly end of Hoyt Street shown on map # 20480

Town of Lewisboro

Attached:

1980 7679 cp 116 – Deed into Vreeland for property on #20480 (1981)

7679 cp 76 – Declaration containing a more detailed description of the Vreeland property.

* The Vreeland property did not include the triangle *

1926 2653 cp 253 – Deed into Truesdale Lake Corporation for triangle + more

1944 4131 cp 435 – Foreclosure Deed vs Truesdale Lake Corporation. This deed includes the bed of the lake (parcel II), a description that may include the triangle (parcel III), and Hoyt St as shown on map # 3253 (parcel X) + more

1944 4177 cp 427 – Deed conveying land lying in the bed of roads shown on various maps of Truesdale Lake Development + more

1944 4182 cp 162 – Source of title into current owner, Truesdale Lake Property Owner's Association, Inc. for land lying in the bed of the roads shown on the various maps of Truesdale Lake Development + more. Please note: The triangle was not shown as part of a road on Truesdale maps at this point. Maps 7730 and 8200 were filed later, and may not actually include the triangle within their boundaries.] *

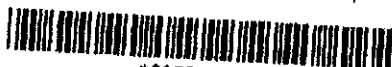
1946 4449 cp 403 – Deed conveying the bed of the lake (parcel II) and a description that may include the triangle (parcel III) + more

1949 4737 cp 160 – Deed conveying the bed of the lake (parcel I) and a description that may include the triangle (parcel II)

1953 5213 cp 160 – Deed conveying the bed of the lake (parcel I) and property shown on filed map # 7730 (parcel II) + more. Found no other deed from grantor, Truesdale Lake Shore Estates, for the triangle.

1957 5734 cp 431 – Source of title into Current owner Truesdale Estates Association Inc. for the bed of the lake (parcel I) and all of the roads on map # 8200 (parcel II) + more.

At this time, I am concluding my search here. Please advise if additional research is required



015281134

PF30 (8/78) Standard N.Y.S.T.U. Form 8087 Mortgage and Sale Deed, with Covenant against Grantor's Act/Individual or Corporation

LIBER 7679 PAGE 116

CONSULT YOUR CLERK BEFORE SIGNING THIS INSTRUMENT—THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.

THIS INDENTURE, made the 12th day of November, nineteen hundred and eighty

BETWEEN

MERRILL P. BARBER, residing at No. 1776 Mooringline Drive,
Vero Beach, Florida 32960,

party of the first part, and

JEFFREY VREELAND and CAROLYN VREELAND, his wife, both residing
at (no No.) Boway Road, South Salem, New York,

party of the second part,

WITNESSETH, that the party of the first part, in consideration of

TEN (\$10.00) dollars,

lawful money of the United States, and other good and valuable consideration paid

by the party of the second part, does hereby grant and release unto the party of the second part, the heirs, or successors and assigns for the party of the second part forever,

PARCEL I

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Lewisboro, County of Westchester and State of New York and being more specifically bounded and described as follows:

BEGINNING located on the westerly side of a certain town highway known as Boway bounded on the North by lands of John H. Koenig, of Basil and Jaroflaba Kinal and of Real M. and Margaret Lavoie and being bounded on the West by a certain private road known as Hoyt Street as shown on a certain map entitled "Map of Section 4A of Truesdale Lake Property, South Salem, Town of Lewisboro, Westchester County, New York" prepared by J. Albert Schaefer, licensed land surveyor, dated November 4, 1927 and filed in the Office of the County Clerk of Westchester County, Division of Land Records, on March 1, 1928 as Map #3253, and bounded on the South by lands now or formerly of Joseph T. and Grace A. Ranlon, of Robert C. and Barbara M. Cudney, of Kenneth H. and Agnes Helmeyer, of Eli and Amelia Christian and of Joseph W. Cannon, Irving Blum and N. Jay Schumer. Said parcel above described containing approximately 10.1 acres.

PARCEL II

All that lot or parcel of land in the Town of Lewisboro, County of Westchester, and State of New York, known and designated as Lot 33, shown and designated on Map of Section 4A of Truesdale Lake Property filed in the Office of the Register of Westchester County as Map No. 3253 on March 1, 1928.

BEING the same premises conveyed by Olivia L. Rockwell to the party of the first part herein by Deed dated May 1, 1979, and recorded in Liber 7557 of Deeds at page 195 in the Westchester County Clerk's Office, Division of Land Records.

SUBJECT TO and assuming a certain first mortgage made by the party of the first part herein to Olivia L. Rockwell in the original principal sum of SEVENTY-FIVE THOUSAND (\$75,000.00) DOLLARS, with interest at a rate of EIGHT AND ONE HALF (8½) PER CENT per annum, now reduced to SIXTY-THREE THOUSAND TWO HUNDRED EIGHTY ONE DOLLARS AND FIFTY CENTS (\$63,281.50), dated May 22, 1979, and intended to be recorded in the Westchester County Clerk's Office, Division of Land Records, on May 24, 1979, in

00913
 18812 NOV 21 1981
 245-30

LUEN 7679 PAGE 117

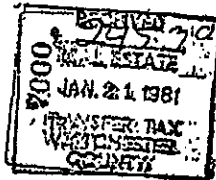
Liber 8046 of Mortgages at page 48, which the party of the second part herein agrees to assume and pay, together with any and all interest to date.

00313

LIBER 7679 PAGE 118

TOGETHER with all rights, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof.

TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises, TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs of successors and assigns of the party of the second part forever.



AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been incumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires. IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:

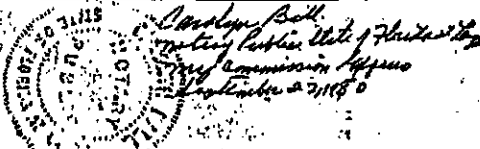
Harold N. Crews
John M. May

William P. Brown
Joseph Charles Brown
Robert V. Ireland

FLORIDA
STATE OF NEW YORK, COUNTY OF DADE

On the 12 day of November 1980, before me personally came

MERRILL P. BARBER
to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that he executed the same.



STATE OF NEW YORK, COUNTY OF

On the day of 19, before me personally came to me known, who, being by me duly sworn, did depose and say that he resides at No.

that he is the of the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation, and that he signed his name thereto by like order.

LIBER 7679 PAGE 119

STATE OF NEW YORK, COUNTY OF WESTCHESTER

On the 26 day of December 1980 before me personally came

JEFFREY VREELAND and CAROLYN VREELAND
to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that they executed the same.

PAUL F. PERRETTEN
NOTARY PUBLIC, State of New York
No. 60-2085220
Qualified in Westchester County
Term Expires March 30, 1981

STATE OF NEW YORK, COUNTY OF

On the day of 19, before me personally came the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he resides at No.

that he knows to be the individual described in and who executed the foregoing instrument; that he, said subscribing witness, was present and saw execute the same; and that he, said witness, at the same time subscribed his name as witness thereto.

Bargain and Sale Deed
With Covenant Against Grantor's Acts

Title No.

MERRILL P. BARBER

TO

JEFFREY VREELAND and
CAROLYN VREELAND, his wife

Standard Form of New York
Board of Title Underwriters
Distributed by
US-LIFE TITLE INSURANCE
Company of New York

SECTION 36 36A
BLOCK 10810 11172
LOT 5 & 6 34

TOWN of Lewisboro
County of Westchester

Recorded at Request of

US-LIFE TITLE INSURANCE
Company of New York

RETURN BY MAIL TO:

Paul F. Perreten, Esq.
139 Southside Avenue
Hastings-on-Hudson, NY
10706
P.F.R.

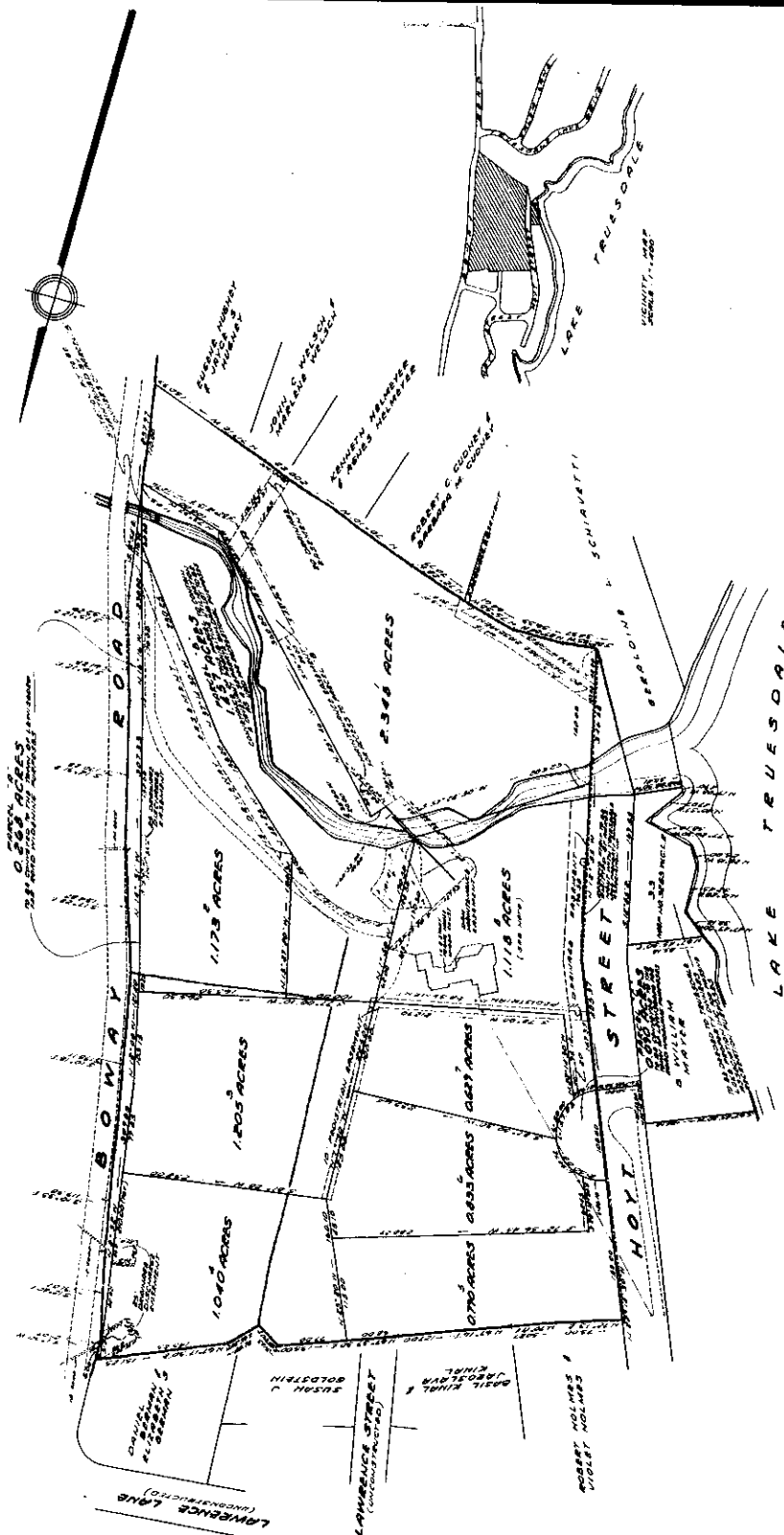
13.00 B — CPs 00592 1-21-81

RECEIVED
WESTCHESTER COUNTY CLERK
JAN 21 PM 12:09
10:30

2796

The foregoing instrument was endorsed for record as follows:
The property affected by this instrument is situated in the
TOWN OF LEWISBORO
County of Westchester, N. Y. A true copy of the original
DEED
recorded in the Division of Land Records of the County Clerk's
Office of Westchester County on **JAN. 21, 1981**
at **12:09 PM** in Liber **7679** Page **116** of Deeds
Witness my hand and Official Seal *George R. Morrow*
George R. Morrow
County Clerk

THIS DOCUMENT CONTAINS NO ENDORSEMENTS



**SUBDIVISION
ON PROPERTY PREPARED FOR
THE LAKEVIEW CLOSE
SITUATE IN
TOWN OF LEWISBORO
WESTCHESTER COUNTY, NEW YORK**

TOTAL SUBDIVIDED AREA - 10.951 ACRES

THIS REEP VALID FOR FILING UNTIL 1/26/17

1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100. 101. 102. 103. 104. 105. 106. 107. 108. 109. 110. 111. 112. 113. 114. 115. 116. 117. 118. 119. 120. 121. 122. 123. 124. 125. 126. 127. 128. 129. 130. 131. 132. 133. 134. 135. 136. 137. 138. 139. 140. 141. 142. 143. 144. 145. 146. 147. 148. 149. 150. 151. 152. 153. 154. 155. 156. 157. 158. 159. 160. 161. 162. 163. 164. 165. 166. 167. 168. 169. 170. 171. 172. 173. 174. 175. 176. 177. 178. 179. 180. 181. 182. 183. 184. 185. 186. 187. 188. 189. 190. 191. 192. 193. 194. 195. 196. 197. 198. 199. 200. 201. 202. 203. 204. 205. 206. 207. 208. 209. 210. 211. 212. 213. 214. 215. 216. 217. 218. 219. 220. 221. 222. 223. 224. 225. 226. 227. 228. 229. 230. 231. 232. 233. 234. 235. 236. 237. 238. 239. 240. 241. 242. 243. 244. 245. 246. 247. 248. 249. 250. 251. 252. 253. 254. 255. 256. 257. 258. 259. 260. 261. 262. 263. 264. 265. 266. 267. 268. 269. 270. 271. 272. 273. 274. 275. 276. 277. 278. 279. 280. 281. 282. 283. 284. 285. 286. 287. 288. 289. 290. 291. 292. 293. 294. 295. 296. 297. 298. 299. 300. 301. 302. 303. 304. 305. 306. 307. 308. 309. 310. 311. 312. 313. 314. 315. 316. 317. 318. 319. 320. 321. 322. 323. 324. 325. 326. 327. 328. 329. 330. 331. 332. 333. 334. 335. 336. 337. 338. 339. 340. 341. 342. 343. 344. 345. 346. 347. 348. 349. 350. 351. 352. 353. 354. 355. 356. 357. 358. 359. 360. 361. 362. 363. 364. 365. 366. 367. 368. 369. 370. 371. 372. 373. 374. 375. 376. 377. 378. 379. 380. 381. 382. 383. 384. 385. 386. 387. 388. 389. 390. 391. 392. 393. 394. 395. 396. 397. 398. 399. 400. 401. 402. 403. 404. 405. 406. 407. 408. 409. 410. 411. 412. 413. 414. 415. 416. 417. 418. 419. 420. 421. 422. 423. 424. 425. 426. 427. 428. 429. 430. 431. 432. 433. 434. 435. 436. 437. 438. 439. 440. 441. 442. 443. 444. 445. 446. 447. 448. 449. 450. 451. 452. 453. 454. 455. 456. 457. 458. 459. 460. 461. 462. 463. 464. 465. 466. 467. 468. 469. 470. 471. 472. 473. 474. 475. 476. 477. 478. 479. 480. 481. 482. 483. 484. 485. 486. 487. 488. 489. 490. 491. 492. 493. 494. 495. 496. 497. 498. 499. 500. 501. 502. 503. 504. 505. 506. 507. 508. 509. 510. 511. 512. 513. 514. 515. 516. 517. 518. 519. 520. 521. 522. 523. 524. 525. 526. 527. 528. 529. 530. 531. 532. 533. 534. 535. 536. 537. 538. 539. 540. 541. 542. 543. 544. 545. 546. 547. 548. 549. 550. 551. 552. 553. 554. 555. 556. 557. 558. 559. 560. 561. 562. 563. 564. 565. 566. 567. 568. 569. 570. 571. 572. 573. 574. 575. 576. 577. 578. 579. 580. 581. 582. 583. 584. 585. 586. 587. 588. 589. 590. 591. 592. 593. 594. 595. 596. 597. 598. 599. 600. 601. 602. 603. 604. 605. 606. 607. 608. 609. 610. 611. 612. 613. 614. 615. 616. 617. 618. 619. 620. 621. 622. 623. 624. 625. 626. 627. 628. 629. 630. 631. 632. 633. 634. 635. 636. 637. 638. 639. 640. 641. 642. 643. 644. 645. 646. 647. 648. 649. 650. 651. 652. 653. 654. 655. 656. 657. 658. 659. 660. 661. 662. 663. 664. 665. 666. 667. 668. 669. 670. 671. 672. 673. 674. 675. 676. 677. 678. 679. 680. 681. 682. 683. 684. 685. 686. 687. 688. 689. 690. 691. 692. 693. 694. 695. 696. 697. 698. 699. 700. 701. 702. 703. 704. 705. 706. 707. 708. 709. 710. 711. 712. 713. 714. 715. 716. 717. 718. 719. 720. 721. 722. 723. 724. 725. 726. 727. 728. 729. 730. 731. 732. 733. 734. 735. 736. 737. 738. 739. 740. 741. 742. 743. 744. 745. 746. 747. 748. 749. 750. 751. 752. 753. 754. 755. 756. 757. 758. 759. 760. 761. 762. 763. 764. 765. 766. 767. 768. 769. 770. 771. 772. 773. 774. 775. 776. 777. 778. 779. 780. 781. 782. 783. 784. 785. 786. 787. 788. 789. 790. 791. 792. 793. 794. 795. 796. 797. 798. 799. 800. 801. 802. 803. 804. 805. 806. 807. 808. 809. 810. 811. 812. 813. 814. 815. 816. 817. 818. 819. 820. 821. 822. 823. 824. 825. 826. 827. 828. 829. 830. 831. 832. 833. 834. 835. 836. 837. 838. 839. 840. 84

~~10/10/89~~

1/2nd 8/1

11-11-68

| DATE | NAME | ADDRESS | CITY | STATE | ZIP |
|----------|---------------|-----------------|---------|-------|-------|
| 10/10/70 | JOHN DOE | 123 MAIN ST | ANYTOWN | CA | 90210 |
| 10/11/70 | JANE SMITH | 456 ELM ST | ANYTOWN | CA | 90210 |
| 10/12/70 | BOB JONES | 789 PINE ST | ANYTOWN | CA | 90210 |
| 10/13/70 | ALICE BROWN | 101 OAK ST | ANYTOWN | CA | 90210 |
| 10/14/70 | CHARLIE WHITE | 202 BIRCH ST | ANYTOWN | CA | 90210 |
| 10/15/70 | DAVID GREEN | 303 SAGE ST | ANYTOWN | CA | 90210 |
| 10/16/70 | EVELYN BLACK | 404 MAPLE ST | ANYTOWN | CA | 90210 |
| 10/17/70 | FRED HARRIS | 505 CYPRESS ST | ANYTOWN | CA | 90210 |
| 10/18/70 | GRACE KING | 606 REDWOOD ST | ANYTOWN | CA | 90210 |
| 10/19/70 | HERB LEE | 707 CEDAR ST | ANYTOWN | CA | 90210 |
| 10/20/70 | IRIS SCOTT | 808 SPRUCE ST | ANYTOWN | CA | 90210 |
| 10/21/70 | JACK TAYLOR | 909 WALNUT ST | ANYTOWN | CA | 90210 |
| 10/22/70 | JILL WATSON | 1010 PINE ST | ANYTOWN | CA | 90210 |
| 10/23/70 | JOHN WILSON | 1011 OAK ST | ANYTOWN | CA | 90210 |
| 10/24/70 | JANE WILSON | 1012 BIRCH ST | ANYTOWN | CA | 90210 |
| 10/25/70 | JOHN WILSON | 1013 SAGE ST | ANYTOWN | CA | 90210 |
| 10/26/70 | JANE WILSON | 1014 MAPLE ST | ANYTOWN | CA | 90210 |
| 10/27/70 | JOHN WILSON | 1015 CYPRESS ST | ANYTOWN | CA | 90210 |
| 10/28/70 | JANE WILSON | 1016 REDWOOD ST | ANYTOWN | CA | 90210 |
| 10/29/70 | JOHN WILSON | 1017 CEDAR ST | ANYTOWN | CA | 90210 |
| 10/30/70 | JANE WILSON | 1018 SPRUCE ST | ANYTOWN | CA | 90210 |
| 10/31/70 | JOHN WILSON | 1019 WALNUT ST | ANYTOWN | CA | 90210 |
| 11/01/70 | JANE WILSON | 1020 PINE ST | ANYTOWN | CA | 90210 |
| 11/02/70 | JOHN WILSON | 1021 OAK ST | ANYTOWN | CA | 90210 |
| 11/03/70 | JANE WILSON | 1022 BIRCH ST | ANYTOWN | CA | 90210 |
| 11/04/70 | JOHN WILSON | 1023 SAGE ST | ANYTOWN | CA | 90210 |
| 11/05/70 | JANE WILSON | 1024 MAPLE ST | ANYTOWN | CA | 90210 |
| 11/06/70 | JOHN WILSON | 1025 CYPRESS ST | ANYTOWN | CA | 90210 |
| 11/07/70 | JANE WILSON | 1026 REDWOOD ST | ANYTOWN | CA | 90210 |
| 11/08/70 | JOHN WILSON | 1027 CEDAR ST | ANYTOWN | CA | 90210 |
| 11/09/70 | JANE WILSON | 1028 SPRUCE ST | ANYTOWN | CA | 90210 |
| 11/10/70 | JOHN WILSON | 1029 WALNUT ST | ANYTOWN | CA | 90210 |
| 11/11/70 | JANE WILSON | 1030 PINE ST | ANYTOWN | CA | 90210 |
| 11/12/70 | JOHN WILSON | 1031 OAK ST | ANYTOWN | CA | 90210 |
| 11/13/70 | JANE WILSON | 1032 BIRCH ST | ANYTOWN | CA | 90210 |
| 11/14/70 | JOHN WILSON | 1033 SAGE ST | ANYTOWN | CA | 90210 |
| 11/15/70 | JANE WILSON | 1034 MAPLE ST | ANYTOWN | CA | 90210 |
| 11/16/70 | JOHN WILSON | 1035 CYPRESS ST | ANYTOWN | CA | 90210 |
| 11/17/70 | JANE WILSON | 1036 REDWOOD ST | ANYTOWN | CA | 90210 |
| 11/18/70 | JOHN WILSON | 1037 CEDAR ST | ANYTOWN | CA | 90210 |
| 11/19/70 | JANE WILSON | 1038 SPRUCE ST | ANYTOWN | CA | 90210 |
| 11/20/70 | JOHN WILSON | 1039 WALNUT ST | ANYTOWN | CA | 90210 |
| 11/21/70 | JANE WILSON | 1040 PINE ST | ANYTOWN | CA | 90210 |
| 11/22/70 | JOHN WILSON | 1041 OAK ST | ANYTOWN | CA | 90210 |
| 11/23/70 | JANE WILSON | 1042 BIRCH ST | ANYTOWN | CA | 90210 |
| 11/24/70 | JOHN WILSON | 1043 SAGE ST | ANYTOWN | CA | 90210 |
| 11/25/70 | JANE WILSON | 1044 MAPLE ST | ANYTOWN | CA | 90210 |
| 11/26/70 | JOHN WILSON | 1045 CYPRESS ST | ANYTOWN | CA | 90210 |
| 11/27/70 | JANE WILSON | 1046 REDWOOD ST | ANYTOWN | CA | 90210 |
| 11/28/70 | JOHN WILSON | 1047 CEDAR ST | ANYTOWN | CA | 90210 |
| 11/29/70 | JANE WILSON | 1048 SPRUCE ST | ANYTOWN | CA | 90210 |
| 11/30/70 | JOHN WILSON | 1049 WALNUT ST | ANYTOWN | CA | 90210 |
| 12/01/70 | JANE WILSON | 1050 PINE ST | ANYTOWN | CA | 90210 |
| 12/02/70 | JOHN WILSON | 1051 OAK ST | ANYTOWN | CA | 90210 |
| 12/03/70 | JANE WILSON | 1052 BIRCH ST | ANYTOWN | CA | 90210 |
| 12/04/70 | JOHN WILSON | 1053 SAGE ST | ANYTOWN | CA | 90210 |
| 12/05/70 | JANE WILSON | 1054 MAP | | | |

681 P. 251-262/100 2000 00 00

681 P. 451-1281 2000



003781134

811340037

DECLARATION

LIBER 7679 PAGE 76

THIS DECLARATION, made this 23rd day of December, 1980, by Jeffrey Vreeland and Carolyn Vreeland, his wife, both residing at (no number) Boway Road, South Salem, New York 10590,

WITNESSETH:

WHEREAS Jeffrey Vreeland and Carolyn Vreeland are the record owners of real property located in the Town of Lewisboro, County of Westchester and State of New York, as described in a deed for such property, dated November 12, 1980, intended to be recorded simultaneously with this instrument in the Office of the County Clerk, Division of Land Records, County of Westchester, State of New York, and further described as follows:

All that certain plot, piece or parcel of land, with buildings and improvements thereon erected, situate, lying and being in the Town of Lewisboro, County of Westchester and State of New York and being more specifically bounded and described as follows:

BEGINNING at a point on the Westerly side of Boway Road, said point being formed by the intersection of the divisional line between the land herein described and the land of Eugene Hughey and Jayce S. Hughey, thence along the lands of Eugene Hughey and Jayce S. Hughey, John C. Welsh and Marlene Welsh, Kenneth Helmeyer and Agnes Helmeyer, Robert C. Cudney and Barbara M. Cudney and Geraldine L. Schiavetti, each in part, N 71°-12'W-150.97', N70°-10'W-200.22', N72°-28'W-70.79', N75°-58'W-64.61', N89°-04'W-56.33', S82°-35'W-38.37' to the Easterly side of Hoyt Street, thence along the Easterly side of Hoyt Street N12°-55'W-346.58' and N22°-14'W-405.37' to the land of Robert Holmes and Violet Holmes, thence along the lands of Robert Holmes and Violet Holmes, Basil Kinal and Jaroslava Kinal, Lawrence Street, Susan J. Goldstein and Daniel Berman and Elizabeth S. Berman, each in part, N72°-13'E-75.00', N70°-19'E-50.27', N69°-16'E-127.00', N69°-39'E-135.00', S58°-00'E-31.63', N44°-39'E-40.78', N67°-17'-30"E-151.25', to the Westerly side of Boway Road thence along the Westerly side of Boway Road, S1°-30'W-25.07', S12°-40'E-91.07', S10°-33'E-119.32', S10°-18'E-

00901

Sub Agreement Liber 8219, Page 374, 378, 382

198.11', S17°-26'E-134.82', S18°-31'E-170.28', S16°-12'E-61.28', S15°-12'E-93.26' and S8°-54'E-237.93', to the point or place of beginning.

WHEREAS, we desire to subdivide said property and to secure the approval of the Westchester County Department of Health for the separate water and separate sewage disposal systems to be constructed thereon in order to proceed with the construction of single family houses on the parcels designated as lots numbered 1, 2, 3, 4, 5, 6, and 7, and in order to continue to occupy an existing single family house on the parcel designated lot 8 as described and shown on a certain map entitled "Subdivision of Property Prepared For The Lake View Close, Situated in the Town of Lewisboro, Westchester County, New York", made by the office of Moody and O'Brien, New Canaan, Connecticut dated November 6, 1980; and

WHEREAS, we hereby apply for a variance of Section 873.1001(1) of the Westchester County Sanitary Code, entitled "Realty Subdivisions: Separate Water Separate Sewage Systems", permitting the reduction of the requirement of 14,000 square feet of usable area for the existing sanitary sewerage disposal system to 10,000 square feet of usable area for the parcel designated as Lot 8; and

WHEREAS, in support of said application, we represent to the Westchester County Department of Health that the 10,000 square foot area has been tested by George Van Geldern on May 29, 1979 and was found to have a percolation rate of 11-15 minutes/inch; that no ground ^{WATER} ~~water~~ exists at 7 feet 0 inches below the existing grade; that said existing sanitary sewerage disposal system presently consists of one 1150 gallon masonry tank and 470 lineal

FILE 7679 PAGE 78

feet of trench having a width of 24 inches; that there exists an area providing a 100% expansion of the existing sanitary sewerage disposal system as required for a 3 bedroom house; and that said 10,000 square foot area was certified for its construction compliance on May 6, 1980 by the Westchester County Department of Health, file no. L79-55, for the existing three bedroom, single family residence presently existing on said lot 8.

NOW, THEREFORE, in consideration for the approval by the Westchester County Department of Health of the subdivision plat and waiver of the requirements of Section 873.1001(1) of the Westchester County Sanitary Code, Jeffrey Vreeland and Carolyn Vreeland declare and agree that we have developed and shall continue to develop the above described property in strict accordance with the integrated plot plan for "The Lake View Close" dated February 20, 1979 (revised July 29, 1980) as prepared by George Van Geldern, Architect, approved and on file with the Westchester County Department of Health.

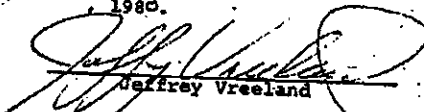
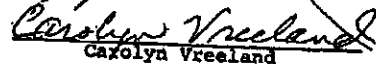
AND in further consideration for the said approval and waiver, Jeffrey Vreeland and Carolyn Vreeland declare and agree that this covenant shall run with the land, and shall be a burden upon said subject premises forever, and agree for ourselves, our legal representatives and our heirs, successors and assigns, to hold the Westchester County Department of Health, the Westchester County Board of Health and the County of Westchester harmless and waive any and all rights that we now have or may acquire hereafter against said Department, Board and County by reason of the issuance of the approval and waiver herein before referred to for said sub-

ject premises, knowing that it does not conform to the County Sanitary Code requirements for separate sewage disposal and separate water supply which is the subject of this declaration and we further agree to indemnify said Department, Board and County and hold them harmless from any claims or suits arising out of the issuance of said approval and waiver and out of any construction performed in accordance therewith.

This declaration is being executed, acknowledged, delivered, recorded and cross-referenced to the deed as aforesaid, in the Office of Clerk of Westchester County, Division of Land Records, knowing that the Department of Health, the Board of Health and the County of Westchester rely upon the same in the issuance of the said approval and waiver.

This agreement shall not be released except by a duly recorded instrument bearing the authorization of the Commissioner of the Westchester County Department of Health.

IN WITNESS WHEREOF, we have hereunder set our hands and seal this 23rd day of December, 1980.


Jeffrey Vreeland

Carolyn Vreeland

STATE OF NEW YORK)
COUNTY OF WESTCHESTER) ss.:

On this 23rd day of December, 1980, before me personally came JEFFREY VREELAND and CAROLYN VREELAND, his wife, to me known to be the individuals described in and who executed the foregoing instrument, and acknowledged that they executed the same.


PAUL F. PENNER
Notary Public, State of New York
No. 00-3045230
Qualified in Westchester County
Term Expires March 22, 1982

APPROVED BY THE DEPARTMENT OF LAW
Pursuant to Memorandum dated
December 24, 1980.

S. YAGUR *E 912*
SAMUEL S. YAGUR
Westchester County Attorney
County of Westchester

Declaration by Jeffrey Vree-
land and Carolyn Vree-land,
his wife, re The Lake
View Close

DECLARATION

The land affected by this
instrument is a portion
of Section 36, Block 10810,
Lots 5 & 6, as shown and
designated on the Tax Map
of the Town of Lewisboro,
County of Westchester and
State of New York.

RECORD AND RETURN TO:

Paul F. Perreten, Esq.
139 Southside Avenue
Hastings-on-Hudson,
New York 10706
914-478-1127

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The foregoing instrument was endorsed for record as follows:
The property affected by this instrument is situate in the
TOWN OF LEWISBORO
County of Westchester, N. Y. A true copy of the original
DECLARATION
recorded in the Division of Land Records of the County Clerk's
Office of Westchester County on JAN. 21, 1981
at 12:09 PM in Liber 7679 Page 76 of Deeds.
Witness my hand and Official Seal

George R. Morrow
George R. Morrow
County Clerk

TOGETHER with rights of way over all the streets, roads and ways as shown on the said map for ingress and egress to and from the above described lots.

TOGETHER with the appurtenances. TO HAVE AND TO HOLD the same unto said party of the second part, its successors and assigns, forever, free, clear, and discharged from the lien of the above mentioned mortgage, or deed of trust.

IN WITNESS WHEREOF, the said party of the first part has caused its corporate seal to be hereto affixed, attested by its Secretary or Assistant Secretary, and these presents to be signed in its name by its Vice-President, the day and year first above written.

THE NEW YORK TRUST COMPANY, as Trustee
ATTEST: (L.S.) By B. G. CURTS, Vice-President.
A. B. DUNNING, JR., Secretary.

STATE OF NEW YORK, COUNTY OF NEW YORK, SS.: On the 31st day of March, in the year one thousand nine hundred and twenty-six, before me personally came B. G. CURTS, to me known, who, being by me duly sworn, did depose and say that he resides in Brooklyn, N. Y.; that he is a Vice-President of THE NEW YORK TRUST COMPANY, the corporation described in, and which executed the above instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the Board of Trustees of said corporation, and that he signed his name thereto by like order.

(L.S.): F. M. AUKAMP, Notary Public, Kings Co.
No. 318, Reg. No. 7189, Cert. filed in N. Y. Co. No. 413, Reg. No. 7060, Commission expires March 30th, 1927. Otf. filed in Westchester Co.

The foregoing instrument was endorsed for record as follows: The property affected by the within instrument is situate in the Town of MAMARONECK, County of Westchester, N. Y.

A true copy of the original RELEASE and acknowledgment thereof recorded April 7, 1926 at 9 A. M. At request of LARCHMONT GARDENS COMPANY, 250 PARK AVENUE, NEW YORK CITY.

Shirley Minter

Register.

CORNELIA P. LAWRENCE

TO

TRUESDALE LAKE CORPORATION

THIS INDENTURE,

made the second day of April, in the year nineteen hundred and twenty-six.

BETWEEN CORNELIA P. LAWRENCE, wife of John M. Lawrence, of the Village of South Salem, County of Westchester and State of New York, party of the first part, and TRUESDALE LAKE CORPORATION, a domestic corporation organized and exist-

ing pursuant to the laws of the State of New York, party of the second part, WITNESSETH, that the said party of the first part, in consideration of TEN DOLLARS (\$10) DOLLARS, lawful money of the United States, paid by the party of the second part, TOGETHER WITH OTHER VALUABLE CONSIDERATION, does hereby grant and release unto the said party of the second part, its successors and assigns forever.

ALL that plot of land in the Town of LEWISBORO County of Westchester and State of New York, bounded and described as follows: BEGINNING at a point in the southwesterly corner of premises herein described and which point of beginning is also the southeasterly corner of premises heretofore conveyed by Cornelia P. Lawrence to Warner Van Norden by deed dated July 6, 1907, and recorded in the office of the Register of the County of Westchester July 7, 1907, in Liber 1007 of Deeds, page 495; running thence northerly along the easterly boundary of said property so conveyed as aforesaid the following courses and distances; North 16° 06' West and crossing a brook 207.10 feet; north 15° 50' West 179.50 feet; north 25° 24' West 121.60 feet; north 45° 12' West 47 feet; north 35° 02' West 69.40 feet; north 29° 50' West 45.10 feet; north 25° 27' West 69.60 feet to the property now or formerly of Theodore L. Van Norden; thence easterly along a stone wall on the southerly side of said property now or formerly of Theodore L. Van Norden on a course north 71° 47' East 86 feet; north 68° 58' East 110 feet; thence running in a southerly direction south 25° 29' 30" East 405.37 feet; south 16° 10' East and crossing a brook 346.50 feet to the land now or formerly of Theodore L. Van Norden; thence westerly along a stone wall on the northerly side of said land now or formerly of Theodore L. Van Norden, south 79° 03' West 143.14 feet; south 83° 06' West 35.20 feet to the place of beginning, consisting of three acres, be the same more or less. TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises. TO HAVE AND TO HOLD the above granted premises unto the said party of the second part, its successors and assigns forever. AND the said CORNELIA P. LAWRENCE, does covenant with said party of the second part as follows: FIRST.- That said CORNELIA P. LAWRENCE, seized of the said premises in fee simple, and has good right to convey the same. SECOND.- That the party of the second part shall quietly enjoy the said premises. THIRD.- That the said premises are free from incumbrances. FOURTH.- That the party of the first part will execute or procure any further necessary assurance of the title to said premises. FIFTH.- That the said CORNELIA P. LAWRENCE, will forever warrant the title to said premises. IN WITNESS WHEREOF, the party of the first part hereunto set her hand and seal the day and year first above written.

In the Presence of

JOHN M. LAWRENCE

JOSEPH A. WEBSTER

CORNELIA P. LAWRENCE (L.S.)

STATE OF NEW YORK, COUNTY OF WESTCHESTER, SS.: On this third day of April, in the year nineteen hundred and twenty-six, before me came CORNELIA P. LAWRENCE, to me known to be the individual described in, and who executed the foregoing instrument, and she acknowledged that she executed the same:

(L.S.) JOSEPH A. WEBSTER, Justice of the Peace.
The foregoing instrument was endorsed for record as follows: The property affected by the within instrument is situated in the Town of LEWISBORO, County of Westchester, New York.

A true copy of the original DEED and acknowledgment thereof recorded April 7, 1926 at 2:45 P. M.
At request of WESTCHESTER TITLE & TRUST CO.

James M. Minter

Register.

TOMMASO LEPRE AND WIFE

TO

ANTONIO SGAMBETTERRA AND WIFE

THIS INDENTURE,

Made the 5th day of April, in the year Nineteen hundred and twenty-six
BETWEEN TOMMASO LEPRE and FILOMENA LEPRE, his wife, of the Town of Greenwich, County of Fairfield and State of Connecticut, parties of the first part; and ANTONIO SGAMBETTERRA and MARIA SGAMBETTERRA, his wife, of the Village of Port Chester, Town of Rye, County of Westchester and State of New York, parties of the second part. WITNESSETH that the said parties of the first part, in consideration of ONE HUNDRED (\$100.00) DOLLARS, lawful money of the United States, paid by the parties of the second part, do hereby grant and release unto the said parties of the second part, their heirs and assigns forever. ALL those certain lots, pieces or parcels of land, situate, lying and being in the Village of PORT CHESTER, Town of RYE, County of Westchester, and State of New York, known and distinguished as Lots Nos. 10, 11, 12 and 13, in Block D, on a certain map entitled, "Subdivision Map of Property known as the WESLEY HOMESTEAD, in the Village of Port Chester, N. Y." made by F. S. Odell Engineering Corporation, dated April 1922, and filed in the Office of the Register of said County of Westchester, May 20, 1922, as Map Number 2403. SUBJECT to covenants and restrictions now of record. SUBJECT to all unpaid sewer assessments to become due against the above described premises, which the parties of the second part assume and agree to pay. TOGETHER with the appurtenances and all the estate and rights of the parties of the first part in and to the said premises. TO HAVE AND TO HOLD the above granted premises, unto the said parties of the second part, their heirs and assigns forever. AND the said parties of the first part do covenant with said parties of the second part as follows:

THIS DEED made the 28th day of February, one thousand nine hundred forty-four, between RICHARDS M. CAMOCNE, residing at Ridgerfield Road (no street number) South Salem, New York, referee duly appointed in the action hereinafter mentioned, Grantor, and VERNON N. BAILEY, ELWOOD W. CROWWELL and JOHN MARBACH, as Successor Trustees under a Declaration of Trust dated February 9, 1935, in Series 2-F of Westchester Title and Trust Company, having their office at 201 Main Street, White Plains, New York, Grantees,

WITNESSETH, that the Grantor, the Referee appointed in an action between VERNON N. BAILEY, ELWOOD W. CROWWELL and JOHN MARBACH, as Successor Trustees for the benefit of Certificate Holders in Series 2-F of the Westchester Title and Trust Company, Plaintiffs, and TRUESDALE LAKE CORPORATION, TRUESDALE COUNTRY CLUB, HOLMES O'RYAN, O'RYAN REALTY CORPORATION, THEODORE L. VAN NORDEN and THE PEOPLE OF THE STATE OF NEW YORK, Defendants, foreclosing four (4) certain mortgages, which were consolidated into one mortgage, recorded in the Office of the Clerk of the County of Westchester (Division of Land Records, formerly the Register's Office, on the 15th day of November, 1923, in Liber 2183 of mortgages at page 176; on the 9th day of April, 1926, in Liber 2482 of mortgages at page 232; on the 31st day of August, 1927, in Liber 2718 of mortgages at page 413; and on the 15th day of August, 1931, in Liber 3379 of mortgages at page 239, respectively, in pursuance of

a judgment entered at a Special Term of the Supreme Court of New York, Westchester County, on the 5th day of January, 1944, and in consideration of the sum of FIVE THOUSAND

and no/100 (\$5,000.00) Dollars paid by the Grantees, being the highest sum bid at the sale under said judgment does hereby grant and convey unto the Grantees

ALL those certain pieces and parcels of land, situate, lying and being in the Town of Lewisboro, County of Westchester and State of New York, more particularly bounded and described as follows:

I. BEGINNING at the corner formed by the easterly side of Main Street and the southerly side of Red Pine Lane; running thence easterly along the southerly side of Red Pine Lane to the intersection therewith of Lake Shore Drive; thence southerly along the westerly side of Lake Shore Drive to the intersection therewith of Van Norden Lane as said Lane is shown on a certain map entitled "Revised Map of Section One, Truesdale Country Club Colony near South Salem, Town of Lewisboro, Westchester Co., New York" surveyed by Geo. H. Martin, Jr., dated February 14, 1938, and filed on February 24, 1938, in the office of the Register, Westchester County, New York, as Map No. 4640; thence westerly, thence southerly and thence easterly along said Lane to the north-westerly corner of Lot 28 as shown on Map No. 4640; thence southerly along the westerly boundary line of Lots 28 to 40 inclusive to land now or formerly of Edith A. Smith; thence westerly along the land of said Smith to the easterly side of Main Street; thence northerly along said Street to the point or place of beginning.

II. Also that parcel of land situate, lying and being under the water of Truesdale Lake and constituting the bed of said Lake;

III. Also that parcel beginning at the northeast corner of the intersection of Boway Road and the Old State Highway leading from Crose River, N. Y., to Ridgfield, Conn. and running thence northwesterly along the easterly side of said Highway to the northeasterly corner of the intersection of the said Highway and Lake Shore Drive as shown on the aforementioned Map No. 4640; thence northerly along the easterly side of said Drive to Lot 27 as shown on said Map No. 4640; thence easterly along the southerly line of said Lot 27 to Truesdale Lake; thence along the meanderings of the shore of the said Lake to Lot No. 33 on a map entitled "Map of Section No. 4A of Truesdale Lake Property, South Salem, Town of Lewisboro, Westchester County, New York", surveyed by J. Albert Schaefer and dated "Completed November 4, 1927", and filed on March 1, 1928, in the office of the Register of Westchester County, New York, as Map No. 3253; thence easterly along the southerly line of said Lot 33 to

Hoyt Street as shown on said Map No. 3253; thence across Hoyt Street to the southwesterly corner of land now or formerly of Cornelia P. Lawrence; thence easterly along the land of said Lawrence to the westerly side of Boway Road; thence southerly along said Road to land now or formerly of Josephine W. Wyckoff; thence westerly, thence southerly, thence westerly, thence southerly along the land of said Wyckoff to land now or formerly of Adele S. Carle; thence southwesterly thence southeasterly along the land of said Carle to land now or formerly of Ezra B. Scofield; thence westerly, thence southerly along the land of said Scofield to the northwesterly side of Boway Road; thence southwesterly along said Road to the point of beginning.

IV. Also that parcel beginning at the northeast corner of the intersection of Howe Street and Red Pine Lane as shown on a certain map entitled "Map of Section 3B of Truesdale Lake Property, South Salem, Town of Lewisboro, Westchester County, New York" surveyed by J. Albert Schaefer endorsed "Completed August 22, 1928", and filed on December 27, 1928, in the office of the Register of Westchester County, New York, as Map No. Vol. 68-Pg. 50; running thence northerly along the westerly side of Howe Street to its intersection with Indian Lane; thence westerly along the southerly side of said Lane or the same extended to the easterly side of Main Street; thence southerly along said Street to land now or formerly of Emma T. Ray; thence westerly, thence southerly along the land of said Ray to land now or formerly of John E. Bird; thence southerly, thence westerly along the land of said Bird and continuing westerly to the easterly side of Main Street; thence southerly along said Street to the northeast corner of its intersections with the Red Pine Lane; thence southwesterly to the point of beginning.

V. Also that parcel bounded by the dam across Truesdale Lake, by the Stream flowing northwesterly therefrom, and by Lots 48 and 49, all as shown on a certain map entitled "Map of Section No. 2 of Truesdale Lake property, South Salem, Town of Lewisboro, Westchester County, New York", surveyed by J. Albert Schaefer endorsed "Completed June 25, 1926", and filed on August 18, 1926, in the office of the Register of Westchester County, New York, as Map No. 3035.

VI. Also that unnumbered parcel bounded on the north by Indian Lane, on the east by Lots 18 and 17 and 16, on the south by Lot 10, and on the west by Howe Street, all as shown on said Map No. Vol. 68-Pg. 50.

VII. Also that unnumbered parcel shown as "Reserved" on a certain map entitled "Revised Map of Section One, Truesdale Country Club Colony near South Salem, Town of Lewisboro, Westchester Co., New York" Surveyed by Geo. H. Martin, Jr., dated February 14, 1938, and filed on February 24, 1938, in the Office of the Register of Westchester County, New York, as Map No. 4640.

VIII. Also that parcel beginning on the westerly side of the Old State Highway leading from Cross River, New York, to Ridgefield, Conn., at the dividing line between the premises described and those now or formerly of R. H. Fancher (later Bacon) running thence southwesterly along land of said Fancher 492 feet, more or less, to the easterly side of a right of way; running thence southerly along the easterly side of said right of way, 39.70 feet, more or less, and thence southeasterly and southerly along the land of Fancher to the northeasterly side of the new State Highway; running thence northwesterly along the said new State Highway to land now or formerly of Stephen L. Hoyt; running thence northeasterly along the land of said Stephen L. Hoyt and northerly along the westerly side of the right of way and the easterly line of said Hoyt's land to the southwesterly side of said Highway first above mentioned and thence southeasterly along said highway to land now or formerly of Barrett; running thence westerly, southerly and easterly along the land of Barrett to the westerly side of said Highway and thence southerly along said Highway to the point or place of beginning.

SUBJECT to any outstanding interest or rights and including only the interest of the mortgagor in the right of way crossing the above mentioned land.

IX. Also all that parcel beginning at the intersection of the westerly side of Boway Road and the southerly side of Hoyt Lane; running thence southerly along the westerly side of Boway Road to the northerly line of Lot 5A as shown on a certain map entitled "Map of Section No. 4A of Truesdale Lake Property, South Salem, Town of Lewisboro, Westchester County, New York", surveyed by J. Albert Schaefer endorsed "Completed November 4, 1927", and filed on March 1, 1928 in the office of the Register of Westchester County, New York, as Map No. 3253; thence westerly along the northerly lines of Lots 5A and 6A as shown on said map to the easterly side of Lots 23B as shown on a certain map entitled "Map of Section No. 4B of Truesdale Lake Property, South Salem, Town of Lewisboro, Westchester County, New York" surveyed by J. Albert Schaefer endorsed "Completed November 16, 1927", and filed on December 23, 1927, in the office of the Register of Westchester County, New York, as Map No. 3229; thence northerly along the easterly lines of Lots 23B, 22B, 21B, 20B, 19B and 18B as shown on said map to Hoyt Lane and running thence easterly along said Hoyt Lane, 385 feet, more or less, to the point or place of beginning.

X. Also all the land lying in the bed of the road known as Lake Shore Drive, Van Norden Place or Lane, Howe Street, Red Pine Lane, Bouton Street, Gilbert Street, Indian Lane, Hoyt Street, Lawrence Street and any other Streets there may be shown upon the following maps:

"Survey of a portion of Truesdale Woods situated near South Salem, Town of Lewisboro, Westchester County,

New York" surveyed by Lechard Associates, Inc., dated April 15, 1935, and filed on October 23, 1935, in the office of the Register of Westchester County, New York, as Map No. 4199.

"Survey of Tract of Land for Truesdale Lake Corp., on Bouton Street, Town of Lewisboro, Westchester Co., New York" surveyed by Geo. H. Martin, Jr., dated Aug. 18, 1937, and filed on February 4, 1938, in the office of the Register, Westchester County, New York, as Map 4628.

"Revised Map of Section One, Truesdale Country Club Colony near South Salem, Town of Lewisboro Westchester Co., New York" surveyed by Geo. H. Martin, Jr., dated February 14, 1938, and filed on February 24, 1938, in the office of the Register, Westchester County, New York, as Map No. 4640.

"Map of Section No. 4A of Truesdale Lake Property, South Salem, Town of Lewisboro, Westchester County New York" surveyed by J. Albert Schaefer endorsed "Completed November 4, 1927", and filed on March 1, 1928, in the office of the Register of Westchester County, New York, as Map No. 3253.

"Map of Section 3B of Truesdale Lake Property, South Salem, Town of Lewisboro, Westchester County, New York" surveyed by J. Albert Schaefer endorsed "Completed August 22, 1928", and filed on December 27, 1928, in the office of the Register of Westchester County, New York, as Map No. Vol. 68-Pg. 50.

"Map of Section No. 2 of Truesdale Lake Property, South Salem, Town of Lewisboro, Westchester County, New York" surveyed by J. Albert Schaefer endorsed "Completed June 25, 1926", and filed on August 18, 1926, in the office of the Register of Westchester County, New York, as Map No. 3035.

"Map of Section No. 1 of Truesdale Lake Property, South Salem, Town of Lewisboro, Westchester County, New York" surveyed by J. Albert Schaefer endorsed "Completed April 15, 1926", and filed on June 29, 1926 in the office of the Register of Westchester County, New York, as Map No. 3015.

"Map of Section No. 3A of Truesdale Lake Property, South Salem, Town of Lewisboro, Westchester County, New York" surveyed by J. Albert Schaefer endorsed "Completed July 15, 1926", and filed on September 3, 1926, in the office of the Register of Westchester County, New York, as Map No. Vol. 62 p 51.

"Map of Section No. 4 of Truesdale Lake Property, South Salem, Town of Lewisboro, Westchester County, New York" surveyed by J. Albert Schaefer endorsed "Completed December 28, 1926", and filed on April 18, 1927, in the office of the Register of Westchester County, New York, as Map No. 3128.

"Map of Section No. 4B of Truesdale Lake Property, South Salem, Town of Lewisboro, Westchester County, New York" surveyed by J. Albert Schaefer endorsed "Completed November 15, 1927", and filed on December 23, 1927, in the Office of the Register of Westchester County, New York, as Map No. 3229.

XI. Also all those certain pieces or parcels of land known as Lots 30 and 31 on a certain map entitled "Map of Section 1 of Truesdale Lake Property, South Salem, Town of Lewisboro, Westchester County, New York" surveyed by J. Albert Schaefer endorsed "Completed April 15, 1926" and filed on June 29, 1926, in the office of the Register of Westchester County, New York, as Map No. 3015.

XII. Also all that parcel lying on the westerly shore of Truesdale Lake, bounded on the north by Lot 31 as shown on the aforementioned Map No. 3015; bounded on the west by Gilbert Street and the intersection thereof with Red Pine Lane, on the south and east by the said Lake.

XIII. Also that a certain rectangular parcel fronting twenty-five (25) feet on the easterly side of Howe Street, extending thence easterly one hundred twenty-five (125) feet more or less to the westerly boundary of Lots 9 and 10, bounded on the south by land now or formerly of Gristede and on the north by a lot indicated by the word "Reservoir", all as shown on the above described Map No. Vol. 68-Pg. 50.

XIV. Also all that lot indicated by the word "Reservoir" on the above described Map No. Vol. 68- Pg. 50, bounded on the west by Howe Street, on the north by Lot 6, on the south by a right of way and on the east by a parcel heretofore released from the lien of the mortgage by instrument recorded in the office of the Register of Westchester County in Liber 2978 of mortgages at page 265.

XV. Also all that parcel beginning at a point on the northerly side of Bouton Street marked by the intersection of the easterly side of the premises about to be described and the westerly side of land now or formerly of Aaron K. Bouton; running thence northerly along the land of said Bouton to land now or formerly of Mary F. Benedict; thence westerly along the land of said Benedict to land now or formerly of Joseph H. Adams; thence southerly along the land now or formerly of Joseph H. Adams, Harry S. Williams and George B. Agnew to the northerly side of said Bouton Street; thence easterly along said Bouton Street to the point or place of beginning.

XVI. Also beginning at the northwest corner of the intersection of Bouton Street and Main Street (sometimes also called Bouton Street) opposite the land of G. Brinton Jack, Jr., running thence westerly along the northerly side of Bouton Street to the land of Henry E. Jackson; thence northerly and westerly along land now or formerly of said Jackson to land of Aaron K. Bouton; thence northerly along lands of Bouton, 139.90 feet to a point marked by a stone iron; thence in an easterly direction and approximately parallel with the northerly side of Bouton Street 413.93 feet to the westerly line of lands shown on a certain map entitled "Survey of Tract of land for Truesdale Lake Corp. on Bouton Street,

Town of Lewisboro, Westchester Co., New York" surveyed by Geo. H. Martin, Jr., dated August 18, 1937, and filed on February 4, 1938, in the office of the Register, Westchester County, New York, as Map No. 4636; thence northerly along the westerly line of lands shown on said map and along lands of Robert D. Jackson to the northeast corner of the lands of said Robert D. Jackson; thence westerly, northerly and westerly along the lands of said Robert D. Jackson and the lands of J. Mason Read and Ruth Read to the lands of Aaron K. Bouton; thence northerly and thence easterly and thence northerly along the land of said Bouton to land now or formerly of Mary F. Benedict; thence easterly along the land of said Benedict to land now or formerly of Jessie C. Lawrence; thence southerly, thence easterly, thence southerly, thence easterly along the land of said Lawrence to the westerly side of Old Oscaleta Road; thence southerly along the westerly side of said Road to the intersection therewith of said Main Street; thence westerly along the northerly side and thence southerly along the westerly side of said Main Street to the point or place of beginning.

EXCEPTING from the above described premises all that portion thereof conveyed to the Town of Lewisboro, by Henry E. Jackson and Viola Thomas Jackson, his wife, by deed dated December 6, 1932, recorded August 30, 1933, in Liber 3333 op. 236.

And Further EXCEPTING from the above described premises so much thereof as was released from the lien of the mortgages by release dated January 7, 1944 to John Mason Read and Ruth Jackson Read:

ALL that certain lot or parcel of land, situate, lying and being in the Town of Lewisboro, County of Westchester, and State of New York, bounded and described as follows:

BEGINNING at the southwesterly corner of the premises to be described at the northwesterly corner of land of John Mason Read and Ruth Jackson Read, his wife, and at a point in the easterly line of lands now or late of A. K. Bouton which point is distant from the northerly side of Bouton Street as measured along the easterly line of said Bouton's land North 13° 45' 00" West 3.41 feet; North 24° 21' 40" West 146.42 feet; North 24° 55' 00" West 41.46 feet; North 23° 14' 40" West 190.03 feet; North 21° 45' 00" West 87.53 feet and North 23° 20' 30" West 32.00 feet; running thence along lands now or late of A. K. Bouton; and along a stone wall North 22° 44' 50" West 50.77 feet; (North 20° 33' 20" West 85.34 feet; North 20° 18' 40" West 43.47 feet and North 21° 13' 00" West 77.12 feet to a point and another stone wall; thence along said stone wall and other land now or late of Bouton, North 76° 49' 50" East 130.94 feet; North 78° 03' 30" East 49.73 feet; North 79° 57' 40" East 65.60 feet; North 76° 15' 00" East 81.33 feet and North 77° 54' 50" East and leaving said stone wall 97.43 feet to a point; thence South 19° 39' 00" East 227.53 feet to a point; thence westerly through other lands of Trueedale Lake Corporation and along lands of John Mason Read and Ruth Jackson Read, his wife, South 73° 19' 30" West 415.55 feet to the point or place of beginning.

And Further EXCEPTING from the foregoing parcel XVI. the following described premises which were released from the lien of the mortgages and this action by order dated December 10, 1943:

ALL that certain lot or parcel of land with the buildings and improvements thereon erected situate in the Town of Lewisboro, Westchester County, New York, being described as follows:

BEGINNING at a point on the northerly side of the highway leading from Lake Waccabuc to Truesdale Lake being the southeast corner of land and dwelling house now owned and occupied by Henry E. Jackson; thence along the easterly boundary line of said land of Henry E. Jackson North 19° 39' West 135.46 feet, North 22° 25' West 52.85 feet North 29° 08' West 4.56 feet to the northeast corner of said lands of said Jackson; thence along the northerly boundary line of the said lands of said Jackson, South 86° 33' 30" West 384.51 feet to land now or formerly of Bouton to the northwesterly corner of said lands of said Jackson; thence along the easterly boundary line of the lands of said Bouton, North 23° 14' 40" West 139.90 feet to a point hereafter to be marked by a stone iron placed by a surveyor of the purchaser; thence in an easterly direction and approximately parallel with the northerly line of said highway first referred to North 81° 09' 20" East 413.93 feet to the northeasterly corner of the parcel to be conveyed under this deed, said northeasterly corner being distant 25 feet easterly from a prolongation of the easterly boundary line of the said property of said Jackson, said point to be marked by a stone monument provided by the purchaser; thence from said point parallel to and 25 feet at all points from the said easterly boundary line of the said property of said Jackson and its prolongation South 19° 39' East 366.70 feet to a point on the northerly boundary line of the said highway South 80° 37' 40" West 25.41 feet to the point or place of beginning. Containing in all 1.566 acres.

EXCEPTING from the above described premises all that portion thereof conveyed to the Town of Lewisboro, by Henry E. Jackson and Viola Thomas Jackson, his wife, by deed dated December 6, 1932, recorded August 30, 1933 in Liber 3333 op 236.

XVII. Also that parcel beginning at a point on the westerly side of said Main Street, which point is at the intersection therewith of the dividing line between the parcel about to be described and land now or formerly of Ruth Benediot; running thence southwesterly along land now or formerly of said Benediot and John M. Lawrence to land now or formerly of H. E. Wood & Co.; thence northerly along the land of said H. E. Wood & Co. to land now or formerly of Aaron K. Bouton; thence easterly, thence northerly, thence easterly, thence northerly, thence westerly, thence northerly along the land of said Bouton to the southerly side of

Bouton Street; thence easterly along said Street to land now or formerly of Edward Schwarz; thence southerly, thence easterly, thence northerly, thence easterly, thence northerly along the land of said Schwarz to the southerly side of Bouton Street; thence easterly along said Street to land now or formerly of G. Brinton Jack, Jr.; thence southerly and thence easterly along the land of said Jack to the westerly side of Main Street; thence southerly along said Street to land now or formerly of Louise B. Kice; thence westerly, thence southerly, thence southeasterly, thence easterly along the land of said Kice to the westerly side of Main Street; thence southerly along said Street to land now or formerly of Lillian K. Yocca; thence westerly along the land of said Yocca; thence southerly along the land of said Yocca and land now or formerly of Marietta M. Hunt; thence easterly along the land of said Hunt to the westerly side of Main Street; thence southerly along said Street to the point or place of beginning.

EXCEPTING from the foregoing parcel XVII the following described premises which were released from the lien of the mortgages by release dated February 21, 1944 to G. Brinton Jack, Jr., Edward Schwarz and Enzo Yocca;

ALL that certain plot, place or parcel of land situate, lying and being in the Town of Lowlaboro, County of Westchester and State of New York, more particularly bounded and described as follows:

BEGINNING at a point on the southwesterly side of Main Street where the same is intersected by the division line between the premises herein described and the property conveyed to Lillian L. Yocca by Theodore L. Van Norden and another by deed dated September 24, 1927 and recorded in the office of the County Clerk, Division of Land Records (formerly Register's Office) Westchester County September 28, 1927 in Liber 2796 of Deeds Page 361, which point is marked by the south gate post at the entrance of the travelled roadway leading from said side of Main Street to the old homestead of Theodore Van Norden; running thence along said dividing line the following courses and distances: South 50° 56' 40" West 10 feet; South 77° 17' 40" West 40.89 feet; South 83° 33' 40" West 33.65 feet; North 68° 11' 20" West 17.19 feet; South 40° 49' 40" West 66.33 feet to a corner; thence South 31° 16' 20" East 38.50 feet to another corner; thence South 54° 51' 40" West 240.46 feet to another corner; thence continuing along the property of said Yocca, South 31° 58' 20" East 90.42 feet to property now or formerly of Marguerite Sheehan; thence along property now or formerly of said Sheehan, and along other property of Truesdale Lake Corporation South 28° 22' 20" East 314.41 feet to a corner; thence along other property of the Truesdale Lake Corporation South 68° 26' 00" West 1317.14 feet to a corner and to property now or formerly of the Estate of A. K. Bouton; thence along the last mentioned property and along stone walls, the following courses and distances: North 13° 36' 40" West 30.17 feet; North 17° 40' 10" West 51.43 feet; North 14° 49' 00" West 44.23 feet; North 21° 02' 40" West 43.47 feet to a corner; thence North 73° 41' 40" East 88.37 feet; North 74° 01' 30" East 88.62 feet;

North 71° 51' 00" East 64.69 feet; North 73° 17' 00" East 80.90 feet; North 75° 31' 20" East 53.35 feet to another corner; thence North 19° 44' 20" West 253.38 feet; North 18° 20' 10" West 198.42 feet to another corner; thence South 70° 27' 50" West 73.66 feet; South 68° 23' 00" West 32.66 feet to a corner and to other property of the Truesdale Lake Corporation; thence along the last mentioned property North 12° 53' 30" West 419.20 feet to property conveyed to Edward Schwarz by Theodore L. Van Norden by deed dated July 29, 1941 and recorded in the county Clerk's Office, Division of Land Records, (formerly Register's Office, Westchester County on July 30, 1941 in Liber 3933 cp 115; thence along property of said Schwarz part of the way along a stone wall, the following courses and distances: viz North 75° 55' 30" East 368.51 feet to a corner; North 16° 11' 50" West 82.03 feet to a corner; North 76° 09' 00" East 332.06 feet and North 77° 48' 10" East 96.39 feet to a corner; thence North 5° 25' 10" East 178.50 feet to the southerly side of Bouton Street, or road to Cross River; thence along the said side of said street, and along the remains of a stone wall, South 80° 00' 30" East 100.57 feet, and South 83° 40' 50" East 40.07 feet to the division line between the premises herein described and property conveyed to G. Brinton Jack, Jr. by Truesdale Lake Corporation by deed dated January 2, 1940 and recorded in the office of the County Clerk, Division of Land Records (formerly Register's Office) Westchester County on January 20, 1940 in Liber 3806 of Deeds at Page 333; thence continuing along said property on a course South 5° 31' 10" West a distance of 150.24 feet to a corner; thence continuing along said property on a course South 61° 39' 00" East 69.79 feet to a point of curve; thence on a curve to the left whose radius is 300 feet, a central angle of 8° 31' 00" a distance of 44.59 feet to a point of tangent; thence still along said property of said Jack and along property conveyed to Kice the following courses and distances: South 70° 10' 00" East 106.50 feet to a point of curve; thence on a curve to the right whose radius is 300 feet, a central angle of 25° 05' 10" a distance of 131.25 feet to a point of tangent; thence South 45° 04' 50" East 103.35 feet to a corner; thence North 60° 45' 00" East 53.75 feet to the southwesterly side of Main Street aforesaid, at a point which is 40 feet northwesterly as measured along said southwesterly side of Main Street from the north face of the north gate post or stone pier marking the entrance of the travelled way heretofore referred to; thence along said side of Main Street South 36° 11' 20" East 42.97 feet and South 38° 59' 10" East 39.42 feet to the point or place of beginning.

EXCEPTING AND

RESERVING however a right of way for purposes of access and egress to and from other premises subject to the aforesaid mortgages over the following described portion of said premises:

BEGINNING at a point which is distant 419.20 feet southeasterly measured on a course South 12° 53' 30" East from the southwesterly corner of the property conveyed to Edward Schwarz by deed recorded in Liber 3933 cp 115 above referred to; running thence along the division line between

the property herein described and property now or formerly of the Estate of A. K. Bouton and along stone walls the following courses and distances: North 68° 23' 00" East 32.66 feet, North 70° 27' 50" East 73.66 feet to a corner; South 18° 20' 10" East 198.42 feet and South 19° 44' 20" East 388 feet to other property of Truesdale Lake Corporation; thence along property of said Truesdale Lake Corporation on a course North 68° 26' 00" East a distance of 50.03 feet; thence through the premises herein described the following courses and distances: North 19° 44' 20" West 388.80 feet, North 18° 20' 10" West 177.39 feet to a point of curve; thence on a curve to the left in a general north-westerly direction, which curve has a radius of 70 feet, a central angle of 91° 12' 00" a distance of 111.42 feet to a point of tangent; thence South 70° 27' 50" West 54.17 feet and South 68° 23' 00" West 25.89 feet to other property of Truesdale Lake Corporation; thence along the last mentioned property South 12° 53' 30" East a distance of 50.59 feet to the point or place of beginning.

XVIII. Also all that certain lot, piece or parcel of land shown as Lot 13B on a certain map entitled "Map of Section 4B of Truesdale Lake Property, South Salem, Town of Lewisboro, Westchester County, New York" surveyed by J. Albert Schaefer endorsed "Completed November 15, 1927", and filed on December 23, 1927, in the office of the Registrar of Westchester County, New York as Map No. 3229.

XIX. Also all pumps, pipes, apparatus and any and all property used in the operation of the water system upon the above described premises whether the same be above or below ground.

SUBJECT to covenants and restrictions of record.

SUBJECT to zoning ordinances of the Town of Lewisboro.

SUBJECT to all taxes and liens for the same.



TO HAVE AND TO HOLD the Premises herein granted unto the Grantees, the said VERNON N. BAILEY, ELWOOD W. CROWELL and JOHN MARBACH, as Successor Trustees under a Declaration of Trust dated February 9, 1935, in Series 2-F of Westchester Title and Trust Company, to their successors and assigns forever.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, the date first above written.

In Presence of:

[Signature]

Richard W. Bohannon
Referee

USER 4131 PAGE 446

STATE OF NEW YORK)
COUNTY OF WESTCHESTER) SS.:

On the 28th day of February, one thousand
nine hundred and forty-four before me came RICHARDS M.
CARONE, Referee, to me known and known to me to be the
individual described in, and who executed, the foregoing
instrument, and acknowledged to me that he executed the
same as such Referee.

Malcolm S. Toward
Notary Public, Westchester County

The foregoing instrument was endorsed for record as follows: The property affected by this instrument is
situate in the TOWN OF LEWISBORO
County of Westchester, N. Y. A true copy of the original DEED
RECORDED FEB. 29, 1944, at 10:25 AM at request of SILAS S. CLARK
FFE: \$ 10.85 No. 4370 ROBERT J. FIELD, County Clerk.

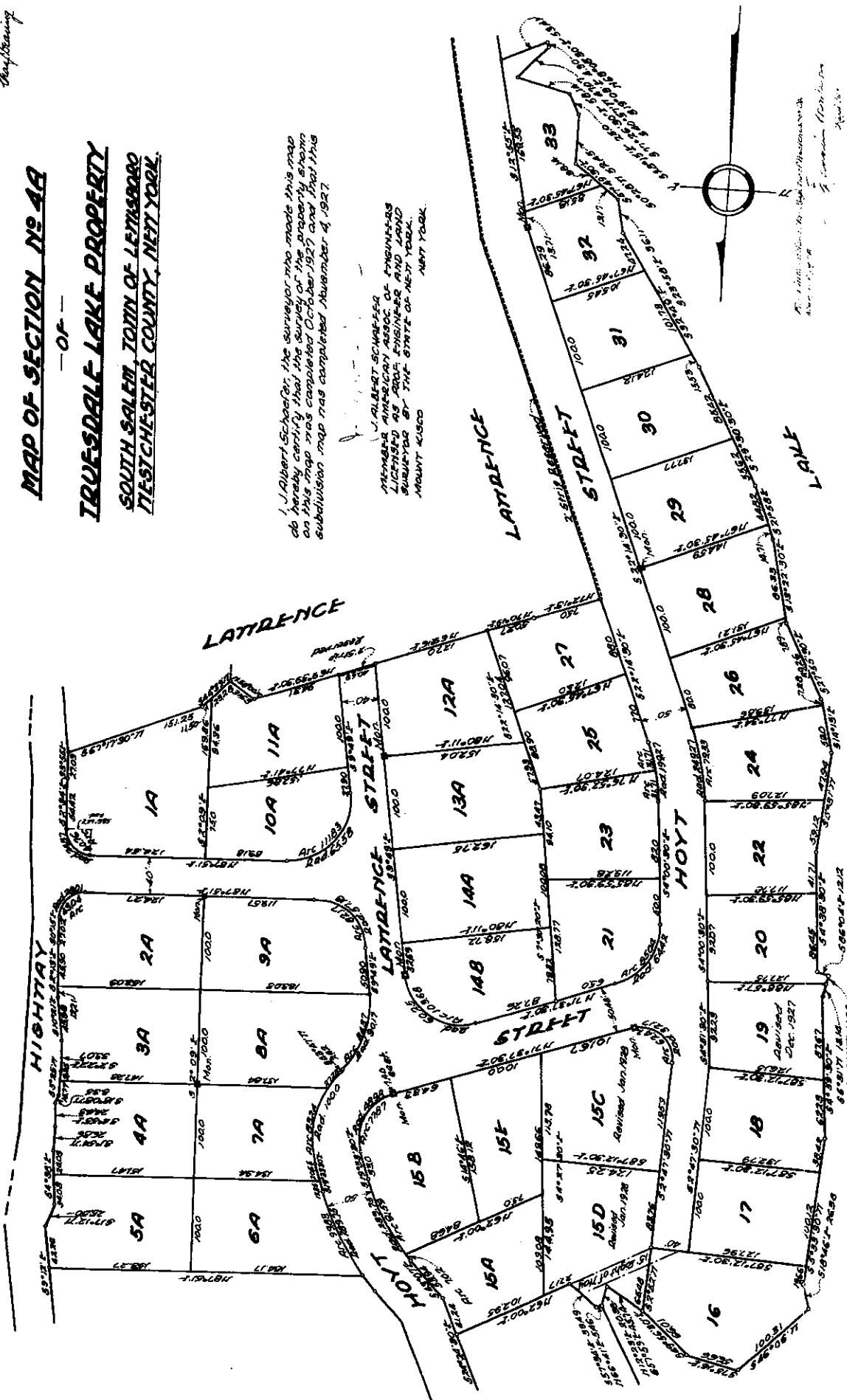
564436

Feb 29, 1928
This Map verified as to
mathematical correctness
by

MAP OF SECTION No 4A
— OF —
TRUESDALE LAKE PROPERTY
SOUTH SALEM TOWN OF LEMSBORO
WESTCHESTER COUNTY, NEW YORK

J. Albert Schaeffer, the surveyor who made this map
do hereby certify that the survey of the property shown
on this map was completed October 1927 and that this
subdivision map was completed November 4, 1927

J. ALBERT SCHAEFFER
MEMBER AMERICAN ASSOC. OF SURVEYORS
LICENSED AS A SURVEYOR AND LAND
SUBDIVIDER BY THE STATE OF NEW YORK
MOUNT KISCO
NEW YORK



Confirmed to be correct to the
Westchester Title & Trust Co.
J. Albert Schaeffer
Licensed Land Surveyor

TRUESDALE

THIS INDENTURE, made the 25th day of August,

between HERMAN M. FAIRLEY, ELWOOD A. CYNWELL and JOHN BARBACH, as Successor Trustees under a Declaration of Trust dated February 2, 1938, in Series 2-2 of Certificate Title Co. Trust Company, having their principal office c/o Title & Clark, 120 Main Street, White Plains, New York,

part of the first part and JOHN W. ROOPER, residing at (no street number) Gilson Street, South Salem, New York, and CHARLES A. WHELEH, residing at (no street number) Hoyt Street, Truesdale Lake, South Salem, New York,

part of the second part.

WITNESSETH, that the party of the first part, in consideration of FIVE THOUSAND

(\$5,000.00) Dollars, lawful money of the United States, and other good and valuable consideration

paid by the party of the second part do hereby grant and release unto the party of the second part, their successors and assigns forever,

ALL of the right, title and interest of the parties of the first part of, in and to the water system at Truesdale Lake in the Town of Lewisboro, Westchester County, New York, consisting of two parcels of real estate and the fixtures thereon of which the parties of the first part hold the fee title; and

All the right, title and interest of the parties of the first part in the pumps, mains, pipes, cut offs, hydrants, franchises, rights, easements, etc. used in the maintenance and operation of said water system and receptacles, but subject to any covenants, conditions and restrictions to the 19th day of June, 1941; and

All the right, title and interest of the parties of the first part to the land lying in the bed of the roads shown upon the various maps of Truesdale Lake development, subject to easements, public and private over the same, and RESERVING to the parties of the first part, their successors and assigns, the right to use the same for highway purposes.

RESERVING, however, to the parties of the first part, their successors and assigns, the right to connect with and receive water from the said water system, subject to compliance with the rules and regulations and payment of water charges prescribed by the owners thereof.

SUBJECT to any rights in any other person to whom has heretofore been or may in the future be granted the same rights by the parties of the first, their successors and assigns, subject to compliance with the rules and regulations and payment of water charges prescribed by the owners thereof.

ALL those certain lots, pieces or parcels of land, situate, lying and being in the Town of Lewisboro, County of Westchester, State of New York:

PANEL I - RESERVOIR PLOT.

That lot indicated by the word "Reservoir" on Map filed

in the Office of the Clerk of the County of Westchester (Division of Land Records) in Volume 88 of Maps at Page 50, bounded on the West by Howe Street, on the North by Lot 9, on the South by a right of way and on the East by a strip of land which is described in a release of mortgage recorded in Liber 8878 of Mortgages at Page 765.

TOGETHER with all the right, title and interest of the parties of the first part in a certain rectangular parcel fronting twenty-five (25) feet on the easterly side of Howe Street, extending thence easterly one hundred twenty-five (125) feet, more or less, to the westerly boundary of Lots 9 and 10, bounded on the north by land now or formerly of Elizabeth and on the north by a lot indicated by the word "Reservoir" all as shown on the above described Map No. Vol. 88-Pg. 50.

PARCEL II - PUMP SITE.

BEGINNING at a point in the northerly side of Indian Lane, where the same is intersected by the westerly line of land now or formerly of Elizabeth P. Nash, which point of intersection is sixty (60) feet, more or less, westerly from the intersection of the northerly side of said Indian Lane with the westerly side of Hoyt Street; running thence northerly along the line now or formerly of Elizabeth P. Nash, one hundred twenty-two (122) feet, more or less, to land now or formerly of George L. Hoyt; running thence westerly along the land now or formerly of said Hoyt to the westerly side of the stream running northwesterly from Tarrydale Lake; thence southeasterly along the westerly line of said stream to the northerly side of Indian Lane; running thence easterly along the said northerly side of Indian Lane to the point or place of beginning; it being intended to convey thereby the lot known as Lot No. 25 in Block 1112 of the Assessment Map of the Town of Lewisburg, County of Westchester.

THIS DEED is given pursuant to an order of the Supreme Court of Westchester County, made the 26th day of July, 1944, and entered on the 27th day of July, 1944, in a Special Proceeding entitled, "In the Matter of a Plan of Readjustment, Modification and Reorganization of the Rights of the Holders of Mortgage Investments in a Group of Mortgages Guaranteed by WESTCHESTER TITLE & TRUST COMPANY and designated as Series 12P."

TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises.

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, their heirs and assigns forever.

AND the party of the first part, in compliance with Section 13 of the Lien Law, hereby covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

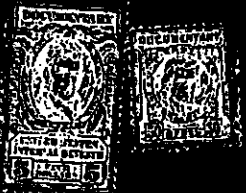
IN WITNESS WHEREOF, the parties of the first part have duly executed this deed

In presence of

Vernon W. Bailey (L.S.)

John H. Hach (L.S.)

John H. Hach (L.S.)



STATE OF NEW YORK }
COUNTY OF Westchester } ss.

On this 25th day of AUGUST, in the year one thousand nine hundred and forty-four, before me personally came VERNON W. BAILEY, ELWOOD W. CROWFELL and JOHN HACH, to me known to be the individual(s) described in and who executed the foregoing instrument, and duly acknowledged that they executed the same.

Vernon W. Bailey
Notary Public, Westchester County

The foregoing instrument was endorsed for record as follows: The property offered by this instrument is situate in the TOWN OF LEWISBORO County of Westchester, N. Y. A true copy of the original DEED RECORDED Aug. 10, 1944 at 2.30 P. M. at request of COYLE & MEAD

FEE: \$ 3.00

No. 21485

ROBERT J. FIELD, County Clerk.

THIS INDENTURE, made the 24th day of August

between JOHN W. HOOPE, residing at Gilbert Street, South Salem, New York and CHARLES A. WHEELER, residing at Hoyt Street, South Salem, New York

Reading - 10

parties of the first part,

and TRUESDALE LAKE PROPERTY OWNERS' ASSOCIATION, INC., a corporation organized and existing under and by virtue of the laws of the State of New York, with its office and principal place of business at Truesdale Lake, South Salem, Town of Lewisboro, Westchester County, New York

part of the second part

WITNESSETH, that the parties of the first part, in consideration of Ten (\$10.)

and other good and valuable considerations, to us paid in full money of the United States

by the party of the second part, do hereby grant and release unto the party of the second part, its successors and assigns, forever,

ALL of the right, title and interest of the parties of the first part of, in and to the water system at Truesdale Lake in the Town of Lewisboro, Westchester County, New York, consisting of two parcels of real estate and the fixtures thereon of which the parties of the first part hold the fee title; and

All the right, title and interest of the parties of the first part of, in and to the pumps, mains, pipes, cut-offs, hydrants, franchises, rights, easements, etc. used in the maintenance and operation of said water system and receivables including unpaid water rentals both current and past due, subject to payables as of and subsequent to the 19th day of June, 1944; and

All the right, title and interest of the parties of the first part to the land lying in the bed of the roads shown upon the various maps of Truesdale Lake development, subject to easements, public and private over the same

All those certain lots, pieces or parcels of land, with the improvements thereon, situate, lying and being in the Town of Lewisboro, County of Westchester and State of New York; bounded and described as follows:

PARCEL 1 - RESERVOIR PLOT

Beginning at a point in the easterly side of Howe Street where the same is intersected by the land belonging to J. Howard Bogardus, being the northwesterly corner of the plot herein described; running thence along the southerly line of said land of J. Howard Bogardus North 77 degrees 42 minutes 30 seconds East 95 feet to other land of J. Howard Bogardus conveyed to him by deed recorded in the Westchester County Register's Office on December 9, 1929, in Liber 2990 of deeds page 67; running thence along said land so conveyed to J. Howard Bogardus South 12 degrees 17 minutes 30 seconds East 78.49 feet to a right of way as shown on Map of Section 3-B of Truesdale Lake Property filed in the Westchester County Register's Office on December 27, 1929 in Volume 63 of Maps at page 50; running thence along the said northerly side of said right of way North 77 degrees 42 minutes 30 seconds West 95 feet to the aforesaid easterly side of Howe Street; thence running along the said easterly side of Howe Street North 12 degrees 17 minutes 30 seconds West, 78.49 feet to the point or place of beginning.

Together with all the right, title and interest of the parties of the first part in and to a certain rectangular parcel of land fronting twenty five (25) feet on the easterly side of Howe Street, extending thence easterly 125 feet, more or less, to the westerly boundary of Lots 9 and 10 as shown on Map of Section 3-A of Truesdale Lake Property filed in the Register's Office of Westchester County September 3, 1926 in Volume 62 of Maps page 51; bounded on the south by land of Gristede and on the north by the lot described above known as the "Reservoir Plot."

PARCEL 11 - PUMP SITE

Beginning at a point in the northerly side of Indian Lane where the same is intersected by the westerly line of land now or formerly of Elizabeth D. Nash, which point of intersection is distant 60.07 feet as measured southeasterly along the said northerly side of Indian Lane from the westerly end of a curve having a radius of 38.47 feet and a length of 61.93 feet connecting the said northerly side of Indian Lane with the westerly side of Hoyt Street; running thence northerly along the land of Elizabeth D. Nash on a course North 19° 10' 00" West 122.00 feet to the southerly side of lands of George L. Hoyt and to a stone wall and post and wire fence; running thence westerly along the land of Hoyt and along said stone wall and post and wire fence South 70° 50' 00" West 115.82 feet and South 72° 40' 30" West 64.16 feet; running thence in a general southerly direction on a course South 6° 19' 30" West 30.48 feet to the westerly line of a stream or brook; running thence along the southerly and westerly bank of said brook, the following courses and distances: North 70° 20' 20" East 49.67 feet, South 64° 17' 40" West 15.15 feet, South 51° 40' 50" East 58.17 feet, South 31° 39' 50" East 15.15 feet and South 51° 42' 50" East 17.00 feet to the northerly side of Indian Lane; running thence in a general easterly direction on a course North 73° 04' 00" East 79.81 feet to the point or place of beginning.

Subject to reservations contained in a certain deed dated August 9th, 1944 made by Vernon E. Bailey, Elwood W. Cromwell and John Harbach as Successor Trustees under a Declaration of Trust dated February 9, 1935 in Series 2-F of Westchester Title and Trust Company, recorded in the office of the Clerk of the County of Westchester (Division of Land Records) on August 10th, 1944 in Liber 4177 of Deeds, page 427.

Subject to easements, public and private over the beds of the roads shown on the various maps of Truesdale Lake development and the right to their use for highway purposes.

It being intended to convey by this instrument the premises and all of the premises conveyed to the parties of the first part by the deed from the Successor Trustees dated August 10th, 1944 hereinbefore described, together with all the right, title and interests of said Successor Trustees therein and thereby conveyed.

together with the appurtenances and all the estate and rights of the parties of the first part in and to said premises:

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, its successors and assigns forever,

65.257
 INTERNAL REVENUE STAMPS
 OFFERED AND CANCELLED

THIS INDENTURE, made the 30th day of September, nineteen hundred and forty-six between ELWOOD W. CROMWELL surviving and JOHN MARRACH, as Successor Trustees under a Declaration of Trust dated February 9, 1935, in Series 2-F of Westchester Title and Trust Company, having their principal office c/o Silas S. Clark, 199 Main Street, White Plains, New York, parties of the first part,

- and -

BENJAMIN DWORKIN, residing at 24 West 95th Street, New York City, party of the second part,

WITNESSETH, that the parties of the first part, in consideration of FIFTY SEVEN THOUSAND FIVE HUNDRED (\$57,500) DOLLARS, lawful money of the United States, paid by the party of the second part, do hereby grant and release unto the party of the second part, his heirs and assigns forever,

ALL those certain pieces and parcels of land, situate, lying and being in the Town of Lewisboro, County of Westchester and State of New York, more particularly bounded and described as follows:

PARCEL I

BEGINNING at the corner formed by the Easterly side of Main Street and the Southerly side of Red Pine Lane; running thence easterly along the Southerly side of Red Pine Lane to the intersection therewith of Lake Shore Drive; thence southerly along the Westerly side of Lake Shore Drive to the intersection therewith of Van Norden Lane as said Lane is shown on a certain map entitled, "Revised Map of Section One, Truesdale Country Club Colony near South Salem, Town of Lewisboro, Westchester Co. New York" surveyed by Geo. H. Martin, Jr., dated February 14, 1938, and filed in the Office of the Register, Westchester County, New York, now Westchester County Clerk's Office, Division of Land Records, on February 24, 1938 as Map No. 4640; thence westerly, thence southerly and thence easterly along said Lane to the northwesterly corner of Lot 28 as shown on Map No. 4640; thence southerly along the westerly boundary line of Lots 28 to 40 inclusive to land now or formerly of Edith A. Smith; thence westerly along the land of said Smith to the Easterly side of Main Street; thence northerly along said street to the point or place of beginning.

PARCEL II

ALSO all the right, title and interest of the parties of the first part in and to that parcel of land, situate, lying and being under the water of Truesdale Lake and constituting the bed of said Lake.

PARCEL III

ALSO that parcel beginning at the Northeast corner of the intersection of Boway Road and the Old State Highway leading from Cross River, N. Y. to Ridgefield, Connecticut, and running thence northwesterly along the Easterly side of said Highway to the northeasterly corner of the intersection of the said Highway and Lake Shore Drive as shown on the aforementioned Map No. 4640; thence northerly along the Easterly side of said Drive to Lot 27 as shown on said Map No. 4640; thence easterly along the southerly line of said Lot 27 to Truesdale Lake; thence along the meanderings of the shore of the said Lake to Lot No. 33 on a map entitled, "Map of Section No. 4A of Truesdale Lake Property, South Salem, Town of Lewisboro, Westchester County, New York" surveyed by J. Albert Schaefer endorsed "Completed November 4, 1927" and filed on March 1, 1928 in the Office of the Register of Westchester County, New York as Map No. 3253; thence easterly along the southerly line of said Lot 33 to Hoyt Street as shown on said Map No. 3253; thence across Hoyt Street to the southwesterly corner of land now or formerly of Cornelia P. Lawrence; thence easterly along the land of said Lawrence to the Westerly side of Boway Road; thence southerly along said Road to land now or formerly of Josephine W. Wyckoff; thence westerly, thence southerly, thence westerly, thence southerly along the land of said Wyckoff to land now or formerly of Adele S. Carle; thence southwesterly, thence southeasterly along the land of said Carle to land now or formerly of Ezra B. Scofield; thence westerly, thence southerly along the land of said Scofield to the Northwesterly side of Boway Road; thence southwesterly along said Road to the point of beginning.

EXCEPTING THEREFROM, however, the parcel of land conveyed by the parties of the first part to Caroline R. Russell by deed dated July 23, 1946 and recorded in the Office of the Clerk of the County of Westchester (Division of Land Records) and more particularly bounded and described as follows:

BEGINNING at a point on the Easterly side of Lake Shore Drive near the point of intersection of said Easterly side of Lake Shore Drive with the Easterly side of the Highway from South Salem to Ridgefield, said point of beginning being distant southerly as measured along said Easterly side of Lake Shore Drive from the southerly side of Lot No. 27 as shown on a certain map known as the Truesdale Country Club Property, which map was filed in the Office of the Register of Westchester County as No. 4640, as follows: on a curve to the right having a radius of 1650 feet with a central angle of 20° 08' 00" a distance of 579.80 feet and South 7° 29' 00" West 30.78 feet; thence through land now or formerly of Truesdale Lake Corporation, North 86° 06' 30" East 233.79 feet to the corner and other land of Truesdale Lake Corporation;

thence along said other land of Truesdale Lake Corporation, South 07° 29' 00" West 199.76 feet to a corner and other land of Truesdale Lake Corporation; thence along said other land of Truesdale Lake Corporation, South 86° 06' 30" West 185.09 feet to a stone wall at a point near an elm tree in the Easterly side of said road to Ridgefield; thence along the said Easterly side of road from Ridgefield to South Salem and along the said Easterly side of Lake Shore Drive, the following courses and distances: North 10° 56' 40" West 33.60 feet, North 37° 23' 00" West 24.40 feet, North 49° 44' 00" West 12.78 feet; thence on a curve with a radius of 20 feet and a central angle of 57 degrees 13 minutes 00 seconds with a length of 19.97 feet; thence North 07° 29' 00" East 117.25 feet to the point or place of beginning.

PARCEL IV

ALSO that parcel bounded by the dam across Truesdale Lake, by the stream flowing northwesterly therefrom and by Lots 48 and 49, all as shown on a certain map entitled, "Map of Section No. 2 of Truesdale Lake Property, South Salem, Town of Lewisboro, Westchester County, New York" surveyed by J. Albert Schaefer endorsed "Completed June 25, 1926" and filed on August 18, 1926 in the Office of the Register of Westchester County, New York, as Map No. 3035.

PARCEL V

ALSO that parcel of land known as Lot 9 on a certain map entitled, "Map of Section No. 2 of Truesdale Lake Property, South Salem, Town of Lewisboro, Westchester County, New York" surveyed by J. Albert Schaefer, endorsed "Completed June 25, 1926" and filed on August 18, 1926 in the Office of the Register of Westchester County, N.Y. as Map No. 3035.

PARCEL VI

ALSO that unnumbered parcel bounded on the North by Indian Lane, on the East by Lots 18, 17 and 16, on the South by Lot 10 and on the West by Howe Street, all as shown on said Map No. Volume 68 page 50.

PARCEL VII

ALSO that unnumbered parcel shown as "Reserved" on a certain map entitled, "Revised Map of Section One, Truesdale Country Club Colony near South Salem, Town of Lewisboro, Westchester Co. New York" surveyed by Geo. H. Martin, Jr., dated February 14, 1938 and filed on February 24, 1938, in the Office of the Register of Westchester County, New York, as Map No. 4640.

PARCEL VIII

ALSO that parcel beginning on the Westerly side of the Old State Highway leading from Cross River, New York to Ridgefield, Conn. at the dividing line between the premises described and those now or formerly of R.H. Fancher (Later Bacon); running thence southwesterly along land of said Fancher 492 feet, more or less, to the easterly side of a right of way; running thence southerly along the easterly side of said right of way, 39.70 feet, more or less,

of the new state concrete Highway where the same is intersected by the westerly line of land now or formerly of Bacon; running northwesterly along the northeasterly side of said state highway 340 feet, more or less, to land now or formerly of Stephen L. Hoyt; thence northeasterly along the southerly line of said land now or formerly of Hoyt 145 feet, more or less, to an old right of way; thence crossing said right of way in a straight line to a point where the easterly side of said right of way is intersected by the northerly line of land now or formerly of Bacon; thence southerly, southeasterly and again southerly along the land now or formerly of Bacon to the point or place of beginning.

PARCEL IX

ALSO all that parcel beginning at the intersection of the Westerly side of Boway Road and the Southerly side of Hoyt Lane; running thence southerly along the Westerly side of Boway Road to the northerly line of Lot 5A as shown on a certain map entitled, "Map of Section No. 4A of Truesdale Lake Property, South Salem, Town of Lewisboro, Westchester County, New York" surveyed by J. Albert Schaefer endorsed, "Completed November 4, 1927" and filed on March 1, 1928 in the Office of the Register of Westchester County, New York, as Map No. 3253; thence westerly along the northerly lines of Lots 5A and 6A as shown on said map to the easterly side of Lots 23B as shown on a certain map entitled, "Map of Section No. 4B of Truesdale Lake Property, South Salem, Town of Lewisboro, Westchester County, New York" surveyed by J. Albert Schaefer endorsed "Completed November 15, 1927" and filed on December 23, 1927, in the Office of the Register of Westchester County, New York as Map No. 3229; thence northerly along the easterly lines of Lots 23B, 22B, 21B, 20B, 19B and 18B as shown on said map to Hoyt Lane and running thence easterly along said Hoyt Lane, 385 feet, more or less, to the point or place of beginning.

PARCEL X

ALSO all those certain pieces or parcels of land known as Lots 30 and 31 on a certain map entitled, "Map of Section 1 of Truesdale Lake Property, South Salem, Town of Lewisboro, Westchester County, New York" surveyed by J. Albert Schaefer endorsed, "Completed April 15, 1926" and filed on June 29, 1926, in the Office of the Register of Westchester County, New York, as Map No. 3015.

PARCEL XI

ALSO all that parcel lying on the Westerly shore of Truesdale Lake, bounded on the North by Lot 31 as shown on the aforementioned Map No. 3015; bounded on the West by Gilbert Street and the intersection thereof with Red Pine Lane, on the South and East by the said Lake.

PARCEL XII

ALSO all that parcel beginning at a point on the Northerly side of Bouton Street marked by the intersection of the easterly side of the premises about to be described and the westerly side of land now or formerly of Aaron K. Bouton; running thence northerly along the land of said Bouton to land now or formerly of Mary F. Benedict; thence westerly along the land of said Benedict to land now or formerly of Joseph R. Adams; thence southerly along the land now or formerly of Joseph R. Adams, Harry S. Williams and George B. Agnew to the Northerly side of said Bouton Street; thence easterly along said Bouton Street to the point or place of beginning.

PARCEL XIII

ALSO all that parcel beginning at the northwest corner of the intersection of Bouton Street and Main Street (sometimes also called Bouton Street) opposite the land of G. Brinton Jack, Jr.; running thence westerly along the Northerly side of Bouton Street to the land of Henry E. Jackson; thence northerly and westerly along land now or formerly of said Jackson to land of Aaron K. Bouton; thence northerly along lands of Bouton 139.90 feet to a point marked by a stone iron; thence in an easterly direction and approximately parallel with the Northerly side of Bouton Street 413.93 feet to the westerly line of lands shown on a certain map entitled, "Survey of Tract of land for Truesdale Lake Corp. on Bouton Street, Town of Lewisboro, Westchester Co. New York" surveyed by Geo. H. Martin, Jr., dated August 18, 1937, and filed on February 4, 1938, in the Office of the Register, Westchester County, New York, as Map No. 4628; thence northerly along the westerly line of lands shown on said map and along lands of Robert D. Jackson to the northeast corner of the lands of said Robert D. Jackson; thence westerly, northerly and westerly along the lands of said Robert D. Jackson and the lands of J. Mason Read and Ruth Read to the lands of Aaron K. Bouton; thence northerly and thence easterly and thence northerly along the lands of said Bouton to land now or formerly of Mary F. Benedict; thence easterly along the lands of said Benedict to land now or formerly of Jessie C. Lawrence; thence southerly, thence easterly, thence southerly, thence easterly along the land of said Lawrence to the Westerly side of Old Oscaleta Road; thence southerly along the Westerly side of said Road to the

intersection therewith of said Main Street; thence westerly along the Northerly side and thence southerly along the Westerly side of said Main Street to the point or place of beginning.

EXCEPTING from the above described premises all that portion thereof conveyed to the Town of Lewisboro, by Henry E. Jackson and Viola Thomas Jackson, his wife, by Deed dated December 8, 1932, recorded August 30, 1933 in Liber 3333 op. 236, in the Register's Office of Westchester County.

AND FURTHER EXCEPTING from the above described premises so much thereof as was released from the lien of the mortgages by Release dated January 7, 1944 to John Mason Read and Ruth Jackson Read:

ALL that certain lot or parcel of land, situate, lying and being in the Town of Lewisboro, County of Westchester and State of New York, bounded and described as follows:

BEGINNING at the southwesterly corner of the premises to be described at the northwesterly corner of land of John Mason Read and Ruth Jackson Read, his wife, and at a point in the easterly line of lands now or late of A. K. Bouton which point is distant from the Northerly side of Bouton Street as measured along the Easterly line of said Bouton's land, North 13° 45' 00" West 3.41 feet, North 24° 24' 40" West 146.42 feet, North 24° 55' 00" West 41.48 feet, North 23° 14' 40" West 190.03 feet, North 21° 45' 00" West 87.53 feet and North 23° 20' 30" West 32.00 feet; running thence along lands now or late of A. K. Bouton; and along a stone wall, North 22° 44' 50" West 50.77 feet, North 20° 33' 20" West 88.34 feet, North 20° 18' 40" West 43.47 feet and North 21° 13' 00" West 77.12 feet to a point and another stone wall; thence along said stone wall and other land now or late of Bouton, North 76° 49' 50" East 130.94 feet, North 78° 03' 30" East 49.73 feet, North 79° 57' 40" East 65.80 feet, North 76° 15' 00" East 81.33 feet and North 77° 54' 50" East and leaving said stone wall, 97.43 feet to a point; thence South 19° 39' 00" East 227.53 feet to a point; thence westerly through other lands of Truesdale Lake Corporation and along lands of John Mason Read and Ruth Jackson Read, his wife, South 73° 19' 30" West 415.55 feet to the point or place of beginning.

AND FURTHER EXCEPTING from the above described premises the following:

ALL that certain lot or parcel of land, with the buildings thereon erected, situate in the Town of Lewisboro, Westchester County, New York, being described as follows:

BEGINNING at a point on the Northerly side of the highway leading from Lake Waccabuc to Truesdale Lake being the southeast corner of land and dwelling house now owned and occupied by Henry E. Jackson; thence along the easterly boundary line of said land

of Henry E. Jackson, North 19° 39' West 135.46 feet, North 22° 25' West 52.85 feet, North 29° 08' West 4.56 feet to the northeast corner of said lands of said Jackson; thence along the northerly boundary line of the said lands of said Jackson, South 86° 33' 30" West 384.51 feet to land now or formerly of Bouton to the northwesterly corner of said lands of said Jackson; thence along the easterly boundary line of the lands of said Bouton, North 23° 14' 40" West 139.90 feet to a point hereafter to be marked by a stone iron placed by a surveyor of the purchaser; thence in an easterly direction and approximately parallel with the northerly line of said highway first referred to North 81° 09' 20" East 413.93 feet to the northeasterly corner of the parcel to be conveyed under this deed, said north-easterly corner being distant 25 feet easterly from a prolongation of the easterly boundary line of the said property of said Jackson, said point to be marked by a stone monument provided by the purchaser; thence from said point parallel to and 25 feet at all points from the said easterly boundary line of the said property of said Jackson and its prolongation South 19° 39' East 366.70 feet to a point on the northerly boundary line of the said highway; thence South 80° 37' 40" West 25.41 feet to the point or place of beginning.

EXCEPTING from the above described premises all that portion thereof conveyed to the Town of Lewisboro, by Henry E. Jackson and Viola Thomas Jackson, his wife, by Deed dated December 8, 1932, recorded August 30, 1933 in Liber 3333 cp. 236, in the Register's Office of Westchester County.

AND FURTHER EXCEPTING from the above described premises all that portion thereof conveyed to Laura M. Jackson, by a certain deed dated January 10, 1945 and recorded in the Westchester County Clerk's Office, Division of Land Records, on January 1945, and more particularly bounded and described as follows:

BEGINNING at a point on the Northerly side of Bouton Street where the same is intersected by the easterly boundary line of land now or formerly of Henry E. Jackson; running thence in a northerly direction along the easterly boundary line of said land now or formerly of Henry E. Jackson and along the easterly boundary line of land of Robert D. Jackson on a course North 19° 39' 00" West a distance of 529.24 feet to a corner; thence turning said corner and running in a southwesterly direction along the northerly boundary line of said land of Robert D. Jackson on a course, South 58° 27' 20" West a distance of 164.91 feet to a corner and to the easterly boundary line of land of J. Mason Read; thence turning said corner and running in a northwesterly direction along the easterly boundary line of said land of J. Mason Read on a course North 32° 36' 40" West a distance of 106.32 feet to a corner; thence turning said corner and running in an easterly direction along the southerly boundary line of land of J. Mason Read and along the southerly boundary line of land of Truesdale Lake Corporation on a course,

North 73° 19' 30" East a distance of 584.30 feet to a corner and to land of Truesdale Lake Corporation; thence turning said corner and running in a southerly direction along the westerly boundary line of said land of Truesdale Lake Corporation on a course, South 19° 39' 00" East a distance of 644.63 feet to the northerly side of Bouton Street; running thence in a westerly direction and along the said Northerly side of Bouton Street on a course, North 87° 18' 20" West a distance of 18.94 feet and South 88° 51' 30" West a distance of 61.62 feet; South 83° 45' 40" West a distance of 20.61 feet to the easterly end of a curve; continuing thence in a westerly direction still along the said Northerly side of Bouton Street on a curve to the left having a radius of 1303.91 feet a distance of 193.19 feet to a point of tangent, and continuing thence in a westerly direction still along the said Northerly side of Bouton Street on a course, South 76° 03' 20" West a distance of 112.74 feet to the easterly boundary line of land now or formerly of Henry E. Jackson at the point or place of beginning.

PARCEL XIV

ALSO that parcel beginning at a point on the Westerly side of said Main Street, which point is at the intersection therewith of the dividing line between the parcel about to be described and land now or formerly of Ruth Benedict; running thence southwesterly along land now or formerly of said Benedict and John M. Lawrence to land now or formerly of H. E. Wood & Co.; thence northerly along the land of said H. E. Wood & Co. to land now or formerly of Aaron K. Bouton; thence easterly, thence northerly, thence easterly, thence northerly, thence westerly, thence northerly along the land of said Bouton to the southerly side of Bouton Street; thence easterly along said Street to land now or formerly of Edward Schwarz; thence southerly, thence easterly, thence northerly, thence easterly, thence northerly along the land of said Schwarz to the Southerly side of Bouton Street; thence easterly along said Street to land now or formerly of G. Brinton Jack, Jr.; thence southerly and thence easterly along the land of said Jack to the Westerly side of Main Street; thence southerly along said Street to land now or formerly of Louise B. Kice; thence westerly, thence southerly, thence southeasterly, thence easterly along the land of said Kice to the Westerly side of Main Street; thence southerly along said Street to land now or formerly of Lillian K. Yocca; thence westerly along the land of said Yocca; thence southerly along the land of said Yocca and land now or formerly of Marietta M. Hunt; thence easterly along the land of said Hunt to the Westerly side of Main Street; thence southerly along said Street to the point or place of beginning.

EXCEPTING from the foregoing parcel the following described premises:

ALL that certain plot, piece or parcel of land, situate, lying and being in the Town of Lewisboro, County of Westchester and State of New York, more particularly bounded and described as follows:

BEGINNING at a point on the Southwesterly side of

Main Street where the same is intersected by the division line between the premises herein described and the property conveyed to Lillian L. Yocca by Theodore L. Van Norden and another by Deed dated September 24, 1927 and recorded in the Office of the County Clerk, Division of Land Records, (formerly Register's Office) Westchester County, September 28, 1927 in Liber 2796 of Deeds, page 361, which point is marked by the south gate post at the entrance of the travelled roadway leading from said side of Main Street to the old homestead of Theodore Van Norden; running thence along said dividing line the following courses and distances: South 50° 56' 40" West 10 feet; South 77° 17' 40" West 40.89 feet; South 83° 33' 40" West 33.65 feet; North 68° 11' 20" West 17.19 feet; South 40° 49' 40" West 66.33 feet to a corner; thence South 31° 16' 20" East 38.50 feet to another corner; thence South 54° 51' 40" West 240.46 feet to another corner; thence continuing along the property of said Yocca, South 31° 58' 20" East 90.42 feet to property now or formerly of Marguerite Sheehan; thence along property now or formerly of said Sheehan, and along other property of Truesdale Lake Corporation, South 28° 22' 20" East 314.41 feet to a corner; thence along other property of the Truesdale Lake Corporation South 68° 26' 00" West 1317.14 feet to a corner and to property now or formerly of the Estate of A. K. Bouton; thence along the last mentioned property and along stone walls, the following courses and distances: North 13° 36' 40" West 30.17 feet; North 17° 40' 10" West 51.43 feet; North 14° 49' 00" West 44.23 feet; North 21° 02' 40" West 43.47 feet to a corner; thence North 73° 41' 40" East 88.37 feet; North 74° 01' 30" East 88.62 feet; North 71° 51' 00" East 64.69 feet; North 73° 17' 00" East 80.90 feet; North 75° 31' 20" East 53.35 feet to another corner; thence North 19° 44' 20" West 253.38 feet; North 18° 20' 10" West 198.42 feet to another corner; thence South 70° 27' 50" West 73.68 feet; South 68° 23' 00" West 32.66 feet to a corner and to other property of the Truesdale Lake Corporation; thence along the last mentioned property, North 12° 53' 30" West 419.20 feet to property conveyed to Edward Schwarz by Theodore L. Van Norden by Deed dated July 29, 1941 and recorded in the County Clerk's Office, Division of Land Records, (formerly Register's Office), Westchester County, on July 30, 1941 in Liber 3933 cp. 115; thence along property of said Schwarz part of the way along a stone wall, the following courses and distances: North 75° 55' 30" East 368.51 feet to a corner; North 16° 11' 50" West 82.03 feet to a corner; North 76° 09' 00" East 332.06 feet and North 77° 48' 10" East 96.39 feet to a corner; thence North 5° 25' 10" East 178.50 feet to the Southerly side of Bouton Street, or road to Cross River; thence along the said side of said Street, and along the remains of a stone wall, South 80° 00' 30" East 100.57 feet, and South 83° 40' 50" East 40.07 feet to the division line between the premises herein described and property conveyed to G. Brinton Jack, Jr. by Truesdale Lake Corporation by deed dated January 2, 1940 and recorded in the Office of

the County Clerk, Division of Land Records (formerly Register's Office) Westchester County on January 20, 1940 in Liber 3806 of Deeds at page 333; thence continuing along said property on a course South 5° 31' 10" West a distance of 150.24 feet to a corner; thence continuing along said property on a course, South 61° 39' 00" East 69.79 feet to a point of curve; thence on a curve to the left whose radius is 300 feet, a central angle of 8° 31' 00" a distance of 44.59 feet to a point of tangent; thence still along said property of said Jack and along property conveyed to Kice the following courses and distances: South 70° 10' 00" East 106.50 feet to a point of curve; thence on a curve to the right whose radius is 300 feet, a central angle of 25° 05' 10" a distance of 131.25 feet to a point of tangent; thence South 45° 04' 50" East 103.35 feet to a corner; thence North 60° 45' 00" East 53.75 feet to the southwesterly side of Main Street aforesaid, at a point which is 40 feet northwesterly as measured along said southwesterly side of Main Street from the north face of the north gate post or stone pier marking the entrance of the travelled way heretofore referred to; thence along said side of Main Street, South 36° 11' 20" East 42.97 feet and South 38° 59' 10" East 39.42 feet to the point or place of beginning, EXCEPTING the Right of Way hereinafter described.

TOGETHER with a right of way for purposes of access and egress to and from other premises over the following described portion of said premises; in favor of the premises first above described in said Parcel XIV.

BEGINNING at a point which is distant 419.20 feet southeasterly measured on a course, South 12° 53' 30" East from the southwesterly corner of the property conveyed to Edward Schwarz by Deed recorded in Liber 3933 cp. 115 above referred to; running thence along the division line between the property herein described and property now or formerly of the Estate of A. K. Bouton and along stone walls the following courses and distances: North 68° 23' 00" East 32.66 feet, North 70° 27' 50" East 73.68 feet to a corner; South 18° 20' 10" East 198.42 feet and South 19° 44' 20" East 388 feet to other property of Truesdale Lake Corporation; thence along property of said Truesdale Lake Corporation on a course, North 68° 26' 00" East a distance of 50.03 feet; thence through the premises herein described the following courses and distances: North 19° 44' 20" West 385.80 feet, North 18° 20' 10" West 177.39 feet to a point of curve; thence on a curve to the left in a general northwesterly direction, which curve has a radius of 70 feet, a central angle of 91° 12' 00" a distance of 111.42 feet to a point of tangent; thence South 70° 27' 50" West 54.17 feet and South 68° 23' 00" West 25.89 feet to other property of Truesdale Lake Corporation; thence along the last mentioned property, South 12° 53' 30" East a distance of 50.59 feet to the point or place of beginning.

PARCEL XV

ALSO all that certain lot, piece or parcel of land, shown as Lot 13B on a certain map entitled, "Map of Section 4B of Truesdale Lake Property, South Salem, Town of Lewisboro, Westchester County, New York" surveyed by J. Albert Schaefer endorsed, "Completed November 15, 1927" and filed on December 23, 1927 in the Office of the Register of Westchester County, New York, as Map No. 3229.

TOGETHER with the right of access to and use of Truesdale Lake over any plots shown on maps of Truesdale Lake Property which the parties of the first part own or have a right of access, and subject to the rights of access to and the use of Truesdale Lake, if any, and other rights, if any, which any other parties may have in parcels I, VII, X and XI above and together with the rights of the parties of the first part to the use of Truesdale Lake.

TOGETHER with the rights, if any, of the parties of the first part to connect with and receive water from the water system in Truesdale Lake Colony as now laid out and operated, subject to compliance with the rules and regulations and payment of water charges prescribed by the owners thereof.

TOGETHER with the rights of the parties of the first part, and subject to the rights of any other parties in and to any and all streams of water flowing through or across the herein described premises.

TOGETHER with all right, title and interest of the parties of the first part, of, in and to all docks, diving boards and miscellaneous equipment and personal property used in connection with the operation of any of the above parcels.

TOGETHER with all rights reserved by the parties of the first part in a Deed dated August 9, 1944 to John W. Hooper and Charles A. Wheeler in and to the roads shown upon the various maps of Truesdale Lake for highway purposes.

The hereinabove described property is designated on the Tax Assessment Map of the Town of Lewisboro, Westchester County, New York, as follows:

- PARCEL I - Lots 14, 15, 16, Block 10807
- " II - Lot 8, Block 10810
- " III - Lot 7, Block 10810
- " IV - Lot 20, Block 11162
- " V - Lot 9, Block 11161
- " VI - Lot 14, Block 11165
- " VII - Lot 1A, Block 11174
- " VIII - Lot 8 and Part of Lot 7, Block 10542
- " IX - Lot 16, Block 11168
- " X - Lots 30 and 31, Block 10806
- " XI - Lot 32, Block 10806
- " XII - Lot 6, Block 10804
- " XIII - Lot 8, Block 10804
- " XIV - Lot 9, Block 10805
- " XV - Lot 10, Block 11169

BEING all of the premises heretofore conveyed to the sellers by deeds recorded in the Westchester County Clerk's Office (Division of Land Records), in Libers 4131 of Deeds, page 435, and 4131 of Deeds, page 468, excepting therefrom, however, all parcels heretofore conveyed by the sellers and including all rights of the sellers in the said premises and appurtenant thereto or possessed by them.

TOGETHER with all the right, title and interest of the parties of the first part, of, in and to the roads or streets in front of and adjoining the above described premises to the center line thereof.

SUBJECT to Zoning Ordinances and restrictions adopted by the Town of Lewisboro.

SUBJECT to any outstanding interest or right of way crossing Parcel VIII and including the interest of the parties of the first part to use said right of way.

SUBJECT to the rights of adjoining owners to use and have access to well on that part of premises near area excepted in the description of Parcel III.

SUBJECT to easement rights of American Telephone & Telegraph Company, the Harlem Valley Electric Corporation, The New York State Electric Corporation, The New York State Electric and Gas Corporation and the New York Telephone Company by instruments recorded in Libers 2730 cp. 69, as the same may be modified by Liber 3369 cp. 399; Liber 2935 cp. 124; Liber 2730 cp. 78; Liber 2935 cp. 118 and Liber 2935 cp. 116, as the same may be modified by Liber 3643 cp. 350; Liber 3345 cp. 345; Liber 3349 cp. 38 and Liber 3490 cp. 337.

TOGETHER with the appurtenances and all the estate and rights of the parties of the first part in and to said premises.

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, his heirs and assigns forever.

AND the parties of the first part, in compliance with Section 13 of the Lien Law, hereby covenant that the parties of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

THIS DEED is given pursuant to an order of the Supreme Court of Westchester County, made the 9th day of May, 1946 and entered on the 13th day of May, 1946 in a Special Proceeding entitled, "In the Matter of a Plan of Readjustment, Modification and Reorganization of the rights of the Holders of Mortgage Investments in a Group of Mortgages Guaranteed by WESTCHESTER TITLE & TRUST COMPANY and designated as Series 2-P."

IN WITNESS WHEREOF, the parties of the first

part have duly executed this deed.

In Presence of:

Elwood W. Cromwell L.S.
As Successor Trustee

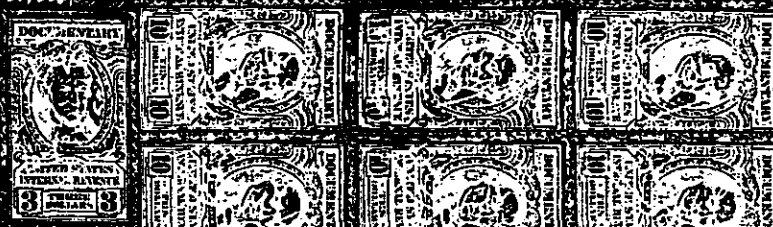
John Marbach L.S.
As Successor Trustee

STATE OF NEW YORK)
) SS.:
COUNTY OF WESTCHESTER)

On this 30th day of September, 1946, before me personally came ELWOOD W. CROMWELL and JOHN MARBACH, to me known to be the individuals described in and who executed the foregoing instrument, and duly acknowledged that they executed the same.

Margaret M. Del Tupo

MARGARET M. DEL TUPPO
Notary Public in the State of New York
Office 100 West 42nd Street, New York 36, N.Y.
Commission expires March 30, 1948 ✓





288598
Revenue Stamp Attached

THIS INDENTURE made the 25 day of April, 1949, between BENJAMIN DWORIN, residing at 24 West 95th Street, Borough of Manhattan, City of New York, "Party of the First Part" and TRUESDALE LAKE SHORE ESTATES, INC., a corporation organized under the laws of the State of New York, having its principal office at Room 1007, 51 Chambers Street, Borough of Manhattan, City of New York, "Party of the Second Part".

WITNESSETH, that the party of the first part in consideration of ONE HUNDRED (\$100.00) Dollars, lawful money of the United States, and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, its executors and assigns forever,

ALL those certain pieces and parcels of land, situate, lying and being in the Town of Lewisboro, County of Westchester and State of New York, more particularly bounded and described as follows:

PARCEL I

That parcel of land, situate, lying and being under the water of Truesdale Lake and constituting the bed of said Lake.

PARCEL II

That parcel beginning at the Northeast corner of the intersection of Boway Road and the Old State Highway leading from Cross River, N.Y. to Ridgfield, Conn. and running thence northwesterly along the Easterly side of said Highway to the northeasterly corner of the intersection of the said Highway and Lake Shore Drive as shown on the aforementioned Map No. 4640; thence northerly along the Easterly side of said Drive to Lot 27 as shown on said Map No. 4640; thence easterly along the southerly line of said Lot 27 to Truesdale Lake; thence along the meanderings of the shore of the said Lake to Lot No. 33 on a map entitled, "Map of Section No. 4A of Truesdale Lake Property, South Salem, Town of Lewisboro, Westchester County, New York" surveyed by J. Albert Schaefer endorsed "Completed November 4, 1927" and filed on March 1, 1928 in the Office of the Register of Westchester County, New York as Map No. 3253; thence easterly along the southerly line of said Lot 33 to Hoyt Street as shown on said Map No. 3253; thence across Hoyt Street to the southwesterly corner of land now or formerly of Cornelia P. Lawrence; thence easterly along the land of said Lawrence

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1787 and 1788

TOGETHER with the right, if any, of access to and use of Truesdale Lake over any plots shown on maps of Truesdale Lake property which the party or/each of them have a right of access, and subject to the rights of access to and the use of Truesdale Lake, if any, and other rights, if any, which any other parties may have in Parcel VI above and together with the rights of the seller to the use of Truesdale Lake.

TOGETHER with the rights, if any, of the party of the first part to connect with and receive water from the water system in Truesdale Lake Colony as now laid out and operated, subject to compliance with the rules and regulations and payment of water charges prescribed by the owners thereof.

TOGETHER with the rights of the party of the first part, subject to the rights of any other parties in and to any and all streams of water flowing through or across the premises herein described.

TOGETHER with all rights, if any, reserved by the party of the first part in a deed dated August 9, 1911 to John W. Harper and Charles A. Wheeler in and to the roads shown upon the various maps of Truesdale Lake for highway purposes.

TOGETHER with the right of access to and the use of Truesdale Lake to the party of the second part, its successors and assigns over property described as, "All those certain pieces or parcels of land known as Lots 30 and 31 on a certain map entitled, 'Map of Section 1 of Truesdale Lake property, South Salem, Town of Lewisboro, Westchester County, New York' surveyed by J. Albert Schaefer endorsed 'Completed April 15, 1926 and filed on June 29, 1926, in the office of the Register of Westchester County, New York, as Map No. 3015.'"

TOGETHER with the right to the use of the bathing beach to the party of the second part, its successors and assigns on property described as, "All those certain pieces or parcels of land known as Lots 30 and 31 on a certain map entitled, 'Map of Section 1 of Truesdale Lake property, South Salem, Town of Lewisboro, Westchester County, New York' surveyed by J. Albert Schaefer endorsed 'Completed April 15, 1926 and filed on June 29, 1926, in the office of the Register of Westchester County, New York, as Map No. 3015,' as reserved in deed dated February 24, 1928, from Benjamin Tworin to Palmer Shannon and recorded in the office of the Clerk of the County of Westchester, Division of Land Records.

SUBJECT to any state of facts which an accurate survey may show.

SUBJECT to Zoning Ordinances and restrictions adopted by the Town of Lewisboro.

SUBJECT to easement rights of American Telephone & Telegraph Company, the Harlem Valley Electric Corporation, the New York State Electric Corporation, the New York State Electric and Gas Corporation and the New York Telephone Company by instruments recorded in Liber 2730 cp. 69, as the same may be modified by Liber 3359 cp. 399; Liber 2935 cp. 124; Liber 2730 cp. 73; Liber 2935 cp. 118 and Liber 2935 cp. 116, as the same may be modified by Liber 3643 cp. 359; Liber 3345 cp. 548; Liber 3349 cp. 36 and Liber 3290 cp. 337.

TOGETHER with the appurtenances and all the estate and rights of the parties of the first part in and to said premises.

TOGETHER with all the right title and interest of the party of the first part in and to the land lying in the streets and roads in front of and adjoining said premises.

IN WITNESS WHEREOF, the premises herein granted unto the party of the second part, its successors and assigns forever.

The party of the first part in compliance with Section 13 of the Lien Law hereby covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

And the party of the first part covenants as follows:

First: That the party of the first part is seized of the said premises in fee simple and has good right to convey the same.

Second: That the party of the second part shall quietly enjoy the said premises.

Third: That the said premises are free from encumbrances, except as aforesaid.

Fourth: That the party of the first part will execute or procure any further or necessary assurance to title of said premises.

Fifth: That the party of the first part will forever warrant the title to said premises.

IN WITNESS WHEREOF, the party of the first part has set his hand and seal to be affixed the day and year first above written.

In Presence of:

APRIL OF NEW YORK)
COUNTY OF NEW YORK ss.:

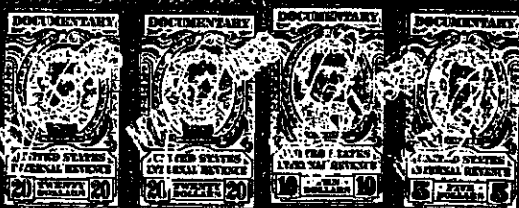
On this 25th day of April, 1909, before me personally came BENJAMIN MICHAEL, to me known and known to me to be the individual described in and who executed the foregoing instrument, and duly acknowledged that he executed the same.

WILLIAM W. HANCOCK
NOTARY PUBLIC, STATE OF NEW YORK
Residence: New York City
In and for the County of New York
My Commission Expires on April 1, 1910

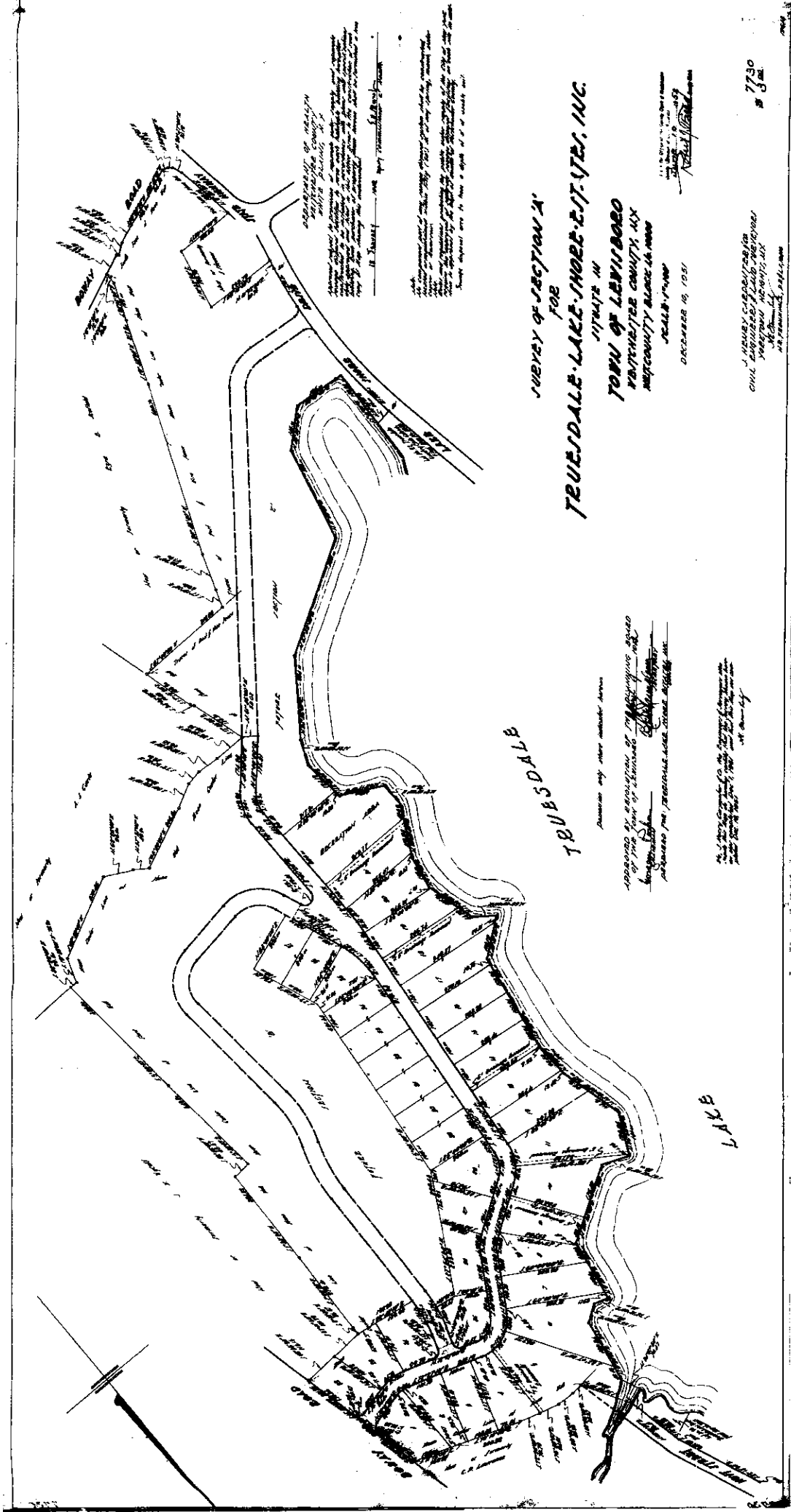
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THIS INDENTURE made the 20th day of May 1953, between TRUESDALE LAKE SHORE ESTATES, INC., a domestic corporation of the State of New York, having its principal place of business at 51 Chambers Street, New York City, hereinafter designated as the "Party of the First Part," and LAKE TRUESDALE PROPERTIES, INC., a New York corporation, having its principal place of business at 33 West 42nd Street, New York City hereinafter described as the "Party of the Second Part."

WITNESSETH, that the Party of the First Part, in consideration of One Hundred (\$100.00) Dollars, lawful money of the United States, and other valuable consideration paid by the Party of the Second Part, does hereby grant and release unto the Party of the Second Part, its successors and assigns, forever, —



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**SURVEY OF SECTION 21
FOR
TRUESDALE LAKE SHORE-EST. YTES. INC.**

**TOWN OF LEVINGBORO
WATKINS/LEE COUNTY, ILL
MERCANTILE ALICE LA. 1951**

DECEMBER 18, 1951

7730
S 3 mi.

1. HENRY C. CROOKER, JR.
CIVIL ENGINEER, LEVINGBORO, ILL.
WATKINS/LEE COUNTY, ILL.
1870-1951
1870-1951

TRUESDALE

APPROVED BY RESOLUTION OF THE BOARD
OF THE TOWN OF LEVINGBORO
WATKINS/LEE COUNTY, ILL.
DECEMBER 18, 1951
H. C. CROOKER, JR.
CIVIL ENGINEER, LEVINGBORO, ILL.

LAKE

1005734 44131

THIS INDENTURE,

made the 15th day of June, one thousand nine hundred and fifty-seven, between **ICKE TRUESDALE PROPERTIES INC.** having its principal office at No. 35 West 42nd Street, Borough of Manhattan, City of New York,

a corporation organized under the laws of the State of New York party of the first part and **TRUESDALE RESORT ASSOCIATION INC.**, a membership corporation organized under the laws of the State of New York, having its principal office at Truesdale Lake, South Salem, N. Y.

*no
revenue
stamps
required*

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ATTACHED & *one* AUG 29 1957

party of the second part;
WITNESSETH that the party of the first part in consideration of - - - - -
one and 00/100 (\$1.00) - - - - - dollars,
lawful money of the United States, and other good and valuable consideration
paid by the party of the second part, does hereby remise, release and quitclaim unto the party of the
second part, its successors and assigns forever.

ALL of those parcels of land in the Town of Lewisboro, County of Westchester and State of New York, bounded and described as follows:

Parcel 1

That parcel of land situate, lying and being under the water of Truesdale Lake and constituting the bed of said lake.

Parcel 2

All of the lands and the recreation area shown on "Map of Section 1, Truesdale Lake Estates, situate in Town of Lewisboro, Westchester County, New York, Block No. 10836, dated June 17, 1953, and filed in the office of the County Clerk of Westchester County, Division of Land Records on the 9th day of July, 1953 at Map No. 83009."

Subject to the rights, if any, of others to the natural and unobstructed flow of the brook crossing the premises referred to in the foregoing map.

Subject to the right of access to and the use of Truesdale Lake in favor of any owners of property in the Truesdale Lake Colony and other rights, if any, which any other parties might have in and to the recreation area shown on said map.

Subject to the rights, if any, of adjoining owners to use and have access to the well on, at or near the premises described in the aforesaid map.

Subject to the rights of property owners in the Truesdale Lake Colony to the use of the bathing beach situated at Truesdale Lake.

Subject to all covenants or record and to an easement and right of way over a 50 foot road from the south side of Boston Street adjoining land of Edward Schwab across land of Richard and Jack and south portion of parcel 2 described in a deed dated May 20, 1953 made by Icke Truesdale Properties Inc., as grantor, to Jas. L. Cannon, Anne Sommer and Harry Eisenstock, as grantees, and recorded in the office of the Clerk of Westchester County on the day of May, 1953, in Liber Page of Conveyances.

SAVING AND RESERVING the rights unto the party of the first part and Jas. W. Cannon, Anne Sommer and "Irving W. Blum," their heirs, administrators, successors, assigns and purchasers under any contract or sale made or to be made, to the use of the property conveyed herein; the lake, beaches and recreation area, with respect to any property conveyed by the party of the first part on May 20, 1953, in the Town of Lewisboro, Westchester County, New York.

COUNTY BLOCK 10806 SHEET 272
TAX BLOCK 10810 SHEET 36 LOTS 5 & 6
R-12A ZONE



35A DECLARATION BY JEFFREY VERELAND AND CAROLYN VERELAND TO WESTCHESTER COUNTY DEPARTMENT OF HEALTH CONCERNING PARCEL B. 351D DECLARATION DATED DECEMBER 24, 1980 TO BE RECORDED HEREWITH IN THE WESTCHESTER COUNTY CLERK'S OFFICE, DIVISION OF LAND RECORDS.

TOTAL SUBDIVIDED AREA = 10.951 ACRES

THE DRAINAGE DISCHARGE BASINMENTS SHOWN HEREON CONVEY TO THE TOWN OF LEWISBORO, THE PERMITTED RIGHT TO DISCHARGE STORM WATER RUNOFF FROM THE STREET AND FROM THE SUBDIVIDING AREA OVER AND OVER THE ADJACENT PARCELS TO ENTER PRIVATE PROPERTY IN ORDER TO MAINTAIN THE TOWN DRAINAGE SYSTEMS OF DRAINAGE OF DITCHES ON ANY LOT SHOWN ON THE MAP, AT THE TOWN OF LEWISBORO, IS INTENDED BE IMPLIED.

THE DRAINAGE BASINMENTS (OR THE DRAINAGE DISCHARGE POINTS) SHOWN HEREON ESTABLISH THE PERMITTED RIGHT TO DISCHARGE STORM WATER RUNOFF FROM THE ADJACENT PARCELS, FROM THE SURROUNDING AREA OVER AND OVER THE ADJACENT PARCELS BY MEANS OF PIPES, CULVERTS OR OTHERWISE, AND TO MAINTAIN THE TOWN DRAINAGE SYSTEMS OF DRAINAGE OF DITCHES ON ANY LOT SHOWN ON THE MAP, AT THE TOWN OF LEWISBORO, IS INTENDED BE IMPLIED.

HOLDER OF FREE TITLE TO THE HIGHWAY, OR HIS AUTHORIZED REPRESENTATIVE, TO ENTER THE ADJACENT PARCELS FOR PURPOSES OF MAINTAINING SUCH HIGHWAY AND DRAINAGE WORKS AS SAID HOLDER OF FREE TITLE MAY DEEM NECESSARY TO MAINTAIN THE HIGHWAY AND SURROUNDING AREA.

SUBDIVISION OF PROPERTY PREPARED FOR **THE LAKEVIEW CLOSE** SITUATE IN TOWN OF LEWISBORO WESTCHESTER COUNTY, NEW YORK

This is the piece on the triangle is part of Hoyt Street (paper road) the line is a stream line

Filed in the Office of the County Clerk of Westchester County (Division of Land Records) January 21, 1981
Sung A. Moon, County Clerk

JAN 21 1981
20270

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT - THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY

LIBER 7679 PAGE 112

THIS INDENTURE, made the 5th day of Nov., nineteen hundred and eighty

BETWEEN

51124-143

JEFFREY VREELAND and CAROLYN VREELAND, his wife, both residing at Truesdale Lake, South Salem, New York (no street number)

party of the first part, and

TRUESDALE LAKE PROPERTY OWNERS ASSOCIATION, INC., a not-for-profit corporation organized under the laws of the State of New York, having its office at Truesdale Lake (no street number), South Salem, New York

party of the second part,

WITNESSETH, that the party of the first part, in consideration of

Ten and no/100-----(\$10.00)----- dollars,

lawful money of the United States, and other good and valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Lot number 33 on a certain map entitled "Map of Section No. 4A of Truesdale Lake Property, South Salem, Town of Lewisboro, Westchester County, New York" made by J. Albert Schaeffer, L.S. November 4, 1927 and filed in the Office of the County Clerk of the County of Westchester, Division of Land Records, on March 1, 1928 as map no. 3253; and also shown as Lot #33 on a certain map entitled "Survey Showing Subdivision of Property Prepared for The Lakeview Close, situate in the Town of Lewisboro, Westchester County, N.Y." made by Moody & O'Brien on May 10, 1979 and filed in the office of the County Clerk, County of Westchester, Division of Land Records, on January 21, 1981 as map no. 20920.

RESERVING, however, the following rights, privileges and easements in favor of the parties of the first part, their heirs, successors and assigns, and more particularly in favor of the future owners of the eight building lots shown and designated on the last mentioned filed map of Lakeview Close:

1. The right to enter upon and use Lot 33 for passive recreation including, but not limited to, sailing, boating and swimming from Lot 33 onto Truesdale Lake.
2. The right to construct a dock not exceeding thirty feet in length to be located within the northerly 75 feet of the shorefront of Lot 33.

In exercising the above privileges to enter upon Lot 33, the parties of the first part, for themselves, their successors and assigns and for the future owners of said building lots, agree that the following restrictions shall apply:

1. Except for the dock herein mentioned, no buildings or structures shall be erected on Lot 33 or on the unpaved southerly portion of Hoyt Street.
2. Except for a cleared area approximately 20 ft. x 20 ft. for boat launching, no trees on Lot 33 shall be removed without permission of the party of the second part.
3. No motor vehicles of any kind whatsoever shall be permitted on Lot 33 or upon the unpaved southerly portion of Hoyt Street.
4. No motorboats or power boats (except electric) are to be used in Truesdale Lake.



014381134

00912

JAN 21 1981

AND the party of the second part in accepting this conveyance, does for itself, its successors and assigns, agree that the association and its members shall also be bound by and observe the limitations upon the use of Lot 33 as hereinabove set forth, except that the party of the second part shall not erect any dock upon the lot.

THE parties of the first part agree for themselves, their heirs and assigns, that the rights to the use of Lot 33 herein reserved shall extend to and inure to the benefit of the owners of the eight subdivision lots at Lakeview Close only, and any attempt to extend or grant such easement to any party or grantee other than the owner of a lot in Lakeview Close shall be null and void.

S1600

RECORDED

LIBER 7679 PAGE 114

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof,

TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises,

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever;

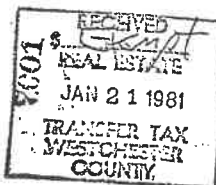
AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been incumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

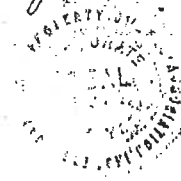
IN PRESENCE OF:



Eileen M. Brown;
Secretary

TRUESDALE LAKE PROPERTY OWNERS
ASSOCIATION INC.

By: *Mary Mullin Bagnato*
President



PAUL F. PERRETEM
NOTARY PUBLIC, State of New York
No. 80-3085220
Qualified in Westchester County
Term Expires March 30, 1992

JOHN F. MINAKOS
Notary Public, State of New York
No. 80-2726975
Qualified in Westchester County
Term expires March 31, 2011

13.00 B → CPa 00391 1-21-87

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that executed the same.

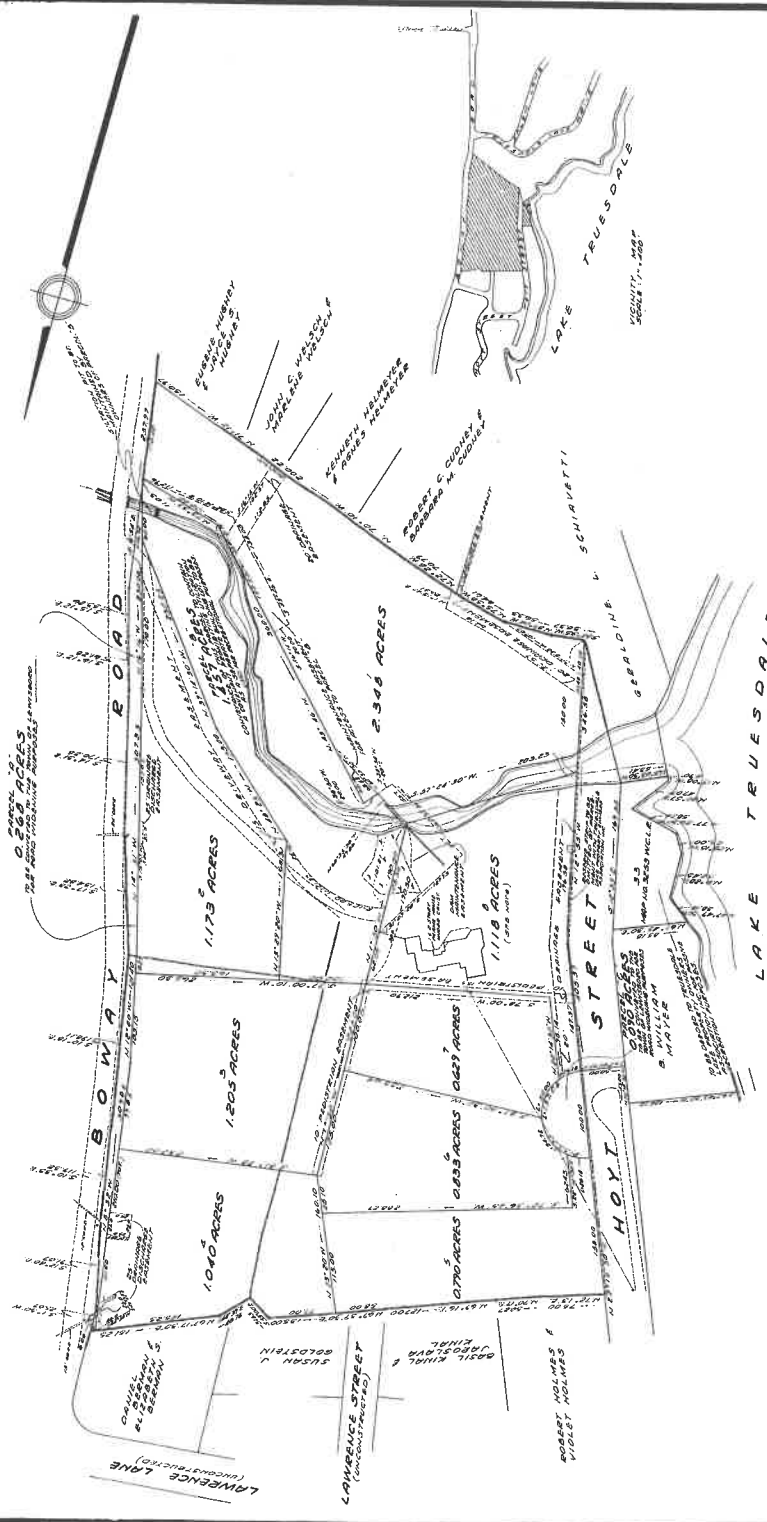
described in and who executed the foregoing instrument;
that he, said subscribing witness, was present and saw
execute the same; and that he, said witness,
at the same time subscribed his name as witness thereto.

Zip No. 10706

1. 2. 3.

George R. Morrow
County Clerk

COUNTY OF LEWIS & CLARK, MONTANA
TOWN OF LEWISBORO, MONTANA
R-16 A ZONE



**SUBDIVISION
OF PROPERTY PREPARED FOR
THE LAKEVIEW CLOSE
TOWN OF LEWISBORO
WESTCHESTER COUNTY, NEW YORK**

TOTAL SUBDIVIDED AREA - 10.151 ACRES

THIS MAP WAS PREPARED BY THE LEWISBORO TOWN ENGINEER, NEW YORK, AND IS SUBJECT TO THE APPROVAL OF THE LEWISBORO TOWN BOARD OF SUPERVISORS, NEW YORK. THE MAP WAS PREPARED BY THE LEWISBORO TOWN ENGINEER, NEW YORK, AND IS SUBJECT TO THE APPROVAL OF THE LEWISBORO TOWN BOARD OF SUPERVISORS, NEW YORK.

THESE LOTS ARE TO BE USED FOR RESIDENTIAL PURPOSES. THE LOTS ARE TO BE USED FOR RESIDENTIAL PURPOSES. THE LOTS ARE TO BE USED FOR RESIDENTIAL PURPOSES. THE LOTS ARE TO BE USED FOR RESIDENTIAL PURPOSES.

SCALE: 1" = 50'

DRAWING
DATE
E 30:1



APPROVED BY RESOLUTION OF THE TOWN BOARD OF SUPERVISORS, NEW YORK, ON MAY 2, 1981.

LEWISBORO TOWN ENGINEER, NEW YORK

811340044

DECLARATION OF COVENANTS AND RESTRICTIONS

00902

100-7679-81

WHEREAS, JEFFREY VREELAND and CAROLYN VREELAND, his wife, residing at (no No.) Boway Road, South Salem, New York, are the owners of Lots 1,2,3,4,5,6,7,8 and Parcel B on a certain map entitled "Subdivision of Property prepared for The Lakeview Close in the Town of Lewisboro, Westchester County, New York," made by the office of Moody and O'Brien, New Canaan, Connecticut, dated April 9, 1979, amended May 10th, 1979, May 29, 1979, November 6, 1979, and July 23, 1980, ^{11/6/80, and 12/24/80} and recorded in the Westchester County Clerk's Office, Division of Land Records, on January 21, 1981, as Map No. 20480.

NOW, THEREFORE, in compliance with the Planning Board, Town of Lewisboro, New York, the said Jeffrey Vreeland and Carolyn Vreeland, his wife, as the owners of the aforesaid premises hereby declare the following Covenants and Restrictions:

FIRST: That each owner of the aforesaid Lots Nos 1,2,3,4,5, 6,7, and 8 obligate themselves to take any and all necessary steps to provide for the property upkeep and care of the communal parcel known as Parcel B on the aforesaid Map No. for the benefit of each owner, jointly and severally, to the end that the general health, welfare and well-being shall be protected;

SECOND: That the owners of Lot No. 8, their successors or assigns, shall be obligated to clean the siltration pit as needed, which services the pond on Parcel B as shown on the

100 Sub Agreement Liber 8219 Date 374, 378, 382



004481134

aforesaid Map No. ; that each owner of the aforesaid Lots 1 through 8 shall be obligated to pay a one-eighth share of the upkeep, maintenance and cleaning of the siltration pit on said pond, and the owners of Lot No. 8, their successors or assigns shall have the right of contribution against each owner, their successors or assigns, of Lots 1 through 7 aforesaid;

THIRD: That each owner, their successors or assigns, shall be obligated to perform the Covenants and Restrictions set forth in certain agreements made between the said Jeffrey Vreeland and Carolyn Vreeland and Truesdale Lake Property Owners' Association, Inc. which are about to be recorded simultaneously herewith, in regards to the maintenance and treatment of said pond on Parcel B as shown on said Map No. 20480

FOURTH: That if the owner of Lot 8 does not clean the siltration pit as needed, and such cleaning shall be done by Truesdale Lake Property Owners Association under the provisions of the agreement referred to in paragraph THIRD above, the owner of Lot 8 will be liable to Truesdale Lake Property Owners Association for the cost of such cleaning and upon such payment shall be entitled to reimbursement by the contribution referred to in paragraph SECOND above;

FIFTH: That each owner, their successors or assigns, shall obligate themselves to pay an annual proportion and share of the membership costs in Truesdale Lake Property Owners' Association, Inc., South Salem, New York, for the maintenance and chemical treatment of Truesdale Lake in the sum of THIRTY-FIVE (\$35.00) DOLLARS per year, or in such

other sum that the said Truesdale Lake Property Owners' Association, Inc. levies against its membership;

SIXTH: That no deed or lease of the premises of Lots Nos. 1,2,3,4,5, 6,7, and 8 therein referred to on said Map No. shall be made or given by the said Jeffrey Vreeland and Carolyn Vreeland, their successors or assigns, except subject to the foregoing restrictions;

SEVENTH: That the foregoing Covenants are expressly understood, agreed and reported to be for the benefit and improvement of the land now owned by the said Jeffrey Vreeland and Carolyn Vreeland, and to attach to and render the land to be conveyed and to be binding on all parties deriving title to said land or any part thereof, through the said Jeffrey Vreeland and Carolyn Vreeland, their successors or assigns. The foregoing Covenants and Restrictions are declared to be covenants running with the land, binding upon Jeffrey Vreeland and Carolyn Vreeland, their successors or assigns.

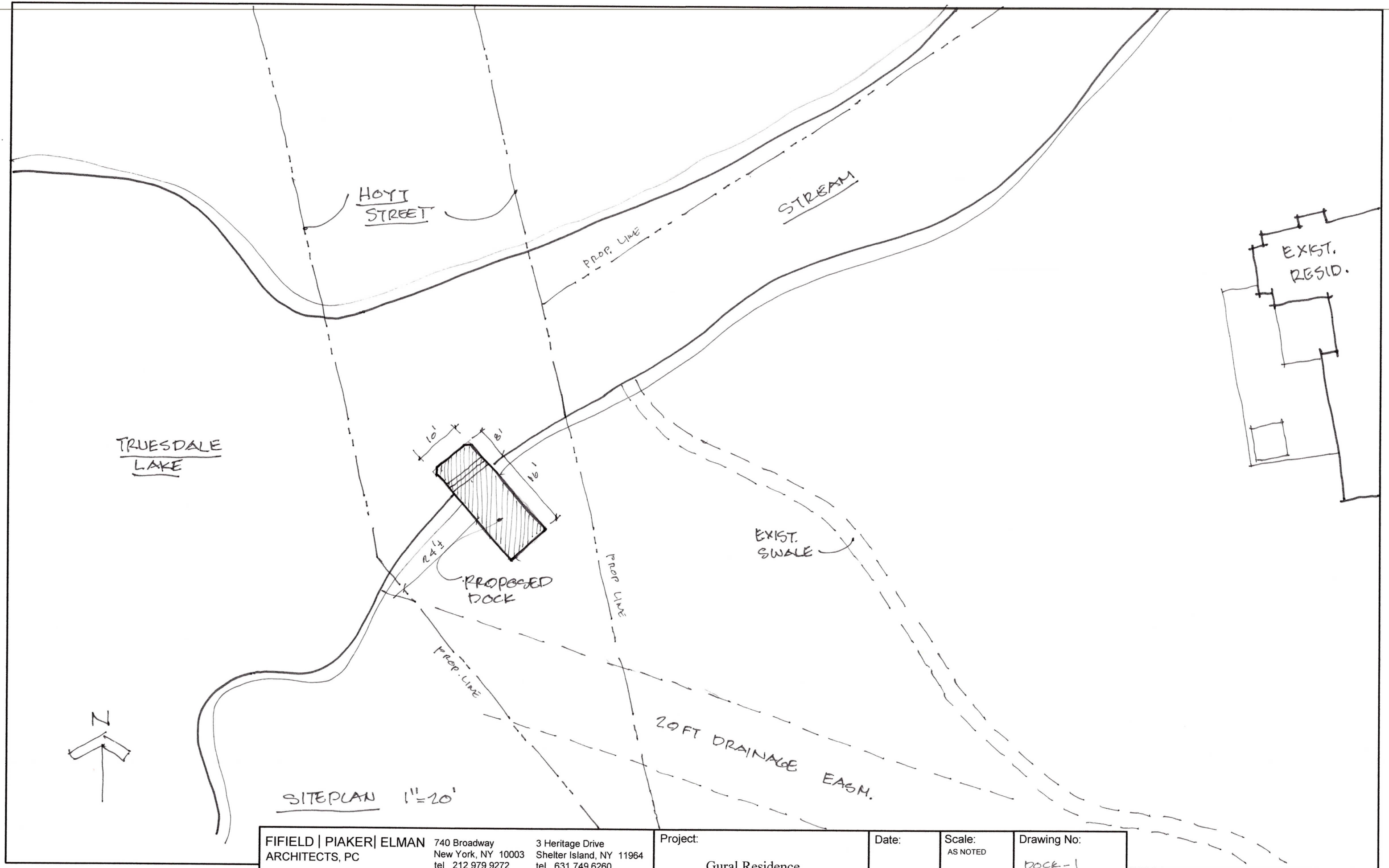
Jeffrey Vreeland
Carolyn Vreeland

STATE OF NEW YORK)
COUNTY OF WESTCHESTER) ss.:

On this 26th day of December, 1980,
before me personally came JEFFREY VREELAND and CAROLYN VREELAND, his wife, to me known to be the individuals described in and who executed the foregoing instrument, and acknowledged that they executed the same.

Paul F. Perreten

PAUL F. PERRETEN
NOTARY PUBLIC, State of New York
No. 60-3085220
Qualified in Westchester County
Term Expires March 30, 1981



FIFIELD | PIAKER | ELMAN
ARCHITECTS, PC

740 Broadway
New York, NY 10003
tel 212 979 9272
fax 212 979 9276
www.fpe-architects.com

3 Heritage Drive
Shelter Island, NY 11964
tel 631 749 6260

Project:

Gural Residence
South Salem NY

Date:

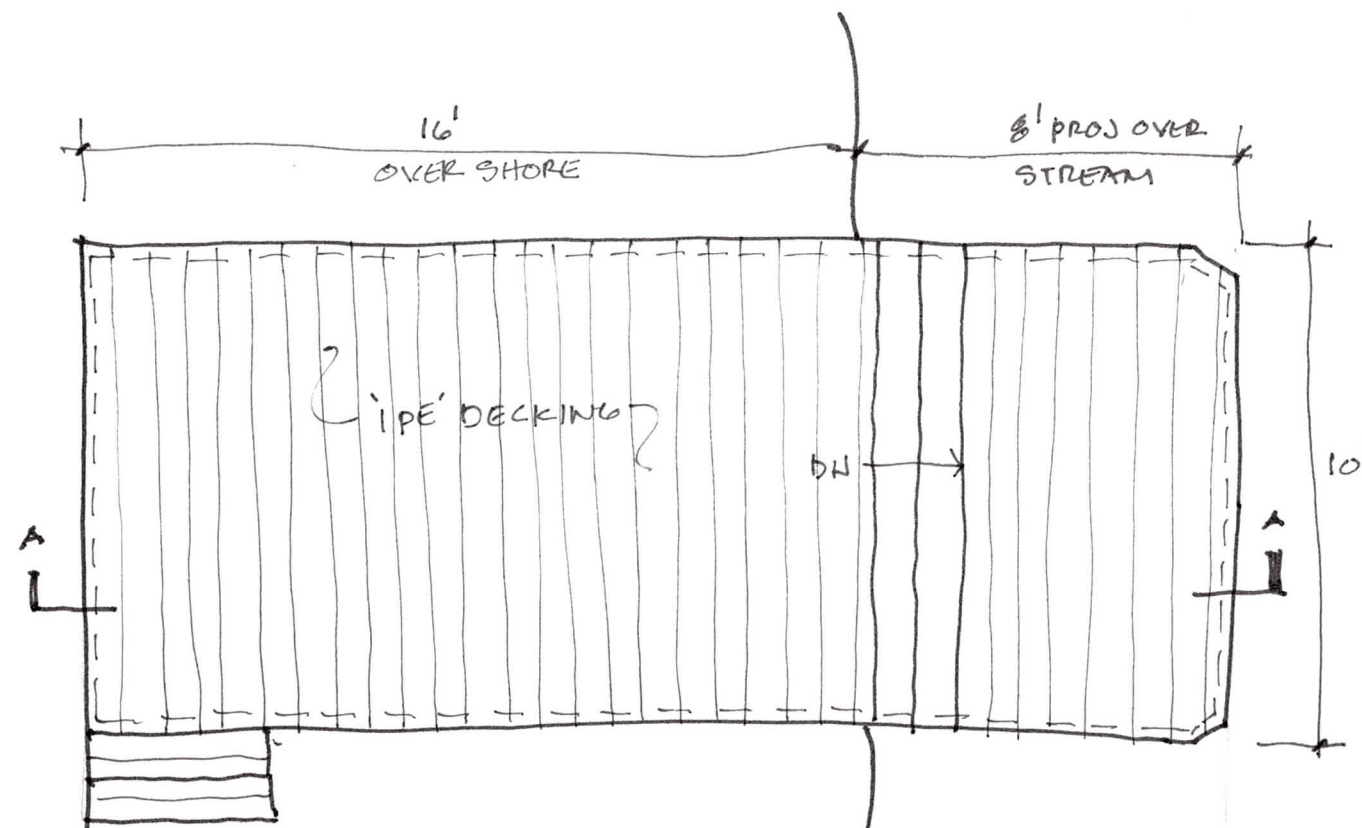
Job No:
2021014.00

Scale:
AS NOTED

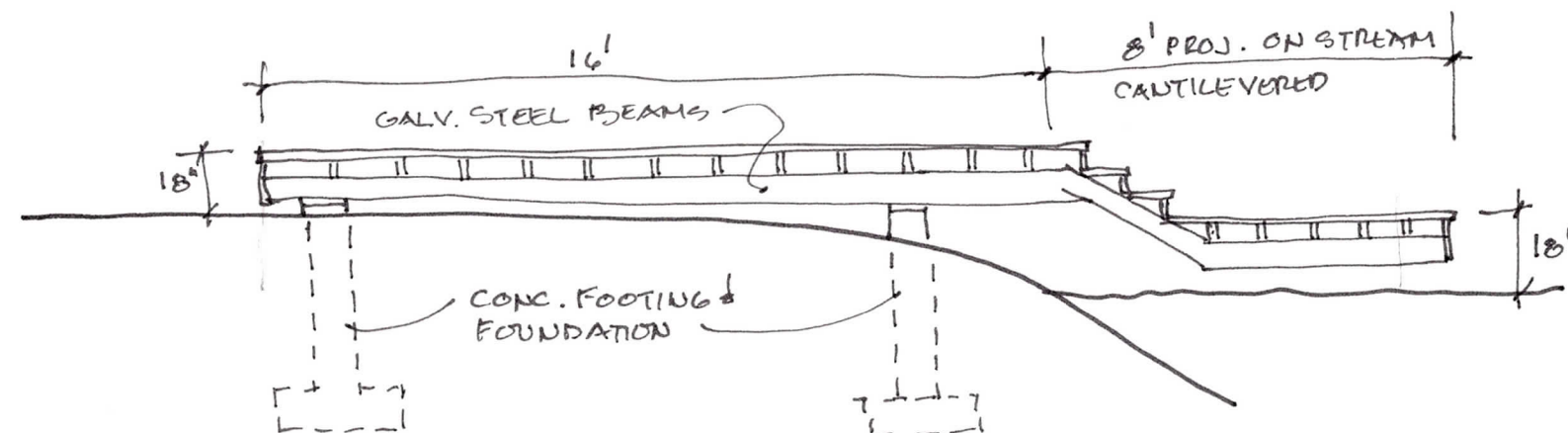
Drawn:
JTF

Drawing No:

DOCK-1



DOCK PLAN
1/4" = 1'-0"



DECK SECTION A-A
NTS.

FIFIELD | PIAKER | ELMAN
ARCHITECTS, PC

740 Broadway
New York, NY 10003
tel 212 979 9272
fax 212 979 9276
www.fpe-architects.com

3 Heritage Drive
Shelter Island, NY 11964
tel 631 749 6260

Project:

Gural Residence
South Salem NY

Date:

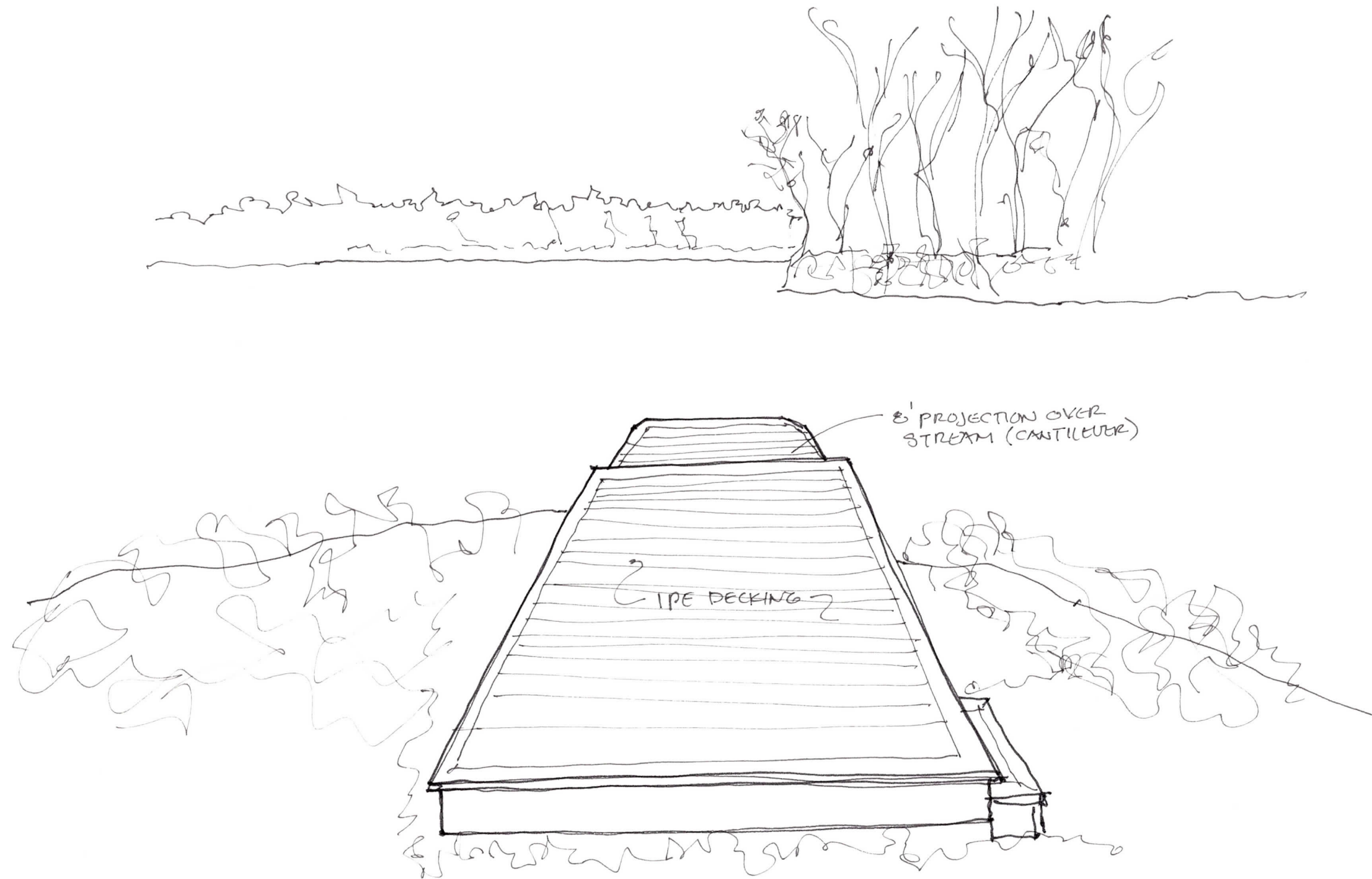
Job No:
2021014.00

Scale:
AS NOTED

Drawn:
JTF

Drawing No:

DOCK-2



PERSPECTIVE AT PROPOSED
DOCK LOOKING OUT TO LAKE

FIFIELD | PIKER | ELMAN
ARCHITECTS, PC

740 Broadway
New York, NY 10003
tel 212 979 9272
fax 212 979 9276
www.fpe-architects.com

3 Heritage Drive
Shelter Island, NY 11964
tel 631 749 6260

Project:

Gural Residence
South Salem NY

Date:

Job No:
2021014.00

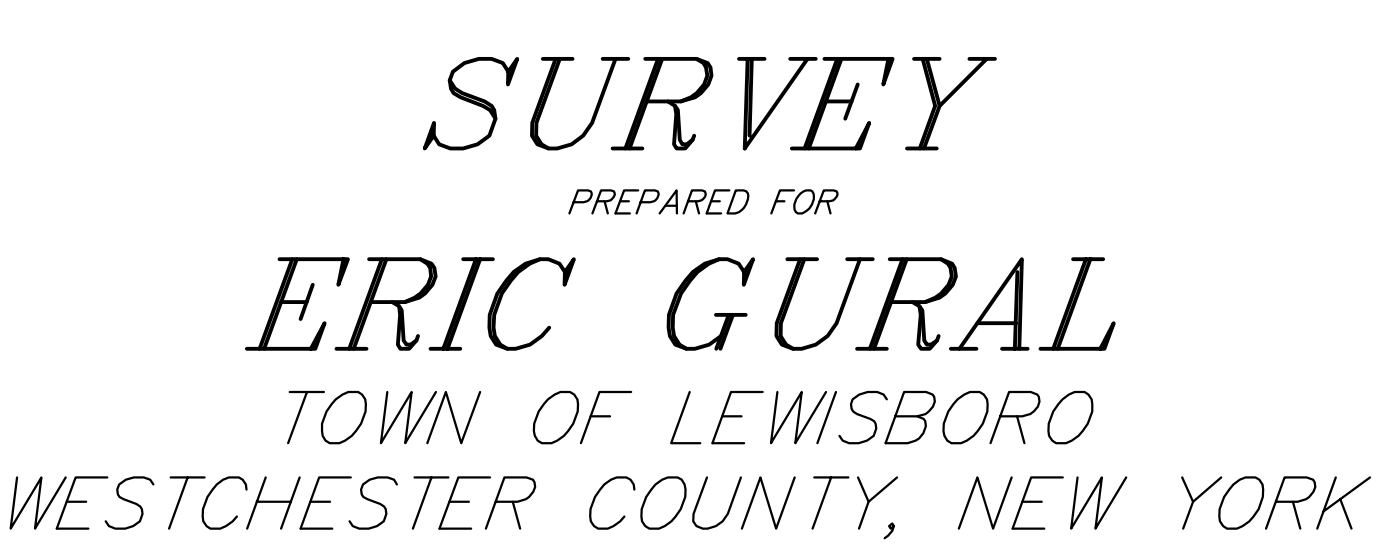
Scale:
AS NOTED

Drawn:
JTF

Drawing No:

DOCK-3

ASSESSORS MAP 36
TAX BLOCK 10810
TAX LOT 55
R-1/2A RESIDENCE ZONE



THE PURPOSE OF THIS MAP IS FOR A CERTIFICATE OF
OCCUPANCY. OTHER FIELD DATA MAY NOT BE SHOWN

SURVEYED AND PREPARED BY
MOODY & O'BRIEN, L.L.C., LAND SURVEYORS.

JOHN P. O'BRIEN L.S. NO. 50545
OFFICE OF MOODY & O'BRIEN, LLC
OCTOBER 20, 2015, NEW CANAAN, CONN.

MEMORANDUM

TO: Chairperson Janet Andersen and
Members of Lewisboro Planning Board

CC: Ciorsdan Conran
Judson Siebert, Esq.
Joseph Angiello

FROM: Jan K. Johannessen, AICP 
Joseph M. Cermele, P.E., CFM
Town Consulting Professionals

DATE: June 10, 2021

RE: Frank Hardart, III
12 Gilbert Street
Dock

Regarding the dock application submitted for 12 Gilbert Street, this office recommends that the proposed dock be illustrated on an Existing Conditions Survey of the property or other form of plot plan, so that the proposed location is clarified and documented; the plan should be to scale and dimensions of the dock provided. The applicant should confirm that no disturbance to the lake bottom is proposed and shall provide evidence of Lake Association Approval, if applicable.

JKJ/dc

https://kellardsessionsconsulti.sharepoint.com/sites/Kellard/Municipal/Lewisboro/Correspondence/2021-06-10_LWPB_Hardart - 12 Gilbert Street Dock_Review Memo.docx

**TOWN OF LEWISBORO
WETLAND PERMIT APPLICATION**

Application No.: 41-21WP
Fee: \$150 Date: 4/29/21
PD Ch # 1153

79 Bouton Road, South Salem, NY 10590

Phone: (914) 763-5592

Fax: (914) 875-9148

Project Address: 12 Gilbert St.

Sheet: 36F Block: 10806 Lot(s): 32

Project Description (Identify the improvements proposed within the wetland/wetland buffer and the approximate amount of wetland/wetland buffer disturbance): I am putting in a shore attached floating dock

Owner's Name: Frank Hardart Phone: 6462587172

Owner's Address: 12 Gilbert St., South Salem Email: fhardart@gmail.com

Applicant's Name (if different): _____ Phone: _____

Applicant's Address: _____ Email: _____

Agent's Name (if applicable): _____ Phone: _____

Agent's Address: _____ Email: _____

TO BE COMPLETED BY OWNER/APPLICANT

What type of Wetland Permit is required? (see §217-5C and §217-5D of the Town Code)

☐ Administrative ☒ Planning Board

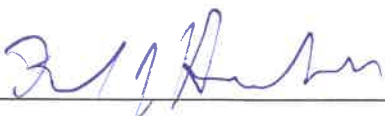
Is the project located within the NYCDEP Watershed? ☒ Yes ☐ No

Total area of proposed disturbance: ☒ < 5,000 s.f. ☐ 5,000 s.f. - < 1 acre ☐ ≥ 1 acre

Does the proposed action require any other permits/approvals from other agencies/departments? (Planning Board, Town Board, Zoning Board of Appeals, Building Department, Town Highway, ACARC, NYSDEC, NYCDEP, WCDOH, NYSDOT, etc): Identify all other permits/approvals required: No

Note: Initially, all applications shall be submitted with a plan that illustrates the existing conditions and proposed improvements. Said plan must include a line which encircles the total area of proposed land disturbance and the approximate area of disturbance must be calculated (square feet). The Planning Board and/or Town Wetland Inspector may require additional materials, information, reports and plans, as determined necessary, to review and evaluate the proposed action. If the proposed action requires a Planning Board Wetland Permit, the application materials outlined under §217-7 of the Town Code must be submitted, unless waived by the Planning Board. The Planning Board may establish an initial escrow deposit to cover the cost of application/plan review and inspections conducted by the Town's consultants.

For administrative wetland permits, see attached Administrative Wetland Permit Fee Schedule.

Owner Signature: 

Date: 4/26/21

TOWN OF LEWISBORO PLANNING BOARD

79 Bouton Road, South Salem, NY 10590

Email: planning@lewisborogov.com

Tel: (914) 763-5592

Fax: (914) 875-9148

Affidavit of Ownership

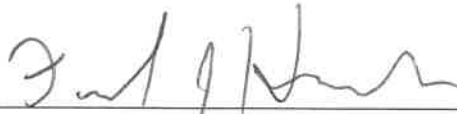
State of: New York

County of: Westchester

Frank J Hardart, being duly sworn, deposes and says that he/she
resides at 12 Gilbert St., South Salem
in the County of Westchester, State of NY
and that he/she is (check one) X the owner, or _____ the _____
of _____ Title
Name of corporation, partnership, or other legal entity

which is the owner, in fee of all that certain log, piece or parcel of land situated, lying and being in the
Town of Lewisboro, New York, aforesaid and know and designated on the Tax Map in the Town of
Lewisboro as:

Block 10806, Lot 32, on Sheet 36F


Owner's Signature

Sworn to before me this

27 day of April, 2021



CHRISTINE BIONDOLILLO
Notary Public, State of New York
No. 01BI6210426
Qualified in Kings County
Commission Expires August 17, 2021

Notary Public – affix stamp

TOWN OF LEWISBORO PLANNING BOARD

79 Bouton Road, South Salem, NY 10590
Email: planning@lewisborogov.com
Tel: (914) 763-5592 Fax: (914) 875-9148

Tax Payment Affidavit Requirement

This form must accompany all applications to the Planning Board.

Under regulations adopted by the Town of Lewisboro, the Planning Board may not accept any application unless an affidavit from the Town of Lewisboro Receiver of Taxes is on file in the Planning Board office. The affidavit must show that all amounts due to the Town of Lewisboro as real estate taxes and special assessments on the total area encompassed by the application, together with all penalties and interest thereon, have been paid.

Under New York State law, the Westchester County Clerk may not accept any subdivision map for filing unless the same type of affidavit from the Town of Lewisboro Receiver of Taxes is submitted by the applicant at the time of filing.

This form must be completed by the applicant and must accompany all applications to the Planning Board. Upon receipt, the Planning Board Secretary will send the form to the Receiver of Taxes for signature and notarization. If preferred, the applicant may directly obtain the signature of the Receiver of Taxes and notarization prior to submission.

To Be Completed by Applicant (Please type or print)

| | |
|-----------------------------|-------------------------------------|
| Frank J Hardart | 12 Gilbert St. Dock |
| <u>Name of Applicant</u> | <u>Project Name</u> |
| <u>Property Description</u> | <u>Property Assessed to:</u> |
| Tax Block(s): 10806 | Frank J Hardart III |
| Tax Lot(s): 32 | <u>Name</u> |
| Tax Sheet(s): 36F | 12 Gilbert St. |
| | <u>Address</u> |
| | South Salem NY 10590 |
| | <u>City</u> <u>State</u> <u>Zip</u> |

The undersigned, being duly sworn deposes and says that a search of the tax records in the office of the Receiver of Taxes, Town of Lewisboro, reveals that all amounts due to the Town of Lewisboro as real estate taxes and special assessments, together with all penalties and interest thereon, affecting the premises described below, have been paid.

Signature - Receiver of Taxes: _____

Date: 4/28/2021

Sworn to before me this

28th

day of April

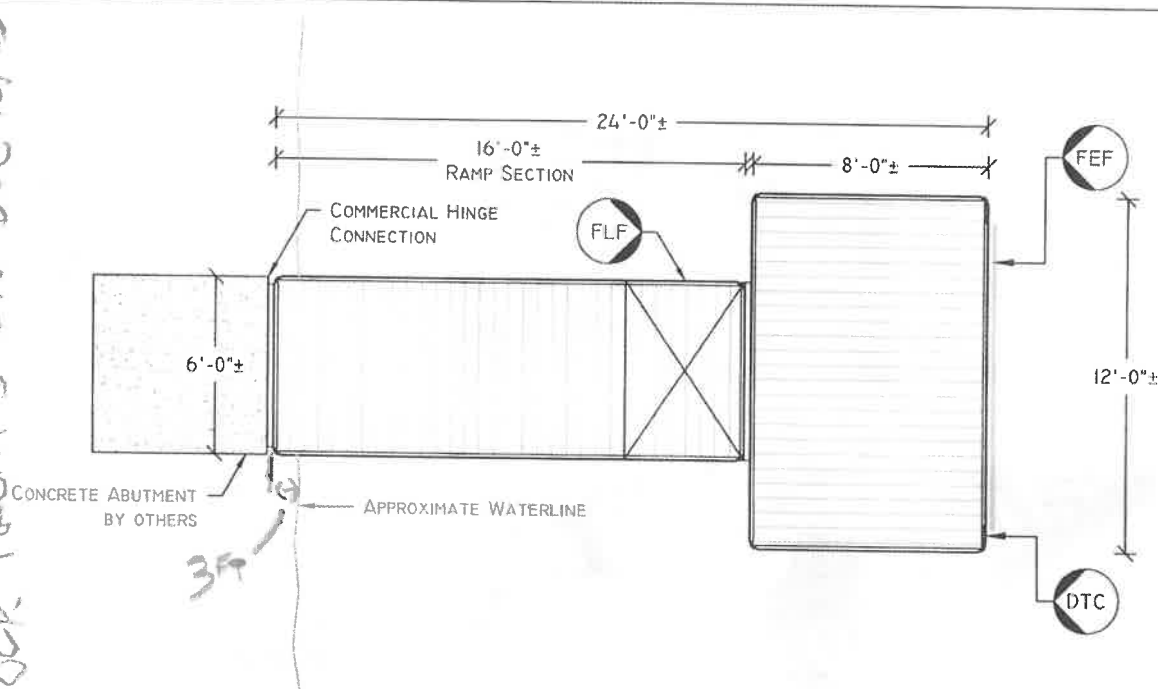
, 2021



Signature - Notary Public (affix stamp)

JANET L. DONOHUE
NOTARY PUBLIC, STATE OF NEW YORK
No. 01DO6259627
Qualified in Westchester County
Commission Expires April 16, 2024

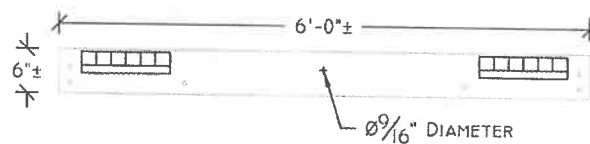
DOCK DESIGN FOR HARDART
DOCK FROM DOCK DOCTORS



MEDIUM DUTY ALUMINUM FLOATING DOCK LAYOUT



EXAMPLE: MEDIUM DUTY ALUMINUM FLOATING DOCK



COMMERCIAL HINGE EXAMPLE

SCALE: $\frac{3}{4}$ "=1'-0"

The Dock Doctors
Waterfront Specialists

19 LITTLE OTTER LANE
FERRISBURG, VT 05456

REPRODUCTION IN ANY WAY OF THIS PRINT AND SPECIFICATIONS IS COMPLETELY PROHIBITED. THIS DOCUMENT IS THE SOLE PROPERTY OF The Dock Doctors, LLC, 2021.

APPROVED TO BUILD

BY

DATE

HARDART
TRUESDALE LAKE, NY

DRAWN BY A. ALGER

DATE 03-23-2021

DWG# HAR-003

SCALE 1/4"=1'-0"

PAGE #

1

2



HINGE CONNECTION*
*NOT SHOWN WITH CAP



SAFETY CAP
FOR 2" SPUD PIPE



RSA RESIDENTIAL SPUD
ANCHOR MOUNT



CAT CHAIN ANCHOR
TUBE



CAP CHAIN ANCHOR
PLATE



PTS SHOE TRANSITION
ON SHORE



FLF FLOAT FRAME
ON RAMP SECTION

REQUIRED ASSEMBLY COMPONENTS



STF TRACK MOUNTED
FENDER



SMF SPUD PIPE
MOUNTED FENDER



ADL ALUMINUM DOCK
LADDER



FDK FENDER CLEAT KIT



DTC TRACK CLEAT



DKR KAYAK ROLLER



SDL SOLAR DECK LITES



SDD SOLAR DOCK DOTS
(4-PACK)



SPL SOLAR DOCK POST
LITES (2 PACK)



FEF EDGE FENDER



SPK SPUD POUNDER



SPK SPUD PULLER

ADDITIONAL DOCK OPTIONS/ UPGRADES

The Dock Doctors

Waterfront Specialists

19 LITTLE OTTER LANE
FERRISBURG, VT 05456

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SPECIFICATIONS IS COMPLETELY PROHIBITED
THIS DOCUMENT IS THE SOLE PROPERTY OF
THE DOCK DOCTORS, LLC 2021

APPROVED TO BUILD

BY _____

DATE _____

HARDART
TRUESDALE LAKE, NY

DRAWN A. ALGER

DATE 03-23-2021

DWG# HAR-003

SCALE

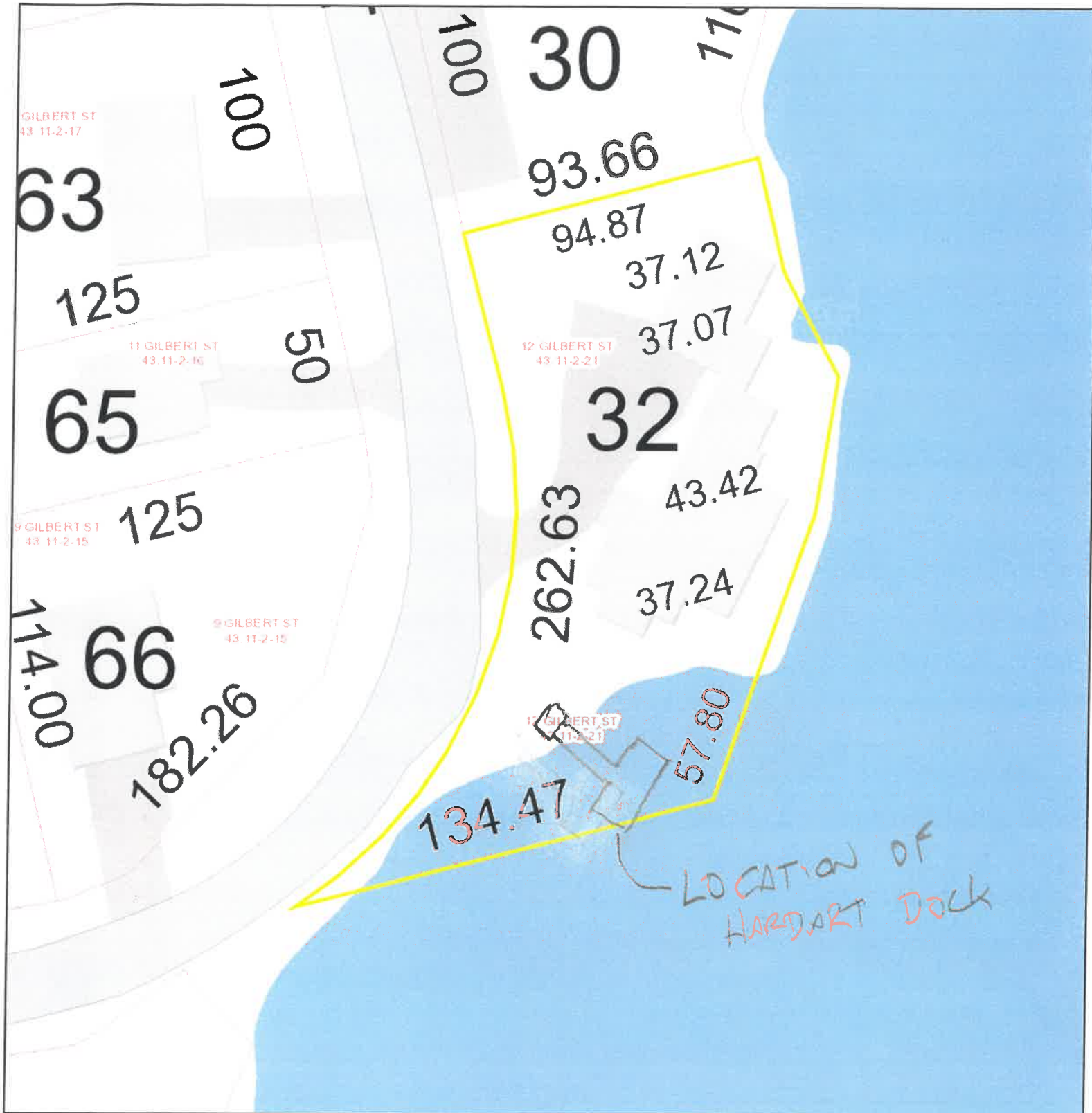
PAGE #

2

2

OF

12 GILBERT ST. ID: 43.11-2-21 (Lewisboro)



April 19, 2021

Tax parcel data was provided by local municipality. This map is generated as a public service to Westchester County residents for general information and planning purposes only, and should not be relied upon as a sole informational source. The County of Westchester hereby disclaims any liability from the use of this GIS mapping system by any person or entity. Tax parcel boundaries represent approximate property line location and should NOT be interpreted as or used in lieu of a survey or property boundary description. Property descriptions must be obtained from surveys or deeds. For more information please contact local municipality assessor's office.

1:500

0 20 40 80 ft



Westchester County GIS

GIS
<http://giswww.westchestergov.com>
Michaelian Office Building
148 Martine Avenue Rm 214
White Plains, New York 10601



19 Little Otter Lane
 Ferrisburg, VT 05456
 1-800-870-6756 Fax 802-877-3147
 info@thedockdoctors.com

Estimate

| Date | Estimate # | Rep |
|-----------|------------|-----|
| 3/26/2021 | 12529 | MS |

| | |
|--|--|
| Name / Address | |
| Frank Hardart
12 Gilbert St.
South Salem, NY 10590 | |
| 646-258-7172 | |

| | |
|--|-----|
| Ship To | |
| Frank Hardart
12 Gilbert St.
South Salem, NY 10590 | |
| fhardart@gmail.com | Fax |

Payment Terms: 50% Deposit - balance due upon receipt of product.
 Note: \$3000.00 transaction limit on credit cards per order.

I accept The Dock Doctors Terms, Conditions & Disclaimers as specified herewith along with the accompanying document.

| Qty | Description | MPN | Cost | *Total |
|--------------------------|---|------|----------|-----------|
| | DWG # HAR - 003 | | | |
| 1 | Custom - Flat plate connection with commercial hinge to concrete abutment | | 850.00 | 850.00T |
| 1 | 6x16 Aluminum floating dock with track frame, cedar decking & floatation | 35KC | 2,789.00 | 2,789.00T |
| 1 | Float frame for 6' wide x 16' long ramp | | 375.00 | 375.00T |
| 1 | 6' Hinge Connector Kit for Floating Aluminum Dock (includes (2) connectors with delrin bushings, s.s. pins, dampener system and spacer cap) | 351K | 179.00 | 179.00T |
| 1 | 8x12 Aluminum floating dock with track frame, cedar decking & floatation | 36KC | 2,748.00 | 2,748.00T |
| 2 | Track Cleat - Frame mounted for Dock Doctors aluminum floating docks | 603 | 23.00 | 46.00T |
| 10 | Installed - Black edge fender for aluminum track frame docks. Includes installation and SS fasteners. Price by foot. | | 10.95 | 109.50T |
| 95 | Curbside delivery; reflects 150 free miles, based off purchase of \$6,000.00 (does not include installation). | | 2.50 | 237.50T |
| Customer Signature _____ | | | | |

| | | | |
|--|---|--|-------------------|
| <p>*Does not include the following:
 RATES FOR PRODUCTS TO BE INSTALLED
 Delivery & Round Trip Travel (\$85/hr./person)
 Plus applicable Ferry Fees for NY State Deliveries
 Installation on site: \$85/hr./person
 Work boat \$190/hr. (if needed)
 Labor rates subject to change without notice</p> | <p>*All curbside deliveries are from our Vermont manufacturing facility. Curbside delivery is defined as a service that provides off-loading of your product off the side/rear of our truck/trailer. The delivery is performed by a single person therefore we are not able to carry the product to your installation site.</p> | <p>*Subtotal</p> | <p>\$7,334.00</p> |
| | | <p>Sales Tax (7.375%)</p> | <p>\$540.88</p> |
| | | <p>*Total</p> | <p>\$7,874.88</p> |
| | | <p>*Plus the following (pending lengths needed on site)
 1 1/2" galvanized pipe \$6.95/ft.
 2" galvanized pipe \$10.50/ft.
 3/8" galvanized chain \$4.50/ft.</p> | |

Payment Terms Disclaimer: 2% per month on any unpaid balance thereof along with attorney fees of 33% of the amount due in the event of default. This contract to be construed in accordance with the laws of Vermont. Cancellation & Return Policy: 20% restocking fee on any cancelled stock order or returned stock item. NO REFUNDS AVAILABLE ON CUSTOM ORDER PRODUCTS. Prices valid for a period of 30 days.

Truesdale Estates Association
PO Box 363
South Salem, NY 10590

Dock Application Permission

4/25/21

Frank Hardart

12 Gilbert St.

South Salem, Ny 10590

646-258-7172

Dear Frank,

Attached for your signature is the Truesdale Estates Association's (TEA) response to your request to build and/or maintain a dock that encroaches onto the TEA property from your property as specified in the drawings that you submitted to the TEA.

Please return two signed copies of this application approval to the Truesdale Estates Association.

Sincerely,



Howard Citron

Corresponding Secretary, Truesdale Estates Association

Dock Application Permission

GENERAL PERMISSION TO INSTALL AND MAINTAIN DOCK

Truesdale Estates Association (TEA), a homeowner's association incorporated in the Town of Lewisboro, County of Westchester, and State of New York, owns a parcel of land situated in the Town of Lewisboro, County of Westchester and State of New York, which is more particularly described as Assessor's Map 36, Lot 10810-008 as shown on the tax assessor's map in the Lewisboro Town House and as described in the Town Clerk's records.

Frank Hardart, a homeowner with property on 12 Gilbert St., South Salem, Ny 10590 requested permission to build the proposed dock encroaching over the property owned by Truesdale Estates Association (TEA).

The construction work to be undertaken is described in the attached dock drawing (Attachment B) as submitted by Frank Hardart. Stipulated in the application Frank Hardart agrees to the TEA's ***Reasonable Use Criteria(RUC) for Building and Maintaining a Dock on Truesdale Lake***, as defined in Attachment A.

Based on the apparent conformance of the applicant's work proposal as described in attachment B, and applicant's commitment to continue to adhere to the TEA's Reasonable Use Criteria (RUC) as defined in attachment A, the TEA hereby consents to the applicant's proposed use of the TEA lake and lake bed. Failure to uphold the stated, and agreed upon, Reasonable Use Criteria will result in this permission being revoked.

By signing below, all parties understand and agree to abide by the terms and conditions set forth above.

Approved by Duly Authorized Persons:

Rob Cummings

Frank Hardart

Witness – [TLPOA Dock Committee Representative]

In South Salem, NY, on the 25 day of April, 2021.

PROPOSED LOCAL LAW #8 OF THE YEAR 2021
A LOCAL LAW TO AMENDING CHAPTER 220 ENTITLED “ZONING”

SECTION 1: AUTHORITY

This chapter is adopted pursuant to the authority, of Article 2, §10 of the New York State Municipal Home Rule Law.

SECTION 2: LEGISLATIVE PURPOSE AND INTENT

Leaking underground petroleum storage tanks are the largest threat to groundwater quality in the United States where the U.S. Environmental Protection Agency has estimated that the cost of cleanup of oil spills could be upwards of \$32 billion. The totality of the Town of Lewisboro drains into reservoirs serving New York City, Norwalk and Stamford. The overwhelming majority of Lewisboro homes are served by a multitude of private wells while others use small local public water systems. These facts make Lewisboro exceptionally vulnerable to any petroleum tank leakages and oil spills. Historical Methyl tert-butyl ether (MTBE) leaks within the Towns of Lewisboro and Pound Ridge in the Cross River and Scotts Corners areas have adversely impacted groundwater quality as well. Furthermore, long lines and extended delays are not typically experienced at existing gas stations within the Town of Lewisboro and it is anticipated that there will be a steady but considerable decline in demand as the trend to electric vehicles accelerates and others buy more fuel efficient hybrid cars. Gasoline powered vehicles are accelerating climate change and New York State is making a determined effort to reduce their number. Finally we are seeing a steady increase in pedestrian and bicycle traffic.

SECTION 3 : AMENDMENT OF CHAPTER 220 OF LEWISBORO TOWN CODE ENTITLED “ZONING”

Chapter 220 of the current Code of the Town of Lewisboro entitled “Zoning”, specifically §220-43.7(E) is hereby amended as follows:

- E. Distance from other similar use. A gasoline service station use shall not be permitted within a distance of one (1) mile of another existing gasoline service station use. The distance shall be measured in a straight line between the property lines of the subject properties.

SECTION 4 – HOME RULE

Nothing in this Local Law is intended, or shall be construed to limit the home rule authority of the Town under State Law or to limit the Town’s discretion in setting fees and charges in connection with any applications requiring Town approval.

SECTION 5 – SEVERABILITY

If any part or provision of this Local Law or the application thereof to any person or circumstance be adjudged invalid by any court of competent jurisdiction, such judgment shall be confined in its operation to the part or provision or application directly involved in

the controversy in which judgment shall have been rendered and shall not affect or impair the validity of the remainder of this Local Law or the application thereof to other persons or circumstances, and the Town Board of the Town of Lewisboro hereby declares that it would have passed this Local Law or the remainder thereof had such invalid application or invalid provision been apparent.

SECTION 6– EFFECTIVE DATE

This Local Law shall take effect immediately upon filing in the office of the Secretary of State in accordance with Section 27 of the Municipal Home Rule Law.

INLAND WETLANDS
COMMISSION
Telephone (203) 563-0180
Fax (203) 563-0284



TOWN HALL
238 Danbury Road
Wilton, Connecticut 06897

RECEIVED BY

JUN 09 2021

Town Clerk
Town of Lewisboro

June 7, 2021

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

Town Clerk
Town of Lewisboro
PO Box 500
11 Main Street
South Salem, NY 10590

Town Clerk:

Pursuant to Public Act 87-533, the Wilton Inland Wetland Commission hereby gives written notice of an application involving regulated activities within 500 feet of the Lewisboro/Wilton Town Boundary. The subject of the application is for a proposed addition and new deck within a regulated area at 174 Silver Spring Road, Wilton, CT.

Should you have any questions or comments, please contact our office at the above number. The application is available for review Monday - Friday 8:00 - 4:00 pm at the office of the Commission.

Sincerely,

Liz Larkin
Administrative Assistant



Doyle Coffin Architecture, LLC
158 Danbury Road
Ridgefield, Connecticut 06877
203 | 431 | 6001
203 | 431 | 9764 fax
info@doylecoffinarchitecture.com
doylecoffinarchitecture.com

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architectural design
since 1973

June 2, 2021

Mr. Michael Conklin, Director of Environmental Affairs
Environmental Affairs Department
Wilton Town Hall Annex
238 Danbury Road
Wilton, CT 06897

Re: Elia Residence – 174 Silver Spring Road

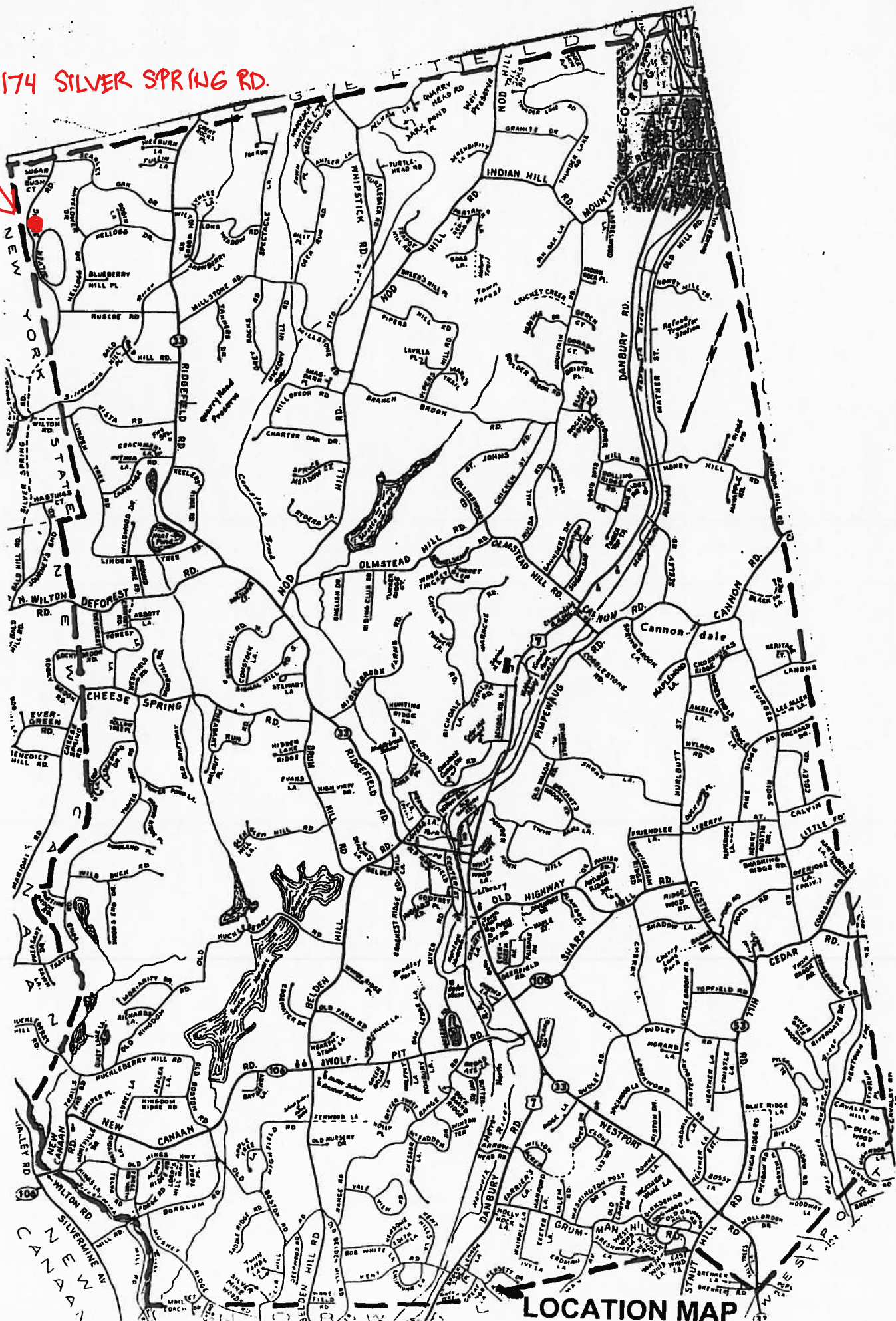
Dear Mr. Conklin,

As owner of the property located at 174 Silver Spring Road, Wilton, Connecticut, I hereby authorize John Doyle of Doyle Coffin Architecture to apply to the Town of Wilton for all permits and approvals related to this property on my behalf.

Sincerely,

Stephen Elia

174 SILVER SPRING RD.



LOCATION MAP

121-29-1

TARANTINO JASON & MICHELLE A
31 MAYFLOWER DR
WILTON CT 06897

121-29-2

MOHR NICHOLAS B & ELIZABETH G
41 MAYFLOWER DR
WILTON CT 06897

133-3

WIEGAND ERNEST A
152 SILVER SPRING RD
WILTON CT 06897

133-4-2

D'ONOFRIO JEFFREY & MELINDA
96 SILVER SPRING RD
WILTON CT 06897

134-1

SCHWINT CHRISTOPHER & KATHERINE
179 SILVER SPRING RD
WILTON CT 06897

134-1-1

O'GRADY MICHAEL & KELLEY
175 SILVER SPRING RD
WILTON CT 06897

134-2

BAXENDALE ANTHONY B & TRACEY F
183 SILVER SPRING RD
WILTON CT 06897

134-14

AFS REAL PROPERTY LLC
194 SILVER SPRING RD
WILTON CT 06897

134-14-1

SAEED SALIM A
202 SILVER SPRING RD
WILTON CT 06897

134-15

ELIA STEPHEN III & JENNIFER F
174 SILVER SPRING RD
WILTON CT 06897



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June 2, 2021

Description of Proposed Project:

The project at 174 Silver Spring Road is essentially a kitchen renovation that entails squaring off the existing multi-sided bay at the first floor to create more interior space and adding an area of deck that aligns with the proposed addition. The proposed project would be constructed over/in line with an existing stone wall. Part of the existing terrace (set in stone dust) would be covered by the new deck. There is no proposed increase in terrace area.

The proposed construction method is to use concrete "big foot" piers to support the corner of the addition and the vertical posts of the raised deck (no new foundation wall). The piers will be flush with the terrace level and concealed by the existing stone wall (wall to be rebuilt with stone veneer at face of the piers where the existing wall is engaged).

The increase in heated interior space is 63.1 SF. The increase in area of raised deck 84.9 SF.

See attached Zoning Table for more information.

David D. Coffin, AIA, Founder
Peter T. Coffin, AIA, Partner
John M. Doyle, AIA, Partner
Alex Bellina, AIA, Associate
Michelle Myers, AIA, Associate

May 24, 2021

Elia Residence -174 Silver Spring Road – Zoning Table

Zone: R2A

Lot: 2.68 Ac. = 116,740 SF

Survey: Ryan and Faulds dated March 4, 2002.

| | Description | Existing SF | Proposed SF | Change |
|---|--|-------------|-------------|----------|
| A | House/Garage | 2942.2 SF | 3005.3 SF | +63.1 SF |
| B | Wrap around Porch/Front Steps | 438.2 SF | 438.2 SF | 0 SF |
| C | Deck (back of house) | 272.8 SF | 357.7 SF | +84.9 SF |
| D | *Paving (impervious) | 4,924.1 SF | 4924.1 SF | 0 SF |
| E | **Terrace and walkway
(back yard – set in stone dust) | 905.8 SF | 820.9 SF | -84.9 SF |
| | | | | |

- Note – measured by high resolution scan – see attached screen shot.

** New deck covers portion of existing terrace.

Building Coverage: (A+B+C)

7% Allowed (116,740.8 x .07 =) **8171.8 SF Allowed**

| Existing | Proposed | Allowed |
|--------------------------|--------------------------|------------------------|
| 3,653.2 SF - 4.5% | 3,801.2 SF - 4.7% | 8,171.8 SF - 7% |
| | | |

Total Coverage: (A+B+C+D)

12% Allowed (116,740.8 x .12 =) **19,288.9 SF Allowed**

| Existing | Proposed | Allowed |
|---------------------------|--------------------------|--------------------------|
| 8,577.3 SF – 4.45% | 8,725.3 SF – 4.5% | 19,288.9 SF - 12% |
| | | |

NOTIFICATION TO ADJACENT MUNICIPALITIES

Pursuant to Public Act 87-533 in the case of an application where any portion of the wetlands or watercourse on which the regulated activity is proposed is located within 500 feet of the boundary of New Canaan, Norwalk, Westport, Weston, Redding, Ridgefield or the Township of Lewisboro, New York, the applicant shall give written notice of the proposed activity via CERTIFIED MAIL - RETURN RECEIPT REQUESTED, to the adjacent municipal wetlands agency on the same day of filing an inland wetlands permit application with the Wilton Inland Wetlands Commission. Documentation of such notice shall be provided to the Wilton Inland Wetlands Commission.

Further, the applicant shall certify to the Commission in as to whether:

- a. Any portion of the property on which the regulated activity as proposed is located within 500 feet of the boundary of an adjoining municipality;
- b. A significant portion of the traffic to the completed project on the site will use streets within the adjoining municipality;
- c. A significant portion of the sewer or water drainage from the project site will flow through and significantly impact the sewage and drainage system within the adjoining municipality;
- d. Water run-off from the improved site will impact streets or other municipal or private property within the adjoining municipality.



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June 4, 2021

Town of Lewisboro Wetlands Inspector – Planning Office
79 Bouton Road
South Salem, NY 10590

Re: Notification to Adjacent Municipalities

To whom it may concern:

This letter is to serve as notification to the Town of Lewisboro per Public Act 87-533 that a Minor Regulated Activity Application was submitted to the Town of Wilton for alterations to the property at 174 Silver Spring Road fall that within the 100' wetlands review buffer. The property also falls within 500' of the Wilton/Lewisboro line.

Sincerely,

John M. Doyle, AIA, LEED AP (Owner's Agent)

David D. Coffin, AIA, Founder
Peter T. Coffin, AIA, Partner
John M. Doyle, AIA, Partner
Alex Bellina, AIA, Associate
Michelle Myers, AIA, Associate

INLAND WETLANDS
COMMISSION
Telephone (203) 563-0180
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TOWN HALL
238 Danbury Road
Wilton, Connecticut 06897

ADDENDUM TO APPLICATION – NOTICE TO WATER COMPANY & CT DEPT. OF PUBLIC HEALTH

Section 8-31 of the Connecticut General Statutes states, in part, “When an applicant files with the Zoning Commission, Planning and Zoning Commission or Zoning Board of Appeals of any municipality an application, petition, request or plan concerning any project on any site which is within the watershed of a water company, as defined in Section 25-32a, the applicant shall provide written notice of the application, petition, request or plan to the water company...Such notice shall be made by certified mail, return receipt requested, and shall be made within seven days of the date of the application...”

The watershed map is located in the Planning and Zoning Office in the Town Hall Annex.

The certified letter should state the address of the property and the intention of the application. It is helpful to include a project plan, although not required.

The address is either:

SNEW
South Norwalk Electric and Water Company
164 Old Boston Road
Wilton, CT 06897
CT#1030021
South Norwalk Reservoir/City Lake
Pope's Pond/Street's Pond

First Taxing Dist. Water Department
12 New Canaan Avenue
Norwalk, CT 06851

CT#103011
Brown's Reservoir

Public Water Supply Watershed or Aquifer Area Project Notification

Under the Public Act 06-53 notification requirement, applicants with projects in public water supply watersheds or aquifer protection areas must notify the CTDPH in addition to the project area water company.

The CT DPH Drinking Water Section prefers applicants use the listed website to satisfy the notification requirement. You may access the online PA 0653 Notification Form on the Source Water Protection Program website: https://portal.ct.gov/-/media/Departments-and-Agencies/DPH/dph/drinking_water/pdf/WatershedorAquiferAreaProjectNotificationFormpdf.pdf?la=en



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June 4, 2021

First Taxing District Water Department
12 New Canaan Ave.
Norwalk, CT 06851

Re: Notification to the Water Company and Connecticut Department of Public Health

To whom it may concern:

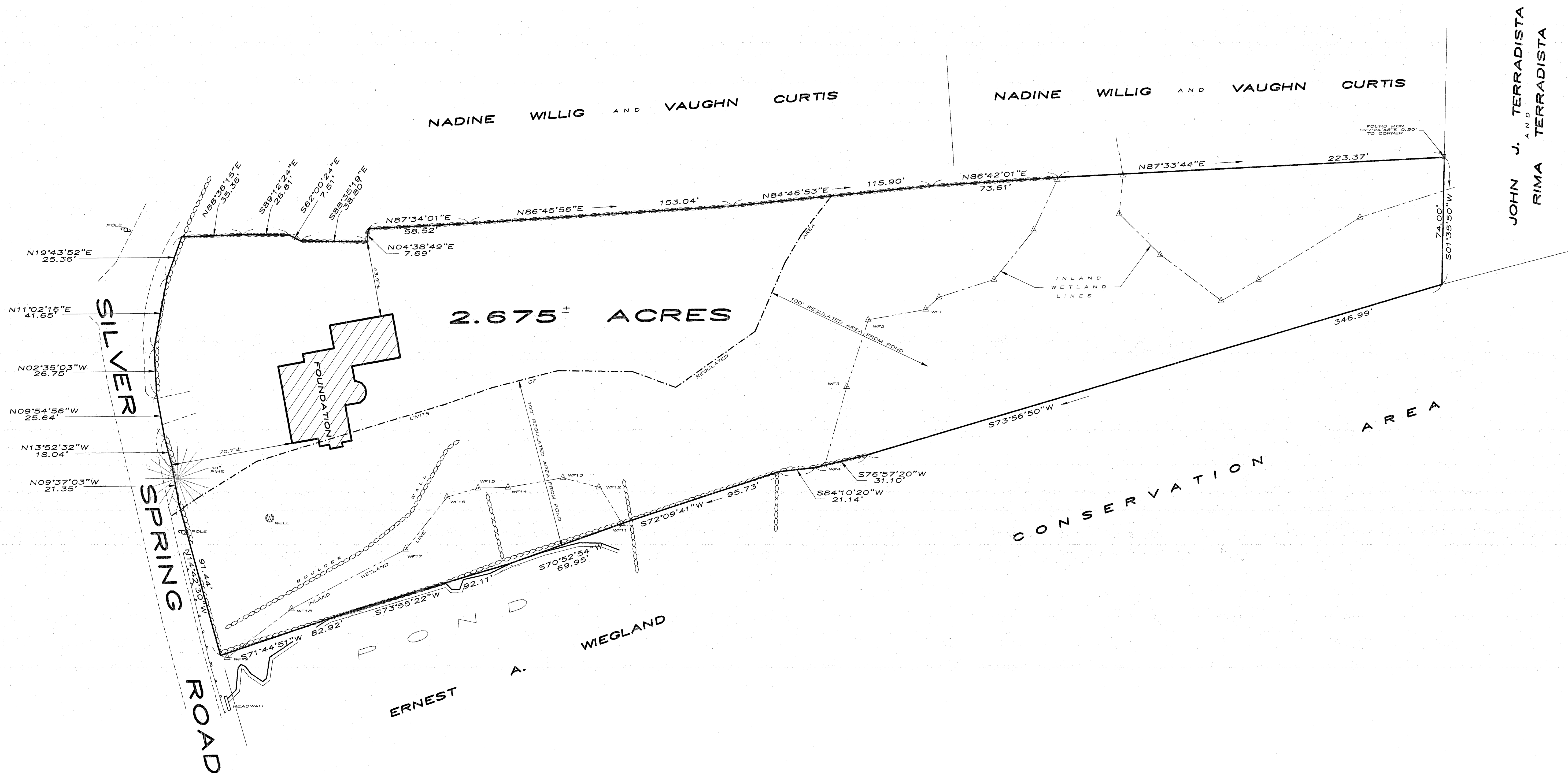
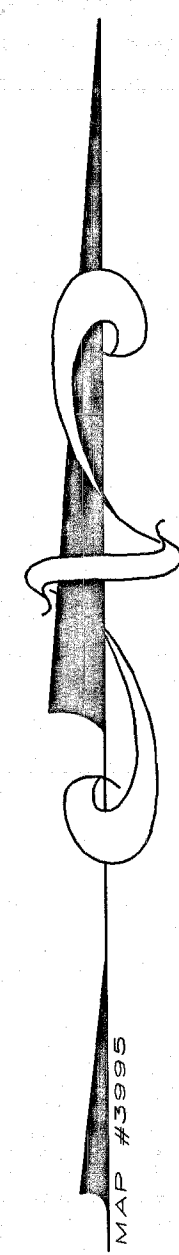
This letter is to serve as notification to the First Taxing District per Section 8-31 of the Connecticut General Statutes that a Minor Regulated Activity Application was submitted to the Town of Wilton for alterations to the property at 174 Silver Spring Road (Wilton) that fall within the 100' wetlands review buffer. The property is located within the watershed.

See attached project description and zoning table.

Sincerely,

John M. Doyle, AIA, LEED AP (Owner's Agent)

David D. Coffin, AIA, Founder
Peter T. Coffin, AIA, Partner
John M. Doyle, AIA, Partner
Alex Bellina, AIA, Associate
Michelle Myers, AIA, Associate



NOTES

THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THROUGH 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC.

THE TYPE OF SURVEY PERFORMED IS A LIMITED PROPERTY/BOUNDARY - ZONING LOCATION SURVEY. IT IS INTENDED TO DEPICT COMPLIANCE OR NONCOMPLIANCE WITH ZONING REGULATIONS WITH RESPECT TO BUILDING LOCATION.

HORIZONTAL ACCURACY STANDARD - CLASS A-2.

BOUNDARY DETERMINATION/OPINION IS BASED UPON A DEPENDENT RESURVEY.

REFERENCE IS MADE TO MAP #3995 WILTON LAND RECORDS.

REFERENCE IS MADE TO MAP ENTITLED "PROPERTY MAP, PREPARED FOR, KENT R. & KATHARINE C. SMITH" DATED MAY 9, 2000, REV. 01-16-01 PREPARED BY LAND SURVEYING SERVICES, EASTON, CONNECTICUT. NEAL K. JAIN, LAND SURVEYOR.

INLAND WETLAND LINES DEPICTED HEREON, TRANSCRIBED FROM MAP PREPARED BY LAND SURVEYING SERVICES REFERENCED ABOVE.

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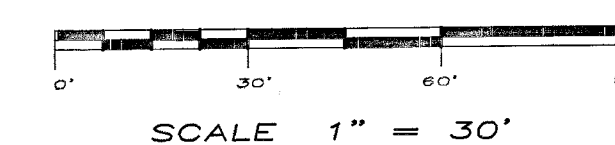
PROPERTY LOCATED IN R-2A RESIDENCE ZONE.

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ZONING LOCATION SURVEY
PREPARED FOR

CORNERSTONE DEVELOPMENT, LLC

WILTON, CONNECTICUT

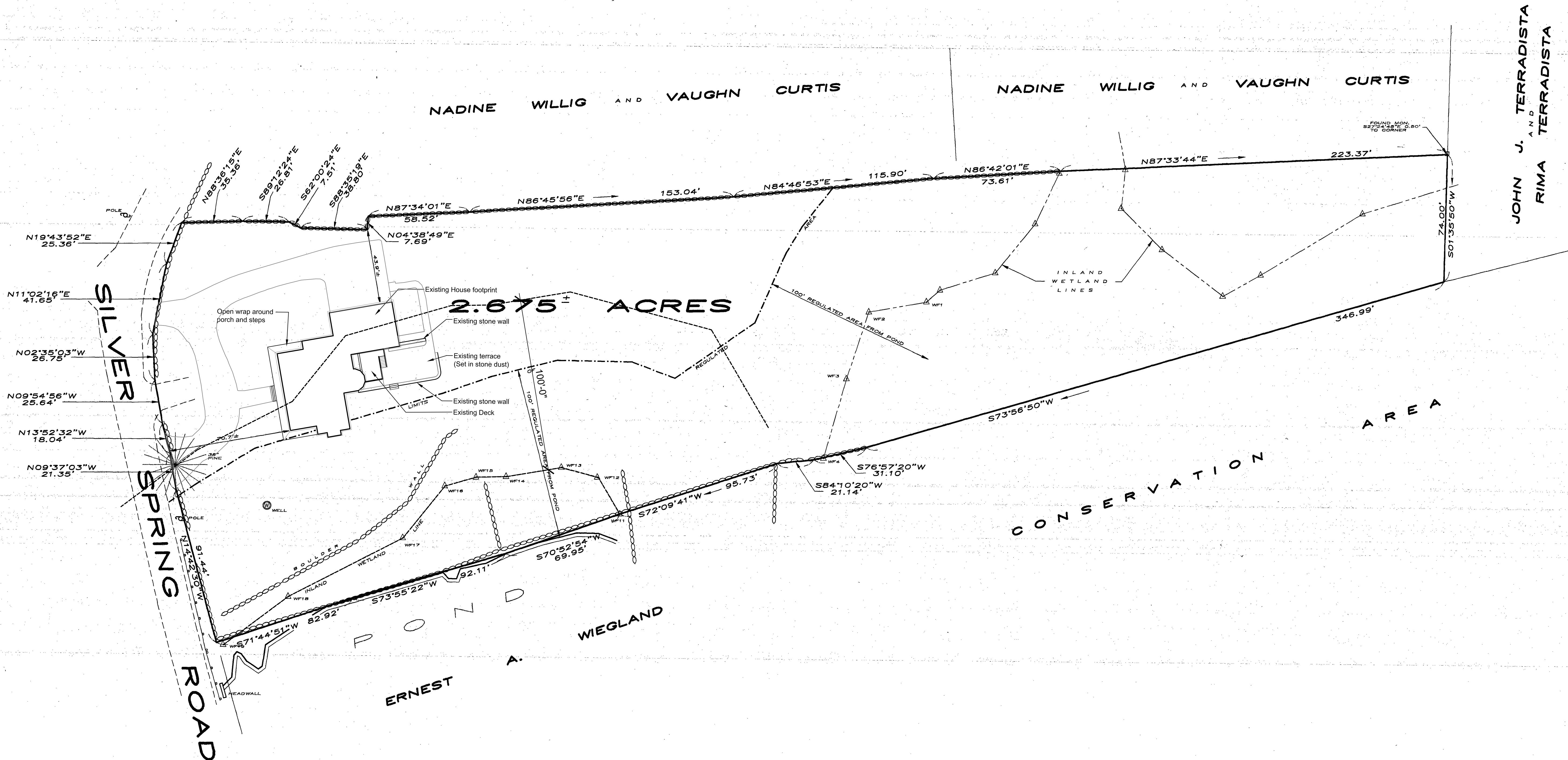
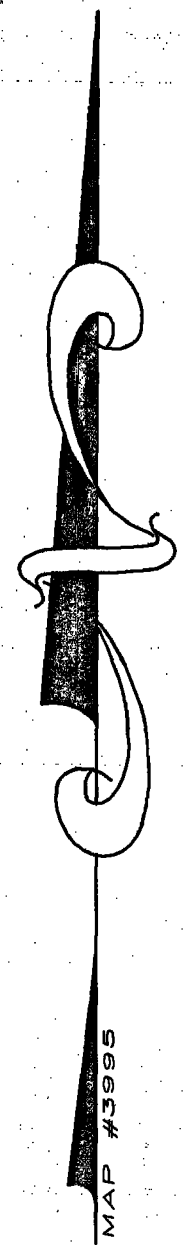


MARCH 4, 2002
AMENDED APRIL 16, 2003 TO DEPICTED BOULDER
WALL LOCATION AND 100' REGULATED AREA LINE ONLY

RYAN AND FAULDS, LLC LAND SURVEYORS
WILTON, CONNECTICUT

TO MY KNOWLEDGE AND BELIEF
THIS MAP IS SUBSTANTIALLY
CORRECT AS NOTED HEREON.

D. Faulds
DOUGLAS R. FAULDS
LAND SURVEYOR CONN. LIC. No. 13292



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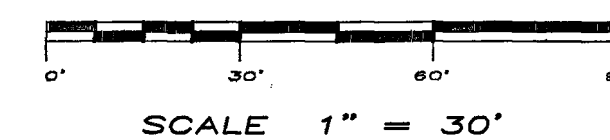
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ZONING LOCATION SURVEY

PREPARED FOR

CORNERSTONE DEVELOPMENT, LLC

WILTON, CONNECTICUT

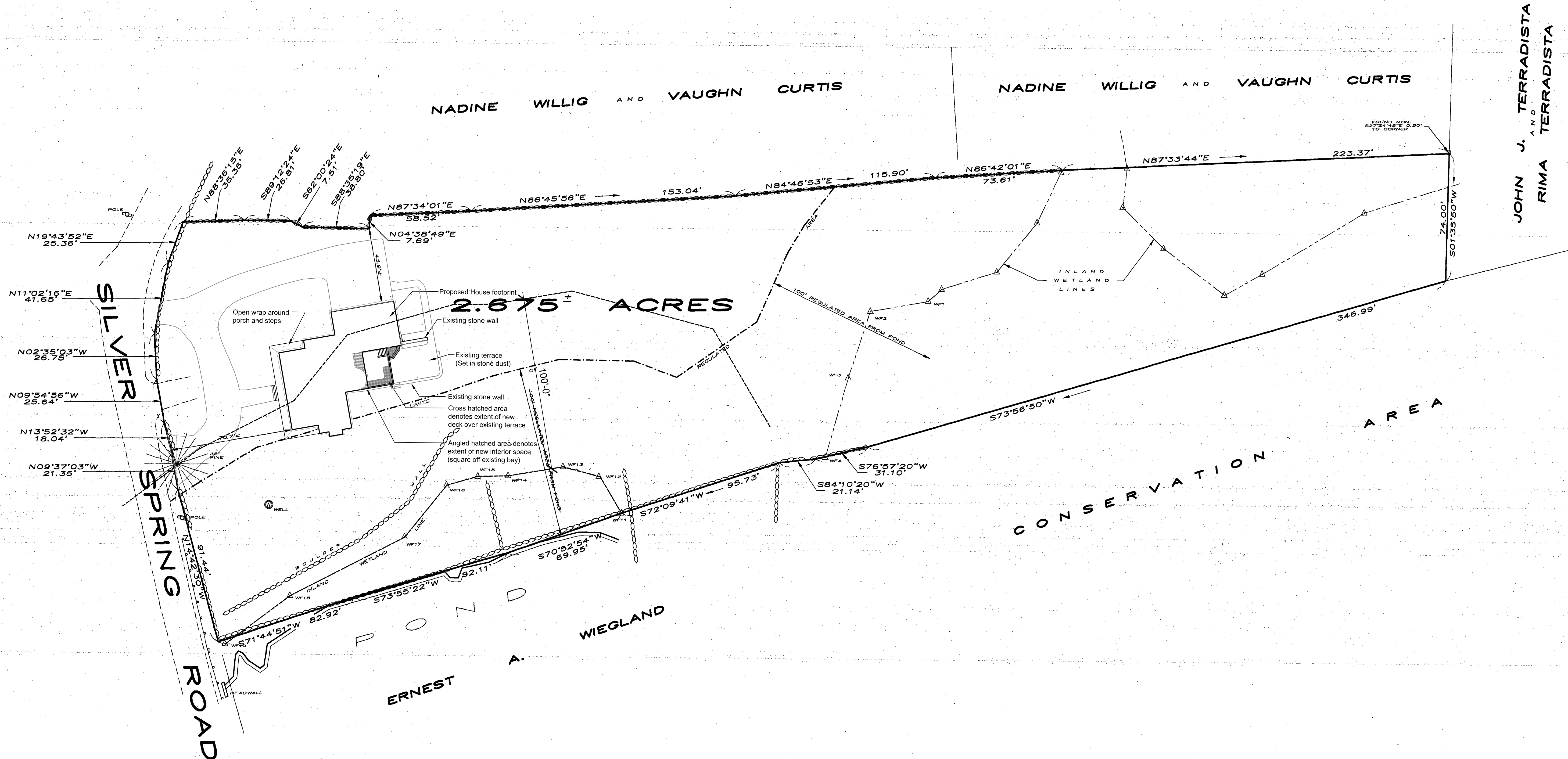
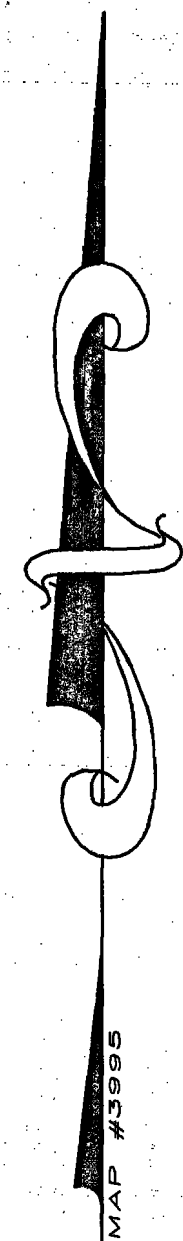


MARCH 4, 2002
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WALL LOCATION AND 100' REGULATED AREA LINE ONLY

RYAN AND FAULDS, LLC LAND SURVEYORS
WILTON, CONNECTICUT

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D. R. Faulds
DOUGLAS R. FAULDS
LAND SURVEYOR CONN. LIC. No. 13292



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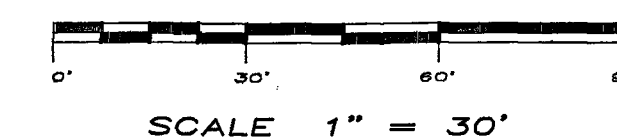
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ZONING LOCATION SURVEY

PREPARED FOR

CORNERSTONE DEVELOPMENT, LLC

WILTON, CONNECTICUT



MARCH 4, 2002
AMENDED APRIL 18, 2003 TO DEPICTED BOULDER
WALL LOCATION AND 100' REGULATED AREA LINE ONLY

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