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JUNE 21, 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

AGENDA

Tuesday, June 21, 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.

Join Zoom Meeting
https://us06web.zoom.us/j/87195112740?pwd=NEpOQitNTmJqVFAyNE9mQTBqTysvdz09

Meeting ID: 871 9511 2740 Passcode: 257579

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

I. DECISION

Cal #09-22PB, Cal #17-22WP, Cal #10-22SW
Indian Hills Water System, 0 Apache Circle, Katonah, NY 10536, Sheet 10, Block 11152, Lot 189 (Waccabuc Water Works, Inc, owner of record) - Application for **c**onstruction of a water treatment facility and three new wells.

Cal #07-22PB
Waccabuc Country Club/Harder Lot Line Change, 0 Carriage House Road, Waccabuc, NY, 10597, Sheet 22, Block 10802, Lot 36 (Waccabuc Country Club Co., owner of record) and 128 Mead Street, Waccabuc, NY, Sheet 22, Block 10802, Lots 59 & 83 (Donald & Teresa Harder Revocable Trust, owners of record) - Application for a lot line change.

Cal #05-22PB
The Boro Café, 873 Route 35, Cross River, NY 10518, Sheet 20, Block 10800, Lots 2 & 8 (GHI Real Estate Corp., owner of record) - Application for change of use from office to restaurant and yoga studio.

II. EXTENSION OF TIME REQUEST

Cal #07-21PB
Cross River Pharmacy, 890 Route 35, Cross River, NY 10518, Sheet 20, Block 10801, Lot 30 (Central Ave., White Plains, LLC., owner of record) - Application for a change of use.

III. PUBLIC HEARING

Cal #03-13PB, Cal #03-16WP
"Silvermine Preserve," Silvermine Drive & Lockwood Road, South Salem, NY, 10590 Sheet 48, Block 10057, Lot 15 and Sheet 51, Block 10057, Lot 104 (Ridgeview Designer Builders, Inc. & Daniel Higgins, owners of record) - Applications for Subdivision, Wetland Activity and Stormwater Permits for the construction of a 13-lot subdivision.

IV. SITE DEVELOPMENT PLAN REVIEW AND LEAD AGENCY DISCUSSION

Cal #06-22PB, Cal #05-22WP, Cal #03-22SW
Waccabuc Country Club Snack Bar, 0 Perch Bay Road, Waccabuc, NY 10597, Sheet 25, Block 11155, Lot 148 & Sheet 25A, Block 10813, Lot 1 (Waccabuc Country Club Co., owner of record for both lots) - Application for beachfront improvements including renovation of the boathouse, construction of a pavilion, replacement of the snack bar, and installation of accessible parking and walkways.

V. SUBDIVISION

Cal #10-22PB
JJE33 Holdings LLC, 27 Old Oscaleta Road, South Salem, NY 10590; Sheet 35, Block 11826, Lots 3, 11 & 12 (JJE33 Holdings LLC, owner of record) – Application for a lot-line change.

VI. WETLAND PERMIT REVIEW

Cal #29-21WP, #03-20WV
Schilke Residence, 3 Beaver Pond, South Salem, NY 10590, Sheet 46, Block 9827, Lot 184 (Sophia Chenevert-Schilke and D. Chenevert, owners of record) - Application for the remediation of wetlands.

Cal #72-21WP, Cal #21-21SW
Dayton Pool/Patio, 62 Mead Street, Waccabuc, NY 10597, Sheet 22, Block 10802, Lot 70 (Duncan and Rena Dayton, owners of record) - Application for a courtyard including new pool, fire pit and pavers.

VII. SITE VISIT REPORT

Cal #15-22WP, Cal #07-22SW
Rini/Langel Residence,15 Benedict Road, South Salem, NY 10590, Sheet 33, Block 11155, Lot 10 (James Rini and Elizabeth Langel, owners of record) - Application for a garage/cabana, pool and patio

VIII. CORRESPONDENCE

Referral from Wilton, CT Inland Wetlands Commission – Amadeo Residence, 101 Silver Spring Road, Wilton, CT – Application for proposed driveway reconfiguration, septic modification and new infiltration system.

IX. MINUTES OF May 17, 2022.

X. NEXT MEETING DATE: July 19, 2022.

XI. ADJOURN MEETING.

architects + engineers

2 Executive Boulevard, Suite 401
Suffern, NY 10901

tel 845.357.7238
fax 845.357.7267

May 27, 2022

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

Re: Liberty Utilities
Indian Hills Water System Improvements
Sheet 0010, Block 11152, Lot 184
Site Plan Submission

Dear Chairperson Andersen,

The subject project proposes a new water treatment building (public utility) on the existing site of a water treatment and supply facility on an 8.2134-acre parcel (31.4-3-3) in the R-2A (One Family Residence, 2-acre min. lot area) having frontage on Apache Circle Road and Waccabuc Road (County Route 138) requiring site plan and special permit approval from your Board.

Background: The existing site is a water treatment and supply facility previously owned by Indian Hill Water System. In 2012, Liberty Utilities (previously New York American Water) acquired the system and assumed responsibility for maintenance and operation of the Indian Hills Water System. Recent water quality sampling noted instances of contaminants exceeding maximum containment levels (MCLs) in the three existing onsite wells (Wells No. 2, 3 and 4). Liberty Utilities is currently working with the Westchester County Department of Health (WCDOH) to provide required treatment and system upgrades. The proposed treatment building will be designed for the removal radionuclides, iron and manganese, and per- and polyfluoroalkyl substances (PFAS) from the onsite wells to non-detectable concentrations below permitted MCLs.

In addition to the treatment upgrades, the project will seek to install a new water storage tank and new onsite water supply. Up to three test wells (TW-5, TW-6, and TW-7) will be drilled and tested. If a suitable well is found, it will pipe to the treatment building as part of the proposed site improvements. This new water supply will be added as a redundant water source and will allow the system to comply with the Recommended Standards for Water Works (also known as Ten States Standards). By adding a new water supply, the water system will be able to meet maximum day demand with the largest well out of operation.

The project Sketch Plan was presented at your April 19, 2022 meeting and determined to meet the criteria of a Type II Action under SEQRA. A Public Hearing was held May 17, 2022 meeting; your Board closed the public hearing and requested we provide additional information on items specified in correspondence from your consultants.

A. Materials Submitted: Three (3) copies of the following documents have been submitted for your consideration:

1. Stormwater Report prepared by H2M architects and Engineers, dated April 2022, last revised May 26, 2022;

2. Site Plans, prepared by H2M architects + engineers, dated April 2022, last revised May 26, 2022, consisting of the following sheets:

3.

Drawing No.	Sheet Title	Date
V 100.00	Existing Conditions Plan	05/27/2022
CD 100.00	Demolition Site Plan	05/27/2022
CS 100.00	Dimensional Site Plan	05/27/2022
C 100.00	Grading & Drainage and	05/27/2022
	Erosion & Sediment Control Plan	05/27/2022
C 101.00	Wetland Mitigation Plan	05/27/2022
C 500.00	Site Details	05/27/2022
C 501.00	Site Details	05/27/2022

B. **Response to Comments**: On May 13, 2022, the office of Kellard Sessions provided our office with comments pertaining to the Site Plan submission. Comments are repeated below for your reference followed by our response:

SEQRA – The proposed action has been preliminarily identified as a Type II Action[1] and is therefore categorically exempt from the State Environmental Quality Review Act (SEQRA).

H2M Response: We agree that the project meets the criteria of a Type II.

Required Approvals –

1. Site Development Plan Approval, a Town Stormwater Permit, and a Wetland Permit is required from the Planning Board; a public hearing is required to be held on the Wetland Permit.

H2M Response: A Stormwater Report and Wetlands Report have been provided. The Public Hearing was closed at your Board's May 17, 2022 meeting.

2. The subject property is located within the NYC East of Hudson Watershed and proposed land disturbance exceeds 5,000 s.f. Coverage under New York State Department of Environmental Conservation (NYSDEC) SPDES General Permit for Stormwater Discharges from Construction Activity (GP-0-20-001) will be required.

H2M Response: The disturbance area has been delineated on Sheet C 100.00. A copy of the eNOI was been included in the appendix of the Stormwater Report.

3. An Article 24 Freshwater Wetland Permit is required from the New York State Department of Environmental Conservation (NYSDEC).

H2M Response: Agreed, a submission to the NYSDEC was made on April 11, 2022. No disturbance to wetland areas under NYSDEC jurisdiction shall be made until permit approval.

4. The water system requires approval from the Westchester County Department of Health (WCHD).

[1] Construction or expansion of a primary or accessory/appurtenant, nonresidential structure or facility involving less than 4,000 square feet of gross floor area and not involving a change in zoning or a use variance and consistent with local land use controls, but not radio communication or microwave transmission facilities.

H2M Response: Agreed, our office will be making a formal submission to the WCHD upon conditional approval and will address comments received from the Department. The proposed treatment system will not be placed online without approval from the WCDH.

Comments –

1. The applicant shall develop a wetland mitigation plan which provides, at a minimum, mitigation at a ratio of 1:1 (for every s.f. of wetland or wetland buffer disturbance proposed, an equal or greater amount of mitigation shall be provided). Reference is made to the Town's mitigation guidelines provided in Chapter 217, Appendix B. The mitigation plan shall be incorporated into the plan set.

H2M Response: Areas of disturbance for the test well access and associated improvements are be restored and seeded with a wetland seed mix. This will allow restoration of areas while also allowing for future access to wells as necessary. In areas where seeding could not be achieved due to site improvements (new treatment building, storage tanks, gravel access, etc) the project proposes to remove thorn bushes and overgrown vegetation to the south of the driveway. This area (totally slightly more than 3,000 square feet) will provide mitigation to offset said improvements. The area will be seeded with an upland wetland seed mix and will feature a new planting with native trees and shrubs. A 1:1 or greater mitigation area has been achieved for the project. The proposed seed mix and concept for planting and removal of vegetation was discussed with the office of your consultant, Kellard Sessions, on May 26, 2022.

2. Based on the boring taken at that proposed stormwater detention structure location, groundwater was encountered at 6'-2" below existing grade. The existing grade at this location is roughly 404 ft. Based on this data, the current design would require that the proposed detention tank be partially submerged. The applicant shall provide buoyancy calculations to demonstrate that the tank will not float when empty during high groundwater conditions.

H2M Response: Groundwater encountered at this location may have been unusually high as the boring located 60' away, B-2, experienced groundwater at a depth of 14'-6". Regardless, the stormwater detention structure has been made slightly more shallow and wider to provide separation from the groundwater table. Please see Sheet C 100 and C 501 demonstrating this change. The SWPPP has also been revised to account for the change to the detention basin.

3. The stormwater mitigation calculations shall be revised to have sheet flow distances equal to or less than 100 ft. Please revise.

H2M Response: The sheet flow distances have been revised as requested. Please see Appendix G of the SWPPP.

4. The plans shall include profiles for the proposed water service mains as well as specifications and construction details related to the proposed stream crossing and crossing with the proposed stormwater outlet pipe.

H2M Response: Site plans now identify invert elevations to confirm no conflicts with utility crossings. Additionally, a detail for the watermain and stream crossing are provided.

5. It is anticipated that the construction for the project will require that the existing drive be resurfaced, in addition to the modest widening proposed. The application should consider including this resurfacing and illustrating the limits on the plan.

H2M Response: As discussed at your May 17, 2022 meeting, there is no resurfacing or driveway widening proposed with the exception of the driveway replacement adjacent to the treatment building. However, in the event asphalt surfaces are damaged (see Note 12 Sheet C 100), a driveway repair detail has been provided (Sheet C 501, Detail 5).

6. The plans shall be revised to identify the correct Tax Parcel Sheet, Block and Lot.

H2M Response: As requested, the plans have been updated, see Note 2, Sheet V 100.

7. The plans shall be signed/sealed by the design professional.

H2M Response: Prior to final submission for site plan approval, the plans will be signed and sealed.

8. The applicant shall submit architectural floor plans and elevations of the building, signed and sealed by a NYS Registered Architect or Professional Engineer.

H2M Response: As discussed, Architectural Plans will be submitted as soon as confirmation of proposed layout of the treatment process by Department of Health is completed. As soon as this is confirmed, we will submit final Architectural Plans. Please note that the project does not object to any recommendations from the Planning Board regarding Building color.

9. The following comments pertain to the Notice of Intent:
    a. Please correct the tax number
    b. Question #13 should be answered “No”
    c. Question #15 should be answered “No”
    d. Question #22 should be answered “No”
    e. Question #23 should have no answer

H2M Response: As requested, the NOI has been updated. See Appendix D of the attached SWPPP.

C. **Response to Conservation Advisory Council Comments**: On May 10, 2022, the Lewisboro Conservation Advisory Council provided our office with comments pertaining to the Site Plan submission. Comments are repeated below for your reference followed by our response:

1. In addition to the wetland mitigation plan, the CAC would also like to know if any chemicals are added to the water that could have a negative impact on the wetlands.

H2M Response: As discussed at your May 17, 2022 meeting, the project does not propose any use of chemicals at the wellheads. Any treatment will be performed inside of the treatment building. The storage, use and handling of chemicals shall be in accordance with regulatory requirements.

2. The plans also show the removal of a 26 inch maple tree, a specimen tree. This tree appears to be on the edge of the road and the CAC would like to understand if the road could be moved slightly to preserve this tree.

H2M Response: Sheet CD 100 now identifies the 26" maple to remain and be protected during construction.

With this submission, we are requesting placement on your Planning Board's June 21, 2022, Agenda for continued discussion of our Site Plan. We look forward to further discussion of the project with your Board. Should you have any questions, please advise.

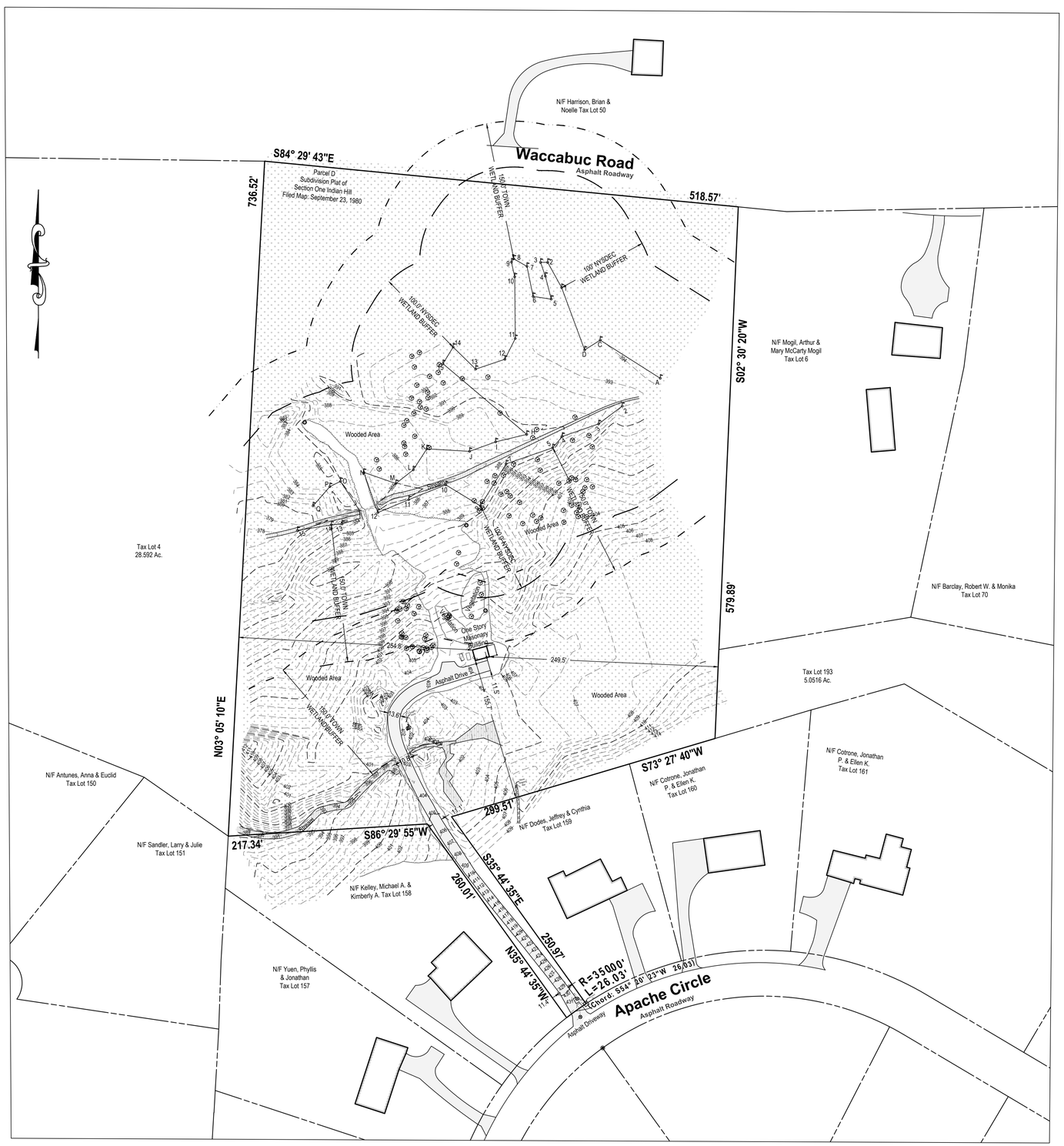
Very truly yours,

H2M architects + engineers

James J. Roberts, P.E.
Senior Vice President

Enclosures

cc: Christopher Peters, Liberty Utilities (w/ enclosures)
John Kilpatrick, Liberty Utilities (w/ enclosures)
Steve Wondrack, Liberty Utilities (w/ enclosures)
Christopher Wright, Project Manager (w/ enclosures)



Existing Conditions Plan

SCALE: 1" = 60'-0"

GRAPHIC SCALE

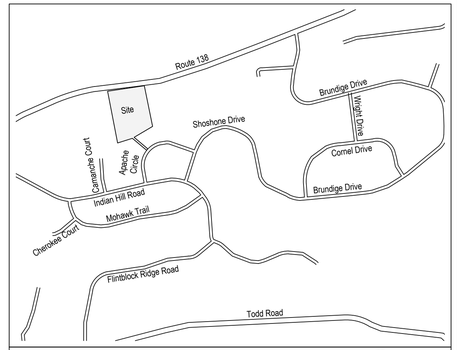
20 0 10 20

(IN FEET)

1 inch = 20 ft.

LEGEND

DESCRIPTION	SYMBOL
MONUMENT	⊡
HYDRANT	
WATER VALVE	⊗
ELECTRIC RISER	ER
BOLLARD	
WETLAND MARKER	
100' NYSDEC WETLAND BUFFER	
150' TOWN WETLAND BUFFER	
WATER MAIN	W W
FENCE	X X
EDGE OF PAVEMENT	
CONTOUR	100
SPOT ELEVATION	100.0
ASPHALT PAVEMENT	
CONCRETE PAVEMENT	



LOCATION MAP

SCALE 1" = 1,000'±

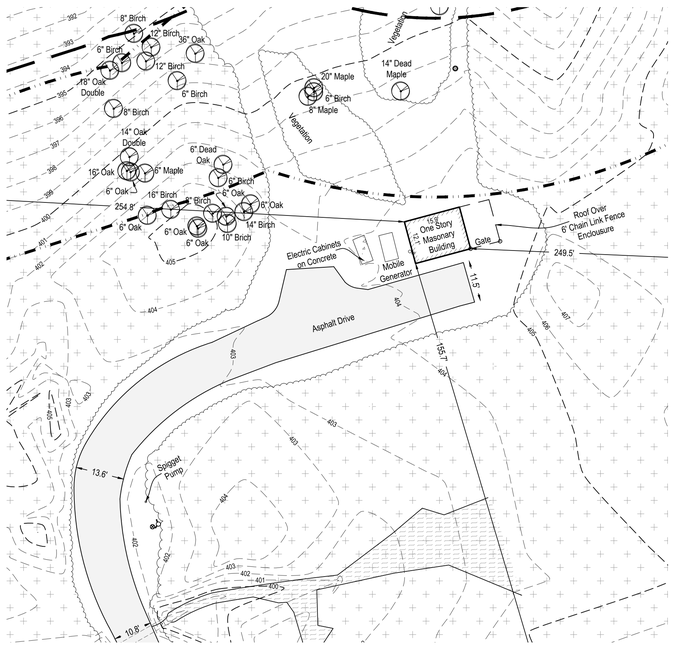
CONTACT INFORMATION:

APPLICANT/OWNER:
LIBERTY UTILITIES
60 BROOKLYN AVENUE
MERRICK, NY 11566

ENGINEER, ARCHITECT, & SURVEYOR:
H2M ARCHITECTS + ENGINEERS
2 EXECUTIVE BLVD. SUITE 401
SUFFERN, NY 10901

EXISTING CONDITIONS NOTES:

1. EXISTING SURVEY PREPARED BY H2M ARCHITECTS + ENGINEERS. DATED NOVEMBER 2, 2021.
2. PARCEL AREA IS 357,777.23 S.F. OR 8.21 ACRES (SHEET 10, BLOCK 11152, LOT 184).
3. ELEVATIONS REFER TO N.A.V.D. 1988.
4. LOCATION OF UNDERGROUND UTILITIES AND STRUCTURES BOTH PUBLIC AND CUSTOMER OWNED, WERE OBTAINED FROM EITHER OLD MAPS, SURVEYS, DRAWINGS/RECORDS SUPPLIED BY OTHERS AND/OR UTILITY MARKOUT. THE OWNER AND ENGINEER DO NOT GUARANTEE OR ACCEPT RESPONSIBILITY FOR ANY DAMAGE TO SUCH FACILITIES DUE TO DISCREPANCIES IN LOCATION AND SIZE SHOWN ON THE PLANS OR THOSE UTILITIES AND STRUCTURES NOT SHOWN.



Existing Project Site Plan

SCALE: 1" = 100'-0"

DRAWING LIST

V 100.00	EXISTING CONDITIONS PLAN
CD 100.00	DEMOLITION SITE PLAN
CS 100.00	DIMENSIONAL SITE PLAN
C 100.00	GRADING & DRAINAGE AND EROSION & SEDIMEN CONTROL PLAN
C 101.00	WETLAND MITIGATION PLAN
C 500.00	SITE DETAILS
C 501.00	SITE DETAILS

APPROVED BY RESOLUTION OF THE LEWISBORO PLANNING BOARD

Janet Andersen, Chair Date

Ciorsdan Conran, Administrator Date

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

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

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

Owners Name (Insert Name) Date
Owners Address (Insert Address)

H2M architects + engineers
2 Executive Blvd., Suite 401
Suffern, NY 10901
845.357.7238 • www.h2m.com

CONSULTANTS:

MARK	DATE	DESCRIPTION
1	05-27-22	REVISED PER TOWN COMMENTS

DESIGNED BY:	DRAWN BY:	CHECKED BY:	REVIEWED BY:
SFP	SFP		
PROJECT No.:	DATE:	SCALE:	
NYAW 2004	APRIL 2022	AS SHOWN	

CLIENT

Liberty Utilities

Indian Hills System Improvements

Liberty™

Town of Lewisboro
Westchester County, NY

PWS ID: NY 5918382

CONTRACT

ALL CONTRACTS

STATUS

REGULATORY REVIEW

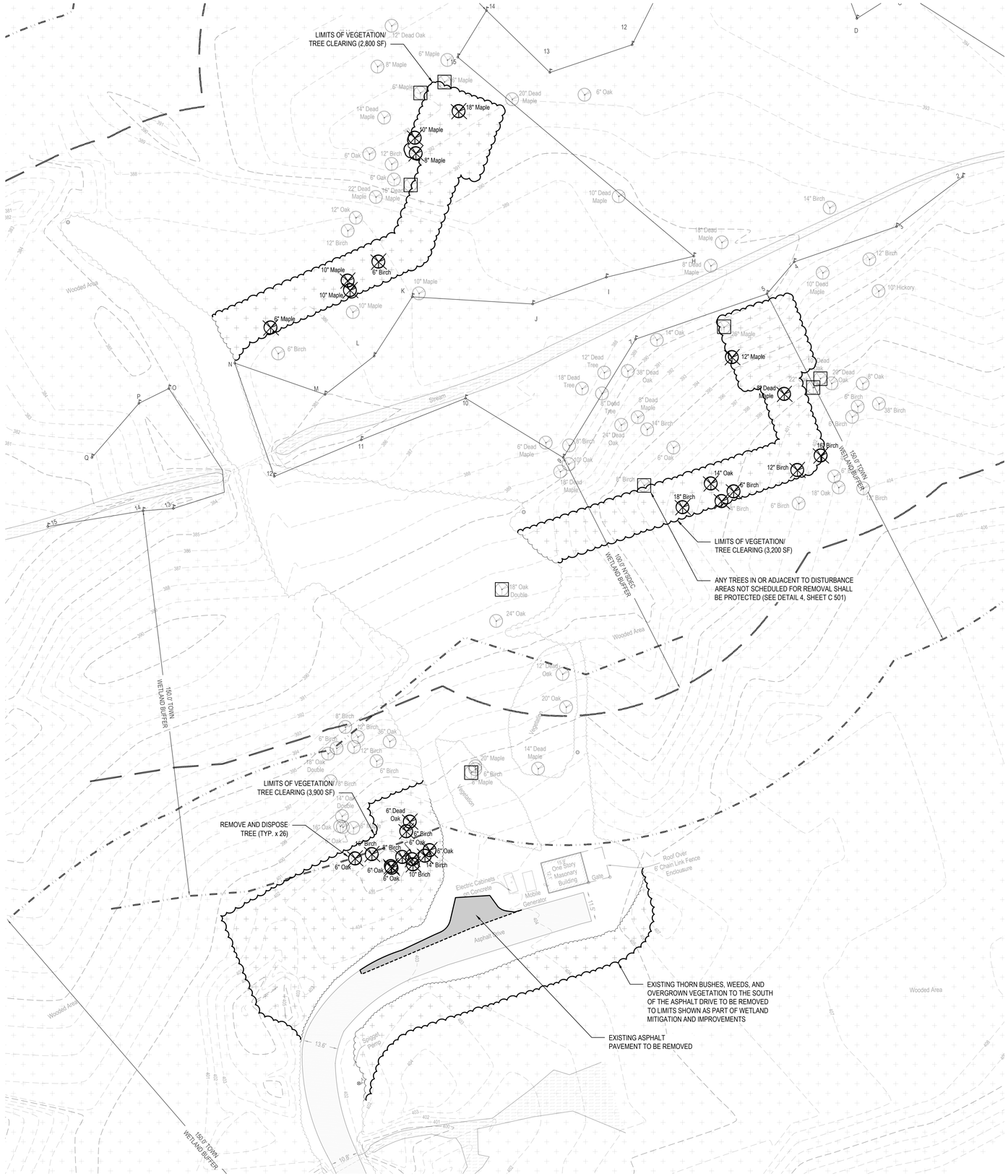
SHEET TITLE

EXISTING CONDITIONS PLAN

DRAWING No.

V 100.00

X:\NY\NW (New York American Water) JNY\NY2004 - Indian Hill Acho\02-BIM-CAD\ (Indian Hills\Con-docs\civil\01. V 100.00 Existing Conditions Plan.dwg Last Modified: May 26, 2022 - 7:49pm Plotted on: May 26, 2022 - 7:49pm By: sjeters



X:\NY\AW (New York American Water) - NYAW2004 - Indian Hill Arbor\02-BIM-CADD (Indian Hills)\Civil\civil\dwg\02_CD 100.00 Demolition Site Plan.dwg Last Modified: May 26, 2022 - 4:48pm Plotted on: May 26, 2022 - 4:48pm By cpeters

LEGEND

DESCRIPTION	SYMBOL
REMOVE AND DISPOSE EXISTING TREE	24"
EXISTING TREE TO BE PROTECTED	
SAWCUT PAVEMENT LINE	
REMOVE AND DISPOSE EXISTING ASPHALT PAVEMENT	
LIMITS OF VEGETATION/ TREE CLEARING	

SITE DEMOLITION NOTES:

1. REPORT ANY DISCREPANCIES BETWEEN ACTUAL FIELD CONDITIONS AND THE PLANS TO THE ENGINEER IN WRITING IMMEDIATELY.
2. UNDERGROUND UTILITY INFORMATION SHOWN ON THESE PLANS WAS OBTAINED FOR DESIGN PURPOSES ONLY. PROVIDE FOR CONSTRUCTION MARKOUT AND LOCATE EXISTING UNDERGROUND UTILITIES. NO EXCAVATION CAN COMMENCE UNTIL UTILITY DOCUMENTATION HAS BEEN COMPLETED.
3. NO COMPENSATION WILL BE MADE FOR ANY INCONVENIENCE CAUSED BY ENCOUNTERING UTILITIES AND STRUCTURES WHICH ARE NOT SHOWN, OR ARE INACCURATELY SHOWN ON THE PLANS.
4. REPAIR ANY DAMAGE TO EXISTING UTILITIES RESULTING FROM CONTRACTOR OPERATIONS IMMEDIATELY AT NO COST TO OWNER.
5. REPAIR ANY DAMAGE TO EXISTING SITE FEATURES SCHEDULED TO REMAIN RESULTING FROM CONTRACTOR OPERATIONS AT NO COST TO OWNER.
6. INSTALL EROSION CONTROL MEASURES AS SHOWN ON THE EROSION AND SEDIMENT CONTROL PLAN PRIOR TO ANY GROUND DISTURBANCE.
7. DELINEATE THE LIMITS OF CLEARING AND REVIEW WITH THE OWNER PRIOR TO COMMENCING WORK.
8. NOTIFY OWNER AND ENGINEER IMMEDIATELY IN WRITING WHEN UNKNOWN STRUCTURES OR SUSPECTED HAZARDOUS OR CONTAMINATED MATERIALS ARE ENCOUNTERED PRIOR TO REMOVAL OR DISTURBANCE.
9. TAKE APPROPRIATE MEASURES TO PROTECT PEDESTRIANS AND VEHICULAR TRAFFIC DURING REMOVAL ACTIVITIES, AND PROVIDE TEMPORARY MEASURES FOR THE PROTECTION AND SAFETY OF THE PUBLIC UNTIL FINAL ACCEPTANCE BY THE OWNER.
10. BACKFILL ALL VOIDS RESULTING FROM THE REMOVAL OF EXISTING SITE FEATURES. BACKFILL TO BE SOIL, FREE OF ORGANIC MATERIAL, DEBRIS, TRASH, CLAY AND STONES LARGER THAN 4 INCHES.

TOTAL TREE/VEGETATION REMOVAL AREA = 12,200 SF (0.28 AC.)
TOTAL TREES FOR REMOVAL = 26 TREES

GRAPHIC SCALE

20 0 10 20

(IN FEET)
1 inch = 20 ft.

811 1-800-272-4480
Dig Safely. New York
Call811
before you dig
www.digsafelynewyork.com

APPROVED BY RESOLUTION OF THE LEWISBORO PLANNING BOARD

Janet Andersen, Chair Date

Ciorsdan Conran, Administrator Date

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

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

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

Owners Name (Insert Name) Date
Owners Address (Insert Address)

H2M architects + engineers
2 Executive Blvd., Suite 401
Suffern, NY 10901
845.357.7238 • www.h2m.com

CONSULTANTS:

MARK	DATE	DESCRIPTION
1	05-27-22	REVISED PER TOWN COMMENTS

DESIGNED BY:	DRAWN BY:	CHECKED BY:	REVIEWED BY:
SFP	SFP		

PROJECT No.:	DATE:	SCALE:
NYAW 2004	APRIL 2022	AS SHOWN

CLIENT:
Liberty Utilities

Indian Hills System Improvements

Liberty™

Town of Lewisboro
Westchester County, NY

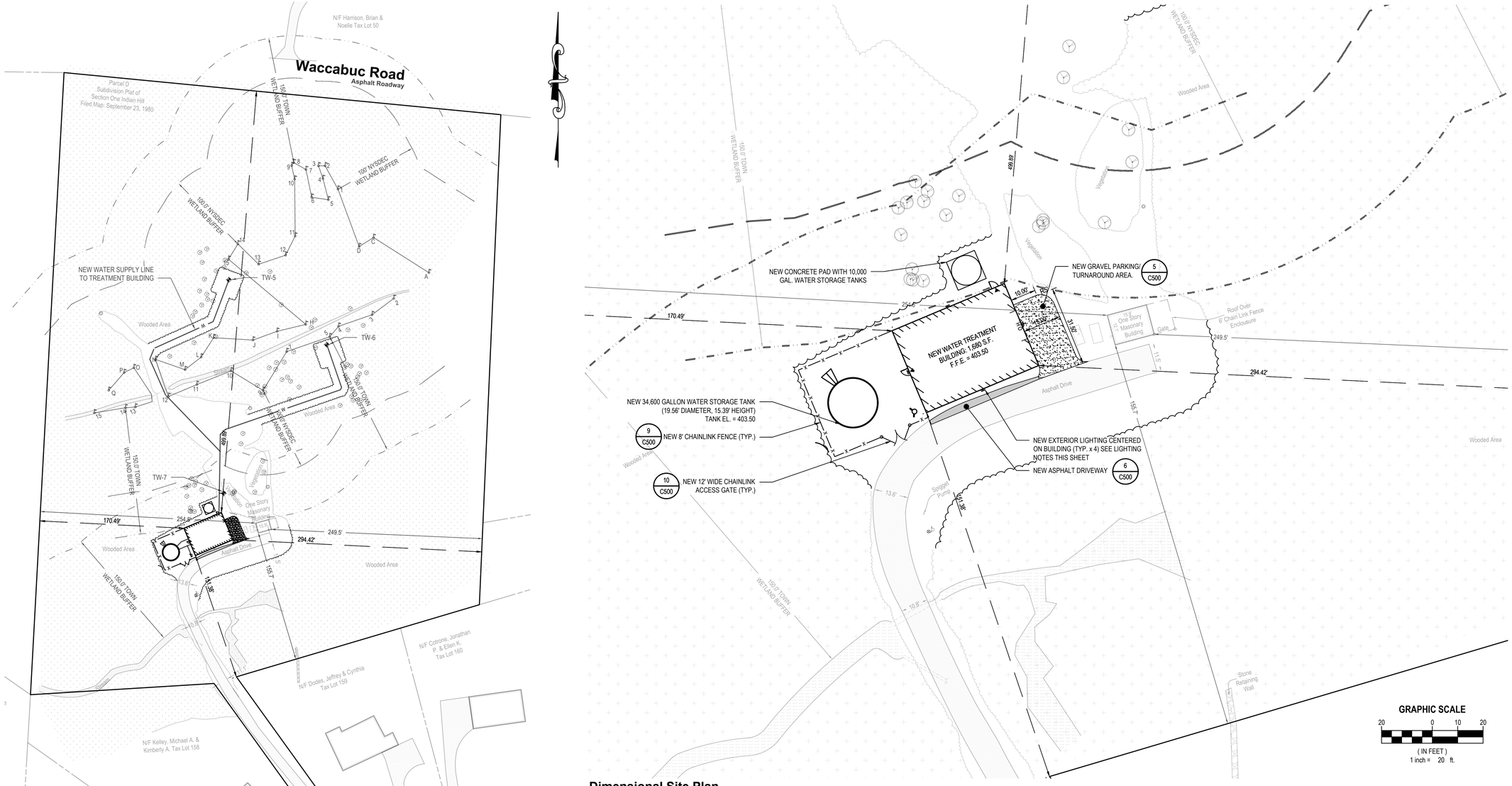
PWS ID: NY 5918382

CONTRACT
ALL CONTRACTS

STATUS
REGULATORY REVIEW

SHEET TITLE
DEMOLITION SITE PLAN

DRAWING No.
CD 100.00



Overall Dimensional Site Plan

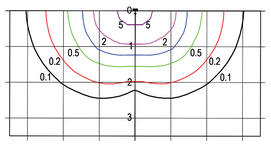
SCALE: 1" = 60'-0"

Dimensional Site Plan

SCALE: 1" = 20'-0"

Fixture Isoline Footprint

SCALE: 1" = 30'-0"



LEGEND

DESCRIPTION	SYMBOL
DOOR	
OVERHEAD DOOR	OH
DRAINAGE CLEAN OUT	
WALL MOUNTED LIGHT	
CHAIN LINK FENCE	x x
ASPHALT PAVEMENT	
GRAVEL DRIVEWAY	
CONCRETE PAVEMENT	

LIGHTING NOTES:

1. ALL NEW EXTERIOR LIGHTING TO BE WALL MOUNTED AND AFFIXED WITH A GLARE SHIELD. LIGHTING SHALL BE COMPLIANT WITH ALL REQUIREMENTS OF §220-14 OF TOWN OF LEWISBORO CODE.
2. ALL LIGHTING SHALL UTILIZE MOTION DETECTION.

LIGHTING SCHEDULE:

SYMBOL	QTY.	LABEL	TOTAL LUMENS	POWER(W)	DISTRIBUTION	MOUNTING HEIGHT(FT)
	4	WALPAK2C/030UNV740/CO/BZ/P	3800	30	CUTOFF TYPE	15 FT, WALL MOUNTED

811 1-800-272-4480
Dig Safely. New York
Call811
before you dig
www.digsafelynewyork.com

SITE PLAN NOTES:

1. INSPECT THE SITE PRIOR TO SUBMISSION OF BIDS AND MAKE NO ADDITIONAL CLAIMS REGARDING SITE CONDITIONS THEREAFTER.
2. NOTIFY THE OWNER AND H2M (TELEPHONE 845-357-7238) AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF THE WORK. THE SAME NOTICE SHALL BE REQUIRED WHEN RESUMING WORK AFTER ANY STOPPAGE OR DELAY.
3. COMPLETE ALL SURVEY AND STAKEOUT AS REQUIRED TO PROPERLY COMPLETE THE WORK.
4. PERFORM DAILY CLEANUP OPERATIONS INCLUDING REMOVAL OF DEBRIS AND EXCESS CONSTRUCTION MATERIAL, AND DRIVEWAY/STREET CLEANING TO THE SATISFACTION OF THE OWNER.
5. DURING ALL NON-WORKING HOURS, STORE ALL EQUIPMENT AND MATERIALS WITHIN AN AREA DESIGNATED BY THE OWNER AT THE PROJECT SITE.
6. ALL CURB DIMENSIONS SHOWN REFER TO THE FACE OF CURB.
7. ALL CONSTRUCTION TO CONFORM WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL CODE REQUIREMENTS.
8. COORDINATE CONSTRUCTION ACTIVITIES WITH OWNER TO MINIMIZE INTERRUPTION TO THE OWNER'S OPERATIONS.
9. RESTORE SURROUNDING AREAS DAMAGED OR DISTURBED DURING CONSTRUCTION. RESTORE TO NEW CONDITIONS AT NO ADDITIONAL COST TO THE OWNER.
10. RESTORE ALL DISTURBED GRASS AREAS AND ALL AREAS NOT SPECIFICALLY IDENTIFIED FOR OTHER IMPROVEMENTS WITH 4 INCHES OF TOPSOIL AND SEED.
11. SEAL ALL JOINTS BETWEEN NEW ASPHALT AND EXISTING ASPHALT WITH HOT ASPHALT CEMENT.
12. CONTRACTOR SHALL MAINTAIN EXISTING ASPHALT DRIVEWAY DURING CONSTRUCTION. ANY ASPHALT PAVEMENT DAMAGED DURING CONSTRUCTION SHALL BE REPLACED IN ACCORDANCE WITH DETAIL 5, SHEET C501.

BULK REQUIREMENTS (R-2A DISTRICT)

ITEM	REQUIRED	EXISTING	PROPOSED	COMMENTS
MINIMUM LOT SIZE (ACRES)	2 AC.	8.2134 AC.	8.2134 AC.	NO CHANGE
MINIMUM LOT SIZE (WIDTH/CIRCLE)	200 FT	524 FT	524 FT	NO CHANGE
MINIMUM FRONT YARD FROM STREET CENTER LINE	75 FT	155.7 FT	151.38 FT	OK
MINIMUM FRONT YARD FROM FRONT LOT LINE	50 FT	155.7 FT	151.38 FT	OK
MINIMUM SIDE YARD	40 FT	249.5 FT	170.49 FT	OK
MINIMUM REAR YARD	50 FT	502.8 FT	499.89 FT	OK
MAXIMUM BUILDING HEIGHT (STORIES)	2.5	1	1	NO CHANGE
MAXIMUM BUILDING HEIGHT (FEET)	35	< 35 FT	< 35 FT	OK
MAXIMUM BUILDING COVERAGE (% OF LOT AREA)	6%	0.05%	0.52%	OK

APPROVED BY RESOLUTION OF THE LEWISBORO PLANNING BOARD

_____
Janet Andersen, Chair Date

_____
Ciorsdan Conran, Administrator Date

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

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

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Owners Name (Insert Name) Date
Owners Address (Insert Address)

H2M architects + engineers
2 Executive Blvd., Suite 401
Suffern, NY 10901
845.357.7238 • www.h2m.com

CONSULTANTS:

MARK	DATE	DESCRIPTION
1	05-27-22	REVISED PER TOWN COMMENTS

DESIGNED BY:	DRAWN BY:	CHECKED BY:	REVIEWED BY:
SFP	SFP		

PROJECT No.:	DATE:	SCALE:
NYAW 2004	APRIL 2022	AS SHOWN

CLIENT
Liberty Utilities

Indian Hills System Improvements

Town of Lewisboro
Westchester County, NY

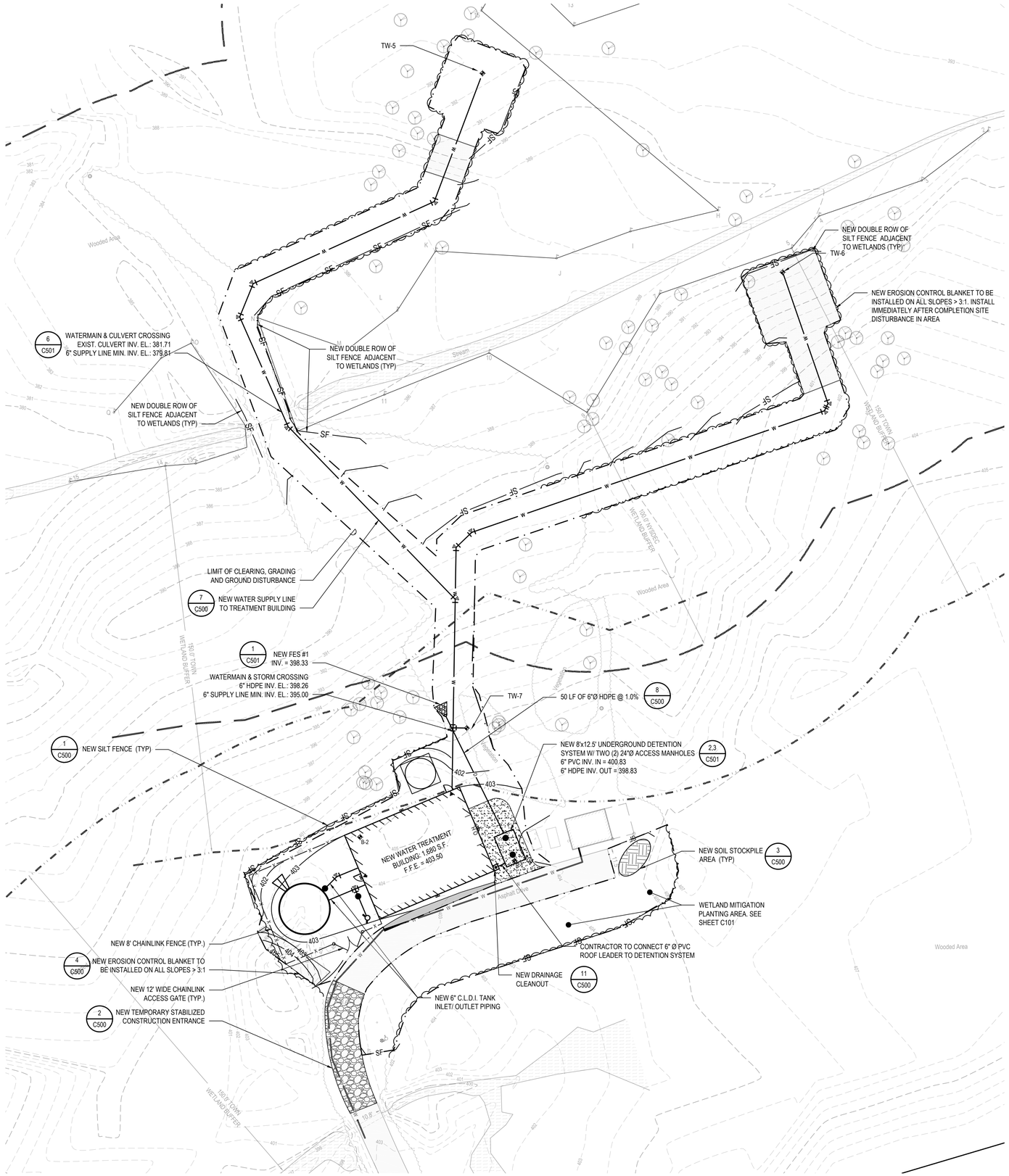
PWS ID: NY 5918382

CONTRACT
ALL CONTRACTS

STATUS
REGULATORY REVIEW

SHEET TITLE
DIMENSIONAL SITE PLAN

DRAWING No.
CS 100.00



LEGEND

DESCRIPTION	SYMBOL
NEW SILT FENCE	SF SF SF
LIMITS OF SITE DISTURBANCE	
MAJOR CONTOUR	240
MINOR CONTOUR	241
DRAINAGE LINE	D D
WATER LINE	W W
DRAINAGE CLEAN OUT	
SOIL BORING LOCATION*	B-2
NEW STABILIZED CONSTRUCTION ENTRANCE	
NEW EROSION CONTROL BLANKET	

NOTES: TEST HOLES EXCAVATED MARCH 23, 2022 BY CARLIN-SIMPSON & ASSOCIATES AND WITNESSED BY TOWN OF LEWISBORO.ADDITIONAL INFORMATION CAN BE FOUND IN THE STORMWATER REPORT.

B-1: DEPTH TO GROUND WATER (6'-2")
B-2: DEPTH TO GROUND WATER (14'-6")

GRAPHIC SCALE
20 0 10 20
(IN FEET)
1 inch = 20 ft.

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EROSION CONTROL NOTES:

1. DURING THE COURSE OF CONSTRUCTION, EROSION AND SEDIMENT CONTROL MEASURES ARE NECESSARY TO PREVENT THE TRANSPORT OF SEDIMENT TO UNDISTURBED AREAS, PONDS, WATER COURSES, DRAINAGE SYSTEMS, RECHARGE BASINS, AND ROADS. THE MINIMUM EROSION CONTROL MEASURES REQUIRED ARE INDICATED ON THIS PLAN. IN ADDITION, THE FOLLOWING GENERAL CONDITIONS SHALL BE OBSERVED:
   a. EXISTING VEGETATION SCHEDULED TO REMAIN SHALL BE PROTECTED AND REMAIN UNDISTURBED.
   b. INSTALL ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES AS REQUIRED TO PREVENT THE INCIDENTAL DISCHARGE OF SEDIMENT FROM THE SITE.
2. SPECIFIC METHODS AND MATERIALS EMPLOYED IN THE INSTALLATION AND MAINTENANCE OF EROSION CONTROL MEASURES MUST CONFORM TO THE LATEST EDITION OF THE "NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL".
3. INSTALL PROPRIETARY EROSION AND SEDIMENT CONTROL PRODUCTS IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS.
4. ADJUST EROSION AND SEDIMENT CONTROL MEASURES TO ACCOMMODATE CONSTRUCTION PHASING TO MAINTAIN EFFECTIVENESS OF EROSION AND SEDIMENT CONTROL MEASURES.
5. PROTECT EXISTING DRAINAGE INLETS WITHIN THE PROJECT LIMITS AND NEW DRAINAGE INLETS INSTALLED AS PART OF THIS PROJECT FROM SEDIMENT INTRUSION.
6. PERFORM INSPECTION AND MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES ON A WEEKLY BASIS AND AFTER HEAVY OR PROLONGED STORMS. MAINTENANCE MEASURES INCLUDE, BUT ARE NOT LIMITED TO, CLEANING AND REPAIR OF ALL EROSION AND SEDIMENT CONTROL MEASURES.
7. UTILIZE APPROPRIATE MEANS TO CONTROL DUST DURING CONSTRUCTION, INCLUDING BUT NOT LIMITED TO APPLYING WATER TO BARE SOIL SURFACES.
8. MAINTAIN THE SITE ENTRANCE TO PREVENT SOIL AND LOOSE DEBRIS FROM BEING TRACKED ONTO LOCAL ROADS. IF DETERMINED NECESSARY BY ENGINEER OR TOWN OF LEWISBORO, A CONSTRUCTION ENTRANCE SHALL BE INSTALLED. MAINTAIN THE CONSTRUCTION ENTRANCE WEEKLY UNTIL THE SITE IS PERMANENTLY STABILIZED.
9. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL DISTURBED AREAS ARE PERMANENTLY STABILIZED. AFTER PERMANENT STABILIZATION, REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES AND ALL ACCUMULATED SEDIMENT AND DEBRIS FROM THE SITE AND DRAINAGE STRUCTURES.

TOTAL LAND DISTURBANCE = 17,740 SF OR 0.41 ACRES
NYSDEC WETLAND DISTURBANCE = 8,832 SF OR 0.20 ACRES

GRADING AND DRAINAGE NOTES:

1. FOR NEW CONSTRUCTION THAT MEETS EXISTING CONDITIONS, ABUTTING SURFACES SHALL BE FLUSH AND ALIGNED.
2. THE CONTRACTOR SHALL CONFIRM INVERT ELEVATIONS OF ALL ROOF DRAINS AND STORMWATER CONNECTIONS PRIOR TO COMMENCING SITE DRAINAGE CONSTRUCTION.
3. ADJUST ALL EXISTING CASTINGS AND VALVE COVERS AS NECESSARY TO MEET PROPOSED GRADE.
4. CONSTRUCTION DEBRIS AND EXCESS SOIL SHALL BE REMOVED AND LEGALLY DISPOSED OFF SITE.
5. UNSUITABLE SOILS ENCOUNTERED DURING CONSTRUCTION SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER IMMEDIATELY IN WRITING BEFORE REMOVAL OR DISTURBANCE.

PIPE MATERIAL SPECIFICATIONS:

- ROOF LEADER TO FES CONNECTION: 6"Ø PVC

APPROVED BY RESOLUTION OF THE LEWISBORO PLANNING BOARD

_____
Janet Andersen, Chair Date

_____
Ciorsdan Conran, Administrator Date

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

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NYAW 2004	APRIL 2022	AS SHOWN

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Liberty Utilities

Indian Hills System Improvements

Liberty™

Town of Lewisboro
Westchester County, NY

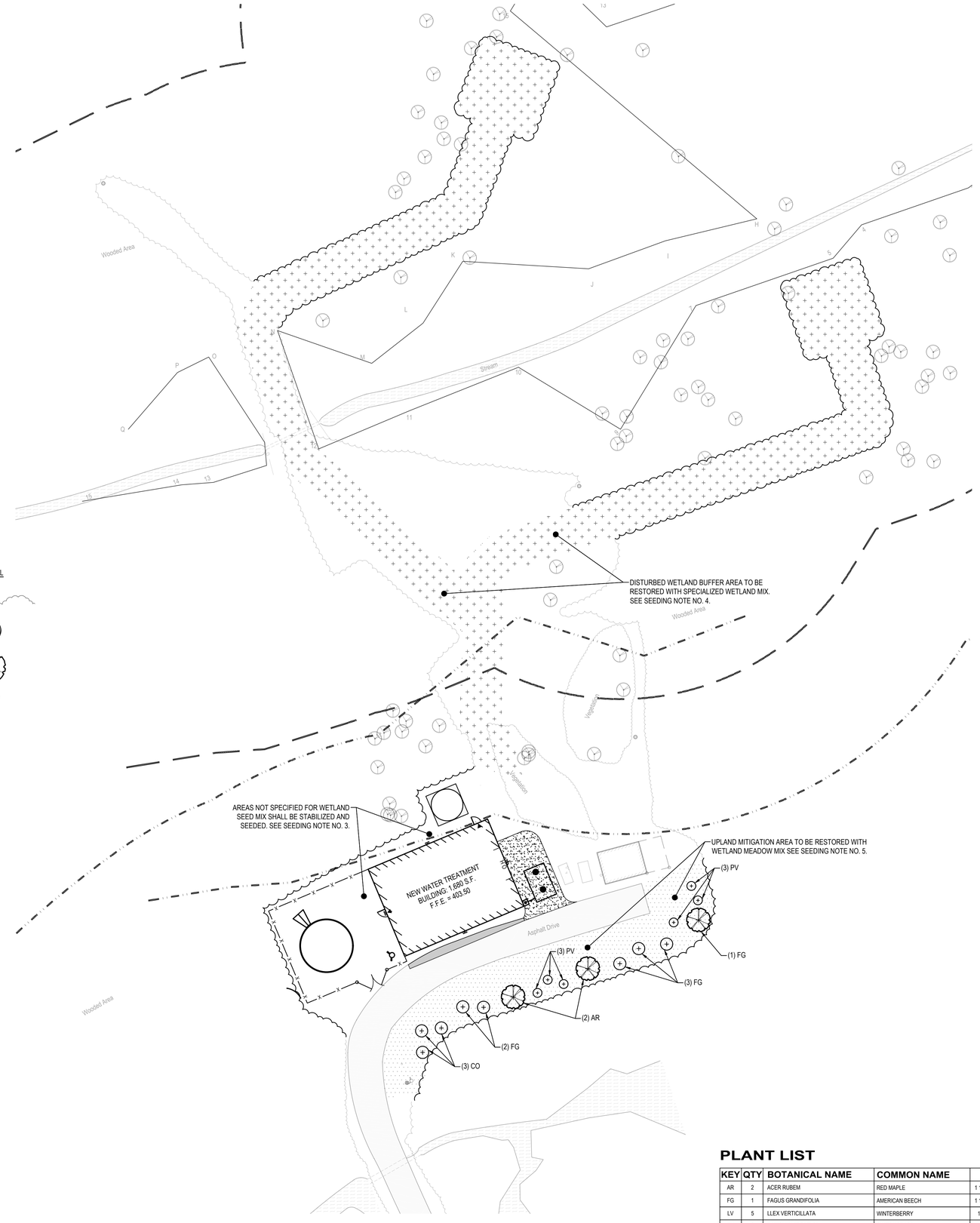
PWS ID: NY 5918382

CONTRACT
ALL CONTRACTS

STATUS
REGULATORY REVIEW

SHEET TITLE
GRADING & DRAINAGE AND EROSION & SEDIMENT CONTROL PLAN

DRAWING No.
C 100.00



LEGEND

DESCRIPTION	SYMBOL
EXISTING WOODLAND EDGE	
EXISTING DECIDUOUS TREE	
NEW DECIDUOUS TREE	
NEW DECIDUOUS SHRUB/GRASS	+

GRAPHIC SCALE

20 0 10 20

(IN FEET)
1 inch = 20 ft.

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PLANTING NOTES

1. ALL PLANTINGS TO BE COMPLETED BY PHASE 2 CONTRACTOR. REFER TO C 501.00 FOR TREE AND SHRUB PLANTING DETAILS. ALL SUPPLIED AND INSTALLED PLANT MATERIAL SHALL BE NURSERY GROWN STOCK IN ACCORDANCE WITH THE LATEST EDITION OF THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1). PLANT MATERIAL SHALL BE OF THE APPROVED SPECIES AND GROWN UNDER THE SAME CLIMATIC CONDITIONS AS THE SUBJECT SITE. THEY SHALL BE OF SYMMETRICAL GROWTH, FREE OF INSECTS, PESTS, AND DISEASE. SUBSTITUTIONS MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.
2. CONFIRM THE LOCATION OF EXISTING SUBSURFACE UTILITIES WITH THE RESPECTIVE UTILITY COMPANIES AND COORDINATE WITH THE GRADING AND DRAINAGE PLAN OR UTILITY PLAN FOR THE LOCATION OF PROPOSED SUBSURFACE UTILITY LINES AND STRUCTURES PRIOR TO ANY EXCAVATION. NOTIFY THE LANDSCAPE ARCHITECT IF ANY CONFLICTS EXIST.
3. NOTIFY THE OWNER IMMEDIATELY AND PRIOR TO THE INSTALLATION OF ANY PLANT MATERIALS IF SUB-GRADE SOIL CONDITIONS ARE DELETERIOUS TO PLANT GROWTH OR WILL INHIBIT DRAINAGE.
4. IF ANY DISCREPANCY EXISTS BETWEEN THE PLANT COUNT SHOWN IN THE PLANT MATERIAL LIST AND THE PLANTING PLAN, THE PLAN SHALL TAKE PRECEDENCE.
5. UNLESS OTHERWISE APPROVED IN WRITING, INSTALL VEGETATION DURING THE FOLLOWING PERIODS:
   a. DECIDUOUS WOODY PLANTS: SEPTEMBER 15 TO MAY 15 WHENEVER TEMPERATURE IS ABOVE 40 DEGREES F.
   b. EVERGREENS: AUGUST 15 TO SEPTEMBER 15 OR DURING APRIL AND MAY BEFORE THE START OF NEW GROWTH.
   c. SEEDING: APRIL 1 TO MAY 15 AND SEPTEMBER 1 TO OCTOBER 15.
6. PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS THEY BORE TO THE EXISTING GRADE IN THE NURSERY.
7. THE TRUNK DIAMETER OF DECIDUOUS TREES SHALL BE MEASURED IN ACCORDANCE WITH THE LATEST EDITION OF THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1) FOR THE CALIPER SIZE AS SHOWN IN THE PLANT MATERIAL LIST.
8. ALL DECIDUOUS TREES SHALL BE BRANCHED NOT LOWER THAN SEVEN (7) FEET WITH AN AVERAGE HEIGHT AND SPREAD FOR THE PARTICULAR SIZE AND SPECIES SPECIFIED, IN ACCORDANCE WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK.
9. DO NOT LOCATE TREE TRUNKS WITHIN THREE (3) FEET OF ANY PARKING LOT OR STREET CURBS.
10. INSTALL A 2"-3" LAYER OF SHREDDED BARK MULCH IN ALL TREE PLANTING AREAS AND SHRUB BEDS. DO NOT PLACE MULCH DIRECTLY AGAINST TRUNKS OF TREES. FORM AN EARTH SAUCER AROUND EACH PLANT OR SHRUB BED SO AS TO HOLD WATER AND MULCH. PROVIDE SUFFICIENT IRRIGATION FOR ALL PLANT MATERIALS TO MAINTAIN HEALTHY AND VIGOROUS CONDITION UNTIL THE PROJECT IS ACCEPTED BY THE OWNER.
11. REMOVE TREE STAKES AND OTHER PLANTING GUIDE MATERIALS,IF SPECIFIED, AFTER ONE YEAR FROM THE TIME OF PLANTING.
12. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR AFTER PLANTING FOLLOWING ACCEPTANCE BY THE OWNER. UPON COMPLETION OF THE ONE YEAR PLANT GUARANTEE PERIOD, REPLACE ALL PLANT MATERIAL DEEMED DEAD, DYING OR DISEASED AS DETERMINED BY THE LANDSCAPE ARCHITECT. REPLACE PLANT WITH THE SAME SPECIES AND SIZE IMMEDIATELY DURING THE CURRENT GROWING SEASON OR AT THE BEGINNING OF THE NEXT GROWING SEASON.
13. UPON COMPLETION OF PLANTING OPERATION CULTIVATE AND NEATLY RAKE ALL PLANTING AREAS.
14. RESTORE ALL DISTURBED GRASS AREAS AND ALL AREAS NOT SPECIFICALLY IDENTIFIED FOR OTHER IMPROVEMENTS WITH 4 INCHES OF TOPSOIL AND SEED. PROVIDE SUFFICIENT MULCH AND IRRIGATION TO ESTABLISH AND MAINTAIN A HEALTHY STAND OF GRASS UNTIL PROJECT IS ACCEPTED BY THE OWNER.

PERMANENT SEEDING AND SOIL RESTORATION NOTES:

1. SOIL RESTORATION SHALL BE IN ACCORDANCE WITH CHAPTER 5, TABLE 5.3 OF THE NYS STORMWATER MANAGEMENT DESIGN MANUAL.
2. SOIL RESTORATION SHALL BE REQUIRED ON ALL AREAS OF THE SITE WHICH TOPSOIL WAS STRIPPED. SOIL RESTORATION STEPS ARE AS FOLLOWS:
   2.1. APPLY 3 INCHES OF COMPOST OVER SUBSOIL
   2.2. TILL COMPOST INTO SUBSOIL TO A DEPTH OF AT LEAST 12 INCHES USING A CAT-MOUNTED RIPPER, TRACTOR-MOUNTED DISC, OR TILLER, MIXING, AND CIRCULATING AIR AND COMPOST INTO SUBSOILS
   2.3. ROCK-PICK UNTIL UPLIFTED STONE/ROCK MATERIALS OF FOUR INCHES AND LARGER SIZE ARE CLEANED OFF THE SITE
   2.4. APPLY TOPSOIL TO A DEPTH OF 6 INCHES, COMPACT TO A UNIFORM THICKNESS OF 4" AND FINELY GRADE AND LOOSEN WITH MECHANICAL RAKES TO ENSURE SEED ACCEPTANCE
   2.5. SEED AND FERTILIZE AS REQUIRED BELOW
3. SEEDING, MULCHING, AND FERTILIZING FOR ALL DISTURBED AREAS NOT SPECIFIED FOR WETLAND SEED MIX SHALL BE AS FOLLOWS:
   3.1. FERTILIZER SHALL BE APPLIED AT 6 LBS OF 5-10-10 COMMERCIAL FERTILIZER/1,000 SQ. FT.
   3.2. SEEDING SHALL BE APPLIED AT 5 LBS/1,000 SQ. FT. CONSISTING OF 60% KENTUCKY BLUE GRASS, 20% CHEWINGS FESCUE AND 20% PERENNIAL RYE.
   3.3. MULCH AREA WITH HAY OR STRAW AT 2 TONS/ACRE (APPROX. 90 LBS./1000 SQ. FT. OR 2 BALES). TO MAINTAIN SOIL MOISTURE LEVEL.
4. SEEDING AND MULCHING FOR WETLAND BUFFER AREAS SPECIFIED SHALL BE AS FOLLOWS:
   4.1 SEEDING SHALL BE APPLIED AT 20 LBS PER ACRE OR 1/2 LB PER 1,000 SQ.FT. CONSISTING OF ERNST SEEDS "SPECIALIZED WETLAND MIX FOR SHADED OBL-FACW AREAS".
   4.2. MULCH AREA WITH HAY OR STRAW AT 2 TONS/ACRE (APPROX. 90 LBS./1000 SQ. FT. OR 2 BALES) TO MAINTAIN SOIL MOISTURE LEVEL.
5. SEEDING AND MULCHING FOR UPLAND MITIGATION AREAS SPECIFIED SHALL BE AS FOLLOWS:
   5.1 SEEDING SHALL BE APPLIED AT 20 LBS PER ACRE OR 1/2 LB PER 1,000 SQ.FT. CONSISTING OF ERNST SEEDS "FACW WETLAND MEADOW MIX".
   5.2. MULCH AREA WITH HAY OR STRAW AT 2 TONS/ACRE (APPROX. 90 LBS./1000 SQ. FT. OR 2 BALES) TO MAINTAIN SOIL MOISTURE LEVEL.

PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	ROOT
AR	2	ACER RUBEM	RED MAPLE	1 1/2" - 2" CAL.	-	B&B, SPECIMEN
FG	1	FAGUS GRANDIFOLIA	AMERICAN BEECH	1 1/2" - 2" CAL.	-	B&B, SPECIMEN
LV	5	LLEX VERTICILLATA	WINTERBERRY	12"-18" MIN.	4' O.C. MIN.	NO. 2 CAN
PV	6	PANICUM VIRGATUM	SWITCHGRASS	15" - 18"	15' O.C. MIN.	NO. 1 CAN
CO	3	CEPHALALANTHUS OCCIDENTALIS	COMMON BUTTONBUSH	12"-18" MIN.	3' MIN.	3 GAL.

APPROVED BY RESOLUTION OF THE
LEWISBORO PLANNING BOARD

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Janet Andersen, Chair Date

_____
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Liberty™

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PWS ID: NY 5918382

CONTRACT
ALL CONTRACTS

STATUS
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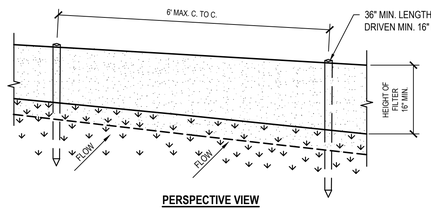
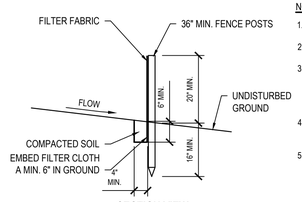
SHEET TITLE
WETLAND MITIGATION PLAN

DRAWING No.
C 101.00



PERSPECTIVE VIEW



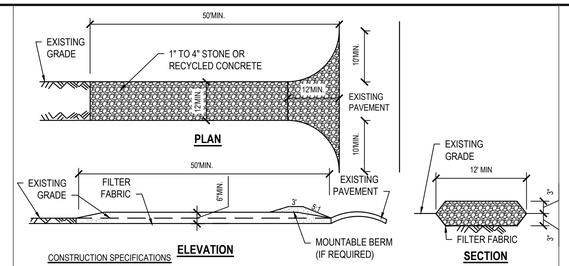
SECTION VIEW

NOTES

1. POSTS SHALL BE 2" X 2" HARDWOOD OR APPROVED EQUIVALENT.
2. FILTER CLOTH TO BE TO BE FASTENED SECURELY TO POSTS AT TOP AND MID SECTION.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED AND SECURE AT POST. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND ACCUMULATED SEDIMENT REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.
5. REMOVE SILT FENCE UPON PERMANENT STABILIZATION OF UPLAND AREAS.

1 Silt Fence - Standard

SCALE: NTS 312513.13 NYDC1-U



CONSTRUCTION SPECIFICATIONS

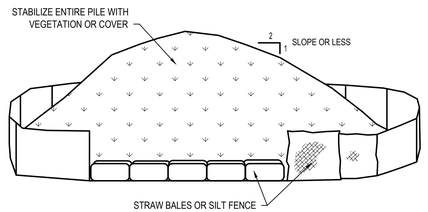
1. STONE OR RECYCLED CONCRETE SIZE TO BE 1" TO 4".
2. LENGTH - NOT LESS THAN 50 FEET (UNLESS INDICATED OTHERWISE ON PLANS).
3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
4. WIDTH - TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.
5. PLACE FILTER FABRIC OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE. FILTER FABRIC TO BE TREVIRA SPUNBOND, 1135 MIRAFI 600X OR EQUIVALENT.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY, ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

2 Stabilized Construction Entrance

SCALE: NTS (312513.19 NYDC1) - U

NOTES:

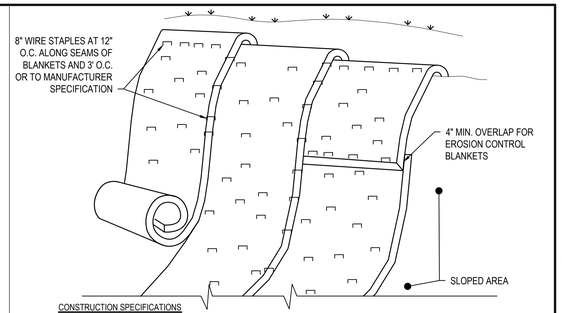
1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 2:1.
3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH EITHER SILT FENCING OR STRAW BALES, THEN STABILIZED WITH VEGETATION OR COVERED.



TO BE USED WHERE TOPSOIL IS NECESSARY FOR REGRADING AND VEGETATING DISTURBED AREAS. TEMPORARY STOCKPILE STABILIZATION MEASURES INCLUDE VEGETATIVE COVER, MULCH, NONVEGETATIVE COVER, AND PERIPHERAL SEDIMENT TRAPPING BARRIERS. THE STABILIZATION MEASURE(S) SELECTED SHOULD BE APPROPRIATE FOR THE TIME OF YEAR, SITE CONDITIONS, AND REQUIRED PERIOD OF USE.

3 Temporary Soil Stockpile

SCALE: NTS 312513.13 NYDC1-U

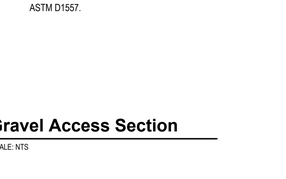


CONSTRUCTION SPECIFICATIONS

1. APPLY SLOPE STABILIZATION TO ALL AREAS WITH SLOPES GREATER THAN 3 HORIZONTAL TO 1 VERTICAL.
2. PREPARE SOIL BEFORE INSTALLING MATTING BY SMOOTHING THE SURFACE, REMOVING DEBRIS AND LARGE STONE, AND APPLYING LIME, FERTILIZER AND SEED. REFER TO MANUFACTURERS INSTALLATION DETAILS.
3. ROLL THE MATS DOWN A SLOPE WITH A MINIMUM 4" OVERLAP. ROLL CENTER MAT IN A CHANNEL IN DIRECTION OF WATER FLOW ON BOTTOM OF THE CHANNEL. DO NOT STRETCH BLANKETS. BLANKETS SHALL HAVE GOOD CONTINUOUS CONTACT WITH THE UNDERLYING SOIL THROUGHOUT ITS ENTIRE LENGTH.
4. FULL LENGTH EDGE OF MATS AT TOP OF SIDE SLOPES MUST BE ANCHORED IN 6" DEEP X 6" WIDE TRENCH; BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
5. BLANKETED AREAS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT UNTIL PERENNIAL VEGETATION IS ESTABLISHED TO A MINIMUM UNIFORM 80% COVERAGE THROUGHOUT THE BLANKETED AREA. DAMAGED OR DISPLACED BLANKETS SHALL BE RESTORED OR REPLACED WITHIN 2 CALENDAR DAYS.

4 Slope Stabilization Matting

SCALE: NTS

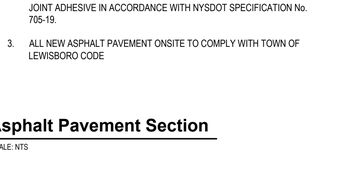


NOTES:

1. PROVIDE SMOOTH TRANSITION BETWEEN EXISTING SURFACES AND PROPOSED GRAVEL AREAS.
2. COMPACT SUBGRADE TO 92% MAXIMUM DENSITY IN ACCORDANCE WITH ASTM D1557.

5 Gravel Access Section

SCALE: NTS

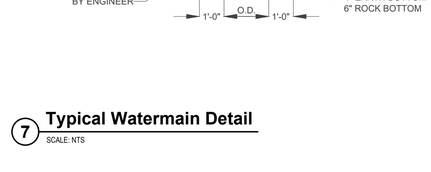


NOTES:

1. PROVIDE SMOOTH TRANSITION BETWEEN EXISTING AND PROPOSED ASPHALT PAVEMENT AREAS.
2. SEAL ALL JOINTS BETWEEN NEW ASPHALT AND EXISTING ASPHALT WITH JOINT ADHESIVE IN ACCORDANCE WITH NYSDOT SPECIFICATION No. 705-19.
3. ALL NEW ASPHALT PAVEMENT ONSITE TO COMPLY WITH TOWN OF LEWISBORO CODE

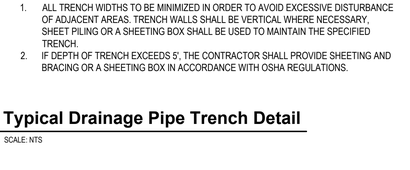
6 Asphalt Pavement Section

SCALE: NTS



7 Typical Watermain Detail

SCALE: NTS

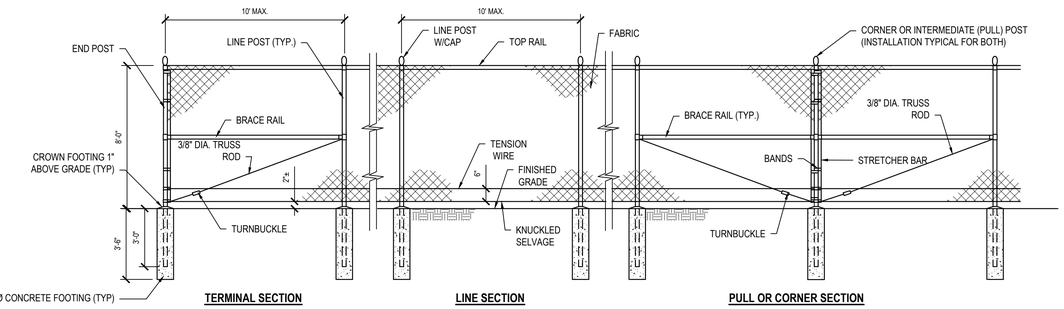


NOTE:

1. ALL TRENCH WIDTHS TO BE MINIMIZED IN ORDER TO AVOID EXCESSIVE DISTURBANCE OF ADJACENT AREAS. TRENCH WALLS SHALL BE VERTICAL WHERE NECESSARY. SHEET PILING OR A SHEETING BOX SHALL BE USED TO MAINTAIN THE SPECIFIED TRENCH.
2. IF DEPTH OF TRENCH EXCEEDS 5', THE CONTRACTOR SHALL PROVIDE SHEETING AND BRACING OR A SHEETING BOX IN ACCORDANCE WITH OSHA REGULATIONS.

8 Typical Drainage Pipe Trench Detail

SCALE: NTS

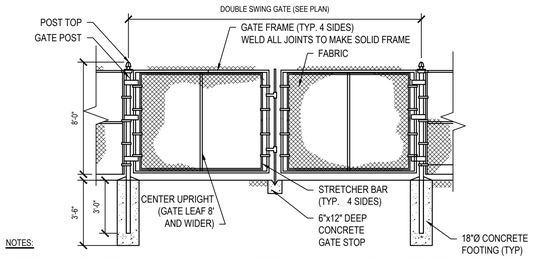


NOTES:

1. FABRIC: ASTM A392, 2" MESH, 9 GAUGE STEEL CORE CHAIN LINK FENCE FABRIC. ASTM A641 GALVANIZED STEEL CORE WIRE, ZINC COATED TO 0.3 OZ/SF WITH 7-12 MIL PVC COATING IN ACCORDANCE WITH ASTM F668 CLASS 2B.
2. TOP AND BRACE RAILS: ASTM F1043 1.66" O.D. (1.84 LBS./FT.) SS40 STEEL PIPE. HOT DIPPED GALVANIZED TO 1.8 OZ/SF IN ACCORDANCE WITH ASTM A123. SUPPLEMENTAL 10-15 MIL PVC POWDER COATING IN ACCORDANCE WITH ASTM F1043
3. LINE POSTS: ASTM F1043 2.375" O.D. (3.12 LBS./FT.) SS40 STEEL PIPE. HOT DIPPED GALVANIZED TO 1.8 OZ/SF IN ACCORDANCE WITH ASTM A123 .SUPPLEMENTAL 10-15 MIL PVC POWDER COATING IN ACCORDANCE WITH ASTM F1043.
4. END, CORNER & PULL POSTS: ASTM F1043 2.875" O.D. (4.64 LBS./FT.) SS40 STEEL PIPE. HOT DIPPED GALVANIZED TO 1.8 OZ/SF IN ACCORDANCE WITH ASTM A123. SUPPLEMENTAL 10-15 MIL PVC POWDER COATING IN ACCORDANCE WITH ASTM F1043.
5. FITTINGS AND ACCESSORIES: ASTM F626 MALLEABLE OR PRESSED STEEL. HOT DIPPED GALVANIZED TO 1.2 OZ/SF. SUPPLEMENTAL 10-15 MIL PVC POWDER COATING IN ACCORDANCE WITH ASTM F1043.
6. BOTTOM TENSION WIRE: ASTM A824 NO. 7 GAUGE STEEL-MARCELLED WIRE, ZINC COATED TO 0.4 OZ/SF WITH 7-12 MIL PVC POWDER COATING IN ACCORDANCE WITH ASTM F1664.
7. VINYL COATING COLOR: TO BE SELECTED BY OWNER.
8. CONCRETE TO ACHIEVED 4,000 PSI STRENGTH AT 28 DAYS.

9 Chain Link Fence - Vinyl Coated - 8' Height

SCALE: NTS 323113.15 H2MX4



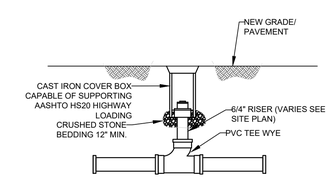
NOTES:

1. FABRIC: ASTM A392, 2" MESH, 9 GAUGE STEEL CHAIN LINK FENCE FABRIC. ASTM A641 GALVANIZED STEEL CORE WIRE, ZINC COATED TO 0.3 OZ/SF WITH 7-12 MIL PVC COATING IN ACCORDANCE WITH ASTM F668, CLASS 2B.
2. FRAME: ASTM F900, 1.90" O.D. (2.28 LBS./FT.) STEEL PIPE. HOT DIPPED GALVANIZED TO 1.8 OZ/SF IN ACCORDANCE WITH ASTM A123 (SEE TABLE FOR SIZE AND WEIGHT). SUPPLEMENTAL 10-15 MIL PVC POWDER COATING IN ACCORDANCE WITH ASTM F1043.
3. GATE POST: ASTM F1043, SS40 STEEL PIPE. HOT DIPPED GALVANIZED TO 1.8 OZ/SF IN ACCORDANCE WITH ASTM A123 (SEE TABLE FOR SIZE AND WEIGHT). SUPPLEMENTAL 10-15 MIL PVC POWDER COATING IN ACCORDANCE WITH ASTM F1043.
4. HINGES: ASTM F900, NON-LIFT-OFF TYPE.
5. LATCH: ASTM F900 FORKED TYPE GRAVITY DROP WITH PROVISION FOR PADLOCK.
6. FITTINGS AND ACCESSORIES: ASTM F 626, MALLEABLE OR PRESSED STEEL, HOT DIPPED GALVANIZED TP 1.2 OZ/SF. SUPPLEMENTAL 10-15 MIL PVC POWDER COATING IN ACCORDANCE WITH ASTM F1043.
7. GATE KEEPER: ASTM F900.
8. PROVIDE GATE KEEPER FOR EACH SWING GATE.
9. VINYL COATING COLOR TO BE SELECTED BY OWNER.
10. CONCRETE TO ACHIEVE 4,000 PSI STRENGTH AT 28 DAYS.

GATE LEAF WIDTH	GATE POST OUTSIDE DIAMETER (INCHES)	MINIMUM WEIGHT (LB/FT)
UP TO 6'	2.875	4.64
7' TO 12'	4.000	8.65
12' TO 18'	6.625	18.02

10 Chain Link Double Swing Vinyl Coated - 8' Height

SCALE: NTS 323113.26



11 Typical Cleanout Detail

SCALE: NTS

APPROVED BY RESOLUTION OF THE LEWISBORO PLANNING BOARD

Janet Andersen, Chair Date

Ciorsdan Conran, Administrator Date

TOWN ENGINEER'S CERTIFICATION

Reviewed for compliance with the Planning Board Resolution dated_____.

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

OWNER'S CERTIFICATION

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

Owners Name (Insert Name) Date
Owners Address (Insert Address)

H 2 M architects + engineers

2 Executive Blvd., Suite 401
Suffern, NY 10901
845.357.7238 • www.h2m.com

CONSULTANTS:

MARK	DATE	DESCRIPTION
1	05-27-22	REVISED PER TOWN COMMENTS

DESIGNED BY:	DRAWN BY:	CHECKED BY:	REVIEWED BY:
SFP	SFP		

PROJECT No.:	DATE:	SCALE:
NYAW 2004	APRIL 2022	AS SHOWN

CLIENT

Liberty Utilities

Indian Hills System Improvements

Town of Lewisboro Westchester County, NY

PWS ID: NY 5918382

CONTRACT

ALL CONTRACTS

STATUS

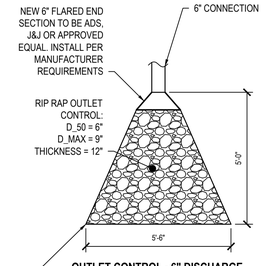
REGULATORY REVIEW

SHEET TITLE

SITE DETAILS

DRAWING No.

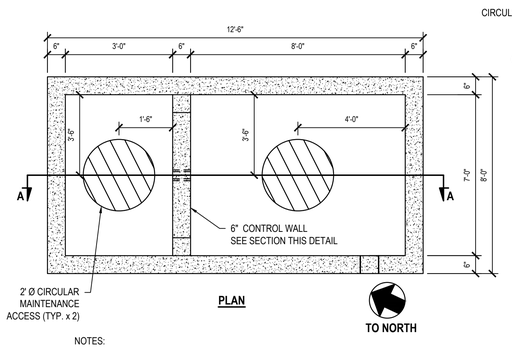
C 500.00



OUTLET CONTROL - 6" DISCHARGE

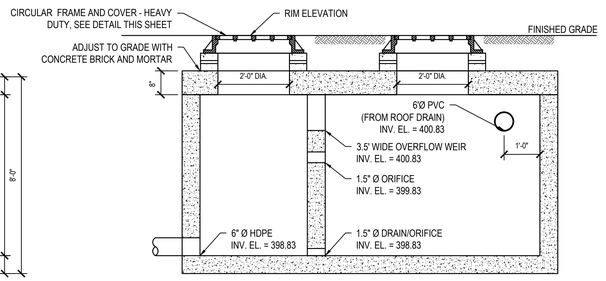
1 Flared End Section Detail

SCALE: NTS

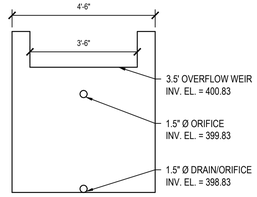


PLAN

TO NORTH



SECTION A-A



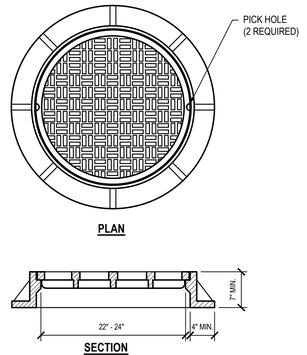
CONTROL STRUCTURE

NOTES:

1. STRUCTURE TO BE REINFORCED PRECAST CONCRETE AND CAPABLE OF SUPPORTING THE AASHTO HS-20 HIGHWAY LOADING.
2. MANHOLE CONSTRUCTION TO CONFORM TO ASTM C913
3. PROVIDE ADDITIONAL RISERS AS REQUIRED.

2 Stormwater Detention Structure

SCALE: NTS



PLAN

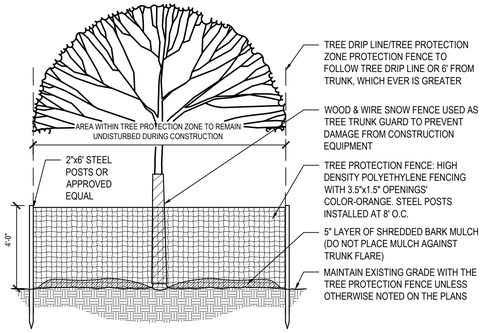
SECTION

NOTE:

1. CASTINGS MUST BE CAST IRON CAPABLE OF SUPPORTING THE AASHTO HS-20 HIGHWAY LOADING. CAMPBELL FOUNDRY OR APPROVED EQUAL..
2. ALL DRAINAGE CASTINGS TO HAVE REQUIRED NOTATION "DUMP NO WASTE DRAINS TO WATERWAYS".

3 Circular Frame & Cover - Heavy Duty

SCALE: NTS (334913.23 H2WMX5-MOD)

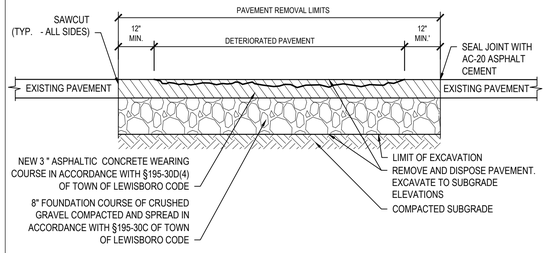


NOTE:

1. NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING INCLUDING DURING FENCE INSTALLATION AND REMOVAL.
2. SEE SITE PLAN FOR LOCATIONS OF TREE PROTECTION.

4 Tree Protection Detail

SCALE: NTS

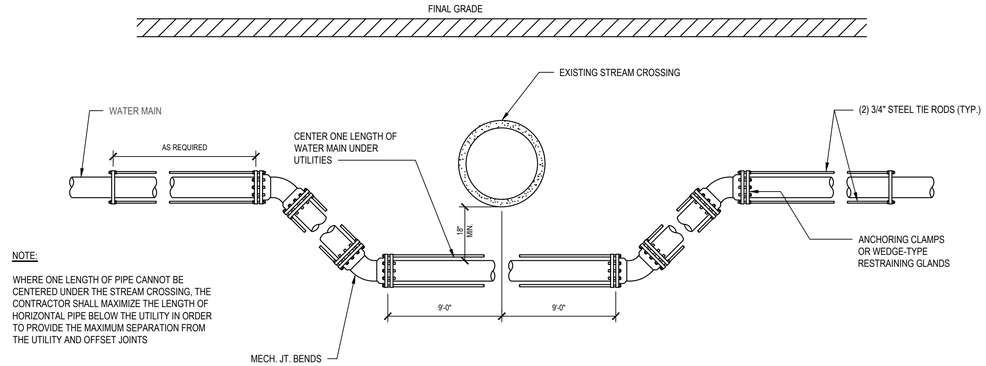


NOTES:

1. THIS DETAIL APPLIES TO AREAS OF FULL DEPTH ASPHALT PAVEMENT WITHOUT AN OVERLAY.
2. COMPACT SUBGRADE TO 95% MAXIMUM DENSITY IN ACCORDANCE WITH ASTM D1557.
3. ALL NEW ASPHALT PAVEMENT ONSITE TO COMPLY WITH TOWN OF LEWISBORO CODE

5 Asphalt Pavement Repair

SCALE: NTS

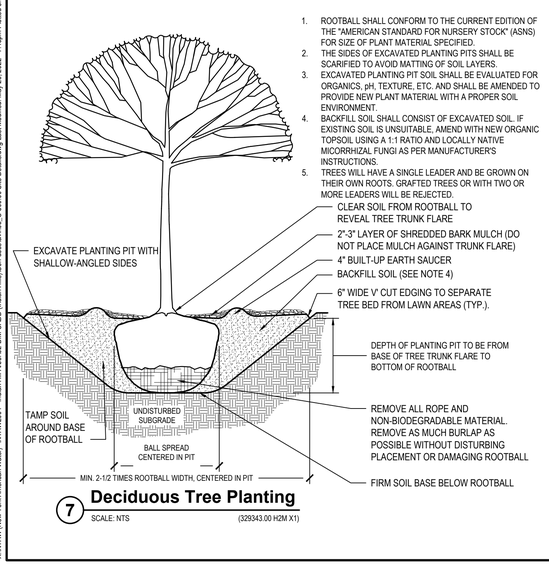


NOTE:

WHERE ONE LENGTH OF PIPE CANNOT BE CENTERED UNDER THE STREAM CROSSING, THE CONTRACTOR SHALL MAXIMIZE THE LENGTH OF HORIZONTAL PIPE BELOW THE UTILITY IN ORDER TO PROVIDE THE MAXIMUM SEPARATION FROM THE UTILITY AND OFFSET JOINTS

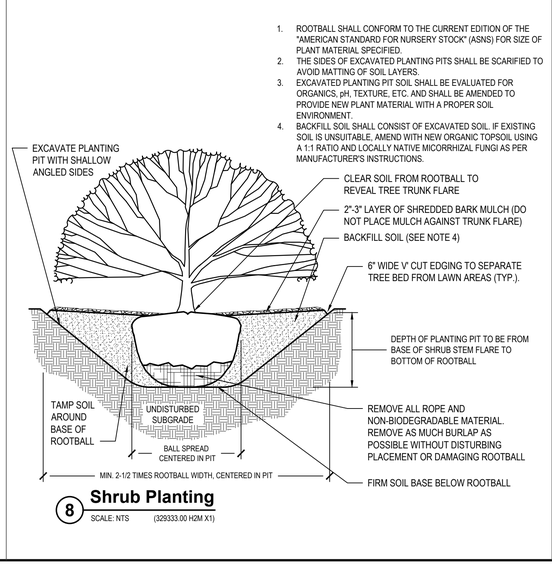
6 Water Main - Offset

SCALE: NTS



7 Deciduous Tree Planting

SCALE: NTS (329343.00 H2M X1)



8 Shrub Planting

SCALE: NTS (329333.00 H2M X1)

APPROVED BY RESOLUTION OF THE LEWISBORO PLANNING BOARD

_____
Janet Andersen, Chair Date

_____
Ciorsdan Conran, Administrator Date

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

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

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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.

_____
Owners Name (Insert Name) Date
Owners Address (Insert Address)

H2M architects + engineers
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1	05-27-22	REVISED PER TOWN COMMENTS

DESIGNED BY:	DRAWN BY:	CHECKED BY:	REVIEWED BY:
SFP	SFP		

PROJECT No.:	DATE:	SCALE:
NYAW 2004	APRIL 2022	AS SHOWN

CLIENT

Liberty Utilities

Indian Hills System Improvements

Liberty™

Town of Lewisboro Westchester County, NY

PWS ID: NY 5918382

CONTRACT

ALL CONTRACTS

STATUS

REGULATORY REVIEW

SHEET TITLE

SITE DETAILS

DRAWING No.

C 501.00

STORMWATER REPORT

FOR

INDIAN HILLS
WATER SYSTEM IMPROVEMENTS

Town of Lewisboro
Westchester County, New York

H2M Project No.
NYAW 2004

April, 2022

Revised May 26, 2022

Prepared for:

Liberty Utilities
60 Brooklyn Avenue
Merrick, NY 11566

Prepared by:

H2M architects + engineers
2 Executive Blvd., Suite 401
Suffern, NY 10901

H 2 M architects + engineers

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THE NARRATIVE REPORT

APPENDICES

STORMWATER REPORT
FOR INDIAN HILLS WATER SYSTEM IMPROVEMENTS

Town of Lewisboro
Westchester County, New York

1. EROSION AND SEDIMENT CONTROL

This Stormwater Pollution Prevention Plan (SWPPP) has been prepared in accordance with the specifications put forth in the New York State Department of Environmental Conservation SPDES General Permit for Stormwater Discharges from Construction Activity (GP-0-20-001). Erosion and sediment control practices are designed in conformance with the New York State Standards and Specifications for Erosion and Sediment Control.

A. PROJECT DESCRIPTION AND SCOPE

The Indian Hills Water System Improvements a site development project having frontage on Waccabuc Road and Apache Circle in Town of Lewisboro, Westchester County, NY (see location map in Appendix A). The project site is 8.21 acres in area. The proposed area of disturbance encompasses approximately 0.34 acres (approx. 14,740 sf) of the site.

The project scope includes proposes a new water treatment building on the existing site of a water treatment and supply facility on an 8.21-acre parcel. The interior of the new treatment building will include several vessels for the removals of contaminants discussed above as well as necessary pumps and mechanical accessories. Outside of the building, a 34,600-gallon water storage tank and backwash tank will be installed. Other site improvements include minimal site grading, gravel area building access, a small stormwater detention system and necessary site piping as shown on the detailed construction drawings included as Appendix H.

The primary potential source of pollution from construction activity associated with this project is sediment resulting from soil disturbance and stormwater runoff. Fuel from equipment used during construction activities and/or stored on-site is another potential source of pollution from this project.

B. SOILS

According to the Soil Survey of Westchester County, New York (USDA-NRCS, Web Soil Survey), the soils found at the project site are comprised of the following: ChD (Charlton fine sandy loam, 15 to 25 percent slopes), CsD (Chatfield-Charlton complex, 15 to 35 percent slopes, very rocky), Ff (Fluvaquents-Udifluvents complex, frequently flooded), PnB (Paxton fine sandy loam, 3 to 8 percent slopes), PnC (Paxton fine sandy loam, 8 to 15 percent slopes), PoC (Paxton fine sandy loam, 8 to 15 percent slopes, very stony), RdB (Ridgebury complex, 3 to 8 percent slopes), RdB (Ridgebury complex, 0 to 8 percent slopes, very stony), RhC (Riverhead loam, 8 to 15 percent slopes) and Ub (Udorthents, smoothed) . Soils at this site belong to Hydrologic Soil Group A, B, A/D, C and D. A soils report for this site is included in Appendix B of this report.

C. CONSTRUCTION SCHEDULE

The following general construction schedule provides the anticipated sequence of the proposed construction activities that may result in soil disturbance. Stabilization of disturbed areas shall be performed as the project progresses in order to minimize the potential for contamination of stormwater runoff.

Sequence of Construction

1) Installation of silt fencing, inlet protection, and E&SC practices as shown on the Erosion & Sediment Control Plan;
2) Clearing and grubbing of the project site areas indicated for development and removal of existing site features as necessary for the installation of the proposed improvements. All trees adjacent to disturbance areas shall receive tree protection;
3) Rough grading of the site;
4) Installation of building and water storage tank foundation and site utilities including new water supply connections to proposed treatment building, stormwater detention system and any other necessary utility piping;
5) Construction of new water treatment building and water storage tank;
6) Final grading of disturbed areas to finished grade.
7) Installation of new aggregate base course for driveway access. Resurfacing and final pavement of any new pavement areas;
8) Seeding and mulching of disturbed areas;
9) Following final stabilization of disturbed areas, removal of remaining temporary erosion and sediment controls.

D. TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROL PRACTICES

Temporary and permanent erosion and sediment control measures shall be installed and maintained by the general contractor (or subcontractor) in accordance with the engineering plans and details, and the New York State Standards and Specifications for Erosion and Sediment Control (NYS Soil and Water Conservation Committee, 2016). Descriptions for these measures are identified in the engineering plans and details in Appendix H.

Additional details for the duration of individual practices are provided below:

Silt Fencing: All silt fencing shall remain in place until all contributing areas have been fully stabilized (> 80% vegetative cover). Silt fencing shall be installed in accordance with the plans and any damaged silt fencing shall be repaired immediately. In wetland areas, a double row of silt fencing shall be used.

Construction Entrance: The intent of the construction entrance is to prevent tracking of sediment onto local roadways. Construction entrance shall remain in place until all soil disturbance activities have been completed and sediment tracking is no longer an issue. Any sediment which tracks off the site will be removed immediately.

Concrete Washout: If necessary, a concrete washout shall be provided by the contractor which will allow concrete truck mixers and equipment can be washed after their loads have been discharged, to prevent highly alkaline runoff from entering storm drainage systems or leaching into soil. The concrete washout shall be designed in accordance with Page 2.24 of the NYSDEC Erosion and Sediment Control Manual and shall remain onsite until all concrete work is completed.

Soil Stockpile: If necessary, soil stockpile areas shall serve to protect materials from washing offsite or into waterways. Stockpiles shall be surrounded with silt fencing or hay bales and shall remain in place until the stockpile has been removed. Any stockpile which are inactive shall be stabilized.

E. MAINTENANCE AND INSPECTION

Installation and maintenance of all temporary and permanent erosion and sediment control measures will be the responsibility of the general contractor. The general contractor shall ensure that a copy of the approved SWPPP is present on-site and that all sub-contractors are aware of the terms of the approved SWPPP and have signed the proper Certification Form.

The contractor shall have a trained contractor (as defined by GP-0-20-001) inspect the erosion and sediment control practices and pollution prevention measures within the active work area daily to ensure that they are being maintained in effective operating conditions at all times. If

deficiencies are identified, the contractor shall begin implementing corrective actions within one business day and shall complete the corrective actions in a reasonable time frame. The trained contractor may stop conducting the maintenance inspections in accordance with the provisions of Part IV.B of GP-0-20-001.

A qualified inspector shall conduct regular site inspections of all erosion and sediment control practices and pollution prevention measures, post construction stormwater management practices, areas of disturbance, points of discharge to surface waters within or immediately adjacent to the construction site, and points of discharge from the construction site. Specifically, the qualified inspector shall inspect all sediment barriers, inlet protection, silt fencing and construction entrances; catch basins and field inlets for accumulation of sediments; any un-stabilized, disturbed areas, mulch, and permanent vegetative controls; and staging areas and storage areas for construction materials, waste materials, and construction chemicals. The inspector shall notify the general contractor of any necessary repairs to damaged or ineffective measures, and any necessary corrective action, including, but not limited to the removal of sediment, stabilization of disturbed areas, or placement of additional measures to ensure proper functioning of the erosion and sediment control practices. The general contractor shall be responsible for immediate implementation of the corrective actions. The inspections shall be conducted at least once every seven days. For construction sites that disturb greater than five (5) acres of soil at any one time, the inspections shall be conducted at least twice every seven days with the two inspections separated by a minimum of two days. The qualified inspector may reduce the frequency of or stop conducting the inspections in accordance with the provisions of Part IV.C.3 of GP-0-20-001. The qualified inspector shall prepare an inspection report for each inspection. An example SWPPP inspection form is provided in Appendix C. All inspection reports shall be maintained on site with the SWPPP.

F. SOLID WASTE MANAGEMENT

Construction debris and waste expected to be generated during the project include concrete compounds, wood, cardboard, metals, masonry, PVC, packing material, and domestic waste (*i.e.* beverage containers, coffee cups, plastic bags and wrappers, etc.). Temporary waste containers (*i.e.* roll-off containers) of sufficient size and number shall be placed within the equipment/material storage areas, to be determined by the general contractor, and accessible on the project site in order to facilitate disposal of construction debris. Waste containers shall have lids or shall be covered during periods of rain to prevent accumulation of water within the containers and to prevent loss of debris from wind. Waste containers shall have watertight bottoms. Waste containers shall not be cleaned or hosed out on the project site. Solid waste containers shall be

removed bi-weekly or more frequently as needed. No on-site disposal of any construction materials shall be permitted.

Work areas shall be maintained in an orderly and clean manner to prevent windblown litter from exiting the site. Littering on the project site shall be prohibited. Trash receptacles shall be placed in locations where workers congregate for lunches and breaks. Litter shall be bagged before placement in large waste containers.

Potential toxic and hazardous materials, if any, shall not be disposed of in solid waste containers and shall be segregated in separate containers for transport to an approved off-site receiving area.

G. CHEMICAL STORAGE AND SPILL PREVENTION/RESPONSE

The general contractor is responsible for proper storage of potentially hazardous chemicals on-site and enforcement of proper spill prevention and control measures. Proper storage, clean-up, and spill reporting instructions will be present in the project trailer and will be posted in a conspicuous and accessible location.

Potentially hazardous chemicals and materials that may be used on site include solvents, adhesives, lubricants, gasoline, diesel fuel, asphalt and concrete compounds. All chemicals shall be stored in their original containers, and according to manufacturer's specifications. Materials shall be stored in covered storage with an impervious lined bottom to prevent leaching of chemicals into the ground. The storage shall be secured to prevent unauthorized entry during non-working hours. An ample supply of appropriate absorbent spill clean-up material will be kept in or near the storage area. The storage area is to be kept clean and well-organized.

In the event of a chemical spill, the contractor should contain the spill in accordance with the manufacture's recommended methods and must report the spill to the NYS Spill Hotline (1-800-457-7362) within 2 hours of discovery.

H. STORMWATER DISCHARGES FROM INDUSTRIAL ACTIVITY

There are no stormwater discharges associated with industrial activity at the construction site (i.e. asphalt plants and/or concrete plants) proposed as part of this project.

2. POST-CONSTRUCTION STORMWATER MANAGEMENT

The post-construction stormwater management practices for this project have been designed in conformance with requirements of the Town of Lewisboro.

A. STORMWATER MANAGEMENT PRACTICES

Clearing limits are identified on the construction drawings in order to establish areas of natural features to be preserved and protected while the remainder of the site is being developed. The preservation of natural areas associated with this project also serves to limit the amount of impervious surfaces on the site.

B. STORMWATER MODELING AND ANALYSIS

Pre-Development Conditions

A Pre-Development Drainage Area Map is provided in Appendix H identifying watershed boundaries, flow paths and design points. The existing site is predominantly wooded with a small treatment building, paved access, and a mobile generator and water system components. The site generally slopes toward the center of the site where a small stream bisects the site flowing east to west. Slopes onsite are generally 15% or less with some steeper areas ranging from 15% to 25%. For the purposes of this analysis the site has been defined as one 2.14-acre watershed (WS#1) which encompasses areas of the site which will be disturbed or runoff conditions will be altered. The study point for WS#1 is Study Point #1. This study point is defined as the onsite stream running through the center of the parcel and exiting the site along the western boundary. Flow is directed to the stream as sheet flow through wooded areas to the north and south.

Post-Development Conditions

A Post-Development Drainage Area Map is provided in Appendix H identifying watershed boundaries, flow paths, design points and SMP's. The proposed site will remain predominantly wooded with new treatment building, resurfacing of paved access, and a revised fenced area containing two water treatment process tanks. As before, the site slopes toward the center of the site where a small stream bisects the site flowing east to west. Slopes onsite are generally 15% or less with some steeper areas ranging from 15% to 25%. Similar to the existing conditions the proposed conditions been defined as one 2.14-acre watershed (WS#1) which encompasses areas of the site which will be disturbed or runoff conditions will be altered. The study point for WS#1 is Study Point #1. In the post-development conditions, the watershed is divided into two sub-watersheds (WS#1A and WS#1B). WS#1A consists of all areas in WS#1 with the exception of the new treatment building. The study point and Tc remain the same as the pre-developed conditions.

WS#1B consists of the new water treatment building. The entirety of the rooftop area is directed to a small detention system before being released to Study Point #1.

Stormwater Modeling

Stormwater runoff from watershed areas in the pre and post-development conditions and the post-construction stormwater management practices have been modeled for the 1, 10 and 100-year, 24-hour storm events using Hydraflow Hydrographs. Time of Concentration (Tc) values for pre and post-development conditions were determined using the TR-55 methodology. A minimum Tc value of 6 minutes was used for each tributary area. Runoff rates have been calculated using the SCS Unit Hydrograph method.

A small underground detention system has been designed to attenuate runoff from the new treatment building. Additional information on the design can be found on the plans included in Appendix H. The detention system was sized utilizing the Hydraflow Hydrographs software. The Hydraflow Hydrographs reports are provided in Appendix G. A summary comparing pre- and post-development runoff rates for the 25-year storm event is provided in Table 01 below.

Table 01 – Stormwater Modeling Summary

Watershed ID	Peak Outflow (25-Yr Storm)
Pre-Development Drainage Conditions	
WS#1	7.304 cfs
Post-Development Drainage Conditions	
WS#1A	7.168 cfs
WS#1B	0.240 cfs
WS#1 Total*	7.294 cfs

***WS#1 total taken after WS#1B passes through underground detention system*

C. SOIL TESTING RESULTS AND LOCATIONS

Test boring locations and the reported boring log information from soil testing performed for this site are located in Appendix B and on the site plans in Appendix H.

D. OPERATIONS AND MAINTENANCE PLAN

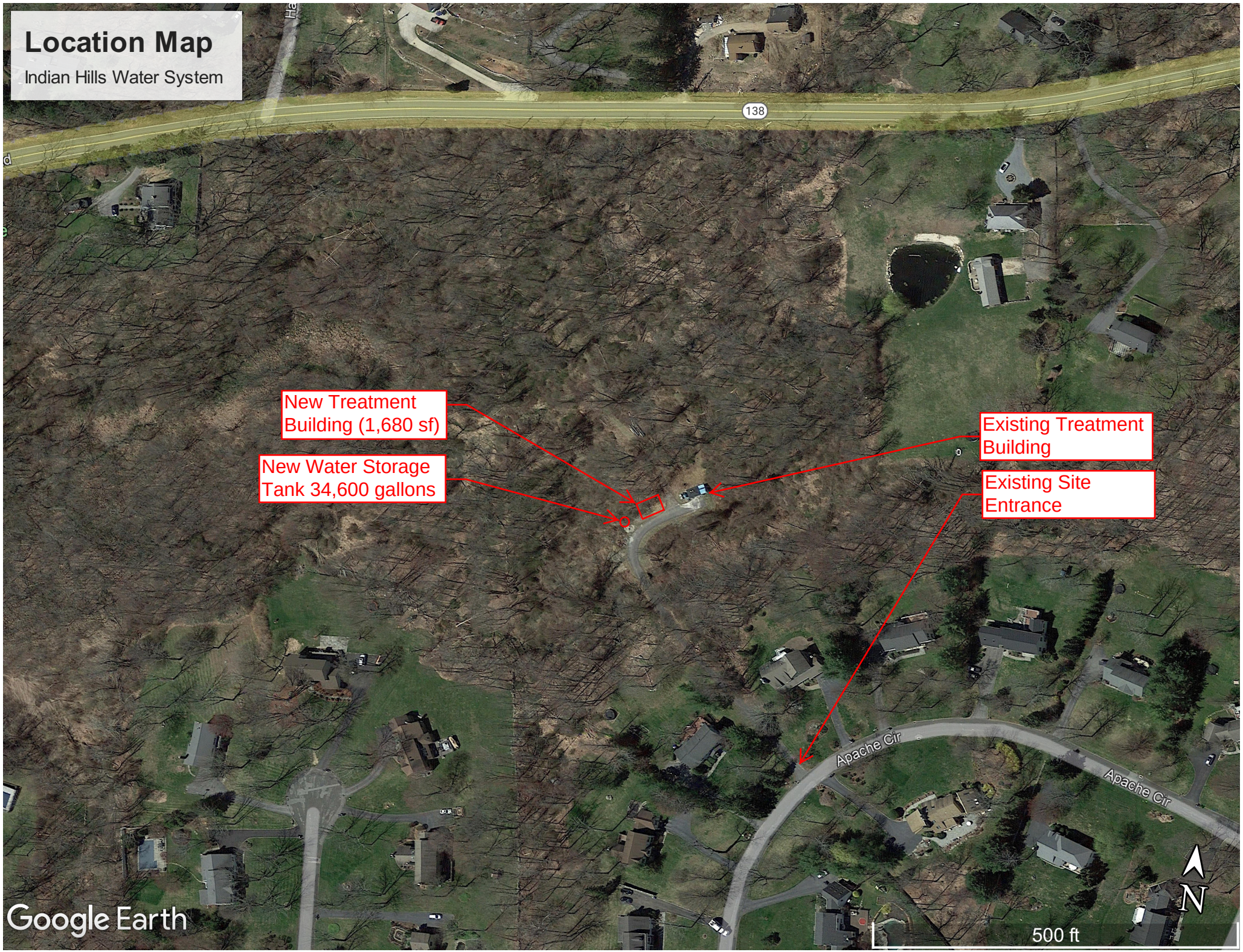
Upon completion of construction the Owner will be responsible for inspection, maintenance and repair of the post-construction SMPs. Debris, trash, sediment and other waste generated by the site should be removed and disposed of at suitable disposal/recycling sites and in compliance with applicable local, state, and federal waste regulations by the entity responsible.

The underground detention system shall be inspected at least twice annually. The system contains two 24” diameter maintenance access manholes for access to the two sides of the

detention system. Every six (6) months or less, the system shall be inspected, and any sediment or debris shall be removed. The inspection should include confirmation that the orifices are not clogged or impeded. Additionally, the outfall (FES#1) for the system shall be inspected to confirm no obstructions or debris accumulation. Any debris shall be removed. If necessary, any riprap shall be replaced and any eroded areas restabilized (most likely in first six months before vegetation fully established).

Appendix A

Location Map


Location Map
Indian Hills Water System
138
New Treatment Building (1,680 sf)
New Water Storage Tank 34,600 gallons
Existing Treatment Building
Existing Site Entrance
Apache Cir
Apache Cir
N
500 ft
Google Earth

Appendix B

USDA-NRCS Soil Report

Soil Borings

United States Department of Agriculture

NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Westchester County, New York

NYAW2004 - Arbor

March 7, 2022

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (https://offices.sc.egov.usda.gov/locator/app?agency=nrcs) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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Contents

How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report
Soil Map

Map Scale: 1:1,650 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 20 40 80 120

Feet: 0 50 100 200 300

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Westchester County, New York
Survey Area Data: Version 17, Sep 1, 2021

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Oct 8, 2020—Oct 14, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
ChD	Charlton fine sandy loam, 15 to 25 percent slopes	0.2	2.8%
CsD	Chatfield-Charlton complex, 15 to 35 percent slopes, very rocky	0.0	0.3%
Ff	Fluvaquents-Udifluvents complex, frequently flooded	3.3	39.9%
PnB	Paxton fine sandy loam, 3 to 8 percent slopes	0.3	3.9%
PnC	Paxton fine sandy loam, 8 to 15 percent slopes	0.8	9.4%
PoC	Paxton fine sandy loam, 8 to 15 percent slopes, very stony	0.2	2.9%
RdB	Ridgebury complex, 3 to 8 percent slopes	0.5	5.6%
RgB	Ridgebury complex, 0 to 8 percent slopes, very stony	1.2	14.9%
RhC	Riverhead loam, 8 to 15 percent slopes	1.2	14.0%
Ub	Udorthents, smoothed	0.5	6.3%
Totals for Area of Interest		**8.3**	**100.0%**

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties

and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Westchester County, New York

ChD—Charlton fine sandy loam, 15 to 25 percent slopes

Map Unit Setting

National map unit symbol: 2wh0t
Elevation: 0 to 1,290 feet
Mean annual precipitation: 36 to 71 inches
Mean annual air temperature: 39 to 55 degrees F
Frost-free period: 140 to 240 days
Farmland classification: Not prime farmland

Map Unit Composition

Charlton and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Charlton

Setting

Landform: Ridges, ground moraines, hills
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Side slope
Down-slope shape: Convex, linear
Across-slope shape: Convex
Parent material: Coarse-loamy melt-out till derived from granite, gneiss and/or schist

Typical profile

Ap - 0 to 7 inches: fine sandy loam
Bw - 7 to 22 inches: gravelly fine sandy loam
C - 22 to 65 inches: gravelly fine sandy loam

Properties and qualities

Slope: 15 to 25 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to high (0.14 to 14.17 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline (0.0 to 1.9 mmhos/cm)
Available water supply, 0 to 60 inches: Moderate (about 6.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4e
Hydrologic Soil Group: B
Ecological site: F144AY034CT - Well Drained Till Uplands
Hydric soil rating: No

Minor Components

Sutton, fine sandy loam
Percent of map unit: 5 percent
Landform: Ridges, hills, ground moraines
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Base slope
Down-slope shape: Concave
Across-slope shape: Linear
Hydric soil rating: No

Paxton
Percent of map unit: 5 percent
Landform: Ground moraines, hills, drumlins
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Side slope
Down-slope shape: Convex, linear
Across-slope shape: Convex
Hydric soil rating: No

Chatfield
Percent of map unit: 3 percent
Landform: Ridges, hills
Landform position (two-dimensional): Backslope, shoulder, summit
Landform position (three-dimensional): Nose slope, crest, side slope
Down-slope shape: Convex
Across-slope shape: Convex
Hydric soil rating: No

Canton
Percent of map unit: 2 percent
Landform: Moraines, hills, ridges
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Side slope
Down-slope shape: Convex, linear
Across-slope shape: Convex
Hydric soil rating: No

CsD—Chatfield-Charlton complex, 15 to 35 percent slopes, very rocky

Map Unit Setting
National map unit symbol: 2w69k
Elevation: 0 to 1,290 feet
Mean annual precipitation: 36 to 71 inches
Mean annual air temperature: 39 to 55 degrees F
Frost-free period: 140 to 240 days
Farmland classification: Not prime farmland

Map Unit Composition
Chatfield, very stony, and similar soils: 45 percent

Charlton, very stony, and similar soils: 35 percent
Minor components: 20 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Chatfield, Very Stony

Setting

Landform: Ridges, hills
Landform position (two-dimensional): Backslope, shoulder, summit
Landform position (three-dimensional): Crest, side slope, nose slope
Down-slope shape: Convex
Across-slope shape: Linear, convex
Parent material: Coarse-loamy melt-out till derived from granite, gneiss, and/or schist

Typical profile

Oi - 0 to 1 inches: slightly decomposed plant material
A - 1 to 2 inches: fine sandy loam
Bw - 2 to 30 inches: gravelly fine sandy loam
2R - 30 to 40 inches: bedrock

Properties and qualities

Slope: 15 to 35 percent
Surface area covered with cobbles, stones or boulders: 1.6 percent
Depth to restrictive feature: 20 to 41 inches to lithic bedrock
Drainage class: Well drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Very low (0.00 to 0.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline (0.0 to 1.9 mmhos/cm)
Available water supply, 0 to 60 inches: Low (about 4.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7s
Hydrologic Soil Group: B
Ecological site: F144AY034CT - Well Drained Till Uplands
Hydric soil rating: No

Description of Charlton, Very Stony

Setting

Landform: Ridges, hills
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Side slope
Down-slope shape: Convex, linear
Across-slope shape: Convex
Parent material: Coarse-loamy melt-out till derived from granite, gneiss, and/or schist

Typical profile

Oe - 0 to 2 inches: moderately decomposed plant material
A - 2 to 4 inches: fine sandy loam
Bw - 4 to 27 inches: gravelly fine sandy loam

C - 27 to 65 inches: gravelly fine sandy loam

Properties and qualities

Slope: 15 to 35 percent
Surface area covered with cobbles, stones or boulders: 1.6 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to high (0.14 to 14.17 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline (0.0 to 1.9 mmhos/cm)
Available water supply, 0 to 60 inches: Moderate (about 8.7 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7s
Hydrologic Soil Group: B
Ecological site: F144AY034CT - Well Drained Till Uplands
Hydric soil rating: No

Minor Components

Leicester, very stony

Percent of map unit: 6 percent
Landform: Depressions, ground moraines, hills, drainageways
Landform position (two-dimensional): Toeslope, footslope
Landform position (three-dimensional): Base slope
Down-slope shape: Linear, concave
Across-slope shape: Concave
Hydric soil rating: Yes

Hollis, very stony

Percent of map unit: 5 percent
Landform: Ridges, hills
Landform position (two-dimensional): Backslope, shoulder, summit
Landform position (three-dimensional): Side slope, nose slope, crest
Down-slope shape: Convex
Across-slope shape: Linear, convex
Hydric soil rating: No

Rock outcrop

Percent of map unit: 5 percent
Landform: Ridges, hills
Hydric soil rating: No

Sutton, very stony

Percent of map unit: 4 percent
Landform: Ground moraines, hills
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Base slope
Down-slope shape: Concave
Across-slope shape: Linear
Hydric soil rating: No

Ff—Fluvaquents-Udifluvents complex, frequently flooded

Map Unit Setting

National map unit symbol: bd8k
Elevation: 100 to 3,000 feet
Mean annual precipitation: 46 to 50 inches
Mean annual air temperature: 46 to 52 degrees F
Frost-free period: 115 to 215 days
Farmland classification: Not prime farmland

Map Unit Composition

Fluvaquents and similar soils: 50 percent
Udifluvents and similar soils: 35 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Fluvaquents

Setting

Landform: Flood plains
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Dip
Down-slope shape: Concave
Across-slope shape: Concave
Parent material: Alluvium with highly variable texture

Typical profile

H1 - 0 to 5 inches: gravelly silt loam
H2 - 5 to 70 inches: very gravelly silt loam

Properties and qualities

Slope: 0 to 3 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to very high (0.06 to 19.98 in/hr)
Depth to water table: About 0 inches
Frequency of flooding: FrequentNone
Frequency of ponding: Frequent
Calcium carbonate, maximum content: 15 percent
Available water supply, 0 to 60 inches: Moderate (about 6.1 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 5w
Hydrologic Soil Group: A/D
Hydric soil rating: Yes

Description of Udifluvents

Setting

Landform: Flood plains
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Rise
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Alluvium with a wide range of texture

Typical profile

H1 - 0 to 4 inches: gravelly silt loam
H2 - 4 to 70 inches: very gravelly loam

Properties and qualities

Slope: 0 to 3 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to very high (0.06 to 19.98 in/hr)
Depth to water table: About 24 to 72 inches
Frequency of flooding: NoneFrequent
Frequency of ponding: None
Calcium carbonate, maximum content: 15 percent
Available water supply, 0 to 60 inches: Low (about 5.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 5w
Hydrologic Soil Group: A
Hydric soil rating: No

Minor Components

Sun

Percent of map unit: 3 percent
Landform: Depressions
Hydric soil rating: Yes

Riverhead

Percent of map unit: 2 percent
Hydric soil rating: No

Hinckley

Percent of map unit: 2 percent
Hydric soil rating: No

Knickerbocker

Percent of map unit: 2 percent
Hydric soil rating: No

Leicester

Percent of map unit: 2 percent
Landform: Depressions
Hydric soil rating: Yes

Ridgebury

Percent of map unit: 2 percent

Landform: Depressions
Hydric soil rating: Yes

Palms

Percent of map unit: 1 percent
Landform: Marshes, swamps
Hydric soil rating: Yes

Carlisle

Percent of map unit: 1 percent
Landform: Swamps, marshes
Hydric soil rating: Yes

PnB—Paxton fine sandy loam, 3 to 8 percent slopes

Map Unit Setting

National map unit symbol: 2t2qp
Elevation: 0 to 1,570 feet
Mean annual precipitation: 36 to 71 inches
Mean annual air temperature: 39 to 55 degrees F
Frost-free period: 140 to 240 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Paxton and similar soils: 80 percent
Minor components: 20 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Paxton

Setting

Landform: Ground moraines, drumlins, hills
Landform position (two-dimensional): Backslope, summit, shoulder
Landform position (three-dimensional): Side slope, crest, nose slope
Down-slope shape: Convex, linear
Across-slope shape: Convex
Parent material: Coarse-loamy lodgment till derived from gneiss, granite, and/or schist

Typical profile

Ap - 0 to 8 inches: fine sandy loam
Bw1 - 8 to 15 inches: fine sandy loam
Bw2 - 15 to 26 inches: fine sandy loam
Cd - 26 to 65 inches: gravelly fine sandy loam

Properties and qualities

Slope: 3 to 8 percent
Depth to restrictive feature: 18 to 39 inches to densic material
Drainage class: Well drained
Runoff class: Medium

Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.14 in/hr)
Depth to water table: About 18 to 37 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline (0.0 to 1.9 mmhos/cm)
Available water supply, 0 to 60 inches: Low (about 3.1 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2s
Hydrologic Soil Group: C
Ecological site: F144AY007CT - Well Drained Dense Till Uplands
Hydric soil rating: No

Minor Components

Woodbridge

Percent of map unit: 9 percent
Landform: Ground moraines, drumlins, hills
Landform position (two-dimensional): Backslope, footslope, summit
Landform position (three-dimensional): Side slope
Down-slope shape: Concave
Across-slope shape: Linear
Hydric soil rating: No

Ridgebury

Percent of map unit: 6 percent
Landform: Depressions, ground moraines, hills, drainageways
Landform position (two-dimensional): Toeslope, backslope, footslope
Landform position (three-dimensional): Base slope, head slope, dip
Down-slope shape: Concave
Across-slope shape: Concave
Hydric soil rating: Yes

Charlton

Percent of map unit: 5 percent
Landform: Hills
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

PnC—Paxton fine sandy loam, 8 to 15 percent slopes

Map Unit Setting

National map unit symbol: 2w66y
Elevation: 0 to 1,320 feet
Mean annual precipitation: 36 to 71 inches
Mean annual air temperature: 39 to 55 degrees F
Frost-free period: 140 to 240 days
Farmland classification: Farmland of statewide importance

Map Unit Composition

Paxton and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Paxton

Setting

Landform: Ground moraines, hills, drumlins
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Side slope
Down-slope shape: Convex, linear
Across-slope shape: Convex
Parent material: Coarse-loamy lodgment till derived from gneiss, granite, and/or schist

Typical profile

Ap - 0 to 8 inches: fine sandy loam
Bw1 - 8 to 15 inches: fine sandy loam
Bw2 - 15 to 26 inches: fine sandy loam
Cd - 26 to 65 inches: gravelly fine sandy loam

Properties and qualities

Slope: 8 to 15 percent
Depth to restrictive feature: 20 to 39 inches to densic material
Drainage class: Well drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.14 in/hr)
Depth to water table: About 18 to 37 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline (0.0 to 1.9 mmhos/cm)
Available water supply, 0 to 60 inches: Low (about 4.1 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3e
Hydrologic Soil Group: C
Ecological site: F144AY007CT - Well Drained Dense Till Uplands
Hydric soil rating: No

Minor Components

Charlton

Percent of map unit: 7 percent
Landform: Hills
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Side slope
Down-slope shape: Convex
Across-slope shape: Convex
Hydric soil rating: No

Woodbridge

Percent of map unit: 6 percent
Landform: Hills, drumlins, ground moraines

Landform position (two-dimensional): Footslope, summit, backslope
Landform position (three-dimensional): Side slope
Down-slope shape: Concave
Across-slope shape: Linear
Hydric soil rating: No

Ridgebury

Percent of map unit: 2 percent
Landform: Drumlins, drainageways, depressions, ground moraines, hills
Landform position (two-dimensional): Toeslope, footslope
Landform position (three-dimensional): Base slope, head slope
Down-slope shape: Concave, linear
Across-slope shape: Concave, linear
Hydric soil rating: Yes

PoC—Paxton fine sandy loam, 8 to 15 percent slopes, very stony

Map Unit Setting

National map unit symbol: 2w677
Elevation: 0 to 1,330 feet
Mean annual precipitation: 36 to 71 inches
Mean annual air temperature: 39 to 55 degrees F
Frost-free period: 140 to 240 days
Farmland classification: Not prime farmland

Map Unit Composition

Paxton, very stony, and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Paxton, Very Stony

Setting

Landform: Ground moraines, hills, drumlins
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Side slope
Down-slope shape: Convex, linear
Across-slope shape: Linear, convex
Parent material: Coarse-loamy lodgment till derived from gneiss, granite, and/or schist

Typical profile

Oe - 0 to 2 inches: moderately decomposed plant material
A - 2 to 10 inches: fine sandy loam
Bw1 - 10 to 17 inches: fine sandy loam
Bw2 - 17 to 28 inches: fine sandy loam
Cd - 28 to 67 inches: gravelly fine sandy loam

Properties and qualities

Slope: 8 to 15 percent
Surface area covered with cobbles, stones or boulders: 1.6 percent

Depth to restrictive feature: 20 to 43 inches to densic material
Drainage class: Well drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.14 in/hr)
Depth to water table: About 18 to 37 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline (0.0 to 1.9 mmhos/cm)
Available water supply, 0 to 60 inches: Low (about 4.7 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6s
Hydrologic Soil Group: C
Ecological site: F144AY007CT - Well Drained Dense Till Uplands
Hydric soil rating: No

Minor Components

Woodbridge, very stony

Percent of map unit: 8 percent
Landform: Hills, drumlins, ground moraines
Landform position (two-dimensional): Backslope, footslope
Landform position (three-dimensional): Side slope
Down-slope shape: Concave
Across-slope shape: Linear
Hydric soil rating: No

Charlton, very stony

Percent of map unit: 5 percent
Landform: Hills
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Side slope
Down-slope shape: Convex
Across-slope shape: Convex
Hydric soil rating: No

Ridgebury, very stony

Percent of map unit: 2 percent
Landform: Drumlins, depressions, ground moraines, hills, drainageways
Landform position (two-dimensional): Toeslope, footslope
Landform position (three-dimensional): Base slope, head slope
Down-slope shape: Concave
Across-slope shape: Concave
Hydric soil rating: Yes

RdB—Ridgebury complex, 3 to 8 percent slopes

Map Unit Setting

National map unit symbol: 2xfg2

Elevation: 10 to 1,180 feet
Mean annual precipitation: 36 to 71 inches
Mean annual air temperature: 39 to 55 degrees F
Frost-free period: 145 to 240 days
Farmland classification: Farmland of statewide importance

Map Unit Composition

Ridgebury, loam, and similar soils: 50 percent
Ridgebury, somewhat poorly drained, and similar soils: 35 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Ridgebury, Loam

Setting

Landform: Drumlins, depressions, ground moraines, hills, drainageways
Landform position (two-dimensional): Toeslope, footslope
Landform position (three-dimensional): Base slope, head slope
Down-slope shape: Concave
Across-slope shape: Concave
Parent material: Coarse-loamy lodgment till derived from gneiss, granite, and/or schist

Typical profile

Oe - 0 to 1 inches: moderately decomposed plant material
A - 1 to 6 inches: loam
Bw - 6 to 10 inches: gravelly fine sandy loam
Bg - 10 to 19 inches: gravelly fine sandy loam
Cd - 19 to 66 inches: gravelly loam

Properties and qualities

Slope: 3 to 8 percent
Depth to restrictive feature: 15 to 35 inches to densic material
Drainage class: Poorly drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.14 in/hr)
Depth to water table: About 0 to 6 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline (0.0 to 1.9 mmhos/cm)
Available water supply, 0 to 60 inches: Low (about 3.1 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4w
Hydrologic Soil Group: D
Ecological site: F144AY009CT - Wet Till Depressions
Hydric soil rating: Yes

Description of Ridgebury, Somewhat Poorly Drained

Setting

Landform: Hills, drainageways, drumlins, depressions, ground moraines
Landform position (two-dimensional): Toeslope, footslope
Landform position (three-dimensional): Head slope, base slope
Down-slope shape: Concave

Across-slope shape: Concave
Parent material: Coarse-loamy lodgment till derived from gneiss, granite, and/or schist

Typical profile

Oa - 0 to 1 inches: highly decomposed plant material
A - 1 to 7 inches: loam
Bw - 7 to 13 inches: loam
Bg - 13 to 21 inches: fine sandy loam
Cd - 21 to 60 inches: gravelly fine sandy loam

Properties and qualities

Slope: 3 to 8 percent
Depth to restrictive feature: 15 to 35 inches to densic material
Drainage class: Somewhat poorly drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.14 in/hr)
Depth to water table: About 10 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline (0.0 to 1.9 mmhos/cm)
Available water supply, 0 to 60 inches: Low (about 3.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3w
Hydrologic Soil Group: D
Ecological site: F144AY009CT - Wet Till Depressions
Hydric soil rating: No

Minor Components

Woodbridge, loam

Percent of map unit: 5 percent
Landform: Hills, drumlins, ground moraines
Landform position (two-dimensional): Backslope, summit, footslope
Landform position (three-dimensional): Side slope, crest
Down-slope shape: Convex
Across-slope shape: Linear
Hydric soil rating: No

Sun, very poorly drained

Percent of map unit: 5 percent
Landform: Depressions
Down-slope shape: Concave
Across-slope shape: Concave
Hydric soil rating: Yes

Leicester, loam

Percent of map unit: 3 percent
Landform: Ground moraines, depressions, hills, drainageways
Landform position (two-dimensional): Toeslope, footslope
Landform position (three-dimensional): Base slope
Down-slope shape: Concave, linear
Across-slope shape: Concave
Hydric soil rating: Yes

Paxton

Percent of map unit: 2 percent
Landform: Hills, drumlins, ground moraines
Landform position (two-dimensional): Backslope, shoulder, summit
Landform position (three-dimensional): Side slope, crest
Down-slope shape: Convex, linear
Across-slope shape: Linear, convex
Hydric soil rating: No

RgB—Ridgebury complex, 0 to 8 percent slopes, very stony

Map Unit Setting

National map unit symbol: 2xfg3
Elevation: 110 to 1,200 feet
Mean annual precipitation: 36 to 71 inches
Mean annual air temperature: 39 to 55 degrees F
Frost-free period: 145 to 240 days
Farmland classification: Not prime farmland

Map Unit Composition

Ridgebury, loam, very stony, and similar soils: 50 percent
Ridgebury, somewhat poorly drained, very stony, and similar soils: 35 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Ridgebury, Loam, Very Stony

Setting

Landform: Drumlins, depressions, ground moraines, hills, drainageways
Landform position (two-dimensional): Toeslope, footslope
Landform position (three-dimensional): Base slope, head slope
Down-slope shape: Concave
Across-slope shape: Concave
Parent material: Coarse-loamy lodgment till derived from gneiss, granite, and/or schist

Typical profile

Oe - 0 to 1 inches: moderately decomposed plant material
A - 1 to 6 inches: loam
Bw - 6 to 10 inches: gravelly fine sandy loam
Bg - 10 to 19 inches: gravelly fine sandy loam
Cd - 19 to 66 inches: gravelly loam

Properties and qualities

Slope: 0 to 8 percent
Surface area covered with cobbles, stones or boulders: 1.6 percent
Depth to restrictive feature: 15 to 35 inches to densic material
Drainage class: Poorly drained
Runoff class: Very high

Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.14 in/hr)
Depth to water table: About 0 to 6 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline (0.0 to 1.9 mmhos/cm)
Available water supply, 0 to 60 inches: Low (about 3.1 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6s
Hydrologic Soil Group: D
Ecological site: F144AY009CT - Wet Till Depressions
Hydric soil rating: Yes

Description of Ridgebury, Somewhat Poorly Drained, Very Stony

Setting

Landform: Hills, drainageways, drumlins, depressions, ground moraines
Landform position (two-dimensional): Toeslope, footslope
Landform position (three-dimensional): Base slope, head slope
Down-slope shape: Concave
Across-slope shape: Concave
Parent material: Coarse-loamy lodgment till derived from gneiss, granite, and/or schist

Typical profile

Oa - 0 to 1 inches: highly decomposed plant material
A - 1 to 7 inches: loam
Bw - 7 to 13 inches: loam
Bg - 13 to 21 inches: fine sandy loam
Cd - 21 to 60 inches: gravelly fine sandy loam

Properties and qualities

Slope: 0 to 8 percent
Surface area covered with cobbles, stones or boulders: 1.6 percent
Depth to restrictive feature: 15 to 35 inches to densic material
Drainage class: Somewhat poorly drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.14 in/hr)
Depth to water table: About 10 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline (0.0 to 1.9 mmhos/cm)
Available water supply, 0 to 60 inches: Low (about 3.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6s
Hydrologic Soil Group: D
Ecological site: F144AY009CT - Wet Till Depressions
Hydric soil rating: No

Minor Components

Sun, very poorly drained, very stony
Percent of map unit: 5 percent
Landform: Depressions
Down-slope shape: Concave
Across-slope shape: Concave
Hydric soil rating: Yes

Woodbridge, loam, very stony
Percent of map unit: 5 percent
Landform: Ground moraines, hills, drumlins
Landform position (two-dimensional): Summit, footslope, backslope
Landform position (three-dimensional): Crest, side slope
Down-slope shape: Convex
Across-slope shape: Linear
Hydric soil rating: No

Ridgebury, loam, bouldery
Percent of map unit: 3 percent
Landform: Drumlins, depressions, ground moraines, hills, drainageways
Landform position (two-dimensional): Toeslope, footslope
Landform position (three-dimensional): Head slope, base slope
Down-slope shape: Concave
Across-slope shape: Concave
Hydric soil rating: Yes

Paxton, very stony
Percent of map unit: 2 percent
Landform: Ground moraines, hills, drumlins
Landform position (two-dimensional): Backslope, shoulder, summit
Landform position (three-dimensional): Side slope, crest
Down-slope shape: Convex, linear
Across-slope shape: Linear, convex
Hydric soil rating: No

RhC—Riverhead loam, 8 to 15 percent slopes

Map Unit Setting
National map unit symbol: bd9h
Elevation: 0 to 920 feet
Mean annual precipitation: 46 to 50 inches
Mean annual air temperature: 46 to 52 degrees F
Frost-free period: 115 to 215 days
Farmland classification: Farmland of statewide importance

Map Unit Composition
Riverhead and similar soils: 85 percent
Minor components: 15 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Riverhead

Setting

Landform: Terraces, deltas
Landform position (two-dimensional): Shoulder
Landform position (three-dimensional): Tread
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Loamy glaciofluvial deposits overlying stratified sand and gravel

Typical profile

H1 - 0 to 6 inches: loam
H2 - 6 to 25 inches: sandy loam
H3 - 25 to 30 inches: loamy sand
H4 - 30 to 60 inches: loamy sand

Properties and qualities

Slope: 8 to 15 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): High (1.98 to 5.95 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Low (about 4.4 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3e
Hydrologic Soil Group: A
Hydric soil rating: No

Minor Components

Pompton

Percent of map unit: 5 percent
Hydric soil rating: No

Charlton

Percent of map unit: 4 percent
Hydric soil rating: No

Hinckley

Percent of map unit: 3 percent
Hydric soil rating: No

Knickerbocker

Percent of map unit: 3 percent
Hydric soil rating: No

Ub—Udorthents, smoothed

Map Unit Setting

National map unit symbol: bd7f
Elevation: 0 to 2,400 feet
Mean annual precipitation: 46 to 50 inches
Mean annual air temperature: 46 to 52 degrees F
Frost-free period: 115 to 215 days
Farmland classification: Not prime farmland

Map Unit Composition

Udorthents, smoothed, and similar soils: 80 percent
Minor components: 20 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Udorthents, Smoothed

Typical profile

H1 - 0 to 4 inches: gravelly loam
H2 - 4 to 70 inches: very gravelly loam

Properties and qualities

Slope: 0 to 8 percent
Depth to restrictive feature: 40 to 60 inches to lithic bedrock
Drainage class: Moderately well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to high (0.06 to 5.95 in/hr)
Depth to water table: About 18 to 48 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 15 percent
Available water supply, 0 to 60 inches: Low (about 4.6 inches)

Minor Components

Udorthents, wet substratum

Percent of map unit: 5 percent
Hydric soil rating: No

Urban land

Percent of map unit: 5 percent
Hydric soil rating: Unranked

Leicester

Percent of map unit: 2 percent
Hydric soil rating: No

Hollis

Percent of map unit: 2 percent
Hydric soil rating: No

Charlton

Percent of map unit: 2 percent
Hydric soil rating: No

Riverhead

Percent of map unit: 2 percent
Hydric soil rating: No

Sun

Percent of map unit: 2 percent
Landform: Depressions
Hydric soil rating: Yes

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2 May 2022

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Attn: Mr. Tom Kaley, P.E.
Project Engineer 2

Re: Report on Subsurface Soil and Foundation Investigation
Proposed Water Treatment Building
Indian Hills Waccabuc Pump Station – Apache Drive
Lewisboro, NY (CSA Job #22-09B)

Dear Mr. Kaley:

In accordance with our revised proposal dated 23 February 2022 and your subsequent authorization, we have completed a Subsurface Soil and Foundation Investigation for the referenced site. The purpose of this study was to determine the nature and engineering properties of the subsurface soil and the groundwater conditions for the new construction, to recommend a practical foundation scheme, and to determine the allowable bearing capacity of the site soils.

We understand that the proposed construction will consist of a new water treatment building. To guide us in this study, you have provided us with a plan that indicates the location of the proposed construction.

Our scope of work for this project included the following:

1. Reviewed the proposed layout, the existing site conditions, the expected soil conditions, and planned this study.

2. Retained General Borings, Inc. to advance two (2) test borings at selected locations on the subject site.

3. Laid out the boring locations in the field, visually identified the soil layers encountered, obtained soil samples, and prepared detailed boring logs and a Boring Location Plan.

4. Performed soil identification tests on selected soil samples in our laboratory.

5. Analyzed the field data and prepared this report containing the results of this study.

1.0 SITE DESCRIPTION

The project site is located off Apache Circle in Lewisboro, New York. The site is currently an active water treatment facility and is occupied by a one-story masonry building. The remainder of the site is wooded with an asphalt driveway. Existing structures are present on the site including underground utilities, mobile generator and electrical cabinet. Located within the property is wetlands and two streams. Site grades generally slope down from south to north ranging from elevation +406.0 to elevation +380.0.

2.0 PROPOSED CONSTRUCTION

We understand that proposed construction will consist of a new water treatment building. The building will be approximately 1,680 square feet with a finished floor elevation of +403.2. Site development will include new underground utilities and above ground water storage tanks.

The following evaluation is based on information that has been provided to our office as of the date of this report. Once the planned construction has been further developed, a copy of the plans should be forwarded to our office so that we can review it along with the recommendations in this report. At that time, any changes or additional recommendations can be provided, if required.

3.0 SUBSURFACE CONDITIONS

To determine the subsurface soil and groundwater conditions at the site, two (2) test borings were advanced by General Borings, Inc. at the locations shown on the enclosed Boring Location Plan. The borings were performed using hollow stem augers and split spoon sampling. The borings were completed on 23 March 2022 under the full-time inspection of Carlin-Simpson & Associates.

Detailed boring logs have been prepared and are included in this report. Our field engineer visually identified all of the soil samples obtained during the boring operations and select samples were tested in our laboratory. The results of the laboratory testing are included in this report.

3.1 Soils

The soil descriptions shown on the boring logs are based on the Burmister Classification System. In this system, the soil is divided into three components: Sand (S), Silt ($) and Gravel (G). The major component is indicated in all capital letters, the lesser in lower case letters. The following modifiers indicate the quantity of each lesser component:

Modifier	Quantity
trace (t)	0 -10%
little (l)	10% - 20%
some (s)	20% - 35%
and (a)	35% - 50%

In addition, the unified soil classification system (USCS) was determined for each major stratum and was provided on the attached boring logs and listed below. The subsurface soil conditions observed in the borings can be summarized as follows:

Stratum 1 Topsoil — The surface layer in boring B-2 is topsoil that is approximately 7 inches in thickness.

Stratum 2 Existing Fill — At the surface in test boring B-1 is loose existing fill that generally consists of brown coarse to fine SAND, some (-) Silt, trace coarse to fine Gravel with asphalt. The existing fill extends to a depth of 1'0" below the existing ground surface at the boring locations.

Stratum 3 Silty Sand with Gravel [USCS: SM] — Beneath the existing fill in test boring B-1 and below the topsoil in test boring B-2 is medium dense to very dense gray brown, gray, brown coarse to fine SAND, little (to some) Silt, trace (to and) coarse to fine Gravel. Each of the borings were terminated in this stratum at a depth of 21'5" and 17'0" below the existing ground surface in boring B-1 and B-2, respectively.

3.2 Groundwater

During this investigation, groundwater was encountered at depths of 6'2" and 14'6" (approximate elevations +396.8 and +387.5) below existing ground surface elevation in borings B-1 and B-2, respectively. Based on the anticipated construction and subsurface conditions, groundwater may be encountered during construction. Proper groundwater control measures will be required in the event that water is encountered in the site excavations. Where groundwater is encountered in the site excavations, dewatering with sumps and pumps will be required. In addition, permanent sumps and pumps will be required for the new building if below grade levels and basements are planned.

Variations in the location of the long-term water table may occur as a result of changes in precipitation, evaporation, surface water runoff, and other factors not immediately apparent at the time of this exploration. Based on the proposed construction and groundwater observations, we do not anticipate that groundwater will be encountered during construction.

3.3 Summary of Boring Observations

Borings B-1 and B-2 were performed in the area of the proposed building. A summary of the boring observations is provided in Table 1 below.

Table 1 – Summary of Boring Observations

Boring No.	Existing Ground Surface Elevation	Depth to Groundwater (Elevation)	Depth to Bottom of Existing Fill (Elevation)
B-1	+403.0	6'2" (+396.8)	1'0" (+402.0)
B-2	+402.0	14'6" (+387.5)	NE

NE- Not Encountered

4.0 SUMMARY OF DESIGN RECOMMENDATIONS

Below is a summary of the major design and construction considerations for this project. Additional recommendations are provided in the following sections of this report.

- *Subsurface Conditions (Section 3.0)*
  - Existing fill at the site extends to a depth of 1'0" (approximate elevation +402.0) below the existing ground surface.
  - Groundwater was encountered at depths of 6'2" and 14'6" (approximate elevations +396.8 and +387.5) below existing ground surface elevation in borings B-1 and B-2, respectively.
  - A summary of the subsurface observations is provided in Table 1 above.

- *New Building Area Preparation (Section 5.1)*
  - Surface materials must be stripped from proposed construction area.
  - Exposed subgrade soil shall be densified prior to excavating foundations.
  - New backfill shall be compacted to at least 95% of its Maximum Modified Dry Density (ASTM D-1557).

- *New Structure Foundation Recommendations (Section 5.2)*
  - The existing fill is not suitable for support of the proposed building foundation.
  - The new building foundation shall be lowered to bear directly on virgin soil below the existing fill.
  - Alternatively, the existing fill can be completely removed from below the foundation areas and replaced with new compacted fill.
  - The new foundation may be designed as a shallow spread footing type bearing on virgin soil or engineer-approved compacted fill.
  - Net design bearing pressure is 4,000 psf.
  - Minimum depth for frost protection is 42 inches.
  - Seismic Site Class is D or Stiff Soil Profile.

- *Floor Slab Recommendations (Section 5.3)*
  - The existing fill can be densified in-place for support of the proposed floor slab.
  - The floor slab may be designed as slab on grade.
  - Modulus of subgrade reaction is 200 pci.

- *Additional Site Recommendations (Section 6.0)*
  - Utilities (Section 6.1): New utilities may bear in the densified existing fill, virgin soil, or new compacted fill.

5.0 NEW STRUCTURE EVALUATION

We understand that the planned construction will consist of a new building. The building will be approximately 1,680 square feet with a finished floor elevation of +403.2. Site development may include new underground utilities and above ground storage tanks. Based on the proposed construction and existing grades, we anticipate only minor cuts and fills will be required to achieve the final grades. A summary of the boring observations performed in the proposed building area is provided in Table 1 above.

Existing fill was encountered in test boring B-1 to a depth of 1'0" below the existing ground surface (approximate elevation +402.0) The depth of the existing fill is expected to be variable and may be deeper in unexplored areas of the site. The existing fill is not an acceptable bearing material for the new building foundation. The consistency and density of the soil fill are not predictable. Certain areas may contain clean dense soils while other areas may contain loose material, void

spaces, and/or debris. The existing soil fill creates the possibility of intolerable differential settlements under loading.

To eliminate the potential for damaging differential settlements, the new structure foundations shall be lowered to bear directly on the virgin silty sand with gravel (Stratum 3, USCS: SM) below the existing fill layer or bear on new engineer approved compacted fill. Where loose existing fill extends beyond a depth where lowering the proposed footings is practical, it should be removed to virgin soil and replaced with new compacted fill to the planned subgrade elevation.

Recommendations for preparation of the site are provided in Section 5.1. Foundation recommendations for the new building are provided in Section 5.2 below. In addition, the proposed building floor slab may be designed as slab on grade bearing on new compacted fill or densified virgin soils. Floor slab recommendations can be found in Section 5.3 below.

5.1 New Building Area Preparation

In order to prepare the site for construction, all surface materials such as topsoil shall be removed from the planned building area, extending at least ten (10) feet beyond the new construction limits, where practical.

Existing utilities, where they are encountered within the planned building area, should be either abandoned or rerouted around the new structure. Once the utility has been rerouted or abandoned, the section of pipe and any associated structure within the building area should be completely removed. The removal of the pipe and structure must also include any loose fill around the pipe or structure. After the pipe, associated structure, and associated loose backfill have been removed, the resulting excavation shall be backfilled with new controlled fill as described below.

Handling Groundwater and Wet Subgrades

Groundwater was encountered at depths of 6’2” and 14’6” (approximate elevations +396.8 and +387.5) below existing ground surface elevation in borings B-1 and B-2, respectively. The excavations for the building foundations are expected to extend near the groundwater table. Based on the boring observations and the site conditions, groundwater and wet subgrades may be encountered during excavations for the building foundations. Proper groundwater control measures (i.e. sumps and pumps) will be required in the event that water is encountered in the site excavations.

Where required, temporary groundwater control measures shall consist of one (1) or more sumps and pumps. The sumps shall consist of a perforated pipe at least eight (8) inches in diameter, surrounded by crushed stone and filter fabric. The sump pits must be installed just outside the planned excavation area.

In the event that the exposed foundation subgrade at the bottom of the excavation is wet, stabilizing the subgrade surface with geotextile fabric and crushed stone may be required to stabilize the subgrade. Carlin-Simpson & Associates or qualified geotechnical engineer will determine this during construction as the conditions are exposed. Where needed, the subgrade should be stabilized with geotextile fabric, such as Mirafi 500X or equivalent, and 3/4-inch clean crushed stone.

Densification of Subgrade Soils (Proofrolling)

After the surface materials are removed as outlined above, the exposed subgrade shall be proofrolled with at least five (5) passes of a large vibratory drum roller (i.e. Dynapac CA 250 or equivalent). The proofrolling is necessary to densify the underlying soils. The proofrolling must be performed prior to the excavation for new foundations and the placement of new fill in the structure area. In areas where the existing subgrade is to be cut, the proofrolling of the subgrade in those areas should be performed once the proposed subgrade is achieved.

A representative from Carlin-Simpson & Associates or qualified geotechnical engineering firm shall observe the proofrolling operation. If any excessive movement is noted during the proofrolling, the unstable soil shall be removed and replaced with new compacted fill. The Carlin-Simpson & Associates representative or a qualified geotechnical engineering firm shall be responsible for determining what material, if any, is to be removed and will direct the contractor during this operation.

Installation of New Structural Fill

New fill required to achieve final grades shall consist of either engineer-approved on-site soil or imported sand and gravel. Imported sand and gravel shall contain less than 20% by weight passing a No. 200 sieve. The new fill shall be placed in layers not exceeding one (1) foot in thickness and each layer shall be compacted to at least 95% of its Maximum Modified Dry Density (ASTM D1557). Each layer must be compacted, tested, and approved by the Carlin-Simpson & Associates field representative or a qualified geotechnical engineering firm prior to placing subsequent layers. The suitability of the excavated soil for reuse as compacted structural fill is discussed in Section 6.4 below.

If imported structural fill is required during construction, the imported structural fill shall meet the following specified gradation:

US Standard Sieve Size	Percent Finer By Weight
3 inch	100
No. 4	30-80
No. 40	10-50
No. 200	0-20

5.2 New Building Foundation

The new building foundation may be designed as shallow spread footings lowered to bear on virgin soil. If the existing fill extends below the planned foundation bearing elevation, the existing fill must be completely removed from beneath the “zone of influence” of the new structure foundations. Therefore, at the bottom of the excavation, the removal of the existing fill shall extend horizontally beyond the foundation footprint a minimum distance equal to the depth of the excavation below the planned foundation bearing elevation on each side of the foundation. For example, if the removal of the existing fill extends vertically 2’0” below the planned foundation bearing elevation, the excavation must extend horizontally a minimum of 3’0” (1’0” plus 2’0”) beyond the new structure limits at that location. The foundation design parameters in Table 2 below shall be used for design.

All foundations shall bear on the virgin soil or on new engineer-approved compacted fill. All of the exterior footings shall bear at the minimum depth listed below for protection from frost. Interior column footings may bear on the virgin soil or new structural fill just below the floor slab provided the structure is heated during winter. The footings shall have minimum dimensions as listed below.

Table 2 – New Building Foundation Design Parameters

Description	Value
Foundation Bearing Material	Virgin Soil or New Compacted Fill
Net Design Bearing Pressure	4,000 psf
Minimum Frost Depth	42 inches
Minimum Column Dimension	30 inches
Minimum Wall Dimension	18 inches

The excavations for the new foundations shall be performed under the full-time inspection of Carlin-Simpson & Associates or a qualified geotechnical engineering firm. The on-site representative shall confirm that the foundation bearing material is capable of supporting the design bearing pressure.

Prior to the installation of the reinforcement steel and concrete, the bottoms of the foundation excavations should be cleaned of all loose material. The foundation subgrade shall be compacted with a small vibratory drum trench compactor (i.e. Wacker Model RT560), a heavy vibratory plate tamper (i.e. Wacker BPU 3545A or equivalent), or a "jumping jack" style tamper (i.e. Wacker Model BS 600). The preparation of the footing bearing subgrade should be performed under the observation of a representative from Carlin-Simpson & Associates or a qualified geotechnical engineering firm. If instability is observed during the compaction of the bearing subgrade, the soft soil shall be removed and replaced with new compacted fill.

5.3 Floor Slab on Grade

The floor may be designed as a slab on grade bearing on densified existing fill, densified virgin soil, or on new engineer-approved structural fill. Floor slab design parameters are provided in Table 3 below. A layer of 3/4-inch crushed stone is recommended beneath the concrete slab for additional support and drainage.

If lower levels are planned for portions of the new building, the thickness of the crushed stone cushion shall be increased to 12 inches. In addition, permanent sumps and pumps are required for all below grade levels and basements.

Table 3 – Floor Slab Design Parameters

Description	Value
Slab Subgrade Material	Densified Existing Fill, Densified Virgin Soil or New Compacted Fill
Modulus of Subgrade Reaction (k)	200 pci
Crushed Stone Cushion Thickness	6 inches

We anticipate that small cuts and fills will be required in the proposed building areas to achieve the desired finished floor elevations. New fill for the floor slabs shall consist of either suitable on-site soil or imported sand and gravel. Imported sand and gravel shall contain less than 20% material by weight passing a No. 200 sieve. The new fill shall be placed in layers not exceeding one (1) foot in loose thickness and each layer shall be compacted to at least 92% of its Maximum Modified Dry Density (ASTM D1557). Fill layers shall be compacted, tested, and approved before placing subsequent layers.

5.4 Foundation Walls

In the event foundation walls are required, the soil adjacent to the building walls will exert a horizontal pressure against the wall. This pressure is based on the soil density and Coefficient of Earth Pressure at Rest (k_o), which is applicable to non-yielding building walls. Foundation wall design parameters are listed in Table 4 below.

Table 4 – Foundation Wall Design Parameters

Soil Type	On-Site Soils
Moist Unit Weight (γ)	130 pcf
Friction Angle (ϕ, deg)	30
Cohesion (c, psf)	0
Coefficient of Earth Pressure at Rest (k_o)	0.5
Equivalent Fluid Pressure	65 psf/ft
Foundation Sliding Coefficient	0.45

Where foundation walls are required, we recommend that a footing drain be placed around the exterior of the new structure to prevent water from accumulating against the foundation wall. This drain may consist of a minimum four (4) inch diameter, rigid wall perforated PVC pipe surrounded by at least 12 inches of 3/4-inch clean crushed stone. The stone shall be wrapped in a geotextile fabric, such as Mirafi 140N or equivalent. The foundation drainpipe should be extended to daylight or to the stormwater collection system. The outside face of the foundation wall, where it extends below grade, must be waterproofed.

Outside the structure, the backfill placed adjacent to the foundation walls and above the footing drain shall consist of either clean crushed stone or an imported sand and gravel mixture containing less than 10% by weight passing a No. 200 sieve and placed in layers not exceeding one (1) foot in thickness. This clean sand and gravel or crushed stone backfill shall extend a minimum of one (1) foot horizontally from the back face of the foundation walls, and shall extend vertically up the wall face to two (2) feet below the finished ground surface elevation. Where retained soils are not covered by concrete or pavement and are exposed to weather, the top two (2) feet of backfill should consist of low permeable soil. This will help to minimize water infiltration behind the wall. Surface grades should be sloped away from the building to prevent water from accumulating adjacent to the wall.

Beyond this point, the foundation walls should be backfilled with suitable soil placed in layers up to one (1) foot in thickness. The suitability of the on-site soil for reuse as compacted fill is discussed in a separate section below. The new fill should be compacted with a vibratory drum trench compactor (i.e. Wacker Model RT560), a heavy vibratory plate tamper (i.e. Wacker BPU 3545A or equivalent), or “jumping jack” style tamper (i.e. Wacker Model BS 600) to at least 92% of its

Maximum Modified Dry Density (ASTM D-1557). Heavy equipment should not be operated near the building walls as damage to the walls could occur.

5.5 New Building Settlement

Settlement of individual footings, designed in accordance with recommendations presented in this report, is expected to be within tolerable limits for the proposed structure. For footings placed on natural soils or new engineer-approved compacted fill and constructed in accordance with the requirements outlined in this report, maximum total settlement is expected to be on the order of 1-inch or less. Maximum differential settlement between adjacent columns or load bearing walls is expected to be ½-inch or less.

The above settlement values are based on our engineering experience with similar soil conditions and the anticipated structural loading. These estimated settlements are intended to guide the structural engineer with their design. It is critical that Carlin-Simpson & Associates or a qualified geotechnical engineer be retained to observe the foundation bearing surfaces and to confirm the recommended bearing pressures during construction.

5.6 Seismic Design Considerations

From site-specific test boring data, the Site Class was determined from New York State Building Code Section 1613.2.2. The site-specific data used to determine the Site Class typically includes soil test borings to determine Standard Penetration resistances (N-values). Based on estimated average N-values in the upper 100 feet of soil profile, the site can be classified as Site Class D – Stiff Soil Profile.

The new building should be designed to resist stress produced by lateral forces computed in accordance with Section 1613 of the New York State Building Code. The values in Table 5 shall be used for this project.

Table 5 – Seismic Design Values

Description	Value
Mapped Spectral Response Acceleration for Short Periods, [Fig 1613.2.1 (1)]	S_S=0.26g
Mapped Spectral Response Acceleration at 1-Second Period, [Fig 1613.2.1 (2)]	S_1=0.059g
Site Coefficient [Table 1613.2.3 (1)]	F_a= 1.592
Site Coefficient [Table 1613.2.3 (2)]	F_v= 2.4
Max Considered Earthquake Spectral Response for Short Periods [Eq 16-36]	S_{MS}=0.414g
Max Considered Earthquake Spectral Response at 1-Second Period [Eq 16-37]	S_{M1}=0.142g
Design Spectral Response Acceleration for Short Periods [Eq 16-38]	S_{DS}=0.276g
Design Spectral Response Acceleration for 1-Second Period [Eq 16-39]	S_{D1}=0.094g

We expect that the proposed building will be an essential facility with a Risk Category of IV. Based on this assumption and the above Seismic Design Values, the Seismic Design Category (SDC) is C. The Risk Category and SDC should be verified by the project structural engineer. In the event that the structure has a different Risk Category, the SDC should be updated in accordance with Section 1613 of the New York State Building Code.

6.0 SITE EVALUATION

Our recommendations for the proposed site development includes new utilities, temporary excavation and bracing, and suitability of the existing site soils for reuse are provided below. A summary of the boring observations is provided in Table 1 above.

6.1 Utilities

For areas where existing fill is encountered within the utility excavations, the subgrade at the bottom of the utility excavation shall be compacted in place with a vibratory drum trench compactor or "jumping jack" style tamper. Carlin-Simpson & Associates or a qualified geotechnical engineering firm must evaluate these areas for the presence of soft or unsuitable material within the existing fill matrix. If instability is observed, portions of this fill may have to be removed and replaced with new compacted fill. Carlin-Simpson & Associates or a qualified geotechnical engineering firm will determine this during construction.

New utilities may bear in the densified existing fill, densified virgin soils, or new compacted fill. The bottom of all trenches shall be excavated clean so a hard bottom is provided for pipe support. If any soft areas or unsuitable existing fill conditions are encountered during the construction operation, these materials must be removed and replaced with new compacted fill.

In the event that water is encountered within the utility trench excavation or if the trench bottom becomes soft due to the inflow of surface water or trapped water, a layer of geotextile filter fabric and a minimum of six (6) inches of crushed stone shall be placed on the bearing soil to provide a firm base for support of the pipe. Sump pits and pumps should be used to keep the excavations dry.

After the utility is installed, the trench must be backfilled with compacted fill. The fill shall consist of suitable on-site soil or imported sand and gravel containing less than 20% by weight passing a No. 200 sieve. Large rock fragments must not be placed directly against the pipe. Controlled compacted fill shall be placed in one (1) foot loose layers and each layer shall be compacted to at least 92% of its Maximum Modified Dry Density (ASTM D1557). The backfill must be free of topsoil, debris, and large boulders or rock fragments.

6.2 Temporary Construction Excavations and Excavation Protection

Temporary construction excavations should be conducted in accordance with the most recent OSHA guidelines or applicable federal, state or local codes. A qualified person should evaluate the excavations at the time of construction to determine the appropriate soil type and allowable slope configuration. Based on the boring data, we believe the site soils would have the following classifications as defined by the OSHA guidelines.

Soil/Rock Type	Possible Classification	Maximum Slope or Bench
Existing Fill	Type "C"	1H:1V
Virgin Soil	Type "C"	1H:1V

Temporary support (i.e. trench boxes, sheeting and shoring, etc.) should be used for any excavation that cannot be sloped or benched in accordance with the applicable regulations, where necessary to protect adjacent utilities and structures, or where saturated soils or water seepage is encountered within the excavation.

A New York State licensed professional engineer must design all temporary and permanent support systems. The contractor will select the shoring type and submit design calculations for the proposed shoring method to Carlin-Simpson & Associates for review. The soil adjacent to the temporary support system will exert a horizontal pressure against the system. This pressure is based on the soil unit weight, coefficient of active earth pressure, and depth of the excavation. Support of Excavation design parameters are listed in Table 6 below.

Table 6 – Temporary Sheeting and Shoring Design Parameters

Description	Value
Moist Unit Weight (pcf)	130
Friction Angle (ϕ, deg)	30
Cohesion (c, psf)	0
Active Earth Pressure Coefficient (k_a)	0.33
Equivalent Fluid Pressure (pcf)	42.9
Passive Earth Pressure Coefficient (k_p)	3.0

6.3 Suitability of the In-Situ Soils for Use as Compacted Fill

The suitability of each soil stratum for use as compacted fill is discussed below.

Stratum 1
Topsoil

Topsoil is not suitable for use as compacted fill. During construction, it shall be stripped from the construction areas. The topsoil may be reused in non-structural, non-sloped landscape areas or be hauled offsite.

Stratum 2
Existing Fill

The existing fill generally consists of brown coarse to fine SAND, some (-) Silt, trace coarse to fine Gravel with asphalt. This material is generally suitable for use as compacted fill in the building and pavement areas, provided that it remains relatively dry for optimum compaction and all debris has been removed prior to use.

Stratum 3
Silty Sand with Gravel
[USCS: SM]

The virgin silty sand with gravel consists of gray brown, gray, brown coarse to fine SAND, little (to some) Silt, trace (to some) coarse to fine Gravel. This material is generally suitable for use as compacted fill, provided that it remains relatavely dry for optimum compaction prior to its use.

The boring observations indicate that the on-site soils contain a moderate percentage of silt (15.0% to 35.0%). The moderate silt content soils, particularly some of the virgin soil, will be moisture sensitive. If the soil becomes too wet, it will be difficult to achieve adequate compaction.

Proper moisture conditioning of the soil will be required. New compacted fill should be within 2% (+/-) of its optimum moisture content at the time of placement. In the event that the on-site material is too wet at the time of placement and cannot be adequately compacted, the soil should be aerated and allowed to dry or the material removed and a drier cleaner fill material used. In the event that the on-site material is too dry at the time of placement and cannot be adequately compacted, water may be needed to increase the soil moisture content for proper compaction.

The in-situ soils which exist throughout the site may become soft and weave if exposed to excessive moisture and construction traffic. The instability will occur quickly when exposed to these elements and it will be difficult to stabilize the subgrade. We recommend that adequate site drainage be implemented early in the construction schedule and if the subgrade becomes wet, the contractor should limit construction activity until the soil has dried.

The minimum compaction requirements for the various areas of the site are summarized in Table 7 below.

Table 7 - Minimum Compaction Requirements

Area	Maximum Modified Dry Density (ASTM D-1557)
Building (below foundations)	95%
Building Slab (above foundations)	92%
Pavement Areas	92%
Exterior Slabs and Sidewalks	92%
Utility Trenches	92%
Landscape Areas	90%

7.0 GENERAL

The findings, conclusions and recommendations presented in this report represent our professional opinions concerning subsurface conditions at the site. The opinions presented are relative to the dates of our site work and should not be relied on to represent conditions at later dates or at locations not explored. The opinions included herein are based on information provided to us, the data obtained at specific locations during the study and our past experience. If additional information becomes available that might impact our geotechnical opinions, it will be necessary for Carlin-Simpson & Associates to review the information, reassess the potential concerns, and re-evaluate our conclusions and recommendations.

Regardless of the thoroughness of a geotechnical exploration, there is the possibility that conditions between borings and test pits will differ from those encountered at specific boring or test pit locations, that conditions are not as anticipated by the designers and/or the contractors, or that either natural events or the construction process have altered the subsurface conditions. These variations are an inherent risk associated with subsurface conditions in this region and the approximate methods used to obtain the data. These variations may not be apparent until construction.

The professional opinions presented in this geotechnical report are not final. Field observations and foundation installation monitoring by the geotechnical engineer, as well as soil density testing and other quality assurance functions associated with site earthwork and foundation construction, are an extension of this report. Therefore, Carlin-Simpson & Associates should be retained by the Owner to observe all earthwork and foundation construction, to document that the conditions anticipated in this study actually exist, and to finalize or amend our conclusions and recommendations Carlin-Simpson & Associates is not responsible or liable for the conclusions and recommendations presented in this report if Carlin-Simpson & Associates does not perform the observation and testing services.

Therefore, in order to preserve continuity in this project, the Owner must retain the services of Carlin-Simpson & Associates to provide full time geotechnical related monitoring and testing during construction. At a minimum, this shall include the observation and testing of the following: 1) the removal of existing fill and unsuitable soil, where required; 2) the proofrolling of the subgrade soil prior to the placement of new compacted fill; 3) the placement and compaction of controlled fill; 4) the excavation for the structure foundations; and 5) the preparation of the subgrade for the floor slab.

This report has been prepared in accordance with generally accepted geotechnical engineering practice. No other warranty is expressed or implied. The evaluations and recommendations presented in this report are based on the available project information, as well as on the results of the exploration. Carlin-Simpson & Associates should be given the opportunity to review the final drawings and site plans for this project to determine if changes to the recommendations outlined in this report are needed. Should the nature of the project change, these recommendations should be re-evaluated.

This report is provided for the exclusive use of H2M Architects + Engineers and the project specific design team and may not be used or relied upon in connection with other projects or by other third parties. Carlin-Simpson & Associates disclaims liability for any such third party use or reliance without express written permission. Use of this report or the findings, conclusions or recommendations by others will be at the sole risk of the user. Carlin-Simpson & Associates is not responsible or liable for the interpretation by others of the data in this report, nor their conclusions, recommendations or opinions.

If the conditions encountered during construction vary significantly from those stated in this report, this office should be notified immediately so that additional recommendations can be made.

Thank you for allowing us to assist you with this project. Should you have any questions or comments, please contact this office.

Very truly yours,

CARLIN-SIMPSON & ASSOCIATES, LLC

MICHAL WROBLEWSKI, E.I.T.
Project Manager

ROBERT B. SIMPSON P.E.

CARLIN-SIMPSON & ASSOCIATES Sayreville, NJ	TEST BORING LOG	BORING NUMBER B-1

Project:	**Proposed Indian Hills Water Treatment Plant, Lewisboro, NY**								**SHEET NO.:**	1 of 1
Client:	**H2M Architects + Engineers**								**JOB NUMBER:**	22-09B
Drilling Contractor:	**General Borings Inc**								**ELEVATION:**	+403.0
GROUNDWATER					**CASING**	**SAMPLE**	**CORE**	**TUBE**	**DATUM:**	Topo
DATE	**TIME**	**DEPTH**	**CASING**	**TYPE**	**HSA**	**SS**			**START DATE:**	23/Mar/22
23/Mar/22	**1530**	**6'2"**	**None**	**DIA.**	**3 1/4"**	**1 3/8"**			**FINISH DATE:**	23/Mar/22
				WGHT		**140#**			**DRILLER:**	J Casson
				FALL		**30"**			**INSPECTOR:**	KWA

Depth (ft.)	Casing Blows per Foot	Sample Number	Blows on Sample Spoon per 6"	Sym	IDENTIFICATION	REMARKS
1		S-1	4 4		**FILL (Brown coarse to fine SAND, some (-) Silt, trace coarse to fine Gravel, with asphalt)** 1'0"	Rec = 16" moist
2			8 12		Gr br cf S, l (+) $, t (-) f G	
3		S-2	14 12		same, s (-) $, l (+) mf G, w/cobbles	Rec = 16"
4			15 18			moist
5						
6		S-3	12 13		same	Rec = 15"
7			16 16			wet
8						
9						
10					**Gray brown coarse to fine SAND, little (+) Silt, trace (-) fine Gravel [USCS: SM]**	
11		S-4	8 11		same	Rec = 8"
12			21 18			wet
13						
14						
15						
16		S-5	16 23		same, gr	Rec = 19"
17			25 27			wet
18						
19						
20						
21		S-6	11 27		same	Rec = 8"
22			50/5"		21'5" **End of Boring @ 21'5"**	wet

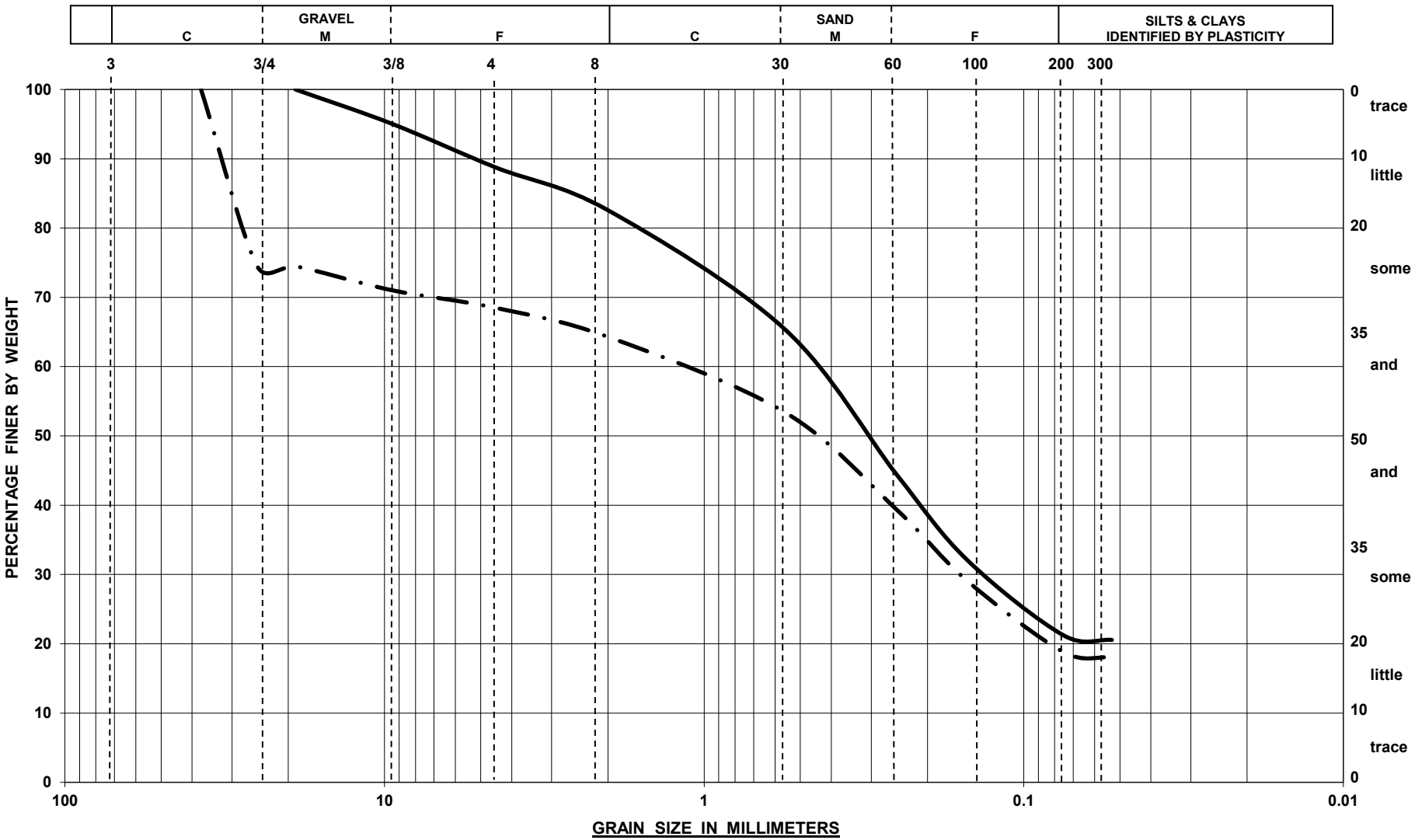
CARLIN-SIMPSON & ASSOCIATES Sayreville, NJ	TEST BORING LOG	BORING NUMBER B-2

Project:	**Proposed Indian Hills Water Treatment Plant, Lewisboro, NY**								**SHEET NO.:**	1 of 1
Client:	**H2M Architects + Engineers**								**JOB NUMBER:**	22-09B
Drilling Contractor:	**General Borings Inc**								**ELEVATION:**	+402.0
GROUNDWATER					**CASING**	**SAMPLE**	**CORE**	**TUBE**	**DATUM:**	Topo
DATE	**TIME**	**DEPTH**	**CASING**	**TYPE**	**HSA**	**SS**			**START DATE:**	23/Mar/22
23/Mar/22	**1600**	**14'6"**	**None**	**DIA.**	**3 1/4"**	**1 3/8"**			**FINISH DATE:**	23/Mar/22
				WGHT		**140#**			**DRILLER:**	J Casson
				FALL		**30"**			**INSPECTOR:**	KWA

Depth (ft.)	Casing Blows per Foot	Sample Number	Blows on Sample Spoon per 6"	Sym	IDENTIFICATION	REMARKS
1			1		**Brown topsoil** 0'7"	
			1			
		S-1	3		Br cf S, l (+) $, s (+) cf G, w/ cobbles	Rec = 10"
2			4			moist
			8			
3		**S-2**	20		same	Rec = 3"
			19			moist
4			18			
5						
			6			
6		**S-3**	9		Br cf S, s (+) $, l (-) mf G	Rec = 19"
			10			moist
7			12		**Brown coarse to fine SAND, some Silt, little coarse to fine Gravel, with cobbles**	
			12			
8		**S-4**	14		same **[USCS: SM]**	Rec = 17"
			20			moist
9			23			
10						
			13			
11		**S-5**	24		same	Rec = 18"
			23			moist
12			21			
13						
14						
15						
			20			
16		**S-6**	34		same	Rec = 2"
			40			moist
17			44		17'0"	
					End of Boring @ 17'0"	
18						
19						
20						
21						
22						

CARLIN-SIMPSON & ASSOCIATES
SAYREVILLE, NJ 08872

SIEVE ANALYSIS

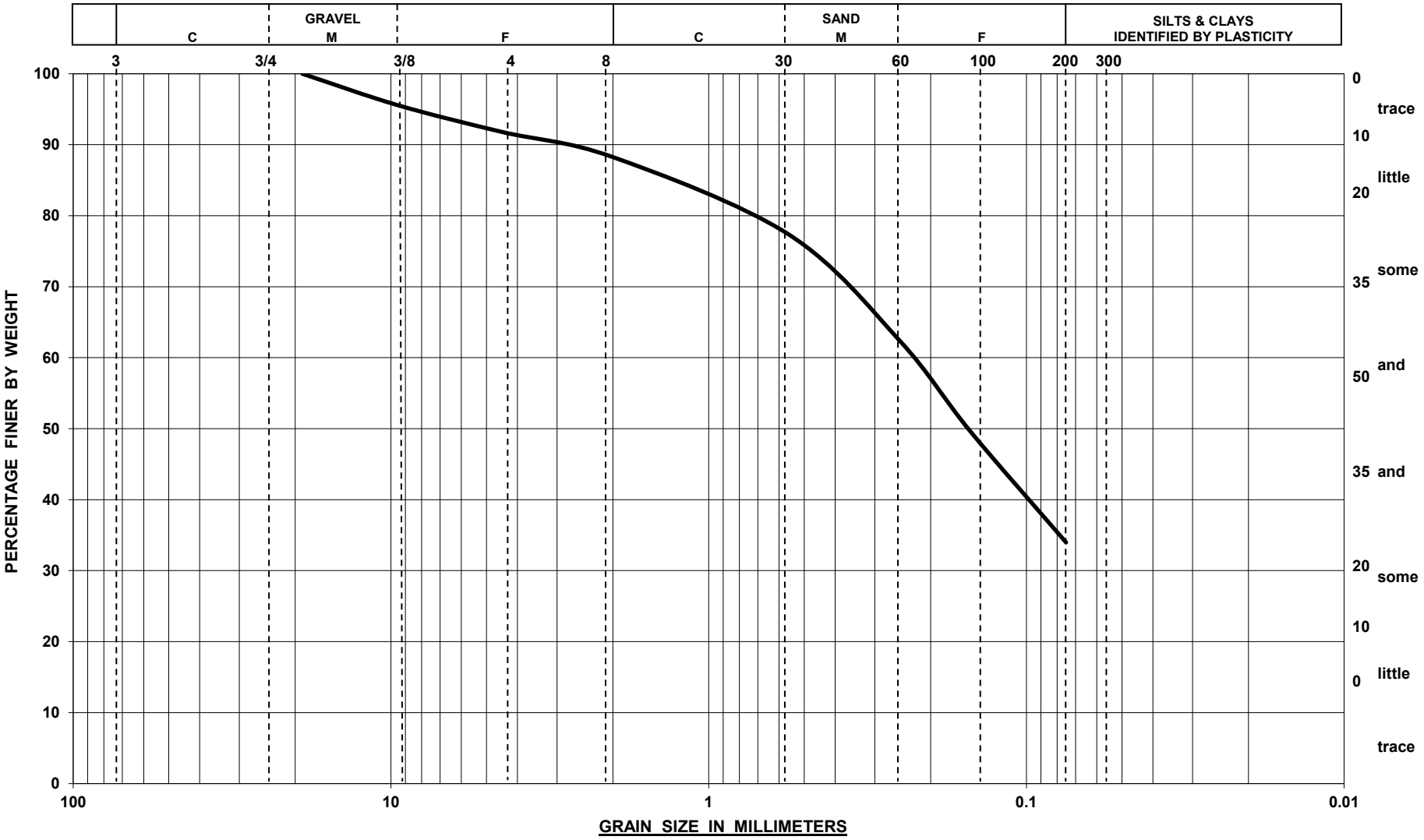


SYMBOL	BORING	SAMPLE	DEPTH	DESCRIPTION	NAT MC
———	B-1	S-2	2'0" - 4'0"	Grey brown coarse to fine SAND, some (-) Silt, little (+) medium to fine Gravel	7.9%
— ·	B-2	S-1	0'0" - 2'0"	Brown coarse to fine Sand, little (+) Silt, and (-) coarse to fine Gravel	13.3%

PROJECT Proposed Indian Hills Water Treatment Plant, Lewisboro, NY **BY** NJA **DATE** 31-Mar-22 **JOB NO** 22-09B

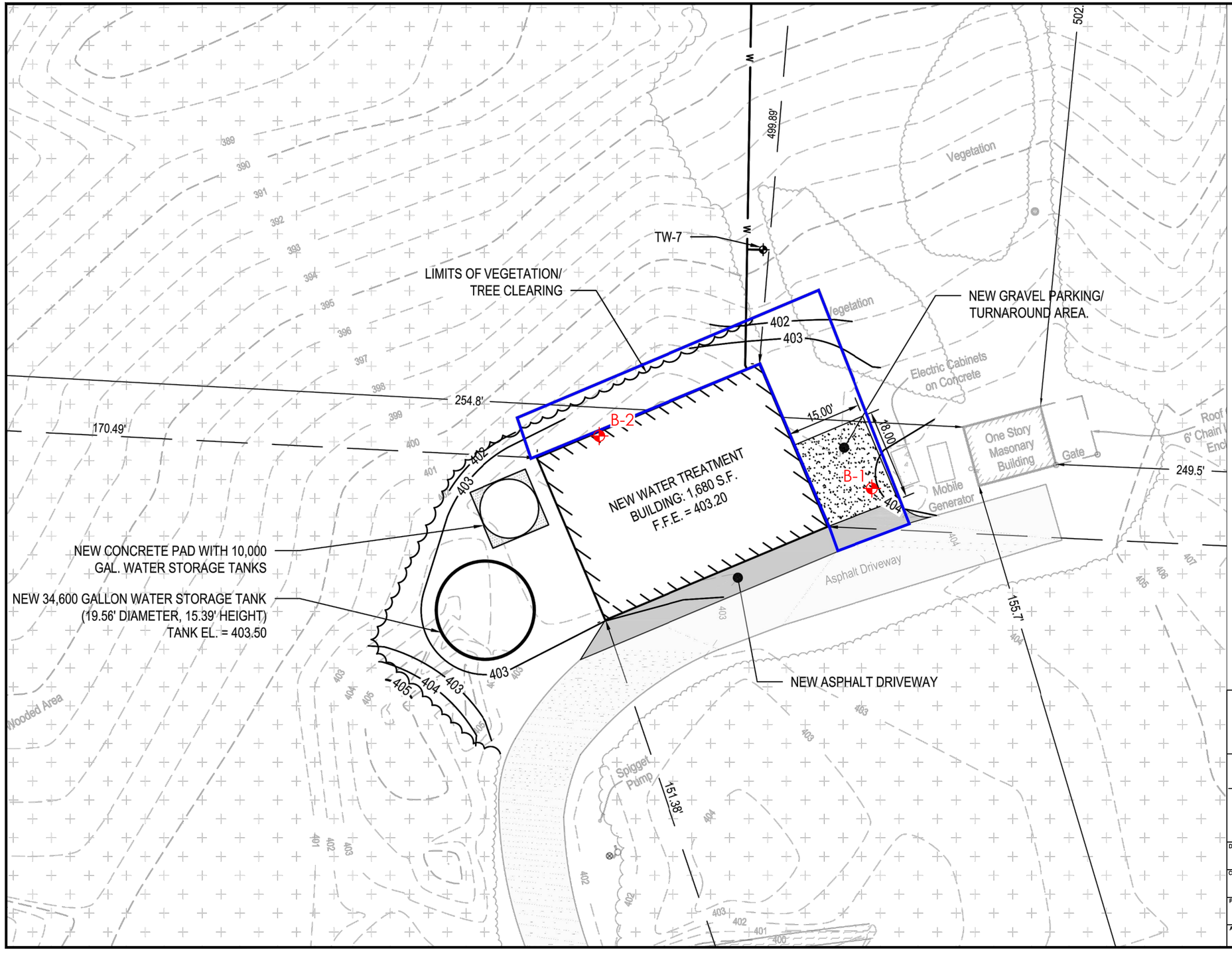
CARLIN-SIMPSON & ASSOCIATES
SAYREVILLE, NJ 08872

SIEVE ANALYSIS



SYMBOL	BORING	SAMPLE	DEPTH	DESCRIPTION	NAT MC
———	B-2	S-3	5'0" - 7'0"	Brown coarse to fine SAND, some (+) Silt, little (-) medium to fine Gravel	14.8%

PROJECT Proposed Indian Hills Water Treatment Plant, Lewisboro, NY BY NJA DATE 1-Apr-22 JOB NO 22-09B



GENERAL NOTES:

1. GENERAL LAYOUT WAS OBTAINED FROM A DRAWING THAT WAS PREPARED BY H2M ARCHITECTS + ENGINEERS, ENTITLED "SKETCH PLAN", DATED JANUARY 2022, DRAWING NUMBER C-100.
2. BORING LOCATIONS WERE LAID OUT IN THE FIELD BY CARLIN-SIMPSON & ASSOCIATES (CSA).
3. THE BORINGS WERE PERFORMED BY GENERAL BORINGS, INC. ON 23 MARCH 2022, UNDER THE FULL TIME INSPECTION OF CSA.
4. LOCATIONS ARE APPROXIMATE.

LEGEND:

- BORING LOCATION

ROBERT B. SIMPSON, P.E.
PROFESSIONAL ENGINEER

BORING LOCATION PLAN

PROPOSED WATER TREATMENT BUILDING
INDIAN HILLS - APACHE CIRCLE
TOWNSHIP OF LEWISBORO, NEW YORK

DRAWN: MW	SCALE: 1" = 20'
CHECKED: RBS	DATE: 28 APRIL 2022
PROJECT NO.: 22-09B	DWG NO.: FIG -1
APPROVED:	

CARLIN-SIMPSON AND ASSOCIATES, LLC
61 Main Street
Sayreville, NJ 08872

Consulting Geotechnical and
Environmental Engineers

CARLIN-SIMPSON & ASSOCIATES Sayreville, NJ	TEST BORING LOG DRAFT	BORING NUMBER B-1
Project: Proposed Indian Hills Water Treatment Plant, Lewisboro, NY		**SHEET NO.:** 1 of 1
Client: H2M Architects + Engineers		**JOB NUMBER:** 22-09B
Drilling Contractor: General Borings Inc		**ELEVATION:** +403.0

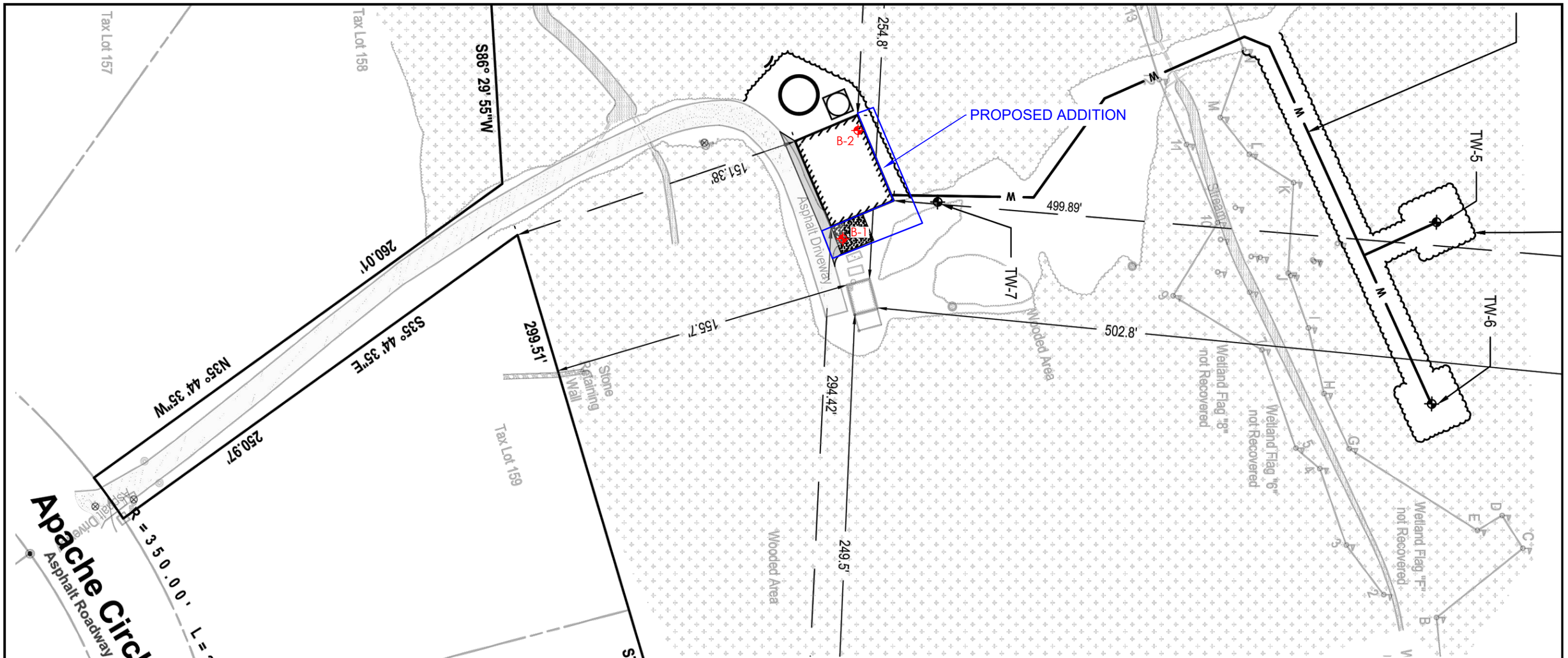
GROUNDWATER					CASING	SAMPLE	CORE	TUBE	DATUM: Topo
DATE	TIME	DEPTH	CASING	TYPE	HSA	SS			START DATE: 23/Mar/22
23/Mar/22	1530	6'2"	None	DIA.	3 1/4"	1 3/8"			FINISH DATE: 23/Mar/22
				WGHT		140#			DRILLER: J Casson
				FALL		30"			INSPECTOR: KWA

Depth (ft.)	Casing Blows per Foot	Sample Number	Blows on Sample Spoon per 6"	Sym	IDENTIFICATION	REMARKS
1		S-1	4 4		**FILL (Brown coarse to fine SAND, some (-) Silt, trace coarse to fine Gravel, with asphalt** 1'0"	Rec = 16" moist
2			8 12		Gr br cf S, l (+) $, t (-) f G	
3		S-2	14 12		same, s (-) $, l (+) mf G, w/cobbles	Rec = 16" moist
4			15 18			
5						
6		S-3	12 13		same	Rec = 15" wet
7			16 16			
8						
9						
10					**Gray brown coarse to fine SAND, little (+) Silt, trace (-) fine Gravel [USCS: SM]**	
11		S-4	8 11		same	Rec = 8" wet
12			21 18			
13						
14						
15						
16		S-5	16 23		same, gr	Rec = 19" wet
17			25 27			
18						
19						
20						
21		S-6	11 27		same	Rec = 8" wet
22			50/5"		21'5" **End of Boring @ 21'5"**	

CARLIN-SIMPSON & ASSOCIATES Sayreville, NJ	TEST BORING LOG DRAFT	BORING NUMBER B-2
Project: Proposed Indian Hills Water Treatment Plant, Lewisboro, NY		**SHEET NO.:** 1 of 1
Client: H2M Architects + Engineers		**JOB NUMBER:** 22-09B
Drilling Contractor: General Borings Inc		**ELEVATION:** +402.0

GROUNDWATER					CASING	SAMPLE	CORE	TUBE	DATUM: Topo
DATE	TIME	DEPTH	CASING	TYPE	HSA	SS			START DATE: 23/Mar/22
23/Mar/22	1600	14'6"	None	DIA.	3 1/4"	1 3/8"			FINISH DATE: 23/Mar/22
				WGHT		140#			DRILLER: J Casson
				FALL		30"			INSPECTOR: KWA

Depth (ft.)	Casing Blows per Foot	Sample Number	Blows on Sample Spoon per 6"	Sym	IDENTIFICATION	REMARKS
			1			
1			1		**Brown topsoil** 0'7"	
		S-1	3		Br cf S, l (+) $, a (-) cf G, w/cobble	Rec = 10"
2			4			moist
			8			
3		S-2	20		same	Rec = 3"
			19			moist
4			18			
5						
			6			
6		S-3	9		Br cf S, s (+) $, l (-) mf G	Rec = 19"
			10			moist
7			12		**Brown coarse to fine SAND, some Silt, little coarse to fine Gravel, with cobble**	
			12			
8		S-4	14		same **[USCS: SM]**	Rec = 17"
			20			moist
9			23			
10						
			13			
11		S-5	24		same	Rec = 18"
			23			moist
12			21			
13						
14						
15						
			20			
16		S-6	34		same	Rec = 2"
			40			moist
17			44		17'0"	
18					**End of Boring @ 17'0"**	
19						
20						
21						
22						



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2. BORING LOCATIONS WERE LAID OUT IN THE FIELD BY CARLIN-SIMPSON & ASSOCIATES (CSA).
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4. LOCATIONS ARE APPROXIMATE.

LEGEND:

- BORING LOCATION

ROBERT B. SIMPSON, P.E.
PROFESSIONAL ENGINEER

BORING LOCATION PLAN

PROPOSED WATER TREATMENT PLAN
INDIAN HILLS - APACHE CIRCLE
TOWNSHIP OF LEWISBORO, NEW YORK

DRAWN: CKS	SCALE: 1" = 50'
CHECKED: RBS	DATE: 22 APRIL 2022
PROJECT NO.: 22-09B	DWG NO.: FIG -1
APPROVED:	

CARLIN-SIMPSON AND ASSOCIATES, LLC
61 Main Street
Sayreville, NJ 08872

Consulting Geotechnical and Environmental Engineers

Appendix C

Example SWPPP Inspection Report

CONSTRUCTION STORMWATER INSPECTION REPORT

SECTION A: Site Information

Permit No.:	**Date of Inspection:**	**Time of Inspection:**	**Date of Last Inspection:**
Project Name:		**Stage of Construction**	**Weather Conditions**
Site Location:		**Site Description:**	
Contact at Site:		**Title:**	
Phone No.:		**e-mail:**	

SECTION B: Applicant's Information

Name:	**e-mail:**
Phone No.	**Fax No.:**
Address:	

SECTION C: General Contractor's Information

Name:	**e-mail:**
Phone No.	**Fax No.:**
Address:	

SECTION D: Engineer's Information

Name:	**e-mail:**
Phone No.	**Fax No.:**
Address:	

SECTION E: Document Verification

Criteria	**NA**	**YES**	**NO**	**Comments**
NOI posted at construction site				
SPDES General Permit retained at construction site				
SWPPP retained at construction site				
• Updated as site conditions change				
• Contains monthly/quarterly written summaries of compliance status				

SECTION F: Area of Disturbance

Criteria	NA	YES	NO	Comments
Less than 5 acres of disturbed soil				
• If no, was there prior written approval?				
Disturbance within limits of approved plans				

SECTION G: Water Quality

Polluted discharges	NA	No	Yes	Comments:
Discharges show visible signs of:	__ Sediment __ Floatables __ Oil/Grease __Turbidity __Other_____			
Receiving waters impacted:	__ Lake __ Bay __ Stream __Wetland __Other_____			

SECTION H: General Site Conditions

Criteria	Condition*				Comments
	NA	S	M	U	
Litter/debris management					
Sediment and erosion control facilities					
Impact on adjacent property					
Dust control					

*** NA**=Not Applicable; **S**=Satisfactory; **M**=Marginal; **U**=Unsatisfactory

SECTION I: Temporary Stream Crossings

Criteria	Condition*				Comments
	NA	S	M	U	
Pipe size spanning creeks					
Non-woven geotextile fabric installed beneath approaches					
Aggregate fill					
Rock on approaches removes sediment from vehicles and prevents Sediment from entering streams					

*** NA**=Not Applicable; **S**=Satisfactory; **M**=Marginal; **U**=Unsatisfactory

SECTION J: Runoff Control Practices

Criteria	Condition*				Comments
	NA	S	M	U	
Excavation dewatering					
• Upstream berms (one-foot min. freeboard)					
• Downstream berms					
• Clean water from upstream pool pumped to downstream pool					
• Sediment-laden water discharged to silt trapping device					
Level spreader installation (constructed on undisturbed soil)					
• Flow sheets do not erode downstream edge					
Interceptor dikes and swales installation					
• Side slopes 2:1 or flatter					
• Stabilized by geotextile fabric, seed or mulch					
• Sediment-laden runoff is directed to sediment trapping device					
Stone check dams installation					
• Stable channel					
• Lack of a permanent pool behind dam					
• Regular removal of accumulated sediment					
Rock outlet protection installation					
• Installed concurrently with pipe installation					

*** NA**=Not Applicable; **S**=Satisfactory; **M**=Marginal; **U**=Unsatisfactory

SECTION K: Soil Stabilization

Criteria	Condition*				Comments
	NA	S	M	U	
Topsoil and stockpiles					
• With vegetation					
• With mulch					
• Sediment control installed at toe of slope					
Revegetation					
• Temporary seeding and mulch applied to idle areas					
• Minimum of 4 inches topsoil applied under permanent seedings					

*** NA**=Not Applicable; **S**=Satisfactory; **M**=Marginal; **U**=Unsatisfactory

SECTION L: Sediment Control Practices

Criteria	Condition*				Comments
	NA	S	M	U	
Stabilized construction entrance installation					
• Drainage prevents ponding					
• Stone removes mud from vehicles					
• All traffic uses the entrance					
Silt fence installation					
• On contour and 10' from toe of slope					
• Not across conveyance channels					
• End stakes wrapped together at joints					
• Fabric is buried min 6"					
• Posts are stable, fabric is tight and not damaged					
• Sediment accumulation (note % of design capacity in comments)					
Storm drain inlet protection					
• Drainage area is less than 1 acre					
• Sediment accumulation (note % of design capacity in comments)					
• Excavated drop inlet protection					
- 900 cu. ft. per acre of disturbed land					
- 2:1 side slopes					
• Stone and block drop inlet protection					
- Concrete blocks installed lengthwise					
- Wire screen placed between #3 crushed stone & concrete blocks					
• Filter fabric drop inlet protection					
- 2"x4" frame					
- Posts (stable; spaced max. 3' apart)					
- Fabric *undamaged; embedded 1' to 1.5' below ground; stapled to frame/posts at max. spacing of 8"					
• Curb drop inlet protection					
- 2"x4" frame					
- Continuous wire mesh across throat (30" min. width, 4' longer than throat) shaped and nailed to 2"x4" weir					
- Weir nailed to 2"x4" spacers (9" long, 6' max. apart)					
- Placed across inlet and secured by 2"x4"					

***** **NA**=Not Applicable; **S**=Satisfactory; **M**=Marginal; **U**=Unsatisfactory

SECTION L: Sediment Control Practices (Con't)

Criteria	Condition*				Comments
	NA	S	M	U	
Temporary sediment trap installation					
• Geotextile fabric placed beneath rock fill					
• Sediment accumulation (note % of design capacity in comments)					
Temporary sediment basin installation					
• Side slopes stabilized with seed or mulch					
• Structure flushed and surface restored upon removal of facility					
• Sediment accumulation (note % of design capacity in comments)					
Inspections occur at least every 7 calendar days					
Inspections occur at within 24 hours of any storm event of 0.5" or greater					
Effectiveness of erosion and sediment control practices is evaluated at time of inspection and documented					
Inspection reports maintained in log book at site and are available for review					
Sediment is removed from traps/ponds when design capacity is reduced by 50%					
Site inspections are being performed by a qualified inspector					
Reports are properly signed/certified					

*** NA**=Not Applicable; **S**=Satisfactory; **M**=Marginal; **U**=Unsatisfactory

SECTION N: Additional Comments/Notes

SECTION O: Overall Inspection Rating

☐ **Satisfactory** ☐ **Marginal** ☐ **Unsatisfactory**

Form Completed By:

Name (Print):	Signature:	Date:

Appendix D

Copy of Electronic Notice of Intent (eNOI) & Supplemental Signatory Forms

NOI for coverage under Stormwater General Permit for Construction Activity

version 1.35

(Submission #: HPH-2ZYW-3TGVZ, version 1)

Details

Originally Started By	Sean Peters
Alternate Identifier	Indian Hills Water System Improvements
Submission ID	HPH-2ZYW-3TGVZ
Submission Reason	New
Status	Draft

Form Input

Owner/Operator Information

Owner/Operator Name (Company/Private Owner/Municipality/Agency/Institution, etc.)
Liberty Utilities

Owner/Operator Contact Person Last Name (NOT CONSULTANT)
Kilpatrick

Owner/Operator Contact Person First Name
John

Owner/Operator Mailing Address
60 Brooklyn Ave

City
Merrick

State
NY

Zip
11566

Phone
5164062625

Email
john.kilpatrick@libertyutilities.com

Federal Tax ID
11-1516966

Project Location

Project/Site Name
Indian Hills Water System Improvements

Street Address (Not P.O. Box)
94 Waccabuc Road

Side of Street
East

City/Town/Village (THAT ISSUES BUILDING PERMIT)
Town of Lewisboro

State
NY

Zip
10526

DEC Region
3

County
WESTCHESTER

Name of Nearest Cross Street
Indian Hill

Distance to Nearest Cross Street (Feet)
475

Project In Relation to Cross Street
North

Tax Map Numbers Section-Block-Parcel
10-11152-184

Tax Map Numbers
10-11152-184

1. Coordinates

Provide the Geographic Coordinates for the project site. The two methods are:
- Navigate to the project location on the map (below) and click to place a marker and obtain the XY coordinates.
- The "Find Me" button will provide the lat/long for the person filling out this form. Then pan the map to the correct location and click the map to place a marker and obtain the XY coordinates.

Navigate to your location and click on the map to get the X,Y coordinates
41.29843819565898,-73.63447982142173

Project Details

2. What is the nature of this project?
Redevelopment with increase in impervious area

3. Select the predominant land use for both pre and post development conditions.

Pre-Development Existing Landuse
Other: Water Supply and Treatment

Post-Development Future Land Use
Other: Water Supply, Storage, and Treatment

3a. If Single Family Subdivision was selected in question 3, enter the number of subdivision lots.
NONE PROVIDED

---

4. In accordance with the larger common plan of development or sale, enter the total project site acreage, the acreage to be disturbed and the future impervious area (acreage)within the disturbed area.

*** ROUND TO THE NEAREST TENTH OF AN ACRE. ***

Total Site Area (acres)
8.2

Total Area to be Disturbed (acres)
0.34

Existing Impervious Area to be Disturbed (acres)
.1

Future Impervious Area Within Disturbed Area (acres)
.1

5. Do you plan to disturb more than 5 acres of soil at any one time?
No

---

6. Indicate the percentage (%) of each Hydrologic Soil Group(HSG) at the site.

A (%)
26

B (%)
3

C (%)
16

D (%)
55

7. Is this a phased project?
No

8. Enter the planned start and end dates of the disturbance activities.

Start Date
02/01/2023

End Date
10/01/2023

9. Identify the nearest surface waterbody(ies) to which construction site runoff will discharge.
Onsite Stream/Wetland (Unlisted/Unclassified)

9a. Type of waterbody identified in question 9?
Stream/Creek On Site

Other Waterbody Type Off Site Description
Freshwater Wetland F-75

9b. If "wetland" was selected in 9A, how was the wetland identified?
Regulatory Map
Delineated by Consultant

10. Has the surface waterbody(ies in question 9 been identified as a 303(d) segment in Appendix E of GP-0-20-001?
No

11. Is this project located in one of the Watersheds identified in Appendix C of GP-0-20-001?
Yes

12. Is the project located in one of the watershed areas associated with AA and AA-S classified waters?
Yes

If No, skip question 13.

13. Does this construction activity disturb land with no existing impervious cover and where the Soil Slope Phase is identified as D (provided the map unit name is inclusive of slopes greater than 25%), E or F on the USDA Soil Survey?
No

If Yes, what is the acreage to be disturbed?
NONE PROVIDED

14. Will the project disturb soils within a State regulated wetland or the protected 100 foot adjacent area?
Yes

15. Does the site runoff enter a separate storm sewer system (including roadside drains, swales, ditches, culverts, etc)?
No

16. What is the name of the municipality/entity that owns the separate storm sewer system?
Town of Lewisboro

17. Does any runoff from the site enter a sewer classified as a Combined Sewer?
No

18. Will future use of this site be an agricultural property as defined by the NYS Agriculture and Markets Law?
No

19. Is this property owned by a state authority, state agency, federal government or local government?
No

20. Is this a remediation project being done under a Department approved work plan? (i.e. CERCLA, RCRA, Voluntary Cleanup Agreement, etc.)
No

Required SWPPP Components

21. Has the required Erosion and Sediment Control component of the SWPPP been developed in conformance with the current NYS Standards and Specifications for Erosion and Sediment Control (aka Blue Book)?
Yes

22. Does this construction activity require the development of a SWPPP that includes the post-construction stormwater management practice component (i.e. Runoff Reduction, Water Quality and Quantity Control practices/techniques)?
No

If you answered No in question 22, skip question 23 and the Post-construction Criteria and Post-construction SMP Identification sections.

23. Has the post-construction stormwater management practice component of the SWPPP been developed in conformance with the current NYS Stormwater Management Design Manual?
No

24. The Stormwater Pollution Prevention Plan (SWPPP) was prepared by:
Professional Engineer (P.E.)

SWPPP Preparer
Sean T. Hoffman, PE

Contact Name (Last, Space, First)
Peters, Sean

Mailing Address
2 Executive Blvd

City
Suffern

State
NY

Zip
10901

Phone
8453577238

Email
speters@h2m.com

Download SWPPP Preparer Certification Form
Please take the following steps to prepare and upload your preparer certification form:

1) Click on the link below to download a blank certification form
2) The certified SWPPP preparer should sign this form

3) Scan the signed form
4) Upload the scanned document
Download SWPPP Preparer Certification Form

Please upload the SWPPP Preparer Certification
NONE PROVIDED
Comment
NONE PROVIDED

Erosion & Sediment Control Criteria

25. Has a construction sequence schedule for the planned management practices been prepared?
Yes

26. Select all of the erosion and sediment control practices that will be employed on the project site:

Temporary Structural
Silt Fence
Stabilized Construction Entrance

Biotechnical
None

Vegetative Measures
Mulching
Seeding

Permanent Structural
Rock Outlet Protection

Other
Slope Stabilization Matting

Post-Construction Criteria

*** IMPORTANT: Completion of Questions 27-39 is not required if response to Question 22 is No.**

27. Identify all site planning practices that were used to prepare the final site plan/layout for the project.
NONE PROVIDED

27a. Indicate which of the following soil restoration criteria was used to address the requirements in Section 5.1.6("Soil Restoration") of the Design Manual (2010 version).
NONE PROVIDED

28. Provide the total Water Quality Volume (WQv) required for this project (based on final site plan/layout). (Acre-feet)
NONE PROVIDED

29. Post-construction SMP Identification
Use the Post-construction SMP Identification section to identify the RR techniques (Area Reduction), RR techniques(Volume Reduction) and Standard SMPs with RRv Capacity that were used to reduce the Total WQv Required (#28).

Identify the SMPs to be used by providing the total impervious area that contributes runoff to each technique/practice selected. For the Area Reduction Techniques, provide the total contributing area (includes pervious area) and, if applicable, the total impervious area that contributes runoff to the technique/practice.

Note: Redevelopment projects shall use the Post-Construction SMP Identification section to identify the SMPs used to treat and/or reduce the WQv required. If runoff reduction techniques will not be used to reduce the required WQv, skip to question 33a after identifying the SMPs.

30. Indicate the Total RRv provided by the RR techniques (Area/Volume Reduction) and Standard SMPs with RRv capacity identified in question 29. (acre-feet)
NONE PROVIDED

31. Is the Total RRv provided (#30) greater than or equal to the total WQv required (#28)?
NONE PROVIDED

If Yes, go to question 36. If No, go to question 32.

32. Provide the Minimum RRv required based on HSG. [Minimum RRv Required = (P) (0.95) (Ai) / 12, Ai=(s) (Aic)] (acre-feet)
NONE PROVIDED

32a. Is the Total RRv provided (#30) greater than or equal to the Minimum RRv Required (#32)?
NONE PROVIDED

If Yes, go to question 33.
Note: Use the space provided in question #39 to summarize the specific site limitations and justification for not reducing 100% of WQv required (#28). A detailed evaluation of the specific site limitations and justification for not reducing 100% of the WQv required (#28) must also be included in the SWPPP.

If No, sizing criteria has not been met; therefore, NOI can not be processed. SWPPP preparer must modify design to meet sizing criteria.

33. SMPs
Use the Post-construction SMP Identification section to identify the Standard SMPs and, if applicable, the Alternative SMPs to be used to treat the remaining total WQv (=Total WQv Required in #28 - Total RRv Provided in #30).

Also, provide the total impervious area that contributes runoff to each practice selected.

NOTE: Use the Post-construction SMP Identification section to identify the SMPs used on Redevelopment projects.

33a. Indicate the Total WQv provided (i.e. WQv treated) by the SMPs identified in question #33 and Standard SMPs with RRv Capacity identified in question #29. (acre-feet)
NONE PROVIDED

Note: For the standard SMPs with RRv capacity, the WQv provided by each practice = the WQv calculated using the contributing drainage area to the practice - provided by the practice. (See Table 3.5 in Design Manual)

34. Provide the sum of the Total RRv provided (#30) and the WQv provided (#33a).
NONE PROVIDED

35. Is the sum of the RRv provided (#30) and the WQv provided (#33a) greater than or equal to the total WQv required (#28)?
NONE PROVIDED

If Yes, go to question 36.

If No, sizing criteria has not been met; therefore, NOI can not be processed. SWPPP preparer must modify design to meet sizing criteria.

36. Provide the total Channel Protection Storage Volume (CPv required and provided or select waiver (#36a), if applicable.

CPv Required (acre-feet)
NONE PROVIDED

CPv Provided (acre-feet)
NONE PROVIDED

36a. The need to provide channel protection has been waived because:
NONE PROVIDED

37. Provide the Overbank Flood (Qp) and Extreme Flood (Qf) control criteria or select waiver (#37a), if applicable.

Overbank Flood Control Criteria (Qp)

Pre-Development (CFS)
NONE PROVIDED

Post-Development (CFS)
NONE PROVIDED

Total Extreme Flood Control Criteria (Qf)

Pre-Development (CFS)
NONE PROVIDED

Post-Development (CFS)
NONE PROVIDED

37a. The need to meet the Qp and Qf criteria has been waived because:
NONE PROVIDED

38. Has a long term Operation and Maintenance Plan for the post-construction stormwater management practice(s) been developed?
NONE PROVIDED

If Yes, Identify the entity responsible for the long term Operation and Maintenance
NONE PROVIDED

39. Use this space to summarize the specific site limitations and justification for not reducing 100% of WQv required (#28). (See question #32a) This space can also be used for other pertinent project information.
NONE PROVIDED

Post-Construction SMP Identification

Runoff Reduction (RR) Techniques, Standard Stormwater Management Practices (SMPs) and Alternative SMPs
Identify the Post-construction SMPs to be used by providing the total impervious area that contributes runoff to each technique/practice selected. For the Area Reduction Techniques, provide the total contributing area (includes pervious area) and, if applicable, the total impervious area that contributes runoff to the technique/practice.

RR Techniques (Area Reduction)

Round to the nearest tenth

Total Contributing Acres for Conservation of Natural Area (RR-1)
NONE PROVIDED

Total Contributing Impervious Acres for Conservation of Natural Area (RR-1)
NONE PROVIDED

Total Contributing Acres for Sheetflow to Riparian Buffers/Filter Strips (RR-2)
NONE PROVIDED

Total Contributing Impervious Acres for Sheetflow to Riparian Buffers/Filter Strips (RR-2)
NONE PROVIDED

Total Contributing Acres for Tree Planting/Tree Pit (RR-3)
NONE PROVIDED

Total Contributing Impervious Acres for Tree Planting/Tree Pit (RR-3)
NONE PROVIDED

Total Contributing Acres for Disconnection of Rooftop Runoff (RR-4)
NONE PROVIDED

RR Techniques (Volume Reduction)

Total Contributing Impervious Acres for Disconnection of Rooftop Runoff (RR-4)
NONE PROVIDED

Total Contributing Impervious Acres for Vegetated Swale (RR-5)
NONE PROVIDED

Total Contributing Impervious Acres for Rain Garden (RR-6)
NONE PROVIDED

Total Contributing Impervious Acres for Stormwater Planter (RR-7)
NONE PROVIDED

Total Contributing Impervious Acres for Rain Barrel/Cistern (RR-8)
NONE PROVIDED

Total Contributing Impervious Acres for Porous Pavement (RR-9)
NONE PROVIDED

Total Contributing Impervious Acres for Green Roof (RR-10)
NONE PROVIDED

Standard SMPs with RRv Capacity

Total Contributing Impervious Acres for Infiltration Trench (I-1)
NONE PROVIDED

Total Contributing Impervious Acres for Infiltration Basin (I-2)
NONE PROVIDED

Total Contributing Impervious Acres for Dry Well (I-3)
NONE PROVIDED

Total Contributing Impervious Acres for Underground Infiltration System (I-4)
NONE PROVIDED

Total Contributing Impervious Acres for Bioretention (F-5)
NONE PROVIDED

Total Contributing Impervious Acres for Dry Swale (O-1)
NONE PROVIDED

Standard SMPs

Total Contributing Impervious Acres for Micropool Extended Detention (P-1)
NONE PROVIDED

Total Contributing Impervious Acres for Wet Pond (P-2)
NONE PROVIDED

Total Contributing Impervious Acres for Wet Extended Detention (P-3)
NONE PROVIDED

Total Contributing Impervious Acres for Multiple Pond System (P-4)
NONE PROVIDED

Total Contributing Impervious Acres for Pocket Pond (P-5)
NONE PROVIDED

Total Contributing Impervious Acres for Surface Sand Filter (F-1)
NONE PROVIDED

Total Contributing Impervious Acres for Underground Sand Filter (F-2)
NONE PROVIDED

Total Contributing Impervious Acres for Perimeter Sand Filter (F-3)
NONE PROVIDED

Total Contributing Impervious Acres for Organic Filter (F-4)
NONE PROVIDED

Total Contributing Impervious Acres for Shallow Wetland (W-1)
NONE PROVIDED

Total Contributing Impervious Acres for Extended Detention Wetland (W-2)
NONE PROVIDED

Total Contributing Impervious Acres for Pond/Wetland System (W-3)
NONE PROVIDED

Total Contributing Impervious Acres for Pocket Wetland (W-4)
NONE PROVIDED

Total Contributing Impervious Acres for Wet Swale (O-2)
NONE PROVIDED

Alternative SMPs (DO NOT INCLUDE PRACTICES BEING USED FOR PRETREATMENT ONLY)

Total Contributing Impervious Area for Hydrodynamic
NONE PROVIDED

Total Contributing Impervious Area for Wet Vault
NONE PROVIDED

Total Contributing Impervious Area for Media Filter
NONE PROVIDED

"Other" Alternative SMP?
NONE PROVIDED

Total Contributing Impervious Area for "Other"
NONE PROVIDED

Provide the name and manufaturer of the alternative SMPs (i.e. proprietary practice(s)) being used for WQv treatment.

Note: Redevelopment projects which do not use RR techniques, shall use questions 28, 29, 33 and 33a to provide SMPs used, total WQv required and total WQv provided for the project.

Manufacturer of Alternative SMP
NONE PROVIDED

Name of Alternative SMP
NONE PROVIDED

Other Permits

40. Identify other DEC permits, existing and new, that are required for this project/facility.
Freshwater Wetlands/Article 24

If SPDES Multi-Sector GP, then give permit ID
NONE PROVIDED

If Other, then identify
NONE PROVIDED

41. Does this project require a US Army Corps of Engineers Wetland Permit?
No

If "Yes," then indicate Size of Impact, in acres, to the nearest tenth
NONE PROVIDED

42. If this NOI is being submitted for the purpose of continuing or transferring coverage under a general permit for stormwater runoff from construction activities, please indicate the former SPDES number assigned.
NONE PROVIDED

MS4 SWPPP Acceptance

43. Is this project subject to the requirements of a regulated, traditional land use control MS4?
Yes - Please attach the MS4 Acceptance form below

If No, skip question 44

44. Has the "MS4 SWPPP Acceptance" form been signed by the principal executive officer or ranking elected official and submitted along with this NOI?
Yes

MS4 SWPPP Acceptance Form Download
Download form from the link below. Complete, sign, and upload.
MS4 SWPPP Acceptance Form

MS4 Acceptance Form Upload
NONE PROVIDED
Comment
NONE PROVIDED

Owner/Operator Certification

Owner/Operator Certification Form Download
Download the certification form by clicking the link below. Complete, sign, scan, and upload the form.
Owner/Operator Certification Form (PDF, 45KB)

Upload Owner/Operator Certification Form
NONE PROVIDED
Comment
NONE PROVIDED

NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

SWPPP Preparer Certification Form

SPDES General Permit for Stormwater Discharges From Construction Activity (GP-0-20-001)

Project Site Information

Project/Site Name

Indian Hills Water System Improvements

Owner/Operator Information

Owner/Operator (Company Name/Private Owner/Municipality Name)

Liberty Utilities

Certification Statement – SWPPP Preparer

I hereby certify that the Stormwater Pollution Prevention Plan (SWPPP) for this project has been prepared in accordance with the terms and conditions of the GP-0-20-001. Furthermore, I understand that certifying false, incorrect or inaccurate information is a violation of this permit and the laws of the State of New York and could subject me to criminal, civil and/or administrative proceedings.

First name | MI | Last Name

Signature | Date

NYS Department of Environmental Conservation
Division of Water
625 Broadway, 4th Floor
Albany, New York 12233-3505

MS4 Stormwater Pollution Prevention Plan (SWPPP) Acceptance Form

for

Construction Activities Seeking Authorization Under SPDES General Permit

*(NOTE: Attach Completed Form to Notice Of Intent and Submit to Address Above)

I. Project Owner/Operator Information	
1. Owner/Operator Name:	Liberty Utilities
2. Contact Person:	John T. Kilpatrick, Director of Engineering
3. Street Address:	60 Brooklyn Ave.
4. City/State/Zip:	Merrick, NY 11566
II. Project Site Information	
5. Project/Site Name:	Indian Hills Water System Improvements
6. Street Address:	1 Brundige Drive
7. City/State/Zip:	Lewisboro, NY 10526
III. Stormwater Pollution Prevention Plan (SWPPP) Review and Acceptance Information	
8. SWPPP Reviewed by:	
9. Title/Position:	
10. Date Final SWPPP Reviewed and Accepted:	
IV. Regulated MS4 Information	
11. Name of MS4:	
12. MS4 SPDES Permit Identification Number: NYR20A	
13. Contact Person:	
14. Street Address:	
15. City/State/Zip:	
16. Telephone Number:	

MS4 SWPPP Acceptance Form - continued

V. Certification Statement - MS4 Official (principal executive officer or ranking elected official) or Duly Authorized Representative

I hereby certify that the final Stormwater Pollution Prevention Plan (SWPPP) for the construction project identified in question 5 has been reviewed and meets the substantive requirements in the SPDES General Permit For Stormwater Discharges from Municipal Separate Storm Sewer Systems (MS4s). Note: The MS4, through the acceptance of the SWPPP, assumes no responsibility for the accuracy and adequacy of the design included in the SWPPP. In addition, review and acceptance of the SWPPP by the MS4 does not relieve the owner/operator or their SWPPP preparer of responsibility or liability for errors or omissions in the plan.

Printed Name:

Title/Position:

Signature:

Date:

VI. Additional Information

(NYS DEC - MS4 SWPPP Acceptance Form - January 2015)

NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

Owner/Operator Certification Form

SPDES General Permit For Stormwater Discharges From Construction Activity (GP-0-20-001)

Project/Site Name: Inidan Hill Water System Improvements

eNOI Submission Number: HPH-2ZYW-3TGVZ

eNOI Submitted by: ☐ **Owner/Operator** ☑ **SWPPP Preparer** ☐ **Other**

Certification Statement - Owner/Operator

I have read or been advised of the permit conditions and believe that I understand them. I also understand that, under the terms of the permit, there may be reporting requirements. I hereby certify that this document and the corresponding documents were prepared under my direction or supervision. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations. I further understand that coverage under the general permit will be identified in the acknowledgment that I will receive as a result of submitting this NOI and can be as long as sixty (60) business days as provided for in the general permit. I also understand that, by submitting this NOI, I am acknowledging that the SWPPP has been developed and will be implemented as the first element of construction, and agreeing to comply with all the terms and conditions of the general permit for which this NOI is being submitted.

Owner/Operator First Name M.I. Last Name

_____

Signature

_____

Date

Appendix E

Signatory Requirements

Signatory Requirements:

Pursuant to NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activity (GP-0-20-001), signatory requirements for all NOIs, NOTs, SWPPPs, MS4 SWPPP Acceptance forms, reports, certifications or information required by the aforementioned permit are as follows:

1) All NOIs and NOTs shall be signed as follows:
   a) For a corporation these forms shall be signed by a responsible corporate officer. For the purpose of this section, a responsible corporate officer means:
      i) a president, secretary, treasurer, or vice-president of the corporation in charge of a principal business function, or any other person who performs similar policy or decision-making functions for the corporation; or
      ii) the manager of one or more manufacturing, production or operating facilities, provided the manager is authorized to make management decisions which govern the operation of the regulated facility including having the explicit or implicit duty of making major capital investment recommendations, and initiating and directing other comprehensive measures to assure long term environmental compliance with environmental laws and regulations; the manager can ensure that the necessary systems are established or actions taken to gather complete and accurate information for permit application requirements; and where authority to sign documents has been assigned or delegated to the manager in accordance with corporate procedures;
   b) For a partnership or sole proprietorship these forms shall be signed by a general partner or the proprietor, respectively; or
   c) For a municipality, State, Federal, or other public agency these forms shall be signed by either a principal executive officer or ranking elected official. For purposes of this section, a principal executive officer of a Federal agency includes:
      i) the chief executive officer of the agency, or
      ii) a senior executive officer having responsibility for the overall operations of a principal geographic unit of the agency (e.g. Regional Administrators of EPA).
2) The SWPPP and other information requested by the Department shall be signed by a person described above or by a duly authorized representative of that person. A person is a duly authorized representative only if:
   a) The authorization is made in writing by a person described in 1) above;
   b) The authorization specifies either an individual or a position having responsibility for the overall operation of the regulated facility or activity, such as the position of plant

manager, operator of a well or a well field, superintendent, position of equivalent responsibility, or an individual or position having overall responsibility for environmental matters for the company. (A duly authorized representative may thus be either a named individual or any individual occupying a named position) and,

c) The written authorization shall include the name, title and signature of the authorized representative and be attached to the SWPPP.

3) All inspection reports shall be signed by the *qualified inspector* that performs the inspection.

4) The MS4 SWPPP Acceptance form shall be signed by the principal executive officer or ranking elected official from the *regulated, traditional land use control MS4,* or by a duly authorized representative of that person.

It shall constitute a permit violation if an incorrect and/or improper signatory authorizes any required forms, SWPPP and/or inspection reports.

Appendix F

Contractor & Subcontractor Certification Statements

Contractor or Subcontractor Certification Statement

"I hereby certify under penalty of law that I understand and agree to comply with the terms and conditions of the SWPPP and agree to implement any corrective actions identified by the *qualified inspector* during a site inspection. I also understand that the *owner or operator* must comply with the terms and conditions of the most current version of the New York State Pollutant Discharge Elimination System ("SPDES") general permit for stormwater discharges from construction activities and that it is unlawful for any person to cause or contribute to a violation of water quality standards. Furthermore, I am aware that there are significant penalties for submitting false information, that I do not believe to be true, including the possibility of fine and imprisonment for knowing violations."

Contractor Name: _____

Address: _____

_____

Telephone number: _____

Contractor Representative:

Name: _____ Title: _____

Signature: _____ Date: _____

Trained Contractor (if different from above):

Name: _____ Title: _____

Signature: _____ Date: _____

SWPPP Responsibilities

Elements of SWPPP above contractor is responsible for implementing:

_____

_____

_____

_____

Contractor or Subcontractor Certification Statement

"I hereby certify under penalty of law that I understand and agree to comply with the terms and conditions of the SWPPP and agree to implement any corrective actions identified by the *qualified inspector* during a site inspection. I also understand that the *owner or operator* must comply with the terms and conditions of the most current version of the New York State Pollutant Discharge Elimination System ("SPDES") general permit for stormwater discharges from construction activities and that it is unlawful for any person to cause or contribute to a violation of water quality standards. Furthermore, I am aware that there are significant penalties for submitting false information, that I do not believe to be true, including the possibility of fine and imprisonment for knowing violations."

Contractor Name: _____

Address: _____

_____

Telephone number: _____

Contractor Representative:

Name: _____ Title: _____

Signature: _____ Date: _____

Trained Contractor (if different from above):

Name: _____ Title: _____

Signature: _____ Date: _____

SWPPP Responsibilities

Elements of SWPPP above contractor is responsible for implementing:

_____

_____

_____

_____

Contractor or Subcontractor Certification Statement

"I hereby certify under penalty of law that I understand and agree to comply with the terms and conditions of the SWPPP and agree to implement any corrective actions identified by the *qualified inspector* during a site inspection. I also understand that the *owner or operator* must comply with the terms and conditions of the most current version of the New York State Pollutant Discharge Elimination System ("SPDES") general permit for stormwater discharges from construction activities and that it is unlawful for any person to cause or contribute to a violation of water quality standards. Furthermore, I am aware that there are significant penalties for submitting false information, that I do not believe to be true, including the possibility of fine and imprisonment for knowing violations."

Contractor Name: _____

Address: _____

_____

Telephone number: _____

Contractor Representative:

Name: _____ Title: _____

Signature: _____ Date: _____

Trained Contractor (if different from above):

Name: _____ Title: _____

Signature: _____ Date: _____

SWPPP Responsibilities

Elements of SWPPP above contractor is responsible for implementing:

_____

_____

_____

_____

Appendix G

Time of Concentration Worksheets
Hydraflow Hydrograph Results

Watershed Model Schematic

Legend

Hyd.	Origin	Description
1	SCS Runoff	WS#1

Hydrograph Return Period Recap

Hyd. No.	Hydrograph type (origin)	Inflow hyd(s)	Peak Outflow (cfs)								Hydrograph Description
			1-yr	2-yr	3-yr	5-yr	10-yr	25-yr	50-yr	100-yr	
1	SCS Runoff	------	-------	-------	-------	-------	-------	7.304	-------	-------	WS#1

Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2021

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	7.304	2	736	35,001	------	------	------	WS#1

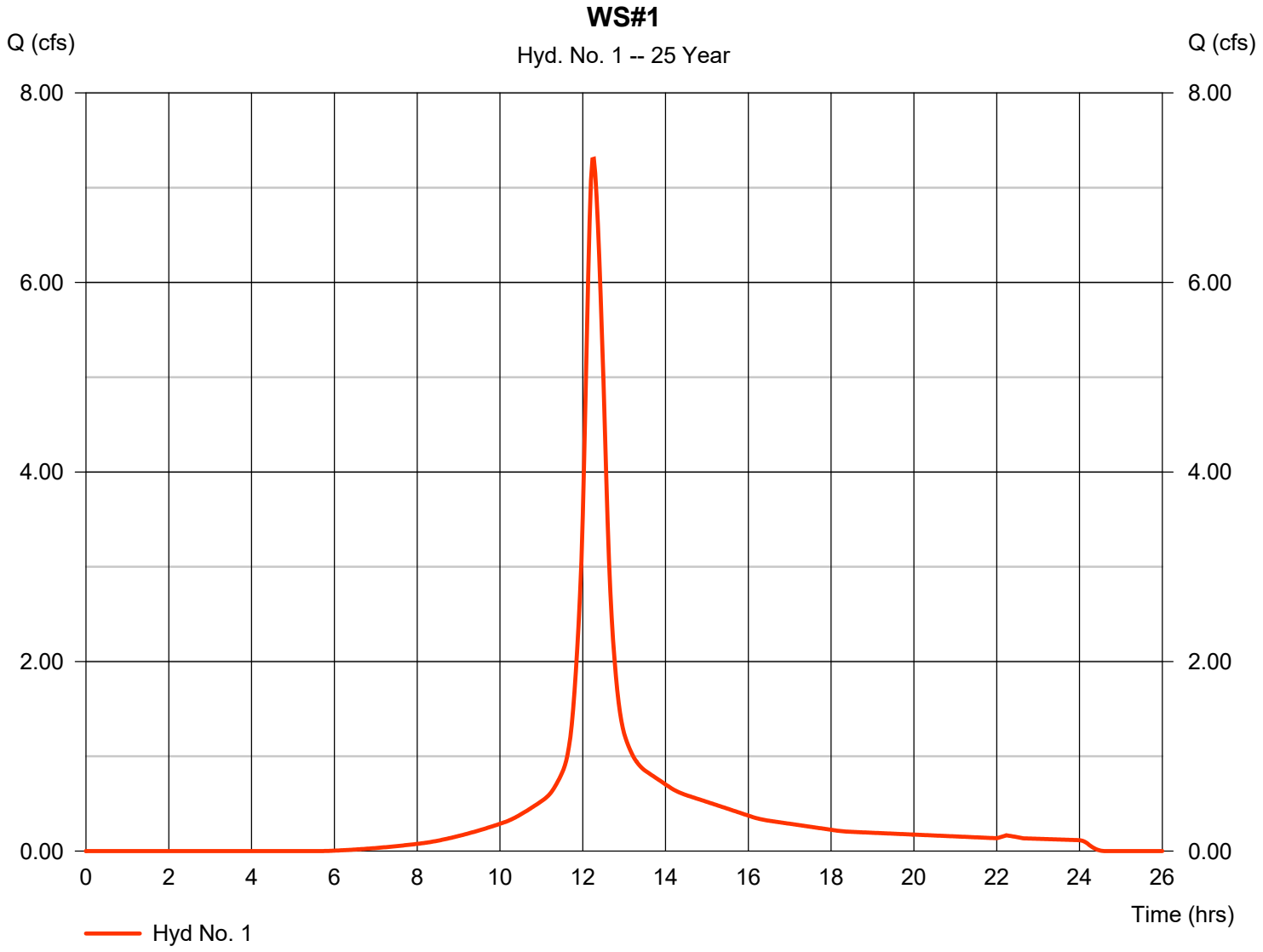
Hydrograph Report

Hyd. No. 1

WS#1

Hydrograph type	=	SCS Runoff	Peak discharge	=	7.304 cfs
Storm frequency	=	25 yrs	Time to peak	=	12.27 hrs
Time interval	=	2 min	Hyd. volume	=	35,001 cuft
Drainage area	=	2.140 ac	Curve number	=	83*
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	TR55	Time of conc. (Tc)	=	21.70 min
Total precip.	=	6.36 in	Distribution	=	Type III
Storm duration	=	24 hrs	Shape factor	=	484

* Composite (Area/CN) = [(0.335 x 84) + (1.757 x 82) + (0.049 x 98)] / 2.140



TR55 Tc Worksheet

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2021

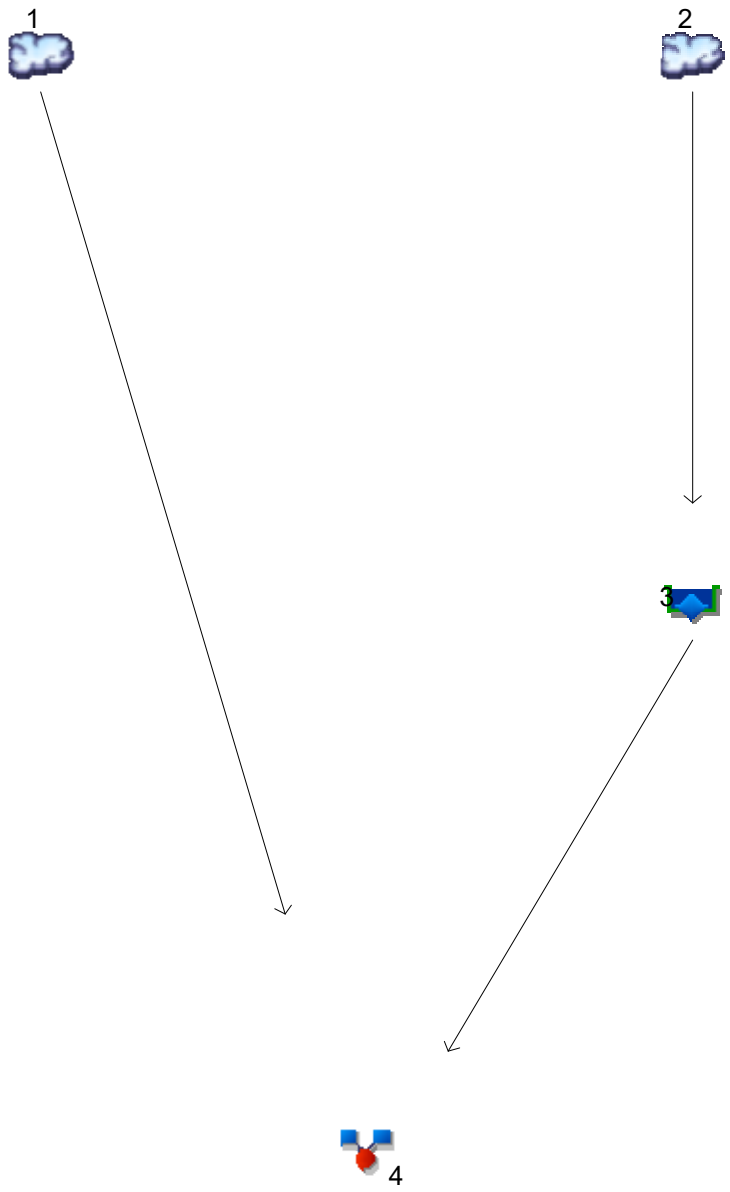
Hyd. No. 1

WS#1

Description	A		B		C		Totals
Sheet Flow							
Manning's n-value	= 0.400		0.011		0.011		
Flow length (ft)	= 100.0		0.0		0.0		
Two-year 24-hr precip. (in)	= 3.39		0.00		0.00		
Land slope (%)	= 2.00		0.00		0.00		
Travel Time (min)	**= 20.86**	**+**	**0.00**	**+**	**0.00**	**=**	**20.86**
Shallow Concentrated Flow							
Flow length (ft)	= 236.00		0.00		0.00		
Watercourse slope (%)	= 8.50		0.00		0.00		
Surface description	= Unpaved		Paved		Paved		
Average velocity (ft/s)	=4.70		0.00		0.00		
Travel Time (min)	**= 0.84**	**+**	**0.00**	**+**	**0.00**	**=**	**0.84**
Channel Flow							
X sectional flow area (sqft)	= 0.00		0.00		0.00		
Wetted perimeter (ft)	= 0.00		0.00		0.00		
Channel slope (%)	= 0.00		0.00		0.00		
Manning's n-value	= 0.015		0.015		0.015		
Velocity (ft/s)	=0.00						
			0.00				
					0.00		
Flow length (ft)	({0})0.0		0.0		0.0		
Travel Time (min)	**= 0.00**	**+**	**0.00**	**+**	**0.00**	**=**	**0.00**

Total Travel Time, Tc ..... 21.70 min

Watershed Model Schematic



Legend

Hyd.	Origin	Description
1	SCS Runoff	WS#1A
2	SCS Runoff	WS#1B
3	Reservoir	New Bldg. to UG Syst.
4	Combine	Combine to WS#1

Hydrograph Return Period Recap

Hyd. No.	Hydrograph type (origin)	Inflow hyd(s)	Peak Outflow (cfs)								Hydrograph Description
			1-yr	2-yr	3-yr	5-yr	10-yr	25-yr	50-yr	100-yr	
1	SCS Runoff	------	-------	-------	-------	-------	-------	7.168	-------	-------	WS#1A
2	SCS Runoff	------	-------	-------	-------	-------	-------	0.240	-------	-------	WS#1B
3	Reservoir	2	-------	-------	-------	-------	-------	0.202	-------	-------	New Bldg. to UG Syst.
4	Combine	1, 3	-------	-------	-------	-------	-------	7.294	-------	-------	Combine to WS#1

Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2021

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	7.168	2	736	34,347	------	------	------	WS#1A
2	SCS Runoff	0.240	2	724	833	------	------	------	WS#1B
3	Reservoir	0.202	2	728	832	2	400.86	114	New Bldg. to UG Syst.
4	Combine	7.294	2	736	35,179	1, 3	------	------	Combine to WS#1

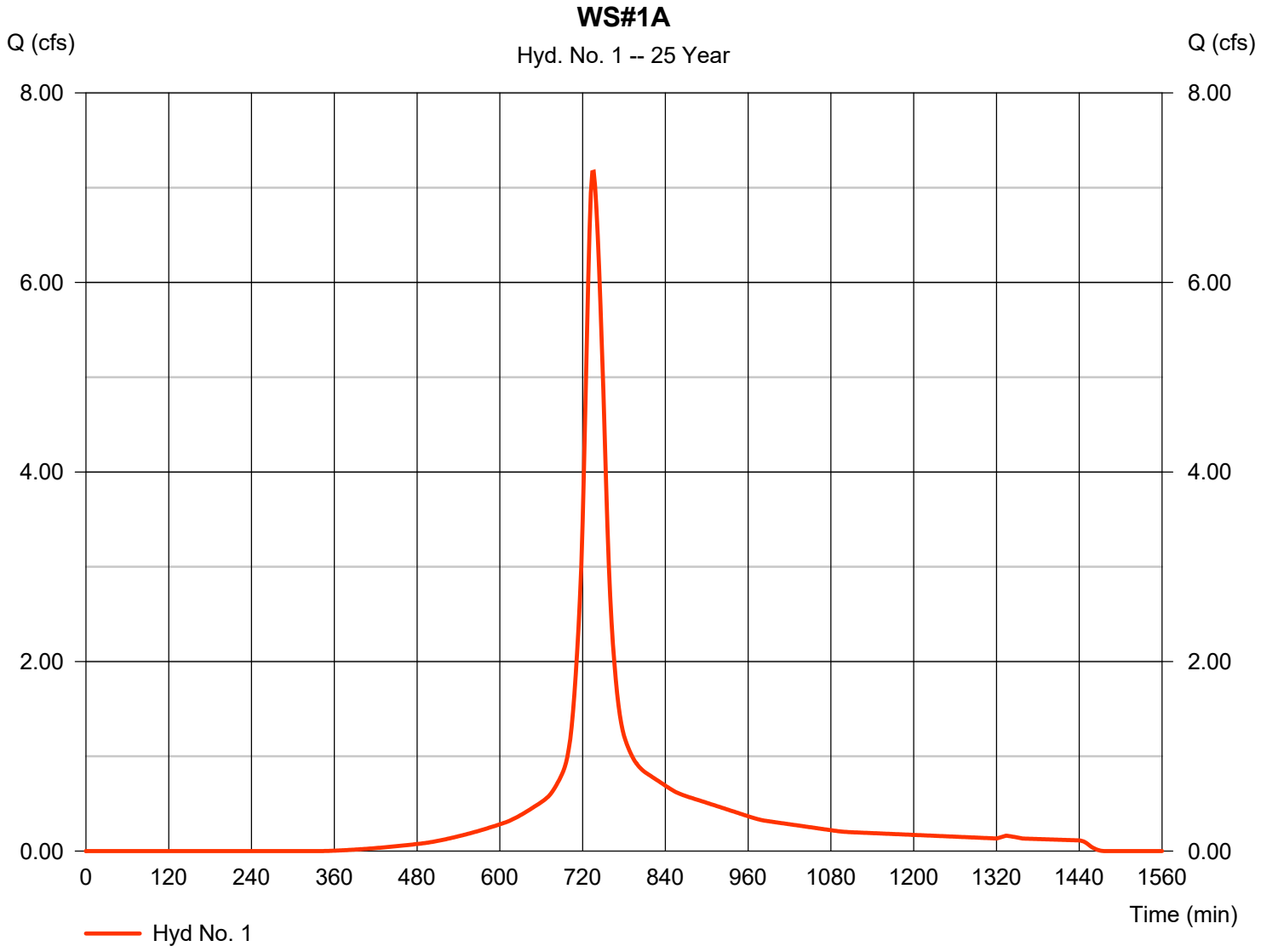
Hydrograph Report

Hyd. No. 1

WS#1A

Hydrograph type	=	SCS Runoff	Peak discharge	=	7.168 cfs
Storm frequency	=	25 yrs	Time to peak	=	736 min
Time interval	=	2 min	Hyd. volume	=	34,347 cuft
Drainage area	=	2.100 ac	Curve number	=	83*
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	TR55	Time of conc. (Tc)	=	21.70 min
Total precip.	=	6.36 in	Distribution	=	Type III
Storm duration	=	24 hrs	Shape factor	=	484

* Composite (Area/CN) = [(0.510 x 84) + (1.530 x 82) + (0.050 x 98) + (0.010 x 91)] / 2.100



TR55 Tc Worksheet

Hyd. No. 1

WS#1A

Description	A		B		C		Totals
Sheet Flow							
Manning's n-value	= 0.400		0.011		0.011		
Flow length (ft)	= 100.0		0.0		0.0		
Two-year 24-hr precip. (in)	= 3.39		0.00		0.00		
Land slope (%)	= 2.00		0.00		0.00		
Travel Time (min)	**= 20.86**	**+**	**0.00**	**+**	**0.00**	**=**	**20.86**
Shallow Concentrated Flow							
Flow length (ft)	= 236.00		0.00		0.00		
Watercourse slope (%)	= 8.50		0.00		0.00		
Surface description	= Unpaved		Paved		Paved		
Average velocity (ft/s)	=4.70		0.00		0.00		
Travel Time (min)	**= 0.84**	**+**	**0.00**	**+**	**0.00**	**=**	**0.84**
Channel Flow							
X sectional flow area (sqft)	= 0.00		0.00		0.00		
Wetted perimeter (ft)	= 0.00		0.00		0.00		
Channel slope (%)	= 0.00		0.00		0.00		
Manning's n-value	= 0.015		0.015		0.015		
Velocity (ft/s)	=0.00						
			0.00				
					0.00		
Flow length (ft)	({0})0.0		0.0		0.0		
Travel Time (min)	**= 0.00**	**+**	**0.00**	**+**	**0.00**	**=**	**0.00**

Total Travel Time, Tc ..... 21.70 min

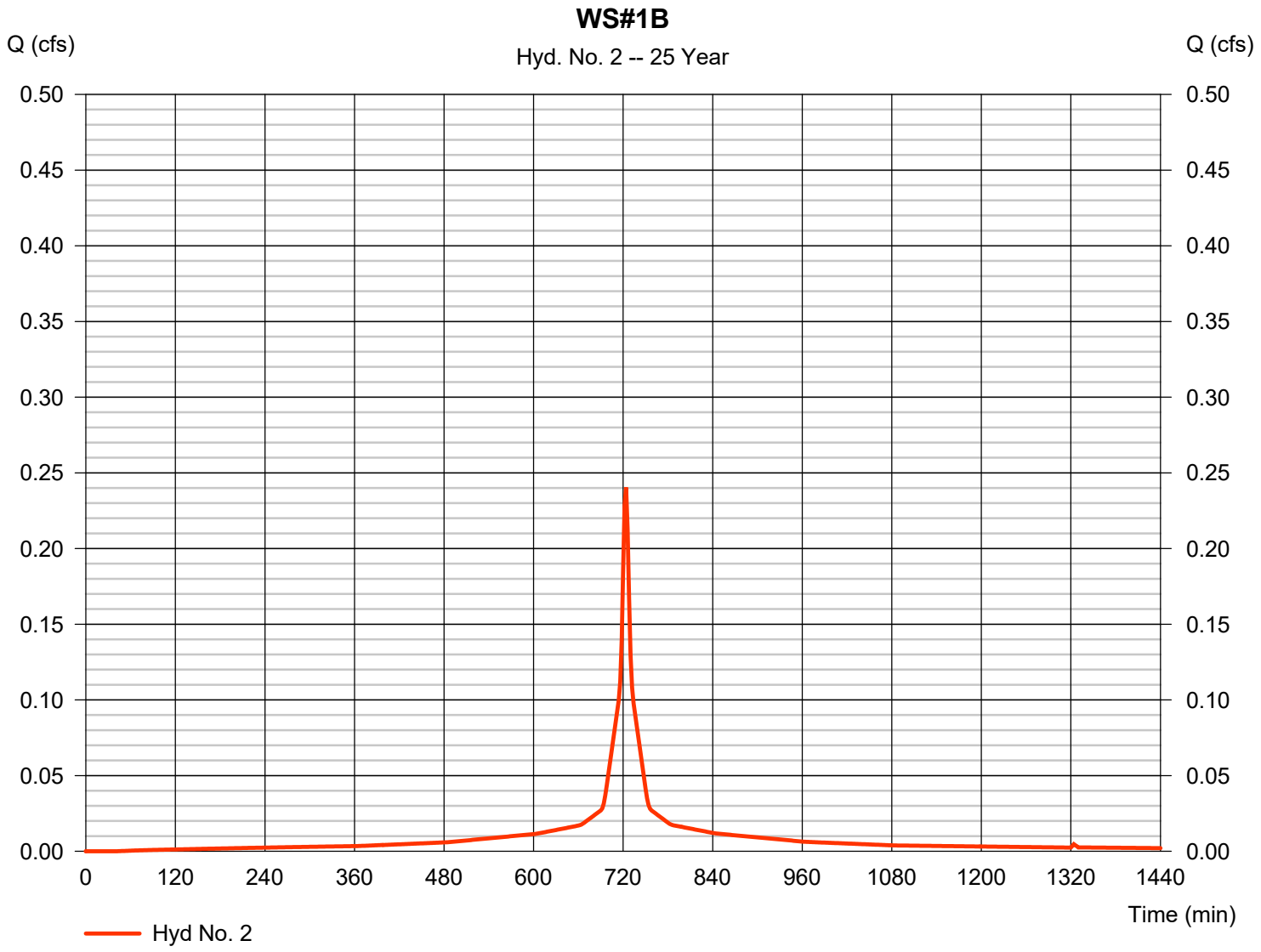
Hydrograph Report

Hyd. No. 2

WS#1B

Hydrograph type	=	SCS Runoff	Peak discharge	=	0.240 cfs
Storm frequency	=	25 yrs	Time to peak	=	724 min
Time interval	=	2 min	Hyd. volume	=	833 cuft
Drainage area	=	0.040 ac	Curve number	=	98*
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	6.00 min
Total precip.	=	6.36 in	Distribution	=	Type III
Storm duration	=	24 hrs	Shape factor	=	484

* Composite (Area/CN) = [(0.040 x 98)] / 0.040



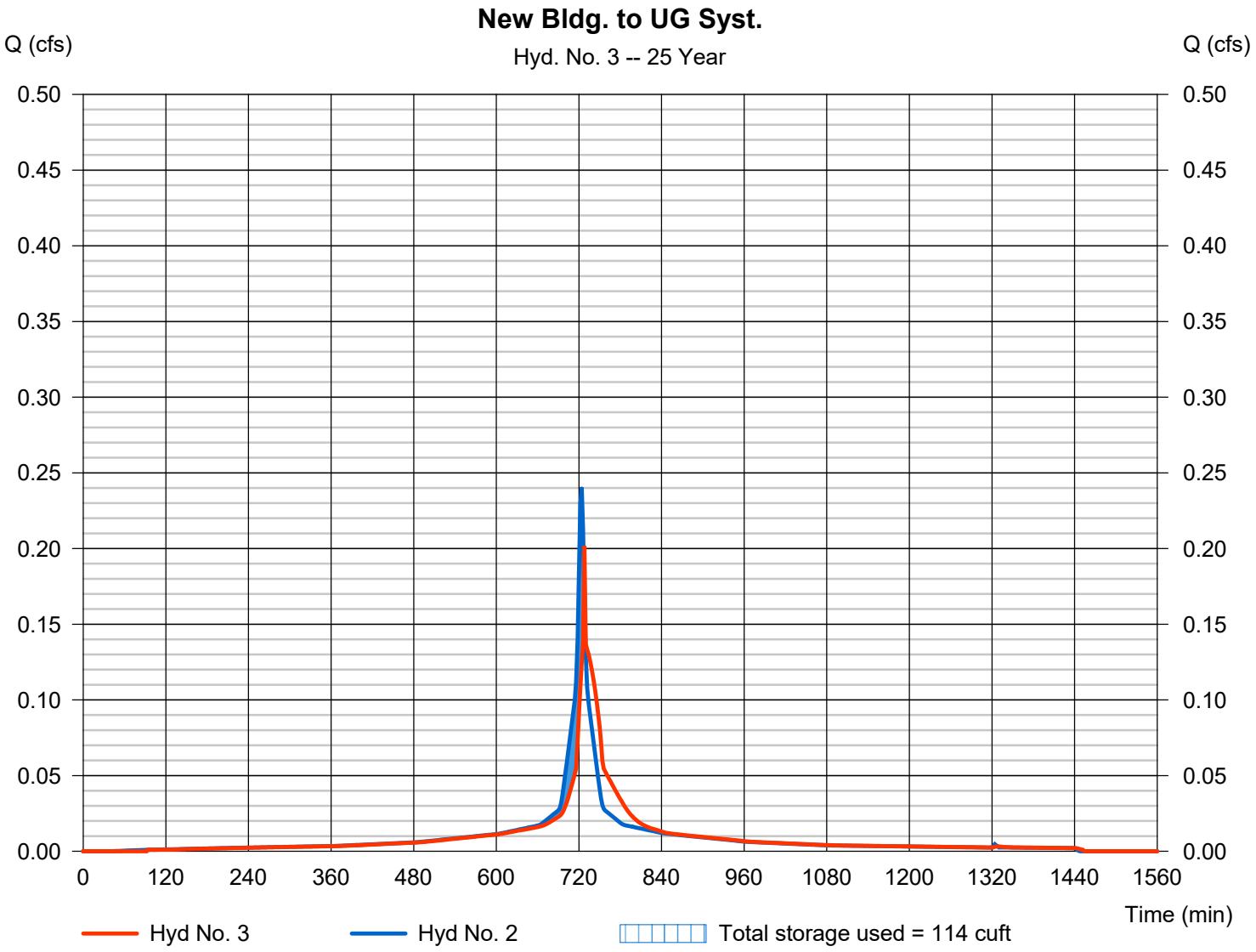
Hydrograph Report

Hyd. No. 3

New Bldg. to UG Syst.

Hydrograph type	= Reservoir	Peak discharge	= 0.202 cfs
Storm frequency	= 25 yrs	Time to peak	= 728 min
Time interval	= 2 min	Hyd. volume	= 832 cuft
Inflow hyd. No.	= 2 - WS#1B	Max. Elevation	= 400.86 ft
Reservoir name	= UG Detention	Max. Storage	= 114 cuft

Storage Indication method used.



Pond No. 1 - UG Detention

Pond Data

UG Chambers -Invert elev. = 398.83 ft, Rise x Span = 3.00 x 7.00 ft, Barrel Len = 8.00 ft, No. Barrels = 1, Slope = 0.00%, Headers = No

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	398.83	n/a	0	0
0.30	399.13	n/a	17	17
0.60	399.43	n/a	17	34
0.90	399.73	n/a	17	50
1.20	400.03	n/a	17	67
1.50	400.33	n/a	17	84
1.80	400.63	n/a	17	101
2.10	400.93	n/a	17	118
2.40	401.23	n/a	17	134
2.70	401.53	n/a	17	151
3.00	401.83	n/a	17	168

Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	= 6.00	1.50	1.50	0.00
Span (in)	= 6.00	1.50	1.50	0.00
No. Barrels	= 1	1	1	0
Invert El. (ft)	= 398.83	398.83	399.83	0.00
Length (ft)	= 50.00	0.50	0.50	0.00
Slope (%)	= 1.00	0.00	0.00	n/a
N-Value	= .012	.013	.013	n/a
Orifice Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	Yes	Yes	No

Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 3.50	0.00	0.00	0.00
Crest El. (ft)	= 400.83	0.00	0.00	0.00
Weir Coeff.	= 3.33	3.33	3.33	3.33
Weir Type	= Rect	---	---	---
Multi-Stage	= Yes	No	No	No

Exfil.(in/hr) = 0.000 (by Contour)

TW Elev. (ft) = 0.00

Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s).

Stage / Storage / Discharge Table

Stage ft	Storage cuft	Elevation ft	Clv A cfs	Clv B cfs	Clv C cfs	PrfRsr cfs	Wr A cfs	Wr B cfs	Wr C cfs	Wr D cfs	Exfil cfs	User cfs	Total cfs
0.00	0	398.83	0.00	0.00	0.00	---	0.00	---	---	---	---	---	0.000
0.03	2	398.86	0.00 ic	0.00 ic	0.00	---	0.00	---	---	---	---	---	0.001
0.06	3	398.89	0.00 ic	0.00 ic	0.00	---	0.00	---	---	---	---	---	0.004
0.09	5	398.92	0.01 ic	0.01 ic	0.00	---	0.00	---	---	---	---	---	0.009
0.12	7	398.95	0.01 ic	0.01 ic	0.00	---	0.00	---	---	---	---	---	0.014
0.15	8	398.98	0.02 ic	0.02 ic	0.00	---	0.00	---	---	---	---	---	0.016
0.18	10	399.01	0.02 ic	0.02 ic	0.00	---	0.00	---	---	---	---	---	0.019
0.21	12	399.04	0.02 ic	0.02 ic	0.00	---	0.00	---	---	---	---	---	0.021
0.24	13	399.07	0.02 ic	0.02 ic	0.00	---	0.00	---	---	---	---	---	0.023
0.27	15	399.10	0.03 ic	0.03 ic	0.00	---	0.00	---	---	---	---	---	0.025
0.30	17	399.13	0.03 ic	0.03 ic	0.00	---	0.00	---	---	---	---	---	0.027
0.33	18	399.16	0.03 ic	0.03 ic	0.00	---	0.00	---	---	---	---	---	0.029
0.36	20	399.19	0.03 ic	0.03 ic	0.00	---	0.00	---	---	---	---	---	0.030
0.39	22	399.22	0.03 ic	0.03 ic	0.00	---	0.00	---	---	---	---	---	0.032
0.42	24	399.25	0.03 ic	0.03 ic	0.00	---	0.00	---	---	---	---	---	0.033
0.45	25	399.28	0.04 ic	0.03 ic	0.00	---	0.00	---	---	---	---	---	0.035
0.48	27	399.31	0.04 ic	0.04 ic	0.00	---	0.00	---	---	---	---	---	0.036
0.51	29	399.34	0.04 ic	0.04 ic	0.00	---	0.00	---	---	---	---	---	0.037
0.54	30	399.37	0.04 ic	0.04 ic	0.00	---	0.00	---	---	---	---	---	0.039
0.57	32	399.40	0.04 ic	0.04 ic	0.00	---	0.00	---	---	---	---	---	0.040
0.60	34	399.43	0.04 ic	0.04 ic	0.00	---	0.00	---	---	---	---	---	0.041
0.63	35	399.46	0.04 ic	0.04 ic	0.00	---	0.00	---	---	---	---	---	0.042
0.66	37	399.49	0.04 ic	0.04 ic	0.00	---	0.00	---	---	---	---	---	0.043
0.69	39	399.52	0.04 ic	0.04 ic	0.00	---	0.00	---	---	---	---	---	0.045
0.72	40	399.55	0.05 ic	0.05 ic	0.00	---	0.00	---	---	---	---	---	0.046
0.75	42	399.58	0.05 ic	0.05 ic	0.00	---	0.00	---	---	---	---	---	0.047
0.78	44	399.61	0.05 ic	0.05 ic	0.00	---	0.00	---	---	---	---	---	0.048
0.81	45	399.64	0.05 ic	0.05 ic	0.00	---	0.00	---	---	---	---	---	0.049
0.84	47	399.67	0.05 ic	0.05 ic	0.00	---	0.00	---	---	---	---	---	0.050
0.87	49	399.70	0.05 ic	0.05 ic	0.00	---	0.00	---	---	---	---	---	0.051
0.90	50	399.73	0.05 ic	0.05 ic	0.00	---	0.00	---	---	---	---	---	0.052
0.93	52	399.76	0.05 ic	0.05 ic	0.00	---	0.00	---	---	---	---	---	0.053

Continues on next page...

UG Detention

Stage / Storage / Discharge Table

Stage ft	Storage cuft	Elevation ft	Clv A cfs	Clv B cfs	Clv C cfs	PrfRsr cfs	Wr A cfs	Wr B cfs	Wr C cfs	Wr D cfs	Exfil cfs	User cfs	Total cfs
0.96	54	399.79	0.05 ic	0.05 ic	0.00	---	0.00	---	---	---	---	---	0.054
0.99	55	399.82	0.05 ic	0.05 ic	0.00	---	0.00	---	---	---	---	---	0.055
1.02	57	399.85	0.06 ic	0.06 ic	0.00 ic	---	0.00	---	---	---	---	---	0.056
1.05	59	399.88	0.06 ic	0.06 ic	0.00 ic	---	0.00	---	---	---	---	---	0.060
1.08	60	399.91	0.07 ic	0.06 ic	0.01 ic	---	0.00	---	---	---	---	---	0.065
1.11	62	399.94	0.07 ic	0.06 ic	0.01 ic	---	0.00	---	---	---	---	---	0.071
1.14	64	399.97	0.07 ic	0.06 ic	0.02 ic	---	0.00	---	---	---	---	---	0.075
1.17	66	400.00	0.08 ic	0.06 ic	0.02 ic	---	0.00	---	---	---	---	---	0.079
1.20	67	400.03	0.08 ic	0.06 ic	0.02 ic	---	0.00	---	---	---	---	---	0.082
1.23	69	400.06	0.08 ic	0.06 ic	0.02 ic	---	0.00	---	---	---	---	---	0.085
1.26	71	400.09	0.09 ic	0.06 ic	0.03 ic	---	0.00	---	---	---	---	---	0.088
1.29	72	400.12	0.09 ic	0.06 ic	0.03 ic	---	0.00	---	---	---	---	---	0.091
1.32	74	400.15	0.09 ic	0.06 ic	0.03 ic	---	0.00	---	---	---	---	---	0.093
1.35	76	400.18	0.10 ic	0.06 ic	0.03 ic	---	0.00	---	---	---	---	---	0.096
1.38	77	400.21	0.10 ic	0.06 ic	0.03 ic	---	0.00	---	---	---	---	---	0.098
1.41	79	400.24	0.10 ic	0.07 ic	0.03 ic	---	0.00	---	---	---	---	---	0.100
1.44	81	400.27	0.10 ic	0.07 ic	0.04 ic	---	0.00	---	---	---	---	---	0.102
1.47	82	400.30	0.11 ic	0.07 ic	0.04 ic	---	0.00	---	---	---	---	---	0.105
1.50	84	400.33	0.11 ic	0.07 ic	0.04 ic	---	0.00	---	---	---	---	---	0.107
1.53	86	400.36	0.11 ic	0.07 ic	0.04 ic	---	0.00	---	---	---	---	---	0.109
1.56	87	400.39	0.11 ic	0.07 ic	0.04 ic	---	0.00	---	---	---	---	---	0.111
1.59	89	400.42	0.11 ic	0.07 ic	0.04 ic	---	0.00	---	---	---	---	---	0.113
1.62	91	400.45	0.11 ic	0.07 ic	0.04 ic	---	0.00	---	---	---	---	---	0.114
1.65	92	400.48	0.12 ic	0.07 ic	0.05 ic	---	0.00	---	---	---	---	---	0.116
1.68	94	400.51	0.12 ic	0.07 ic	0.05 ic	---	0.00	---	---	---	---	---	0.118
1.71	96	400.54	0.12 ic	0.07 ic	0.05 ic	---	0.00	---	---	---	---	---	0.120
1.74	97	400.57	0.12 ic	0.07 ic	0.05 ic	---	0.00	---	---	---	---	---	0.122
1.77	99	400.60	0.13 ic	0.07 ic	0.05 ic	---	0.00	---	---	---	---	---	0.123
1.80	101	400.63	0.13 ic	0.07 ic	0.05 ic	---	0.00	---	---	---	---	---	0.125
1.83	102	400.66	0.13 ic	0.08 ic	0.05 ic	---	0.00	---	---	---	---	---	0.127
1.86	104	400.69	0.13 ic	0.08 ic	0.05 ic	---	0.00	---	---	---	---	---	0.129
1.89	106	400.72	0.13 ic	0.08 ic	0.05 ic	---	0.00	---	---	---	---	---	0.130
1.92	108	400.75	0.13 ic	0.08 ic	0.05 ic	---	0.00	---	---	---	---	---	0.132
1.95	109	400.78	0.13 ic	0.08 ic	0.06 ic	---	0.00	---	---	---	---	---	0.133
1.98	111	400.81	0.13 ic	0.08 ic	0.06 ic	---	0.00	---	---	---	---	---	0.135
2.01	113	400.84	0.15 ic	0.08 ic	0.06 ic	---	0.01	---	---	---	---	---	0.148
2.04	114	400.87	0.23 ic	0.08 ic	0.06 ic	---	0.09	---	---	---	---	---	0.230
2.07	116	400.90	0.35 ic	0.08 ic	0.06 ic	---	0.22	---	---	---	---	---	0.352
2.10	118	400.93	0.50 ic	0.07 ic	0.06 ic	---	0.37	---	---	---	---	---	0.503
2.13	119	400.96	0.67 oc	0.07 ic	0.06 ic	---	0.55	---	---	---	---	---	0.673
2.16	121	400.99	0.85 oc	0.05 ic	0.05 ic	---	0.75	---	---	---	---	---	0.849
2.19	123	401.02	1.02 oc	0.03 ic	0.03 ic	---	0.96 s	---	---	---	---	---	1.016
2.22	124	401.05	1.04 oc	0.02 ic	0.02 ic	---	1.00 s	---	---	---	---	---	1.043
2.25	126	401.08	1.06 oc	0.02 ic	0.02 ic	---	1.03 s	---	---	---	---	---	1.059
2.28	128	401.11	1.07 oc	0.01 ic	0.01 ic	---	1.04 s	---	---	---	---	---	1.071
2.31	129	401.14	1.08 oc	0.01 ic	0.01 ic	---	1.06 s	---	---	---	---	---	1.081
2.34	131	401.17	1.09 oc	0.01 ic	0.01 ic	---	1.07 s	---	---	---	---	---	1.090
2.37	133	401.20	1.10 oc	0.01 ic	0.01 ic	---	1.08 s	---	---	---	---	---	1.099
2.40	134	401.23	1.11 oc	0.01 ic	0.01 ic	---	1.09 s	---	---	---	---	---	1.106
2.43	136	401.26	1.11 oc	0.01 ic	0.01 ic	---	1.10 s	---	---	---	---	---	1.113
2.46	138	401.29	1.12 oc	0.01 ic	0.01 ic	---	1.11 s	---	---	---	---	---	1.121
2.49	139	401.32	1.13 oc	0.01 ic	0.01 ic	---	1.12 s	---	---	---	---	---	1.129
2.52	141	401.35	1.14 oc	0.01 ic	0.01 ic	---	1.12 s	---	---	---	---	---	1.136
2.55	143	401.38	1.14 oc	0.01 ic	0.01 ic	---	1.13 s	---	---	---	---	---	1.142
2.58	145	401.41	1.15 oc	0.01 ic	0.01 ic	---	1.14 s	---	---	---	---	---	1.150
2.61	146	401.44	1.16 oc	0.00 ic	0.00 ic	---	1.14 s	---	---	---	---	---	1.153
2.64	148	401.47	1.16 oc	0.00 ic	0.00 ic	---	1.16 s	---	---	---	---	---	1.165
2.67	150	401.50	1.17 oc	0.00 ic	0.00 ic	---	1.16 s	---	---	---	---	---	1.168
2.70	151	401.53	1.18 oc	0.00 ic	0.00 ic	---	1.17 s	---	---	---	---	---	1.173
2.73	153	401.56	1.18 oc	0.00 ic	0.00 ic	---	1.17 s	---	---	---	---	---	1.177
2.76	155	401.59	1.19 oc	0.00 ic	0.00 ic	---	1.18 s	---	---	---	---	---	1.184
2.79	156	401.62	1.20 oc	0.00 ic	0.00 ic	---	1.19 s	---	---	---	---	---	1.197
2.82	158	401.65	1.20 oc	0.00 ic	0.00 ic	---	1.18 s	---	---	---	---	---	1.191
2.85	160	401.68	1.21 oc	0.00 ic	0.00 ic	---	1.20 s	---	---	---	---	---	1.208
2.88	161	401.71	1.22 oc	0.00 ic	0.00 ic	---	1.20 s	---	---	---	---	---	1.203
2.91	163	401.74	1.22 oc	0.00 ic	0.00 ic	---	1.21 s	---	---	---	---	---	1.211
2.94	165	401.77	1.23 oc	0.00 ic	0.00 ic	---	1.21 s	---	---	---	---	---	1.214
2.97	166	401.80	1.24 oc	0.00 ic	0.00 ic	---	1.23 s	---	---	---	---	---	1.235
3.00	168	401.83	1.24 oc	0.00 ic	0.00 ic	---	1.22 s	---	---	---	---	---	1.230

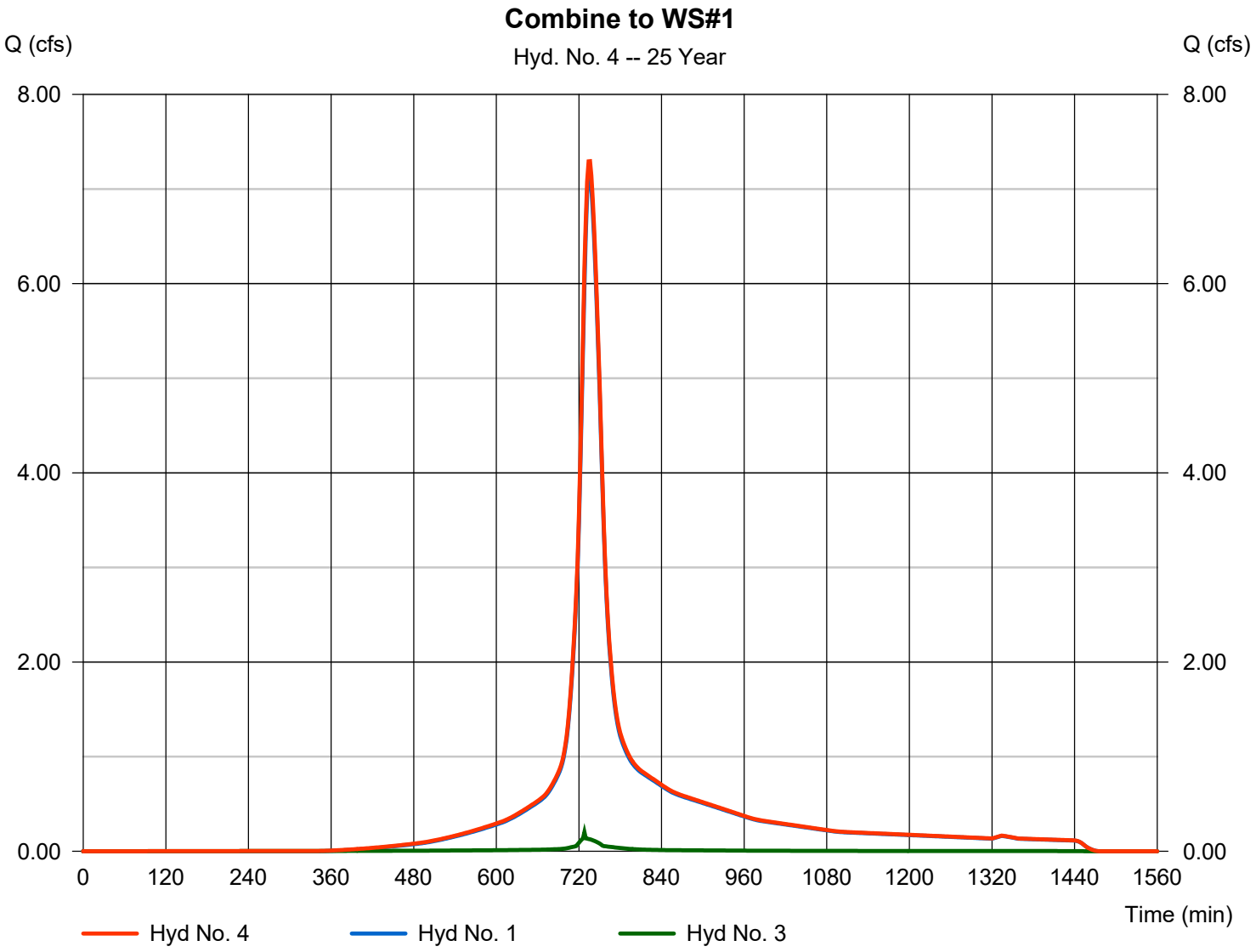
...End

Hydrograph Report

Hyd. No. 4

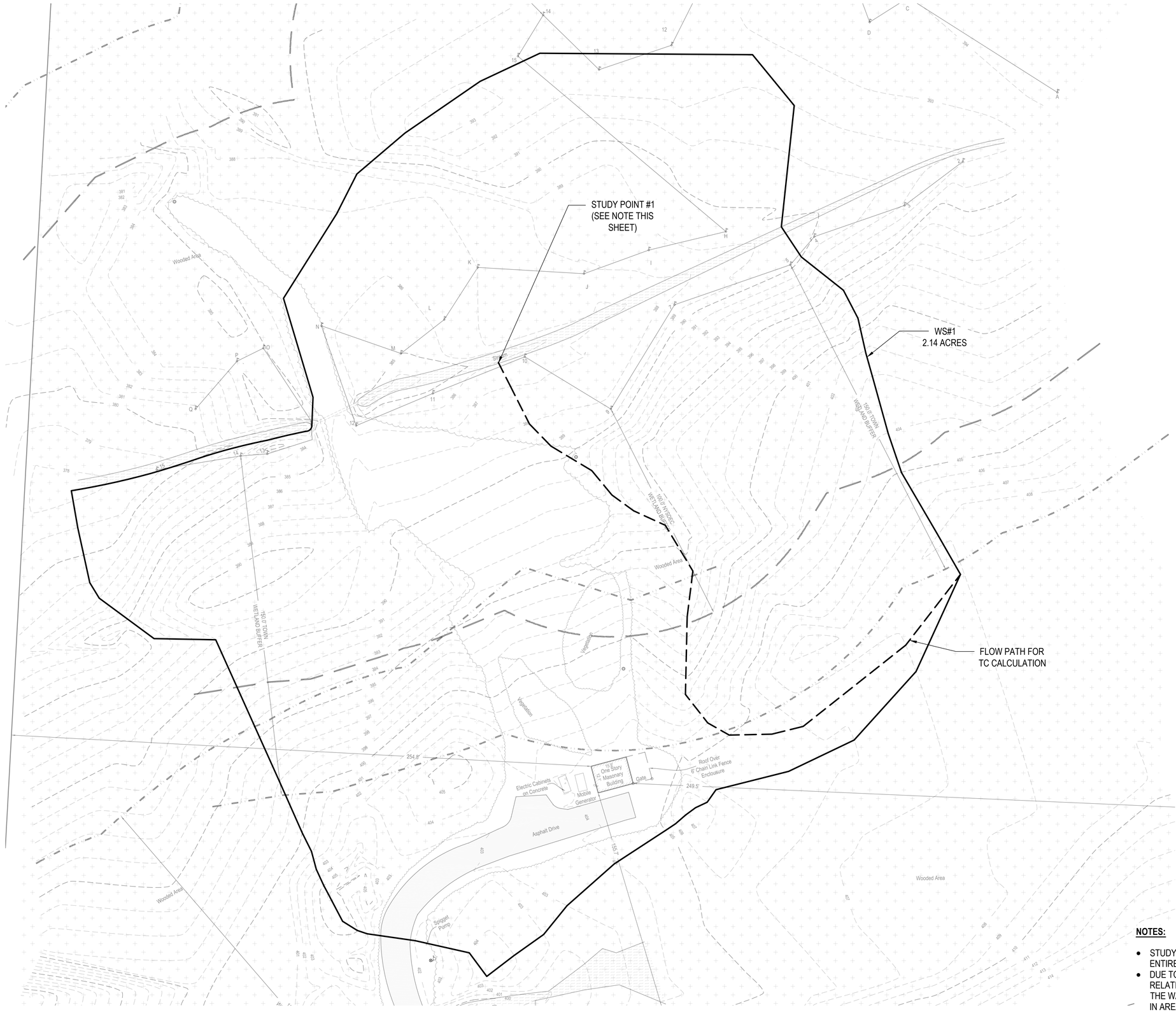
Combine to WS#1

Hydrograph type	= Combine	Peak discharge	= 7.294 cfs
Storm frequency	= 25 yrs	Time to peak	= 736 min
Time interval	= 2 min	Hyd. volume	= 35,179 cuft
Inflow hyds.	= 1, 3	Contrib. drain. area	= 2.100 ac



Appendix H

Pre- & Post-Development Drainage Area Map
Engineering Plans



GRAPHIC SCALE

20 0 10 20

(IN FEET)
1 inch = 20 ft.

NOTES:

- STUDY POINT #1 IS THE ONSITE STREAM. THE ENTIRETY OF WS#1 IS DIRECTED TO THIS AREA.
- DUE TO THE SIZE OF THE PARCEL AND THE RELATIVELY SMALL AREA OF SITE DISTURBANCE, THE WATERSHED AREA CONSIDERED WAS ONLY IN AREAS OF SITE DISTURBANCE WHERE RUNOFF CONDITIONS WOULD BE ALTERED.

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CONSULTANTS:

MARK	DATE	DESCRIPTION

DESIGNED BY:	DRAWN BY:	CHECKED BY:	REVIEWED BY:
SFP	SFP		

PROJECT No.:	DATE:	SCALE:
NYAW 2004	APRIL 2022	AS SHOWN

CLIENT

Liberty Utilities

Indian Hills System Improvements

Town of Lewisboro
Westchester County, NY

PWS ID: NY 5918382

CONTRACT

ALL CONTRACTS

STATUS

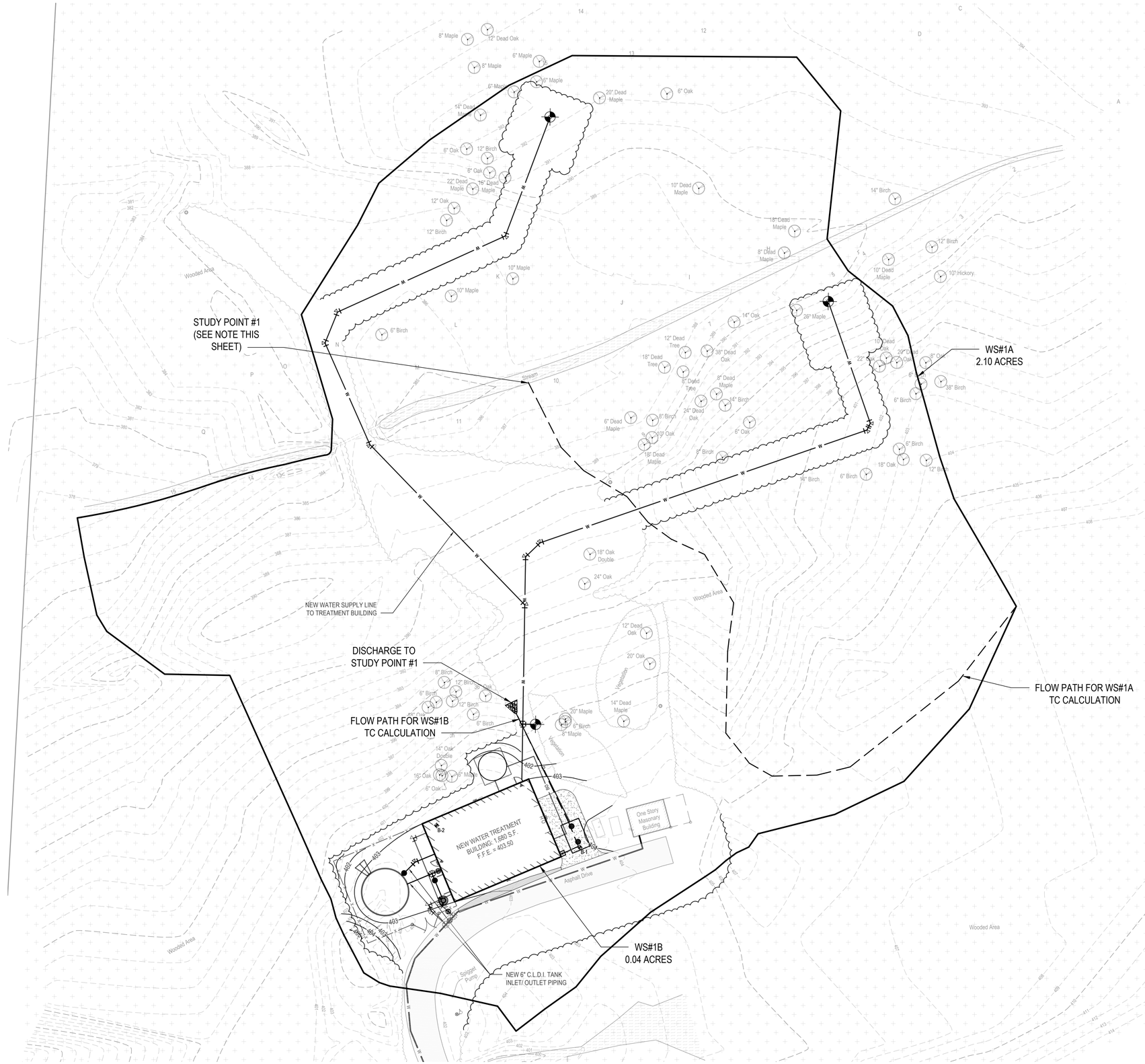
REGULATORY REVIEW

SHEET TITLE

PRE DEVELOPMENT DRAINAGE MAP

DRAWING No.

STM 100.00



GRAPHIC SCALE

20 0 10 20

(IN FEET)
1 inch = 20 ft.

NOTES:

- STUDY POINT #1 IS THE ONSITE STREAM. THE ENTIRETY OF WS#1 IS DIRECTED TO THIS AREA.
- DUE TO THE SIZE OF THE PARCEL AND THE RELATIVELY SMALL AREA OF SITE DISTURBANCE, THE WATERSHED AREA CONSIDERED WAS ONLY IN AREAS OF SITE DISTURBANCE WHERE RUNOFF CONDITIONS WOULD BE ALTERED.
- THE TIME OF CONCENTRATION FOR WS#1B IS LESS THAN 6 MINUTES BUT IS SHOWN

H 2 M architects + engineers

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845.357.7238 • www.h2m.com

CONSULTANTS:

MARK	DATE	DESCRIPTION
1	05-27-22	REVISED PER TOWN COMMENTS

DESIGNED BY:	DRAWN BY:	CHECKED BY:	REVIEWED BY:
SFP	SFP		

PROJECT No.:	DATE:	SCALE:
NYAW 2004	APRIL 2022	AS SHOWN

CLIENT

Liberty Utilities

Indian Hills System Improvements

Liberty™

Town of Lewisboro
Westchester County, NY

PWS ID: NY 5918382

CONTRACT

ALL CONTRACTS

STATUS

REGULATORY REVIEW

SHEET TITLE

POST DEVELOPMENT DRAINAGE MAP

DRAWING No.

STM 101.00

RESOLUTION
TOWN OF LEWISBORO
ZONING BOARD OF APPEALS
IN THE MATTER OF THE APPLICATION OF
Waccabuc Country Club/Harder
FOR A Lot Line Change
ARTICLE III §220-9B(1)
CAL. NO. 12-22-BZ

INTRODUCED BY: **Board Member Chair Price**

SECONDED BY: **Board Member Mr. Casper**

DATE OF CONSIDERATION/ADOPTION: **May 25, 2022**

WHEREAS, Waccabuc Country Club, as the applicant (Waccabuc Country Club Co, owner of record) and Donald A. & Teresa E. Harder, as the co applicant (The Donald A. Harder Revocable Living Trust & The Teresa E. Harder Revocable Living Trust, owner of record) has made application to the Lewisboro Zoning Board of Appeals (the "ZBA"), on the subject premises located at, 0 Carriage House Road, Waccabuc, NY , Tax Map as Sheet 0022, Block 10802, Lot 036, and Sheet 0022, Block 10802 Lot 059 & 083, ("the properties"), for the following variance of the Waccabuc Country Club, which is an existing non-conforming use, proposes to acquire a portion of a neighboring lot whereas this is not permitted per Article III Section 220-9B(1).

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 May 25, 2022, and a site walk was conducted on May 21, 2022 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 42.50-acres parcel in the 4-AC, Four Acre Residential District owned by Waccabuc Country Club Co. The Waccabuc Country Club, which is an existing non-conforming use, and is improved with a golf course. The property is an approximate 48.62-acres parcel in the 4-AC, Four Acre Residential District owned by The Donald A. Harder Revocable Living Trust & The Teresa E. Harder Revocable Living Trust and is improved with a single-family residence.
2. The applicant, Waccabuc Country Club Co. wishes to acquire a portion of a neighboring lot whereas this is not permitted per Article III Section 220-9B(1). of the Town of Lewisboro Zoning Code.

3. There will be no undesirable change in the character of the neighborhood or detriment to nearby properties.
4. There is no practical alternative to the variance requested.
5. The Board found that the variance is not substantial.
6. There will not be an adverse effect or impact to the physical or environmental conditions of the neighborhood.
7. The Board found that the difficulty was not self-created.

WHEREAS, pursuant to Section 267-b(3)(c), the ZBA hereby determines that the lot line change of the Waccabuc Country Club, which is an existing non-conforming use, and the acquired portion of approximately five (5) acres from the neighboring property will be permitted per Article III section 220-9B(1).

NOW, THEREFORE BE IT RESOLVED, that the Lewisboro Zoning Board of Appeals hereby grants a variance for lot line change of the Waccabuc Country Club, which is an existing non-conforming use, and the acquired portion of approximately five (5) acres from the neighboring property will be permitted per Article III section 220-9B(1).Town of Lewisboro Zoning Code.

BE IT FURTHER RESOLVED THAT, Lewisboro Zoning Board of Appeals have made a motion to approve the lot line change as proposed and any change or use of the parcel would require approval of the town agencies.

VOTE:

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

VOTE: Resolution carried by a vote of 4 to 0.

Robin Price, Jr. Chair

Dated in South Salem, New York

This 14 day of June 2022

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 May 25, 2022.

Dated: June 14, 2022

Donna Orban
Secretary Zoning Board of Appeals

BUSINESS PLAN

THE BORO (cafe & market)

Prepared by:
Shkelzen (Skaz) Gecaj, John Swertfager

873 Route 35
Cross River, New York 10518

www.theborocafe.com

theborocafeandmarket@gmail.com

I. EXECUTIVE SUMMARY:

THE BORO cafe & market (referred to from hereon in as the "Company")is intended to be established as a Limited Liability Company at 873 Route 35, Cross River, New York 10518 with the expectation of rapid expansion in the cafe & market industry. The Company solicits financial backing in order to be able to introduce its new service (described below).

Business Description:

The Company shall be formed as Limited Liability Company under New York state laws and headed by Shkelzen (Skaz) Gecaj, John Swertfager.

Mission Statement:

To create a vibrant cafe that reflects, improves, and inspires our community.

Management Team:

Marketing - John Swertfager

Management - Skaz Gecaj

Advisor- John Crabtree (Kittle house & River Market)

Staff:

2 Cashiers

2 Barista’s

Mission Statement:

To create a vibrant cafe that reflects, improves, and inspires our community.

New Service:

The Company is prepared to introduce the following service to the market:

Coffee, Food, Local Produce: Offering the best coffee in town supplemented with "to-go" style food and produce.

coffee, pastries, "to-go" egg sandwiches, sandwiches, salads, soups, prepared meals and much more

"to-go" style options with seating. We will have panini press, microwave, toaster, and open refrigerators for all high shelf life items.

Shelving for non fridge items as well.

II. BUSINESS SUMMARY Industry Overview:

In the United States, the cafe & market industry presently makes 5.4B dollars in sales. More people working from home, Coffee shops/cafes are becoming part of communities.

Research shows that consumers in this industry primarily focus on the following factors when making purchasing decisions:

-good coffee good vibe
-hangout spot or on the go
-app based checkout and online order options

Business Goals and Objectives:

Short Term: Develop a stable business in a growing community. Allow our ideas to slowly flourish and become a staple in our area. Develop a class schedule of 10 classes per week and build from there. Average attendance is anywhere between 6-8 per class.

Long Term:
Long term is limitless but we want to create THE SPOT in town. Where people go to socialize and enjoy good food, coffee. Our main focus is to integrate our business with our community. Build a class schedule for yoga 20-25 classes per week average attendance 6-8 people per class

Legal Issues:

The Company affirms that its promoters have acquired all legally required trademarks and patents.

III. MARKETING SUMMARY Target Markets:

Hours Of Operation

6am-5pm Monday-Sunday

Event space will be held on the deck area, as well as inside of building.

The Company's major target markets are as follows:

-Morning Commuters (Ridgefield to katonah train. Our entire town)
-Middle/High School drop off/pick up
-Stay at home spouse (many in our town)
-Gym members
-yoga traffic from above -tenants

Pricing Strategy:

The Company has completed a thorough analysis of its competitors' pricing. Keeping in mind our competition's pricing and the costs of customer acquisition, we have decided on the following pricing strategy:

Cafe/coffee houses in the area are generally high priced because of the clientele. We will be equally priced with competitors but offer better tasting coffee and better goods offered.

Promotional Strategy:

The Company will promote sales using the following methods:

Our marketing will be based around our pull and presence in this community. We have perfected the social media side of marketing and will roll that right into the new cafe. Word of mouth in this small town will travel fast. The sheer location on the corner at the light, right in the center of town will almost be enough to do the marketing itself.

Need to keep it cool and hip..... Not too much marketing for this business

SWOT Analysis:

Strengths

Location is everything. Best corner in town. Easiest/quickest coffee to get in and out.

Largest space in comparison to competitors. Indoor and outdoor.

Our Apex Brand, Our Personal Brand. We believe we can build the entire community around these places and have a positive influence in the area. Charity work, Community events and a social scene for our residents.

Weaknesses

Lack of knowledge in field (but consulting from Johns Father-in-law (John Crabtree of Crabtrees Kittle House & River Market Bar+Kitchen)

Opportunities

Endless between the traffic on route 35 and 121 our target audience stretches from katonah - Ridgefield; Pound Ridge - North Salem.

Competition: Dunkin Donuts (national chain)

In the cafe & market-industry, customers make choices based upon -good coffee good vibe -hangout spot or on the go. App based checkout and online order options.

However, we believe that the Company has the following competitive advantages:
Our community presence is a big advantage we have. We live in town and are known here by the majority. People want to support local! Especially local business owners.

Services

First-rate service is intended to be the focus of the Company and a cornerstone of the brand's success. All clients will receive conscientious, one-on-one, timely service in all capacities, be they transactions, conflicts or complaints. This is expected to create a loyal brand following and return business.

BUSINESS PLAN

Second Wind (YOGA)

Prepared by:
Shkelzen (Skaz) Gecaj, John Swertfager

873 Route 35
Cross River, New York 10518

Mission: Strive to create a friendly, welcoming community where people feel inspired to create a life they love and live it fully through a consistent yoga practice. We are about creating moments of challenge that show our grit, removing stereotypes of what yoga is and should look like, and providing an opportunity for our community to move, sweat and invest in themselves!

Vibes and values: We focus on how the the practice makes us feel, rather than what it should look. All body types // all levels of yoga experience are welcome. Clear eyes, full hearts: We find clarity and freedom by getting lost in the movement, the music and the power of our own breath.

What we are after: Our studio will fill a health and wellness need in the community.

Cross River / Bedford / Katonah and surrounding areas lack the following:

- a conveniently located and challenging yoga studio.
- group fitness classes within a 20 minute radius
- a yoga studio for students who look to yoga as a full body workout.

Together, with The Boro Cafe, we are providing a hip new place to both work out and hang out, (a one stop shop) in an area where neither exists. This is how we will build our community.

Class Specifics: Our services will provide our community with yoga fitness classes that boost metabolism, sculpt muscles and leave students feeling relaxed, energized, and strong. All classes focus on flexibility, mobility and strength with a big dose of breath work woven in. To

start, we will offer both Power Vinyasa - a dynamic, athletic flow - and Sculpt - a vigorous vinyasa sequence with the added challenge of free weights and bursts of cardio.

We will offer modifications that simplify the poses to be more suitable for the beginner and cues to level up the practice for the more advanced student, creating a truly “all-levels” experience.

Classes are heated to 80-85. This is not Bikram or what some refer to as Hot Style yoga (110 degrees)

All classes start slowly, are music-driven, and end in a series of slow, restorative stretching and savasana (hard earned rest).

Classes will fall within the same hours as the cafe.

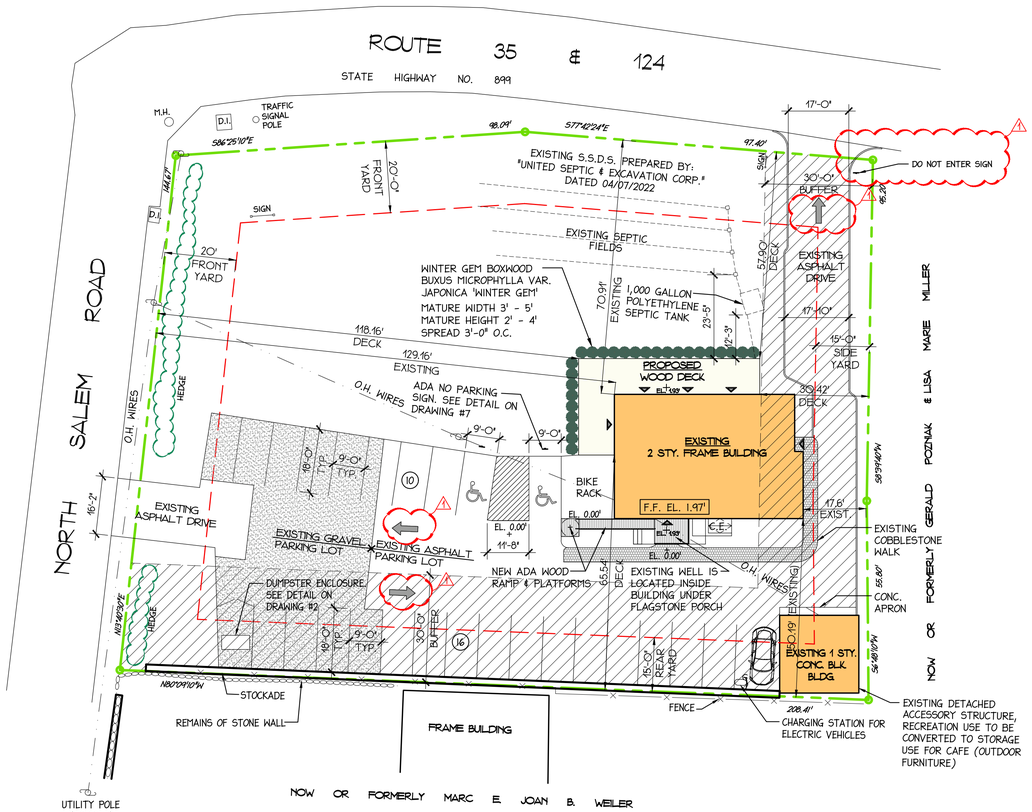
PROPOSED ALTERATIONS & CHANGE OF USE TO EXISTING BUILDING FOR:

THE BORO CAFE & YOGA STUDIO

873 ROUTE 35 — CROSS RIVER, TOWN OF LEWISBORO, NY

TABLE R301.2(1)
CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

Ground Snow Load	WIND DESIGN: Speed (mph) d	Topographic Effects k	Special Wind Region l	Wind-borne m Debris Zone	Seismic Design f Category	SUBJECT TO DAMAGE FROM: Weathering a	Frost Line Depth b	Termite c	Winter e Design Temp	Ice Barrier Underlayment h Required	Flood Hazards g	Air Freezing Index i	Mean Annual Temp j
30 PSF	115	NO	YES	NO	B	SEVERE	42"	MODERATE TO HEAVY	15 DAY	YES	4/24/84 6/7/07	1500	48.5



PROPOSED SITE PLAN

SCALE: 1" = 20'-0"

NOTE:
THERE ARE NO NEW IMPERVIOUS SURFACE AREAS BEING CREATED ON SITE

SEE DRAWING 4 OF 5 FOR ADDITIONAL LANDSCAPING & DETAILS

SURVEY NOTE:
SURVEY INFORMATION TAKEN FROM A MAP
PREPARED BY: BUNNEY ASSOCIATES ENGINEERS & SURVEYORS
DATED: JANUARY 9, 2006
BROUGHT TO DATE: DECEMBER 27, 2008

APPROVED BY RESOLUTION OF THE LEWISBORO PLANNING BOARD

Janet Andersen, Chair — Date

Gresalin Conran, Administrator — Date

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

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

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

Owners Name (Insert Name) — Date
Owners Address (Insert Address)

SITE LEGEND:

- EXISTING OFFICE BUILDING
- EXISTING DETACHED ACCESSORY STRUCTURE, RECREATION USE TO BE CONVERTED TO STORAGE USE FOR CAFE (OUTDOOR FURNITURE)
- PROPOSED DECK
- EXISTING GRAVEL PARKING LOT

LOADING NOTES:

LOADING SCHEDULE

	LIVE LOAD	DEAD LOAD	TOTAL LOAD
ROOF	45 PSF	10 PSF	55 PSF
ATTIC	20 PSF	10 PSF	30 PSF
FLOORS (1st & 2nd)	40 PSF	20 PSF (10#/WGT OF MAT'L) (10#/PARTITION)	60 PSF
DECKS	50 PSF	10 PSF	60 PSF

EXISTING WATER USAGE CALCULATION

SPACE/USE	OCCUPANCY (B-BUSINESS)	REQUIRED	USAGE
FIRST FLOOR LEVEL:	1 PER 150 G.S.F.	1,789 S.F./150 = 11.93 = 12.00 OCCUPANTS	15 GAL./ OCCUPANTS	180 GAL. PER DAY
SECOND FLOOR LEVEL:	1 PER 150 G.S.F.	844 S.F./150 = 5.63 = 6.00 OCCUPANTS	15 GAL./ OCCUPANTS	90 GAL. PER DAY
THIRD FLOOR LEVEL:	1 PER 150 G.S.F.	742 S.F./150 = 4.95 = 5.00 OCCUPANTS	15 GAL./ OCCUPANTS	75 GAL. PER DAY
DETACHED GARAGE: (RECREATION)	1 PER 50 G.S.F.	481 S.F./50 = 9.62 = 10.00 OCCUPANTS	20 GAL./ OCCUPANTS	200 GAL. PER DAY
TOTAL EXISTING WATER USAGE:				545 GAL. PER DAY

PROPOSED WATER USAGE CALCULATION

SPACE/USE	OCCUPANCY	REQUIRED	USAGE
FIRST FLOOR LEVEL: (CAFE)	A-2 ASSEMBLY 978 NET S.F. 36 SEATS	20 GAL. PER SEAT	720 GAL. PER DAY
SECOND FLOOR LEVEL: (YOGA STUDIO)	B BUSINESS 844 GROSS S.F./150 = 5.62 = 6 OCCUPANTS	15 GAL./ OCCUPANTS	90 GAL. PER DAY
THIRD FLOOR LEVEL:	B BUSINESS 275 GROSS S.F./150 = 1.83 = 2 OCCUPANTS	15 GAL./ OCCUPANTS	30 GAL. PER DAY
DETACHED GARAGE: (STORAGE)	N/A	N/A	N/A
TOTAL PROPOSED WATER USAGE:			840 GAL. PER DAY

PARCEL MAPS

SCALE: NOT TO SCALE

EXISTING SQUARE FOOT/PARKING ANALYSIS

USE	REQUIRED	EXISTING S.F.	REQUIRED PARKING SPACES
FIRST FLOOR LEVEL:	1 SPACE FOR EACH 250 S.F. OF GROSS FLOOR AREA	(1,789 S.F.)	7.15 = SPACES
SECOND FLOOR LEVEL:	1 SPACE FOR EACH 250 S.F. OF GROSS FLOOR AREA	(844 S.F.)	3.37 = SPACES
THRID FLOOR LEVEL:	1 SPACE FOR EACH 250 S.F. OF GROSS FLOOR AREA	(742 S.F.)	2.96 = SPACES
DETACHED GARAGE:	1 SPACE FOR EACH 250 S.F. OF GROSS FLOOR AREA	(481 S.F.)	1.92 = SPACES
TOTAL PARKING REQUIRED:			15.40 = 16 SPACES

PROPOSED SQUARE FOOT/PARKING ANALYSIS

USE	REQUIRED	PROPOSED S.F.	REQUIRED PARKING SPACES
FIRST FLOOR LEVEL: (CAFE) FULL-SERVICE RESTAURANTS, AND LIMITED-SERVICE CARRY-OUT RESTAURANTS WITH MORE THAN 10 SEATS	1 SPACE FOR EACH 2 SEATS OR 1 SPACE FOR EACH 100 SQUARE FEET OF GROSS FLOOR AREA, WHICHEVER IS GREATER	(1,789 GROSS SF) 1,789/100=17.89 17.89 ≈ 18.00	36 SEATS INSIDE/OUTSIDE 17.89 ≈ 18.00 SPACES
SECOND FLOOR LEVEL: (YOGA STUDIO) RECREATION FACILITY	1 SPACE FOR EACH 200 SQUARE FEET OF GROSS FLOOR AREA OF THAT PART OF THE RECREATION FACILITY OTHER THAN THAT CONSISTING OF WATER SURFACE AREA FOR A SWIMMING POOL OR COURTS FOR RACQUET SPORTS 1 ADDITIONAL SPACE FOR EACH EMPLOYEE ON THE LARGEST WORK SHIFT	(844 GROSS S.F.)	4.22 = SPACES PLUS 1 SPACE FOR EMPOYLEE 5.22 ≈ 6.00
THIRD FLOOR LEVEL: OFFICE FOR BUSINESS OR PROFESSIONAL USE (OTHER THAN ACCESSORY TO RESIDENTIAL USE) FOR USE WITH LESS THAN 75,000 SQUARE FEET OF GROSS FLOOR AREA	1 SPACE FOR EACH 250 S.F. OF GROSS FLOOR AREA	(275 GROSS S.F.)	1.10 = SPACES 1.10 ≈ 2.00
DETACHED GARAGE: (STORAGE)		(481 S.F.)	
TOTAL PARKING REQUIRED:		EXISTING REQUIRED SPACES: = PROPOSED REQUIRED SPACES: = *EXISTING PARKING PROVIDED: =*	16 SPACES 26 SPACES *26 SPACES*

DO NOT ENTER SIGN

SCALE: NOT TO SCALE

BUILDING & ZONING DATA

TOWN OF LEWISBORO, NEW YORK

Table of Dimensional Requirements
SECTION 0020, BLOCK 10800, LOT 008
ZONING DISTRICT RB (Retail Business District)

Minimum Lot Size	Required	Existing	Proposed Deck
Area	1/2 Acre 21,780 SF	0.699 Acres 30,448.44 SF	NO CHANGE
Frontage	100 FT	195.49 FT	NO CHANGE
Minimum Yards			
Front (Route 35)	20 FT	70.91 FT	57.90 FT
Front (North Salem Road)	20 FT	129.16 FT	118.16 FT
Left Side (East)	15 FT	17.60 FT	30.42 FT
Rear	15 FT	50.19 FT	65.54 FT
Maximum Height			
Stories Feet	2 1/2 35 FT	2 1/2 30 FT	NO CHANGE
Maximum Building Coverage			
Lot Area (Percent)	20% 4,356 SF	7.46 % 2,270 SF	9.65 % 2,937 SF
Maximum Site Coverage			
Lot Area (Percent)	60% 13,068 SF	45.21 % 13,766 SF	47.40 % 14,433 SF
Maximum Floor Area Ratio			
Lot Area (Percent)	0.3 6,534 SF	0.15 3,375 SF	NO CHANGE

FLOOR AREA CALCULATIONS:

AREA	SQUARE FOOTAGE
EXISTING UNFINISHED BASEMENT LEVEL (NET)	868
EXISTING FIRST FLOOR LEVEL	1,789*
EXISTING SECOND FLOOR LEVEL	844*
EXISTING THIRD FLOOR LEVEL	742*
TOTAL FLOOR AREA OF EXISTING BUILDING	3,375
PROPOSED WOOD DECK	667
EXISTING DETACHED GARAGE STRUCTURE	481

REFERENCE PHOTOGRAPHS

OWNERS: GECAJ ASSOCIATES, LLC & SWERTFAGER REALTY, LLC
SECTION 0020, BLOCK 10800, LOT 008

ISSUE DATES:

- 05/20/22 PER PLANNING BOARD COMMENTS
- 04/29/22 FOR ACARC FILING
- 04/19/22 FOR PLANNING BOARD MEETING
- 04/14/22 ADDED SEPTIC INFORMATION
- 03/28/22 PER PLANNING BOARD COMMENTS
- 02/04/22 PLANNING BOARD FILING

PROPOSED ALTERATIONS & CHANGE OF USE TO EXISTING BUILDING FOR:
THE BORO CAFE & YOGA STUDIO
873 ROUTE 35 — CROSS RIVER, NY

SITE PLAN/ZONING DATA/WATER USAGE/ PARKING ANALYSIS & PHOTOGRAPHS
SCALE: AS NOTED

DRAWN BY: GNA
CHECKED BY: SCH

REGISTERED ARCHITECT STEVEN CHARLES HELMES 023010 STATE OF NEW YORK

THE HELMES GROUP, LLP
ARCHITECTURE • ENGINEERING
PROJECT MANAGEMENT
184 KATONAH AVENUE, KATONAH, NY 10536
TEL: (914) 232-4633 FAX: (914) 232-0768
EMAIL: thg@thehelmesgroup.com

DRAWING NO: 1 of 7

RECEIVED BY

MAY 19 2022

Town Clerk
Town of Lewisboro

ARCHITECTURE AND COMMUNITY APPEARANCE REVIEW COUNCIL

TOWN OF LEWISBORO

CAL. NO. 11-22-ACARC/PB

Applicant(s):		Skaz Gecaj and John Swertfager, Apex Personal Training; and Steven Helmes, Helmes Group Architects
Owner(s) of Record:		GHI Realty
Reason for Referral:		Planning Board referral
Address:		873 Route 35, Cross River
Tax Map I.D. and Zone:		Sheet 20, Block 10800, Lots 2 & 8; Zone RB
Decision Date:		May 11, 2022
The Vote:	To approve:	Rose Bonanno, Chair Darren Mercer Ed Ozols
	Absent:	Chris Winter
Presentation by:		Steven Helmes, Helmes Group Architects
Nature of Application:		new deck and windows at the Boro Café
Evidence Presented:		Site and architectural plans, Helmes Group Architects, dated 042922

Mr. Ozols made a motion to approve the application for a new deck, exterior finishes and windows at the The Boro Café, 873 Route 35, Cross River, as submitted with the condition that site plan approval be granted by the Planning Board and a building permit is issued; seconded by Mr. Mercer; In favor: Rose Bonanno, Darren Mercer and Ed Ozols. Absent: Chris Winter.

The improvements are:

- first floor is to be converted into a 36-seat café;
- second floor is to be converted into a yoga studio;
- landscaping;
- a deck for outdoor dining;
- four black-trimmed 10' x 7' folding doors (three on the north elevation, one on the west);
- the second-floor fenestration is to be replaced with new black-trimmed six-over-one windows;
- dark grey Hardie ship lap siding; and
- charcoal grey shingle roof.

Rose Bonanno, Chair

Dated in South Salem, New York
This 18th of May, 2022

Lisa Marie Miller

23 MARK MEAD ROAD, CROSS RIVER, NY 10518 914-282-9582
LISAMARIEMILLER1962@GMAIL.COM

May 9, 2022

To: Lewisboro Planning Board, ACARAC and Building Department
Re: Boro Cafe, change of use

To Whom it May Concern,

As the owner of the property at 23 Mark Mead Road, I have the follow questions and concerns regarding the change of use for Boro Cafe.

- Traffic and pedestrian safety. If part of the target demographic for Boro Cafe are John Jay students, what will be done to create cross-walks for safety? Vehicles on Route 35 do not adhere to the posted speed limits which make crossing by foot unsafe. Is the current parking lot and drive way adequate for multiple vehicles entering and exiting at the same time? Will a traffic study be conducted? Based on the projected number of yoga classes, seating for 36 on the outside deck and staff of 6(?), is parking adequate?

- For vehicles traveling on Route 35 westbound, making a left-hand turn onto 121 South is difficult without a a dedicated left turn arrow. I know this from experience having lived at 23 Mark Mead Road since 2001. This may be a means of egress to Boro Cafe.

- As part of the conversation that I had with Mr. Swerfager and Mr. Gecaj they indicated that Boro Cafe would close at 4pm so that Bacio Restaurant could use the parking lot for over-flow parking. As there is an re-zoning application for 19 Mark Mead Road from a residence to business; part of this re-zoning is for increased parking for Bacio. How much parking does Bacio need as part of the expansion which was approved many years ago?

- If the application of Boro Cafe is approved, will the hours of operation be limited? If a Special Use Permit is granted, how often will it come up for review?

- Is the septic system adequate to handle the increased use?

- If the outdoor deck is approved as per the plans, will the deck interfere with the septic system? Will there be a curfew on the use of the outdoor deck to mitigate noise?

- Will on-site cooking be allowed? The documentation makes reference to a panni press and outdoor pizza oven.

- According to the landscaping plans provided as part of the application it shows a line of plants on the East side of the property. The owners of the property removed and trimmed trees on my property without my permission to plant 12 evergreen trees. John Swertfager and Shkelzen Gecaj cited verbally to me that Lewisboro has an ordinance that allows them to remove tress within 100 feet of their foundation. Reading Local Law #3, 2021, Chapter 203 I was unable to find a law that allowed a neighbor to cut down trees without permission. Mr. Swertfager and Mr. Gecaj removed multiple trees that were on my property as well as one mature, healthy tree that was on the property line between 23 Mark Mead Road and 873 NY-35. Was this removal of trees without my permission allowable under Chapter 203? If not, how can this issue be resolved?

- Landscaping plans were submitted on March 29th for the April 19th meeting. Removal of the tress on my property took place on April 7th. Were permits secured to remove trees? According to Mr. Gecaj the large historical tree removed from the front of the property was diseased, is there documentation from a licensed arborist to back up this claim? I have attached photos of the removal of the trees from my property from April 7th.

- How will my property value be addressed? When I purchased my house over 20 years ago 873 NY-35 property was zoned for office use, Bacio was a small restaurant and 19 Mark Mead Road as a residence. If both properties are re-zoned how will the Planning Board address the potential loss of value to my home? I would have made a different decision to purchase 23 Mark Mead Road if the two adjacent properties were zoned commercial and one was a cafe.

I am available to speak to the board and answer questions; I would welcome a site visit to view my property and the area where my tress were removed.

Sincerely yours,

Lisa Marie Miller

Ciorsdan Conran

From: Jessica Hornstein <jessicahornstein@gmail.com>
Sent: Tuesday, May 17, 2022 7:20 PM
To: planning@lewisborogov.com
Subject: Comments re: Public Hearing on 5/17/2022 for The Boro Cafe/Second Wind Yoga

My JJHS son is a member at Apex Fitness which has given me a firsthand opportunity to see how positive John and Skaz are for the community and how well they run a business. So I am a big fan and support them.

I am also a resident of Mark Mead Road, which as you know has two ways to access Rt 35—one of which is North Salem Road passing the property (and driveway) where this new enterprise is planned. I believe that a cafe/yoga space would be a wonderful addition to the area.

The only concern I have isn't about this project per se, but about the traffic at the intersection of Rt. 35/121/North Salem Rd. and, frankly, that is something which needs to be addressed by the town whether this business goes into that space or not. Clearly, if their business goes in, it will give even more cars more reasons to engage that intersection.

It is already a mess there and a tragedy waiting to happen—especially during school drop off and pick up times. It's a large intersection to start and then there are multiple points of egress that affect the traffic flow: the shopping center, the liquor store, the retail area with Bluebird, the Shell station, Bacio's, even Cameron's just a bit past it. When you add in the extra cars and buses from the schools that are backed up on the road, it is just too crowded already and too chaotic. As it is, every morning around 7:45-7:50am when I leave for work, I see cars turning onto North Salem Rd. to use either Bacio's driveway, the parking lot of the property in question, or just the street itself to turn around and point north on North Salem Rd. so they don't have to make a left turn onto 121 towards the schools.

Even at other times of the day, it feels treacherous there. Apparently, a large number of people don't understand that a car going straight has the right of way over a car making a left or that a car going straight has priority over a car making a right on red. I can't tell you how many times I've avoided accidents in that spot because fortunately, I was paying attention when people darted out to make turns when they shouldn't have. I know others have had the same experience.

Please, let's not wait for a horrible incident before anything is done.

So, I say, as part of approving this new business which would enhance our community, the town must also incorporate plans to ameliorate this traffic problem. Doing so will not only enhance the quality of life in our community but also protect life in our community. This serves both the residents *and* the businesses of Cross River and the larger Katonah-Lewisboro community. Thank you.

3 Mark Mead Rd
Cross River

Linda Press Wolfe
87 Locust Ridge
Cross River, NY 10518
914.643.6930
presslinda@hotmail.com

May 19, 2022

Town of Lewisboro Planning Board
Via Email: planning@lewisborogov.com

Dear Planning Board Members,

This letter is to express my support for the proposed plans for The Boro Café & Yoga Studio in Cross River. In my view, the plan will provide several pleasant amenities for Lewisboro residents.

The plans and design seem adequate in terms of overall curb appeal, meeting all building codes and town land use requirements, and necessary parking. Based on the owners business experience, acumen and professional approach to launching a new business (Apex Fitness for example), I am confident their proposal for The Boro Café & Yoga Studio will be completed in a timely manner following all best practices.

In conclusion, I urge the Planning Board to vote "yes" and fully approve the proposal.

Respectfully,

Linda Press Wolfe

Lewisboro Planning Board,

On Tuesday evenings planning board meeting, I chose not comment live since there were many comments similar to my thoughts in regards to the approval of The Boro. I did want to take a moment to echo how wonderful it would be to have a new place in town to not only support. As an educator of a local environmental center here in town, I would love to have a place that I can suggest our visitors go to before they go home. It would be great to keep that additional income in town at local restaurants, but at the moment, we often find ourselves recommending Ridgefield as a better alternative since there is no real charm to places like Dunkin'. The Boro would the perfect place to send people to.

Additionally, many of the comments made during the meeting were in regards to concerns about pedestrian traffic, however, as mentioned, that is an issue for the town to be discussing with the DOT and state, and holding up permits for the Boro due to something like that doesn't make sense since there is nothing they can do about that. In conclusion, I want express my support for The Boro and hope to see the plan approved next month at the next meeting

Alex Spitzer
99 Ridgefield Ave
South Salem, NY 10590

Justin Brown

21 Mt Holly Rd E
Katonah, NY, 10536
914 334 2555
justbugs@me.com

May 22, 2022

Town Of Lewisboro Planning Board

To Whom It May Concern,

I am writing this letter in support of John Swertfager and Skaz Gecaj in relation to their development of The Boro Cafe in Cross River.

I have lived in the Town of Lewisboro for almost 13 years at the one thing the town has always lacked is an establishment in Cross River where people could come together, relax and meet their fellow Lewisboro residents.

If you travel in any direction from Cross River to any of the surrounding towns there is a cafe that serves this purpose. In Somers there is Bobo Cafe, Katonah has Tazza, North Salem has Hayfields, and Ridgefield has several options.

It is not just the ability to gather with friends and neighbors that drives my support for The Boro Cafe in Cross River. It is the loss of income for The Town of Lewisboro. Every time someone drinks a coffee and has a sandwich or dessert at the cafes surrounding Cross River the town is losing tax revenue.

Based on their track record of already developing a successful business in Cross River I believe that John and Skaz will develop another successful business with The Boro Cafe. They are two young hardworking individuals who are determined that Cross River and the Town of Lewisboro are places where locally owned and operated businesses should be able to establish themselves and grow.

Sincerely yours,

Justin Brown

Ciorsdan Conran

From: Elaine <misselaineous56@aol.com>
Sent: Monday, May 16, 2022 1:03 PM
To: Ciorsdan Conran
Subject: Re: Cross River Pharmacy PB Res 101921 stamped.pdf

To Ciorsdan Conran and the Lewisboro Planning Board -

Thank you all for your help with our proposal to build a new state-of-the-art pharmacy at 890 Route 35 in Cross River, New York. We are proceeding with the project, but have had a few setbacks. The original materials we submitted were lost in a flood by the Health Department. I was there four times in the past few months, but was never told that they lost our paperwork. Now we have to update the water and septic records for the past few months. Stuart and I are hoping to get a 6-month extension of the change of use permit approval.

Please let me know if this extension can be granted . Thank you very much.

Stuart and Elaine Feldman
Cross River Pharmacy

TOWN OF LEWISBORO

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Planning Board of the Town of Lewisboro, Westchester County, New York will convene a Public Hearing on June 21, 2022 at 7:30 p.m., or soon thereafter, either in person at 79 Bouton Road, South Salem or (if permitted by law) using the videoconferencing app Zoom, regarding the following:

Cal #03-13PB, #03-16WP, #19-21SW

Application for Final Subdivision Plat Approval, Wetland Activity Permit Approval and Town Stormwater Permit Approval for Silvermine Preserve, Silvermine Drive and Lockwood Road, South Salem, NY; Sheet 48, Block 10057, Lot 15 (Ridgeview Designer Builders, owner of record) and Sheet 51, Block 10057, Lot 104 (Daniel Higgins, owner of record) to permit the construction of a 13-lot cluster subdivision and dedication of one open space parcel. The property is located between Silvermine Drive and Lockwood Road, consists of approximately 57.976 acres and is located within a Residential Two-Acre (R-2A) Zoning District.

Due to public health and safety concerns related to the COVID-19 virus, the Planning Board is preparing to conduct the meeting either in person at 79 Bouton Road, South Salem or virtually over Zoom. If the meeting is held via Zoom, the public may view or participate through the Zoom app at https://us06web.zoom.us/j/87195112740?pwd=NEpOQitNTmJqVFAyNE9mQTBqTysvdz09 by clicking "Join a Meeting," and entering Meeting ID: 871 9511 2740 Passcode: 257579. You may call in to the Zoom meeting at 1-929-205-6099 when prompted, enter Meeting ID: 871 9511 2740 Passcode: 257579. Please consult the Town of Lewisboro website https://www.lewisborogov.com/planningboard or call 914-763-5592 to confirm whether the meeting will be conducted in person or by videoconferencing.

The public will have the opportunity to review digital copies of materials and proposed site documents at https://www.lewisborogov.com/planningboard and a transcript will be available at a later date.

Interested members of the public are encouraged to provide written comments prior to and during the virtual public hearing by emailing Ciorsdan Conran, Planning Board Administrator, at planning@lewisborogov.com Please check the meeting agenda posted on the Board's web page for additional instructions and updates.

A copy of materials and proposed site documents may be inspected at the office of the Planning Board Administrator, 79 Bouton Road, South Salem, New York during regular Planning Board hours. Persons wishing to object to the application should file a notice of objection with the Planning Board together with a statement of the grounds of objection prior to the closing of the Public Hearing. All interested parties are encouraged to attend the Public Hearing and all will be provided an opportunity to be heard.

PLANNING BOARD
TOWN OF LEWISBORO
By: Janet Andersen
Chair

Dated: May 25, 2022

The Town of Lewisboro is committed to equal access for all citizens. Anyone needing accommodations to attend or participate in this meeting is encouraged to notify the Administrator to the Planning Board in advance.

AFFIDAVIT OF MAILING

STATE OF NEW YORK }
}ss.:
COUNTY OF WESTCHESTER }

Hope Caulfield, being duly sworn, deposes and says:

Hope Caulfield, being duly sworn, deposes and says that she is over the age of eighteen years, resides in Croton on Hudson, New York, and is an employee of Hocherman Tortorella & Wekstein, LLP; that on the 31st day of May, 2022, the deponent served the attached Notice of a Public Hearing annexed hereto as Exhibit A upon the owners of property within 500 feet of the perimeter of the Property designated on the Town Tax Map as Sheet 48, Block 10057, Lot 15 and Sheet 51, Block 10057, Lot 104 listed in Exhibit B annexed hereto, by mailing the same by Certified Mail, Return Receipt Requested, in a sealed envelope, with postage prepaid thereon, in an official depository of the U.S. Postal Service within the State of New York to their last known addresses as indicated on the attached list. Copies of all Certified Mail Receipts and those Return Receipts received to date are annexed hereto as Exhibit C.

Hope Caulfield

Sworn to before me on this 1st
day of June, 2022

Notary Public

GERALDINE N. TORTORELLA
NOTARY PUBLIC-STATE OF NEW YORK
No. 02TO4933447
Qualified In Westchester County
My Commission Expires May 09, 2026

S:\# MATTERS\Moss 0056\Lewisboro (Silvermine) 002\Submissions\Notice Mailing PB PH 6-21-22\Aff of Mailing for 6-21-22 PH.docx

EXHIBIT A

TOWN OF LEWISBORO

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Planning Board of the Town of Lewisboro, Westchester County, New York will convene a Public Hearing on June 21, 2022 at 7:30 p.m., or soon thereafter, either in person at 79 Bouton Road, South Salem or (if permitted by law) using the videoconferencing app Zoom, regarding the following:

Cal #03-13PB, #03-16WP, #19-21SW

Application for Final Subdivision Plat Approval, Wetland Activity Permit Approval and Town Stormwater Permit Approval for Silvermine Preserve, Silvermine Drive and Lockwood Road, South Salem, NY; Sheet 48, Block 10057, Lot 15 (Ridgeview Designer Builders, owner of record) and Sheet 51, Block 10057, Lot 104 (Daniel Higgins, owner of record) to permit the construction of a 13-lot cluster subdivision and dedication of one open space parcel. The property is located between Silvermine Drive and Lockwood Road, consists of approximately 57.976 acres and is located within a Residential Two-Acre (R-2A) Zoning District.

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PLANNING BOARD
TOWN OF LEWISBORO
By: Janet Andersen
Chair

Dated: May 25, 2022

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EXHIBIT B

LASKA, WIOLETA
LASKI, PAWEL
92 LOCKWOOD RD
SOUTH SALEM, NY 10590

DOST, EDMOND &
HARED, TAMARA
106 LOCKWOOD RD
SOUTH SALEM, NY 10590

ANIELLO, JOHN S. &
WIOLETTA
77 LOCKWOOD RD
SOUTH SALEM, NY 10590

MULLER, EDGAR
45 LOCKWOOD RD
SOUTH SALEM, NY 10590

LEWISBORO-SILVERMINE
ESTATES PARK DISTRICT
SILVERMINE DRIVE
SOUTH SALEM, NY 10590

LEVINSOHN, KENNETH P. &
ELLEN A. STRAUSS
22 SILVERMINE DR
SOUTH SALEM, NY 10590

MOORE, DOUGLAS &
DANA
25 SILVERMINE DR
SOUTH SALEM, NY 10590

SCERRA, ANTHONY &
CARMEN
8 RESERVOIR RD
SOUTH SALEM, NY 10590

CARATZAS, PETER &
NATALIYA YAKOVCHUK
16 SILVERMINE DR
SOUTH SALEM, NY 10590

TESTANI, MARIO R. &
MARY Y.
86 LOCKWOOD RD
SOUTH SALEM, NY 10590

IGNAL, MATTHEW E. &
TYROL, KATLIN S.
5 LAUREL RD
SOUTH SALEM, NY 10590

JULIAN, PETER
3 LAUREL RD
SOUTH SALEM, NY 10590

ALLWOOD, THOMAS MICHAEL &
ANNE M.
83 LOCKWOOD RD
SOUTH SALEM, NY 10590

HAMMER, SCOTT ALAN &
LAURIE
21 SILVERMINE DR
SOUTH SALEM, NY 10590

FRUMKES, RONALD &
FELICE
5 RESERVOIR RD
SOUTH SALEM, NY 10590

HURTADO, HAROLD
10 RESERVOIR RD
SOUTH SALEM, NY 10590

LEGENZOWSKI, RAYMOND J. &
JOAN P.
17 LAUREL RD
SOUTH SALEM, NY 10590

BULL, DAVID &
LONGYEAR, TERESA
57 LOCKWOOD RD
SOUTH SALEM, NY 10590

LAFRENIERE, LINDSAY
69 LOCKWOOD RD
SOUTH SALEM, NY 10590

MANGIERI, PAUL &
LAUREN
63 LOCKWOOD RD
SOUTH SALEM, NY 10590

HANLEY, DAWN &
DE CATUR, TODD
49 LOCKWOOD RD
SOUTH SALEM, NY 10590

WELCH, ROBERT S. &
HELEN J.
47 LOCKWOOD RD
SOUTH SALEM, NY 10590

RIDGEVIEW DESIGNER
LOCKWOOD RD
SOUTH SALEM, NY 10590

SJK, LLC & PVK, LLC
C/O PEGGY VANDERVOORT KUMBLE
99 SILVER SPRING RD
WILTON, CT 06897

FORBES, SCOTT J. &
ROSEMARY G.
9 LAUREL RD
SOUTH SALEM, NY 10590

GARREFFA, CARMINE &
MARY N.
100 LOCKWOOD RD
SOUTH SALEM, NY 10590

MALICHIO, JOSEPH F. &
LINDA S.
20 SILVERMINE DR
SOUTH SALEM, NY 10590

ELLRODT, RICHARD &
LINDA
19 LAUREL RD
SOUTH SALEM, NY 10590

MARCARELLO, JAMES J. &
KYRIAKI
14 SILVERMINE DR
SOUTH SALEM, NY 10590

GORMAN, ROBERT &
REGINA
112 LOCKWOOD RD
SOUTH SALEM, NY 10590

WILLE, MJ & WILLE, KA AS TTES
2020 WIILE FAMILY IRRV TRST
109 LOCKWOOD RD
SOUTH SALEM, NY 10590

POLOWCZYK, BARBARA
96 LOCKWOOD RD
SOUTH SALEM, NY 10590

AUGUST, JEROME &
KATHERINE
24 SILVERMINE DR
SOUTH SALEM, NY 10590

LAVELANET, LUCIEN &
MARIE C.
15 LAUREL RD
SOUTH SALEM, NY 10590

HIGGINS, DANIEL F.
105 LOCKWOOD RD
SOUTH SALEM, NY 10590

MC KAY, JOHN &
BARBARA
12 RESERVOIR RD
SOUTH SALEM, NY 10590

DONOVAN, WILLIAM F. &
VALENCIA ONDES
1 RESERVOIR RD
SOUTH SALEM, NY 10590

D'URSO, RAYMOND &
STEPHAINE G.
107 LOCKWOOD RD
SOUTH SALEM, NY 10590

BENDER, BRIAN A. &
CAROLYN M.
6 RESERVOIR RD
SOUTH SALEM, NY 10590

JOHNSTON, MARY BETH &
MICHAEL
7 LAUREL RD
SOUTH SALEM, NY 10590

MINIO, PA & MINEO, JE TTE OF
2020 MINIO FAM REV LIV TRST
23 SILVERMINE DR
SOUTH SALEM, NY 10590

CHONG, KELVIN &
JIN, GRACE D.
7 RESERVOIR RD
SOUTH SALEM, NY 10590

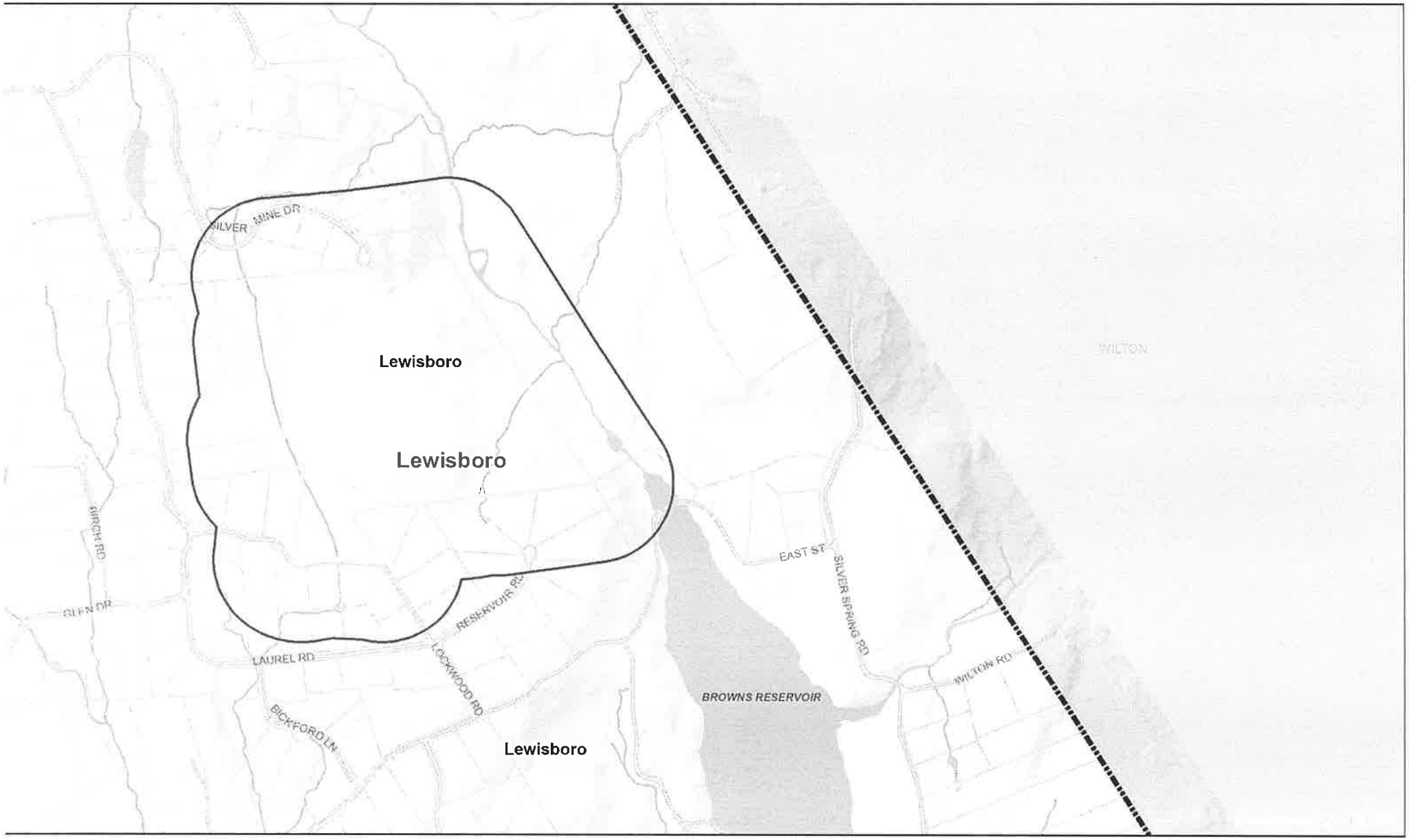
SHAW, RHONDA J.
18 SILVERMINE DR
SOUTH SALEM, NY 10590

NORWALK CITY FIRST TAXING
DISTRICT
EAST ST
SOUTH SALEM, NY 10590

TRAUBER, ROY
87 LOCKWOOD RD
SOUTH SALEM, NY 10590

HOLMES, ROGER A.
BARBARA ANN
9 RESERVOIR RD
SOUTH SALEM, NY 10590

LOCKWOOD RD. ID: 66.4-4-5 (Lewisboro)



June 2, 2022

1:10,000

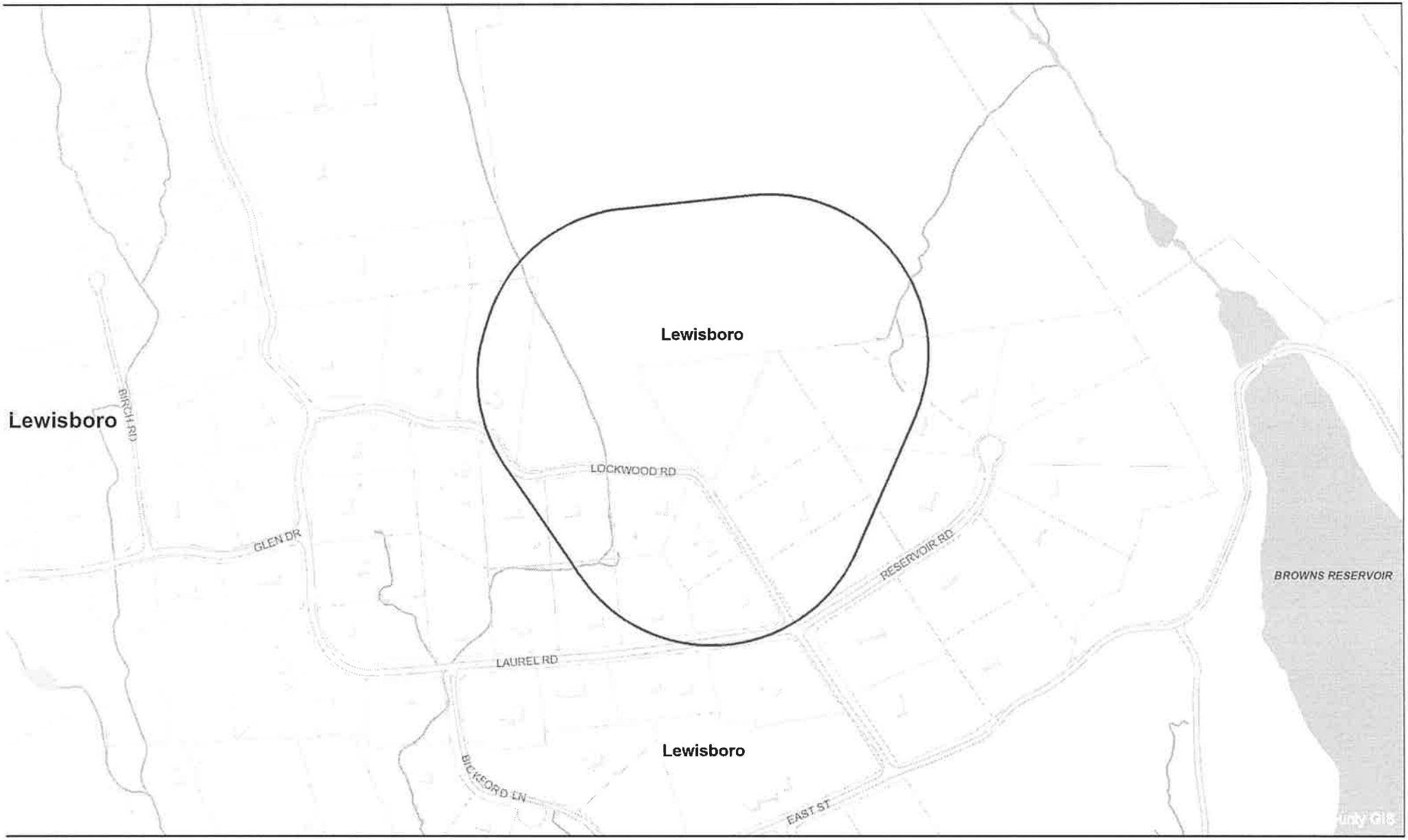
0 475 950 1,900 ft

N

Tax parcel data was provided by local municipality. This map is generated as a public service to Westchester County residents for general information and planning purposes only, and should not be relied upon as a sole informational source. The County of Westchester hereby disclaims any liability from the use of this GIS mapping system by any person or entity. Tax parcel boundaries represent approximate property line location and should NOT be interpreted as or used in lieu of a survey or property boundary description. Property descriptions must be obtained from surveys or deeds. For more information please contact local municipality assessor's office.

Westchester County GIS
GIS
http://giswww.westchestergov.com
Michaelian Office Building
148 Martine Avenue Rm 214
White Plains, New York 10601

105 LOCKWOOD RD. ID: 77.2-4-1 (Lewisboro)



June 2, 2022

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Westchester County GIS
GIS
http://giswww.westchestergov.com
Michaelian Office Building
148 Martine Avenue Rm 214
White Plains, New York 10601

EXHIBIT C

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MULLER, EDGAR
45 LOCKWOOD RD
SOUTH SALEM, NY 10590

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LASKI, PAWEL
92 LOCKWOOD RD
SOUTH SALEM, NY 10590

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MARY Y.
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MOORE, DOUGLAS &
DANA
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SOUTH SALEM, NY 10590

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ANNE M.
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SOUTH SALEM, NY 10590

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LINDA
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SOUTH SALEM, NY 10590

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9 LAUREL RD
SOUTH SALEM, NY 10590

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Postage
$

Total
$

Sent LEWISBORO-SILVERMINE
ESTATES PARK DISTRICT
SILVERMINE DRIVE
SOUTH SALEM, NY 10590

Street

City,

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- ☐ Adult Signature Required $
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Postage
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DOST, EDMOND &
HARED, TAMARA
106 LOCKWOOD RD
SOUTH SALEM, NY 10590

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PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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IGNAL, MATTHEW E. &
TYROL, KATLIN S.
5 LAUREL RD
SOUTH SALEM, NY 10590

MARTINE STATION 10602 USPS Postmark Here MAY 31 2022

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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

SCERRA, ANTHONY &
CARMEN
8 RESERVOIR RD
SOUTH SALEM, NY 10590

Postmark Here MARTINE STATION 10602 USPS MAY 31 2022

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

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City, S

LEGENZOWSKI, RAYMOND J. &
JOAN P.
17 LAUREL RD
SOUTH SALEM, NY 10590

MARTINE STATION 10602 USPS Postmark Here MAY 31 2022

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7019 0160 0000 6537 8913

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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
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HAMMER, SCOTT ALAN &
LAURIE
21 SILVERMINE DR
SOUTH SALEM, NY 10590

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- ☐ Adult Signature Restricted Delivery $

Postage
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Sen
Stre
City,

RIDGEVIEW DESIGNER
LOCKWOOD RD
SOUTH SALEM, NY 10590

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- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
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Street
City, S

MANGIERI, PAUL &
LAUREN
63 LOCKWOOD RD
SOUTH SALEM, NY 10590

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PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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MARCARELLO, JAMES J. &
KYRIAKI
14 SILVERMINE DR
SOUTH SALEM, NY 10590

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7019 0160 0000 6537 8951

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Total
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Sent
Stree
City,

GARREFFA, CARMINE &
MARY N.
100 LOCKWOOD RD
SOUTH SALEM, NY 10590

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instruction

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Total
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Sent
Stree
City,

LEVINSOHN, KENNETH P. &
ELLEN A. STRAUSS
22 SILVERMINE DR
SOUTH SALEM, NY 10590

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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ANIELLO, JOHN S. &
WIOLETTA
77 LOCKWOOD RD
SOUTH SALEM, NY 10590

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Stree
City,

JULIAN, PETER
3 LAUREL RD
SOUTH SALEM, NY 10590

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City, State

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NATALIYA YAKOVCHUK
16 SILVERMINE DR
SOUTH SALEM, NY 10590

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BULL, DAVID &
LONGYEAR, TERESA
57 LOCKWOOD RD
SOUTH SALEM, NY 10590

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FRUMKES, RONALD &
FELICE
5 RESERVOIR RD
SOUTH SALEM, NY 10590

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SJK, LLC & PVK, LLC
C/O PEGGY VANDERVOORT RUMBLE
99 SILVER SPRING RD
WILTON, CT 06897

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HANLEY, DAWN &
DE CATUR, TODD
49 LOCKWOOD RD
SOUTH SALEM, NY 10590

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GORMAN, ROBERT &
REGINA
112 LOCKWOOD RD
SOUTH SALEM, NY 10590

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MALICHIO, JOSEPH F. &
LINDA S.
20 SILVERMINE DR
SOUTH SALEM, NY 10590

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Postage
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Total Postage and Fees
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96 LOCKWOOD RD

City, State, ZIP+4®
SOUTH SALEM, NY 10590

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- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
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Total Postage and Fees
$

Sent To
WILLE, MJ & WILLE, KA AS TTES
2020 WIILE FAMILY IRRV TRST

Street and Apt. No., or PO Box No.
109 LOCKWOOD RD

City, State, ZIP+4®
SOUTH SALEM, NY 10590

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- ☐ Adult Signature Restricted Delivery $

Postage
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Total Postage and Fees
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Sent To
LAVELANET, LUCIEN & MARIE C.

Street and Apt. No., or PO Box No.
15 LAUREL RD

City, State, ZIP+4®
SOUTH SALEM, NY 10590

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- ☐ Adult Signature Restricted Delivery $

Postage
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Total Postage and Fees
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Sent To
AUGUST, JEROME & KATHERINE

Street and Apt. No., or PO Box No.
24 SILVERMINE DR

City, State, ZIP+4®
SOUTH SALEM, NY 10590

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Postage
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Total Postage and Fees
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Sent To
MC KAY, JOHN & BARBARA

Street and Apt. No., or PO Box No.
12 RESERVOIR RD

City, State, ZIP+4®
SOUTH SALEM, NY 10590

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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
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- ☐ Adult Signature Restricted Delivery $

Postage
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Total Postage and Fees
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Sent To
HIGGINS, DANIEL F.

Street and Apt. No., or PO Box No.
105 LOCKWOOD RD

City, State, ZIP+4®
SOUTH SALEM, NY 10590

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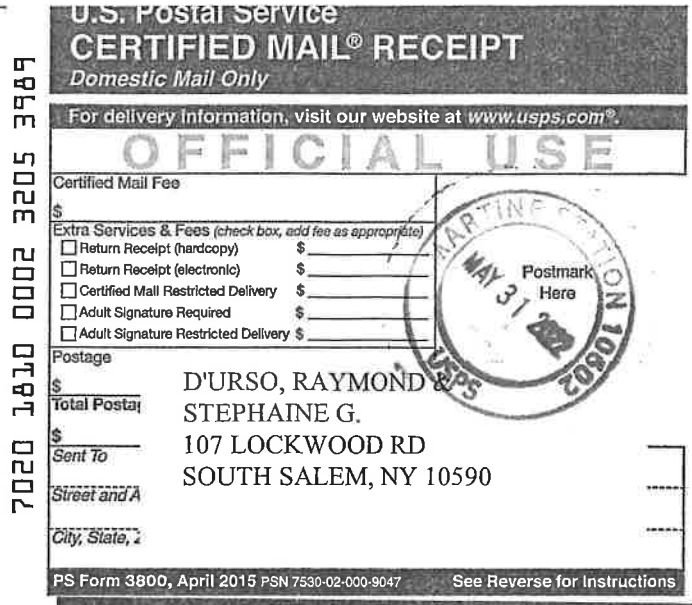
MAY 31 2022
USPS

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7020 1810 0002 3205 3958



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- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage
$

Sent To
D'URSO, RAYMOND &
STEPHAINE G.

Street and Apt. No.
107 LOCKWOOD RD

City, State, ZIP+4®
SOUTH SALEM, NY 10590

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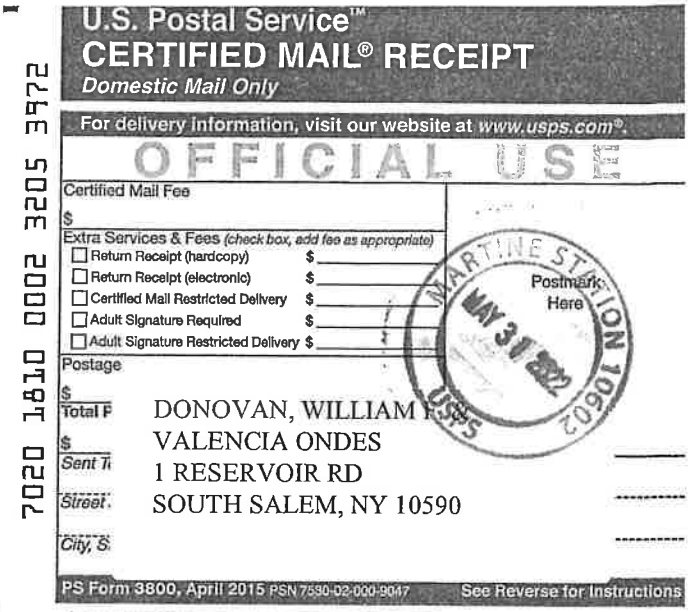

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- ☐ Return Receipt (electronic) $
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- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
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Total Postage
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Sent To
DONOVAN, WILLIAM
VALENCIA ONDES

Street and Apt. No.
1 RESERVOIR RD

City, State, ZIP+4®
SOUTH SALEM, NY 10590

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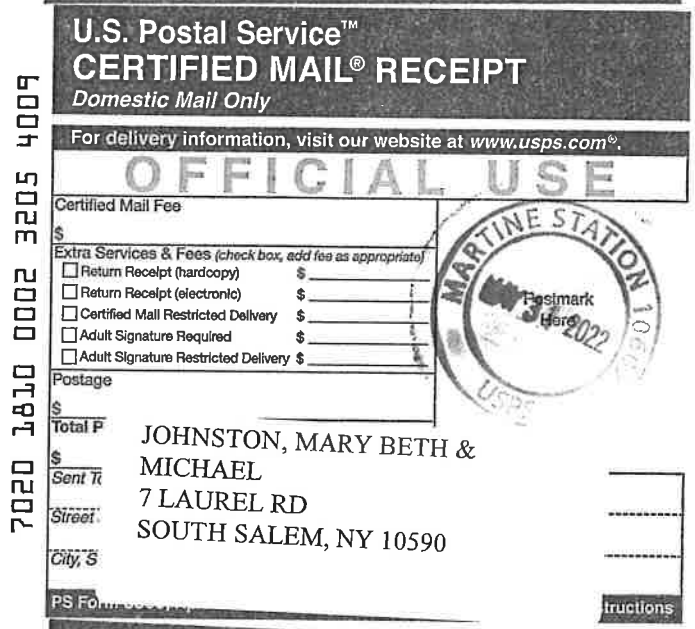

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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
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Total Postage
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Sent To
JOHNSTON, MARY BETH &
MICHAEL

Street and Apt. No.
7 LAUREL RD

City, State, ZIP+4®
SOUTH SALEM, NY 10590

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7020 1810 0002 3205 4009

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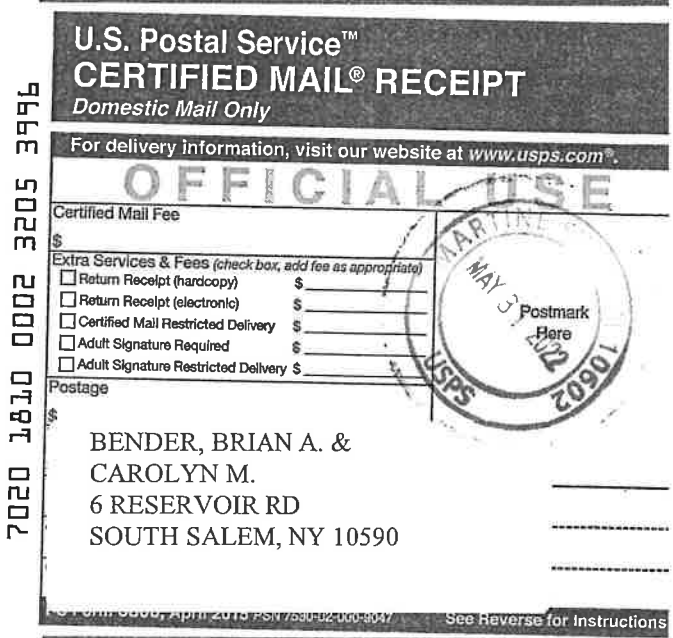

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Postage
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Total Postage
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Sent To
BENDER, BRIAN A. &
CAROLYN M.

Street and Apt. No.
6 RESERVOIR RD

City, State, ZIP+4®
SOUTH SALEM, NY 10590

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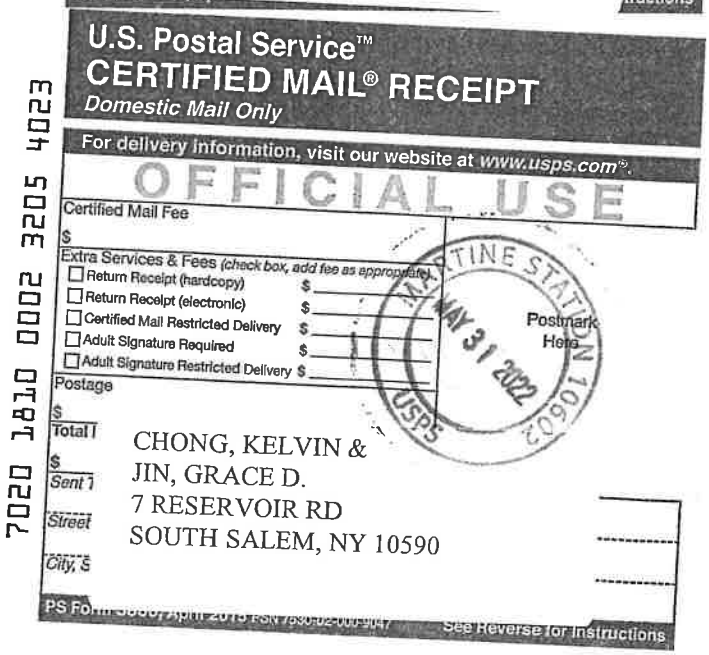

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- ☐ Certified Mail Restricted Delivery $
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- ☐ Adult Signature Restricted Delivery $

Postage
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Total Postage
$

Sent To
CHONG, KELVIN &
JIN, GRACE D.

Street and Apt. No.
7 RESERVOIR RD

City, State, ZIP+4®
SOUTH SALEM, NY 10590

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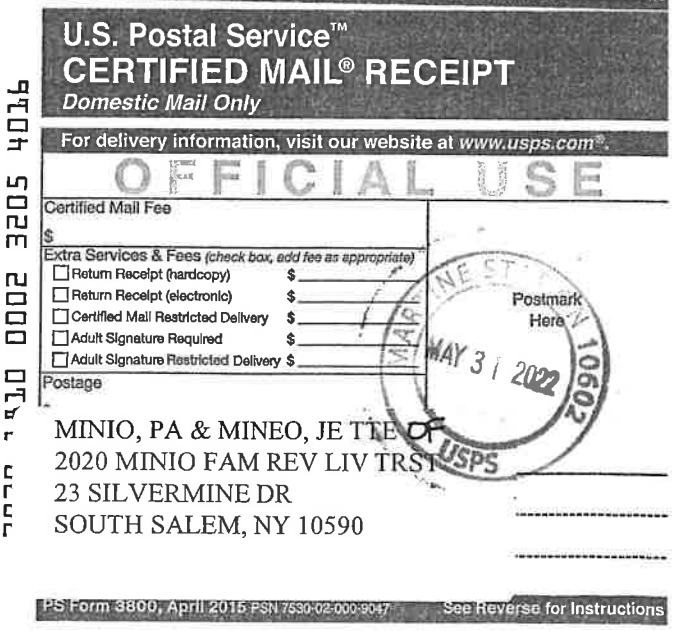

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- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
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Total Postage
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MINIO, PA & MINEO, JE TTE OF
2020 MINIO FAM REV LIV TRST

Street and Apt. No.
23 SILVERMINE DR

City, State, ZIP+4®
SOUTH SALEM, NY 10590

MARTINE STATION 10602 MAY 31 2022 Postmark Here USPS

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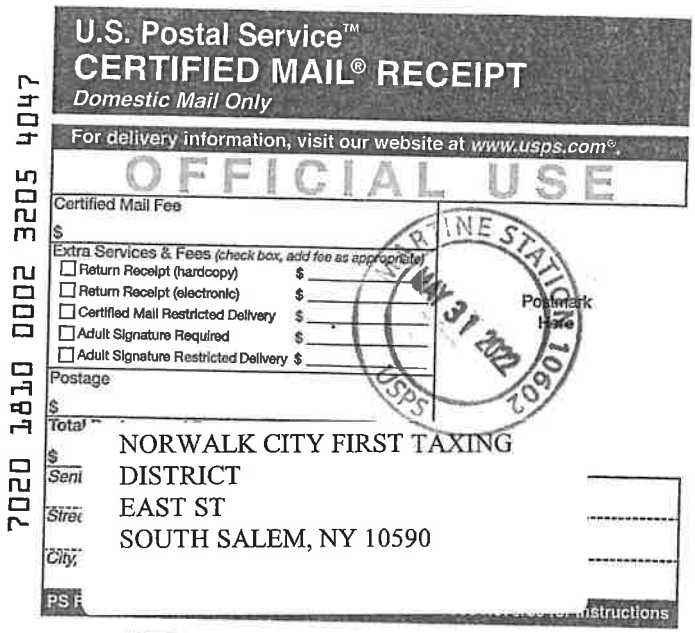

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- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
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Total
$

Sent
Street
City,

NORWALK CITY FIRST TAXING
DISTRICT
EAST ST
SOUTH SALEM, NY 10590

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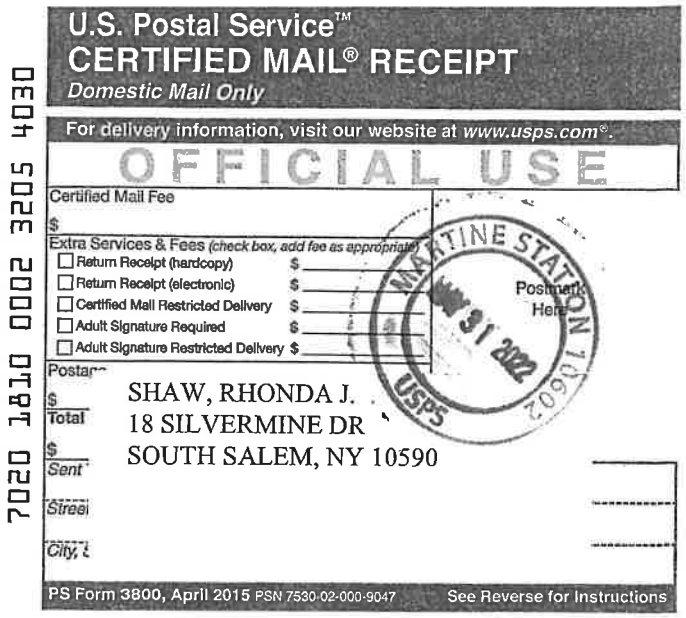
7020 1810 0002 3205 4047



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- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
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Total
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Sent
Street
City,

SHAW, RHONDA J.
18 SILVERMINE DR
SOUTH SALEM, NY 10590

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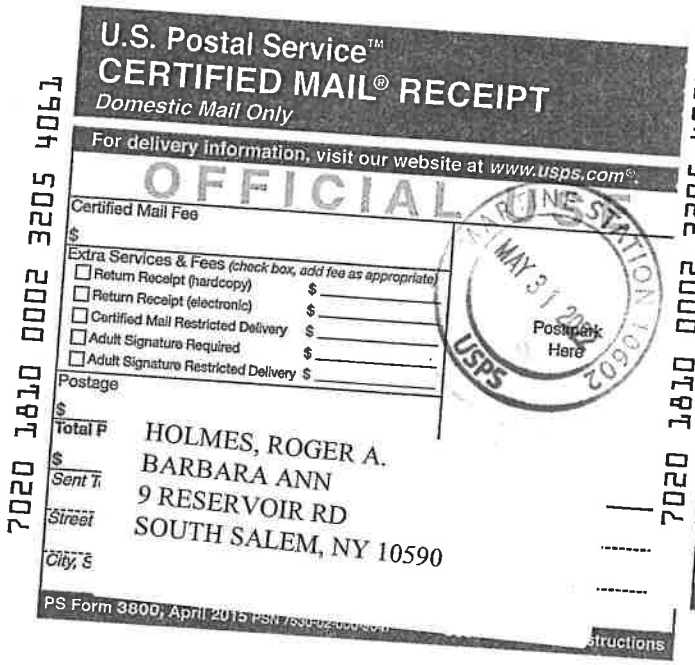
USPS

7020 1810 0002 3205 4030



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

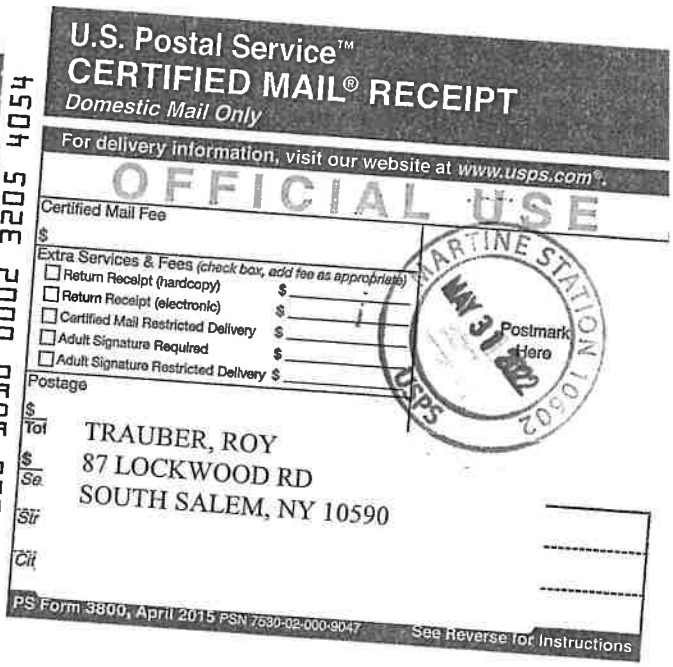
Total P
$
Sent T
Street
City, S

HOLMES, ROGER A.
BARBARA ANN
9 RESERVOIR RD
SOUTH SALEM, NY 10590

PS Form 3800, April 2015 PSN ... ...structions

MAY 31 2022
Postmark Here
USPS

7020 1810 0002 3205 4061



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

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$
Se
Str
Cit

TRAUBER, ROY
87 LOCKWOOD RD
SOUTH SALEM, NY 10590

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

MAY 31 2022
Postmark Here
USPS

7020 1810 0002 3205 4054

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

FORBES, SCOTT J. &
ROSEMARY G.
9 LAUREL RD
SOUTH SALEM, NY 10590

9590 9402 6206 0220 6086 75

2. Article Number *(Transfer from service label)*

7019 0160 0000 6537 8852

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☒ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

6-1

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Moss 56-2 Domestic Return Receipt

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SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

WESTCHESTER NY
2 JUL 2022 PM 1 L

1.

ELLRODT, RICHARD &
LINDA
19 LAUREL RD
SOUTH SALEM, NY 10590

9590 9402 6206 0220 6086 82

2. Article Number *(Transfer from service label)*

7019 0160 0000 6537 8869

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☒ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

6-1

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Mail Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Moss 56-2 Domestic Return Receipt

---

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1.

TESTANI, MARIO R. &
MARY Y.
86 LOCKWOOD RD
SOUTH SALEM, NY 10590

9590 9402 6206 0220 6088 28

2. Article Number *(Transfer from service label)*

7019 0160 0000 6537 8807

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☒ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

6-1

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Mail Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Moss 56-2 Domestic Return Receipt

H T W HOCHERM. WEKSTE
One North Broadway, Suit
White Plains, New York 106

CERTIFIED MAIL

7020 1810 0002 3205 3958

WESTCHESTER NY 105
WESTCHESTER NY 105
31 MAY 2022PM 3 L
2 JUN 2022 PM 2 L

UNITED STATES POSTAGE PITNEY BOWES
02 1P $ 007.33⁰
0000297310 MAY 31 2022
MAILED FROM ZIP CODE 10601

NSN ✓

HIGGINS, DANIEL F.
105 LOCKWOOD RD
SOUTH SALEM, NY 10590

-R-T-S- 10590-RFS-1N 06/02/22

RETURN TO SENDER
NO SUCH NUMBER
UNABLE TO FORWARD
RETURN TO SENDER

* R F S *

10590-233205

H T W HOCHERMAN WEKSTEIN,
One North Broadway, Suite
White Plains, New York 10601

CERTIFIED MAIL®

7020 1810 0002 3205 4047

WESTCHESTER NY 105
WESTCHESTER NY 105
31 MAY 2022PM 3 L
2 JUN 2022 PM 2 L

UNITED STATES POSTAGE PITNEY BOWES
02 1P $ 007.33⁰
0000297310 MAY 31 2022
MAILED FROM ZIP CODE 10601

✓

NORWALK CITY FIRST TAXING
DISTRICT
EAST ST
SOUTH SALEM, NY 10590

-R-T-S- 10590-RFS-1N 06/02/22

RETURN TO SENDER
NO SUCH NUMBER
UNABLE TO FORWARD
RETURN TO SENDER

* R F S *

H | T | W HOCHERMAN T & WEKSTEIN, I
One North Broadway, Suite 7
White Plains, New York 10601-

CERTIFIED MAIL

7019 0160 0000 6537 8944

WESTCHESTER NY 105
31 MAY 2022 PM 2 L
WESTCHESTER NY 105
2 JUN 2022 PM 2 L

UNITED STATES POSTAGE
PITNEY BOWES
02 1P $ 007.33⁰
0000297310 MAY 31 2022
MAILED FROM ZIP CODE 10601

RG

RIDGEVIEW DESIGNER
LOCKWOOD RD
SOUTH SALEM, NY 10590

T-S- 10590-RFS-1N 06/02/22

RETURN TO SENDER
INSUFFICIENT ADDRESS
UNABLE TO FORWARD
RETURN TO SENDER

RFS RFS

10590-2331

CERTIFIED MAIL

H | T | W HOCHERMA & WEKSTEI
One North Broadway, Suite
White Plains, New York 1060

7020 1810 0002 3205 4078

WESTCHESTER NY 105
31 MAY 2022 PM 2 L

UNITED STATES POSTAGE
PITNEY BOWES
02 1P $ 007.33⁰
0000297310 MAY 31 2022
MAILED FROM ZIP CODE 10601

LEWISBORO-SILVERMINE
ESTATES PARK DISTRICT
SILVERMINE DRIVE
SOUTH SALEM, NY 10590

R-T-S- 10590-RFS-1N 06/02/22

RETURN TO SENDER
NO SUCH NUMBER
UNABLE TO FORWARD
RETURN TO SENDER

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

MC KAY, JOHN &
BARBARA
12 RESERVOIR RD
SOUTH SALEM, NY 10590

9590 9402 6206 0220 6085 52

Article Number *(Transfer from service label)*

7020 1810 0002 3205 3965

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery
6-3-22

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

...Mail
...Mail Restricted Delivery
...0)

S Form 3811, July 2020 PSN 7530-02-000-9053 MOSS 56-2 Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

GARREFFA, CARMINE &
MARY N.
100 LOCKWOOD RD
SOUTH SALEM, NY 10590

9590 9402 6206 0220 6086 06

2. Article Number *(Transfer from service label)*
7019 0160 0000 6537 8951

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Carmine Garreffa ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* C. Date of Delivery
C Garreffa 6-3-22

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Mail
☐ Mail Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restric Delivery
☐ Signature Confirmation
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 MOSS 56-2 Domestic Return Receip

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

IGNAL, MATTHEW E. &
TYROL, KATLIN S.
53 LAUREL RD
SOUTH SALEM, NY 10590

9590 9402 6206 0220 6087 29

2. Article Number *(Transfer from service label)*
7019 0160 0000 6537 8906

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* C. Date of Delivery
Matthew Ignal 6-3-22

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Mail
☐ Mail Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restrict Delivery
☐ Signature Confirmation
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 MOSS 56-2 Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

AUGUST, JEROME &
KATHERINE
24 SILVERMINE DR
SOUTH SALEM, NY 10590

9590 9402 6206 0220 6085 21

2. Article Number *(Transfer from service label)*
7020 1810 0002 3205 3934

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Jerome J. August ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* C. Date of Delivery
Jerome J. August 6-3-22

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Mail
☐ Mail Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restrict Delivery
☐ Signature Confirmation
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 MOSS 56-2 Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

BULL, DAVID &
LONGYEAR, TERESA
57 LOCKWOOD RD
SOUTH SALEM, NY 10590

9590 9402 6206 0220 6084 53

2. Article Number *(Transfer from service label)*
7020 1810 0002 3205 2708

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* TERESA LONGYEAR | C. Date of Delivery 6-3-22

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery
Mail Restricted Delivery
00)

PS Form 3811, July 2020 PSN 7530-02-000-9053 MOSS 56-2 Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

MULLER, EDGAR
45 LOCKWOOD RD
SOUTH SALEM, NY 10590

9590 9402 6206 0220 6087 05

2. Article Number *(Transfer from service label)*
7019 0160 0000 6537 8883

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* | C. Date of Delivery 6-2

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery
Mail Restricted Delivery
00)

PS Form 3811, July 2020 PSN 7530-02-000-9053 MOSS 56-2 Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

LASKA, WIOLETA
LASKI, PAWEL
92 LOCKWOOD RD
SOUTH SALEM, NY 10590

9590 9402 6206 0220 6087 98

2. Article Number *(Transfer from service label)*
7019 0160 0000 6537 8777

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] 06/04/22 ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery
Mail Restricted Delivery
00)

PS Form 3811, July 2020 PSN 7530-02-000-9053 MOSS 56-2 Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

POLOWCZYK, BARBARA
96 LOCKWOOD RD
SOUTH SALEM, NY 10590

9590 9402 6206 0220 6085 14

2. Article Number *(Transfer from service label)*
7020 1810 0002 3205 3927

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☒ Agent ☐ Addressee

B. Received by *(Printed Name)* | C. Date of Delivery 6-1

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 MOSS 5L-2 Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

GORMAN, ROBERT &
REGINA
112 LOCKWOOD RD
SOUTH SALEM, NY 10590

9590 9402 6206 0220 6084 91

2. Article Number *(Transfer from service label)*
7020 1810 0002 3205 3903

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☒ Agent ☐ Addressee

B. Received by *(Printed Name)* | C. Date of Delivery 6-1

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 MOSS 5L-2 Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

LEGENZOWSKI, RAYMOND J. &
JOAN P.
17 LAUREL RD
SOUTH SALEM, NY 10590

9590 9402 6206 0220 6086 44

2. Article Number *(Transfer from service label)*
7019 0160 0000 6537 8920

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☒ Agent ☐ Addressee

B. Received by *(Printed Name)* | C. Date of Delivery 6-1

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 MOSS 5L-2 Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

WELCH, ROBERT S. &
HELEN J.
47 LOCKWOOD RD
SOUTH SALEM, NY 10590

9590 9402 6206 0220 6087 67

2. Article Number *(Transfer from service label)*

7019 0160 0000 6537 8845

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

6-1

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail

☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

ail Restricted Delivery
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PS Form 3811, July 2020 PSN 7530-02-000-9053 MOSS 56-2 Domestic Return Receip

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1.

MINIO, PA & MINEO, JE TTE OF
2020 MINIO FAM REV LIV TRST
23 SILVERMINE DR
SOUTH SALEM, NY 10590

9590 9402 6206 0220 6084 15

2. Article Number *(Transfer from service label)*

7020 1810 0002 3205 4016

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

6-1

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail

☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

ail Restricted Delivery
(over $500)

PS Form 3811, July 2020 PSN 7530-02-000-9053 MOSS 56-2 Domestic Return Receip

SENDER: COMPLETE THIS SECTION

- plete items 1, 2, and 3.
- our name and address on the reverse
  at we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1.

ALLWOOD, THOMAS MICHAEL &
ANNE M.
83 LOCKWOOD RD
SOUTH SALEM, NY 10590

9590 9402 6206 0220 6088 35

2. Article Number *(Transfer from service label)*

7019 0160 0000 6537 8814

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

6-1

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail

☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

ail Restricted Delivery
)

PS Form 3811, July 2020 PSN 7530-02-000-9053 MOSS 56-2 Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. LAFRENIERE, LINDSAY
69 LOCKWOOD RD
SOUTH SALEM, NY 10590

9590 9402 6206 0220 6087 50

2. Article Number *(Transfer from service label)*
7019 0160 0000 6537 8838

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* C. Date of Delivery 6-1

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 MOSS 56-2 Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
CHONG, KELVIN &
JIN, GRACE D.
7 RESERVOIR RD
SOUTH SALEM, NY 10590

9590 9402 6206 0220 6083 61

2. Article Number *(Transfer from service label)*
7020 1810 0002 3205 4023

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☒ Agent ☐ Addressee

B. Received by *(Printed Name)* C. Date of Delivery 6-1

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 MOSS 56-2 Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
WILLE, MJ & WILLE, KA AS TTES
2020 WIILE FAMILY IRRV TRST
109 LOCKWOOD RD
SOUTH SALEM, NY 10590

9590 9402 6206 0220 6085 07

2. Article Number *(Transfer from service label)*
7020 1810 0002 3205 3910

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☒ Agent ☐ Addressee

B. Received by *(Printed Name)* C. Date of Delivery 6-1

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
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- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

MOORE, DOUGLAS &
DANA
25 SILVERMINE DR
SOUTH SALEM, NY 10590

9590 9402 6206 0220 6088 11

2. Article Number *(Transfer from service label)*

7019 0160 0000 6537 8791

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

6-1

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail

☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 MOSJ 56-2 Domestic Return Receip

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

SHAW, RHONDA J.
18 SILVERMINE DR
SOUTH SALEM, NY 10590

9590 9402 6206 0220 6083 78

2. Article Number *(Transfer from service label)*

7020 1810 0002 3205 4030

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

6-1

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail

☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 MOSJ 56-2 Domestic Return Receip

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1.

MARCARELLO, JAMES J. &
KYRIAKI
14 SILVERMINE DR
SOUTH SALEM, NY 10590

9590 9402 6206 0220 6086 13

2. Article Number *(Transfer from service label)*

7019 0160 0000 6537 8968

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

Agent

B. Received by *(Printed Name)*

C. Date of Delivery

6-1

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail

☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 MOSJ 56-2 Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

ANIELLO, JOHN S. &
WIOLETTA
77 LOCKWOOD RD
SOUTH SALEM, NY 10590

9590 9402 6206 0220 6086 20

2. Article Number (Transfer from service label)
7019 0160 0000 6537 8975

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☒ Agent ☐ Addressee

B. Received by (Printed Name) | C. Date of Delivery 6-1

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
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☐ Mail Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restric Delivery
☐ Signature Confirmation
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 MOSS 56-2 Domestic Return Receip

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- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

FRUMKES, RONALD &
FELICE
5 RESERVOIR RD
SOUTH SALEM, NY 10590

9590 9402 6206 0220 6084 46

2. Article Number (Transfer from service label)
7020 1810 0002 3205 2692

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☒ Agent ☐ Addressee

B. Received by (Printed Name) | C. Date of Delivery 6-1

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricte Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 MOSS 56-2 Domestic Return Receipt

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- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

MANGIERI, PAUL &
LAUREN
63 LOCKWOOD RD
SOUTH SALEM, NY 10590

9590 9402 6206 0220 6086 51

2. Article Number (Transfer from service label)
7019 0160 0000 6537 8937

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☒ Agent ☐ Addressee

B. Received by (Printed Name) | C. Date of Delivery 6-1

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricte Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

(over $500)

PS Form 3811, July 2020 PSN 7530-02-000-9053 MOSS 56-2 Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

LAVELANET, LUCIEN &
MARIE C.
15 LAUREL RD
SOUTH SALEM, NY 10590

9590 9402 6206 0220 6085 38

2. Article Number *(Transfer from service label)*
7020 1810 0002 3205 3941

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☒ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery
6-7

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 MOSS 56-2 Domestic Return Receipt

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- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

HAMMER, SCOTT ALAN &
LAURIE
21 SILVERMINE DR
SOUTH SALEM, NY 10590

9590 9402 6206 0220 6087 36

2. Article Number *(Transfer from service label)*
7019 0160 0000 6537 8913

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☒ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery
6-7

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
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☐ Priority Mail Express®
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PS Form 3811, July 2020 PSN 7530-02-000-9053 MOSS 56-2 Domestic Return Receipt

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- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

HANLEY, DAWN &
DE CATUR, TODD
49 LOCKWOOD RD
SOUTH SALEM, NY 10590

9590 9402 6206 0220 6084 60

2. Article Number *(Transfer from service label)*
7020 1810 0002 3205 2715

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☒ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery
6-7

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
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☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
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PS Form 3811, July 2020 PSN 7530-02-000-9053 MOSS 56-2 Domestic Return Receipt

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- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

MALICHIO, JOSEPH F. &
LINDA S.
20 SILVERMINE DR
SOUTH SALEM, NY 10590

9590 9402 6206 0220 6084 84

2. Article Number *(Transfer from service label)*
7020 1810 0002 3205 2739

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery
6-7

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
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- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

HOLMES, ROGER A.
BARBARA ANN
9 RESERVOIR RD
SOUTH SALEM, NY 10590

9590 9402 6206 0220 6084 08

2. Article Number *(Transfer from service label)*
7020 1810 0002 3205 4061

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery
6-6-22

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
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☐ Registered Mail™
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SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

CARATZAS, PETER &
NATALIYA YAKOVCHUK
16 SILVERMINE DR
SOUTH SALEM, NY 10590

9590 9402 6206 0220 6084 22

2. Article Number *(Transfer from service label)*

7020 1810 0002 3205 2678

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 MOSS 56-2 Domestic Return Receipt

AFFIDAVIT VERIFYING PLACEMENT OF REQUIRED NOTICE SIGN

STATE OF NEW YORK }
}ss.:
COUNTY OF WESTCHESTER }

Eric Moss, being duly sworn, deposes and says: That I am a member of one of the Applicants in connection with the application to the Planning Board of the Town of Lewisboro for a Conditional Final Subdivision Approval for the Silvermine Preserve Subdivision with respect to the property located at Silvermine Drive and Lockwood Road, designated on the Town Tax Map as Sheet 48, Block 10057, Lot 15 and Sheet 51, Block 10057, Lot 104 and, that I have placed and will maintain, the required notification signs on such Lots in accordance with the provisions of Section 195-15(G) of the Code of the Town of Lewisboro as may have been modified by the Planning Board Chairman. Annexed hereto as Exhibit A are photographs of the required notification signs as posted on the subject property on June 13, 2022.

Eric Moss

Sworn to before me on this
14th day of June, 2022

Notary Public

DANIEL S. PASCHKES
NOTARY PUBLIC-STATE OF NEW YORK
No. 4958001
Qualified in Westchester County
Commission Expires ~~January 03~~, 2026
February 9,

S:\# MATTERS\Moss 0056\Lewisboro (Silvermine) 002\Submissions\Aff of Sign Posting 6-13-22.docx

EXHIBIT A

NOTICE

This property is the subject of an application before the Lewisboro Planning Board. A Public Hearing has been scheduled at which time all interested parties will be afforded an opportunity to be heard.

***Please contact the Planning Board** Secretary at*
914-763-5592
or visit
www.lewisborogov.com
for additional information

LAND for SALE

NOTICE

This property is the subject of an application before the
Lewisboro Planning Board.
A Public Hearing has been scheduled at which time all interested parties
will be afforded an opportunity to be heard.

Please contact the Planning Board Secretary at
914-763-5592
or visit
www.lewisborogov.com
for additional information

TOWN OF LEWISBORO
Westchester County, New York

Building Department
79 Bouton Road
South Salem, New York 10590

Tel: (914) 763-3060
Fax: (914) 875-9148
Email: jangiello@lewisborogov.com

May 19, 2022

Ms. Janet Andersen, Chair
Town of Lewisboro Planning Board

Re: Cal#03-13PB, Cal#03-16WP, Cal#19-21SW
Silvermine Preserve, Silvermine Drive & Lockwood Rd., South Salem sheet 0048, block 10057, lot 15 and sheet 0051, block 10057, lot 104

Dear Ms. Andersen and Members of the Board,

I have reviewed the plans from Insite Engineering, Surveying & Landscape Architecture, P.C. latest revision dated 4/25/2022, the subdivision plat from Terry Bergendorff Collins latest revision dated 4/25/2022 as well the memo from Jan K. Johannessen, AICP and Joseph M. Cermele, P.E. dated 11/12/2021. I have also discussed the project with Vista Fire Chief Jeff Peck.

I have the following comments:

1. I concur with Kellard Sessions' memo dated 11/12/2021.
2. The driveway for lot #1 is more than 500' long and must conform to Section 511.2.3 of the 2020 Fire Code of NYS.
3. Chief Peck should be sent the latest plan iteration.

Joseph Angiello
Building Inspector

KELLARD SESSIONS

John Kellard, P.E.
David Sessions, RLA, AICP
Joseph M. Cermele, P.E., CFM
Jan K. Johannessen, AICP

MEMORANDUM

TO: Chairman Janet Andersen and
Members of Lewisboro Planning Board

CC: Ciorsdan Conran
Judson Siebert, Esq.

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

DATE: November 12, 2021

RE: Silvermine Preserve Subdivision
Lockwood Road
Sheet 48, Block 10057, Lot 15

PROJECT DESCRIPTION

The applicant, Silvermine Group, is proposing a 13-lot subdivision on ±57.9 acres of land located between Silvermine and Lockwood Roads and within the R-2A Zoning District. On April 18, 2017 the Planning Board issued a Negative Declaration of Significance and granted Preliminary Subdivision Plat Approval, subject to conditions. The applicant has applied to the Planning Board for Final Subdivision Plat Approval.

REQUIRED APPROVALS

1. Final Subdivision Plat Approval, a Wetland Activity Permit and a Town Stormwater Permit is required from the Planning Board.

2. Open Development Area Approval was granted by the Town Board on May 22, 2021.

3. Town Board Approval is required for those lots that do not meet the dimensional zoning requirements of the R-1A Zoning District. This approval was granted on May 22, 2021.

4. Construction within the right-of-way of Lockwood Road will require approval from the Town Highway Superintendent.

5. Realty Subdivision Approval is required from the Westchester County Department of Health (WCDH).

6. Coverage under the NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activities (GP-0-20-001) will be required.

COMMENTS

1. It is recommended that the plans be referred to the Building Inspector for review.

2. An updated Stormwater Pollution Prevention Plan (SWPPP), Notice of Intent (NOI) and SWPPP Acceptance form shall be submitted for review; the SWPPP shall be prepared in compliance with the Town's Stormwater Management and Erosion and Sediment Control Law (Chapter 189) and the NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activities (GP-0-20-001).

3. Regarding the signature blocks appearing on the plat and construction plans, please change "Chairman" to "Chairperson" and "Secretary" to "Administrator". As the Town Engineer is signing along with the Chairperson and Administrator on the same block, separate signature blocks for the Town Engineer, such as the one provided on Sheet PP-1, can be removed. Signature blocks for the Chairperson, Administrator and Town Engineer shall appear on both sheets of the plat.

4. The submitted wetland mitigation plans do not reflect the most current subdivision layout, including Lot 13. The wetland mitigation plans shall be updated accordingly.

5. We defer review of the legal memorandum prepared on behalf of the applicant relating to the open space parcel, Homeowners Association, and proposed easements to the Planning Board Attorney. While the memorandum appears to provide a thorough overview of what these documents will contain, we note that the Preliminary Subdivision Resolution requires their actual preparation for review. The Board may wish to consider deferring as a condition of the final approving Resolution. Regarding paragraph No. 9 on Page 3, relating to the underground water storage tank, it should be clear that while the fire department shall have the right to access, inspect, and fill the tank, that the HOA is responsible for its maintenance, repair, and replacement.

6. We have reviewed the submitted planting cost estimate and have no comments; we will review the construction cost estimate following submission of an updated SWPPP and construction plans.

7. Certain notes on the plat and on Sheet PP-1 are outdated or are no longer applicable; please review.

8. The NYSDEC Wetland Validation has expired; the plat shall contain an updated validation.

9. As per Condition #5 of the Preliminary Subdivision Resolution, to improve the clarity on Sheet 1 of the Plat, the house, driveway, and pool locations shall be removed as shall the lot width circle. This condition should also apply to Sheet PP-1 and the title of Sheet PP-1 should be revised to "Final Plat".

10. As per Condition #6 of the Preliminary Subdivision Resolution, the construction plans shall include a detail for the street sign. The location of the sign shall be provided on the construction plans.

11. As per Condition #8 of the Preliminary Subdivision Resolution, the proposed stormwater facility to be constructed at the terminus of Silvermine Drive shall be fully engineered and shall appear on the construction drawings.

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 BIBBO ASSOCIATES, LLC, DATED OCTOBER 6, 2021:

- Existing Conditions Map Conservation Subdivision (EX-1)
- Preliminary Plat Conservation Subdivision (PP-1)
- Zoning Conformance (ZON)
- Construction Plan I (CP-1)
- Construction Plan II (CP-2)
- Erosion Control Plan (EC-1)
- Phasing Plan (PH-1)
- Profiles and Details (RP-1)
- Miscellaneous Details (D-1)
- Additional Details (D-2)
- Stormwater Management (SW-1 & SW-2)

PLANS REVIEWED, PREPARED BY TERRY BERGENDORFF COLLINS, DATED APRIL 12, 2018:

- Final Subdivision Plat – Conservation Subdivision (Sheet 1 of 2 and 2 of 2

PLANS REVIEWED, PREPARED BY EVANS ASSOCIATES, DATED JUNE 1, 2016:

- Mitigation Planting Plan (MP-1 & MP-2)
- Overall Subdivision/Mitigation Planting Plan (MP-3)
- Proposed Stormwater Management Practice for Silvermine Road (ST-1)

DOCUMENTS REVIEWED:

- Letter, prepared by Hocherman, Tortorella & Wekstein, LLP, dated October 5, 2021
- Letter, prepared by Bibbo Associates, LLP, dated October 7, 2021
- Step III Planning Board Application, dated June 4, 2021
- Stormwater Permit Application
- Cost Estimate for Mitigation Plantings, prepared by ALP, dated July 22, 2021
- Construction Cost Estimate for Public Improvements & Common Driveways, prepared by Bibbo Associates, LLP, dated October 1, 2021

JKJ/dc

BIBBO ASSOCIATES, LLP
Consulting Engineers - Planners

10/1/2021
REVISED: 4/25/22

Moss Silvermine - Construction Cost Estimate for Public Improvements & Common Driveways

Private Road					
Item #	***Description***	***Quantity***	***Unit***	***Unit Cost***	***Total Cost***
1	***Clear/Grub***	1.97	Ac.	$6,000.00	$11,820
	Subtotal				**$11,820**
2	***Strip/Stockpile Topsoil***	1,585	CY	$8.00	$4,755
	Subtotal				**$4,755**
3	***Roads***				
	Earthwork (Cut as Fill)	61	CY	$12.00	$364
	Earthwork (Cut to be removed from site)	1,886	CY	$12.50	$23,579
	8" Foundation Course (Item 304.05)	703	CY	$60.00	$28,120.00
	2.5" Binder Course (Item 403.13)	462	Tons	$160.00	$69,300.00
	1.5" Top Course (Item 403.16)	277	Tons	$160.00	$41,550.00
	Asphalt Concrete Curb	1,400	LF	$23.00	$32,200.00
	Guide Rail	146	LF	$17.00	$2,482
	Subtotal				**$197,594**
4	***Drainage***				
	Catch Basins	6	Ea.	$4,200.00	,000.00
	Diversion Manholes	1	Ea.	$4,500.00	$4,500.00
	12" HDPE	388.8	LF	$28.00	$10,886.40
	15" HDPE	66.8	LF	$31.00	$2,070.80
	18" HDPE	50	LF	$37.00	$1,850.00
	Infiltration Systems	25	Unit	$1,000.00	,250.00
	Grass Swales	785	LF	$20.00	$15,700
	Stormwater Quality Basin 1	1	Ea.	$1,000.00	$1,000.00
	Stormwater Quality Basin 2, 3, & 4	3	Ea.	$20,000.00	$60,000.00
	CDS Pretreatment Units	2	Ea.	$20,000.00	00.00
	Outlet Protection	1	Ea.	$1,000.00	$1,000.00
	Rip Rap Outlet Protection	3	Ea.	$1,000.00	$3,000.00
	Subtotal				**$166,257**
5	***Erosion Control***				
	Silt Fence	705.04	LF	$4.50	$3,172.68
	Stabilized Construction Entrance	1	Ea.	$7,000.00	500.00
	Subtotal				**$6,673**
6	***Misc.***				
	30,000 Gallon Fire Storage Tank	1	Ea.	$30,000.00	$30,000.00
	Hydrant	1	Ea.	$2,500.00	$2,500.00
	Signage	1	Ea.	$1,000.00	$1,000.00
	Subtotal				**$33,500**
	Private Road Total				**$420,599**

* Lump Sum Price includes piping connecting basins, swales, Anti-seepage collars, and other features associated with basin construction

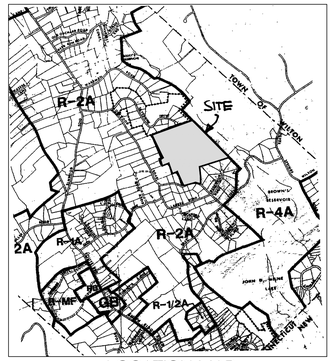
BIBBO ASSOCIATES, LLP
Consulting Engineers - Planners

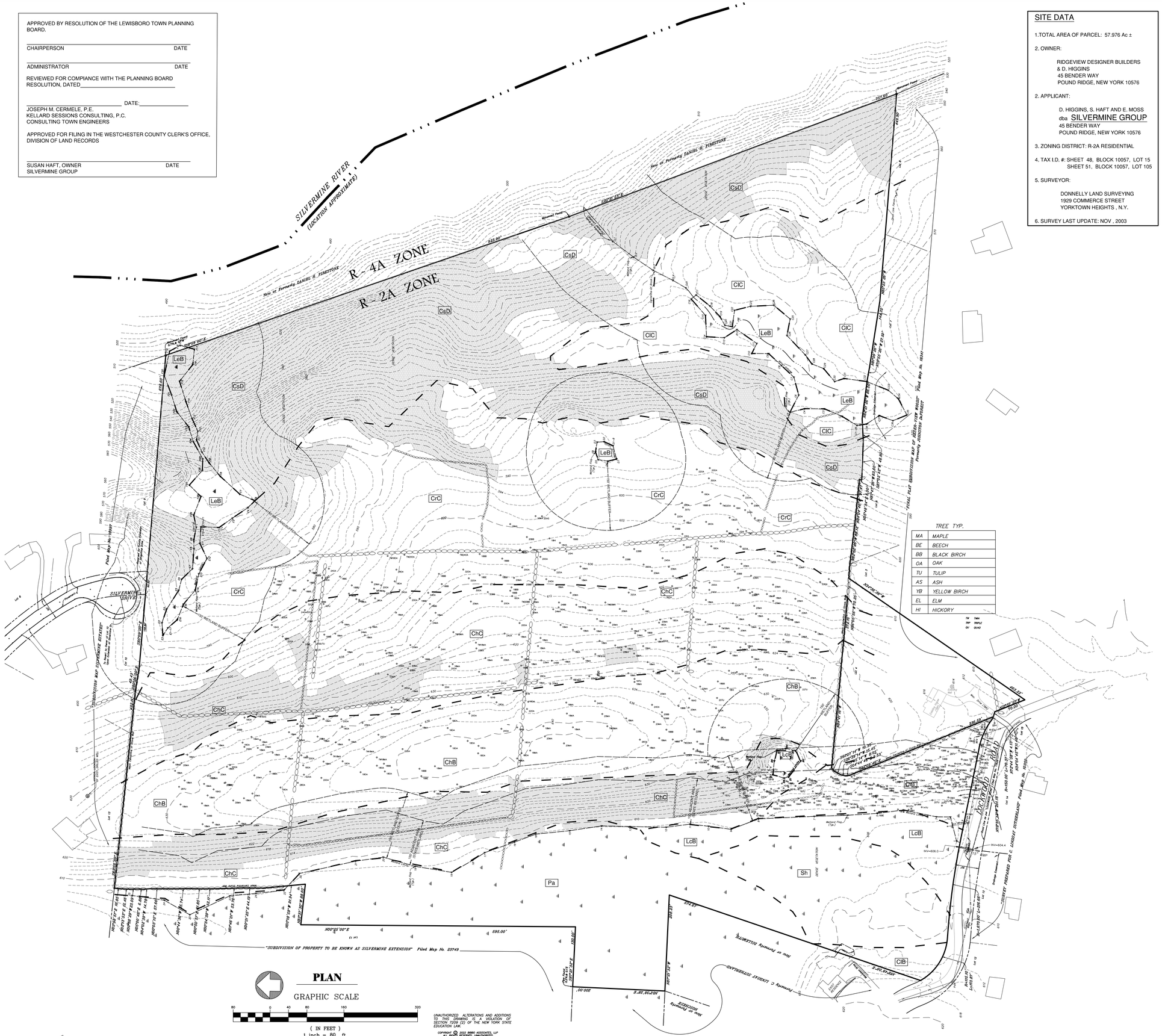
10/1/2021

REVISED: 4/25/22

Common Drive - Lots 1, 2, and 3					
Item #	**Description**	**Quantity**	**Unit**	**Unit Cost**	**Total Cost**
1	***Clear/Grub***	0.99	Ac.	$6,000.00	$5,940
	Subtotal				**$5,940**
2	***Strip/Stockpile Topsoil***	797	CY	$8.00	$2,390
	Subtotal				**$2,390**
3	***Roads***				
	Earthwork (Cut as Fill)	175	CY	$12.00	$1,049
	Earthwork (Cut to be removed from site)	295	CY	$12.50	$3,693
	6" R.O.B. Foundation Course (Item 304.05)	139	CY	$60.00	$5,560
	2.5" Binder Course (Item 403.13)	122	Tons	$160.00	$18,300.00
	1.5" Top Course (Item 403.16)	73	Tons	$160.00	$10,950.00
	Asphalt Concrete Curb	243	LF	$23.00	$5,589.00
	Subtotal				**$45,141**
4	***Drainage***				
	Catch Basins	2	Ea.	$4,200.00	$7,000
	Drainage Manholes	1	Ea.	$5,500.00	$5,500
	Grass Swales	213	LF	$20.00	$4,260
	15" HDPE	482	LF	$31.00	$14,942.00
	8" HDPE	31	LF	$23.00	$713.00
	Infiltration Systems	36	Unit	$1,000.00	0,600.00
	CDS Pretreatment Units	2	Ea.	$20,000.00	$40,000.00
	Outlet Protection	1	Ea.	$1,000.00	$1,000.00
	Rip Rap Outlet Protection	2	Ea.	$1,000.00	$2,000.00
	Level Spreaders	1	Ea.	$2,500.00	$2,500.00
	Subtotal				**$108,515**
5	***Erosion Control***				
	Silt Fence	880.12	LF	$4.50	$3,960.54
	Stabilized Construction Entrance	1	Ea.	$3,500.00	$3,500.00
	Subtotal				**$7,461**
	Common Drive Total				**$169,446**
6	***Project Totals***				
	Subtotal				$590,045.47
	Contengency (10%)				$59,004.55
	Project Total				**$649,050**

* Lump Sum Price includes piping connecting basins, swales, Anti-seepage collars, and other features associated with basin construction





APPROVED BY RESOLUTION OF THE LEWISBORO TOWN PLANNING BOARD.

CHAIRPERSON ______________________ DATE

ADMINISTRATOR ______________________ DATE

REVIEWED FOR COMPIANCE WITH THE PLANNING BOARD RESOLUTION, DATED______________________

______________________ DATE:______________

JOSEPH M. CERMELE, P.E.
KELLARD SESSIONS CONSULTING, P.C.
CONSULTING TOWN ENGINEERS

APPROVED FOR FILING IN THE WESTCHESTER COUNTY CLERK'S OFFICE, DIVISION OF LAND RECORDS

____
SUSAN HAFT, OWNER DATE
SILVERMINE GROUP

PLAN

GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)
1 inch = 80 ft.

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

SITE DATA

1.TOTAL AREA OF PARCEL: 57.976 Ac ±

2. OWNER:

RIDGEVIEW DESIGNER BUILDERS
& D. HIGGINS
45 BENDER WAY
POUND RIDGE, NEW YORK 10576

2. APPLICANT:

D. HIGGINS, S. HAFT AND E. MOSS
dba SILVERMINE GROUP
45 BENDER WAY
POUND RIDGE, NEW YORK 10576

3. ZONING DISTRICT: R-2A RESIDENTIAL

4. TAX I.D. #: SHEET 48, BLOCK 10057, LOT 15
SHEET 51, BLOCK 10057, LOT 105

5. SURVEYOR:

DONNELLY LAND SURVEYING
1929 COMMERCE STREET
YORKTOWN HEIGHTS , N.Y.

6. SURVEY LAST UPDATE: NOV , 2003

LOCATION MAP
NTS

DATE: 05-09-05

REVISION	
06-16-11	Conservation Plan
09-01-12	Review / Response
11-10-14	Review / Response
2-17-15	Review / Response
7-20-15	Review / Response
12-10-15	Review / Response
3-16-16	Review / Response
10-26-16	New Road
11-14-16	Revision
10-6-21	FINAL APPROVAL
4-25-22	PB Submittal

SOIL LEGEND

CrC USDA SOIL CLASSIFICATION

— — — SOIL BOUNDARY

SYMBOL	DESCRIPTION	HYD. SOIL TYPE
ChB	CHARLTON	B
ChC	CHARLTON	B
ClB	CHARLTON STONY	B
CrC	CHARLTON CHATFIELD	B
CsD	CHATFIELD CHARLTON	B
HrF	HOLLIS	C
LcB	LEICESTER	C
LeB	LEICESTER	C
Pa	PALMS MUCK	D
Sh	SUN	D

TREE TYP.

MA	MAPLE
BE	BEECH
BB	BLACK BIRCH
OA	OAK
TU	TULIP
AS	ASH
YB	YELLOW BIRCH
EL	ELM
HI	HICKORY

TW	TWIN
TRP	TRIPLE
QU	QUAD

SITE LEGEND

EXISTING 2' CONTOUR

420 EXISTING 10' CONTOUR

▨ LAND WITH SLOPES > 15% HAVING A MINIMUM LENGTH (DOWNSLOPE) OF 25 FEET

EXISTING WETLAND AS FLAGGED BY: TIM MILLER ASSOCIATES CONFIRMED BY EVANS ASSOCIATES

150' WETLAND SETBACK

100' STATE WETLAND ADJACENT AREA

EX. PROPERTY LINE

SHEET INDEX

SHT #	DWG #	TITLE
1	EX-1	EXISTING CONDITIONS
2	PP-1	PRELIMINARY PLAT
3	ZON	ZONING CONFORMANCE
4	CP-1	CONSTRUCTION PLAN I
5	CP-2	CONSTRUCTION PLAN II
6	EC-1	EROSION CONTROL PLAN
7	PH-1	PHASING PLAN
8	RP-1	PROFILES AND DETAILS
9	D-1	MISCELLANEOUS DETAILS
10	D-2	ADDITIONAL DETAILS
11	SW-1	STORMWATER MANAGEMENT
12	SW-2	STORMWATER MANAGEMENT
	MP-1	OVERALL WETLAND IMPACT & MITIGATION PLAN
	MP-2	MITIGATION PLANTING PLAN
	MP-3	MITIGATION PLANTING PLAN

ENGINEERING CONSULTANT:

BIBBO ASSOCIATES, L.L.P.
CONSULTING ENGINEERS AND PLANNERS
MILL POND OFFICES
293 ROUTE 100, SUITE 203
SOMERS, NEW YORK
TEL (914) 277-5805

TIMOTHY S. ALLEN, P.E.
073434

ENVIRONMENTAL CONSULTANT:

EVANS ASSOCIATES
ENVIRONMENTAL CONSULTING, INC.
205 Amity Road
Bethany, Connecticut 06524
T. (203) 393-0690
F. (203) 393-0196

DWG. TITLE:
EXISTING CONDITIONS MAP CONSERVATION SUBDIVISION

PROJECT NAME:
SILVERMINE PRESERVE
SILVERMINE DRIVE & LOCKWOOD ROAD
TOWN OF LEWISBORO, NEW YORK

Dwn. by: DK
Checked by: TSA
Doc. ID:
EAEC Proj. No.: 809
DWG. NO.:

EX-1

SHEET 1 OF 12

HEALTH DEPARTMENT SEPTIC SCHEDULE

Lot No.	LOT AREA (AC.)	TEST PIT DESCRIPTION	% SLOPE S.D.A.	PERC RATE MIN/IN	G.W. ELEV.	IMPERV. LAYER ELEV.	LF OF FIELDS		BANK RUN FILL		CURTAIN DRAIN		REMARKS
							4 BRM	ADD. BRM	DEPTH (FT)	VOLUME (CY)	DEPTH (FT)	LENGTH (FT)	
1	2.039	MED. SANDS / MOD. COMPACT MEDIUM SANDS.	8	3-5	>7'	>7'	184	46	N/A	N/A	N/A	N/A	ROB FILL MAY BE REQ'D FOR GRADING
2	0.970	SANDY LOAM / MOD. COMPACT MED. FINE SANDS	11	8-10	>7'	>7'	245	61	N/A	N/A	N/A	N/A	ROB FILL MAY BE REQ'D FOR GRADING
3	1.040	SANDY LOAM / MOD. COMPACT MED. FINE SANDS W/ TRACE OF SILT	10	3-5	>7'	>7'	184	46	N/A	N/A	N/A	N/A	ROB FILL MAY BE REQ'D FOR GRADING
4	1.041	SANDY LOAM / MOD. COMPACT MED. FINE SANDS W/ TRACE OF SILT	8	6-7	>7'	>7'	220	55	N/A	N/A	N/A	N/A	ROB FILL MAY BE REQ'D FOR GRADING
5	1.041	SANDY LOAM / MOD. COMPACT MED. SANDS	9	6-7	>7'	>7'	220	55	N/A	N/A	N/A	N/A	ROB FILL MAY BE REQ'D FOR GRADING
6	1.404	SANDY LOAM / MOD. COMPACT MED. SANDS	6	3-5	>7'	>7'	184	46	N/A	N/A	N/A	N/A	PUMP REQUIRED ROB FILL MAY BE REQ'D FOR GRADING
7	1.041	MOD. COMPACT SANDY LOAM / LOOSE, ROCKY, MED. SANDS W/ TRACE OF SILT	8	8-10	>7'	>7'	245	61	N/A	N/A	N/A	N/A	ROB FILL MAY BE REQ'D FOR GRADING
8	1.403	MOD. COMPACT SANDY LOAM / LOOSE, ROCKY, MED. SANDS W/ TRACE OF SILT	8	8-10	>7'	>7'	245	61	N/A	N/A	N/A	N/A	PUMP REQUIRED ROB FILL MAY BE REQ'D FOR GRADING
9	0.970	SANDY LOAM / MOD. COMPACT MED. SANDS	7	8-10	>7'	>7'	245	61	N/A	N/A	N/A	N/A	ROB FILL MAY BE REQ'D FOR GRADING
10	0.889	SANDY LOAM / MOD. COMPACT MED. SANDS	7	8-10	>7'	>7'	245	61	N/A	N/A	N/A	N/A	ROB FILL MAY BE REQ'D FOR GRADING
11	0.922	SANDY LOAM / MOD. COMPACT MED. SANDS W/ TRACE OF SILT	9	8-10	>7'	>7'	245	61	N/A	N/A	N/A	N/A	PUMP REQUIRED ROB FILL MAY BE REQ'D FOR GRADING
12	1.051	SANDY LOAM / MOD. COMPACT MED. SANDS	6	6-7	>7'	>7'	220	55	N/A	N/A	N/A	N/A	PUMP REQUIRED ROB FILL MAY BE REQ'D FOR GRADING
13	1.333	SANDY LOAM / MOD. COMPACT MED. SANDS	9	8-10	>7'	>7'	245	61	N/A	N/A	N/A	N/A	PUMP REQUIRED ROB FILL MAY BE REQ'D FOR GRADING

NOTE: THERE SHALL BE NO FURTHER SUBDIVISION OF ANY LOT.

NYSDEC FRESHWATER WETLAND BOUNDARY VALIDATION

The freshwater wetland boundary as represented on these plans accurately depicts the limits of Freshwater Wetland F-1 as delineated by EVANS ASSOCIATES on 12-2-10.

DEC Staff:________ __/__/__ Surveyor/Engineer: TIMOTHY S. ALLEN, P.E.

Date Valid:________ Expiration Date:________ 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 Wetlands Act) prior to commencement of work.

SITE LEGEND

	150' WETLAND SETBACK
	100' STATE WETLAND ADJACENT AREA
Wetland Flag (Typ.)	WETLAND BOUNDARY (STATE AND LOCAL) (FLAGGED BY TIM MILLER ASSOCIATES) RECONFIRMED BY EVANS ASSOCIATES, 2010
	PROPOSED LOT LINE PROPOSED MINIMUM LOT SIZE = 40,000 SF
	EX. STONE WALL AS LOT LINE
	DRAINAGE, UTILITY AND ACCESS EASEMENT
	PROPOSED BUILDING SETBACKS: (BASED ON R-1A) AND "BUILDING ENVELOPE" FRONT YARD = 40' SIDE YARD = 30' REAR YARD = 40'
SB-1	PROPOSED STORMWATER TREATMENT AREA
	PROPOSED DWELLING AND DRIVEWAY
BE BE BE BE BE	PROPOSED "BUILDING ENVELOPE"
U U U U	PROPOSED UNDERGROUND UTILITY LINES
☒	PROPOSED S.S.T.A
100' MIN Ⓦ	PROPOSED WELL WITH WELL SETBACK

NOTE: THE PROPOSED DWELLING, FUTURE GARAGE, BARN, SHED, OR POOL SHALL BE LOCATED WITHIN THE BUILDING ENVELOPE SHOWN HEREON. THE PURPOSE OF THIS BUILDING ENVELOPE IS TO ALLOW FLEXIBILITY IN THE LOCATION OF THE DWELLING AND ACCESSORY STURCTURES AND IMPROVEMENTS. THE LOCATION OF THE PROPOSED DRIVEWAY, SEPTIC SYSTEM, WELL AND STORMWATER STRUCTURES AND FACILITIES SHALL BE LOCATED, AS SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS. ANY DEVIATION SHALL REQUIRE PLANNING BOARD APPROVAL.

APPROVED BY RESOLUTION OF THE LEWISBORO TOWN PLANNING BOARD.

____
CHAIRPERSON DATE

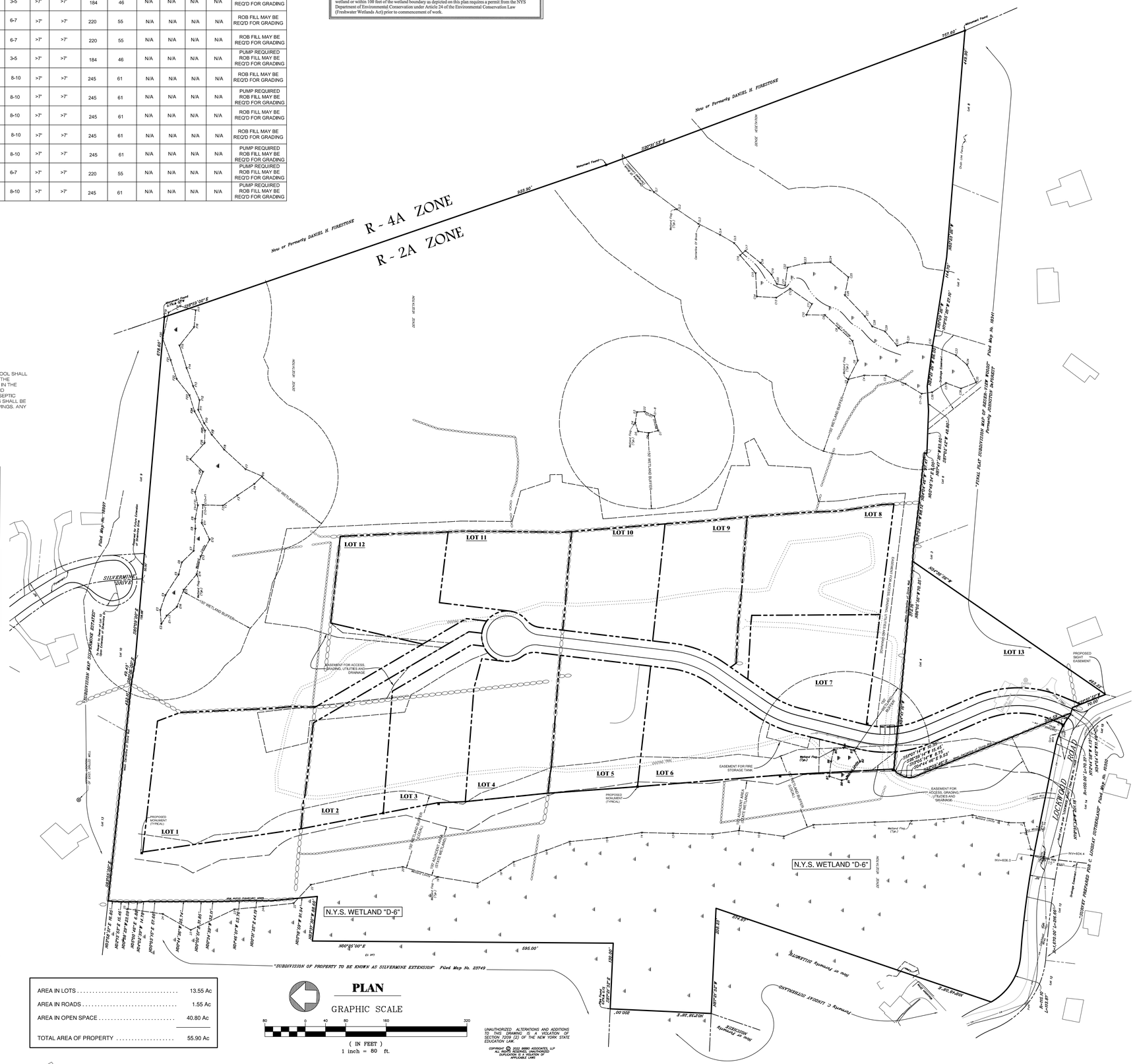
____
ADMINISTRATOR DATE

REVIEWED FOR COMPIANCE WITH THE PLANNING BOARD RESOLUTION, DATED________________

________________ DATE:________
JOSEPH M. CERMELE, P.E.
KELLARD SESSIONS CONSULTING, P.C.
CONSULTING TOWN ENGINEERS

APPROVED FOR FILING IN THE WESTCHESTER COUNTY CLERK'S OFFICE, DIVISION OF LAND RECORDS

____
SUSAN HAFT, OWNER DATE
SILVERMINE GROUP



PLAN

GRAPHIC SCALE

(IN FEET)
1 inch = 80 ft.

NOTES:

1. THERE SHALL BE NO FURTHER SUBDIVISION OF THE LOTS SHOWN ON THIS PLAT.
2. THE DRAINAGE EASEMENTS (OR THE DRAINAGE DISCHARGE POINTS) SHOWN HEREON ESTABLISH THE PERPETUAL RIGHT TO DISCHARGE STORMWATER RUNOFF FROM THE PRIVATE ROAD AND COMMON DRIVE AND FROM THE SURROUNDING AREA ONTO AND OVER THE AFFECTED PREMISES BY MEANS OF PIPES, CULVERTS OR DITCHES, OR A COMBINATION THEREOF, TOGETHER WITH THE RIGHT OF THE HOLDER OF FEE TITLE TO THE PRIVATE ROAD OR COMMON DRIVE, OR HIS REPRESENTATIVES, TO ENTER SAID PREMISES FOR PURPOSES OF MAKING SUCH INSTALLATIONS AND DOING SUCH MAINTENANCE WORK AS SAID HOLDER OF FEE TITLE MAY DEEM NECESSARY TO ADEQUATELY DRAIN THE COMMON DRIVE AND SURROUNDING AREA.
3. ALL PHASES OF THE CONSTRUCTION OF THE NEW ROAD AND COMMON DRIVEWAY AND DRAINAGE IMPROVEMENTS MUST BE INSPECTED BY THE TOWN CONSULTING ENGINEER. THE OWNER IS RESPONSIBLE TO NOTIFY THE TOWN ENGINEER OF THE CONSTRUCTION SCHEDULE AND DATE WHEN INSPECTIONS WILL BE REQUIRED.
4. PRIOR TO THE ISSUANCE OF ANY INDIVIDUAL BUILDING PERMIT, THE NEW ROAD AND COMMON DRIVEWAY AND DRAINAGE IMPROVEMENTS SHALL BE SUBSTANTIALLY COMPLETED TO THE SATISFACTION OF THE TOWN CONSULTING ENGINEER.
5. PRIOR TO THE ISSUANCE OF ANY INDIVIDUAL CERTIFICATE OF OCCUPANCY, AN AS-BUILT PLAN OF THE COMMON DRIVEWAY AND DRAINAGE IMPROVEMENTS SHALL BE PREPARED BY A LICENSED SURVEYOR AND SUBMITTED TO THE TOWN CONSULTING ENGINEER, AND THE COMMON DRIVEWAY AND DRAINAGE IMPROVEMENTS SHALL BE DEEMED "COMPLETE" TO THE SATISFACTION OF THE TOWN CONSULTING ENGINEER.
6. ALL SITE UTILITY FACILITIES AND LINES (ELECTRIC, TELEPHONE, CABLE, SEWER AND WATER) SHALL BE INSTALLED UNDERGROUND.
7. ANY FUTURE OIL STORAGE TANK FACILITIES, IF UTILIZED, SHALL BE RESTRICTED TO THE CONFINES OF THE PRINCIPAL BUILDING BASEMENT, GARAGE OR A FOUNDATION VAULT.
8. NO WORK, INCLUDING, BUT NOT LIMITED TO, REGRADING, DISPOSITION OR EXTRACTION OF MATERIALS OR VEGETATION, OR PHYSICAL ALTERATION IN, UPON, OR WITHIN 150 FEET (AS MAY BE AMENDED FROM TIME TO TIME) OF SITE WETLANDS, WATERCOURSES OR WATER BODIES, EXCEPT AS AUTHORIZED BY A DULY ISSUED WETLAND ACTIVITY PERMIT SHALL BE PERMITTED.
9. PRIOR TO THE COMMENCEMENT OF ANY SITE WORK OR CONSTRUCTION ACTIVITY, EROSION AND SEDIMENTATION CONTROLS SHALL BE INSTALLED AND SHALL BE SUBJECT TO CONTINUAL MAINTENANCE AND ADDITIONAL CONTROLS AS MAY BE REQUIRED BY THE BUILDING INSPECTOR, WETLANDS INSPECTOR, TOWN CONSULTING ENGINEER, OR THEIR AUTHORIZED AGENTS. A NEW YORK STATE LICENSED SURVEYOR IS REQUIRED TO LOCATE AND FIELD DELINEATE THE LIMITS OF EASEMENT AREAS AND REGULATED WETLANDS BUFFER AREAS PRIOR TO ANY RELATED SITE CLEARING, DISTURBANCE, EXCAVATION, OR CONSTRUCTION.
10. STORMWATER DRAINAGE SHALL BE CONTROLLED AT ALL TIMES DURING AND AFTER CONSTRUCTION TO PREVENT EROSION OF THE SITE AREA AND TO PREVENT SEDIMENTATION UPON AREAS ADJACENT TO THE CONSTRUCTION SITE, PARTICULARLY OFF-SITE LOCATIONS AND WETLANDS/WATERCOURSES, AND WETLAND BUFFER AREA RESOURCES. SILT FENCING, ANTI-TRACKING APRONS AND ALL OTHER REQUIRED EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE REGULARLY INSPECTED AND MAINTAINED IN AN ORDERLY AND FUNCTIONING MANNER. ADDITIONAL SUPPLIES OF SILT FENCING SHALL BE KEPT ON THE SITE DURING CONSTRUCTION FOR USE AS NEEDED.
11. ANY SUBSTANTIAL CHANGE IN THE LOCATION OF HOUSES, DRIVEWAYS AND STORMWATER CONTROL IMPROVEMENTS OR UTILITIES AS SHOWN ON THE FINAL CONSTRUCTION PLANS SHALL REQUIRE THE PRIOR REVIEW AND APPROVAL OF THE PLANNING BOARD.
12. ALL DISTURBED AREAS SHALL BE REGRADED AND COVERED WITH A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, THEN SEEDED OR PLANTED WITH TREES, SHRUBS OR OTHER PERENNIAL GROUNDCOVERS. REGRADED AREAS SHALL NOT EXCEED A SLOPE OF 1:2; AND SAID SLOPES SHALL BE STABILIZED UTILIZING JUTE NETTING (OR EQUIVALENT) OR SHRUB PLANTINGS.
13. REFER TO DRAWING "ZON" FOR NOTATIONS REGARDING "BUILDING ENVELOPE".
14. IT IS PROPOSED THAT THE OPEN SPACE PARCEL SHALL BE OWNED BY THE WESTCHESTER COUNTY LAND TRUST. ACCESS TO THIS OPEN SPACE WILL BE AVAILABLE TO THE PUBLIC, WITH CERTAIN RESTRICTIONS, AT LOCATIONS TO BE DETERMINED BY THE PLAANING BOARD AND DESIGNATED ON THE FINAL PLANS.
15. REFER TO MAINTENANCE. COVENANTS, RESTRICTIONS & EASEMENTS. FILED __________ DOCUMENT _________, 20____, WESTCHESTER COUNTY CLERK'S OFFICE

SPECIAL NOTES:

1. AS THE PROPOSED ROAD IS TO BE PRIVATELY OWNED AND MAINTAINED, OPEN DEVELOPMENT AREA APPROVAL OF THE TOWN BOARD IS REQUIRED.
2. IN ORDER THAT CERTAIN LOTS (1, 2, 3, 6, 9, 10 & 11) PRESERVE EXISTING STONE WALLS AS LOT LINES, APPROVAL FROM THE TOWN BOARD IS ALSO REQUIRED FOR VARIANCE FROM THE DIMENSIONAL REQUIREMENTS OF § 200 - 88 B AND § 200 - 10E(2)(c) OF TOWN CODE. REFER TO DRAWING "ZON" FOR SPECIFIC INSTANCES WHERE APPROVAL OF NON-CONFORMANCE IS REQUIRED.
3. DURING CONSTRUCTION, SOME EXISTING STONE WALLS WILL BE REMOVED TO MAKE WAY FOR THE PROPOSED SITE IMPROVEMENTS. STONE FROM THEASE WALLS SHALL BE RELOCATED ALONG NEW LOT LINES. ALL EXISTING STONE WALLS SHALL BE PRESERVED AS LOT LINES WHERE INDICATED ON THIS PLAN.

AREA IN LOTS	13.55 Ac
AREA IN ROADS	1.55 Ac
AREA IN OPEN SPACE	40.80 Ac
TOTAL AREA OF PROPERTY	55.90 Ac

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

DATE: 05-09-05

REVISION	
06-16-11	Conservation Plan
09-01-12	Review / Response
11-10-14	Review / Response
2-17-15	Review / Response
7-20-15	Review / Response
12-10-15	Review / Response
3-16-16	Review / Response
10-26-16	New Road
11-14-16	Revision
10-6-21	FINAL APPROVAL
4-25-22	PB Submittal

ENGINEERING CONSULTANT:
BIBBO ASSOCIATES, L.L.P.
CONSULTING ENGINEERS AND PLANNERS
MILL POND OFFICES
293 ROUTE 100, SUITE 203
SOMERS, NEW YORK
TEL (914) 277-5805

TIMOTHY S. ALLEN 073434

TIMOTHY S. ALLEN, P.E.

ENVIRONMENTAL CONSULTANT:
EVANS ASSOCIATES
ENVIRONMENTAL CONSULTING, INC.
205 Amity Road
Bethany, Connecticut 06524
T. (203) 393-0690
F. (203) 393-0196

DWG. TITLE:

FINAL PLAT
CONSERVATION SUBDIVISION

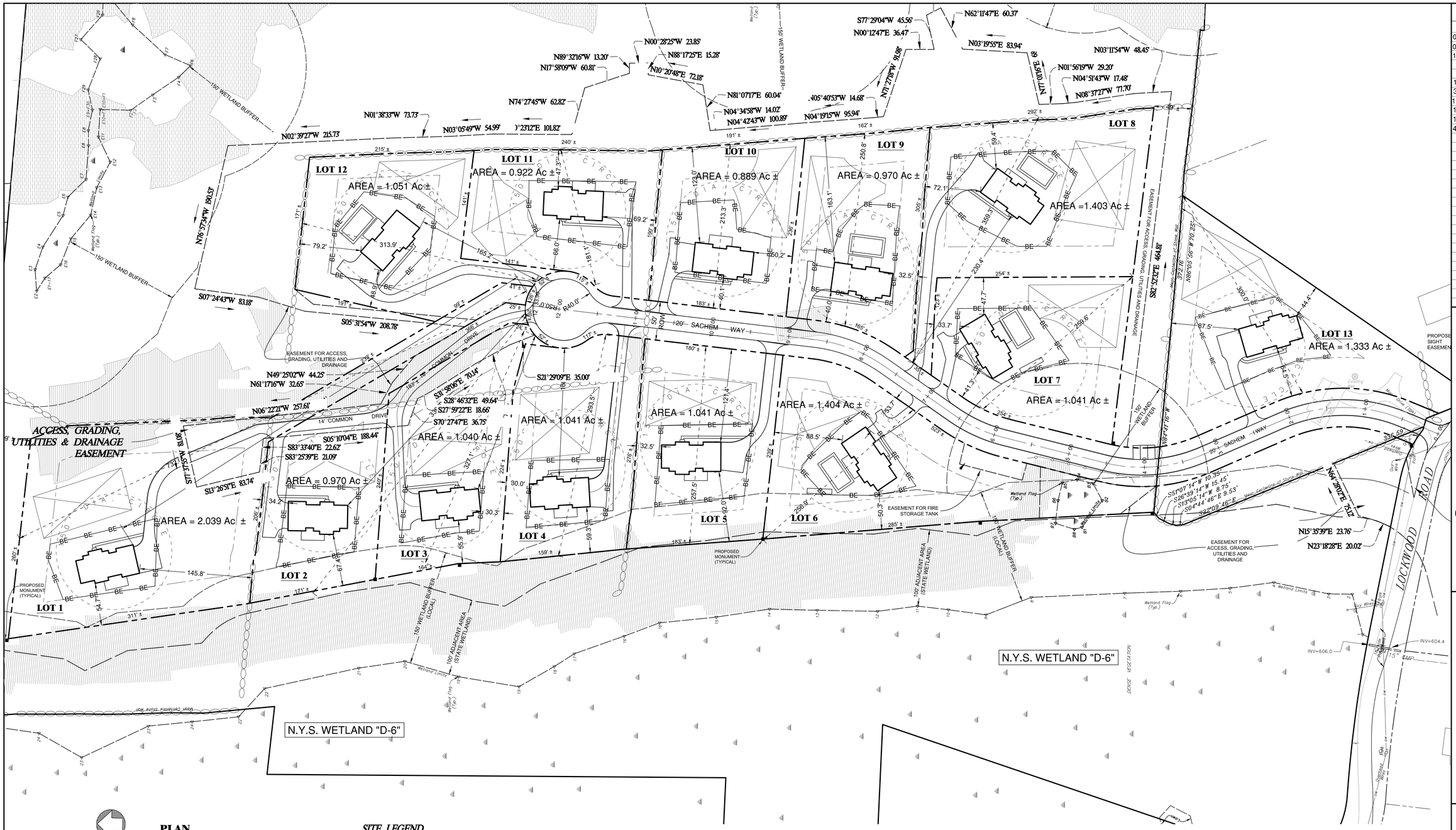
PROJECT NAME:
SILVERMINE PRESERVE
SILVERMINE DRIVE & LOCKWOOD ROAD
TOWN OF LEWISBORO, NEW YORK

Dwn. by: DK
Checked by: TSA
Doc. ID:
EAEC Proj. No.: 809
DWG. NO.:

PP-1

SHEET 2 OF 12

P:\Projects\MOSS-SILVER\dwg\Moss - Silvermine Subdivision 3-22-22.dwg, 4/25/2022 10:36:01 AM, AWitkowsky, 1:1



PLAN

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

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

APPROVED BY RESOLUTION OF THE LEWISBORO TOWN PLANNING BOARD.

CHAIRPERSON DATE

ADMINISTRATOR DATE

REVIEWED FOR COMPIANCE WITH THE PLANNING BOARD RESOLUTION, DATED________________

________________ DATE:________
JOSEPH M. CERMELE, P.E.
KELLARD SESSIONS CONSULTING, P.C.
CONSULTING TOWN ENGINEERS

APPROVED FOR FILING IN THE WESTCHESTER COUNTY CLERK'S OFFICE, DIVISION OF LAND RECORDS

SUSAN HAFT, OWNER DATE
SILVERMINE GROUP

SITE LEGEND

- 150' WETLAND SETBACK
- 100' STATE WETLAND ADJACENT AREA
- WETLAND BOUNDARY (STATE AND LOCAL) (FLAGGED BY TIM MILLER ASSOCIATES) RECONFIRMED BY EVANS ASSOCIATES, 2010
- ▨ SLOPES > 15%
- PROPOSED LOT LINE
  PROPOSED MINIMUM LOT SIZE = 40,000 SF
- EX. STONE WALL AS LOT LINE
- PROPOSED BUILDING SETBACKS: (BASED ON R-1A) AND "BUILDING ENVELOPE"
  FRONT YARD = 40'
  SIDE YARD = 30'
  REAR YARD = 40'

NOTE: THE PROPOSED DWELLING, FUTURE GARAGE, BARN, SHED, OR POOL SHALL BE LOCATED WITHIN THE BUILDING ENVELOPE SHOWN HEREON. THE PURPOSE OF THIS BUILDING ENVELOPE IS TO ALLOW FLEXIBILITY IN THE LOCATION OF THE DWELLING AND ACCESSORY STURCTURES AND IMPROVEMENTS. THE LOCATION OF THE PROPOSED DRIVEWAY, SEPTIC SYSTEM, WELL AND STORMWATER STRUCTURES AND FACILITIES SHALL BE LOCATED, AS SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS. ANY DEVIATION SHALL REQUIRE PLANNING BOARD APPROVAL.

- PROPOSED DWELLING AND DRIVEWAY
- DRAINAGE, UTILITY AND ACCESS EASEMENT
- BE——BE——BE PROPOSED "BUILDING ENVELOPE"
- ■ PROPOSED MONUMENT

ZONING CONFORMANCE: CONSERVATION SUBDIVISION

	REQUIRED	PROVIDED												
FRONT YARD		LOT#1	LOT#2	LOT#3	LOT#4	LOT#5	LOT#6	LOT#7	LOT#8	LOT#9	LOT#10	LOT#11	LOT#12	LOT#13
+ FROM STREET CENTER LINE	65'	n/a	n/a	n/a	n/a	146.4'	78.7'	66.3'	255.4'	65.0'	65.1'	n/a	n/a	89.5'
+ FROM FRONT LOT LINE	40'	606'	338.7'	211.9'	166.2'	121.4'	53.7'	41.3'	230.4'	40.0'	40.1'	66.0'	165.2'	64.5'
SIDE YARD	30'	145.8'	34.2'	30.3'	30.0'	32.5'	88.5'	33.7'	72.1'	32.5'	50.2'	69.2'	48.9'	87.5'
REAR YARD	40'	54.7'	67.4'	55.9'	59.3'	92.0'	50.3'	47.7'	59.4'	163.1'	123.0'	47.3'	79.2'	44.4'
BUILDING COVERAGE	12 %	3.1 %	6.6%	6.1 %	6.1 %	6.1 %	4.5 %	6.1 %	4.5 %	6.5 %	6.9 %	6.9 %	6.1 %	4.8 %
BUILDING HEIGHT	2.5 STORIES	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5
	35' MAX.	<35'	<35'	<35'	<35'	<35'	<35'	<35'	<35'	<35'	<35'	<35'	<35'	<35'
LOT WIDTH	150' DIA. CIRCLE	150'	150'	150'	150'	150'	150'	150'	150'	150'	150'	150'	150'	150'
LOT DEPTH	300' MAX	732'	455.2'	327.1	293.5'	257.5'	256.9'	259.6'	359.3'	250.8'	213.3'	181.1'	313.9'	300'
ACTUAL LOT AREA	MIN 1 AC.	2.039 AC +/-	0.970 AC +/- (SEE NOTE 'A')	1.040 AC +/-	1.041 AC +/-	1.041 AC +/-	1.404 AC +/-	1.041 AC +/-	1.403 AC +/-	0.970 AC +/- (SEE NOTE 'A')	0.889 AC +/- (SEE NOTE 'A')	0.922 AC +/- (SEE NOTE 'A')	1.051 AC +/-	1.333 AC +/-
MIN LOT AREA REQ'D.*		2.44 AC +/-	1.52 AC +/-	1.09 AC +/-	1.0 AC +/-	1.0 AC +/-	1.0 AC	1.0 AC	1.19 AC	1.0 AC	1.0 AC	1.0 AC	1.04 AC +/-	1.33 AC +/-
MIN LOT AREA PROVIDED **		1.819 AC +/- (SEE NOTE 'A')	0.829 AC +/- (SEE NOTE 'A')	1.006 AC +/- (SEE NOTE 'A')	1.041 AC +/-	1.041 AC +/-	1.404 AC +/-	1.041 AC +/-	1.333 AC +/-	0.970 AC +/- (SEE NOTE 'A')	0.889 AC +/- (SEE NOTE 'A')	0.922 AC +/- (SEE NOTE 'A')	1.040 AC +/-	1.33 AC +/-
STREET FRONTAGE	25'	26'	26'	52'	117'	180'	523'	254'	42'	165'	179'	115'	52'	381'
CONTIGUOUS BUILDABLE AREA ***	35,000 SF MIN.	69,642 SF +/-	34,549 SF +	40,999 SF +/-	43,505 SF +/-	43,014 SF +/-	48,737 SF +/-	45,356 SF +/-	61,126 SF +/-	41,530 SF +/-	38,661 SF +/-	40,162 SF +/-	45,778 SF+/-	58,049 SF+/-

* REQUIRED LOT AREA BASED ON LOT DEPTH §220-25B

** LAND EXCLUDING AREAS WITH LESS THAN 1/3 THE REQUIRED LOT WIDTH

*** LAND EXCLUDING STEEP SLOPES (>15%), WETLANDS PER §220-10E(2)(a) OF THE AMENDED ZONING CODE

NOTE 'A': IN ORDER TO PRESERVE EXISTING STONE WALLS AND MINIMIZE INCURSION WITHIN WETLAND BUFFERS, VARIANCE FROM LOT SHAPE AND DIMENSIONAL REQUIREMENTS OF THE R-1A DISTRICT RECEIVED FROM THE LEWISBORO TOWN BOARD

DATE: 05-09-05

REVISION

06-16-11	Conservation Plan
09-01-12	Review / Response
11-10-14	Review / Response
2-17-15	Review / Response
7-20-15	Review / Response
12-10-15	Review / Response
3-16-16	Review / Response
10-26-16	New Road
11-14-16	Revision
10-6-21	FINAL APPROVAL
4-25-22	PB Submittal

ENGINEERING CONSULTANT:
BIBBO ASSOCIATES, L.L.P.
CONSULTING ENGINEERS AND PLANNERS
MILL POND OFFICES
293 ROUTE 100, SUITE 203
SOMERS, NEW YORK
TEL (914) 277-5805

TIMOTHY S. ALLEN, P.E.
073434

ENVIRONMENTAL CONSULTANT:
EVANS ASSOCIATES
ENVIRONMENTAL CONSULTING, INC.
205 Amity Road
Bethany, Connecticut 06524
T. (203) 393-0690
F. (203) 393-0196

DWG. TITLE: **ZONING CONFORMANCE**

PROJECT NAME: SILVERMINE PRESERVE
SILVERMINE DRIVE & LOCKWOOD ROAD
TOWN OF LEWISBORO, NEW YORK

Dwn. by:
Checked by:
Doc. ID:
EAEC Proj. No.: 809
DWG. NO.:

ZON

SHEET 3 OF 12

P:\Projects\MOSS-SILVER\dwg\Moss - Silvermine Subdivision 3-22-22.dwg, 4/25/2022 10:36:20 AM, AWitkowsky, 1:1

SI = SIDE INLET CATCH BASIN
CL = FLAT TOP CATCH BASIN
YD = YARD DRAIN (2' x 2' INSIDE DIMENSION)
DMH = DRAIN MANHOLE
ES = END SECTION
HDS = HYDRODYNAMIC SEPARATOR
DIV MH = DIVERSION MANHOLE
INF = INFILTRATION CHAMBERS
OS = OUTLET STRUCTURE

PRIOR TO DISCHARGE OF DRAWDOWN WATER FROM POOLS TO THE STORMWATER BASINS CHLORINE LEVELS SHALL BE ALLOWED TO FULLY DISSIPATE.

DRAINAGE STRUCTURE & PIPE SCHEDULE

	A	B	C	D	E	F	G	H	I
1	STRUCTURE						PIPE		
2	FROM	TO	TYPE	RIM EL.	SIDE INLET	INV OUT INV IN	LENGTH	SLOPE	DIA
3									
4	CB #1	-	CL	612.4	-	609.4	15'	1.3%	12" HDPE
5	-	CB #2	CL	612.2	-	609.2			
6									
7	CB #2	-	CL	612.2	-	609.2	59.8'	1.0%	12" HDPE
8	-	DMH #1	DIV MH	613.0	-	608.6			
9									
10	YD #2	-	YD	617.8	-	613.8	318'	1.4%	10" HDPE
11	-	CB #2	CL	612.2	-	609.2			
12									
13	DMH #1	-	DIV MH	613.0	-	608.6	7'	1.4%	12" HDPE
14	-	CDS #1	HDS	613.0	-	608.5			
15									
16	DMH #1	-	DIV MH	613.0	-	610.8	50'	1.6%	18" HDPE
17	-	ES #1	ES	-	-	610.0			
18									
19	CB #5	-	CL	622.5	-	618.5	14'	3.6%	12" HDPE
20	-	CB #6	CL	622.5	-	618.0			
21									
22	CB #6	-	CL	622.5	-	618.0	28'	1.8%	12" HDPE
23	-	CDS #2	HDS	622.0	-	617.5			
24									
25	CDS #2	-	HDS	622.0	-	617.5	48.8'	3.1%	15" HDPE
26	-	ES #2	ES	-	-	616.0			
27									
28	OS #1	-	OS	615.5	-	614.25	18'	1.4%	15" HDPE
29	-	ES #3	ES	-	-	614.0			
30									
31	ES #4	-	ES	-	-	625.0	29'	2.8%	12" HDPE
32	-	ES #5	ES	-	-	624.2			
33									
34	ES #6	-	ES	-	-	626.5	35'	1.4%	12" HDPE
35	-	ES #7	ES	-	-	626.0			
36									
37	ES #8	-	ES	-	-	619.5	42'	2.4%	12" HDPE
38	-	ES #9	ES	-	-	618.5			
39									
40	ES #10	-	ES	-	-	620.5	90'	2.2%	12" HDPE
41	-	ES #11	ES	-	-	618.5			
42									
43	CB #7	-	SI	617.0	616.0	612.5	69'	0.7%	12" HDPE
44	-	CB #8	SI	617.0	616.0	612.0			
45									
46	CB #8	-	SI	617.0	616.0	612.0	289'	5.4%	15" HDPE
47	-	DMH #2	DMH	603.0	-	596.5			
48									
49	YD #1	-	YD	600.5	-	597.5	54'	1.9%	12" HDPE
50	-	DMH #2	DMH	603.0	-	596.5			
51									
52	DMH #2	-	DMH	603.0	-	596.5	58'	8.6%	15" HDPE
53	-	CDS #3	HDS	595.0	-	591.5			
54									
55	CDS #3	-	HDS	595.0	-	591.5	29'	25.9%	15" HDPE
56	-	ES #14	ES	-	-	584.0			
57									
58	CB #9	-	CL	625.0	-	620.0	24'	1.0%	8" HDPE
59	-	CDS #4	HDS	626.0	-	619.75			
60									
61	CB #9	-	CL	625.0	-	621.5	38'	1.3%	15" HDPE
62	-	LS #1	LS	-	-	621.0			
63									
64	OS #2	-	OS	600.0	-	596.0	74'	1.4%	12" HDPE
65	-	ES #12	ES	-	-	595.0			
66									
67	OS #3	-	OS	601.0	-	596.0	37'	1.4%	12" HDPE
68	-	ES #13	ES	-	-	595.5			
69									
70	OS #4	-	OS	587.0	-	583.5	21'	2.4%	15" HDPE
71	-	ES #15	ES	-	-	583.0			
72									

APPROVED BY RESOLUTION OF THE LEWISBORO TOWN PLANNING BOARD.

CHAIRPERSON DATE

ADMINISTRATOR DATE

REVIEWED FOR COMPIANCE WITH THE PLANNING BOARD RESOLUTION, DATED_____

_____ DATE:_____
JOSEPH M. CERMELE, P.E.
KELLARD SESSIONS CONSULTING, P.C.
CONSULTING TOWN ENGINEERS

APPROVED FOR FILING IN THE WESTCHESTER COUNTY CLERK'S OFFICE, DIVISION OF LAND RECORDS

_____
SUSAN HAFT, OWNER DATE
SILVERMINE GROUP

NYSDEC FRESHWATER WETLAND BOUNDARY VALIDATION

The freshwater wetland boundary as represented on these plans accurately depicts the limits of Freshwater Wetland F-1 as delineated by EVANS ASSOCIATES on 12-2-10.

DEC Staff:_____ ___/___/___ Surveyor/Engineer: TIMOTHY S. ALLEN, P.E.

Date Valid:_____ Expiration Date:_____ 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 Wetlands Act) prior to commencement of work.

SITE LEGEND

- EXISTING 2' CONTOUR
- 420 EXISTING 10' CONTOUR
- 150' WETLAND SETBACK
- 100' STATE WETLAND ADJACENT AREA
- Wetland Flag (Typ.) WETLAND BOUNDARY (STATE AND LOCAL) (FLAGGED BY TIM MILLER ASSOCIATES) RECONFIRMED BY EVANS ASSOCIATES, 2010
- EXISTING STONE WALL TO REMAIN
- EXISTING STONE WALL AS PROPOSED LOT LINE
- EXISTING STONE WALL TO BE REMOVED (WHERE FEASIBLE, RELOCATE WALL TO A NEW LOT LINE)
- PROPOSED WALL
- ANY WALLS GREATER THAN FOUR FEET IN HEIGHT SHALL BE DESIGNED BY A NEW YORK STATE PROFESSIONAL ENGINEER PRIOR TO ISSUANCE OF BUILDING PERMIT.
- EXISTING TREE TO BE PROTECTED
- EXISTING TREE TO BE REMOVED
- LIMIT OF DISTURBANCE TOTAL ESTIMATED DISTURBANCE = 14.3 Ac ±
- DRAINAGE, UTILITY AND ACCESS EASEMENT
- PROPOSED GUIDE RAIL
- V.S. PROPOSED VEGETATED SWALE
- PROPOSED ROOF & FOOTINGS DRAIN
- PROPOSED CATCH BASIN & DRAINAGE PIPING
- PROPOSED STORMWATER BASIN (SEE PLAN)
- 618 PROPOSED 2' CONTOUR
- 610 PROPOSED 10' CONTOUR
- PROPOSED SPLIT RAIL FENCE
- PROP. PROPERTY LINE
- PROPOSED DWELLING AND DRIVEWAY
- PROPOSED S. D. S.
- PROPOSED WELL WITH 100' WELL SETBACK
- PT PERCOLATION TEST HOLE
- TP DEEP TEST HOLE
- PROPOSED UNDERGROUND UTILITY LINES

DATE:	05-09-05
REVISIONS:	
06-16-11	Conservation Plan
09-15-11	Review / Response
10-31-11	DEC Review:
09-01-12	Review / Response
11-10-14	Review / Response
2-17-15	Review / Response
7-20-15	Review / Response
12-10-15	Review / Response
3-16-16	Review / Response
10-26-16	New Road
11-14-16	Revision
10-6-21	FINAL APPROVAL
4-25-22	PB Submittal

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TIMOTHY S. ALLEN, P.E.

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205 Amity Road
New Haven, Connecticut 06524
T. (203) 393-0690
F. (203) 393-0196

DWG. TITLE:
CONSTRUCTION PLAN I
with 3-way stop instersection

PROJECT NAME:
SILVERMINE PRESERVE
SILVERMINE DRIVE & LOCKWOOD ROAD
TOWN OF LEWISBORO, NEW YORK

Dwn. by: DK
Checked by: TSA
Doc. ID:
EAEC Proj. No.: 809
DWG. NO.:

CP-1
SHEET 4 OF 12

PLAN
GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

DRAINAGE STRUCTURE & PIPE SCHEDULE

STRUCTURE						PIPE		
FROM	TO	TYPE	RIM EL.	SIDE INLET	INV OUT INV IN	LENGTH	SLOPE	DIA
CB #1	-	CL	612.4	-	609.4	15'	1.3%	12" HDPE
-	CB #2	CL	612.2	-	609.2			
CB #2	-	CL	612.2	-	609.2	59.8'	1.0%	12" HDPE
-	DMH #1	DIV MH	613.0	-	608.6			
YD #2	-	YD	617.8	-	613.8	318'	1.4%	10" HDPE
-	CB #2	CL	612.2	-	609.2			
DMH #1	-	DIV MH	613.0	-	608.6	7'	1.4%	12" HDPE
-	CDS #1	HDS	613.0	-	608.5			
DMH #1	-	DIV MH	613.0	-	610.8	50'	1.6%	18" HDPE
-	ES #1	ES	-	-	610.0			
CB #5	-	CL	622.5	-	618.5	14'	3.6%	12" HDPE
-	CB #6	CL	622.5	-	618.0			
CB #6	-	CL	622.5	-	618.0	28'	1.8%	12" HDPE
-	CDS #2	HDS	622.0	-	617.5			
CDS #2	-	HDS	622.0	-	617.5	48.8'	3.1%	15" HDPE
-	ES #2	ES	-	-	616.0			
OS #1	-	OS	615.5	-	614.25	18'	1.4%	15" HDPE
-	ES #3	ES	-	-	614.0			
ES #4	-	ES	-	-	625.0	29'	2.8%	12" HDPE
-	ES #5	ES	-	-	624.2			
ES #6	-	ES	-	-	626.5	35'	1.4%	12" HDPE
-	ES #7	ES	-	-	626.0			
ES #8	-	ES	-	-	619.5	42'	2.4%	12" HDPE
-	ES #9	ES	-	-	618.5			
ES #10	-	ES	-	-	620.5	90'	2.2%	12" HDPE
-	ES #11	ES	-	-	618.5			
CB #7	-	SI	617.0	616.0	612.5	69'	0.7%	12" HDPE
-	CB #8	SI	617.0	616.0	612.0			
CB #8	-	SI	617.0	616.0	612.0	289'	5.4%	15" HDPE
-	DMH #2	DMH	603.0	-	596.5			
YD #1	-	YD	600.5	-	597.5	54'	1.9%	12" HDPE
-	DMH #2	DMH	603.0	-	596.5			
DMH #2	-	DMH	603.0	-	596.5	58'	8.6%	15" HDPE
-	CDS #3	HDS	595.0	-	591.5			
CDS #3	-	HDS	595.0	-	591.5	29'	25.9%	15" HDPE
-	ES #14	ES	-	-	584.0			
CB #9	-	CL	625.0	-	620.0	24'	1.0%	8" HDPE
-	CDS #4	HDS	626.0	-	619.75			
CB #9	-	CL	625.0	-	621.5	38'	1.3%	15" HDPE
-	LS #1	LS	-	-	621.0			
OS #2	-	OS	600.0	-	596.0	74'	1.4%	12" HDPE
-	ES #12	ES	-	-	595.0			
OS #3	-	OS	601.0	-	596.0	37'	1.4%	12" HDPE
-	ES #13	ES	-	-	595.5			
OS #4	-	OS	587.0	-	583.5	21'	2.4%	15" HDPE
-	ES #15	ES	-	-	583.0			

SI = SIDE INLET CATCH BASIN
CL = FLAT TOP CATCH BASIN
YD = YARD DRAIN (2' x 2' INSIDE DIMENSIONS)
DMH = DRAIN MANHOLE
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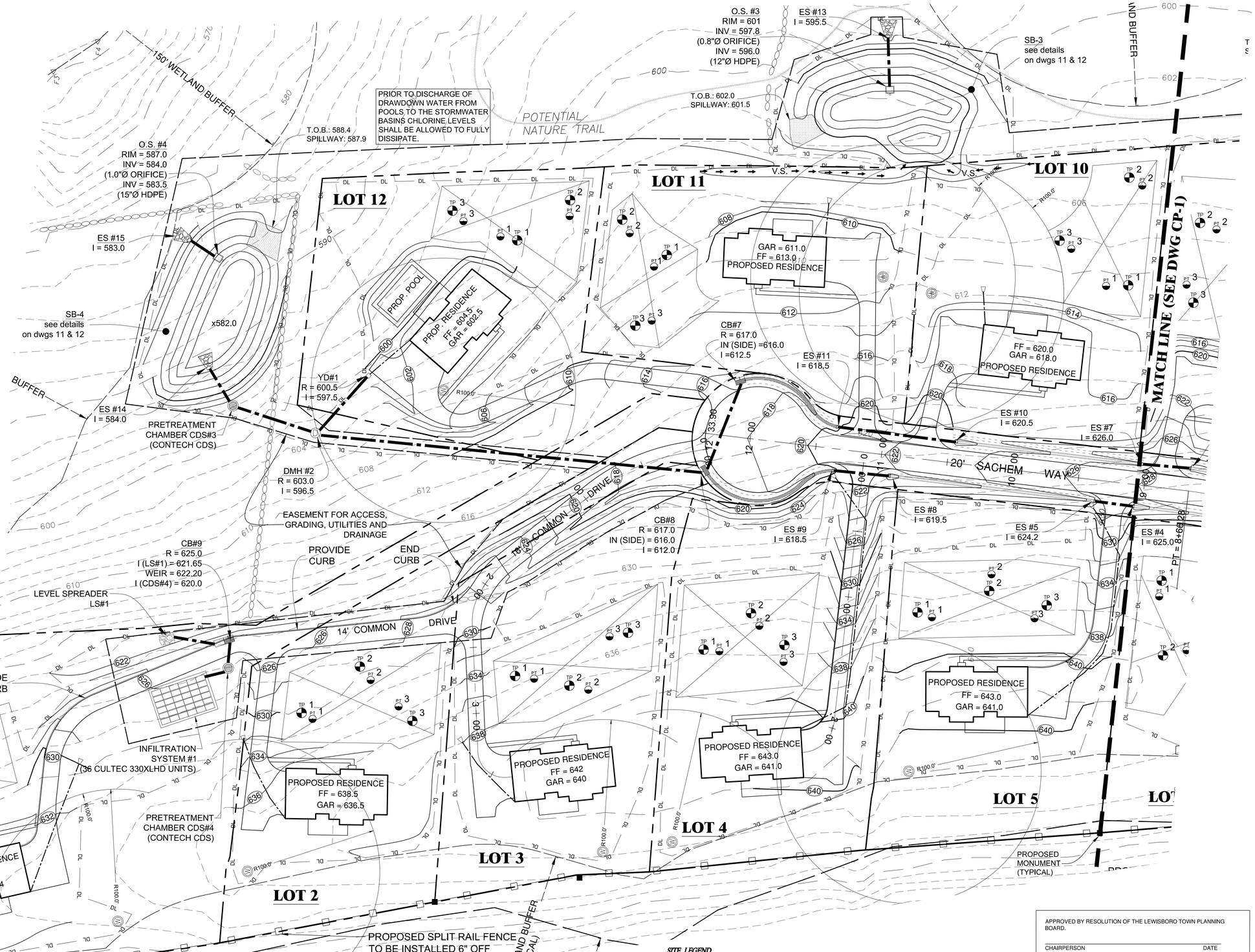
DIV MH = DIVERSION MANHOLE
INF = INFILTRATION CHAMBERS
OS = OUTLET STRUCTURE



PLAN
GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

NYSDEC FRESHWATER WETLAND BOUNDARY VALIDATION

The freshwater wetland boundary as represented on these plans accurately depicts the limits of Freshwater Wetland F-1 as delineated by EVANS ASSOCIATES on 12-2-10

DEC Staff: _____ / _____ / _____ Surveyor/Engineer: TIMOTHY S. ALLEN, P.E.

Date Valid: _____ Expiration Date: _____ 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.
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PROPOSED DWELLING AND DRIVEWAY
PROPOSED S. D. S.
PROPOSED WELL WITH WELL SETBACK
PERCOLATION TEST HOLE
DEEP TEST HOLE
100' @ MIN

SITE LEGEND

EXISTING STONE WALL TO BE REMOVED (WHERE FEASIBLE, RELOCATE WALL TO A NEW LOT LINE)
PROPOSED WALL
PROPOSED ROOF & FOOTINGS DRAIN
PROPOSED CATCH BASIN & DRAINAGE PIPING
ANY WALLS GREATER THAN FOUR FEET IN HEIGHT SHALL BE DESIGNED BY A NEW YORK STATE PROFESSIONAL ENGINEER PRIOR TO ISSUANCE OF BUILDING PERMIT.
EXISTING TREE TO BE PROTECTED
PROPOSED STORMWATER BASIN (SEE PLAN)
EXISTING TREE TO BE REMOVED
PROPOSED 2' CONTOUR
PROPOSED 10' CONTOUR
LIMIT OF DISTURBANCE
TOTAL ESTIMATED DISTURBANCE = 14.3 Ac ±
PROPOSED SPLIT RAIL FENCE
PROP. PROPERTY LINE
PROP. DRAINAGE, UTILITY AND ACCESS EASEMENT
PROPOSED UNDERGROUND UTILITY LINES
V.S. VEGETATED SWALE
EXISTING 2' CONTOUR
EXISTING 10' CONTOUR
150' WETLAND SETBACK
100' STATE WETLAND ADJACENT AREA
Wetland Flag (Typ.)
WETLAND BOUNDARY (STATE AND LOCAL) (FLAGGED BY TIM MILLER ASSOCIATES) RECONFIRMED BY EVANS ASSOCIATES, 2010
EXISTING STONE WALL TO REMAIN
EXISTING STONE WALL AS PROPOSED LOT LINE

APPROVED BY RESOLUTION OF THE LEWISBORO TOWN PLANNING BOARD.

CHAIRPERSON DATE

ADMINISTRATOR DATE

REVIEWED FOR COMPIANCE WITH THE PLANNING BOARD RESOLUTION, DATED_____

_____ DATE:_____
JOSEPH M. CERMELE, P.E.
KELLARD SESSIONS CONSULTING, P.C.
CONSULTING TOWN ENGINEERS

APPROVED FOR FILING IN THE WESTCHESTER COUNTY CLERK'S OFFICE, DIVISION OF LAND RECORDS

_____
SUSAN HAFT, OWNER DATE
SILVERMINE GROUP

DATE: 05-09-05

REVISIONS:

06-16-11	Conservation Plan
09-15-11	Review / Response
10-31-11	DEC Review:
09-01-12	Review / Response
11-10-14	Review / Response
2-17-15	Review / Response
7-20-15	Review / Response
12-10-15	Review / Response
3-16-16	Review / Response
10-26-16	New Road
11-14-16	Revision
10-6-21	FINAL APPROVAL
4-25-22	PB Submittal

ENGINEERING CONSULTANT:
BIBBO ASSOCIATES, L.L.P.
CIVIL AND STRUCTURAL ENGINEERS AND PLANNERS
MULTI-DISCIPLINED SERVICES
283 ROUTE 100, SUITE 203
SOMERS, NEW YORK
TEL (914) 277-5805

TIMOTHY S. ALLEN, P.E.

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EVANS ASSOCIATES
ENVIRONMENTAL CONSULTING, INC.
205 Amity Road
Bethany, Connecticut 06524
T. (203) 393-0690
F. (203) 393-0196

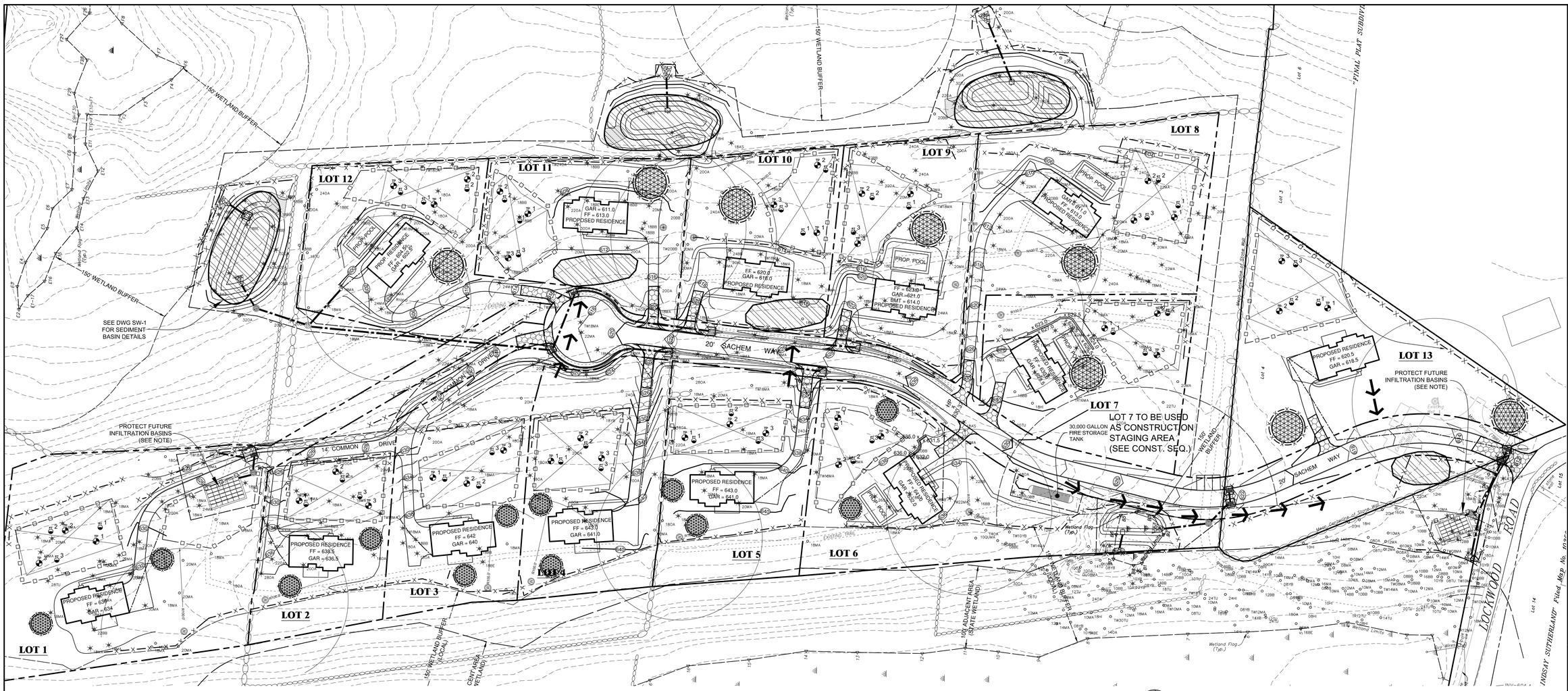
DWG. TITLE: **CONSTRUCTION PLAN II**
with 3-way stop intersection

PROJECT NAME: SILVERMINE PRESERVE
SILVERMINE DRIVE & LOCKWOOD ROAD
TOWN OF LEWISBORO, NEW YORK

Dwn. by: DK
Checked by: TSA
Doc. ID:
EAEC Proj. No.: 809
DWG. NO.:

CP-2
SHEET 5 OF 12

P:\Projects\MOSS-SILVER\dwg\Moss - Silvermine Subdivision 3-22-22.dwg, 4/25/2022 10:37:16 AM, AWilkowsky, 1:1



GENERAL EROSION CONTROL PROGRAM

NOTE: THESE GUIDELINES ARE PROVIDED AS A GENERIC AID TO THE CONTRACTOR IN THE PROPER IMPLEMENTATION OF EROSION AND SEDIMENTATION CONTROLS. WHERE SITE-SPECIFIC MEASURES AND PROCEDURES HAVE BE ESTABLISHED (REFER TO "GENERALIZED CONSTRUCTION SEQUENCE" ON IPP-1 AND "SITE SPECIFIC EROSION CONTROLS AND SEQUENCING" ON EC-3) SUCH MEASURES AND PROCEDURES TAKE PRECEDENCE.

PURPOSE

ALL CONSTRUCTION ACTIVITIES INVOLVING THE REMOVAL OR DEPOSITION OF SOILS ARE TO BE PROVIDED WITH APPROPRIATE PROTECTIVE MEASURES TO INHIBIT EROSION AND TO CONTAIN SEDIMENT DEPOSITION WITHIN THE AREA UNDER DEVELOPMENT. THOSE METHODS DEEMED HIGHLY EFFECTIVE ARE DESCRIBED BELOW AND SHOWN ON THIS DRAWING.

REQUIRED PROCEDURES

1. PRIOR TO START OF SITE CONSTRUCTION: ALL CONSTRUCTION ENTRANCES TO SITE SHALL BE INSTALLED AND STABILIZED. ALL TEMPORARY SILTATION BASINS AND/OR OTHER APPROVED SEDIMENT CONTROL MEASURES SHALL BE IN PLACE WHERE MOST EFFECTIVE.
2. ALL TEMPORARY EROSION AND SEDIMENT CONTROLS SHALL REMAIN IN PLACE, MAINTAINED REGULARLY IN PROPER FUNCTIONING CONDITION, UNTIL ALL AREAS EXPOSED DURING SITE CONSTRUCTION HAVE BEEN SUITABLY STABILIZED WITH PAVEMENT, PERMANENT STRUCTURES AND/OR FINAL VEGETATION COVER.

CONSTRUCTION GUIDELINES

A. WHEREVER FEASIBLE, NATURAL VEGETATION SHALL BE RETAINED AND PROTECTED (BY FLAGGING OR OTHER EFFECTIVE MEANS).

B ONLY THE SMALLEST PRACTICAL AREA OF LAND SHALL BE EXPOSED AT ANY ONE TIME DURING CONSTRUCTION.

C SITE CONSTRUCTION ACTIVITIES SHALL START WHENEVER POSSIBLE AT THE NEAREST POINT UPSTREAM OF THESE SILT TRAPS AND PROCEED TO ACTIVITIES FURTHER UPSTREAM.

D. WHEN LAND IS EXPOSED DURING DEVELOPMENT, THE PERIOD OF EXPOSURE SHALL BE KEPT TO A MINIMUM, INSTALLING PERMANENT AND FINAL VEGETATION, PAVING, STRUCTURES, ETC., AT THE EARLIEST POSSIBLE OPPORTUNITY.

E. CONSTRUCTION EQUIPMENT SHALL NOT UNNECESSARILY CROSS LIVE STREAMS EXCEPT BY MEANS OF BRIDGES, CULVERTS OR OTHER APPROVED MEANS.

F. SEDIMENT CONTROL MEASURES INSTALLED IN LIVE STREAMS SHOULD GENERALLY BE MADE OF STONE AND MUST BE SPECIFICALLY DESIGNED, TAKING INTO ACCOUNT THE SIZE OF DRAINAGE BASIN ANTICIPATED STREAM FLOWS AND STREAM VELOCITIES.

G. NO CONSTRUCTION ACTIVITIES WITHIN OR NEAR LIVE STREAMS (CREATION OF PONDS, REALIGNMENT OF STREAM CHANNELS, INSTALLATION OF LARGE CULVERTS, ETC.) SHALL BEGIN UNTIL APPROPRIATE MEASURES FOR TEMPORARILY DIVERTING STREAM FLOW PAST THE WORK SECTION AND REQUIRED DOWNSTREAM SEDIMENT CONTROLS ARE IN PLACE. IN GENERAL THESE SEDIMENT CONTROLS ARE TO BE REMOVED ONLY WHEN ALL CONSTRUCTION ACTIVITY UPSTREAM HAS BEEN SATISFACTORILY COMPLETED AND THE STREAM FLOWS CLEAR.

H. NOTES ON SITE STABILIZATION

1. ALL TOPSOIL TO BE STRIPPED FROM THE AREA BEING DEVELOPED, SHALL BE STOCKPILED NOT LESS THAN 50 FEET FROM ANY BODY OF SURFACE WATER AND SHALL BE IMMEDIATELY SEEDED WITH MANHATTAN RYE GRASS.
2. ON ALL EMBANKMENT FILL SLOPES, TOPSOIL SHALL BE STRIPPED AT LEAST FIVE (5) FEET WIDER THAN REQUIRED FOR THE EMBANKMENT TOE OF SLOPE. A PROTECTIVE BERM OF TOPSOIL SHALL BE LEFT IN THIS AREA, RUNNING PARALLEL TO THE CONTOURS FOR THE PURPOSE OF RESTRICTING DRAINAGE RUNOFF. THE TOPSOIL BERM SHALL BE SEEDED AS REQUIRED FOR STOCKPILES.
3. IN ADDITION TO THE ABOVE, FURTHER EROSION AND SILTATION CONTROL MEASURES INCLUDING, BUT NOT LIMITED TO SILT TRENCH SILT TRAPS, STAKED HAYBALES OR BRUSH CHECKDAMS, SHALL ALSO BE EMPLOYED WHERE
4. ALL CUT SLOPES AND EMBANKMENTS FILLS ARE TO BE IMMEDIATELY LAID BACK AND STABILIZED AS FOLLOWS:

A. GRADED TO FINISHED SLOPES

B. SCARIFIED

C. TOPSOILED WITH NOT LESS THAN FOUR (4) INCHES OF SUITABLE TOPSOIL MATERIAL

D. SEEDED WITH FOLLOWING GRASS MIXTURE (BY WEIGHT) OR APPROVED EQUAL:

45 % KENTUCKY BLUE GRASS
45 % CREEPING RED FESCUE
10 % PERENNIAL RYE GRASS

SEED SHALL BE APPLIED AT THE RATE OF NOT LESS THAN TWO (2) POUNDS PER 1000 SQUARE FEET

E. MULCHED WITH NOT LESS THAN ONE (1) INCH AND NOT MORE THAN THREE (3) INCHES OF STRAW AT TWO (2) TONS/ACRE AND ANCHORED IN A SUITABLE MANNER. WHERE SLOPES EXCEED 1:3, SUITABLY ANCHORED NETTING SUCH AS TENEX N030 OR APPROVED EQUAL SHALL BE UTILIZED.

STORMWATER MAINTENANCE PROGRAM

RESPONSIBLE PARTIES

SHORT TERM / DURING CONSTRUCTION

D. HIGGINS, S. HAFT AND E. MOSS
dba SILVERMINE GROUP
45 BENDER WAY
POUND RIDGE, NEW YORK 10576

LONG TERM / AFTER CONSTRUCTION

INDIVIDUAL HOMEOWNERS T.B.D.
HOMEOWNERS ASSOCIATION
(MAINTENANCE OF STORMWATER FACILITIES)

SHORT TERM / CONSTRUCTION MAINTENANCE PROGRAM

1. REFERENCE IS HEREBY MADE TO DRAWINGS EC AND D-1 FOR EROSION CONTROL PROGRAM, NOTES AND DETAILS

2. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSPECTED ON A BI-WEEKLY BASIS AND/OR AFTER SIGNIFICANT RAINFALL EVENTS. THE FOLLOWING CHECKLIST SHALL BE USED AS A GUIDELINE FOR INSPECTION AND MAINTENANCE :

A. ALL STAKED SILT FENCE SHALL BE INSPECTED AND EXCESS SEDIMENTATION REMOVED TO STOCKPILE AREAS. AREAS OF SIGNIFICANT SEDIMENT ENTRAPMENT SHALL BE BACKED-UP WITH A ROW OF STAKED HAYBALES.

B. ALL TEMPORARY SEDIMENT TRAPS, WATER BREAKS, DRAINAGE STRUCTURES AND DETENTION BASINS SHALL BE INSPECTED WEEKLY AND AFTER HEAVY RAINS AND EXCESS SEDIMENTATION REMOVED TO STOCKPILE AREAS. DETENTION BASINS SHALL BE CLEANED TO ORIGINAL DEPTH WHEN SEDIMENT HAS ACCUMULATED UP TO WITHIN 6' OF THE LOW LEVEL OUTLET IN ORDER TO INSURE PROPER HYDRAULIC FUNCTIONING. ALL OTHER DRAINAGE STRUCTURES SHALL BE CLEAN WHEN FILLED TO 1/2 OF INTENDED CAPACITY.

C. IMMEDIATELY PRIOR TO ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY, ALL DRAINAGE STRUCTURES AND FACILITIES SHALL BE BROUGHT TO THEIR PROPER FUNCTION AND USE AND CLEANED TO THE LINE AND GRADES SHOWN ON THESE DRAWINGS.

D. ALL ASPECTS OF THE ROADWAY AND DRAINAGE SYSTEM SHALL BE FULLY BONDED TO ENSURE PROPER COMPLIANCE WITH THE APPROVED PLANS.

LONG TERM/ROADS AND DRAINAGE MAINTENANCE

*. AS RECOMMENDED BY BIBBO ASSOCIATES, LLP. THE ULTIMATE MAINTENANCE AND MAINTENANCE SCHEDULE WILL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.

1. IT IS RECOMMENDED THAT ALL ASPECTS OF THE DRAINAGE AND ROADWAY SYSTEM BE INSPECTED AND MAINTAINED EVERY SIX MONTHS. INSPECTIONS AND MAINTENANCE SHOULD BE SCHEDULED FOLLOWING THE WINTER MONTHS (MARCH OR APRIL) AND DURING THE FALL (OCTOBER OR NOVEMBER).

2. THE INSPECTION AND MAINTENANCE OF THE FACILITIES SHOULD INCLUDE THE FOLLOWING:

A. INSPECT CATCH BASIN SUMPS AND GRATES; DETENTION SYSTEM CAPACITIES; VELOCITY DISSIPATOR INLETS/OUTLETS; AND ALL ROADWAYS FOR EXCESS SEDIMENT AND DEBRIS. ANY IRREGULARITIES SEDIMENT WHICH ADVERSELY AFFECTS THE FUNCTION OF A GIVEN HERUCTURE SHOULD BE REMOVED TO AN APPROVED DISPOSAL AREA FOR POSSIBLE RECLAMATION. SAID INSPECTIONS AND PROPOSED MAINTENANCE WORK SHOULD BE MADE IN THE PRESENCE AND IN CONSULTATION WITH THE TOWN ENGINEER. ANY NOTED AREAS OF CHRONIC SEDIMENTATION OR EROSION SHALL BE BROUGHT TO THE ATTENTION OF THE TOWN ENGINEER AND DESIGN ENGINEER FOR A LONG TERM DESIGN SOLUTION.

B. DETENTION AREA PLANTINGS SHALL BE INSPECTED ON A YEARLY BASIS (DURING THE SPRING GROWING SEASON) IN THE PRESENCE OF THE TOWN ENGINEER. THE PLANT HEALTH AND MORTALITY RATE SHALL BE CLOSELY MONITORED AND PLANTING SHOULD BE REPLACED AND/OR SUPPLEMENTED AS NECESSARY.

PLAN

GRAPHIC SCALE

0 25 50 100 200

(IN FEET)
1 inch = 50 ft

SITE LEGEND

- PROPOSED 2' CONTOUR
- PROPOSED 10' CONTOUR
- PROP. PROPERTY LINE
- PROPOSED DWELLING AND DRIVEWAY
- PROPOSED S. D. S.
- PROPOSED WELL
- EXISTING TREE TO BE PROTECTED
- EXISTING TREE TO BE REMOVED
- EXISTING 2' CONTOUR
- EXISTING 10' CONTOUR
- 150 WETLAND SETBACK
- 100' STATE WETLAND ADJACENT AREA
- WETLAND BOUNDARY (STATE AND LOCAL) (FLAGGED BY TIM MILLER ASSOCIATES) RECONFIRMED BY EVANS ASSOCIATES, 2010
- PROPOSED CATCH BASIN & DRAINAGE PIPING
- PROPOSED STORMWATER BASIN OR INFILTRATION BASIN (SEE PLAN)

EROSION CONTROL LEGEND

- STAKED SILT FENCE
- CONSTRUCTION ENTRANCE
- TOPSOIL STOCKPILE
- WATER BREAK (TEMPORARY DIVERSION)
- DRAIN INLET SEDIMENT FILTER
- TEMPORARY SILT TRAP / SEDIMENT BASINS
- ORANGE CONSTRUCTION FENCING

NOTE: AREAS DESIGNATED FOR SEWAGE TREATMENT AND STORMWATER INFILTRATION ARE TO BE PROTECTED FROM CONSTRUCTION TRAFFIC

APPROVED BY RESOLUTION OF THE LEWISBORO TOWN PLANNING BOARD.

CHAIRPERSON DATE

ADMINISTRATOR DATE

REVIEWED FOR COMPIANCE WITH THE PLANNING BOARD RESOLUTION, DATED_____

_____ DATE:_____
JOSEPH M. CERMELE, P.E.
KELLARD SESSIONS CONSULTING, P.C.
CONSULTING TOWN ENGINEERS

APPROVED FOR FILING IN THE WESTCHESTER COUNTY CLERK'S OFFICE, DIVISION OF LAND RECORDS

SUSAN HAFT, OWNER DATE
SILVERMINE GROUP

DATE:	05-09-05
REVISION	
06-16-11	Conservation Plan
09-01-12	Review / Response
11-10-14	Review / Response
2-17-15	Review / Response
7-20-15	Review / Response
12-10-15	Review / Response
3-16-16	Review / Response
10-26-16	New Road
11-14-16	Revision
10-6-21	FINAL APPROVAL
4-25-22	PB Submittal

ENGINEERING CONSULTANT:
BIBBO ASSOCIATES, L.L.P.
CONSULTING ENGINEERS AND PLANNERS
MILL POND OFFICES
2 MILL POND ROAD, SUITE 203
SOMERS NEW YORK
TEL (914) 277-5865
TIMOTHY S. ALLEN, P.E.

ENVIRONMENTAL CONSULTANT:
EVANS ASSOCIATES
ENVIRONMENTAL CONSULTING, INC.
205 Amity Road
Bethany, Connecticut 06524
T. (203) 393-0690
F. (203) 393-0195

DWG. TITLE: EROSION CONTROL PLAN

PROJECT NAME: SILVERMINE PRESERVE
SILVERMINE DRIVE & LOCKWOOD ROAD
TOWN OF LEWISBORO, NEW YORK

Dwn. by:	DK
Checked by:	TSA
Doc. ID:	
EAEC Proj. No.:	809
DWG. NO.:	

EC-1

SHEET 6 OF 12

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CONSTRUCTION SEQUENCING

PHASE ONE (DISTURBANCE = 4.8 ACRES)
(CONSTRUCTION OF ROAD AND LOT 13)

1. PRIOR TO THE START OF CONSTRUCTION, A MEETING IN THE FIELD SHALL BE HELD WITH THE CONTRACTOR, ENGINEER AND TOWN CONSULTANTS TO DISCUSS THE PROCESS OF CONSTRUCTION.

2. CENTERLINE OF THE PROPOSED ROAD WITH OFFSETS TO BE STAKED OUT BY LICENSED SURVEYOR. CLEARING LIMITS ASSOCIATED WITH THE ROAD, ROAD GRADING, STORMWATER AREAS AND DRAINAGE FACILITIES AS WELL AS AREAS DESIGNATED FOR CONSTRUCTION STAGING (LOT 7) AND SILT TRAPS SHALL ALSO BE STAKED OUT.

3. INSTALL STABILIZED CONSTRUCTION ENTRANCE FOR NEW ROAD. INSTALL SILT FENCING WHERE SHOWN ON PLANS.

4. ALL TREES, EXCEPT AS OTHERWISE DESIGNATED, WITHIN THE CLEARING LIMITS SHALL BE REMOVED, INCLUDING STUMPS. NO ON-SITE BURIAL OF STUMPS SHALL BE PERMITTED.

5. PROVIDE ORANGE CONSTRUCTION FENCING AROUND FUTURE INFILTRATION AREAS AND SEWAGE TREATMENT AREAS (ON LOTS 6 AND 7) ADJACENT TO ROADWAY CONSTRUCTION IN ORDER TO RESTRICT CONSTRUCTION TRAFFIC WITHIN THESE AREAS.

6. ESTABLISH TEMPORARY SILT TRAPS AND SEDIMENT BASINS WHERE INDICATED ON PLANS. SB-2, SB-3, AND SB-4 SHALL BE USED AS TEMPORARY SEDIMENT BASINS DURING CONSTRUCTION HOWEVER, THE BASINS MUST NOT BE EXCAVATED TO THE FINAL BOTTOM ELEVATION. ONLY EXCAVATE TO THE TEMPORARY BOTTOM ELEVATION AS SHOWN ON SHEET "SW-1". VEGATATIVE SWALES LOCATED ON LOTS 8-11 SHOULD BE CONSTRUCTED IN CONJUCTION WITH SB-2 AND SB-3. (NOTE: THESE PRACTICES SHALL REMAIN IN PLACE AND BE MAINTAINED IN PROPER FUNCTION UNTIL ALL OF THE TRIBUTARY AREAS HAVE BEEN STABILIZED. IN ADDITION, INFILTRATION SYSTEMS SHALL BE KEPT OFF-LINE AND ALL CONSTRUCTION EQUIPMENT SHALL BE KEPT "OFF- LIMITS" UNTIL THEN.)

PHASE ONE (CONTINUED)

7. TOPSOIL FROM ALL AREAS TO BE DISTURBED SHALL BE STOCKPILED AS INDICATED ON THE EROSION CONTROL PLAN AND DETAILS.

8. ROADWAY AND EMBANKMENTS SHALL BE BROUGHT TO SUBGRADE. PROVIDE WATER BREAKS AS SHOWN ON EROSION CONTROL PLAN TO DIRECT SURFACE RUNOFF TO SILT TRAPS / SEDIMENT BASINS.

9. EXCESS SUBSOIL SHALL ALSO BE STOCKPILED AS APPROPRIATE. STABILIZE EMBANKMENTS WITH TOPSOIL, SEED AND MULCH WITHIN 7 DAYS OF EXPOSURE.

10. INSTALL ROADWAY DRAINAGE PIPING AND STRUCTURES AS SHOWN. PROVIDE INLET PROTECTION FOR STRUCTURES AS SHOWN ON EROSION CONTROL PLAN AND DETAILS. (NOTE: THE OUTLET OF CB #6 SHALL BE PLUGGED IN ORDER TO KEEP THE AREA DESIGNATED SB-1 BE KEPT OFF-LINE UNTIL THE TRIBUTARY AREA HAS BEEN STABILIZED. AT THAT TIME THE PLUG MAY BE REMOVED AS DIRECTED BY THE ENGINEER.)

11. INSTALL 30,000 GALLON FIRE STORAGE TANK, HYDRANT AND PIPING AS SHOWN ON PLAN AND DETAILS.

12. INSTALL ROADWAY BASE AND ASPHALT BINDER COURSES. INSTALL CURBING AS INDICATED ON BINDER. TOPSOIL, SEED AND MULCH BEHIND CURBING. INSTALL ROADSIDE GRASS SWALES WHERE INDICATED. INLET PROTECTION, WATER BREAKS AND SILT TRAPS SHALL BE REMOVED PRIOR.

13. ONCE SUITABLE VEGETATIVE COVER HAS BEEN ESTABLISHED, INFILTRATION BASINS (SB-2, SB-3, AND SB-4) SHALL BE INSTALLED AND INFILTRATION SYSTEM #2 SHALL BE COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS AND DETAILS. IN ADDITION, THE VEGETATIVE SWALES SERVING SB-2 AND SB-3 SHALL BE INSTALLED AND STABILIZED.

14. INSTALL STABILIZED CONSTRUCTION ENTRANCE FOR DRIVEWAY. INSTALL SILT FENCING WHERE SHOWN ON PLANS.

15. ALL TREES, EXCEPT AS OTHERWISE DESIGNATED, WITHIN THE CLEARING LIMITS SHALL BE REMOVED, INCLUDING STUMPS. NO ON-SITE BURIAL OF STUMPS SHALL BE PERMITTED.

16. PROVIDE ORANGE CONSTRUCTION FENCING AROUND SEWAGE TREATMENT AREA (LOT 13).

17. TOPSOIL FROM ALL AREAS TO BE DISTURBED SHALL BE STOCKPILED AS INDICATED ON THE EROSION CONTROL PLANS.

18. COMMENCE SITE GRADING, INSTALLATION OF BUILDING FOUNDATION AND BRING DRIVEWAY TO SUBGRADE. CONNECT DRIVEWAY TO INFILTRATION SYSTEM #2 AS PER THE PLANS AND DETAILS. DO NOT BRING INFILTRATION SYSTEM "ON-LINE" AT THIS TIME.

19. INSTALL SEWAGE TREATMENT SYSTEM AS APPROVED BY THE WESTCHESTER COUNTY DEPARTMENT OF HEALTH.

20. COMPLETE CONSTRUCTION OF DWELLING. COMPLETE INSTALLATION OF DRIVEWAY PAVEMENT. STABILIZED WITH TOPSOIL, SEED AND MULCH ALL AREAS DISTURBED DURING THE CONSTRUCTION PROCESS. ONCE ALL TRIBUTARY AREAS HAVE BEEN STABILIZED, BRING INFILTRATION SYSTEM #2 "ON-LINE".

21. REMAINING EROSION CONTROLS SHALL BE REMOVED ONLY AS DIRECTED BY TOWN CONSULTANTS.

PHASE TWO (DISTURBANCE = 4.7 ACRES)
(CONSTRUCTION OF LOTS 1-6)

1. LOCATION OF DRIVEWAY, PROPOSED DWELLING AND SEWAGE TREATMENT AREA, AS WELL AS LIMITS OF CONSTRUCTION, SHALL BE STAKED BY A LICENSED SURVEYOR.

2. PRIOR TO THE START OF CONSTRUCTION, A MEETING IN THE FIELD SHALL BE HELD WITH THE CONTRACTOR, ENGINEER AND BUILDING INSPECTOR TO DISCUSS THE PROCESS OF CONSTRUCTION.

3. INSTALL STABILIZED CONSTRUCTION ENTRANCE FOR DRIVEWAY. INSTALL SILT FENCING WHERE SHOWN ON PLANS.

4. ALL TREES, EXCEPT AS OTHERWISE DESIGNATED, WITHIN THE CLEARING LIMITS SHALL BE REMOVED, INCLUDING STUMPS. NO ON-SITE BURIAL OF STUMPS SHALL BE PERMITTED.

5. PROVIDE ORANGE CONSTRUCTION FENCING AROUND FUTURE INFILTRATION AREA (LOT 1) AND SEWAGE TREATMENT AREAS.

6. TOPSOIL FROM ALL AREAS TO BE DISTURBED SHALL BE STOCKPILED AS INDICATED ON THE EROSION CONTROL PLANS.

7. COMMENCE SITE GRADING, INSTALLATION OF BUILDING FOUNDATION AND BRING DRIVEWAY TO SUBGRADE. INSTALL INFILTRATION SYSTEM #1 ON LOT #1 AS PER THE PLANS AND DETAILS. DO NOT BRING INFILTRATION SYSTEM "ON-LINE" AT THIS TIME.

8. INSTALL SEWAGE TREATMENT SYSTEM AND INDIVIDUAL DRILLED WELL AS APPROVED BY THE WESTCHESTER COUNTY DEPARTMENT OF HEALTH.

9. COMPLETE CONSTRUCTION OF DWELLING. COMPLETE INSTALLATION OF DRIVEWAY PAVEMENT. STABILIZED WITH TOPSOIL, SEED AND MULCH ALL AREAS DISTURBED DURING THE CONSTRUCTION PROCESS. ONCE ALL TRIBUTARY AREAS HAVE BEEN STABILIZED, BRING INFILTRATION SYSTEM #1 "ON-LINE".

10. ONCE SUITABLE VEGETATIVE COVER HAS BEEN ESTABLISHED, REMAINING EROSION CONTROLS SHALL BE REMOVED AS DIRECTED BY TOWN CONSULTANTS.

PHASE THREE (DISTURBANCE = 4.8 ACRES)
(CONSTRUCTION OF LOTS 7-12)

1. LOCATION OF DRIVEWAY, PROPOSED DWELLING AND SEWAGE TREATMENT AREA, AS WELL AS LIMITS OF CONSTRUCTION, SHALL BE STAKED BY A LICENSED SURVEYOR.

2. PRIOR TO THE START OF CONSTRUCTION, A MEETING IN THE FIELD SHALL BE HELD WITH THE CONTRACTOR, ENGINEER AND BUILDING INSPECTOR TO DISCUSS THE PROCESS OF CONSTRUCTION.

3. INSTALL STABILIZED CONSTRUCTION ENTRANCE FOR DRIVEWAY. INSTALL SILT FENCING WHERE SHOWN ON PLANS.

4. ALL TREES, EXCEPT AS OTHERWISE DESIGNATED, WITHIN THE CLEARING LIMITS SHALL BE REMOVED, INCLUDING STUMPS. NO ON-SITE BURIAL OF STUMPS SHALL BE PERMITTED.

5. PROVIDE ORANGE CONSTRUCTION FENCING AROUND AND SEWAGE TREATMENT AREAS..

6. TOPSOIL FROM ALL AREAS TO BE DISTURBED SHALL BE STOCKPILED AS INDICATED ON THE EROSION CONTROL PLANS. .

7. COMMENCE SITE GRADING, INSTALLATION OF BUILDING FOUNDATION AND BRING DRIVEWAY TO SUBGRADE.

8. INSTALL SEWAGE TREATMENT SYSTEM AND INDIVIDUAL DRILLED WELL AS APPROVED BY THE WESTCHESTER COUNTY DEPARTMENT OF HEALTH.

9. COMPLETE CONSTRUCTION OF DWELLING. COMPLETE INSTALLATION OF DRIVEWAY PAVEMENT. STABILIZE WITH TOPSOIL, SEED AND MULCH ALL AREAS DISTURBED DURING THE CONSTRUCTION PROCESS. ONCE LOTS 7, 8, AND 9 HAVE BEEN DEVELOPED AND STABILIZED, CONVERT SB-2 INTO AN INFILTRATION BASIN AS PER THE PLANS AND DETAILS. ONCE LOTS 10 AND 11 HAVE BEEN DEVELOPED AND STABILIZED, CONVERT SB-3 INTO AN INFILTRATION BASIN AS PER THE PLANS AND DETAILS.

10. INSTALL TOP COURSE OF ASPHALT AS DIRECTED THROUGHOUT THE PRIVATE ROAD.

11. ONCE SUITABLE VEGETATIVE COVER HAS BEEN ESTABLISHED, REMAINING EROSION CONTROLS SHALL BE REMOVED AS DIRECTED BY TOWN CONSULTANTS.

APPROVED BY RESOLUTION OF THE LEWISBORO TOWN PLANNING BOARD.

CHAIRPERSON ______________________ DATE

ADMINISTRATOR ______________________ DATE

REVIEWED FOR COMPIANCE WITH THE PLANNING BOARD RESOLUTION, DATED______________________

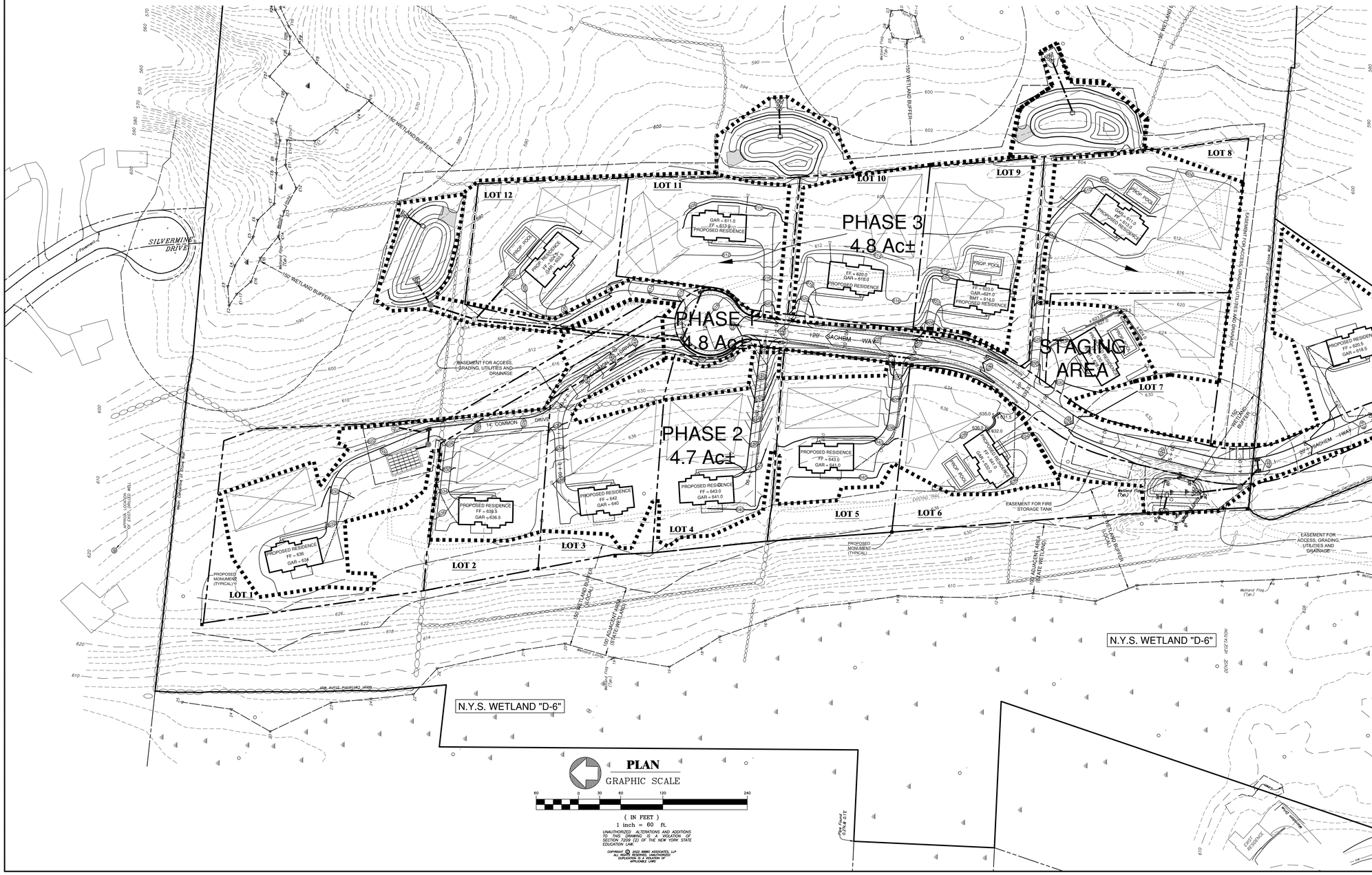
______________________ DATE:______________
JOSEPH M. CERMELE, P.E.
KELLARD SESSIONS CONSULTING, P.C.
CONSULTING TOWN ENGINEERS

APPROVED FOR FILING IN THE WESTCHESTER COUNTY CLERK'S OFFICE, DIVISION OF LAND RECORDS

______________________ DATE
SUSAN HAFT, OWNER
SILVERMINE GROUP

DATE: 05-09-05

REVISION	
06-16-11	Conservation Plan
09-01-12	Review / Response
11-10-14	Review / Response
2-17-15	Review / Response
7-20-15	Review / Response
12-10-15	Review / Response
3-16-16	Review / Response
10-26-16	New Road
11-14-16	Revision
10-6-21	FINAL APPROVAL
4-25-22	PB Submittal



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

ENGINEERING CONSULTANT:

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293 ROUTE 100, SUITE 203
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TEL (914) 277-5805

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ENVIRONMENTAL CONSULTANT:

EVANS ASSOCIATES
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205 Amity Road
Bethany, Connecticut 06524
T. (203) 393-0690
F. (203) 393-0196

DWG. TITLE: **PHASING PLAN**

PROJECT NAME:
SILVERMINE PRESERVE
SILVERMINE DRIVE & LOCKWOOD ROAD
TOWN OF LEWISBORO, NEW YORK

Dwn. by: DK
Checked by: TSA
Doc. ID:
EAEC Proj. No.: 809
DWG. NO.:

PH-1
SHEET 7 OF 12

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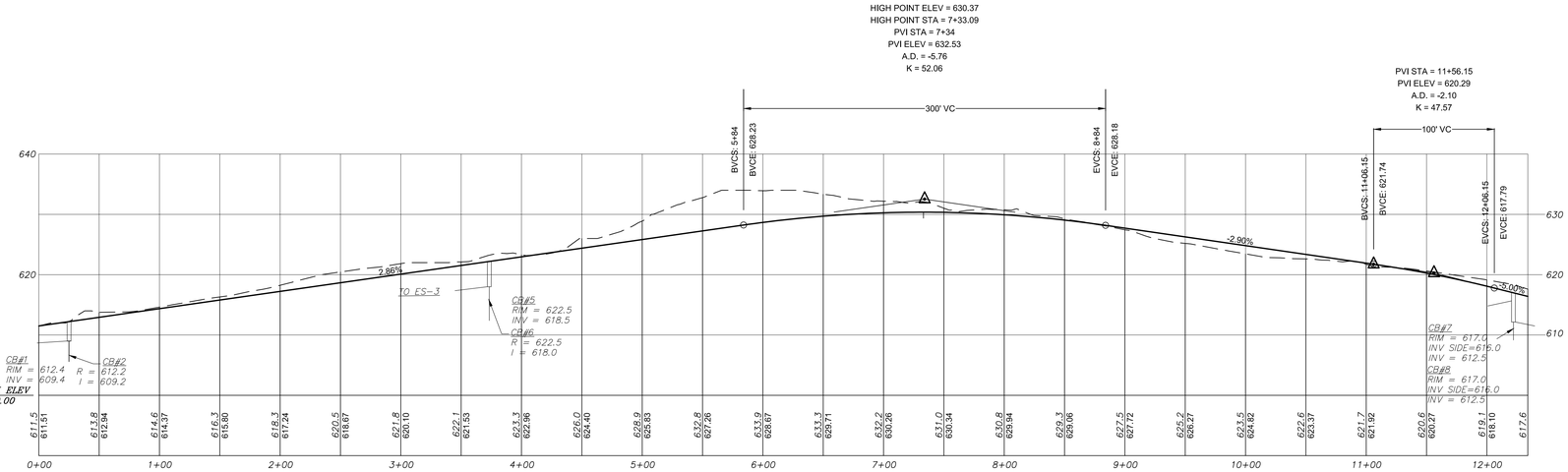
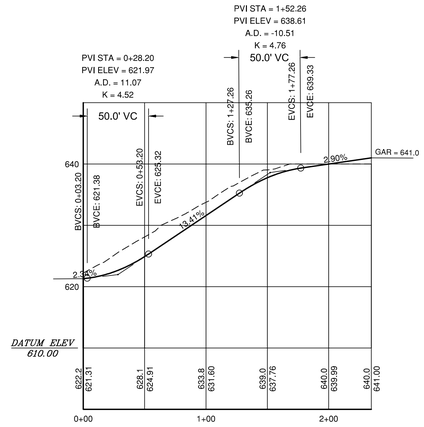


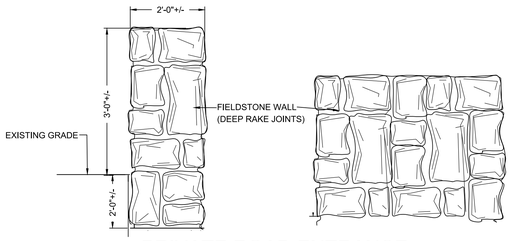
ROAD PROFILE

SCALE HORIZONTAL: 1" = 50'
VERTICAL: 1" = 10'



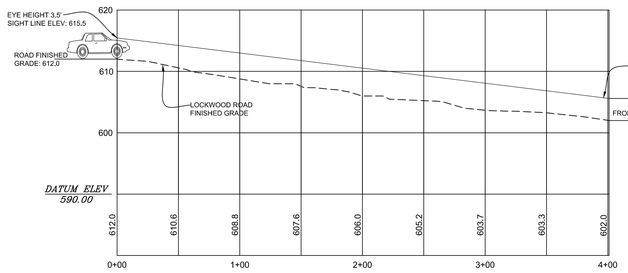
LOT 4 PROFILE

SCALE HORIZONTAL: 1" = 50'
VERTICAL: 1" = 10'

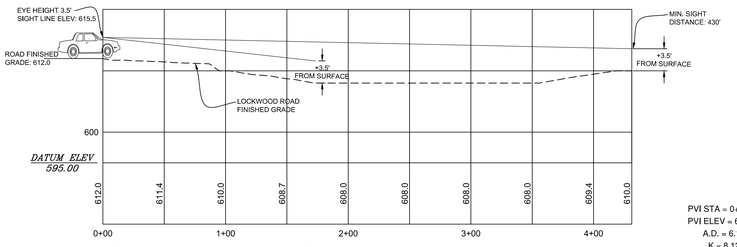


PRIVATE ROAD ENTRANCE LANDSCAPING WALL

N.T.S.

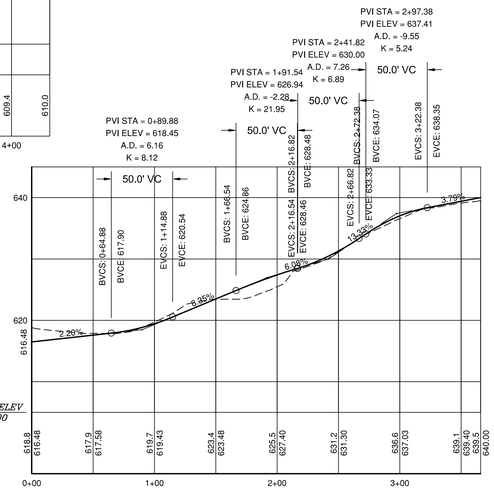


SIGHT DISTANCE PROFILE: LEFT (SOUTH EAST)



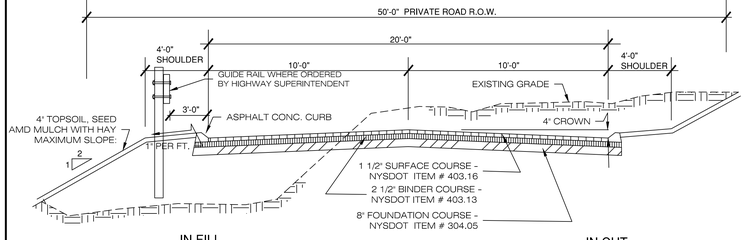
SIGHT DISTANCE PROFILE: RIGHT (WEST)

SCALE HORIZONTAL: 1" = 50'
VERTICAL: 1" = 10'



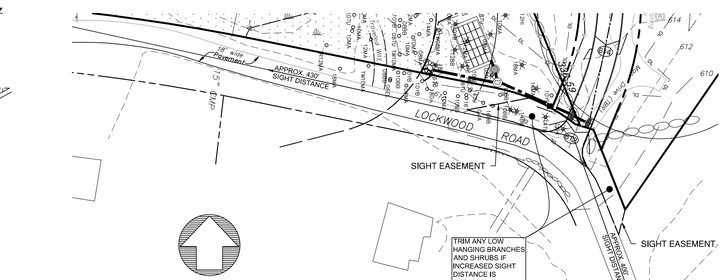
COMMON DRIVE TO LOT 3 PROFILE

SCALE HORIZONTAL: 1" = 50'
VERTICAL: 1" = 10'



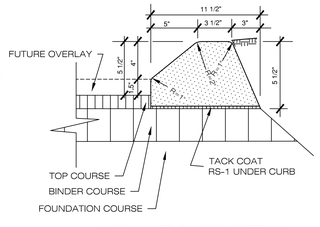
PRIVATE ROAD PAVEMENT SECTION "B"

CROWN WITH CURBING BOTH SIDES OF ROAD N.T.S.



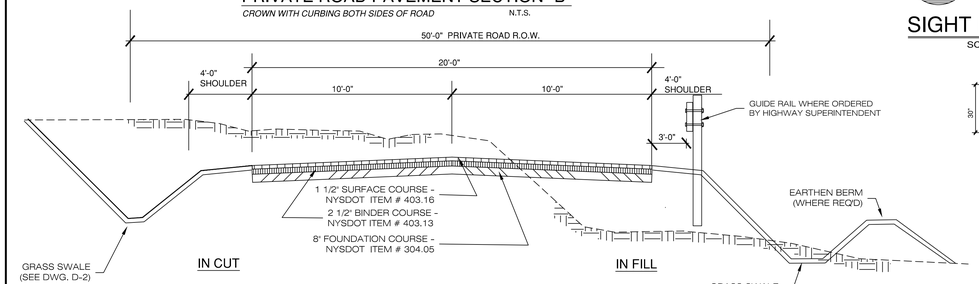
SIGHT DISTANCES

SCALE: 1"=50'



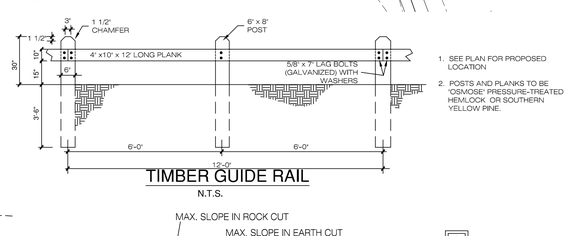
ASPHALT CURB DETAIL

N.T.S.



PRIVATE ROAD PAVEMENT SECTION "C"

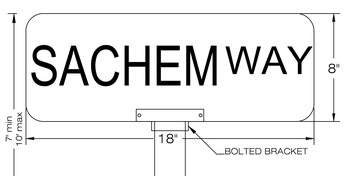
CROWN WITH SWALES ON BOTH SIDES N.T.S.
(NO CURB)



1. SEE PLAN FOR PROPOSED LOCATION
2. POSTS AND PLANKS TO BE "OSMOSE" PRESSURE-TREATED HEMLOCK OR SOUTHERN YELLOW PINE.

TIMBER GUIDE RAIL

N.T.S.

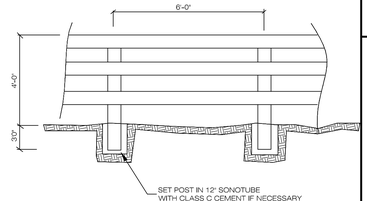


"SACHEM" 6" UPPER CASE - "WAY" 4.5" UPPER CASE

TYPICAL ROAD SIGN DETAIL

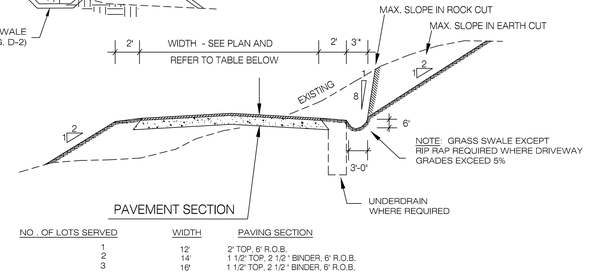
N.T.S.

NOTES.
1. ROAD SIGNS SHOULD BE BLACK LETTERS WITH A WHITE BACKGROUND.
2. SIGNS SHALL BE IN CONFORMANCE WITH TOWN HIGHWAY STANDARDS AND APPROVED BY THE TOWN HIGHWAY DEPARTMENT SUPERINTENDENT PRIOR TO PURCHASE AND INSTILLATION.



TYPICAL FENCE DETAIL

NTS

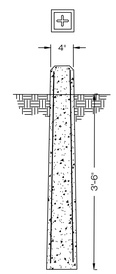


PAVEMENT SECTION

NO . OF LOTS SERVED	WIDTH	PAVING SECTION
1	12'	2" TOP, 6" R.O.B.
2	14'	1 1/2" TOP, 2 1/2 " BINDER, 6" R.O.B.
3	16'	1 1/2" TOP, 2 1/2 " BINDER, 6" R.O.B.

DRIVEWAY SECTION DETAIL

NOTE: DRIVEWAY MAY BE CROSS-PITCHED. REFER TO CONSTRUCTION PLANS FOR GRADING AND DRAINAGE



PROPOSED MONUMENT

N.T.S.

PAVEMENT NOTES:

1. ALL ITEMS MUST CONFORM TO N.Y.DS.D.O.T. SPECIFICATIONS.

2.

MAIN ROAD STA. START	MAIN ROAD STA. END	APPLY SECTION
0-23	6+78	"B"
6+78	END	"C"

APPROVED BY RESOLUTION OF THE LEWISBORO TOWN PLANNING BOARD.

CHAIRPERSON DATE

ADMINISTRATOR DATE

REVIEWED FOR COMPIANCE WITH THE PLANNING BOARD RESOLUTION, DATED

JOSEPH M. CERMELE, P.E. DATE:
KELLARD SESSIONS CONSULTING, P.C.
CONSULTING TOWN ENGINEERS

APPROVED FOR FILING IN THE WESTCHESTER COUNTY CLERK'S OFFICE, DIVISION OF LAND RECORDS

SUSAN HAFT, OWNER DATE
SILVERMINE GROUP

DATE:	05-09-05
REVISION	
06-16-11	Conservation Plan
09-01-12	Review / Response
11-10-14	Review / Response
2-17-15	Review / Response
7-20-15	Review / Response
12-10-15	Review / Response
3-16-16	Review / Response
10-26-16	New Road
11-14-16	Revision
10-6-21	FINAL APPROVAL
4-25-22	PB Submittal

ENGINEERING CONSULTANT:
BIBBO ASSOCIATES, L.L.P.
CONSULTING ENGINEERS AND PLANNERS
MILL POND OFFICES
283 ROUTE 100, SUITE 203
SOMERS, NEW YORK
TEL (914) 277-5805

TIMOTHY S. ALLEN, P.E.

ENVIRONMENTAL CONSULTANT:
EVANS ASSOCIATES
ENVIRONMENTAL CONSULTING, INC.
205 Amity Road
Bethany, Connecticut 06524
T. (203) 393-0690
F. (203) 393-0196

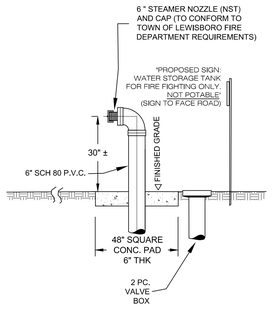
DWG. TITLE: PROFILES AND DETAILS

PROJECT NAME: SILVERMINE PRESERVE
SILVERMINE DRIVE & LOCKWOOD ROAD
TOWN OF LEWISBORO, NEW YORK

Dwn. by: DK
Checked by: TSA
Doc. ID:
EAEC Proj. No.: 809
DWG. NO.:

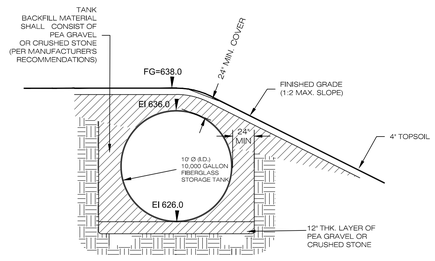
RP-1
SHEET 8 OF 12

P:\Projects\MJOS-SILVER\dwg\Mxsc - Silvermine Subdivision 3-22-22.dwg, 4/25/2022 10:39:40 AM, AWilkowsky, 1:1



POST HYDRANT DETAIL

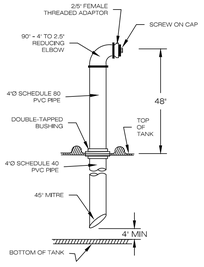
NO SCALE



WATER STORAGE TANK INSTALLATION

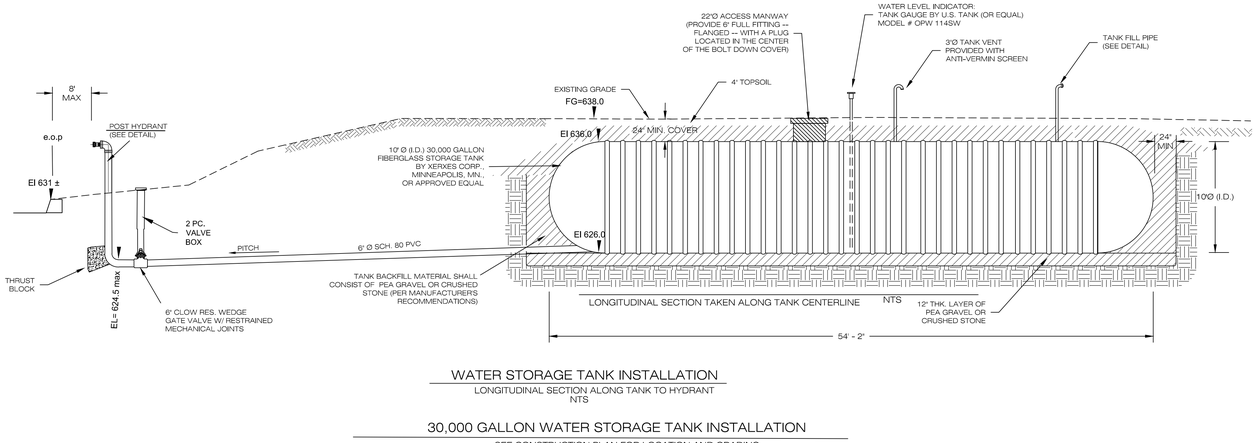
CROSS SECTION TAKEN AT CENTERLINE OF TANK

NTS



TANK FILL DETAIL

NO SCALE



LONGITUDINAL SECTION TAKEN ALONG TANK CENTERLINE

NTS

WATER STORAGE TANK INSTALLATION

LONGITUDINAL SECTION ALONG TANK TO HYDRANT

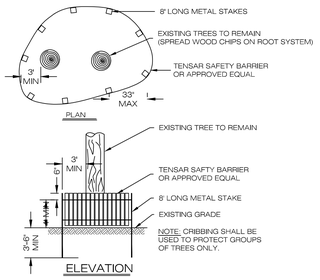
NTS

30,000 GALLON WATER STORAGE TANK INSTALLATION

SEE CONSTRUCTION PLAN FOR LOCATION AND GRADING

NTS

(OR APPROVED EQUAL, SUBJECT TO VISTA FIRE DEPARTMENT APPROVAL)



CRIBBING- EXISTING TREE PROTECTION

N.T.S.

TREE PROTECTION SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION ACTIVITY.

APPROVED BY RESOLUTION OF THE LEWISBORO TOWN PLANNING BOARD.

CHAIRPERSON DATE

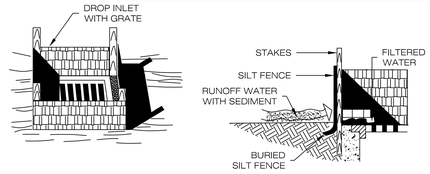
ADMINISTRATOR DATE

REVIEWED FOR COMPIANCE WITH THE PLANNING BOARD RESOLUTION, DATED

JOSEPH M. CERMELE, P.E. DATE:
KELLARD SESSIONS CONSULTING, P.C.
CONSULTING TOWN ENGINEERS

APPROVED FOR FILING IN THE WESTCHESTER COUNTY CLERK'S OFFICE, DIVISION OF LAND RECORDS

SUSAN HAFT, OWNER DATE
SILVERMINE GROUP



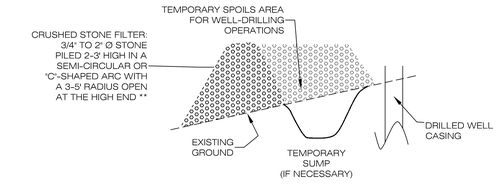
SPECIFIC APPLICATION

THIS METHOD OF INLET PROTECTION IS APPLCABLE WHERE THE INLET DRAINS A RELATIVELY FLAT AREA (SLOPES NO GREATER THAN 5 % WHERE SHEET OR OVERLAND FLOWS (NOT EXCEEDING 0.5 c.f.s.) ARE TYPICAL, WHERE SLOPES OF FLOWS ARE GREATER OR WHERE CONCENTRATED FLOWS ARE ANTICIPATED, USE HORIZONTAL BRACES ACROSS STAKES AND SURROUND SILT FENCE WITH CRUSHED STONE.

DRAIN INLET SEDIMENT FILTER

N.T.S.

MAINTENANCE: DRAIN INLET SEDIMENT FILTERS SHALL BE INSPECTED AFTER MAJOR RAIN EVENTS TO INSURE PROPER FUNCTIONING. REPAIR OR REPLACE AS NECESSARY UNTIL DIRECTED TO BE REMOVED.



CRUSHED STONE FILTER DAM

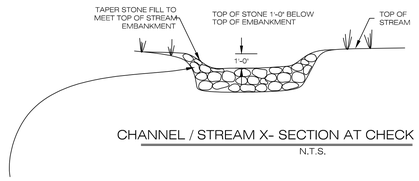
N.T.S.

** IF FILTER DAM IS TO BE USED TO PROVIDE TEMPORARY PROTECTION FOR OUTLET STRUCTURES OF S.T.B.'s, STONE SHALL BE PLACED IN A "U" SHAPE AT LEAST 3 TO 5' FROM OUTLET STRUCTURE AND SHALL EXTEND TO THE BASIN EMBANKMENT.

MAINTENANCE:

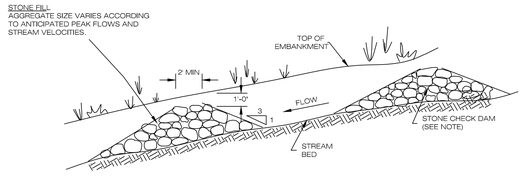
WHERE THIS PRACTICE IS USED AS TEMPORARY PROTECTION FOR S.T.B. OUTLETS: MONTHLY INSPECTIONS SHALL BE MADE TO INSURE PROPER FUNCTIONING. SEDIMENT BUILD-UP SHALL BE REMOVED WHEN LEVEL REACHES 1/3 HEIGHT OF DAM. EVALUATE FILTER DAMS AND REPLACE, IF NECESSARY.

WHERE THIS PRACTICE IS USED DURING INSTALLATION OF DRILLED WELL, THIS PRACTICE MAY BE REMOVED ONCE THE DRILLING OPERATION HAS BEEN COMPLETED. ALL COLLECTED SPOILS SHALL BE REMOVED TO APPROPRIATE TEMPORARY STOCKPILE AREA.



CHANNEL / STREAM X- SECTION AT CHECK DAM

N.T.S.



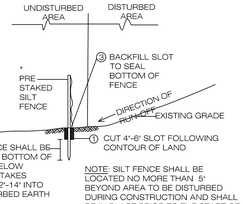
LONGITUDINAL SECTION ALONG STREAM AT CHECKDAM

NOTE
CHECK DAMS SHALL BE SPACED SUCH THAT THE BASE OF ONE SHALL BE ON A LEVEL WITH THE TOP OF THE NEXT ONE DOWN STREAM OF IT.

STONE CHECK-DAMS

N.T.S.

MAINTENANCE: DURING CONSTRUCTION, MONTHLY INSPECTIONS SHALL BE MADE TO INSURE PROPER FUNCTIONING.SEDIMENT BUILD-UP BEHIND CHECK DAMS SHALL BEREMOVED WHEN LEVEL REACHES HALF HEIGHT OF DAM, EVALUATE CHECK DAMS AND REPLACE, IF NECESSARY.



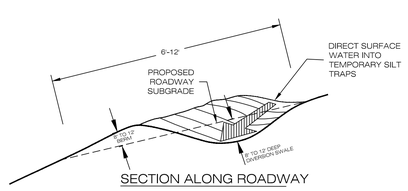
NOTE: SILT FENCE SHALL BE LOCATED NO MORE THAN 5' BEYOND AREA TO BE DISTURBED DURING CONSTRUCTION AND SHALL BE IN PLACE PRIOR TO THE START OF SAID CONSTRUCTION

TYPICAL SILT FENCE INSTALLATION

N.T.S.

* USE "KONTROL FENCE " AS MANUFACTURED BY NKOLON (OR APPROVED EQUAL)

MAINTENANCE: SILT FENCE SHALL BE INSPECTED AT REGULAR INTERVALS (MONTHLY) AND AFTER MAJOR RAIN EVENTS TO INSURE PROPER FUNCTIONING. REMOVE ACCUMULATED SEDIMENT WHEN LEVEL REACHES 1/3 HEIGHT OF FENCE. REPAIR OR REPLACE AS NECESSARY UNTIL DIRECTED TO BE REMOVED.

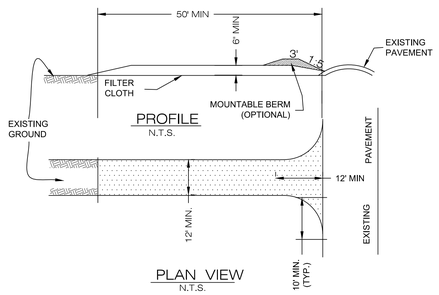


SECTION ALONG ROADWAY

WATER BREAK

N.T.S.

MAINTENANCE: WATER BREAKS SHALL BE INSPECTED AT REGULAR INTERVALS (MONTHLY) AND AFTER MAJOR RAIN EVENTS TO INSURE PROPER FUNCTIONING. REPAIR AS NECESSARY UNTIL DIRECTED TO BE REMOVED.



CONSTRUCTION SPECIFICATION

1 STONE SIZE- USE 2" STONE, OR RECYCLED CONCRETE EQUIVALENT.

2 LENGTH-NOT LESS THAN 50' (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGHT WOULD APPLY.)

3 THICKNESS- NOT LESS THAN SIX (6) INCHES.

4 WIDTH- TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.

5 FILTER CLOTH- WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.

6 SURFACE WATER- ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRACES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.

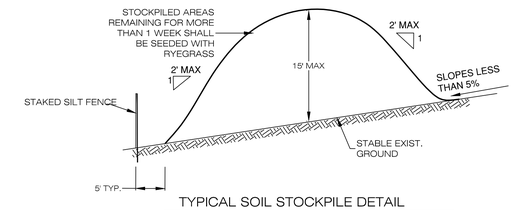
7 MAINTENANCE- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACTED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.

8 WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE & WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.

9 PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

STABILIZED CONSTRUCTION ENTRANCE DETAIL

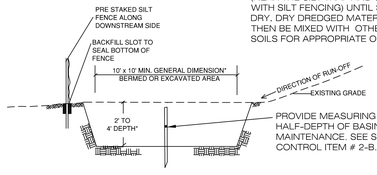
N.T.S.



TYPICAL SOIL STOCKPILE DETAIL

N.T.S.

MAINTENANCE: STIL FENCING AROUND STOCKPILES SHALL BE INSPECTED AT REGULAR INTERVALS (MONTHLY) AND AFTER MAJOR RAIN EVENTS TO INSURE PROPER FUNCTIONING. REPAIR/REPLACE AS NECESSARY UNTIL DIRECTED TO BE REMOVED.



NOTE: MATERIAL REMOVED FROM SILT TRAP AREA SHALL BE DEPOSITED IN A TEMPORARY DEWATERING AREA (NEAR THE SILT TRAP AND SURROUNDED WITH SILT FENCING) UNTIL SUFFICIENTLY DRY. DRY DREDGED MATERIAL SHALL THEN BE MIXED WITH OTHER ON-SITE SOILS FOR APPROPRIATE ON-SITE USE.

PROVIDE MEASURING STAKE, MARKED WITH HALF-DEPTH OF BASIN TO INSURE PROPER MAINTENANCE. SEE SHORT-TERM EROSION CONTROL ITEM # 2-B.

TEMPORARY SILT TRAP

N.T.S.

* NOTE: TEMPORARY SILT TRAP VOLUME SHALL BE 3600 CUBIC FEET PER ACRE OF DISTURBED AREA. ENGINEER SHALL MODIFY DIMENSIONS IN THE FIELD TO ACCOMODATE ANTICIPATED AREA OF DISTURBANCE. CLEAN OUT TRAP TO FULL DEPTH WHEN 1/3 FULL.

P:\Projects\MOSS-SILVER\dwg\Moss - Silvermine Subdivision 1-22-22.dwg 4/25/2022 10:39:59 AM AWilkowsky, 1:1

DATE: 05-09-05

REVISION

06-16-11	Conservation Plan
09-01-12	Review / Response
11-10-14	Review / Response
2-17-15	Review / Response
7-20-15	Review / Response
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ENGINEERING CONSULTANT:
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283 ROUTE 100, SUITE 203
SOMERS, NEW YORK
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ENVIRONMENTAL CONSULTING, INC.
205 Amity Road
Bethany, Connecticut 06524
T. (203) 393-0690
F. (203) 393-0196

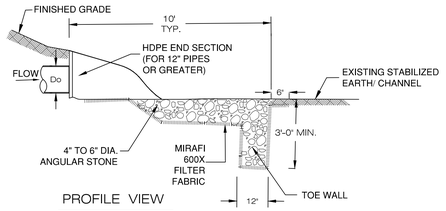
DWG. TITLE: MISCELLANEOUS DETAILS

PROJECT NAME: SILVERMINE PRESERVE
SILVERMINE DRIVE & LOCKWOOD ROAD
TOWN OF LEWISBORO, NEW YORK

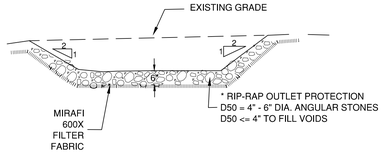
Dwn. by: DK
Checked by: TSA
Doc. ID:
EAEC Proj. No.: 809
DWG. NO.:

D-1

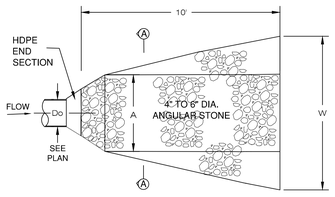
SHEET 9 OF 12



PROFILE VIEW



A-A SECTION



PLAN VIEW

(*) RIP RAP SIZE IS SPECIFIED IN THE TABLE

N.T.S.

STRUCTURE	PIPE DIA. (INCH)	PIPE LENGTH (LF)	PIPE SLOPE (%)	DISCHARGE Q (*) (CFS)	RIP RAP DIA. D_{50} (INCHES)	MIN. APRON LENGTH (FT) L	APRON WIDTH (FT) W	APRON WIDTH (FT) A
ES #1	18"	50	1.0	1.92	4	10 (**)	11.5	4.5
ES #2	15"	48.8	3.1	1.84	4	10 (**)	11	3
ES #3	15"	18	1.4	0.96	4	10 (**)	11	3
ES #12	12"	74	1.4	0.03	4	10 (**)	11	3
ES #13	12"	37	1.4	0.02	4	10 (**)	11	3
ES #14	15"	29	25.9	12.99	4	10 (**)	11	3
ES #15	15"	21	2.4	1.50	4	10 (**)	11.5	4.5

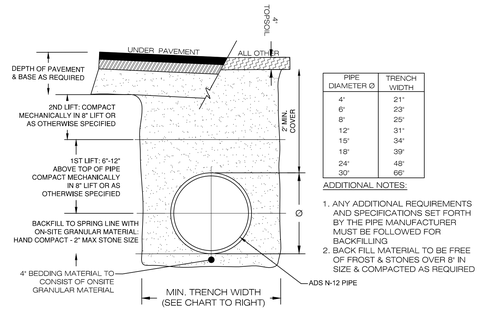
(*) BASED ON 25 YEAR STORM PEAK FLOWS.

DESIGN IS BASED ON "NYS STANDARDS & SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL. APRIL 2005

(**) MINIMUM DIMENSION OF 10 FT, USED

RIP-RAP OUTLET PROTECTION DETAIL

N.T.S.



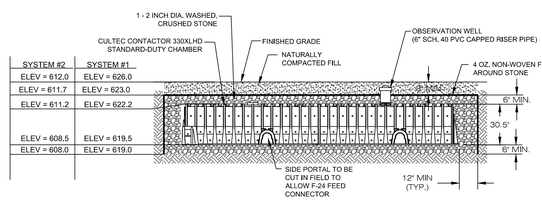
PIPE DIAMETER Ø	TRENCH WIDTH
4"	21"
6"	23"
8"	25"
12"	31"
15"	34"
18"	39"
24"	48"
30"	66"

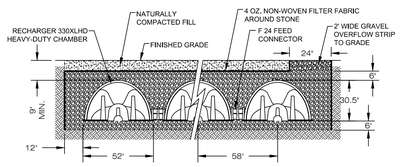
ADDITIONAL NOTES:

1. ANY ADDITIONAL REQUIREMENTS AND SPECIFICATIONS SET FORTH BY THE PIPE MANUFACTURER MUST BE FOLLOWED FOR BACKFILLING
2. BACK FILL MATERIAL TO BE FREE OF FROST & STONES OVER 8" IN SIZE & COMPACTED AS REQUIRED

DRAINAGE PIPE INSTALLATION

N.T.S.





GENERAL NOTES

RECHARGER 330XLHD BY CULTEC, INC. OF BROOKFIELD, CT.
STORAGE PROVIDED = 11.32 CF/FT PER DESIGN UNIT.
INSTALLED LENGTH = 7 FEET
REFER TO CULTEC, INC.'S CURRENT RECOMMENDED INSTALLATION GUIDELINES.
USE RECHARGER 330XLHD HEAVY DUTY FOR TRAFFIC AND/OR H20 APPLICATIONS.

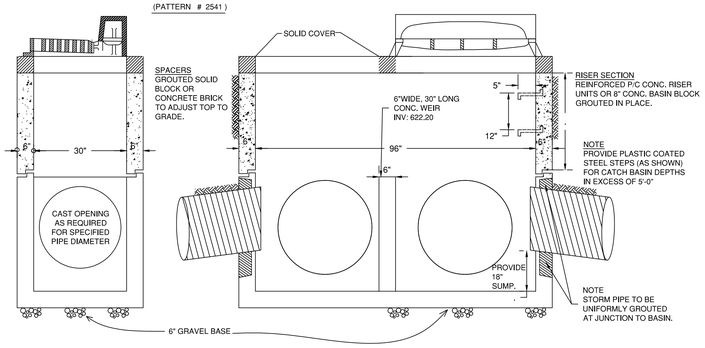
ALL RECHARGER 330XLHD HEAVY DUTY UNITS ARE MARKED WITH A COLOR STRIPE FORMED INTO THE PART ALONG THE LENGTH OF THE CHAMBER.
ALL RECHARGER 330XLHD CHAMBERS MUST BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.

CULTEC RECHARGER 330XLHD

N.T.S.

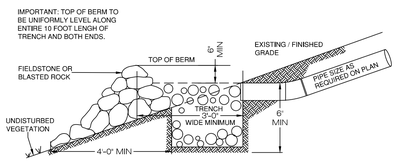
CAST IRON FRAME & GRATE TO BE SUPPLIED BY CAMPELL FOUNDRY CO.

(PATTERN # 2541)



CATCH BASIN #9

N.T.S.



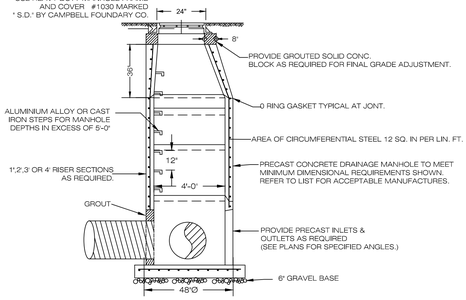
TRENCH SHALL REMAIN UNFILLED (SEE NOTE *) UNTIL COMPLETION OF PAVING AND SITE STABILIZATION WITH SUITABLE VEGETATIVE COVER, AS DIRECTED BY ENGINEER, SILT DEPOSITED DURING CONSTRUCTION SHALL BE REMOVED AND TRENCH FILLED AS SHOWN WITH FIELDSTONE OR TAILNGS - MINIMUM 4" DIA.

* EXCEPT AT PIPE DISCHARGE POINT - A PILE OF FIELDSTONE SHALL BE PLACED IN TRENCH AS A " SPLASH PLATE " TO MINIMIZE SCOURING.

LEVEL SPREADER

N.T.S.

MAINTENANCE:
WHERE THIS PRACTICE IS USED AS TEMPORARY PROTECTION FOR S.T.B. OUTLETS: MONTHLY INSPECTIONS SHALL BE MADE TO INSURE PROPER FUNCTIONING. SEDIMENT BUILD-UP SHALL BE REMOVED WHEN LEVEL REACHES 1/3 HEIGHT OF DAM. EVALUATE FILTER DAMS AND REPLACE, IF NECESSARY.



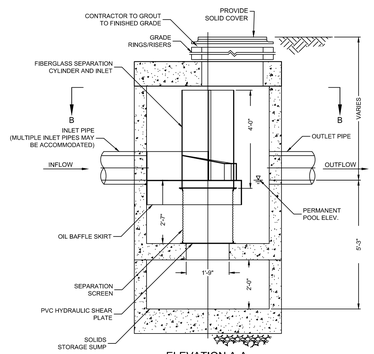
TYPICAL DRAINAGE MANHOLE

N.T.S.

(H20 DESIGN LOADING REQUIRED)

PLAN VIEW B-B

N.T.S.



ELEVATION A-A

N.T.S.

RATED TREATMENT CAPACITY = 1.1 CFS
NOTE: PEAK FLOWS FROM 90% STORM AT ALL PROPOSED CDS UNITS ARE BELOW TREATMENT FLOW CAPACITY AND THEREFORE SHALL USE CDS 2020-C MODEL.

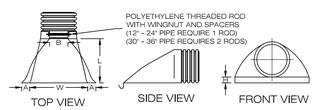
MAXIMUM INTERNAL BYPASS CAPACITY = 14.0 CFS
(INLET PIPE MODEL)

CONTECH STORMWATER SOLUTIONS CDS 2020-C
PRECAST CONCRETE WATER QUALITY SYSTEM DETAIL

N.T.S.

GENERAL NOTES
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. DIMENSIONS MARKED WITH ( ) ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
3. FOR FABRICATION DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH STORMWATER SOLUTIONS REPRESENTATIVE. www.contechstormwater.com
4. CDS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
5. STRUCTURE SHALL MEET AASHTO HS20 LOAD RATING, AND CASTINGS SHALL MEET AASHTO M306 LOAD RATING, ASSUMING GROUNDWATER ELEVATION AT OR BELOW OUTLET PIPE INVERT ELEVATION.
   ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION.
6. PVC HYDRAULIC SHEAR PLATE IS PLACED ON SHELF AT BOTTOM OF SCREEN CYLINDER. REMOVE AND REPLACE AS NECESSARY DURING MAINTENANCE CLEANING.

INSTALLATION NOTES
1. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
2. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CDS MANHOLE STRUCTURE (LIFTING CLUTCHES PROVIDED).
3. CONTRACTOR TO ADD JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS, AND ASSEMBLE STRUCTURE.
4. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT PIPES. MATCH PIPE INVERTS WITH ELEVATIONS SHOWN.
5. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.



ADS PRODUCT DIMENSIONS							
PART #	PIPE Ø	A	B (MAX)	H	L	W
1210NP	12"	6.5'	10"	6.5'	25"	29"
1510NP	15"	6.5'	10"	6.5'	25"	29"
1810NP	18"	7.5'	15"	6.5'	32"	35"
2410NP	24"	7.5'	18"	6.5'	36"	45'
3015NP	30"	7.5'	12"	8.6'	36"	63'
3615NP	36"	7.5'	25'	8.6'	58"	63'

ADS - FLARED END SECTION

OR APPROVED EQUAL

N.T.S.

APPROVED BY RESOLUTION OF THE LEWISBORO TOWN PLANNING BOARD.

CHAIRPERSON DATE

ADMINISTRATOR DATE

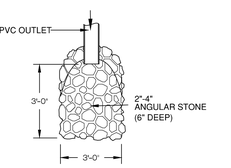
REVIEWED FOR COMPIANCE WITH THE PLANNING BOARD RESOLUTION, DATED

DATE:

JOSEPH M. CERMELE, P.E.
KELLARD SESSIONS CONSULTING, P.C.
CONSULTING TOWN ENGINEERS

APPROVED FOR FILING IN THE WESTCHESTER COUNTY CLERK'S OFFICE, DIVISION OF LAND RECORDS

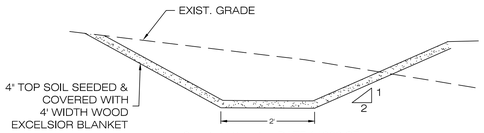
SUSAN HAFT, OWNER DATE
SILVERMINE GROUP



RIP RAP DRAINAGE OUTLET DETAIL

N.T.S.

(TO BE USED AT THE OUTFALL OF 6" PVC ROOF DRAINS)



SEED MIXTURE	RATE / 1000 SF
BIRDSFOOT TREFOIL	.2lb .5 lb
TALL FESCUE	.1 lb
RED TOP FERTILIZER	.1 lb/1000 SF LAWN STARTING MIX OF N.P.K.
MULCH:	CURLEX BLANKET BY AMERICAN EXCELSIOR COMPANY INSTALL AND STAPLE PER MANUFACTURER'S INSTRUCTIONS.

GRASS SWALE DETAIL

N.T.S.

DATE: 05-09-05

REVISION

06-16-11	Conservation Plan
09-01-12	Review / Response
11-10-14	Review / Response
2-17-15	Review / Response
7-20-15	Review / Response
12-10-15	Review / Response
3-16-16	Review / Response
10-26-16	New Road
11-14-16	Revision
10-6-21	FINAL APPROVAL
4-25-22	PB Submittal

ENGINEERING CONSULTANT:
BIBBO ASSOCIATES, L.L.P.
CONSULTING ENGINEERS AND PLANNERS
MILL POND OFFICES
293 ROUTE 100, SUITE 203
SOMERS, NEW YORK
TEL (914) 277-3685

TIMOTHY S. ALLEN, P.E.

ENVIRONMENTAL CONSULTANT:
EVANS ASSOCIATES
ENVIRONMENTAL CONSULTING, INC.
100 Great Hill Road
Bethany, Connecticut 06524
T. (203) 393-0690
F. (203) 393-0196

DWG. TITLE: ADDITIONAL DETAILS

PROJECT NAME: SILVERMINE PRESERVE
SILVERMINE DRIVE & LOCKWOOD ROAD
TOWN OF LEWISBORO, NEW YORK

Dwn. by: DK
Checked by: TSA
Doc. ID:
EAEC Proj. No.: 809
DWG. NO.:

D-2

SHEET 10 OF 12

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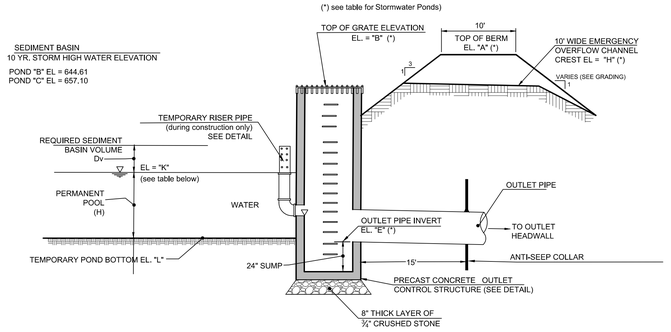
TEMPORARY SEDIMENT BASINS



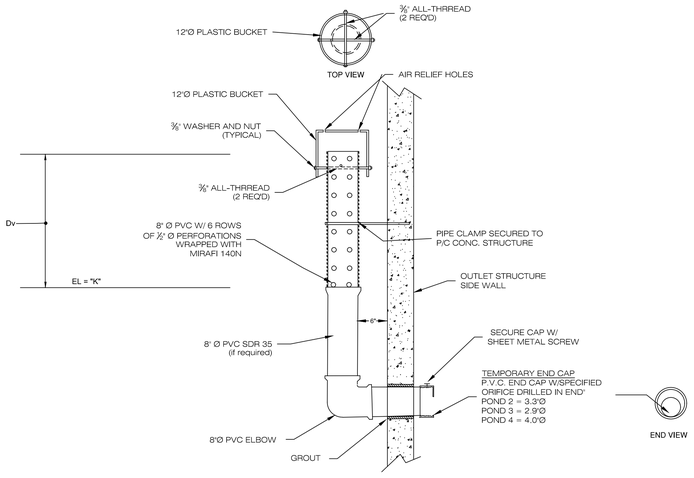
X- SECTIONAL VIEW

N.T.S.

Stormwater Basin as a Sediment Basin	Watershed Area (ac)	Required		Provided						
		Basin Volume (cf)	Pool Volume (cf)	Basin Volume (cf)	Pool Volume (cf)	Pool El. "K"	Dv ELEV.	Dv HT.	H	Temporary Bottom El. "L"
SB-1 (*)	-	-	-	-	-	-	-	-	-	-
SB-2 (**)	3.11	11,196	5,598	11,315	6,917	599.0	600.25	1.25'	2.0'	597.0
SB-3 (**)	1.80	6,480	3,240	18,138	4,640	598.25	599.25	1.0'	1.25'	597.0
SB-4 (**)	4.73	17,028	8,514	17,043	8,656	585.4	587.0	1.6'	2.4'	583.0

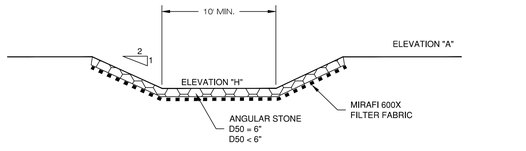
(*) SB-1 (EXISTING WETLAND) **SHALL NOT** BE USED AS SEDIMENT BASIN DURING CONSTRUCTION. USE TEMP. WATER BREAKS TO DIVERT RUNOFF PAST BASIN AND INTO TEMPORARY SILT TRAPS DOWNSTREAM. THE OUTLET FROM CB #6 SHALL BE PLUGGED DURING CONSTRUCTION.

(**) SB-2, SB-3, SB-4 (INFILTRATION BASINS) TO BE EXCAVATED TO 1 FOOT ABOVE FINAL BASIN BOTTOM (EL. "F"). ONCE THE TRIBUTARY AREAS HAVE BEEN STABILIZED; REMOVE ACCUMULATED SEDIMENT, REGRADE BASIN TO FINAL ELEVATIONS, AND ADJUST OUTLET STRUCTURE TO FINAL SPECIFICATIONS AS PER THE PLANS AND DETAILS.



TEMPORARY SEDIMENT BASIN RISER DETAIL

N.T.S.



EMERGENCY OVERFLOW SPILLWAY: RIP RAP LINING DETAIL

N.T.S.

APPROVED BY RESOLUTION OF THE LEWISBORO TOWN PLANNING BOARD.

CHAIRPERSON DATE

ADMINISTRATOR DATE

REVIEWED FOR COMPIANCE WITH THE PLANNING BOARD RESOLUTION, DATED

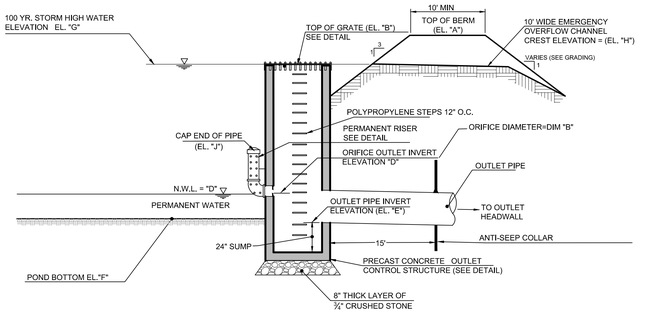
DATE:

JOSEPH M. CERMELE, P.E.
KELLARD SESSIONS CONSULTING, P.C.
CONSULTING TOWN ENGINEERS

APPROVED FOR FILING IN THE WESTCHESTER COUNTY CLERK'S OFFICE, DIVISION OF LAND RECORDS

SUSAN HAFT, OWNER DATE
SILVERMINE GROUP

STORMWATER BASINS



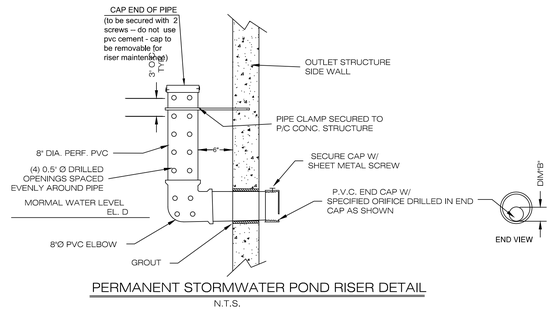
X- SECTIONAL VIEW

N.T.S.

STORMWATER QUALITY BASIN #	DESIGN FUNCTION	ELEVATIONS								DIMENSIONS	OUTLET PIPE		
		EL. "A"	EL. "B"	EL. "D"	EL. "E"	EL. "F"	EL. "G"	EL. "H"	EL. "J"	DIM. "B" (Ø INCH)	DIA./MATERIAL (INCH)	SLOPE	LENGTH
SB-1	EXISTING WETLAND	617.0	615.5	614.75	614.25	613.5	615.64	-	614.5	1.0"	15" HDPE	1.4 %	18'
SB-2	INFILTRATION BASIN (I-2)	602.2	600.0	598.4	596.0	596.0	600.25	601.2	598.4	1.0"	12" HDPE	1.4 %	74'
SB-3	INFILTRATION BASIN (I-2)	602.0	601.0	597.8	596.0	596.0	600.77	601.5	597.8	0.8"	12" HDPE	1.4 %	37'
SB-4	INFILTRATION BASIN (I-2)	588.40	587.0	584.1	583.5	582.0	587.37	587.9	586.0	1.0"	15" HDPE	2.4 %	21'

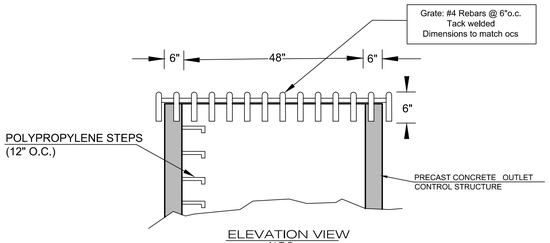
STORMWATER BASIN OUTLET CONTROL CONFIGURATION

N.T.S.



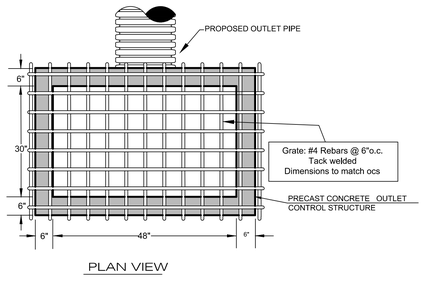
PERMANENT STORMWATER POND RISER DETAIL

N.T.S.



ELEVATION VIEW

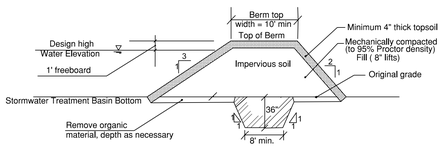
N.T.S.



PLAN VIEW

OUTLET CONTROL STRUCTURE AND GRATE DETAIL

N.T.S.



STORMWATER BASIN BERM DETAIL

N.T.S.

Whenever a berm is to be constructed on a slope:
The subgrade shall be benched to provide level surfaces for proper operation of compaction equipment.

CONSTRUCTION SPECIFICATIONS

1. " EMBANKMENT MATERIAL SHALL CONSIST OF SELECT GLACIAL TILL COMPRISED OF A MIX OF SILT, SAND, CLAY AND GRAVEL FROM ONSITE EXCAVATION. THE PERCENTAGE OF FINES PASSING THE 200 SIEVE SHALL BE AT LEAST 20% BY WEIGHT BORROW MATERIAL SHALL BE TESTED FOR OPTIMUM MOISTURE CONTENT AND PROCTOR MAXIMUM DRY DENSITY. MATERIAL WITH MOISTURE CONTENT IN EXCESS OF OPTIMUM SHALL BE DRIED TO THE REQUIRED OPTIMUM CONTENT BY SPREADING, HARROWING, BLADING OR OTHER APPROVED MEANS PRIOR TO PLACEMENT IN THE BERM. NO STONES GREATER IN SIZE THAN 6 INCHES IN MAXIMUM DIMENSIONS AND NO ORGANIC MATERIAL SHALL BE ALLOWED IN THE EMBANKMENT.
2. THE GROUND SURFACE UNDER THE EMBANKMENT SHALL BE STRIPPED OF ALL VEGETATION, ROOTS, TOPSOIL AND SUBSOIL TO THE DEPTH INDICATED ON THE DETAIL, AFTER STRIPPING TO SUBGRADE THE EARTH SHALL BE MOISTENED, IF DRY, AND COMPACTED BEFORE PLACEMENT OF THE FIRST LAYER OF EMBANKMENT MATERIAL.
3. THE EMBANKMENT SHALL BE CONSTRUCTED IN EVEN EIGHT(8) INCH LIFTS AND MECHANICALLY COMPACTED TO A MINIMUM DRY DENSITY OF 95% OF MAXIMUM DENSITY AS DETERMINED BY THE STANDARD COMPACTION TEST.
4. COMPACTION EQUIPMENT
   A) EMBANKMENT LIFTS-LIFTS SHALL BE COMPACTED WITH A SMOOTH STEEL WHEEL VIBRATORY ROLLER HAVING A NOMINAL GROSS WEIGHT OF NOT LESS THAN 10 TONS AND EXERT A MINIMUM FORCE OF NOT LESS THAN 300 POUNDS PER INCH OF WIDTH ON THE COMPRESSION ROLL FACES.
   B) SPECIALLY COMPACTED EARTH FILL- WHERE COMPACTION BY MEANS OF THE SPECIFIED ROLLER IS IMPRACTICAL AT SUCH LOCATIONS AS STEEP AND IRREGULAR ABUTMENTS, ROUGH AND IRREGULAR FOUNDATIONS, ADJACENT TO OUTLET WORKS, COMPACTION EQUIPMENT SHALL INCLUDE IMPACT RAMMERS, SMALL DRUM VIBRATORS, OR OTHER APPROVED MECHANICAL TAMPERS. THE MATERIAL, MOISTURE AND DENSITY SHALL BE AS SPECIFIED ABOVE EXCEPT THAT ROCK SIZE SHALL BE LIMITED TO 2 INCHES. LIFT THICKNESS SHALL BE REDUCED IF NECESSARY TO ACHIEVE THE REQUIRED COMPACTION WITH THE EQUIPMENT USED.
5. ANTI-SEEP COLLARS AS SUPPLIED BY SCHEIB DRAINAGE PRODUCTS, OREGON, MO. TO BE INSTALLED ON ALL OUTLET PIPES PENETRATING THE BERM.

DATE: 05-09-05	
REVISION	
06-16-11	Conservation Plan
09-01-12	Review / Response
11-10-14	Review / Response
2-17-15	Review / Response
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ENGINEERING CONSULTANT:
BIBBO ASSOCIATES, L.L.P.
CONSULTING ENGINEERS AND PLANNERS
MILL POND OFFICES
288 ROUTE 100, SUITE 203
SOMERS, NEW YORK
TEL (914) 277-5865

TIMOTHY S. ALLEN, P.E.

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EVANS ASSOCIATES
ENVIRONMENTAL CONSULTING, INC.
205 Amity Road
Bethany, Connecticut 06524
T. (203) 393-0690
F. (203) 393-0196

DWG. TITLE: STORMWATER MANAGEMENT

PROJECT NAME: SILVERMINE PRESERVE
SILVERMINE DRIVE & LOCKWOOD ROAD
TOWN OF LEWISBORO, NEW YORK

Dwn. by: DK
Checked by: TSA
Doc. ID:
EAEC Proj. No.: 809
DWG. NO.:

SW-1

SHEET 11 OF 12

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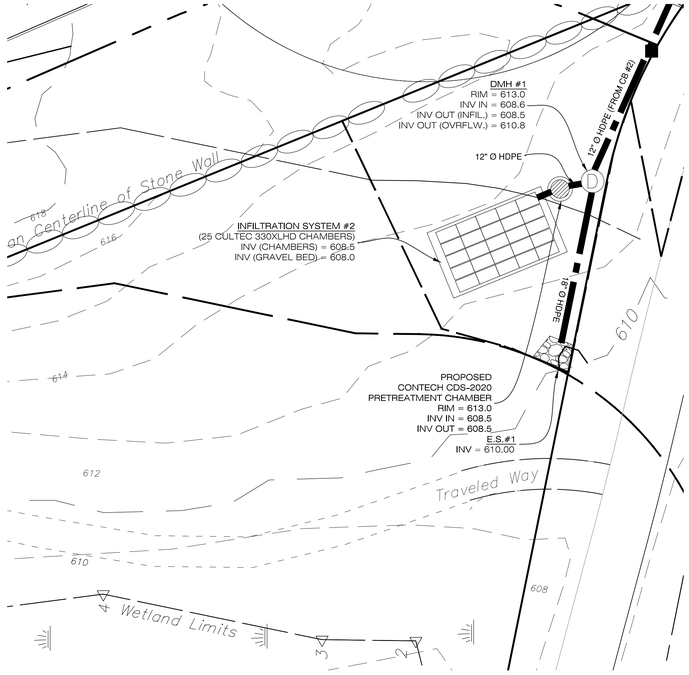
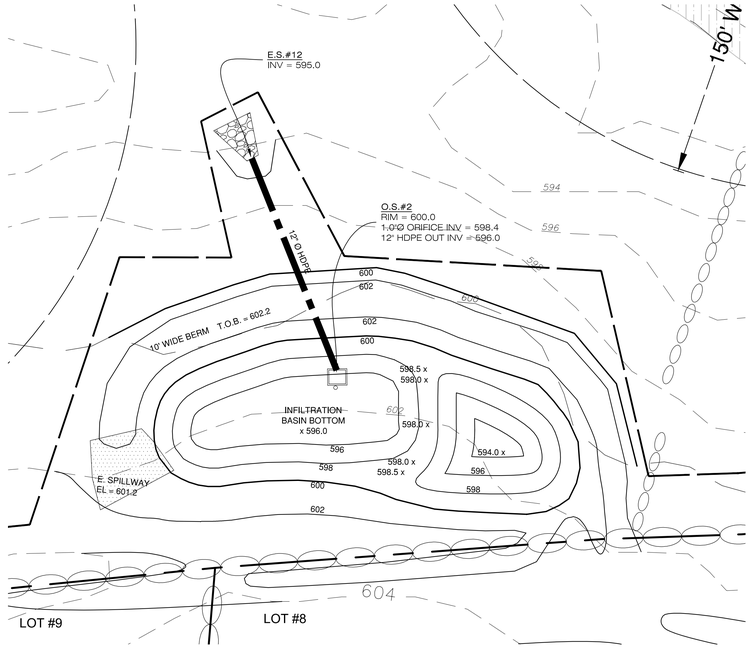


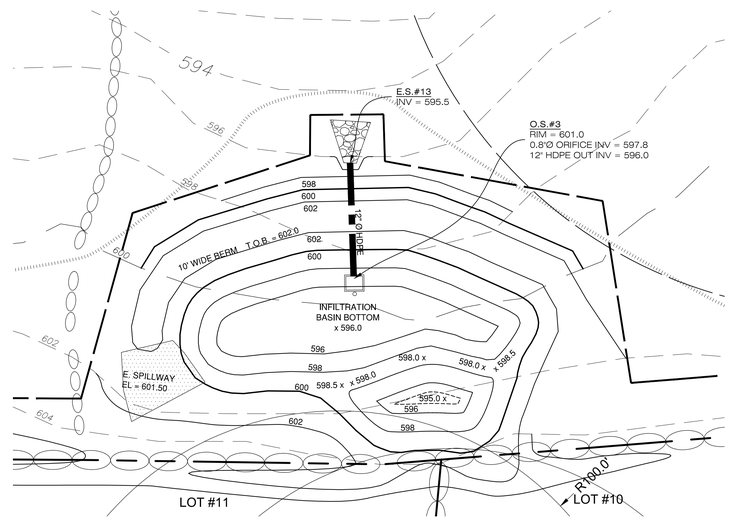
INFILTRATION SYSTEM #2
SCALE 1" = 20'



STORMWATER BASIN #2
SCALE 1" = 20'

BASIN DIMENSIONAL REQUIREMENTS:

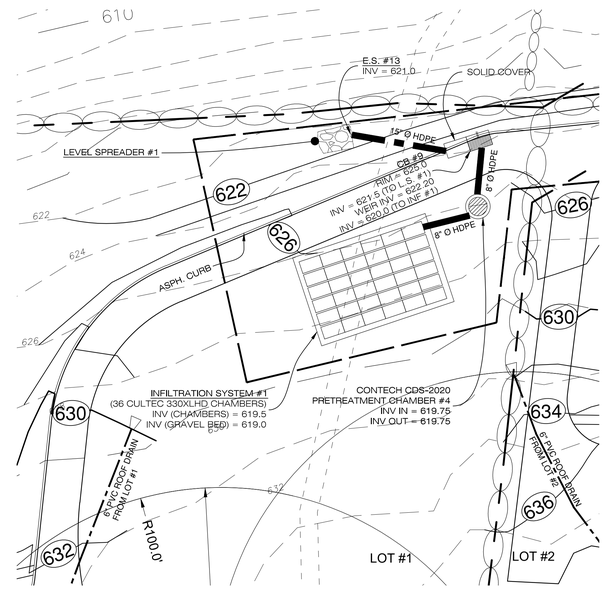
ELEVATION	AREA	COMMENTS
596.0	1,330 SF	BOTTOM
598.0	2,436 SF	
600.0	6,022 SF	RIM ELEVATION
601.0	7,047 SF	
602.0	8,129 SF	



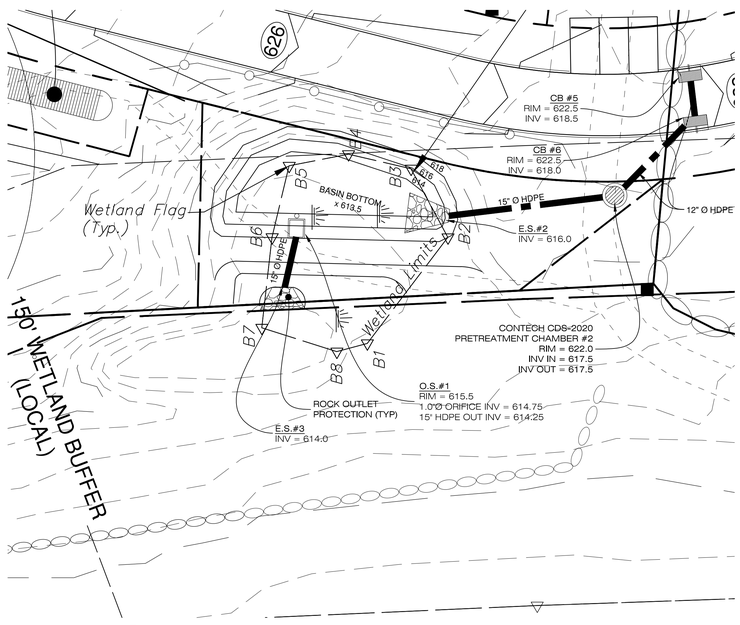
STORMWATER BASIN #3
SCALE 1" = 20'

BASIN DIMENSIONAL REQUIREMENTS:

ELEVATION	AREA	COMMENTS
596.0	1,406 SF	BOTTOM
598.0	2,703 SF	
600.0	5,534 SF	
601.0	6,463 SF	RIM ELEVATION
602.0	7,433 SF	BERM ELEVATION



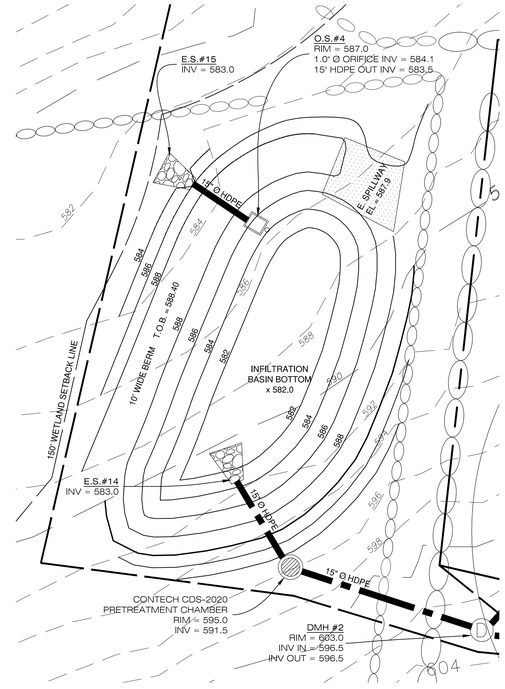
INFILTRATION SYSTEM #1
SCALE 1" = 20'



STORMWATER BASIN #1 (EXISTING WETLAND)
SCALE 1" = 20'

BASIN DIMENSIONAL REQUIREMENTS:

ELEVATION	AREA	COMMENTS
613.5	218 SF	BOTTOM OF BASIN
614.0	1,670 SF	
616.0	2,673 SF	
617.0	4,584 SF	



STORMWATER BASIN #4
SCALE 1" = 20'

BASIN DIMENSIONAL REQUIREMENTS:

ELEVATION	AREA	COMMENTS
582.0	2,062 SF	BOTTOM
584.0	3,442 SF	
586.0	5,063 SF	
587.0	5,959 SF	RIM ELEVATION
588.0	6,912 SF	

APPROVED BY RESOLUTION OF THE LEWISBORO TOWN PLANNING BOARD.

CHAIRPERSON DATE

ADMINISTRATOR DATE

REVIEWED FOR COMPLIANCE WITH THE PLANNING BOARD RESOLUTION, DATED

DATE:

JOSEPH M. CERMELE, P.E.
KELLARD SESSIONS CONSULTING, P.C.
CONSULTING TOWN ENGINEERS

APPROVED FOR FILING IN THE WESTCHESTER COUNTY CLERK'S OFFICE, DIVISION OF LAND RECORDS

SUSAN HAFT, OWNER DATE
SILVERMINE GROUP

DATE: 05-09-05

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06-16-11	Conservation Plan
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2-17-15	Review / Response
7-20-15	Review / Response
12-10-15	Review / Response
3-16-16	Review / Response
10-26-16	New Road
11-14-16	Revision
10-6-21	FINAL APPROVAL
4-25-22	PB Submittal

ENGINEERING CONSULTANT:
BIBBO ASSOCIATES, L.L.P.
CONSULTING ENGINEERS AND PLANNERS
MAJOR ZONE OFFICES
283 ROUTE 100, SUITE 203
SOMERS, NEW YORK
TEL (914) 277-5805

TIMOTHY S. ALLEN, P.E.

ENVIRONMENTAL CONSULTANT:
EVANS ASSOCIATES
ENVIRONMENTAL CONSULTING, INC.
205 Amity Road
Bethany, Connecticut 06524
T. (203) 393-0060
F. (203) 393-0196

DWG. TITLE: STORMWATER MANAGEMENT

PROJECT NAME: SILVERMINE PRESERVE
SILVERMINE DRIVE & LOCKWOOD ROAD
TOWN OF LEWISBORO, NEW YORK

Dwn. by: DK
Checked by: TSA
Doc. ID:
EAEC Proj. No.: 809
DWG. NO.:

SW-2
SHEET 12 OF 12

PLANT LIST – MITIGATION AREAS				
TREES AND SHRUBS				
SYM	QUANT.	BOTANICAL NAME / COMMON NAME	SIZE/CONT.	SPACING
AA	50	Aronia arbutifolia / Red Chokeberry	18–24" ht.	5' min.
AC	6	Amelanchier canadensis / Shadblow	6–7' ht.	A.S.
AM	18	Aronia melanocarpa / Black Chokeberry	18–24" ht.	5' min.
AR	14	Acer rubrum / Red Maple	2–2.5" cal.	A.S.
CA	18	Clethra alnifolia / Sweet Pepperbush	18–24" ht.	5' min.
CR	20	Cornus racemosa / Gray Dogwood	18–24" ht.	8' min.
IV	28	Ilex verticilata / Winterberry (11 Female; 2 Male)	18–24" ht.	6' min.
KL	22	Kalmia latifolia / Mountain Laurel	18–24" ht.	8' min.
MP	89	Myrica pensylvanica / Northern Bayberry	18–24" ht.	8' min.
PG	20	Picea glauca / White Spruce	6–7' ht.	A.S.
PS	28	Pinus strobus / Eastern White Pine	6–7' ht.	A.S.
QA	5	Quercus alba / White Oak	2–2.5" cal.	A.S.
QR	15	Quercus rubra / Red Oak	2–2.5" cal.	A.S.
RM	31	Rhododendron maximum / Rosebay Rhododendron	3–4' ht.	A.S.
SEED MIXES				
cwm	as needed	New England Conservation Wildlife Mix*	1 lb. per 1,750 s.f.	
nuws	9.5 lb	Northeast Upland Warm Season Grass Mix**	1 lb. per 2,200 s.f.	

* Available from New England Wetland Plants, Inc., Amherst, Mass.

** Available from Southern Tier Consulting, Inc., West Clarksville, N.Y.

LEGEND

Proposed Tree

Proposed Shrub

Proposed Lawn

Proposed Infiltration Basin Grasses

DRAWING NOTES

1. Existing and proposed site information obtained from drawings prepared by Bibbo Associates LLP, Consulting Engineers, Somers, NY.

TREE TYP.	
MA	MAPLE
BE	BEECH
BB	BLACK BIRCH
OA	OAK
TU	TULIP
AS	ASH
YB	YELLOW BIRCH
EL	ELM
HI	HICKORY

MITIGATION AND BASIN PLANTING NOTES

1. Plant Names must agree with nomenclature of standard Plant Names: American Joint Committee on Horticultural Nomenclature, latest edition.

2. Size and grading must conform to American Nursery & Landscape Association Standards.

3. Quality shall be typical of species or variety, with normal, well-developed branches and vigorous root systems. Plants shall be free from defects, injury, disease, or insect infestation.

4. For measurement, a plant shall be dimensioned as it stands in its normal position. Trees shall be calipered at breast height (DBH).

5. Environmental Consultant must approve any plant or size substitutions.

6. Contractor shall verify the locations of all underground utilities and drainage facilities prior to the installation of plant material.

7. Topsoil in proposed mitigation areas disturbed by construction shall be a minimum of 6" deep. Unless otherwise shown on these plans or plans by others, grubbing and clearing of existing mature trees and/or existing ground vegetation is prohibited in all proposed mitigation areas.

8. Plant herbaceous wetland plugs plants in "drifts", avoiding straight rows.

9. Planting pits for woody plants shall be twice as wide as the root ball diameter and shall be backfilled with natural wetland soils from on-site wetland areas impacted during construction with minimal invasive species. Subsoil from planting excavations shall be removed from the site.

10. If the roots of containerized plants are tightly wound, they shall be loosened and separated (scarified) prior to planting. All trees are to be thoroughly watered during and after planting operations and afterward for the duration of the maintenance period, with a minimum of 1 deep watering per week after planting. Care must be taken not to expose roots to air for long periods during the planting process.

11. The new plants are not to be installed in continuous mulch beds. All new plants shall be mulched individually with shredded bark mulch to cover the newly planted rootball only. Mulch thickness to be 3 inches.

12. After grading is complete and plants and mulch are installed, all proposed mitigation areas shall be scarified to make a friable seedbed and seeded with the appropriate seed mix as shown (see plant list). All seeded areas shall be mulched with hay. Hydroseeding with a mulch slurry is also an acceptable seeding method.

13. All replacements of unhealthy, dead, dying, or disfigured plants shall be of the the same species and size as specified in the plant list. They shall be furnished and planted in accordance with these specifications at the completion of the guarantee period.

14. The tops of the berms and the maintenance access paths shall be mown a minimum of twice per year to suppress woody growth.

DATE: 03/29/2022

REVISIONS:

BIBBO ASSOCIATES, L.L.P.
CONSULTING ENGINEERS AND PLANNERS
MILL POND OFFICES
283 ROUTE 100, SUITE 203
SOMERS, NEW YORK
TEL (914) 277-5605

TIMOTHY S. ALLEN, P.E.

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

ENVIRONMENTAL CONSULTANT:
EVANS ASSOCIATES
ENVIRONMENTAL CONSULTING, INC.

305 Amity Road Bethany, Connecticut 06524 Tel. (203) 393-0499 Fax (203) 393-0196
email: evans.associates@snet.net

SEAL:

DWG. TITLE: **MITIGATION PLANTING PLAN**

PROJECT NAME: SILVERMINE PRESERVE
SILVERMINE DRIVE & LOCKWOOD ROAD
TOWN OF LEWISBORO, NEW YORK

APPROVED BY RESOLUTION OF THE LEWISBORO TOWN PLANNING BOARD.

CHAIRMAN — DATE

SECRETARY — DATE

TOWN ENGINEER — DATE

APPROVED FOR FILING IN THE WESTCHESTER COUNTY CLERK'S OFFICE, DIVISION OF LAND RECORDS

DANIEL HIGGINS, OWNER — DATE
RIDGEVIEW DESIGNER BUILDERS, INC.

Dwn. by:	
Checked by:	
Doc. ID:	
EAEC Proj. No.:	809
DWG. NO.:	MP-1

SHEET 4 OF 12

Plan Prepared by:
ALP Engineering & Landscape Architecture, PLLC
Date: 03/29/2022

SEED NEWLY PLANTED BUFFER AREAS AREA WITH CWM SEED MIX (SEE PLANT LIST)

SITE LEGEND

- EXISTING 2' CONTOUR
- EXISTING 10' CONTOUR
- 150' WETLAND SETBACK
- 100' STATE WETLAND ADJACENT AREA
- WETLAND BOUNDARY (STATE AND LOCAL) (FLAGGED BY TIM MILLER ASSOCIATES) RECONFIRMED BY EVANS ASSOCIATES, 2010
- EXISTING STONE WALL TO REMAIN
- EXISTING STONE WALL AS PROPOSED LOT LINE
- EXISTING STONE WALL TO BE REMOVED (WHERE FEASIBLE, RELOCATE WALL TO A NEW LOT LINE)
- PROPOSED WALL
- DRAINAGE, UTILITY AND ACCESS EASEMENT
- GUIDE RAIL
- PROPOSED ROOF & FOOTINGS DRAIN
- PROPOSED CATCH BASIN & DRAINAGE PIPING
- PROPOSED STORMWATER BASIN (SEE PLAN)
- EXISTING TREE TO BE PROTECTED
- EXISTING TREE TO BE REMOVED
- PROPOSED 2' CONTOUR
- PROPOSED 10' CONTOUR
- PROP. PROPERTY LINE
- PROPOSED DWELLING AND DRIVEWAY

LEGEND

- Proposed Tree
- Proposed Shrub
- Proposed Lawn
- Proposed Infiltration Basin Grasses

DRAINAGE AREA TO PROPOSED CATCH BASIN CB-1 = 11,435 SQ. FEET

PROPOSED BIORETENTION FACILITY FOR TREATMENT OF RUNOFF FROM SILVERMINE ROAD
WQv OF DRAINAGE AREA = 1,241 C.F.
2015 NYS SMDM REQUIRES 75% OF WQv IN FILTERING PRACTICE = 931 C.F.
RUNOFF CAPTURE IN BIORETENTION FACILITY = 949 C.F.

PRIOR TO DISCHARGE OF DRAWDOWN WATER FROM POOLS TO THE STORMWATER BASINS CHLORINE LEVELS SHALL BE ALLOWED TO FULLY DISSIPATE.

DRAWING NOTES
1. Existing and proposed site information obtained from drawings prepared by Bibbo Associates LLP, Consulting Engineers, Somers, NY.

LOT 10 AREA = 0.889 Ac ±
LOT 11 AREA = 0.922 Ac ±
LOT 12 AREA = 1.051 Ac ±
LOT 2 AREA = 2.039 Ac ±
LOT 3 AREA = 0.970 Ac ±
LOT 4 AREA = 1.040 Ac ±
LOT 5 AREA = 1.041 Ac ±

APPROVED BY RESOLUTION OF THE LEWISBORO TOWN PLANNING BOARD.

CHAIRMAN DATE

SECRETARY DATE

TOWN ENGINEER DATE

APPROVED FOR FILING IN THE WESTCHESTER COUNTY CLERK'S OFFICE, DIVISION OF LAND RECORDS

DANIEL HIGGINS, OWNER DATE
RIDGEVIEW DESIGNER BUILDERS, INC.

PLAN
GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.

Plan Prepared by:
ALP Engineering & Landscape Architecture, PLLC
Date: 03/29/2022

DATE: 03/29/2022

REVISIONS:

BIBBO ASSOCIATES, L.L.P.
CONSULTING ENGINEERS AND PLANNERS
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TEL (914) 277-5605

TIMOTHY S. ALLEN, P.E.
LICENSED PROFESSIONAL ENGINEER
STATE OF NEW YORK

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

ENVIRONMENTAL CONSULTANT:
EVANS ASSOCIATES ENVIRONMENTAL CONSULTING, INC.
295 Amity Road Bethany, Connecticut 06524 Tel. (203) 393-0499 Fax (203) 393-0176
email: evansassociates@sbcglobal.net

DWG. TITLE: **MITIGATION PLANTING PLAN**

PROJECT NAME: SILVERMINE PRESERVE
SILVERMINE DRIVE & LOCKWOOD ROAD
TOWN OF LEWISBORO, NEW YORK

SEAL:
TIMOTHY S. ALLEN
LICENSED PROFESSIONAL ENGINEER
No. 060020
STATE OF NEW YORK

Dwn. by:	
Checked by:	
Doc. ID:	
EAEC Proj. No.:	809
DWG. NO.:	MP-2

SITE LEGEND

- EXISTING 2' CONTOUR
- EXISTING 10' CONTOUR
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- 100' STATE WETLAND ADJACENT AREA
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- EXISTING STONE WALL AS PROPOSED LOT LINE
- EXISTING STONE WALL TO BE REMOVED (WHERE FEASIBLE, RELOCATE WALL TO A NEW LOT LINE)
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- PROPOSED ROOF & FOOTINGS DRAIN
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- PROPOSED STORMWATER BASIN (SEE PLAN)
- EXISTING TREE TO BE PROTECTED
- EXISTING TREE TO BE REMOVED
- PROPOSED 2' CONTOUR
- PROPOSED 10' CONTOUR
- PROP. PROPERTY LINE
- PROPOSED DWELLING AND DRIVEWAY

PLANT LIST – MITIGATION AREAS

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QR	15	Quercus rubra / Red Oak	2–2.5" cal.	A.S.
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nuws	9.5 lb	Northeast Upland Warm Season Grass Mix**	1 lb. per 2,200 s.f.	

* Available from New England Wetland Plants, Inc., Amherst, Mass.

** Available from Southern Tier Consulting, Inc., West Clarksville, N.Y.

LEGEND

- Proposed Tree
- Proposed Shrub
- Proposed Lawn
- Proposed Infiltration Basin Grasses

DRAWING NOTES

1. Existing and proposed site information obtained from drawings prepared by Bibbo Associates LLP, Consulting Engineers, Somers, NY.

LOT 1 · LOT 2 · LOT 3 · LOT 4 · LOT 5 · LOT 6 · LOT 7 · LOT 8 · LOT 9 · LOT 10 · LOT 11 · LOT 12 · LOT 13

N.Y.S. WETLAND "D-6"

"SUBDIVISION OF PROPERTY TO BE KNOWN AS SILVERMINE EXTENSION" Filed Map No. 23749

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)

1 inch = 60 ft.

APPROVED BY RESOLUTION OF THE LEWISBORO TOWN PLANNING BOARD.

CHAIRMAN DATE

SECRETARY DATE

TOWN ENGINEER DATE

APPROVED FOR FILING IN THE WESTCHESTER COUNTY CLERK'S OFFICE, DIVISION OF LAND RECORDS

DANIEL HIGGINS, OWNER DATE
RIDGEVIEW DESIGNER BUILDERS, INC.

Plan Prepared by:
ALP Engineering & Landscape Architecture, PLLC
Date: 03/28/2022

DATE: 03/29/2022

REVISIONS:

BIBBO ASSOCIATES, L.L.P.
CONSULTING ENGINEERS AND PLANNERS
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ENVIRONMENTAL CONSULTANT:
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205 Amity Road Bethany, Connecticut 06524 Tel. (203) 393-0690 Fax (203) 393-0196
email: evansassociates@snet.net

DWG. TITLE: OVERALL SUBDIVISION
MITIGATION PLANTING PLAN

PROJECT NAME:
SILVERMINE PRESERVE
SILVERMINE DRIVE & LOCKWOOD ROAD
TOWN OF LEWISBORO, NEW YORK

SEAL

Dwn. by:
Checked by:
Doc. ID:
EAEC Proj. No.: 809
DWG. NO.:

MP–3

Ciorsdan Conran

From: jerrya1@optonline.net
Sent: Monday, June 13, 2022 3:58 PM
To: planning@lewisborogov.com
Subject: Silvermine Drive Trails and Parking related to the new 13 unit development

Ciorsdan, thank you for meeting with us today. When available we would like to view the proposed walking trails to see how they relate to the homes on Silvermine Drive. In addition we would like to know if the Town intends to place a No Parking sign at the dead end of Silvermine Drive as was promised four years ago to prevent hikers from parking for trail entrance.

Jerome & Katherine August
24 Silvermine Drive

Ciorsdan Conran

From: Stacy McKelvey <stacy.marie.mckelvey@gmail.com>
Sent: Thursday, June 16, 2022 12:02 PM
To: Ciorsdan Conran
Subject: Re: Inquiry

Hello Ciorsdan,

Thank you for taking the time to speak with me on the phone! I am very grateful for your help and guidance.

As discussed, below are the questions I request be answered in advance of the public hearing so I can prepare a statement based on an accurate understanding of the Lewisboro Town Code. I would like to enter this email into official records to be reviewed at the June 21st Public Hearing.

1. My first concern is why the Silvermine Preserve is using R-1A space requirements when it is in an R-2A zoning area. I was informed that is because it is considered a "Cluster Development" and that special rules apply. From **Article XI § 220-88. Development standards**: "***Density. A cluster development shall result in a permitted number of building lots or dwelling units which shall in no case exceed the number which could be permitted, in the Planning Board's judgment, if the land were subdivided in lots conforming to the minimum lot size and density requirements of the zoning district or districts in which such land is situated and conforming to all other applicable requirements.***" I interpret this to mean that the zoning requirements must remain in tact. How or why are they allowed to be changed without rezoning?
2. If there is law backing the ability of Cluster Developments to bend zoning requirements (i.e. response to question 1), what was the rationale the Planning Board, etc. gave for approving this change? Is this change still valid considering my note in question 4 below?
3. Am I understanding correctly that the building developers are petitioning to have six of the thirteen properties (Lots 1, 2, 3, 9, 10, and 11) violate the most minimal R-1A code? Has that been approved or is it still pending? The rationale put forward in 'Note A' on page 4 of the "silvermine_ph_materials_062122_1.pdf" document states the variance is due to the need for "wetland buffers." However, **§ 220-74. Zoning Board of Appeals under D.2 states**: "***No variation or adjustment in the strict application of any provisions of this chapter shall be granted by the Board of Appeals unless it finds that: (a) The hardship is due to unique circumstances and not to general conditions in the neighborhood***." Are not the wetlands, which are everywhere and part of the exigencies of building in this area for everyone, considered the neighborhood's "general conditions?" Does it make sense to see Note A as clever rhetoric to cram more lots into a small space? If developers cannot make their plan work according to code, shouldn't the response be to *reduce* the number of lots so they can fit?
4. Most of the variations seem to stem from the Preliminary Subdivision Plat approved on April 18, 2017: that was more than five years ago. Per **§ 195-15. Preparation and review of preliminary plat and construction plans, J**: "***Expiration of approval. Approval of a preliminary application shall expire six months from the date of approval if no application for final approval is submitted within such period, except where such time limit is extended by the Planning Board after an application for an extension is submitted to the Planning Board. In general, the Planning Board will not grant extensions for a period extending beyond 18 months after the date of approval of the preliminary application.***" How are the developers able to submit a final plat when their preliminary plat must certainly be expired?
5. How does the Planning Board see their decisions of allowing only 1 acre per dwelling upholding the spirit of the Town of Lewiboro Master Plan (which, according to **§ 195-3. General policy. C** should be considered when subdividing and developing land), that states on pg 77 in the section on 1 housing unit per 2 acres policy "***on certain lands, clustering of units may be desirable; however, the net density should remain at the low density level [defined as 1 dwelling per 2 acres]. A minimum lot area requirement of one acre for undeveloped land is only consistent with this density recommendation within areas now substantially developed at that higher***

density level and on land located in close proximity to a hamlet center where such a density level is supported by the development limitations information?" Moreover, how does the Planning Board see its decisions in light of the overall spirit of that plan, which begins in its very first lines with "***The rolling hills and numerous lakes of Lewisboro along with heavily wooded areas- and scattered open fields crossed by streams provide an exceptional, and relatively rural, environment for the Town's residents... But continued development and the concentration of population in small areas lacking central water or sanitary sewer systems is beginning to alter the balance that had long been maintained between the land's ability to sustain development and the level of development. The challenge faced by the Town over the past twenty years has been the preservation of Lewisboro as a special place to live with a sound ecological system?***"

6. The Lewisboro Master Plan references a **Development Limitations Summary** that I am unable to locate. Can that please be shared?
7. Considering the fragility of our wetlands and wildlife populations, what evaluations were conducted on the environmental/wildlife impact of such a development, especially at the density proposed? Has any assessment been conducted since the initial application in 2017? If not, shouldn't there be considering how rapidly conditions change and that that application was over five years ago?

As my questions point towards, I feel the proposed development violates the spirit of our town code and advocate for requiring any development plan to conform with our R-2A zoning guidelines and be made in light of any environmental concerns identified by authorities.

With gratitude,
Stacy

On Thu, Jun 16, 2022 at 11:01 AM Ciorsdan Conran <Planning@lewisborogov.onmicrosoft.com> wrote:

Hi Stacy-

Here's the section of the Town Code that speaks to cluster development.

Town of Lewisboro, NY / Part II: General Legislation / Zoning

Article XI

Cluster Development

https://ecode360.com/15577528

Also, attached are the minutes from the Town Board meeting where they granted the Planning Board authority to approve a cluster development at Silvermine.

Ciorsdan

From: Stacy McKelvey <stacy.marie.mckelvey@gmail.com>
Sent: Wednesday, June 15, 2022 5:12 PM
To: planning@lewisborogov.com
Subject: Inquiry

Hello,

I hope this message finds you well. I recently reviewed this proposal for a 13-house subdivision in my neighborhood: https://www.lewisborogov.com/sites/default/files/fileattachments/planning_board/page/20306/silvermine_ph_materials_062122_1.pdf

We are part of a Residential Two-Acre (R-2A) district, but the proposal includes many lots significantly smaller. The justification is that the lots were decreased in size to protect existing stone walls and wetlands. That sounds like an excuse to cram more houses into a smaller area. If there are natural obstructions, shouldn't they instead rework the plan so there are fewer parcels? Are there any resources to which you can provide me on the R-2A district guidelines and when and why such guidelines may be violated?

Thank you,

Stacy

-- 5 Serenity Place, South Salem

Stacy McKelvey

(*they/she; Mx*)

Justice Writing LLC

Writing & Grants Consultant

917.935.2305

--
Stacy McKelvey
(*they/she; Mx*)
Justice Writing LLC
Writing & Grants Consultant

KELLARD SESSIONS

John Kellard, P.E.
David Sessions, RLA, AICP
Joseph M. Cermele, P.E., CFM
Jan K. Johannessen, AICP

MEMORANDUM

TO: Chairperson Janet Andersen and
Members of Lewisboro Planning Board

CC: Ciorsdan Conran
Judson Siebert, Esq.
Jeff Farrell

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

DATE: June 16, 2022

RE: Waccabuc Beach Club Improvements
Waccabuc Country Club
Perch Bay Road
Sheet 25A, Block 10813, Lot 1
Sheet 25, Block 11155, Lot 148

PROJECT DESCRIPTION

The subject property consists of ±9.1 acres of land and is located off of Perch Bay Road within the R-4A Zoning District. The property is owned by the Waccabuc County Club, has frontage on Lake Waccabuc, and is developed with various recreational buildings and amenities to support its private membership. The property obtains access from Perch Bay Road and contains parking areas, a public water well and septic system. The applicant is proposing to renovate the existing boathouse, construct a covered pavilion, replace the existing docks, demolish an existing building, install an outdoor seating area, construct a new snack bar and construct driveways, walkways, handicap access, a new septic system, and stormwater management facilities. The subject property consists of two (2) parcels that are proposed to be merged.

SEQRA

The proposed action has been preliminarily identified as an Unlisted Action pursuant to the State Environmental Quality Review Act (SEQRA). The Planning Board declared its intent to serve as Lead Agency on April 19, 2022 and a coordinated review is underway. Prior to taking action on this pending application, the Planning Board must issue a determination of significance.

REQUIRED APPROVALS/REFERRALS

1. Site Development Plan Approval, a Town Stormwater Permit, and a Wetland Activity Permit is required from the Planning Board; a public hearing is required to be held.

2. It appears that structures and improvements are proposed within the regulated rear yard zoning setback and area variances will be required from the Zoning Board of Appeals. The proposed action may also require approval from the Zoning Board relating to the expansion/alteration of a nonconforming use.

3. The proposed action has been referred to and approved by the Architecture and Community Appearance Review Council (ACARC).

4. A Floodplain Development Permit may be required from the Building Inspector.

5. The applicant is proposing new impervious surfaces within the 100-foot limiting distance of the lake and a variance from the New York City Department of Environmental Protection (NYCDEP) is required.

6. The proposed septic system will require approval from the Westchester County Department of Health (WCHD). It is noted that the existing well operates as a public water supply.

7. The subject property is located within the NYC East of Hudson Watershed and proposed land disturbance equals one (1) acre. Coverage under New York State Department of Environmental Conservation (NYSDEC) SPDES General Permit for Stormwater Discharges from Construction Activity (GP-0-20-001) will be required.

8. The subject property is located within the Waccabuc Historic District and the existing boathouse is listed on the State and National registers of historic places. Consultation with the State Historic Preservation Office (SHPO) is required.

9. The application must be referred to the Westchester County Planning Board in accordance with Section 239-m of the General Municipal Law.

COMMENTS

1. This office defers review of the plan for zoning compliance to the Building Inspector.

2. The application has been referred to the Fire Department for review; we await their response.

3. The applicant has submitted Part 1 of the Full EAF. On behalf of the Planning Board, it is recommended that the applicant complete Part 2 of the EAF for the Board's review and discussion and complete Part 3, as applicable.

4. Provide a cut and fill calculation on the grading plan, indicating net cut or fill quantities required for the project, as well as to demonstrate no net loss of flood storage within the FEMA 100-year Floodplain.

5. The following comments pertain to tree removal and the landscaping plan:

   - Please identify all proposed shade trees in caliper inches; it is recommended that the minimum proposed tree size equal 3-inches (min.).

   - Please identify total tree loss in caliper inches and compare this to the total caliper inches proposed (shade, flowering and evergreen trees only).

   - A 30-inch elm tree is proposed to be removed; the tree is identified as being in good condition. This is a significant tree that should be preserved, if possible.

   - Given the extent of tree loss, it is recommended that additional trees be incorporated into the design. There appears to be tree planting opportunities throughout the site including proximate to the detention pond and between the proposed improvements and the pond.

6. In our opinion, it would be reasonable to eliminate the asphalt walkway in favor of reducing steep slope disturbance, impervious cover, and disturbance within the buffer. It appears that the driveway could provide the same accommodation (for stroller use) and a walkway from the upper parking area to the snack bar location already exists.

7. An existing trail bisects the wetland located on the west side of the existing driveway. It is recommended that the trail be rerouted around the wetland and that the portion of the trail located within the wetland be removed and restored as part of the mitigation plan.

8. The applicant is required to provide mitigation at a ratio of 1:1 (min.). While a planting plan has been provided, a mitigation schedule shall be incorporated and the applicant shall demonstrate that the minimum required mitigation ratio has been achieved. Note that stormwater improvements do not count toward wetland mitigation if they are otherwise required by the stormwater permit.

9. Are any improvements to the existing gravel driveway or parking areas proposed to further reduce erosion and runoff from existing surfaces?

10. 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. Any modifications to the hydrologic analysis as a result of the soil testing shall be provided for review. Contact this office to schedule the testing.

11. We note that the applicant has received a Notice of Incomplete Application from the NYCDEP, dated June 10, 2022, related to the variance request from the NYC Watershed Rules and Regulations for new impervious surfaces located within regulating distances of regulated waterbodies. We will defer further comment on the proposed stormwater mitigation systems until such time that the NYCDEP has provided review and/or approval.

12. The Permanent Pool Elevation and Bottom of Pond Elevation indicated in the Pond Permanent Outlet Structure Detail have the same elevation. Please confirm this is accurate and adjust as needed.

13. Please provide top and bottom elevations of the proposed boulder wall adjacent to the proposed detention pond. Provide a detail for the proposed boulder wall.

14. As previously noted, the parcel size is inconsistently referenced on the application, plans and SWPPP Report; please revise.

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 INSITE ENGINEERING, DATED MAY 31, 2022:

- Overall Plan (1/8)
- Existing Conditions & Removals Plan (2/8)
- Layout & Landscape Plan (3/8)
- Grading & Utilities Plan (4/8)
- Erosion & Sediment Control Plan (5/8)
- Site Details (6/8, 7/8, 8/8)
- Lighting Plan (LP/1)
- Fire Access Plan (FAP-1)
- Parking Study (PS-1)
- Topographic Survey

DOCUMENTS REVIEWED:

- Letter, prepared by Insite Engineering, dated May 31, 2022
- Preliminary Stormwater Pollution Prevention Plan, dated May 31, 2022

- Full EAF, dated May 31, 2022
- Wetland, Watercourse and Wildlife Report, prepared by James Bates Ecological Analysis, LLC, dated May, 2022
- Wetland Permit Narrative, prepared by Insite Engineering, dated May 31, 2022
- NYCDEP Notice of Incomplete Application Letter, dated June 10, 2022

JKJ/dc

TO: The Town of Lewisboro Planning Board

FROM: Lewisboro Conservation Advisory Council

SUBJECT: Waccabuc Country Club, 0 Perch Bay Road, Waccabuc, NY 10597

DATE: June 7, 2022

The Conservation Advisory Council (CAC) has reviewed the materials submitted by the applicant for the construction of beachfront improvements including the renovation of the boathouse, construction of a pavilion, replacement of the snack bar, and installation of accessible parking and walkways, and offers the following comments.

- A "Wetland, Watercourse and Wildlife Report" was submitted, which indicated the presence of two wetlands, "Wetland A" and "Wetland B". The Report goes on to state that 49 trees are to be removed within the URA; however, there are inconsistencies between subsequent site plans and total trees to be removed. Site plan labeled, "Existing Conditions and Removals Plan", has 56 trees proposed to be removed. And in the site plan labeled, "Layout and Landscape Plan," 50 trees are proposed to be removed. The applicant needs to clarify this.
    - All trees proposed to be removed (49-56 trees) are in the two wetland pocket buffers or watercourse buffer (Lake Waccabuc).
    - The "Report" identifies a number of bird species, which, "require a closed canopy woodland to thrive, are likely to use this site, either as a stopover during seasonal migrations or for feeding or nesting activities." The report goes on to state, "while these species are not specifically state protected,they are of concern as areas of woodlands are cleared for development. The presence of wooded areas and undeveloped parcels extending for several miles in all directions within numerous regional preserves, parklands and undeveloped portions of this and other parcels results in continuous woodland corridors that may be used by these species if displaced either temporarily or permanently from the hilltop areas of the site proposed for this development."
    - The "Report" finds there are no direct impacts proposed to the wetland vegetation in the area of Wetland "A." The proposed plan anticipates the installation of a stormwater pond near Wetland "B", but does not find adverse impacts to this wetland. However, this report fails to include if there are any adverse direct or indirect impacts to Lake Waccabuc and the buffer to this watercourse.
- A significant tree at the beginning of the proposed asphalt driveway should be preserved. Tree #21, a 30" Elm, is recorded to be in "good condition". This tree stood out during the site walk as being a healthy specimen tree and should be considered to be preserved. Can the driveway entrance be shifted north?

- A compensatory planting plan was submitted that proposed 37 trees and 85 shrubs. While the planting plan does bolster “Wetland A” with native plans, the plan does not adequately address the lost dbh or lost tree canopy provided by the 49-59 mature shade trees proposed to be removed across the development. A new 6-10’ tree is not the same as a 30-50’ tree in terms of tree canopy, carbon absorption, habitat, and wetland buffer stabilization. The loss of mature tree canopy coverage and growth will adversely impact both wildlife and the soil stability, especially on 8-15% slopes.
    - Of the 37 proposed trees, only 12 are shade trees.
    - CAC recommends the tree replacement reflect at least a 1:1 ratio for the trees proposed to be removed.
- What BMP and LID alternatives are there to the cistern? Can the cistern be placed in a different location to avoid removing two trees and being along the waterfront?
- Are there other alternatives for the side stairs east of the proposed covered pavilion?

INSITE
ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.

May 31, 2022

Town of Lewisboro Planning Board
79 Bouton Road
South Salem, NY 10590

RE: Beach Club Improvements Project
Waccabuc Country Club
Perch Bay Road
Waccabuc, NY
TM# Block 11155, Lot 148, Sheet 25 and Block 10813, Lot 01, Sheet 25A

Dear Chair Anderson and Members of the Board:

Please find four (4) copies (unless otherwise noted) of the following plans and documents enclosed here in support of an application for site plan development plan, wetland permit and stormwater permit approvals for the above referenced project:

- Eight (8) sheet Site Plan set, last revised May 31, 2022.
- Drawing LP-1 Lighting Plan, dated May 31, 2022.
- Preliminary Stormwater Pollution Prevention Plan, last revised May 31, 2022. (2 copies)
- Full Environmental Assessment Form – Part 1, last revised May 31, 2022.
- Figure FAP-1 Fire Access Plan, dated May 31, 2022.
- Figure PS-1 Parking Study, last revised May 31, 2022.
- Wetland Report prepared by Ecological Analysis, last revised May 31, 2022.
- Wetland Permit Narrative prepared by this office, dated May 31, 2022.
- Topographic Survey prepared for Waccabuc Country Club, dated June 7, 2021.

Based on comments from the Board at the April 9th, 2022 site walk and the April 19th Planning Board meeting, we offer the following:

1. Pursuant to the Board's questions relative to stormwater treatment on the subject property the location of the infiltration area was reviewed in the field. Based on office's inspection there was a wet area in the vicinity of the proposed infiltration area that was then flagged by the project's wetland scientist as a local wetland (wetland B). The limits of the recently flagged wetland were survey located and are shown on the revised plan set. The proposed stormwater treatment was relocated away from the wetland and testing was completed in the new area proposed for stormwater treatment. Given the depths of groundwater witnessed during testing, infiltration in this area is no longer feasible and the treatment practice has been changed to a micropool extended detention pond.

Memorandum from Jan Johannessen, AICP of Kellard Sessions, dated March 11, 2022:

A number of the following comments were responded to with our March 29th, 2022 submission. The previous responses have been included to provide a complete response to the memorandum as we have not received comments since the March 29th submission.

Required Approvals / Referrals:

1. It is understood that Site Development Plan Approval, a Town Stormwater Permit, and a Wetland Activity Permit is required from the Planning Board and a public hearing is required to be held.

2. It is understood that area variances may be required from the Zoning Board of Appeals (ZBA) and the proposed action may also require approval from the ZBA relating to the expansion / alteration of an existing nonconforming use.

3. The project received approval from the Architecture and Community Appearance Review Council (ACARC).

4. The applicant will defer to the Building Inspector for whether a Floodplain Development Permit will be required.

5. The applicant is proposing new impervious surfaces within the 100-foot limiting distance and an application has been submitted to NYCDEP for a variance.

6. The proposed onsite use is the same as the existing, but the applicant is proposing to install a new code conforming onsite wastewater treatment system (OWTS) on the property. The existing OWTS is located beneath the parking area and is proposed to be replaced. The new OWTS will include new septic tanks, a grease trap, pump pit, forcemain and absorption trenches. Details of this OWTS design will be added to the project plans with future submissions pending the completion of witnessed soil testing on the property.

7. It is noted that the project is located within the NYC East of Hudson Watershed and will consist of land disturbance greater than 1 acre. NYSDEC SPDES General Permit GP-0-20-001 coverage will be required for the subject project.

8. The applicant has completed a submission to the State Historic Preservation Office (SHPO) for their determination on the proposed improvements.

9. Westchester County Planning Board Section 239-m referral has been made on behalf of the project.

Comments:

1. The application has been referred to the Building Inspector. Refer to responses to Building Inspector comment memorandum provided in this letter.

2. The application has been referred to the Fire Department. To date, the applicant has not received comments from the Fire Department.

3. Refer to responses to Building Inspector comment memorandum provided in this letter relative to the existing non-conforming use. The applicant has already requested referral to the Zoning Board of Appeals.

4. A draft business plan prepared by the applicant was provided in the previous submission.

5. The Full Environmental Assessment Form Part 1 was updated based on comments received from the Planner prior to SEQRA Lead Agency circulation. In addition, the EAF Part 1 was updated to reflect recent changes to the site plans for this submission.

6. The limits of the 100-year floodplain have been added to the plans.

7. Slopes in excess of 15% are shown on the revised plans.

8. A cut and fill calculation has been provided as part of this submission.

9. A driveway profile is included in the plan set. The proposed driveway is in compliance with the Town's driveway standards. The driveway is not intended to be used for firetruck access.

10. Additional information and labelling was added to Drawing SP-1 to clarify existing and proposed gravel and asphalt surfaces and curb locations as part of the previous submission.

11. Dimensions were added to the site plan for the driveway and parking spaces on Drawing SP-1 as part of the previous submission. A parking calculation has been provided based on discussion with the Building Inspector.

12. The landscaping plan has been further developed as part of this submission.

13. A wetland mitigation plan has been developed for the project and included as part of this submission. Proposed plantings and seeding are detailed on Drawing SP-1 of the site plan set and additional information is provided in the Wetland Permit Narrative included in this submission.

14. The Wetland Report has been further developed and included in this submission. In addition, a Wetland Permit Narrative has been prepared by this office to provide a summary of how the project has been designed to minimize and mitigate potential impacts.

15. The proposed asphalt path provides a pedestrian route down to the lake that is separate from the vehicular route along the driveway and only includes a few steps at the bottom which will be easier to traverse with gear and small children. In addition, the path provides places for users to rest, to experience the walk through the forest, and to pause and appreciate the changing view of the lake. The path is located in the general location of the existing driveway to be removed. This area will be replanted with native species. The applicant looked into using pervious materials for the path. Due to the proximity to the existing public water supply, and the presence of shallow groundwater, porous pavement materials could not be used.

16. The Club is not proposing a dock replacement at this time. The labels have been removed from the site plans as part of the previous submission.

17. A detailed site lighting plan has been prepared for the project and included in this submission.

18. The area of disturbance has been updated for this submission based on changes to the proposed stormwater management for the project. A note was added to the General Notes on Drawing OP-1 as part of the previous submission stating that disturbance limits shall be staked in the field prior to construction.

19. The updated SWPPP has been included in this submission. The SWPPP has been prepared in accordance with Town and NYSDEC standards. It is understood that the project will require coverage under NYSDEC SPDES General Permit GP-0-20-001. Draft copies of the Notice of Intent and the MS4 SWPPP Acceptance Form will be submitted for review in a future submission.

20. The applicant is proposing new impervious surfaces within the 100-foot limiting distance of the lake, and a application for a variance from the NYCDEP has been submitted to that agency.

21. Onsite soil testing with the WCDOH, NYCDEP and Town Engineer was completed at the site on May 19, 2022. The project SWPPP has been revised to reflect the results of the onsite witnessed testing.

22. The existing drainage pipes and features are shown on Drawing EX-1.

23. A detailed construction sequence is provided on Drawing SP-3.

24. An updated drainage table is provided on Drawing SP-2, which includes rim and invert elevation for all proposed drainage structures.

25. The grading and utilities plan, Drawing SP-2, shows the proposed locations of the roof drains.

26. The SWPPP has been revised to include a figure illustrating the areas of new development and redevelopment.

27. Sizing calculations for the proposed level spreaders are included as part of the Level Spreader Detail on Drawing D-2.

28. Pipe sizing calculations are included in the revised SWPPP.

29. The plans have been revised to clearly notate the existing OWTS, septic tank and pump station. As the OWTS design advances, the proposed improvements relative to that design will be shown on the project plans.

30. Top and bottom of wall elevations are provided on Drawing SP-2. Proposed fencing is provided on the site plans above the retaining wall at the handicap parking area, with a detail for the fencing provided on Drawing D-1. Details have been provided for the proposed retaining walls. A note is provided in the General Notes on Drawing OP-1 and as part of the retaining wall detail on Drawing D-1 stating that all walls with a retained height of 4 foot or greater will need to be designed by a NYS Licensed Professional Engineer.

31. A note has been added to the General Notes on Drawing OP-1.

32. The parcel size has been coordinated on the submitted information as part of this submission.

33. Existing conditions surveys are provided in this submission.

34. The deeds for the property are provided as part of this submission.

35. The Planning Board's standard signature blocks have been added to the site plan set.

36. A site visit was conducted on April 9, 2022.

Memorandum from Lewisboro Building Department, dated April 1, 2022:

1. No response required.

2. It is acknowledged that a flood plain permit will be required, the FEMA floodplain line has been added to the revised plans.

3. It is acknowledged that the club is a non-conforming use in the zone and requires approval from the Zoning Board of Appeals.

4. It is acknowledged that the accessory building is proposed to have a floor area greater than the maximum permitted and will require a variance from the Zoning Board of Appeals.

5. It is acknowledged that the rear yard setback for the concession building is proposed to be less than the 50' required and will require a variance from the Zoning Board of Appeals.

6. It is acknowledged that the rear yard setback for the covered pavilion is proposed to be less than the 50' required and will require a variance from the Zoning Board of Appeals.

7. A Fire Access Plan has been provided as part of this submission to demonstrate that a firetruck can get to within 150' of the existing / proposed buildings, adequate room is available at the site for passing spaces along the existing driveway and the proposed upgrades to the driveway provide a code conforming firetruck turnaround at the existing parking area. We will address further comments from the building department and / or the fire department once received.

8. The architect is looking into the requirements for fire protection supply.

9. The access drive to accessible parking area is not intended for fire access.

10. The access drive to accessible parking area is not intended for fire access.

11. The applicant will work with the Fire Code Official relative to the security gate.

12. The occupant load and parking calculations are provided herewith.

13. No response required; it is acknowledged ADA accessibility will be reviewed as part of building code review.

Memorandum from Lewisboro Conservation Advisory Council, dated March 9, 2022:

- The proposed project has been designed to minimize disturbance and tree removal within the buffer. Proposed improvements have been placed in areas of previous disturbance to the greatest extent practicable. The Pavilion is in the location of an existing storage building and the existing sewer pump pit. The proposed Snack bar and firepit/patio area replace the existing snack bar, firepit and driveway parking area. The proposed handicap ramps and path with steps to the Boathouse are proposed to be elevated. Much of the proposed improvements and site disturbance for the project is to provide handicap access to the existing facilities, including the proposed driveway, handicap parking area, and the handicap ramp from the existing wood deck to the Boathouse. Currently there are only stairs to access the Boathouse. The only construction proposed at the water's edge is the restoration of the existing boathouse. Appropriate measures to protect the lake during construction will be employed as part of the project. A detailed construction sequence will be developed and reviewed / approved by the Town and NYSDEC.
- The applicant has reviewed potential alternative pavement materials Due to the proximity to the existing public water supply, and the presence of shallow groundwater, porous pavement materials could not be used.
- A mitigation plan meeting the requirements of the Town code has been provided as part of this submission. Refer to Drawing SP-1, the Wetland Permit Narrative and the updated Wetland Report for detailed information.
- Size and type of trees to be removed are noted on Drawing EX-1. A table of trees to be removed including their condition has been provided.
- A site visit was conducted on April 9, 2022.

Please place the project on the June 21, 2022 Planning Board agenda for continued discussion of the project with the Board. Should you have any questions or comments regarding this information, please feel free to contact our office.

Very truly yours,

INSITE ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.

By: _____
Zachary M. Pearson, PE, Sr. Associate
Senior Project Engineer

ZMP/dlm/amk

Enclosures

cc: Mr. Peter Hall, via email
Mr. John Assuma, via email
Mr. John M. Doyle, AIA, Doyle Coffin Architecture LLC, via email

Insite File No. 20228.100

TOWN OF LEWISBORO PLANNING BOARD
COORDINATED ENVIRONMENTAL REVIEW

LEAD AGENCY AGREEMENT

Waccubuc Beach Club Improvements
Perch Bay Road
Cal# 06-22PB

On behalf of ACARC,
(INSERT NAME OF AGENCY)

I acknowledge receipt of the Lead Agency Notice on the above referenced matter, which was ~~mailed~~ hand delivered on 5/11/22. Rose Benanti
The above named Involved Agency hereby:

(Please Check One)

(X) **AGREES** that the Lewisboro Planning Board serve as Lead Agency for the coordinated environmental review of the proposed action and requests that the undersigned continue to be notified of all filings and hearings on this matter.

( ) **DOES NOT AGREE** to the Lewisboro Planning Board serving as Lead Agency and wishes that _____ serve as Lead Agency. To contest Lead Agency designation, the undersigned intends to follow the procedures in accordance with SEQRA 6 NYCRR Part 617.6.

Please return within 30 days of the mailing of this correspondence. In addition, please specify the jurisdiction that your agency has over this project, what issues you believe are relevant in connection with this project and any addition comments or questions.

Ciorsdan Conran, Planning Board Administrator
Town of Lewisboro
79 Bouton Road, South Salem, NY 10590
Phone: (914) 763-5592
Fax: (914) 763-3637
Email: Planning@lewisborogov.onmicrosoft.com

TOWN OF LEWISBORO PLANNING BOARD
COORDINATED ENVIRONMENTAL REVIEW

LEAD AGENCY AGREEMENT

Waccubuc Beach Club Improvements
Perch Bay Road
Cal# 06-22PB

On behalf of Town of Lewisboro Building Dept.
(INSERT NAME OF AGENCY)

I acknowledge receipt of the Lead Agency Notice on the above referenced matter, which was mailed on 3/11/22.

The above named Involved Agency hereby:

(Please Check One)

(X) **AGREES** that the Lewisboro Planning Board serve as Lead Agency for the coordinated environmental review of the proposed action and requests that the undersigned continue to be notified of all filings and hearings on this matter.

( ) **DOES NOT AGREE** to the Lewisboro Planning Board serving as Lead Agency and wishes that _____ serve as Lead Agency. To contest Lead Agency designation, the undersigned intends to follow the procedures in accordance with SEQRA 6 NYCRR Part 617.6.

Please return within 30 days of the mailing of this correspondence. In addition, please specify the jurisdiction that your agency has over this project, what issues you believe are relevant in connection with this project and any addition comments or questions.

Ciorsdan Conran, Planning Board Administrator
Town of Lewisboro
79 Bouton Road, South Salem, NY 10590
Phone: (914) 763-5592
Fax: (914) 763-3637
Email: Planning@lewisborogov.onmicrosoft.com

George Latimer
County Executive

May 20, 2022

Ciorsdan Conran, Planning Board Administrator
Town of Lewisboro
79 Bouton Road
South Salem, NY 10590

County Planning Board Referral File LEW 22-001 – Waccabuc Beach Club Improvements
Perch Bay Road
Site Plan Approval

Dear Ms. Conran:

The Westchester County Planning Board has received a site plan (revised March 29, 2022) and related materials for the renovation of the Waccabuc Beach Club, which is a part of the Waccabuc Country Club. The site is located on Perch Bay Road (SBLs 32.4-3-13 & 14) with frontage on Lake Waccabuc, and is zoned R-4A – One-Family Residence. The applicant proposes to renovate the existing boat house and construct a covered pavilion, outdoor seating area, and snack bar. Various auxiliary buildings on the site would be renovated or demolished. A new driveway would be constructed to provide accessible parking near the amenity buildings, and new pathways would be constructed to connect the existing parking areas. The existing docks are to be replaced, and a new septic system and stormwater management facility installed. The site currently consists of two tax parcels, which are proposed to be combined.

We have no objection to the Lewisboro Planning Board assuming Lead Agency status for this review.

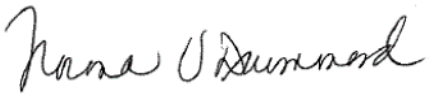
We have reviewed this matter under the provisions of Section 239 L, M and N of the General Municipal Law and Section 277.61 of the County Administrative Code and we offer the following comment:

1. Croton Watershed protection.

The site is located in the Croton Watershed. Components of the site development may be subject to compliance with the New York City Department of Environmental Protection (NYC DEP) *Rules and Regulations for the Protection from Contamination, Degradation and Pollution of the New York City Water Supply and its Sources*, including the preparation of a Stormwater Pollution Prevention Plan. Adequate erosion and sediment control and stormwater runoff water quality protection, both during and after construction, are of critical importance.

Please inform us of the Town's decision so that we can make it a part of the record.

Respectfully,
WESTCHESTER COUNTY PLANNING BOARD

By: 

Norma V. Drummond
Commissioner

NVD/MV

cc: Cynthia Garcia, Bureau of Water Supply, SEQR Coordination Section, NYC DEP

TOWN OF LEWISBORO PLANNING BOARD
COORDINATED ENVIRONMENTAL REVIEW

LEAD AGENCY AGREEMENT

Waccubuc Beach Club Improvements
Perch Bay Road
Cal# 06-22PB

On behalf of ZONING BOARD OF APPEALS,
(INSERT NAME OF AGENCY)

I acknowledge receipt of the Lead Agency Notice on the above referenced matter, which was mailed on 5/11/22. Robert Mac Z ZBA Chairman

The above named Involved Agency hereby:

(Please Check One)

(X) **AGREES** that the Lewisboro Planning Board serve as Lead Agency for the coordinated environmental review of the proposed action and requests that the undersigned continue to be notified of all filings and hearings on this matter.

( ) **DOES NOT AGREE** to the Lewisboro Planning Board serving as Lead Agency and wishes that _____ serve as Lead Agency. To contest Lead Agency designation, the undersigned intends to follow the procedures in accordance with SEQRA 6 NYCRR Part 617.6.

Please return within 30 days of the mailing of this correspondence. In addition, please specify the jurisdiction that your agency has over this project, what issues you believe are relevant in connection with this project and any addition comments or questions.

Ciorsdan Conran, Planning Board Administrator
Town of Lewisboro
79 Bouton Road, South Salem, NY 10590
Phone: (914) 763-5592
Fax: (914) 763-3637
Email: Planning@lewisborogov.onmicrosoft.com

NYC Environmental Protection

Vincent Sapienza P.E.
Commissioner

Paul V. Rush, P.E.
Deputy Commissioner
Bureau of Water Supply
prush@dep.nyc.gov

465 Columbus Avenue
Valhalla, NY 10595

T: (845) 340-7800
F: (845) 334-7175

June 3, 2022

Ciorsdan Conran, Planning Board Administrator
Lewisboro Town Offices
79 Bouton Road
South Salem, NY 10590

Re: **Notice of Intent to be Lead Agency**
Waccabuc Beach Club Improvements
Perch Bay Road
Town of Lewisboro; Westchester County, NY
Tax Map #: 10813-001-025A & 11155-148-0025
DEP Log #: 2022-CR-0297-SQ.1

Dear Ms. Conran and Members of the Planning Board:

The New York City Department of Environmental Protection (DEP) has reviewed the Town of Lewisboro Planning Board's (Board) Notice of Intent to act as Lead Agency and full Environmental Assessment Form (EAF) for the above-referenced project. DEP does not object to the Board acting as Lead Agency for the Coordinated Review of the proposed action pursuant to the New York State Environmental Quality Review Act (SEQRA).

The proposed site is located in the Cross River Reservoir drainage basin of New York City's Water Supply. Cross River Reservoir is a priority reservoir and, as such, has been subject to heightened protection and various on-going DEP water quality protection initiatives associated with Long Term Protection Program(s). The proposed project and any associated mitigation measures should not conflict with the goals of this management plan.

The proposed action involves improvements to the existing beach club house, relocation of a driveway, a new parking area and ramp, stormwater controls, and the merger of two lots.

As indicated in the EAF, DEP's status as an involved agency stems from its review and discretionary approval authority for a Variance from Section 18-39(a)(1) of the *Rules and Regulations for the Protection from Contamination, Degradation, and Pollution of the New York City Water Supply and Its Sources* (Watershed Regulations). DEP also maintains review and approval authority for any new subsurface treatment systems, pursuant to Section 18-38 of the Watershed Regulations.

Based upon review of the circulated documents, DEP respectfully submits the following comments for the Board's consideration:

1. DEP recommends a pre-application meeting with the applicant to discuss options to minimize the impacts of new imperviousness proposed within 100 feet of the watercourse. It is advised that the applicant contact DEP representative, Mariyam Zachariah at MZachariah@dep.nyc.gov or (914)749-5357 to schedule a virtual pre-application meeting to discuss the site layout design and to confirm any DEP permit requirements and prohibitions.

2. DEP recently witnessed soil testing for the SSTS and stormwater practices. As the area tested for stormwater practices exhibited high groundwater levels, other suitable options should be explored to minimize the impacts of new development within the buffer area. For instance, open pavers or gravel surfacing for the proposed driveway, other than the handicapped parking spaces, is recommended to minimize adverse impacts associated with new impervious surfaces.

3. The EAF mentions that the predominant NRCS soil present onsite is Paxton. While, well drained, the key limitation to these soils is a seasonal high groundwater table. The project sponsor should consider the impacts associated with disturbance, cutting and filling soils with high ground water, and demonstrate how the impacts are either mitigated or avoided.

4. For temporary stabilization, it is recommended that annual ryegrass (*Lolium perenne ssp. multiflorum)* be used at a rate of 30 lbs./acre as it does not interfere with later establishment of native grass or meadow mixes.

5. For permanent stabilization, a mix containing 30% annual ryegrass (*Lolium perenne ssp. multiflorum*) and 70% mixture of 2 or more native grasses such as big bluestem (*Andropogon gerardii*), little bluestem (*Schizachyrium scoparium*), switchgrass (*Panicum virgatum*), Indiangrass (*Sorghastrum nutans*), tufted hairgrass (*Deschampsia cespitosa*), deertongue (*Dichanthelium clandestinum*), Canada wild rye (*Elymus canadensis*), Virginia wild rye (*Elymus virginicus*), and/or sideoats grama (*Bouteloua curtipendula*) be used in areas adjacent to wetlands or in areas not to be mowed regularly. Native grass/annual ryegrass mixes should be seeded at a rate of 30 lbs./acre.

6. The Layout and Landscape Plan includes numerous non-native species proposed for the planting plan. Given the close proximity of Lake Waccabuc and a town-regulated wetland, it is recommended that, to the greatest extent possible, only native species be planted.

Thank you for the opportunity to provide comments. You may reach the undersigned at cgarcia@dep.nyc.gov or (914) 749-5302 with any questions or if you care to discuss the matter further.

Sincerely,

Cynthia Garcia

Cynthia Garcia, Supervisor
SEQRA Coordination Section

X: J. Petronella, NYSDEC Region 3
A. Kunny, P.E., WCDH

KELLARD SESSIONS

John Kellard, P.E.
David Sessions, RLA, AICP
Joseph M. Cermele, P.E., CFM
Jan K. Johannessen, AICP

MEMORANDUM

TO: Chairperson Janet Andersen and
Members of Lewisboro Planning Board

CC: Ciorsdan Conran
Judson Siebert, Esq.
Jeff Farrell

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

DATE: June 16, 2022

RE: JJE33 Holdings, LLC – Lot Line Chane
27 Old Oscaleta Road
Sheet 35 Block 11826 Lots 3, 11, and 12

PROJECT DESCRIPTION

The subject property consists of ±73.32 acres of land and is located at 27 Old Oscaleta Road within R-4A Zoning District and fronting on Lake Oscaleta. The subject property consists of three (3) tax parcels referred to herein as Lots 3, 11, and 12. Lot 3 consists of ±68.1 acres of land and is developed with a single-family residence and numerous accessory dwellings and or ancillary residential structures; Lot 3 is accessed from Old Oscaleta Road. Lot 11 is a vacant land-locked lot consisting of ±1.5 acres and Lot 12 consists of ±3.7 acres of vacant land fronting on Oscaleta Road. The applicant is proposing a lot line change and is proposing to merge Lots 11 and 12 into a portion of Lot 3, which will result in a total of two (2) parcels. Parcel 1 will consist of ±59.4 acres of land and will contain the main residence, accessory residence, and garage. Parcel 2 will consist of ±8.7 acres, will front on Oscaleta Road and will contain an existing cottage, barn, stables, and solar array. Parcel 2 will be access from Old Oscaleta Road through a proposed easement.

SEQRA

The proposed action has been preliminarily identified as an Unlisted Action pursuant to the State Environmental Quality Review Act (SEQRA). Prior to taking action on this pending application, a Determination of Significance must be issued.

REQUIRED APPROVALS

1. Subdivision Plat Approval is required from the Planning Board; unless waived by the Planning Board, a public hearing is required to be held on the Preliminary Subdivision Plat.

2. Parcel 2 may require a setback variance from the Zoning Board of Appeals (pending Building Inspector review).

3. The proposed subdivision requires Realty Subdivision Approval from the Westchester County Department of Health (WCDH).

COMMENTS

1. It is recommended that the application be referred to the Building Inspector for zoning review.

2. It appears that a small section of the existing cottage and stable on Parcel 2 extend over the zoning setback line; the proposed property line should be adjusted.

3. Access to Parcel 2 is through an easement over Parcel 1. Reference is made to Section 220-11 of the Zoning Code which states "each lot must be shown to be capable of providing access to a street and access for emergency vehicles between the frontage and any existing or proposed principal building and/or principal use on said lot."

4. We note that Section 220-12G(2)(a), regarding ground-mounted solar panels, which existing on proposed Parcel 2, states that such panels can only be located within the side or rear yards only. The modification of the lot lines will result in the location of the existing panel being located within the front yard.

5. The plan shall be revised to graphically illustrate and quantify (s.f.) the contiguous buildable area in accordance with Section 220-10E of the Zoning Code.

6. Will either of the parcels be used for the keeping of horses? If so, demonstrate compliance with Section 220-23D(8) of the Zoning Code.

7. Do any utilities (water, sewer, electric, gas, etc.) cross a proposed property line?

8. Please clarify location of utilities serving each building (water and sewer). Clarify which well(s) will serve each parcel.

9. Several proposed features are indicated on the plat, including a proposed residence, pool, gym, stormwater management facilities, septic systems, etc. The Applicant should clarify, in writing, the purpose of the lot line change, all anticipated future improvements, and timing of same. Future proposed buildings and facilities should be discussed and graphically illustrated on a separate plan but should be removed from the plat unless proposed at this time.

10. All on-site wetlands and watercourses shall be delineated and shall appear on the plat, including the Town's 150-foot wetland buffer line (some wetland areas are illustrated; however, others have been excluded).

11. All existing traveled ways should be illustrated on the plat.

12. The applicant shall submit the current property deeds for all lots included within the subdivision.

13. The applicant shall prepare and submit Parts 1 and 2 of the Short Environmental Assessment Form (EAF) for review.

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

PLAN REVIEWED, PREPARED BY STANLEY JOHNSON AND COMPANY, DATED MAY 16, 2022:

- Preliminary Lot Line Change Plat

DOCUMENT REVIEWED:

- Subdivision Plat Planning Board Application

JKJ/dc

$205 pd
escrow set
5/16/22

TOWN OF LEWISBORO PLANNING BOARD

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

#10-22PB

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

Waiver of Site Development Plan Procedures	☐			
Site Development Plan Approval	Step I ☐	Step II ☐		
Special Use Permit Approval	Step I ☐	Step II ☐		
Subdivision Plat Approval	Step I ☒	Step II ☒	Step III ☒	Waiver Requested

Project Information

Project Name: JJE33 Holdings, LLC Lot Line Change

Project Address: 27 Old Oscaleta Road

Gross Parcel Area: 73.318 acres Zoning District: R-4A Sheet(s): 35 Block (s): 11826 Lot(s): 3, 11 & 12

Project Description: Lot line adjustments to reconfigure 3 contiguous lots into 2 contiguous lots with proposed new Parcel 2 having frontage on Oscaleta Road and proposed new Parcel 1 having frontage on Old Oscaleta Road.

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 _____

Owner's Information

Name: JJE33 Holdings, LLC c/o ML Management Partners LLC Email: pzukowsky@MLMGMT.com

Address: 888 Seventh Avenue, New York, NY 10107 Phone: (212) 333-5665

Applicant's Information (if different)

Name: _____ Email: _____

Address: _____ Phone: _____

Authorized Agent's Information

Name: Michael Fuller Sirignano, Esq. Email: lawoffice@sirignano.us

Address: P.O. Box 764, Crass River, New York 10518 Phone: (914) 763-5500

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 X _____ DATE 5/11/22

OWNER'S SIGNATURE X _____ DATE 5/11/22

TOWN OF LEWISBORO PLANNING BOARD

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

Affidavit of Ownership

State of: New York

County of: New York

Paul M. Zukowsky, being duly sworn, deposes and says that he/she ~~resides~~ has offices at 888 Seventh Avenue, 4th Fl (ML Management Partners, LLC)

in the County of New York, State of New York

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

of JJE33 Holdings, LLC
Name of corporation, partnership, or other legal entity

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

Block 11826, Lots 3, 11 & 12, on Sheet 35.

X
Owner's Signature

Sworn to before me this

11th **day of** May, 2022

SARA SNADOWSKY
NOTARY PUBLIC-STATE OF NEW YORK
No. 01SN6429691
Qualified in New York County
My Commission Expires 02-22-2026

Sara Snadowsky
Notary Public - affix stamp

TOWN OF LEWISBORO PLANNING BOARD

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

Tax Payment Affidavit Requirement

This form must accompany all applications to the Planning Board.

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

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

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

To Be Completed by Applicant
(Please type or print)

JJE 33 Holdings, LLC
Name of Applicant

Lot Line Change
Project Name

Property Description

Tax Block(s): 11826

Tax Lot(s): 3, 11 & 12

Tax Sheet(s): 35

Property Assessed to:

JJE 33 Holdings, LLC
Name

c/o ML Management Partners LLC
Address

888 Seventh Ave., New York, New York 10107
City *State* *Zip*

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

Signature - Receiver of Taxes: _____ 5/16/2022
Date

Sworn to before me this

16th **day of** May, 2022

Janet L Donohue
Signature - Notary Public (affix stamp)

JANET L. DONOHUE
NOTARY PUBLIC, STATE OF NEW YORK
No. 01DO6259627
Qualified in Westchester County
Commission Expires April 16, 2024

WESTCHESTER COUNTY DEPARTMENT OF HEALTH

Mount Kisco, New York

Approved pursuant to Chapter 873, Article X, Sections 873.951, 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.

Approved by the Assistant Comissioner of Health on behalf of the Department of Health — Date

Property shown hereon is subject to the Rules and Regulations for the Protection from Contamination of the New York City Water Supply and its Sources.

Approved by Resolution of the Town of Lewisboro Planning Board

Chair — Date

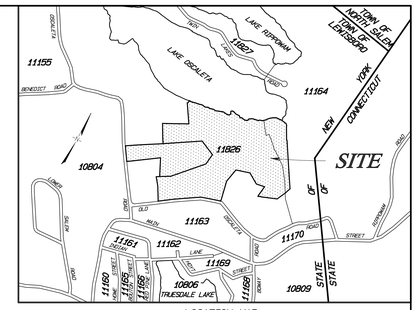
Administrator — Date

LAND AREA SCHEDULE

LOT No.'S			EXISTING AREAS	PROPOSED AREAS: PARCEL 1	PROPOSED AREAS: PARCEL 2
PARCEL A F.M. 29401			68.098 Ac	59.399 Ac	8.699 Ac
SHEET	BLOCK	LOT			
35	11826	11	1.536 Ac	-	1.536 Ac
35	11826	12	3.685 Ac	-	3.685 Ac
TOTAL AREA			73.319 Ac	59.399 Ac	13.920 Ac

The undersigned owners of the property shown hereon, are familiar with this drawing and its contents, and hereby approves same for filing.

Owner: Paul Zukowsky, Manager — Date
JJE33 Holdings, LLC
ML Management Partners,
888 7th Ave, 4th Floor
New York, NY 10016



LOCATION MAP
SCALE: 1"=1000'

Notes:

1) Premises shown hereon located in the R-4A (Four Acre Residential) and the R-2A (Two Acre Residential) zone in the Town of Lewisboro.

2) Premises shown hereon known and designated as:

Sheet 35 Block 11826 part of Lot 3
Sheet 35 Block 11826 Lot 11
Sheet 35 Block 11826 Lot 12
Sheet 35 Block 11164 part of Lot 2

on the Town of Lewisboro Tax Maps.

3) Additional underground easements, utilities or structures, etc. other than those shown hereon may be encountered.

4) Unauthorized alterations or additions to this drawing is a violation of Section 7209 (2) of the New York State Education Law.

5) Wetland Flagged in field February 27, 2009 by:

Paul J. Jaehnig
Wetlands and Soils Consulting
P.O. Box 1071
Ridgefield CT 06877
203-438-9993

6) Wetland and buffer areas exist on the subject property that have not been located or shown.

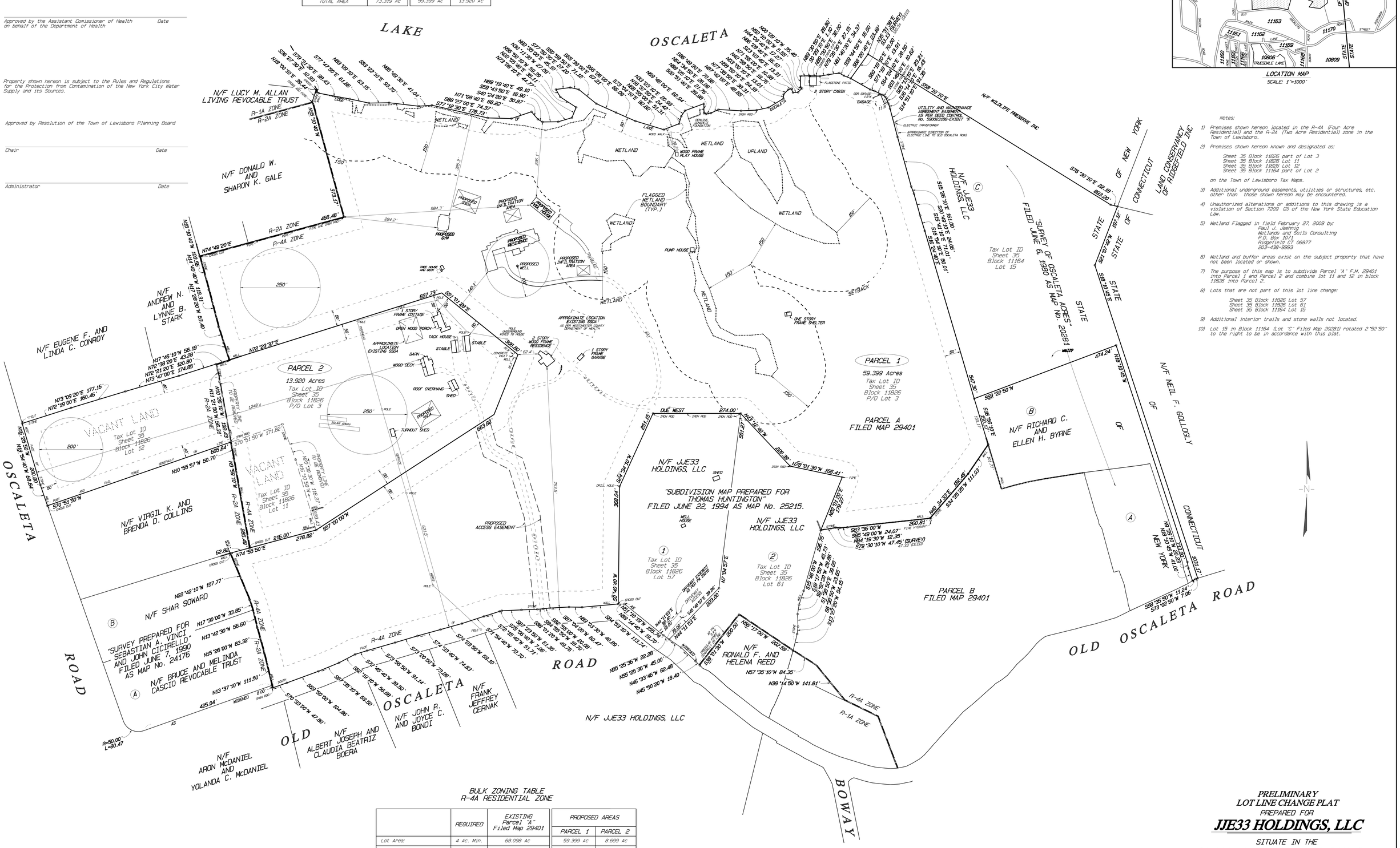
7) The purpose of this map is to subdivide Parcel "A" F.M. 29401 into Parcel 1 and Parcel 2 and combine lot 11 and 12 in block 11826 into Parcel 2.

8) Lots that are not part of this lot line change:

Sheet 35 Block 11826 Lot 57
Sheet 35 Block 11826 Lot 61
Sheet 35 Block 11164 Lot 15

9) Additional interior trails and stone walls not located.

10) Lot 15 in Block 11164 (Lot "C" Filed Map 20281) rotated 2°52'50" to the right to be in accordance with this plat.



BULK ZONING TABLE
R-4A RESIDENTIAL ZONE

	REQUIRED	EXISTING Parcel "A" Filed Map 29401	PROPOSED AREAS: PARCEL 1	PROPOSED AREAS: PARCEL 2
Lot Area:	4 Ac. Min.	68.098 Ac	59.399 Ac	8.699 Ac
Lot Width/Circle	250' Min.	>250'	>250'	>250'
Yard Setbacks				
Front				
From Street Center Line	75' Min.	>75'	>75'	>75'
From Front Lot Line	50' Min.	621.5'	753.5'	1,248'
Side	50' Min.	11.8'	11.8'	50.0'
Rear	50' Min.	-2.9*	-2.9*	50.0'
Building Height (Main Residences)				
Stories	2½ Sty. Max.	2	2	1
Feet	35' Max.	<35'	<35'	<35'
Building Coverage Allowed	6% Max.	6%	6%	6%
Building Coverage	6% Max.	0.27%	0.14%	0.76%

* 2 Story Cabin 2.9' Over Rear Property Line

PRELIMINARY
LOT LINE CHANGE PLAT
PREPARED FOR
JJE33 HOLDINGS, LLC

SITUATE IN THE

Being Lot A as shown on a certain map entitled "Lot Line Change Plat Prepared For JJE33 Holdings, LLC and JJE33, LLC, etc." said map filed in the Westchester County Clerk's Office, Division of Land Records: March 16, 2020 as Map No. 29401. and Tax Lots Sheet 35 Block 11826 Lots 11 and 12 from the Town of Lewisboro tax maps.

TOWN OF LEWISBORO
WESTCHESTER COUNTY, NEW YORK

SCALE: 1" = 100'

0 100 200 300

SHEETS 271 and 272 BLOCKS 11826 and 11164
IN COUNTY INDEX SYSTEM

We, H. Stanley Johnson and Company, Land Surveyors, P.C., the surveyors who made this map, do hereby certify that the survey upon which this map is based was completed November 5, 2021 and that this map was completed May 16, 2022.

BY:
NEW YORK STATE LICENSED LAND SURVEYOR NO. 50037
ROBERT S. JOHNSON, P.L.S.

Reviewed for compliance with the Planning Board Resolution.

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

Engineer: Timothy S. Allen, P.E. License No. 73434 — Date
Bibbo Associates, LLP
293 Route 100 Somers
Suite 203
Somers, NY 10589

H. STANLEY JOHNSON AND COMPANY
LAND SURVEYORS, P.C.
42 SMITH AVENUE P.O. BOX 93
MT. KISCO, N.Y. 10549
TEL. 914-241-3872
FAX. 914-241-0438

PREPARED BY: JRJ CHECKED BY: RSJ

JOB NO. F02-154.25_SD

WETLAND IMPLEMENTATION PERMIT

TOWN OF LEWISBORO

Town Offices
79 Bouton Road, South Salem, New York 10590
Phone: (914) 763-3060
Fax: (914) 533-0097

Date Issued: February 7, 2022 Permit #: 03-20 W.V. & 29-21 W.P.

Permit is hereby issued to: Sophia Chenevert Schilke & Garrett Schilke and Debra L. Chenevert
3 Beaver Pond Lane

Description of Approved Activity: The applicant is proposing to remedy Wetland Violation #03-20 W.V. relating to the removal and cutting of vegetation and deposition of fill within the Town of Lewisboro wetland buffer. At the December 14, 2021 Planning Board Meeting, the Board determined the project could be handled administratively.

Location of Proposed Activity: 3 Beaver Pond Lane

Sheet: 46 Block: 9827 Lot(s): 184

CONDITIONS:

1. No land disturbance activity shall be permitted within the wetlands or within 150 feet of the wetlands, except as specifically approved herein.

2. The proposed activity is illustrated on the below-referenced plans, prepared Steve Marino, PWS, dated December 21, 2021, which are hereby approved and are incorporated into this permit by reference:

   - Buffer Restoration Plan – Planting Plan
   - Buffer Restoration Plan – Existing Conditions Plan

3. All work shall be conducted in accordance with the plans and documents referenced herein. Any plant substitutions shall be previously approved by the Town Wetland Inspector prior to installation.

4. No additional tree removal shall be conducted without approval from the Wetland Inspector.

5. Prior to the installation of any planting material, including seeding, the subject property shall be inspected by the Town Wetland Inspector.

6. The owner shall be responsible for monitoring and maintenance of the mitigation in accordance with notes provided on the plans approved herein. Monitoring conducted on behalf of the owner shall be conducted by a qualified environmental monitor, to be approved by the Town Wetland Inspector.

7. Prior to the commencement of any site work, the owner/applicant is responsible for obtaining a Building Permit from the Town of Lewisboro Building Inspector, unless such Permit is determined by the Building Inspector to be unnecessary.

8. Prior to commencement of any site work, silt fencing shall be installed downslope of the disturbed area and perpendicular to the direction of the slope.

9. The area of land disturbance shall not exceed that illustrated on the plans approved herein. All disturbed areas shall be restored, raked, seeded, and mulched upon completion of land disturbance activities.

10. Following completion of all site work, a final site inspection shall be conducted by the Town Wetland Inspector; please call 914-763-3060 to schedule an appointment.

11. The issuance of this permit does not necessarily authorize the commencement of site work. No site work shall commence until the conditions of this permit have been satisfied (the conditions required to be satisfied prior to the commencement of any site work) and until the owner/applicant has obtained any and all required permits from other Town, County, State or Federal Departments and/or Agencies.

12. All work covered by this permit is to be completed before February 7, 2024, unless an extension of this period is requested in writing and granted.

Jan Johannessen

Jan K. Johannessen, AICP
Kellard Sessions Consulting

Plant Species Choices for Wetland Buffer Enhancement/Restoration

Map Symbol	Quantity*	Scientific Name	Common Name	Size
Trees				
Aru	8	Acer rubrum	Red Maple	2" caliper
Ns	3	Nyssa sylvatica	Black gum	2" caliper
Qp	5	Quercus palustris	Pin oak	2" caliper
Shrubs				
CSe	15	Cornus sericea	Redosier dogwood	3' - 4'
IV	15	Ilex verticillata	Winterberry holly	3' - 4'
VP	5	Viburnum prunifolium	Nannyberry viburnum	4' - 5'
VD	15	Viburnum dentatum	Arrowwood	4' - 5'
Cam	20	Cornus amomum	Silky dogwood	3' - 4'
Seed Mix				
PPM	6 pounds	ERNST Showy Northeast Wildflower Mix or equivalent		
PWS	6 pounds	Pinelands Warm Season Grass Mix or equivalent		

* Plant quantities will be held, but final locations will be determined in the field following removal of invasive and dead plant materials.

Wetland Buffer Restoration Areas

The intent of this plan is to restore areas of the wetland controlled area that were cleared of trees and undergrowth and mulched with wood chips to suppress weed growth.

The wood chips, thatch, vegetation and other woody debris that have not decomposed will be raked off by hand and stockpiled to be used as mulch around the new trees and shrubs. The underlying compost and native soil will be used as a base for the plantings and seeding of the area as shown on the plan. This compost will be raked and/or scarified, and a thin layer of topsoil applied if necessary. After germination of the seed and establishment of the woody plantings, the area will be mowed once per year to prevent reinfestation with knotweed and stiltgrass. "Limited mow zones" shall be delineated in the field by use of monuments or other permanent demarcation.

All planting will proceed by hand. Materials will be brought to the site in good condition (see below) and then placed in central drop locations. The materials will then be hand-carried to their planting locations and in turn, planted by hand. Only rounded, shallow planting shovels will be used in this effort.

Planting will be done in spring or early summer (between April 1 and July 1). Shrubs may also be planted in the late summer to early fall (September 1 to October 30). In all cases, a hole will be dug twice as deep as the root ball. The only shovels allowed are rounded, shallow spades. The hole will then be backfilled with a thin layer (two to four inches) of rich, organic topsoil, the plant placed inside, the hole backfield to the top and then gently tamped down. Routine inspections will occur for evidence of deer browsing and deer repellent applied every three months as specified on the Landscaping Plan. If necessary deer fencing will be considered in areas where browsing is most intense.

Seeding within and adjacent to wetland areas should not be completed when there is more than two inches of standing water, or in areas that are likely to be flooded. Seeds should be broadcast by hand or knapsack seeder using the proper seeding rate (15 pounds per acre), and carefully proportioning seed for the entire area. If area has been recently cleared and raked, cover with a light layer of straw mulch following seeding.

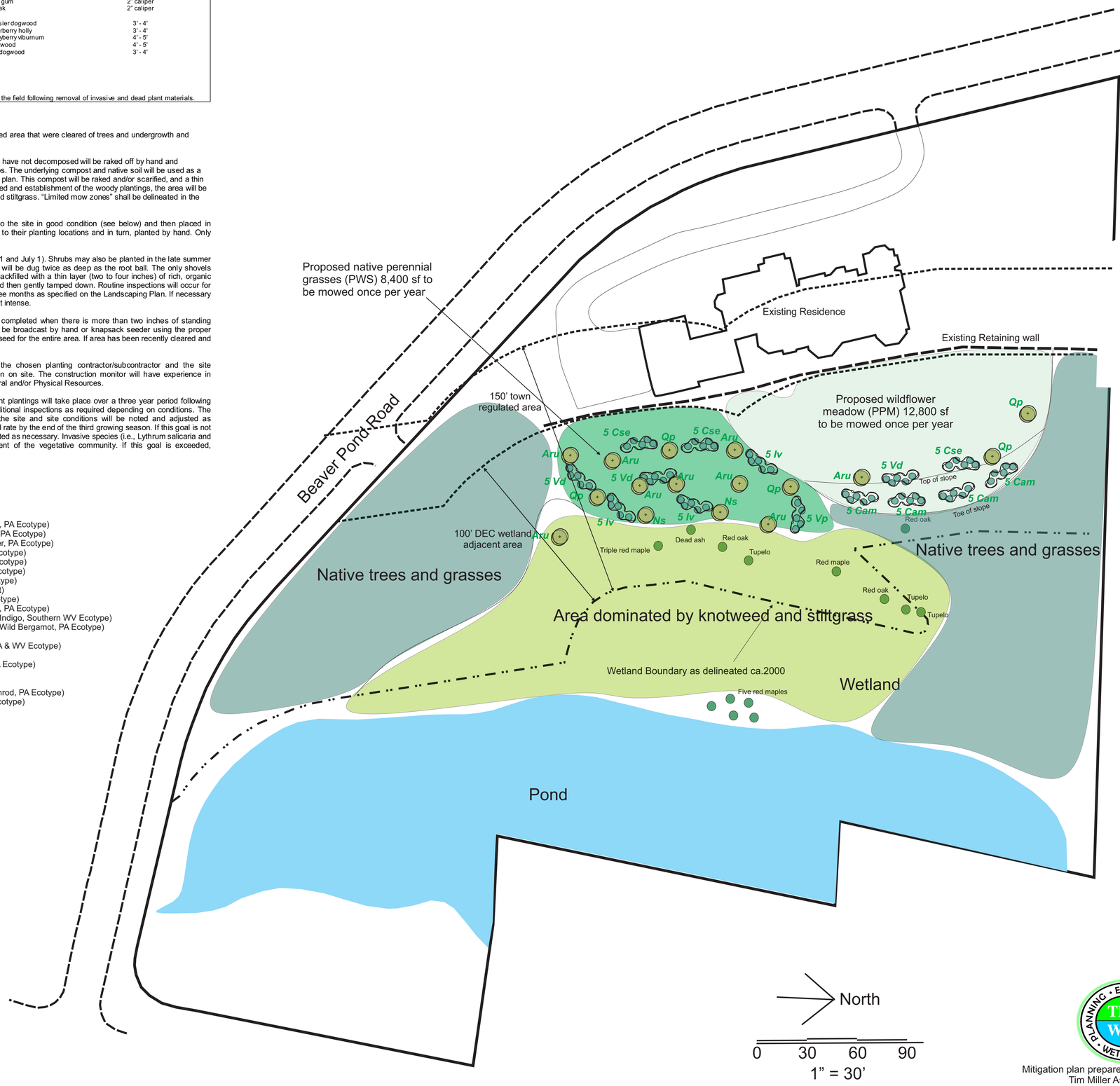
At least one pre-construction meeting will occur between the chosen planting contractor/subcontractor and the site environmental systems planner prior to beginning construction on site. The construction monitor will have experience in wetland construction and a Bachelor of Science degree in Natural and/or Physical Resources.

Monitoring and maintenance efforts for the buffer enhancement plantings will take place over a three year period following construction. This will include site visits twice a year, with additional inspections as required depending on conditions. The applicant's environmental monitor will conduct a survey of the site and site conditions will be noted and adjusted as necessary. Plantings will meet or exceed an 85 percent survival rate by the end of the third growing season. If this goal is not met, the site will be re-evaluated, and replanting will be completed as necessary. Invasive species (i.e., Lythrum salicaria and Phragmites australis) will not constitute more than 10 percent of the vegetative community. If this goal is exceeded, measures will be taken to eradicate the invasive species.

Showy Northeast Native Wildflower Mix

Mix Composition
25.7%Echinacea purpurea (Purple Coneflower)
12.0% Rudbeckia hirta (Blackeyed Susan)
10.6% Coreopsis lanceolata (Lanceleaf Coreopsis)
8.0% Chamaecrista fasciculata, PA Ecotype (Partridge Pea, PA Ecotype)
6.4% Tradescantia ohiensis, PA Ecotype (Ohio Spiderwort, PA Ecotype)
6.0% Heliopsis helianthoides, PA Ecotype (Oxeye Sunflower, PA Ecotype)
5.0% Liatris spicata, PA Ecotype (Marsh Blazing Star, PA Ecotype)
3.5% Aster oblongifolius, PA Ecotype (Aromatic Aster, PA Ecotype)
3.5% Aster prenanthoides, PA Ecotype (Zigzag Aster, PA Ecotype)
3.0% Zizia aurea, PA Ecotype (Golden Alexanders, PA Ecotype)
2.4% Pycnanthemum tenuifolium (Narrowleaf Mountainmint)
2.0% Aster laevis, NY Ecotype (Smooth Blue Aster, NY Ecotype)
2.0% Aster novae-angliae, PA Ecotype (New England Aster, PA Ecotype)
2.0% Baptisia australis, Southern WV Ecotype (Blue False Indigo, Southern WV Ecotype)
1.6% Monarda fistulosa, Fort Indiantown Gap-PA Ecotype (Wild Bergamot, PA Ecotype)
1.5% Asclepias tuberosa (Butterfly Milkweed)
1.5% Senna hebecarpa, VA & WV Ecotype (Wild Senna, VA & WV Ecotype)
1.1% Penstemon digitalis (Tall White Beardtongue)
1.0% Solidago nemoralis, PA Ecotype (Gray Goldenrod, PA Ecotype)
0.5% Senna marilandica (Maryland Senna)
0.4% Oenothera fruticosa var. fruticosa (Sundrops)
0.2% Solidago odora, PA Ecotype (Licorice Scented Goldenrod, PA Ecotype)
0.1% Solidago juncea, PA Ecotype (Early Goldenrod, PA Ecotype)

Pinelands Warm Season Grass Mix
Andropogon gerardii 20.00%
Chasmanthium latifolium 2.00%
Panicum amarum 7.00%
Panicum virgatum 18.00%
Schizachyrium scoparium 24.00%
Sorghastrum nutans 14.00%
Tridens flavus 15.00%



ACCEPTED BY
KELLARD SESSIONS CONSULTING

Jan Johannessen

PERMIT NO. 03-20 W.V. & 29-21 W.P.

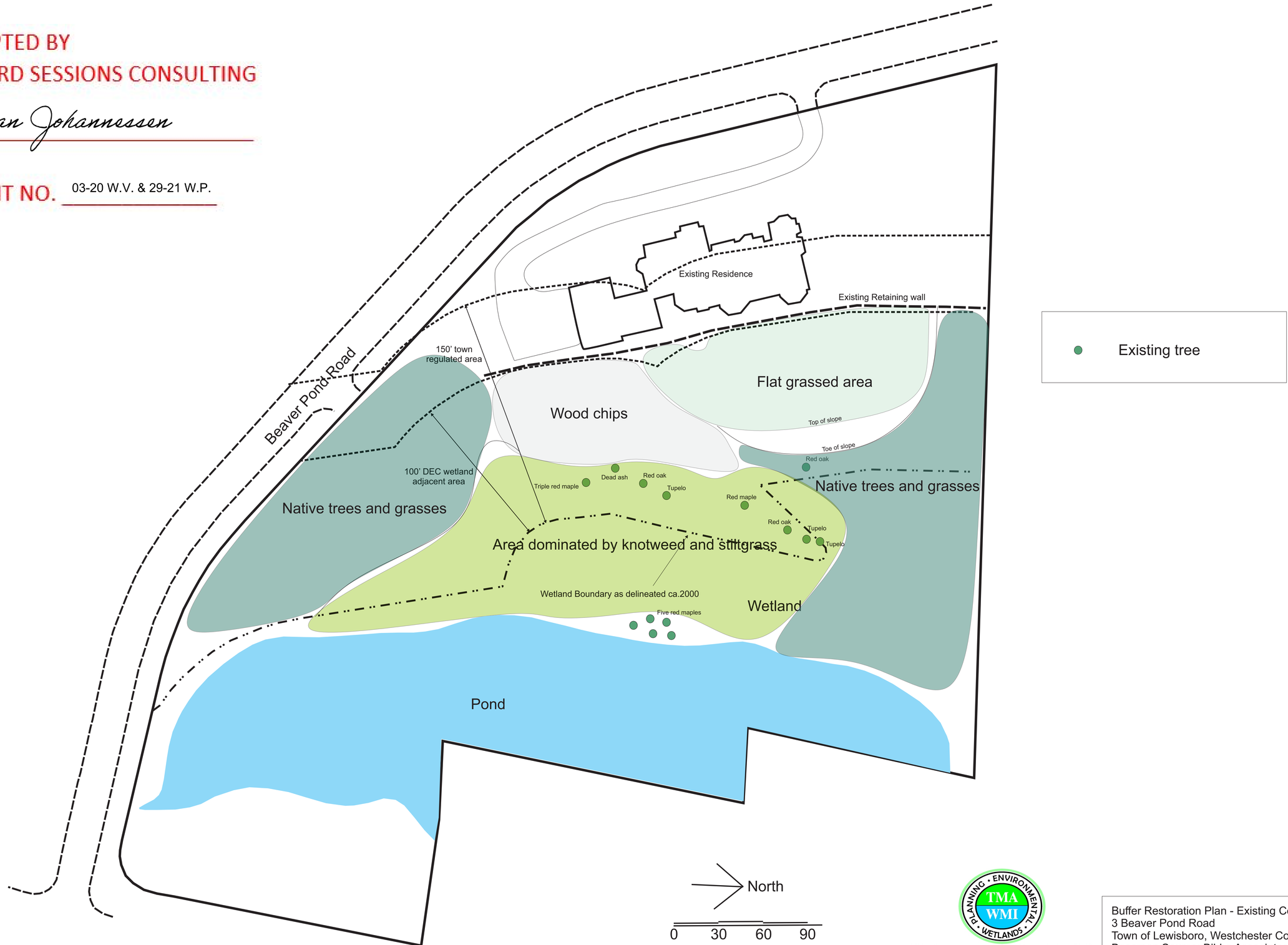
Mitigation plan prepared by Steve Marino, PWS
Tim Miller Associates, Inc.
Cold Spring, NY

Buffer Restoration Plan - Planting Plan
3 Beaver Pond Road
Town of Lewisboro, Westchester County
Basemap Source: Bibbo Associates
December 21, 2021

ACCEPTED BY
KELLARD SESSIONS CONSULTING

Jan Johannessen

PERMIT NO. 03-20 W.V. & 29-21 W.P.



Mitigation plan prepared by Steve Marino, PWS
Tim Miller Associates, Inc.
Cold Spring, NY

Buffer Restoration Plan - Existing Conditions Plan
3 Beaver Pond Road
Town of Lewisboro, Westchester County
Basemap Source: Bibbo Associates
December 21, 2021

KELLARD SESSIONS

John Kellard, P.E.
David Sessions, RLA, AICP
Joseph M. Cermele, P.E., CFM
Jan K. Johannessen, AICP

MEMORANDUM

TO: Chairperson Janet Andersen and
Members of Lewisboro Planning Board

CC: Ciorsdan Conran
Judson Siebert, Esq.
Jeff Farrell

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

DATE: June 16, 2022

RE: Wetland and Stormwater Permit
Dayton Residence
62 Mead Street
Sheet 22, Block 10802, Lot 70

PROJECT DESCRIPTION

The subject property consists of ±6.145 acres of land and is located at 62 Mead Street within the R4-A Zoning District. The applicant is proposing to replace the existing pool and to construct a pool terrace, fire pit and ancillary improvements. The applicant is also proposing a mudroom addition, as well as a new detached garage and grotto and driveway reconfiguration. The subject wetland is located off-site and portions of the project are located within the buffer.

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. A Wetland Activity Permit and Town Stormwater Permit is required from the Planning Board; a public hearing is required to be held on the Wetland Permit.

2. The subject property is located within the NYC East of Hudson Watershed and proposed land disturbance exceeds 5,000 s.f. Coverage under New York State Department of Environmental Conservation (NYSDEC) SPDES General Permit for Stormwater Discharges from Construction Activity (GP-0-20-001) will be required.

COMMENTS

1. The five (5) proposed Shadblow Serviceberries are not shown on Sheet OP-1 or SP-1, as noted on the plans. Please revise.

2. The plans have been referred to the Westchester County Department of Health (WCHD) for review and determination regarding the adequacy of the existing septic system for the proposed improvements. The applicant should provide any update on their review.

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 INSITE ENGINEERING, DATED MAY 31, 2022:

- Overall Plan (OP-1)
- Existing Conditions & Removals Plan (EX-1)
- Grading, Utility, Erosion and Sediment Control Plan (SP-1)
- Details (D-1)
- Details (D-1)

DOCUMENTS REVIEWED:

- Letter, prepared by Insite Engineering, dated May 31, 2022
- Draft Notice of Intent
- Letter, prepared by Two Tall Trees Design, dated May 26, 2022
- Architecturals, prepared by Two Tall Trees Design, dated April 1, 2022
- Stormwater Management Report, prepared by Insite Engineering, dated May 31, 2022

JKJ/dc

INSITE
ENGINEERING, SURVEYING &
LANDSCAPE ARCHITECTURE, P.C.

May 31, 2022

Ms. Janet Anderson
Town of Lewisboro Planning Board
79 Bouton Road
South Salem, New York 10590

RE: Dayton Residence
62 Mead Street
Town of Lewisboro
Tax Map # 42.2-1-12

Dear Ms. Anderson:

Enclosed please find four (4) full size, and one (1) electronic copy (via email) of the following documents that have been revised in accordance with the Town Consultant's memo:

- Site Development Plan Set by Insite Engineering, Surveying, and Landscape Architecture P.C. (5 Sheets), last revised May 31, 2022.
- Stormwater Management Report by Insite Engineering, Surveying, and Landscape Architecture P.C. dated May 31, 2022.
- Draft NYSDEC Notice of Intent.
- Memo by Two Tall Trees dated May 26, 2022
- Architectural Floor Plans and Elevations for the New Garage / Grotto Area and Mud Room, prepared by Two Tall Trees Design, dated April 1, 2022.
- Architectural Floor Plans and Elevations for Mud Room, prepared by Two Tall Trees Design, dated May 26, 2022.

The following are responses to the Kellard Sessions memo dated December 16, 2021, regarding the subject project:

SEQRA

1. It is acknowledged that the proposed actions have been preliminary identified as a Type II Action and is therefore categorically exempt from the State Environmental Quality Act (SEQRA).

REQUIRED APPROVALS

2. It is understood that a Wetland Activity Permit and Town Stormwater Permit are required from the Planning Board; and a public hearing may be required on the Wetland Permit.

3. It is acknowledged that a NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activity (GP-0-20-001) is required. A Draft Notice of Intent (NOI) is enclosed.

COMMENTS

1. The wetland mitigation area connects an existing meadow to the stone wall. In order to blend with the vegetation in this area, meadow is proposed as the predominant planting for this

space. In order to separate this area from the mowed area, five Amelanchier canadensis/ shadblow serviceberry trees are proposed at the northern and southern end of the mitigation area to visually designate the boundary of the no mow area. A plant list and seeding notes are located on drawing SP-1

2. Applicable front, rear, and side yard setbacks have been shown on the project drawings.

3. Architectural floors plans and elevations for the mud room is included in the attached submission.

4. Applicable minimum required Westchester County Department of Health separation distances have been shown on plan.

5. The project plans have been coordinated with the building department for a referral and subsequently submitted to the WCDOH for a determination. It is expected to have a determination prior to the meeting.

6. Proposed sewer, water, and electric connections to the new garage/grotto area are shown on plan. Additionally, the existing well has been clarified on plan.

7. The pool barrier is comprised by the surrounding stone wall, two gates, the residence on the north side and the garage to the west. The existing gates to be reinstalled are self-closing and self-latching and latches will be located 54" minimum above finished grade. The house and garage will be alarmed per NYS code. Please see pool compliant notes on drawing D-2.

8. Tree protection measures for trees to be preserved, which are located in proximity of the limit of disturbance, are shown on plan and in the project details. The cherry tree and island within the gravel parking area will be removed.

9. The site location coordinates have been added to the Notice of Intent (NOI). Soil types and percentages have been coordinated between the NOI and project SWPPP.

The following are responses to the Conservation Advisory Council memo dated December 10, 2021, regarding the subject project:

- The level spreader for the stormwater system has been slightly repositioned to outlet at the maximum elevation feasible. In order to appropriately daylight the overflow for the stormwater system with suitable cover over the pipe and maintain an appropriate slope on the pipe the level spreader has been place as far away from the wetland as practicable.

- Five Amelanchier canadensis/shadblow serviceberry trees are proposed at the northern and southern end of the mitigation area to visually designate the boundary of the no mow area.

The following are responses to the Building Department Memo memo dated December 15, 2021, regarding the subject project:

1. The detached garage plans have been updated and are included in the attached submission. The applicant received a Zoning Variance for the garage floor area from the Zoning Board of Appeals on April 27, 2022.

2. The detached garage plans have been updated and are included in the attached submission. Additional information related to the building height has been included in the drawings and the building height is in compliance with Town Code.

We respectfully request this matter be placed on your June 21, 2022 meeting for discussion. Should you have any questions of concerns feel free to contact this office.

Very truly yours,

INSITE ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.

By: _____
John M. Watson, P.E.
Senior Principal Engineer

JMW/kmg/tmb

Enclosure(s)

cc: Duncan Dayton
Richard O'Leary, Two Tall Trees Design
Joseph Angiello / Town of Lewisboro Building Inspector

Insite File No. 21170.100

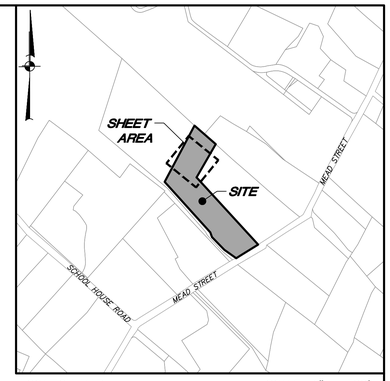
LEGEND

- EXISTING PROPERTY LINE
- EXISTING WETLAND BUFFER
- EXISTING WETLAND
- EXISTING WETLAND FLAG
- EXISTING YARD SETBACKS

ZONE REQUIREMENTS
R4A (ONE FAMILY RESIDENCE)

	REQUIRED/ PERMITTED	EXISTING	PROPOSED
Minimum Lot Area:	4 AC	6.145 AC	6.145 AC
Minimum Lot Width:	250'	210.8' [1]	210.8' [1]
Minimum Yard Dimensions:			
Front Yard (From Street Center Line):	75'	147.7'	147.7'
Front Yard (From Front Lot Line):	50'	125.9'	125.9'
Side Yard:	50'	32.0' [2]	32.0' [2]
Rear Yard:	50'	64.4'	50.2'
Maximum Height:			
Principal Building (Stories):	2.5 Stories	2.0 Stories	2.0 Stories
Principal Building (Feet):	35'	Less Than 35'	Less Than 35'
Accessory Building (Feet):	20'	Less Than 20'	18' (Mean)
Maximum Building Coverage:	6%	2%	2%

1. Pre existing non conforming condition. No changes are proposed to the lot configuration.
2. Pre existing non conforming condition. No improvements are proposed at the cottage or the adjacent garage.
3. The applicant was granted a zoning variance on April 27, 2022 to permit an accessory building (the garage) with a floor area of over 600 square feet.



LOCATION MAP SCALE: 1" = 500'±

OWNER/APPLICANT:

Duncan and Renea Dayton
62 Mead Street
Waccabuc, New York

SITE DATA:

Zone: R-4A
SC (Mead Street)
Total Acreage 6.145 AC
Tax Map No.: 42.2-1-12

GENERAL NOTES:

1. Existing conditions and topography within the project area, as shown on the Enlarged Site Plan, is taken from Topographic Survey of Property Prepared for Duncan Dayton, prepared by Insite Engineering, Surveying & Landscape Architecture, P.C. dated November 18, 2021.
2. The wetlands were flagged by Paul J. Jaehnig on December 14, 2007 and survey located as shown on Final Subdivision Plat Lot Line Change Survey last dated January 16, 2008 by RKW Land Surveying. Jim Bates, from Ecological Analysis, LLC walked the site on July 15, 2021 and confirmed that the previous wetland line as shown on the RKW Land Surveying survey was representative of current conditions. Since the wetland is on the adjoining neighbor's property we did not reflag the wetland boundary. For permitting purposes we will be using the 2007 wetland line which has been confirmed in 2021 by the project's environmental consultant. During Jim Bates' site visit, he determined that the wetlands north of the cottage, as shown on the 2007 survey no longer exists and is currently mowed lawn.
3. This plan is to be used for grading and erosion control only. For stone wall, pool, and courtyard design and details see plans by others.
4. Limits of disturbance shall be staked in the field prior to construction.
5. Access must be maintained to the existing septic tank, septic system pump pit, and septic overflow tank.

GRAPHIC SCALE
0 15 30 60
(IN FEET)
1 inch = 30 ft.

NO.	DATE	REVISION	BY
4	05-31-22	REVISED PER PLANNING BOARD COMMENTS	TMB
3	05-25-22	REVISED FOR WCDOH SUBMISSION	TMB
2	12-30-21	ZONING BOARD OF APPEALS SUBMISSION	KMG
1	11-30-21	PLANNING BOARD SUBMISSION	MEU

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3 Garrett Place
Carmel, NY 10512
(845) 225-9690
(845) 225-9717 fax
www.insite-eng.com

PROJECT:
DAYTON RESIDENCE
62 MEAD STREET, TOWN OF LEWISBORO, WESTCHESTER CO, NEW YORK

DRAWING:
OVERALL PLAN

STATE OF NEW YORK JOHN M. WATSON No. 77931 LICENSED PROFESSIONAL ENGINEER

PROJECT NUMBER	21170.100	PROJECT MANAGER	J.M.W.
DATE	10-26-21	DRAWN BY	T.M.B.
SCALE	1" = 30'	CHECKED BY	J.M.W.

DRAWING NO. OP-1 SHEET 1 / 5

LEGEND

- EXISTING PROPERTY LINE
- EXISTING SETBACK
- EXISTING STONE WALL
- 560 EXISTING 10' CONTOUR
- EXISTING 2' CONTOUR
- 565.4 × EXISTING SPOT GRADE
- EXISTING CHAIN LINK FENCE
- EXISTING WETLAND LIMIT LINE
- EXISTING WETLAND BUFFER
- EXISTING WELL
- 12"AP EXISTING TREE TO BE REMOVED
- EXISTING WETLAND

N21°20'57"W

519.22'

S19°18'14"E

312.78'

EXISTING GARAGE

EXISTING RESIDENCE
FFE 573.1

EXISTING GARAGE
TO BE REMOVED

Open Porch

Enclosed Porch

Open Porch with Roof

Patio

2nd Sty. Landing

Cellar Entrance

Concrete HVAC Pad

EXISTING PATIO TO BE REMOVED

Primary Septic Areas

Expansion Septic Area

Overflow Tank

Pump Pit

Septic Tank

Concrete Lids

UG Wires @ Ground

Top of 4" PVC

Dir.

PTC

Propane Tank Cover

Approximate Location of Existing Underground Propane Line

4" PVC (Capped)

EXISTING DRIVEWAY TO BE REMOVED AND REPLACED

EXISTING STONE WALK TO BE REMOVED (TYP.)

EXISTING STONE WALL TO REMAIN

EXISTING STONE COURTYARD TO BE REMOVED

Existing Gate

Approximate Location of Existing Underground Electric Line

Triple Fence, Chain Link, Deer Fence, Post & Rail Fence

Com.Box

E-Box

T-Pod

Pool Equip. Pad

EXISTING POOL TO BE REMOVED

EXISTING STONE WALL TO REMAIN

EXISTING STONE WALL TO BE REMOVED

EXISTING TREE TO BE REMOVED (TYP.)

Approximate Location Of Existing Underground Propane Line To Be Removed

Approximate Location of Existing Underground Propane Tank To Be Relocated

4" PVC (Capped)

APPROXIMATE LIMITS OF WETLAND LIMIT LINE

150' TOWN WETLAND BUFFER

EXISTING WELL TO REMAIN

100' WELL HORIZONTAL OFFSET

100' SIDE YARD SETBACK

50' SIDE YARD SETBACK

50' REAR YARD SETBACK

64.4'

65.4'

65.7'

Gravel

Asphalt

Drive

Stone

Edge of Lawn

Row of Spruce Trees

Stone Masonry Wall

MSW

Wall

Over

Gravel

Stone

Asphalt

Drive

Edge of Lawn

Stone

GRAPHIC SCALE

0 5 10 20

(IN FEET)
1 inch = 10 ft.

NO.	DATE	REVISION	BY
3	05-31-22	REVISED PER PLANNING BOARD COMMENTS	TMB
2	12-30-21	ZONING BOARD OF APPEALS SUBMISSION	KMG
1	11-30-21	PLANNING BOARD SUBMISSION	MEU

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(845) 225-9717 fax
www.insite-eng.com

PROJECT:
DAYTON RESIDENCE
62 MEAD STREET, TOWN OF LEWISBORO, WESTCHESTER CO, NEW YORK

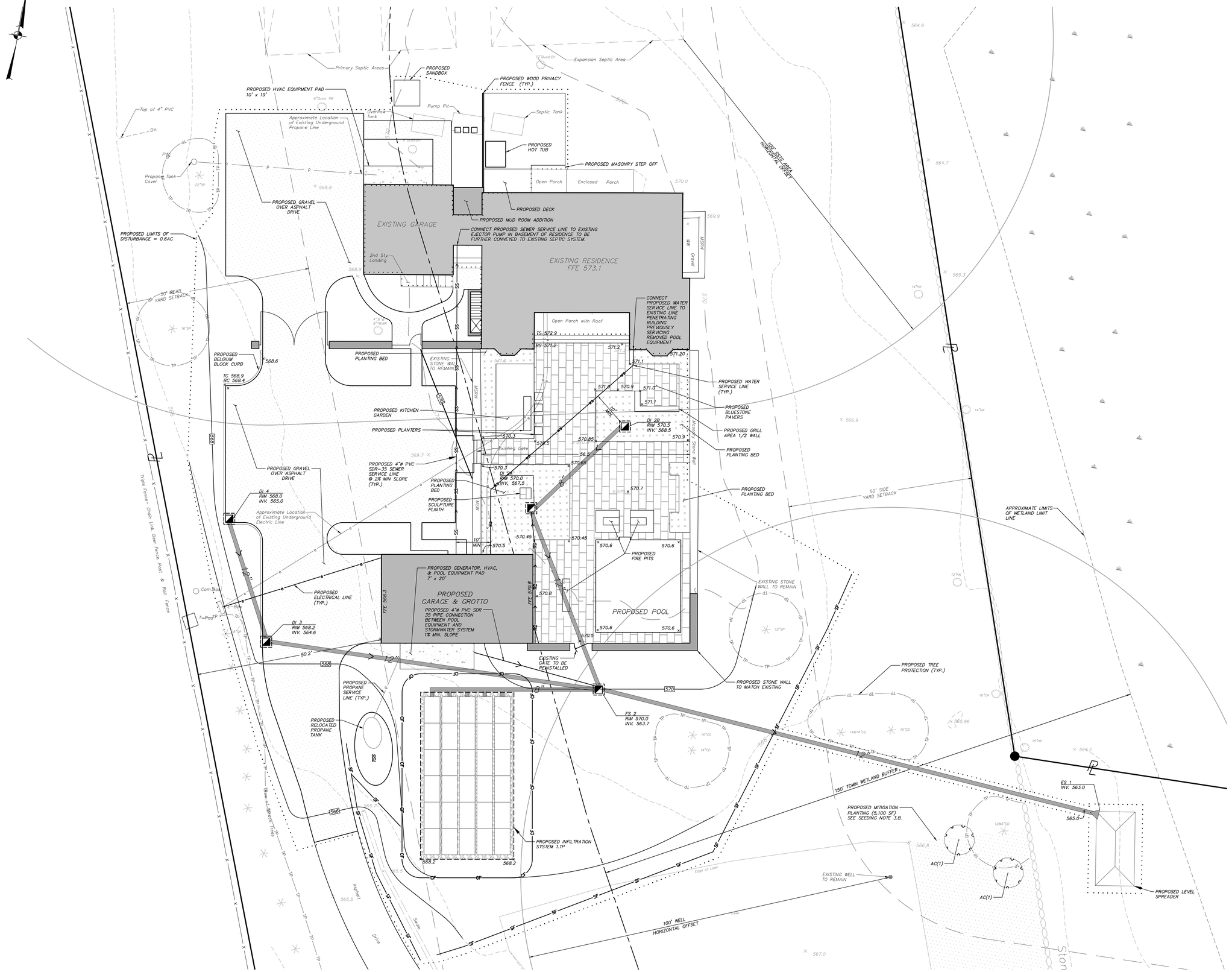
DRAWING:
EXISTING CONDITIONS & REMOVALS PLAN

STATE OF NEW YORK · JOHN M. WATSON · No. 77953 · LICENSED PROFESSIONAL ENGINEER

PROJECT NUMBER	21170.100	PROJECT MANAGER	J.M.W.
DATE	10-26-21	DRAWN BY	T.M.B.
SCALE	1" = 10'	CHECKED BY	J.M.W.

DRAWING NO. EX-1 SHEET 2 / 5

Z:\21170.100 Dayton, 62 Mead Street\CAD EX-1.dwg, 5/27/2022 8:53:49 AM, kgallagher, 1:1



LEGEND

- EXISTING PROPERTY LINE
- EXISTING SETBACK
- EXISTING STONE WALL
- EXISTING 10' CONTOUR
- EXISTING 2' CONTOUR
- EXISTING SPOT GRADE
- EXISTING CHAIN LINK FENCE
- EXISTING WETLAND LIMIT LINE
- EXISTING WETLAND BUFFER
- EXISTING WELL
- EXISTING UNDERGROUND ELECTRIC SERVICE
- EXISTING UNDERGROUND PROPANE SERVICE
- PROPOSED 2' CONTOUR
- PROPOSED RETAINING WALL
- PROPOSED SPOT ELEVATION
- PROPOSED CATCH BASIN
- PROPOSED END SECTION
- PROPOSED DRAINAGE PIPE
- PROPOSED 6ø SDR 35 ROOF DRAIN
- PROPOSED SILT FENCE OR STRAW WATTLE
- PROPOSED CONSTRUCTION FENCE
- PROPOSED LIMITS OF DISTURBANCE
- PROPOSED TEMPORARY SOIL STOCKPILE
- PROPOSED STABILIZED CONSTRUCTION ENTRANCE
- PROPOSED DRAINAGE STRUCTURE WITH INLET PROTECTION

CONSTRUCTION NOTES:

1. Minimum OSHA site standards must be maintained including personal protective equipment and vests. The contractor shall be responsible for guarding and protecting all open excavations in accordance with the latest edition and current OSHA requirements.
2. The contractor shall field verify all dimensions relative to the scope of work.
3. The contractor shall field verify the existing grades / utility locations prior to commencement of any work. Any discrepancy shall be reported to the project engineer when identified.
4. Contractor shall be responsible for removal of all excess rock, topsoil, subsoil, and construction debris from the site.
5. The contractor shall place boards/planks to protect lawn from construction access to site. Boards/planks shall be pulled up and stored when not in use.

CONSTRUCTION SEQUENCE:

1. Install silt fence in general locations indicated on the plan.
2. Strip and stockpile topsoil within limits of disturbance for later use in lawn and landscape areas.
3. Remove section of existing stone wall.
4. Install proposed equipment pads.
5. Install courtyard improvements including stormwater drains with inlet protection.
6. Upon completion of pool and courtyard improvements construct proposed stone wall.
7. Upon completion of all grading operations and pool & wall construction, topsoil, seed, and mulch all remaining disturbed areas as soon as practical in accordance with the Erosion and Sediment Control Notes contained on this page.

GENERAL SITE SEEDING NOTES:

1. All proposed seeded areas to receive 4" min. depth of topsoil. Soil amendments and fertilizer application rates shall be determined based on specific testing of topsoil material.
2. Upon final grading and placement of topsoil and any required soil amendments, areas to receive permanent vegetation cover in combination with suitable mulch as follows:
   - select seed mixture per drawings and seeding notes.
   - fertilizer applied at the manufacturer's recommended rate using Lesco 10-0-18 (no phosphorous) fertilizer or equivalent.
   - mulch: salt hay or small grain straw applied at a rate of 90 lbs./1000 s.f. or 2 tons/acre, to be applied and anchored according to New York State Standards and Specifications for Erosion and Sediment Control, August 2005.
   - If the season prevents the establishment of a permanent vegetation cover, the disturbed areas will be mulched with straw or equivalent.
3. The seed mixes as specified on these drawings are as follows:
   A. Seed Mix for lawn areas and mow strip along roads at a rate of 100 lbs. per acre:

Kentucky Bluegrass	20%
Creeping Red Fescue	40%
Perennial Ryegrass	20%
Annual Ryegrass	20%

   B. Seed Mix for Mitigation area as shown on the drawings at a rate of 15 lbs. per acre:
   Low-Growing Wildflower & Grass Mix (ERNMX-156) from Ernst Conservation Seeds of Meadville, PA or similar.

PLANT LIST

QUANTITY	KEY	BOTANICAL/COMMON NAME	SIZE	ROOT/SPACING
5*	AC	Amelanchier canadensis / Shadblow Serviceberry	10'-12' HT.	B & B

*SEE OP-1 FOR LOCATION OF ALL SHADBLOW SERVICEBERRIES.

GRAPHIC SCALE
0 5 10 20
(IN FEET)
1 inch = 10 ft.

NO.	DATE	REVISION	BY
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PROJECT:
DAYTON RESIDENCE
62 MEAD STREET, TOWN OF LEWISBORO, WESTCHESTER CO, NEW YORK

DRAWING:
GRADING, UTILITY, EROSION, AND SEDIMENT CONTROL PLAN

STATE OF NEW YORK · JOHN M. WATSON · No. 77901 · LICENSED PROFESSIONAL ENGINEER

PROJECT NUMBER	21170.100	PROJECT MANAGER	J.M.W.
DATE	10-26-21	DRAWN BY	T.M.B.
SCALE	1" = 10'	CHECKED BY	J.M.W.

DRAWING NO. SP-1
SHEET 3 / 5

EROSION & SEDIMENT CONTROL NOTES:

1. The owner's field representative (O.F.R.) will be responsible for the implementation and maintenance of erosion and sediment control measures on this site prior to and during construction.
2. All construction activities involving the removal or disposition of soil are to be provided with appropriate protective measures to minimize erosion and contain sediment disposition within. Minimum soil erosion and sediment control measures shall be implemented as shown on the plans and shall be installed in accordance with "New York Standards and Specifications For Erosion and Sediment Control," latest edition.
3. Wherever feasible, natural vegetation should be retained and protected. Disturbance shall be minimized in the areas required to perform construction. No more than 5 acres of unprotected soil shall be exposed at any one time.
4. When land is exposed during development, the exposure shall be kept to the shortest practical period of time. In the areas where soil disturbance activity has temporarily or permanently ceased, the application of soil stabilization measures must be initiated by the end of the next business day and completed within seven (7) days from the date the current soil disturbance activity ceased. Disturbance shall be minimized to the areas required to perform construction.
5. Silt fence shall be installed as shown on the plans prior to beginning any clearing, grubbing or earthwork.
6. All topsoil to be stripped from the area being developed shall be stockpiled and immediately seeded for temporary stabilization. Ryegrass (annual or perennial) at a rate of 30 lbs. per acre shall be used for temporary seeding in spring, summer or early fall. "Aristook' Winter Rye (cereal rye) shall be used for temporary seeding in late fall and winter.
7. Any disturbed areas not subject to further disturbance or construction traffic, permanent or temporary, shall have soil stabilization measures initiated for permanent vegetation cover in combination with a suitable mulch within 1 business day of final grading. All seeded areas to receive a minimum 4" topsoil (from stockpile area) and be seeded and mulched as follows:
   - Seed mixture to be planted between March 21 and May 20, or between August 15 and October 15 or as directed by project representative at a rate of 100 pounds per acre in the following proportions:

Kentucky Bluegrass	20%
Creeping Red Fescue	40%
Perennial Ryegrass	20%
Annual Ryegrass	20%

   - Mulch: Salt hay or small grain straw applied at a rate of 90 lbs./1000 S.F. or 2 tons/acre, to be applied and anchored according to "New York Standards and Specification For Erosion and Sediment Control," latest edition.
8. Grass seed mix may be applied by either mechanical or hydroseeding methods. Seeding shall be performed in accordance with the current edition of the "NYSDOT Standard Specification, Construction and Materials, Section 610-3.02, Method No. 1". Hydroseeding shall be performed using materials and methods as approved by the site engineer.
9. Cut or fill slopes steeper than 3:1 shall be stabilized immediately after grading with Curlex I Single Net Erosion Control Blanket, or approved equal.
10. Paved roadways shall be kept clean at all times.
11. The site shall at all times be graded and maintained such that all stormwater runoff is diverted to soil erosion and sediment control facilities.
12. All storm drainage outlets shall be stabilized, as required, before the discharge points become operational.
13. Stormwater from disturbed areas must be passed through erosion control barriers before discharge beyond disturbed areas or discharged into other drainage systems.
14. Erosion and sediment control measures shall be inspected and maintained on a daily basis by the O.F.R. to insure that channels, temporary and permanent ditches and pipes are clear of debris, that embankments and berms have not been breached and that all straw bales and silt fences are intact. Any failure of erosion and sediment control measures shall be immediately repaired by the contractor and inspected for approval by the O.F.R. and/or site engineer.
15. Dust shall be controlled by sprinkling or other approved methods as necessary, or as directed by the O.F.R.
16. Cut and fills shall not endanger adjoining property, nor divert water onto the property of others.
17. All fills shall be placed and compacted in 6" lifts to provide stability of material and to prevent settlement.
18. The O.F.R. shall inspect downstream conditions for evidence of sedimentation on a weekly basis and after rainstorms.
19. As warranted by field conditions, special additional erosion and sediment control measures, as specified by the site engineer and/or the Town Engineer shall be installed by the contractor.
20. Erosion and sediment control measures shall remain in place until all disturbed areas are suitably stabilized.

REQUIRED EROSION CONTROL SWPPP CONTENTS:

Pursuant to the NYSDEC "SPDES General Permit for Stormwater Discharges from Construction Activity" (GP-0-20-001), all Stormwater Pollution Prevention Plan's (SWPPP) shall include erosion and sediment control practices designed in conformance with the most current version of the technical standard, "New York Standards and Specifications for Erosion and Sediment Control." Where erosion and sediment control practices are not designed in conformance with this technical standard, the owner or operator must demonstrate equivalence to the technical standard. The following list of required SWPPP components is provided in accordance with Part III.B.1a-l of General Permit GP-0-20-001:

a. Background Information: The subject project consists of the expansion of a contractor's outdoor storage yard.

b. Site map / construction drawing: These plans serve to satisfy this SWPPP requirement.

c. Description of the soils present at the site: Onsite soils located within the proposed limits of disturbance consist of Charlton loam (ChC and ClC), Chatfield-Charlton Complex (CsD), Charlton-Chatfield Complex (CrC), and Leicester loam (LcB), as identified on the Soil Conservation Service Web Soil Survey. These soil types belong to the Hydrologic Soil Group "B" and "D."

d. Construction phasing plan / sequence of operations: The Construction Sequence and phasing found on these plans provide the required phasing. A Construction Sequence and Erosion and Sediment Control Maintenance Schedule has been provided. The Erosion and Sediment Control Notes contained hereon outline a general sequence of operations for the proposed project. In general all erosion and sediment control facilities shall be installed prior to commencement with land disturbing activities, and areas of disturbance shall be limited to the shortest period of time as practicable.

e. Description of erosion and sediment control practices: This plan, and details / notes shown hereon serve to satisfy this SWPPP requirement.

f. Temporary and permanent soil stabilization plan: The Sedimentation and Erosion Control Notes and Details provided heron identify temporary and permanent stabilization measures to be employed with respect to specific elements of the project, and at the various stages of development.

g. Site map / construction drawing: This plan serves to satisfy this SWPPP requirement.

h. The dimensions, material specifications, installation details, and operation and maintenance requirements for all erosion and sediment control practices: The details, Erosion and Sediment Control Notes, and Erosion and Sediment Control Maintenance Schedule serve to satisfy this SWPPP requirement.

i. An inspection schedule: Inspections are not required.

j. A description of pollution prevention measures that will be used to control litter, construction chemicals and construction debris: In general, all construction litter / debris shall be collected and removed from the site. The general contractor shall supply either waste barrels or dumpster for proper waste disposal. Any construction chemicals utilized during construction shall either be removed from site daily by the contractor or stored in a structurally sound and weatherproof building. No hazardous waste shall be disposed of onsite, and shall ultimately be disposed of in accordance with all federal, state and local regulations. Material Safety Data Sheets (MSDS), material inventory, and emergency contact numbers shall be maintained by the general contractor for all construction chemicals utilized onsite. Finally, temporary sanitary facilities (portable toilets) shall be provided onsite during the entire length of construction, and inspected weekly for evidence of leaking holding tanks.

k. A description and location of any stormwater discharges associated with industrial activity other than construction at the site: There are no known industrial stormwater discharges present or proposed at the site.

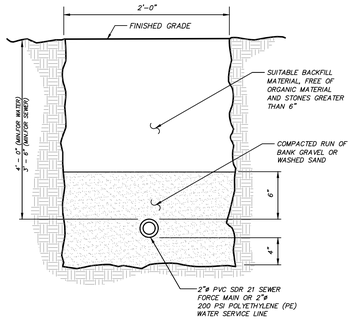
l. Identification of any elements of the design that are not in conformance with the technical standard, "New York Standards and Specifications for Erosion and Sediment Control." All proposed elements of this SWPPP have been designed in accordance with the "New York Standards and Specifications for Erosion and Sediment Control."

EROSION AND SEDIMENT CONTROL MAINTENANCE SCHEDULE

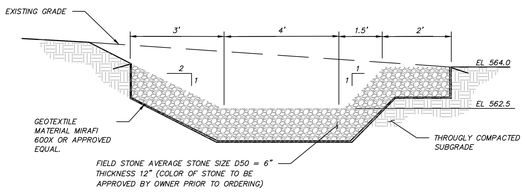
MONITORING REQUIREMENTS				MAINTENANCE REQUIREMENTS	
PRACTICE	DAILY	WEEKLY	AFTER RAINFALL	DURING CONSTRUCTION	AFTER CONSTRUCTION
SILT FENCE BARRIER	–	Inspect	Inspect	Clean/Replace	Remove
STABILIZED CONSTRUCTION ENTRANCE	Inspect	–	Inspect	Clean/Replace Stone and Fabric	Remove
DUST CONTROL	Inspect	–	Inspect	Mulching/ Spraying Water	N/A
*VEGETATIVE ESTABLISHMENT	–	Inspect	Inspect	Water/Reseed/ Remulch	Reseed to 80% Coverage
SOIL STOCKPILES	–	Inspect	Inspect	Mulching/ Silt Fence Repair	Remove
CONCRETE DRAINAGE STRUCTURES	–	Inspect	Inspect	Clean Sumps/ Remove Debris/ Repair/Replace	Clean Sumps/ Remove Debris/ Repair/Replace
DRAINAGE PIPES	–	Inspect	Inspect	Clean/Repair	Clean/Repair
ROAD & PAVEMENT	–	Inspect	Inspect	Clean	Clean

* Permanent vegetation is considered stabilized when 80% of the plant density is established. Erosion control measures shall remain in place until all disturbed areas are permanently stabilized.

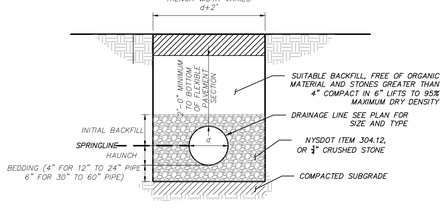
Note: The party responsible for implementation of the maintenance schedule during and after construction is:
Duncan and Renea Dayton
62 Mead Street
Waccabuc, New York
and/or the current owner(s) of the subject property.



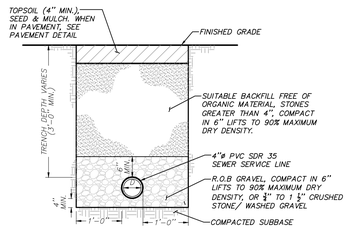
SEWER FORCE MAIN TRENCH OR WATER SERVICE LINE TRENCH DETAIL
(N.T.S.)



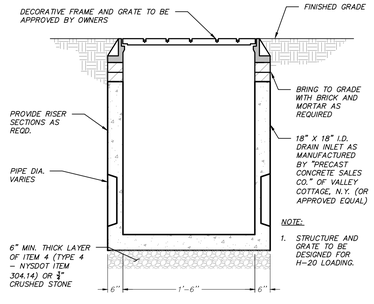
LEVEL SPREADER DETAIL
(N.T.S.)



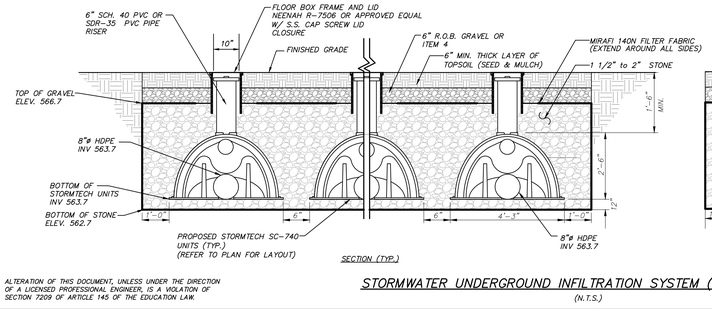
DRAINAGE LINE TRENCH DETAIL
(N.T.S.)



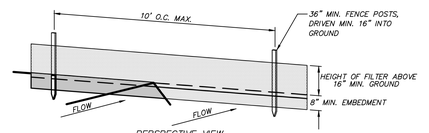
SEWER SERVICE LINE TRENCH DETAIL
(N.T.S.)



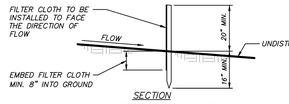
18" X 18" DRAIN INLET DETAIL
(N.T.S.)



STORMWATER UNDERGROUND INFILTRATION SYSTEM (SMP 1.1P) DETAIL
(N.T.S.)



PERSPECTIVE VIEW



SECTION

CONSTRUCTION NOTES FOR FABRICATED SILT FENCE

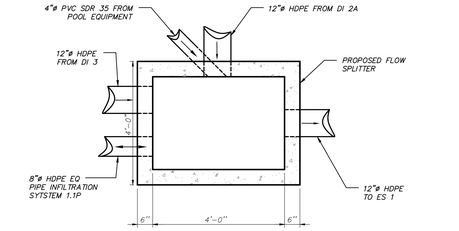
1. FILTER CLOTH TO BE FASTENED SECURELY TO POSTS AT TOP AND MID SECTION.
2. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
3. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

POSTS: STEEL EITHER T OR U TYPE OR 2" HARDWOOD

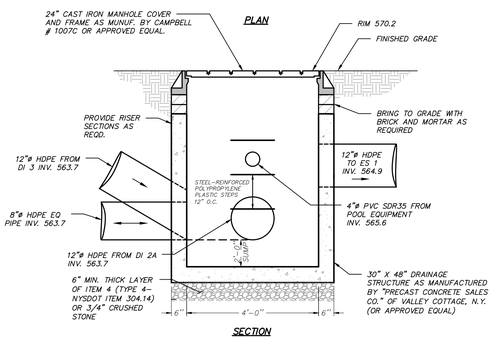
FILTER CLOTH: FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUAL

PREFABRICATED UNIT: GEOFAB, ENVIROFENCE, OR APPROVED EQUAL

SILT FENCE DETAIL
(N.T.S.)

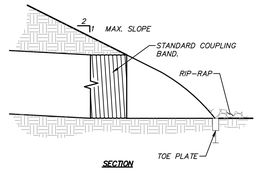


PLAN

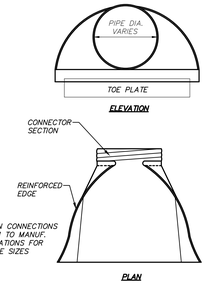


SECTION

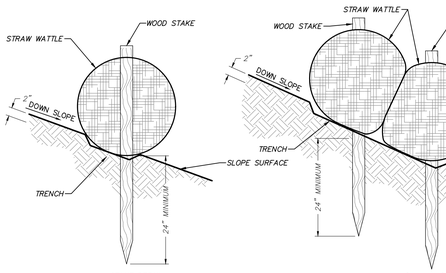
FLOW SPLITTER FS 2 DETAIL
(N.T.S.)

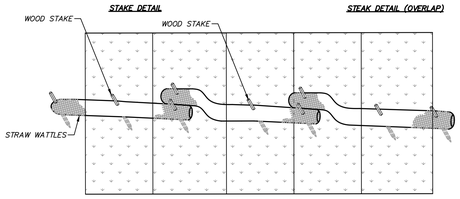


SECTION



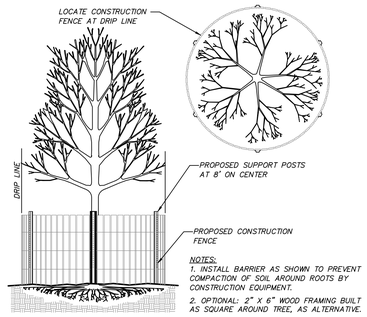
END SECTION DETAIL
(N.T.S.)





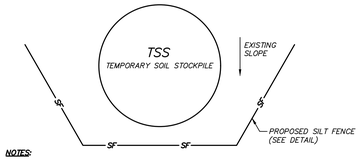
NOTES:
1. ½" X ½" X 30" WOODEN STAKES FOR 9" AND 12" STRAW WATTLES.
2. ½" X ½" X 48" WOODEN STAKES FOR 20" STRAW WATTLES.

STRAW WATTLE DETAIL
(N.T.S.)



NOTES:
1. INSTALL BARRIER AS SHOWN TO PREVENT COMPACTION OF SOIL AROUND ROOTS BY CONSTRUCTION EQUIPMENT.
2. OPTIONAL: 2" X 6" WOOD FRAMING BUILT AS SQUARE AROUND TREE, AS ALTERNATIVE.

TREE PROTECTION DETAIL
(N.T.S.)



NOTES:
1. AREA CHOSEN FOR STOCKPILE LOCATION SHALL BE DRY AND STABLE.
2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 2:1.
3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE IMMEDIATELY SEEDED WITH K31 PERENNIAL TALL FESCUE.
4. ALL STOCKPILES SHALL BE PROTECTED WITH SILT FENCING INSTALLED ON THE DOWNGRADIENT SIDE.

TEMPORARY SOIL STOCKPILE DETAIL
(N.T.S.)

NO.	DATE	REVISION	BY
3	05-31-22	REVISED PER PLANNING BOARD COMMENTS	TMB
2	12-30-21	ZONING BOARD OF APPEALS SUBMISSION	KMG
1	11-30-21	PLANNING BOARD SUBMISSION	MEU

INSITE
ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.
3 Garrett Place
Carmel, NY 10512
(845) 225-9690
(845) 225-9717 fax
www.insite-enp.com

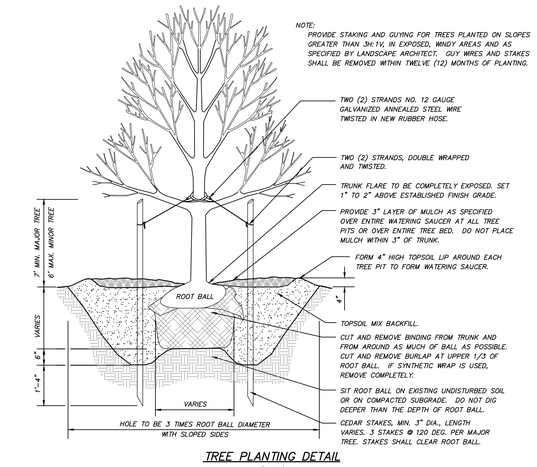
PROJECT:
DAYTON RESIDENCE
62 MEAD STREET, TOWN OF LEWISBORO, WESTCHESTER CO, NEW YORK

DRAWING:
DETAILS

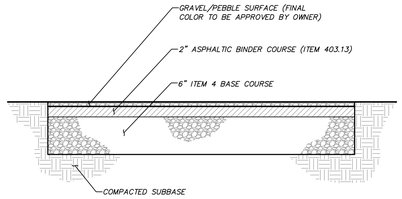
STATE OF NEW YORK · JOHN M. WATSON · No. 17930 · LICENSED PROFESSIONAL ENGINEER

PROJECT NUMBER	21170.100	PROJECT MANAGER	J.M.W.	DRAWING NO.	SHEET
DATE	10-26-21	DRAWN BY	T.M.B.	D-1	4 / 5
SCALE	AS SHOWN	CHECKED BY	K.M.G.		

Z:\E\21170\00 Dayton, 62 Mead Street\04 D-1.dwg, 5/30/2022 1:57:59 PM, AgingPen 1.1



TREE PLANTING DETAIL
(N.T.S.)



GRAVEL ACCESS DRIVE DETAIL
(N.T.S.)

POOL BARRIER COMPLIANCE NOTES:

1. Pool barrier shall be compliant with section R326 Swimming Pools, Spas and Hot Tubs in 2020 New York State Residential Code.
2. An outdoor swimming pool shall be surrounded by a temporary barrier during installation or construction that shall remain in place until a permanent barrier in compliance with R326.4.2 is provided. See R326.4.1 in 2020 New York State Residential Code for details.
3. Swimming pools shall be completely enclosed by a permanent barrier complying with Sections R326.4.2.1 through R326.4.2.3 of the 2020 New York State Residential Code
4. Gates shall comply with the requirements of Section R326.4.2.1 through R326.4.2.6 in 2020 New York State Residential Code including but not limited to:
   - All gates shall be self closing. In addition if the gate is a pedestrian access gate, the gate shall open outward, away from the pool.
   - All gates shall be self latching, with latch handle located within the enclosure and at least 40 inches above grade. In addition, if the latch handle is located less than 54 inches from grade, the latch handle shall be located at least 3 inches below the top of the gate, and neither the gate nor the barrier shall have openings greater than 0.5 inches within 18 inches of the latch.
   - All gates shall be securely locked with a key, combination or other shield-proof lock sufficient to prevent access to the swimming pool through such gate when the swimming pool is not in use or supervised.
5. A wall or walls of a dwelling may serve as part of the barrier, provided that the wall or walls meet the applicable barrier requirements of Sections R325.4.2.1 through R326.4.2.3 and one of the following conditions are met:

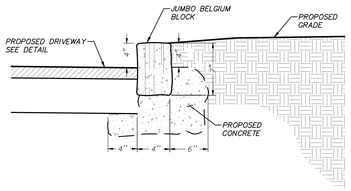
   1.a) Doors with direct access to the pool through that wall shall be equipped with an alarm that produces and audible warning when the door and/or its screen, if present, are opened. The alarm shall be listed in accordance with UL 2017. The audible alarm shall activate within 7 seconds and the sound continuously for a minimum of 30 seconds after the door and/or its screen, if present, are opened and be capable of being heard throughout the house during normal household activities. The alarm shall automatically reset under all conditions. The alarm system shall be equipped with a manual means, such as touch pad or switch to temporarily deactivate the alarm for a single opening. Deactivation shall last for not more than 15 seconds; and

   b) Operable window in the wall or walls used as a barrier shall have a latching devise located no less than 48 inches above the floor. Openings in operable windows shall not allow a 4-inch-diameter sphere to pass through the opening when the window is in its larges opened position; and

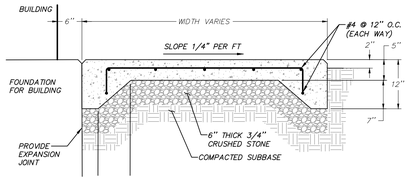
   c) Where the dwelling is wholly contained within the pool barrier or enclosure; alarms shall be provided at every door with direct access to the pool; or

   2) Other approved means of protection, such as self-closing with self-latching devices, so long as the degree of protection afforded is not less than the protection afford by Item 1 described above.

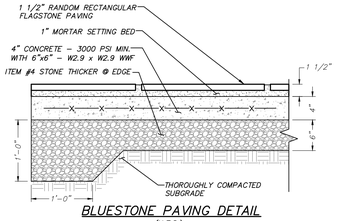
6. See Section R326 Swimming Pools, Spas and Hot Tubs in 2020 New York State Residential Code for full code requirements.



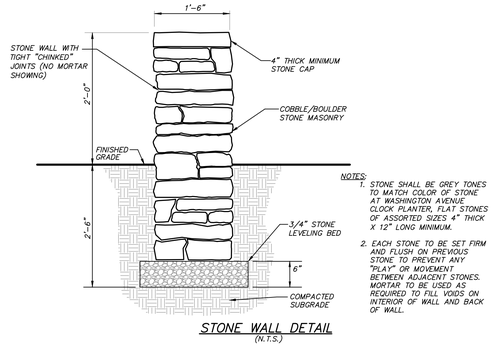
4" BELGIUM BLOCK CURB DETAIL
(N.T.S.)



CONCRETE PAD DETAIL
(N.T.S.)



BLUESTONE PAVING DETAIL
(N.T.S.)



NOTES:
1. STONE SHALL BE GREY TONES TO MATCH COLOR OF STONE AT WASHINGTON AVENUE CLOCK PLANTER. FLAT STONES OF ASSORTED SIZES 4" THICK X 12" LONG MINIMUM.
2. EACH STONE TO BE SET FIRM AND FLUSH ON PREVIOUS STONE TO PREVENT ANY "PLAY" OR MOVEMENT BETWEEN ADJACENT STONES. MORTAR TO BE USED AS REQUIRED TO FILL VOIDS ON INTERIOR OF WALL AND BACK OF WALL.

STONE WALL DETAIL
(N.T.S.)

NO.	DATE	REVISION	BY

INSITE
ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.
3 Garrett Place
Carmel, NY 10512
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www.insite-enp.com

PROJECT:
DAYTON RESIDENCE
62 MEAD STREET, TOWN OF LEWISBORO, WESTCHESTER CO, NEW YORK

DRAWING:
DETAILS

STATE OF NEW YORK · JOHN M. WATSON · No. 77902 · LICENSED PROFESSIONAL ENGINEER

PROJECT NUMBER	21170.100	PROJECT MANAGER	J.M.W.	DRAWING NO.	SHEET
DATE	05-31-22	DRAWN BY	T.M.B.	D-1	5 / 5
SCALE	AS SHOWN	CHECKED BY	K.M.G.		

T W O T A L L T R E E S D E S I G N
One Front Street P.O. Box 637 Croton Falls, New York 10519
914.669.0014 ttt@twotalltreesdesign.com

To: Lewisboro Planning Board
From: Rick O'Leary
Re: 62 Mead Street: Mudroom Location and Existing Pool Enclosure Stone Wall
Date: May 26, 2022

M E M O R A N D U M

Clarification Images for Planning Board Reference

IMAGE 1: Existing Mudroom Window -
Mudroom Expansion Proposed for the area with bluestone

IMAGE 2: Existing Courtyard looking from Existing Garage towards Existing House –
Showing Existing Pool Enclosure Stone Wall and Gate

(Note: Pre-Purchase Photo)

See Insite Engineering Planning Board Submission Drawings for proposed new work

T W O T A L L T R E E S D E S I G N
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914.669.0014 ttt@twotalltreesdesign.com

To: Lewisboro Planning Board
From: Rick O'Leary
Re: 62 Mead Street: Existing Pool Enclosure Stone Wall and Gates
Date: May 26, 2022

M E M O R A N D U M

Clarification Images for Planning Board Reference

IMAGE 3: Existing Pool Gate
All Gates and Enclosure Shall Conform with NYS Code

GARAGE ALTERATION
- SUBMITTAL -

PREPARED FOR

ZONING BOARD OF APPEALS

LIST OF DRAWINGS

G-SKO	TITLE SHEET
G-SK1	SOUTH GARAGE - FLOOR PLANS
G-SK2	GARAGE ALTERATION - EXTERIOR ELEVATIONS
G-EX1	SOUTH GARAGE - EXISTING PLANS & ELEVATIONS

4/01/2022

TWO TALL TREES DESIGN
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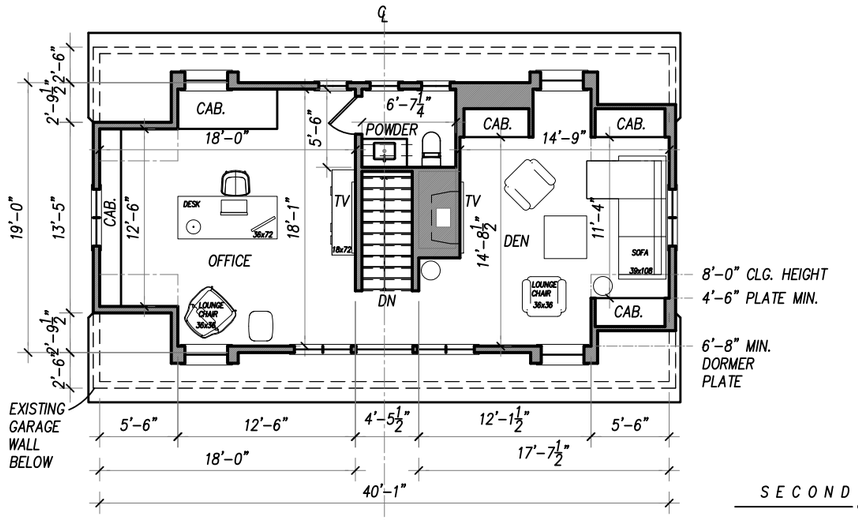
914.669.0014 - TT@TWOTALLTREESDESIGN.COM

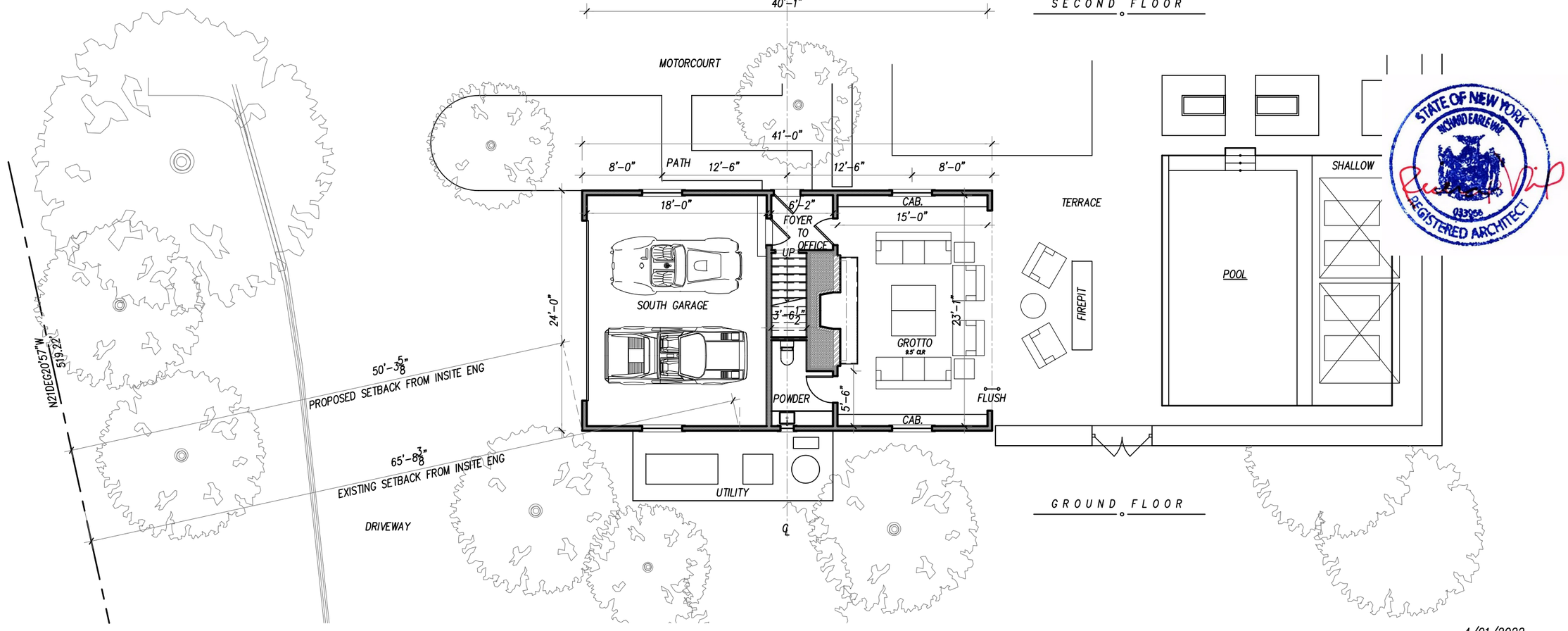
SOUTH GARAGE

SOUTH GARAGE
DAYTON RESIDENCE
68 MEAD STREET
WACCABUC, NY

G-SKO



SECOND FLOOR



GROUND FLOOR

STATE OF NEW YORK
RICHARD EARLE VAN
REGISTERED ARCHITECT
033966

4/01/2022

TWO TALL TREES DESIGN
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PROJECT NORTH

SOUTH GARAGE

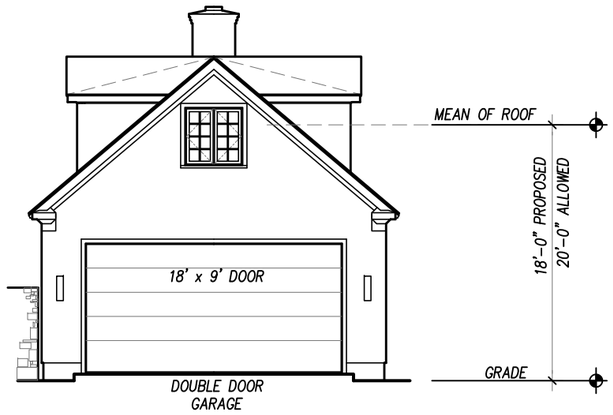
3/32" = 1'-0"

SOUTH GARAGE

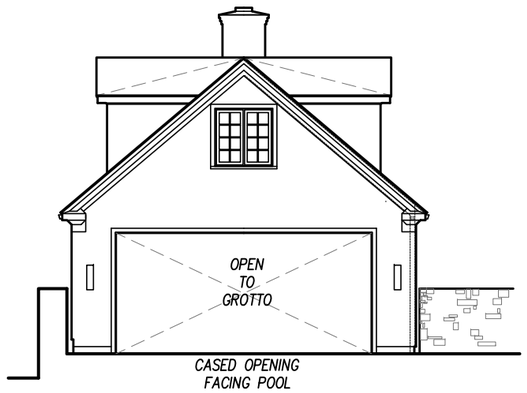
DAYTON RESIDENCE
68 MEAD STREET
WACCABUC, NY

G-SK1

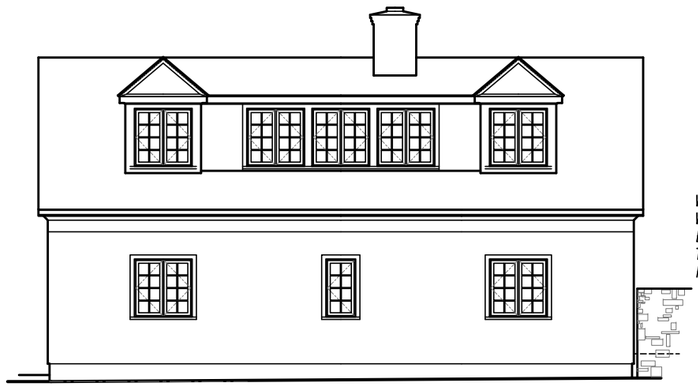
NORTH ELEVATION



WEST ELEVATION (GARAGE)



EAST ELEVATION (POOL GROTTO)



SOUTH ELEVATION

PROPOSED W/ ADDITION

1st 24 x 41 = 984 sf
2nd 19 x 41 = 779 sf
} +/- 1,775 sf

EXISTING GARAGE

1st 24 x 24 = 576 sf

4/01/2022

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PROJECT NORTH

SOUTH GARAGE

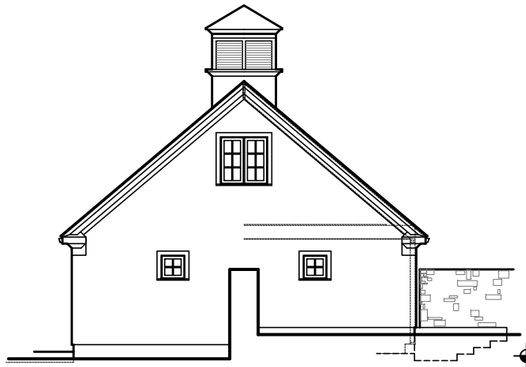
3/32" = 1'-0"

GARAGE ALTERATION

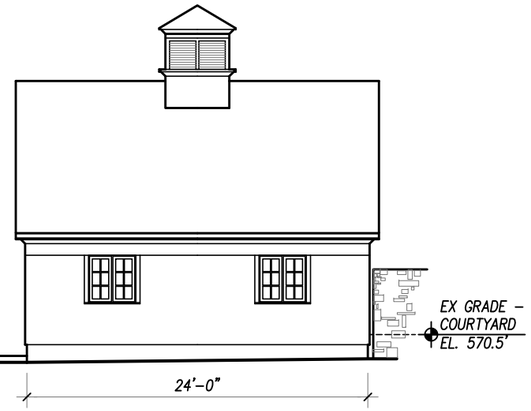
DAYTON RESIDENCE
68 MEAD STREET
WACCABUC, NY

G-SK2

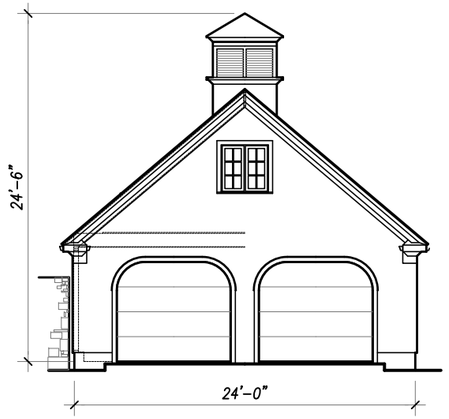
NORTH ELEVATION



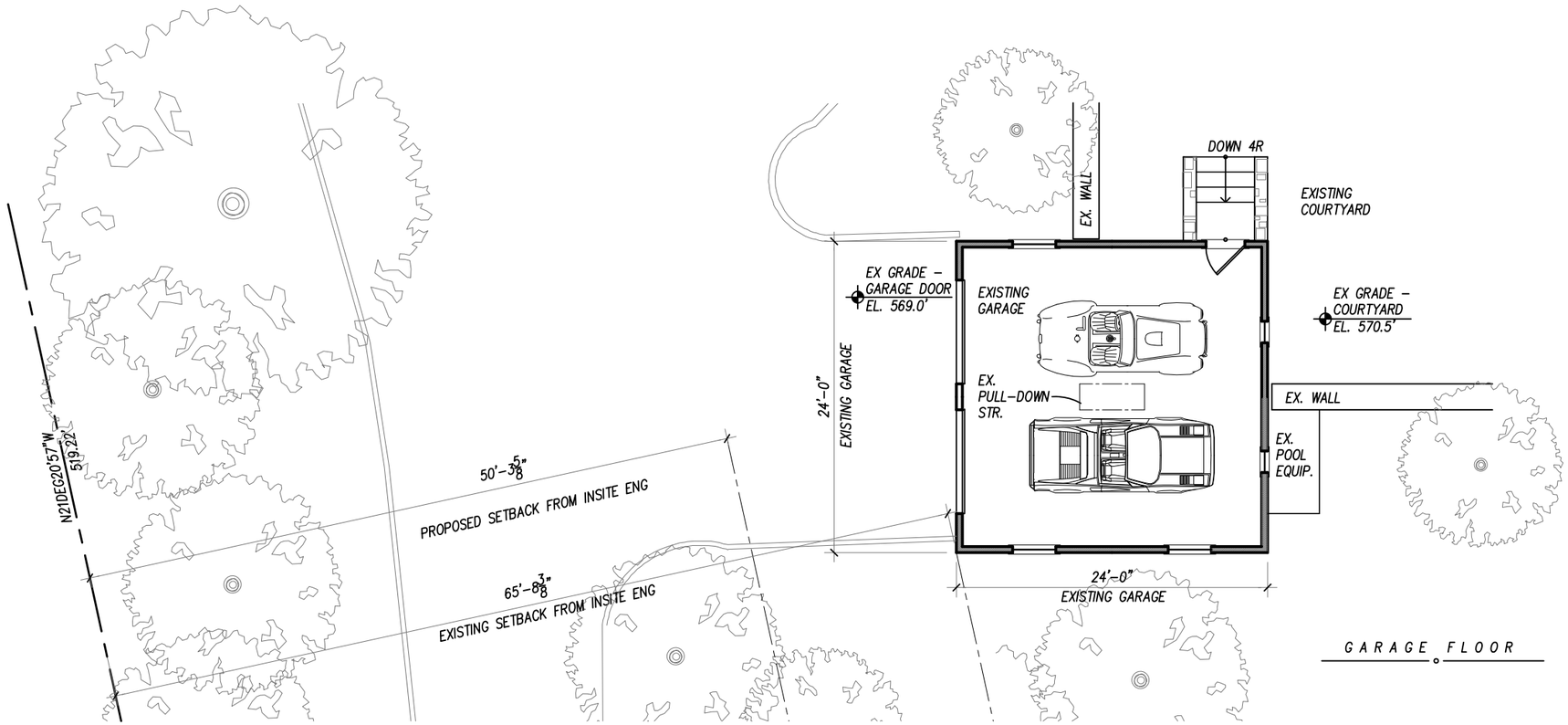
EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



GARAGE FLOOR

4/01/2022

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PROJECT NORTH

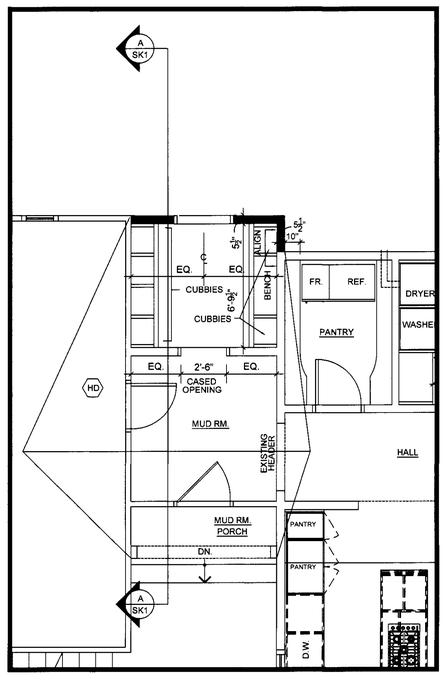
SOUTH GARAGE

3/32" = 1'–0"

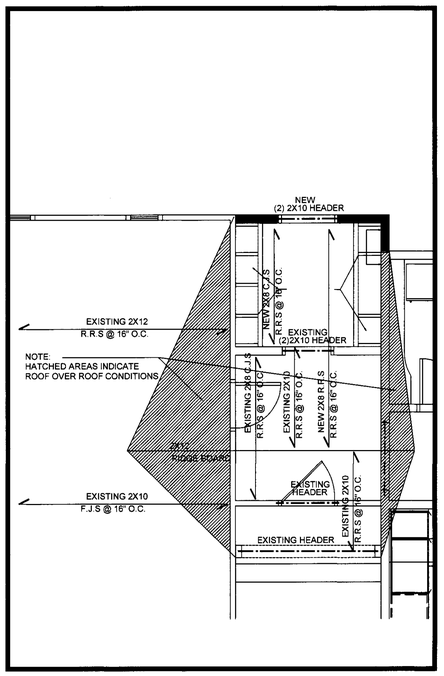
SOUTH GARAGE

DAYTON RESIDENCE
68 MEAD STREET
WACCABUC, NY

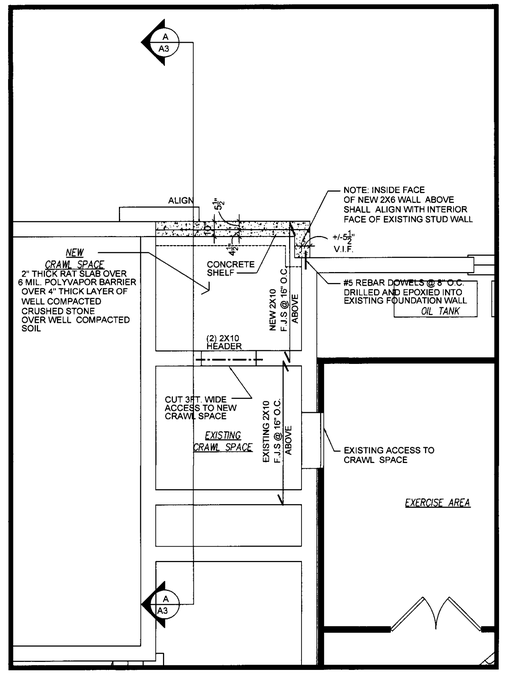
G-EX1



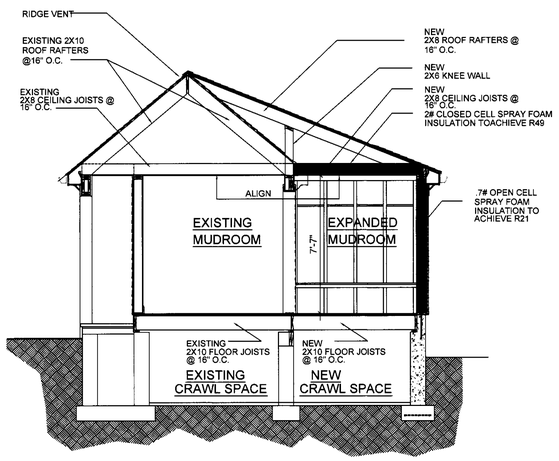
1 PARTIAL FIRST FLOOR PLAN
1/4" = 1'-0"



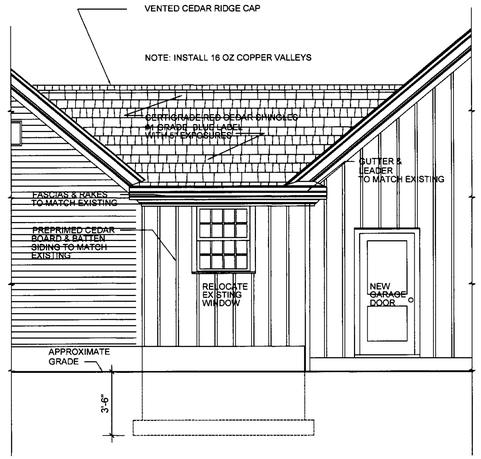
2 PARTIAL ROOFING FRAMING PLAN
1/4" = 1'-0"



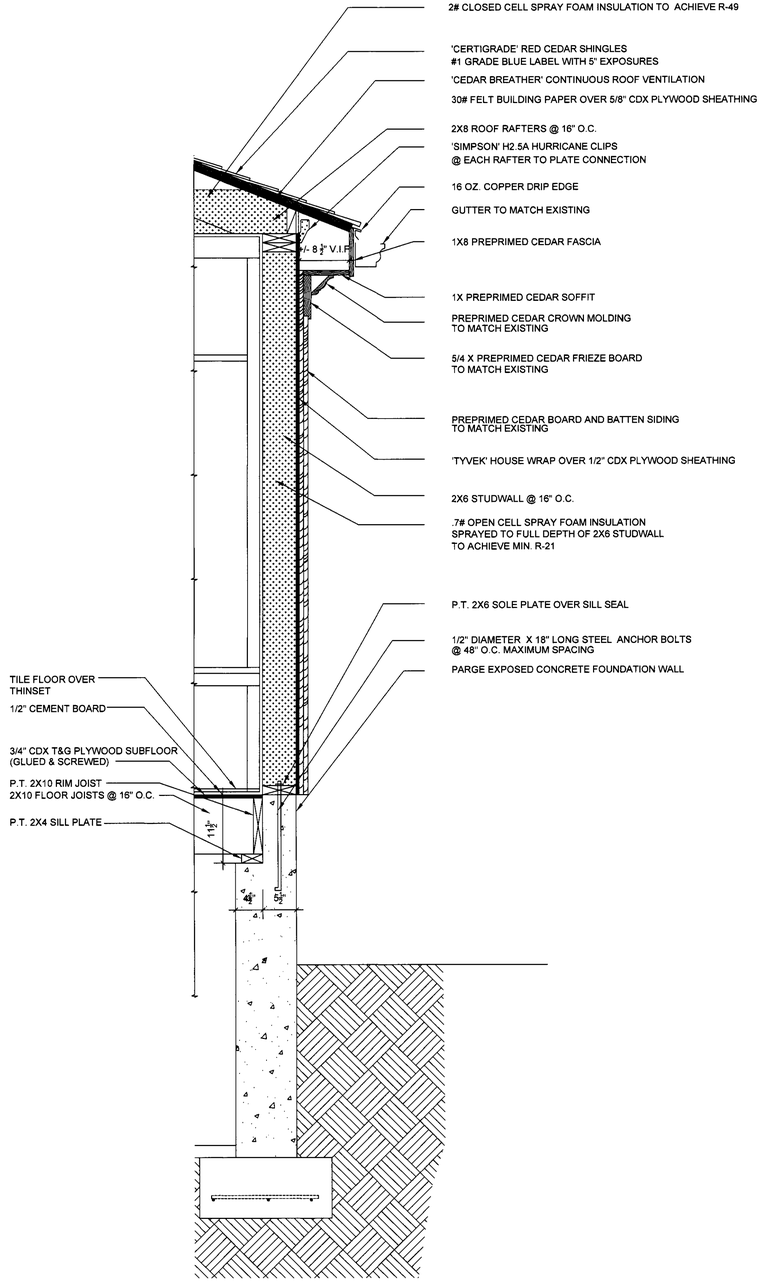
3 PARTIAL FOUNDATION 1ST FLOOR FRAMING PLAN
1/4" = 1'-0"



4 BUILDING CROSS SECTION
1/4" = 1'-0"



5 PARTIAL REAR ELEVATION
1/4" = 1'-0"



6 WALL SECTION
1" = 1'-0"

TWO TALL TREES DESIGN
ELIZABETH & RICHARD P. O'LEARY, JR.
RICHARD VAIL, ARCHITECT
637 ROUTE 22 P.O. BOX 637 CROTON FALLS, NEW YORK 10519
TEL./FAX. 914.669.0014 EMAIL: TWOTALLTREES@OPTONLINE.NET

PROJECT NORTH

MUDROOM ADDITION

DAYTON RESIDENCE
62 MEAD STREET, WACCABUC, N.Y.

DATE: 5-26-22	ISSUE: REFERENCE DWG FOR P.B.
DATE: 2-18-21	ISSUE: PERMIT SET

A3

INSITE
ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.

STORMWATER MANAGEMENT REPORT

Prepared For

Dayton Residence

62 Mead Street

Town of Lewisboro, New York

May 31, 2022

The subject project is located on 62 Mead Street in the Town of Lewisboro. The property is designated as Tax Map Number 42.2-1-12 and is in the R-4A zoning district. The property is currently developed with a 2-story main residence with a detached garage, a cottage with a detached garage, driveway, individual drilled well and onsite wastewater treatment system (OWTS). It is proposed to remodel the existing courtyard, lengthen the existing main residence detached garage, install a patio/deck off the north side of the main residence, adjust the layout of the driveway and auto court for the main residence and install associated appurtenances. The property is located in Waccabuc, directly west of the Waccabuc Country Club Golf Course. To the east of the main residence is a large open field classified as a wetland, as such much of the property, existing house, existing well, and existing OWTS are within the 150-foot wetland buffer.

The primary residence is located along a small local highpoint/ridge running north to south which results in the stormwater runoff for main residence flowing either to the east or to the west. The east runoff flows into the existing wetland and the west runoff flows onto the neighbor's property. Both portions of the stormwater runoff from the main residences will ultimately drain on the Waccabuc Country Club Golf Course. The stormwater quantity analysis included in this report utilizes Design Line 1 along the wetland boundary to the east of the main residence and Design Line 2 along the western property line. This design line was chosen to limit the analysis of the property to within the limits of disturbance (LOD) and focus on the effects of the redevelopment. See Figure 1 for the Pre-Development Drainage Area Map depicting the existing site conditions mentioned above and Attachment A for the Pre-Development HydroCAD Stormwater Analysis.

The onsite soil located within the proposed limits of disturbance consist of Paxton Fine Sandy Loam (PnB) and Woodbridge Loam (Wdb) as identified on the Soil Conservation Service Web Soil Survey. The PnB soils are identified with a hydrologic soil group C and the WdB soils are identified with a hydrologic soil group D. Soil infiltration and deep testing was completed and witnessed to verify onsite soil conditions. See Figure 3 for testing results.

Since the project consists of proposed disturbances between 5,000 square feet and 1 acre, and is located in the New York City Watershed, an erosion control only Stormwater Prevention Plan (SWPPP) is required by the New York State Department Environmental Conservation (NYSDEC) per the *NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activity Permit Number GP-0-20-001*. However, the Town, as a policy typically requires new impervious surfaces to be treated with permanent stormwater management practices (SMP's) to address both stormwater quality and quantity.

A proposed subsurface infiltration system has been sized to capture, treat, and store the Runoff Reduction Volume / Water Quality Volume from the tributary area. The subject project is located in the New York City Watershed, which is listed as a phosphorus-limited watershed per the NYSDEC regulations. Therefore, the stormwater management practices have been designed in general accordance with Chapter 9 Redevelopment and the Enhanced Phosphorus Removal Supplement (Chapter 10) of the Design Manual. Per Chapter 9 of the design manual, 25% of the WQv from redevelopment is required to be captured. As outlined in Chapter 10, the treatment volume for the WQv is the runoff volume produced during the 1-year 24-hour design storm.

A total of 4,800 s.f. of new impervious surfaces and 8,000 s.f. of redeveloped impervious surfaces are proposed. In general accordance with Chapter 9 of the design manual at least 25% of the redeveloped impervious area will be captured and conveyed to the subsurface stormwater infiltration system. This results in

4,800 s.f. of new impervious and 2,000 s.f. of redeveloped impervious required to be conveyed to the subsurface infiltration system, totaling 6,800 s.f. of required treated impervious surfaces. It is proposed to treat the impervious surfaces associated with the courtyard, detached garage, pathways, and a section of the driveway totaling an impervious area of 7,300 s.f. This area is greater than the required treatment area of 6,800 s.f. and as such the contributing impervious area to the proposed Stormwater Management practice (SMP) is sized to treat an increase in impervious area and redevelopment on the site. This total new site impervious area is also oversized by 500 s.f. to account for the potential future addition of a 3rd garage bay on the attached garage of the primary residence. See Figure 2 for the Post Development Drainage Area Map depicting the proposed site conditions mentioned above. It should be noted there is currently no known stormwater treatment onsite.

The proposed stormwater management practice consists of an infiltration practice (NYSDEC Design I-4) to meet both the WQv and RRv requirements as well as provide the necessary peak flow attenuation to satisfy the overbank and extreme overbank flood control requirements. The infiltration system is designed as an offline practice and to store the WQv from the contributing area. A flow splitter is proposed upstream of the infiltrator to make the practice offline. Proposed drain inlets and roof drains will collect stormwater from the proposed terrace, garage, pathways, and driveway and discharge to a proposed flow splitter. The flow splitter discharges into the infiltration system with an overflow pipe to a level spreader.

The volume provided in the infiltration system is equal to or higher than the Runoff Reduction Volume / Water Quality Volume as shown in Table 1 below:

Table 1 Infiltration Area Water Quality Volume Treatment Summary

Subcatchment	Treatment Practice	NYSDEC Design Practice Designation	Total Required WQ_v (c.f.)	Proposed Storage Volume of Infiltration System (c.f.)
1.1S	1.1P	Infiltration System (I-4)	1,482	1,536

As shown in Table 1 above, the WQv provided in the SMP's exceeds the required WQv. See Attachment B of this report for further information regarding the volume provided**.**

The peak flows generated by the increase in impervious surfaces will be mitigated by the proposed SMP. The 10-year, 25-year and 100-year, 24-hour storms were design storms were used in the analysis. As seen in the attached calculations the SMP provides the necessary volume reduction to reduce the post-development peak flows to below pre-development levels.

The following table summarizes the pre- and post-development peak flows expected for the proposed project:

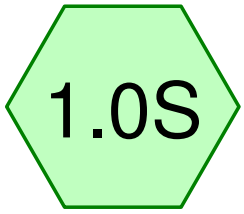
Table 2 – Existing and Proposed Condition Peak Flows (cfs)

24-HOUR DESIGN STORM PEAK FLOWS (c.f.s.)						
	10-YEAR		25-YEAR		100-YEAR	
	Pre	Post	Pre	Post	Pre	Post
Design Line 1	2.89	2.66	3.83	3.53	5.73	5.36
Design Line 2	2.03	1.46	2.57	1.88	3.65	2.71

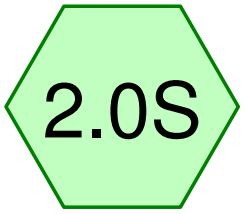
As seen by the above summary, the post-development peak flows for 10-year, 25-year and 100-year design storms have been attenuated to be less than the pre-development peak flows. Coupled with the minimal increase in impervious area, and stormwater treatment being provided (currently there is no treatment onsite) there will be a net benefit in stormwater quality to the site. .

Attachments:
Attachment A – Pre-Development HydroCAD Stormwater Analysis
Attachment B – Post-Development HydroCAD Stormwater Analysis
Attachment C – Pool Drawdown Calculation
Figure 1 – Pre-Development Drainage Map
Figure 2 – Post-Development Drainage Map
Figure 3 – Testing Plan

ATTACHMENT A
Pre-Development HydroCAD Stormwater Analysis



Pre



Pre

Subcat Reach Pond Link

Routing Diagram for Pre-Development

Prepared by Insite Engineering, Surveying & Landscape Architecture, P.C., Printed 11/29/2021

Summary for Subcatchment 1.0S: Pre

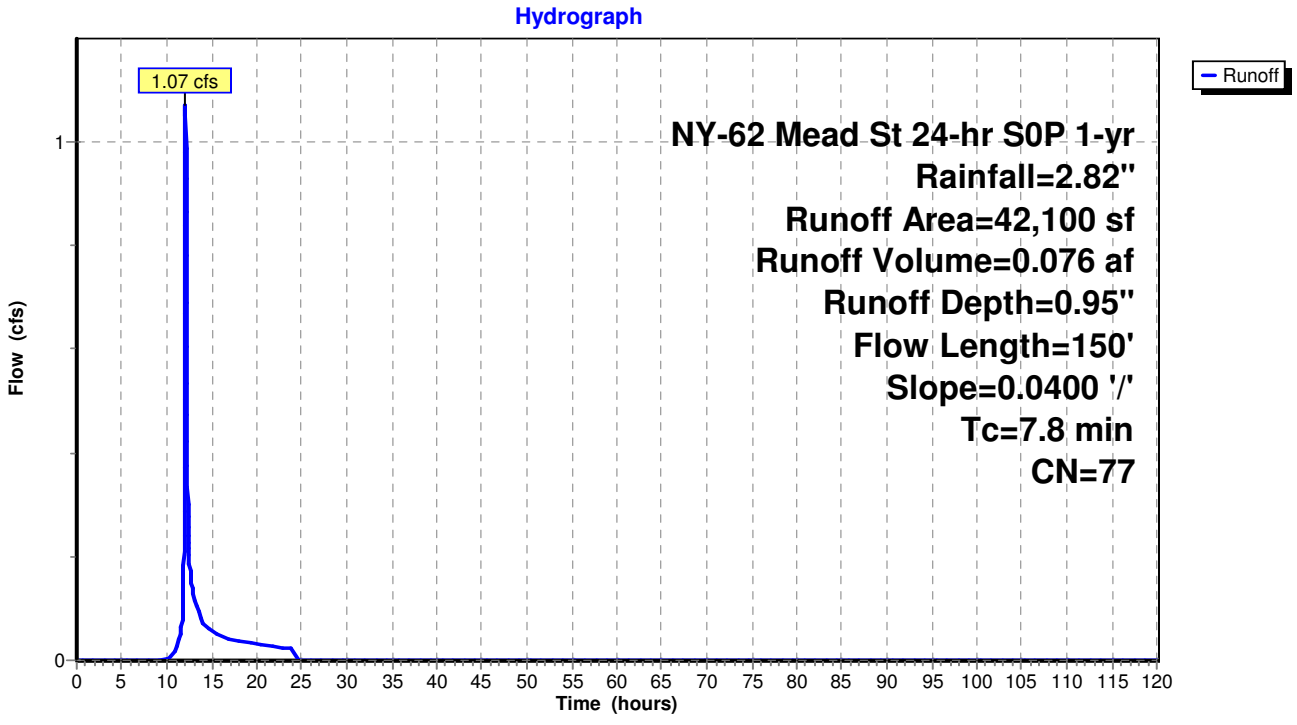
Runoff = 1.07 cfs @ 12.07 hrs, Volume= 0.076 af, Depth= 0.95"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.02 hrs
NY-62 Mead St 24-hr S0P 1-yr Rainfall=2.82"

Area (sf)	CN	Description
2,600	98	Paved parking, HSG C
29,700	74	>75% Grass cover, Good, HSG C
9,800	80	>75% Grass cover, Good, HSG D
42,100	77	Weighted Average
39,500		93.82% Pervious Area
2,600		6.18% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.2	100	0.0400	0.23		**Sheet Flow,** Grass: Short n= 0.150 P2= 3.38"
0.6	50	0.0400	1.40		**Shallow Concentrated Flow,** Short Grass Pasture Kv= 7.0 fps
7.8	150	Total			

Subcatchment 1.0S: Pre



Summary for Subcatchment 2.0S: Pre

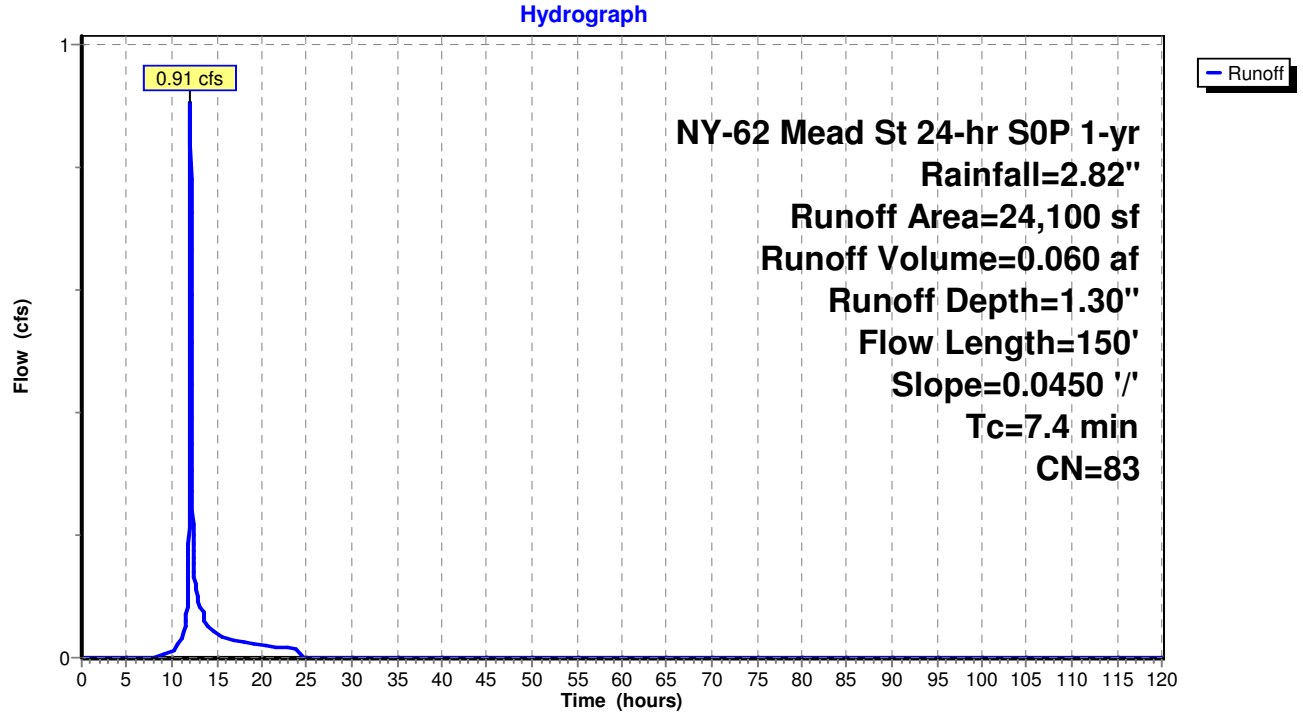
Runoff = 0.91 cfs @ 12.06 hrs, Volume= 0.060 af, Depth= 1.30"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.02 hrs
NY-62 Mead St 24-hr S0P 1-yr Rainfall=2.82"

Area (sf)	CN	Description
9,000	98	Paved parking, HSG C
15,100	74	>75% Grass cover, Good, HSG C
24,100	83	Weighted Average
15,100		62.66% Pervious Area
9,000		37.34% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.9	100	0.0450	0.24		**Sheet Flow,** Grass: Short n= 0.150 P2= 3.38"
0.1	15	0.0450	4.31		**Shallow Concentrated Flow,** Paved Kv= 20.3 fps
0.4	35	0.0450	1.48		**Shallow Concentrated Flow,** Short Grass Pasture Kv= 7.0 fps
7.4	150	Total			

Subcatchment 2.0S: Pre



Summary for Subcatchment 1.0S: Pre

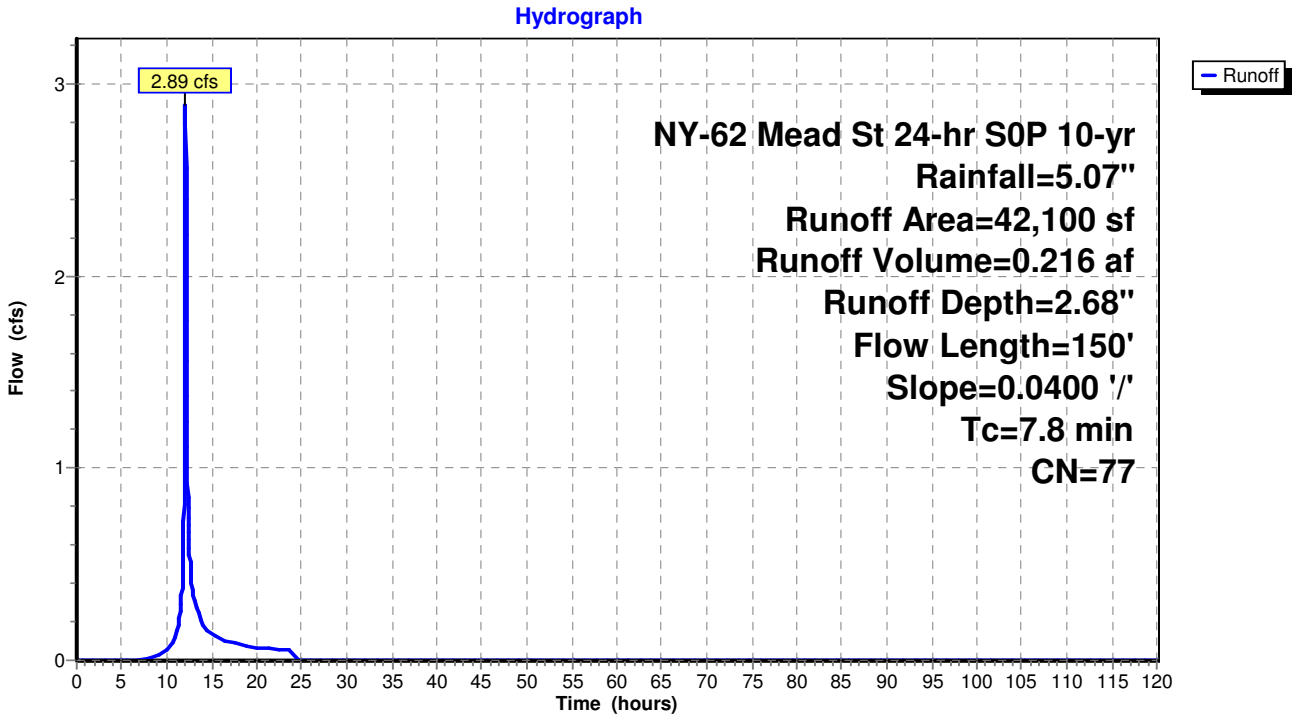
Runoff = 2.89 cfs @ 12.07 hrs, Volume= 0.216 af, Depth= 2.68"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.02 hrs
NY-62 Mead St 24-hr S0P 10-yr Rainfall=5.07"

Area (sf)	CN	Description
2,600	98	Paved parking, HSG C
29,700	74	>75% Grass cover, Good, HSG C
9,800	80	>75% Grass cover, Good, HSG D
42,100	77	Weighted Average
39,500		93.82% Pervious Area
2,600		6.18% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.2	100	0.0400	0.23		**Sheet Flow,** Grass: Short n= 0.150 P2= 3.38"
0.6	50	0.0400	1.40		**Shallow Concentrated Flow,** Short Grass Pasture Kv= 7.0 fps
7.8	150	Total			

Subcatchment 1.0S: Pre



Summary for Subcatchment 2.0S: Pre

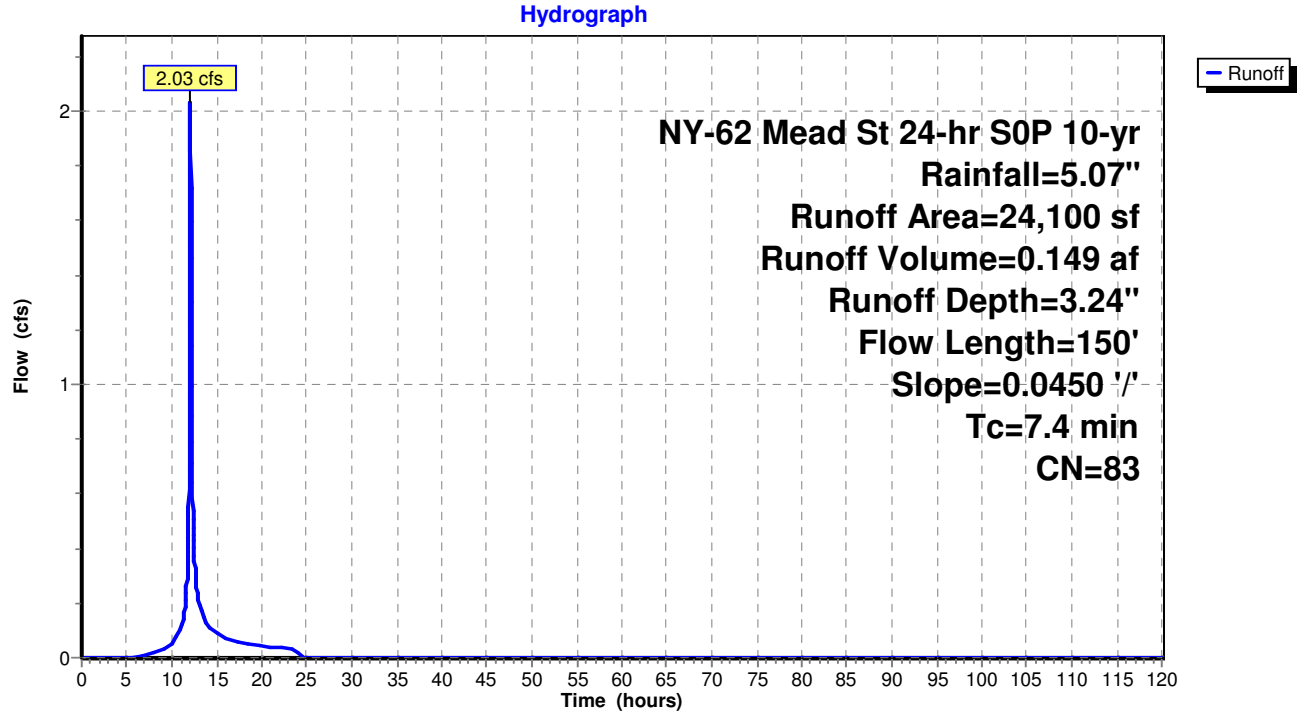
Runoff = 2.03 cfs @ 12.06 hrs, Volume= 0.149 af, Depth= 3.24"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.02 hrs
NY-62 Mead St 24-hr S0P 10-yr Rainfall=5.07"

Area (sf)	CN	Description
9,000	98	Paved parking, HSG C
15,100	74	>75% Grass cover, Good, HSG C
24,100	83	Weighted Average
15,100		62.66% Pervious Area
9,000		37.34% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.9	100	0.0450	0.24		**Sheet Flow,** Grass: Short n= 0.150 P2= 3.38"
0.1	15	0.0450	4.31		**Shallow Concentrated Flow,** Paved Kv= 20.3 fps
0.4	35	0.0450	1.48		**Shallow Concentrated Flow,** Short Grass Pasture Kv= 7.0 fps
7.4	150	Total			

Subcatchment 2.0S: Pre



Summary for Subcatchment 1.0S: Pre

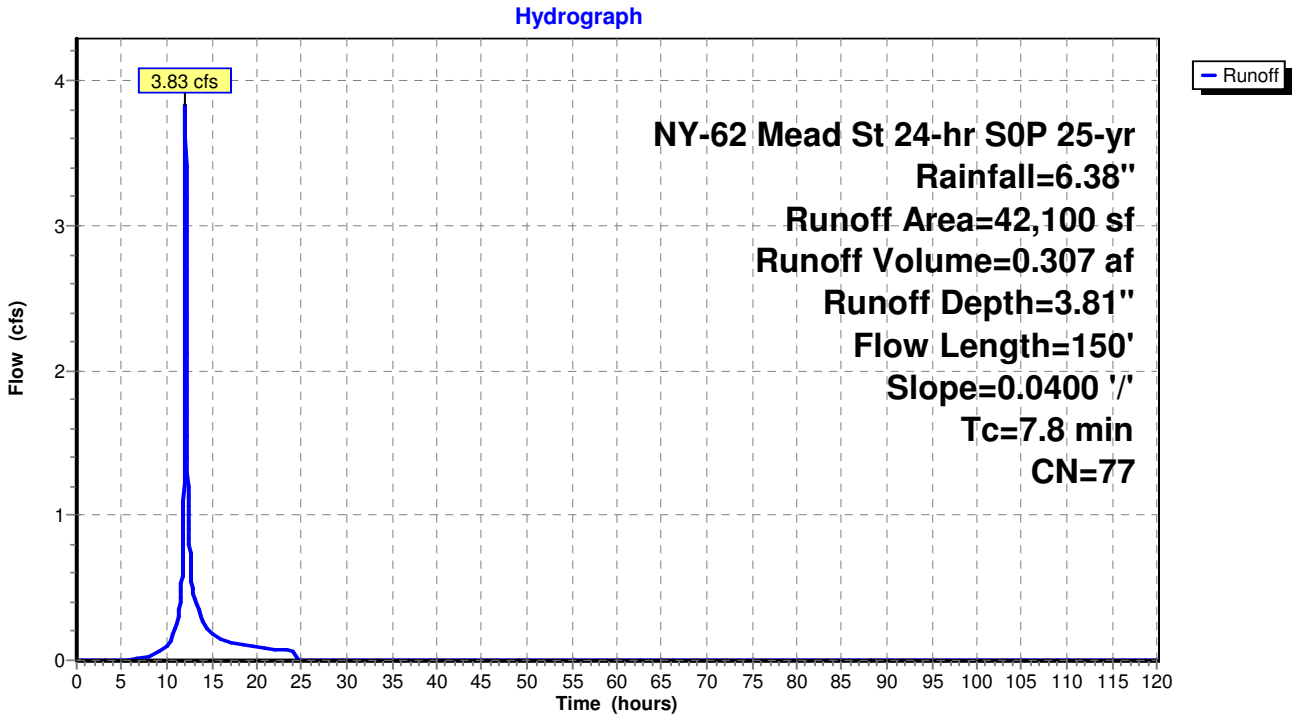
Runoff = 3.83 cfs @ 12.07 hrs, Volume= 0.307 af, Depth= 3.81"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.02 hrs
NY-62 Mead St 24-hr S0P 25-yr Rainfall=6.38"

Area (sf)	CN	Description
2,600	98	Paved parking, HSG C
29,700	74	>75% Grass cover, Good, HSG C
9,800	80	>75% Grass cover, Good, HSG D
42,100	77	Weighted Average
39,500		93.82% Pervious Area
2,600		6.18% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.2	100	0.0400	0.23		**Sheet Flow,** Grass: Short n= 0.150 P2= 3.38"
0.6	50	0.0400	1.40		**Shallow Concentrated Flow,** Short Grass Pasture Kv= 7.0 fps
7.8	150	Total			

Subcatchment 1.0S: Pre



Summary for Subcatchment 2.0S: Pre

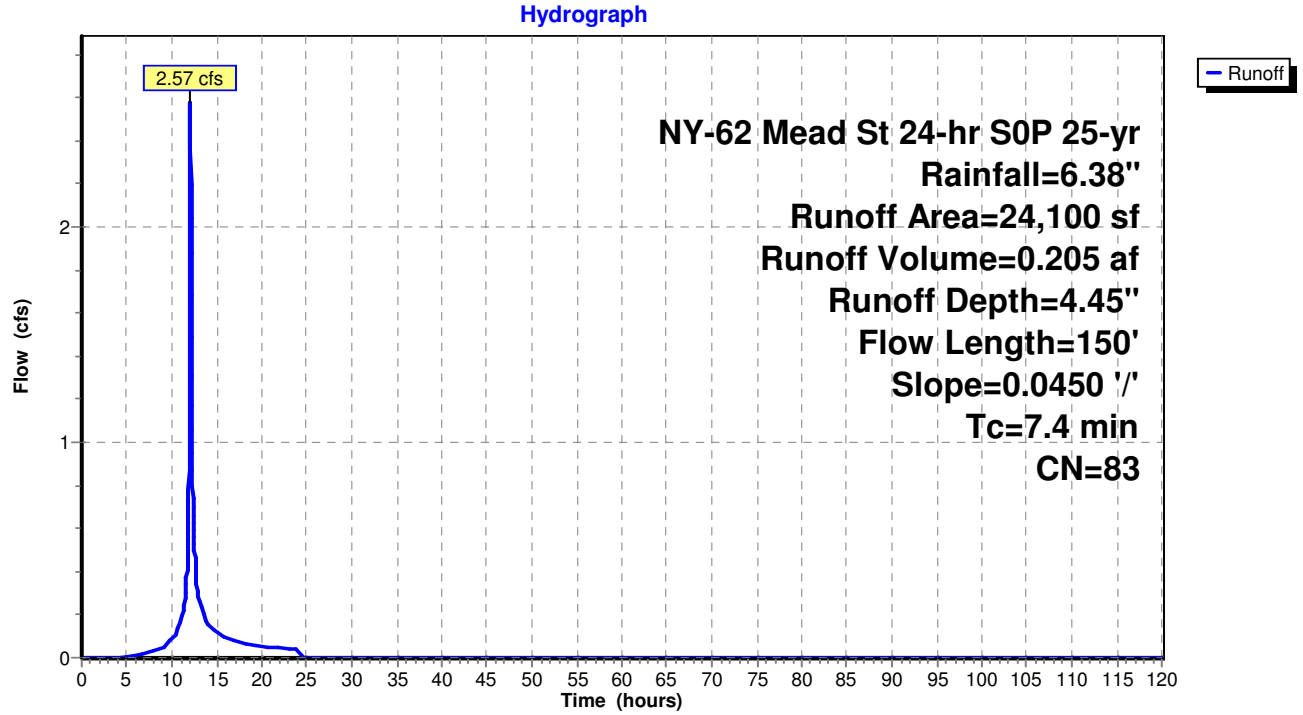
Runoff = 2.57 cfs @ 12.06 hrs, Volume= 0.205 af, Depth= 4.45"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.02 hrs
NY-62 Mead St 24-hr S0P 25-yr Rainfall=6.38"

Area (sf)	CN	Description
9,000	98	Paved parking, HSG C
15,100	74	>75% Grass cover, Good, HSG C
24,100	83	Weighted Average
15,100		62.66% Pervious Area
9,000		37.34% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.9	100	0.0450	0.24		**Sheet Flow,** Grass: Short n= 0.150 P2= 3.38"
0.1	15	0.0450	4.31		**Shallow Concentrated Flow,** Paved Kv= 20.3 fps
0.4	35	0.0450	1.48		**Shallow Concentrated Flow,** Short Grass Pasture Kv= 7.0 fps
7.4	150	Total			

Subcatchment 2.0S: Pre



Summary for Subcatchment 1.0S: Pre

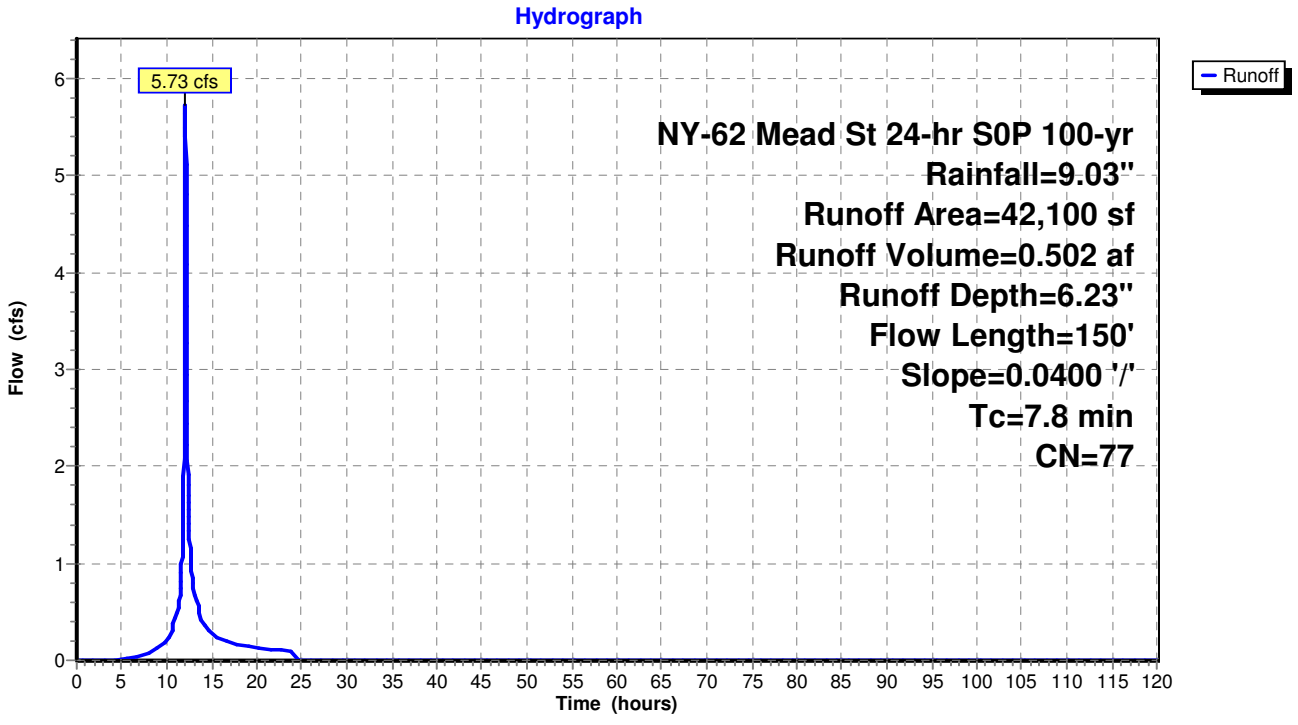
Runoff = 5.73 cfs @ 12.07 hrs, Volume= 0.502 af, Depth= 6.23"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.02 hrs
NY-62 Mead St 24-hr S0P 100-yr Rainfall=9.03"

Area (sf)	CN	Description
2,600	98	Paved parking, HSG C
29,700	74	>75% Grass cover, Good, HSG C
9,800	80	>75% Grass cover, Good, HSG D
42,100	77	Weighted Average
39,500		93.82% Pervious Area
2,600		6.18% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.2	100	0.0400	0.23		**Sheet Flow,** Grass: Short n= 0.150 P2= 3.38"
0.6	50	0.0400	1.40		**Shallow Concentrated Flow,** Short Grass Pasture Kv= 7.0 fps
7.8	150	Total			

Subcatchment 1.0S: Pre



Summary for Subcatchment 2.0S: Pre

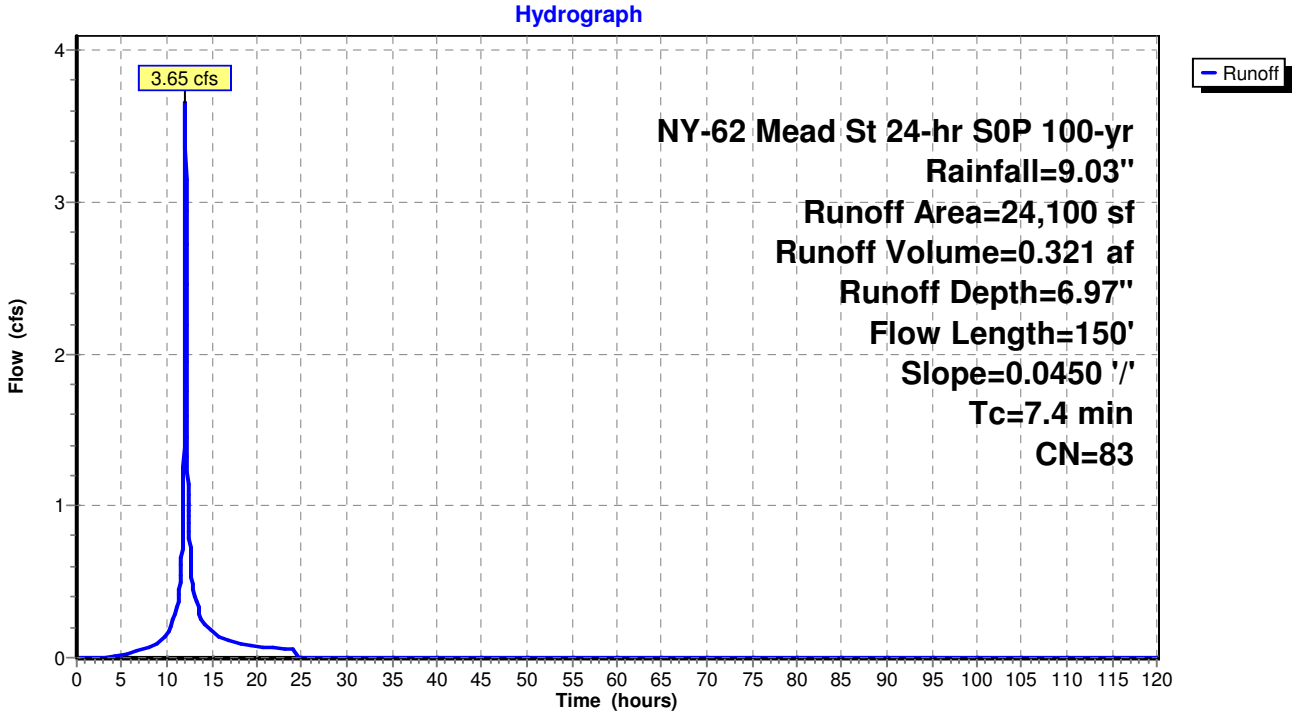
Runoff = 3.65 cfs @ 12.06 hrs, Volume= 0.321 af, Depth= 6.97"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.02 hrs
NY-62 Mead St 24-hr S0P 100-yr Rainfall=9.03"

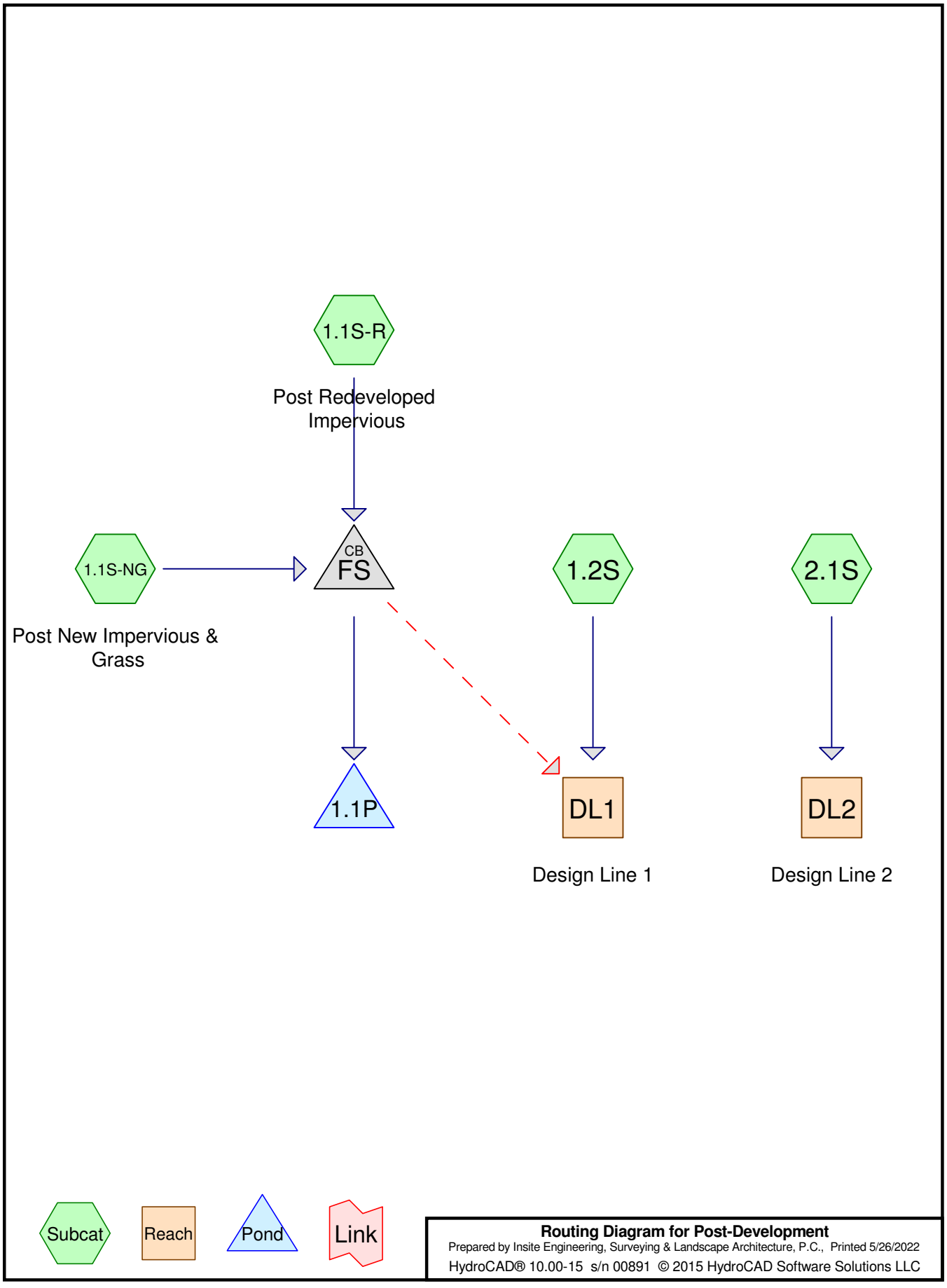
Area (sf)	CN	Description
9,000	98	Paved parking, HSG C
15,100	74	>75% Grass cover, Good, HSG C
24,100	83	Weighted Average
15,100		62.66% Pervious Area
9,000		37.34% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.9	100	0.0450	0.24		**Sheet Flow,** Grass: Short n= 0.150 P2= 3.38"
0.1	15	0.0450	4.31		**Shallow Concentrated Flow,** Paved Kv= 20.3 fps
0.4	35	0.0450	1.48		**Shallow Concentrated Flow,** Short Grass Pasture Kv= 7.0 fps
7.4	150	Total			

Subcatchment 2.0S: Pre



ATTACHMENT B
Post Development HydroCAD Stormwater Analysis


1.1S-R
Post Redeveloped Impervious
1.1S-NG
Post New Impervious & Grass
CB
FS
1.2S
2.1S
1.1P
DL1
DL2
Design Line 1
Design Line 2
Subcat
Reach
Pond
Link
Routing Diagram for Post-Development
Prepared by Insite Engineering, Surveying & Landscape Architecture, P.C., Printed 5/26/2022
HydroCAD® 10.00-15 s/n 00891 © 2015 HydroCAD Software Solutions LLC

Summary for Subcatchment 1.1S-NG: Post New Impervious & Grass

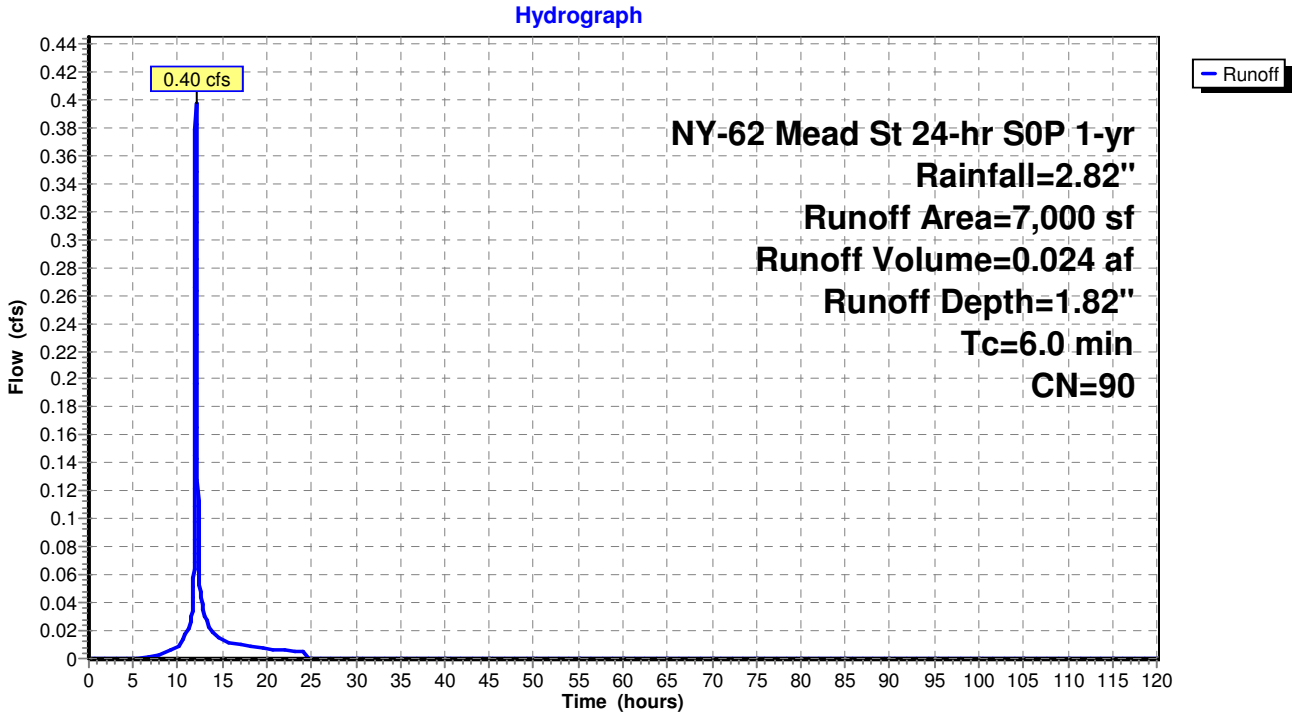
Runoff = 0.40 cfs @ 12.04 hrs, Volume= 0.024 af, Depth= 1.82"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.02 hrs
NY-62 Mead St 24-hr S0P 1-yr Rainfall=2.82"

Area (sf)	CN	Description
4,800	98	Paved parking, HSG C
2,200	74	>75% Grass cover, Good, HSG C
7,000	90	Weighted Average
2,200		31.43% Pervious Area
4,800		68.57% Impervious Area

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

Subcatchment 1.1S-NG: Post New Impervious & Grass



Summary for Subcatchment 1.1S-R: Post Redeveloped Impervious

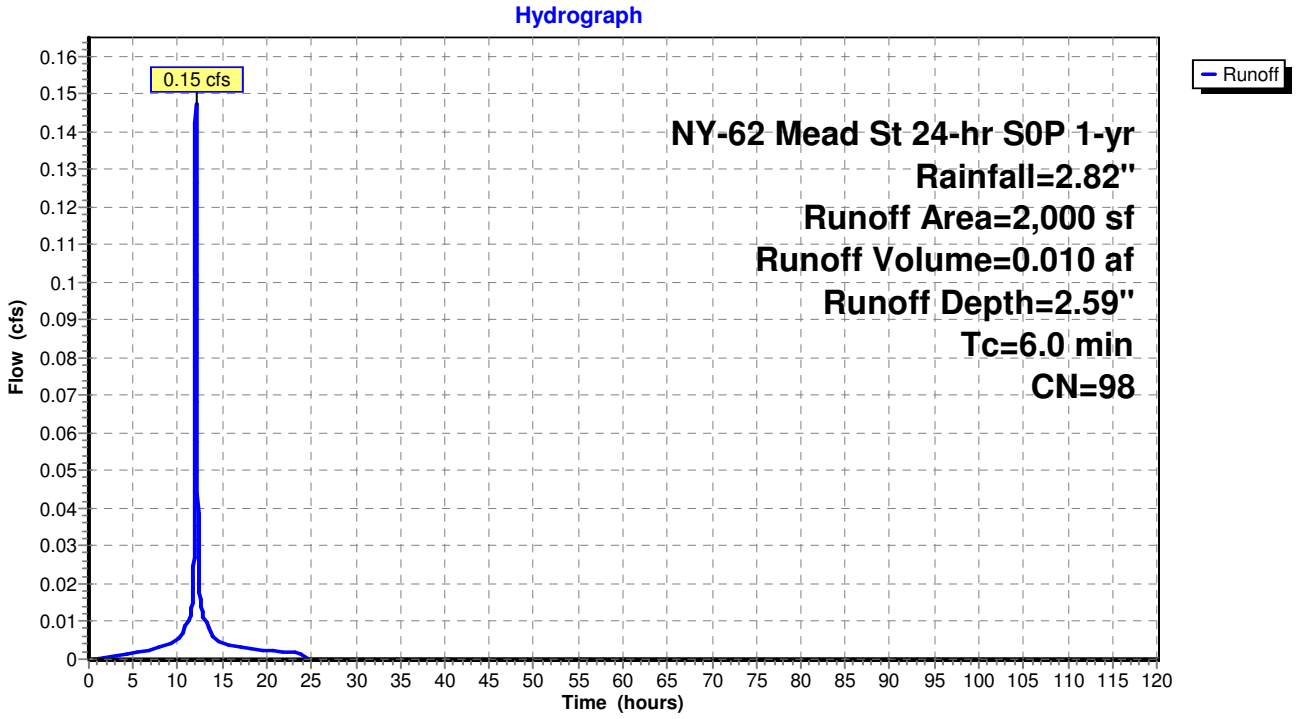
Runoff = 0.15 cfs @ 12.04 hrs, Volume= 0.010 af, Depth= 2.59"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.02 hrs
NY-62 Mead St 24-hr S0P 1-yr Rainfall=2.82"

Area (sf)	CN	Description
2,000	98	Paved parking, HSG C
2,000		100.00% Impervious Area

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

Subcatchment 1.1S-R: Post Redeveloped Impervious



Summary for Subcatchment 1.2S:

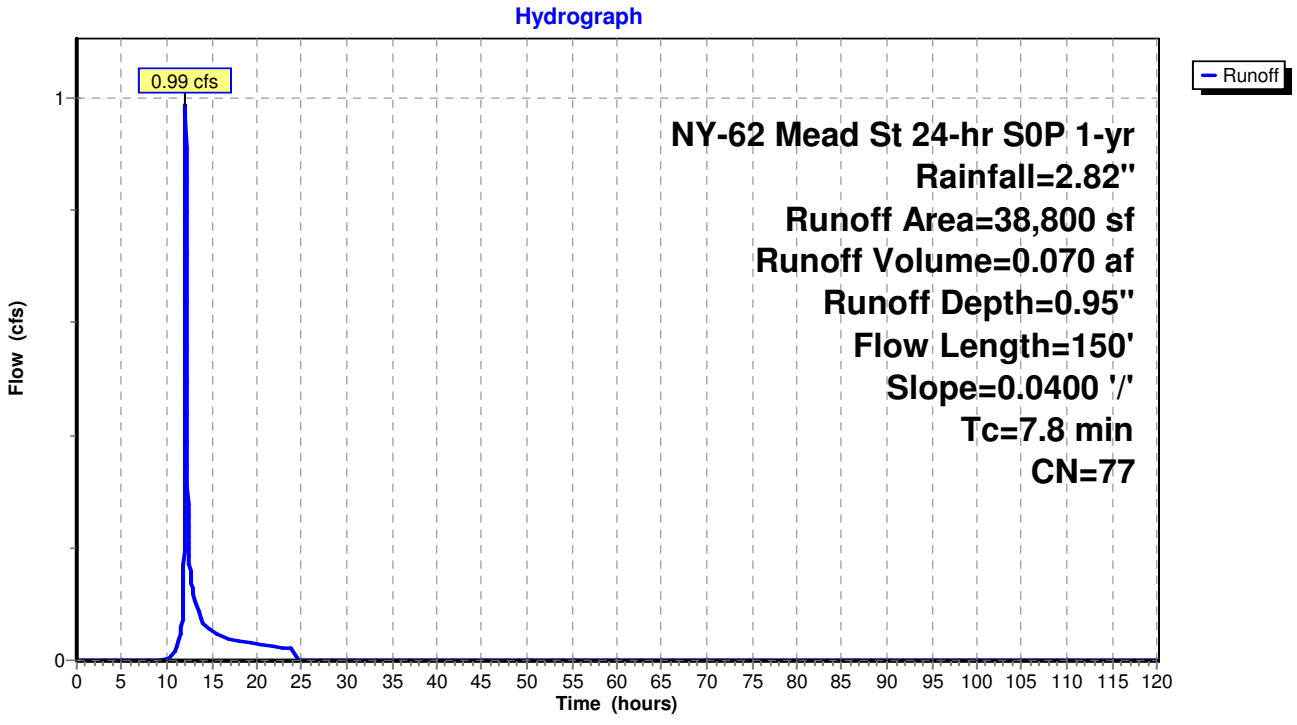
Runoff = 0.99 cfs @ 12.07 hrs, Volume= 0.070 af, Depth= 0.95"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.02 hrs
NY-62 Mead St 24-hr S0P 1-yr Rainfall=2.82"

Area (sf)	CN	Description
1,700	98	Paved parking, HSG C
27,300	74	>75% Grass cover, Good, HSG C
9,800	80	>75% Grass cover, Good, HSG D
38,800	77	Weighted Average
37,100		95.62% Pervious Area
1,700		4.38% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.2	100	0.0400	0.23		**Sheet Flow,** Grass: Short n= 0.150 P2= 3.38"
0.6	50	0.0400	1.40		**Shallow Concentrated Flow,** Short Grass Pasture Kv= 7.0 fps
7.8	150	Total			

Subcatchment 1.2S:



Summary for Subcatchment 2.1S:

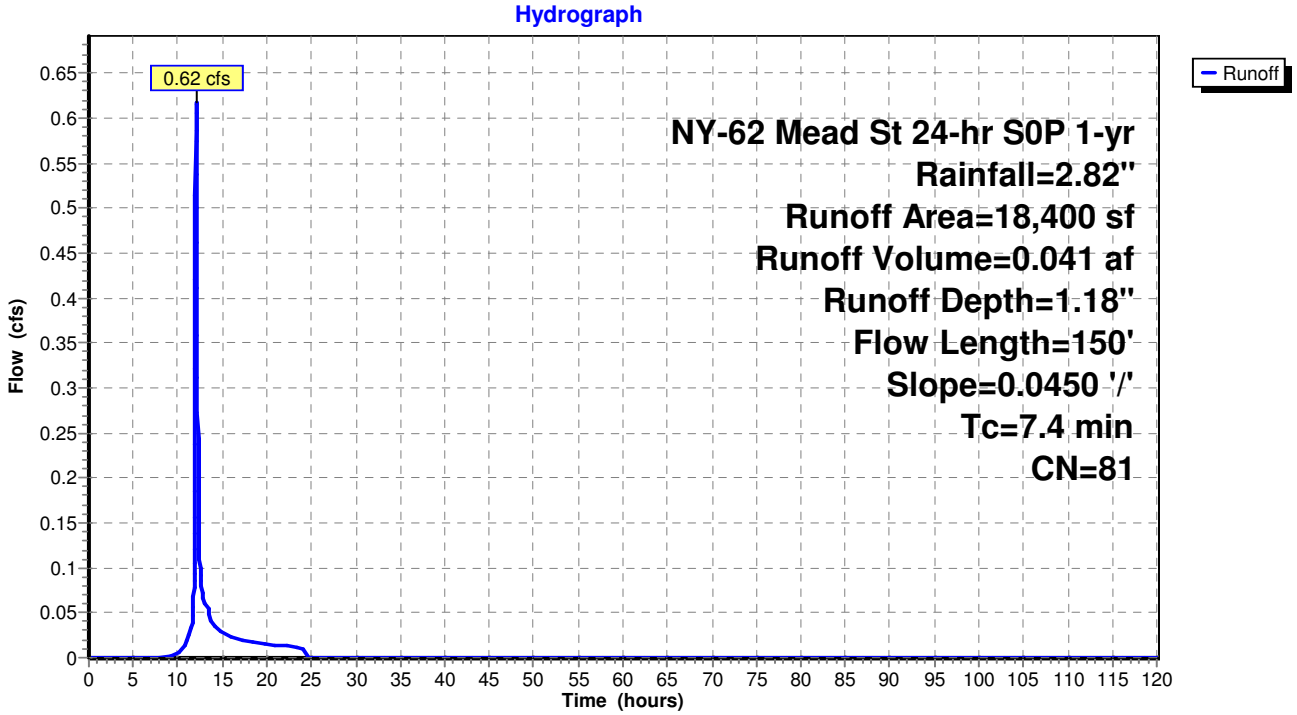
Runoff = 0.62 cfs @ 12.06 hrs, Volume= 0.041 af, Depth= 1.18"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.02 hrs
NY-62 Mead St 24-hr S0P 1-yr Rainfall=2.82"

Area (sf)	CN	Description
5,700	98	Paved parking, HSG C
12,700	74	>75% Grass cover, Good, HSG C
18,400	81	Weighted Average
12,700		69.02% Pervious Area
5,700		30.98% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.9	100	0.0450	0.24		**Sheet Flow,** Grass: Short n= 0.150 P2= 3.38"
0.1	15	0.0450	4.31		**Shallow Concentrated Flow,** Paved Kv= 20.3 fps
0.4	35	0.0450	1.48		**Shallow Concentrated Flow,** Short Grass Pasture Kv= 7.0 fps
7.4	150	Total			

Subcatchment 2.1S:

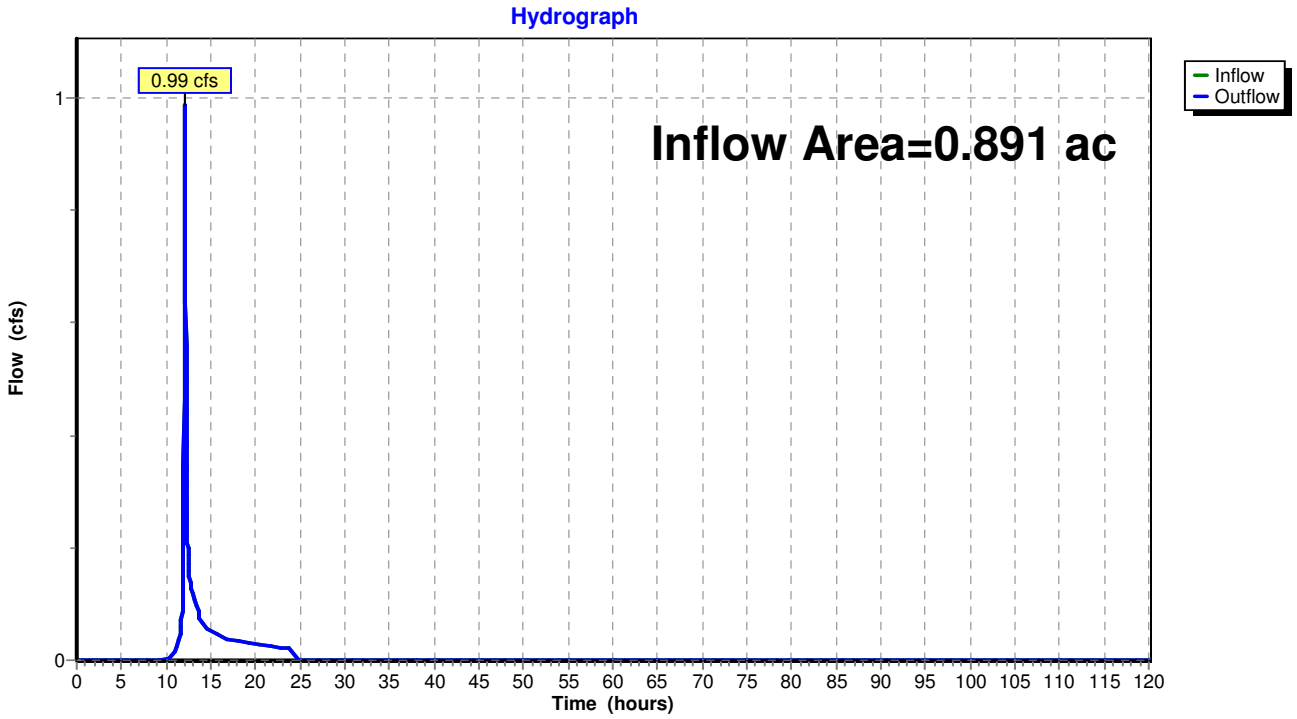


Summary for Reach DL1: Design Line 1

Inflow Area = 0.891 ac, 4.38% Impervious, Inflow Depth = 0.95" for 1-yr event
Inflow = 0.99 cfs @ 12.07 hrs, Volume= 0.070 af
Outflow = 0.99 cfs @ 12.07 hrs, Volume= 0.070 af, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-120.00 hrs, dt= 0.02 hrs

Reach DL1: Design Line 1

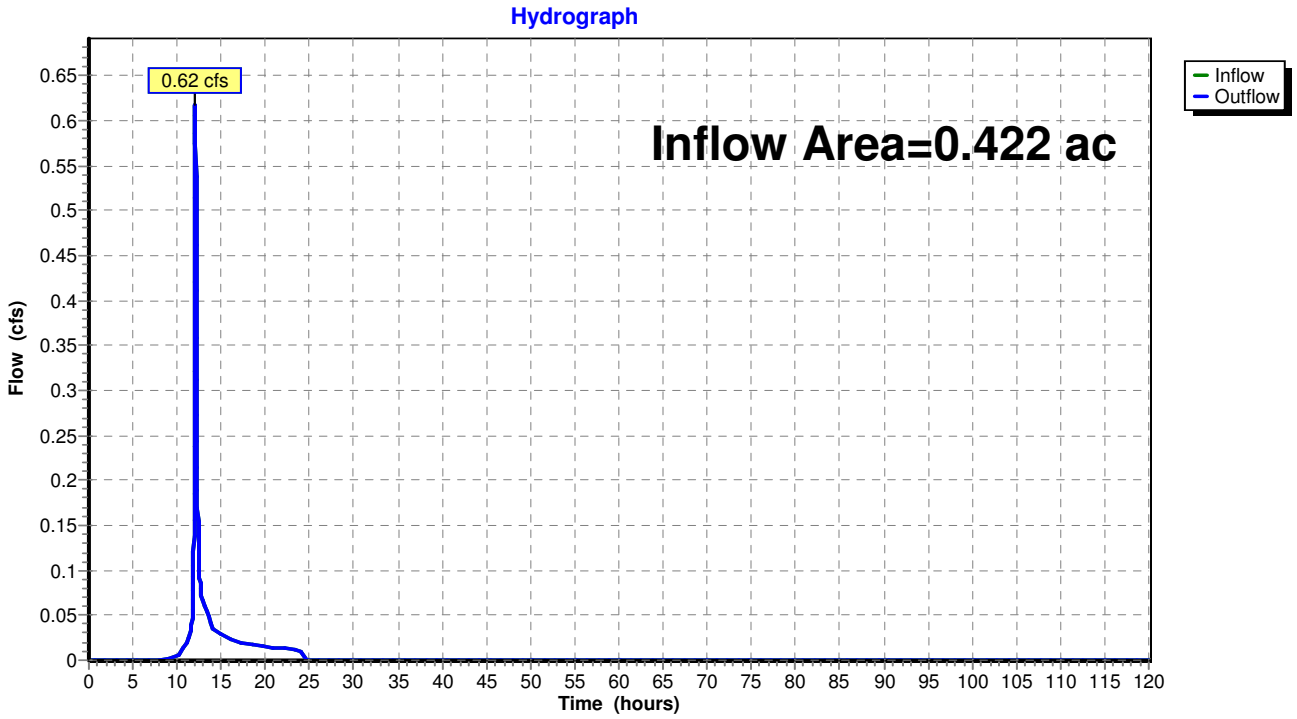


Summary for Reach DL2: Design Line 2

Inflow Area = 0.422 ac, 30.98% Impervious, Inflow Depth = 1.18" for 1-yr event
Inflow = 0.62 cfs @ 12.06 hrs, Volume= 0.041 af
Outflow = 0.62 cfs @ 12.06 hrs, Volume= 0.041 af, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-120.00 hrs, dt= 0.02 hrs

Reach DL2: Design Line 2



Summary for Pond 1.1P:

Inflow Area = 0.207 ac, 75.56% Impervious, Inflow Depth = 1.99" for 1-yr event
Inflow = 0.54 cfs @ 12.04 hrs, Volume= 0.034 af
Outflow = 0.48 cfs @ 12.06 hrs, Volume= 0.034 af, Atten= 13%, Lag= 1.2 min
Discarded = 0.48 cfs @ 12.06 hrs, Volume= 0.034 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-120.00 hrs, dt= 0.02 hrs
Peak Elev= 562.75' @ 12.08 hrs Surf.Area= 1,140 sf Storage= 21 cf

Plug-Flow detention time= 0.4 min calculated for 0.034 af (100% of inflow)
Center-of-Mass det. time= 0.4 min (806.6 - 806.2)

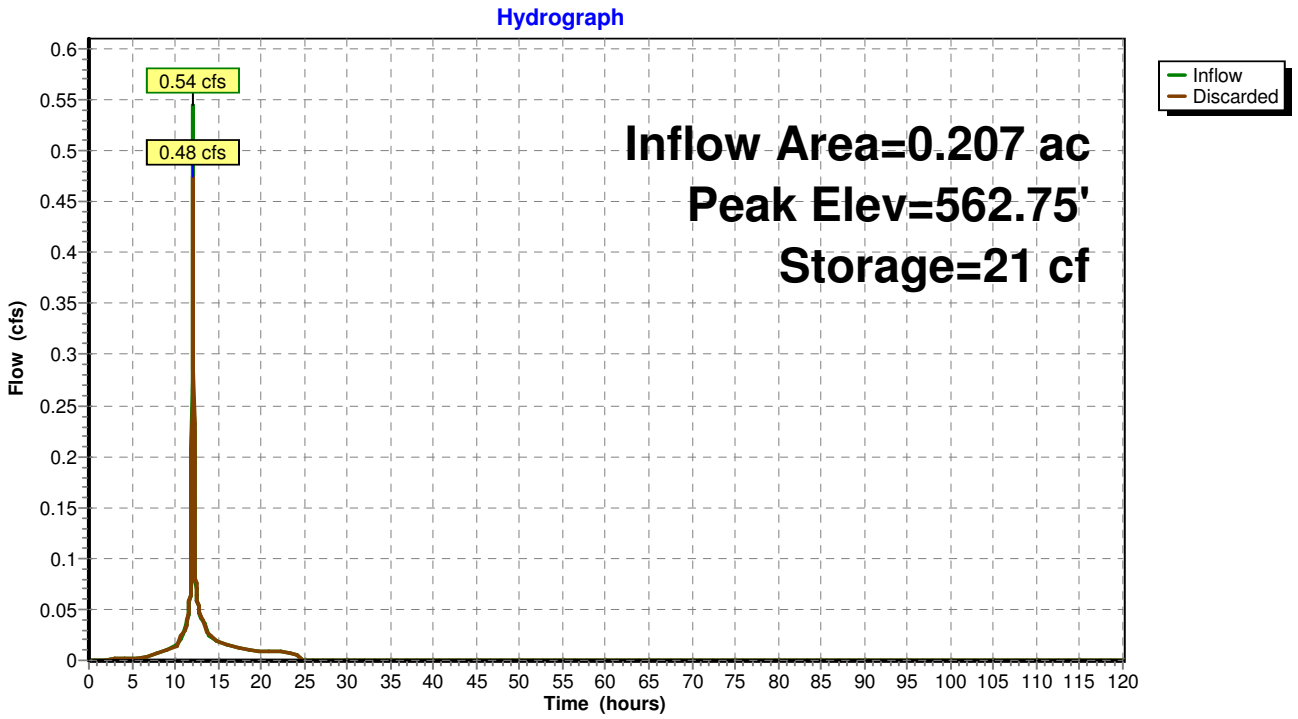
Volume	Invert	Avail.Storage	Storage Description
#1A	562.70'	1,268 cf	**25.25'W x 45.16'L x 4.00'H Field A** 4,561 cf Overall - 1,392 cf Embedded = 3,169 cf x 40.0% Voids
#2A	563.70'	1,392 cf	**ADS_StormTech SC-740** x 30 Inside #1 Effective Size= 44.6"W x 30.0"H => 6.45 sf x 7.12'L = 45.9 cf Overall Size= 51.0"W x 30.0"H x 7.56'L with 0.44' Overlap Row Length Adjustment= +0.44' x 6.45 sf x 5 rows
		2,660 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Discarded	562.70'	**18.000 in/hr Exfiltration over Surface area** Phase-In= 0.02'

Discarded OutFlow Max=0.48 cfs @ 12.06 hrs HW=562.74' (Free Discharge)
↑**1=Exfiltration** (Exfiltration Controls 0.48 cfs)

Pond 1.1P:


Hydrograph
Inflow Area=0.207 ac
Peak Elev=562.75'
Storage=21 cf
0.54 cfs
0.48 cfs
Inflow
Discarded
Flow (cfs)
Time (hours)
0 0.05 0.1 0.15 0.2 0.25 0.3 0.35 0.4 0.45 0.5 0.55 0.6
0 5 10 15 20 25 30 35 40 45 50 55 60 65 70 75 80 85 90 95 100 105 110 115 120

Stage-Area-Storage for Pond 1.1P:

Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)
562.70	**1,140**	0
562.75	1,140	23
562.80	1,140	46
562.85	1,140	68
562.90	1,140	91
562.95	1,140	114
563.00	1,140	137
563.05	1,140	160
563.10	1,140	182
563.15	1,140	205
563.20	1,140	228
563.25	1,140	251
563.30	1,140	274
563.35	1,140	296
563.40	1,140	319
563.45	1,140	342
563.50	1,140	365
563.55	1,140	388
563.60	1,140	411
563.65	1,140	433
563.70	1,140	456
563.75	1,140	503
563.80	1,140	550
563.85	1,140	597
563.90	1,140	643
563.95	1,140	690
564.00	1,140	736
564.05	1,140	782
564.10	1,140	828
564.15	1,140	874
564.20	1,140	920
564.25	1,140	966
564.30	1,140	1,011
564.35	1,140	1,056
564.40	1,140	1,101
564.45	1,140	1,145
564.50	1,140	1,190
564.55	1,140	1,234
564.60	1,140	1,278
564.65	1,140	1,322
564.70	1,140	1,365
564.75	1,140	1,408
564.80	1,140	1,451
564.85	1,140	1,493
564.90	1,140	1,536
564.95	1,140	1,577
565.00	1,140	1,619
565.05	1,140	1,660
565.10	1,140	1,701
565.15	1,140	1,741
565.20	1,140	1,781
565.25	1,140	1,820
565.30	1,140	1,860
565.35	1,140	1,898
565.40	1,140	1,936
565.45	1,140	1,974
565.50	1,140	2,010
565.55	1,140	2,047
565.60	1,140	2,082
565.65	1,140	2,117
565.70	1,140	2,152
565.75	1,140	2,185
565.80	1,140	2,218
565.85	1,140	2,249
565.90	1,140	2,279
565.95	1,140	2,308
566.00	1,140	2,335
566.05	1,140	2,360
566.10	1,140	2,385
566.15	1,140	2,409
566.20	1,140	2,432
566.25	1,140	2,455
566.30	1,140	2,477
566.35	1,140	2,500
566.40	1,140	2,523
566.45	1,140	2,546
566.50	1,140	2,569
566.55	1,140	2,591
566.60	1,140	2,614
566.65	1,140	2,637
566.70	1,140	**2,660**

Summary for Pond FS:

Inflow Area = 0.207 ac, 75.56% Impervious, Inflow Depth = 1.99" for 1-yr event
Inflow = 0.54 cfs @ 12.04 hrs, Volume= 0.034 af
Outflow = 0.54 cfs @ 12.04 hrs, Volume= 0.034 af, Atten= 0%, Lag= 0.0 min
Primary = 0.54 cfs @ 12.04 hrs, Volume= 0.034 af
Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

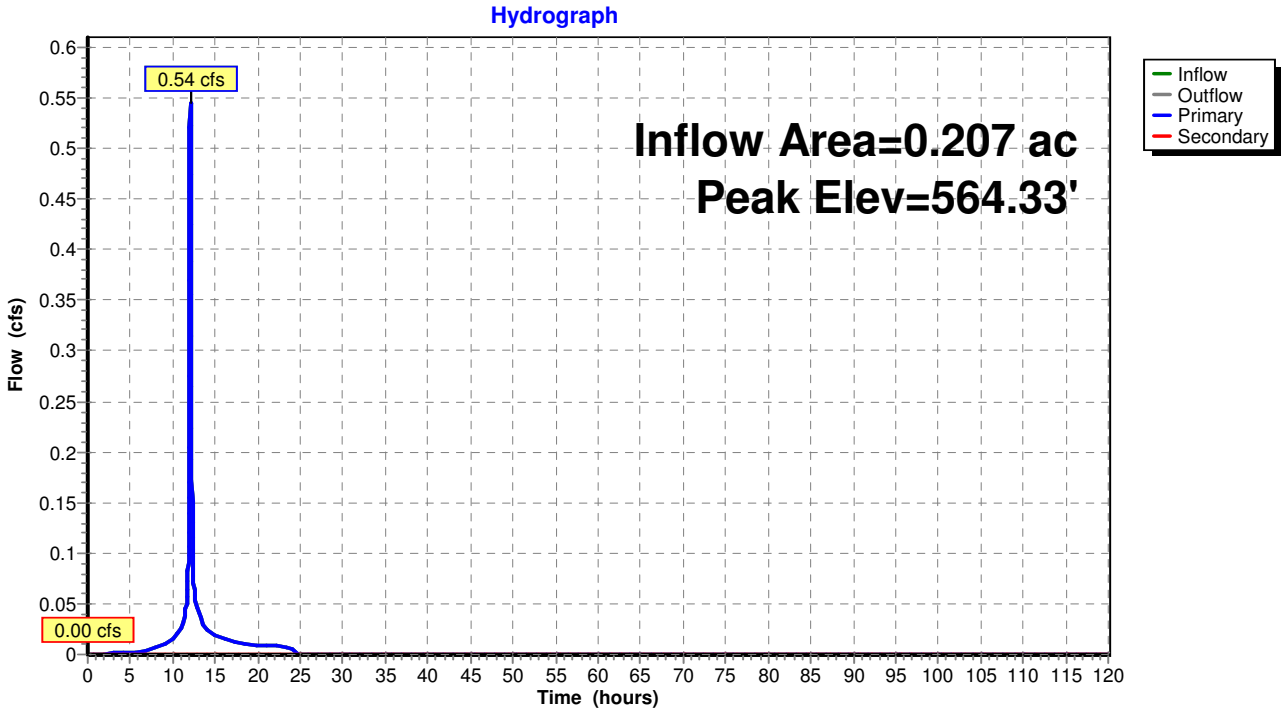
Routing by Dyn-Stor-Ind method, Time Span= 0.00-120.00 hrs, dt= 0.02 hrs
Peak Elev= 564.33' @ 12.04 hrs
Flood Elev= 570.20'

Device	Routing	Invert	Outlet Devices
#1	Primary	563.70'	**8.0" Round Culvert** L= 20.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 563.70' / 563.70' S= 0.0000 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.35 sf
#2	Secondary	564.90'	**12.0" Round Culvert** L= 150.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 564.90' / 563.00' S= 0.0127 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.79 sf

Primary OutFlow Max=0.54 cfs @ 12.04 hrs HW=564.33' TW=562.73' (Dynamic Tailwater)
└**1=Culvert** (Barrel Controls 0.54 cfs @ 2.07 fps)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=563.70' TW=0.00' (Dynamic Tailwater)
└**2=Culvert** (Controls 0.00 cfs)

Pond FS:



Stage-Area-Storage for Pond FS:

Elevation (feet)	Storage (cubic-feet)
563.70	**0**
563.80	0
563.90	0
564.00	0
564.10	0
564.20	0
564.30	0
564.40	0
564.50	0
564.60	0
564.70	0
564.80	0
564.90	0
565.00	0
565.10	0
565.20	0
565.30	0
565.40	0
565.50	0
565.60	0
565.70	0
565.80	0
565.90	0
566.00	0
566.10	0
566.20	0
566.30	0
566.40	0
566.50	0
566.60	0
566.70	0
566.80	0
566.90	0
567.00	0
567.10	0
567.20	0
567.30	0
567.40	0
567.50	0
567.60	0
567.70	0
567.80	0
567.90	0
568.00	0
568.10	0
568.20	0
568.30	0
568.40	0
568.50	0
568.60	0
568.70	0
568.80	0
568.90	0
569.00	0
569.10	0
569.20	0
569.30	0
569.40	0
569.50	0
569.60	0
569.70	0
569.80	0
569.90	0
570.00	0
570.10	0
570.20	0

Summary for Subcatchment 1.1S-NG: Post New Impervious & Grass

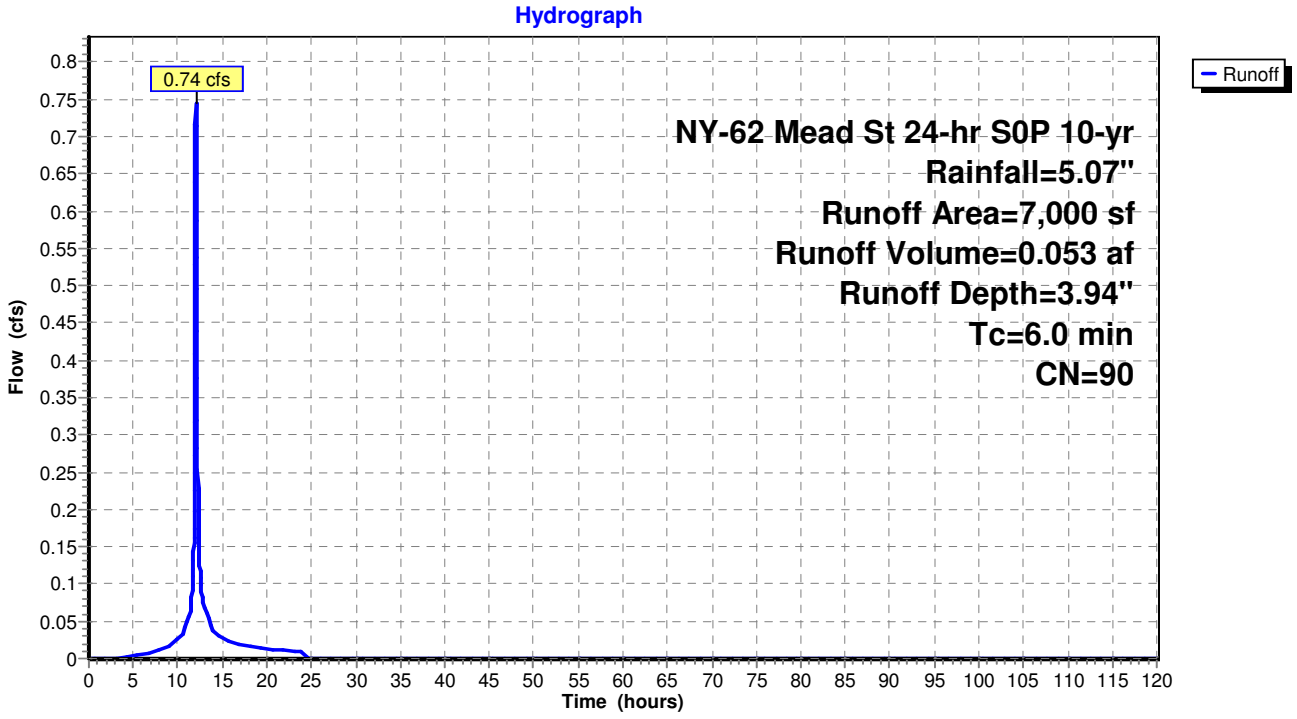
Runoff = 0.74 cfs @ 12.04 hrs, Volume= 0.053 af, Depth= 3.94"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.02 hrs
NY-62 Mead St 24-hr S0P 10-yr Rainfall=5.07"

Area (sf)	CN	Description
4,800	98	Paved parking, HSG C
2,200	74	>75% Grass cover, Good, HSG C
7,000	90	Weighted Average
2,200		31.43% Pervious Area
4,800		68.57% Impervious Area

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

Subcatchment 1.1S-NG: Post New Impervious & Grass



Summary for Subcatchment 1.1S-R: Post Redeveloped Impervious

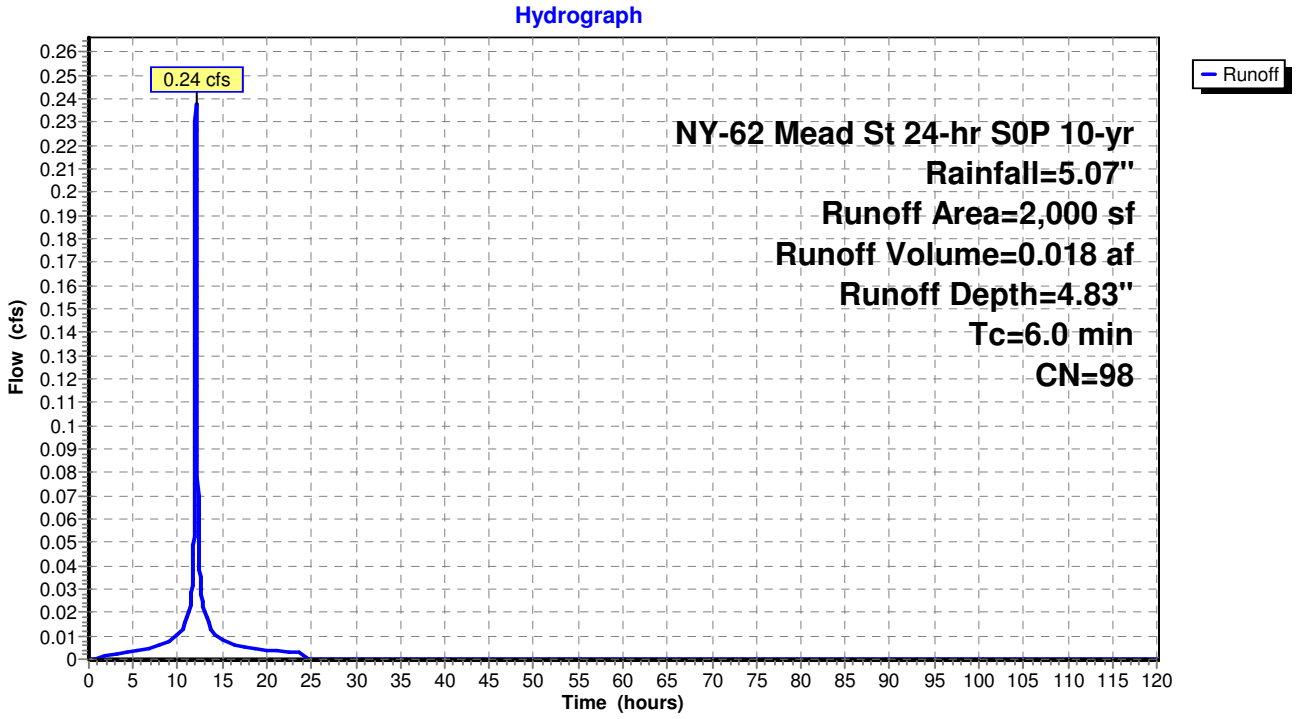
Runoff = 0.24 cfs @ 12.04 hrs, Volume= 0.018 af, Depth= 4.83"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.02 hrs
NY-62 Mead St 24-hr S0P 10-yr Rainfall=5.07"

Area (sf)	CN	Description
2,000	98	Paved parking, HSG C
2,000		100.00% Impervious Area

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

Subcatchment 1.1S-R: Post Redeveloped Impervious



Summary for Subcatchment 1.2S:

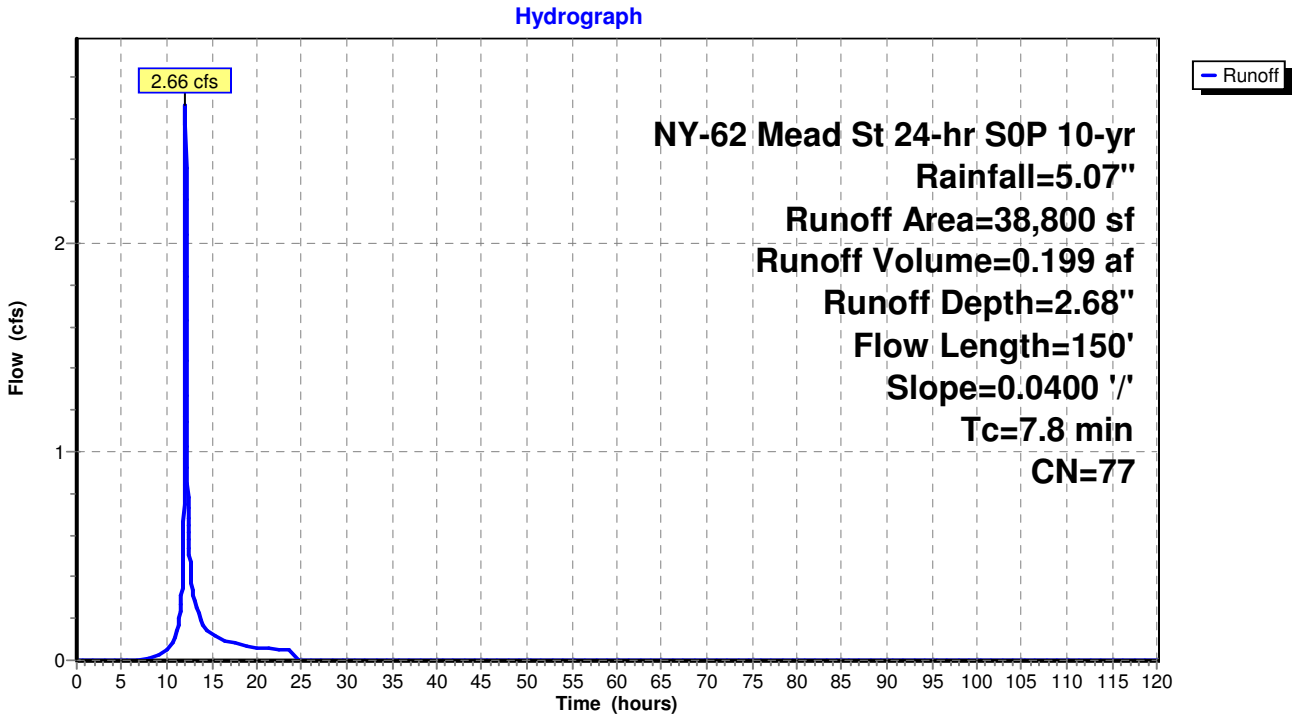
Runoff = 2.66 cfs @ 12.07 hrs, Volume= 0.199 af, Depth= 2.68"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.02 hrs
NY-62 Mead St 24-hr S0P 10-yr Rainfall=5.07"

Area (sf)	CN	Description
1,700	98	Paved parking, HSG C
27,300	74	>75% Grass cover, Good, HSG C
9,800	80	>75% Grass cover, Good, HSG D
38,800	77	Weighted Average
37,100		95.62% Pervious Area
1,700		4.38% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.2	100	0.0400	0.23		**Sheet Flow,** Grass: Short n= 0.150 P2= 3.38"
0.6	50	0.0400	1.40		**Shallow Concentrated Flow,** Short Grass Pasture Kv= 7.0 fps
7.8	150	Total			

Subcatchment 1.2S:



Summary for Subcatchment 2.1S:

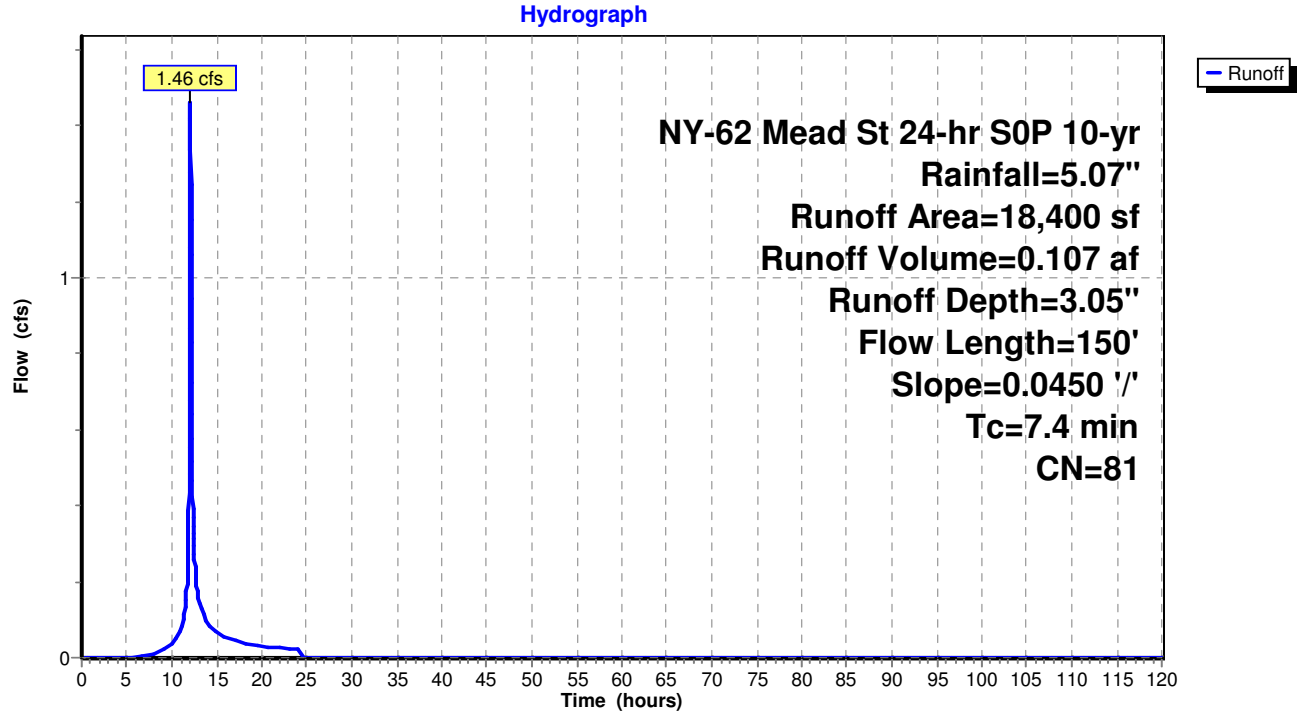
Runoff = 1.46 cfs @ 12.06 hrs, Volume= 0.107 af, Depth= 3.05"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.02 hrs
NY-62 Mead St 24-hr S0P 10-yr Rainfall=5.07"

Area (sf)	CN	Description
5,700	98	Paved parking, HSG C
12,700	74	>75% Grass cover, Good, HSG C
18,400	81	Weighted Average
12,700		69.02% Pervious Area
5,700		30.98% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.9	100	0.0450	0.24		**Sheet Flow,** Grass: Short n= 0.150 P2= 3.38"
0.1	15	0.0450	4.31		**Shallow Concentrated Flow,** Paved Kv= 20.3 fps
0.4	35	0.0450	1.48		**Shallow Concentrated Flow,** Short Grass Pasture Kv= 7.0 fps
7.4	150	Total			

Subcatchment 2.1S:

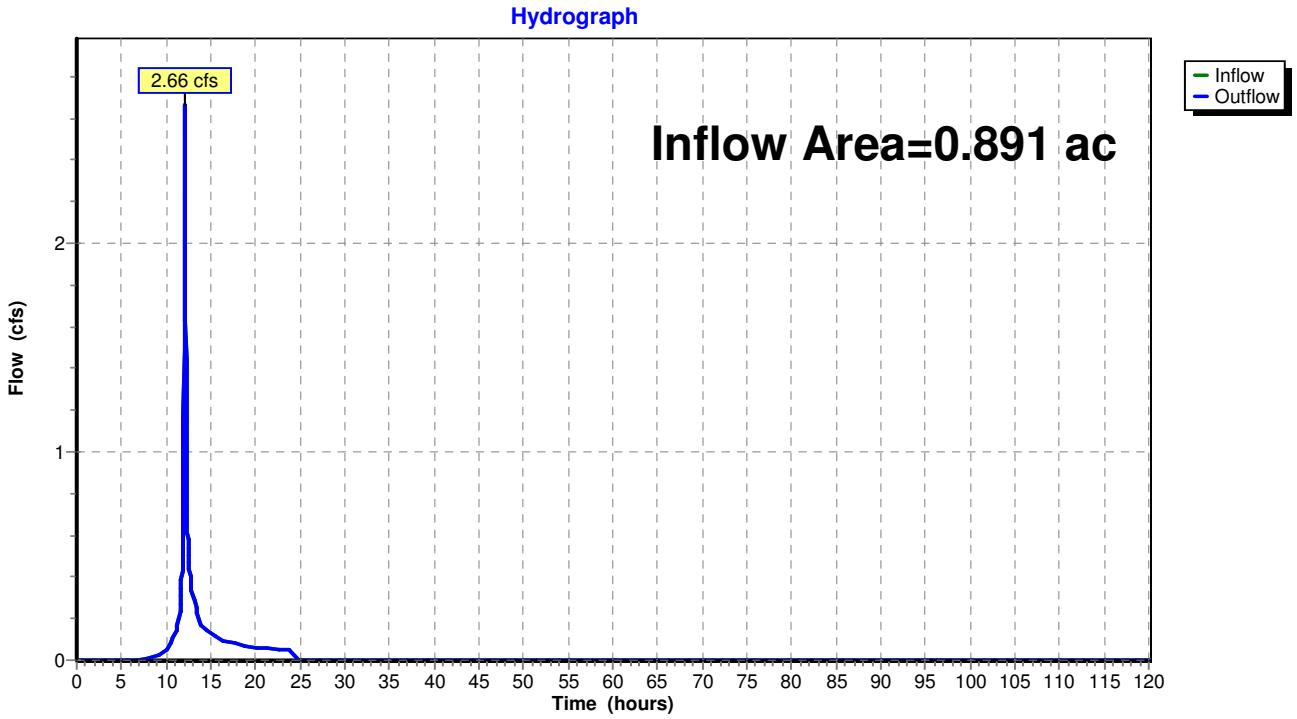


Summary for Reach DL1: Design Line 1

Inflow Area = 0.891 ac, 4.38% Impervious, Inflow Depth = 2.68" for 10-yr event
Inflow = 2.66 cfs @ 12.07 hrs, Volume= 0.199 af
Outflow = 2.66 cfs @ 12.07 hrs, Volume= 0.199 af, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-120.00 hrs, dt= 0.02 hrs

Reach DL1: Design Line 1

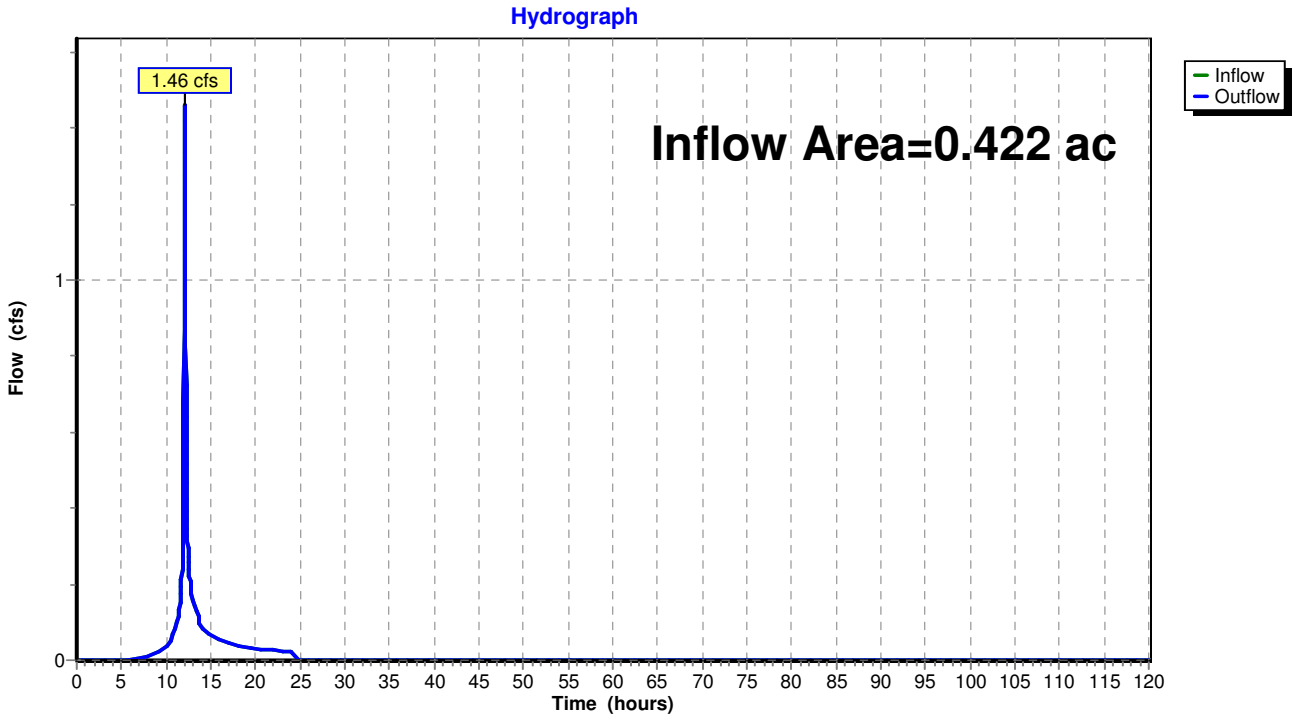


Summary for Reach DL2: Design Line 2

Inflow Area = 0.422 ac, 30.98% Impervious, Inflow Depth = 3.05" for 10-yr event
Inflow = 1.46 cfs @ 12.06 hrs, Volume= 0.107 af
Outflow = 1.46 cfs @ 12.06 hrs, Volume= 0.107 af, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-120.00 hrs, dt= 0.02 hrs

Reach DL2: Design Line 2



Summary for Pond 1.1P:

Inflow Area = 0.207 ac, 75.56% Impervious, Inflow Depth = 4.14" for 10-yr event
Inflow = 0.98 cfs @ 12.04 hrs, Volume= 0.071 af
Outflow = 0.48 cfs @ 11.98 hrs, Volume= 0.071 af, Atten= 52%, Lag= 0.0 min
Discarded = 0.48 cfs @ 11.98 hrs, Volume= 0.071 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-120.00 hrs, dt= 0.02 hrs
Peak Elev= 563.24' @ 12.19 hrs Surf.Area= 1,140 sf Storage= 246 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)
Center-of-Mass det. time= 1.7 min (786.4 - 784.7)

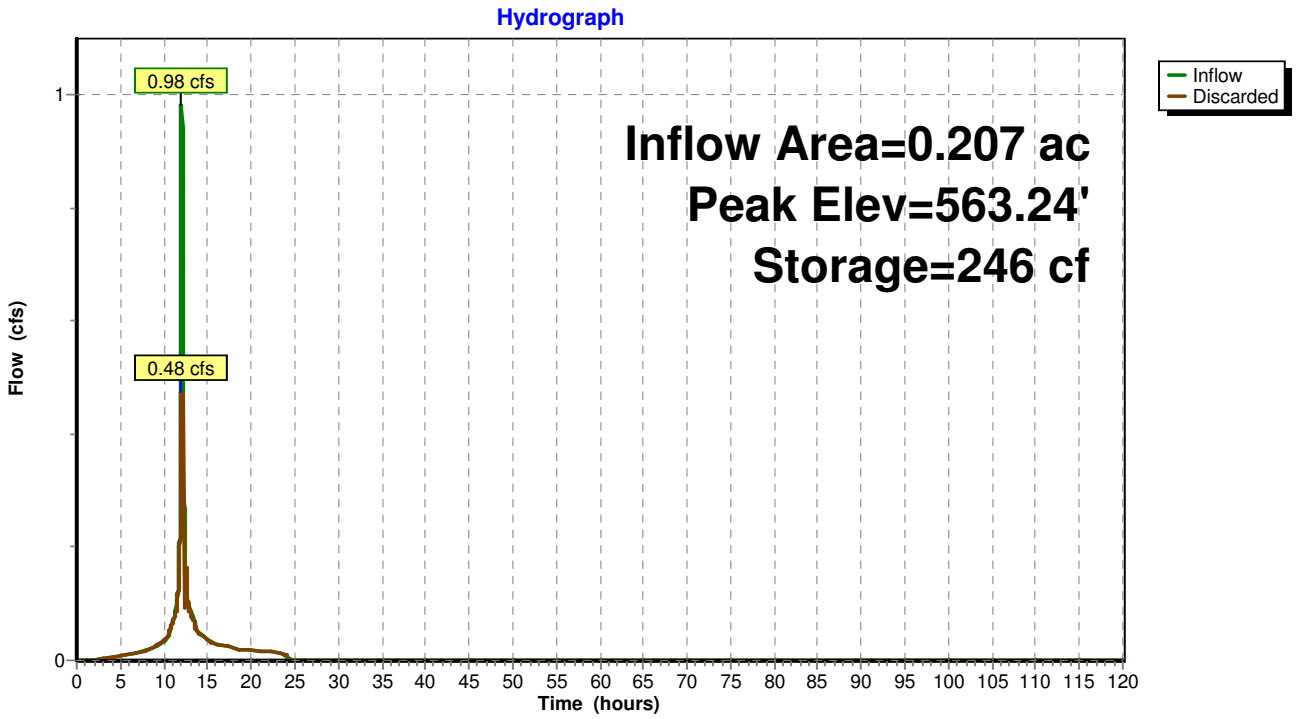
Volume	Invert	Avail.Storage	Storage Description
#1A	562.70'	1,268 cf	**25.25'W x 45.16'L x 4.00'H Field A** 4,561 cf Overall - 1,392 cf Embedded = 3,169 cf x 40.0% Voids
#2A	563.70'	1,392 cf	**ADS_StormTech SC-740** x 30 Inside #1 Effective Size= 44.6"W x 30.0"H => 6.45 sf x 7.12'L = 45.9 cf Overall Size= 51.0"W x 30.0"H x 7.56'L with 0.44' Overlap Row Length Adjustment= +0.44' x 6.45 sf x 5 rows
		2,660 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Discarded	562.70'	**18.000 in/hr Exfiltration over Surface area** Phase-In= 0.02'

Discarded OutFlow Max=0.48 cfs @ 11.98 hrs HW=562.75' (Free Discharge)
↑**1=Exfiltration** (Exfiltration Controls 0.48 cfs)

Pond 1.1P:


Hydrograph
Inflow
Discarded
0.98 cfs
0.48 cfs
Inflow Area=0.207 ac
Peak Elev=563.24'
Storage=246 cf
Flow (cfs)
Time (hours)
0
1
0 5 10 15 20 25 30 35 40 45 50 55 60 65 70 75 80 85 90 95 100 105 110 115 120

Stage-Area-Storage for Pond 1.1P:

Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)
562.70	**1,140**	0
562.75	1,140	23
562.80	1,140	46
562.85	1,140	68
562.90	1,140	91
562.95	1,140	114
563.00	1,140	137
563.05	1,140	160
563.10	1,140	182
563.15	1,140	205
563.20	1,140	228
563.25	1,140	251
563.30	1,140	274
563.35	1,140	296
563.40	1,140	319
563.45	1,140	342
563.50	1,140	365
563.55	1,140	388
563.60	1,140	411
563.65	1,140	433
563.70	1,140	456
563.75	1,140	503
563.80	1,140	550
563.85	1,140	597
563.90	1,140	643
563.95	1,140	690
564.00	1,140	736
564.05	1,140	782
564.10	1,140	828
564.15	1,140	874
564.20	1,140	920
564.25	1,140	966
564.30	1,140	1,011
564.35	1,140	1,056
564.40	1,140	1,101
564.45	1,140	1,145
564.50	1,140	1,190
564.55	1,140	1,234
564.60	1,140	1,278
564.65	1,140	1,322
564.70	1,140	1,365
564.75	1,140	1,408
564.80	1,140	1,451
564.85	1,140	1,493
564.90	1,140	1,536
564.95	1,140	1,577
565.00	1,140	1,619
565.05	1,140	1,660
565.10	1,140	1,701
565.15	1,140	1,741
565.20	1,140	1,781
565.25	1,140	1,820
565.30	1,140	1,860
565.35	1,140	1,898
565.40	1,140	1,936
565.45	1,140	1,974
565.50	1,140	2,010
565.55	1,140	2,047
565.60	1,140	2,082
565.65	1,140	2,117
565.70	1,140	2,152
565.75	1,140	2,185
565.80	1,140	2,218
565.85	1,140	2,249
565.90	1,140	2,279
565.95	1,140	2,308
566.00	1,140	2,335
566.05	1,140	2,360
566.10	1,140	2,385
566.15	1,140	2,409
566.20	1,140	2,432
566.25	1,140	2,455
566.30	1,140	2,477
566.35	1,140	2,500
566.40	1,140	2,523
566.45	1,140	2,546
566.50	1,140	2,569
566.55	1,140	2,591
566.60	1,140	2,614
566.65	1,140	2,637
566.70	1,140	**2,660**

Summary for Pond FS:

Inflow Area = 0.207 ac, 75.56% Impervious, Inflow Depth = 4.14" for 10-yr event
Inflow = 0.98 cfs @ 12.04 hrs, Volume= 0.071 af
Outflow = 0.98 cfs @ 12.04 hrs, Volume= 0.071 af, Atten= 0%, Lag= 0.0 min
Primary = 0.98 cfs @ 12.04 hrs, Volume= 0.071 af
Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

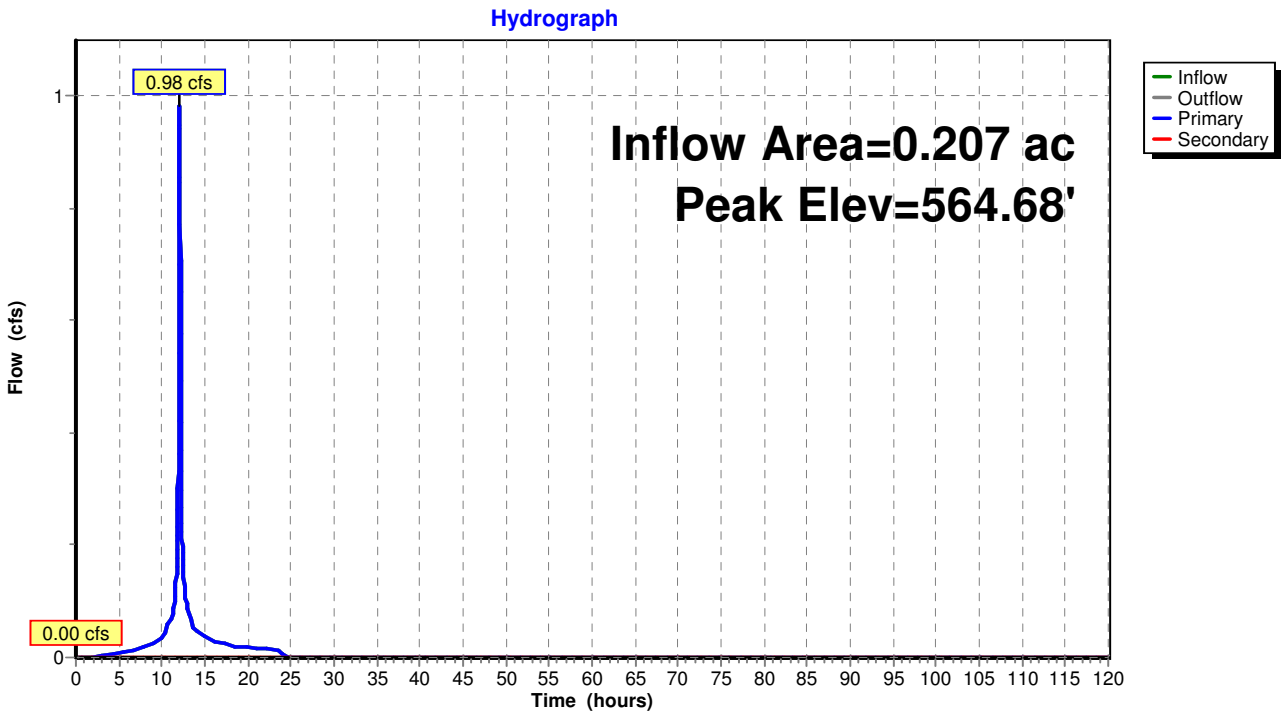
Routing by Dyn-Stor-Ind method, Time Span= 0.00-120.00 hrs, dt= 0.02 hrs
Peak Elev= 564.68' @ 12.04 hrs
Flood Elev= 570.20'

Device	Routing	Invert	Outlet Devices
#1	Primary	563.70'	**8.0" Round Culvert** L= 20.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 563.70' / 563.70' S= 0.0000 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.35 sf
#2	Secondary	564.90'	**12.0" Round Culvert** L= 150.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 564.90' / 563.00' S= 0.0127 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.79 sf

Primary OutFlow Max=0.98 cfs @ 12.04 hrs HW=564.68' TW=562.93' (Dynamic Tailwater)
└**1=Culvert** (Barrel Controls 0.98 cfs @ 2.81 fps)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=563.70' TW=0.00' (Dynamic Tailwater)
└**2=Culvert** (Controls 0.00 cfs)

Pond FS:



Stage-Area-Storage for Pond FS:

Elevation (feet)	Storage (cubic-feet)
563.70	**0**
563.80	0
563.90	0
564.00	0
564.10	0
564.20	0
564.30	0
564.40	0
564.50	0
564.60	0
564.70	0
564.80	0
564.90	0
565.00	0
565.10	0
565.20	0
565.30	0
565.40	0
565.50	0
565.60	0
565.70	0
565.80	0
565.90	0
566.00	0
566.10	0
566.20	0
566.30	0
566.40	0
566.50	0
566.60	0
566.70	0
566.80	0
566.90	0
567.00	0
567.10	0
567.20	0
567.30	0
567.40	0
567.50	0
567.60	0
567.70	0
567.80	0
567.90	0
568.00	0
568.10	0
568.20	0
568.30	0
568.40	0
568.50	0
568.60	0
568.70	0
568.80	0
568.90	0
569.00	0
569.10	0
569.20	0
569.30	0
569.40	0
569.50	0
569.60	0
569.70	0
569.80	0
569.90	0
570.00	0
570.10	0
570.20	0

Summary for Subcatchment 1.1S-NG: Post New Impervious & Grass

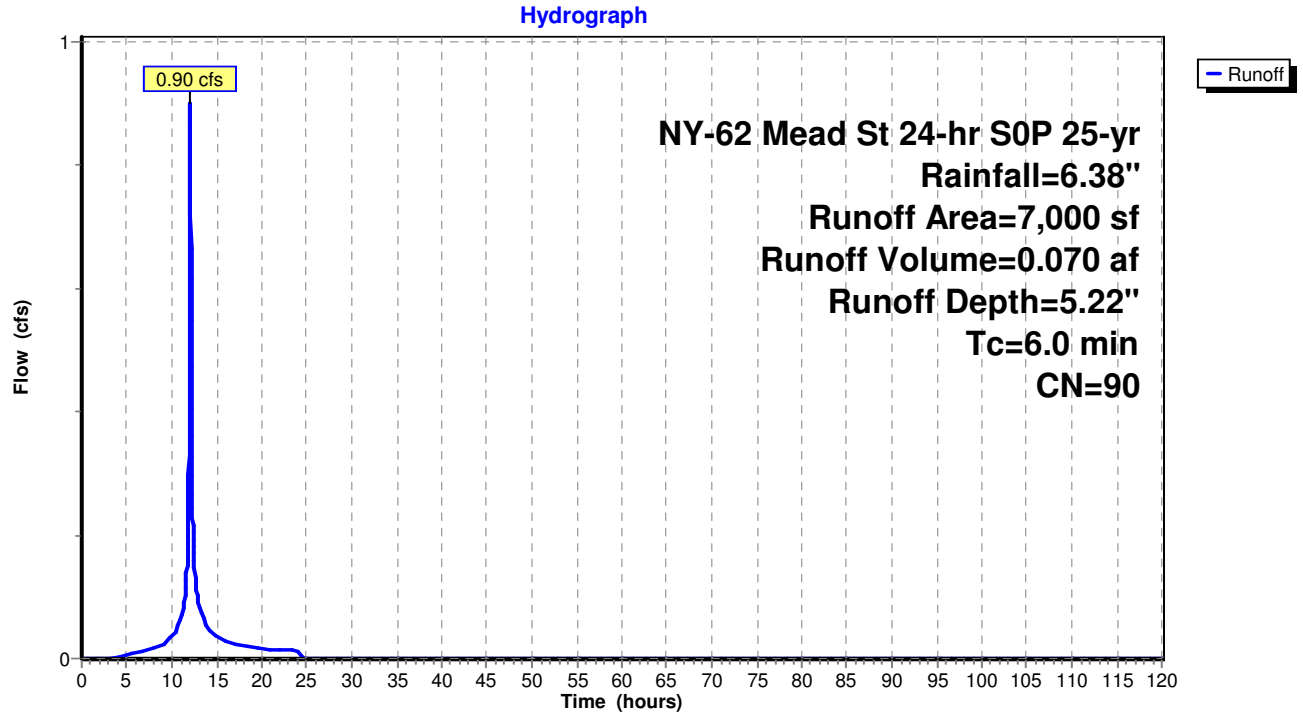
Runoff = 0.90 cfs @ 12.04 hrs, Volume= 0.070 af, Depth= 5.22"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.02 hrs
NY-62 Mead St 24-hr S0P 25-yr Rainfall=6.38"

Area (sf)	CN	Description
4,800	98	Paved parking, HSG C
2,200	74	>75% Grass cover, Good, HSG C
7,000	90	Weighted Average
2,200		31.43% Pervious Area
4,800		68.57% Impervious Area

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

Subcatchment 1.1S-NG: Post New Impervious & Grass



Summary for Subcatchment 1.1S-R: Post Redeveloped Impervious

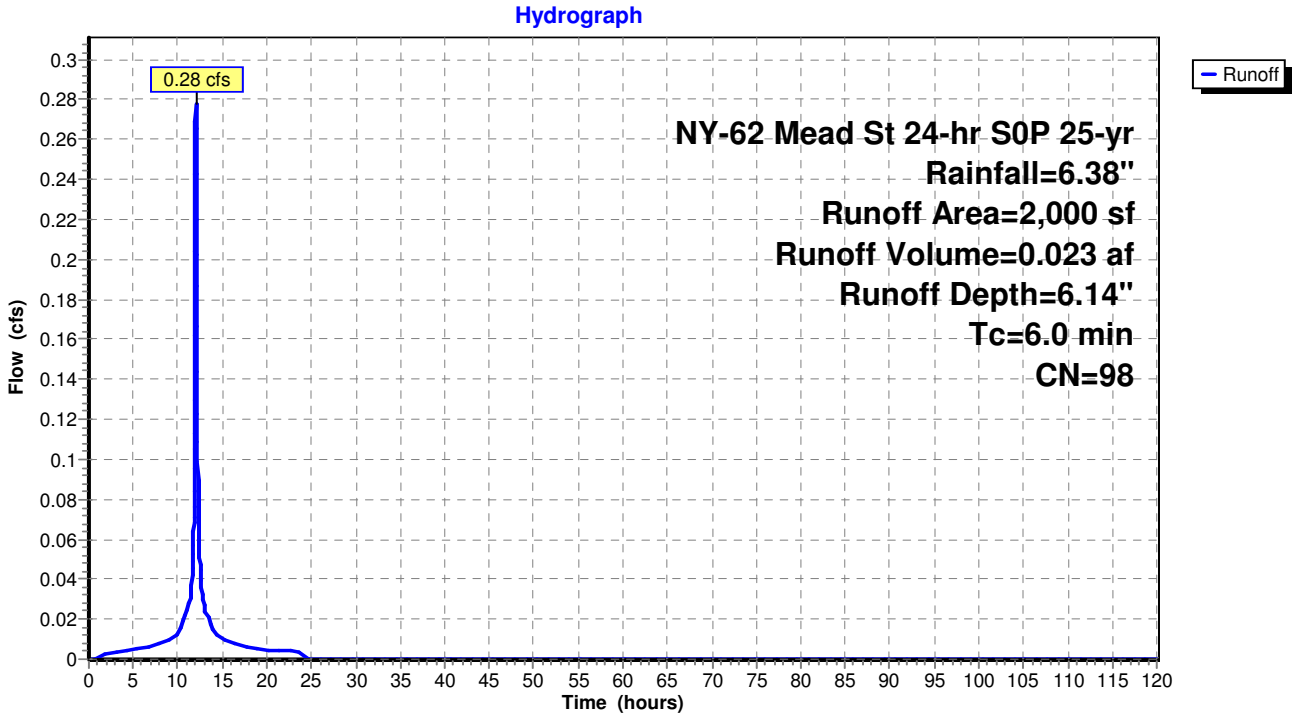
Runoff = 0.28 cfs @ 12.04 hrs, Volume= 0.023 af, Depth= 6.14"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.02 hrs
NY-62 Mead St 24-hr S0P 25-yr Rainfall=6.38"

Area (sf)	CN	Description
2,000	98	Paved parking, HSG C
2,000		100.00% Impervious Area

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

Subcatchment 1.1S-R: Post Redeveloped Impervious



Summary for Subcatchment 1.2S:

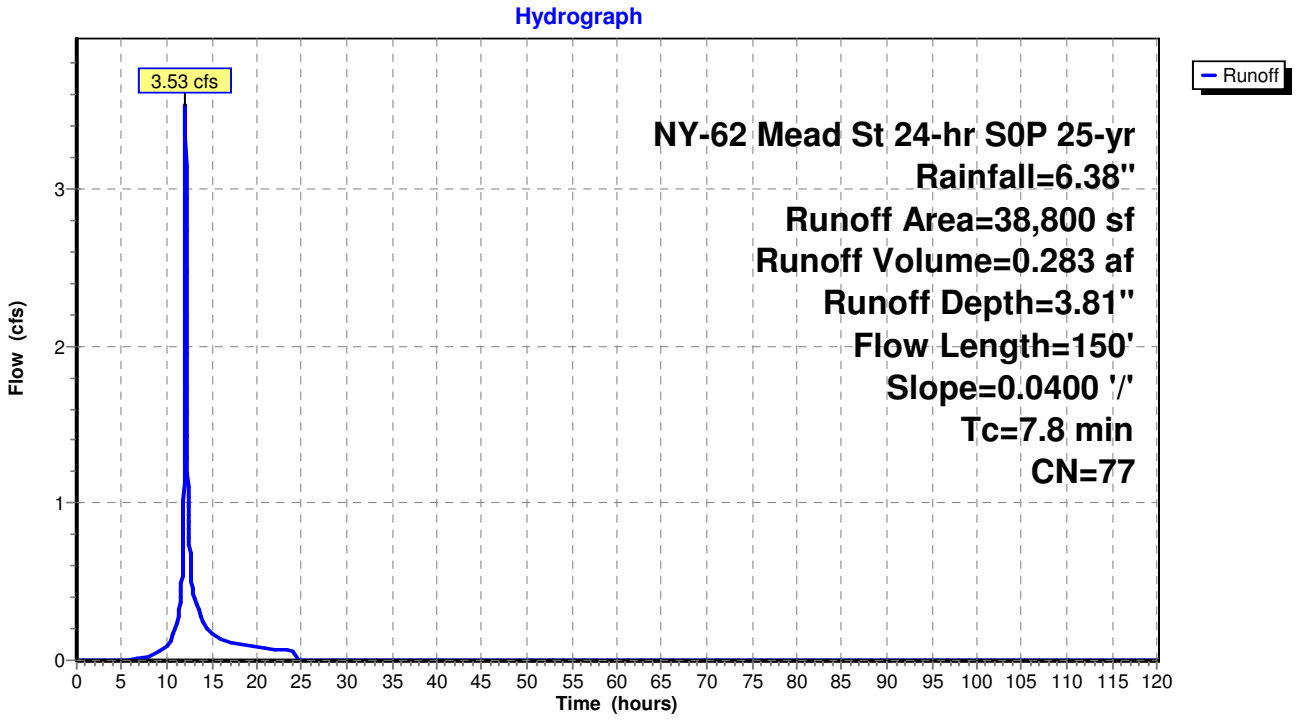
Runoff = 3.53 cfs @ 12.07 hrs, Volume= 0.283 af, Depth= 3.81"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.02 hrs
NY-62 Mead St 24-hr S0P 25-yr Rainfall=6.38"

Area (sf)	CN	Description
1,700	98	Paved parking, HSG C
27,300	74	>75% Grass cover, Good, HSG C
9,800	80	>75% Grass cover, Good, HSG D
38,800	77	Weighted Average
37,100		95.62% Pervious Area
1,700		4.38% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.2	100	0.0400	0.23		**Sheet Flow,** Grass: Short n= 0.150 P2= 3.38"
0.6	50	0.0400	1.40		**Shallow Concentrated Flow,** Short Grass Pasture Kv= 7.0 fps
7.8	150	Total			

Subcatchment 1.2S:



Summary for Subcatchment 2.1S:

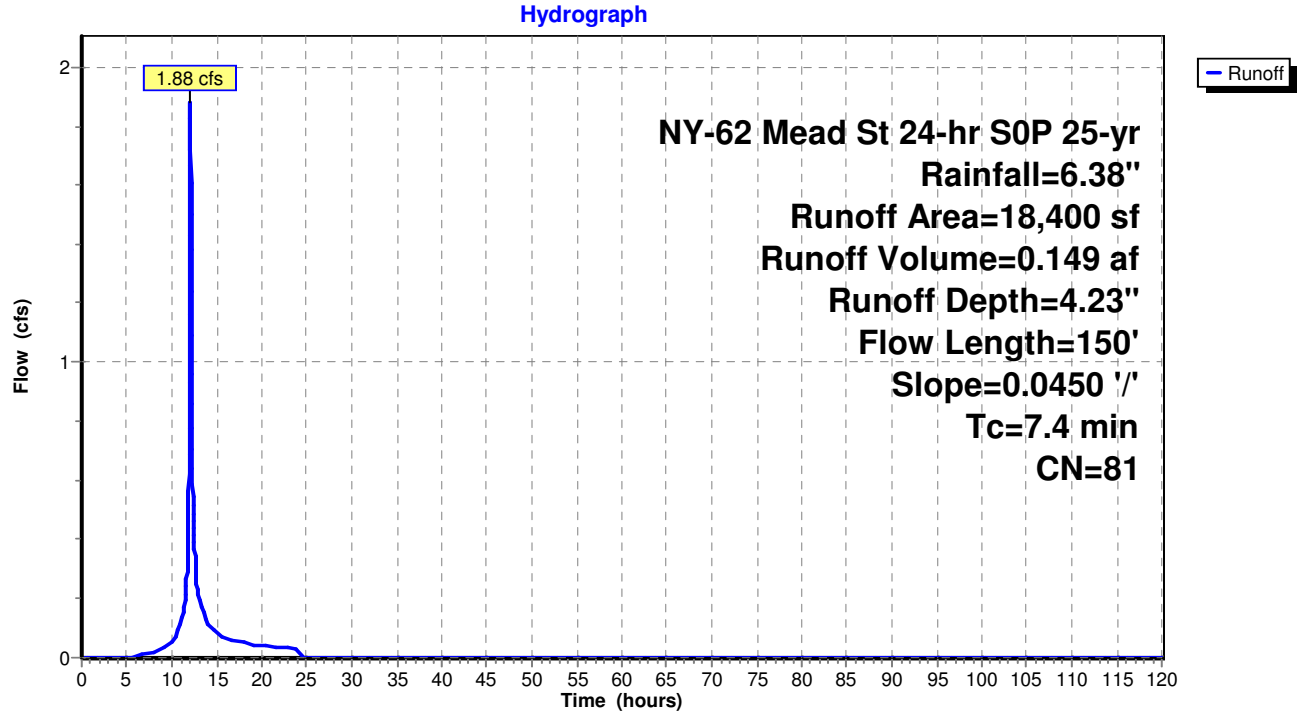
Runoff = 1.88 cfs @ 12.06 hrs, Volume= 0.149 af, Depth= 4.23"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.02 hrs
NY-62 Mead St 24-hr S0P 25-yr Rainfall=6.38"

Area (sf)	CN	Description
5,700	98	Paved parking, HSG C
12,700	74	>75% Grass cover, Good, HSG C
18,400	81	Weighted Average
12,700		69.02% Pervious Area
5,700		30.98% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.9	100	0.0450	0.24		**Sheet Flow,** Grass: Short n= 0.150 P2= 3.38"
0.1	15	0.0450	4.31		**Shallow Concentrated Flow,** Paved Kv= 20.3 fps
0.4	35	0.0450	1.48		**Shallow Concentrated Flow,** Short Grass Pasture Kv= 7.0 fps
7.4	150	Total			

Subcatchment 2.1S:

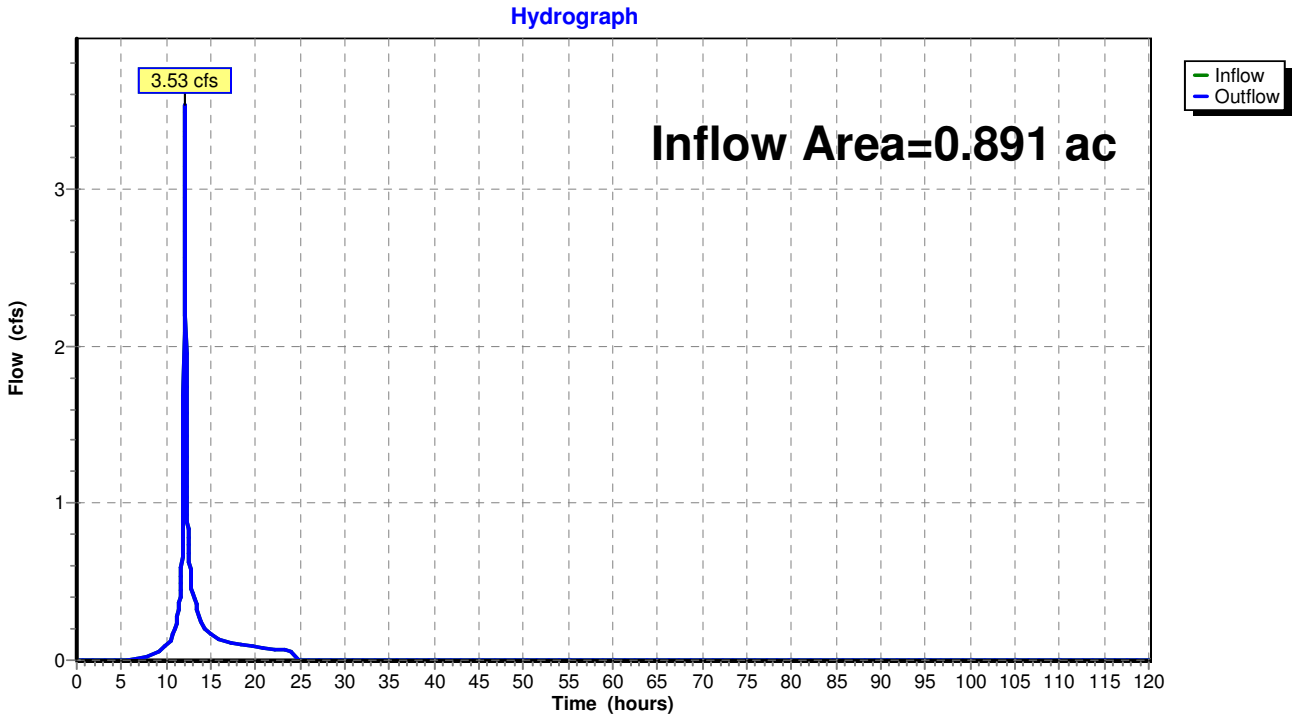


Summary for Reach DL1: Design Line 1

Inflow Area = 0.891 ac, 4.38% Impervious, Inflow Depth = 3.81" for 25-yr event
Inflow = 3.53 cfs @ 12.07 hrs, Volume= 0.283 af
Outflow = 3.53 cfs @ 12.07 hrs, Volume= 0.283 af, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-120.00 hrs, dt= 0.02 hrs

Reach DL1: Design Line 1

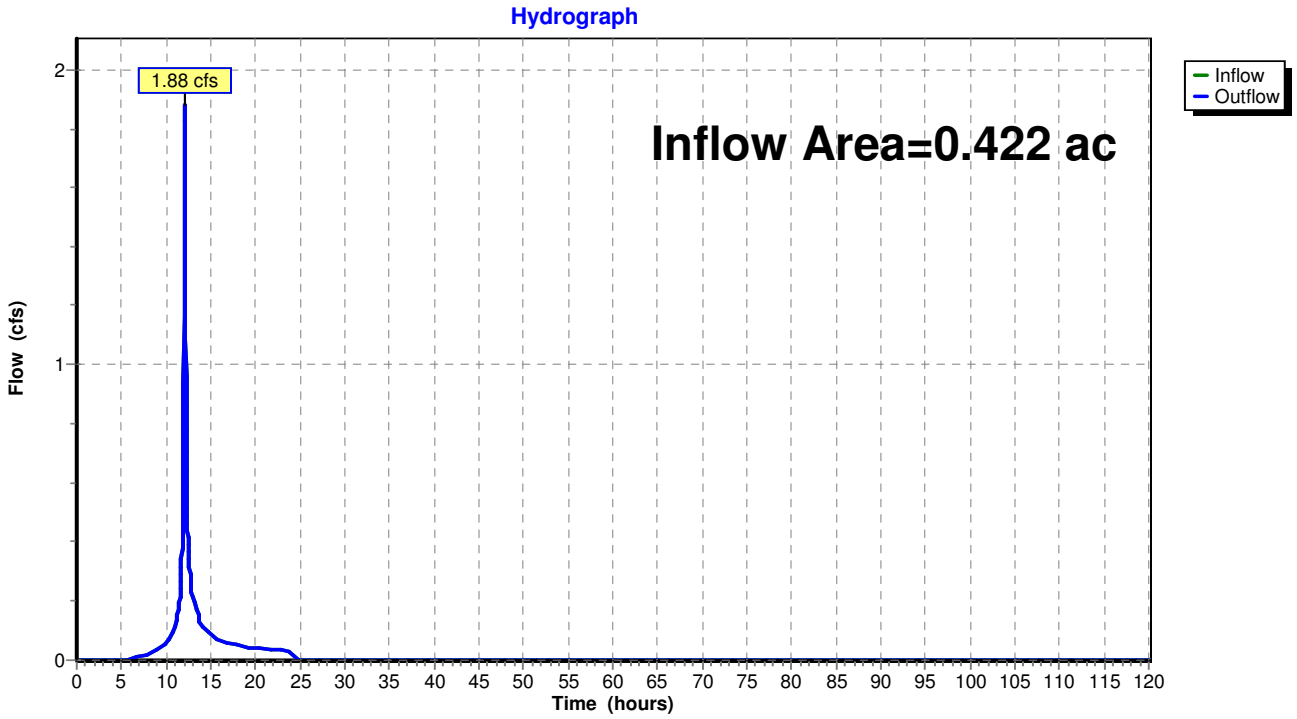


Summary for Reach DL2: Design Line 2

Inflow Area = 0.422 ac, 30.98% Impervious, Inflow Depth = 4.23" for 25-yr event
Inflow = 1.88 cfs @ 12.06 hrs, Volume= 0.149 af
Outflow = 1.88 cfs @ 12.06 hrs, Volume= 0.149 af, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-120.00 hrs, dt= 0.02 hrs

Reach DL2: Design Line 2



Summary for Pond 1.1P:

Inflow Area = 0.207 ac, 75.56% Impervious, Inflow Depth = 5.42" for 25-yr event
Inflow = 1.18 cfs @ 12.04 hrs, Volume= 0.093 af
Outflow = 0.48 cfs @ 11.96 hrs, Volume= 0.093 af, Atten= 60%, Lag= 0.0 min
Discarded = 0.48 cfs @ 11.96 hrs, Volume= 0.093 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-120.00 hrs, dt= 0.02 hrs
Peak Elev= 563.57' @ 12.22 hrs Surf.Area= 1,140 sf Storage= 397 cf

Plug-Flow detention time= 2.8 min calculated for 0.093 af (100% of inflow)
Center-of-Mass det. time= 2.8 min (780.1 - 777.3)

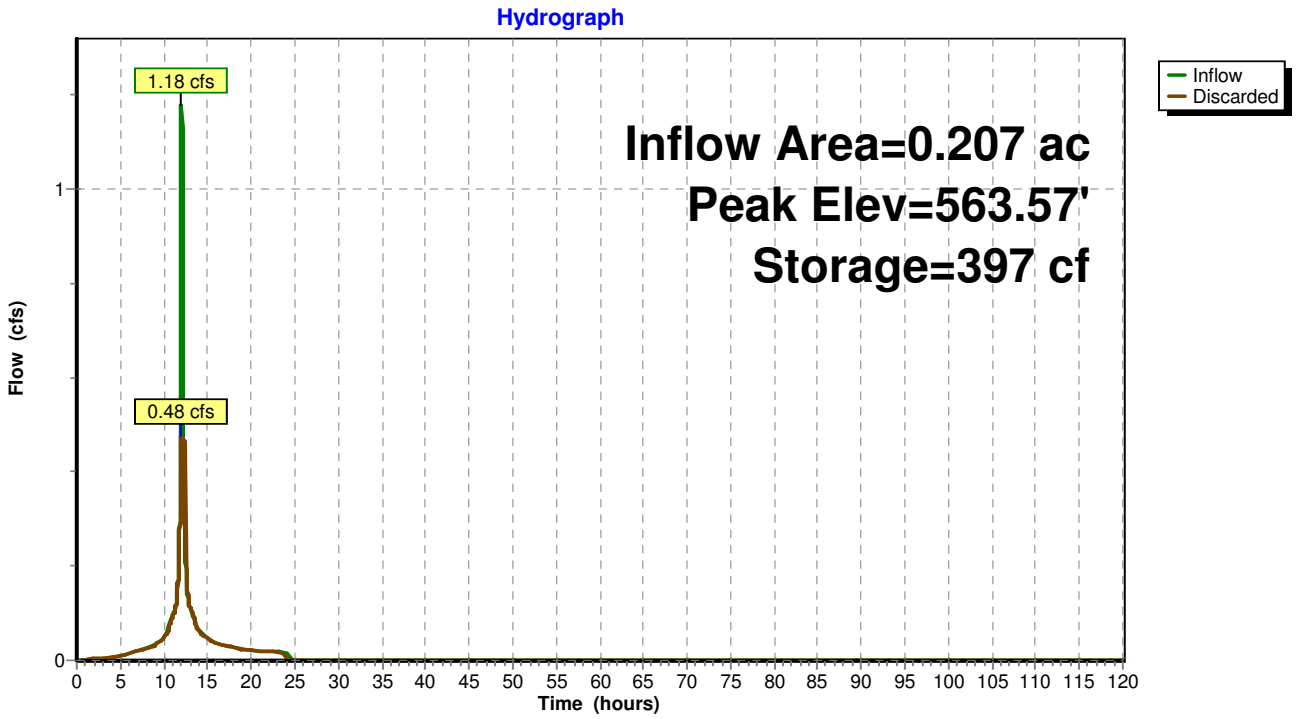
Volume	Invert	Avail.Storage	Storage Description
#1A	562.70'	1,268 cf	**25.25'W x 45.16'L x 4.00'H Field A** 4,561 cf Overall - 1,392 cf Embedded = 3,169 cf x 40.0% Voids
#2A	563.70'	1,392 cf	**ADS_StormTech SC-740** x 30 Inside #1 Effective Size= 44.6"W x 30.0"H => 6.45 sf x 7.12'L = 45.9 cf Overall Size= 51.0"W x 30.0"H x 7.56'L with 0.44' Overlap Row Length Adjustment= +0.44' x 6.45 sf x 5 rows
		2,660 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Discarded	562.70'	**18.000 in/hr Exfiltration over Surface area** Phase-In= 0.02'

Discarded OutFlow Max=0.48 cfs @ 11.96 hrs HW=562.75' (Free Discharge)
↑**1=Exfiltration** (Exfiltration Controls 0.48 cfs)

Pond 1.1P:


Hydrograph
Inflow Area=0.207 ac
Peak Elev=563.57'
Storage=397 cf
1.18 cfs
0.48 cfs
Inflow
Discarded
Flow (cfs)
Time (hours)
0
1
0 5 10 15 20 25 30 35 40 45 50 55 60 65 70 75 80 85 90 95 100 105 110 115 120

Stage-Area-Storage for Pond 1.1P:

Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)
562.70	**1,140**	0
562.75	1,140	23
562.80	1,140	46
562.85	1,140	68
562.90	1,140	91
562.95	1,140	114
563.00	1,140	137
563.05	1,140	160
563.10	1,140	182
563.15	1,140	205
563.20	1,140	228
563.25	1,140	251
563.30	1,140	274
563.35	1,140	296
563.40	1,140	319
563.45	1,140	342
563.50	1,140	365
563.55	1,140	388
563.60	1,140	411
563.65	1,140	433
563.70	1,140	456
563.75	1,140	503
563.80	1,140	550
563.85	1,140	597
563.90	1,140	643
563.95	1,140	690
564.00	1,140	736
564.05	1,140	782
564.10	1,140	828
564.15	1,140	874
564.20	1,140	920
564.25	1,140	966
564.30	1,140	1,011
564.35	1,140	1,056
564.40	1,140	1,101
564.45	1,140	1,145
564.50	1,140	1,190
564.55	1,140	1,234
564.60	1,140	1,278
564.65	1,140	1,322
564.70	1,140	1,365
564.75	1,140	1,408
564.80	1,140	1,451
564.85	1,140	1,493
564.90	1,140	1,536
564.95	1,140	1,577
565.00	1,140	1,619
565.05	1,140	1,660
565.10	1,140	1,701
565.15	1,140	1,741
565.20	1,140	1,781
565.25	1,140	1,820
565.30	1,140	1,860
565.35	1,140	1,898
565.40	1,140	1,936
565.45	1,140	1,974
565.50	1,140	2,010
565.55	1,140	2,047
565.60	1,140	2,082
565.65	1,140	2,117
565.70	1,140	2,152
565.75	1,140	2,185
565.80	1,140	2,218
565.85	1,140	2,249
565.90	1,140	2,279
565.95	1,140	2,308
566.00	1,140	2,335
566.05	1,140	2,360
566.10	1,140	2,385
566.15	1,140	2,409
566.20	1,140	2,432
566.25	1,140	2,455
566.30	1,140	2,477
566.35	1,140	2,500
566.40	1,140	2,523
566.45	1,140	2,546
566.50	1,140	2,569
566.55	1,140	2,591
566.60	1,140	2,614
566.65	1,140	2,637
566.70	1,140	**2,660**

Summary for Pond FS:

Inflow Area = 0.207 ac, 75.56% Impervious, Inflow Depth = 5.42" for 25-yr event
Inflow = 1.18 cfs @ 12.04 hrs, Volume= 0.093 af
Outflow = 1.18 cfs @ 12.04 hrs, Volume= 0.093 af, Atten= 0%, Lag= 0.0 min
Primary = 1.18 cfs @ 12.04 hrs, Volume= 0.093 af
Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

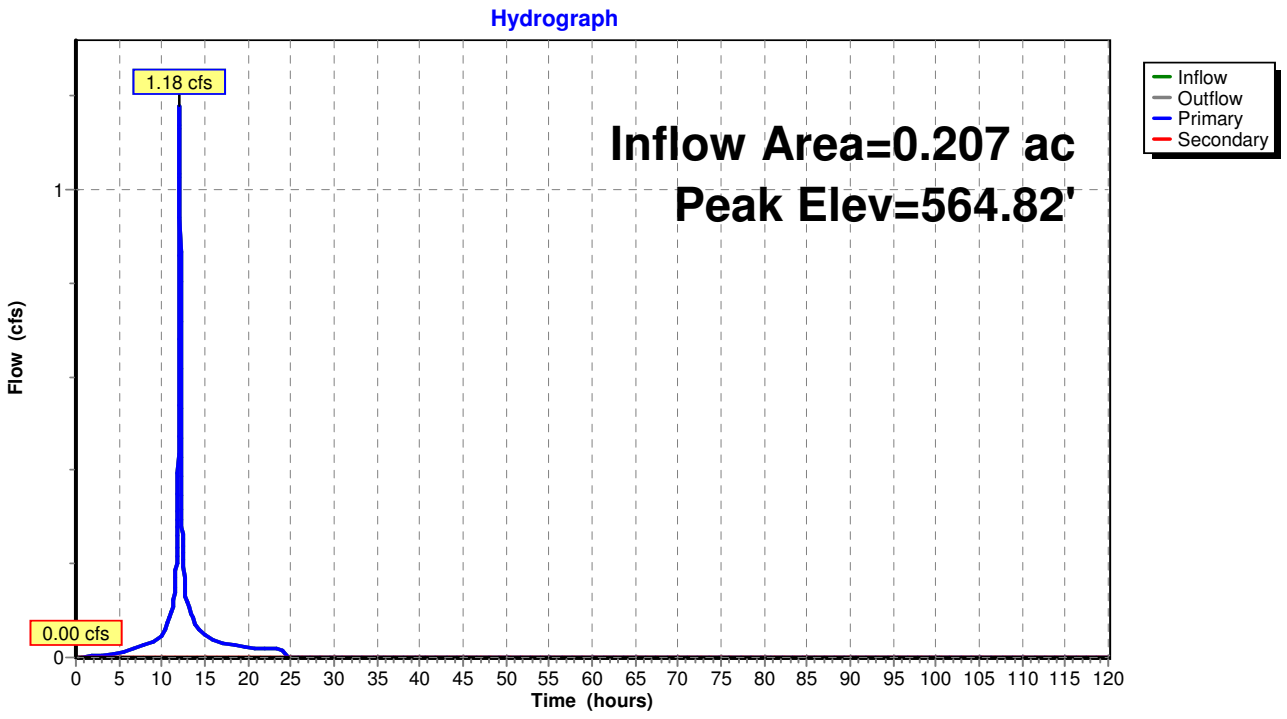
Routing by Dyn-Stor-Ind method, Time Span= 0.00-120.00 hrs, dt= 0.02 hrs
Peak Elev= 564.82' @ 12.04 hrs
Flood Elev= 570.20'

Device	Routing	Invert	Outlet Devices
#1	Primary	563.70'	**8.0" Round Culvert** L= 20.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 563.70' / 563.70' S= 0.0000 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.35 sf
#2	Secondary	564.90'	**12.0" Round Culvert** L= 150.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 564.90' / 563.00' S= 0.0127 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.79 sf

Primary OutFlow Max=1.18 cfs @ 12.04 hrs HW=564.82' TW=563.06' (Dynamic Tailwater)
└**1=Culvert** (Barrel Controls 1.18 cfs @ 3.37 fps)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=563.70' TW=0.00' (Dynamic Tailwater)
└**2=Culvert** (Controls 0.00 cfs)

Pond FS:



Stage-Area-Storage for Pond FS:

Elevation (feet)	Storage (cubic-feet)
563.70	**0**
563.80	0
563.90	0
564.00	0
564.10	0
564.20	0
564.30	0
564.40	0
564.50	0
564.60	0
564.70	0
564.80	0
564.90	0
565.00	0
565.10	0
565.20	0
565.30	0
565.40	0
565.50	0
565.60	0
565.70	0
565.80	0
565.90	0
566.00	0
566.10	0
566.20	0
566.30	0
566.40	0
566.50	0
566.60	0
566.70	0
566.80	0
566.90	0
567.00	0
567.10	0
567.20	0
567.30	0
567.40	0
567.50	0
567.60	0
567.70	0
567.80	0
567.90	0
568.00	0
568.10	0
568.20	0
568.30	0
568.40	0
568.50	0
568.60	0
568.70	0
568.80	0
568.90	0
569.00	0
569.10	0
569.20	0
569.30	0
569.40	0
569.50	0
569.60	0
569.70	0
569.80	0
569.90	0
570.00	0
570.10	0
570.20	0

Summary for Subcatchment 1.1S-NG: Post New Impervious & Grass

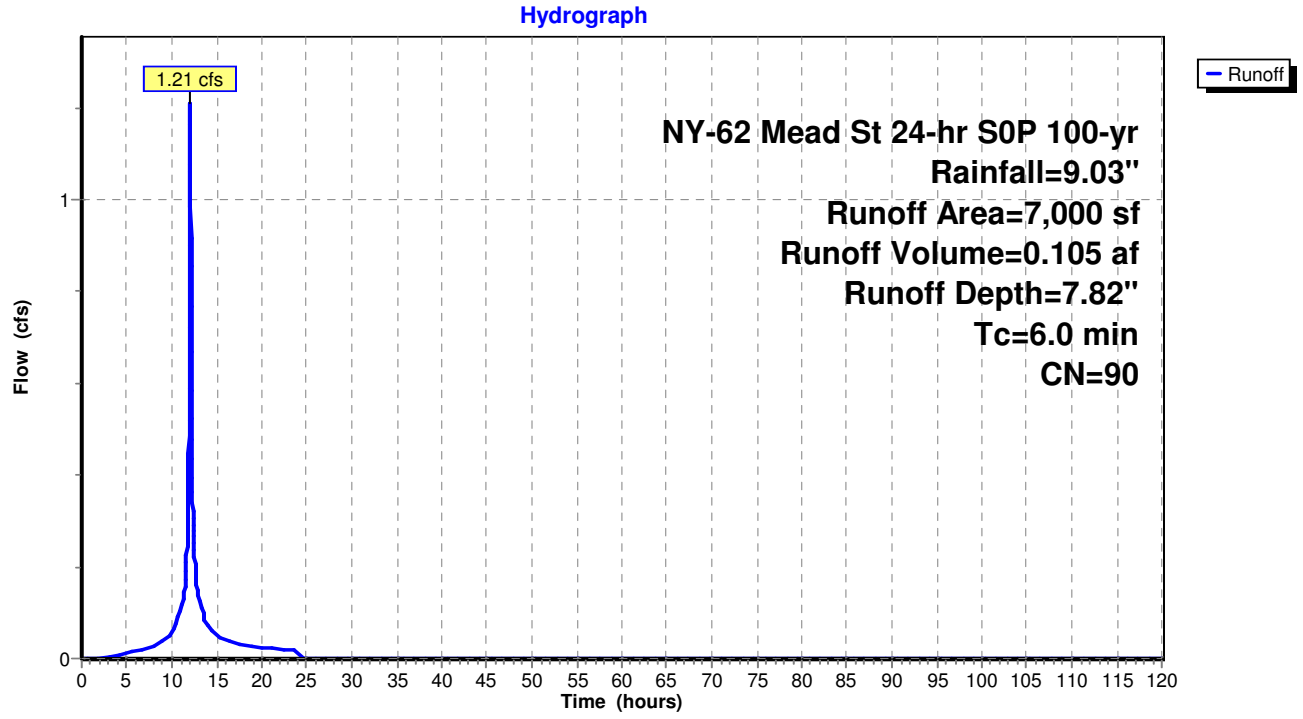
Runoff = 1.21 cfs @ 12.04 hrs, Volume= 0.105 af, Depth= 7.82"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.02 hrs
NY-62 Mead St 24-hr S0P 100-yr Rainfall=9.03"

Area (sf)	CN	Description
4,800	98	Paved parking, HSG C
2,200	74	>75% Grass cover, Good, HSG C
7,000	90	Weighted Average
2,200		31.43% Pervious Area
4,800		68.57% Impervious Area

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

Subcatchment 1.1S-NG: Post New Impervious & Grass



Summary for Subcatchment 1.1S-R: Post Redeveloped Impervious

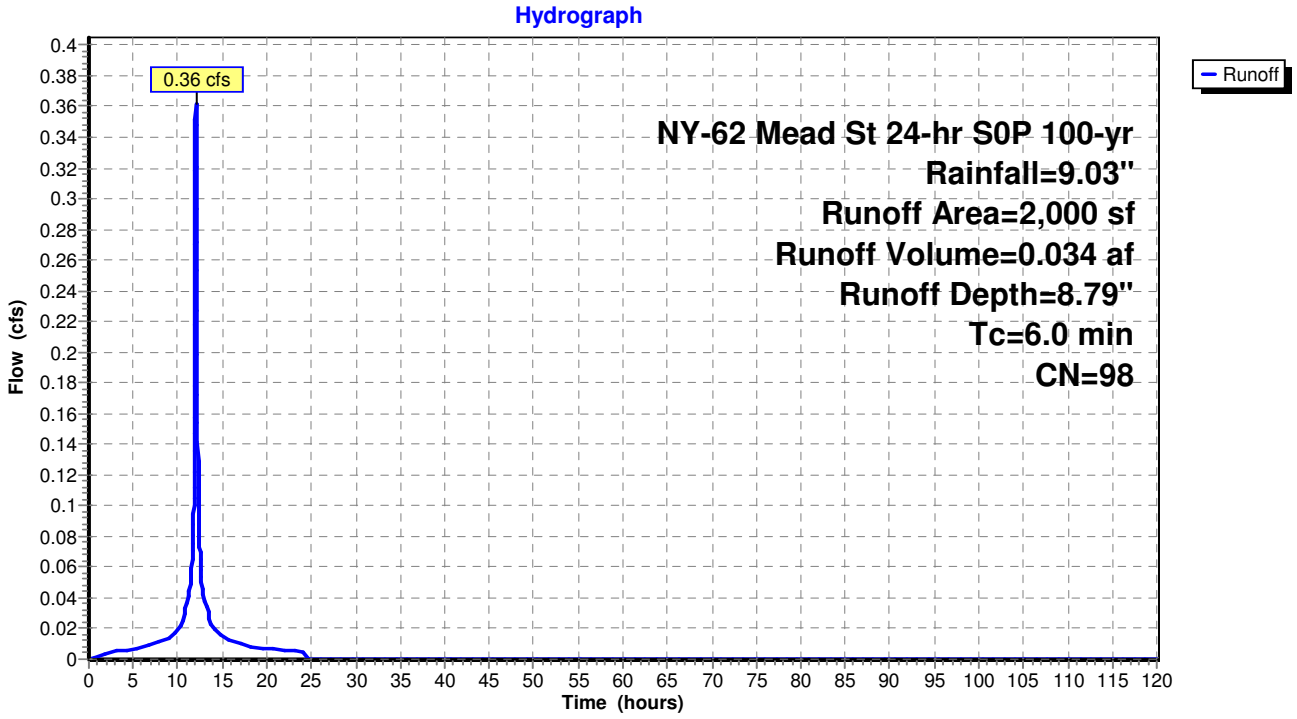
Runoff = 0.36 cfs @ 12.04 hrs, Volume= 0.034 af, Depth= 8.79"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.02 hrs
NY-62 Mead St 24-hr S0P 100-yr Rainfall=9.03"

Area (sf)	CN	Description
2,000	98	Paved parking, HSG C
2,000		100.00% Impervious Area

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

Subcatchment 1.1S-R: Post Redeveloped Impervious



Summary for Subcatchment 1.2S:

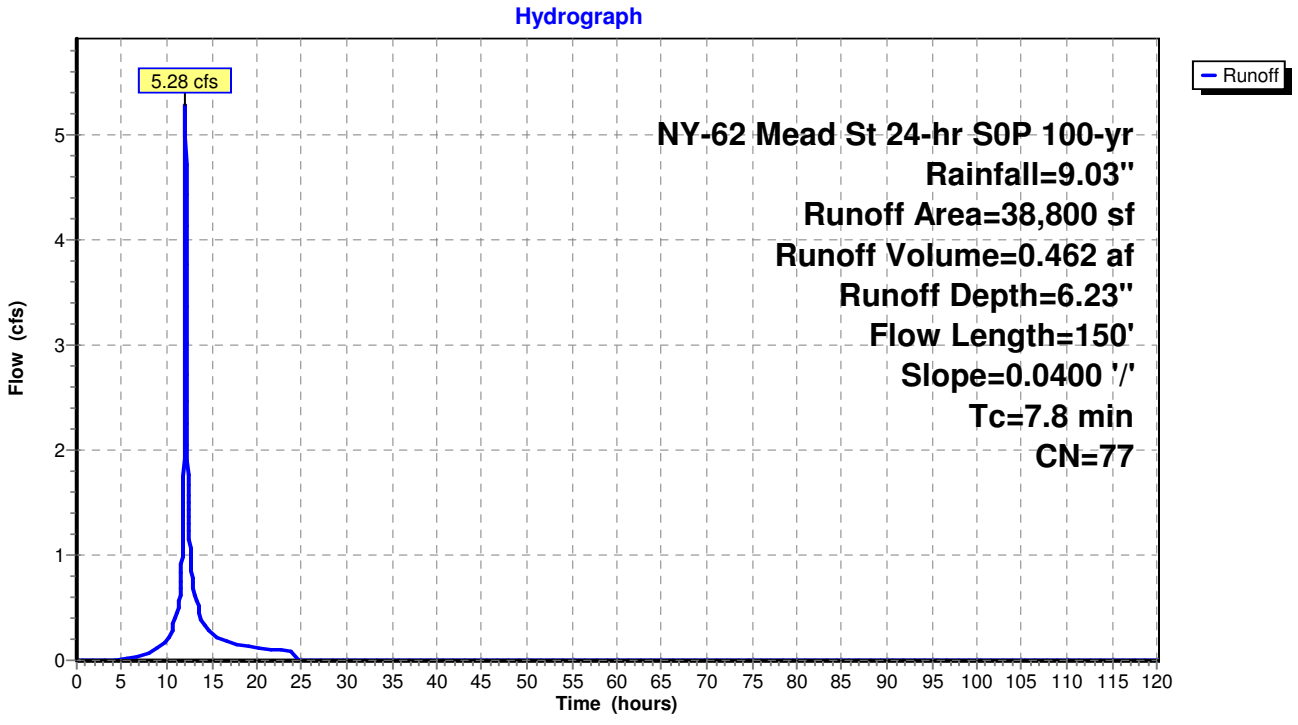
Runoff = 5.28 cfs @ 12.07 hrs, Volume= 0.462 af, Depth= 6.23"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.02 hrs
NY-62 Mead St 24-hr S0P 100-yr Rainfall=9.03"

Area (sf)	CN	Description
1,700	98	Paved parking, HSG C
27,300	74	>75% Grass cover, Good, HSG C
9,800	80	>75% Grass cover, Good, HSG D
38,800	77	Weighted Average
37,100		95.62% Pervious Area
1,700		4.38% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.2	100	0.0400	0.23		**Sheet Flow,** Grass: Short n= 0.150 P2= 3.38"
0.6	50	0.0400	1.40		**Shallow Concentrated Flow,** Short Grass Pasture Kv= 7.0 fps
7.8	150	Total			

Subcatchment 1.2S:



Summary for Subcatchment 2.1S:

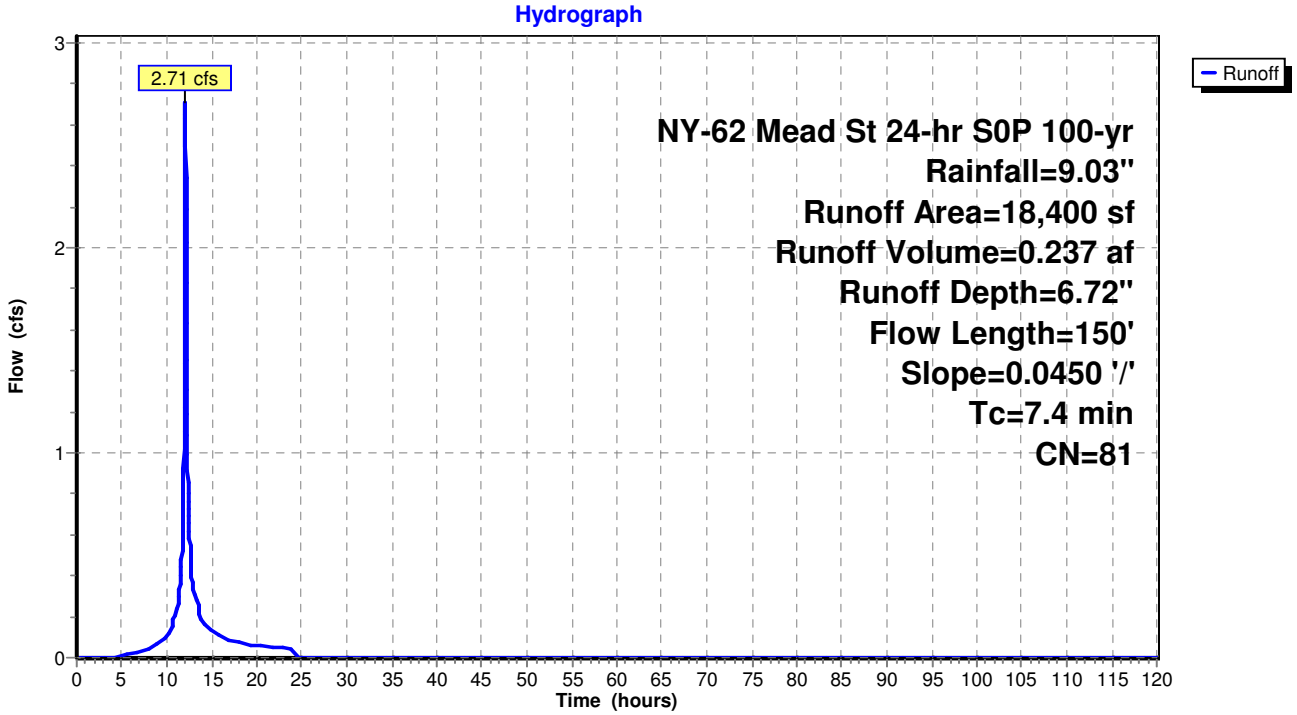
Runoff = 2.71 cfs @ 12.06 hrs, Volume= 0.237 af, Depth= 6.72"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.02 hrs
NY-62 Mead St 24-hr S0P 100-yr Rainfall=9.03"

Area (sf)	CN	Description
5,700	98	Paved parking, HSG C
12,700	74	>75% Grass cover, Good, HSG C
18,400	81	Weighted Average
12,700		69.02% Pervious Area
5,700		30.98% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.9	100	0.0450	0.24		**Sheet Flow,** Grass: Short n= 0.150 P2= 3.38"
0.1	15	0.0450	4.31		**Shallow Concentrated Flow,** Paved Kv= 20.3 fps
0.4	35	0.0450	1.48		**Shallow Concentrated Flow,** Short Grass Pasture Kv= 7.0 fps
7.4	150	Total			

Subcatchment 2.1S:

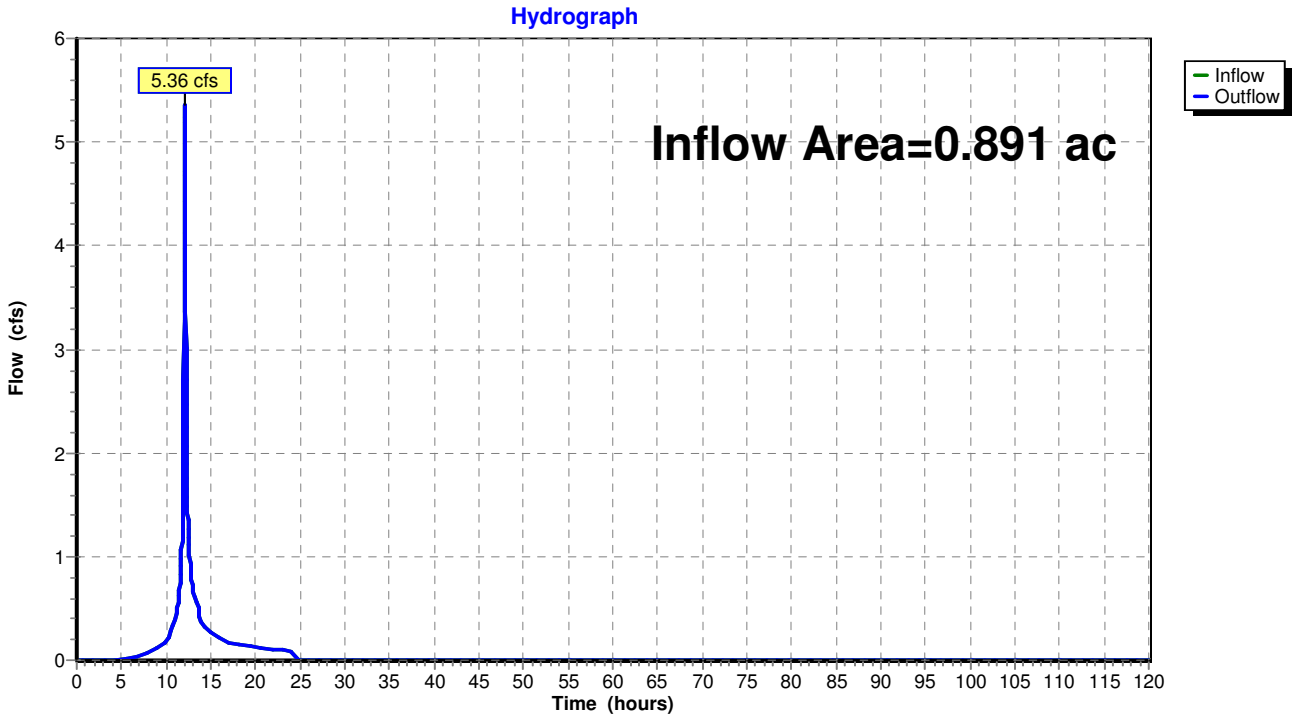


Summary for Reach DL1: Design Line 1

Inflow Area = 0.891 ac, 4.38% Impervious, Inflow Depth = 6.23" for 100-yr event
Inflow = 5.36 cfs @ 12.06 hrs, Volume= 0.463 af
Outflow = 5.36 cfs @ 12.06 hrs, Volume= 0.463 af, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-120.00 hrs, dt= 0.02 hrs

Reach DL1: Design Line 1

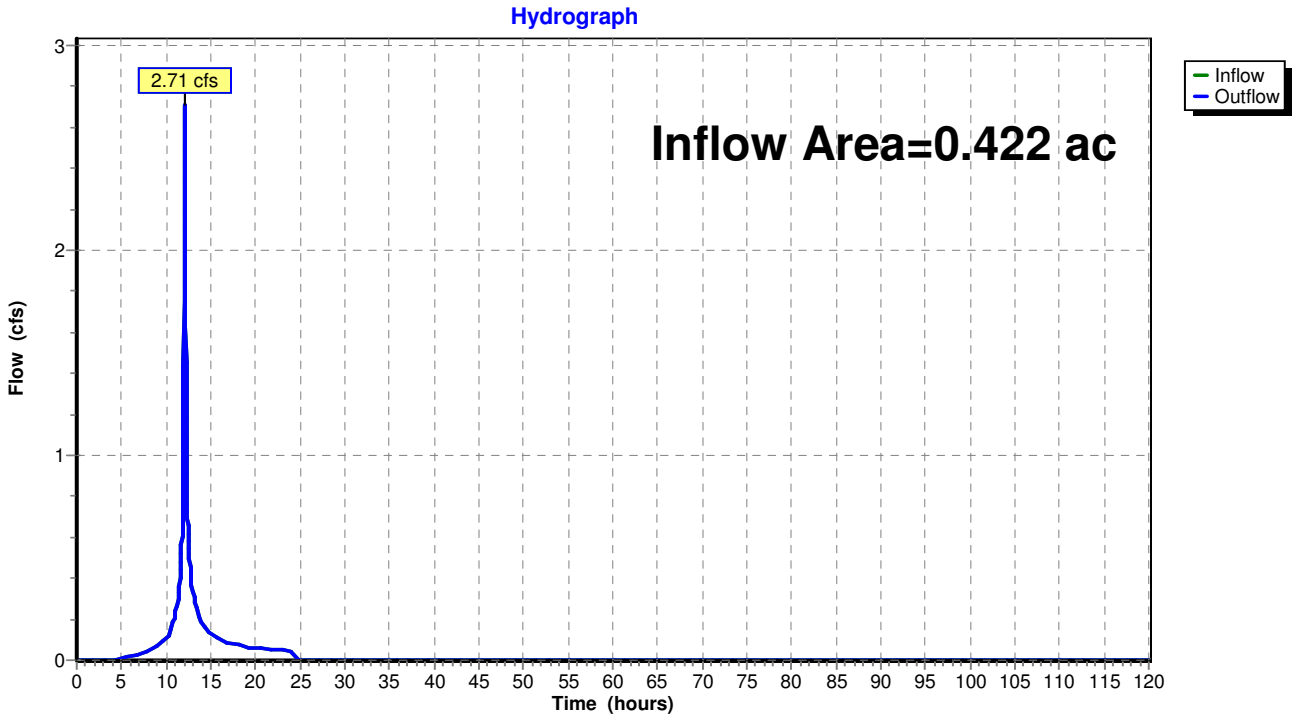


Summary for Reach DL2: Design Line 2

Inflow Area = 0.422 ac, 30.98% Impervious, Inflow Depth = 6.72" for 100-yr event
Inflow = 2.71 cfs @ 12.06 hrs, Volume= 0.237 af
Outflow = 2.71 cfs @ 12.06 hrs, Volume= 0.237 af, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-120.00 hrs, dt= 0.02 hrs

Reach DL2: Design Line 2



Summary for Pond 1.1P:

Inflow Area = 0.207 ac, 75.56% Impervious, Inflow Depth = 8.00" for 100-yr event
Inflow = 1.46 cfs @ 12.04 hrs, Volume= 0.138 af
Outflow = 0.48 cfs @ 11.90 hrs, Volume= 0.138 af, Atten= 67%, Lag= 0.0 min
Discarded = 0.48 cfs @ 11.90 hrs, Volume= 0.138 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-120.00 hrs, dt= 0.02 hrs
Peak Elev= 564.03' @ 12.30 hrs Surf.Area= 1,140 sf Storage= 762 cf

Plug-Flow detention time= 6.1 min calculated for 0.138 af (100% of inflow)
Center-of-Mass det. time= 6.1 min (773.5 - 767.5)

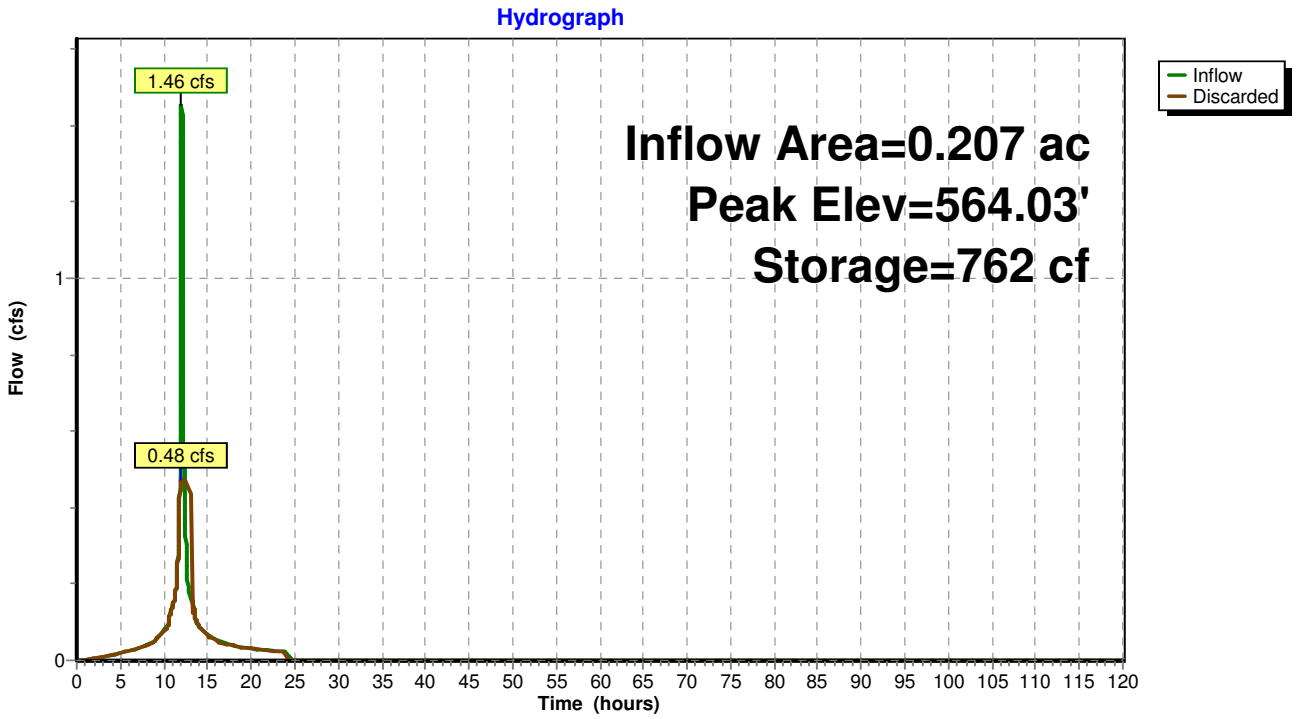
Volume	Invert	Avail.Storage	Storage Description
#1A	562.70'	1,268 cf	**25.25'W x 45.16'L x 4.00'H Field A** 4,561 cf Overall - 1,392 cf Embedded = 3,169 cf x 40.0% Voids
#2A	563.70'	1,392 cf	**ADS_StormTech SC-740** x 30 Inside #1 Effective Size= 44.6"W x 30.0"H => 6.45 sf x 7.12'L = 45.9 cf Overall Size= 51.0"W x 30.0"H x 7.56'L with 0.44' Overlap Row Length Adjustment= +0.44' x 6.45 sf x 5 rows
		2,660 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Discarded	562.70'	**18.000 in/hr Exfiltration over Surface area** Phase-In= 0.02'

Discarded OutFlow Max=0.48 cfs @ 11.90 hrs HW=562.76' (Free Discharge)
↑**1=Exfiltration** (Exfiltration Controls 0.48 cfs)

Pond 1.1P:


Hydrograph
Inflow
Discarded
1.46 cfs
0.48 cfs
Inflow Area=0.207 ac
Peak Elev=564.03'
Storage=762 cf
Flow (cfs)
0
1
0 5 10 15 20 25 30 35 40 45 50 55 60 65 70 75 80 85 90 95 100 105 110 115 120
Time (hours)

Stage-Area-Storage for Pond 1.1P:

Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)
562.70	**1,140**	0
562.75	1,140	23
562.80	1,140	46
562.85	1,140	68
562.90	1,140	91
562.95	1,140	114
563.00	1,140	137
563.05	1,140	160
563.10	1,140	182
563.15	1,140	205
563.20	1,140	228
563.25	1,140	251
563.30	1,140	274
563.35	1,140	296
563.40	1,140	319
563.45	1,140	342
563.50	1,140	365
563.55	1,140	388
563.60	1,140	411
563.65	1,140	433
563.70	1,140	456
563.75	1,140	503
563.80	1,140	550
563.85	1,140	597
563.90	1,140	643
563.95	1,140	690
564.00	1,140	736
564.05	1,140	782
564.10	1,140	828
564.15	1,140	874
564.20	1,140	920
564.25	1,140	966
564.30	1,140	1,011
564.35	1,140	1,056
564.40	1,140	1,101
564.45	1,140	1,145
564.50	1,140	1,190
564.55	1,140	1,234
564.60	1,140	1,278
564.65	1,140	1,322
564.70	1,140	1,365
564.75	1,140	1,408
564.80	1,140	1,451
564.85	1,140	1,493
564.90	1,140	1,536
564.95	1,140	1,577
565.00	1,140	1,619
565.05	1,140	1,660
565.10	1,140	1,701
565.15	1,140	1,741
565.20	1,140	1,781
565.25	1,140	1,820
565.30	1,140	1,860
565.35	1,140	1,898
565.40	1,140	1,936
565.45	1,140	1,974
565.50	1,140	2,010
565.55	1,140	2,047
565.60	1,140	2,082
565.65	1,140	2,117
565.70	1,140	2,152
565.75	1,140	2,185
565.80	1,140	2,218
565.85	1,140	2,249
565.90	1,140	2,279
565.95	1,140	2,308
566.00	1,140	2,335
566.05	1,140	2,360
566.10	1,140	2,385
566.15	1,140	2,409
566.20	1,140	2,432
566.25	1,140	2,455
566.30	1,140	2,477
566.35	1,140	2,500
566.40	1,140	2,523
566.45	1,140	2,546
566.50	1,140	2,569
566.55	1,140	2,591
566.60	1,140	2,614
566.65	1,140	2,637
566.70	1,140	**2,660**

Summary for Pond FS:

Inflow Area = 0.207 ac, 75.56% Impervious, Inflow Depth = 8.04" for 100-yr event
Inflow = 1.57 cfs @ 12.04 hrs, Volume= 0.138 af
Outflow = 1.57 cfs @ 12.04 hrs, Volume= 0.138 af, Atten= 0%, Lag= 0.0 min
Primary = 1.46 cfs @ 12.04 hrs, Volume= 0.138 af
Secondary = 0.12 cfs @ 12.04 hrs, Volume= 0.001 af

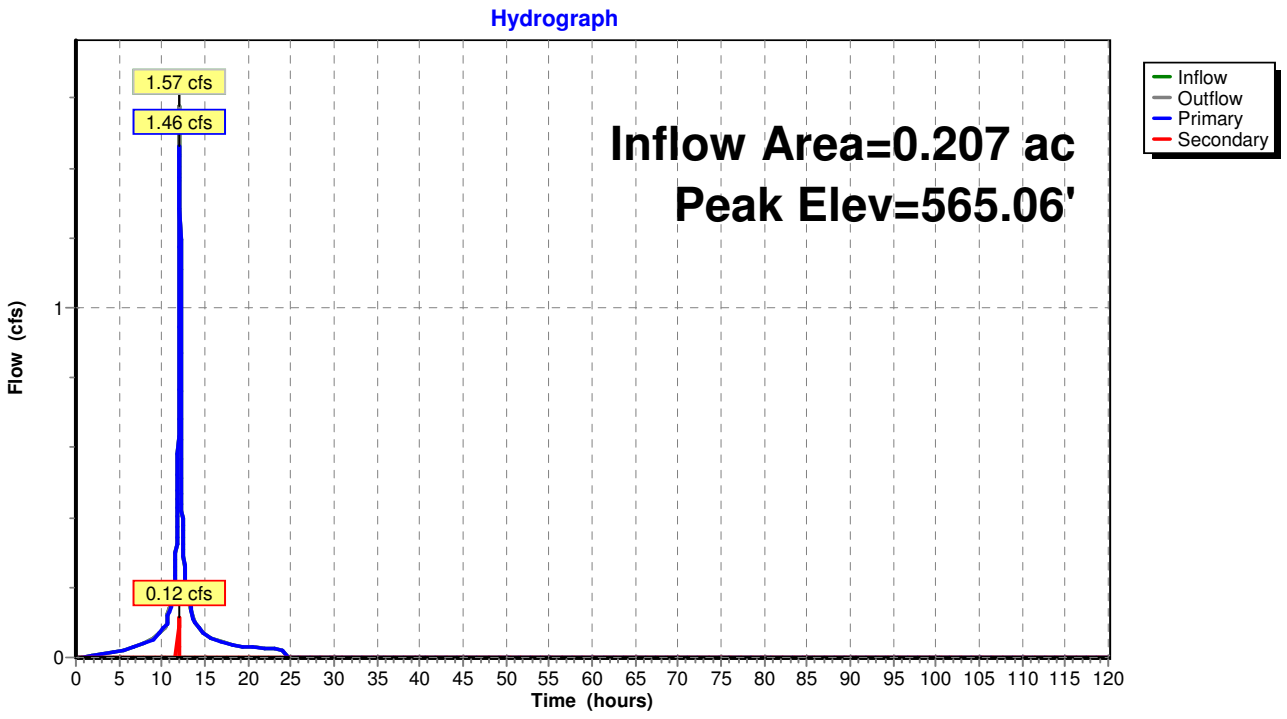
Routing by Dyn-Stor-Ind method, Time Span= 0.00-120.00 hrs, dt= 0.02 hrs
Peak Elev= 565.06' @ 12.04 hrs
Flood Elev= 570.20'

Device	Routing	Invert	Outlet Devices
#1	Primary	563.70'	**8.0" Round Culvert** L= 20.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 563.70' / 563.70' S= 0.0000 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.35 sf
#2	Secondary	564.90'	**12.0" Round Culvert** L= 150.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 564.90' / 563.00' S= 0.0127 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.79 sf

Primary OutFlow Max=1.46 cfs @ 12.04 hrs HW=565.06' TW=563.39' (Dynamic Tailwater)
└**1=Culvert** (Barrel Controls 1.46 cfs @ 4.17 fps)

Secondary OutFlow Max=0.11 cfs @ 12.04 hrs HW=565.06' TW=0.00' (Dynamic Tailwater)
└**2=Culvert** (Inlet Controls 0.11 cfs @ 1.38 fps)

Pond FS:



Stage-Area-Storage for Pond FS:

Elevation (feet)	Storage (cubic-feet)	Elevation (feet)	Storage (cubic-feet)
563.70	**0**	568.90	0
563.80	0	569.00	0
563.90	0	569.10	0
564.00	0	569.20	0
564.10	0	569.30	0
564.20	0	569.40	0
564.30	0	569.50	0
564.40	0	569.60	0
564.50	0	569.70	0
564.60	0	569.80	0
564.70	0	569.90	0
564.80	0	570.00	0
564.90	0	570.10	0
565.00	0	570.20	0
565.10	0		
565.20	0		
565.30	0		
565.40	0		
565.50	0		
565.60	0		
565.70	0		
565.80	0		
565.90	0		
566.00	0		
566.10	0		
566.20	0		
566.30	0		
566.40	0		
566.50	0		
566.60	0		
566.70	0		
566.80	0		
566.90	0		
567.00	0		
567.10	0		
567.20	0		
567.30	0		
567.40	0		
567.50	0		
567.60	0		
567.70	0		
567.80	0		
567.90	0		
568.00	0		
568.10	0		
568.20	0		
568.30	0		
568.40	0		
568.50	0		
568.60	0		
568.70	0		
568.80	0		

ATTACHMENT C
Pool Drawdown Calculation

Pool Length = 25’

Pool Width = 23’

Pool Area = Length x Width = 23’ x 25’ = 575 s.f.

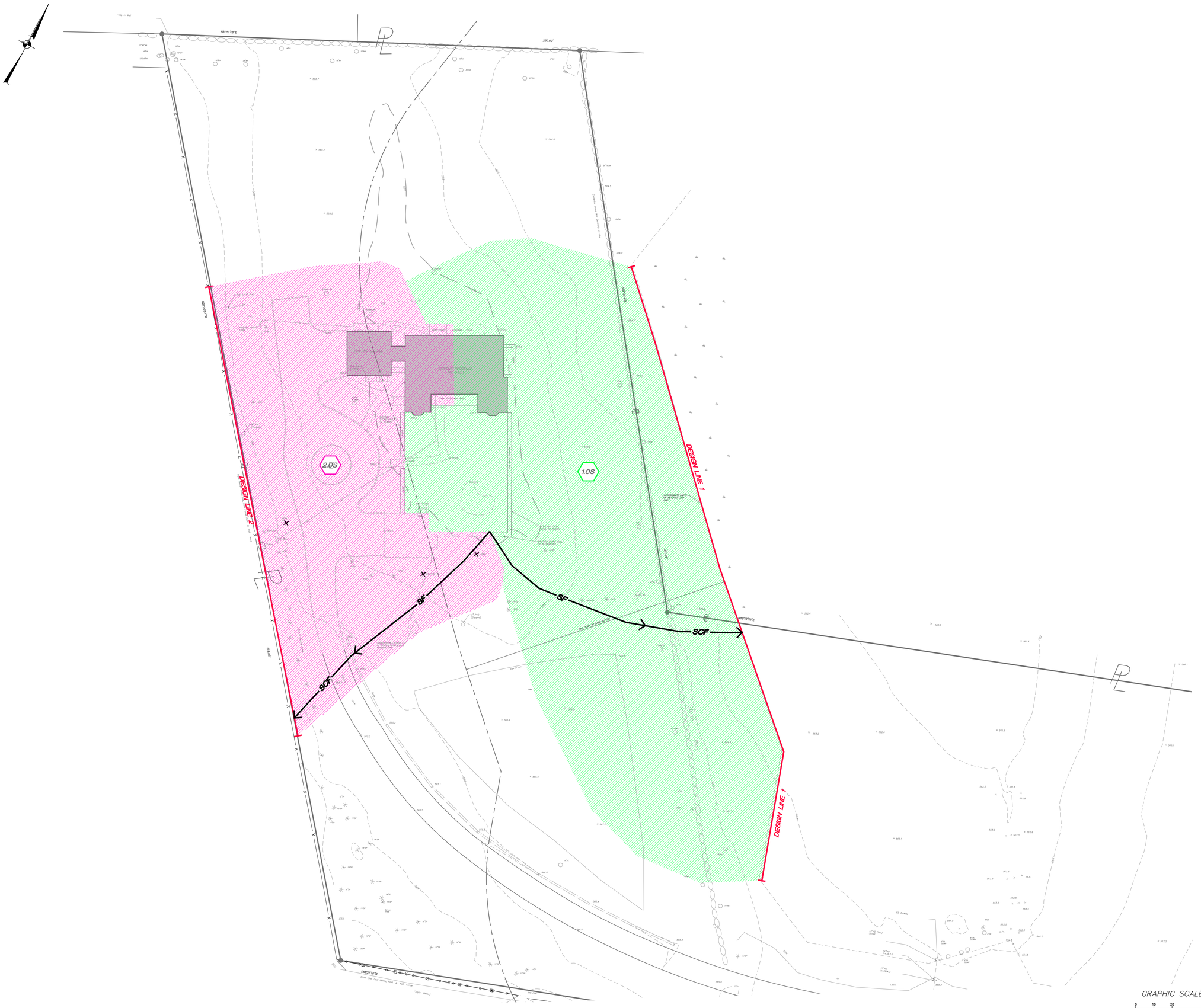
Drawdown Depth = 0.5’

Drawdown Volume = Pool Area x Drawdown Depth = 575 s.f. x 0.5’ = 287.5 c.f.

Storage volume provided below infiltration system overflow = 1,536 c.f. (as sown in Table 1)

1,536 c.f. is greater then 287.5 c.f. therefore enough volume is provided in the infiltration system to accommodate a 6” drawdown.

FIGURES



LEGEND

1.1S	SUBCATCHMENT
—SF→	TIME OF CONCENTRATION SHEET FLOW
—SCF→	TIME OF CONCENTRATION SHALLOW CONCENTRATED FLOW
DESIGN LINE	DESIGN LINE
▨	SUBCATCHMENT CONTRIBUTING AREA

GRAPHIC SCALE

0 10 20 40

(IN FEET)
1 inch = 20 ft.

NO.	DATE	REVISION	BY

INSITE
ENGINEERING, SURVEYING &
LANDSCAPE ARCHITECTURE, P.C.

3 Garrett Place
Carmel, NY 10512
(845) 225–9690
(845) 225–9717 fax
www.insite–eng.com

PROJECT:

DAYTON RESIDENCE

62 MEAD STREET, TOWN OF LEWISBORO, WESTCHESTER CO, NEW YORK

DRAWING:

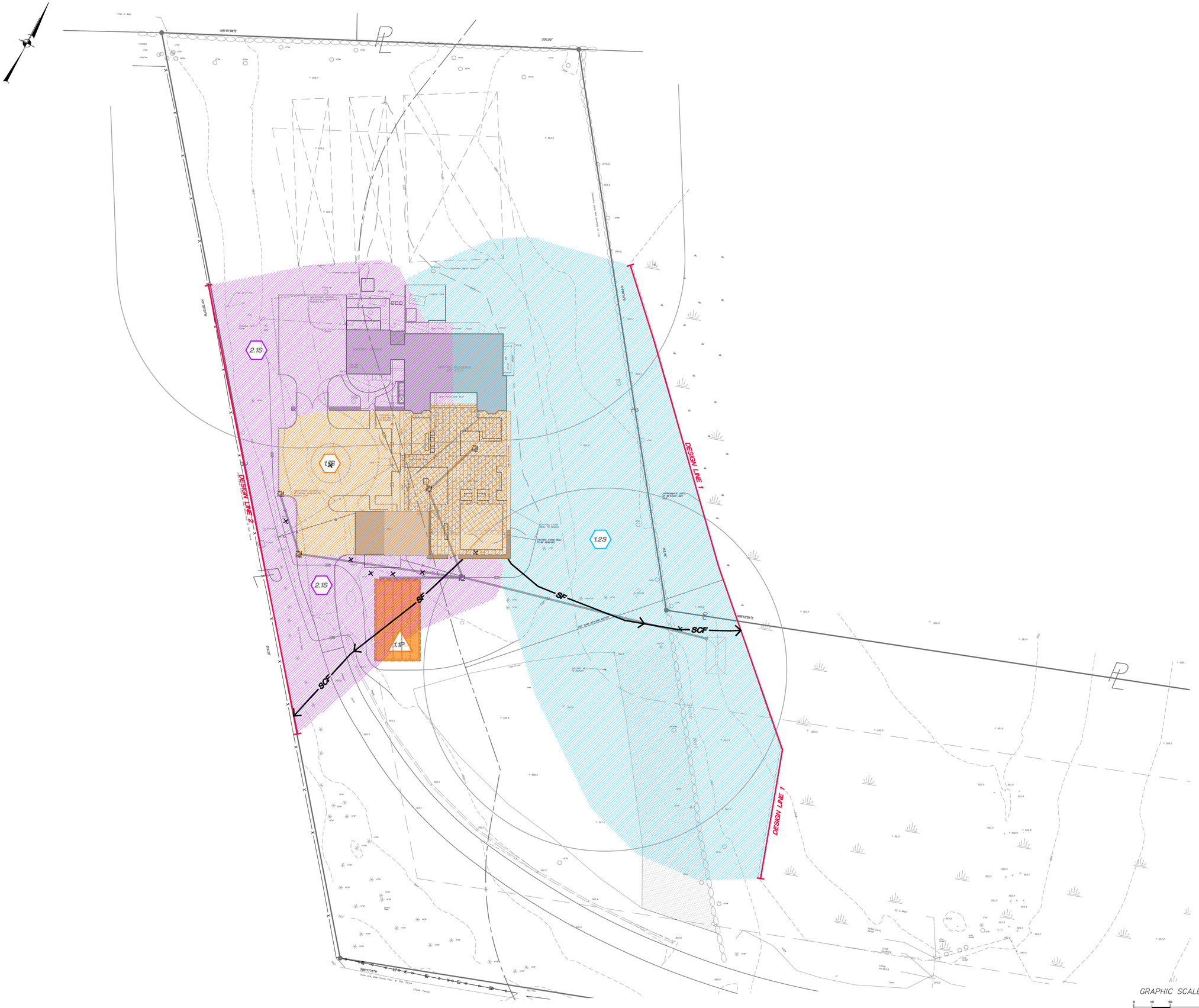
PRE–DEVELOPMENT
DRAINAGE MAP

PROJECT NUMBER	21170.100	PROJECT MANAGER	J.M.W.
DATE	11–30–21	DRAWN BY	T.M.B.
SCALE	1" = 20'	CHECKED BY	J.M.W.

FIGURE NO.
1

ALTERATION OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 7209 OF ARTICLE 145 OF THE EDUCATION LAW.

Z:\E\21170100 Dayton, 62 Mead Street\Stormwater\Figures\Figure 1 - Pre.dwg, 11/29/2021 6:44:27 PM, tbetz, 1:1



LEGEND

1.1S	SUBCATCHMENT
1.1P	STORMWATER MANAGEMENT PRACTICE
—SF→	TIME OF CONCENTRATION SHEET FLOW
—SCF→	TIME OF CONCENTRATION SHALLOW CONCENTRATED FLOW
DESIGN LINE	DESIGN LINE
▨	SUBCATCHMENT CONTRIBUTING AREA
▩	STORMWATER MANAGEMENT / GREEN INFRASTRUCTURE PRACTICE AREA

GRAPHIC SCALE
0 10 20 40
(IN FEET)
1 inch = 20 ft.

NO.	DATE	REVISION	BY

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3 Garrett Place
Carmel, NY 10512
(845) 225-9690
(845) 225-9717 fax
www.insite-eng.com

PROJECT:
DAYTON RESIDENCE
62 MEAD STREET, TOWN OF LEWISBORO, WESTCHESTER CO, NEW YORK

DRAWING:
POST-DEVELOPMENT
DRAINAGE MAP

PROJECT NUMBER	21170.100	PROJECT MANAGER	J.M.W.
DATE	11-30-21	DRAWN BY	T.M.B.
SCALE	1" = 20'	CHECKED BY	J.M.W.

FIGURE NO.
2

ALTERATION OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 7209 OF ARTICLE 145 OF THE EDUCATION LAW.

Z:\E\21170100 Dayton, 62 Mead Street\Stormwater\Figures\Figure 2 - Post.dwg, 5/26/2022 12:23:05 PM, tbetz, 1:1

LEGEND

- EXISTING PROPERTY LINE
- EXISTING SETBACK
- EXISTING STONE WALL
- 560 — EXISTING 10' CONTOUR
- EXISTING 2' CONTOUR
- 565.4 × — EXISTING SPOT GRADE
- EXISTING CHAIN LINK FENCE
- EXISTING WETLAND LIMIT LINE
- EXISTING WETLAND BUFFER
- EXISTING WELL
- 568 — PROPOSED 2' CONTOUR
- PROPOSED RETAINING WALL
- 100.5 100.5 — PROPOSED SPOT ELEVATION
- PROPOSED CATCH BASIN
- PROPOSED END SECTION
- PROPOSED DRAINAGE PIPE
- SF — PROPOSED SILT FENCE OR STRAW WATTLE
- CF — PROPOSED CONSTRUCTION FENCE
- PROPOSED LIMITS OF DISTURBANCE
- TSS SF — PROPOSED TEMPORARY SOIL STOCKPILE
- PROPOSED STABILIZED CONSTRUCTION ENTRANCE
- PROPOSED DRAINAGE STRUCTURE W/ INLET PROTECTION
- I1 — PROPOSED INFILTRATION TEST HOLE LOCATION
- D1 — PROPOSED DEEP TEST HOLE LOCATION

DEEP HOLE TEST RESULTS:
TESTS PERFORMED: 10-19-2021
TESTS PERFORMED BY:
TAYLOR BETZ, INSITE ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.
WITNESSED BY: STEVE SICIGNANO (KELLARD SESSIONS CONSULTING)

NOTE: NO MOTTLING, LEDGE ROCK OR GROUNDWATER UNLESS NOTED.

D-1:	0"-12"	TOPSOIL
	12"-102"	SANDY LOAM WITH SOME GRAVEL SEEP AT 92"
D-2:	0"-8"	TOPSOIL
	8"-96"+	BROWN SANDY LOAM WITH SOME GRAVEL WATER AT 96"

INFILTRATION TEST RESULTS:
TESTS PERFORMED: 10-19-2021
TESTS PERFORMED BY:
TAYLOR BETZ, INSITE ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.
WITNESSED BY: STEVE SICIGNANO (KELLARD SESSIONS CONSULTING)

I-1:	20" IN./HR. @ DEPTH OF 64"
I-2:	18" IN./HR. @ DEPTH OF 58"

NOTE: DEPTH PROVIDED IS FROM EXISTING GRADE TO BOTTOM OF INFILTRATION TEST HOLE.

GRAPHIC SCALE
0 10 20 40
(IN FEET)
1 inch = 20 ft.

NO.	DATE	REVISION	BY

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(845) 225-9690
(845) 225-9717 fax
www.insite-eng.com

PROJECT:
DAYTON RESIDENCE
62 MEAD STREET, TOWN OF LEWISBORO, WESTCHESTER CO, NEW YORK

DRAWING:
TESTING PLAN

PROJECT NUMBER	21170.100	PROJECT MANAGER	J.M.W.	FIGURE NO. 3
DATE	11-30-21	DRAWN BY	P.J.M.	
SCALE	1" = 20'	CHECKED BY	T.M.B.	

DRAFT

0644089821

NOTICE OF INTENT

New York State Department of Environmental Conservation
Division of Water
625 Broadway, 4th Floor
Albany, New York 12233-3505

NYR _____ (for DEC use only)

Stormwater Discharges Associated with Construction Activity Under State Pollutant Discharge Elimination System (SPDES) General Permit # GP-0-20-001

All sections must be completed unless otherwise noted. Failure to complete all items may result in this form being returned to you, thereby delaying your coverage under this General Permit. Applicants must read and understand the conditions of the permit and prepare a Stormwater Pollution Prevention Plan prior to submitting this NOI. Applicants are responsible for identifying and obtaining other DEC permits that may be required.

-IMPORTANT-

RETURN THIS FORM TO THE ADDRESS ABOVE

OWNER/OPERATOR MUST SIGN FORM

Owner/Operator Information

Owner/Operator (Company Name/Private Owner Name/Municipality Name)
Duncan & Renea Dayton

Owner/Operator Contact Person Last Name (NOT CONSULTANT)
Dayton

Owner/Operator Contact Person First Name
Duncan

Owner/Operator Mailing Address
62 Mead Street

City
Waccabuc

State
NY

Zip
10597-____

Phone (Owner/Operator)
914-441-0296

Fax (Owner/Operator)
___-___-____

Email (Owner/Operator)
duncan@highcroftgroup.com

FED TAX ID
__-_____ (not required for individuals)

Project Site Information

Project/Site Name

Dayton Residence

Street Address (NOT P.O. BOX)

62 Mead Street

Side of Street

○ **North** ○ **South** ○ **East** ◉ **West**

City/Town/Village (THAT ISSUES BUILDING PERMIT)

Lewisboro

State: NY

Zip: 10597-

County: Westchester

DEC Region: 3

Name of Nearest Cross Street

East Ridge Road

Distance to Nearest Cross Street (Feet)

625

Project In Relation to Cross Street

○ **North** ◉ **South** ○ **East** ○ **West**

Tax Map Numbers
Section-Block-Parcel

42.2-1-12

Tax Map Numbers

1. Provide the Geographic Coordinates for the project site in NYTM Units. To do this you **must** go to the NYSDEC Stormwater Interactive Map on the DEC website at:

www.dec.ny.gov/imsmaps/stormwater/viewer.htm

Zoom into your Project Location such that you can accurately click on the centroid of your site. Once you have located your project site, go to the tool boxes on the top and choose "i"(identify). Then click on the center of your site and a new window containing the X, Y coordinates in UTM will pop up. Transcribe these coordinates into the boxes below. For problems with the interactive map use the help function.

X Coordinates (Easting): 617424

Y Coordinates (Northing): 4571553

2. What is the nature of this construction project?

○ **New Construction**

◉ **Redevelopment with increase in impervious area**

○ **Redevelopment with no increase in impervious area**

3. Select the predominant land use for both pre and post development conditions.
SELECT ONLY ONE CHOICE FOR EACH

Pre-Development Existing Land Use

- ○ FOREST
- ○ PASTURE/OPEN LAND
- ○ CULTIVATED LAND
- ✔ SINGLE FAMILY HOME
- ○ SINGLE FAMILY SUBDIVISION
- ○ TOWN HOME RESIDENTIAL
- ○ MULTIFAMILY RESIDENTIAL
- ○ INSTITUTIONAL/SCHOOL
- ○ INDUSTRIAL
- ○ COMMERCIAL
- ○ ROAD/HIGHWAY
- ○ RECREATIONAL/SPORTS FIELD
- ○ BIKE PATH/TRAIL
- ○ LINEAR UTILITY
- ○ PARKING LOT
- ○ OTHER

Post-Development Future Land Use

- ✔ SINGLE FAMILY HOME — Number of Lots
- ○ SINGLE FAMILY SUBDIVISION
- ○ TOWN HOME RESIDENTIAL
- ○ MULTIFAMILY RESIDENTIAL
- ○ INSTITUTIONAL/SCHOOL
- ○ INDUSTRIAL
- ○ COMMERCIAL
- ○ MUNICIPAL
- ○ ROAD/HIGHWAY
- ○ RECREATIONAL/SPORTS FIELD
- ○ BIKE PATH/TRAIL
- ○ LINEAR UTILITY (water, sewer, gas, etc.)
- ○ PARKING LOT
- ○ CLEARING/GRADING ONLY
- ○ DEMOLITION, NO REDEVELOPMENT
- ○ WELL DRILLING ACTIVITY *(Oil, Gas, etc.)
- ○ OTHER

***Note**: for gas well drilling, non-high volume hydraulic fractured wells only

4. In accordance with the larger common plan of development or sale, enter the total project site area; the total area to be disturbed; existing impervious area to be disturbed (for redevelopment activities); and the future impervious area constructed within the disturbed area. (Round to the nearest tenth of an acre.)

Total Site Area	Total Area To Be Disturbed	Existing Impervious Area To Be Disturbed	Future Impervious Area Within Disturbed Area
6.1	0.6	0.2	0.3

5. Do you plan to disturb more than 5 acres of soil at any one time? **Yes** ✔ **No**

6. Indicate the percentage of each Hydrologic Soil Group(HSG) at the site.

A	B	C	D
%	%	85 %	15 %

7. Is this a phased project? ○ **Yes** ✔ **No**

8. Enter the planned start and end dates of the disturbance activities.

Start Date	End Date
07/01/2022	07/01/2023

9. Identify the nearest surface waterbody(ies) to which construction site runoff will discharge.

Name

Stream tributary to Cross River

Reservoir

9a. Type of waterbody identified in Question 9?

- [ ] Wetland / State Jurisdiction On Site (Answer 9b)
- [ ] Wetland / State Jurisdiction Off Site
- [ ] Wetland / Federal Jurisdiction On Site (Answer 9b)
- [ ] Wetland / Federal Jurisdiction Off Site
- [x] Stream / Creek On Site
- [ ] Stream / Creek Off Site
- [ ] River On Site
- [ ] River Off Site
- [ ] Lake On Site
- [ ] Lake Off Site
- [ ] Other Type On Site
- [ ] Other Type Off Site

9b. How was the wetland identified?

- [x] Regulatory Map
- [ ] Delineated by Consultant
- [ ] Delineated by Army Corps of Engineers
- [ ] Other (identify)

10. Has the surface waterbody(ies) in question 9 been identified as a 303(d) segment in Appendix E of GP-0-20-001? (●) **Yes** ( ) **No**

11. Is this project located in one of the Watersheds identified in Appendix C of GP-0-20-001? (✓) **Yes** ( ) **No**

12. Is the project located in one of the watershed areas associated with AA and AA-S classified waters? (✓) **Yes** ( ) **No**
If no, skip question 13.

13. Does this construction activity disturb land with no existing impervious cover and where the Soil Slope Phase is identified as an E or F on the USDA Soil Survey? ( ) **Yes** (✓) **No**
If Yes, what is the acreage to be disturbed?

.

14. Will the project disturb soils within a State regulated wetland or the protected 100 foot adjacent area? ( ) **Yes** (✓) **No**

15. Does the site runoff enter a separate storm sewer system (including roadside drains, swales, ditches, culverts, etc)? ○ Yes ◉ No ○ Unknown

16. What is the name of the municipality/entity that owns the separate storm sewer system?

17. Does any runoff from the site enter a sewer classified as a Combined Sewer? ○ Yes ◉ No ○ Unknown

18. Will future use of this site be an agricultural property as defined by the NYS Agriculture and Markets Law? ○ Yes ◉ No

19. Is this property owned by a state authority, state agency, federal government or local government? ○ Yes ◉ No

20. Is this a remediation project being done under a Department approved work plan? (i.e. CERCLA, RCRA, Voluntary Cleanup Agreement, etc.) ○ Yes ◉ No

21. Has the required Erosion and Sediment Control component of the SWPPP been developed in conformance with the current NYS Standards and Specifications for Erosion and Sediment Control (aka Blue Book)? ◉ Yes ○ No

22. Does this construction activity require the development of a SWPPP that includes the post-construction stormwater management practice component (i.e. Runoff Reduction, Water Quality and Quantity Control practices/techniques)? ○ Yes ● No
If No, skip questions 23 and 27-39.

23. Has the post-construction stormwater management practice component of the SWPPP been developed in conformance with the current NYS Stormwater Management Design Manual? ○ Yes ○ No

24. The Stormwater Pollution Prevention Plan (SWPPP) was prepared by:

- [x] **Professional Engineer (P.E.)**
- [ ] **Soil and Water Conservation District (SWCD)**
- [ ] **Registered Landscape Architect (R.L.A)**
- [ ] **Certified Professional in Erosion and Sediment Control (CPESC)**
- [ ] **Owner/Operator**
- [ ] **Other**

SWPPP Preparer

Insite Engineering

Contact Name (Last, Space, First)

Watson, John

Mailing Address

3 Garrett Place

City

Carmel

State Zip

NY 10512-

Phone

845-225-9690

Fax

Email

JWatson@insite-eng.com

SWPPP Preparer Certification

I hereby certify that the Stormwater Pollution Prevention Plan (SWPPP) for this project has been prepared in accordance with the terms and conditions of the GP-0-20-001. Furthermore, I understand that certifying false, incorrect or inaccurate information is a violation of this permit and the laws of the State of New York and could subject me to criminal, civil and/or administrative proceedings.

First Name

John

MI

M

Last Name

Watson

Signature

Date

/ /

25. Has a construction sequence schedule for the planned management practices been prepared? ☑ Yes ○ No

26. Select **all** of the erosion and sediment control practices that will be employed on the project site:

Temporary Structural

- Check Dams
- Construction Road Stabilization
- Dust Control
- Earth Dike
- ✔ Level Spreader
- Perimeter Dike/Swale
- Pipe Slope Drain
- Portable Sediment Tank
- Rock Dam
- Sediment Basin
- Sediment Traps
- ✔ Silt Fence
- Stabilized Construction Entrance
- ✔ Storm Drain Inlet Protection
- Straw/Hay Bale Dike
- Temporary Access Waterway Crossing
- Temporary Stormdrain Diversion
- Temporary Swale
- Turbidity Curtain
- Water bars

Biotechnical

- Brush Matting
- Wattling

Vegetative Measures

- Brush Matting
- Dune Stabilization
- Grassed Waterway
- ✔ Mulching
- Protecting Vegetation
- Recreation Area Improvement
- ✔ Seeding
- Sodding
- Straw/Hay Bale Dike
- Streambank Protection
- Temporary Swale
- ✔ Topsoiling
- Vegetating Waterways

Permanent Structural

- Debris Basin
- Diversion
- Grade Stabilization Structure
- Land Grading
- Lined Waterway (Rock)
- Paved Channel (Concrete)
- Paved Flume
- Retaining Wall
- Riprap Slope Protection
- Rock Outlet Protection
- Streambank Protection

Other

Post-construction Stormwater Management Practice (SMP) Requirements

Important: Completion of Questions 27-39 is not required if response to Question 22 is No.

27. Identify all site planning practices that were used to prepare the final site plan/layout for the project.

- ☐ **Preservation of Undisturbed Areas**
- ☐ **Preservation of Buffers**
- ☐ **Reduction of Clearing and Grading**
- ☐ **Locating Development in Less Sensitive Areas**
- ☐ **Roadway Reduction**
- ☐ **Sidewalk Reduction**
- ☐ **Driveway Reduction**
- ☐ **Cul-de-sac Reduction**
- ☐ **Building Footprint Reduction**
- ☐ **Parking Reduction**

27a. Indicate which of the following soil restoration criteria was used to address the requirements in Section 5.1.6("Soil Restoration") of the Design Manual (2010 version).

○ All disturbed areas will be restored in accordance with the Soil Restoration requirements in Table 5.3 of the Design Manual (see page 5-22).

○ Compacted areas were considered as impervious cover when calculating the **WQv Required**, and the compacted areas were assigned a post-construction Hydrologic Soil Group (HSG) designation that is one level less permeable than existing conditions for the hydrology analysis.

28. Provide the total Water Quality Volume (WQv) required for this project (based on final site plan/layout).

Total WQv Required

☐☐☐.☐☐☐ **acre-feet**

29. Identify the RR techniques (Area Reduction), RR techniques(Volume Reduction) and Standard SMPs with RRv Capacity in Table 1 (See Page 9) that were used to reduce the Total WQv Required(#28).

Also, provide in Table 1 the total impervious area that contributes runoff to each technique/practice selected. For the Area Reduction Techniques, provide the total contributing area (includes pervious area) and, if applicable, the total impervious area that contributes runoff to the technique/practice.

Note: Redevelopment projects shall use Tables 1 and 2 to identify the SMPs used to treat and/or reduce the WQv required. If runoff reduction techniques will not be used to reduce the required WQv, skip to question 33a after identifying the SMPs.

DRAFT

Table 1 - Runoff Reduction (RR) Techniques and Standard Stormwater Management Practices (SMPs)

	Total Contributing Area (acres)		Total Contributing Impervious Area (acres)
RR Techniques (Area Reduction)			
Conservation of Natural Areas (RR-1)	___.___	and/or	___.___
Sheetflow to Riparian Buffers/Filters Strips (RR-2)	___.___	and/or	___.___
Tree Planting/Tree Pit (RR-3)	___.___	and/or	___.___
Disconnection of Rooftop Runoff (RR-4)	___.___	and/or	___.___
RR Techniques (Volume Reduction)			
Vegetated Swale (RR-5)			___.___
Rain Garden (RR-6)			___.___
Stormwater Planter (RR-7)			___.___
Rain Barrel/Cistern (RR-8)			___.___
Porous Pavement (RR-9)			___.___
Green Roof (RR-10)			___.___
Standard SMPs with RRv Capacity			
Infiltration Trench (I-1)			___.___
Infiltration Basin (I-2)			___.___
Dry Well (I-3)			___.___
Underground Infiltration System (I-4)			___.___
Bioretention (F-5)			___.___
Dry Swale (O-1)			___.___
Standard SMPs			
Micropool Extended Detention (P-1)			___.___
Wet Pond (P-2)			___.___
Wet Extended Detention (P-3)			___.___
Multiple Pond System (P-4)			___.___
Pocket Pond (P-5)			___.___
Surface Sand Filter (F-1)			___.___
Underground Sand Filter (F-2)			___.___
Perimeter Sand Filter (F-3)			___.___
Organic Filter (F-4)			___.___
Shallow Wetland (W-1)			___.___
Extended Detention Wetland (W-2)			___.___
Pond/Wetland System (W-3)			___.___
Pocket Wetland (W-4)			___.___
Wet Swale (O-2)			___.___

Table 2 - Alternative SMPs (DO NOT INCLUDE PRACTICES BEING USED FOR PRETREATMENT ONLY)

Alternative SMP	Total Contributing Impervious Area (acres)
○ **Hydrodynamic**	___.___
○ **Wet Vault**	___.___
○ **Media Filter**	___.___
○ **Other** _____	___.___

Provide the name and manufacturer of the Alternative SMPs (i.e. proprietary practice(s)) being used for WQv treatment.

Name _____

Manufacturer _____

Note: Redevelopment projects which do not use RR techniques, shall use questions 28, 29, 33 and 33a to provide SMPs used, total WQv required and total WQv provided for the project.

30. Indicate the Total RRv provided by the RR techniques (Area/Volume Reduction) and Standard SMPs with RRv capacity identified in question 29.

Total RRv provided

___.___ **acre-feet**

31. Is the Total RRv provided (#30) greater than or equal to the total WQv required (#28).

○ **Yes** ○ **No**

If Yes, go to question 36.
If No, go to question 32.

32. Provide the Minimum RRv required based on HSG.
[Minimum RRv Required = (P)(0.95)(Ai)/12, Ai=(S)(Aic)]

Minimum RRv Required

___.___ **acre-feet**

32a. Is the Total RRv provided (#30) greater than or equal to the Minimum RRv Required (#32)?

○ **Yes** ○ **No**

If Yes, go to question 33.
Note: Use the space provided in question #39 to summarize the specific site limitations and justification for not reducing 100% of WQv required (#28). A detailed evaluation of the specific site limitations and justification for not reducing 100% of the WQv required (#28) must also be included in the SWPPP.
If No, sizing criteria has not been met, so NOI can not be processed. SWPPP preparer must modify design to meet sizing criteria.

33. Identify the Standard SMPs in Table 1 and, if applicable, the Alternative SMPs in Table 2 that were used to treat the remaining total WQv(=Total WQv Required in 28 - Total RRv Provided in 30).

Also, provide in Table 1 and 2 the total impervious area that contributes runoff to each practice selected.

Note: Use Tables 1 and 2 to identify the SMPs used on Redevelopment projects.

33a. Indicate the Total WQv provided (i.e. WQv treated) by the SMPs identified in question #33 and Standard SMPs with RRv Capacity identified in question 29.

WQv Provided

[ ][ ][ ].[ ][ ][ ] **acre-feet**

Note: For the standard SMPs with RRv capacity, the WQv provided by each practice = the WQv calculated using the contributing drainage area to the practice - RRv provided by the practice. (See Table 3.5 in Design Manual)

34. Provide the sum of the Total RRv provided (#30) and the WQv provided (#33a). [ ][ ][ ].[ ][ ][ ]

35. Is the sum of the RRv provided (#30) and the WQv provided (#33a) greater than or equal to the total WQv required (#28)? ○ **Yes** ○ **No**

If Yes, go to question 36.
If No, sizing criteria has not been met, so NOI can not be processed. SWPPP preparer must modify design to meet sizing criteria.

36. Provide the total Channel Protection Storage Volume (CPv) required and provided or select waiver (36a), if applicable.

CPv Required

[ ][ ][ ].[ ][ ][ ] **acre-feet**

CPv Provided

[ ][ ][ ].[ ][ ][ ] **acre-feet**

36a. The need to provide channel protection has been waived because:

○ Site discharges directly to tidal waters or a fifth order or larger stream.

○ Reduction of the total CPv is achieved on site through runoff reduction techniques or infiltration systems.

37. Provide the Overbank Flood (Qp) and Extreme Flood (Qf) control criteria or select waiver (37a), if applicable.

Total Overbank Flood Control Criteria (Qp)

Pre-Development

[ ][ ][ ].[ ][ ][ ] **CFS**

Post-development

[ ][ ][ ].[ ][ ][ ] **CFS**

Total Extreme Flood Control Criteria (Qf)

Pre-Development

[ ][ ][ ].[ ][ ][ ] **CFS**

Post-development

[ ][ ][ ].[ ][ ][ ] **CFS**

37a. The need to meet the Qp and Qf criteria has been waived because:

- ○ Site discharges directly to tidal waters or a fifth order or larger stream.
- ○ Downstream analysis reveals that the Qp and Qf controls are not required

38. Has a long term Operation and Maintenance Plan for the post-construction stormwater management practice(s) been developed? ○ **Yes** ○ **No**

If Yes, Identify the entity responsible for the long term Operation and Maintenance

39. Use this space to summarize the specific site limitations and justification for not reducing 100% of WQv required(#28). (See question 32a) This space can also be used for other pertinent project information.

40. Identify other DEC permits, existing and new, that are required for this project/facility.

Air Pollution Control

Coastal Erosion

Hazardous Waste

Long Island Wells

Mined Land Reclamation

Solid Waste

Navigable Waters Protection / Article 15

Water Quality Certificate

Dam Safety

Water Supply

Freshwater Wetlands/Article 24

Tidal Wetlands

Wild, Scenic and Recreational Rivers

Stream Bed or Bank Protection / Article 15

Endangered or Threatened Species(Incidental Take Permit)

Individual SPDES

SPDES Multi-Sector GP | N | Y | R | | | | | | |

Other | | | | | | | | | | | | | | | | | | | | | | | |

✔ None

41. Does this project require a US Army Corps of Engineers Wetland Permit? ○ **Yes** ◉ **No**
If Yes, Indicate Size of Impact. | | | | | | . |

42. Is this project subject to the requirements of a regulated, traditional land use control MS4? ◉ **Yes** ○ **No**
(If No, skip question 43)

43. Has the "MS4 SWPPP Acceptance" form been signed by the principal executive officer or ranking elected official and submitted along with this NOI? ◉ **Yes** ○ **No**

44. If this NOI is being submitted for the purpose of continuing or transferring coverage under a general permit for stormwater runoff from construction activities, please indicate the former SPDES number assigned. | N | Y | R | | | | | | |

Owner/Operator Certification

I have read or been advised of the permit conditions and believe that I understand them. I also understand that, under the terms of the permit, there may be reporting requirements. I hereby certify that this document and the corresponding documents were prepared under my direction or supervision. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations. I further understand that coverage under the general permit will be identified in the acknowledgment that I will receive as a result of submitting this NOI and can be as long as sixty (60) business days as provided for in the general permit. I also understand that, by submitting this NOI, I am acknowledging that the SWPPP has been developed and will be implemented as the first element of construction, and agreeing to comply with all the terms and conditions of the general permit for which this NOI is being submitted.

Print First Name

MI

Print Last Name

Owner/Operator Signature

Date

/ /

TOWN OF LEWISBORO
Westchester County, New York

Building Department
79 Bouton Road
South Salem, New York 10590

Tel: (914) 763-3060
Fax: (914) 875-9148
Email: jfarrell@lewisborogov.com

June 16, 2022

Ms. Janet Andersen, Chair
Town of Lewisboro Planning Board

Re: Cal#07-22SW, Cal#15-22WP
Rini/Langel Residence, 15 Benedict Rd., sheet 0033, block 11155, lot 10

Dear Ms. Andersen and Members of the Board,

I have reviewed the plans from Granoff Architects dated 3/28/22, as well as the memo from Jan K. Johannessen, AICPI and Joseph M. Cermele, P.E. dated 5/13/2022. I agree with the comments from our Town Consulting Professionals and will not repeat them here. I have the following comments:

1. Please see the attached zoning denial letter dated 4/20/22 created by the previous Building Inspector, Joe Angiello.
2. I would not consider the upstairs Rec Room area as a bedroom due to the lack of a full bathroom on that level.
3. This property has no open permits or violations.

Please do not hesitate to contact me with any questions.

Sincerely,

Jeff Farrell
Acting Building Inspector

TOWN OF LEWISBORO
Westchester County, New York

Building Department
79 Bouton Road
South Salem, New York 10590

Tel: (914) 763-3060
Fax: (914) 875-9148
Email: jangiello@lewisborogov.com

4/20/22
Zoning Denial app. #2022-0227

Rini
15 Benedict Rd.
0033-11155-010

The proposed accessory garage/office will have a floor area of 1875 square feet whereas 600 square feet is the maximum permitted per Article IV Section 220-23D(11) of the Town of Lewisboro Zoning Code.

Joseph Angiello

Building Inspector

RESOLUTION
TOWN OF LEWISBORO
ZONING BOARD OF APPEALS
IN THE MATTER OF THE APPLICATION OF
Rini

FOR A VARIANCE OF
ARTICLE IV §220-23D(11)
CAL. NO. 13-22-BZ

INTRODUCED BY: **Board Member Casper**

SECONDED BY: **Board Member Rendo**

DATE OF CONSIDERATION/ADOPTION: **May 25, 2022**

WHEREAS, James Rini & Elizabeth Langel, as the applicant, (Rini, James M. & Langel, Elizabeth M, owner of record) has made application to the Lewisboro Zoning Board of Appeals (the "ZBA"), on the subject premises located at, 15 Benedict Road, South Salem, NY, Tax Map as, Sheet 0033, Block 11155, Lot 010 ("the property"), for a variance in the matter of the proposed accessory garage/office which will have a floor area of 1875 square feet whereas 600 square feet is the maximum permitted per Article IV Section 220-23D(11) 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 May 25, 2022 and a site walk was conducted on May 21, 2022 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 1.07-acre parcel in a 2A, Two Acre Residential District owned by James Rini & Elizabeth Langel and is improved with a single-family residence. The applicant wishes to construct an accessory garage/office with a floor area of 1875 square feet whereas 600 square feet is the maximum permitted per Article IV Section 220-23D(11) of the Town of Lewisboro Zoning Code, the applicant sought a variance of 1275 square feet.
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 1275 square feet from the maximum 600' square feet allowed, per Article IV Section 220-23D(11) of the Town of Lewisboro Zoning Code, thereby permitting the construction of the 1875 square foot accessory garage/office.

NOW, THEREFORE BE IT RESOLVED, that the Lewisboro Zoning Board of Appeals hereby grants an area variance of 1,275 square feet from the maximum 600' square feet allowed, thereby permitting the construction of the 1875 square foot accessory garage/ office, per Article I Section 220-2 of the Town of Lewisboro Zoning Code,

VOTE:

Chairman Price	-	In Favor
Board Member Mandelker	-	Absent
Board Member Casper	-	In Favor
Board Member Infield	-	In Favor
Board Member Rendo	-	In Favor

VOTE: Resolution carried by a vote of 4 to 1.

Robin Price Jr., Chair

Dated in South Salem, New York

This 14 day of June 2022

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 May 25, 2022.

Dated: June 14, 2022

Donna Orban
Secretary Zoning Board of Appeals

INLAND WETLANDS
COMMISSION
Telephone (203) 563-0180
Fax (203) 563-0284

TOWN HALL
238 Danbury Road
Wilton, Connecticut 06897

May 24, 2022

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

Town Clerk
Town of Lewisboro
PO Box 500
11 Main Street
South Salem, NY 10590

Town Clerk:

Pursuant to Public Act 87-533, the Wilton Inland Wetland Commission hereby gives written notice of an application involving regulated activities within 500 feet of the Lewisboro/Wilton Town Boundary. The subject of the application is for a proposed driveway reconfiguration, septic modification, and new infiltration system within a regulated area at 101 Silver Spring Road, Wilton, CT.

Should you have any questions or comments, please contact our office at the above number. The application is available for review on our website at www.wiltonct.org.

Sincerely,

Elizabeth Larkin

Liz Larkin
Administrative Assistant

INLAND WETLANDS
COMMISSION
Telephone (203) 563-0180
Fax (203) 563-0284

TOWN HALL
238 Danbury Road
Wilton, Connecticut 06897

APPLICATION FOR AN INTERMEDIATE REGULATED ACTIVITY

For Office Use Only:

WET#_____

Filing Fee $_____ Wilton Land Record Map# _____

Date of Submission _____ Volume # _____ Page # _____

Date of Acceptance_____ Assessor's Map # _____ Lot# _____

APPLICANT INFORMATION:

Applicant Jennifer Amadeo

Address 101 Silver Spring Road
Wilton, CT

Telephone _____

Email jenamadeo@gmail.com

Agent (if applicable) LaurelRock

Address 969 Danbury Road
Wilton, CT 06897

Telephone 203-313-3935

Email emily.weckman@laurelrock.com

PROJECT INFORMATION:

Property Address 101 Silver Spring Road

Site Acreage 4.385 acres

Acres of altered Wetlands On-Site 0

Cu. Yds. of Material Excavated 40

Linear Feet of Watercourse 0

Cu. Yds. of Material to be Deposited 40

Linear Feet of Open Water 0

Acres of altered upland buffer .16 ac

Sq. Ft. of proposed and/or altered impervious coverage 2,106 sf

Sq. Ft. of disturbed land in regulated area 7,398 sf

APPLICATION REQUIREMENTS:

Is The Site Within a Public Water Supply Watershed Boundary? NO [ ] YES* [✓]

Is The Site Within 500 Feet of a Town Boundary? NO [ ] YES* [✓]

* If the answer is yes, then the applicant is responsible for notifying the appropriate water authority and/or adjoining community's Wetlands Department. Instructions for notification are available at the office of the commission.

Project Description and Purpose: Proposed reconfiguration of the existing driveway to include a exit loop, gate, and courtyard. Existing septic system to be modified to achieve vehicular rating and new infiltration system to be located between driveway loop to accept all new storm runoff.

In addition, the applicant shall provide nine (9) collated copies of the following information as well as an electronic submission via email to mike.conklin@wiltonct.org & elizabeth.larkin@wiltonct.org **

- ☑ A. Written consent from the owner authorizing the agent to act on his/her behalf
- ☑ B. A Location Map at a scale of 1" = 800'
- ☑ C. ***A Site Plan showing existing and proposed features at a scale not to exceed 1" = 40'***
- ☑ D. Sketch Plans depicting the alternatives considered
- ☑ E. Names and addresses of adjoining property owners
- ☑ F. A narrative describing, in detail
  - a. the proposed activity
  - b. the alternatives considered
  - c. impacts
  - d. proposed mitigation measures
- ☑ G. Soils Report prepared by a Certified Soil Scientist and Wetlands Map prepared by a Registered Land Surveyor
- ☑ H. Description of the chemical and physical characteristics of fill material to be used in the Regulated Area
- ☑ I. Description and maps detailing the watershed of the Regulated Area
- ☑ J. One original application and eight (8) copies

****Application materials shall be collated and copies of documents more than two pages in length shall be double sided.**

See Section 7 of the Wetlands and Watercourses Regulations of the Town of Wilton for a more detailed description of applications requirements.

The Applicant or his/her agent certifies that he is familiar with the information provided in this application and is aware of the penalties for obtaining a permit through deception, inaccurate or misleading information.

By signing this application, permission is hereby given to necessary and proper inspections of the subject property by the Commissioners and designated agents of the Commission or consultants to the Commission, at reasonable times, both before and after a final decision has been rendered.

Applicant's Signature:_____ _____ Date: 5/19/2022

Agent's Signature (if applicable): Emily E Weckman _____ Date: 5/19/2022

LAURELROCK
EXCEPTIONAL RESIDENTIAL LANDSCAPES

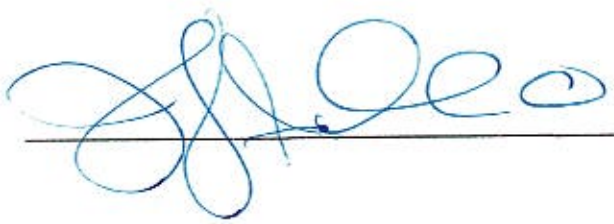
Agent Authorization Form

May 2, 2022

To Whom It May Concern:

I, Jennifer Amadeo, residing at 101 Silver Spring Road do hereby authorize LaurelRock, residing at 969 Danbury Road, Wilton, CT to act as my agent in securing an Intermediate Regulated Activity Application for 101 Silver Spring Road, Wilton, CT.

Thank You,



(Owner Name) 2 May 2022 Date

Jennifer Amadeo

jenamadeo@gmail.com

LAURELROCK
EXCEPTIONAL RESIDENTIAL LANDSCAPES

Project Narrative

May 19, 2022

To: Wilton Inland Wetland Commission

From:
Emily Weckman
LaurelRock
969 Danbury Road
Connecticut, CT 06897

RE: 101 Silver Spring Road, Wilton, CT Intermediate Activity Application

Dear Commission,

See below narrative that describes the proposed improvements associated with our Intermediate Activity Application.

The proposed design includes improvements to the existing driveway located at 101 Silver Spring Road. Improvements include an exit loop extension, courtyard space, stone retaining wall, automated vehicular entry gates, plantings, and associated drainage and septic improvements.

Like the existing driveway, the proposed exit extension will be finished as bituminous pavement. Meanwhile the courtyard will be finished with paver bands and decorative gravel. The improvements will provide safe vehicular circulation in and out of the property.

The septic improvements will upgrade the existing system to provide vehicular rated components where necessary. Existing drainage systems will also be updated to provide vehicle rated components where necessary. A new infiltration system will be located in between the vehicular loops to capture and treat additional run-off from the driveway extension.

Three existing trees and one dead tree are to be removed. We propose a cluster of three small flowering trees in the buffer. Lawn is proposed at the base of the wall and will transition into meadow to match the existing condition.

A portion of this work encroaches in the 100' Wetland Buffer; no work is proposed in the wetlands. Currently the area to be disturbed is maintained as meadow. The impacts of the proposed improvements are minimal as run off will be captured by the infiltration system. Earthwork within this area is less than 100 cuyds. Fill material in the buffer include topsoil, processed aggregate base and gravel. Silt fence will be installed at the construction limit line. While silt sacks will be installed at catch basins in Silver Spring Road.

If you should have any questions, do not hesitate to contact us.

Best Regards,

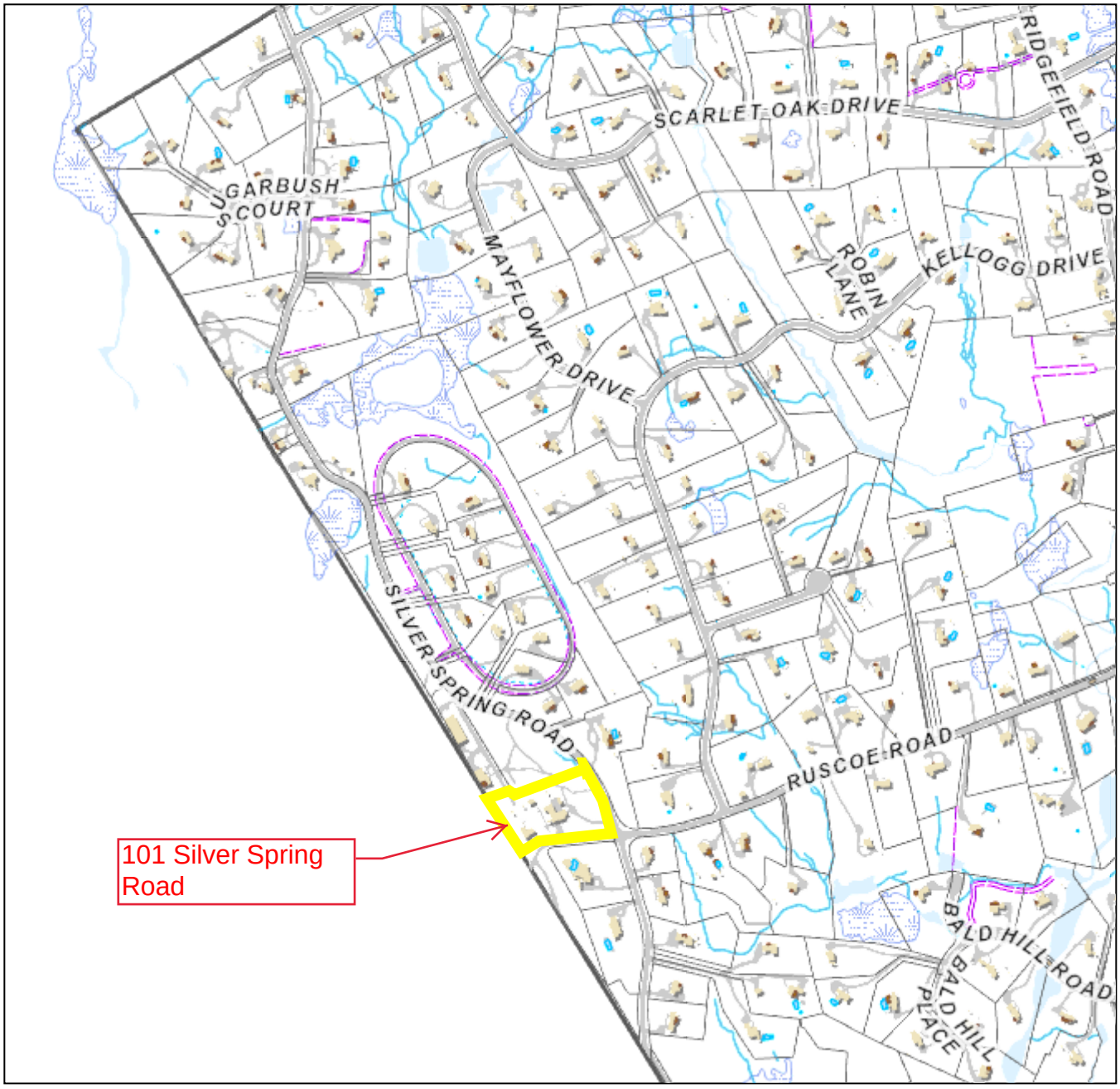
Emily E. Weckman

Emily Weckman
LaurelRock
emily.weckman@laurelrock.com
203-313-3935

Town of Wilton

Geographic Information System (GIS)

Date Printed: 4/25/2022



MAP DISCLAIMER - NOTICE OF LIABILITY

This map is for assessment purposes only. It is not for legal description or conveyances. All information is subject to verification by any user. The Town of Wilton and its mapping contractors assume no legal responsibility for the information contained herein.

Zoning Effective: July 28, 2017

Planimetrics Updated: 2014

Approximate Scale: 1 inch = 800 feet

0 800 Feet

N W E S

N/F
JOHN & LORETTA S. BORTNER
SILVER SPRING ROAD
VOL. 2481, PG. 467 W.L.R.

N86°12'40"W

141.46'

N83°53'00"W

S85°05'00"W
8.46'

75.89'

S55°33'00"W
8.13'

89.25'

S24°24'15"W
8.42'

40'

BUILDING SETBACK LINE

STONE/MASONRY WALL

PLANTER

PLANTER

PLANTER

CONC. APRON

GATE

DEER FENCE

GENERATOR SHED

PVC
V=651.76

GATE

DEER FENCE

TD
GR=657.69

DRIVEWAY APRON

TD
GR=657.45

TRANSFORMER

CLEANOUT

ELEC

STONE/MASONRY WALL

SEPTIC GALLERY

SEPTIC GALLERY

BITUMINOUS

BENCHMARK
IRON PIN
ELEV = 647.29

DRIVEWAY

100' WETLAND BUFFER

174.8'

LIMIT OF WETLANDS

WF #1

WF #2

WF #3

WF #4

WF #9

WF #10

WF #11

WF #13

WF #14

ALTERNATE LAYOUT

- UNUSABLE TRAFFIC PATTERNS FOR DELIVERY AND SERVICE VEHICLES
- SIDE DRIVEWAY ACCESS IS UNUSABLE

CB
GR=642.05

CB
GR=642.15

CB
GR=640.00

CB
GR=640.20

CB
GR=637.03

CB
GR=643.64

N83°48'30"E
(radial)

SETBACK LINE

50'

STONE APRON

STONE/MASONRY WALL

S 06°11'30" E

L = 255.70'

R = 734.25'

GUY

POLE
EVERSOURCE
#1675

POLE
EVERSOURCE
#1676

12"RCP
INV=641.5

WF #16

WF #17

WF #18

WF #19

WF #20

WF #21

WF #22END

SPRING

SILVER

ALTERNATE DRIVEWAY
SKETCH

30 0 30 60

1" = 30'

WILLIAM KENNY ASSOCIATES
LANDSCAPE ARCHITECTURE ▪ ECOLOGICAL SERVICES

November 2, 2021

Mr. Mark Sorosiak
The LaurelRock Company
969 Danbury Road
Wilton, CT 06897

Re: Wetland and Watercourse Delineation
101 Silver Spring Road, Wilton, Connecticut

Dear Mr. Sorosiak:

As requested, we investigated a portion of the referenced property and the property to the north to determine the presence or absence of wetlands and/or watercourses, to demarcate (flag) the boundaries of wetlands and watercourses identified, and to identify onsite soil types. This letter includes the methods and results of our investigation, which we completed today, November 2, 2021. In summary, one inland wetland and watercourse system was identified and delineated. The system, which is located in the eastern portions of the properties, is a woodland and shrubland wetland.

Regulatory Definitions

The Inland Wetlands and Watercourses Act (Connecticut General Statutes §22a-38) defines inland wetlands as "land, including submerged land...which consists of any soil types designated as poorly drained, very poorly drained, alluvial, and floodplain." Watercourses are defined in the act as "rivers, streams, brooks, waterways, lakes, ponds, marshes, swamps, bogs and all other bodies of water, natural or artificial, vernal or intermittent, public or private, which are contained within, flow through or border upon the state or any portion thereof." The Act defines Intermittent Watercourses as having a defined permanent channel and bank and the occurrence of two or more of the following characteristics: A) evidence of scour or deposits of recent alluvium or detritus, B) the presence of standing or flowing water for a duration longer than a particular storm incident, and C) the presence of hydrophytic vegetation.

Methodology

A second order soil survey in accordance with the principles and practices noted in the USDA publication *Soil Survey Manual* (1993) was completed at the subject site. The classification system of the National Cooperative Soil Survey was used in this investigation. Soil map units identified at the project site generally correspond to those included in the *Soil Survey of the State of Connecticut* (USDA 2005).

1899 Bronson Road
Fairfield CT 06824
203 366 0588
www.wkassociates.net

Wetland determinations were completed based on the presence of poorly drained, very poorly drained, alluvial, or floodplain soils. Soil types were identified by observation of soil morphology (soil texture, color, structure, etc.). To observe the morphology of the property's soils, test pits and/or borings (maximum depth of two feet) were completed at the site.

Intermittent watercourse determinations were made based on the presence of a defined permanent channel and bank and the occurrence of two or more of the following characteristics: A) evidence of scour or deposits of recent alluvium or detritus, B) the presence of standing or flowing water for a duration longer than a particular storm incident, and C) the presence of hydrophytic vegetation.

Wetland boundaries were demarcated (flagged) with pink surveyor's tape (hung from vegetation) or small flags (on wire stakes) labeled "William Kenny Associates" that are generally spaced a maximum of every 50 feet. Complete boundaries are located along the lines that connect these sequentially numbered flags. The wetland boundaries are subject to change until adopted by local, state, or federal regulatory agencies.

Results

The approximate 6.2-acre residential property is located at 101 Silver Spring Road in Wilton, Connecticut. Silver Spring Road borders the eastern property boundary. The investigation was limited to the area in the eastern portion of 101 Silver Spring Road and in the adjacent property to the north as shown on the attached map. Property improvements include a single-family residence, an in-ground pool and an asphalt driveway. The primary vegetative cover in the investigation area is a broadleaved deciduous woodland and a shrubland.

One inland wetland and watercourse system was identified and delineated. The system, which is located in the eastern portions of the properties, is a woodland and shrubland wetland. Wetland soils are primarily poorly drained and formed from glacial till deposits. The approximate location of the system is shown on the attached map. The boundary of the system was marked at the site with flags numbered 1 to 22.

Three soil map units were identified on the property (one wetland and two upland). Each map unit represents a specific area on the landscape and consists of one or more soils for which the unit is named. Other soils (inclusions that are generally too small to be delineated separately) may account for 10 to 15 percent of each map unit. The mapped units are identified in the following table by name and symbol and typical characteristics (parent material, drainage class, high water table, depth to bedrock, and slope). These characteristics are generally the primary characteristics to be considered in land use planning and management. A description of each characteristic and their land use implications follows the table. A complete description of each soil map unit can be found in the *Soil Survey of the State of Connecticut* (USDA 2005), and at *https://soilseries.sc.egov.usda.gov/osdname.aspx.* On the day of the review, the upland soil was moist and the wetland soil was moist to wet. The sky was partly cloudy and air temperatures were in the 60's º F.

Map Unit Sym.	Map Unit Name	Parent Material	Slope (%)	Drainage Class	High Water Table Depth (ft)	High Water Table Kind	High Water Table Mos.	Depth To Bedrock (in)
	Upland Soil							
45	*Woodbridge fine sandy loam*	*Compact Glacial Till*	*0-15*	*Moderately Well Drained*	*1.5-3.0*	*Perched*	*Nov-May*	*>60*
308	*Udorthents, Smoothed*	*Excavated or Filled Soil (>2 feet)*	*0-45*	*Well Drained to Somewhat Poorly Drained*	*1.5->6.0*	*Apparent*	*Nov-May*	*>60*
	Wetland Soil							
3	*Ridgebury*	*Compact Glacial Till*	*0-8*	*Poorly Drained*	*0.0-1.5*	*Perched*	*Nov-May*	*>60*
	Leicester	*Loose glacial Till*	*0-3*	*Poorly Drained*	*0.0-1.5*	*Apparent*	*Nov-May*	*>60*
	Whitman extremely stony fine sandy loam	*Compact Glacial Till*	*0-3*	*Very Poorly Drained*	*0.0-0.5*	*Perched*	*Sep-Jun*	*>60*

Parent material is the unconsolidated organic and mineral material in which soil forms. Soil inherits characteristics, such as mineralogy and texture, from its parent material. Glacial till is unsorted, nonstratified glacial drift consisting of clay, silt, sand, and boulders transported and deposited by glacial ice. Glacial outwash consists of gravel, sand, and silt, which are commonly stratified and deposited by glacial melt water. Alluvium is material such as sand, silt, or clay, deposited on land by streams. Organic deposits consist of decomposed plant and animal parts.

A soil's texture affects the ease of digging, filling, and compacting and the permeability of a soil. Generally sand and gravel soils, such as outwash soils, have higher permeability rates than most glacial till soils. Soil permeability affects the cost to design and construct subsurface sanitary disposal facilities and, if too slow or too fast, may preclude their use. Outwash soils are generally excellent sources of natural aggregates (sand and gravel) suitable for commercial use, such as construction sub base material. Organic layers in soils can cause movement of structural footings. Compacted glacial till layers make excavating more difficult and may preclude the use of subsurface sanitary disposal systems or increase their design and construction costs if fill material is required.

Generally, soils with steeper slopes increase construction costs, increase the potential for erosion and sedimentation impacts, and reduce the feasibility of locating subsurface sanitary disposal facilities.

Drainage class refers to the frequency and duration of periods of soil saturation or partial saturation during soil formation. Seven classes of natural drainage classes exist. They range from excessively drained, where water is removed from the soil very rapidly, to very poorly drained, where water is removed so slowly that free water remains at or near the soil surface during most of the growing season. Soil drainage affects the type and growth of plants found in an area. When landscaping or gardening, drainage class information can be used to assure that proposed plants are adapted to existing drainage conditions or that necessary alterations to drainage conditions (irrigation or drainage systems) are provided to assure plant survival.

High water table is the highest level of a saturated zone in the soil in most years. The water table can affect the timing of excavations; the ease of excavating, constructing, and grading; and the supporting capacity of the soil. Shallow water tables may preclude the use of subsurface sanitary disposal systems or increase design and construction costs if fill material is required.

The depth to bedrock refers to the depth to fixed rock. Bedrock depth affects the ease and cost of construction, such as digging, filling, compacting, and planting. Shallow depth bedrock may preclude the use of subsurface sanitary disposal systems or increase design and construction costs if fill material is required.

Conclusions

Today, we investigated a portion of the property at 101 Silver Spring Road in Wilton, Connecticut and identified and delineated one inland wetland and watercourse system. Thank you for the opportunity to assist you. If you should have any questions or comments, please do not hesitate to contact us.

Sincerely,

William L. Kenny, PWS, PLA
Soil Scientist

Alexander Wojtkowiak
Soil Scientist

Enclosure

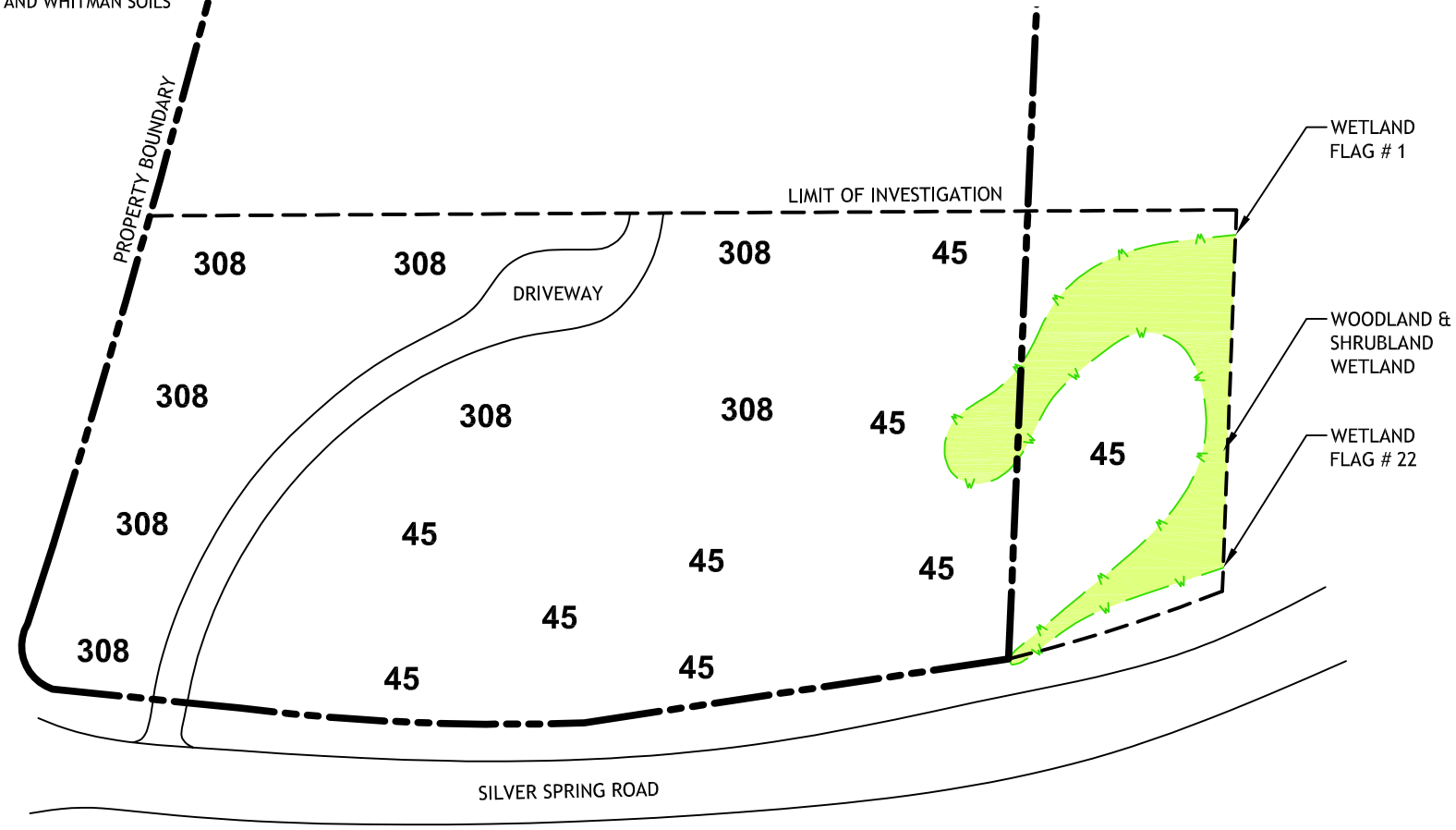
Ref. No. 4931

SOIL LEGEND

UPLAND
45 WOODBRIDGE FINE SANDY LOAM
308 UDORTHENTS, SMOOTHED

WETLAND
3 RIDGEBURY, LEICESTER AND WHITMAN SOILS

WILLIAM KENNY ASSOCIATES
LANDSCAPE ARCHITECTURE ▪ ECOLOGICAL SERVICES
1899 Bronson Road Fairfield CT 06824
203 366 0588 www.wkassociates.net



NOTES:
- *INFORMATION SHOWN ON THIS DRAWING, INCLUDING THE WETLAND BOUNDARY, IS APPROXIMATE. THE BOUNDARY IS NOT A SURVEYED REPRESENTATION OF WHAT WAS FIELD MARKED (FLAGGED).*
- *WETLAND AND SOIL INFORMATION PROVIDED BY WILLIAM KENNY ASSOC. OTHER INFORMATION TAKEN FROM A DRAWING PREPARED BY THE LAURELROCK COMPANY.*
- ***45, 308** AND **3** ARE SOIL MAPPING UNIT SYMBOLS. SEE WETLAND DELINEATION REPORT FOR THE SOIL MAP UNIT NAMES AND ADDITIONAL RELATED INFORMATION.*

I CERTIFY THAT THIS WETLAND MAP SUBSTANTIALLY REPRESENTS THE SOILS AND WETLANDS MAPPED IN THE FIELD

WILLIAM L. KENNY, SOIL SCIENTIST

WETLAND & WATERCOURSE MAP

101 SILVER SPRING ROAD
WILTON, CONNECTICUT

SCALE: NOT TO SCALE
DATE: NOVEMBER 2, 2021

Ref. No. 4931

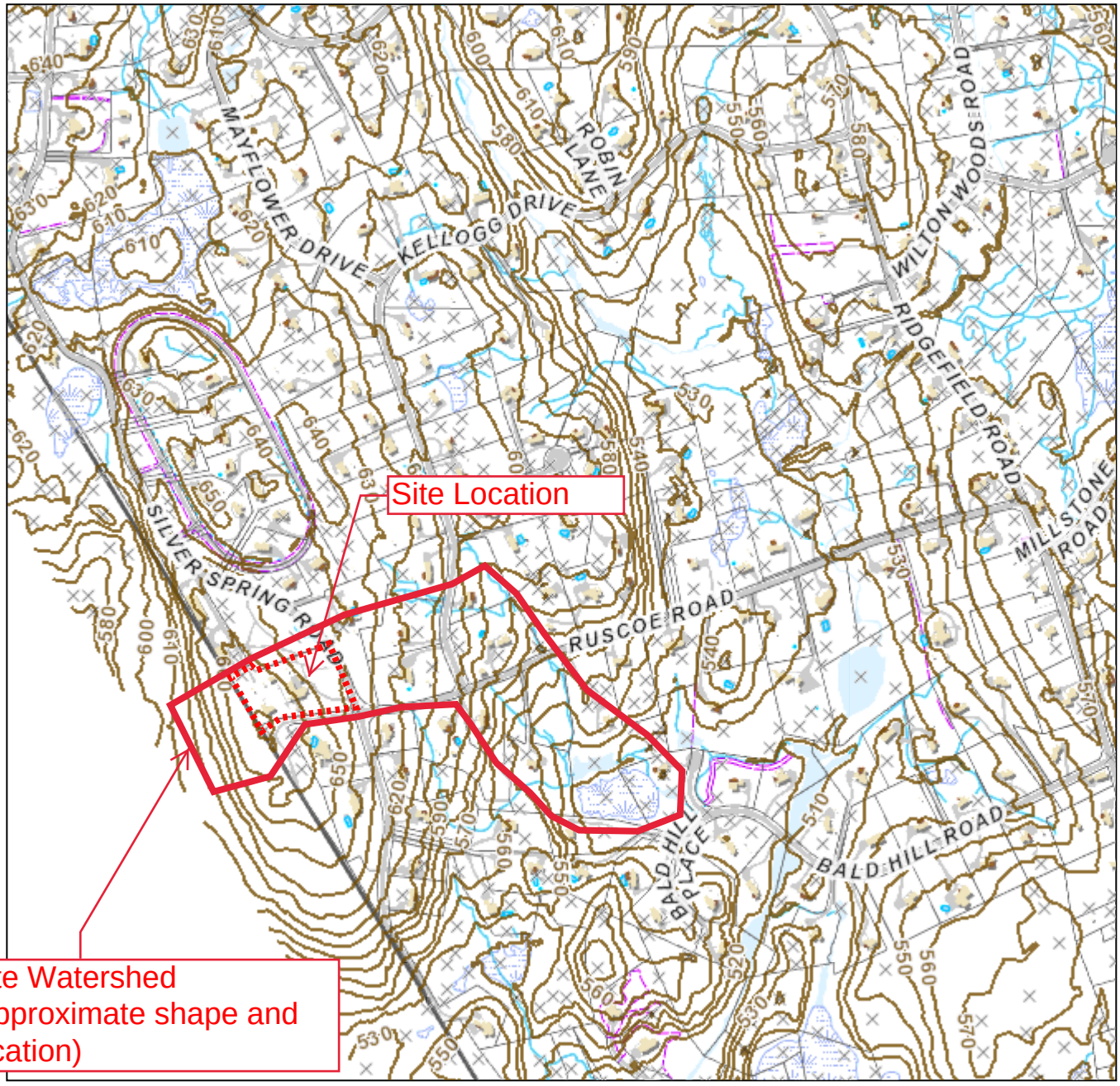
NORTH

Town of Wilton

Geographic Information System (GIS)

101 Silver Spring Road Watershed Diagram

Date Printed: 5/3/2022



MAP DISCLAIMER - NOTICE OF LIABILITY

This map is for assessment purposes only. It is not for legal description or conveyances. All information is subject to verification by any user. The Town of Wilton and its mapping contractors assume no legal responsibility for the information contained herein.

Zoning Effective: July 28, 2017

Planimetrics Updated: 2014

Approximate Scale: 1 inch = 800 feet

0 800 Feet

N W E S

Drainage Computations

for the Proposed Drive Expansion Improvements
at 101 Silver Spring Road; Wilton, CT

May 18, 2022

Prepared for Claude & Jennifer Amadeo

by Chappa Site Consulting, LLC

CLIENT: Claude & Jennifer Amadeo

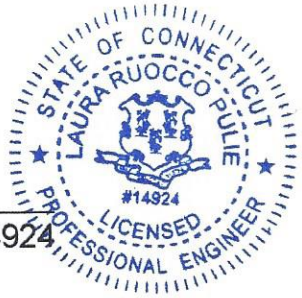
PROPERTY LOCATION: 101 Silver Spring Road; Wilton, CT

SOILS: The United States Department of Agriculture, Soil Conservation Service, Soil Survey of Fairfield County, Connecticut indicates that the onsite upland soil is Paxton, (PbC) very stony fine sandy loam. The onsite soil is considered a hydrological group "C" soil.

EXISTING CONDITIONS: The site presently contains a single family dwelling, detached garage/studio, media barn, pool and pool pavilion. There are also several sheds located throughout the parcel. A private paved drive provides access from Silver Spring Road. The existing structures are serviced by a private subsurface sewage disposal system and private well. The area to be developed is comprised of moderately sloping lawn.

PROPOSAL: The applicant is proposing to construct a front gravel courtyard with a paver border and add a paved exit loop extension. The proposed improvements have an approximate impervious area of 3,040 s.f..

DRAINAGE: 13 - 8' long x 1.0 high x 4' wide precast concrete galleries will be installed to collect the post developed stormwater runoff. The proposed stormwater system has been designed to accommodate the additional runoff produced during a 25 year storm. Furthermore in order to remove storm water pollutants and provide water quality treatment the drainage system has been sized to handle the first 1.0" of rainfall from the proposed impervious patio areas as recommended in the Connecticut Stormwater Quality Manual. The following pages contain the necessary drainage computations. Future development may require additional storm-water runoff retention/detention



Laura Ruocco Pulie, P.E. CT REG. NO. 14924

Chappa Site Consulting, LLC
55 Ridgeview Avenue; Trumbull, CT 06611

Client	*Address*	*Project #*
Claude & Jennifer Amadeo	101 Silver Spring Road; Wilton, CT	30371

1. Concrete Gallery & Stone Volume:

Nominal Gallery Dimension = 1.0' High x 4' Wide x 8' Long / Net Volume =18.7 c.f.*

Calculate 40% Trap Rock Void Ratio:
(2.0' wide x 1' high x 8' long) x 2 sides = 32 x 0.40 = 12.8 c.f.
Total Trap Rock Void Volume per 8' section = 12.8
Total Gallery & Trap Rock Void Volume per 8' section = 18.7 cf + 12.8 c.f. = **31.5 c.f.**

* Net Volume Taken from Hydrocad Software Program

2. Galleries Required for storage of first 1"of runoff:

A. New Impervious Area = **3,040 s.f.***

*(This is the area of the Proposed Impervious Drive Expansion)

B. Volume of runoff from 1" of rainfall

= 3,040 s.f. x (1/12) = 253.33 c.f. - **Use 254 c.f.**

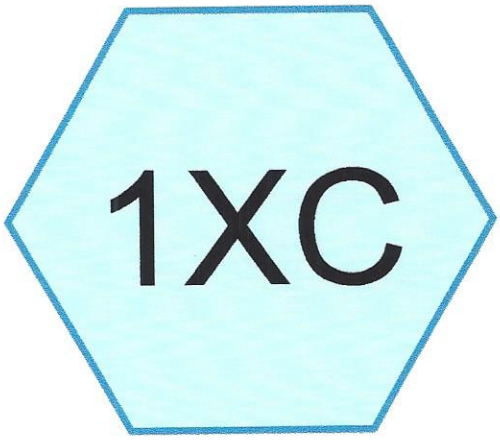
C. Volume Runoff/Gallery Capacity

254 ÷ 31.5 c.f. = **8.06 galleries**

Use 9 galleries or 72 l.f. of 1.0' H x 4' W Gallery

Conclusion:

9 - 1.0' high x 4' wide x 8' long precast concrete galleries will be more than sufficient to handle the first 1" of runoff from the proposed site development, however in order to accommodate the additional runoff produced during a 25 year storm event **13 - 1.0' high x 4' wide x 8' long precast concrete galleries have been proposed**.



PROPOSED IMPERVIOUS DRIVE EXPANSION AREAS AS LAWN

Subcat Reach Pond Link

Routing Diagram for c30371-XCONHYD
Prepared by CHAPPA SITE CONSULTING, LLC, Printed 5/17/2022

Area Listing (all nodes)

Area (sq-ft)	CN	Description (subcatchment-numbers)
3,040	74	>75% Grass cover, Good, HSG C (1XC)
3,040	**74**	**TOTAL AREA**

Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1XC: PROPOSED IMPERVIOUS DRIVE EXPANSION Runoff Area=3,040 sf 0.00% Impervious Runoff Depth>3.52"
Flow Length=200' Slope=0.0800 '/' Tc=9.6 min CN=74 Runoff=0.25 cfs 891 cf

Total Runoff Area = 3,040 sf Runoff Volume = 891 cf Average Runoff Depth = 3.52"
100.00% Pervious = 3,040 sf 0.00% Impervious = 0 sf

Summary for Subcatchment 1XC: PROPOSED IMPERVIOUS DRIVE EXPANSION AREAS AS LAWN

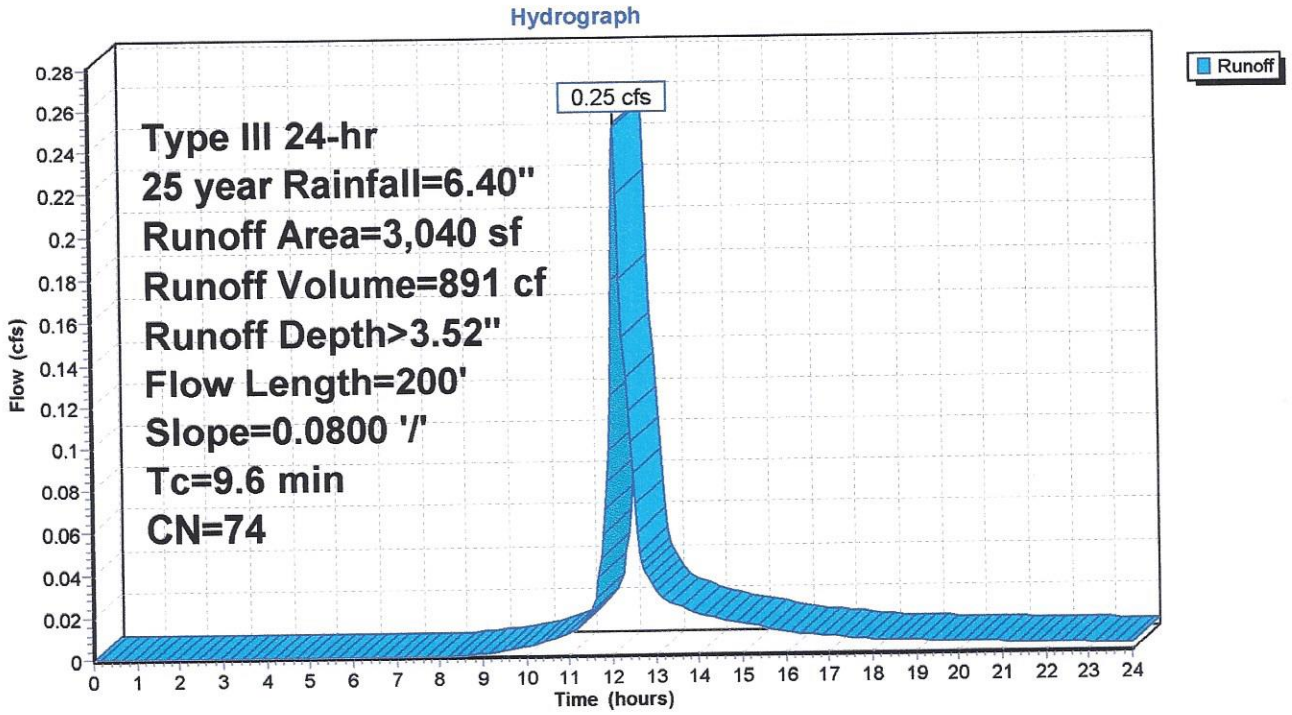
Runoff = 0.25 cfs @ 12.14 hrs, Volume= 891 cf, Depth> 3.52"

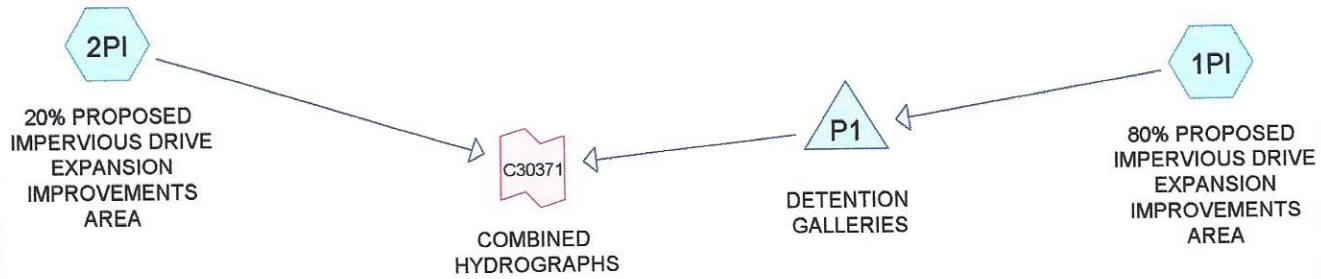
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 25 year Rainfall=6.40"

Area (sf)	CN	Description
3,040	74	>75% Grass cover, Good, HSG C
3,040		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
9.6	200	0.0800	0.35		**Sheet Flow, EXISTING LAWN** Grass: Short n= 0.150 P2= 3.30"

Subcatchment 1XC: PROPOSED IMPERVIOUS DRIVE EXPANSION AREAS AS LAWN





Subcat Reach Pond Link

Routing Diagram for c30371-PROPHYD
Prepared by CHAPPA SITE CONSULTING, LLC, Printed 5/17/2022
HydroCAD® 10.00-13 s/n 04134 © 2014 HydroCAD Software Solutions LLC

Area Listing (all nodes)

Area (sq-ft)	CN	Description (subcatchment-numbers)
608	98	20% PROPOSED IMPERVIOUS DRIVE EXPANSION AREA (2PI)
2,432	98	80% PROPOSED DRIVE EXPANSION AREA (1PI)
3,040	**98**	**TOTAL AREA**

Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1PI: 80% PROPOSED IMPERVIOUS DRIVE EXPANSION Runoff Area=2,432 sf 100.00% Impervious Runoff Depth>6.16"
Tc=3.0 min CN=98 Runoff=0.38 cfs 1,248 cf

Subcatchment 2PI: 20% PROPOSED IMPERVIOUS DRIVE EXPANSION Runoff Area=608 sf 100.00% Impervious Runoff Depth>6.16"
Tc=3.0 min CN=98 Runoff=0.09 cfs 312 cf

Pond P1: DETENTION GALLERIES Peak Elev=643.45' Storage=387 cf Inflow=0.38 cfs 1,248 cf
Outflow=0.04 cfs 1,248 cf

Link C30371: COMBINED HYDROGRAPHS Inflow=0.09 cfs 312 cf
Primary=0.09 cfs 312 cf

Total Runoff Area = 3,040 sf Runoff Volume = 1,561 cf Average Runoff Depth = 6.16"
0.00% Pervious = 0 sf 100.00% Impervious = 3,040 sf

Summary for Subcatchment 1PI: 80% PROPOSED IMPERVIOUS DRIVE EXPANSION IMPROVEMENTS AREA

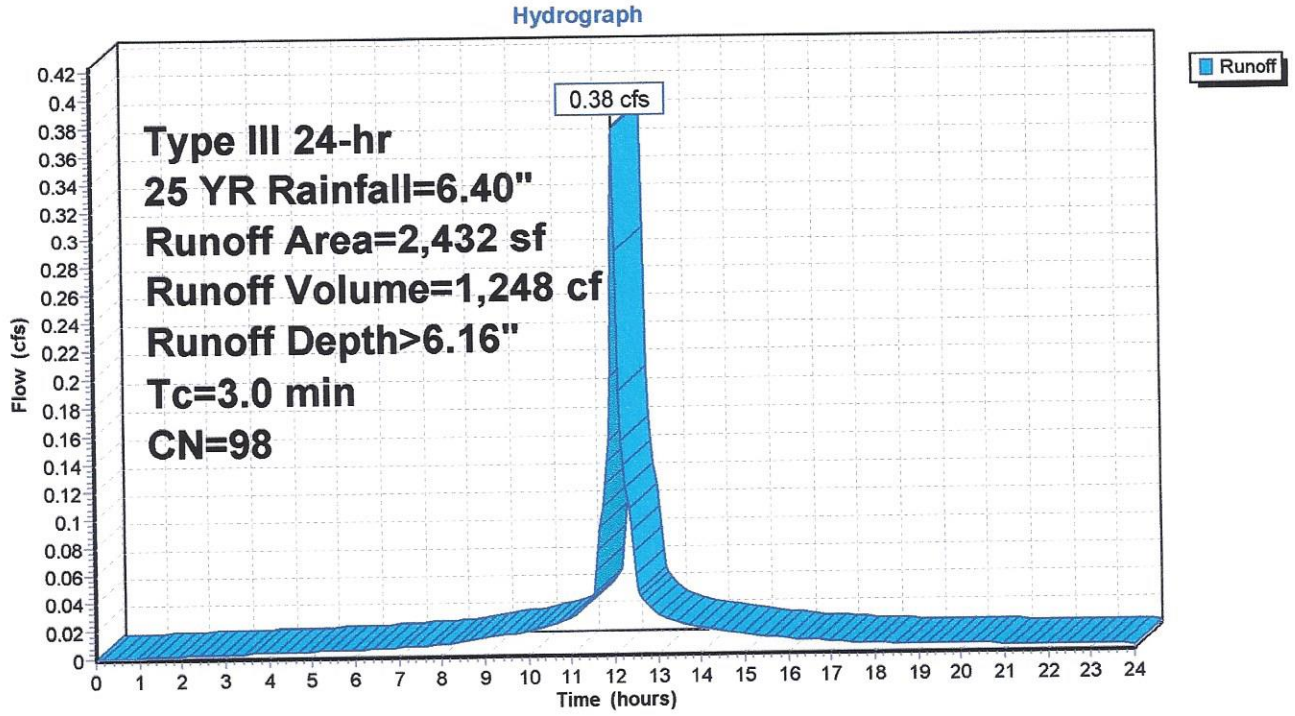
Runoff = 0.38 cfs @ 12.05 hrs, Volume= 1,248 cf, Depth> 6.16"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 25 YR Rainfall=6.40"

	Area (sf)	CN	Description
*	2,432	98	80% PROPOSED DRIVE EXPANSION AREA
	2,432		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
3.0					**Direct Entry, PROP COND**

Subcatchment 1PI: 80% PROPOSED IMPERVIOUS DRIVE EXPANSION IMPROVEMENTS AREA



Summary for Subcatchment 2PI: 20% PROPOSED IMPERVIOUS DRIVE EXPANSION IMPROVEMENTS AREA

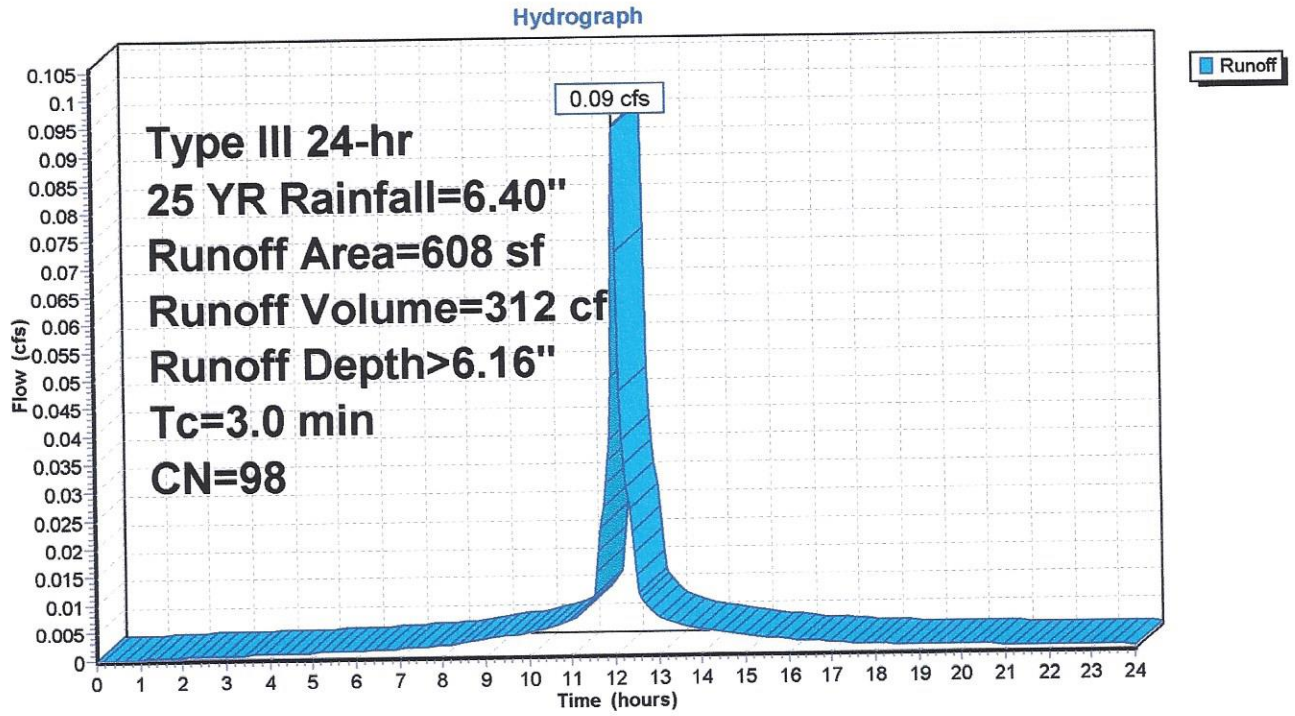
Runoff = 0.09 cfs @ 12.05 hrs, Volume= 312 cf, Depth> 6.16"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 25 YR Rainfall=6.40"

	Area (sf)	CN	Description
*	608	98	20% PROPOSED IMPERVIOUS DRIVE EXPANSION AREA
	608		100.00% Impervious Area

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

Subcatchment 2PI: 20% PROPOSED IMPERVIOUS DRIVE EXPANSION IMPROVEMENTS AREA



Summary for Pond P1: DETENTION GALLERIES

Inflow Area = 2,432 sf,100.00% Impervious, Inflow Depth > 6.16" for 25 YR event
Inflow = 0.38 cfs @ 12.05 hrs, Volume= 1,248 cf
Outflow = 0.04 cfs @ 12.59 hrs, Volume= 1,248 cf, Atten= 89%, Lag= 32.5 min
Discarded = 0.04 cfs @ 12.59 hrs, Volume= 1,248 cf

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 643.45' @ 12.59 hrs Surf.Area= 784 sf Storage= 387 cf

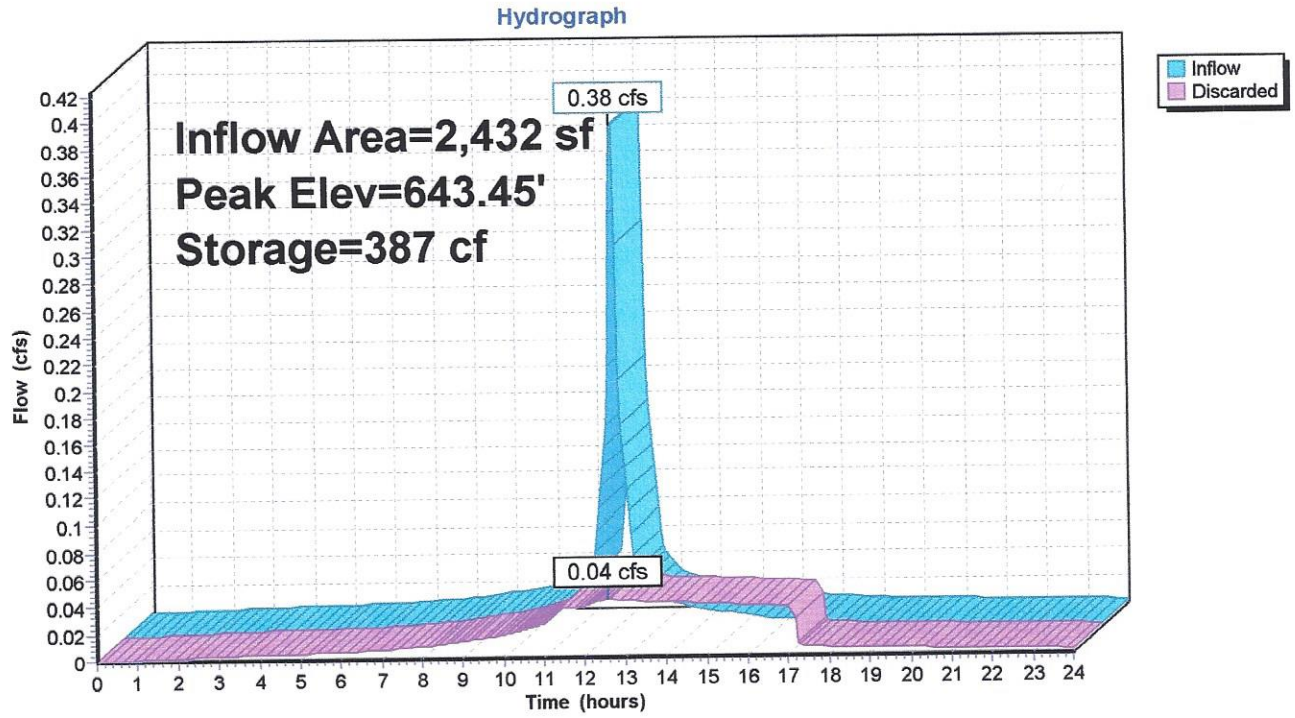
Plug-Flow detention time= 60.2 min calculated for 1,248 cf (100% of inflow)
Center-of-Mass det. time= 59.9 min (801.2 - 741.3)

Volume	Invert	Avail.Storage	Storage Description
#1	642.50'	152 cf	**14.00'W x 56.00'L x 1.00'H Prismatoid** 784 cf Overall - 404 cf Embedded = 380 cf x 40.0% Voids
#2	642.50'	243 cf	**Galley 4x8x1** x 13 Inside #1 Inside= 42.0"W x 9.0"H => 2.49 sf x 7.50'L = 18.7 cf Outside= 48.0"W x 12.0"H => 3.88 sf x 8.00'L = 31.0 cf 2 Rows of 6 Chambers
		395 cf	Total Available Storage

Device	Routing	Invert	Outlet Devices
#1	Discarded	642.50'	**2.000 in/hr Exfiltration over Wetted area**

Discarded OutFlow Max=0.04 cfs @ 12.59 hrs HW=643.45' (Free Discharge)
↑—**1=Exfiltration** (Exfiltration Controls 0.04 cfs)

Pond P1: DETENTION GALLERIES

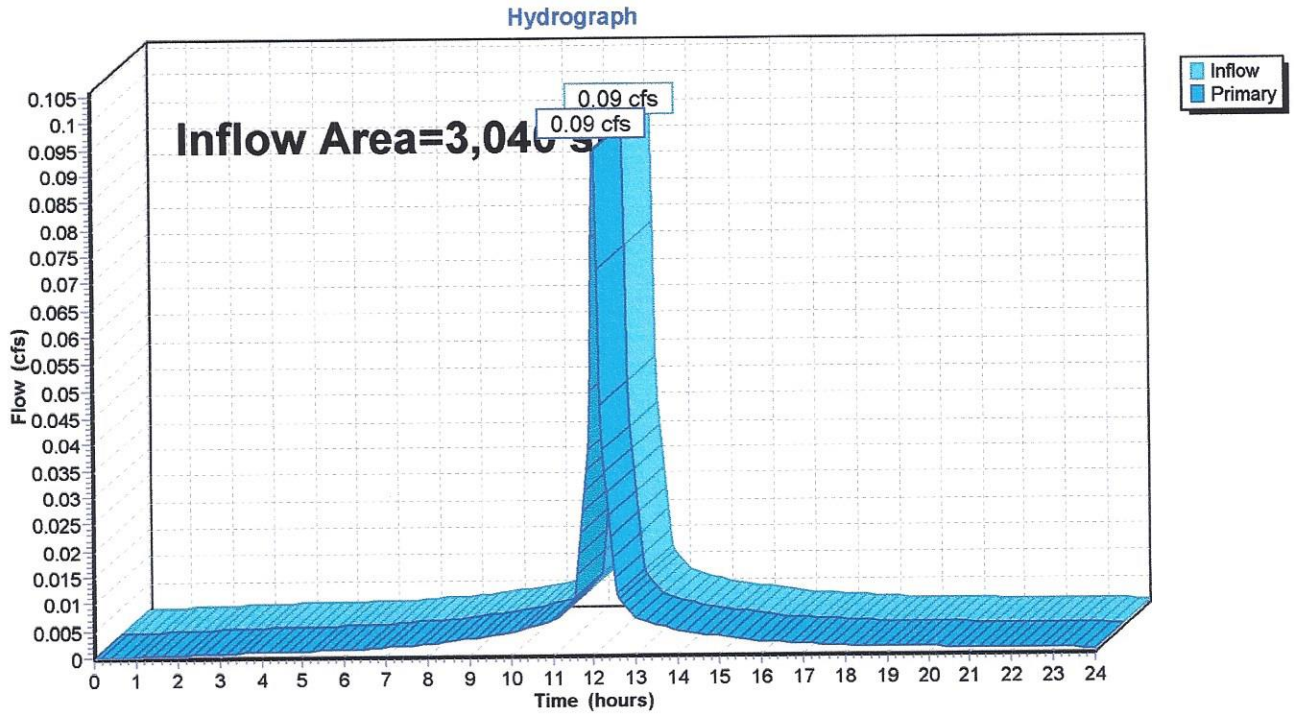


Summary for Link C30371: COMBINED HYDROGRAPHS

Inflow Area = 3,040 sf,100.00% Impervious, Inflow Depth > 1.23" for 25 YR event
Inflow = 0.09 cfs @ 12.05 hrs, Volume= 312 cf
Primary = 0.09 cfs @ 12.05 hrs, Volume= 312 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Link C30371: COMBINED HYDROGRAPHS



From: Donald Ukers
To: Emily Weckman
Cc: Eleanor Militana; Anthony Franceschini; John Setias
Subject: RE: 101 Silver Spring Road
Date: Monday, May 23, 2022 11:03:32 AM

Good Morning Emily,
Thank you for sending over the plans. The District has reviewed the plans and does not have any questions,
Comments and does **not** have any issues with proposed project.

Thank you and have a nice day,

Don

Don Ukers, P.E.
Interim District Engineer
First Taxing District Water Department
12 New Canaan Avenue
Norwalk, Connecticut 06851
Office (203) 847-7387 Ext.7269
Cell (203) 505-9618

From: Emily Weckman <emily.weckman@laurelrock.com>
Sent: Friday, May 20, 2022 11:24 AM
To: Donald Ukers <DUkers@firstdistrictwater.org>
Cc: Eleanor Militana <EMilitana@firstdistrictwater.org>; Anthony Franceschini <AFranceschini@firstdistrictwater.org>
Subject: RE: 101 Silver Spring Road

HI Don,

See attached Survey, Landscape Plan, and Drainage/ Utility Plan for the proposed driveway extension at 101 Silver Spring Road.
Please let me know if PDF works or if you need a hard copy mailed out.

Thank You,

Emily Weckman
Landscape Architect
LAURELROCK
EXCEPTIONAL RESIDENTIAL LANDSCAPES
969 Danbury Road
Wilton, Connecticut 06897

ZONING INFORMATION

ITEM	REQUIRED/PERMITTED		EXISTING
ZONE: R-2A RESIDENCE WILTON, CT			
FRONT SETBACK:	50'	MIN.	174.8' (GARAGE & STUDIO)
REAR:	50'	MIN.	66.8' (POOL PAVILION)
SIDE:	40'	MIN.	40' (POTTING SHED)
LOT WIDTH:	200'	MIN.	262'±
LOT AREA:	87,120 S.F.	MIN.	191,040 S.F.
BUILDING HEIGHT:	35'	MAX.	29.1' (RESIDENCE) 21.6' (MEDIA BARN) 35.0' (OBSERVATORY DOME)
No. STORIES:	2.5	MAX.	2.5
LOT COVERAGE- BUILDING	7% = 13,372 S.F.	MAX.	8,669 S.F. = 4.5%
LOT COVERAGE- SITE	12% = 22,924 S.F.	MAX.	16,926 S.F. = 8.8%

* ZONING COMPUTATIONS BASED ON LOT AREA IN WILTON, CT ONLY

NOTES:

1. This survey has been prepared in accordance with Sections 20-300b-1 thru 20-300b-20 of the Regulations of Connecticut State Agencies and the Standards for Surveys and Maps in the State of Connecticut as adopted by the Connecticut Association of Land Surveyors, Inc. as a Property and Topographic Survey the Boundary Determination Category of which is a Resurvey conforming to Horizontal Accuracy Class A-2 and the locations and elevations of which conform to Topographic Accuracy Class T-2. It is intended to depict property boundaries, locations and elevations of improvements and topographic features.
2. Reference is hereby made to the following:
   Deed Vol. 1890, Pg. 155 Wilton Land Records (W.L.R.)
   Maps 4710 & 5663 W.L.R.
   Map 28306 Westchester County Land Records
3. Property Located in R-2A Residence Zone (Wilton, CT).
4. Property Located in R-4A Residence District (Lewisboro, NY).
5. Elevations depicted hereon are based on North American Vertical Datum of 1988 (NAVD88).
6. Reference is made to FEMA Flood Insurance Rate Map (FIRM) No. 09001C0376F, effective date 6/18/2010 and No. 36119C0205F, effective date 9/28/2007. Subject parcel does not lie within a Special Flood Hazard Area.
7. Wetlands depicted hereon were identified and flagged by William Kenny Associates on November 2, 2021 and located by Redniss & Mead in the field on December 28, 2021.

SURVEY CERTIFICATION:

I, Jorge P. Pereira, the surveyor who made this map do hereby certify that the field survey on which this map is based was completed on February 8, 2022 and that this map was completed on February 11, 2022. Certifications indicated hereon signify that this survey was prepared in accordance with the existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors. Said certifications shall run only to the person for whom the survey is prepared, and on his behalf to the title company, governmental agency and lending institution listed hereon, and to the assignees of the lending institution. Certifications are not transferable to additional institutions or subsequent owners.

ON 2/11/2022 *BY* _____
JORGE P. PEREIRA N.Y. REG. NO. 050780

Only title surveys bearing the makers embossed seal should be relied upon since other than embossed-seal copies may contain unauthorized and undetectable modifications, deletions, additions and changes.

A copy of this document without a proper application of the surveyor's embossed seal should be assumed to be an unauthorized copy.

NORTH - MAP 4710 W.L.R.

N/F
ROCK STAR ENTERPRISES, LLC
105 SILVER SPRING ROAD
DEED VOL. 2171, PG. 147 W.L.R.

N/F
103 SILVER SPRING, LLC
103 SILVER SPRING ROAD
DEED VOL. 2159, PG. 212 W.L.R.

N/F
PEGGY VANDERVOORT KUMBLE
99 SILVER SPRING ROAD
DEED VOL. 1888, PG. 150 W.L.R.

N/F
STEVEN & LORETTA S. BORTNER
97 SILVER SPRING ROAD
DEED VOL. 2481, PG. 467 W.L.R.

SILVER SPRING ROAD

RUSCOE ROAD

TOWN OF WILTON, CONNECTICUT - LEWISBORO, NEW YORK

4.385 ACRES
AREA IN CONNECTICUT
3.371 ACRES

AREA IN NEW YORK
1.014 ACRES

RESIDENCE

MEDIA BARN

POOL EQUIP. SHED

POOL PAVILION

POTTING SHED

GARAGE & STUDIO

CISTERN EASEMENT
ABANDONED SUBSURFACE FIRE SYSTEM IN THIS AREA

BENCHMARK
IRON PIN
ELEV = 650.46

BENCHMARK
IRON PIN
ELEV = 647.29

IRON PIN SET (11-04-08)

IRON PIN FOUND (11-04-08)

N72°54'22"E 263.77'

N11°13'53"W 160.60'

S78°24'30"W 181.47'

N00°57'15"E 57.98'

S12°45'48"E 27.04'

S73°22'26"W 97.74'

N80°43'00"E 660'

S16°17'26"E 37.59'

S18°58'49"E 7.11'

N73°18'30"E 8.44'

N83°30'00"E 6.48'

S83°18'49"W 355.80'

S76°11'30"E 255.70'

N15°48'20"W 56.61'

S48°15'00"W 1.64'

N15°25'00"W 10.13'

N82°00'00"W 10.60'

S75°57'00"W 64.20'

S75°57'00"W 21.25'

N85°57'37"W 50.28'

N67°38'00"W 4.78'

N87°04'00"W 105.75'

N86°12'40"W 141.46'

N83°53'00"W 75.89'

S85°05'00"W 8.46'

S55°33'00"W 8.13'

S24°24'15"W 8.42'

N83°48'30"E (radial)

S06°11'30"E 89.25'

L = 734.25'

R = 734.25'

L = 255.70'

BUILDING SETBACK LINE

DRIVEWAY

DEER FENCE

STONE WALL

RETAINING WALL

RIPRAP

PATIO

POOL

SEPTIC TANK

SEPTIC GALLERY

BITUMINOUS

WELL MH RIM=658.34

TD GR=660.08

TD GR=657.45

TD GR=657.69

CB GR=665.46

CB GR=643.64

CB GR=643.62

CB GR=642.15

CB GR=642.05

CB GR=640.20

CB GR=640.00

CB GR=637.03

POLE EVERSOURCE #1675

WETLAND LIMIT

DRILL HOLE SET ON LINE 2'± FROM CORNER (11-04-08)

4"PVC INV=651.76

REDNISS & MEAD

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Tel: 203.327.0500 | Fax 203.357.1118
www.rednissmead.com

PROPERTY & TOPOGRAPHIC SURVEY

DEPICTING

101 SILVER SPRING ROAD

WILTON, CONNECTICUT & LEWISBORO, NEW YORK

PREPARED FOR

CLAUDE K. & JENNIFER E. AMADEO

Scale: 1"=30' (0 30 60)

Drawn By: CJV | Checked By: JPP | Date: 2/11/2022

To my knowledge and belief this map is substantially correct as noted hereon

JORGE P. PEREIRA CT. L.S. #70179

2/11/2022
DATE

This document and copies thereof are valid only if they bear the signature and embossed seal of the designated licensed professional. Unauthorized alterations render any declaration hereon null & void.

Sheet No:

PSTS

Comm. No.: 8980RM-1

2/11/2022 11:17 AM H:\cadfiles2\8900\8980\8980RM\DWG\8980_PSTS_2022.dwg

AMADEO RESIDENCE
Front Driveway
101 SILVER SPRING ROAD
WILTON, CONNECTICUT

LAURELROCK
EXCEPTIONAL RESIDENTIAL LANDSCAPES

969 DANBURY ROAD
WILTON, CONNECTICUT

T 203 544 0062
F 203 544 0707

www.laurelrock.com

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DRAINAGE AND SEPTIC AS-BUILT
CHAPPA AND PAOLINI ENGINEERS, LLC.
3255 FAIRFIELD AVENUE
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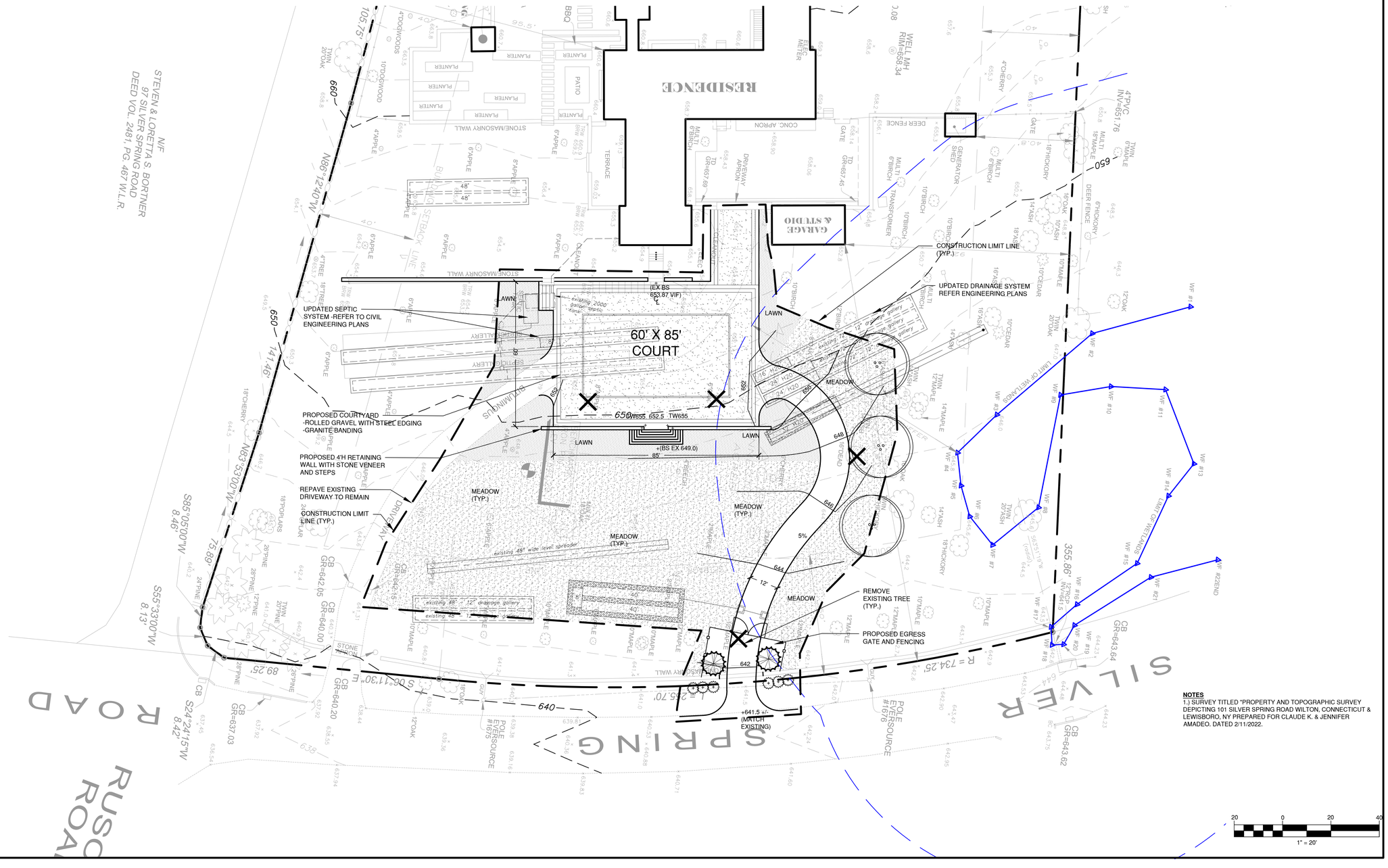
T (203) 576-1755



NOTES
1.) SURVEY TITLED "PROPERTY AND TOPOGRAPHIC SURVEY DEPICTING 101 SILVER SPRING ROAD WILTON, CONNECTICUT & LEWISBORO, NY PREPARED FOR CLAUDE K. & JENNIFER AMADEO. DATED 2/11/2022.

ISSUE	DATE	DESCRIPTION
1	5/19/2022	INLAND WETLAND SUBMISSION
2		
3		
4		
5		
6		
7		
8		
9		
10		

DATE:	MAY 19, 2022
DRAWN BY:	EW
REVIEWED BY:	MAS
SCALE:	1"=20'-0"

SEAL:

DRAWING TITLE:

DRIVEWAY CONCEPT PLAN

SHEET NO.:

L1.00