

**AGENDA PACKET**

**JANUARY 11, 2022 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](mailto:planning@lewisborogov.com)**

**AGENDA**

**Tuesday, January 11, 2022**

Via Zoom videoconferencing and live streaming  
to Lewisboro TV YouTube channel

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

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

**I. SITE DEVELOPMENT PLAN REVIEWS**

**Cal #04-21PB, Cal #42-21WP, Cal #08-21SW**

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

**Cal #10-21PB**

**Palminteri Residence, 4 Bluestone Lane, South Salem; Sheet 40, Block 10552, Lot 42 (Chazz And Gianna Palminteri, owners of record) – Waiver of site development plan procedures application for the construction of a single-family house.**

**II. WETLAND VIOLATION**

**Cal #01-21WV**

**Maple Tree Farm, 400 Smith Ridge Road, South Salem; Sheet 24, Block 9831, Lot 49B (Maple Tree Farm, LLC, owner of record)**

**III. DISCUSSION**

**2022 Fee Schedule**

**IV. MINUTES OF December 21, 2021.**

**V. MOTION TO CONVENE EXECUTIVE SESSION**

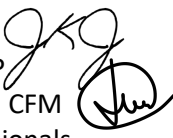

**VI. NEXT MEETING DATE: February 15, 2022.**

**VII. ADJOURN MEETING**

## **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: January 6, 2022

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

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### **PROJECT DESCRIPTION**

The subject property consists of  $\pm 0.93$  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, resulting in  $\pm 2,846$  s.f. of new space. The applicant is also proposing to expand the existing stormwater management facility to accommodate additional flows and has proposed wetland mitigation in the form of planting.

### **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; a public hearing is required.
2. It appears that a building coverage variance is required from the Zoning Board of Appeals.



Chairperson Janet Andersen

January 6, 2022

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3. Referral to the Architecture and Community Appearance Review Council is required.
4. The application has been referred to the Westchester County Planning Board as 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 revised plans be forwarded to the Building Inspector to determine if the comments contained within his August 10, 2021 memorandum have been satisfactorily addressed.
2. It is recommended that the application be referred to the Fire Department for review; the applicant should coordinate this referral with the Building Inspector (please do not send plans directly to the Fire Department).
3. As part of the original approval for the self-storage facility, the applicant was required to submit annual maintenance reports relating to the originally installed wetland mitigation plantings; reports were never submitted. The applicant has since inspected the mitigation area and has submitted a report entitled "Report on Wetland Mitigation Area", prepared by Alan Pilch, P.E., RLA, dated December 13, 2021. The report identifies that the entire wetland mitigation area has been consumed by invasives, a condition that could have been prevented if the applicant had been diligent with required inspections. The applicant is proposing to remove the invasives and replant the former mitigation area; however, the plan does not satisfy the minimum required 1:1 mitigation ratio and there is a 2,560 s.f. deficit. The applicant should evaluate options for achieving the minimum requirement. We note that the previously proposed off-site mitigation area has been eliminated with this latest plan submission.
4. As previously identified, the applicant must coordinate with the New York State Department of Environmental Conservation (NYSDEC) to determine if the NYSDEC wetland boundary needs to be reverified and to discuss if any permitting is required for work proposed within the NYSDEC 100-foot Wetland Adjacent Area (proposed mitigation).
5. As previously requested, provide a Lighting Plan to demonstrate proposed illuminance levels and provided details of lighting fixtures for the new buildings.
6. The stormwater mitigation design for the original approval included an infiltration system consisting of 55 infiltration units located along the rear of the drive. Pre-treatment of stormwater runoff was provided via temporary storage of influent flows. The plan proposes to relocate a portion of the previously installed system to accommodate the proposed building foundations. The system will be expanded as needed to mitigate peak runoff rates from the added impervious area. The hydrologic design demonstrates that peak discharge rates through the 25-year storm

will be attenuated. We note that the original design and approval required attenuation of peak discharge rates through the 100-year design storm. The analysis should be updated to demonstrate that the same level of mitigation will be maintained as previously approved.

7. The stormwater design indicates that water quality treatment is being provided for the added impervious area. We note, however, that the plan proposes to install a new catch basin, Proposed Catch Basin CB-1, which will collect runoff from the proposed storage building roof and expanded driveway. These flows will not be pre-treated prior to discharging to the infiltration system. Please modify the system layout as needed to provide pre-treatment of all collected stormwater runoff. The SWPPP should include updated water quality treatment calculations to demonstrate that the existing pretreatment system is adequate.
8. Please provide invert elevations for all inlet and outlet piping connections at Existing Catch Basin, CB-1. It is unclear whether pretreatment of stormwater runoff is being provided prior to discharge to the proposed 12 infiltration units. Please provide a detail for the required modifications to the existing catch basin.
9. We note that the two (2) identified snow storage areas require access through a gate; this is not ideal. The applicant should consider elimination of the gated access.
10. Provide construction details for all proposed improvements, including but not limited to, the concrete retaining wall, refuse enclosure and stormwater components.
11. The chain link fence detail on Sheet C-112 references plans that are not included within the plan set. The detail should state that the proposed chain link fence is to match what is existing elsewhere on the property. Note that the previously approved chain link fence was to be black vinyl coated galvanized steel.

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, DATED DECEMBER 9, 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, C-112, C-113)

Chairperson Janet Andersen

January 6, 2022

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**DOCUMENTS REVIEWED:**

- Letter, prepared by ALP Engineering, dated December 19, 2021
- Stormwater Pollution Prevention Plan Report, dated December 13, 2021
- Exhibit 1: Wetland Buffer, Impacts and Mitigation, dated December 9, 2021
- Report on Wetland Mitigation Area, dated December 13, 2021

JKJ/dc

[https://kellardsessionsconsulti.sharepoint.com/sites/Kellard/Municipal/Lewisboro/Correspondence/2022\\_01-06\\_LWPB\\_Kaplan Storage - 397 Smith Ridge Road\\_Review Memo.docx](https://kellardsessionsconsulti.sharepoint.com/sites/Kellard/Municipal/Lewisboro/Correspondence/2022_01-06_LWPB_Kaplan%20Storage%20-%20397%20Smith%20Ridge%20Road_Review%20Memo.docx)

**TOWN OF LEWISBORO**  
**Westchester County, New York**



**Building Department**  
**79 Bouton Road**  
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August 10, 2021 revision 1

Ms. Janet Andersen, Chair  
Town of Lewisboro Planning Board

Re: Cal#4-21PB, Cal#42-21WP, Cal#08-21SW  
Kaplan Storage, 397 Smith Ridge Rd., sheet 050A, block 9848, lot 02

Dear Ms. Andersen and Members of the Board,

I have reviewed the plans from Alan L. Pilch, P.E. dated 4/15/21, the plan from Steven R. Kaplan, Architect dated 11/16/20 and the survey from Terry Bergendorff Collins, Surveyor latest revision dated 12/1/15 as well as the memo from Jan K. Johannessen, AICPI and Joseph M. Cermele, P.E. dated 6/10/2021. I agree with the comments from our Town Consulting Professionals and will not repeat them here. I have the following comments:

1. A fire apparatus road (minimum width 20') must extend to within 150' of all portions of the facility per Section 503 of the 2020 Fire Code of NYS. Proposed building #4 could be decreased in size to provide a minimum 20' access width on its southern side. The space adjacent to the existing keypad reader must also be increased to a minimum width of 20'.
2. A minimum fire separation distance of 10' is required between buildings per Table 602 of the 2020 Building Code of NYS or the design professional may elect to treat all the separate buildings as one per Section 503.1.2 of the 2020 Building Code of NYS.
3. Storage areas are not included in the Schedule of Off-street Parking Requirements. The number of required parking spaces for these areas shall be determined by the Planning Board per Section 220-56E of the Zoning Code.

Please do not hesitate to contact me with any questions.

Sincerely,

Joe Angiello  
Building Inspector



**ALP Engineering**  
& Landscape Architecture, PLLC

December 19, 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. As a result of comments received from the Planning Board, the plans have been modified since the prior submission to the Planning Board. In the prior application, a total of 3,350 square feet of new storage building was proposed. In the current application, the amount of new building proposed is 2,846 s.f., a reduction of 504 s.f. The changes to the plans are described below.

<u>Drawing No.:</u>	<u>Drawing Title:</u>	<u>Date:</u>
Dwg. C-101	Site Layout Plan	12/09/2021
Dwg. C-102	Site Grading and Utilities Plan	12/09/2021
Dwg. C-103	Erosion and Sediment Control Plan	12/09/2021
Dwg. C-104	Mitigation Planting Plan	12/09/2021
Dwg. C-111	Construction Details	12/09/2021
Dwg. C-112	Construction Details	12/09/2021
Dwg. C-113	Construction Details	12/09/2021

Also submitted for review are the following:

- Report on Wetland Mitigation Area, dated December 13, 2021;
- Stormwater Pollution Prevention Plan / Stormwater Management Report For Self-Storage Facility, dated December 13, 2021.

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



- Exhibit 1, Wetland Buffer: Impacts and Mitigation, dated 12/09/2021.

Summary of Changes to the Plans:

- The addition at the eastern end of Building 1 has been eliminated.
- Two new buildings are proposed; Building 3 will be 1,500 square feet and Building 4 will be 1,346 square feet.
- With these changes, the building coverage on the site is reduced from the previously proposed 10,062.5 square feet to 9,558.5 square feet. A variance will be needed for building coverage, but the variance will be smaller, amounting to 3.53% (instead of 4.76%) in excess of the 20% that is permitted.
- The rear yard setback is increased from 51.1 feet to 57.8 feet.
- The new buildings have been designed to work with the existing drainage system to the maximum extent possible. One row of the existing Cultec 330XLHD chambers (a total of 11 chambers) will be abandoned (they will be under Building 3) and a new system to consist of 12 chambers is proposed to the north of Building 3.
- Snow storage has been moved to be located at the north end of Building 3 and south end of Building 4.
- The entry at the keypad will be widened to 13' (from 10.5 feet) as per the comments of the Building Inspector.
- A detailed mitigation planting plan is provided (see Sheet C-104). Due to the steep slope from the edge of the fill pad in the eastern portion of the property down to the rear of the property line, we do not feel it is feasible to plant this area and be able to readily maintain it. As a result, as shown on Exhibit 1, the sum of the as-built disturbance within the wetland buffer plus the additional disturbance from the proposed modifications is calculated to be 9,212 square feet. A planted mitigation area of 6,652 square feet is provided, leaving a deficit of 2,560 square feet.

The following responds to the comments from the June 15, 2021 Planning Board meeting:

*How is access to be obtained to the mitigation planting area?*

Response: Access to the mitigation planting area is obtained through the two new gates being provided at the north end of Building #3 and south end of Building #4.

*What is the grade change between the "alleyways" between the buildings and the grade below.*

Response: With the proposed building modifications, there is no drop in grade at the north end of Building #3. At the south end of Building #4, the grade change is made through the





use of steps. Between Buildings #3 and #4, the grade change is about 6 feet. There is a proposed 5-foot height railing between the two buildings.

*What impact would snow storage have on the mitigation planting that is being done in this area.*

Response: In the two snow storage areas, vigorous groundcover plantings are proposed which should manage to continue their growth with the melting snow. Snow could also be removed from the premises.

*Have there been any neighbor complaints about the property? Any police reports? Noise issues?*

Response: The owner is not aware of any neighbor complaints or police reports at the property.

*Provide more information on the use of the dumpster, given that the dumpster area in the new design is much smaller.*

Response: At present, the owner has two standard size top hinged trash containers at the property. The volume of waste generated has not in the past and does not presently warrant the use of a dumpster. The new trash area at the south end of Building #3 is sufficiently sized to place the two trash receptacles.

*Provide a photograph of the existing level spreader discharge. The Chair of the Board indicated her concern regarding the maintenance of water quality of the stormwater discharge.*

Response: Above (at the top of Page 4) is a photograph showing the level spreader discharge. As you can see in the photograph, there is no evidence at or below the level spreader of any erosion or sedimentation that is occurring.



*Mr. Kerner asked if the plan should be revised to eliminate the alleyways between the buildings in order to pull the new space away from the new level spreader discharge location.*

Response: The design of the project has been modified significantly so that there is only one “alleyway” between the two new buildings that are proposed.

*The Chair asked if some landscaping can be done on the south side of the driveway to improve its appearance.*

Response: Additional landscaping in the form of native understory trees and hardy (and salt-tolerant) shrubs are proposed on the south side of the driveway.

The following responds to the comments from the Town Planning and Engineering consultants:

*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.*





Response: So noted.

*2. The proposed action requires a building coverage variance from the Zoning Board of Appeals.*

Response: As noted in the application, a variance for building coverage is required. A variance of 1,429 square feet of building coverage will be requested. This compares to the prior submission which requested a variance of 1,933 square feet.

*3. Referral to the Architecture and Community Appearance Review Council is required.*

Response: So noted.

*4. Referral to the Westchester County Planning Board is required under Section 239-m of the General Municipal Law.*

Response: So noted.

## 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.*

Response: We have forwarded the application to the Building Inspector for review.

*2. It is recommended that the application be referred to the fire department for review.*

Response: We have forwarded the revised application to the fire department for its review and comment.

*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.*

Response: The Bulk Zoning table has been amended to include a column 'Change from Existing' which compares the current to the future condition. The notes at the bottom of the table provides details on the proposed change.



*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.*

Response: The Bulk Zoning table has been corrected to show that the rear yard setback is 15 feet. Sheet C-101 has been corrected as well to show the 15-foot rear yard setback.

*5. The plan shall be revised to identify the dimension between buildings/structures and the closest property line(s); provide dimension between buildings.*

Response: Additional dimensions have been provided between buildings and from the buildings to the northern and southern property lines, and to the rear yard property line.

*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.*

Response: A mitigation planting plan is depicted on sheet C-104. The mitigation planting plan includes a full planting schedule, as requested, and details the genus and species of the plants to be installed, as well as the quantity of plants, the size of the plants at the time of planting, and the spacing between the plants.

A report, Report on Wetland Mitigation Area, is also submitted on the present condition of the mitigation area and the plants that were installed as part of the original approval. It is proposed to remove the invasive plants that have become established over much of the former mitigation area and install the native trees and shrubs in their place.

*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.*

Response: So noted.





*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.*

Response: It is not proposed to extend the planting mitigation area beyond the area that was previously proposed.

*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.*

Response: Please refer to sheet C-104 which provides a complete landscaping plan for the property.

*10. A Lighting Plan shall be provided to demonstrate proposed illuminance levels; provided details.*

Response: Sconce lighting to match the existing will be installed on the new buildings. There are no freestanding light fixtures on the property. No changes to fixtures on existing buildings are proposed.

*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.*

Response: The proposed refuse disposal area has been modified. The refuse disposal area is located at the south end of proposed building no. 3, in roughly the same location as the present disposal area. The 11' long x 5' wide disposal area is more than sufficient given that the present facility has two garbage cans each of which is about 3' wide x 30" deep and 3'-8" height.

The amended plan shows two snow storage locations, one of which is located on the south end of Building No. 3; the other is at the north end of Building No. 4.



*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.*

Response: Top and bottom elevations of all proposed walls are provided. The only walls to be constructed are associated with the building walls.

*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.*

Response: It is proposed to remove two trees for the installation of the proposed stormwater chambers to be located to the north of Building #3. The trees to be removed were planted at the time of the original construction, and are less than 8" dbh.

*14. The plan shall illustrate the location of all existing and proposed above and below-ground electric lines.*

Response: The location of the existing underground electric lines from the pole along the site frontage into the building is shown on Sheet C-102.

*15. All drive aisles shall be dimensioned on the plan.*

Response: The dimensions of the proposed drive aisles are shown on drawing C-101.

*16. The submitted Stormwater Pollution Prevention Plan (SWPPP) and engineering details will be reviewed with the Step II Application.*

Response: So noted.

*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.*

Response: Deep hole testing was performed on July 20, 2021 and the testing was witnessed by Vinny Federici of Kellard Sessions Consulting. The location of the deep hole test is shown on sheet C-102. Deep hole testing that was performed in January 2008 is also shown on this plan. The deep hole test found the following: Topsoil from ground surface to 12





inches, and 12" to 96" a medium to coarse sand and boulders which are 12"± in size. No groundwater was evident and no seeps were present. Bedrock was not encountered.

Due to the numerous and large boulders that were encountered in the excavation, it is the opinion of the project engineer that it would not be feasible to conduct a percolation test, since from the elevation of the "shelf", the percolation test hole would be dug using a post hole digger. In lieu of performing a percolation test, the applicant's engineer is respectfully requesting using a very conservative 1" per hour rate in the modeling of the stormwater management plan. Based on the coarse sands and boulders we encountered in the deep hole test, it is very certain that the percolation rate of the soils would be much higher than this conservative rate. It does not appear from reviewing the files that any percolation testing was performed in 2008 or afterward for the initial construction at this property.

*18. Provide construction details for all proposed improvements, including but not limited to, concrete retaining walls, the refuse enclosure, gates, etc.*

Response: Construction details are shown on Sheets C-111 and C-112.

*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.*

Response: Enclosed with this letter is a drawing entitled "Final As-Built Survey prepared for Steven Kaplan and Ellen Fisher", dated 11/11/2015.

*20. The plan shall note that disturbance limits shall be staked in the field prior to construction.*

Response: A note has been added to Sheet C-103 which states that the limit of disturbance indicated on this plan shall be staked prior to the commencement of construction.

*21. All applications shall be signed by the owner.*

Response: So noted. Applications have been 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.*

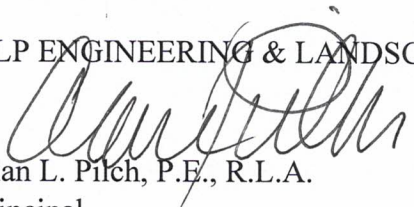


Response: Planning Board's standard signature blocks have been added to all of the plans in the drawing set.

We look forward to your review of the amended site development plans for the construction of 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



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

cc: Jan Johannessen, AICP  
Steven Kaplan  
Beth Evans

## **REPORT ON WETLAND MITIGATION AREA**

Lewisboro Self-Storage  
397 Smith Ridge Road, South Salem

Prepared by: Alan L. Pilch, PE, RLA

Date: December 13, 2021

This report describes the current conditions in the wetland mitigation area on the Lewisboro Self-Storage property. The condition of the plantings was reviewed by Alan L. Pilch, PE, RLA on October 29, 2021.

### Summary:

The wetland buffer mitigation area is very overgrown with invasive species which now dominate the planting area. Unfortunately, access to the mitigation area was restricted, since the chain link fence that was installed to the east of the existing driveway and circulation access had no gates. Access into the mitigation area was only feasible by having a landscape contractor clear a narrow path through the area. This condition (no access due to the lack of a gate in the fence) will be remedied in the current plan for the property.

The buffer mitigation area is dominated by invasive species such as multiflora rose (*Rosa multiflora*) shrubs, porcelain-berry (*Ampelopsis brevipedunculata*), Japanese honeysuckle (*Lonicera japonica*), Asiatic bittersweet (*Celastrus orbiculata*), along with iris (*Iris* sp.), Japanese knotweed (*Polygonum cuspidatum*), mugwort (*Artemisia vulgaris*), garlic mustard (*Alliaria petiolate*) and wild grape (*Vitis* spp.). Trees that were apparently planted within the mitigation area were noted as being wound with vines. Due to the density of the invasive species, it was not possible to identify shrubs which were planted as mitigation.

### Recommendation:

It is recommended that: (1) the entire wetland buffer mitigation planting area be cleared of the invasive species that have taken over, (2) that a gate be installed in the new fence to provide future access and maintenance, (3) that a mulch path be placed from the access point in the fence to facilitate this access, and (4) that new plants consisting of native trees and shrubs as well as groundcovers be installed in accordance with drawing C-104.



REPRESENTATIVE PHOTOGRAPHS OF WETLAND BUFFER MITIGATION AREA









**Submission Form to the Westchester County Planning Board  
For Planning and Zoning Referrals  
REQUIRING NOTIFICATION ONLY**

County Ref. No. **LEW N21-001**

*The Westchester County Planning Board has predetermined that certain categories of planning and zoning applications are matters for local determination only. For any application listed below, submission of this completed form will satisfy the requirements of NYS General Municipal Law and the Westchester County Administrative Code that the local board provided adequate notification to the County Planning Board in accordance with Planning Board procedures. No other material need be sent. Upon receipt, the County Planning Board will complete the bottom section of this form and return it to you to for your records to indicate compliance with referral requirements.*

**When completed save this form and e-mail to: [muniref@westchestergov.com](mailto:muniref@westchestergov.com) or print and fax to 914-995-3780.**

Municipality: **Lewisboro**

Referring Agency (check one): ☒ Planning Board or Commission  
☐ Zoning Board of Appeals  
☐ City or Common Council/Town Board/Village Board of Trustees

Application Name and Local Case Number: **397 Smith Ridge Road LLC Self-Storage Facility**

Address: **397 Smith Ridge Road**

Section: **50A** Block: **9848** Lot: **2**

Submitted by (name and title): **Ciorsdan Conran, Planning Board Administrator**

E-mail address (or fax number): **planning@lewisborogov.com**

The above referenced application qualifies for the notification only procedure to the County Planning Board because it falls within the category of action checked below:

- ☐ **Zoning Area Variance** to decrease front yard setback, decrease minimum street frontage or decrease average lot width for property abutting a State or County road or park
- ☐ **Special Use Permit or Use Variance** to allow less than 5,000 square feet of new or renovated floor area and less than 10,000 square feet of land disturbance.
- ☒ **Site Plan** to allow less than 5,000 square feet of new or renovated floor area and less than 10,000 square feet of land disturbance on property within 500 feet of:

- The boundary of a city, town or village
- The boundary of an existing or proposed state or county park, recreation area or road right-of-way
- An existing or proposed county drainage channel line
- The boundary of state- or county-owned land on which a public building/institution is located or
- The boundary of a farm located in an agricultural district.

*(Please note: All applications given a Positive Declaration pursuant to SEQR must be referred as a complete application. Do not use this form.)*

---

Do not write below this line.

Date received by the Westchester County Planning Board: **8/11/21**

Notification acknowledged by (name and title): **Lukas Herbert, Associate Planner**

## Ciorsdan Conran

---

**From:** Jeff Peck <jpeck@vistafd.org>  
**Sent:** Tuesday, August 10, 2021 10:04 AM  
**To:** Ciorsdan Conran  
**Subject:** 397 Smith Ridge Road

Good morning,

In regards to the 397 Smith Ridge Road plans I received, myself and the Building Inspector agreed that the entryway needs to be wide enough for fire apparatus to enter. I believe we agreed that it should be 20 feet wide so that we can adequately perform our duties and make entry into the structure with our apparatus.

If you have any further questions, please reach out.

Thanks,

--

**Chief Jeff Peck**

Vista Volunteer Fire Department  
377 Smith Ridge Road  
South Salem, NY 10590  
Office: 1-914-533-2727  
Cell: 1-203-434-0053  
Email: JPeck@VistaFD.org





**NOTES:**

1. Building coverage will increase from 6,712.5 square feet to 9,558.5 square feet, 16.7% to 23.52%.
2. Site coverage will increase from 38.8% to 50.9%.
3. Floor area ratio will increase from 0.165 to 0.2352
4. Rear setback will decrease from 86' to 57.8'.
5. Variance will be required for building coverage.

AREA = 40651 SF±  
0.933 AC±

65.6'

COR. STOCKADE FENCE  
1.29' S

PROPOSED BUILDING 4:  
Area = 1,346 sq. feet  
3 - 25' x 10' units  
1 - 10' x 5' units  
4 - 5' x 5' units

Proposed 6'

ADJACENT

Proposed Bituminous Concrete Sidewalk

Proposed Conc.

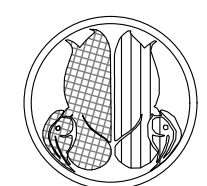
PPF

OWNERSHIP AND USE OF DOCUMENTS  
UNAUTHORIZED ALTERATIONS AND ADDITIONS TO  
THIS DRAWING IS A VIOLATION OF SECTION 7209(2) OF  
THE NEW YORK STATE EDUCATION LAW.  
No part of these drawings shall be copied, disclosed to others  
or used in connection with any work or project other than for  
which they have been prepared without the express written  
consent of the licensed professional who prepared the  
document.



**PROJECT NAME:**  
**ADDITION TO SELF-STORAGE FACILITY**  
997 Smith Ridge Road (N.Y. State Route 123)

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



Drawing Title:

## Site Layout Plan

Date: April 15, 2021

Dwn. by: alp

ID: Kaplan Site 12-09-2021

# C-101

**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.  
Kellard Sessions Consulting  
Town Consulting Engineer

Date \_\_\_\_\_

### OWNER'S CERTIFICATION

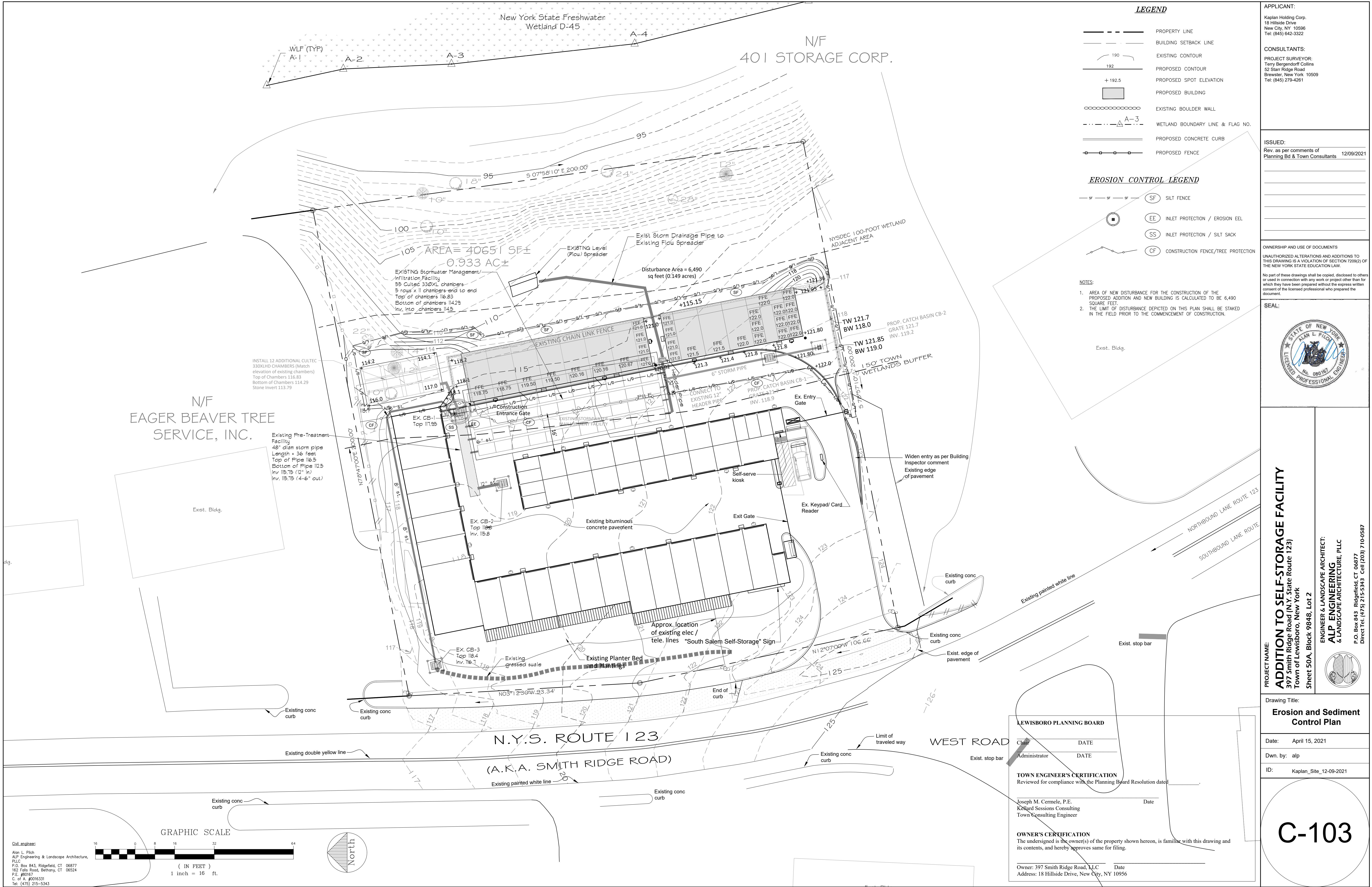
The undersigned is the owner(s) of the property shown hereon, is familiar with this drawing and its contents, and hereby approves same for filing.

Owner: 397 Smith Ridge Road, LLC      Date  
Address: 18 Hillside Drive, New City, NY 10956

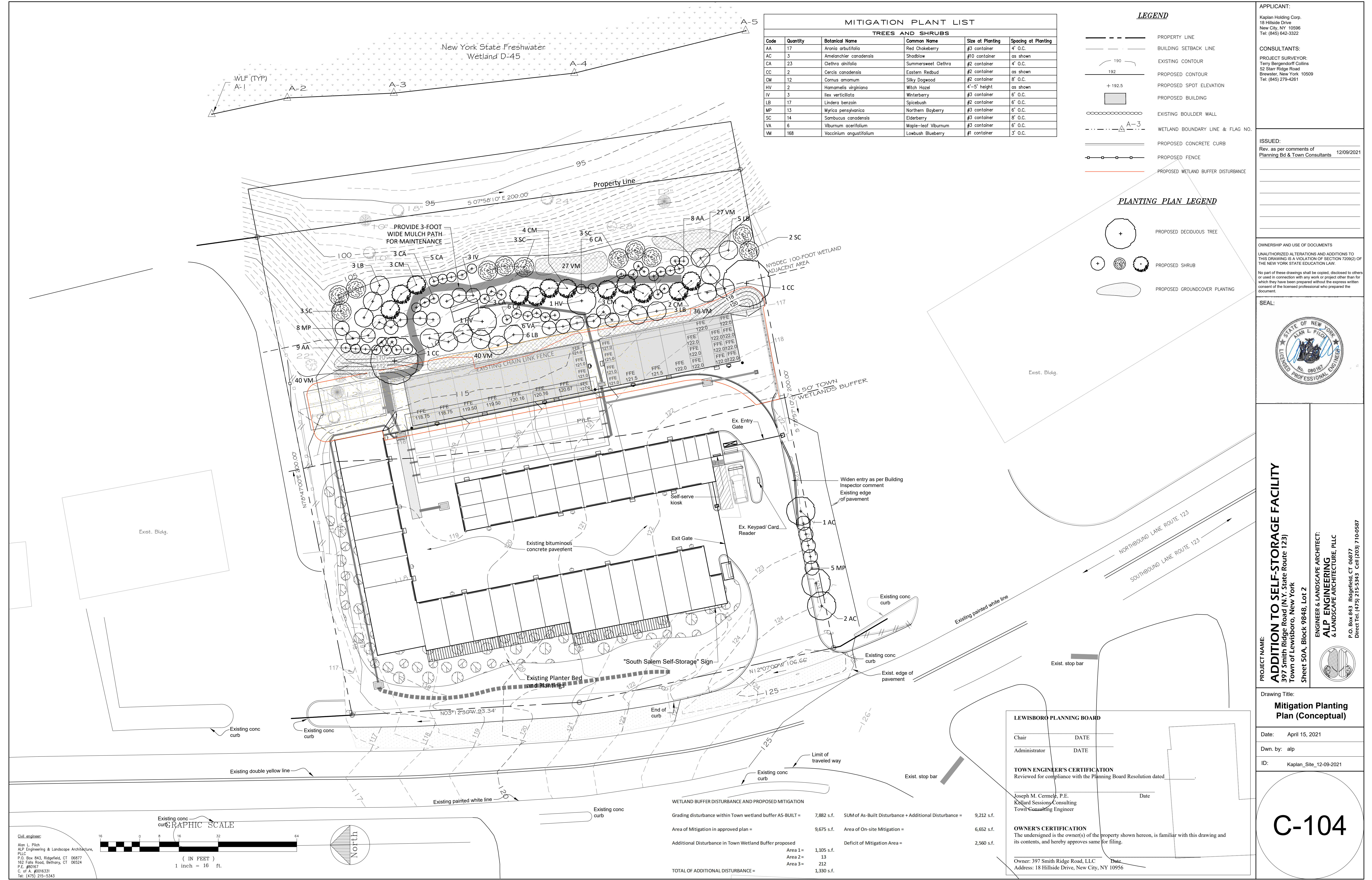








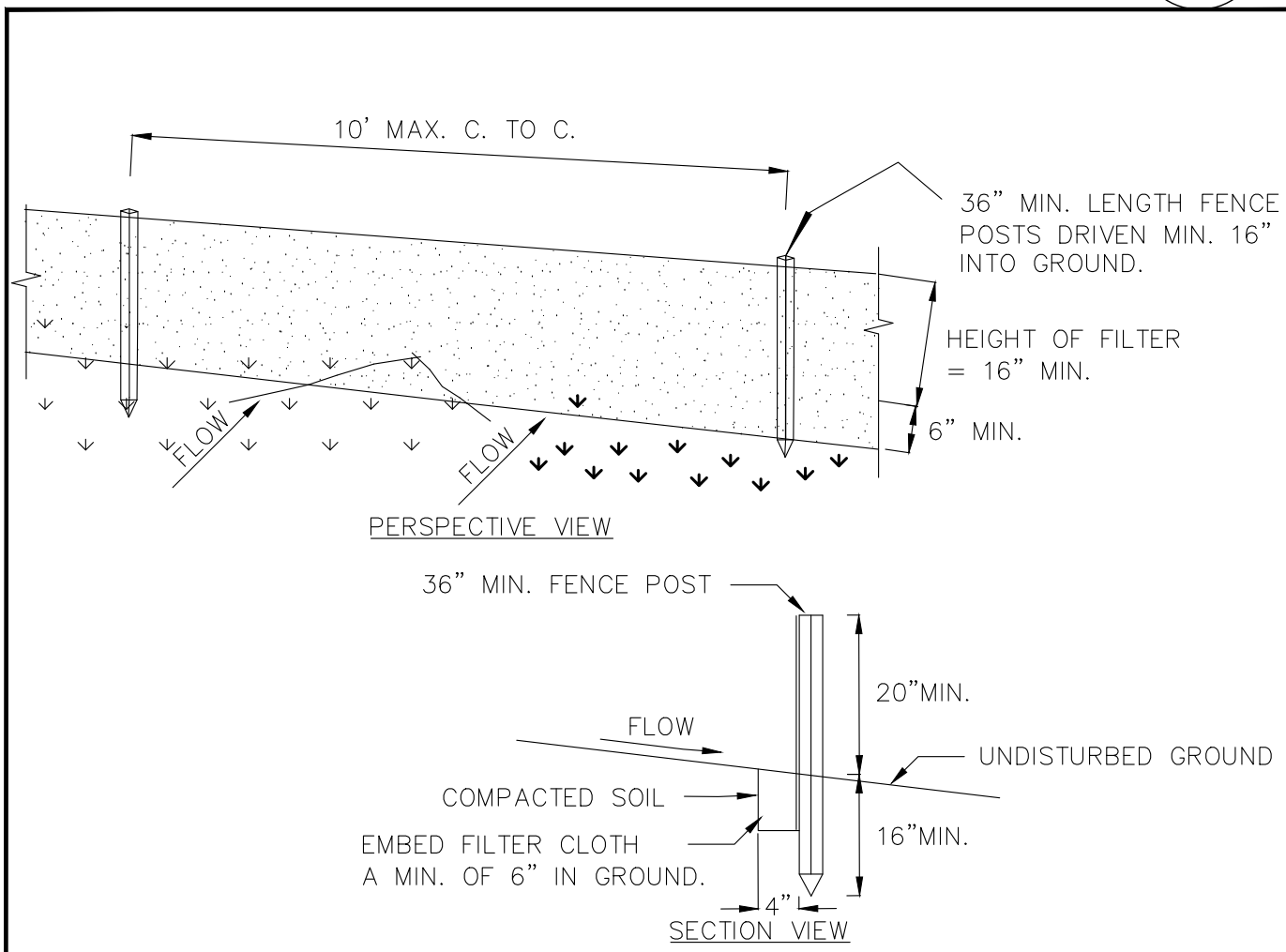






Silt Fence

1



CONSTRUCTION SPECIFICATIONS

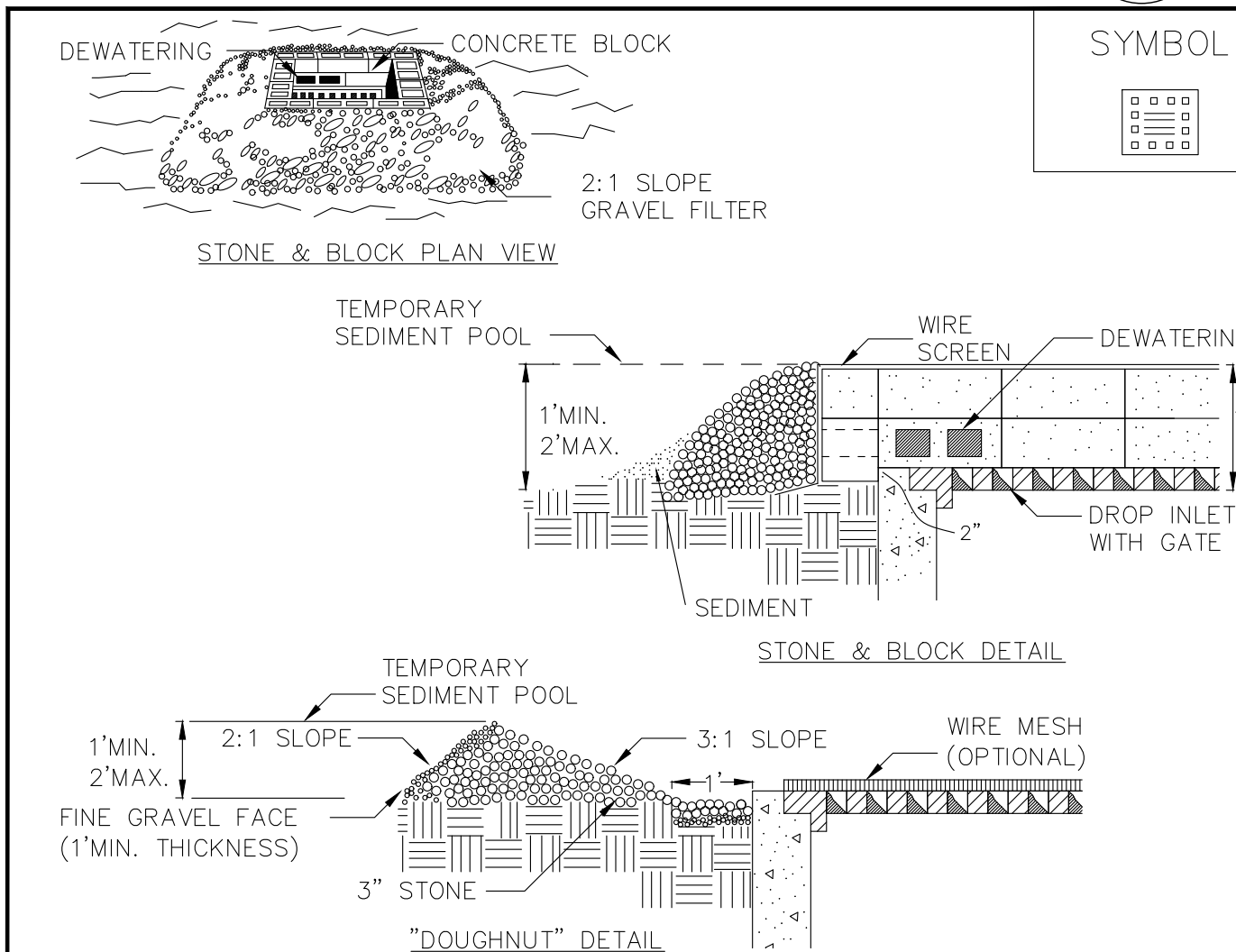
1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.
2. FILTER CLOTH TO BE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 6" MAXIMUM MESH 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

Inlet Protection

4



CONSTRUCTION SPECIFICATIONS

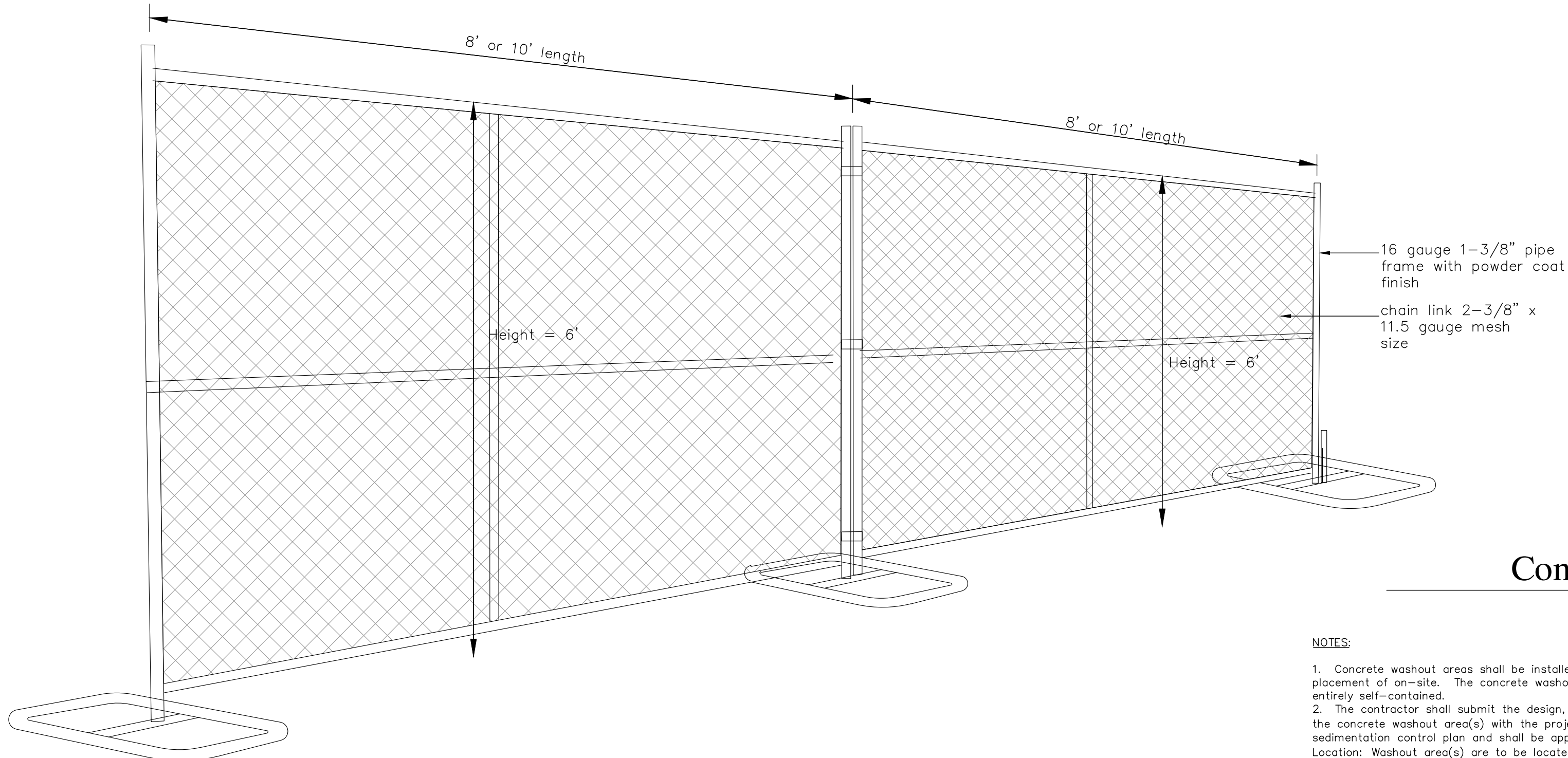
1. LAY ONE BLOCK ON EACH SIDE OF THE STRUCTURE ON ITS SIDE FOR DEWATERING. FOUNDATION SHALL BE 2 INCHES MINIMUM BELOW REST OF INLET AND BLOCKS SHALL BE PLACED AGAINST INLET FOR SUPPORT.
  2. HARDWARE CLOTH OR 1/2" WIRE MESH SHALL BE PLACED OVER BLOCK OPENINGS TO SUPPORT STONE.
  3. USE CLEAN STONE OR GRAVEL 1/2-3/4 INCH IN DIAMETER PLACED 2 INCHES BELOW TOP OF THE BLOCK ON A 2:1 SLOPE OR FLATTER.
  4. FOR STONE STRUCTURES ONLY, A 1 FOOT THICK LAYER OF THE FILTER STONE WILL BE PLACED AGAINST THE 3 INCH STONE AS SHOWN ON THE DRAWINGS.
- MAXIMUM DRAINAGE AREA 1 ACRE

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

STONE & BLOCK  
DROP INLET  
PROTECTION

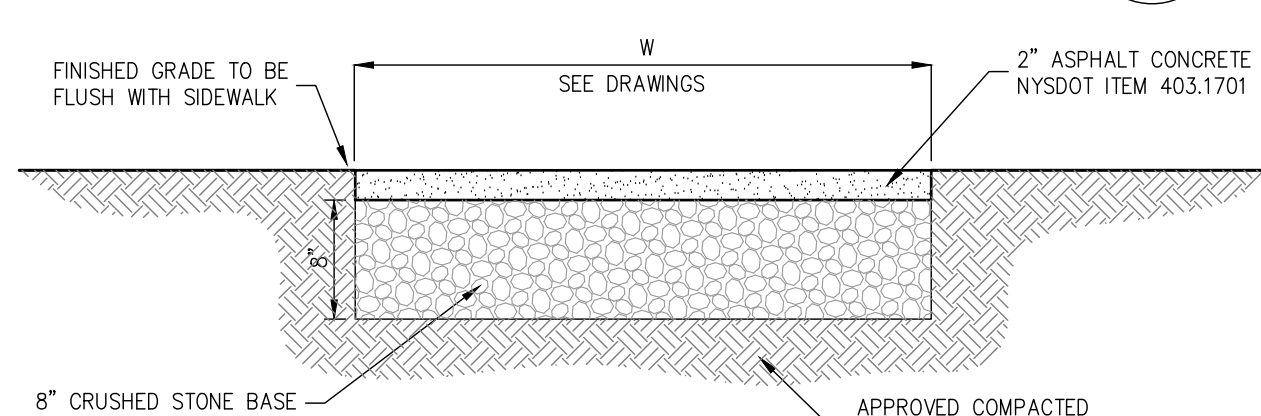
Chain Link Construction Fence / Barrier

2



Asphalt Sidewalk

5

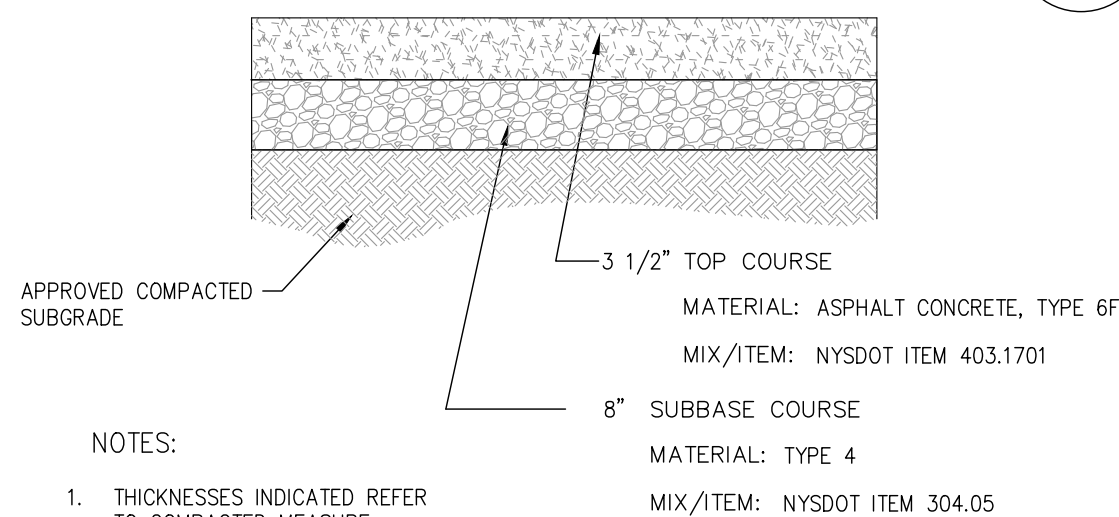


NOTES:

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:

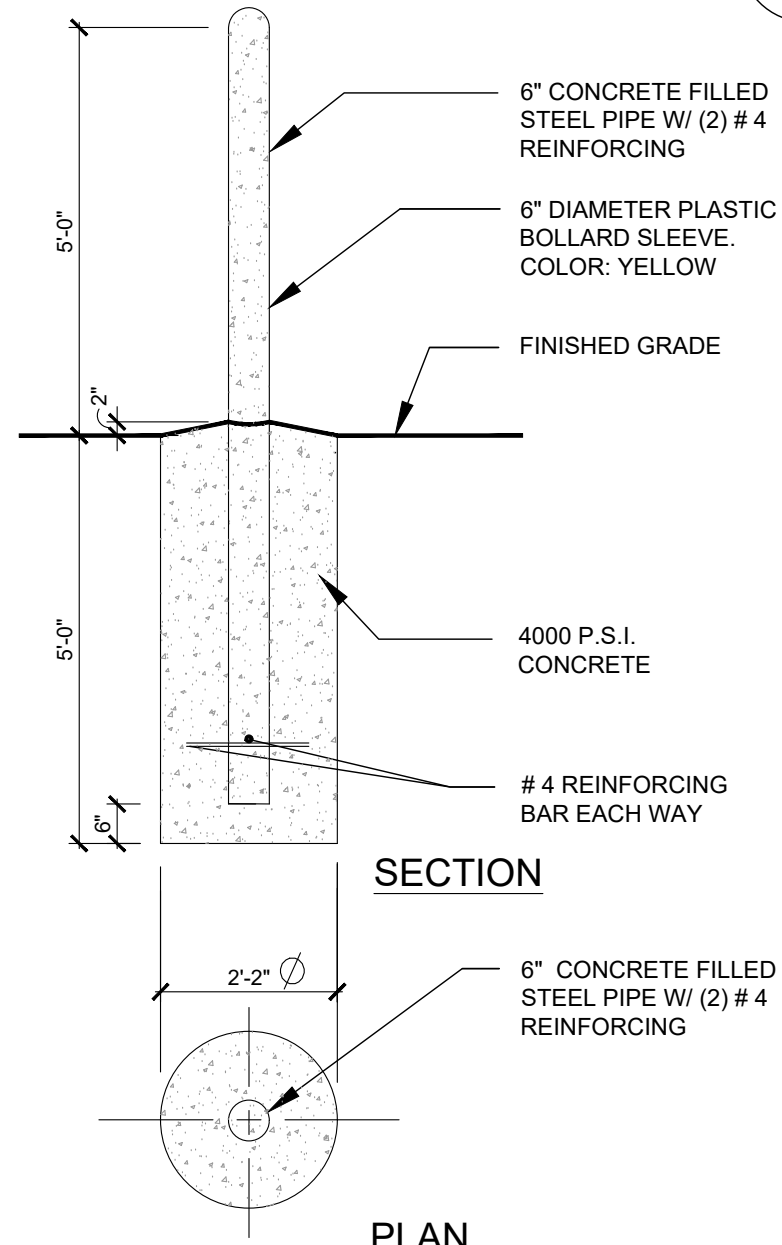
1. THICKNESSES INDICATED REFER TO COMPACTED MEASURE.
2. ITEM NUMBERS REFER TO: NEW YORK STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS

Civil Engineer:

Alap L. Plick  
ALP Engineering & Landscape Architecture, PLLC  
P.O. Box 843, Ridgefield, CT 06877  
162 Falls Road, Bethany, CT 06524  
P.E. #80167  
C. of A. #00163301  
Tel: (475) 215-5343

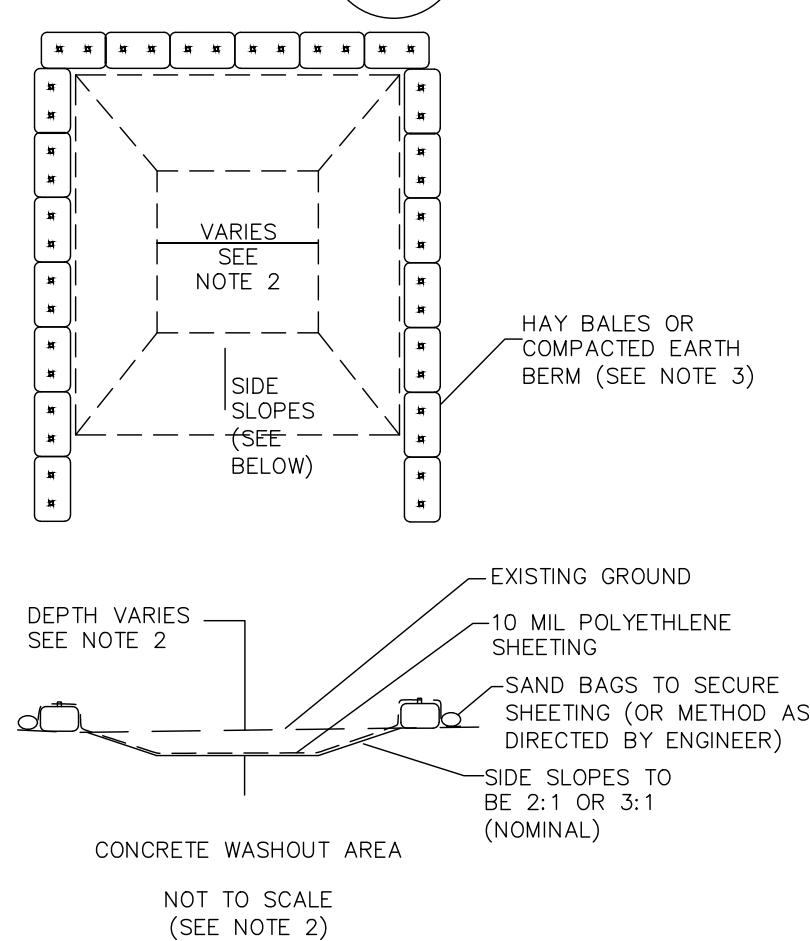
Concrete Bollard

3



Concrete Washout

7

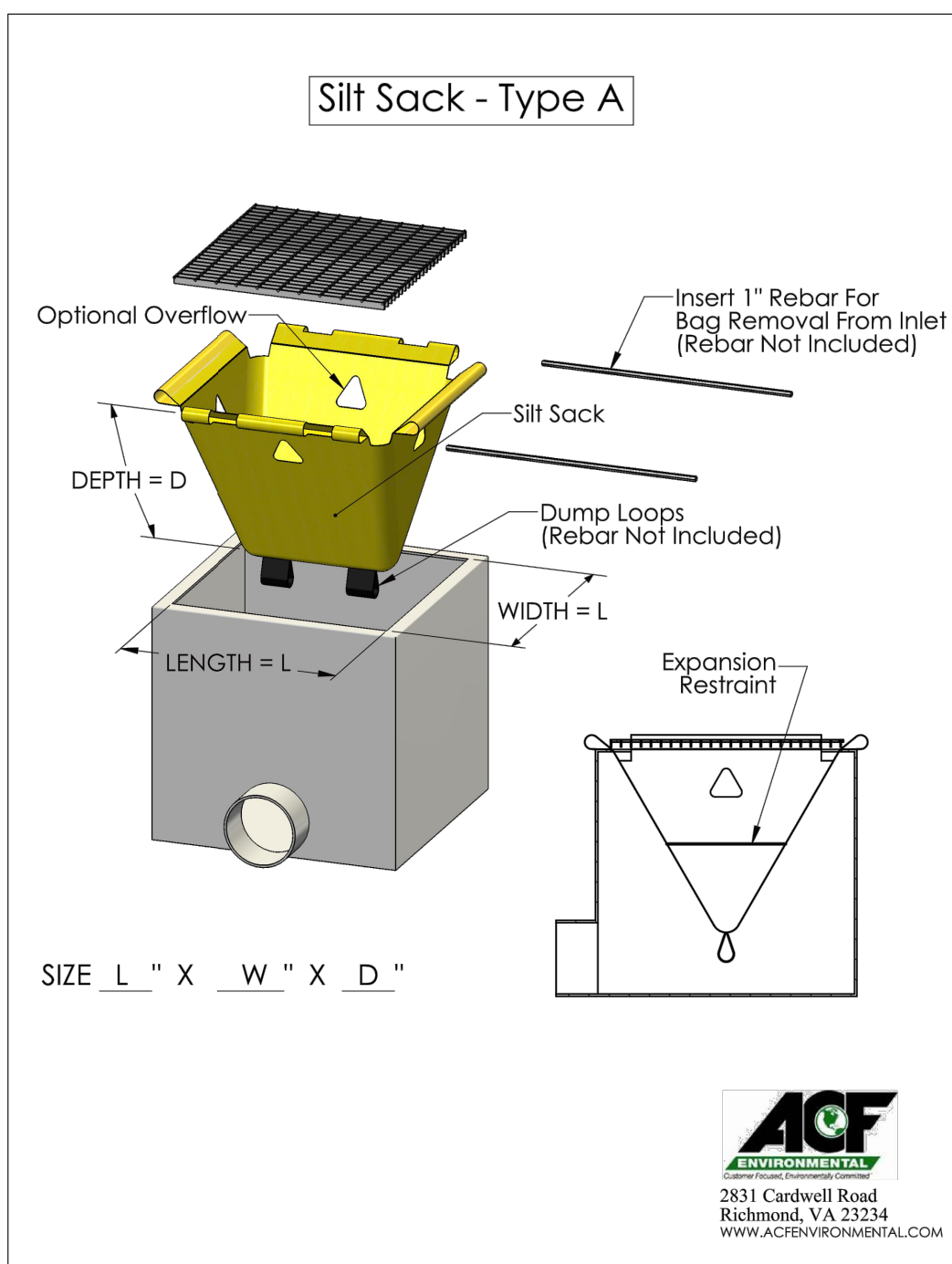


NOTES:

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.

Silt Sack

8



LEWISBORO PLANNING BOARD

Chair DATE  
Administrator DATE

TOWN ENGINEER'S CERTIFICATION

Reviewed for compliance with the Planning Board Resolution dated \_\_\_\_\_.

Joseph M. Cernello, 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.

Owner: 397 Smith Ridge Road, LLC Date  
Address: 18 Hillside Drive, New City, NY 10956

APPLICANT:

Kaplan Holding Corp.  
18 Hillside Drive  
New City, NY 10956  
Tel: (845) 842-3322

CONSULTANTS:

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

ISSUED:

Rev. as per comments of  
Planning Bd & Town Consultants 12/09/2021

OWNERSHIP AND USE OF DOCUMENTS

UNAUTHORIZED ALTERATIONS AND ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209(2) OF THE NEW YORK STATE EDUCATION LAW.

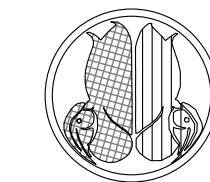
No part of these drawings shall be copied, disclosed to others or used in connection with any work or project other than for which they have been prepared without the express written consent of the licensed professional who prepared the document.

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\_12-09-2021

C-111



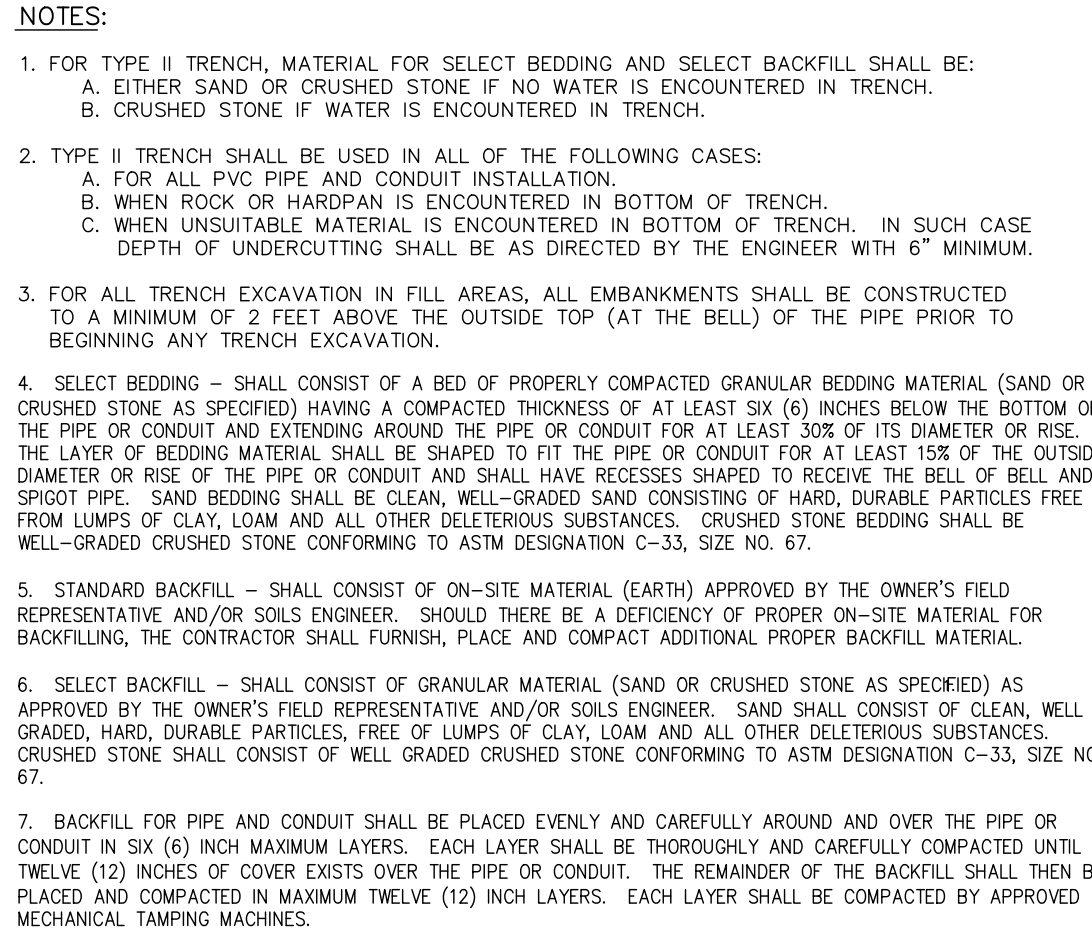
6



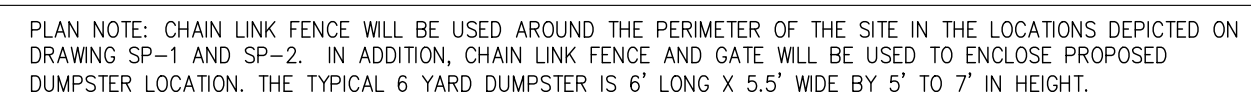
### Installation Instructions for the Erosion Eel™

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 placed on a 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 dia). 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 fills 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 around 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 FloCoMat™) cradle.
9. If more than one erosion Eel is placed in a row, install the Eels by firmly butting the sewn end against next Eel and the sewn end of the last Eel to the toe of the slope or to the structure.
10. Eels shall be installed where the handles will be positioned at the very top of the bag.

2

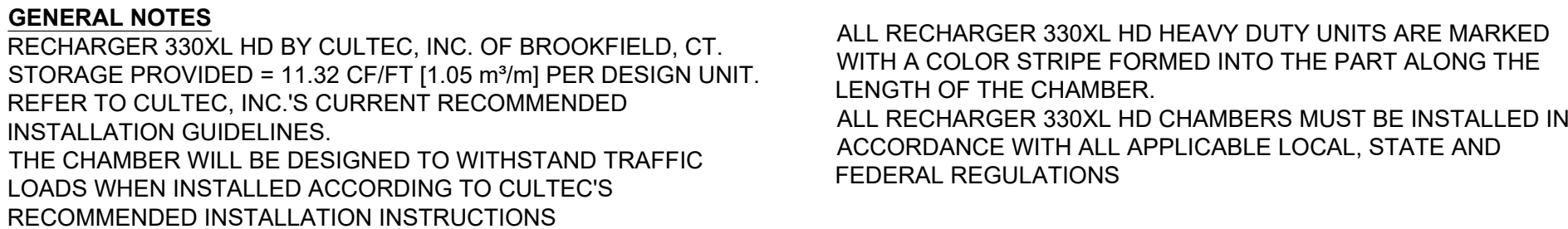


3



- 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 7 GAUGE GALVANIZED 2" MESH. TOP SELVAGE SHALL HAVE KNUCKLED FINISH.
- TENSION WIRE SHALL BE 7 GAUGE MEETING THE REQUIREMENTS OF ASTM A661 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 UNE 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.

4



5



Owner: 397 Smith Ridge Road, LLC      Date  
Address: 18 Hillside Drive, New City, NY 10956

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

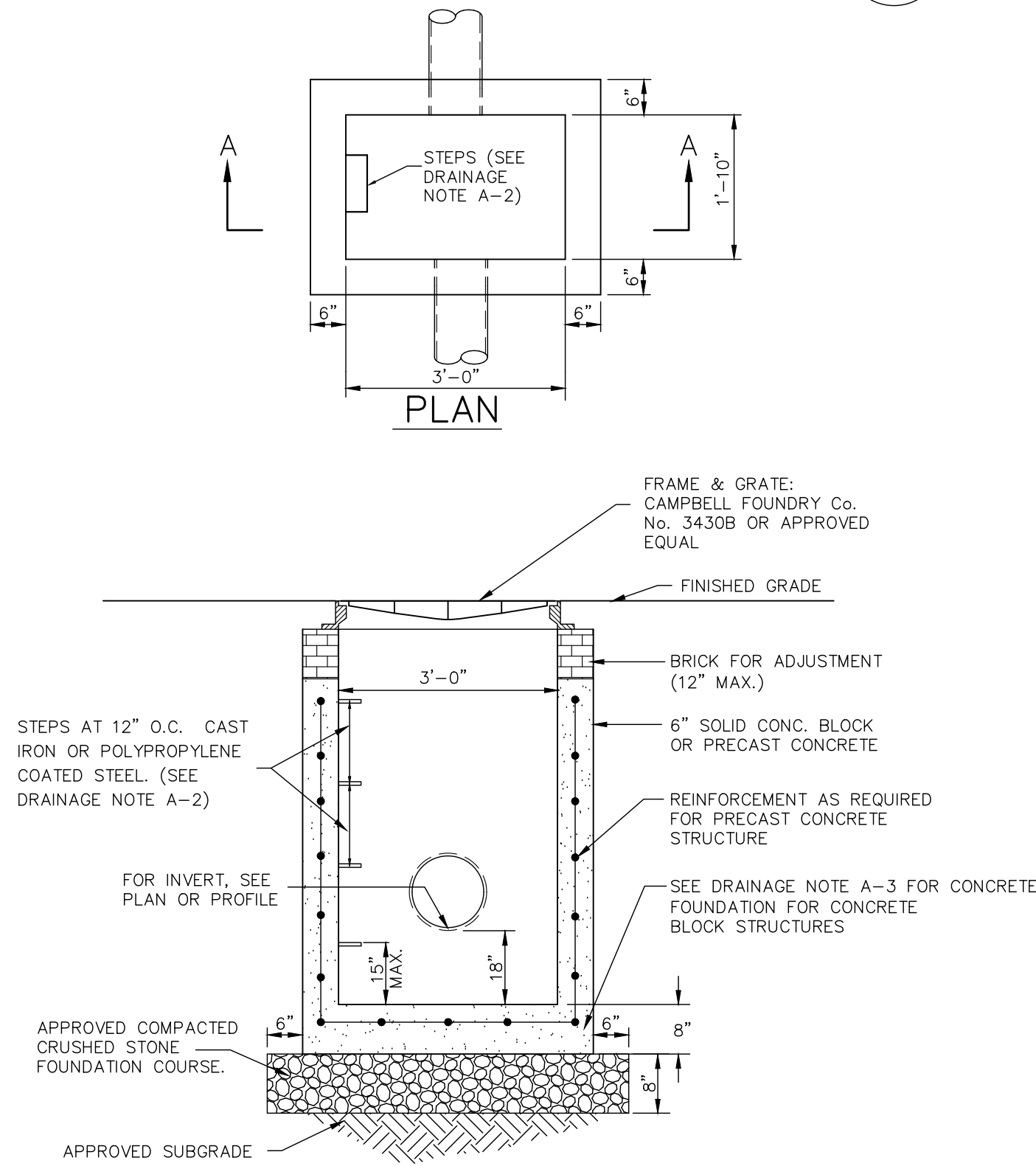
ID: Kaplan\_Site\_12-09-2021

# C-112



Catch Basin (CB-1)

1

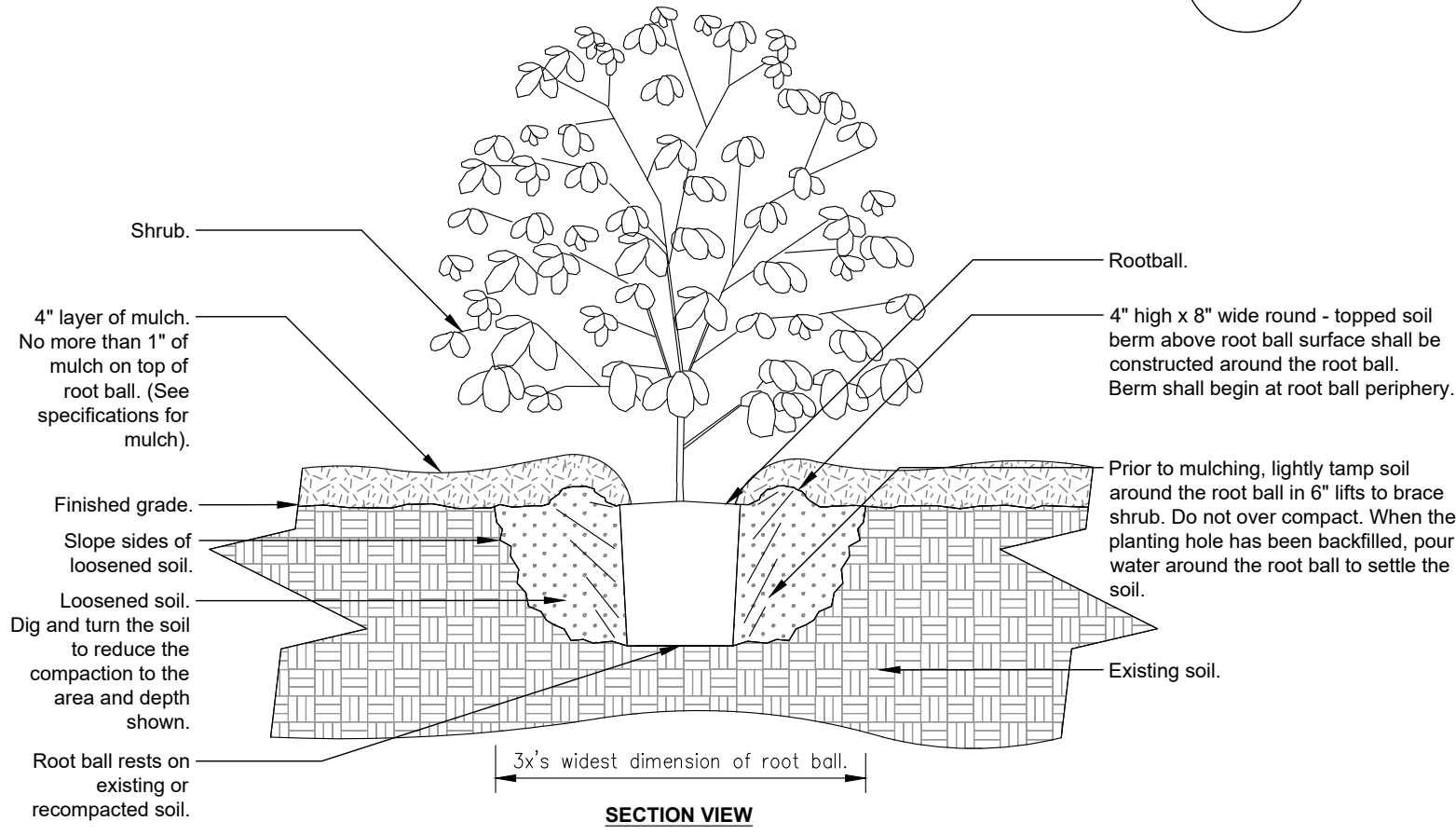


SECTION A-A

NOTE: SEE "DRAINAGE NOTES" ON THIS DRAWING.

Shrub Planting

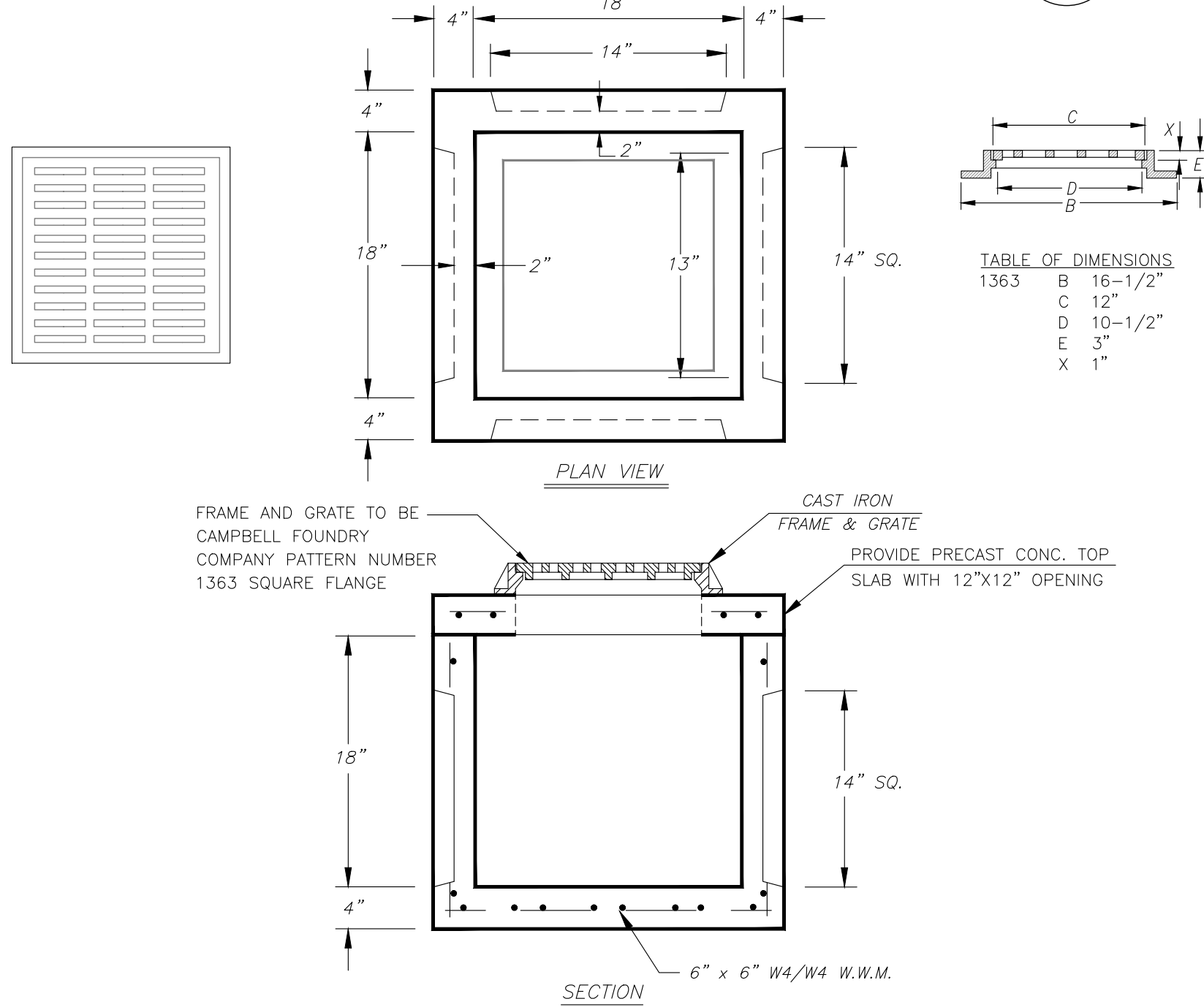
4



Notes:  
1- Shrubs shall be of quality prescribed in the root observations detail and specifications.  
2- See specifications for further requirements related to this detail.

Catch Basin (CB-2)

2

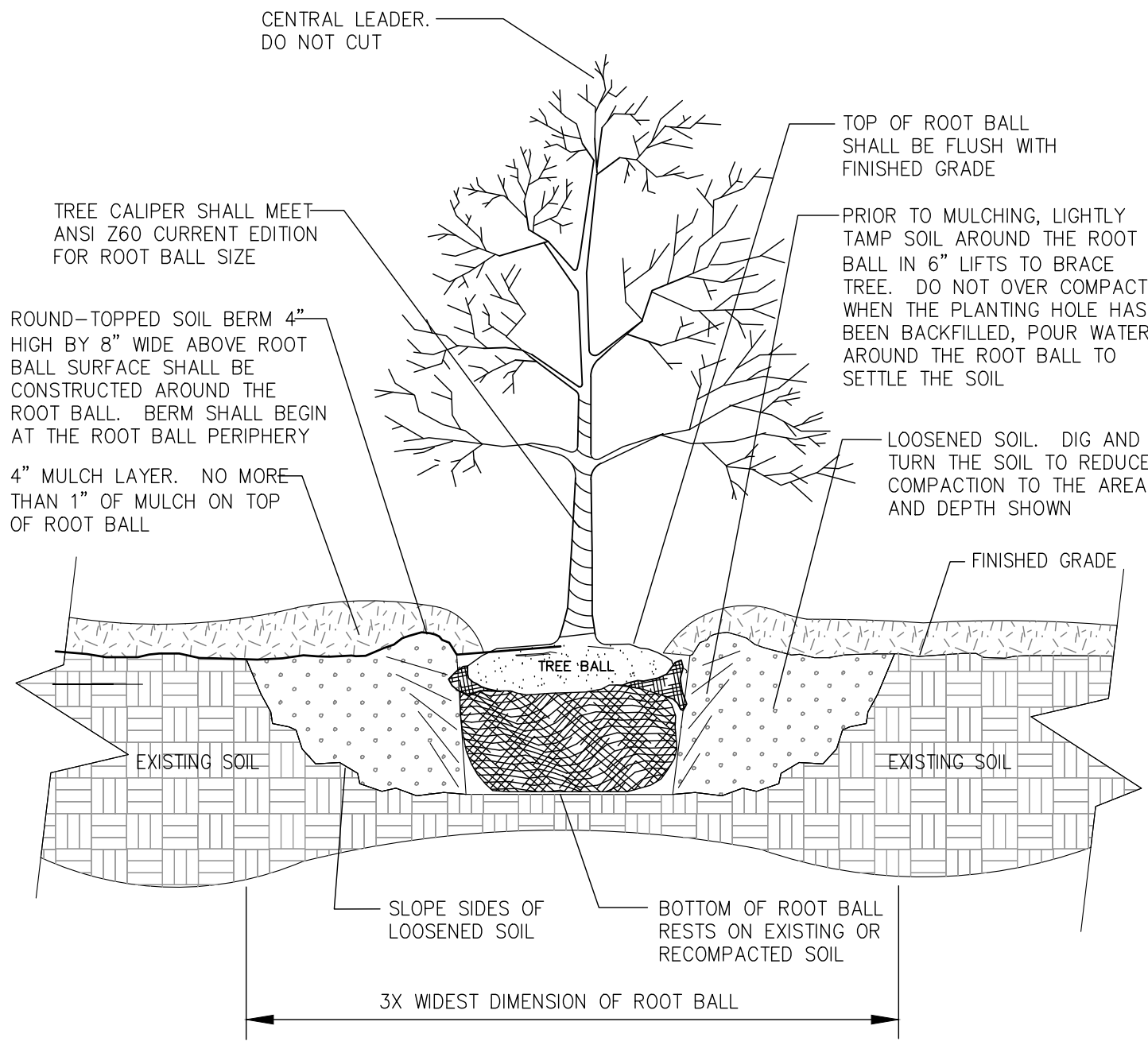


NOTES :  
\*CONCRETE : 4,000 PSI @ 28 DAYS  
\*REINFORCING : AS PER ASTM A-185  
6" x 6" W4/W4 W.W.M.  
\*WEIGHTS :  
CATCH BASIN - 645 LBS.  
CONCRETE FLAT TOP ALSO AVAILABLE  
180 LBS. (3" THICK)  
RISER WEIGHTS : 363 LBS/FT.

Precast Concrete Sales Co.		
123 Route 303 Valley Cottage , N.Y. 10989		
Tel. (845) 268-4949 - Fax (845) 268-4376		
CONT.		
JOB		
18"x18"x18" KNOCKOUT CATCH BASIN		
DATE	DRAWN BY	DRAWING NO.
1/16	CLASSIC DESIGN	218-18

Tree Planting

3



APPLICANT:

Kaplan Holding Corp.  
18 Hillside Drive  
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

ISSUED:

OWNERSHIP AND USE OF DOCUMENTS

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SEAL:



PROJECT NAME:

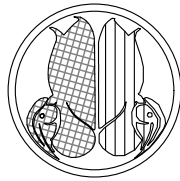
ADDITION TO SELF-STORAGE FACILITY

397 Smith Ridge Road (N.Y. State Route 123)

Town of Lewisboro, New York

Sheet 50A, 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: December 9, 2021

Dwn. by: alp

ID: Kaplan\_Site\_12-09-2021

C-113

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. 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.

Owner: 397 Smith Ridge Road, LLC Date  
Address: 18 Hillside Drive, New City, NY 10956

**STORMWATER POLLUTION PREVENTION PLAN/  
STORMWATER MANAGEMENT REPORT  
FOR SELF-STORAGE FACILITY  
SMITH RIDGE ROAD (NEW YORK ROUTE 123)  
TOWN OF LEWISBORO, NEW YORK  
Date: December 13, 2021 (revised)**

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 23,002 s.f. in size and is to consist of the lands which in the future will convey runoff to the stormwater management facilities. 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 16,782 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 parking area facing roofs of the two new buildings will be conveyed by sheet flow across the new pavement surface and into existing catch basins and existing and future subsurface storm pipes to the stormwater management facilities. The runoff from the interior of the site will be conveyed by sheet flow to the two existing on-site catch basins. One of the catch basins directly discharges to an existing 36-foot long, 4-foot diameter subsurface pipe which serves as a pre-treatment facility for runoff being conveyed to the subsurface chambers.

The existing stormwater management facility consist of a subsurface recharger/detention system. It presently contains 55 Cultec Model 330XL chambers arranged as 5 rows of 11 chambers placed end-to-end. The proposed construction of the new Building 3 will require that the row of 11 chambers nearest to the building be eliminated. To attenuate the flows from the property to Design Line 1 from the additional impervious surfaces, 12 Cultec chambers will be installed to

the north of Building 3. Runoff flows to the 12 new chambers will be conveyed from the existing pre-treatment facility.

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)

<b><i>Drainage Area/ Storm Interval</i></b>	<b><i>1 year</i></b>	<b><i>2 year</i></b>	<b><i>10 year</i></b>	<b><i>25 year</i></b>
<b><i>Existing Condition</i></b>				
<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
<b><i>Future Condition</i></b>				
<i>Flows to Design Line/Wetland</i>	0.02	0.07	0.44	0.99
<i>Flows to Smith Ridge Road</i>	0.12	0.17	0.32	0.45

## ***Figures***



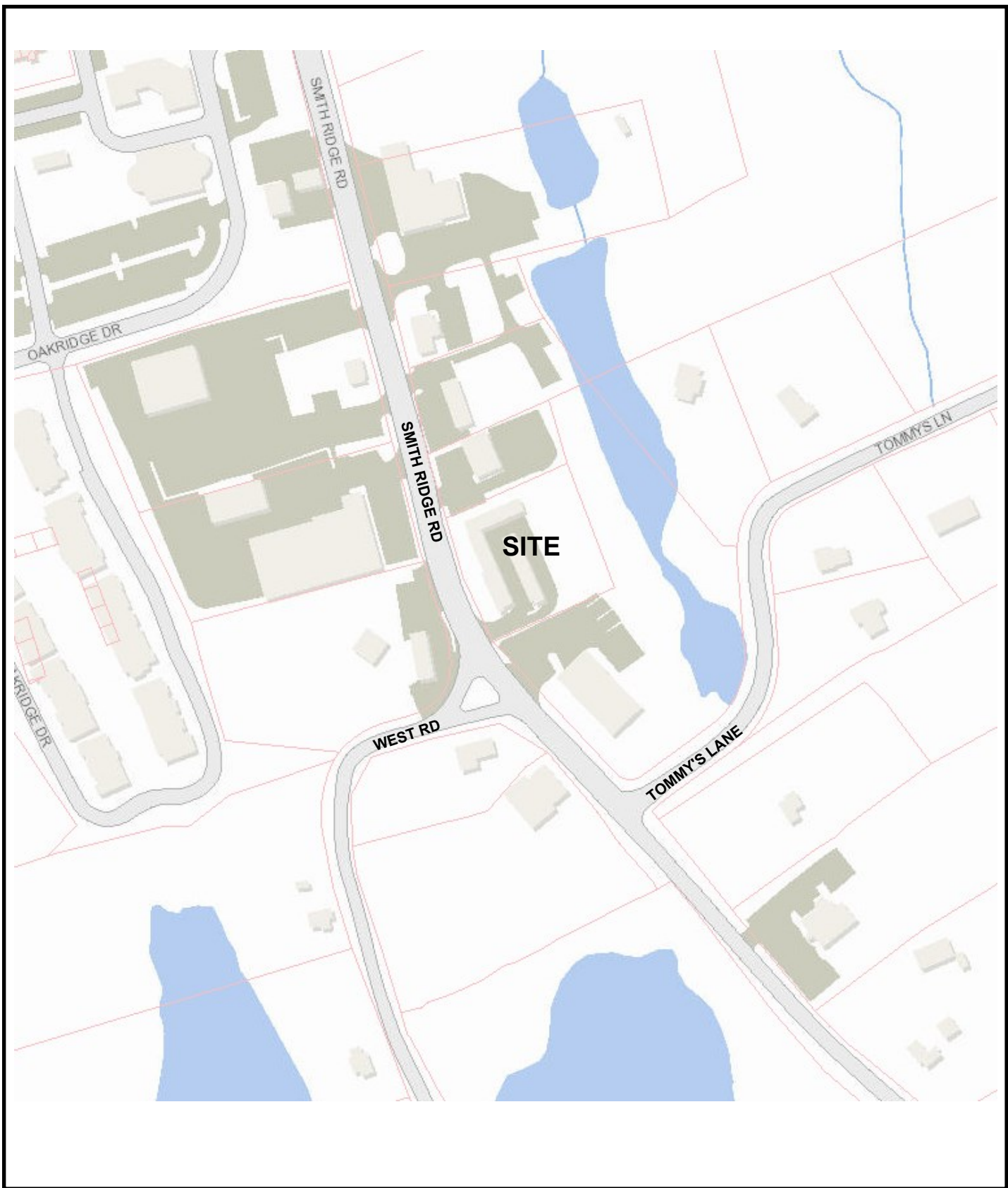


Figure 1  
**SITE LOCATION MAP**  
Scale: Not to Scale





#### LEGEND

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

Figure 2

#### SOILS MAP

Scale: Not to Scale

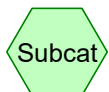
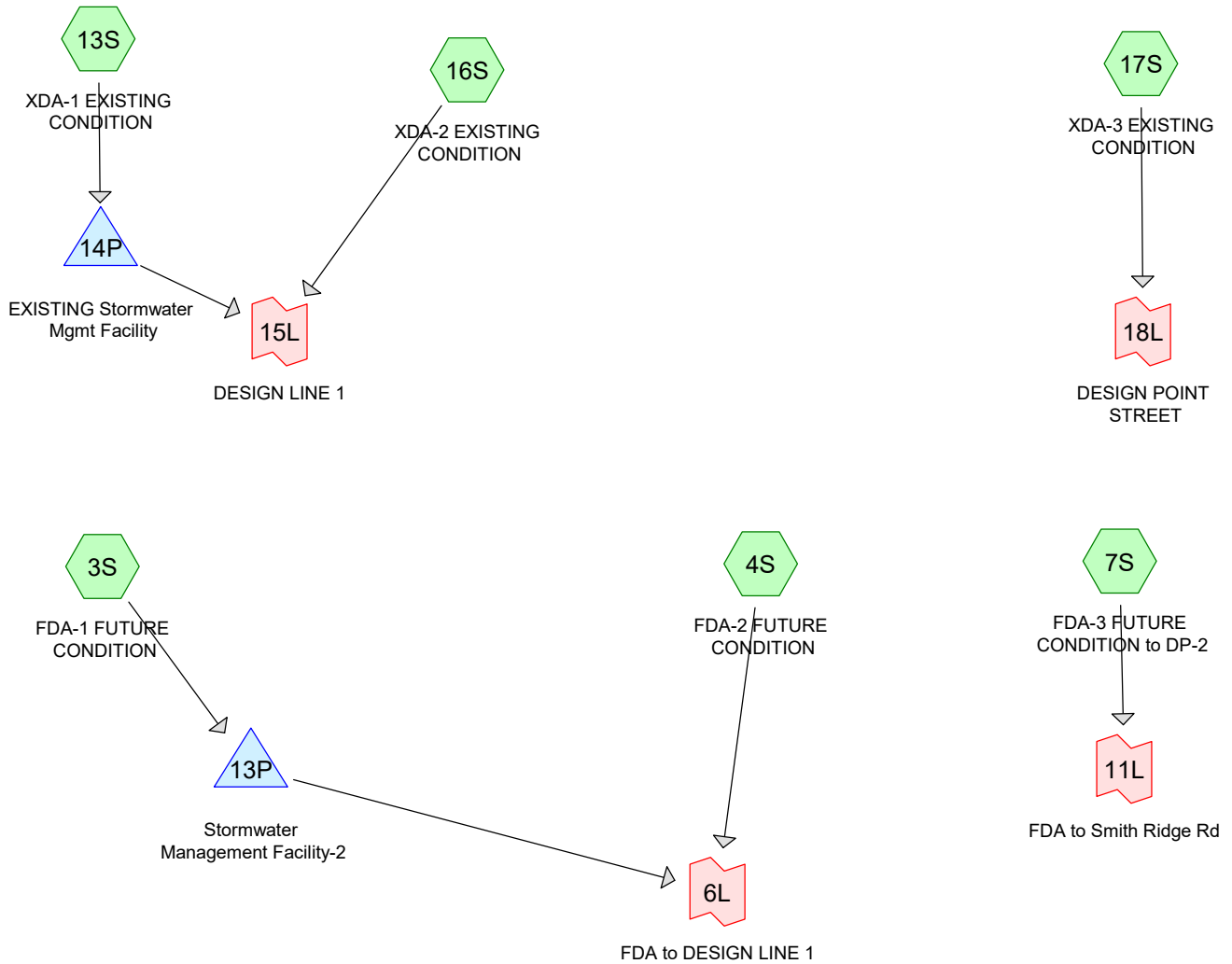






***Appendix A***

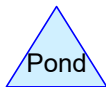
***Stormwater Management Report  
Hydrographs and Routings***



Subcat



Reach



Link

**Routing Diagram for Self-Storage SW Plan\_12-06-2021**  
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## Self-Storage SW Plan\_12-06-2021

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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

## Self-Storage SW Plan\_12-06-2021

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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)
0.178	48	Brush, Good, HSG B (4S)
0.092	98	Pavement (7S, 17S)
0.803	98	Roofs, HSG B (3S, 13S)
0.053	98	Unconnected roofs, HSG B (4S)
0.154	58	Woods/grass comb., Good, HSG B (4S)
<b>2.004</b>	<b>76</b>	<b>TOTAL AREA</b>

**Self-Storage SW Plan\_12-06-2021**

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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	0.178	0.000	0.000	0.000	0.178	Brush, Good	4S
0.000	0.000	0.000	0.000	0.092	0.092	Pavement	7S, 17S
0.000	0.803	0.000	0.000	0.000	0.803	Roofs	3S, 13S
0.000	0.053	0.000	0.000	0.000	0.053	Unconnected roofs	4S
0.000	0.154	0.000	0.000	0.000	0.154	Woods/grass comb., Good	4S
<b>0.000</b>	<b>1.912</b>	<b>0.000</b>	<b>0.000</b>	<b>0.092</b>	<b>2.004</b>	<b>TOTAL AREA</b>	



**Self-Storage SW Plan\_12-06-2021**

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

<b>Subcatchment 3S: FDA-1 FUTURE</b>	Runoff Area=23,002 sf 79.53% Impervious Runoff Depth=1.85" Tc=6.0 min CN=90 Runoff=1.13 cfs 0.081 af
<b>Subcatchment 4S: FDA-2 FUTURE</b>	Runoff Area=16,782 sf 13.76% Impervious Runoff Depth=0.18" Tc=6.0 min UI Adjusted CN=56 Runoff=0.02 cfs 0.006 af
<b>Subcatchment 7S: FDA-3 FUTURE</b>	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
<b>Subcatchment 13S: XDA-1 EXISTING</b>	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
<b>Subcatchment 16S: XDA-2 EXISTING</b>	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
<b>Subcatchment 17S: XDA-3 EXISTING</b>	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
<b>Pond 13P: Stormwater Management</b>	Peak Elev=115.07' Storage=1,840 cf Inflow=1.13 cfs 0.081 af Discarded=0.05 cfs 0.081 af Primary=0.00 cfs 0.000 af Outflow=0.05 cfs 0.081 af
<b>Pond 14P: EXISTING Stormwater Mgmt</b>	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
<b>Link 6L: FDA to DESIGN LINE 1</b>	Inflow=0.02 cfs 0.006 af Primary=0.02 cfs 0.006 af
<b>Link 11L: FDA to Smith Ridge Rd</b>	Inflow=0.12 cfs 0.008 af Primary=0.12 cfs 0.008 af
<b>Link 15L: DESIGN LINE 1</b>	Inflow=0.03 cfs 0.006 af Primary=0.03 cfs 0.006 af
<b>Link 18L: DESIGN POINT STREET</b>	Inflow=0.12 cfs 0.008 af Primary=0.12 cfs 0.008 af

**Total Runoff Area = 2.004 ac Runoff Volume = 0.186 af Average Runoff Depth = 1.11"**  
**52.66% Pervious = 1.055 ac 47.34% Impervious = 0.949 ac**

**Summary for Subcatchment 3S: FDA-1 FUTURE CONDITION**

Runoff = 1.13 cfs @ 12.09 hrs, Volume= 0.081 af, Depth= 1.85"

Routed to Pond 13P : Stormwater Management Facility-2

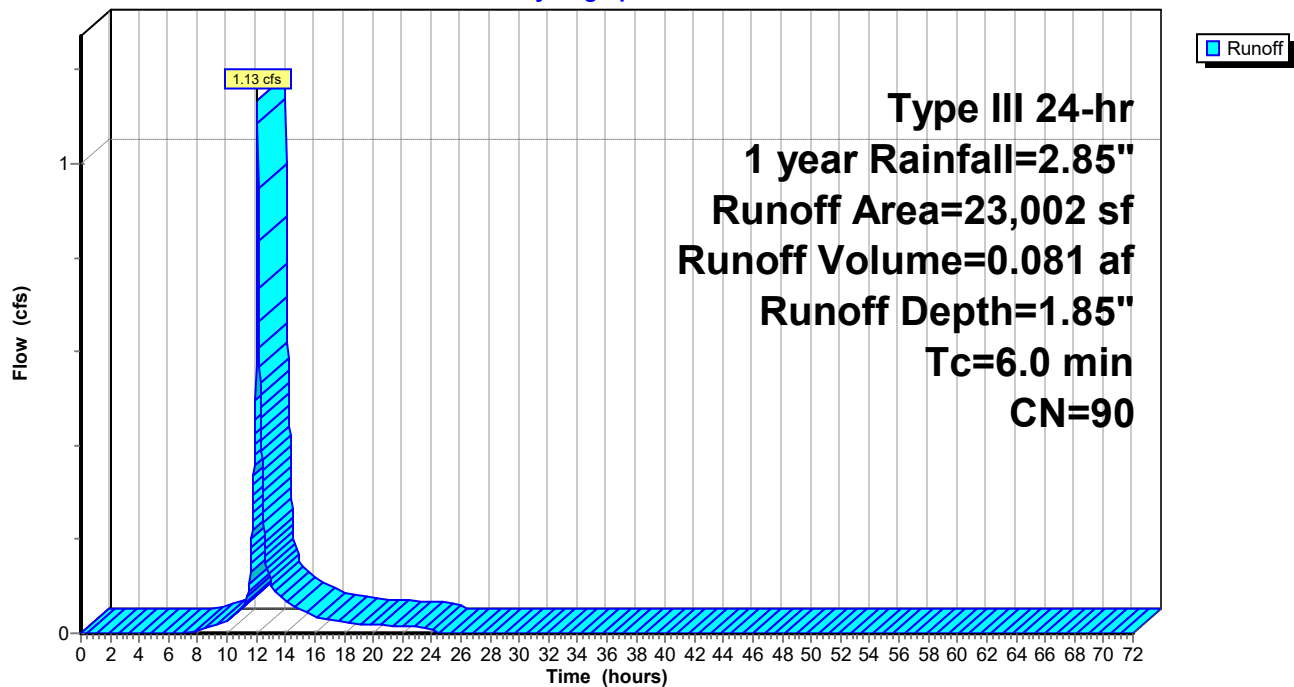
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.02 hrs  
Type III 24-hr 1 year Rainfall=2.85"

Area (sf)	CN	Description
18,293	98	Roofs, HSG B
4,709	61	>75% Grass cover, Good, HSG B
23,002	90	Weighted Average
4,709		20.47% Pervious Area
18,293		79.53% 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\_12-06-2021**

Type III 24-hr 1 year Rainfall=2.85"

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**Summary for Subcatchment 4S: FDA-2 FUTURE CONDITION**

Runoff = 0.02 cfs @ 12.38 hrs, Volume= 0.006 af, Depth= 0.18"  
 Routed to Link 6L : FDA to DESIGN LINE 1

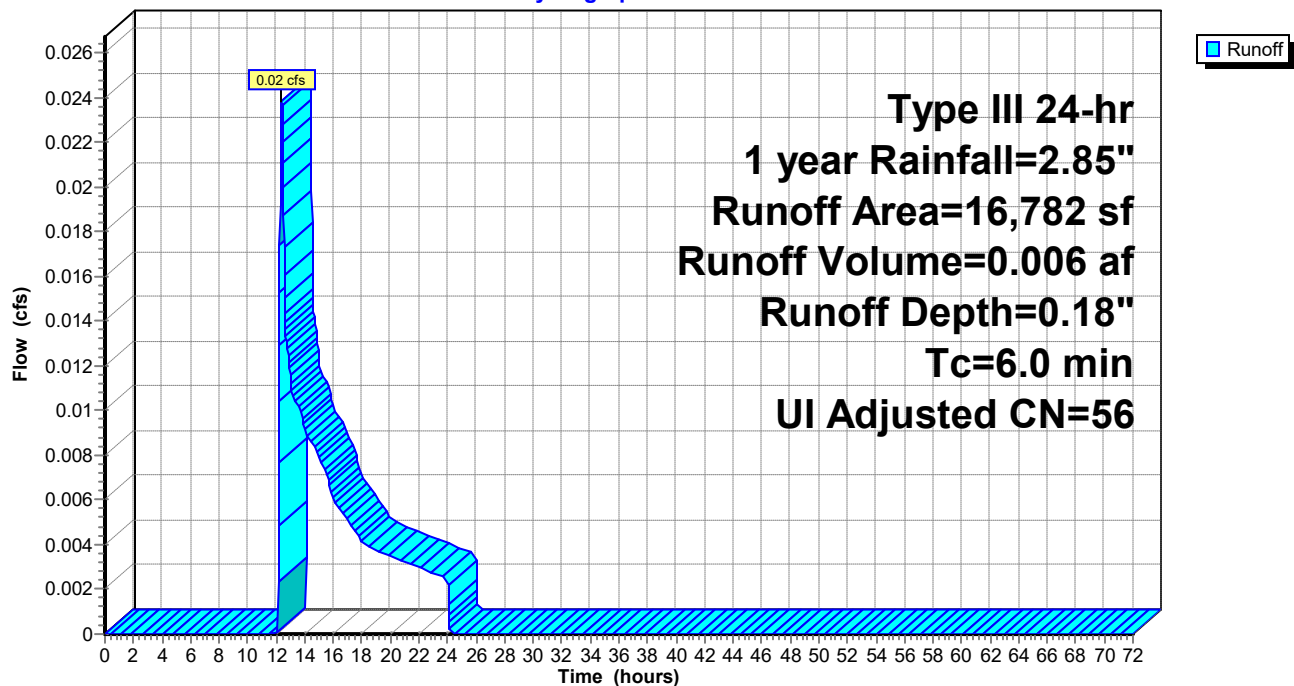
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.02 hrs  
 Type III 24-hr 1 year Rainfall=2.85"

Area (sf)	CN	Adj	Description
6,709	58		Woods/grass comb., Good, HSG B
7,764	48		Brush, Good, HSG B
2,309	98		Unconnected roofs, HSG B
16,782	59	56	Weighted Average, UI Adjusted
14,473			86.24% Pervious Area
2,309			13.76% Impervious Area
2,309			100.00% Unconnected

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\_12-06-2021**

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"

Routed to Link 11L : FDA to Smith Ridge Rd

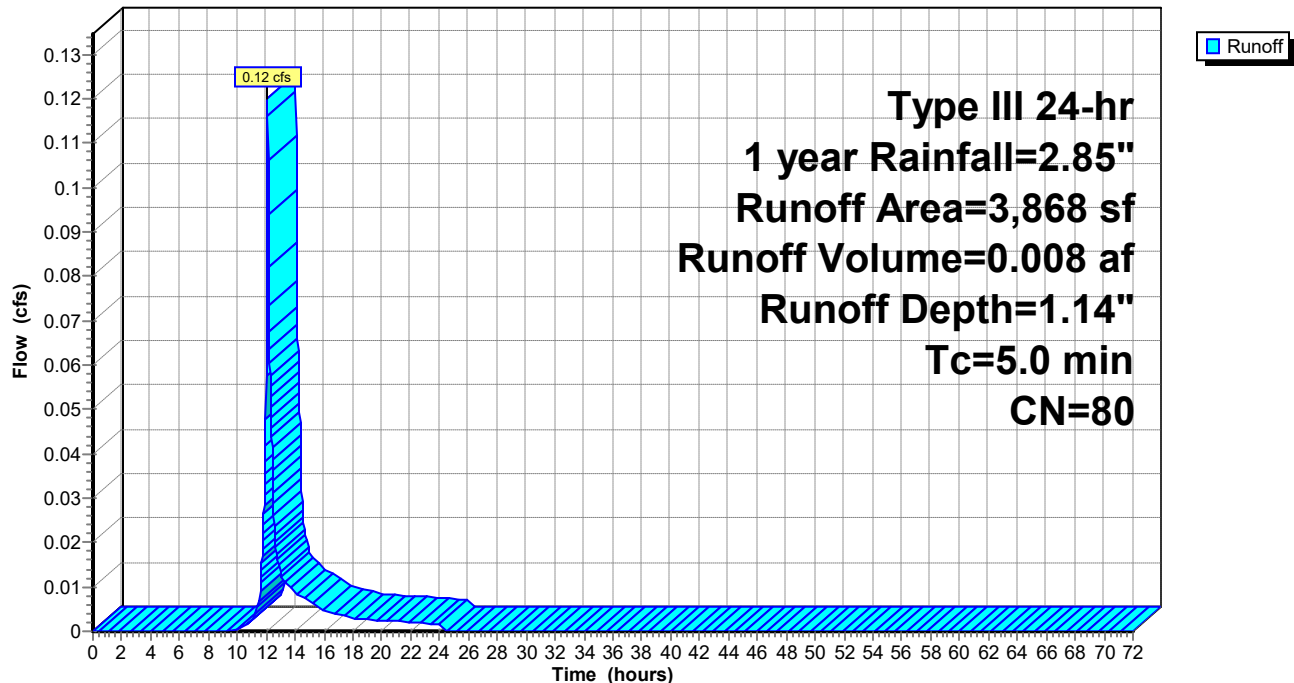
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.02 hrs  
Type III 24-hr 1 year Rainfall=2.85"

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

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

Hydrograph





**Summary for Subcatchment 13S: XDA-1 EXISTING CONDITION**

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

Routed to Pond 14P : EXISTING Stormwater Mgmt Facility

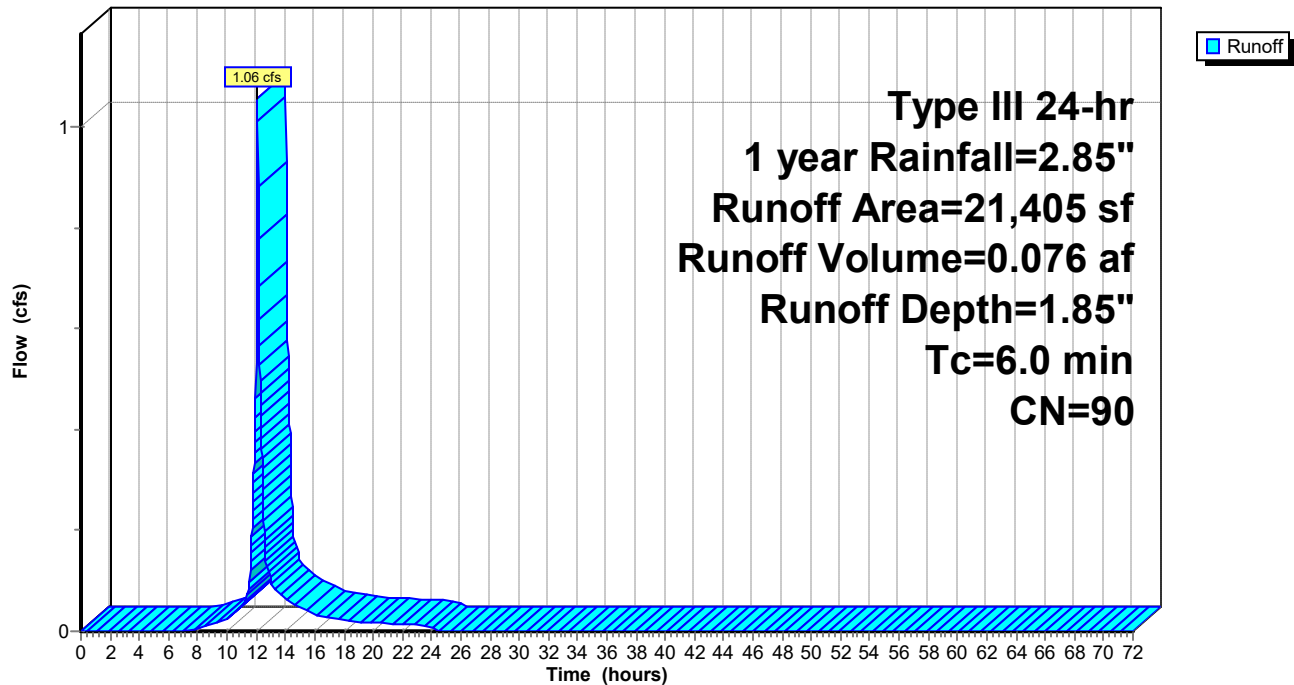
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.02 hrs  
Type III 24-hr 1 year Rainfall=2.85"

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**

Hydrograph



**Summary for Subcatchment 16S: XDA-2 EXISTING CONDITION**

Runoff = 0.03 cfs @ 12.38 hrs, Volume= 0.006 af, Depth= 0.18"  
 Routed to Link 15L : DESIGN LINE 1

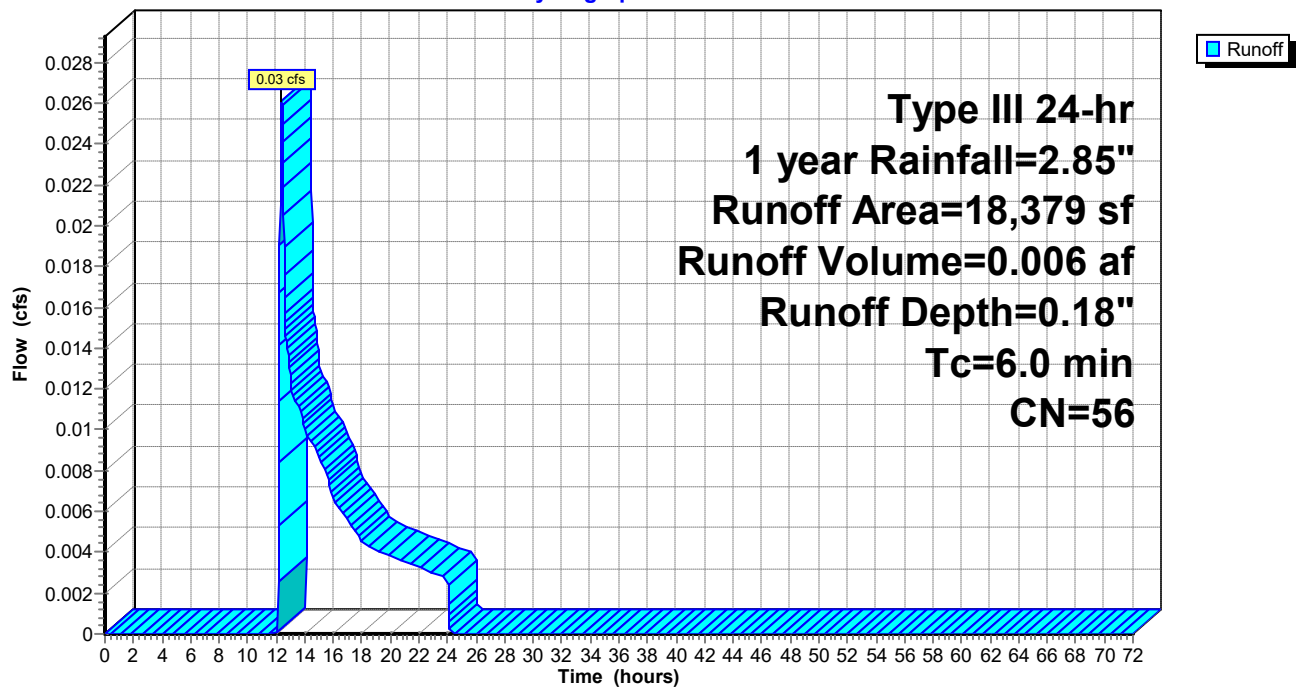
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.02 hrs  
 Type III 24-hr 1 year Rainfall=2.85"

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



**Summary for Subcatchment 17S: XDA-3 EXISTING CONDITION**

Runoff = 0.12 cfs @ 12.08 hrs, Volume= 0.008 af, Depth= 1.14"  
 Routed to Link 18L : DESIGN POINT STREET

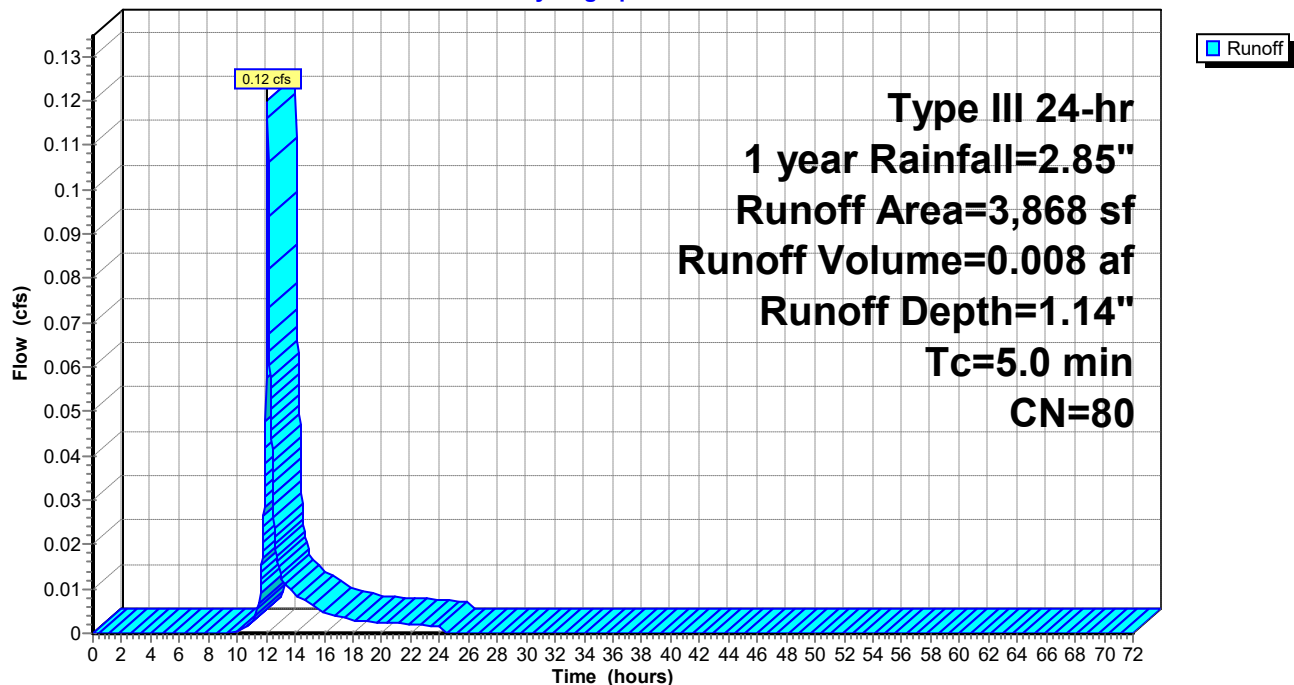
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.02 hrs  
 Type III 24-hr 1 year Rainfall=2.85"

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 = 0.528 ac, 79.53% Impervious, Inflow Depth = 1.85" for 1 year event  
 Inflow = 1.13 cfs @ 12.09 hrs, Volume= 0.081 af  
 Outflow = 0.05 cfs @ 11.04 hrs, Volume= 0.081 af, Atten= 96%, Lag= 0.0 min  
 Discarded = 0.05 cfs @ 11.04 hrs, Volume= 0.081 af  
 Primary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af  
 Routed to Link 6L : FDA to DESIGN LINE 1

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.02 hrs  
 Peak Elev= 115.07' @ 15.10 hrs Surf.Area= 2,181 sf Storage= 1,840 cf

Plug-Flow detention time= 352.2 min calculated for 0.081 af (100% of inflow)  
 Center-of-Mass det. time= 352.2 min ( 1,163.6 - 811.5 )

Volume	Invert	Avail.Storage	Storage Description
#1A	113.79'	1,440 cf	<b>20.83'W x 80.50'L x 3.54'H Field A Existing</b> 5,940 cf Overall - 2,340 cf Embedded = 3,600 cf x 40.0% Voids
#2A	114.29'	2,340 cf	<b>Cultec R-330XLHD x 44 Inside #1</b> 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 4 rows
#3B	113.79'	450 cf	<b>16.00'W x 31.50'L x 3.54'H Field B Proposed</b> 1,785 cf Overall - 659 cf Embedded = 1,126 cf x 40.0% Voids
#4B	114.29'	659 cf	<b>Cultec R-330XLHD x 12 Inside #3</b> 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 3 rows
		4,889 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'	<b>15.0" Round Culvert</b> 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'	<b>5.0" Vert. Orifice/Grate</b> C= 0.600 Limited to weir flow at low heads
#3	Device 1	117.25'	<b>3.0' long Sharp-Crested Rectangular Weir</b> 2 End Contraction(s)
#4	Discarded	113.79'	<b>1.000 in/hr Exfiltration over Horizontal area</b>

**Discarded OutFlow** Max=0.05 cfs @ 11.04 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 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 4 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

4 Rows x 52.0" Wide + 6.0" Spacing x 3 + 12.0" Side Stone x 2 = 20.83' Base Width

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

44 Chambers x 52.2 cf +1.50' Row Adjustment x 7.45 sf x 4 Rows = 2,339.6 cf Chamber Storage

5,939.7 cf Field - 2,339.6 cf Chambers = 3,600.1 cf Stone x 40.0% Voids = 1,440.0 cf Stone Storage

Chamber Storage + Stone Storage = 3,779.6 cf = 0.087 af

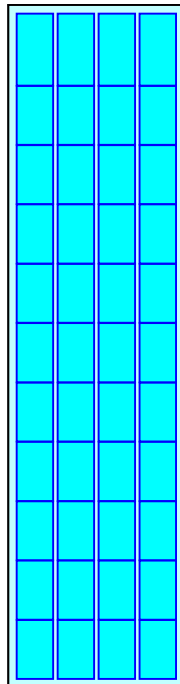
Overall Storage Efficiency = 63.6%

Overall System Size = 80.50' x 20.83' x 3.54'

44 Chambers

220.0 cy Field

133.3 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 3 rows

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

4 Chambers/Row x 7.00' Long +1.50' Row Adjustment = 29.50' Row Length +12.0" End Stone x 2 = 31.50' Base Length

3 Rows x 52.0" Wide + 6.0" Spacing x 2 + 12.0" Side Stone x 2 = 16.00' 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 3 Rows = 659.4 cf Chamber Storage

1,785.0 cf Field - 659.4 cf Chambers = 1,125.6 cf Stone x 40.0% Voids = 450.2 cf Stone Storage

Chamber Storage + Stone Storage = 1,109.6 cf = 0.025 af

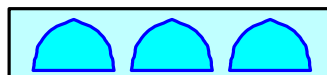
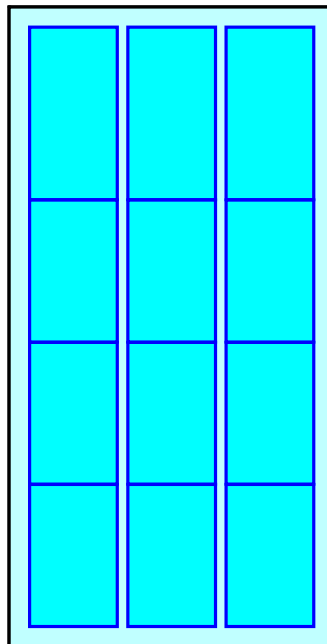
Overall Storage Efficiency = 62.2%

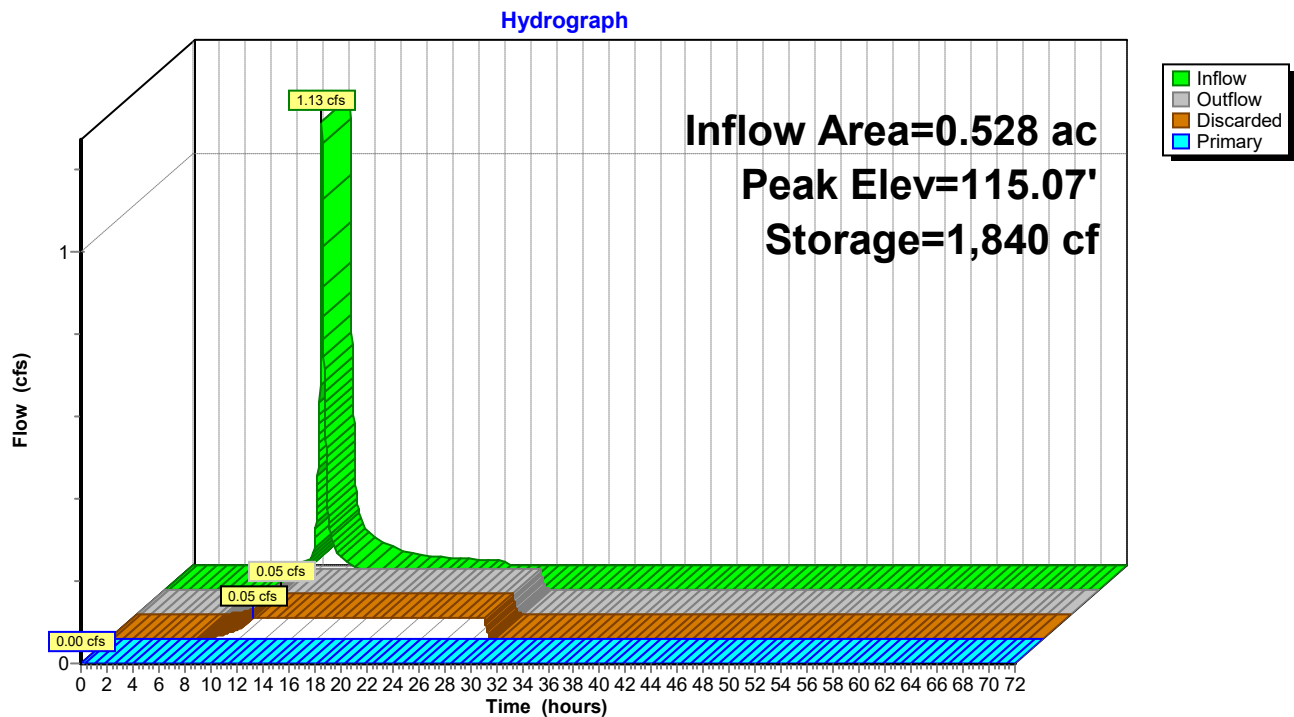
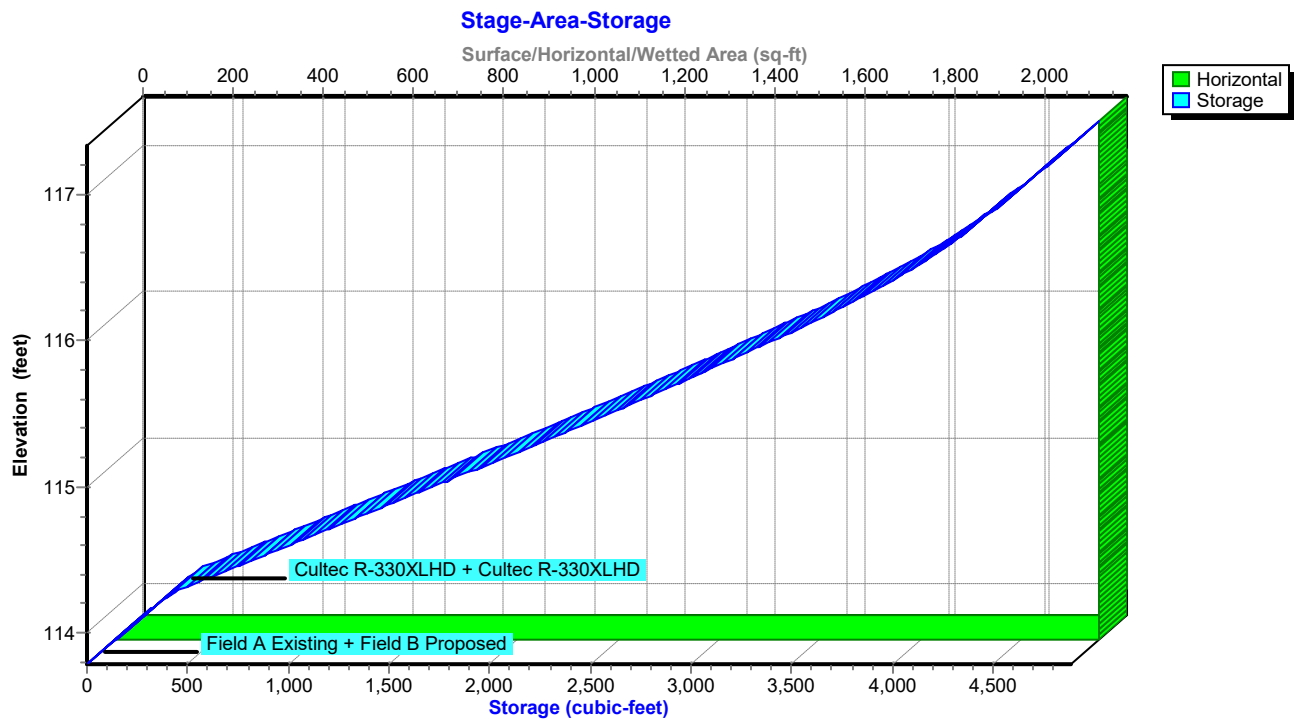
Overall System Size = 31.50' x 16.00' x 3.54'

12 Chambers

66.1 cy Field

41.7 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  
 Routed to Link 15L : DESIGN LINE 1

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	<b>25.67'W x 80.50'L x 3.54'H Field A</b> 7,318 cf Overall - 2,925 cf Embedded = 4,393 cf x 40.0% Voids
#2A	114.29'	2,925 cf	<b>Cultec R-330XLHD</b> 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'	<b>12.0" Round Culvert</b> 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'	<b>7.0" Vert. Orifice/Grate</b> C= 0.600 Limited to weir flow at low heads
#3	Device 1	117.20'	<b>3.0' long Sharp-Crested Rectangular Weir</b> 2 End Contraction(s)
#4	Discarded	113.79'	<b>1.000 in/hr Exfiltration over Surface area</b>

**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

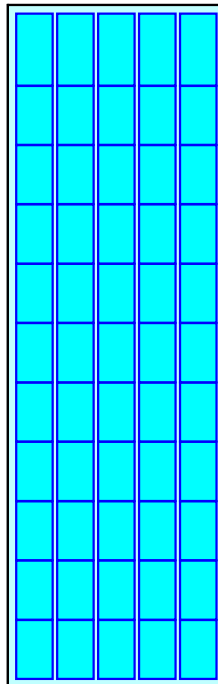
Overall Storage Efficiency = 64.0%

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

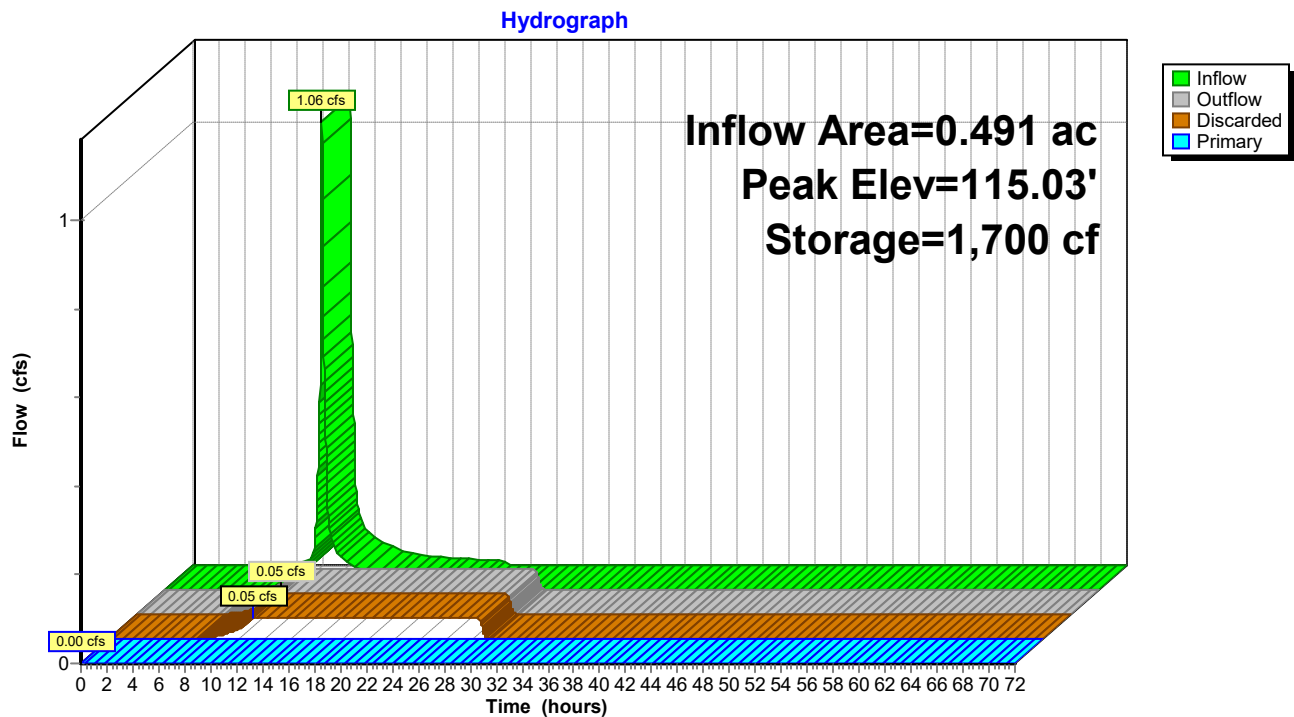
55 Chambers

271.0 cy Field

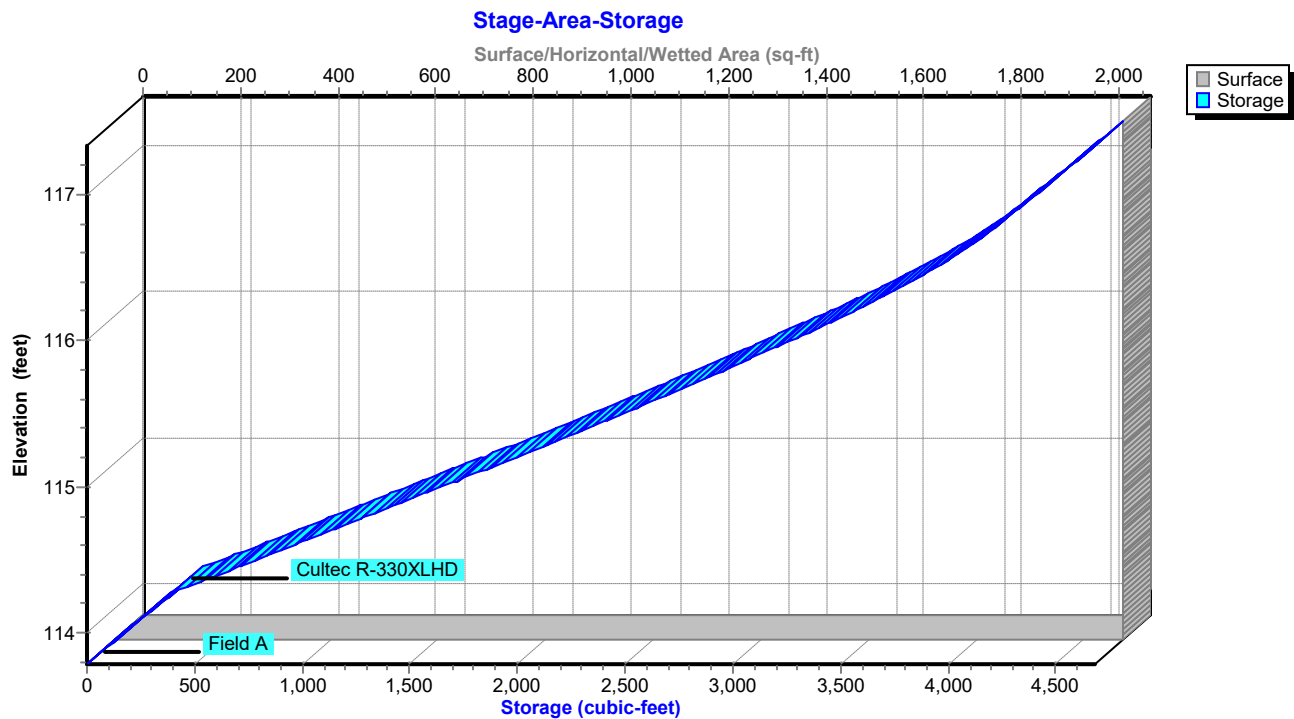
162.7 cy Stone



## Pond 14P: EXISTING Stormwater Mgmt Facility



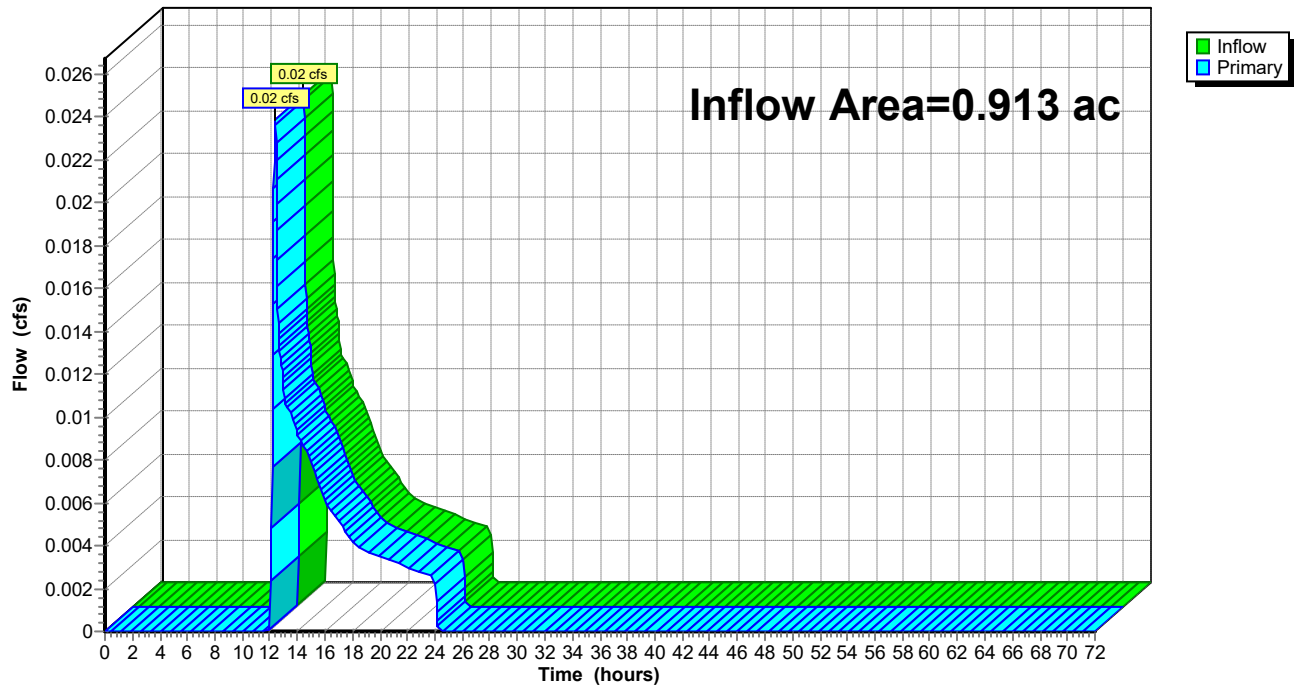
## Pond 14P: EXISTING Stormwater Mgmt Facility



**Summary for Link 6L: FDA to DESIGN LINE 1**

Inflow Area = 0.913 ac, 51.78% Impervious, Inflow Depth = 0.08" for 1 year event  
Inflow = 0.02 cfs @ 12.38 hrs, Volume= 0.006 af  
Primary = 0.02 cfs @ 12.38 hrs, Volume= 0.006 af, Atten= 0%, Lag= 0.0 min

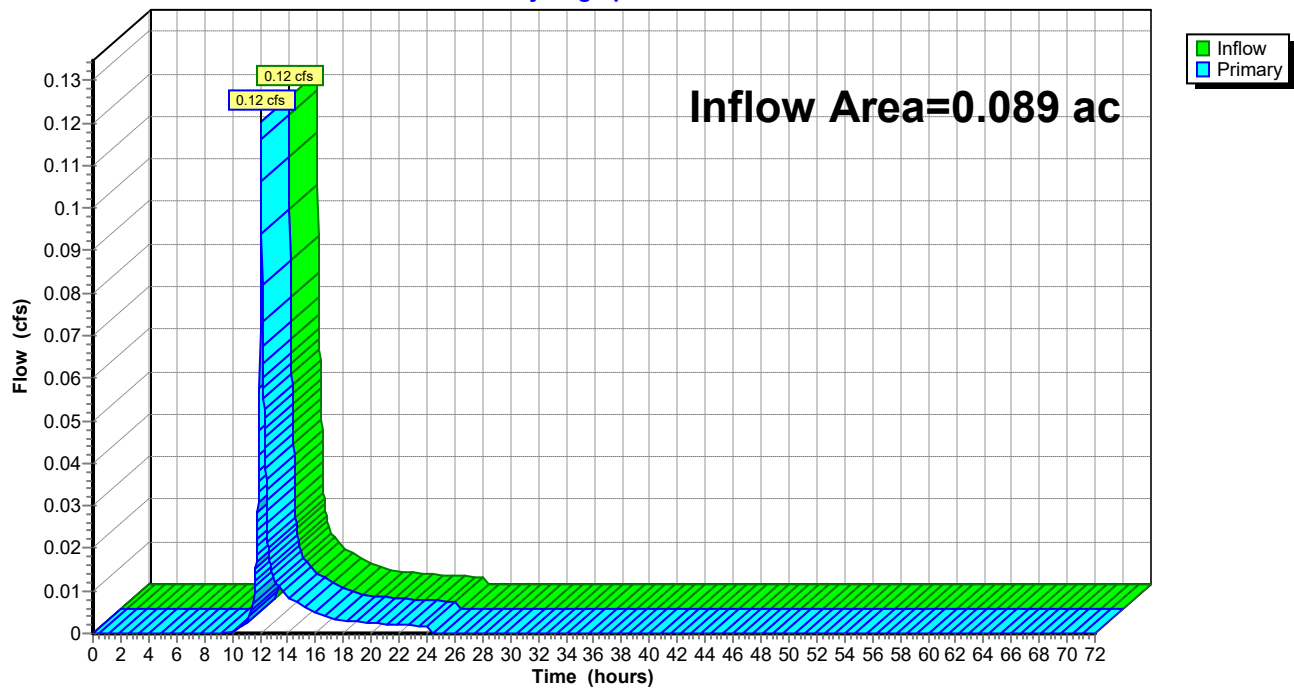
Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.02 hrs

**Link 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**



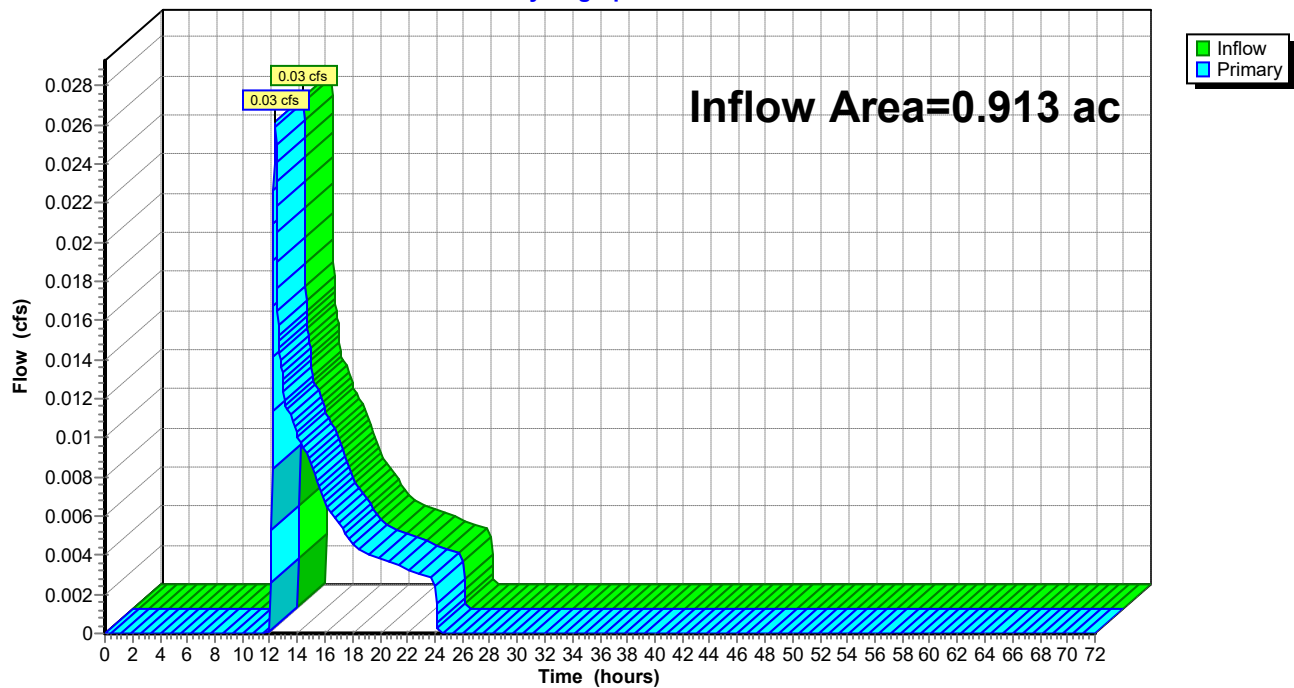
**Summary for Link 15L: DESIGN LINE 1**

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**

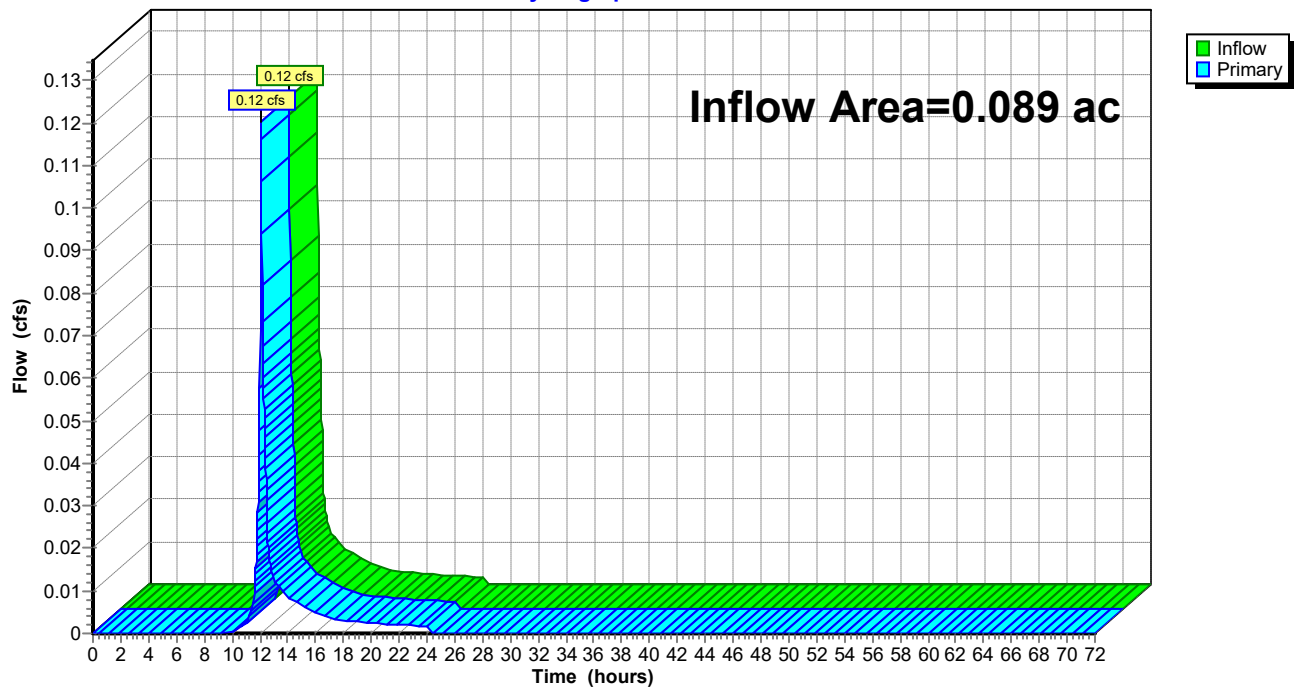
Hydrograph



**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\_12-06-2021**

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

<b>Subcatchment 3S: FDA-1 FUTURE</b>	Runoff Area=23,002 sf 79.53% Impervious Runoff Depth=2.39" Tc=6.0 min CN=90 Runoff=1.46 cfs 0.105 af
<b>Subcatchment 4S: FDA-2 FUTURE</b>	Runoff Area=16,782 sf 13.76% Impervious Runoff Depth=0.36" Tc=6.0 min UI Adjusted CN=56 Runoff=0.07 cfs 0.012 af
<b>Subcatchment 7S: FDA-3 FUTURE</b>	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
<b>Subcatchment 13S: XDA-1 EXISTING</b>	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
<b>Subcatchment 16S: XDA-2 EXISTING</b>	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
<b>Subcatchment 17S: XDA-3 EXISTING</b>	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
<b>Pond 13P: Stormwater Management</b>	Peak Elev=115.51' Storage=2,605 cf Inflow=1.46 cfs 0.105 af Discarded=0.05 cfs 0.105 af Primary=0.00 cfs 0.000 af Outflow=0.05 cfs 0.105 af
<b>Pond 14P: EXISTING Stormwater Mgmt</b>	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
<b>Link 6L: FDA to DESIGN LINE 1</b>	Inflow=0.07 cfs 0.012 af Primary=0.07 cfs 0.012 af
<b>Link 11L: FDA to Smith Ridge Rd</b>	Inflow=0.17 cfs 0.012 af Primary=0.17 cfs 0.012 af
<b>Link 15L: DESIGN LINE 1</b>	Inflow=0.08 cfs 0.013 af Primary=0.08 cfs 0.013 af
<b>Link 18L: DESIGN POINT STREET</b>	Inflow=0.17 cfs 0.012 af Primary=0.17 cfs 0.012 af
<b>Total Runoff Area = 2.004 ac Runoff Volume = 0.251 af Average Runoff Depth = 1.50"</b>	
<b>52.66% Pervious = 1.055 ac 47.34% Impervious = 0.949 ac</b>	

**Summary for Subcatchment 3S: FDA-1 FUTURE CONDITION**

Runoff = 1.46 cfs @ 12.09 hrs, Volume= 0.105 af, Depth= 2.39"

Routed to Pond 13P : Stormwater Management Facility-2

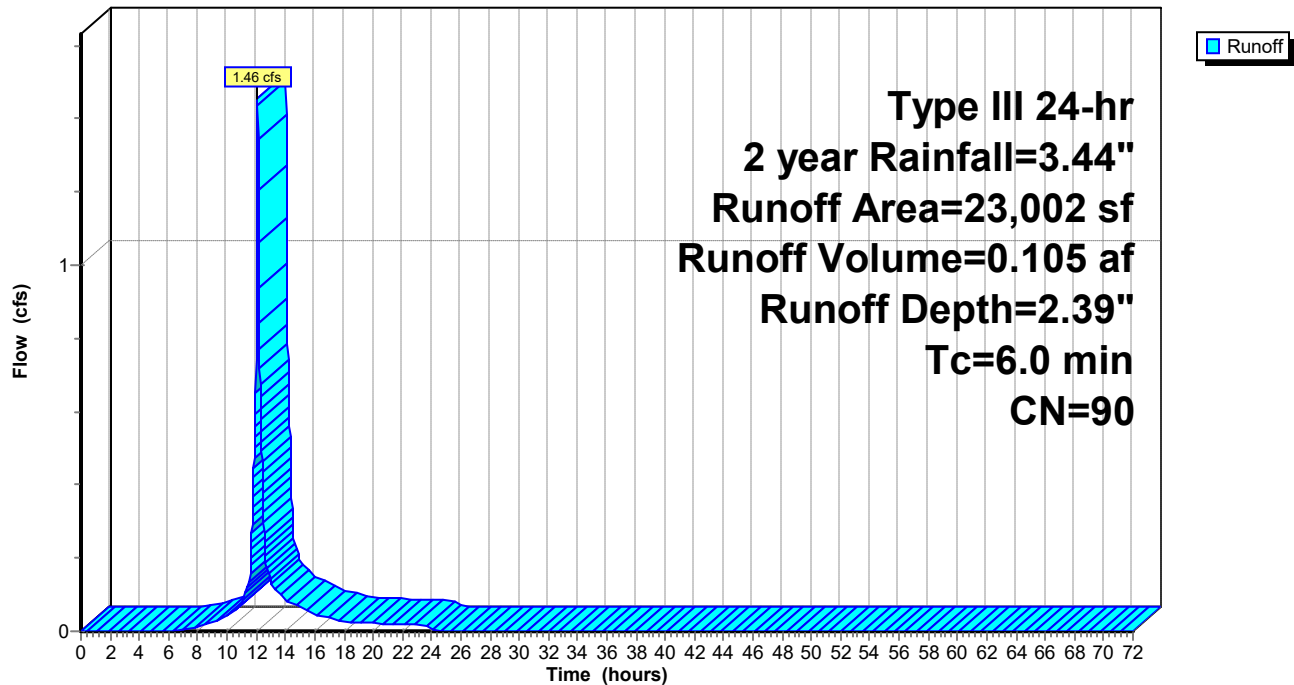
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.02 hrs  
Type III 24-hr 2 year Rainfall=3.44"

Area (sf)	CN	Description
18,293	98	Roofs, HSG B
4,709	61	>75% Grass cover, Good, HSG B
23,002	90	Weighted Average
4,709		20.47% Pervious Area
18,293		79.53% 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\_12-06-2021**

Type III 24-hr 2 year Rainfall=3.44"

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**Summary for Subcatchment 4S: FDA-2 FUTURE CONDITION**

Runoff = 0.07 cfs @ 12.15 hrs, Volume= 0.012 af, Depth= 0.36"  
 Routed to Link 6L : FDA to DESIGN LINE 1

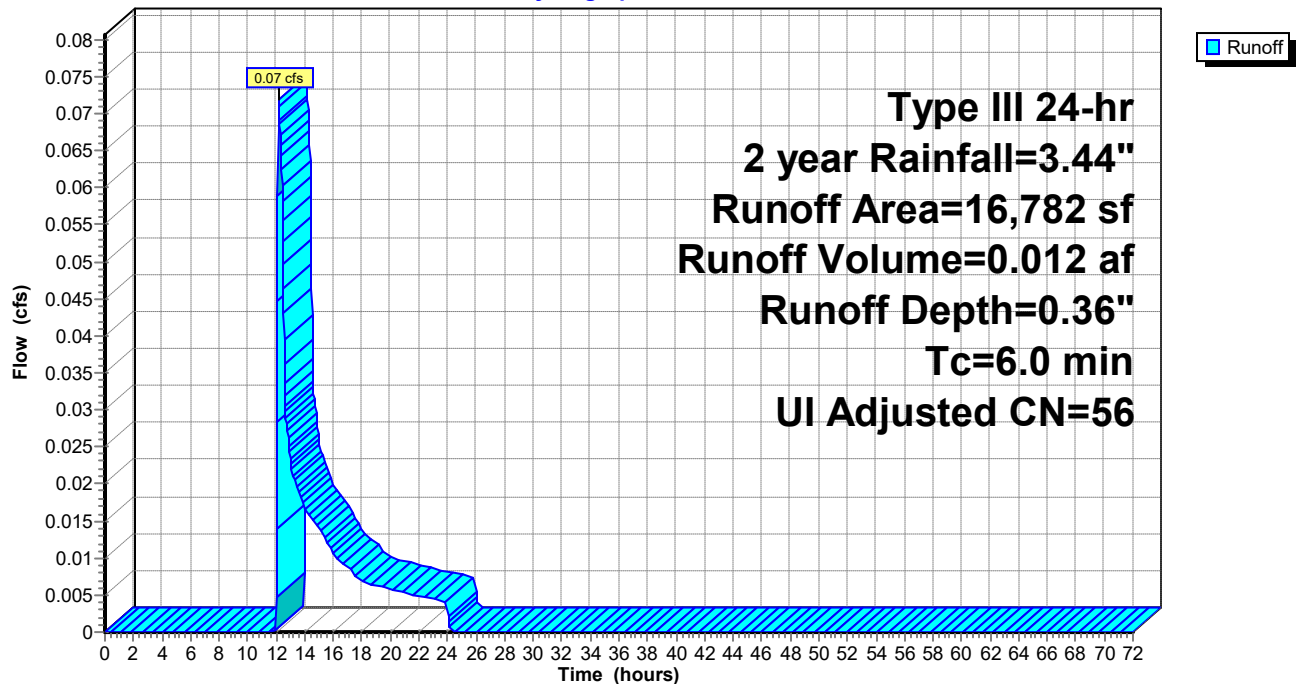
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.02 hrs  
 Type III 24-hr 2 year Rainfall=3.44"

Area (sf)	CN	Adj	Description
6,709	58		Woods/grass comb., Good, HSG B
7,764	48		Brush, Good, HSG B
2,309	98		Unconnected roofs, HSG B
16,782	59	56	Weighted Average, UI Adjusted
14,473			86.24% Pervious Area
2,309			13.76% Impervious Area
2,309			100.00% Unconnected

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\_12-06-2021**

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"

Routed to Link 11L : FDA to Smith Ridge Rd

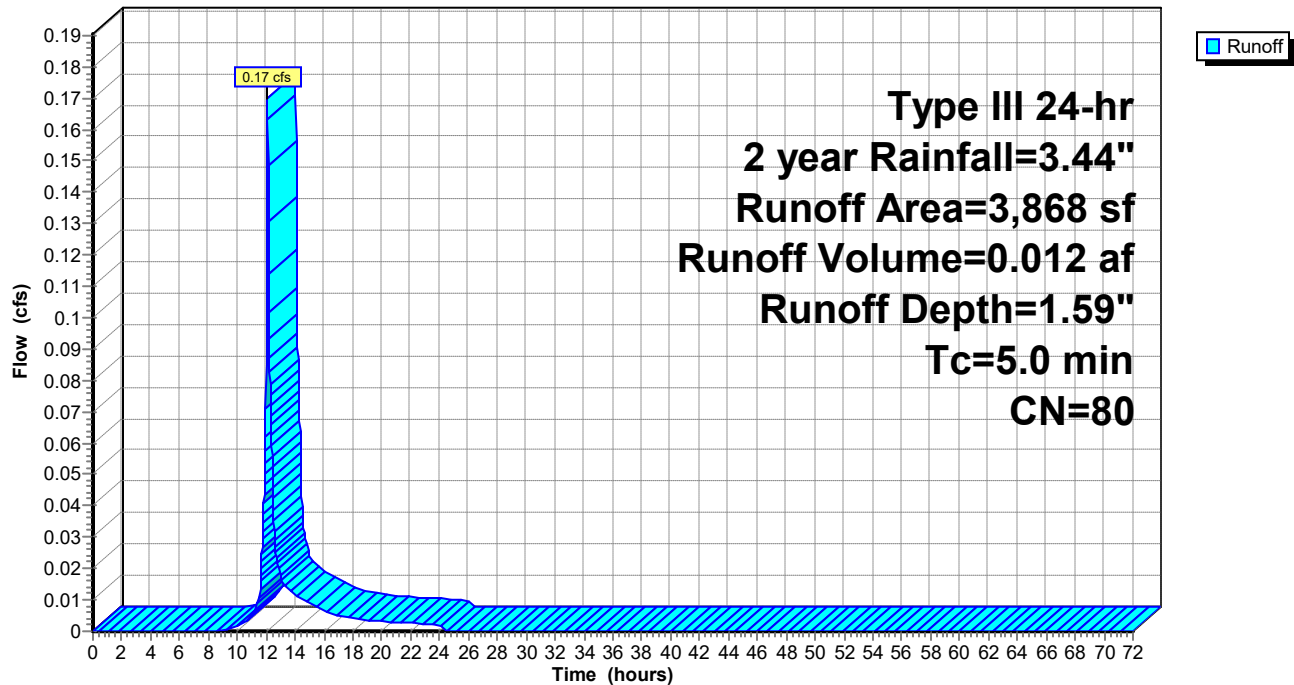
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.02 hrs  
Type III 24-hr 2 year Rainfall=3.44"

	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



**Summary for Subcatchment 13S: XDA-1 EXISTING CONDITION**

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

Routed to Pond 14P : EXISTING Stormwater Mgmt Facility

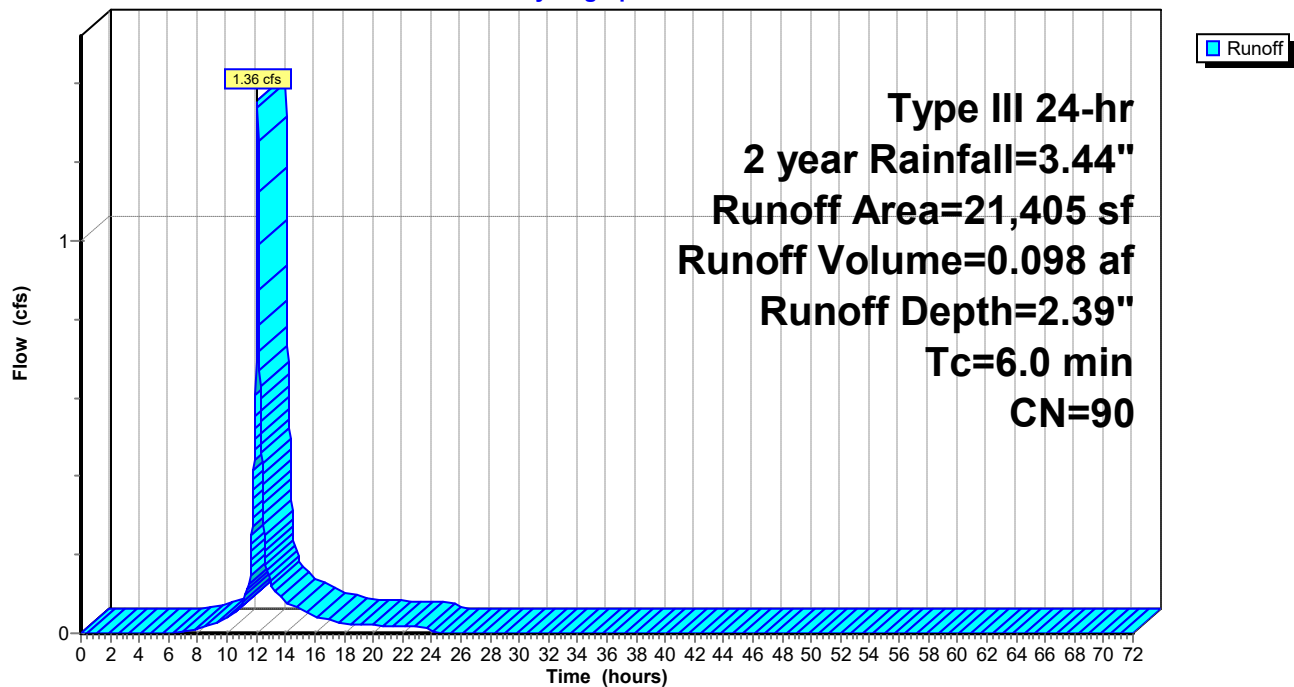
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.02 hrs  
Type III 24-hr 2 year Rainfall=3.44"

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**

Hydrograph



**Summary for Subcatchment 16S: XDA-2 EXISTING CONDITION**

Runoff = 0.08 cfs @ 12.15 hrs, Volume= 0.013 af, Depth= 0.36"  
 Routed to Link 15L : DESIGN LINE 1

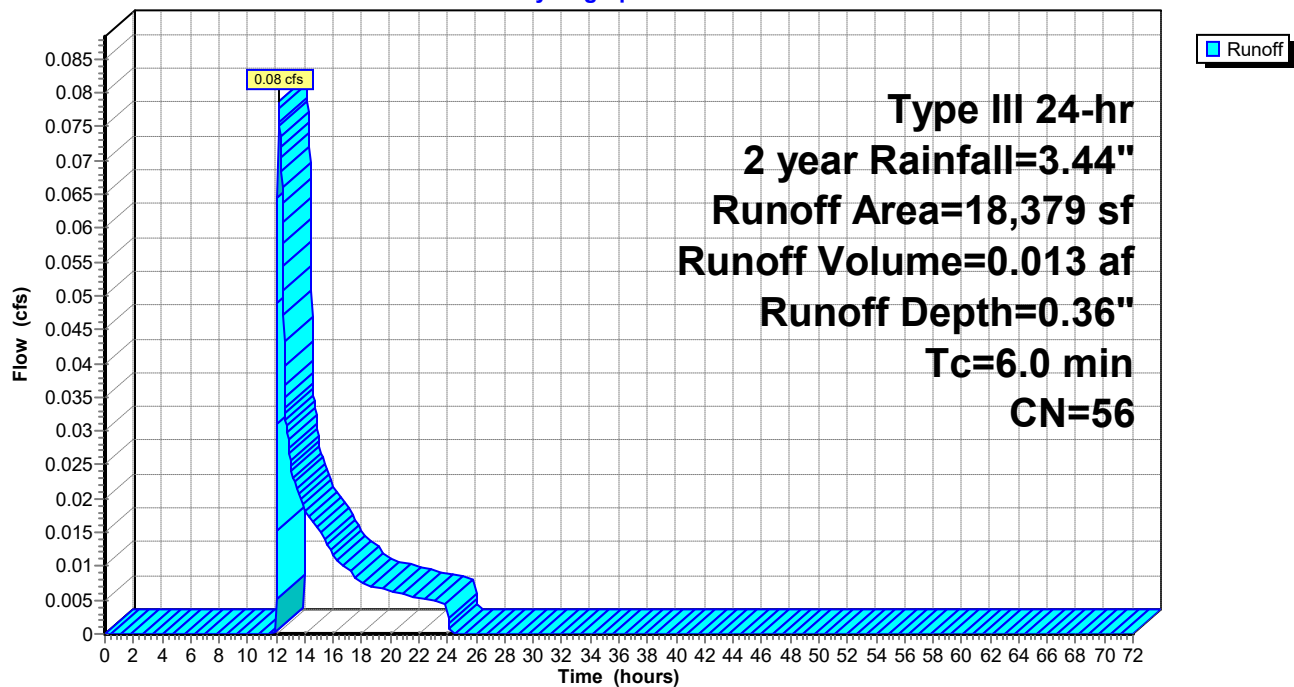
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.02 hrs  
 Type III 24-hr 2 year Rainfall=3.44"

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



**Summary for Subcatchment 17S: XDA-3 EXISTING CONDITION**

Runoff = 0.17 cfs @ 12.08 hrs, Volume= 0.012 af, Depth= 1.59"  
 Routed to Link 18L : DESIGN POINT STREET

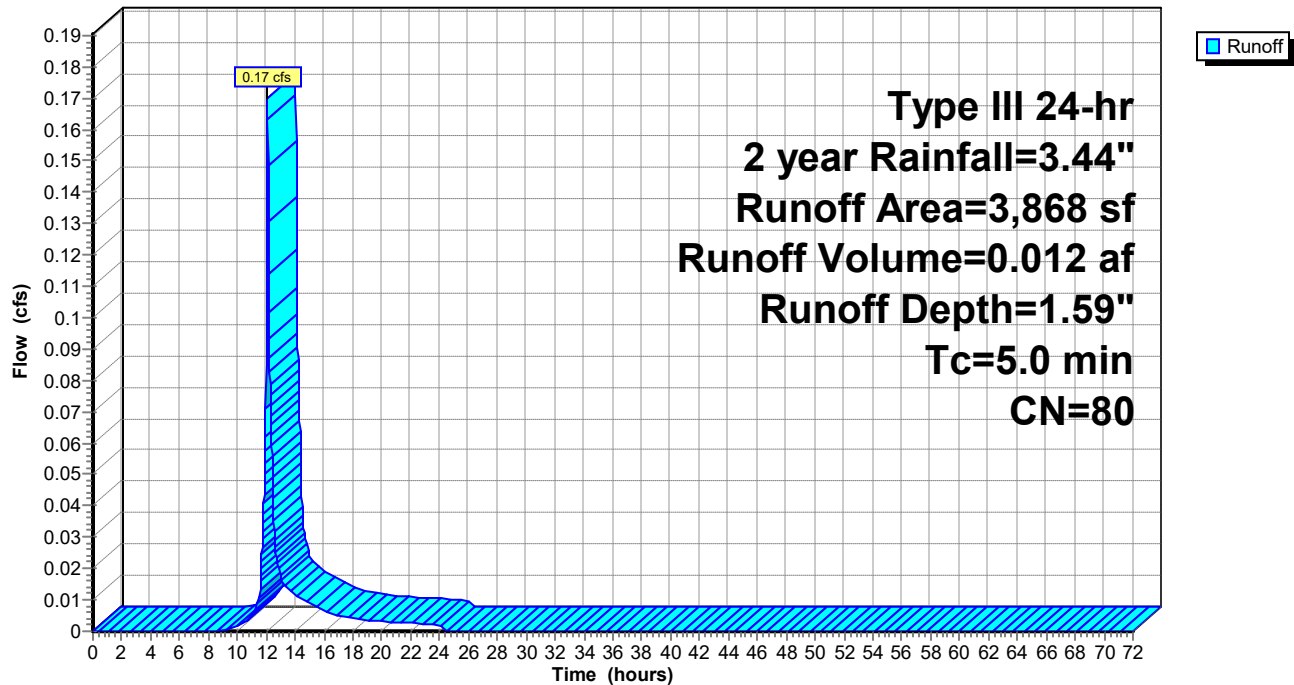
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.02 hrs  
 Type III 24-hr 2 year Rainfall=3.44"

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 = 0.528 ac, 79.53% Impervious, Inflow Depth = 2.39" for 2 year event  
 Inflow = 1.46 cfs @ 12.09 hrs, Volume= 0.105 af  
 Outflow = 0.05 cfs @ 10.50 hrs, Volume= 0.105 af, Atten= 97%, Lag= 0.0 min  
 Discarded = 0.05 cfs @ 10.50 hrs, Volume= 0.105 af  
 Primary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af  
 Routed to Link 6L : FDA to DESIGN LINE 1

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.02 hrs  
 Peak Elev= 115.51' @ 15.75 hrs Surf.Area= 2,181 sf Storage= 2,605 cf

Plug-Flow detention time= 491.9 min calculated for 0.105 af (100% of inflow)  
 Center-of-Mass det. time= 491.9 min ( 1,296.1 - 804.1 )

Volume	Invert	Avail.Storage	Storage Description
#1A	113.79'	1,440 cf	<b>20.83'W x 80.50'L x 3.54'H Field A Existing</b> 5,940 cf Overall - 2,340 cf Embedded = 3,600 cf x 40.0% Voids
#2A	114.29'	2,340 cf	<b>Cultec R-330XLHD x 44 Inside #1</b> 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 4 rows
#3B	113.79'	450 cf	<b>16.00'W x 31.50'L x 3.54'H Field B Proposed</b> 1,785 cf Overall - 659 cf Embedded = 1,126 cf x 40.0% Voids
#4B	114.29'	659 cf	<b>Cultec R-330XLHD x 12 Inside #3</b> 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 3 rows
		4,889 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'	<b>15.0" Round Culvert</b> 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'	<b>5.0" Vert. Orifice/Grate</b> C= 0.600 Limited to weir flow at low heads
#3	Device 1	117.25'	<b>3.0' long Sharp-Crested Rectangular Weir</b> 2 End Contraction(s)
#4	Discarded	113.79'	<b>1.000 in/hr Exfiltration over Horizontal area</b>

**Discarded OutFlow** Max=0.05 cfs @ 10.50 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 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 4 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

4 Rows x 52.0" Wide + 6.0" Spacing x 3 + 12.0" Side Stone x 2 = 20.83' Base Width

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

44 Chambers x 52.2 cf +1.50' Row Adjustment x 7.45 sf x 4 Rows = 2,339.6 cf Chamber Storage

5,939.7 cf Field - 2,339.6 cf Chambers = 3,600.1 cf Stone x 40.0% Voids = 1,440.0 cf Stone Storage

Chamber Storage + Stone Storage = 3,779.6 cf = 0.087 af

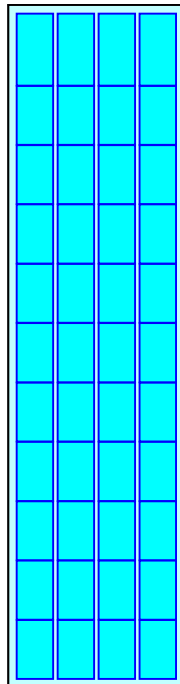
Overall Storage Efficiency = 63.6%

Overall System Size = 80.50' x 20.83' x 3.54'

44 Chambers

220.0 cy Field

133.3 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 3 rows

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

4 Chambers/Row x 7.00' Long +1.50' Row Adjustment = 29.50' Row Length +12.0" End Stone x 2 = 31.50' Base Length

3 Rows x 52.0" Wide + 6.0" Spacing x 2 + 12.0" Side Stone x 2 = 16.00' 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 3 Rows = 659.4 cf Chamber Storage

1,785.0 cf Field - 659.4 cf Chambers = 1,125.6 cf Stone x 40.0% Voids = 450.2 cf Stone Storage

Chamber Storage + Stone Storage = 1,109.6 cf = 0.025 af

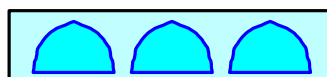
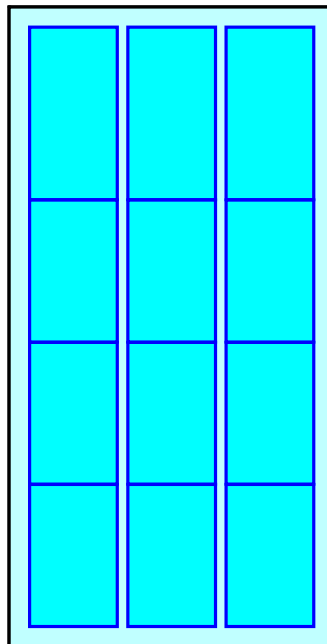
Overall Storage Efficiency = 62.2%

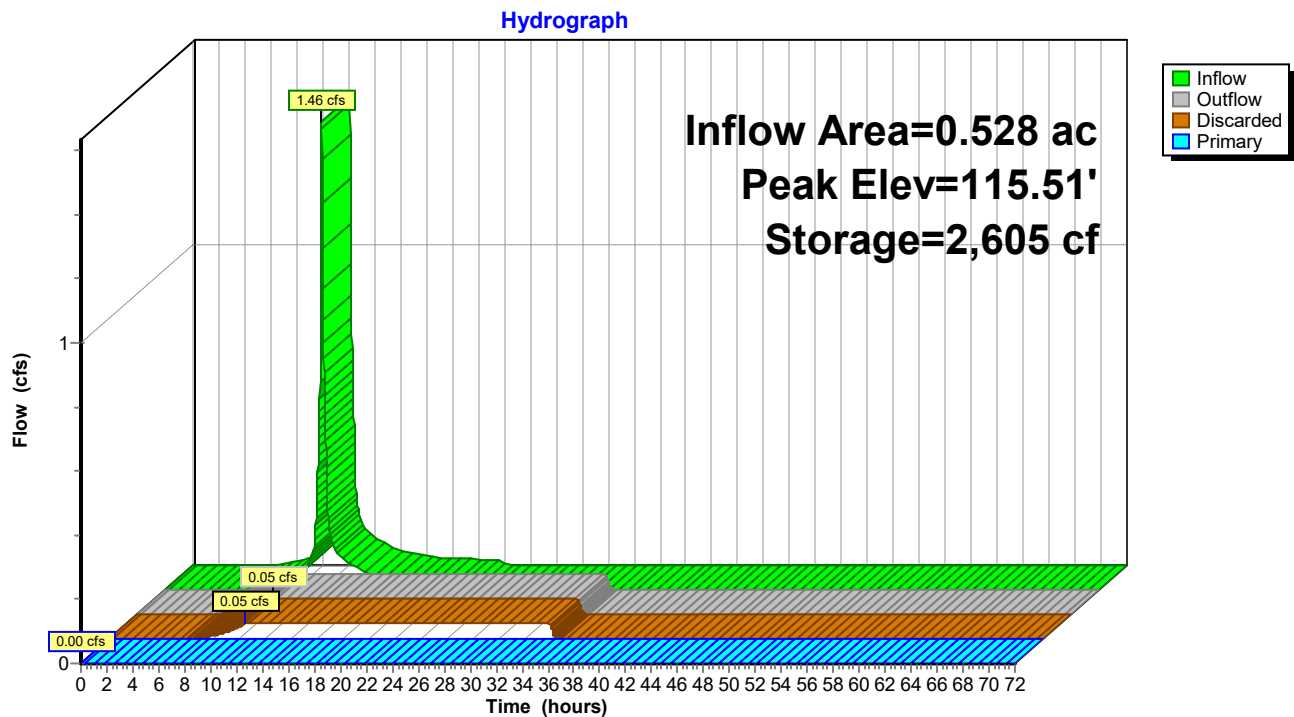
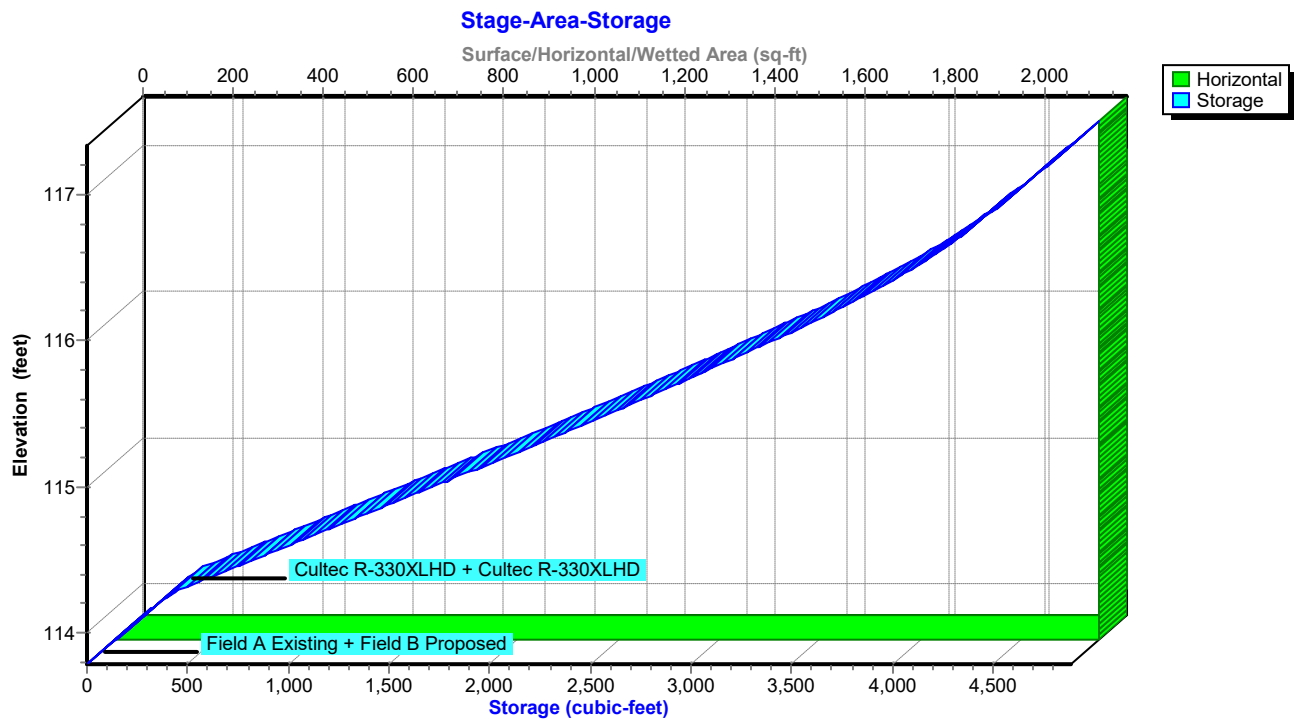
Overall System Size = 31.50' x 16.00' x 3.54'

12 Chambers

66.1 cy Field

41.7 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  
 Routed to Link 15L : DESIGN LINE 1

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	<b>25.67'W x 80.50'L x 3.54'H Field A</b> 7,318 cf Overall - 2,925 cf Embedded = 4,393 cf x 40.0% Voids
#2A	114.29'	2,925 cf	<b>Cultec R-330XLHD</b> 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'	<b>12.0" Round Culvert</b> 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'	<b>7.0" Vert. Orifice/Grate</b> C= 0.600 Limited to weir flow at low heads
#3	Device 1	117.20'	<b>3.0' long Sharp-Crested Rectangular Weir</b> 2 End Contraction(s)
#4	Discarded	113.79'	<b>1.000 in/hr Exfiltration over Surface area</b>

**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

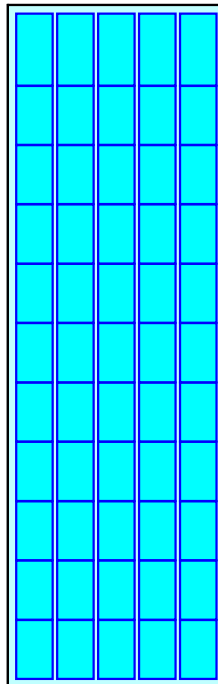
Overall Storage Efficiency = 64.0%

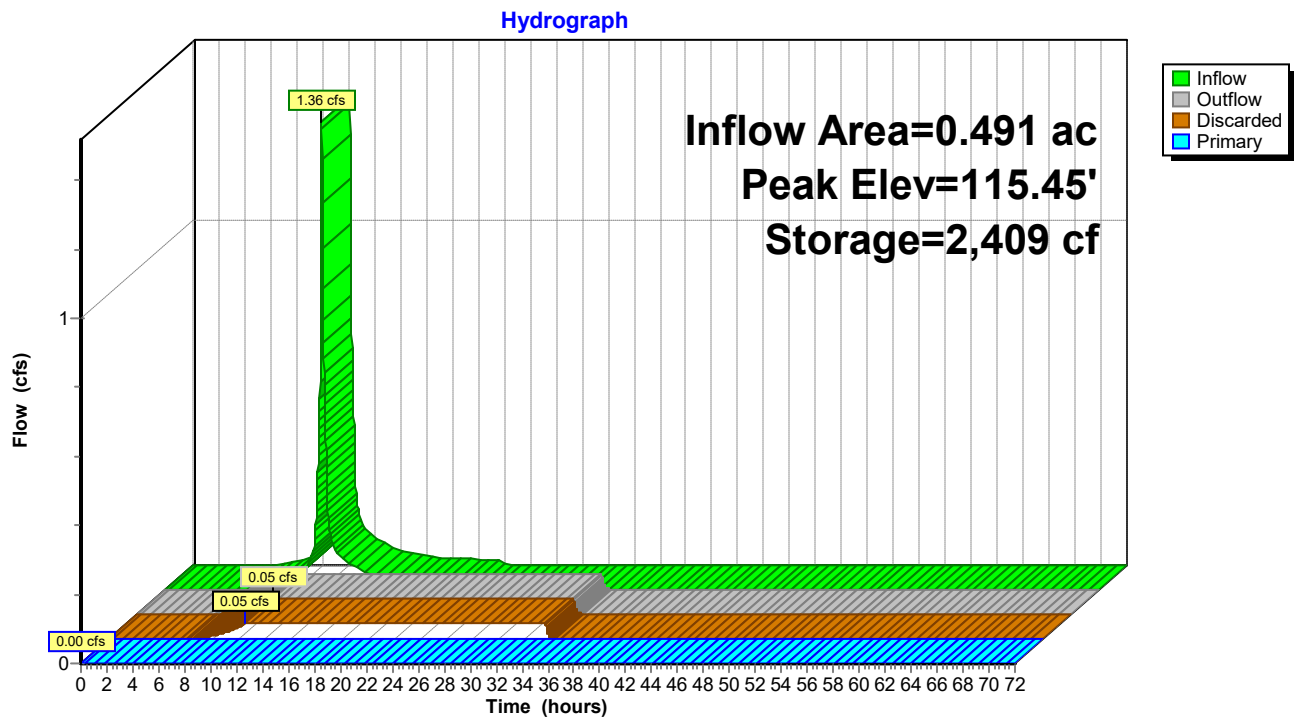
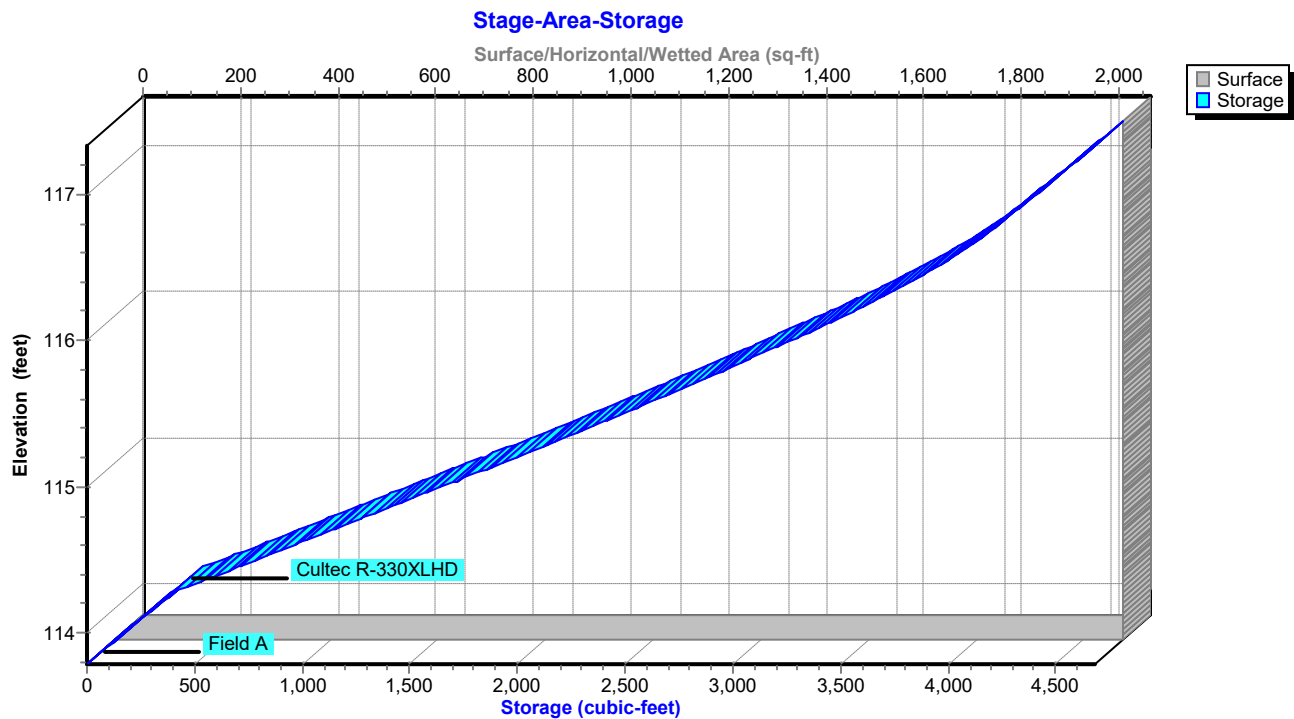
Overall System Size = 80.50' x 25.67' x 3.54'

55 Chambers

271.0 cy Field

162.7 cy Stone

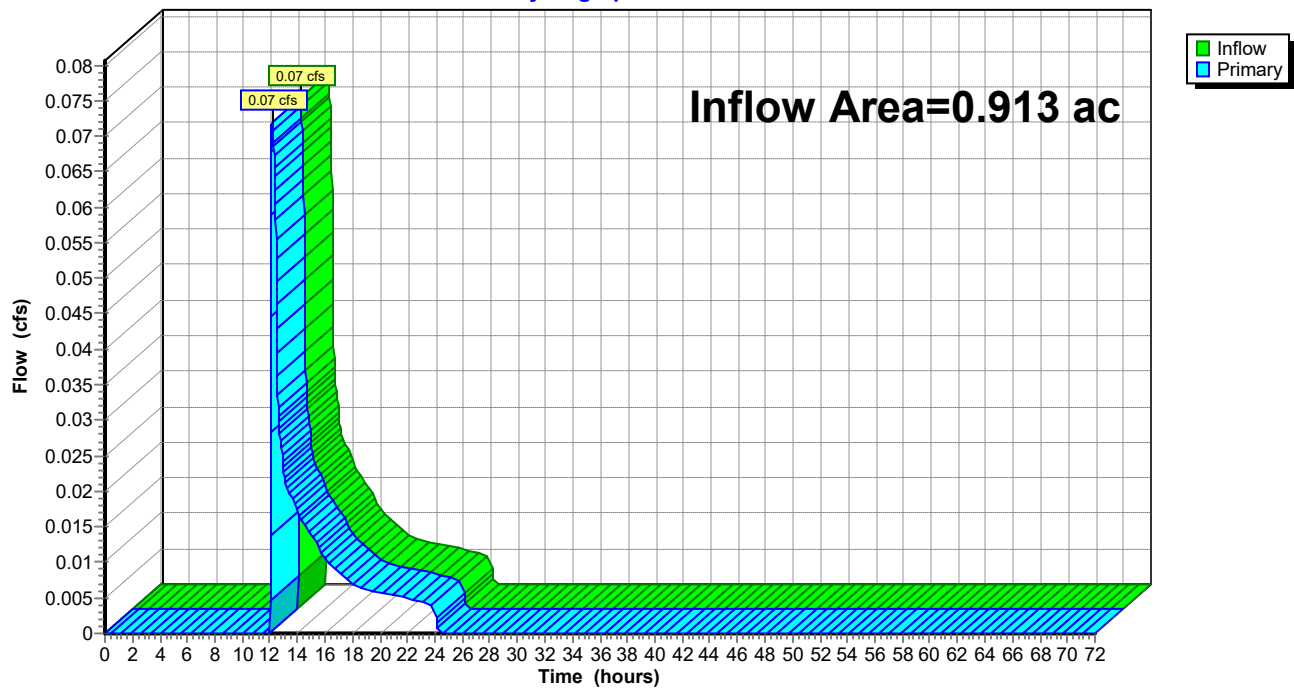


**Pond 14P: EXISTING Stormwater Mgmt Facility****Pond 14P: EXISTING Stormwater Mgmt Facility**

**Summary for Link 6L: FDA to DESIGN LINE 1**

Inflow Area = 0.913 ac, 51.78% Impervious, Inflow Depth = 0.15" for 2 year event  
Inflow = 0.07 cfs @ 12.15 hrs, Volume= 0.012 af  
Primary = 0.07 cfs @ 12.15 hrs, Volume= 0.012 af, Atten= 0%, Lag= 0.0 min

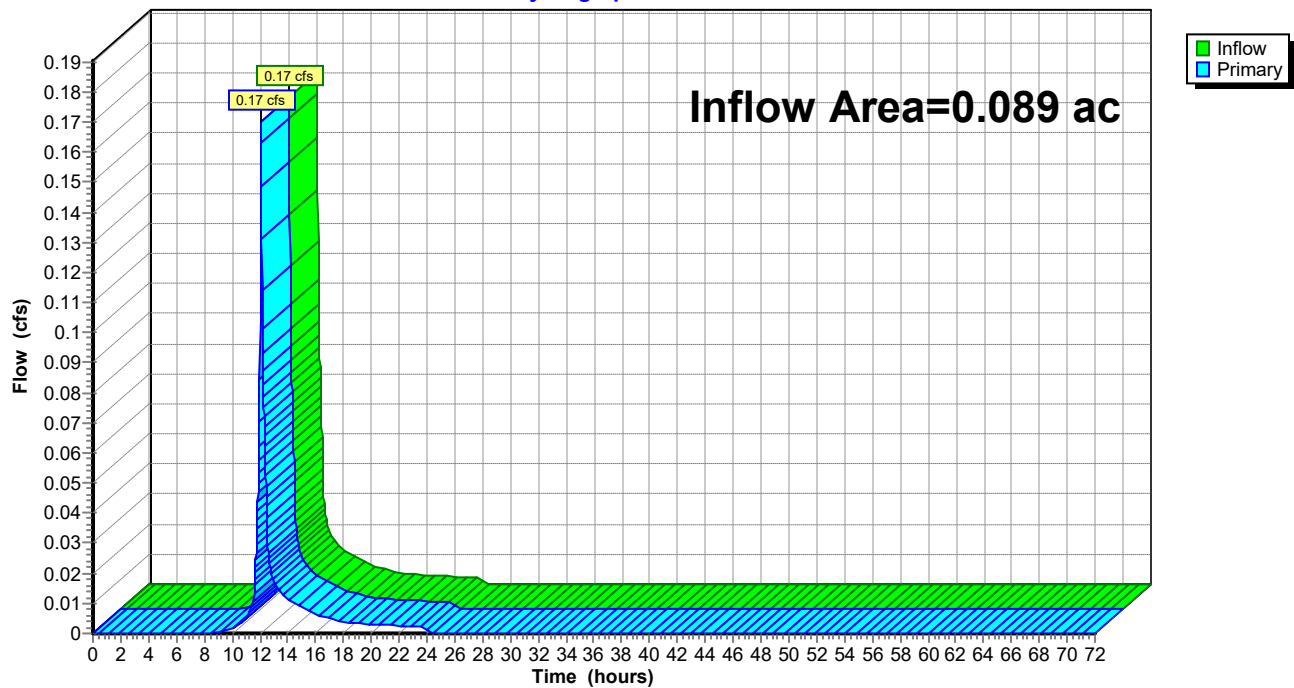
Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.02 hrs

**Link 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

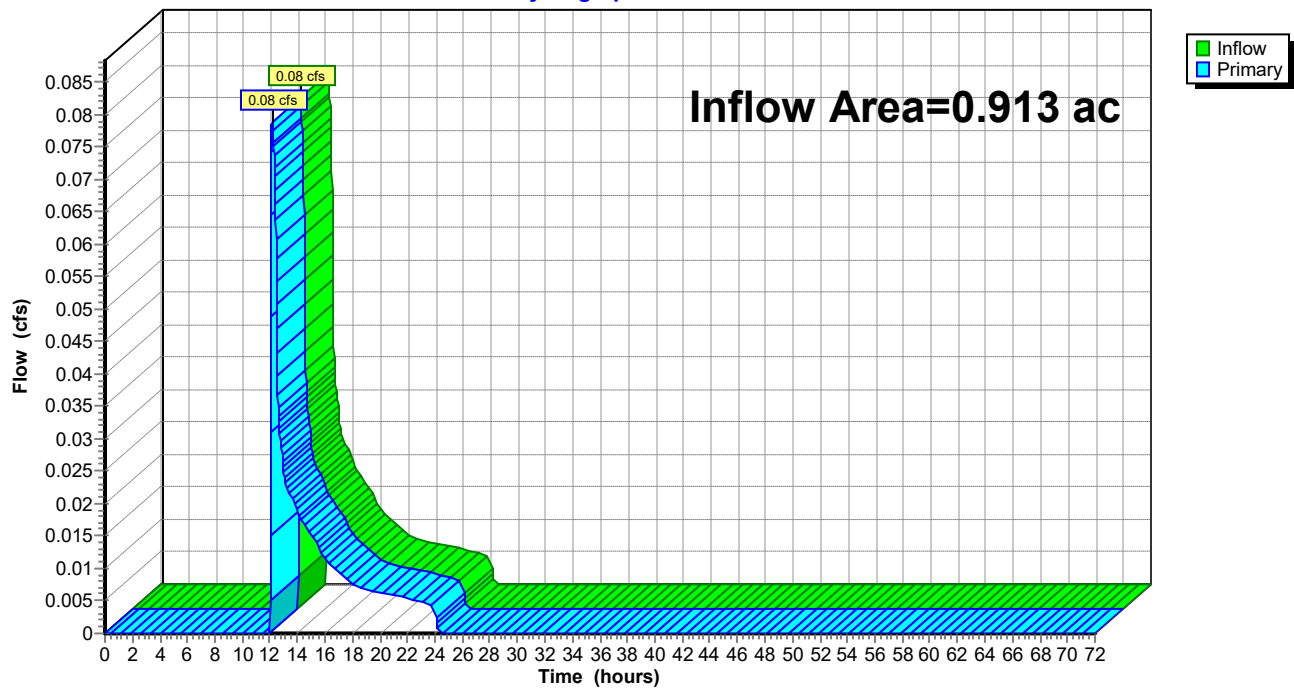
Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.02 hrs

**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

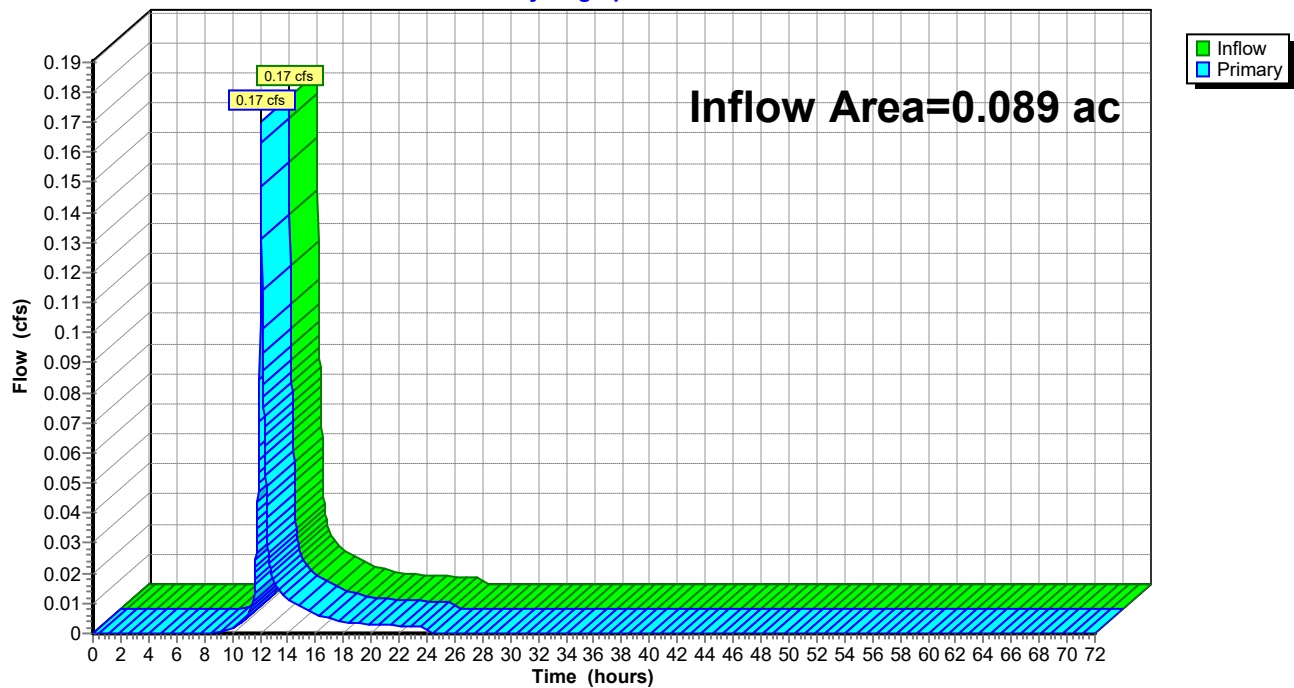
**Link 15L: DESIGN LINE 1****Hydrograph**



**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\_12-06-2021**

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

<b>Subcatchment 3S: FDA-1 FUTURE</b>	Runoff Area=23,002 sf 79.53% Impervious Runoff Depth=3.99" Tc=6.0 min CN=90 Runoff=2.38 cfs 0.176 af
<b>Subcatchment 4S: FDA-2 FUTURE</b>	Runoff Area=16,782 sf 13.76% Impervious Runoff Depth=1.10" Tc=6.0 min UI Adjusted CN=56 Runoff=0.42 cfs 0.035 af
<b>Subcatchment 7S: FDA-3 FUTURE</b>	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
<b>Subcatchment 13S: XDA-1 EXISTING</b>	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
<b>Subcatchment 16S: XDA-2 EXISTING</b>	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
<b>Subcatchment 17S: XDA-3 EXISTING</b>	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
<b>Pond 13P: Stormwater Management</b>	Peak Elev=116.17' Storage=3,665 cf Inflow=2.38 cfs 0.176 af Discarded=0.05 cfs 0.130 af Primary=0.30 cfs 0.045 af Outflow=0.35 cfs 0.176 af
<b>Pond 14P: EXISTING Stormwater Mgmt</b>	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
<b>Link 6L: FDA to DESIGN LINE 1</b>	Inflow=0.44 cfs 0.081 af Primary=0.44 cfs 0.081 af
<b>Link 11L: FDA to Smith Ridge Rd</b>	Inflow=0.32 cfs 0.022 af Primary=0.32 cfs 0.022 af
<b>Link 15L: DESIGN LINE 1</b>	Inflow=0.46 cfs 0.079 af Primary=0.46 cfs 0.079 af
<b>Link 18L: DESIGN POINT STREET</b>	Inflow=0.32 cfs 0.022 af Primary=0.32 cfs 0.022 af

**Total Runoff Area = 2.004 ac Runoff Volume = 0.458 af Average Runoff Depth = 2.74"**  
**52.66% Pervious = 1.055 ac 47.34% Impervious = 0.949 ac**

**Self-Storage SW Plan\_12-06-2021**

Type III 24-hr 10 year Rainfall=5.12"

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**Summary for Subcatchment 3S: FDA-1 FUTURE CONDITION**

Runoff = 2.38 cfs @ 12.09 hrs, Volume= 0.176 af, Depth= 3.99"

Routed to Pond 13P : Stormwater Management Facility-2

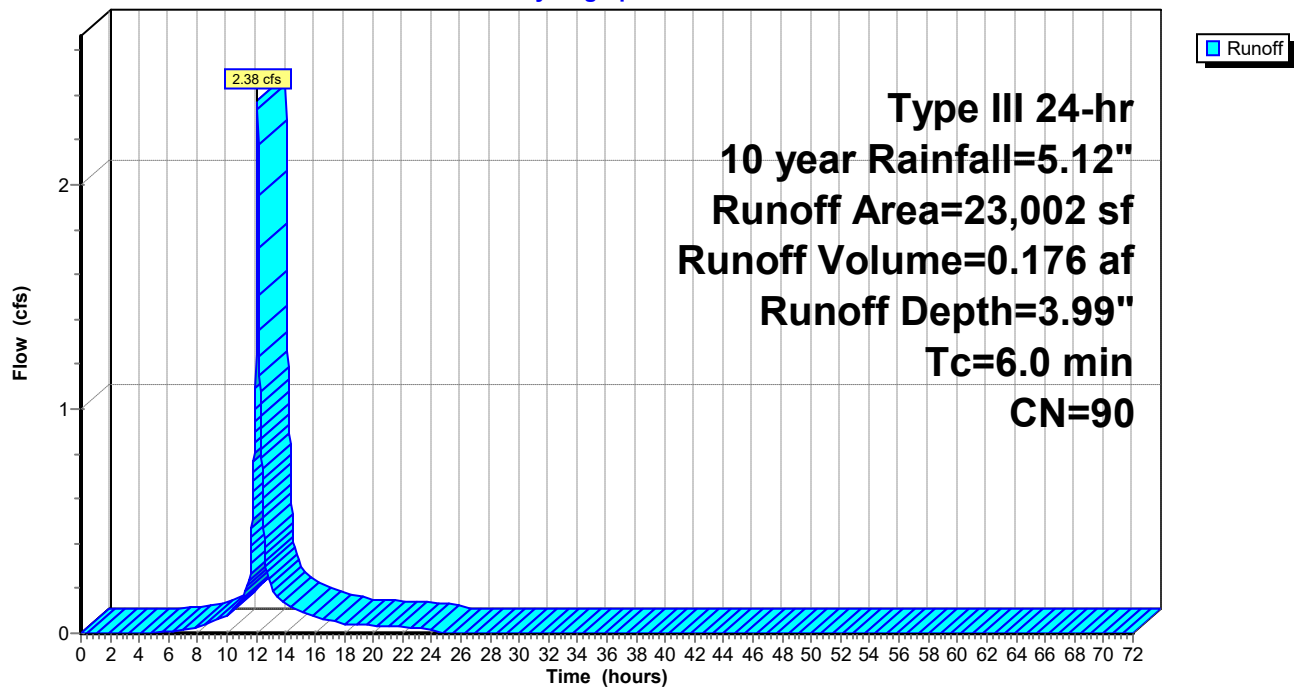
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.02 hrs  
Type III 24-hr 10 year Rainfall=5.12"

Area (sf)	CN	Description
18,293	98	Roofs, HSG B
4,709	61	>75% Grass cover, Good, HSG B
23,002	90	Weighted Average
4,709		20.47% Pervious Area
18,293		79.53% 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\_12-06-2021**

Type III 24-hr 10 year Rainfall=5.12"

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**Summary for Subcatchment 4S: FDA-2 FUTURE CONDITION**

Runoff = 0.42 cfs @ 12.10 hrs, Volume= 0.035 af, Depth= 1.10"  
 Routed to Link 6L : FDA to DESIGN LINE 1

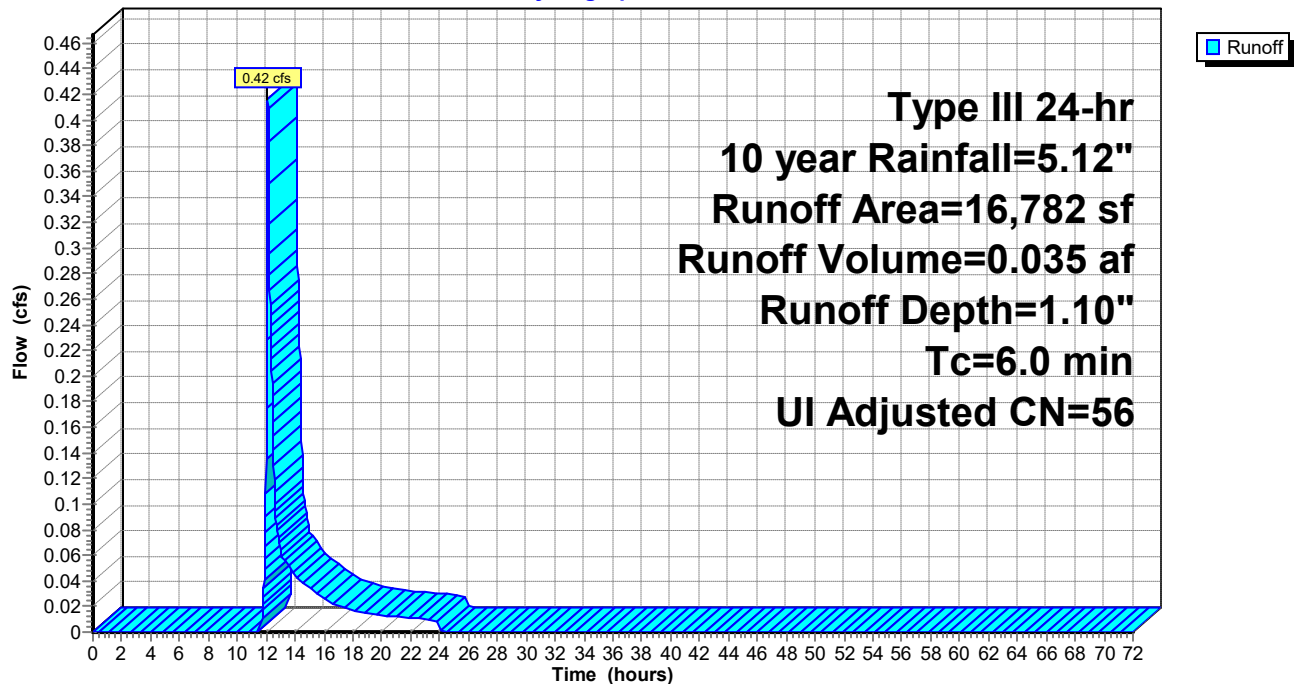
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.02 hrs  
 Type III 24-hr 10 year Rainfall=5.12"

Area (sf)	CN	Adj	Description
6,709	58		Woods/grass comb., Good, HSG B
7,764	48		Brush, Good, HSG B
2,309	98		Unconnected roofs, HSG B
16,782	59	56	Weighted Average, UI Adjusted
14,473			86.24% Pervious Area
2,309			13.76% Impervious Area
2,309			100.00% Unconnected

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\_12-06-2021**

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"

Routed to Link 11L : FDA to Smith Ridge Rd

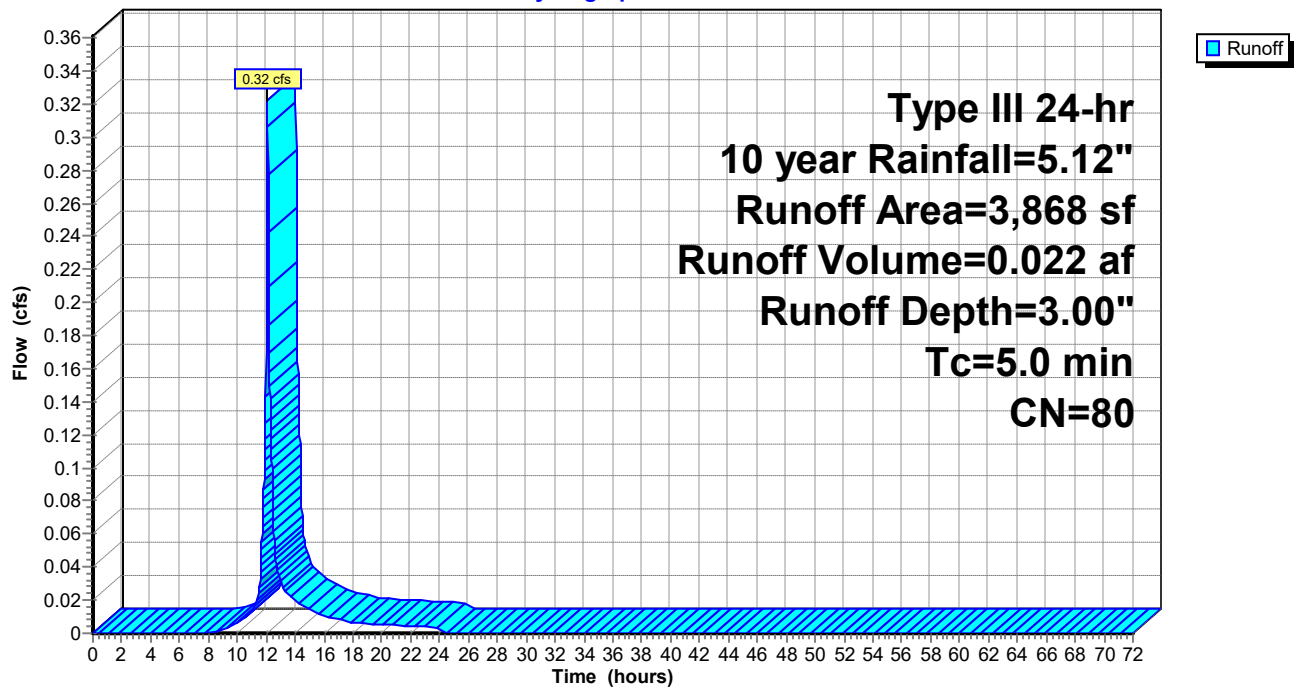
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.02 hrs  
Type III 24-hr 10 year Rainfall=5.12"

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\_12-06-2021

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"

Routed to Pond 14P : EXISTING Stormwater Mgmt Facility

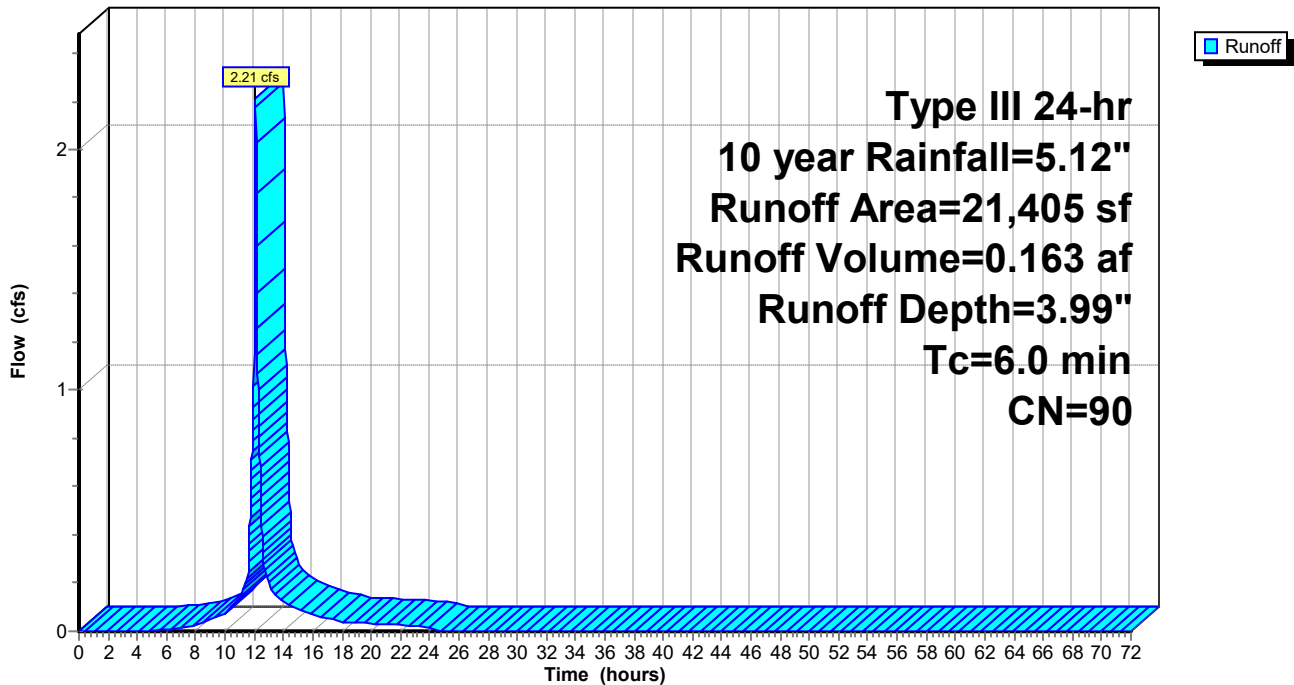
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.02 hrs  
Type III 24-hr 10 year Rainfall=5.12"

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

Hydrograph



**Summary for Subcatchment 16S: XDA-2 EXISTING CONDITION**

Runoff = 0.46 cfs @ 12.10 hrs, Volume= 0.039 af, Depth= 1.10"  
 Routed to Link 15L : DESIGN LINE 1

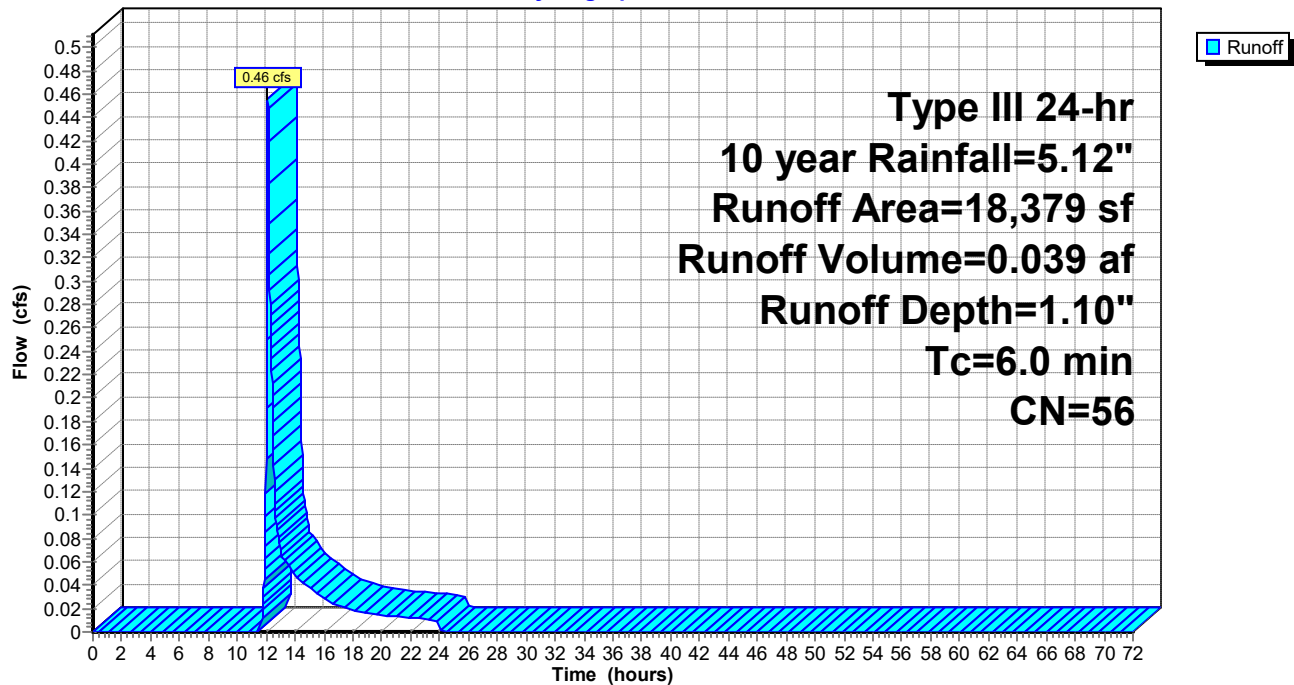
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.02 hrs  
 Type III 24-hr 10 year Rainfall=5.12"

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



**Summary for Subcatchment 17S: XDA-3 EXISTING CONDITION**

Runoff = 0.32 cfs @ 12.08 hrs, Volume= 0.022 af, Depth= 3.00"  
 Routed to Link 18L : DESIGN POINT STREET

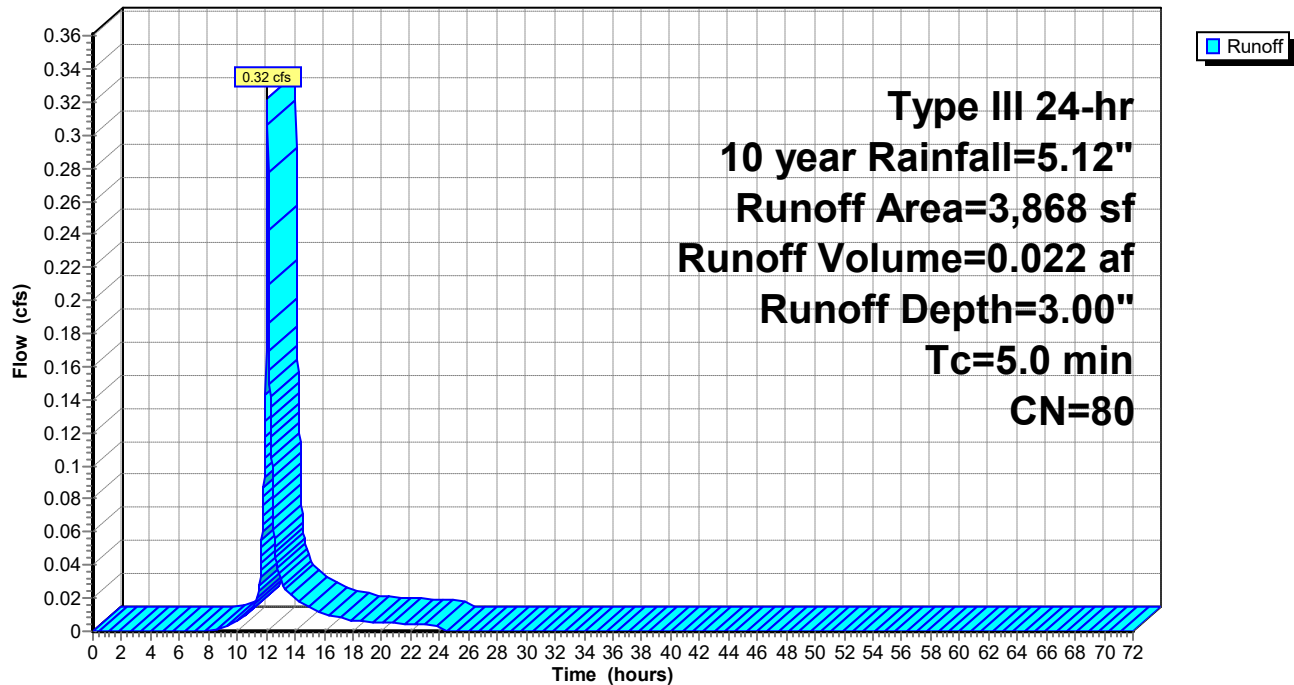
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.02 hrs  
 Type III 24-hr 10 year Rainfall=5.12"

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 = 0.528 ac, 79.53% Impervious, Inflow Depth = 3.99" for 10 year event  
 Inflow = 2.38 cfs @ 12.09 hrs, Volume= 0.176 af  
 Outflow = 0.35 cfs @ 12.58 hrs, Volume= 0.176 af, Atten= 85%, Lag= 29.8 min  
 Discarded = 0.05 cfs @ 9.10 hrs, Volume= 0.130 af  
 Primary = 0.30 cfs @ 12.58 hrs, Volume= 0.045 af  
 Routed to Link 6L : FDA to DESIGN LINE 1

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.02 hrs  
 Peak Elev= 116.17' @ 12.58 hrs Surf.Area= 2,181 sf Storage= 3,665 cf

Plug-Flow detention time= 452.8 min calculated for 0.176 af (100% of inflow)  
 Center-of-Mass det. time= 452.9 min ( 1,242.8 - 789.9 )

Volume	Invert	Avail.Storage	Storage Description
#1A	113.79'	1,440 cf	<b>20.83'W x 80.50'L x 3.54'H Field A Existing</b> 5,940 cf Overall - 2,340 cf Embedded = 3,600 cf x 40.0% Voids
#2A	114.29'	2,340 cf	<b>Cultec R-330XLHD x 44 Inside #1</b> 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 4 rows
#3B	113.79'	450 cf	<b>16.00'W x 31.50'L x 3.54'H Field B Proposed</b> 1,785 cf Overall - 659 cf Embedded = 1,126 cf x 40.0% Voids
#4B	114.29'	659 cf	<b>Cultec R-330XLHD x 12 Inside #3</b> 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 3 rows
		4,889 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'	<b>15.0" Round Culvert</b> 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'	<b>5.0" Vert. Orifice/Grate</b> C= 0.600 Limited to weir flow at low heads
#3	Device 1	117.25'	<b>3.0' long Sharp-Crested Rectangular Weir</b> 2 End Contraction(s)
#4	Discarded	113.79'	<b>1.000 in/hr Exfiltration over Horizontal area</b>

**Discarded OutFlow** Max=0.05 cfs @ 9.10 hrs HW=113.83' (Free Discharge)  
 ↳ **4=Exfiltration** (Exfiltration Controls 0.05 cfs)

**Primary OutFlow** Max=0.30 cfs @ 12.58 hrs HW=116.17' (Free Discharge)  
 ↳ **1=Culvert** (Passes 0.30 cfs of 5.80 cfs potential flow)  
 ↳ **2=Orifice/Grate** (Orifice Controls 0.30 cfs @ 2.22 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 4 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

4 Rows x 52.0" Wide + 6.0" Spacing x 3 + 12.0" Side Stone x 2 = 20.83' Base Width

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

44 Chambers x 52.2 cf +1.50' Row Adjustment x 7.45 sf x 4 Rows = 2,339.6 cf Chamber Storage

5,939.7 cf Field - 2,339.6 cf Chambers = 3,600.1 cf Stone x 40.0% Voids = 1,440.0 cf Stone Storage

Chamber Storage + Stone Storage = 3,779.6 cf = 0.087 af

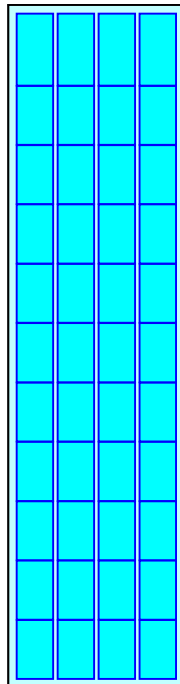
Overall Storage Efficiency = 63.6%

Overall System Size = 80.50' x 20.83' x 3.54'

44 Chambers

220.0 cy Field

133.3 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 3 rows

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

4 Chambers/Row x 7.00' Long +1.50' Row Adjustment = 29.50' Row Length +12.0" End Stone x 2 = 31.50' Base Length

3 Rows x 52.0" Wide + 6.0" Spacing x 2 + 12.0" Side Stone x 2 = 16.00' 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 3 Rows = 659.4 cf Chamber Storage

1,785.0 cf Field - 659.4 cf Chambers = 1,125.6 cf Stone x 40.0% Voids = 450.2 cf Stone Storage

Chamber Storage + Stone Storage = 1,109.6 cf = 0.025 af

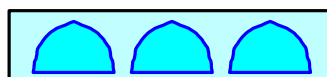
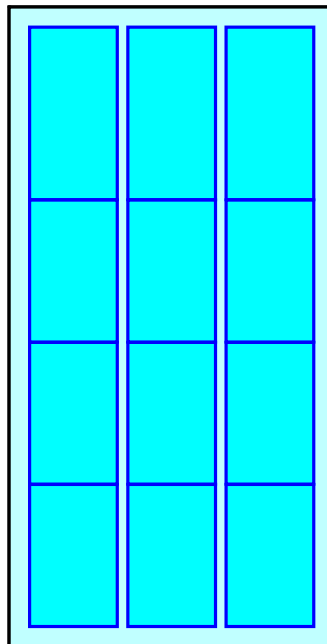
Overall Storage Efficiency = 62.2%

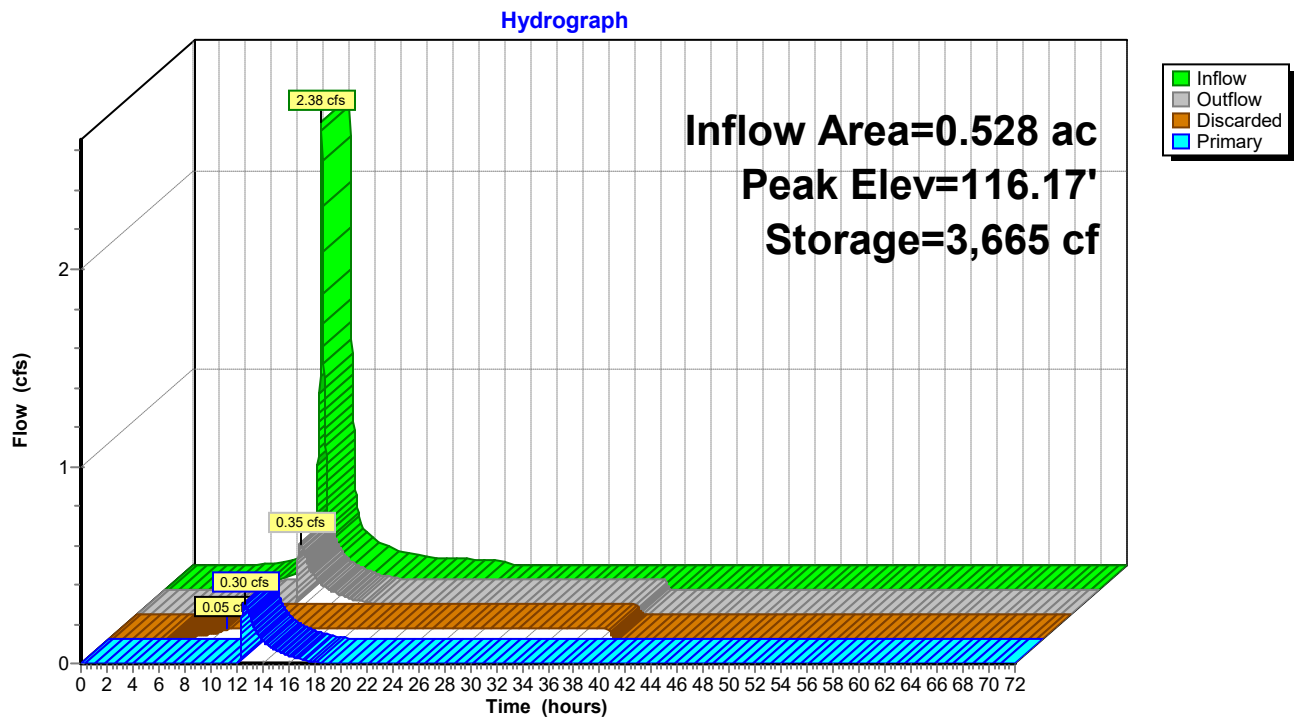
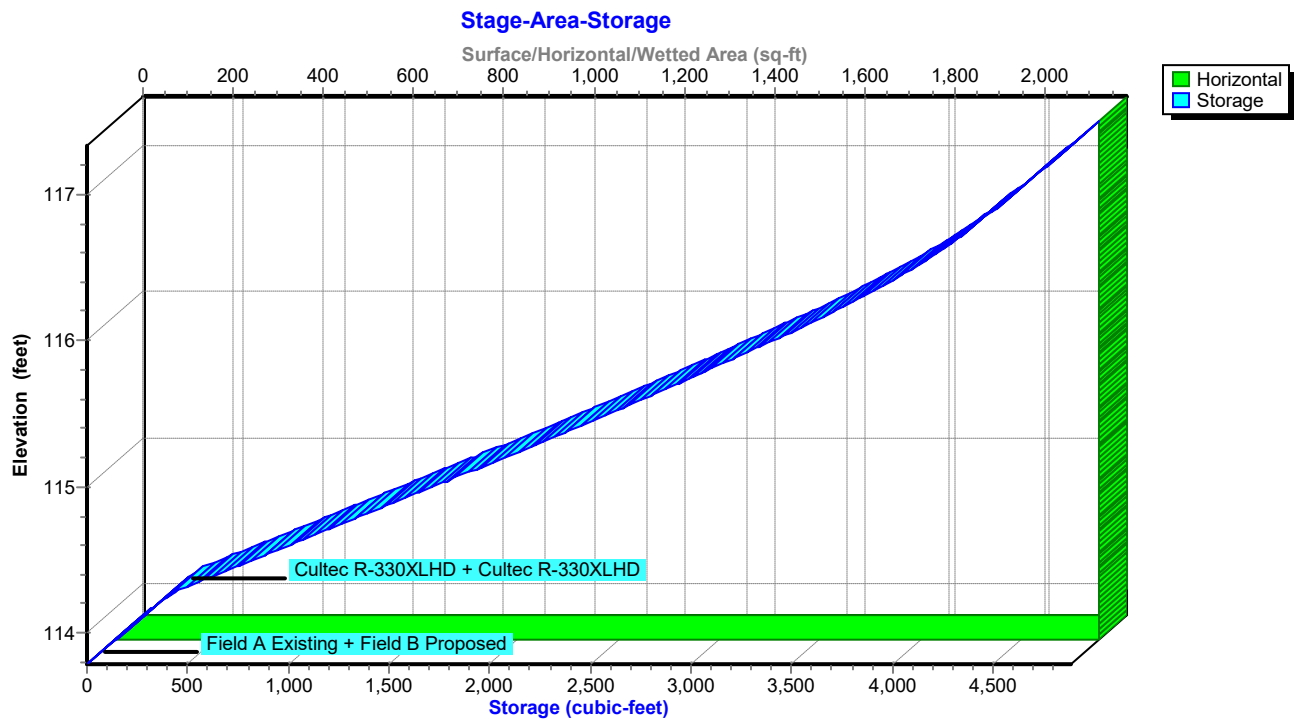
Overall System Size = 31.50' x 16.00' x 3.54'

12 Chambers

66.1 cy Field

41.7 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 = 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  
 Routed to Link 15L : DESIGN LINE 1

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	<b>25.67'W x 80.50'L x 3.54'H Field A</b> 7,318 cf Overall - 2,925 cf Embedded = 4,393 cf x 40.0% Voids
#2A	114.29'	2,925 cf	<b>Cultec R-330XLHD</b> 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'	<b>12.0" Round Culvert</b> 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'	<b>7.0" Vert. Orifice/Grate</b> C= 0.600 Limited to weir flow at low heads
#3	Device 1	117.20'	<b>3.0' long Sharp-Crested Rectangular Weir</b> 2 End Contraction(s)
#4	Discarded	113.79'	<b>1.000 in/hr Exfiltration over Surface area</b>

**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

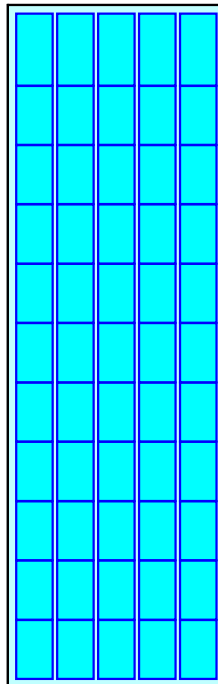
Overall Storage Efficiency = 64.0%

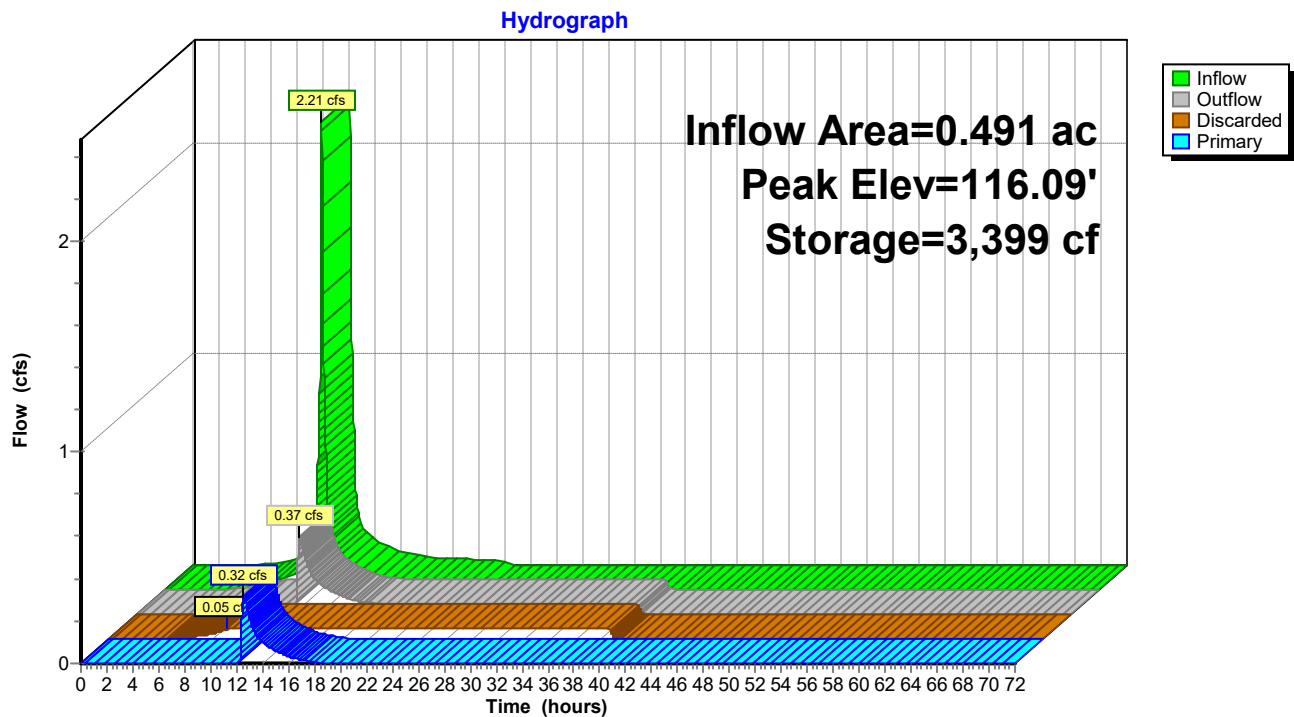
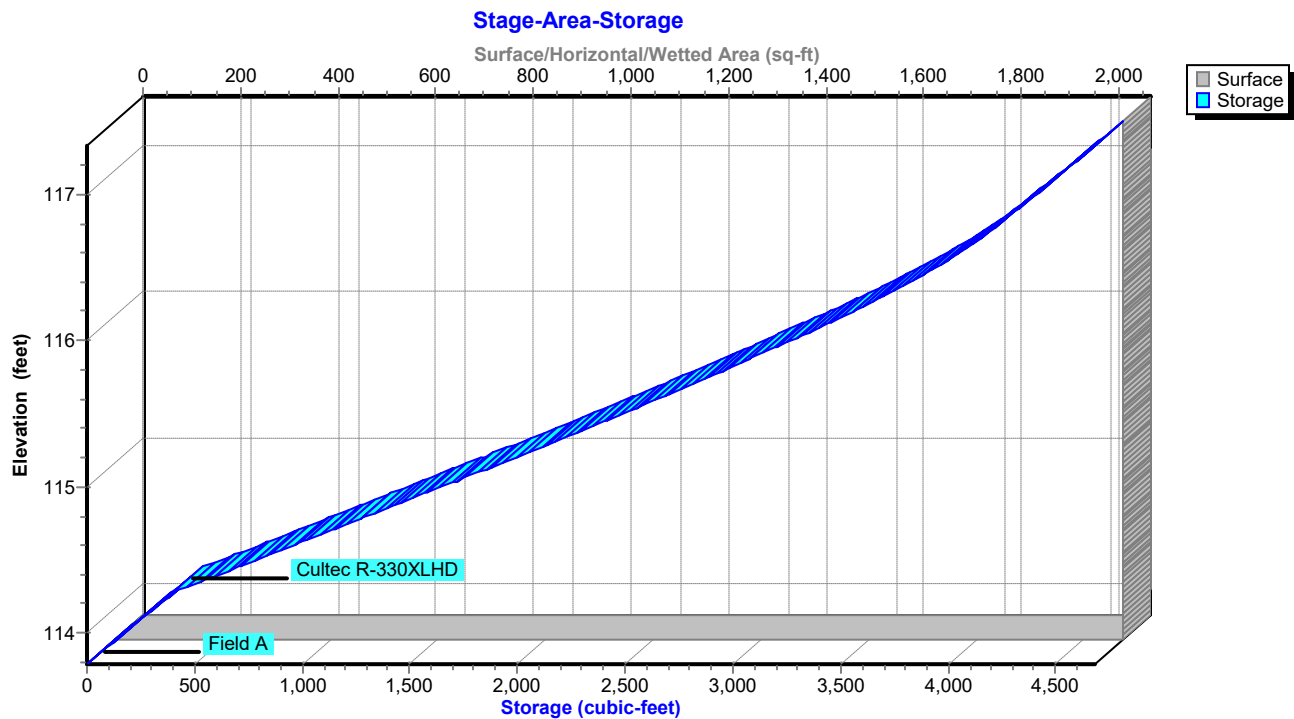
Overall System Size = 80.50' x 25.67' x 3.54'

55 Chambers

271.0 cy Field

162.7 cy Stone



**Pond 14P: EXISTING Stormwater Mgmt Facility****Pond 14P: EXISTING Stormwater Mgmt Facility**

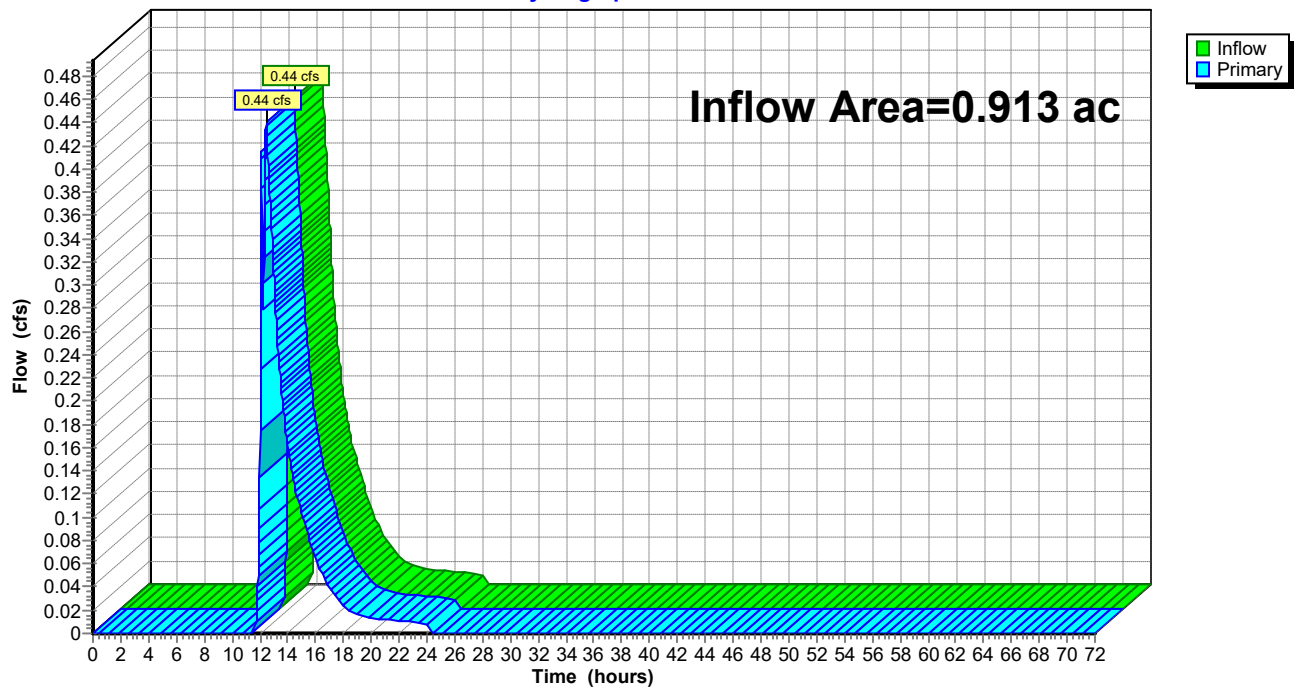
**Summary for Link 6L: FDA to DESIGN LINE 1**

Inflow Area = 0.913 ac, 51.78% Impervious, Inflow Depth = 1.06" for 10 year event  
Inflow = 0.44 cfs @ 12.46 hrs, Volume= 0.081 af  
Primary = 0.44 cfs @ 12.46 hrs, Volume= 0.081 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



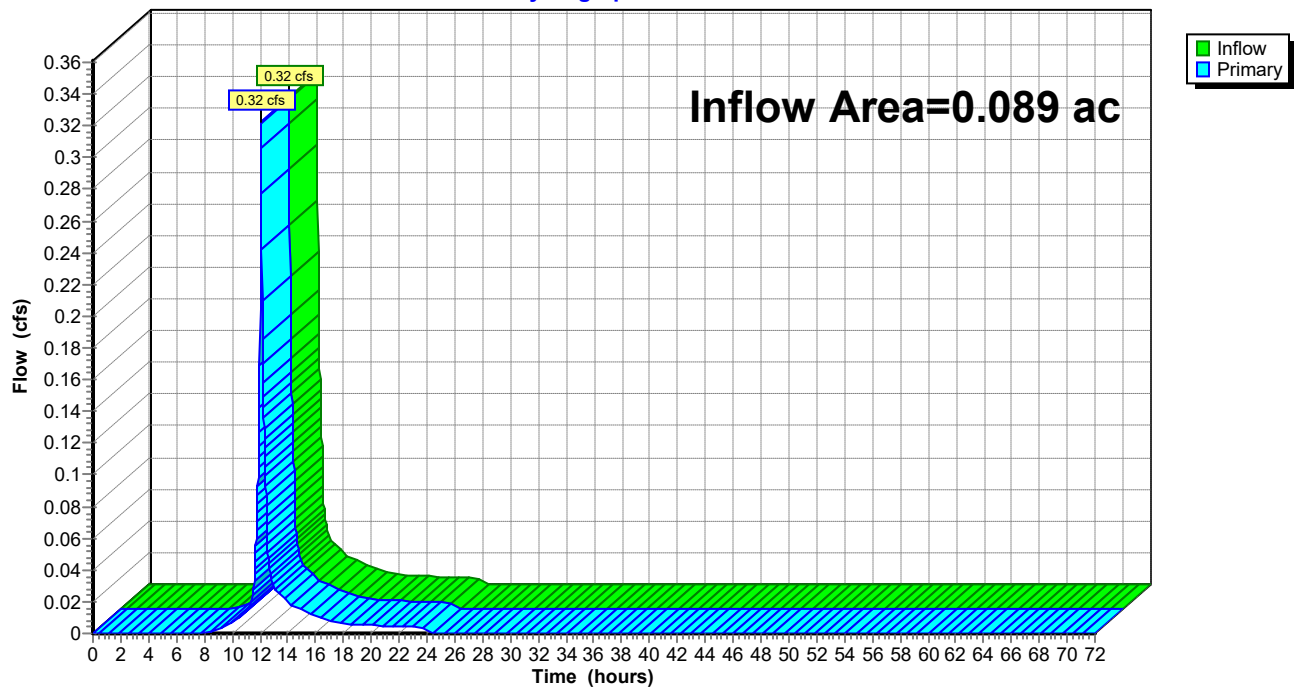
**Summary for Link 11L: FDA to Smith Ridge Rd**

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

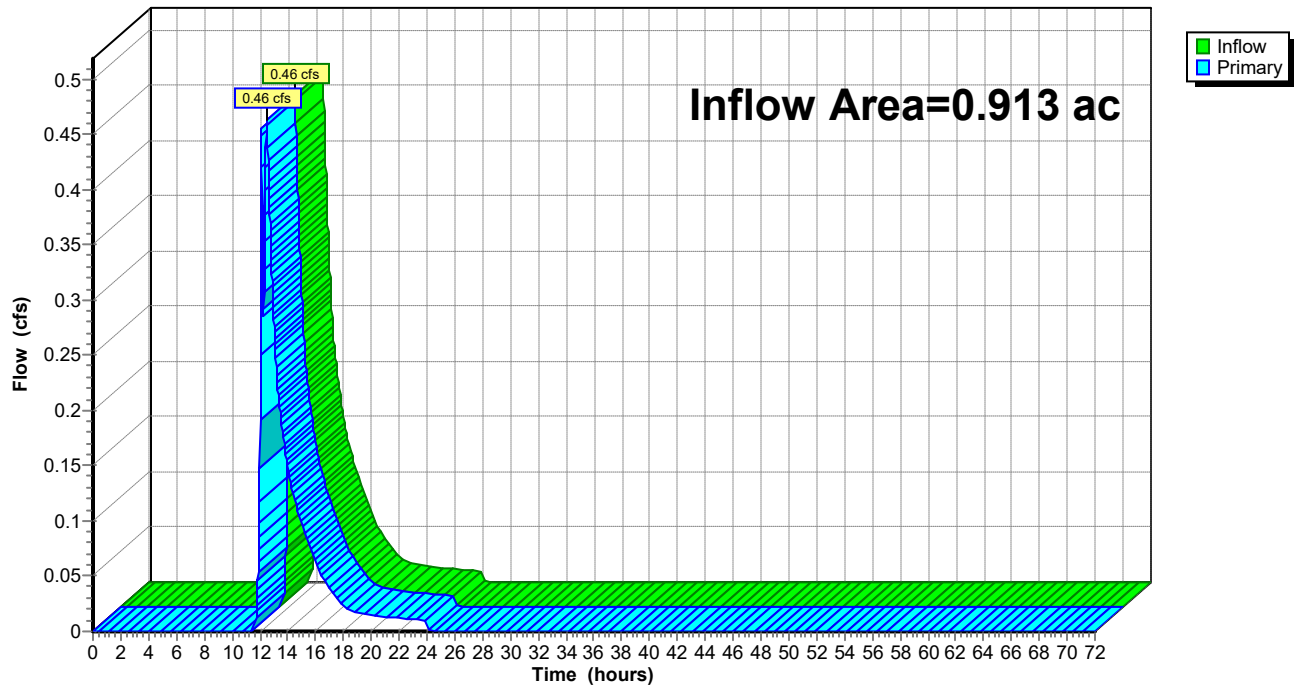




**Summary for Link 15L: DESIGN LINE 1**

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

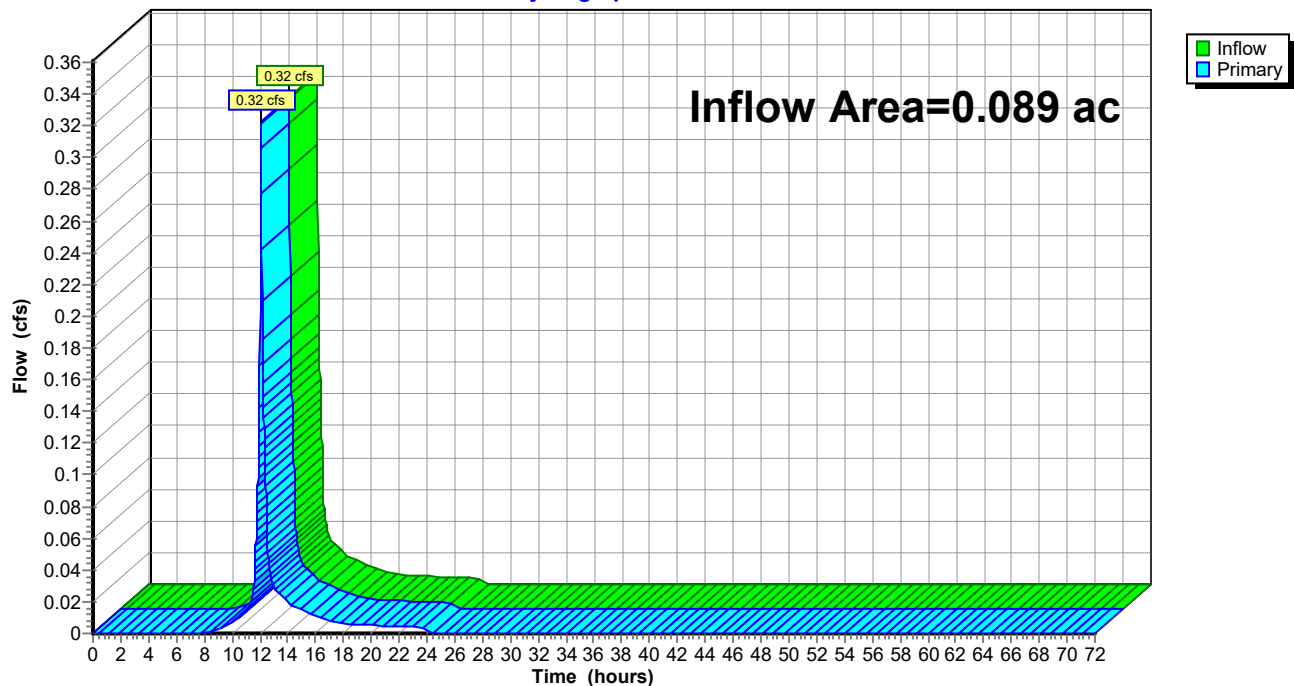
Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.02 hrs

**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\_12-06-2021**

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

<b>Subcatchment 3S: FDA-1 FUTURE</b>	Runoff Area=23,002 sf 79.53% Impervious Runoff Depth=5.27" Tc=6.0 min CN=90 Runoff=3.09 cfs 0.232 af
<b>Subcatchment 4S: FDA-2 FUTURE</b>	Runoff Area=16,782 sf 13.76% Impervious Runoff Depth=1.86" Tc=6.0 min UI Adjusted CN=56 Runoff=0.77 cfs 0.060 af
<b>Subcatchment 7S: FDA-3 FUTURE</b>	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
<b>Subcatchment 13S: XDA-1 EXISTING</b>	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
<b>Subcatchment 16S: XDA-2 EXISTING</b>	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
<b>Subcatchment 17S: XDA-3 EXISTING</b>	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
<b>Pond 13P: Stormwater Management</b>	Peak Elev=116.92' Storage=4,529 cf Inflow=3.09 cfs 0.232 af Discarded=0.05 cfs 0.138 af Primary=0.64 cfs 0.093 af Outflow=0.69 cfs 0.232 af
<b>Pond 14P: EXISTING Stormwater Mgmt</b>	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
<b>Link 6L: FDA to DESIGN LINE 1</b>	Inflow=0.99 cfs 0.153 af Primary=0.99 cfs 0.153 af
<b>Link 11L: FDA to Smith Ridge Rd</b>	Inflow=0.45 cfs 0.031 af Primary=0.45 cfs 0.031 af
<b>Link 15L: DESIGN LINE 1</b>	Inflow=1.26 cfs 0.150 af Primary=1.26 cfs 0.150 af
<b>Link 18L: DESIGN POINT STREET</b>	Inflow=0.45 cfs 0.031 af Primary=0.45 cfs 0.031 af
<b>Total Runoff Area = 2.004 ac Runoff Volume = 0.634 af Average Runoff Depth = 3.80"</b> <b>52.66% Pervious = 1.055 ac 47.34% Impervious = 0.949 ac</b>	

# Self-Storage SW Plan\_12-06-2021

Type III 24-hr 25 year Rainfall=6.43"

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## Summary for Subcatchment 3S: FDA-1 FUTURE CONDITION

Runoff = 3.09 cfs @ 12.08 hrs, Volume= 0.232 af, Depth= 5.27"

Routed to Pond 13P : Stormwater Management Facility-2

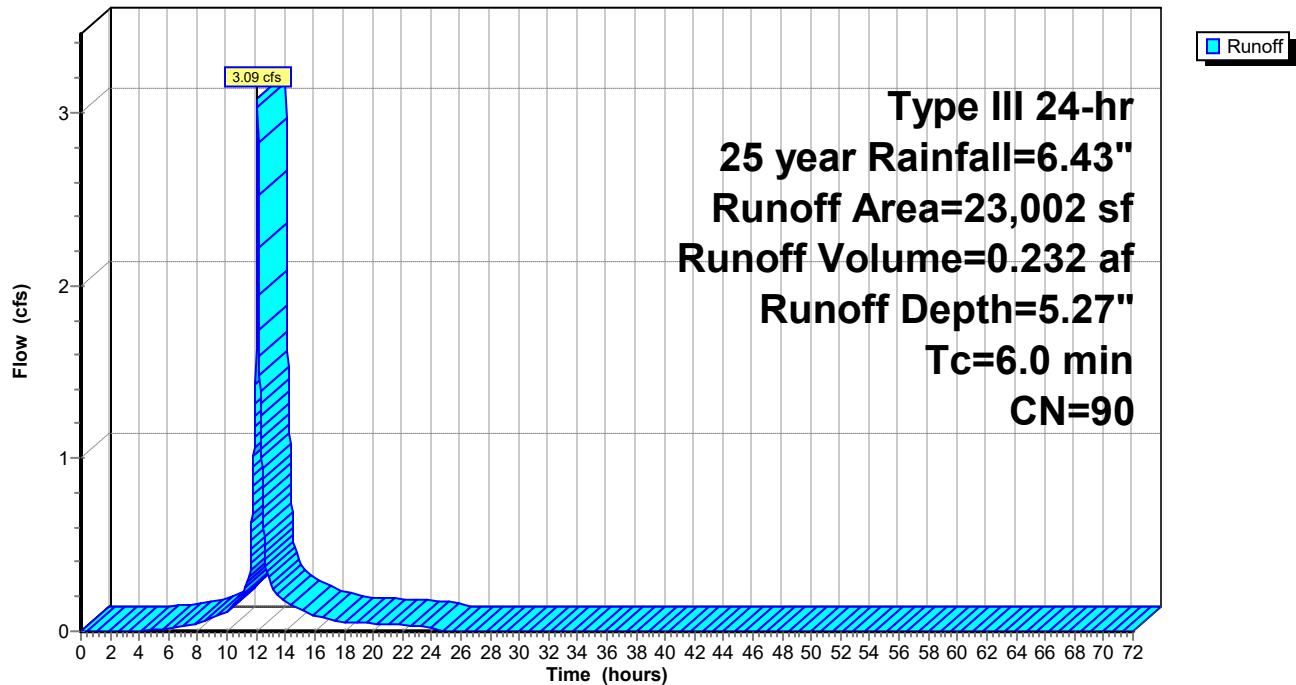
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.02 hrs  
Type III 24-hr 25 year Rainfall=6.43"

Area (sf)	CN	Description
18,293	98	Roofs, HSG B
4,709	61	>75% Grass cover, Good, HSG B
23,002	90	Weighted Average
4,709		20.47% Pervious Area
18,293		79.53% 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\_12-06-2021**

Type III 24-hr 25 year Rainfall=6.43"

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**Summary for Subcatchment 4S: FDA-2 FUTURE CONDITION**

Runoff = 0.77 cfs @ 12.10 hrs, Volume= 0.060 af, Depth= 1.86"  
 Routed to Link 6L : FDA to DESIGN LINE 1

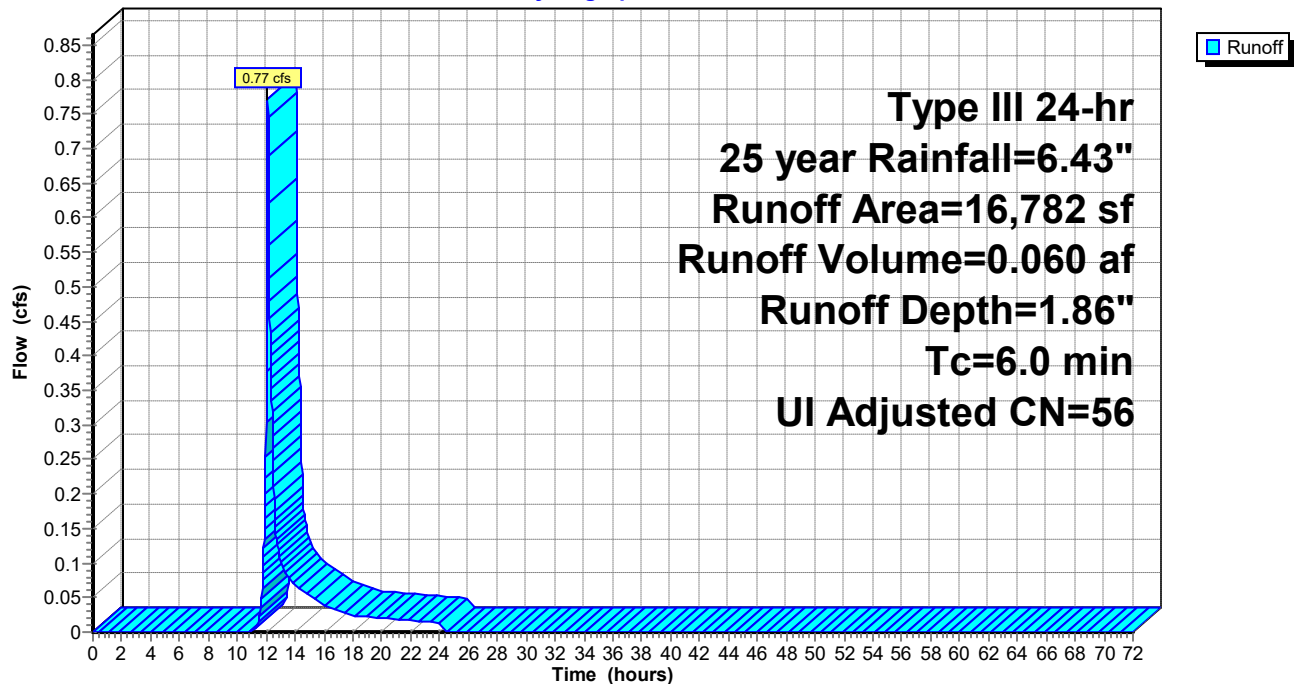
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.02 hrs  
 Type III 24-hr 25 year Rainfall=6.43"

Area (sf)	CN	Adj	Description
6,709	58		Woods/grass comb., Good, HSG B
7,764	48		Brush, Good, HSG B
2,309	98		Unconnected roofs, HSG B
16,782	59	56	Weighted Average, UI Adjusted
14,473			86.24% Pervious Area
2,309			13.76% Impervious Area
2,309			100.00% Unconnected

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\_12-06-2021**

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"

Routed to Link 11L : FDA to Smith Ridge Rd

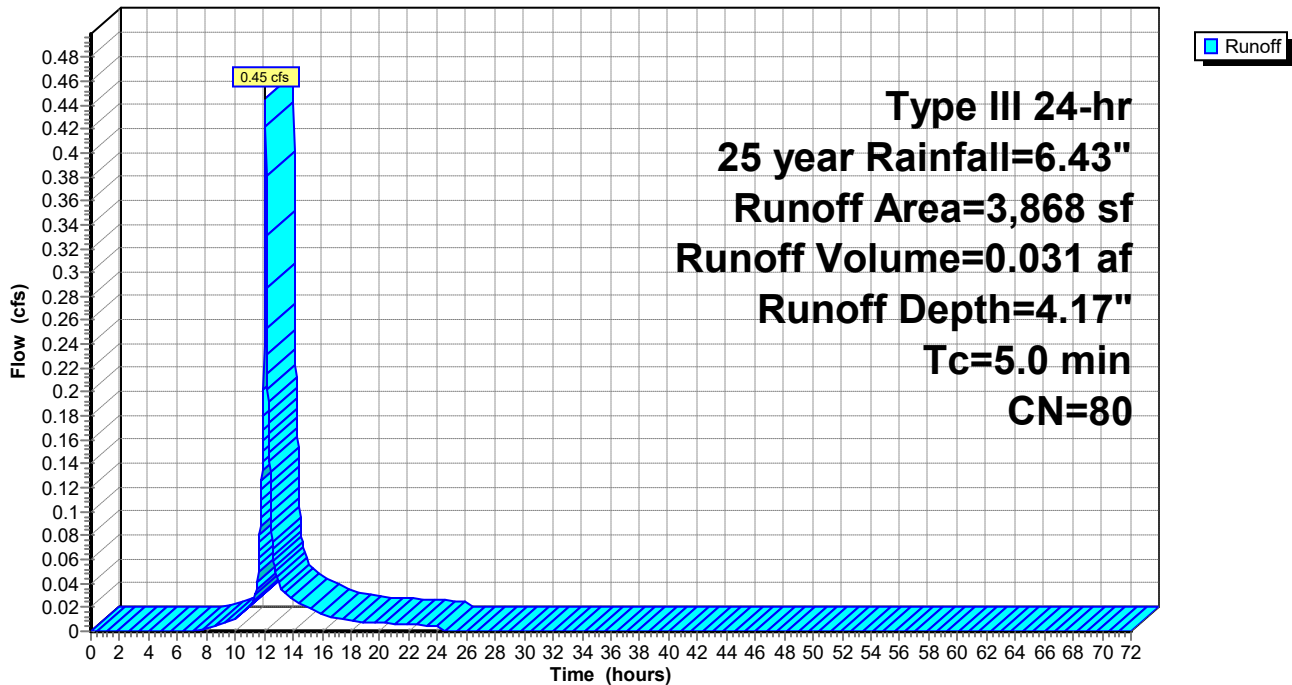
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.02 hrs  
Type III 24-hr 25 year Rainfall=6.43"

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\_12-06-2021**

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"

Routed to Pond 14P : EXISTING Stormwater Mgmt Facility

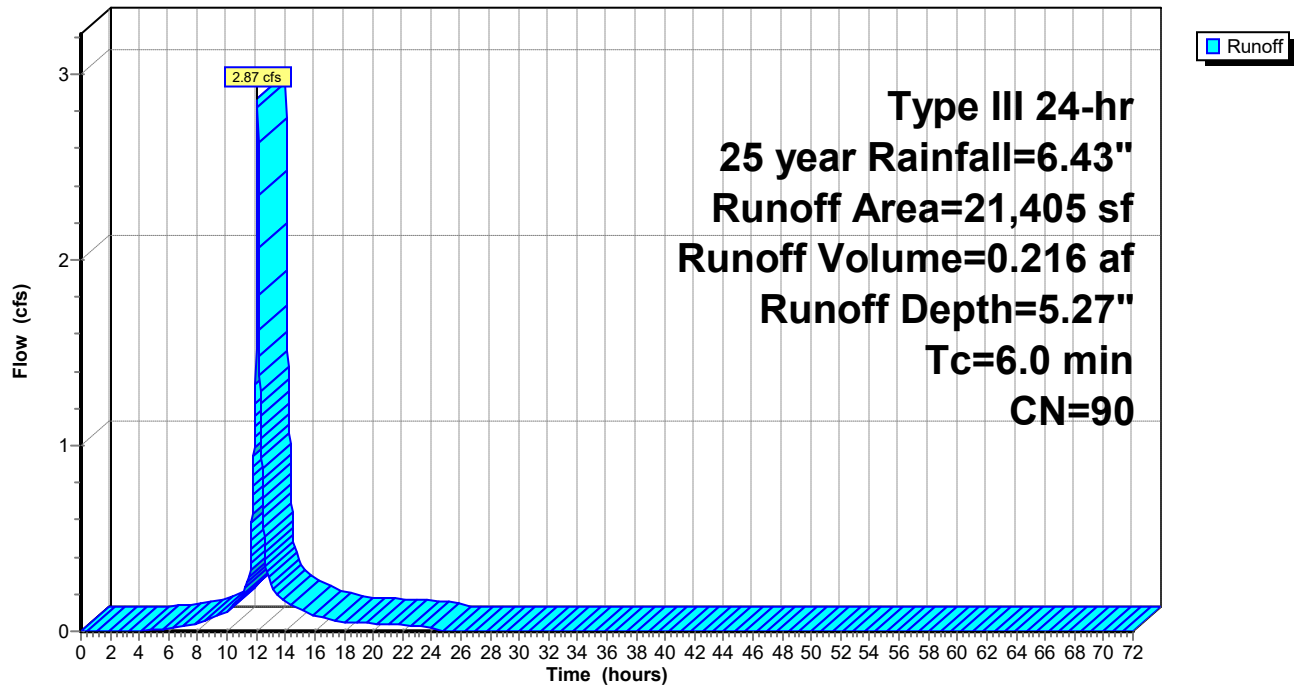
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.02 hrs  
Type III 24-hr 25 year Rainfall=6.43"

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**

Hydrograph



**Summary for Subcatchment 16S: XDA-2 EXISTING CONDITION**

Runoff = 0.85 cfs @ 12.10 hrs, Volume= 0.065 af, Depth= 1.86"  
 Routed to Link 15L : DESIGN LINE 1

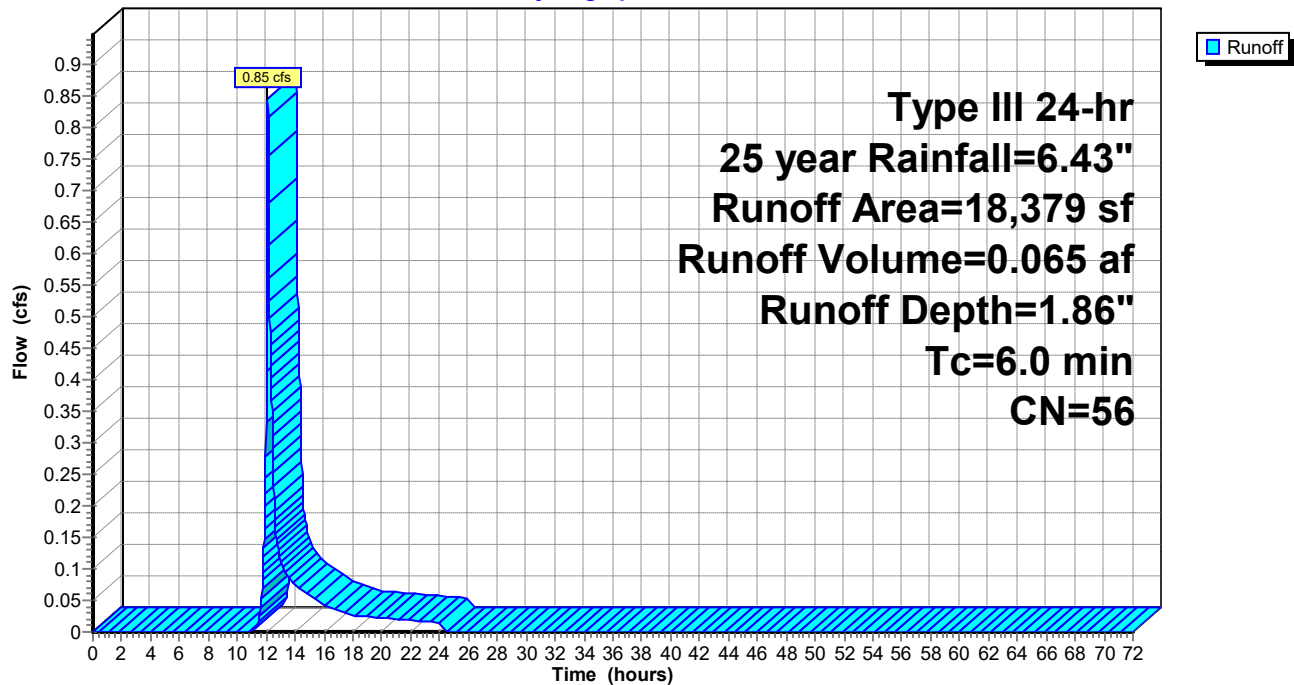
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.02 hrs  
 Type III 24-hr 25 year Rainfall=6.43"

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\_12-06-2021**

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"  
 Routed to Link 18L : DESIGN POINT STREET

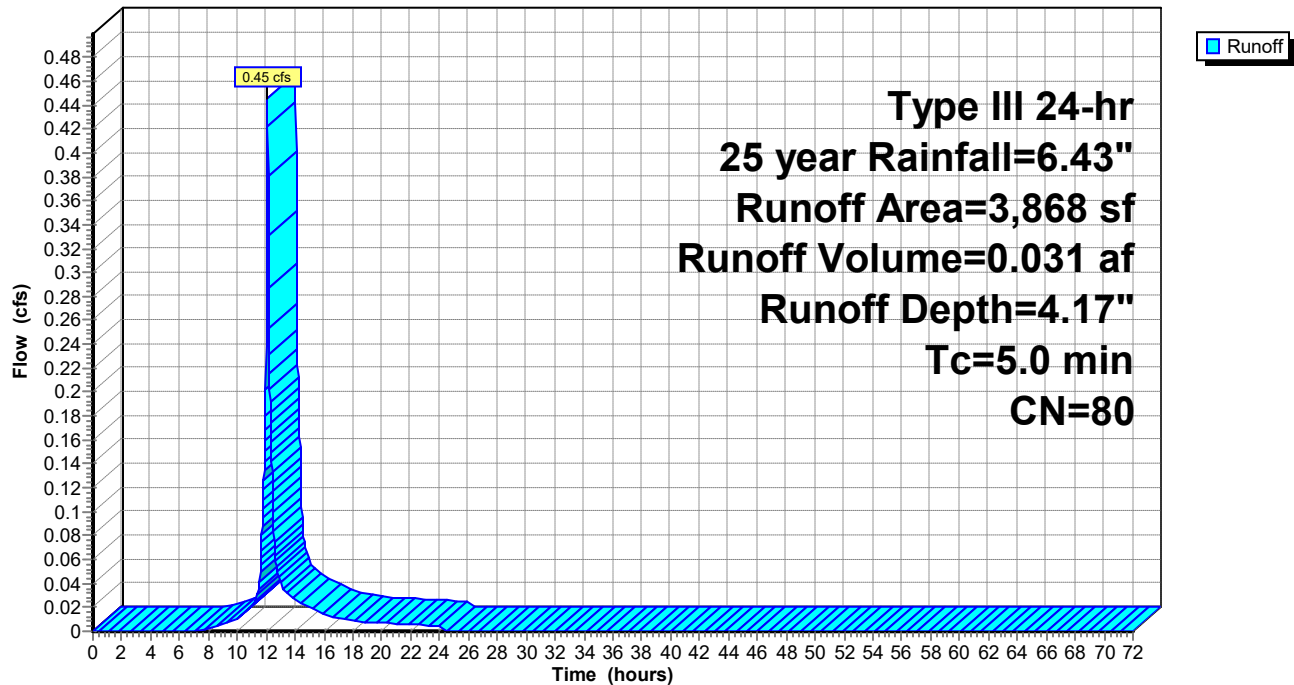
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.02 hrs  
 Type III 24-hr 25 year Rainfall=6.43"

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\_12-06-2021**

Type III 24-hr 25 year Rainfall=6.43"

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

Inflow Area = 0.528 ac, 79.53% Impervious, Inflow Depth = 5.27" for 25 year event  
 Inflow = 3.09 cfs @ 12.08 hrs, Volume= 0.232 af  
 Outflow = 0.69 cfs @ 12.49 hrs, Volume= 0.232 af, Atten= 78%, Lag= 24.1 min  
 Discarded = 0.05 cfs @ 8.36 hrs, Volume= 0.138 af  
 Primary = 0.64 cfs @ 12.49 hrs, Volume= 0.093 af  
 Routed to Link 6L : FDA to DESIGN LINE 1

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.02 hrs  
 Peak Elev= 116.92' @ 12.49 hrs Surf.Area= 2,181 sf Storage= 4,529 cf

Plug-Flow detention time= 375.9 min calculated for 0.232 af (100% of inflow)  
 Center-of-Mass det. time= 376.1 min ( 1,158.6 - 782.5 )

Volume	Invert	Avail.Storage	Storage Description
#1A	113.79'	1,440 cf	<b>20.83'W x 80.50'L x 3.54'H Field A Existing</b> 5,940 cf Overall - 2,340 cf Embedded = 3,600 cf x 40.0% Voids
#2A	114.29'	2,340 cf	<b>Cultec R-330XLHD x 44 Inside #1</b> 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 4 rows
#3B	113.79'	450 cf	<b>16.00'W x 31.50'L x 3.54'H Field B Proposed</b> 1,785 cf Overall - 659 cf Embedded = 1,126 cf x 40.0% Voids
#4B	114.29'	659 cf	<b>Cultec R-330XLHD x 12 Inside #3</b> 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 3 rows
		4,889 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'	<b>15.0" Round Culvert</b> 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'	<b>5.0" Vert. Orifice/Grate</b> C= 0.600 Limited to weir flow at low heads
#3	Device 1	117.25'	<b>3.0' long Sharp-Crested Rectangular Weir</b> 2 End Contraction(s)
#4	Discarded	113.79'	<b>1.000 in/hr Exfiltration over Horizontal area</b>

**Discarded OutFlow** Max=0.05 cfs @ 8.36 hrs HW=113.83' (Free Discharge)  
 ↳ **4=Exfiltration** (Exfiltration Controls 0.05 cfs)

**Primary OutFlow** Max=0.64 cfs @ 12.49 hrs HW=116.92' (Free Discharge)  
 ↳ **1=Culvert** (Passes 0.64 cfs of 7.06 cfs potential flow)  
 ↳ **2=Orifice/Grate** (Orifice Controls 0.64 cfs @ 4.72 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 4 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

4 Rows x 52.0" Wide + 6.0" Spacing x 3 + 12.0" Side Stone x 2 = 20.83' Base Width

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

44 Chambers x 52.2 cf +1.50' Row Adjustment x 7.45 sf x 4 Rows = 2,339.6 cf Chamber Storage

5,939.7 cf Field - 2,339.6 cf Chambers = 3,600.1 cf Stone x 40.0% Voids = 1,440.0 cf Stone Storage

Chamber Storage + Stone Storage = 3,779.6 cf = 0.087 af

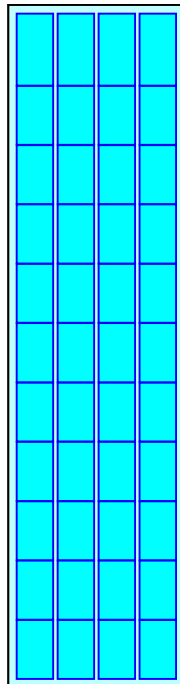
Overall Storage Efficiency = 63.6%

Overall System Size = 80.50' x 20.83' x 3.54'

44 Chambers

220.0 cy Field

133.3 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 3 rows

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

4 Chambers/Row x 7.00' Long +1.50' Row Adjustment = 29.50' Row Length +12.0" End Stone x 2 = 31.50' Base Length

3 Rows x 52.0" Wide + 6.0" Spacing x 2 + 12.0" Side Stone x 2 = 16.00' 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 3 Rows = 659.4 cf Chamber Storage

1,785.0 cf Field - 659.4 cf Chambers = 1,125.6 cf Stone x 40.0% Voids = 450.2 cf Stone Storage

Chamber Storage + Stone Storage = 1,109.6 cf = 0.025 af

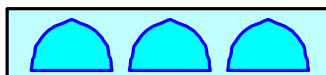
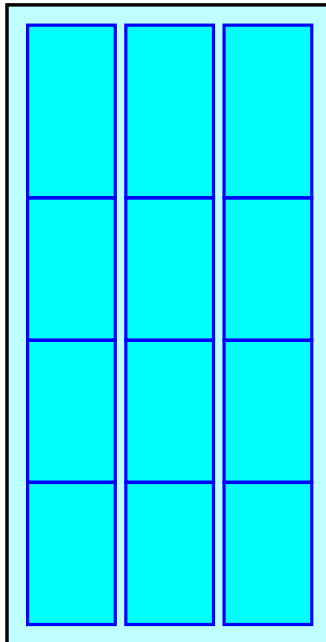
Overall Storage Efficiency = 62.2%

Overall System Size = 31.50' x 16.00' x 3.54'

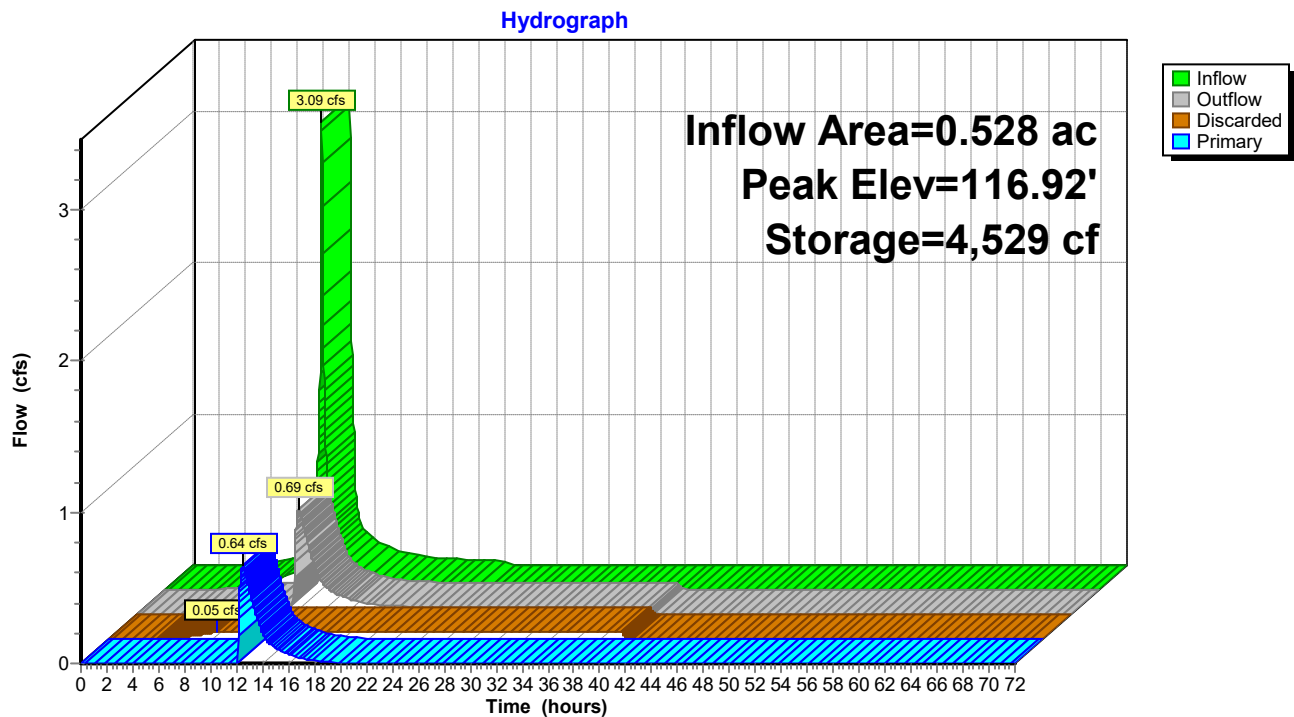
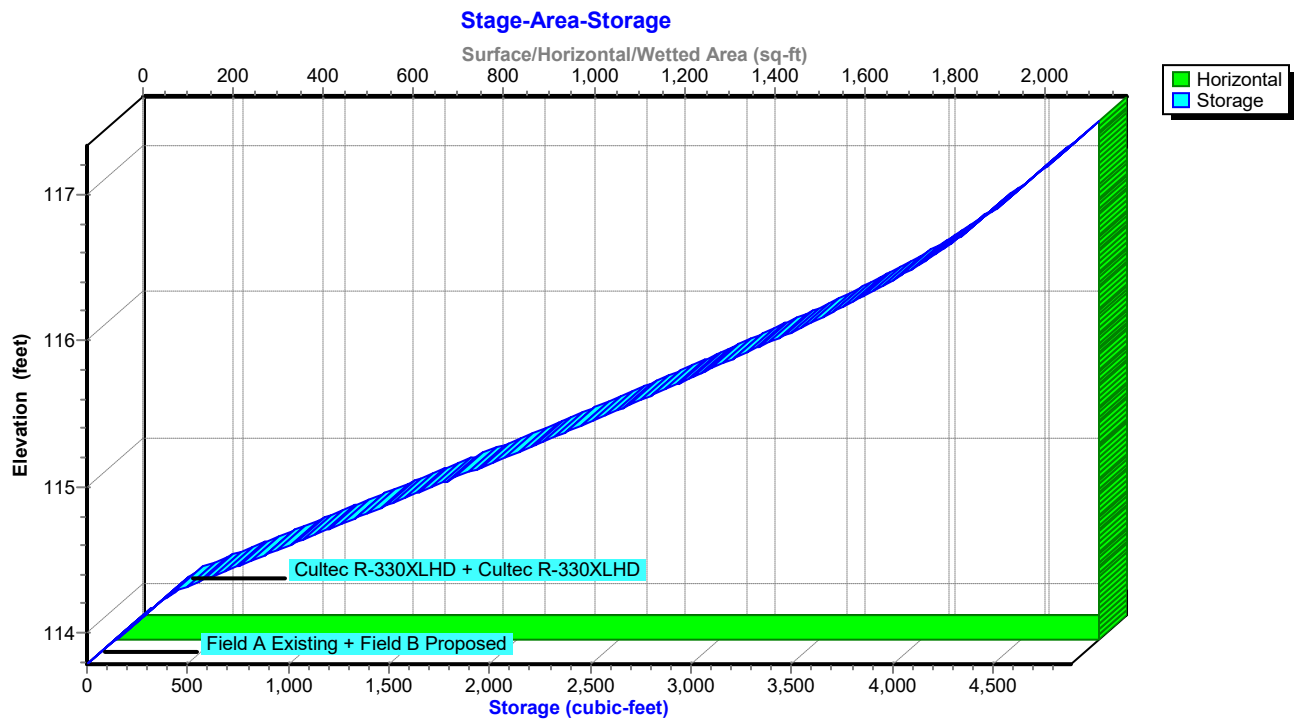
12 Chambers

66.1 cy Field

41.7 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 = 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  
 Routed to Link 15L : DESIGN LINE 1

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	<b>25.67'W x 80.50'L x 3.54'H Field A</b> 7,318 cf Overall - 2,925 cf Embedded = 4,393 cf x 40.0% Voids
#2A	114.29'	2,925 cf	<b>Cultec R-330XLHD</b> 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'	<b>12.0" Round Culvert</b> 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'	<b>7.0" Vert. Orifice/Grate</b> C= 0.600 Limited to weir flow at low heads
#3	Device 1	117.20'	<b>3.0' long Sharp-Crested Rectangular Weir</b> 2 End Contraction(s)
#4	Discarded	113.79'	<b>1.000 in/hr Exfiltration over Surface area</b>

**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

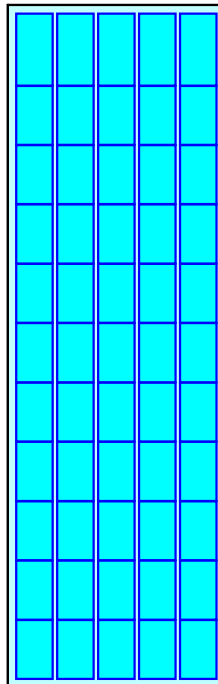
Overall Storage Efficiency = 64.0%

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

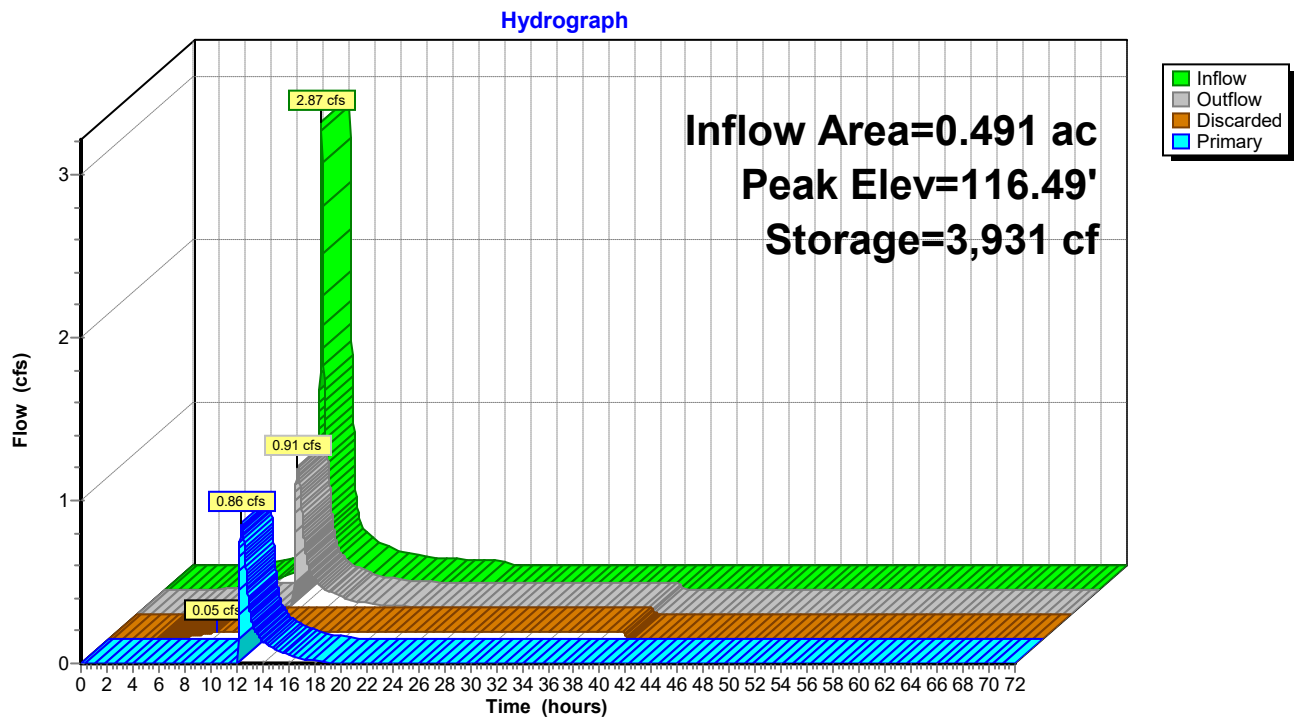
55 Chambers

271.0 cy Field

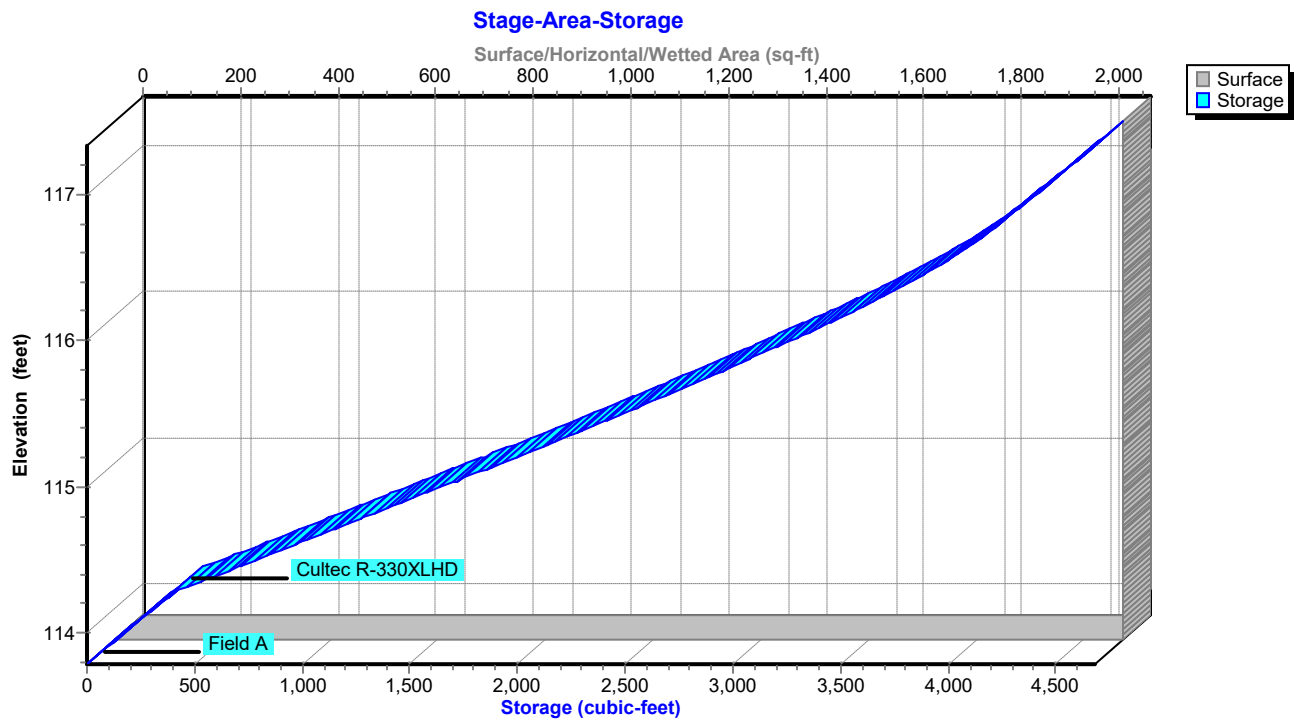
162.7 cy Stone



## Pond 14P: EXISTING Stormwater Mgmt Facility



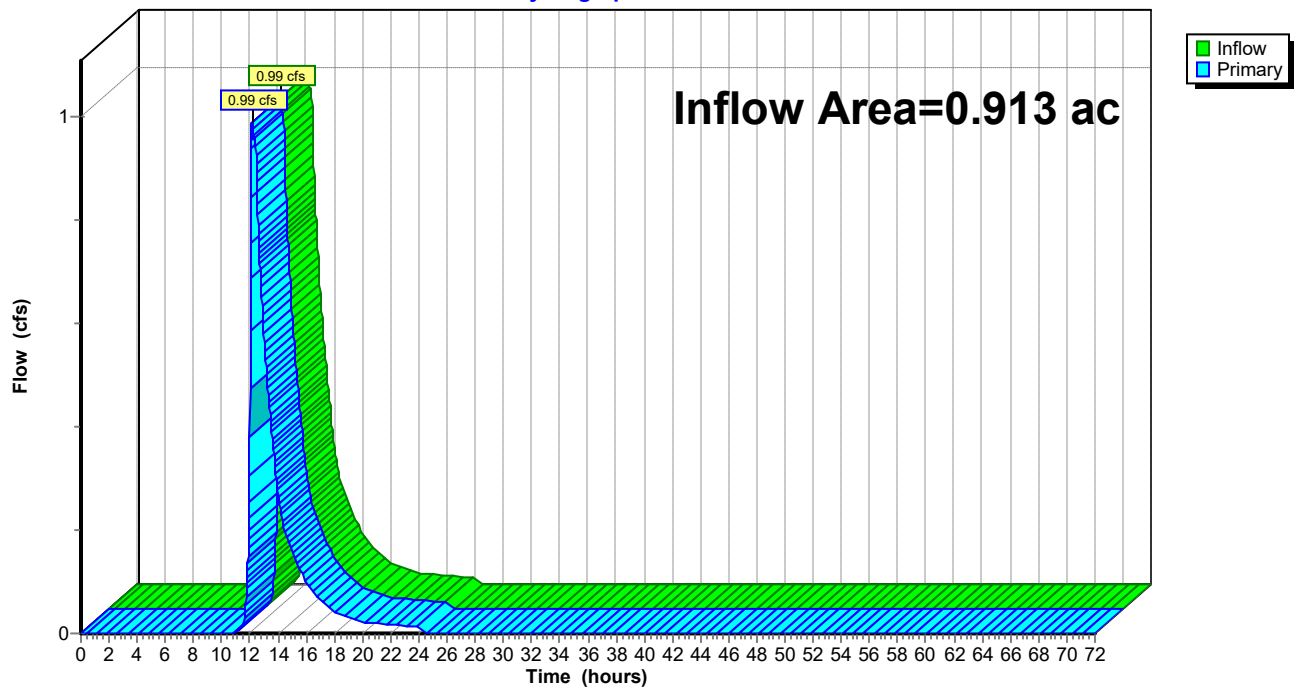
## Pond 14P: EXISTING Stormwater Mgmt Facility



**Summary for Link 6L: FDA to DESIGN LINE 1**

Inflow Area = 0.913 ac, 51.78% Impervious, Inflow Depth = 2.01" for 25 year event  
Inflow = 0.99 cfs @ 12.15 hrs, Volume= 0.153 af  
Primary = 0.99 cfs @ 12.15 hrs, Volume= 0.153 af, Atten= 0%, Lag= 0.0 min

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

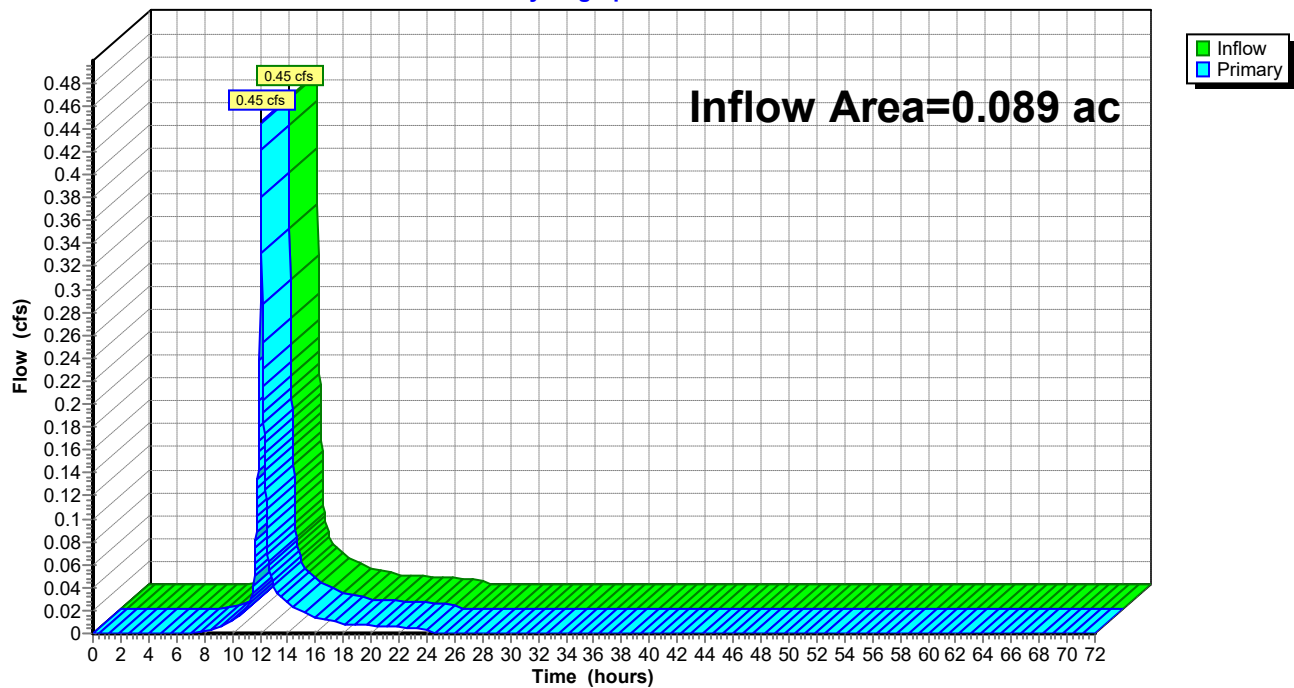
**Link 6L: FDA to DESIGN LINE 1****Hydrograph**



**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

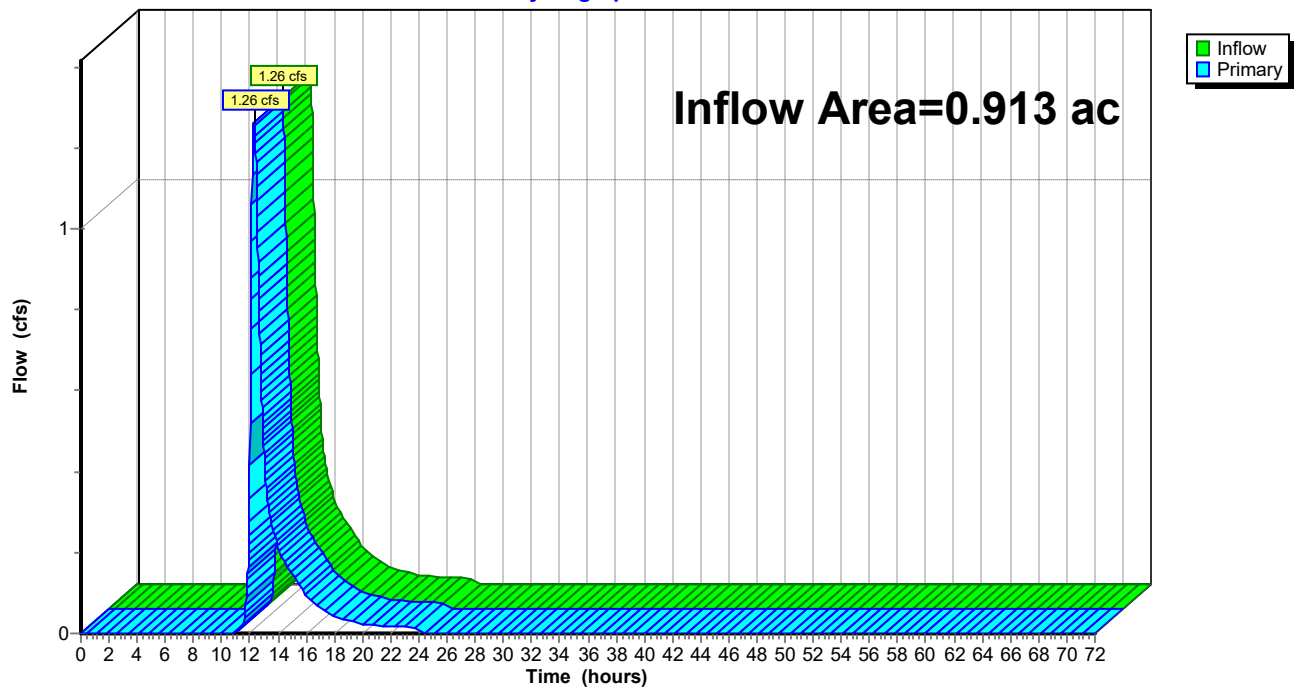
Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.02 hrs

**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

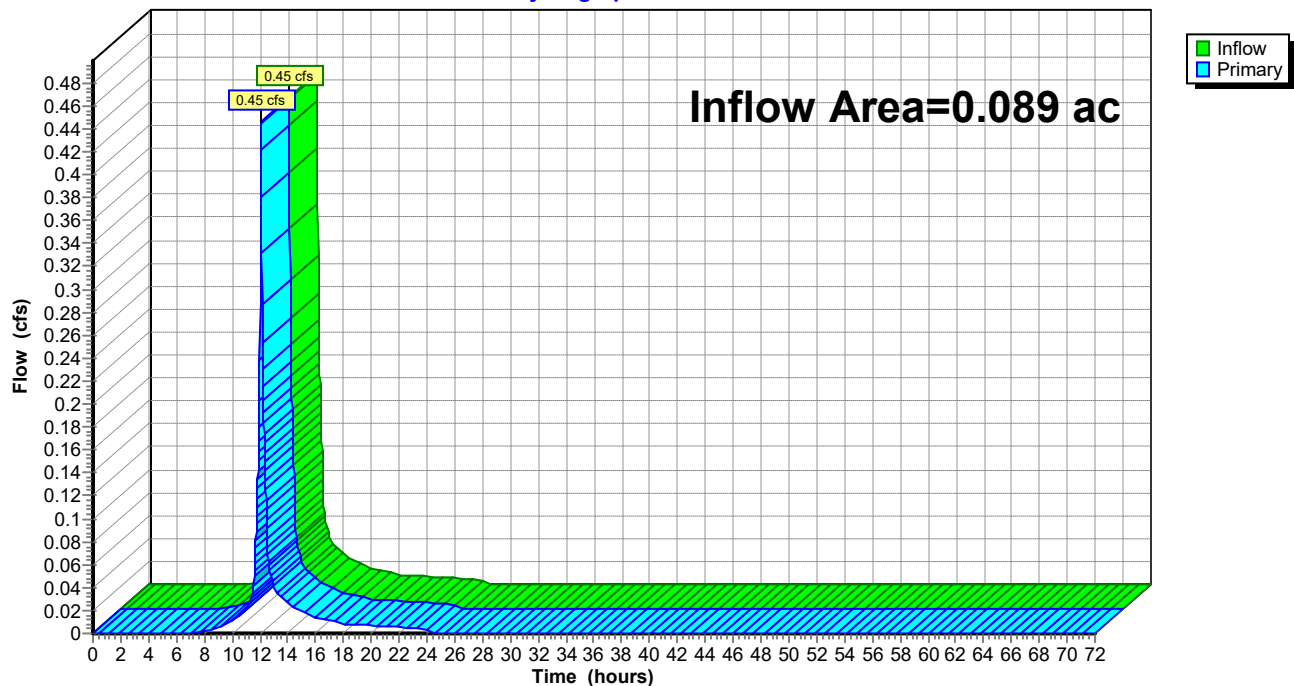
Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.02 hrs

**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**

**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: January 6, 2022

RE: Palminteri Residence  
4 Bluestone Lane, South Salem  
Sheet 40, Block 10552, Lot 42

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**PROJECT DESCRIPTION**

The subject property consists of ±3.174 acres of land and is located at 4 Bluestone within the R-4A Zoning District. The subject property is vacant and was approved as Lot 5 of a cluster subdivision known as JVG Estates (formerly known as the Popoli Subdivision). The applicant is proposing to construct a single-family residence, inground pool, driveway, septic system, private well and other ancillary improvements. While the dwelling is proposed in approximately the same location as shown on the previously approved construction drawings, portions of the home are proposed to be located outside of the approved Contiguous Buildable Area and the proposed limits of land disturbance differ slightly from the previously approved plan. Given the incursion outside of the contiguous buildable area and proposed modifications to the previously approved plan, the applicant has applied to the Planning Board to amend the construction plan of record.

**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**

1. Modifications to the previously approved plan, including construction of portions of the residence outside of the Contiguous Buildable Area, requires Planning Board Approval.
2. The applicant has obtained a variance from the Zoning Board of Appeals under Section 220-10E, which prohibits the construction of a residence within the Contiguous Buildable Area.
3. The proposed potable water well and sanitary sewage treatment system require approval from the Westchester County Department of Health (WCDH).

**COMMENTS**

1. Given the fact that the Zoning Board of Appeals has granted a variance allowing construction outside of the Contiguous Buildable Area, this office has no objection to the revised layout from an engineering and planning perspective. Ultimately, the applicant will be required to provide an engineered site plan illustrating proposed grading, drainage, utilities, erosion controls, construction details, etc. It is likely that the previously approved drainage plan for this lot will need to be modified to manage changes in lot development and design.
2. The applicant shall provide a copy of the Westchester County Department of Health (WCDH) Approval, including signed plans and permits, related to the proposed wastewater treatment system and potable water well.

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 DIMOVSKI ARCHITECTURE, PLLC, DATED OCTOBER 12, 2021:**

- Zoning Analysis, Site Plan (SP-1)
- Floor Plans, Elevations (Z-1, Z-2)

**DOCUMENTS REVIEWED:**

- Letter, prepared by Dimovski Architecture, PLLC, dated December 6, 2021
- Waiver of Site Development Plan Procedures Application
- Average Grade Calculation
- Previously Approved Plan

JKJ/dc

[https://kellardsessionsconsulti.sharepoint.com/sites/Kellard/Municipal/Lewisboro/Correspondence/2022-01-06\\_LWPB\\_Palmeri Residence - 4 Bluestone Lane\\_Review Memo.docx](https://kellardsessionsconsulti.sharepoint.com/sites/Kellard/Municipal/Lewisboro/Correspondence/2022-01-06_LWPB_Palmeri%20Residence%20-%204%20Bluestone%20Lane_Review%20Memo.docx)



# TOWN OF LEWISBORO PLANNING BOARD

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

☐

### Project Information

Project Name: Palminteri New Single Family Residence

Project Address: 4 Bluestone Lane, South Salem, NY 10590

Gross Parcel Area: 3.174 acres Zoning District: 4A Sheet(s): 40 Block (s): 10552 Lot(s): 42

Project Description: Submission to modify approved construction plans for a New Single Family Residence to build. Note: This variance was approved by the ZBA on 11/17/21.

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

☐

ZBA

☒

Building Dept.

☒

Town Highway

☐

ACARC

☐

NYSDEC

☐

NYCDEP

☐

WCDH

☐

NYSDOT

☐

Town Wetland

☐

Town Stormwater

☒

Other \*ZBA approved 11/17/21

### Owner's Information

Name: Gianna Palminteri

Email: mgrp101@hotmail.com

Address: 34 Stone Paddock Place, Bedford, NY 10506

Phone: 914-747-3500

### Applicant's Information (if different)

Name: Dimovski Architecture PLLC / Paulette Dimovski

Email: paulette@dimovskiarchitecture.com

Address: 59 Kensico Road, Thornwood, NY 10594

Phone: 914-747-3500

### Authorized Agent's Information

Name: Dimovski Architecture PLLC / Paulette Dimovski

Email: paulette@dimovskiarchitecture.com

Address: 59 Kensico Road, Thornwood, NY 10594

Phone: 914-747-3500

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

Paulette Dimovski

DATE

12/01/21

OWNER'S SIGNATURE

Gianna Palminteri

DATE

12/5/21

# TOWN OF LEWISBORO PLANNING BOARD

79 Bouton Road, South Salem, NY 10590

Email: [planning@lewisborogov.com](mailto:planning@lewisborogov.com)

Tel: (914) 763-5592

Fax: (914) 875-9148

## Affidavit of Ownership

State of: New York

County of: Westchester

Gianna Palminteri, being duly sworn, deposes and says that he/she

resides at 4 Bluestone Lane

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 42, Lot 10552, on Sheet 40.

M. Gianna Palminteri  
Owner's Signature

Sworn to before me this

6<sup>th</sup> day of December, 2021

MEGHAN KIMBERLY MELLINA  
NOTARY PUBLIC-STATE OF NEW YORK

No. 01ME6412645

Qualified in Rockland County

My Commission Expires 01-04-2025

[Signature]

**Notary Public - affix stamp**

# Short Environmental Assessment Form

## Part 1 - Project Information

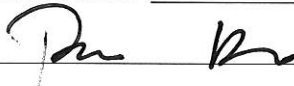
### Instructions for Completing

**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 – Project and Sponsor Information</b>			
Palminteri New Single Family Residence			
Name of Action or Project: New Single Family Residence			
Project Location (describe, and attach a location map): 4 Bluestone Lane, South Salem, NY 10590			
Brief Description of Proposed Action: New Single Family Residence proposed with a total of 650 SF located outside the contiguous buildable area. This variance was approved by the ZBA on 11/17/21.			
Name of Applicant or Sponsor: Dimovski Architecture PLLC / Paulette Dimovski		Telephone: 914-747-3500	
		E-Mail: paulette@dimovskiarchitecture.com	
Address: 59 Kensico Road			
City/PO: Thornwood		State: NY	Zip Code: 10594
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ 3.174 acres b. Total acreage to be physically disturbed? _____ .12 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 3.174 acres			YES <input type="checkbox"/>
4. Check all land uses that occur on, are adjoining or near the proposed action: <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	<input type="checkbox"/>	<input checked="" type="checkbox"/>
_____ Storm water will be managed via dry wells on the property _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
A pool is included in the proposed project. _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
_____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
_____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>  Applicant/sponsor/name: <u>Dimovski Architecture PLLC / Paulette Dimovski</u> Date: <u>12/01/21</u>  Signature: <u></u> Title: <u>Principal</u>		





dimovski **architecture**  
P L L C

December 6, 2021

Chair Janet Andersen  
Board Members  
Town of Lewisboro Planning Board  
79 Bouton Road  
South Salem, NY 10590

**Re: New Single Family Residence – 4 Bluestone Lane, South Salem**  
**SBL: 40/10552/42**  
Applicant: Dimovski Architecture PLLC  
Owner: Gianna Palminteri

Dear Sir/Madam,

We are transmitting four copies of the following items for your consideration for Site Development Plan Approval:

- Cover Letter
- Planning Board Applications
- Short Environmental Assessment Form
- Average Grade Calculations
- Final Cluster Subdivision Plat (Approved under prior application No. 29079, 08/18/2017)

Architectural Drawings:

- Drawing SP-1                      Site Plan/Zoning Data
- Drawing Z-1                      Floor Plans
- Drawing Z-2                      Elevation Plans

Dimovski Architecture submits this application on behalf of property owner Gianna Palminteri. The property is located at 4 Bluestone Lane, South Salem which is Lot 5 of the previously approved Cluster Development, No. 29079. We are proposing a 2-story and basement single family residence.

The style and size of the home will be in character with the residential neighborhood, taking on a more European style. The house will be set back from the front property line for security and privacy purposes. The location and style are illustrated on the attached drawings.

Due to the configuration of the lot, and the limitations of the Contiguous Buildable Area, we were granted a variance to encroach on the area by 650 square feet. We respectfully request approval to develop the site and plans accordingly.

We look forward to presenting our proposal to the Board. If you have any questions or concerns, please do not hesitate to contact me at (914) 747-3500.

Very truly yours,  
DIMOVSKI ARCHITECTURE PLLC  
*Paulette Dimovski*  
Paulette Dimovski, AIA

cc: Kellard Sessions Consulting

59 Kensico Road, Thornwood, NY 10594 | tel. 914.747.3500 | [www.dimovskiarchitecture.com](http://www.dimovskiarchitecture.com)



**CURVE TABLE**

CURVE	RADIUS	CH-CHORD	CHORD
C1	39.76'	S39°15'47"W	35.70'
C2	320.00'	45.83'	502°11'35"E
C3	320.00'	168.80'	S17°00'11"W
C4	45.00'	241.27'	N59°48'45"W
C5	280.00'	147.32'	N17°00'11"E
C6	280.00'	49.24'	N06°56'50"E
C7	25.00'	37.18'	S70°05'46"W
C8	45.00'	57.49'	S09°40'36"W
C9	45.00'	27.83'	S44°21'43"E
C10	45.00'	44.12'	N69°57'30"E
C11	45.00'	74.84'	N14°13'17"E
C12	320.00'	112.33'	N22°02'27"E
C13	29.88'	47.55'	S43°10'28"E
C14	114.98'	18.16'	S04°02'18"W
C15	90.97'	19.89'	S15°56'52"E

**SEPTIC SCHEDULE**

RS	LOT AREA	SSDS	TEST PIT DESCRIPTION	% SLOPE	PER RATE MIN/IN	GROUND WATER	IMPRV. LAYER	LENGTH OF FIELD	BANK RUN VOL. YDS.	CURTAIN DRAIN DEPTH LENGTH	REMARKS
1	4.00	12,000	6" TS, 78" SANDY LOAM	10	15	-	7.0'	500	625'	-	"PUMPING"
2	4.01	13,475	6" TS, 78" SANDY LOAM	13	15	-	-	500	625'	-	"DOSING"
3	4.06	EXISTING HOUSE	6" TS, 30" S. SILTS COMPACTED SILTS TO 7.0'	-	-	6.5	-	888'	N/A	800	"PUMPING 4 BED. MAX"
4	4.23	12,000	6" TS, 78" MED. SAND	5	8.3	-	-	448	N/A	1-2	"PUMPING 4 BED. MAX"
5	4.16	10,000	6" TS, 42" MED. SAND	3.7	60	-	4.0'	888'	1110'	1555	-

**ZONING DATA**

ITEM	EXISTING	REQUIRED	LOT 1 (")	LOT 2 (")	LOT 3 (")	LOT 4 (")	LOT 5 (")	LOT 6 (")
<b>ZONE</b>	R-4A RESIDENCE ZONE							
<b>LOT SIZE</b>	54.765 TOTAL ACRES	4 ACRES	4.288 ACRES	3.089 ACRES	2.994 ACRES	2.988 ACRES	3.151 ACRES	3.449 ACRES
<b>AREA (ACRES)</b>								
(= PROP. LOT AREA - (ITEM A1))		4 ACRES	4.327 ACRES	3.090 ACRES	3.188 ACRES	3.173 ACRES	3.174 ACRES	3.449 ACRES
<b>MIN. LOT AREA</b>			1,897 SF	914 SF	7,595 SF	8,014 SF	997 SF	1,332 SF
<b>PROP. LOT AREA</b>			155,841 SF	126,714 SF	85,984 SF	101,252 SF	66,372 SF	83,404 SF
<b>A1. AREA LESS THAN 1/3 REQ. WIDTH</b>			10,734 SF	5,005 SF	14,687 SF	27,957 SF	59,019 SF	49,265 SF
<b>MIN. BUILDABLE AREA (SF)</b>	(=PROP. LOT AREA - (ITEMS A2 TO E2))	50,000 SQ.FT.	1,897 SF	914 FT	7,595 FT	8,014 FT	997 FT	1,332 FT
<b>A2. STEEP SLOPE AREA (15% OR GREATER)</b>			6,188 SF	1,949 SF	23,287 SF	1,115 SF	17,588 SF	17,588 SF
<b>B2. WETLAND AREA</b>			68' ***	88' ***	27' ***	48' ***	475' ***	475' ***
<b>C2. WATER OR STREAM AREA</b>			0 SF	0 SF	0 SF	0 SF	0 SF	0 SF
<b>D2. AREA LESS THAN 1/3 REQ. WIDTH</b>			1,897 FT	914 FT	7,595 FT	8,014 FT	997 FT	1,332 FT
<b>E2. AREAS UNCONTIGUOUS OR LESS THAN 50 FT. WIDE</b>			6,188 SF	1,949 SF	23,287 SF	1,115 SF	17,588 SF	17,588 SF
<b>FRONTAGE (FEET)</b>			250'	250'	250'	250'	250'	250'
<b>WIDTH/CIRCLE (FEET)</b>			250'	250'	250'	250'	250'	250'
<b>BASE LOT DEPTH (FEET)</b>			242'	320'	624'	646'	285'	479'
<b>AREA PROP. PRIVATE COMMON DRIVEWAY, DRAINAGE &amp; PATH AREAS (ACRES)</b>			1.914 ACRES					
<b>SETBACKS/YARD (FEET)</b>								
<b>FRONT:</b>			50'	50'	50'	50'	50'	50'
<b>SIDE:</b>			50'	50'	50'	50'	50'	50'
<b>REAR:</b>			50'	50'	50'	50'	50'	50'

(\*) TOTAL LOT AREA CALCULATION DOES NOT INCLUDE THE AREA OF THE ACCESS STRIP FOR LOT 3 (0.141 ACRES) PURSUANT TO CLUSTER DEVELOPMENT IN ACCORDANCE WITH NYS TOWN LAW 276, LEWISBORO TOWN CODE ARTICLE XI AND THE AUTHORIZATION DATED JULY 2, 2009 REGARDING THE EXPANDED CLUSTER AUTHORIZATION GRANTED TO THE PLANNING BOARD SPECIFIC TO CLUSTER PLAN LOT 6.

(\*\*) MEASURED ALONG THE PRIVATE COMMON DRIVEWAY, AS PERMITTED IN ACCORDANCE WITH NYS TOWN LAW 280-A(4) PURSUANT TO LEWISBORO TOWN BOARD OPEN DEVELOPMENT AREA DESIGNATION DATED JULY 2, 2009. A HOMEOWNERS ASSOCIATION (HOA) SHALL BE CREATED TO OWN AND MAINTAIN THE MAIN PRIVATE COMMON DRIVEWAY, RELATED DRAINAGE CONTROLS AND WETLAND MITIGATION MEASURES.

SEPTIC SYSTEM AND WELL DESIGN PREPARED BY  
JOHN KARELL, JR. P.E.  
121 CUSHMAN ROAD  
PATTERSON, NY 12563

Westchester County Department of Health  
New Rochelle, New York  
NYS LICENSE NO. 63277

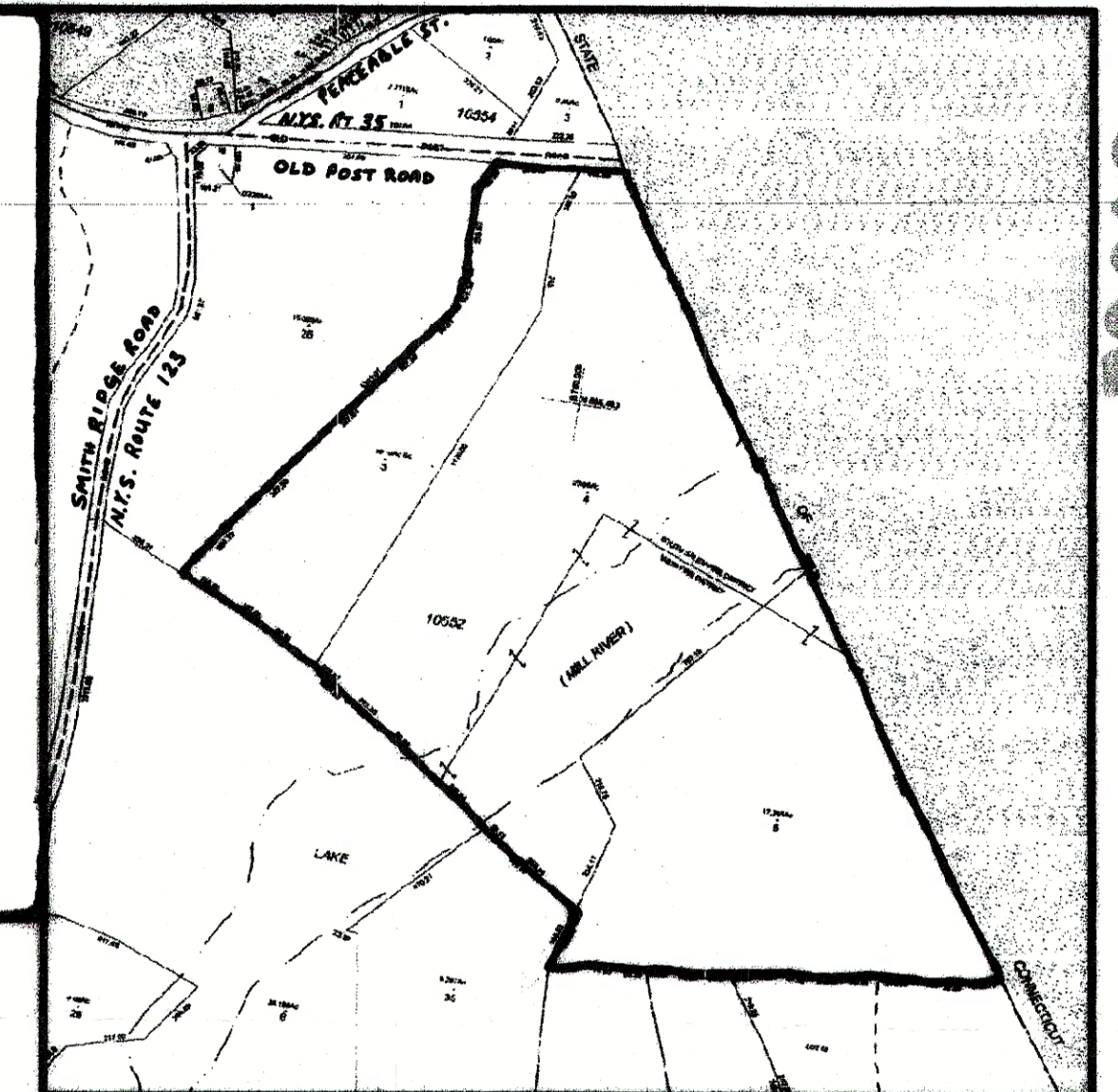


Approved pursuant to Chapter 873, Article X, Sections 873.951 and 873.1001 and Articles VII AND VIII of the Westchester County Sanitary Code subject to the provision of individual well water supply and separate sewage treatment facilities to serve each habitable building hereafter constructed. These facilities are to be installed in accordance with land improvement plans and specifications approved by and filed in this office prior to the construction of such building.

Each purchaser of property shown hereon shall be furnished a true copy of this plat showing this endorsement. Any erasures, changes, additions or alterations of any kind, except the addition of signatures of other approving authority and the date thereof made on this plan after this approval, shall invalidate this approval.

Approval by the Assistant Commissioner of Health on Behalf of the Department of Health  
Date: 6/2/2017

Property shown hereon is subject to the "Rules and Regulations for the Protection from the Contamination of the Stamford Water Company, City of Stamford, Connecticut, Water Supply and its Sources"



**LEGEND**

- PROPERTY LINE
- NYSDEC 100-FOOT ADJACENT AREA
- 150 FT LOCAL WETLAND BUFFER
- WETLAND AREA
- WETLAND LIMIT LINE
- DEED RESTRICTED AREA LIMIT LINE
- ACCESS EASEMENT
- STREAM/POND

**NOTES:**

- TOTAL NUMBER OF LOTS = 6
- TAXMAP NUMBER SECTION 40, BLOCK 10552, LOTS 3, 4 & 5
- RECORDED DEED CONTROL NUMBER 41040608
- ZONING DISTRICT = R4A RESIDENCE ZONE, SEE DATA CHART
- TOTAL AREA = 54.765 ± ACRES
- DEED RESTRICTED AREA = 5.854 ± ACRES
- PARCEL A - OPEN SPACE PARCEL = 32.439 ± ACRES
- PARCEL B - PRIVATE COMMON DRIVEWAY AND RELATED STORMWATER MANAGEMENT IMPROVEMENTS, WHICH SHALL BE OWNED AND MAINTAINED BY THE SUBDIVISION HOMEOWNERS ASSOCIATION ACCORDING TO THE STANDARDS AND TERMS SET FORTH IN THE DECLARATION OF PRIVATE ROADWAY ACCESS, UTILITY AND DRAINAGE EASEMENT & MAINTENANCE AGREEMENT WHICH HAD BEEN SIMULTANEOUSLY FILED WITH THIS PLAN IN THE OFFICE OF THE WESTCHESTER COUNTY CLERK, DIVISION OF LAND RECORDS
- PERIMETER BOUNDARY AS PER "MAP OF FINAL SURVEY FOR PAT POPULI" PREPARED BY WINGS LAND SURVEYING, DATED 6-6-05
- LOTS, COMMON DRIVE, EASEMENTS AND AREAS PREPARED BY HEINSMAN SURVEYING, PLLC
- EXISTING LOCATIONS BY DANIEL J. DONAHUE, P.E. CONSULTING ENGINEERS 120 BRECKENRIDGE ROAD MAHOPAC, NY 10541
- ACCESS EASEMENT AREA = 0.689 ± ACRES
- IN ACCORDANCE WITH THE TOWN OF LEWISBORO ZONING STANDARDS, SET FORTH IN 220-10 (E) (2) (d), THE PRINCIPAL RESIDENCE BUILDING AND SEPTIC SYSTEM FOR EACH BUILDING LOT SHALL BE LOCATED, CONSTRUCTED AND MAINTAINED ENTIRELY WITHIN THE CONFINES OF THE CONTIGUOUS BUILDABLE AREA AS SHOWN ON THE FINAL CONSTRUCTION DRAWINGS.
- THE "FUTURE POOLS" SHOWN ON THE FINAL CONSTRUCTION DRAWINGS ARE FOR PLANNING AND ILLUSTRATIVE PURPOSES ONLY, AND ARE NOT APPROVED LOCATIONS OR FEATURES OF THIS SUBDIVISION. NOR HAVE THEY BEEN DETERMINED TO BE FEASIBLE LOCATIONS, PARTICULARLY IN REGARD TO REQUIRED AVOIDANCE OF STEEP SLOPE RESOURCES. THE FUTURE CONSTRUCTION OF ANY POOL, SHALL BE IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS, AND SHALL REQUIRE DETAILED GRADING PLANS TO SHOW COMPLIANCE AND AVOIDANCE OF STEEP SLOPES AND REGULATED WETLAND BUFFERS.
- CONSTRUCTION OF COMMON DRIVEWAY #1 AND THE POCKET POND SHALL BE SUBSTANTIALLY COMPLETE PRIOR TO THE ISSUANCE OF BUILDING PERMITS FOR LOTS 1, 2, 4, 5 & 6. CONSTRUCTION OF COMMON DRIVEWAY #2 (INCLUDING THE DRAINAGE) SHALL BE SUBSTANTIALLY COMPLETE PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR LOT 4.
- THE OWNERSHIP IN FEE OF THE OPEN SPACE PARCEL IS DEDICATED AND WILL BE CONVEYED TO THE WESTCHESTER LAND TRUST. THE ACCESS EASEMENT IS DEDICATED AND WILL BE CONVEYED TO THE WESTCHESTER LAND TRUST. SEE "DEED RESTRICTED AREAS MAP" ON THIS SHEET FOR FURTHER CLARIFICATION OF THE PROPOSED OPEN SPACE PARCEL AND ACCESS EASEMENT TO THE OPEN SPACE PARCEL.
- ANY FURTHER SUBDIVISION OF THE SUBJECT PROPERTY SHOWN HEREON IS STRICTLY PROHIBITED.
- ROAD DESIGN, DRAINAGE AND PROFILES PREPARED, SIGNED AND SEALED BY HUDSON LAND DESIGN PROFESSIONAL ENGINEERS, P.C.
- 176 MAIN STREET, BEACON, NY 12508. SHEETS SW-1, EC-1, PP-1, S-1, SD-2.
- SSDS DESIGN AND WELL LOCATION TAKEN FROM PLAN BY DANIEL J. DONAHUE, P.E. CONSULTING ENGINEERS 120 BRECKENRIDGE ROAD MAHOPAC, NY 10541. SHEETS L-1, L-1.1, L-1.2
- WETLAND DELINEATION BY MARC BENOZ, MS. SOIL MAPPING INC. DECEMBER 28, 1999 TO JANUARY 6, 2000. THE LIMITS OF THE WESTERLY SIDE OF THE PROPERTY BETWEEN NYS ROUTE 36 AND THE WETLAND CORRIDOR ASSOCIATED WITH THE MILL RIVER WAS RECONFIRMED ON AUGUST 9, 2007. THE FLAG LOCATIONS WERE FIELD LOCATED BY CHAS H. SELLS, INC. CIVIL ENGINEERS AND SURVEYORS, BEDFORD HILLS, NEW YORK, DATED MARCH 2000. THE ORIGINAL NYSDEC WETLAND LIMITS WERE DELINEATED BY ROY JACOBSON OF NYSDEC REGION 3, MARCH 2000 AND RECONFIRMED BY HEATHER GIERLOFF ON JUNE 21, 2006.
- LOT COURT DERIVED FROM PRELIMINARY PLANNING BOARD APPROVAL DRAWINGS DATED APRIL 24, 2008. FOR INFORMATION REGARDING THE CONVENTIONAL LOT LAYOUTS SEE PLAN ENTITLED "INTEGRATED PLOT PLAN (CONVENTIONAL SUBDIVISION LAYOUT)" SHEET SP-2.0, AND "PARTIAL INTEGRATED PLOT PLAN (CONVENTIONAL SUBDIVISION LAYOUT)" SHEETS SP-3.1 AND SP-3.2 ON RECORD WITH THE PLANNING BOARD SECRETARY.
- NO ADDITIONAL WELLS OR SEPTIC SYSTEMS ARE LOCATED WITHIN 200 FEET OF THE SITE BOUNDARY EXCEPT THOSE SHOWN ON PLANS.
- THERE SHALL BE NO BURIED OIL STORAGE TANKS PERMITTED. ALL NEW OR REPLACEMENT TANKS SHALL BE LIMITED TO AN INTERIOR INSTALLATION WITHIN THE PRINCIPLE BUILDING OR ATTACHED GARAGE ON AN IMPERMEABLE FLOOR WITHOUT DRAINAGE.
- A HOMEOWNERS ASSOCIATION (HOA) WILL BE FORMED TO OWN AND MAINTAIN THE COMMON DRIVEWAY/PARCEL B, RELATED DRAINAGE CONTROLS AND STRUCTURES AND THE WETLAND MITIGATION MEASURES, WITHIN THE COMMON AREAS, ILLUSTRATED ON THE CONSTRUCTION DRAWINGS.
- ORIGINAL SURVEY AND TOPOGRAPHIC DATA PREPARED BY CHAS H. SELLS, CIVIL ENGINEERS AND SURVEYORS, BEDFORD HILLS, NEW YORK, DATED DECEMBER 22, 1999.
- OWNER: JOHN LUCIANO 10 MORNINGSIDES PLACE, WHITE PLAINS, NEW YORK 10603.

**NOTES:**

Unsubstantiated alteration or addition to a survey map having a licensed land surveyor's seal is a violation of § 2205, subdivision 2, of the New York State Education Law.

Only boundary survey maps with the surveyor's professional seal on the map and the seal of the Professional Land Surveyor, Inc. of the State of New York are permitted to be used in the preparation of a subdivision map. The seal of the Professional Land Surveyor, Inc. of the State of New York is required on the map to be used in the preparation of a subdivision map.

Conveyance on this boundary survey map shall be subject to the map being prepared in accordance with the current edition of the New York State Surveying and Mapping Law and the rules and regulations of the Professional Land Surveyor, Inc. of the State of New York.

This survey map is prepared using CAD drawing techniques. The drawing, whether or not it is a reproduction of a survey map, shall be subject to the same rules and regulations as a survey map. The drawing shall be subject to the same rules and regulations as a survey map.

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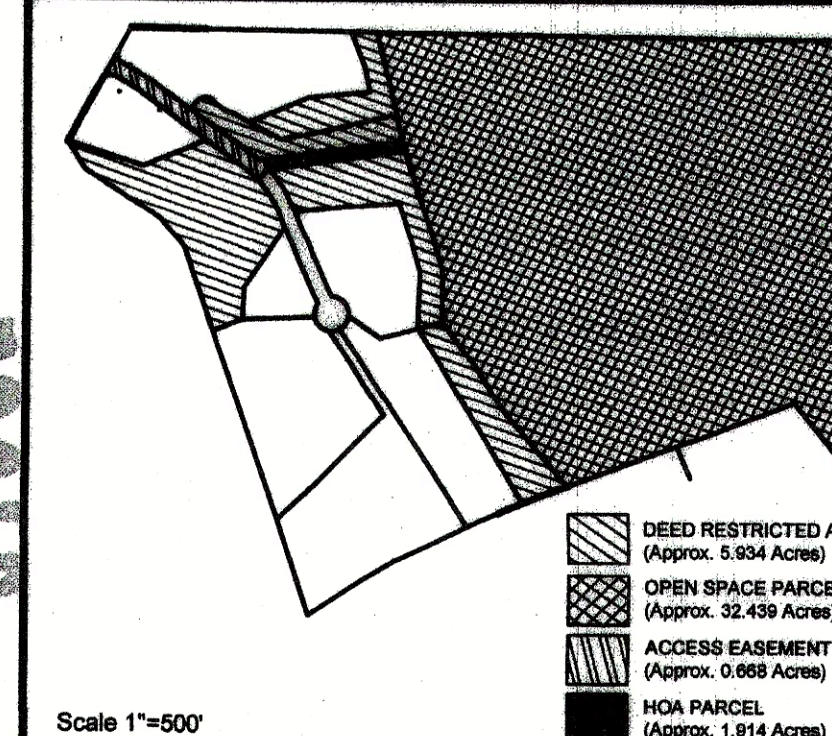
**LINE TABLE**

LINE	BEARING	LENGTH
L1	S06°17'45"E	28.89'
L2	N06°17'45"W	30.65'
L3	N77°05'47"W	155.53'
L4	N56°04'08"W	83.36'
L5	S00°42'55"W	99.84'
L6	S88°03'45"E	23.68'
L7	N44°08'46"E	72.18'
L8	N35°02'28"E	94.71'
L9	N67°33'21"W	25.00'
L10	N22°28'39"E	62.98'
L11	S59°07'43"W	81.39'
L12	S44°20'01"E	67.59'
L13	S44°45'14"E	33.47'
L14	N78°00'55"W	40.00'
L15	S42°29'25"W	25.12'

**RECORD OWNERS AND APPLICANT:**

JOHN LUCIANO  
10 MORNINGSIDES PLACE  
WHITE PLAINS, NY 10603

**DEED RESTRICTED AREAS AND OPEN SPACE MAP**



**CERTIFICATION:**

I hereby certify to the parties of interest listed below, that this map shows the result of a computed subdivision based on a field survey map prepared by WINGS LAND SURVEYING dated 6-6-05.

- JOHN LUCIANO  
- TOWN OF LEWISBORO

BY: RAYMOND E. HEINMAN, P.L.L.C., P.E.  
N.Y.S. LICENSE NO. 042270

The freshwater wetland boundary on these plans accurately depicts the limits of Freshwater Wetland L-37, L-54 as delineated by

DEC Staff: *John Luciano* 6/2/2017  
Surveyor/Engineer: *John Luciano*  
Date Valid: 6/2/2017 Expiration Date: 6/2/2022 SEAL

Wetland boundary delineations as validated by the New York State Department of Environmental Conservation remain valid for five (5) years unless existing exempt activities, area hydrology, or land use practices change (e.g., agricultural to residential). After five (5) years the boundary must be revalidated by DEC staff. Revalidation may include a new delineation and survey of the wetland boundary.

Any proposed construction, grading, filling, excavating, clearing or other regulated activity in the freshwater wetland or within 100 feet of the wetland boundary as depicted on this plan requires a permit from the NYS Department of Environmental Conservation under Article 24 of the Environmental Conservation Law (Freshwater Wetland Act) prior to commencement of work.

FILED 8/18/2017  
NUMBER 29079  
DATE 10-05  
COUNTY OF WESTCHESTER  
DIVISION OF LAND RECORDS

JOHN LUCIANO  
TOWN ENGINEER'S CERTIFICATION  
REVIEWED FOR COMPLIANCE WITH PLANNING BOARD RESOLUTION DATED 11-1-09

JOSEPH PERMELE, P.E.  
TOWN CONSULTING ENGINEER  
DATE 03/25/17

APPROVED FOR FILING  
DATE 12/11/08

OWNERS APPLICANT  
JOHN LUCIANO  
10 MORNINGSIDES PLACE, WHITE PLAINS, NY 10603

PLANNING BOARD ENDORSEMENT OF APPROVED PLANS

**JVG ESTATES, LLC**  
(Formerly Populi / Sicuranza)

TOWN OF LEWISBORO  
COUNTY OF WESTCHESTER, NY

GRAPHIC SCALE  
1 inch = 100 ft.

DATE	SCALE	DRAWN BY	CHECKED BY	JOB No.	SHEET
12/11/08	1" = 100'	MB	REH	2008-090	1 OF 1
REVISED 7/02/09 JR					
REVISED 7/14/09 NOTES					
REVISED 8/28/09 PER 7/8/09 REVIEW					
REVISED 9/05/10 FOR DESCRIPTION AND "FINAL"					
REVISED 7/21/10 LANGUAGE ADDED TO WCDH SIGNATURE BLOCK					
REVISED 8/16/10 ADD. INFO					
REVISED 10/03/10 ADD. INFO					
REVISED 4/18/17 UPDATE INFO					



Table with 4 columns: CURVE, RADIUS, LENGTH, CH-COURSE. Contains curve data for the project.

SEPTIC SCHEDULE

Table with 12 columns: RS, LOT AREA, SSDS, TEST PIT DESCRIPTION, % SLOPE, PER RATE MIN/IN, GROUND WATER, IMPRV. LAYER, LENGTH OF FIELD, 4 BDRM, 5 BDRM, BANK RUN VOL. YDS, CURTAIN DRAIN DEPTH LENGTH, REMARKS. Contains septic system details.

ZONING DATA

Table with 8 columns: ITEM, ZONE, LOT SIZE, AREA (ACRES), MIN. LOT AREA, MIN. BUILDABLE AREA (SF), MIN. STEEP SLOPE AREA (15% OR GREATER), MIN. WETLAND AREA, MIN. WATER OR STREAM AREA, MIN. AREA LESS THAN 1/3 REQ. WIDTH, MIN. AREAS UNCONTIGUOUS OR LESS THAN 50 FT. WIDE, FRONTAGE (FEET), BASE LOT DEPTH (FEET), AREA PROP. PRIVATE COMMON DRIVEWAY, DRAINAGE & PATH AREAS (ACRES), SETBACKS/YARD (FEET), FRONT, SIDE, REAR. Contains zoning requirements.

(\*) TOTAL LOT AREA CALCULATION DOES NOT INCLUDE THE AREA OF THE ACCESS STRIP FOR LOT 3 (0.141 ACRES) PURSUANT TO CLUSTER DEVELOPMENT IN ACCORDANCE WITH NYS TOWN LAW 278, LEWISBORO TOWN CODE ARTICLE XI AND THE AUTHORIZATION DATED JULY 2, 2009 REGARDING THE EXPANDED CLUSTER AUTHORIZATION GRANTED TO THE PLANNING BOARD SPECIFIC TO CLUSTER PLAN LOT 6.

(\*\*) MEASURED ALONG THE PRIVATE COMMON DRIVEWAY, AS PERMITTED IN ACCORDANCE WITH NYS TOWN LAW 280-A(4) PURSUANT TO LEWISBORO TOWN BOARD OPEN DEVELOPMENT AREA DESIGNATION DATED JULY 2, 2009. A HOMEOWNERS ASSOCIATION (HOA) SHALL BE CREATED TO OWN AND MAINTAIN THE MAIN PRIVATE COMMON DRIVEWAY, RELATED DRAINAGE CONTROLS AND WETLAND MITIGATION MEASURES.

SEPTIC SYSTEM AND WELL DESIGN PREPARED BY

JOHN KARELL, JR. P.E.  
121 CUSHMAN ROAD  
PATTERSON, NY 12563

John Karell  
NYS LICENSE No. 53277



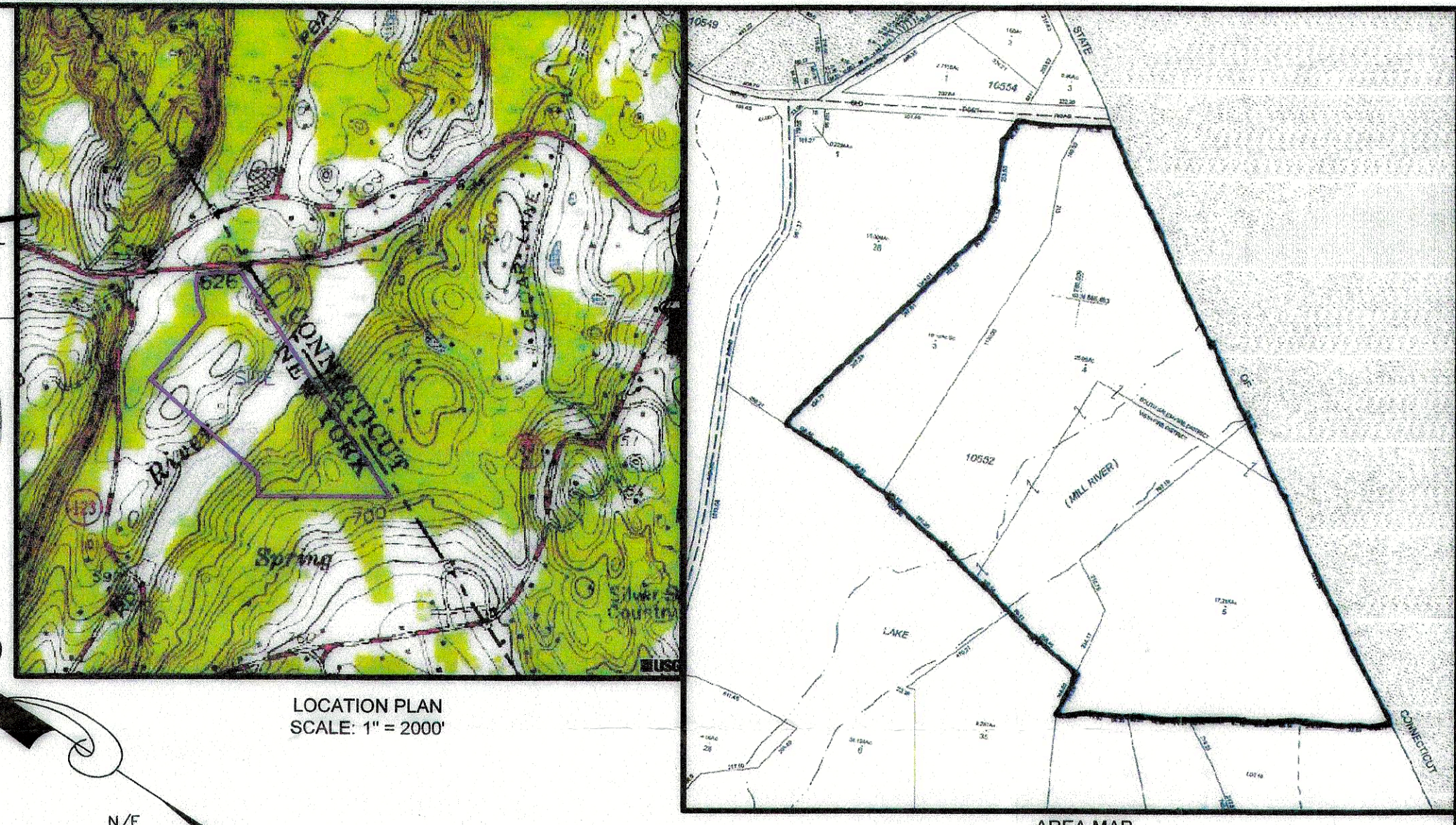
Westchester County Department of Health  
New Rochelle, New York

Approved pursuant to Chapter 873, Article X, Sections 873.951 and 873.1001 and Articles VII AND VIII of the Westchester County Sanitary Code subject to the provision of individual well water supply and separate sewage treatment facilities to serve each habitable building hereafter constructed. These facilities are to be installed in accordance with local improvement plans and specifications approved by and filed in this office prior to the construction of such building.

Each purchaser of property shown hereon shall be furnished a true copy of this plat showing this endorsement. Any erasures, changes, additions or alterations of any kind, except the addition of signatures of other approving authority and the date thereof made on this plan after this approval, shall invalidate this approval.

Approval by the Assistant Commissioner of Health on Behalf of the Department of Health

Property shown hereon is subject to the "Rules and Regulations for the Protection from the Contamination of the Stamford Water Company, City of Stamford, Connecticut, Water Supply and its Sources



LEGEND

- PROPERTY LINE
- NYSDEC 100-FOOT ADJACENT AREA
- 150 FT LOCAL WETLAND BUFFER
- STREAM/POND
- WETLAND AREA
- WETLAND LIMIT LINE
- DEED RESTRICTED AREA LIMIT LINE
- ACCESS EASEMENT

NOTES:

- TOTAL NUMBER OF LOTS = 6
- TAXMAP NUMBER SECTION 40, BLOCK 10552, LOTS 3, 4 & 5
- RECORDED DEED CONTROL NUMBER 410450508
- ZONING DISTRICT = RAA RESIDENCE ZONE. SEE DATA CHART
- TOTAL AREA = 54.765 ± ACRES
  - PRIVATE COMMON DRIVEWAY PARCEL - B = 1.914 ± ACRES
  - DEED RESTRICTED AREAS = 5.934 ± ACRES
  - PARCEL - A - OPEN SPACE PARCEL = 32.439 ± ACRES
- PARCEL - B - PRIVATE COMMON DRIVEWAY AND RELATED STORMWATER MANAGEMENT IMPROVEMENTS, WHICH SHALL BE OWNED AND MAINTAINED BY THE SUBDIVISION HOMEOWNER'S ASSOCIATION ACCORDING TO THE STANDARDS AND TERMS SET FORTH IN THE DECLARATION OF PRIVATE ROADWAY ACCESS, UTILITY AND DRAINAGE EASEMENT & MAINTENANCE AGREEMENT WHICH HAD BEEN SIMULTANEOUSLY FILED WITH THIS PLAN IN THE OFFICE OF THE WESTCHESTER COUNTY CLERK, DIVISION OF LAND RECORDS
- PERIMETER BOUNDARY AS PER "MAP OF FINAL SURVEY FOR PAT POPOLI" PREPARED BY WINGS LAND SURVEYING, DATED 6-6-05
- LOTS, COMMON DRIVE, EASEMENTS AND AREAS PREPARED BY HEINSMAN SURVEYING, PLLC
- OSWTS LOCATIONS BY DANIEL J. DONAHUE, P.E. CONSULTING ENGINEERS 120 BRECKENRIDGE ROAD MAHOPAC, NY 10641
- ACCESS EASEMENT AREA = 0.666 ± ACRES (TO REMAINING LANDS)
- IN ACCORDANCE WITH THE TOWN OF LEWISBORO ZONING STANDARDS, SET FORTH IN 220-10 (E) (2) (d), THE PRINCIPAL RESIDENCE BUILDING AND SEPTIC SYSTEM FOR EACH BUILDING LOT SHALL BE LOCATED, CONSTRUCTED AND MAINTAINED ENTIRELY WITHIN THE CONFINES OF THE CONTIGUOUS BUILDABLE AREA AS SHOWN ON THE FINAL CONSTRUCTION DRAWINGS.
- THE "FUTURE POOLS" SHOWN ON THE FINAL CONSTRUCTION DRAWINGS ARE FOR PLANNING AND ILLUSTRATIVE PURPOSES ONLY, AND ARE NOT APPROVED LOCATIONS OR FEATURES OF THIS SUBDIVISION NOR HAVE THEY BEEN DETERMINED TO BE FEASIBLE LOCATIONS, PARTICULARLY IN REGARD TO REQUIRED AVOIDANCE OF STEEP SLOPE RESOURCES. THE FUTURE CONSTRUCTION OF ANY POOL, SHALL BE IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS, AND SHALL REQUIRE DETAILED GRADING PLANS TO SHOW COMPLIANCE AND AVOIDANCE OF STEEP SLOPES AND REGULATED WETLAND BUFFERS.
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- THE PROPOSED OPEN SPACE PARCEL AND ACCESS EASEMENT TO THE OPEN SPACE PARCEL SHALL BE CONVEYED AS FOLLOWS: THE OWNERSHIP IN FEE OF THE OPEN SPACE PARCEL IS DEDICATED AND WILL BE CONVEYED TO THE WESTCHESTER LAND TRUST, THE ACCESS EASEMENT IS DEDICATED AND WILL BE CONVEYED TO THE WESTCHESTER LAND TRUST. SEE "DEED RESTRICTED AREAS MAP" ON THIS SHEET FOR FURTHER CLARIFICATION OF THE PROPOSED OPEN SPACE PARCEL AND ACCESS EASEMENT TO THE OPEN SPACE PARCEL.
- ANY FURTHER SUBDIVISION OF THE SUBJECT PROPERTY SHOWN HEREON IS STRICTLY PROHIBITED.
- ROAD DESIGN, DRAINAGE AND PROFILES' PREPARED, SIGNED AND SEALED BY HUDSON LAND DESIGN PROFESSIONAL ENGINEERS, P.C.
- 175 MAIN STREET, BEACON, NY 12508. SHEETS SW-1, EC-1, PP-1, S-1, SD-2.
- SSDS DESIGN AND WELL LOCATION TAKEN FROM PLAN BY DANIEL J. DONAHUE, P.E. CONSULTING ENGINEERS 120 BRECKENRIDGE ROAD MAHOPAC, NY 10641. SHEETS L-1, L-1.1, L-1.2.
- WETLAND DELINEATION BY MARC BEROZ, MS SOIL MAPPING INC. DECEMBER 28, 1999 TO JANUARY 6, 2000. THE LIMITS OF THE WESTERLY SIDE OF THE PROPERTY BETWEEN NYS ROUTE 35 AND THE WETLAND CORRIDOR ASSOCIATED WITH THE MILL RIVER WAS RECONFIRMED ON AUGUST 9, 2007. THE FLAG LOCATIONS WERE FIELD LOCATED BY CHAS H. SELLS, INC., CIVIL ENGINEERS AND SURVEYORS, BEDFORD HILLS, NEW YORK, DATED MARCH 2000. THE ORIGINAL NYSDEC WETLAND LIMITS WERE DELINEATED BY ROY JACOBSON OF NYSDEC REGION 3, MARCH 2000 AND RECONFIRMED BY HEATHER GIERLOFF ON JUNE 21, 2006.
- LOT COUNT DERIVED FROM PRELIMINARY PLANNING BOARD APPROVAL DRAWINGS DATED APRIL 24, 2009. FOR INFORMATION REGARDING THE CONVENTIONAL LOT LAYOUTS SEE PLAN ENTITLED "INTEGRATED PLOT PLAN (CONVENTIONAL SUBDIVISION LAYOUT)" - SHEET SP-2.0 AND "PARTIAL INTEGRATED PLOT PLAN (CONVENTIONAL SUBDIVISION LAYOUT)" - SHEETS SP-3.1 AND SP-3.2 ON RECORD WITH THE PLANNING BOARD SECRETARY.
- NO ADDITIONAL WELLS OR SEPTIC SYSTEMS ARE LOCATED WITHIN 200 FEET OF THE SITE BOUNDARY EXCEPT THOSE SHOWN ON PLANS.
- THERE SHALL BE NO BURIED OIL STORAGE TANKS PERMITTED. ALL NEW OR REPLACEMENT TANKS SHALL BE LIMITED TO AN INTERIOR INSTALLATION WITHIN THE PRINCIPLE BUILDING OR ATTACHED GARAGE ON AN IMPERMEABLE FLOOR WITHOUT DRAINS.
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- ORIGINAL SURVEY AND TOPOGRAPHIC DATA PREPARED BY CHAS H. SELLS, INC., CIVIL ENGINEERS AND SURVEYORS, BEDFORD HILLS, NEW YORK, DATED DECEMBER 22, 1999.
- OWNER: JOHN LUCIANO 10 MORNINGSIDES PLACE, WHITE PLAINS, NEW YORK 10603.

NOTES:

Unsubstantiated elevation or addition to a survey map creating a false and incorrect record is a violation of the Education Law.

Only boundary survey maps with the surveyor's professional seal and signature have been reviewed and approved by the State of New York.

Subsurface structures and utilities which are not visible at the time of survey have not been shown.

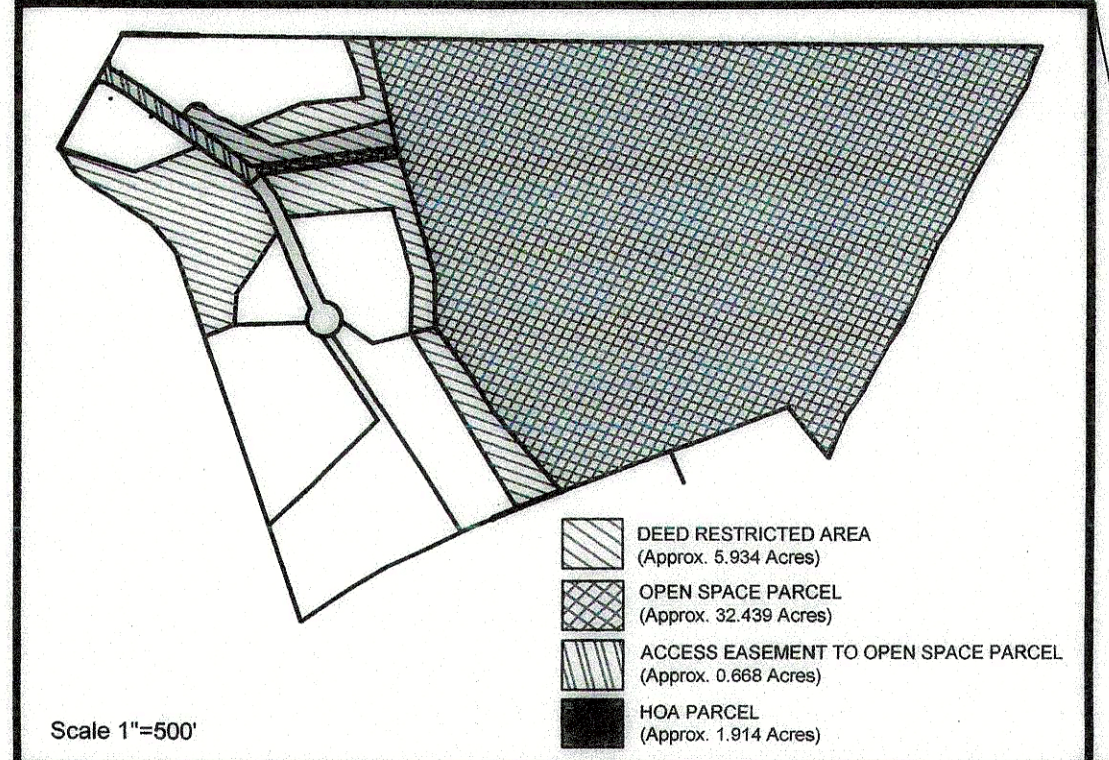
This survey map is generated using CAD drawings. No changes, revisions or additions can be made to this map without written consent from Heinsman Surveying, P.L.L.C. All other uses of this map are prohibited. To the maximum extent permitted by law, the surveyor and the CAD map are not responsible for any errors or omissions in this survey map.

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RECORD OWNERS AND APPLICANT:

JOHN LUCIANO  
10 MORNINGSIDES PLACE  
WHITE PLAINS, NY 10603

DEED RESTRICTED AREAS AND OPEN SPACE MAP



Scale 1"=500'

CERTIFICATION:

I hereby certify to the parties of interest listed below, that this map shows the results of a computerized subdivision based on a field survey map prepared by WINGS LAND SURVEYING dated 6-6-05

- JOHN LUCIANO  
- TOWN OF LEWISBORO

BY:   
RAYMOND E. HEINSMAN, P.L.L.C., P.P.  
N.Y.S. LICENSE No. 049270

The freshwater wetland boundary on these plans accurately depicts the limits of Freshwater Wetland L-37, L-54 as delineated by \_\_\_\_\_ on \_\_\_\_\_

DEC Staff:   
Date Valid: 6/2/2017 Expiration Date: 6/2/2022  
Surveyor/Engineer:

Wetland boundary delineations as validated by the New York State Department of Environmental Conservation remain valid for five (5) years unless existing exempt activities, area hydrology, or land use practices change (e.g., agricultural to residential). After five (5) years the boundary must be revalidated by DEC staff. Revalidation may include a new delineation and survey of the wetland boundary.

Any proposed construction, grading, filling, excavating, clearing or other regulated activity in the freshwater wetland or within 100 feet of the wetland boundary as depicted on this plan requires a permit from the NYS Department of Environmental Conservation under Article 24 of the Environmental Conservation Law (Freshwater Wetland Act) prior to commencement of work.

TOWN ENGINEER'S CERTIFICATION  
REVIEWED FOR COMPLIANCE WITH PLANNING BOARD  
RESOLUTION DATED 12-8-09

JOSEPH PERMELLE, P.E.  
TOWN CONSULTING ENGINEER

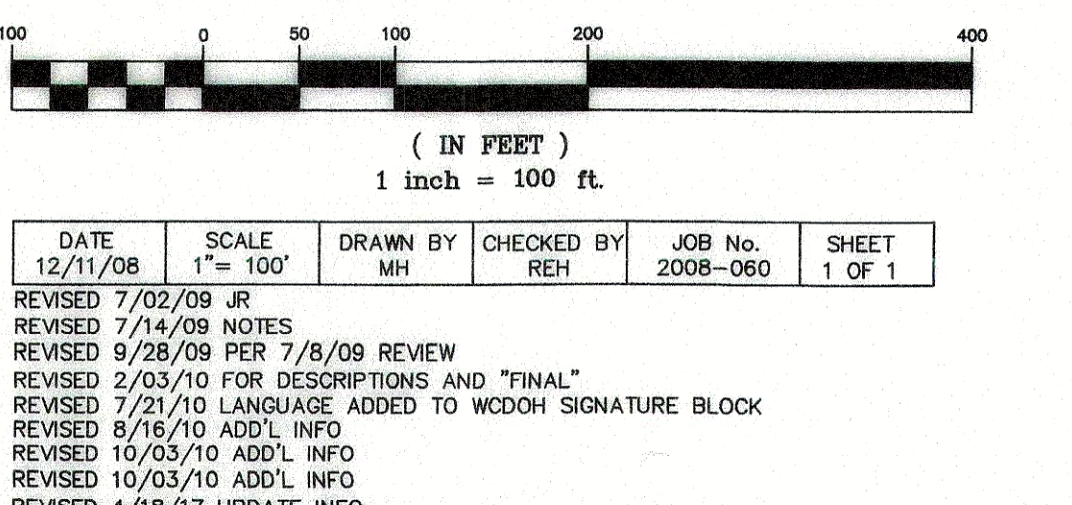
APPROVED FOR FILING  
OWNER & APPLICANT  
JOHN LUCIANO  
10 MORNINGSIDES PLACE, WHITE PLAINS, NY 10603

PLANNING BOARD ENDORSEMENT OF APPROVED PLANS  
PLANNING BOARD CHAIRMAN  
PLANNING BOARD SECRETARY

JVG ESTATES, LLC  
(Formerly Popoli / Sicuranza)

TOWN OF LEWISBORO  
COUNTY OF WESTCHESTER, NY

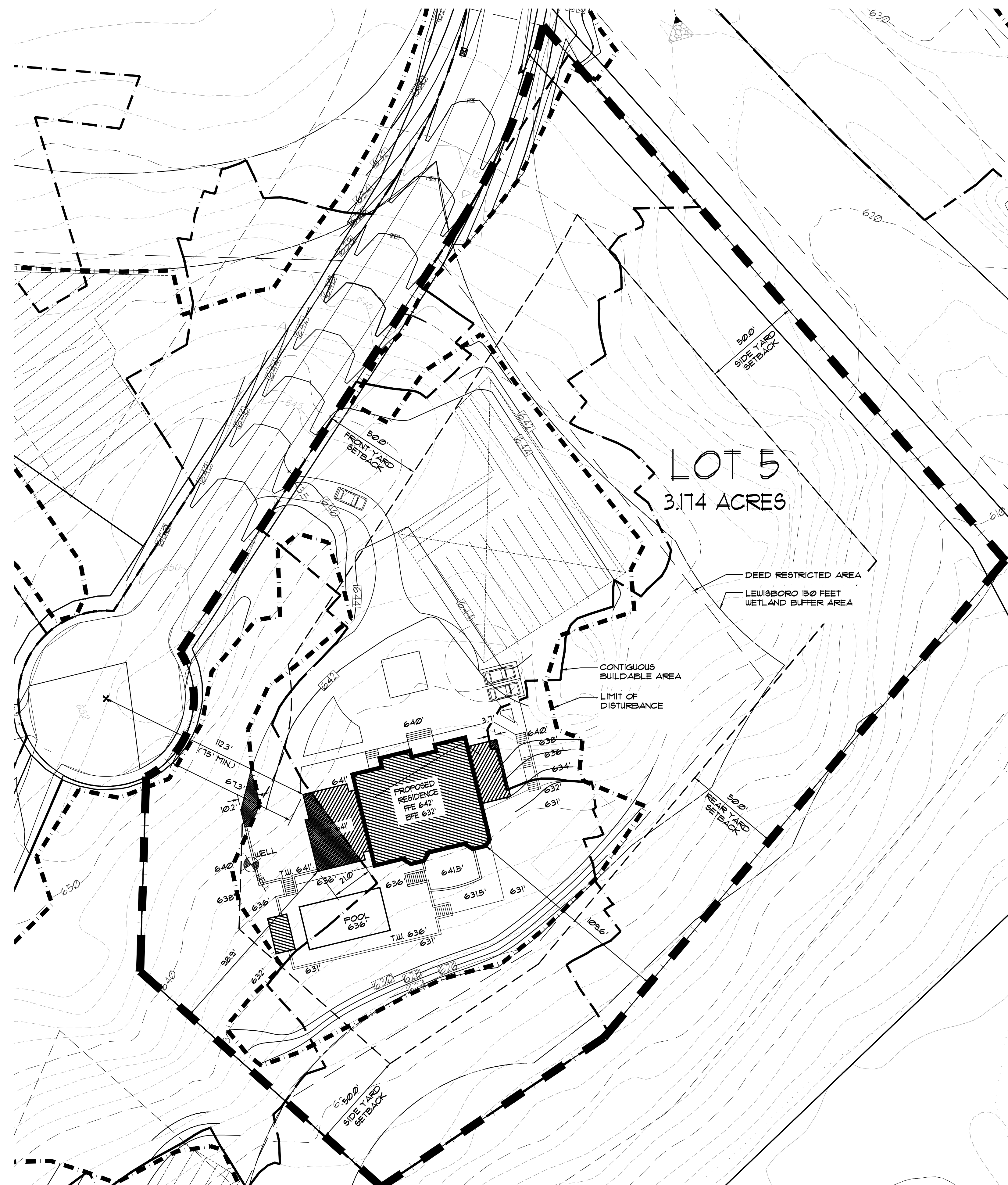
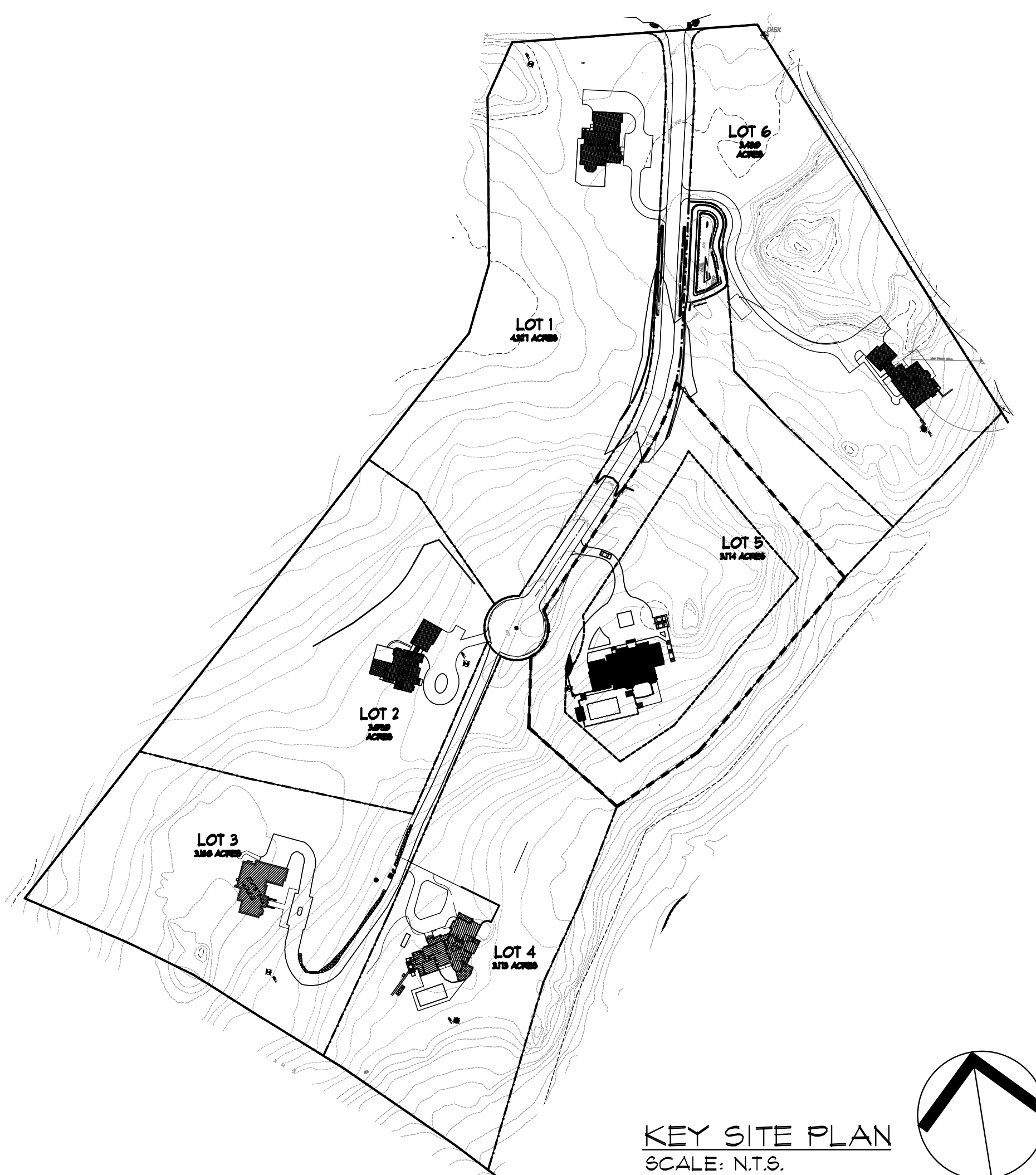
GRAPHIC SCALE





NEW SINGLE FAMILY RESIDENCE  
PALMINTERI RESIDENCE

ZONING DATA TABLE				
DESCRIPTION OF WORK: NEW ONE FAMILY RESIDENCE ON A VAGANT LOT ADDRESS: 4 BLUESTONE LANE, SHEET:40 BLOCK:10552 LOT:42				
ZONE: 4A				
USE	REQUIRED	EXISTING	PROPOSED	VARIANCE
MINIMUM LOT SIZE				
AREA	4 ACRES/ 174,240 SF	3.174 ACRES/ 138,251 SF	NO CHANGE	
WIDTH/CIRCLE (FEET)	250'	250'	NO CHANGE	
MAIN RESIDENCE				
SETBACKS: FRONT FROM STREET CENTER LINE	75'	-	112.3'	
FRONT	50'	-	67.3'	
SIDE	50'	-	98.4'	
REAR	50'	-	109.6'	
MAXIMUM HEIGHT	35'	-	< 35'	
NUMBER OF STORIES	2 1/2	-	2 1/2	
MAXIMUM BUILDING COVERAGE	6% / 8,245.5 SF	-	3.6% / 4,905 SF	
SITE DEVELOPMENT				
CONTIGUOUS BUILDABLE AREA	NOT PERMITTED	-	21' (600 SF) and 3.7' (50 SF)	25' (650 SF)
LIMIT OF DISTURBANCE	NOT PERMITTED	-	10.2' (200 SF)	12' (250 SF)

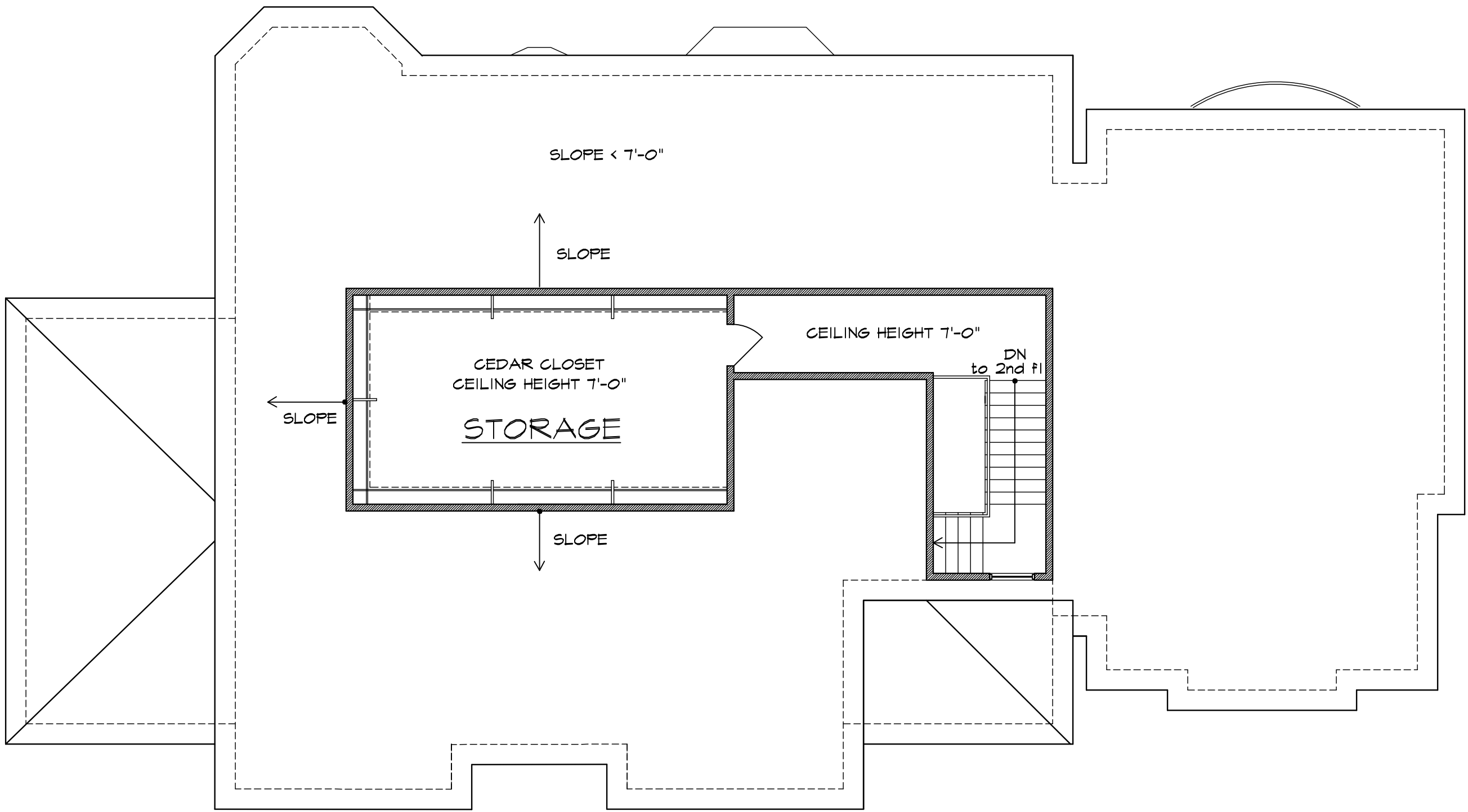




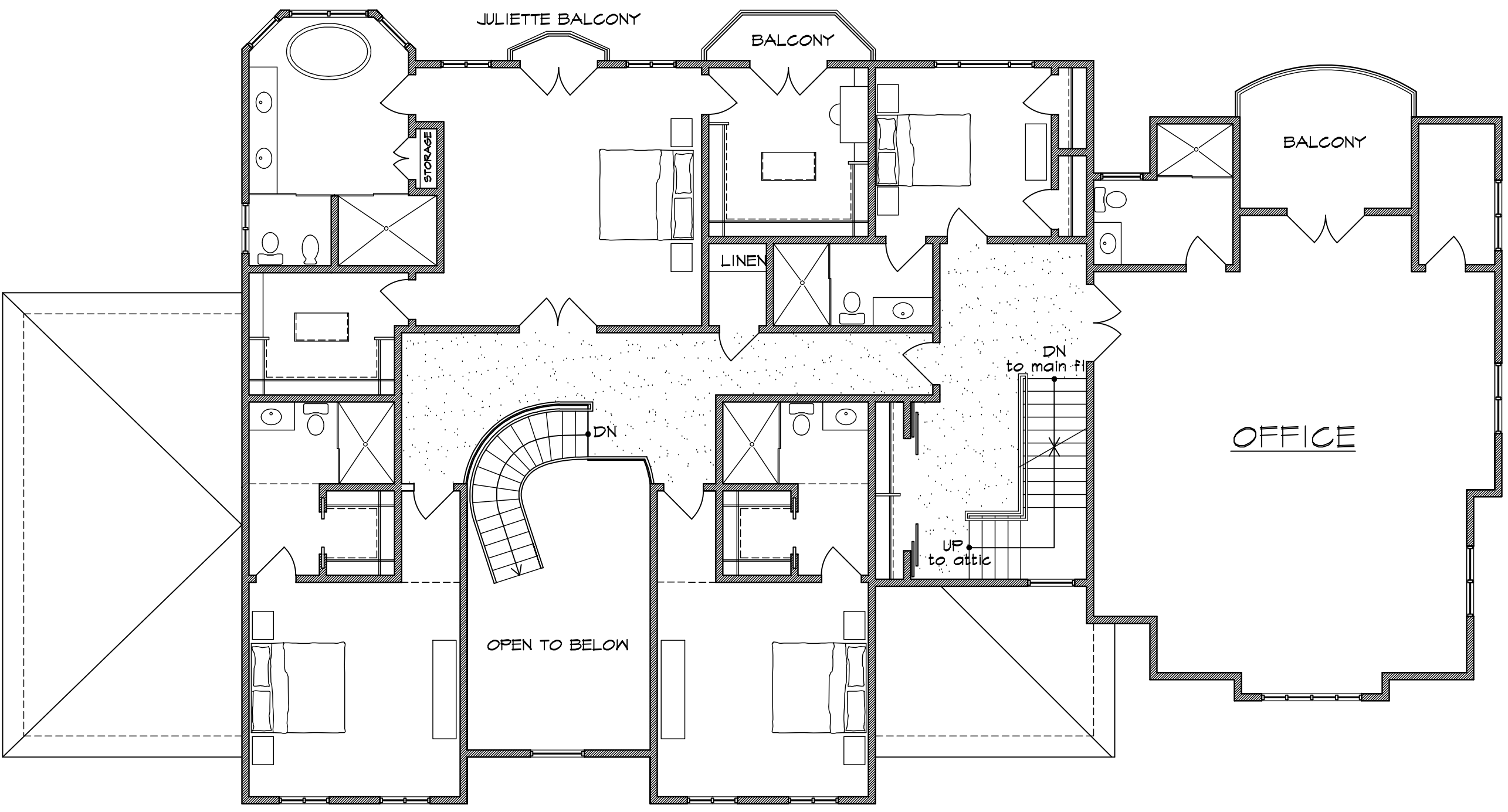
NEW SINGLE FAMILY RESIDENCE  
PALMINTERI RESIDENCE

ZONING DATA TABLE				
DESCRIPTION OF WORK: NEW ONE FAMILY RESIDENCE ON A VACANT LOT ADDRESS: 4 BLUESTONE LANE, SHEET:40 BLOCK:10552 LOT:42				
ZONE: 4A				
USE	REQUIRED	EXISTING	PROPOSED	VARIANCE
MINIMUM LOT SIZE				
AREA	4 ACRES/ 174,240 SF	3.174 ACRES/ 138,254 SF	NO CHANGE	
WIDTH/CIRCLE (FEET)	250'	250'	NO CHANGE	
MAIN RESIDENCE				
SETBACKS: FRONT FROM STREET CENTER LINE	75'	-	112.3'	
FRONT	50'	-	67.3'	
SIDE	50'	-	98.9'	
REAR	50'	-	109.6'	
MAXIMUM HEIGHT	35'	-	< 35'	
NUMBER OF STORIES	2 1/2	-	2 1/2	
MAXIMUM BUILDING COVERAGE	6% / 8,245.5 SF	-	3.6% / 4,905 SF	
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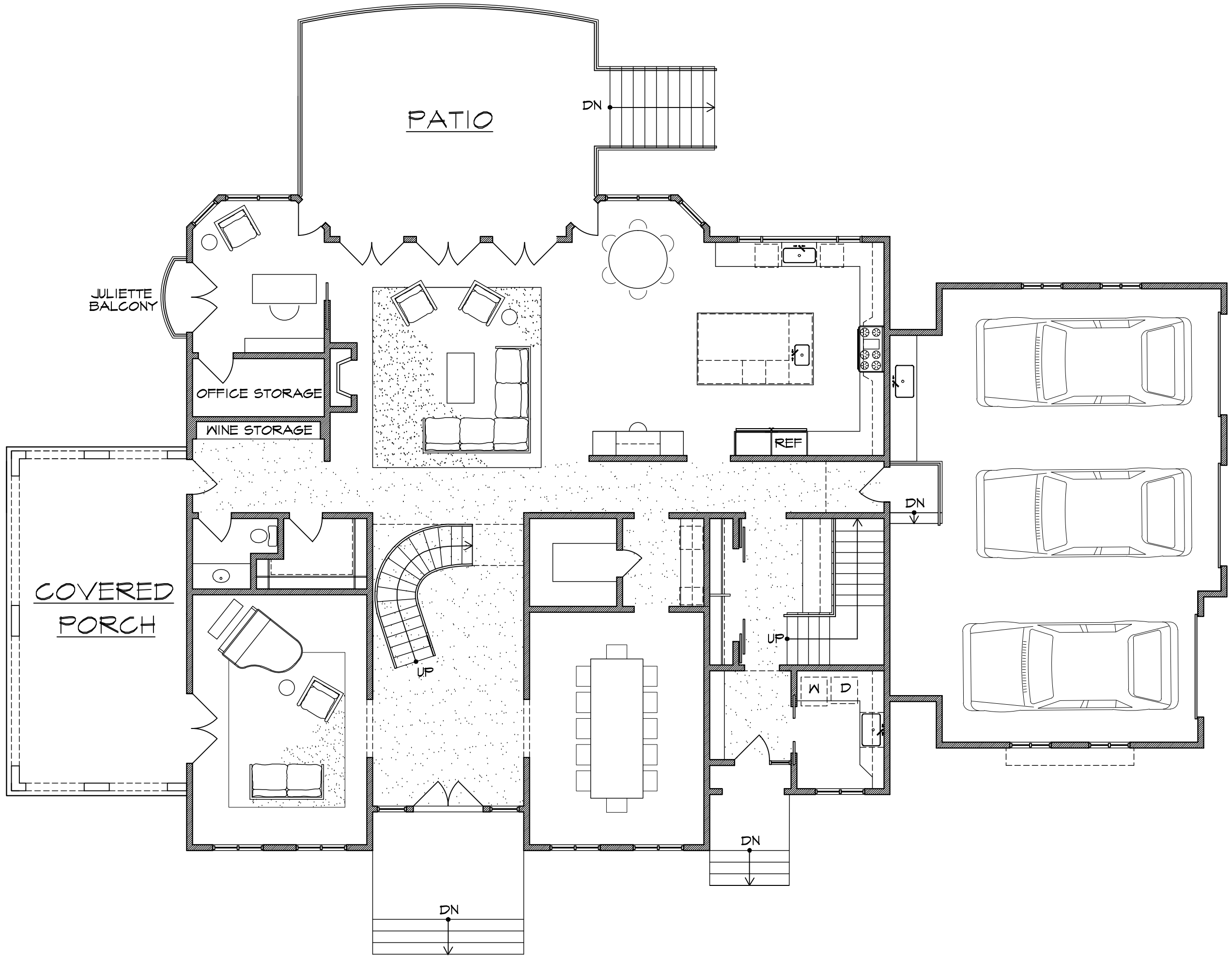
FIRST FLOOR	3150 SF (not including garage)	
SECOND FLOOR	3650 SF (including office above garage)	60% (3650) = 2190 SF
ATTIC FLOOR	770 SF (at height 7'-0" or greater)	770 SF < 2190 SF therefore 1/2 story



ATTIC FLOOR PLAN  
SCALE: 1/8"=1'-0"



SECOND FLOOR PLAN  
SCALE: 1/8"=1'-0"



FIRST FLOOR PLAN  
SCALE: 1/8"=1'-0"



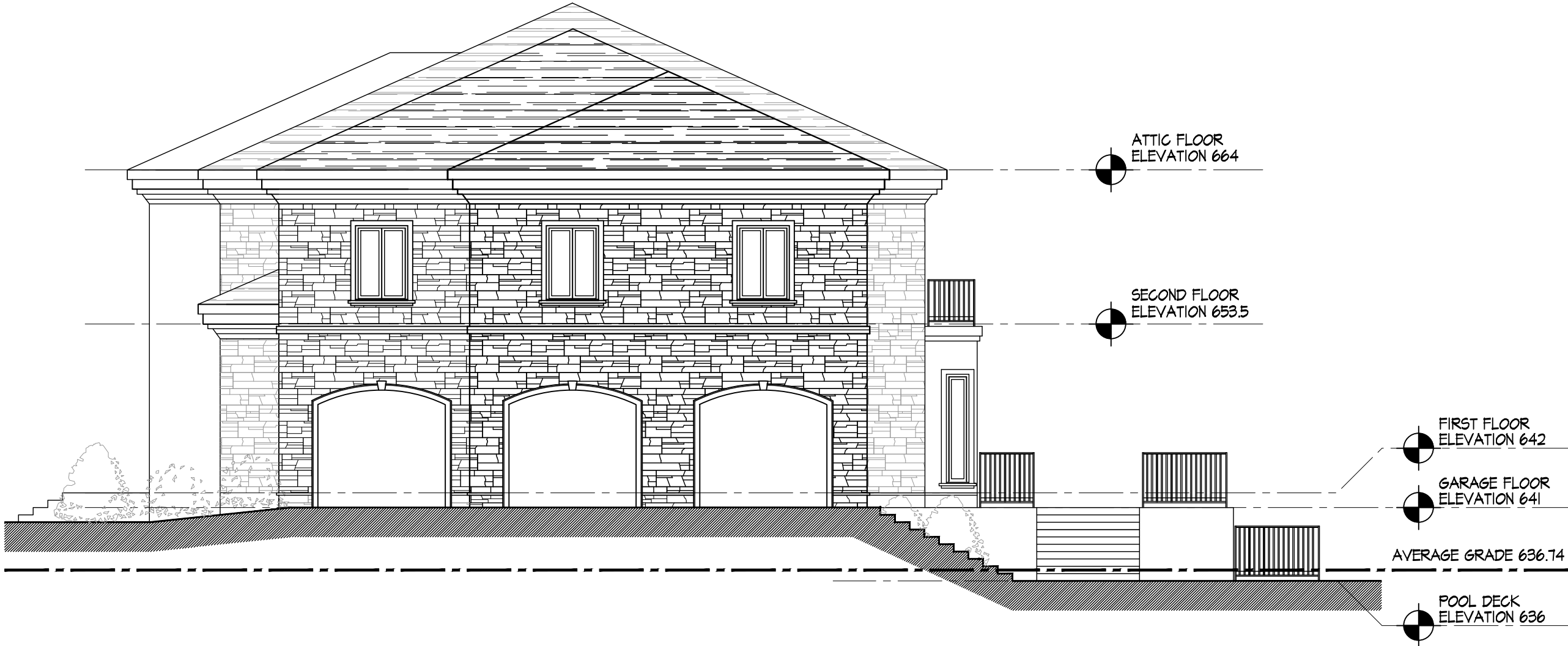
NEW SINGLE FAMILY RESIDENCE  
PALMINTERI RESIDENCE



SIDE ELEVATION - PORCH  
SCALE: 1/8"=1'-0"



FRONT ELEVATION  
SCALE: 1/8"=1'-0"



SIDE ELEVATION - GARAGE  
SCALE: 1/8"=1'-0"



REAR ELEVATION  
SCALE: 1/8"=1'-0"

REV. #	ISSUE	DATE
1	ISSUE FOR ZBA	10/12/2021
DRAWING TITLE:		
NEW SINGLE FAMILY RESIDENCE PALMINTERI RESIDENCE 4 BLUESTONE LANE SOUTH SALEM, NY		
dimovski architecture 59 Kensico Road, Thornwood, NY 10594 (914) 747-3500   (914) 747-3588 fax www.dimovskiarchitecture.com		
SEAL:		
INFO: DATE: 09/15/2021 PROJECT NO.: 2141 DRAWN BY: YK CHECKED BY: PD		
DRAWING NO.: Z-2		

## Average Grade Calculation

Project: Palminteri Residence-Option 9

Address: 4 Bluestone Lane 09/29/2021

S/B/L: 40/10552/42 (#5)

Average Grade Calculation					
Side	Elevation 1	Elevation 2	Average Elevation (Midpoint)	Length	Extended
AB	641.00	641.00	641.00	42.00	26922.00
BC	636.00	636.00	636.00	33.00	20988.00
CD	636.00	636.00	636.00	8.00	5088.00
DD'	636.00	636.00	636.00	27.00	17172.00
DE	631.50	631.50	631.50	40.40	25512.60
EF	631.50	632.00	631.75	18.00	11371.50
FG	632.00	632.00	632.00	15.50	9796.00
GH	632.00	640.00	636.00	30.00	19080.00
HI	640.00	640.00	640.00	92.10	58944.00
IA	640.00	641.00	634.00	11.70	7417.80
			0.00		0.00
			0.00		0.00
			0.00		0.00
Total				317.70	202291.90

$$\text{Average Grade Elevation (AGE)} = \frac{202291.90}{317.70}$$

$$\text{Average Grade Elevation (AGE)} = 636.74$$

$$\text{First Floor Elevation (FF)} = 642.00$$

$$\text{Floor Joist Hgt w/ Finish (FJH)} = 1.00$$

$$\text{Basement Ceiling Height (BCH)} = 641.00$$

$$\text{Basement Wall Height (BWH)} = \text{[BCH-AGE]} = 4.26$$

Basement Wall Height = 4.26 < 5', therefore the Basement does not qualify as a story.

Lewisboro Definition: STORY = CLG is more than 5' above the mean average level of the adjoining finish grade.

DEC 09 2021

Town Clerk  
Town of Lewisboro

**RESOLUTION  
TOWN OF LEWISBORO  
ZONING BOARD OF APPEALS  
IN THE MATTER OF THE APPLICATION OF  
DIMOVSKI / PALMINTERI  
FOR A VARIANCE  
ARTICLE IV §220-10E  
CAL. NO. 30-21-BZ**

INTRODUCED BY: Board Member Chair Price

SECONDED BY: Board Member Rendo

DATE OF CONSIDERATION/ADOPTION: November 17, 2021

**WHEREAS**, Dimovski Architecture PLLC, as the applicant (Palminteri, Chazz & Maria Gianna, owner of record) has made application to the Lewisboro Zoning Board of Appeals (the "ZBA"), on the subject premises located at, 4 Bluestone Lane, South Salem, NY, Tax Map as Sheet 0040, Block 10552, Lot 042, ("the property"), for the following variance of the proposed dwelling will have a total of 650 square feet located outside the contiguous buildable area whereas this is not permitted per Article III, Section 220-10E(2)(d) of the Town of Lewisboro Zoning Code.

**WHEREAS**, this application for an area variance constitutes a Type II action under 6 NYCRR Part 617, and therefore, requires no further review under the State Environmental Quality Review Act (SEQRA), and

**WHEREAS**, a public hearing at the Town Offices, 79 Bouton Road, South Salem, New York in this matter on November 17, 2021, and a site walk was conducted on November 13, 2021 to consider the application, after which a vote was taken with regard to the variance as set forth above, and

**WHEREAS**, The Lewisboro Zoning Board of Appeals has given careful consideration to the facts presented in the application at the public hearing based upon the criteria set forth in Section 267-b(3)(b) of the Town Law of the State of New York, and finds as follows:

1. The property is an approximate 3.16-acre parcel in the R-4AC, Four-Acre Residential zoning district owned by Chazz Palminteri & Maria Gianna and will be improved with a single-family residence, the applicant wishes to construct a single-family dwelling which will have a total of 650 square feet located outside the contiguous buildable area whereas this is not permitted per Article III, Section 220-10E(2)(d) of the Town of Lewisboro Zoning Code.
2. There will be no undesirable change in the character of the neighborhood or detriment to nearby properties.
3. There is no practical alternative to the variance requested.
4. The Board found that the variance is not substantial.

5. There will not be an adverse effect or impact to the physical or environmental conditions of the neighborhood.
6. The Board found that the difficulty was not self-created.

**WHEREAS**, pursuant to Section 267-b(3)(c), the ZBA hereby determines that the minimum area variance necessary in this application is a variance for a total of 650 square feet located outside the contiguous buildable area.

**NOW, THEREFORE BE IT RESOLVED**, that the Lewisboro Zoning Board of Appeals hereby grants an area variance for a total of 650 square feet located outside the contiguous buildable area, per Article III, Section 220-10E(2)(d) of the Town of Lewisboro Zoning Code.

**VOTE:**

Chair Price	-	In Favor
Board Member Mandelker	-	In Favor
Board Member Casper	-	In Favor
Board Member Infield	-	In Favor
Board Member Rendo	-	In Favor

**VOTE:** Resolution carried by a vote of 5 to 0.



Robin Price, Jr. Chair

Dated in South Salem, New York

This 8 day of December 2021

Expiration: The variance shall deemed to authorize only the particular use or uses specified in the decision, and unless other provisions are set forth by the Zoning Board of Appeals in connection with its decision, shall expire if work is not initiated pursuant thereto within one (1) year of the date said decision is filed with the Office of the Town Clerk or if said use or uses shall cease for more than one (1) year. Applicants wishing to seek an extension are advised to make application therefore to the Zoning Board of Appeals sufficiently in advance of expiration so as to allow their request for extension to be calendared and heard by the Zoning Board of Appeals prior to the date of expiration. Any such application must include a chronological listing of work (which may include efforts to obtain other regulatory approvals) initiated pursuant to the variance.

STATE OF NEW YORK

)

) ss.:

COUNTY OF WESTCHESTER

I, Donna Orban, Secretary of the Zoning Board of Appeals, do hereby certify that the above is an excerpt/summary/fair representation of the Resolution adopted by the Zoning Board of Appeals of the Town of Lewisboro at a meeting of said Board on November 17 2021.

Dated:

Dec 9, 2021

Donna L Orban

Donna Orban

Secretary Zoning Board of Appeals



## TOWN OF LEWISBORO – 2022 FEE SCHEDULE

### 1. APPLICATION FEES, for filing with:

#### Planning Board

a) Pre-Conference	\$205.00
b) Sketch Plan Review (all applications)	\$205.00
c) Lot Line Change	\$205.00
d) Preliminary Subdivision Approval (per lot on plat plus \$5.00 records mgt. fee)	\$400.00
e) Final Subdivision Approval	
a. Per lot on plat plus \$5.00 records mgt. fee	\$150.00
b. Amendment Approval	\$255.00
c. Per lot tax map fee	\$ 35.00
f) Site Development Plan Approval	
a. Season Outdoor Seating	\$255.00
b. All Others	\$505.00
Plus:	
1) per square foot of gross floor area of new or modified building structure AND	\$0.50
2) Per new, modified or relocated parking space (non residential and multifamily uses) AND;	\$ 25.00
3) Per dwelling unit (multi-family)	\$300.00
g) Waiver of Site Plan Application Procedures	\$205.00
h) Special Use Permit	
a. Applications to the Town Board	\$130.00
b. Applications to the Zoning Board	\$255.00
c. Applications to the Planning Board	\$505.00
except Communication facilities	\$1,505.00
fast food establishments	\$1,505.00
i) Zone Text or Map Changes	
a. Zoning map amendment	\$505.00
b. Zoning text change	\$1,005.00
j) Alteration to Wetlands (see administrative wetland permit fee schedule)	
Applications to the Planning Board	\$255.00
k) Recreation Fee	
Per single family “buildable lot” new lot	\$10,000.00
Per multi-family “density unit”	\$7,500.00
l) Storm Water (see administrative wetland permit fee schedule)	
Application Fee	\$155.00

### 2. TAX RECEIVER’S OFFICE

a) Advertising Fee	\$ 20.00
b) Memo Bill Fee	\$ 5.00
c) Reminder Bill Fee	\$ 2.00
d) Foreclosure Fee	\$400.00

3.	BUILDING DEPARTMENT	
a)	Building Permit Fee	\$102.00
	(includes plumbing/heating/mechanical)	
	Estimated Cost of Construction	\$10.00/\$1,000.00
b)	CO/CC Fee	\$10.00/\$1,000.00
	(estimated cost of construction – min. of \$20)	
c)	C/O Section 220-76 Fee	\$102.00
	(includes records management fee)	
d)	Demolition Fee (structures less than 600 sq. ft.)	\$ 75.00
	For structures 600 sq. ft. and greater	\$100.00
	Certificate of compliance fee	\$ 20.00
e)	Blasting Permit Fee	\$150.00
f)	Operating Permit Fee	\$150.00
g)	Civil Penalty Fee	
	Re-inspection for not cancelling or showing up	\$100.00
	Building without a permit (min. \$250.00)	min. \$250.00
	Violation of “STOP WORK”	\$500.00/day
	Occupying or using building or structure w/o C/O	\$500.00/week
	Missed inspection	\$100.00
h)	Tree Permit	\$150.00
4.	ZONING	
a)	Application for a Zoning Variance Fee	\$252.00
b)	Application for a Special Permit	\$502.00
5.	TOWN CLERK’S OFFICE	
	Bad Check Redeposit Fee (including all online checks and this pertains to all departments)	\$ 20.00
	Badge Deposit	\$ 2.00
	Cemetery Grave	\$1,500.00
	Cremation Grave	\$400.00
	Certified Copy/Birth	\$ 10.00
	Certified Copy/Death	\$ 10.00
	Certified Copy/Marriage	\$ 10.00
	Copies	\$ .25
	Cremation Opening	\$300.00
	Dog Adoption	\$ 10.00
	Dog License Late Fee first 30 days	\$ 10.00
	Dog License Late Fee 60 days (compounded)	\$ 25.00
	Dog License new spayed/neutered	\$ 10.00
	Dog License new unsprayed/unneutered	\$ 18.00
	Dog License renewal spayed/neutered	\$ 10.00
	Dog License renewal unsprayed/unneutered	\$ 18.00
	Dog Redemption – 1 <sup>st</sup> offense	\$ 30.00
	Dog Redemption – 2 <sup>nd</sup> offense	\$ 40.00
	Dog Redemption – 3 <sup>rd</sup> offense and up	\$ 50.00

Dog Shelter/per day	\$ 45.00
Fax Fee	\$ 3.00
Foundation Fee	
Small	\$300.00
Medium	\$450.00
Large	\$550.00
Grave Opening	\$1,000.00
Surcharge for weekend burials	\$250.00
Land Development Regulations	\$ 15.00
Master Plan	\$ 25.00
Medal/Town of Lewisboro	\$ 3.50
Monument Permit	\$100.00
Pin/Town of Lewisboro	\$ 3.00
Rental Fee/Community House	\$150.00
Rental Deposit/Community House	\$100.00
Rental Fee/Onatru Farm	\$250.00
Rental Deposit/Onatru Farm	\$500.00
Water Rent	\$300.00
Weekend Cemetery Fee	\$250.00

License/Permit Fees:

Cabaret License	\$150.00
Marriage License	\$ 40.00
Peddler's Bond	\$250.00
Peddler's License	\$ 50.00
Refuse License residential	per schedule
Refuse License commercial	per schedule
Video Game License/per game	\$ 25.00
Outdoor Special Events & Sales	\$200.00