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MAY 15, 2018 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) 763-tbd
Email: planning@lewisborogov.com

AGENDA

Tuesday, May 15, 2018

79 Bouton Road, South Salem
Justice Court

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

I. PUBLIC HEARING

Cal #10-15 PB, Cal #20-17WP, Cal #5-17SW
Wilder Balter Partners, NY State Route 22, Goldens Bridge, NY 10526, Sheet 5, Block 10776, Lots 19, 20 & 21 (Property Group Partners, LLC, owner of record) – Application for a 46 unit MF development on a ±35.4 acre parcel.

II. WETLAND PERMIT REVIEW

Cal# 78-17WP, 15-17SW
Iannuzzi Residence, 199 North Salem Road, Cross River, NY 10518, Sheet 12, Block 10802, Lot 129 (Ruth Merns, owner of record) – Application for a single-family residence, driveway, septic system and well.

III. SKETCH PLAN REVIEWS

Cal #6-17PB
Wolf Conservation Center, Buck Run, South Salem, NY 10590, Sheet 21, Block 10803, Lots 3, 65, 81, 82, 83, 86 & 88 (Wolf Conservation Center, owner of record) - Application for a Subdivision and Special Use Permit associated with a private nature preserve.

Cal #08-17PB, 16-17SW
Oakridge Commons, 450 Oakridge Common, South Salem, NY 10590, Sheet 49D, Block 9829, Lot 10 (Smith Ridge Associates, owner of record) - Application for Site Plan Review for installation of a car wash.

IV. WETLAND VIOLATION

Cal #01-18WV

V. DISCUSSION AND REVIEW

Cal #03-18PB
Sprint Spectrum at Leon Levy Preserve, 1411 Route 35, South Salem, NY 10590, Sheet 11, Block 11137, Lots 35 and 52 (Town of Lewisboro, owner of record) – Application for Sprint equipment upgrade at Leon Levy Preserve.

Cal #01-13PB
Verizon Wireless at 117 Waccabuc Road, Goldens Bridge, NY 10526, Sheet 11, Block 11137, Lots 35 and 52 (Francis Coyle , owner of record) - Application for Verizon equipment upgrade at 113 Waccabuc Road.

VI. MINUTES OF January 16, 2018; MINUTES OF February 27, 2018; MINUTES OF March 20, 2018; MINUTES OF March 27, 2018 and MINUTES OF April 17, 2018

Bruce K. Thompson

198 Todd Road, Katonah, NY 10536
Phone: 914 - 760-0254

April 15, 2018

Jerome Kerner, Chairman Planning Board
Planning Board Members
Town of Lewisboro
79 Bouton Road
South Salem, NY 10590

Ref.: Wilder Balter Affordable Housing Application
Route 22, Goldens Bridge, NY

Dear Mr. Kerner and Planning Board Members:

Since writing to you December 7, 2017, I have attended two more public hearings for the above captioned application and read pro and con correspondence about same. As important as I believe it was to articulate aspects of the Wilder Balter application in my December letter, I don't think it is necessarily productive to take time repeating them here. Instead, I will try to make a cogent response to several disturbing observations that I have had about the two public hearings that followed the initial October 24, 2017 public hearing.

One, this is an "as-of-right" application, i.e. it conforms to zoning in every regard. The subject property is zoned for the proposed use (R-MF), and the proposed density of development does not exceed what is permitted. I will stand corrected if I am wrong, but absent a substantive rebuttal, there is no means by which this application can be denied for any kind of a shortcoming pertaining to zoning. Finding fault with how the zoning came to be what it is, is irrelevant to the application and should be corrected whenever presented as though it is.

Two, much of the negative dialogue has attacked the credentials of the developer. It's extremely unfortunate that in today's culture(s), the accused is considered "guilty" until proven innocent; vs. the time of my fortunate youth when it was the opposite, i.e. the accused was "innocent" until proven "guilty". At the 2nd public hearing, Wilder Balter was maligned as the owner of an affordable housing property in upstate NY that had received considerable negative publicity. Speaking for Wilder Balter, John Bainlardi explained that only recently and with considerable encouragement from government authorities who oversee affordable housing projects, Wilder Balter took over the project which had been mismanaged previously and needed to be turned around. At the same meeting, a speaker relayed a negative experience that a relative had as a resident in the Bridleside affordable housing community in North Salem. Looking more closely at the particulars of that report gave a very different and more responsible perspective to the matter than one might understandably have if the report given that night were taken at face value. Subject again to correction by someone with knowledge and case law background about a Planning Board's authority, I am not aware of the ability to deny an applicant's proposal based on proven, much less alleged, sub-standard past building and operational performances. If a Planning Board had good cause to doubt the ability of an applicant to build and operate per reasonable expectations, it might be appropriate to condition

approval per specific safeguards, but it wouldn't constitute grounds for denial. In this instance the Town is being approached by a developer who has a consistent track record of building and operating affordable housing communities for the good their rental occupants, the municipalities in which they are located and the causes that they fulfill. If we as a Town are sincere about having *quality* affordable housing constructed, maintained and operated in Lewisboro, then the Wilder Balter application should be welcomed.

Three, it is abundantly clear that the opposition to this application is intense and would like to have it denied because it doesn't adequately address numerous safety concerns. Per the "Uniform Code of NYS" that I referenced in my previous letter as the "Uniform Fire Protection and Building Code of New York State", all uses, building construction and occupant loads are regulated for the purposes of life safety. In 2003, NYS adopted the International Construction Code as its model code. Since then there have been 3 revisions (in 2007, 2010 and most recently in 2015). The best description that I have been given for Codes, is that taken together, they are a history book of things that went wrong. Put another way, constructing and occupying buildings, and developing sites per Code standards, dramatically reduces the risk of injury and/ or the loss of life. The architectural and engineering professionals who prepared the plans for the subject application did so with applicable Uniform Code standards in mind, knowing that prior to approval, said plans are subject to review for Code compliance. The most recent site development plan has been reviewed by the ICC (International Code Council) with the results submitted in a letter dated July 17, 2017. This appears to have been in response to the Goldens Bridge Fire District letter dated June 19, 2017 which noted multiple safety concerns with negative superlatives throughout 11 bulleted comments. On an encouraging note, the itemized concerns are all addressable via standards that are clear and doable in the Uniform Code that is enforced and administered in the Town of Lewisboro and throughout NYS. As the former Building Inspector for the Town of North Salem and responsible for the application of relevant Uniform Code standards to the Bridleside affordable housing development, I am puzzled by any "firematic issue and concern" that is being referred to in the GB Fire District's letter.. "Attics" should not be confused with concealed spaces. It is unfair and misleading to confuse code references that are clear; and to generalize comments made by others in ways that could expand their meaning beyond the intent of the source of the comment. I have a long-standing relationship with the Croton Falls Fire District's leadership and personnel and greatly benefitted from their contributions to the construction of numerous building projects where their involvement in life-safety issues was relevant. Anything that was ever a concern for the CFFD, was reviewed with the objective of finding solutions to reduce their concerns to the lowest level of risk that was reasonably attainable. I would like to think that the success we had for working together to resolve matters of relevant concern, can be repeated amongst all community leaders whose input is invaluable to the AHJ (Authority Having Jurisdiction). Regarding the issue of "safety" overall, please ask yourselves where you are more comfortable seeing someone who is eligible for affordable housing live; in existing housing that is "legal" but with highly questionable Code compliance; ***or*** in today's new construction for multifamily use that mandates a residential sprinkler system, a Code compliant alarm system, appropriate accessibility standards, and current fire separation requirements fulfilled.

Four, witnessing the public hearing process as I have to date, has been increasingly disturbing from two perspectives. The first is about the absence of "order" with regard to how the meetings are conducted. The meetings are "run" by the public with demanding directives from the floor, e.g. that the Board members present, entertain a motion to 'strongly recommend' that a recently appointed member recuse himself from voting on anything having to do with the Wilder Balter application. There have been ad hoc character assassinations and representations about influence and deliberations that go beyond what should be expected of members of a Planning Board, anywhere. At times, the behavior of members of the public has been uncivilized and threatening. Such outbursts are never consistently checked and ruled unacceptable, hence they are repeated. The second is an observation that I made at the start of the third public

hearing when it opened with comments made by Linda Rae in favor of the subject application. At the conclusion of her brief comments, Planning Board members Greg La Sorsa and John O'Donnell challenged her motives for speaking and questioned why she had not spoken before that meeting, alluding to a suspicion that she wouldn't be as supportive as she is if it weren't for the encouragement of others. I have read other correspondence sent recently to Mr. Kerner and Planning Board members, from Ms. Bobbe Stultz. I echo her amazement (shock) about the inappropriateness of these comments being leveled in an intimidating way to someone expressing support for the Wilder Balter application, while remaining silent about criticism of the development, repeatedly expressed in an uncivilized and threatening manner from members of the public. Demonstrations like this have characterized much of the public hearing time, leaving me with a troubling opinion about the picture we give of our Town via the duties and responsibilities that various Board members are expected to fulfill. I would hope that when the Town Board makes its appointments to the various boards and committees, new members (and old as well) are instructed and reminded (as the case may be), about their responsibility for unbiased service combined with admirable integrity plus commitment; and that should they ever question their ability to discharge their responsibilities accordingly, their resignation will be gratefully and reasonably received.

I trust that what I have attempted to explain above will be received for constructive purposes and in combination with the observations and thoughts that I offered in my previous letter (December 7, 2017), they will be helpful to your individual as well as your collective deliberations. I will gladly answer whatever questions you may have of me but do not choose to speak at a meeting charged with emotion and critical of reason that runs contrary to a desired outcome.

Sincerely,

Bruce K. Thompson

Bruce K. Thompson

April 23, 2018

To: Peter Parsons (Supervisor)

Cc: Lewisboro Town Board, Lewisboro Planning Board

Cc: George Latimer (County Executive)

Reference: Planned Development Route 22, Goldens Bridge

The timing of this letter coincides with some of the named only just learning that a new development is planned. Despite living in very close proximity to a project of this scope and scale, we have received no direct communication from the Town or Planning Boards. It would seem, based on the timing, that the rezoning decision took place to accommodate this proposed development. Much has been made of Lewisboro community values but communicating directly with the current local residents the boards serve has been notable only in its absence.

As a group, we fully support the concept of affordable housing within our community, but only as part of an overarching strategic plan, with clearly articulated goals, of the impact and benefit to our community. Each of the hamlets must accommodate housing of this kind if we are to genuinely embrace this concept and integrate the new residents. The proposed single development of rental units has been promoted as an opportunity for local first responders, local retired residents and local teachers to avoid being priced out of our property market. This is not true, they would not qualify based on the income restrictions. The location has been promoted based on walking distance to the train station, which is just under a mile along a hard shoulder, and puts the town on a path to a lawsuit--similar to one filed against Bedford--for discrimination as the incoming residents will be isolated at exit 6a of I-684.

Following the public hearing on April 17, it is apparent that the Planning Board's final determination is limited to whether the development passes State requirements, often met at a minimum level because of the commercial nature of the proposal. A single point of egress is just one example of serious potential health and safety issues with the project as it is presently proposed. This has not been addressed by the applicant over the course of four public hearings. Decisions such as these do not benefit our community, indeed they pose unnecessary risks. We are therefore writing to our Town Supervisor, Peter Parsons, who as an elected official holds a broader responsibility to his constituents. We request a meeting to discuss the far-reaching implications of the proposed development not limited to basic compliance being achieved.

Sincerely,

Lucy & David Stewart, 28 Todd Road

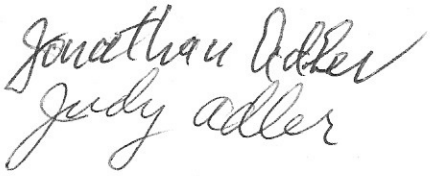
M. Roberts.

Barry & Martina Roberts, 5 Todd Road

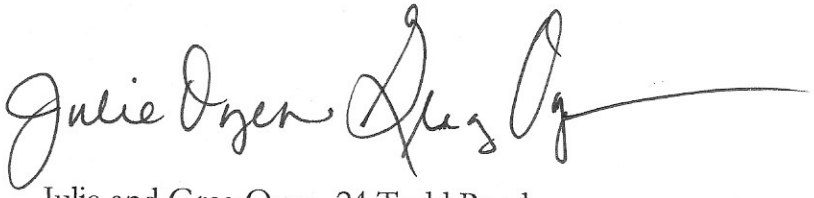
Kenneth & Suzanne Sullivan, 5 Duffy's Bridge Road

Lauren Behrman

Jeff Zimmerman & Lauren Behrman, 29 Todd Road

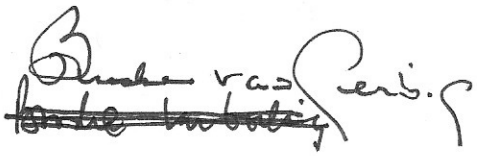


Judy & Jonathan Adler, 32 Todd Road

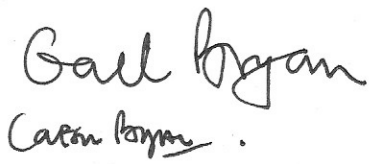


Julie and Greg Oyen, 24 Todd Road

Alec & Heather Fisher, 25 Todd Road



Brooke van Gerbig, 55 Todd Road



Caesar & Gail Bryan, 65 Todd Road

Ciorsdan Conran

From: BobbeStultz <BobbeStultz@optonline.net>
Sent: Thursday, April 26, 2018 2:04 PM
To: Ciorsdan Conran; Peter Parsons; Jane Crimmins; jpappalardo@lewisborogov.com; Dan Welsh; Tony Goncalves
Cc: Francine Gurtler
Subject: Housing development in Goldens Bridge

Dear Planning Board Members:

Our town faces a challenge to our values in approving or disapproving the Wilder-Balter project in Goldens Bridge, which is to build inclusive housing in our community, otherwise known as affordable housing or workforce housing. "Workforce Housing" is an interesting term because it says that this housing is to serve the workers who serve the rest of us – such as our first responders, teachers, teaching assistants, home health aides, hospital workers, transportation workers, storekeepers, etc. Isn't it a Lewisboro value, and in fact an American value, to support the very individuals who support us?

We are hoping that the members of the Planning Board will agree with us that as a community, we have a responsibility to "actually make room for the welfare of all," as Mohandas Gandhi suggested.

We also hope that you will realize, as we do, that our own current circumstances are always temporary, and that they could change at any time, when we ourselves can become "them." In talking with people in Lewisboro, we have learned that many cannot afford to stay here, but yet want to remain close to their friends and networks. These are the people most likely to apply for a space in an affordable housing development and benefit from it.

We also look forward to welcoming new members to our community knowing there is nothing so rich and so enriching to our children as a community of many cultural threads.

As co-chairs of the Lewisboro Committee for Diversity and Inclusion, we strongly support the Wilder-Balter Project and hope you will too.

Sincerely,

Francine Gurtler

Bobbe Stultz

cc: Town Board Members

May 3, 2018

Planning Board of Lewisboro

79 Bouton Road

South Salem, NY

Re: Wilder-Balter Project

I have attended many meetings and appreciate the time the Board has put into this project, but it is a big project for the Town and should be thought through carefully. I have gotten the feeling from the meetings that no one is against affordable housing, it is the site that was chosen that is questionable.

I feel housing like this should be spread throughout the Town. Integrate the families into the neighborhood/Town. Not stick them in a hole next to a major highway! I live on this road for over 35 years, raised my 3 children here. I have seen countless cars go through a bus's red lights. If the children are older, the afterschool bus lets them off at Todd Road, a far distance from the development. I watched 3 people get killed, one at the bottom of my driveway. Watched Mercedes test drive their cars at high speeds. If there is an accident on Route 684, traffic has backed up to my driveway, which is a mile from Route 35. Route 22 is a popular site for the State Troopers to sit and be able to hand out a high volume of tickets, because everyone speeds on this road.

I don't see how the Town is going to benefit monetarily from this project. This is going to cost the residents major money. I have only heard how our Town is hurting for money. How many police officers do we have, 3? Wilder Balter claims the project will have 12-18 children in school. They base this on demographic studies from Katonah Lewisboro School District and observations from their development, Bridle Ridge in North Salem. Can the Town charge them the cost to educate each additional child that attends the school? And yes, this could work the other way if they have less children.

Also, the amount of taxes they will be paying do not seem comparable to what I pay. Single family home, 4 acres $15,000. The four houses south of the project and north of Todd Road on Route 22 have no children attending school.

I know that you are making sure Wilder Balter meets all the requirements of the zoning laws in Lewisboro, but a lot of the concerns that have been brought up at the meetings have been about the safety of the members of that community. Those concerns should have been thought about before the property was rezoned. The residents of the Town should have been notified and been able to decide/vote on where the proper placement of such a community/communities should be. Or perhaps, if the Town had a thought-out Master Plan with locations that were selected for such a project. The Town should have also informed its' residents that such a zoning change was being considered way before the rezoning change went through. Especially the residents that abut the property. Residents were not properly notified about this project. Too many people didn't know about the project until it was too late to voice their opinions. A sign at the property site announcing an upcoming meeting was way too small to read without getting out of car and reading the sign.

One last note. A property that abuts the site never received the information about the well study. The Robertson's of 23 Todd Road, Katonah should be notified.

Sincerely,

L. Valvano

Leigh Valvano

195 Goldens Bridge Road

Katonah, New York 10536

Goldens Bridge Community Association, Inc.
PO Box 701
Goldens Bridge, NY 10526

5/8/18

VIA FIRST CLASS MAIL and
EMAIL: Planning@lewisboro.gov.com

Town of Lewisboro Planning Board
Attn: Jerome Kerner, Chairman
79 Bouton Road
South Salem, New York 10590

Re: Proposed 46-Unit Affordable Housing Development by Wilder Balter Partners, Inc., Route 22, Town of Lewisboro

Dear Chairman Kerner and Members of the Planning Board,

By this letter please be advised of the following:

The Membership of the Goldens Bridge Community Association ("The Colony"), at the 4/29/18 Membership meeting, has voted to go on record in support of the Affordable Housing community as proposed by Wilder Balter Partners, Inc., which development is to be built on Route 22, Goldens Bridge, Town of Lewisboro, Westchester County, NY.

Very truly yours,

Dan Fast, GBCA Secretary

cc: File
Peter Parsons, Supervisor (Supervisor@lewisborogov.com)

KELLARD SESSIONS

John Kellard, P.E.
David Sessions, RLA, AICP
Joseph M. Cermele, P.E., CFM
Jan K. Johannessen, AICP

MEMORANDUM

TO: Chairman Jerome Kerner, AIA and
Members of Lewisboro Planning Board

CC: Ciorsdan Conran
Judson Siebert, Esq.

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

DATE: May 9, 2018

RE: Christopher Iannuzzi - Wetland & Stormwater Permit Applications
199 North Salem Road
Sheet 12, Block 10802, Lot 129

PROJECT DESCRIPTION

The subject property consists of ±5.10 acres of land located at 199 North Salem Road within the R-4A Zoning District. The subject parcel was created as part of the Syms Subdivision, approved by the Planning Board via Resolution dated November 9, 2010 (see Cal #4-09 P.B.). The subject parcel is vacant and is accessed via a common driveway off North Salem Road. The applicant is proposing the construction of a 4-bedroom residence, pool, driveway widening and extension, septic system, well, and other ancillary improvements. The subject parcel contains wetlands that are jurisdictional to the Town of Lewisboro and the New York State Department of Environmental Conservation (NYSDEC).

SEQRA

The proposed action is a Type II Action and is 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 Activity Permit.

2. The proposed septic system and potable water well have been approved by the Westchester County Department of Health (WCDH).

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

4. Land disturbance will exceed 5,000 s.f. located within the NYCDEP East of Hudson Watershed; coverage under the New York State Department of Environmental Conservation (NYSDEC) SPDES General Permit for Stormwater Discharge from Construction Activity (GP-0-15-002) is required.

5. Improvements and modifications within the State right-of-way will required approval from the New York State Department of Transportation (NYSDOT); conceptual approval has been obtained.

GENERAL COMMENTS

1. The property includes State and locally-regulated wetlands (NYSDEC Freshwater Wetland, F-6); the limits shall be validated by the NYSDEC.

2. As previously stated, the submitted wetland report, dated October 30, 2017, does not address Sections 217-7A(5) and (6) of the Wetland Law.

3. As previously requested, the disturbance limit line should account for realistic construction and machinery access; particularly in the areas of the septic fields, retaining wall footings and rear yard areas. If disturbance exceeds one (1) acre, the application will require post-construction stormwater facilities to treat up to and including the 100-year storm event for compliance within GP-0-15-002.

4. The notes stating that walls greater than 4-feet in height shall be designed by a New York State Professional Engineer and their construction certified by the Design Engineer prior to issuance of a Certificate of Occupancy should in included on the Site Plans.

5. Rim and invert elevations shall be included for all drainage facilities, including the infiltration system.

6. The roof leader connection to the infiltration system shall be called out on the plan. Include the connection invert elevation.

7. The sump shall be dimensioned on the catch basin detail. Deep sumps (36"+) are recommended to provide additional treatment.

8. The proposed shrubs shown on the "Water Quality Basin – Planting Plan" shall be identified and included in the planting schedule. Also, the location of the three (3) proposed Sugar Maples shall be shown on the plan.

9. The outlet structure of the Water Quality Basin shall be set at the ponding surface of the Water Quality Volume (WQv) storm event. The basin shall be designed and sized to meet all criteria set forth in the NYSDEC Stormwater Design manual including but not limited to ponding depths, forebays, pre-treatment etc.

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 J.R. FOLCHETTI & ASSOCIATES, L.L.C., DATED (LAST REVISED) APRIL 24, 2018:

- Cover Sheet
- Existing Conditions Plan (Sheet 1)
- Site Plan and Notes (Sheet 1)
- Site Grading, Sedimentation and Erosion Controls & Materials Plan (Sheet 2, 2A)
- Planting Plan (Sheet 3, 4)
- Water Quality Basin Enlargement Plan (Sheet 5)
- Site Details (Sheet 1, 2)
- Site Details Driveway Plan/Profile A-A (Sheet 3)
- Site Details Driveway Plan/Profile B-B (Sheet 4)

DOCUMENTS REVIEWED:

- Response Letter, prepared by J.R. Folchetti & Associates, L.L.C., dated April 24, 2018
- Approval Letter, prepared by Matthew Giannetta of the NYCDEP, dated March 12, 2018
- WCHD SSDS Approval, dated February 16, 2018
- Notice of Incomplete Application, prepared by NYSDEC, dated April 10, 2018
- USACOE Approval Letter, dated March 26, 2018
- Stormwater Pollution Prevention Plan, prepared by J.R. Folchetti & Associates, dated April 2018
- Notice of Intent, dated April 24, 2018

JKJ/JMC/DJS/dc

T:\Lewisboro\Correspondence\2018-05-09_LWPB-Iannuzzi-Review-Memo.docx

J. ROBERT FOLCHETTI & ASSOCIATES. LLC
CIVIL/ENVIRONMENTAL ENGINEERS

April 24, 2018

Chairman Jerome Kerner, AIA
Town of Lewisboro Planning Board
79 Bouton Road
South Salem, New York 10590

RE: Christopher Iannuzzi - Wetland & Stormwater Permit Applications
199 North Salem Road
Sheet 12, Block 10802, Lot 129

Dear Chairman Kerner and Members of the Planning Board:

J. Robert Folchetti & Associates is in receipt of the comment letter from Kellard Sessions Consulting, P.C. dated February 22, 2018 for the above referenced project and offers the following responses. To facilitate your review, each response is preceded by the corresponding comment.

REQUIRED APPROVALS:

Comment No. 1: *A Wetland Activity Permit and Town Stormwater Permit is required form the Planning Board; a public hearing is required to be held on the Wetland Activity Permit.*

Response No. 1: Applications for Wetland Activity Permit and Town Stormwater Permit have been submitted. Public hearing to be scheduled by the Town of Lewisboro Planning Board.

Comment No. 2: *The proposed action may require approval from the New York City Department of Environmental Protection (NYCDEP).*

Response No. 2: See Attachment A for NYCDEP letter dated March 12, 2018 stating no permits or approvals are required.

Comment No. 3: *The proposed septic system and potable water well are required to be approved by the Westchester County Department of Health (WCDH).*

Response No. 3: See Attachment B for WCDH approval dated February 16, 2018.

31 Sodom Road
Brewster, New York 10509
845-363-1560
Fax 845-279-2062

www.jrfa.com

Comment No. 4: *An Article 24 Freshwater Wetland Permit may be required from the New York State Department of Environmental Conservation (NYSDEC).*

Response No. 4: An application for Article 24 Freshwater Wetland Permit has been submitted to the NYSDEC, awaiting response. See Attachment C.

Comment No. 5: *Land disturbance will exceed 5,000 s.f. located within the NYCDEP East of Hudson Watershed; Coverage under the New York State Department of Environmental conservation (NYSDEC) SPDES General Permit for Stormwater Discharge from Construction Activity (GP-0-15-002) is required.*

Response No. 5: See Attachment D, Stormwater Pollution Prevention Plan, Notice of Intent and SWPPP Acceptance Form submitted for approval by the Town of Lewisboro.

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Comment No. 6: *Improvements and modifications within the State right-of-way will require approval from the New York State Department of Transportation (NYSDOT).*

Response No. 6: See Attachment E for NYSDOT conceptual approval dated April 3, 2018.

GENERAL COMMENTS:

Comment No. 1: *The property includes State and locally-regulated wetlands (NYSDEC Freshwater Wetland, F-6). The limits shall be validated by the NYSDEC and confirmed by the Town Wetland Consultant; the Town-regulated 150-foot buffer shall be dimensioned on the plan.*

Response No. 1: See above referenced Attachment C submitted to the NYSDEC, awaiting NYS wetland validation map. Limits have been validated by the Town Wetland Consultant and Evans Associates. The Town regulated 150-foot buffer is shown on the wetlands validation plan.

Comment No. 2: *As previously requested, a wetland report, prepared in conformance with Sections 217-7A(5) and (6) shall be submitted for review.*

Response No. 2: A wetland report prepared by Stephen Coleman Environmental Consulting dated October 30, 2017 is included in Attachment F.

Comment No. 3: *A NYSDEC wetland is located on the opposite side of North Salem Road and has been illustrated on the plans. This wetland and its associated*

buffer/adjacent area shall be verified by the NYSDEC. This off-site wetland may result in permitting requirements through the NYSDEC and NYCDEP.

Response No. 3: Awaiting confirmation of NYS wetland validation from the NYSDEC. See Attachment C. NYCDEP letter of March 2018 indicates no permitting required for the project, see Attachment A.

Comment No. 4: *The proposed improvements to the existing drive are located within the Town-regulated wetland buffer. As previously identified, the applicant shall prepare a Wetland Mitigation Plan in accordance with Chapter 217, Wetlands and Watercourses, and provide 1:1 mitigation of unavoidable buffer disturbance. Previously proposed/approved but unexecuted mitigation should be considered. The plan shall clearly illustrate and quantify the area of wetland buffer disturbance and areas of existing and proposed impervious cover.*

Response No. 4: Attachment G contains Wetland Mitigation Plan Sheet number MP-1 prepared by Evans Associates dated April 16, 2018.

Comment No. 5: *As previously noted, the project is located in the Croton River Watershed Basin, a NYCDEP Watershed. The project proposes to disturb between 5,000 s.f. and one (1) acre. As such, the applicant will be required to prepare a Stormwater Pollution Prevention Plan (SWPPP) in accordance with Chapter 189, Stormwater Management and Erosion and Sediment Control of the Town Code and obtain coverage under NYSDEC General Permit, GP-0-15-002, for Discharges from Construction Activity. The applicant shall provide a copy of the SWPPP and draft Notice of Intent (NOI).*

Response No. 5: A Stormwater Pollution Prevention Plan, NOI and SWPPP Acceptance Form are included in Attachment D. The NOI and SWPPP Acceptance Form will be sent to the NYSDEC upon approval from the Town of Lewisboro.

Comment No. 6: *The disturbance limit line should account for realistic construction and machinery access. Also, it is unknown if the septic area will require fill. If disturbance exceeds one (1) acre, the application will require post-construction stormwater facilities for compliance within GP-0-15-002.*

Response No. 6: The disturbance limit line has been adjusted for realistic construction and machinery access to the septic system. The septic area will not require fill, see attached WCDH approved septic system plans in Attachment B.

Comment No. 7: *The applicant shall submit correspondence, plans, and permits/approvals associated with applications before the WCDH, NYCDEP, NYSDEC, and NYSDOT. The Planning Board should be kept apprised of any development in this regard.*

Response No. 7: Said correspondence from each agency listed is included in the referenced attachments noted in this response letter.

Comment No. 8: *As previously noted, the plan proposes improvements within the shoulder of NYS Route 121. The applicant will be required to obtain a New York State Department of Transportation (NYSDOT) Highway Work Permit.*

Response No. 8: NYSDOT conceptual approval can be found in Attachment E.

Comment No. 9: *As previously noted, the plan proposes a ± 500 driveway extension from the existing ± 600 driveway. The plan shall be referred to the Fire Department for review of adequate emergency access.*

Response No. 9: See Attachment H for South Salem Fire Department response to driveway layout.

Comment No. 10: *There appears that walls will be required in excess of 4-feet, specifically at STA 1 + 70 along the driveway. Walls greater than 4-feet in height shall be designed by a New York State Professional Engineer and their construction certified by the Design Engineer prior to issuance of a Certificate of Occupancy. Notes to this effect shall be added to the plan.*

Response No. 10: Note has been added to the boulder wall detail on sheet SD-1.

Comment No. 11: *The plan proposes an infiltration system and water quality basin for mitigation. The applicant shall provide a stormwater analysis to demonstrate mitigation of increased peak rates of runoff generated by the 25-year storm event. The infiltration system design shall include provisions for pre-treatment, inspection and emergency overflow. The water quality basin shall be sized for all tributary drainage areas. We note that the plan proposes re-routing of existing drainage facilities from the adjoining lot. Finally, provisions for water quality shall be provided for the increased width to the existing drive.*

Response No. 11: The stormwater analysis is attached that demonstrates mitigation of increased peak rates of runoff generated by the 25-year storm event. The infiltration system located to the south of the residence is intended to treat roof runoff, as such it is our understanding that no pre-treatment is required, an inspection port and emergency overflow to the downhill catch

basin have been provided. The stormwater basin is sized for all tributary drainage areas where disturbance activities are proposed, as shown in the stormwater analysis. The re-routing of existing drainage facilities from the adjoining lot is no longer included under the stormwater management plan discussed herein, since no changes to the hydrology of the respective area are contemplated. Water quality for the increased driveway width will be provided by the installation of (2) Contech Triton filter cartridges in each catch basin within the rock lined swale below the stormwater basin.

Comment No. 12: *The applicant shall perform deep and soil percolation tests in the area of the proposed stormwater mitigation practices to be witnessed by this office. Please contact us to schedule.*

Response No. 12: Soil testing was completed under the supervision of Steven Sicignano of Kellard Sessions on April 20, 2018. Plan Sheet SP-3 is included in Attachment I.

Comment No. 13: *As previously noted, the majority of the project site is already cleared of Town-regulated trees. However, additional tree removal appears necessary. The plan shall illustrate existing trees and those to be removed or protected within and adjacent to the limits of disturbance.*

Response No. 13: Additional trees located in and adjacent to the limits of disturbance at the driveway entrance and in the location of the proposed stormwater basin have been located on the plans and shown to be removed.

Comment No. 14: *All previously approved easement boundary lines shall be clearly illustrated on the plan; as work is proposed on the adjacent property, authorization from the neighboring property owner will be required to the satisfaction of the Planning Board attorney.*

Response No. 14: The approved easement boundary lines are illustrated on sheet SP-1. See attached applications for Wetland Permit, Stormwater Permit and Environmental Questionnaire signed by the neighboring property owner, Carrie Grammas, on April 19, 2018. See Attachment J.

We have also included the responses from the Westchester Land Trust and the United States Army Corps of Engineers. See Attachments K and L, respectively.

Please do not hesitate to contact me at todd.atkinson@jrfa.com or 845-363-1560 if you have any further comments. Thank you.

Sincerely,

Todd W. Atkinson, P.E.

TWA/jac

Cc: Planning Board
Kellard Sessions Consulting, P.C.
Owner
File

ATTACHMENT A

NYCDEP APPROVAL LETER

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

March 12, 2018

MAR 19 2018
J. ROBERT FOLCHETTI

Todd Atkinson, P.E.
J. Robert Folchetti & Associates, LLC
31 Sodom Road
Brewster, NY 10509

Re: Iannuzzi Property
Town of Lewisboro; 199 North Salem Road
Tax ID S.B.L. 12-10802-129
Cross River Reservoir Drainage Basin
DEP Log #2008-CR-1525-DJS.1

Dear Mr. Atkinson:

The New York City Department of Environmental Protection (DEP) has received your March 5, 2018 and March 12, 2018 electronic submissions regarding the above-referenced project.

Upon review of the drawings prepared by your office, specifically "Site Plan and Notes," latest revision dated 02/06/18, DEP has determined that modification/ expansion of the paved entrance drive within the 100 foot limiting distance of a NYS regulated wetland requires no permits or approvals pursuant to Section 18-39 of the Watershed Regulations.

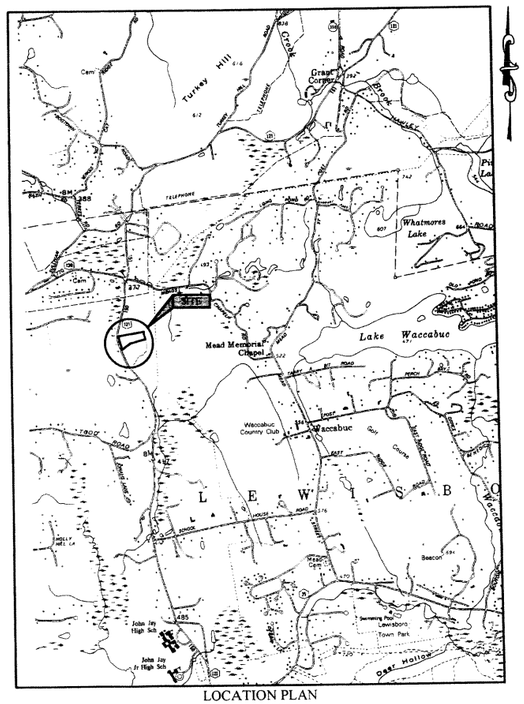
If you have any questions regarding this matter, please do not hesitate to contact me at (914) 742-2028. Thank you for the opportunity to review this proposal.

Sincerely,

Matthew Giannetta, CPSWQ
Chief
Regulatory & Engineering Programs Section

CHRISTOPHER IANNUZZI
TOWN OF LEWISBORO, WESTCHESTER COUNTY, NEW YORK
WETLAND PERMIT AND STORMWATER PERMIT PLAN

PARCEL ID S.B.L. 12-10802-129



LOCATION PLAN
SOURCE U S G S
SCALE 1"=2,000'

NOVEMBER 2017

REVISION 1 - FEBRUARY 6, 2018

J R F A

J. ROBERT FOLCHETTI & ASSOCIATES, P.E., L.S.

CIVIL / ENVIRONMENTAL ENGINEERS
www.jrfa.com

31 SODOM ROAD
BREWSTER, NY 10509
845-363-1560

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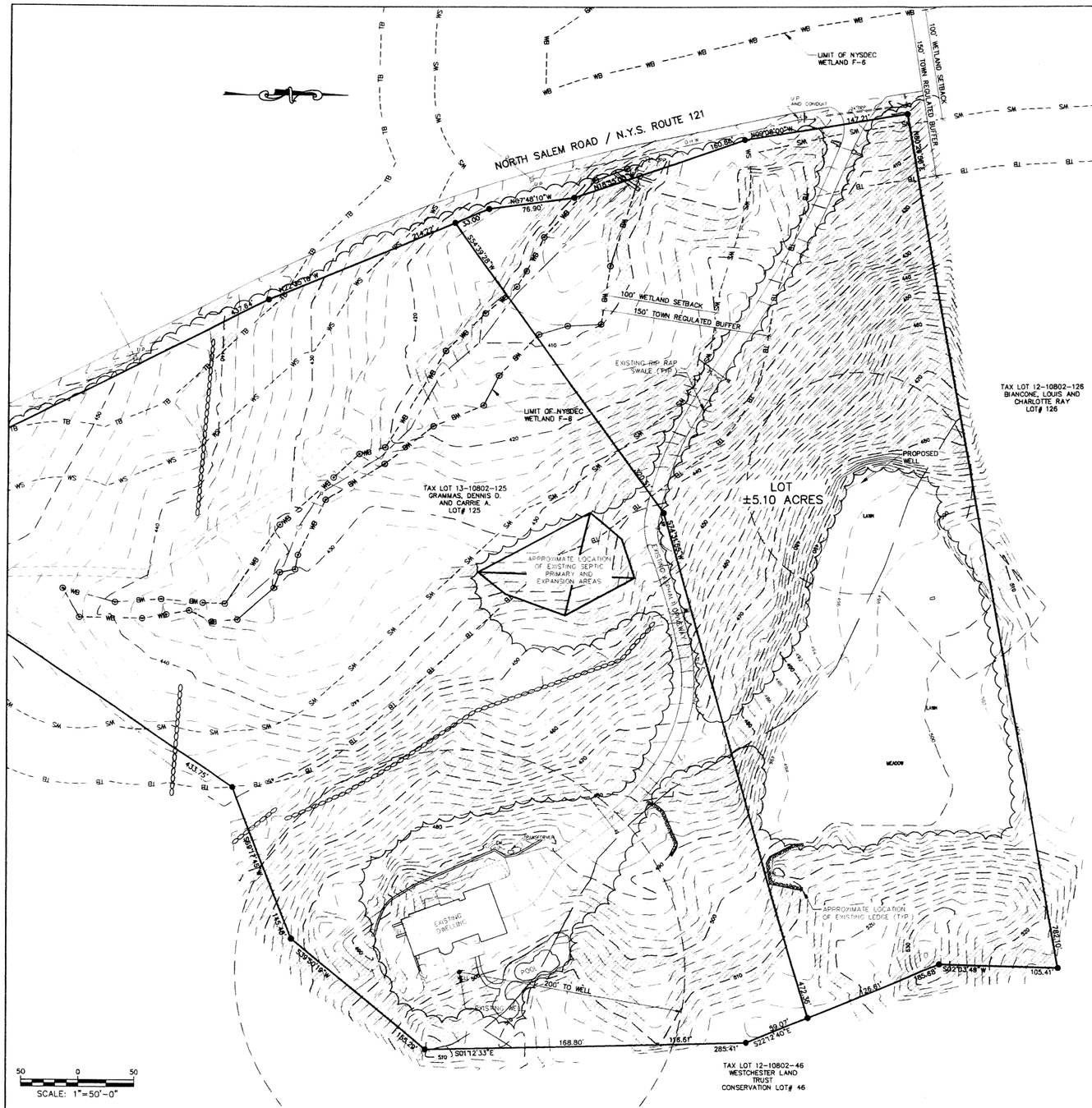

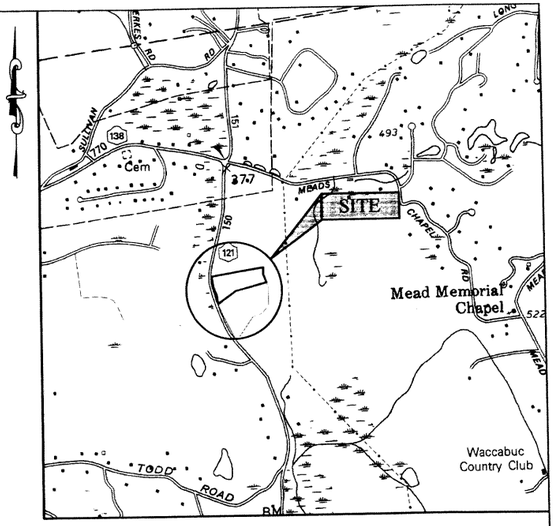

LOCATION PLAN
SCALE: 1"=1000'
SOURCE: USGS

OWNER:
RUTH MERNS
7310 ASHFORD PLACE
DELRAY BEACH FL 33446

LEGEND

- EXISTING PROPERTY LINE
- EXISTING BUILDING OR STRUCTURE
- EXISTING DRIVEWAY
- EXISTING MAJOR CONTOUR — 480
- EXISTING MINOR CONTOUR — 478
- EXISTING WETLAND BOUNDARY — WB
- 100' NYSDEC REGULATED WETLAND BUFFER AREA — WS
- 150' TOWN REGULATED WETLAND BUFFER AREA — TB
- STONE WALL
- LEDGE
- SOIL BOUNDARY
- EXISTING TREELINE
- EXISTING SLOPES > 15%

NOTES:

1. SURVEY, UTILITY AND TOPOGRAPHIC DATA FROM MAP ENTITLED SURVEY AND TOPOGRAPHICAL MAP PREPARED BY THE OFFICE OF B. THAYER ASSOCIATES 100 CROSSWAYS PARK DRIVE WEST, SUITE 104, WOODBURY, NY 11797 DATED 07/10/07.
2. EXISTING SEPTIC DATA TAKEN FROM PLAN ENTITLED SITE PLAN – PARCEL 1 BY THE OFFICE OF THE SEARS BROWN GROUP 201 OLD COUNTRY ROAD, SUITE 301, MELVILLE, NY 11747-2736, DATED 04/11/2000.
3. WETLAND WAS ORIGINALLY DELINEATED BY TED KOZLOWSKI, CERTIFIED WETLAND DELINEATOR, 136 BIG ELM ROAD, BREWSTER, NY 10509 DATED 10/11/2007
4. WETLAND WAS RE-FLAGGED BY STEPHEN W. COLEMAN, 3 ASPEN COURT, OSSINING, NY 10562 ON 10/20/2017
5. SOIL INFORMATION TAKEN FROM USDA NATURAL RESOURCE CONSERVATION SERVICE MAP OF WESTCHESTER COUNTY DATED 12/14/2006.
6. OWNER: RUTH MERNS, 7310 ASHFORD PLACE, DELRAY BEACH, FL 33446.
7. TOTAL SITE AREA: 222,143 SF, 5.100 ACRES.
8. TAX LOT: SHEET 12 BLOCK 10802, LOT 129.
9. ZONE: R-4A – 4 ACRE MINIMUM.

NYSDEC FRESHWATER WETLAND BOUNDARY VALIDATION

The freshwater wetland boundary as represented on these plans accurately depicts the limits of Freshwater Wetland FB as delineated by STEPHEN W. COLEMAN on OCTOBER 20, 2017.

DEC Staff: _____ Surveyor/Engineer: _____

Date: _____ SEAL

Wetland boundary delineations as validated by the New York State Department of Environmental Conservation remain valid for 10 years unless existing exempt activities, area hydrology, or land use practices change (e.g., agricultural to residential). After 10 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.

_____ Date

Applicant:
Christopher Iannuzzi
31110 Town Green Drive
Elmsford, NY 10523

PLANNING BOARD ENDORSEMENT OF APPROVED PLANS

_____ Date
Planning Board Chairman

_____ Date
Planning Board Secretary

TOWN ENGINEER'S CERTIFICATION

Reviewed for compliance with the Planning Board Resolution dated _____

_____ Date
Town Consulting Engineer

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REVISIONS

NO.	BY	DATE	REMARKS
1	UKJ	02/06/18	PLANNING BOARD COMMENTS DATED DECEMBER 13, 2017

DES. UKJ
DWG. UKJ
CHK. TWA

J R F A
J. ROBERT FOLCHETTI ASSOCIATES, P.E., L.S. LLC
CIVIL / ENVIRONMENTAL ENGINEERS
www.jrfa.com
247 ROUTE 100, SOMERS, NY 10589, 914-232-2500
POST OFFICE BOX 309, MONTGOMERY, NY 12549, 845-778-4020

PROPERTY OF CHRISTOPHER IANNUZZI
TOWN OF LEWISBORO, WESTCHESTER COUNTY, NEW YORK

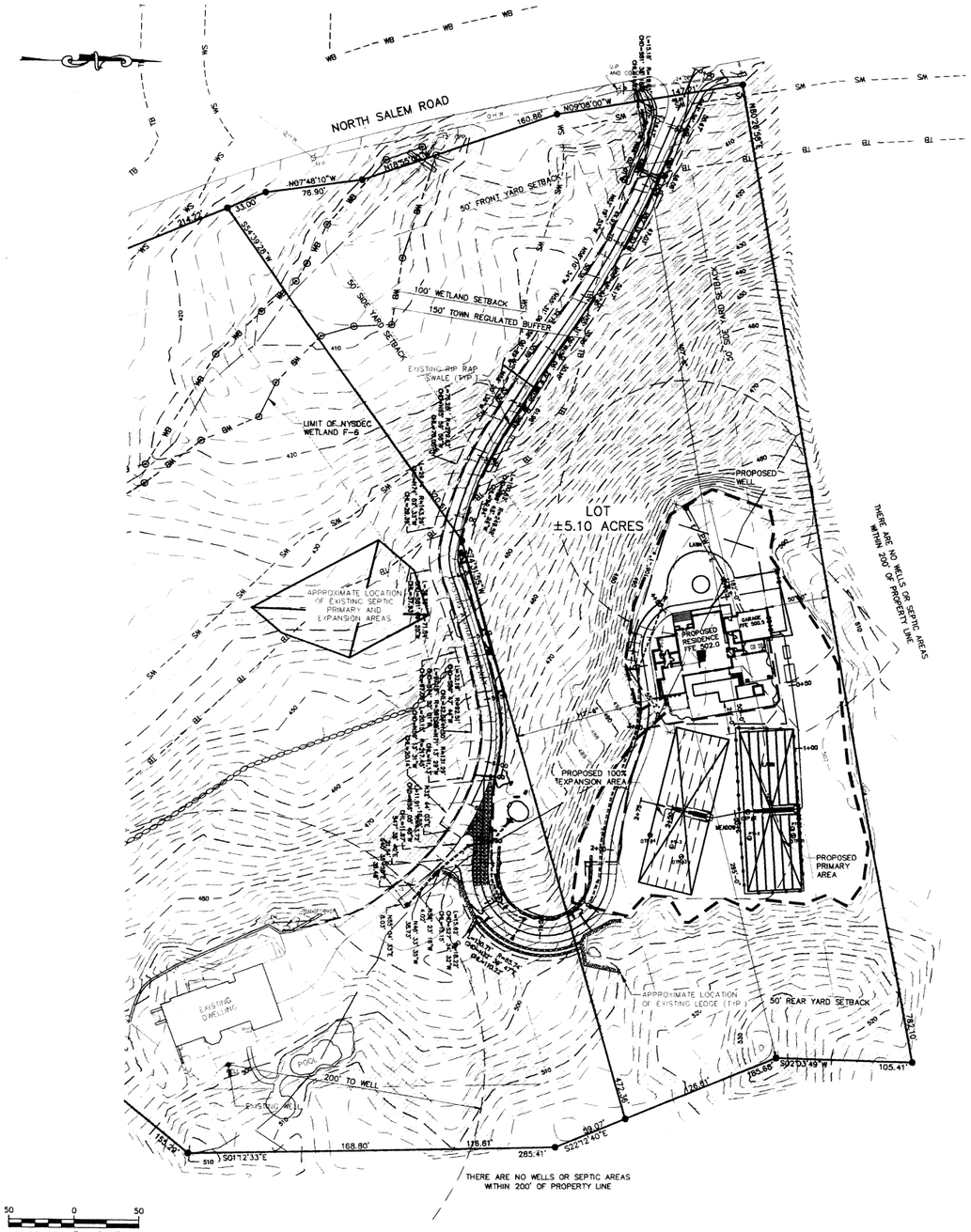
WETLAND & STORMWATER PERMIT PLAN

PARCEL ID S.B.L. 12-10802-129

EXISTING CONDITIONS PLAN

SCALE: 1"=50'

JRFA
DATE NOVEMBER 2017
EX SHEET 1 OF ____
DWG. NO. ____



50 0 50

SCALE: 1"=50'-0"

LEGEND

- EXISTING PROPERTY LINE
- EXISTING BUILDING OR STRUCTURE
- PROPOSED BUILDING OR STRUCTURE
- EXISTING DRIVEWAY
- PROPOSED DRIVEWAY
- EXISTING MAJOR CONTOUR — 480 —
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- LEDGE
- SOIL BOUNDARY
- EXISTING TREELINE
- EXISTING SLOPES > 15%
- EXISTING RIP-RAP SWALE
- BUILDABLE AREA
- BUILDING ENVELOPE
- PROP. UTILITY LINE — E —
- PROPOSED SEPTIC PIPING OR LATERAL
- PROPOSED EXPANSION AREA PIPING OR LATERAL
- DOMESTIC WELL (W)
- PERCOLATION TEST LOCATION PT-1
- DEEP TEST PIT LOCATION DT-1
- PROPOSED ROOF OR FOOTING DRAIN
- PROPOSED SILT FENCE
- PROPOSED POTABLE WATER PIPING — PW —

ZONING DATA

ITEM	REQUIRED	EXISTING LOT
ZONE	R-4A RESIDENCE ZONE	
LOT SIZE		
AREA: (ACRES)	4 ACRES	5.10 ACRES
LOT DEPTH		766'/700' = 1.094
MINIMUM LOT AREA REQUIRED		4X1.094 = 4.376 AC. = 4.4 AC.
PROP. LOT AREA:		5.10 ACRES
A. AREA LESS THAN 1/3 REQ. WIDTH		1,698 SF
MIN. BUILDABLE AREA (SF)	50,000 SF	51,397 SF
A. STEEP SLOPE AREA		128,350.81 SF
B. WETLAND AREA		9,037 SF
C. WATER OR STREAM AREA		0.0 SF
D. AREA LESS THAN 1/3 REQ. WIDTH		1,698 SF
FRONTAGE: (FEET)	25'	380.96'
WIDTH /CIRCLE (FEET)	250'	250'
SETBACKS/YARD (FEET) TO BUILDINGS		
FRONT:	50'	+/- 407'
SIDE	50'	50'/117'
REAR:	50'	+/- 295'
STREET CENTER LINE:	75'	+/- 433'
BUILDING COVERAGE (% OF LOT AREA)	6.0%	2.50 %
MAXIMUM BUILDING HEIGHT		
STORIES:	2 1/2	2 1/2
FEET:	35	35
DISTURBANCE WITHIN THE 150' TOWN REGULATED WETLAND BUFFER		917.75 SF / 0.02 AC.
DISTURBANCE WITHIN THE 100' NYSDEC ADJACENT AREA		0.0 SF

NOTES:

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Planning Board Chairman

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DES. UKJ
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PROPERTY OF CHRISTOPHER IANNUZZI
TOWN OF LEWISBORO, WESTCHESTER COUNTY, NEW YORK

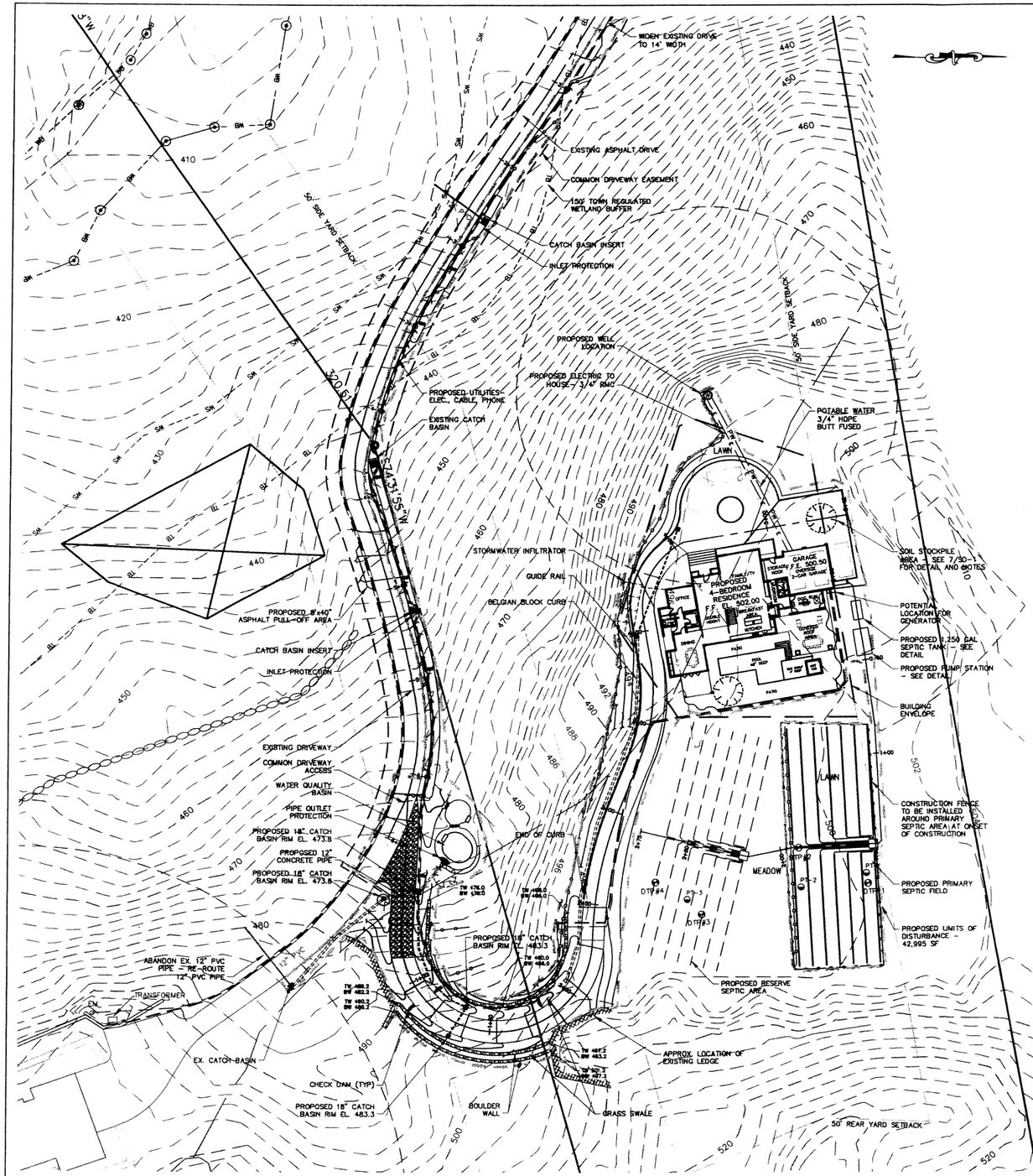
WETLAND & STORMWATER PERMIT PLAN

PARCEL ID S.B.L. 12-10802-129

SITE PLAN AND NOTES

SCALE: 1"=50'

JRFA
DATE NOVEMBER 2017
SP SHEET 1 OF ____
DWG. NO. ____



30 0 30

SCALE: 1"=30'-0"

CONSTRUCTION SEQUENCE:

1. CONTRACTOR SHALL CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE IN THE LOCATION IDENTIFIED ON THE SITE PLAN DRAWING SHEETS.
2. CONTRACTOR SHALL INSTALL SILT FENCE & CONSTRUCTION FENCING TO DELINEATE THE LIMITS OF DISTURBANCE AS IDENTIFIED ON THE SITE PLAN DRAWING SHEETS. INLET PROTECTION TO BE INSTALLED FOR EXISTING CATCH BASINS.
3. SILT FENCE SHALL BE INSTALLED AROUND THE PERIMETER OF ALL SOIL STOCKPILES AND OTHER UNSTABLE AREAS WHERE SOIL DISTURBANCE ACTIVITY HAS TEMPORARILY AND 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.
4. CONTRACTOR SHALL BEGIN SITE GRADING AND CONSTRUCTING THE DRIVEWAY & ASSOCIATED DRAINAGE.
5. CONTRACTOR SHALL INSTALL DOMESTIC WELL.
6. CONTRACTOR SHALL COMPLETE FOUNDATION WORK INCLUDING NECESSARY GRADING AND BACKFILLING AROUND THE FOUNDATION. GRADED AND BACKFILLED AREAS AROUND THE FOUNDATION SHALL BE STABILIZED WITH TOP SOIL, HAY MULCH AND GRASS SEED.
7. CONTRACTOR SHALL COMPLETE SEPTIC SYSTEM INSTALLATION WORK INCLUDING NECESSARY GRADING AND BACKFILLING OF SEPTIC TANK AND LATERALS. GRADED AND BACKFILLED AREAS AROUND THE SEPTIC SYSTEM SHALL BE STABILIZED WITH TOP SOIL, HAY MULCH AND GRASS SEED.
8. CONTRACTOR SHALL COMPLETE INSTALLATION OF STORMWATER TREATMENT CULTEC SYSTEM, BACKFILL AND STABILIZE WITH TOP SOIL, HAY MULCH AND GRASS SEED. SYSTEM TO BE KEPT OFF-LINE BY PLUGGING THE INLET AND OUTLET PIPES UNTIL SITE IS STABILIZED.
9. CONTRACTOR SHALL COMPLETE EXTERIOR FRAMING, ROOFING AND SIDING OF THE PROPOSED HOUSE. ROOF DRAIN TO BE CONNECTED TO THE STORMWATER TREATMENT PRACTICE.
10. CONTRACTOR SHALL COMPLETE ALL EXTERIOR PLUMBING CONNECTIONS FROM WELL TO THE HOUSE AND HOUSE TO SEPTIC SYSTEM. CONNECTIONS SHALL ONLY BE COMPLETED AFTER LOCAL HEALTH DEPARTMENT REPRESENTATIVES HAVE COMPLETED NECESSARY ON-SITE INSPECTIONS AND TESTING OF THE WELL.
11. CONTRACTOR SHALL BEGIN INTERIOR FINISH WORK.
12. CONTRACTOR SHALL BEGIN FINAL SITE RESTORATION AND STABILIZATION ACTIVITIES ON VEGETATED AREAS.
13. CONTRACTOR SHALL COMPLETE CONSTRUCTION OF THE PROPOSED HOUSE INCLUDING INTERIOR FINISH WORK.
14. CONTRACTOR SHALL COMPLETE FINAL SITE STABILIZATION WORK TO INCLUDE THE APPLICATION OF TOP SOIL, HAY MULCH AND GRASS SEED.
15. TEMPORARY E&SC PRACTICES SHALL REMAIN IN PLACE UNTIL THE SITE HAS BEEN DEEMED STABILIZED BY QUALIFIED INSPECTOR.
16. ONCE THE SITE HAS BEEN DEEMED STABILIZED, TEMPORARY E&SC PRACTICES SHALL BE REMOVED AND PROPERLY DISCARDED (OR RE-USED) OFF SITE.

EROSION CONTROL NOTES:

1. THE WETLAND INSPECTOR SHALL BE NOTIFIED, ONCE EROSION CONTROL MEASURES ARE IN PLACE. A SITE INSPECTION SHALL BE PERFORMED, A MINIMUM OF TWO DAYS, PRIOR TO COMMENCING WORK WITHIN THE MINIMUM ACTIVITY SETBACK AREA. ALL PROTECTIVE MEASURES SHALL COMPLY WITH SPECIFICATIONS OF THE PLAN.
2. TEMPORARY SEDIMENTATION BARRIERS AND STOCKPILE AREAS SHALL BE PROVIDED AS ILLUSTRATED, AND AT OTHER LOCATIONS AS DETERMINED NECESSARY, TO INTERCEPT AND CLARIFY SILT LADEN RUNOFF FROM THE WORK AREA.
3. ALL EROSION CONTROLS TO CONFORM TO WESTCHESTER COUNTY BEST MANAGEMENT PRACTICES FOR SOIL AND EROSION CONTROL AND NEW YORK STATE GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL.
4. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY THE WETLAND INSPECTOR DUE TO SITE CONDITIONS.
5. THE EROSION CONTROL MEASURES WILL BE REGULARLY INSPECTED AND MAINTAINED (PARTICULARLY FOLLOWING MAJOR STORMS) DURING CONSTRUCTION ACTIVITY ON THE SITE, BY THE CONTRACTOR RESPONSIBLE FOR THE INSTALLATION. THE OWNER SHALL HIRE AN ENVIRONMENTAL CONSULTANT TO MONITOR CONSTRUCTION ACTIVITIES ON A WEEKLY BASIS FOR THE DURATION OF THE CONSTRUCTION ACTIVITIES.
6. ANY MODIFICATIONS TO THE APPROVED PLAN DUE TO FIELD CONDITIONS SHALL BE MADE ONLY AFTER CONSULTATION WITH AND APPROVAL BY THE PREPARER OF THE PLAN AND THE APPROPRIATE TOWN OF LEWISBORO, NEW YORK OFFICIALS OR AGENCIES.
7. ALL EXPOSED SOIL SHALL IMMEDIATELY BE SEEDED WITH THE APPROPRIATE SEED MIXTURE CALLED OUT IN THE PLANS AND MULCHED WITH 100 POUNDS OF STRAW OR HAY PER 1,000 SQUARE FEET.
8. SILT THAT LEAVES THE SITE DESPITE THE REQUIRED PRECAUTIONS SHALL BE COLLECTED AND REMOVED AS DIRECTED BY THE APPROPRIATE MUNICIPAL AUTHORITIES.
9. PRIOR TO REMOVAL OF THE EROSION CONTROL MEASURES, IT WILL BE NECESSARY TO NOTIFY THE WETLAND INSPECTOR AT LEAST 48 HOURS (TWO WORKING DAYS) OF THE INTENT TO REMOVE THE BARRIER.
10. AT THE COMPLETION OF THE PROJECT, ALL THE TEMPORARY SILTATION DEVICES SHALL BE REMOVED AND THE AFFECTED AREAS REGRADED, PLANTED, OR TREATED IN ACCORDANCE WITH THE APPROVED SITE PLAN.

NOTES:

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LEGEND

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- EXISTING BUILDING OR STRUCTURE
- PROPOSED BUILDING OR STRUCTURE
- EXISTING DRIVEWAY
- PROPOSED DRIVEWAY
- EXISTING MAJOR CONTOUR — 480 —
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- 150' TOWN REGULATED WETLAND BUFFER AREA — TB —
- STONE WALL
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- EXISTING TREELINE
- EXISTING SLOPES > 15%
- EXISTING RIP-RAP SWALE
- BUILDABLE AREA
- BUILDING ENVELOPE
- PROP. UTILITY LINE — E —
- PROPOSED SEPTIC PIPING OR LATERAL
- PROPOSED EXPANSION AREA PIPING OR LATERAL
- DOMESTIC WELL (W)
- PERCOLATION TEST LOCATION PT-1
- DEEP TEST PIT LOCATION DT-1
- PROPOSED ROOF OR FOOTING DRAIN
- PROPOSED SILT FENCE
- PROPOSED POTABLE WATER PIPING — PW —

Applicant:
Christopher Iannuzzi
31110 Town Green Drive
Elmsford, NY 10523

Date

PLANNING BOARD ENDORSEMENT OF APPROVED PLANS

Planning Board Chairman — Date

Planning Board Secretary — Date

TOWN ENGINEER'S CERTIFICATION

Reviewed for compliance with the Planning Board Resolution dated

Town Consulting Engineer — Date

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REVISIONS			
NO.	BY	DATE	REMARKS
1	UKJ	02/06/18	PLANNING BOARD COMMENTS DATED DECEMBER 13, 2017

DES. UKJ
DWG. UKJ
CHK. TWA

J R F A
J. ROBERT FOLCHETTI ASSOCIATES, P.E., L.S. LLC
CIVIL / ENVIRONMENTAL ENGINEERS
www.jrfa.com
247 ROUTE 100, SOMERS, NY 10589, 914-232-2500
POST OFFICE BOX 309, MONTGOMERY, NY 12549, 845-778-4020

PROPERTY OF CHRISTOPHER IANNUZZI
TOWN OF LEWISBORO, WESTCHESTER COUNTY, NEW YORK

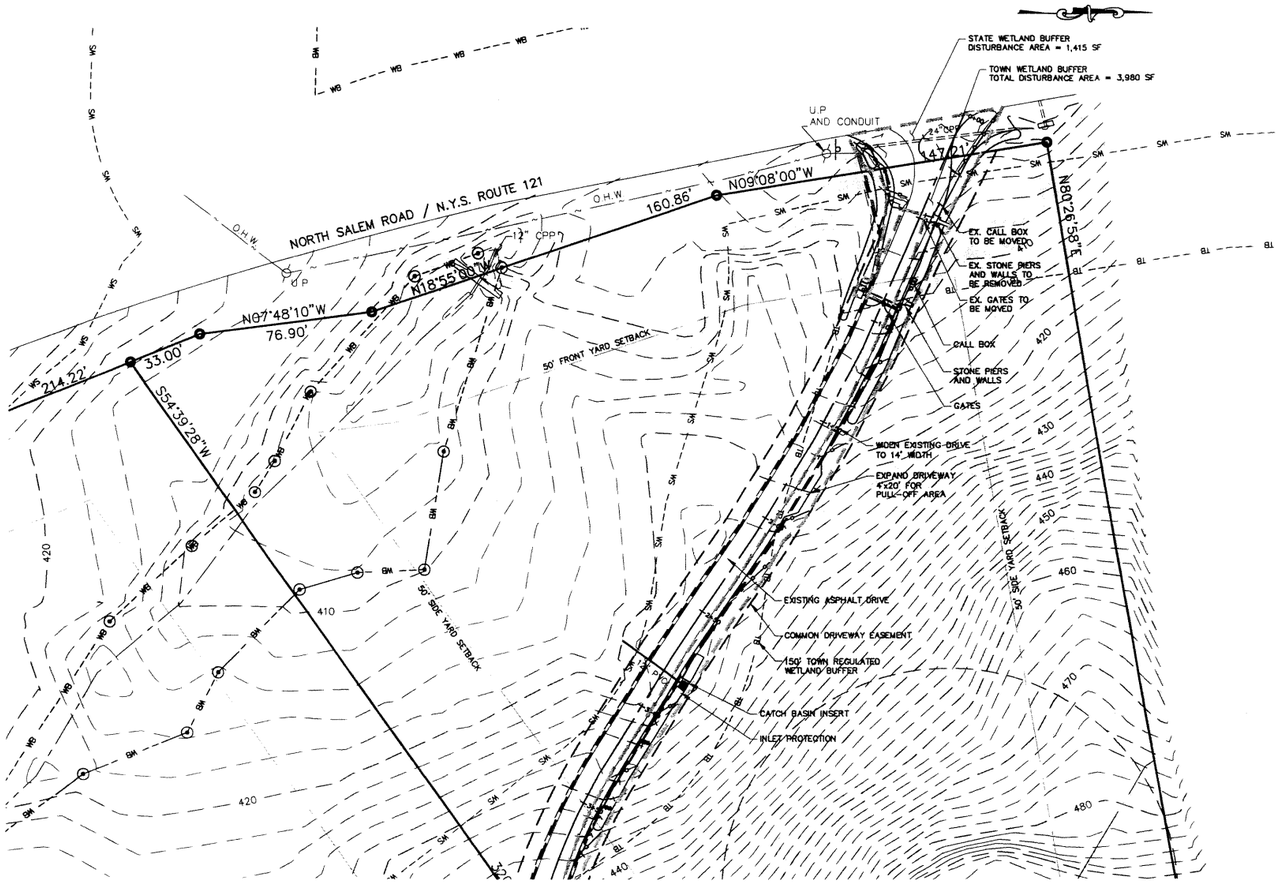
WETLAND & STORMWATER PERMIT PLAN

PARCEL ID S.B.L. 12-10802-129

SITE GRADING, SEDIMENTATION AND EROSION CONTROL & MATERIALS PLAN

SCALE: 1"=30'

JRFA
DATE NOVEMBER 2017
SP SHEET 2 OF ____
DWG. NO. ____



SCALE: 1"=30'-0"

EROSION CONTROL NOTES:

1. THE WETLAND INSPECTOR SHALL BE NOTIFIED, ONCE EROSION CONTROL MEASURES ARE IN PLACE. A SITE INSPECTION SHALL BE PERFORMED, A MINIMUM OF TWO DAYS, PRIOR TO COMMENCING WORK WITHIN THE MINIMUM ACTIVITY SETBACK AREA. ALL PROTECTIVE MEASURES SHALL COMPLY WITH SPECIFICATIONS OF THE PLAN.

2. TEMPORARY SEDIMENTATION BARRIERS AND STOCKPILE AREAS SHALL BE PROVIDED AS ILLUSTRATED, AND AT OTHER LOCATIONS AS DETERMINED NECESSARY, TO INTERCEPT AND CLARIFY SILT LADEN RUNOFF FROM THE WORK AREA.

3. ALL EROSION CONTROLS TO CONFORM TO WESTCHESTER COUNTY BEST MANAGEMENT PRACTICES FOR SOIL AND EROSION CONTROL AND NEW YORK STATE GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL.

4. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY THE WETLAND INSPECTOR DUE TO SITE CONDITIONS.

5. THE EROSION CONTROL MEASURES WILL BE REGULARLY INSPECTED AND MAINTAINED (PARTICULARLY FOLLOWING MAJOR STORMS) DURING CONSTRUCTION ACTIVITY ON THE SITE, BY THE CONTRACTOR RESPONSIBLE FOR THE INSTALLATION. THE OWNER SHALL HIRE AN ENVIRONMENTAL CONSULTANT TO MONITOR CONSTRUCTION ACTIVITIES ON A WEEKLY BASIS FOR THE DURATION OF THE CONSTRUCTION ACTIVITIES.

6. ANY MODIFICATIONS TO THE APPROVED PLAN DUE TO FIELD CONDITIONS SHALL BE MADE ONLY AFTER CONSULTATION WITH AND APPROVAL BY THE PREPARER OF THE PLAN AND THE APPROPRIATE TOWN OF LEWISBORO, NEW YORK OFFICIALS OR AGENCIES.

7. ALL EXPOSED SOIL SHALL IMMEDIATELY BE SEEDED WITH THE APPROPRIATE SEED MIXTURE CALLED OUT IN THE PLANS AND MULCHED WITH 100 POUNDS OF STRAW OR HAY PER 1,000 SQUARE FEET.

8. SILT THAT LEAVES THE SITE DESPITE THE REQUIRED PRECAUTIONS SHALL BE COLLECTED AND REMOVED AS DIRECTED BY THE APPROPRIATE MUNICIPAL AUTHORITIES.

9. PRIOR TO REMOVAL OF THE EROSION CONTROL MEASURES, IT WILL BE NECESSARY TO NOTIFY THE WETLAND INSPECTOR AT LEAST 48 HOURS (TWO WORKING DAYS) OF THE INTENT TO REMOVE THE BARRIER.

10. AT THE COMPLETION OF THE PROJECT, ALL THE TEMPORARY SILTATION DEVICES SHALL BE REMOVED AND THE AFFECTED AREAS REGRADED, PLANTED, OR TREATED IN ACCORDANCE WITH THE APPROVED SITE PLAN.

LEGEND

- EXISTING PROPERTY LINE
- EXISTING BUILDING OR STRUCTURE
- PROPOSED BUILDING OR STRUCTURE
- EXISTING DRIVEWAY
- PROPOSED DRIVEWAY
- EXISTING MAJOR CONTOUR — 480
- EXISTING MINOR CONTOUR — 478
- PROPOSED MAJOR CONTOUR — 480
- PROPOSED MINOR CONTOUR — 478
- EXISTING WETLAND BOUNDARY — WB
- 100' NYSDEC REGULATED WETLAND BUFFER AREA — WS
- 150' TOWN REGULATED WETLAND BUFFER AREA — TB
- STONE WALL
- LEDGE
- SOIL BOUNDARY
- EXISTING TREELINE
- EXISTING SLOPES > 15%
- EXISTING RIP-RAP SWALE
- BUILDABLE AREA
- BUILDING ENVELOPE
- PROP. UTILITY LINE — E
- PROPOSED SEPTIC PIPING OR LATERAL
- PROPOSED EXPANSION AREA PIPING OR LATERAL
- DOMESTIC WELL — W
- PERCOLATION TEST LOCATION — PT-1
- DEEP TEST PIT LOCATION — DT-1
- PROPOSED ROOF OR FOOTING DRAIN
- PROPOSED SILT FENCE
- PROPOSED POTABLE WATER PIPING — PW

NOTES:

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4. WETLAND WAS RE-FLAGGED BY STEPHEN W. COLEMAN, 3 ASPEN COURT, OSSINING, NY 10562 ON 10/20/2017.

5. SOIL INFORMATION TAKEN FROM USDA NATURAL RESOURCE CONSERVATION SERVICE MAP OF WESTCHESTER COUNTY DATED 12/14/2006.

6. OWNER: RUTH MERNS, 7310 ASHFORD PLACE, DELRAY BEACH, FL 33446.

7. TOTAL SITE AREA: 222,143 SF, 5.100 ACRES.

8. TAX LOT: SHEET 12 BLOCK 10802, LOT 129.

9. ZONE: R-4A – 4 ACRE MINIMUM.

Applicant:
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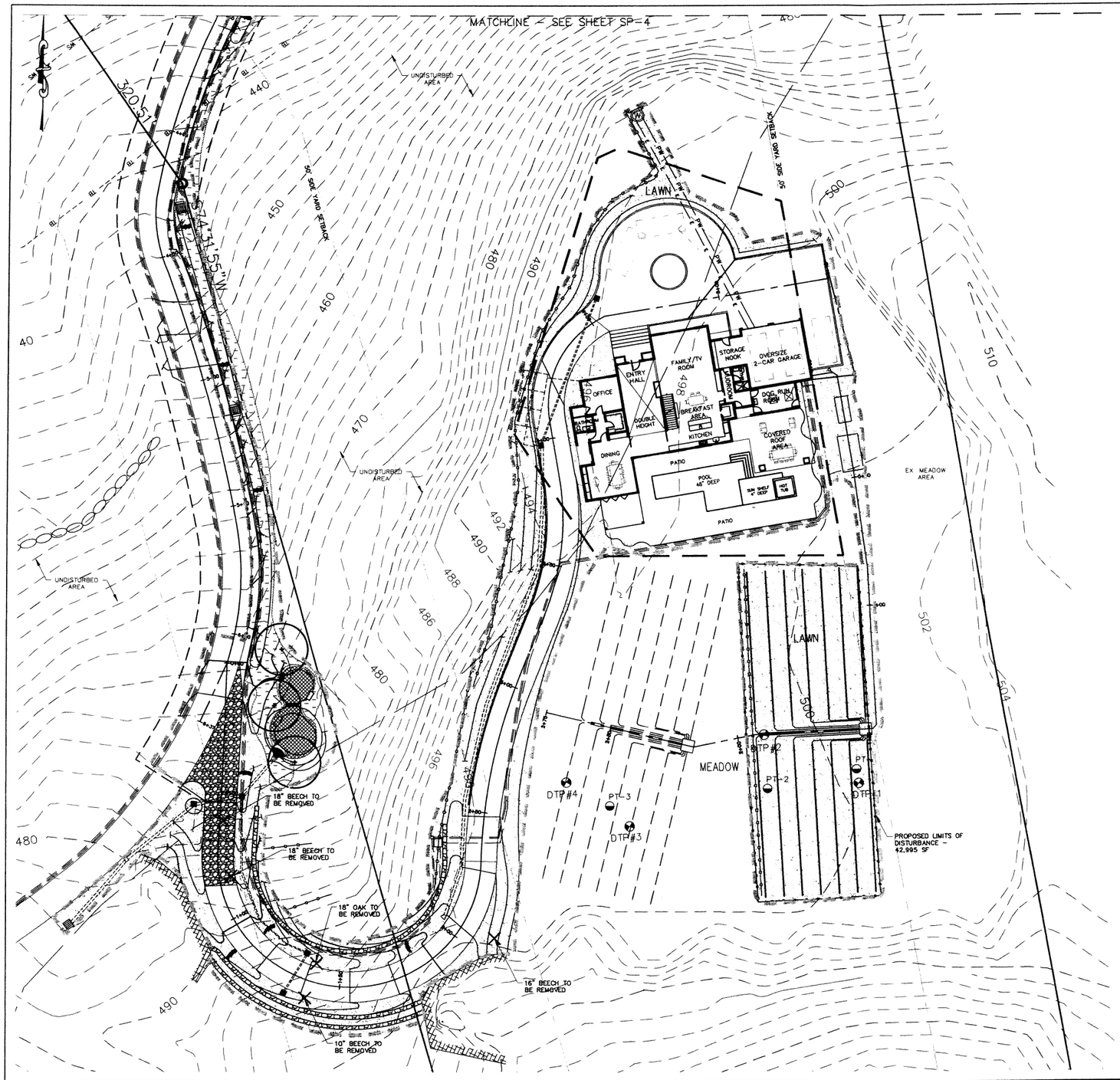
PARCEL ID S.B.L. 12-10802-129

SITE GRADING, SEDIMENTATION AND EROSION CONTROL & MATERIALS PLAN

SCALE: 1"=30'

JRFA
DATE NOVEMBER 2017
SP SHEET 2A OF ____
DWG. NO. ____



WATER QUALITY BASIN

RETENTION BASIN FLOOR SEEDING LOW MAINTENANCE GRASS-LIKE SPECIES – ERNMX-126

SEEDING RATE: 15lbs. PER ACRE OR ⅓ lb. TO ½ lb. PER 1000 SF

PLANT LIST

QTY.	LATIN NAME	COMMON NAME
20%	AGROSTIS ALBA	REDTOP
20%	AGROSTIS STOLONIFERA	CREEPING BENTGRASS
20%	ELYMUS VIRGINICUS	VIRGINIA WILD RYE
20%	CAREX VULPINOIDEA	FOX SEDGE
20%	PUCCINELLIA DISTANS	ALKALI GRASS

WET MEADOW RETENTION BASIN FLOOR SEEDING FOR WILDLIFE AND PLANT DIVERSITY – ERNMX-127

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PLANT LIST

QTY.	LATIN NAME	COMMON NAME
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25%	ELYMUS VIRGINICUS	VIRGINIA WILD RYE
20%	CAREX VULPINOIDEA	FOX SEDGE
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5%	POA PALUSTRIS	FOWL BLUEGRASS
4%	BIDENS CERNUA	NODDING BUR MARIGOLD
3%	SPARGANIUM EURYCARPUM	GIANT BUR REED
3%	VERBENA HASTATA	BLUE VERVAIN
2%	JUNCUS EFFUSUS	SOFT RUSH
2%	SCIRPUS ATROVIRENS	GREEN BULRUSH
2%	SCIRPUS CYPERINUS	WOOL GRASS
2%	SCIRPUS POLYPHYLLUS	MANY LEAVED BULRUSH
1%	MIMULUS RINGENS	SQUARE STEMMED MONKEY FLOWER
1%	SOLIDAGO PATULA	ROUGH LEAVED GOLDENROD

DRIVEWAY EDGE SEEDING

NORTHEASTERN U.S. ROADSIDE NATIVE SEED MIX – ERNMX – 105

SEEDING RATE: 15lbs. PER ACRE OR ⅓ lb. TO ½ lb. PER 1000 SF

PLANT LIST

QTY.	LATIN NAME	COMMON NAME
5.5%	CHAMAECRISTA FASCICULATA	PARTRIDGE PEA
5%	ECHINACEA PURPUREA	PURPLE CONEFLOWER
5%	RUDBECKIA HIRTA	BLACK EYED SUSAN
4%	SENNA MARILANDICA	MARYLAND SENNA
3%	HELIOPSIS HELIANTHOIDES	OX EYE SUNFLOWER
3%	SENNA HEBECARPA	WILD SENNA
2.5%	DESMODIUM CANADENSE	SHOWY TICKTREFOIL
2%	ASCLEPIAS SYRIACA	COMMON MILKWEED
2%	ASTER PILOSUS	HEATH ASTER
2%	LIATRIS SPICATA	SPIKED GAYFEATHER
2%	RUDBECKIA TRILOBA	BROWN EYED SUSAN
2%	VERBENA HASTATA	BLUE VERVAIN
1%	ASTER LAEVIS	SMOOTH BLUE ASTER
1%	BAPTISIA AUSTRALIS	BLUE FALSE INDIGO
1%	EUPATORIUM FISTULOSUM	JOE PYE WEED
1%	EUPATORIUM MACULATUM	SPOTTED JOE PYE WEED
1%	EUPATORIUM PERFOLIATUM	BONESET
1%	MONARDA FISTULOSA	WILD BERGAMOT
1%	PENSTEMON DIGITALIS	TALL WHITE BEARD TONGUE
1%	PENSTEMON LAEVIGATUS	APPALACHIAN BEARD TONGUE
1%	SOLIDAGO JUNCEA	EARLY GOLDENROD
1%	SOLIDAGO NEMORALIS	GREY GOLDENROD
1%	VERONIA GIGANTEA	GIANT IRONWEED
0.5%	ASCLEPIAS TUBEROSA	BUTTERFLY MILKWEED
0.5%	SILPHIUM TRIFOLIATUM	WHORLED ROSINWEED

NATIVE PERENNIAL SHORT GRASSES:

15%	ANDROPOGON SCOPARIUS, ALDOUS	ALDOUS LITTLE BLUESTEM
15%	SORGHASTRUM NUTANS, RUMSEY	RUMSEY INDIAN GRASS
10%	BOUTELOUA CURTIPENDULA, BUTTE	BUTTE SIDE OATS GRAMA
10%	ELYMUS CANADENSIS	CANADA WILD RYE

LEGEND

- SEED MIX – ERNMX – 126
- SEED MIX – ERNMX – 127
- SEED MIX – ERNMX – 153
- SEED MIX – ERNMX – 105
- ORNAMENTAL TREE
- SHRUB

PLANTING NOTES

1. NOTIFY OWNER OR LANDSCAPE ARCHITECT 72 HOURS MINIMUM IN ADVANCE OF STARTING PLANTING OPERATIONS. RECEIVE APPROVAL FOR LAYOUT OF ALL BED LINES AND MATERIAL LOCATIONS PRIOR TO INSTALLATION. THE CONTRACTOR MUST RECEIVE APPROVAL FROM THE LANDSCAPE ARCHITECT AND THE TOWN REPRESENTATIVE FOR ANY CHANGES TO LANDSCAPING MATERIALS.

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3. BE AWARE OF ALL UNDERGROUND UTILITIES PRIOR TO ANY PLANTING OPERATIONS. CONTACT "CALL BEFORE YOU DIG" PRIOR TO EXCAVATION.

4. MULCH ALL BEDS WITH A 3 INCH MINIMUM OF SHREDDED PINE BARK MULCH. SAMPLE TO BE SUBMITTED FOR APPROVAL.

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SCALE: 1"=20'-0"

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WETLAND & STORMWATER PERMIT PLAN

PARCEL ID S.B.L. 12-10802-129

PLANTING PLAN

SCALE: 1"=20'

JRFA
DATE NOVEMBER 2017
SP SHEET 3 OF ____
DWG. NO. ____

WATER QUALITY BASIN

RETENTION BASIN FLOOR SEEDING LOW MAINTENANCE GRASS-LIKE SPECIES – ERNMX-126

SEEDING RATE: 15lbs. PER ACRE OR ½ lb. TO ¾ lb. PER 1000 SF

PLANT LIST

QTY.	LATIN NAME	COMMON NAME
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20%	ELYMUS VIRGINICUS	VIRGINIA WILD RYE
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LEGEND

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6. OWNER: RUTH MERNS, 7310 ASHFORD PLACE, DELRAY BEACH, FL 33446.

7. TOTAL SITE AREA: 222,143 SF, 5.100 ACRES.

8. TAX LOT: SHEET 12 BLOCK 10802, LOT 129.

9. ZONE: R-4A – 4 ACRE MINIMUM.

20 0 20

SCALE: 1"=20'-0"

Applicant:
Christopher Iannuzzi
31110 Town Green Drive
Elmsford, NY 10523

Date

PLANNING BOARD ENDORSEMENT OF APPROVED PLANS

Planning Board Chairman — Date

Planning Board Secretary — Date

TOWN ENGINEER'S CERTIFICATION

Reviewed for compliance with the Planning Board Resolution dated _____

Town Consulting Engineer — Date

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REVISIONS

NO.	BY	DATE	REMARKS
1	UKJ	02/06/18	PLANNING BOARD COMMENTS DATED DECEMBER 13, 2017

DES. UKJ
DWG. UKJ
CHK. TWA

J R F A
J. ROBERT FOLCHETTI ASSOCIATES, P.E., L.S. LLC
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www.jrfa.com
247 ROUTE 100, SOMERS, NY 10589, 914-232-2500
POST OFFICE BOX 309, MONTGOMERY, NY 12549, 845-778-4020

PROPERTY OF CHRISTOPHER IANNUZZI
TOWN OF LEWISBORO, WESTCHESTER COUNTY, NEW YORK

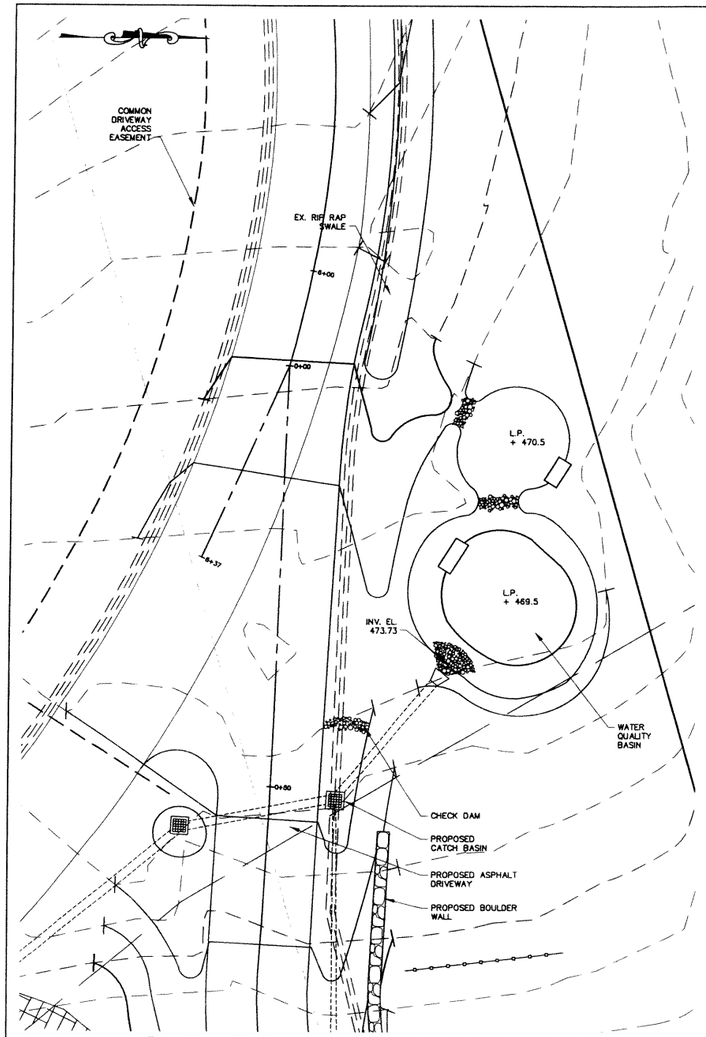
WETLAND & STORMWATER PERMIT PLAN

PARCEL ID S.B.L. 12-10802-129

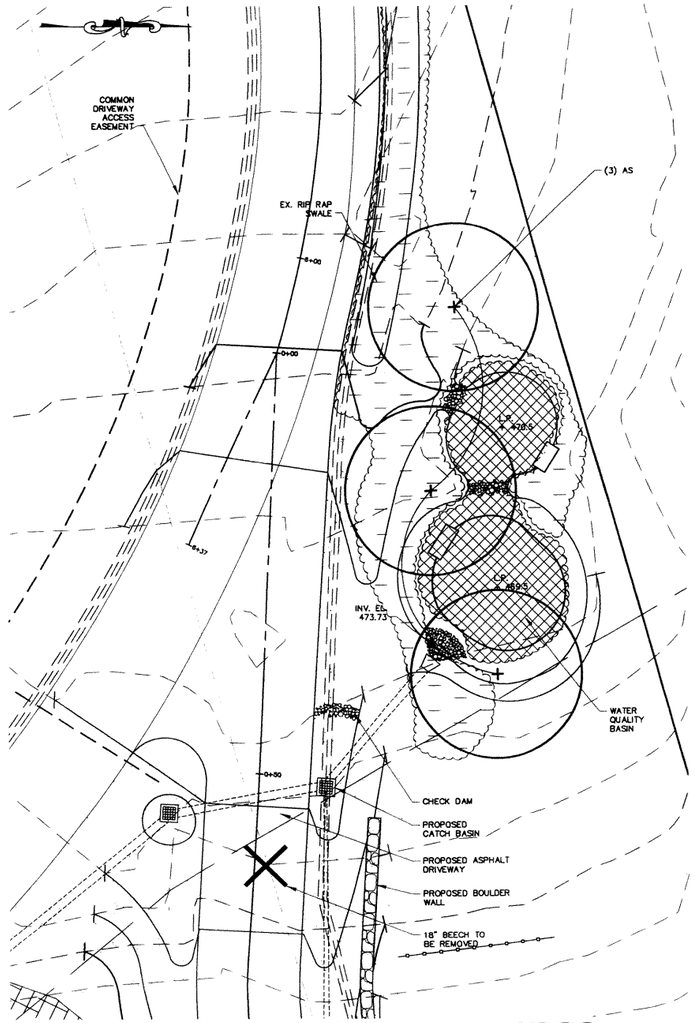
PLANTING PLAN

SCALE: 1"=20'

JRFA
DATE NOVEMBER 2017
SP SHEET 4 OF ____
DWG. NO. ____



WATER QUALITY BASIN – GRADING PLAN ENLARGEMENT



WATER QUALITY BASIN – PLANTING PLAN ENLARGEMENT

PLANT LIST

SYMBOL	QTY.	LATIN NAME	COMMON NAME	SIZE	REMARKS
TREES					
AS	3	ACER SACCHARUM	SUGAR MAPLE	3" CALIPER	B&B, FULL, WELL FORMED

DRIVEWAY EDGE SEEDING

NORTHEASTERN U.S. ROADSIDE NATIVE SEED MIX – ERNMX – 105

SEEDING RATE: 15lbs. PER ACRE OR ⅓ lb. TO ½ lb. PER 1000 SF

PLANT LIST

QTY.	LATIN NAME	COMMON NAME
55%	CHAMAECRISTA FASCICULATA	PARTRIDGE PEA
5%	ECHINACEA PURPUREA	PURPLE CONEFLOWER
5%	RUDBECKIA HIRTA	BLACK EYED SUSAN
4%	SENNA MARILANDICA	MARYLAND SENNA
3%	HELIOPSIS HELIANTHOIDES	OX EYE SUNFLOWER
3%	SENNA HEBECARPA	WILD SENNA
2.5%	DESMODIUM CANADENSE	SHOWY TICKTREFOIL
2%	ASCLEPIAS SYRIACA	COMMON MILKWEED
2%	ASTER PILOSUS	HEATH ASTER
2%	LIATRIS SPICATA	SPIKED GAYFEATHER
2%	RUDBECKIA TRILOBA	BROWN EYED SUSAN
2%	VERBENA HASTATA	BLUE VERVAIN
1%	ASTER LAEVIS	SMOOTH BLUE ASTER
1%	BAPTISIA AUSTRALIS	BLUE FALSE INDIGO
1%	EUPATORIUM FISTULOSUM	JOE PYE WEED
1%	EUPATORIUM MACULATUM	SPOTTED JOE PYE WEED
1%	EUPATORIUM PERFOLIATUM	BONESET
1%	MONARDA FISTULOSA	WILD BERGAMOT
1%	PENSTEMON DIGITALIS	TALL WHITE BEARD TONGUE
1%	PENSTEMON LAEVIGATUS	APPALACHIAN BEARD TONGUE
1%	SOLIDAGO JUNCEA	EARLY GOLDENROD
1%	SOLIDAGO NEMORALIS	GREY GOLDENROD
1%	VERONIA GIGANTEA	GIANT IRONWEED
0.5%	ASCLEPIAS TUBEROSA	BUTTERFLY MILKWEED
0.5%	SILPHIUM TRIFOLIATUM	WHORLED ROSINWEED

NATIVE PERENNIAL SHORT GRASSES:

15%	ANDROPOGON SCOPARIUS, ALDOUS	ALDOUS LITTLE BLUESTEM
15%	SORGHASTRUM NUTUNS, RUMSEY	RUMSEY INDIAN GRASS
10%	BOUTELOUA CURTIPENDULA, BUTTE	BUTTE SIDE OATS GRAMA
10%	ELYMUS CANADENSIS	CANADA WILD RYE

WATER QUALITY BASIN

RETENTION BASIN FLOOR SEEDING LOW MAINTENANCE GRASS-LIKE SPECIES – ERNMX-126

SEEDING RATE: 15lbs. PER ACRE OR ⅓ lb. TO ½ lb. PER 1000 SF

PLANT LIST

QTY.	LATIN NAME	COMMON NAME
20%	AGROSTIS ALBA	REDTOP
20%	AGROSTIS STOLONIFERA	CREEPING BENTGRASS
20%	ELYMUS VIRGINICUS	VIRGINIA WILD RYE
20%	CAREX VULPINOIDEA	FOX SEDGE
20%	PUCCINELLIA DISTANS	ALKALI GRASS

LEGEND

SEED MIX – ERNMX – 126
SEED MIX – ERNMX – 127
SEED MIX – ERNMX – 153
SEED MIX – ERNMX – 105
ORNAMENTAL TREE
SHRUB

PLANTING NOTES

1. NOTIFY OWNER OR LANDSCAPE ARCHITECT 72 HOURS MINIMUM IN ADVANCE OF STARTING PLANTING OPERATIONS. RECEIVE APPROVAL FOR LAYOUT OF ALL BED LINES AND MATERIAL LOCATIONS PRIOR TO INSTALLATION. THE CONTRACTOR MUST RECEIVE APPROVAL FROM THE LANDSCAPE ARCHITECT AND THE TOWN REPRESENTATIVE FOR ANY CHANGES TO LANDSCAPING MATERIALS.

2. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT INFERIOR PLANT MATERIALS AND SUBSTITUTIONS. PREVIOUSLY UNAPPROVED MATERIALS MAY BE REJECTED AT THE SITE. MINIMALLY, ALL MATERIALS WILL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1 – 2004 OR LATEST VERSION) OF THE AMERICAN ASSOCIATION OF NURSERYMEN.

3. BE AWARE OF ALL UNDERGROUND UTILITIES PRIOR TO ANY PLANTING OPERATIONS. CONTACT "CALL BEFORE YOU DIG" PRIOR TO EXCAVATION.

4. MULCH ALL BEDS WITH A 3 INCH MINIMUM OF SHREDDED PINE BARK MULCH. SAMPLE TO BE SUBMITTED FOR APPROVAL.

5. ALL PLANT MATERIAL (TO INCLUDE TREES, SHRUBS, PERENNIALS, GROUNDCOVERS, AND VINES) SHALL BE GUARANTEED BY THE CONTRACTOR TO BE IN GOOD, HEALTHY AND FLOURISHING CONDITION FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE. THE CONTRACTOR SHALL REPLACE, AS SOON AS WEATHER AND SEASONAL CONDITIONS PERMIT, ALL DEAD PLANTS AND ALL PLANTS NOT IN A VIGOROUS, THRIVING CONDITION, AS DETERMINED BY THE LANDSCAPE ARCHITECT DURING, AT THE END OF THE GUARANTEE PERIOD. WARRANTY REPLACEMENT WILL BE PROVIDED AT NO COST TO THE OWNER AND INCLUDE MATERIALS AND LABOR. CONTRACTOR IS RESPONSIBLE FOR REPAIR OF ANY DAMAGE INCURRED DURING REPLACEMENT OF WARRANTY MATERIALS.

6. THE CONTRACTOR SHALL BE REQUIRED TO CARRY WORKMEN'S COMPENSATION INSURANCE AND COMPREHENSIVE GENERAL LIABILITY INSURANCE. CERTIFICATES WILL BE REQUIRED PRIOR TO SIGNING CONTRACT.

7. DEER PROTECTION MUST BE MAINTAINED THROUGH INSTALLATION. REPELLANT MUST BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO APPLICATION. FINAL APPLICATION OF DEER PROTECTION IS REQUIRED AT COMPLETION OF WORK.

NOTES:

1. SURVEY, UTILITY AND TOPOGRAPHIC DATA FROM MAP ENTITLED SURVEY AND TOPOGRAPHICAL MAP PREPARED BY THE OFFICE OF B. THAYER ASSOCIATES 100 CROSSWAYS PARK DRIVE WEST, SUITE 104, WOODBURY, NY 11797 DATED 07/10/07.

2. EXISTING SEPTIC DATA TAKEN FROM PLAN ENTITLED SITE PLAN – PARCEL 1 BY THE OFFICE OF THE SEARS BROWN GROUP 201 OLD COUNTRY ROAD, SUITE 301, MELVILLE, NY 11747-2736, DATED 04/11/2000.

3. WETLAND WAS ORIGINALLY DELINEATED BY TED KOZLOWSKI, CERTIFIED WETLAND DELINEATOR, 136 BIG ELM ROAD, BREWSTER, NY 10509 DATED 10/11/2007.

4. WETLAND WAS RE-FLAGGED BY STEPHEN W. COLEMAN, 3 ASPEN COURT, OSSINING, NY 10562 ON 10/20/2017.

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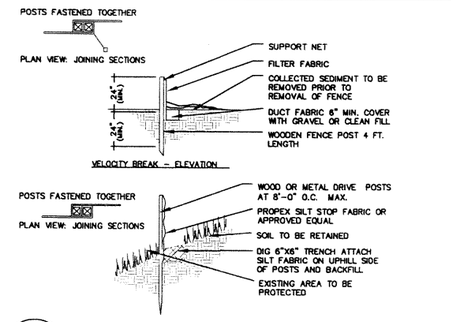
WETLAND & STORMWATER PERMIT PLAN

PARCEL ID S.B.L. 12-10802-129

WATER QUALITY BASIN ENLARGEMENT PLAN

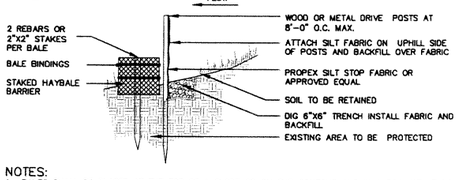
SCALE: 1/8"=1'-0'

JRFA
DATE NOVEMBER 2017
SP SHEET 5 OF
DWG. NO.



1 / SD-1 SEDIMENT BARRIER / VELOCITY BREAK

NOT TO SCALE



NOTES:

1. BALES SHALL BE PLACED AT THE TOE OF A SLOPE OR ON THE CONTOUR AND IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES.

2. EACH BALE SHALL BE EMBEDDED IN THE SOIL A MINIMUM OF (4) INCHES AND PLACED SO THE BINDINGS ARE HORIZONTAL.

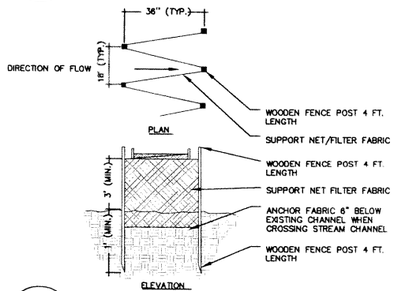
3. BALES SHALL BE SECURELY ANCHORED IN PLACE BY EITHER TWO (2) STAKES OR REBAR DRIVEN THROUGH EACH BALE. THE FIRST STAKE IN EACH BALE SHALL BE DRIVEN TOWARD THE PREVIOUSLY LAID BALE AT AN ANGLE TO FORCE THE BALES TOGETHER. STAKES SHALL BE DRIVEN FLUSH WITH THE TOP OF THE BALE.

4. INSPECTION SHALL BE FREQUENT AND REPAIR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.

5. BALES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULLNESS SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE

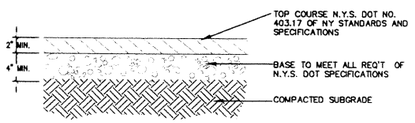
2 / SD-1 SEDIMENT BARRIER STAKED W/ STRAW/ HAYBALE DIKE

NOT TO SCALE



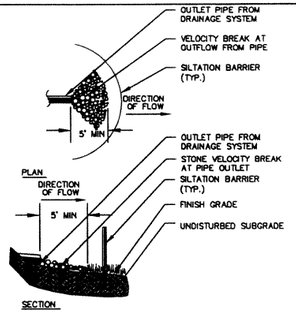
3 / SD-1 SEDIMENT BARRIER OUTLET

NOT TO SCALE



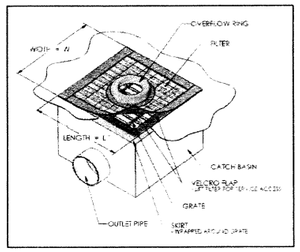
4 / SD-1 ASPHALT PAVEMENT

NOT TO SCALE



5 / SD-1 PIPE OUTLET PROTECTION

NOT TO SCALE



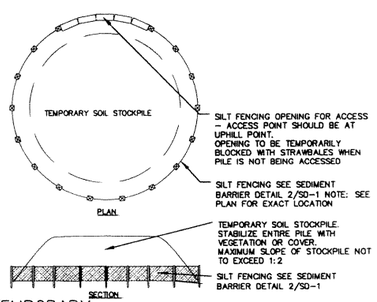
NOTES:

1. SEDIMENT SHALL BE REMOVED AND THE TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO 1/2 THE DESIGN DEPTH OF THE TRAP.

2. THE STRUCTURE SHALL BE INSPECTED AFTER EACH RAIN AND REPAIRS MADE AS NEEDED.

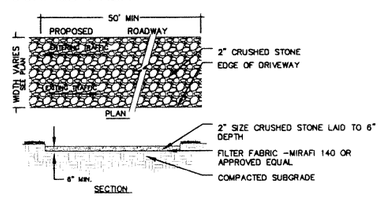
6 / SD-1 INLET PROTECTION

NOT TO SCALE



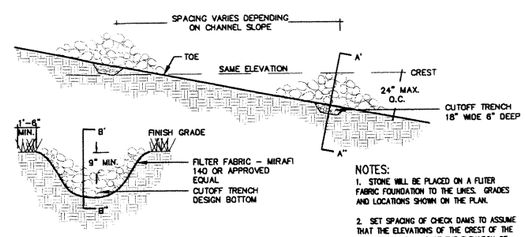
7 / SD-1 TEMPORARY STOCKPILE AREA

NOT TO SCALE



8 / SD-1 ANTI-TRACKING STRIP

NOT TO SCALE



NOTES:

1. STONE WILL BE PLACED ON A FLITER FABRIC FOUNDATION TO THE LINES, GRADES AND LOCATIONS SHOWN ON THE PLAN.

2. SET SPACING OF CHECK DAMS TO ASSUME THAT THE ELEVATIONS OF THE CREST OF THE DOWNSTREAM DAM IS AT THE ELEVATION OF THE TOE OF THE UPSTREAM DAM.

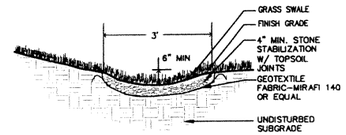
3. EXTEND THE STONE A MINIMUM OF 1 1/2 FEET BEYOND THE DITCH BANKS TO PREVENT CUTTING AROUND THE DAM.

4. PROTECT THE CHANNEL DOWNSTREAM OF THE LOWEST CHECK DAM FROM SCOUR AND EROSION WITH STONE OR LINER AS APPROPRIATE.

5. ENSURE THAT CHANNEL APPURTANCES SUCH AS CULVERT ENTRANCES BELOW CHECK DAMS ARE NOT SUBJECT TO DAMAGE OR BLOCKAGE FROM DISPLACED STONES.

9 / SD-1 CHECK DAM

NOT TO SCALE



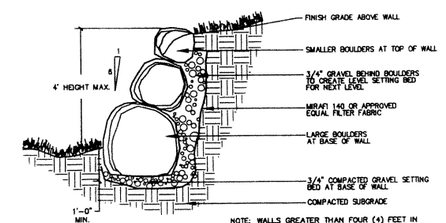
NOTES:
1) SOD CHANNELS AS SOON AFTER CONSTRUCTION TO PREVENT EROSION

2) ANCHOR SOD USING STAKES OR STAPLES. LAY STRIPS PARALLEL TO CONTOURS, WITH STAGGERED JOINTS.

3) SOD TO BE TALL FESCUE IN SHADY AREAS, BLUEGRASS/FESCUE MIX IN SUNNY AREAS

10 / SD-1 GRASS SWALE

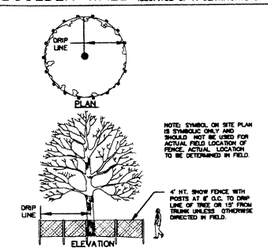
NOT TO SCALE



NOTE: WALLS GREATER THAN FOUR (4) FEET IN HEIGHT SHALL BE DESIGNED BY A NEW YORK STATE PROFESSIONAL ENGINEER AND THEIR CONSTRUCTION CERTIFIED BY THE DESIGN ENGINEER PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

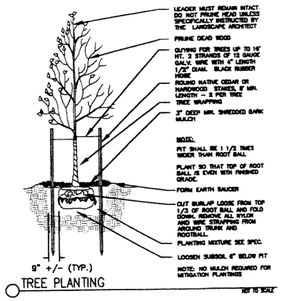
11 / SD-1 BOULDER WALL

NOT TO SCALE



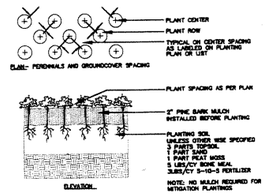
12 / SD-1 TREE PROTECTION

NOT TO SCALE



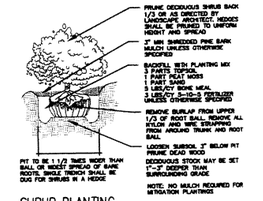
TREE PLANTING

NOT TO SCALE



PERENNIAL & GROUND COVER PLANTING

NOT TO SCALE



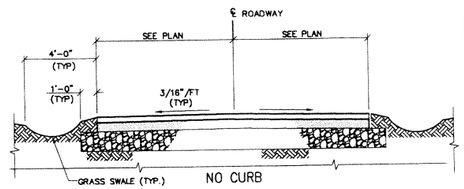
SHRUB PLANTING

NOT TO SCALE

NOTES

1. THE PROPOSED DWELLING, GARAGE AND ANY FUTURE POOL OR ANY ACCESSORY STRUCTURE(S) SHALL BE LOCATED WITHIN THE BUILDING ENVELOPE SHOWN HEREON. THE PURPOSE OF THIS BUILDING ENVELOPE IS TO ALLOW FLEXIBILITY RELATING TO THE LOCATION AND CONFIGURATION OF THE DWELLING AND ACCESSORY STRUCTURES AND IMPROVEMENTS. THE LOCATION OF THE PROPOSED DRIVEWAY, SEPTIC SYSTEM, WELL, AND STORMWATER STRUCUTRES AND FACILITIES SHALL BE LOCATED PRECISELY AS SHOWN ON THIS PLAN.

2. REFER TO THE SYMS SUBDIVISION TEMPORARY GRADING EASEMENT, DECLARATION OF COMMON DRIVEWAY ACCESS, UTILITY AND DRAINAGE EASEMENT AND MAINTENANCE AGREEMENT FOR APPLICABLE SUBDIVISION EASEMENTS, COVENANTS AND MAINTENANCE AGREEMENTS.



13 / SD-1 DRIVEWAY SECTIONS

NOT TO SCALE

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TOWN OF LEWISBORO, WESTCHESTER COUNTY, NEW YORK

WETLAND & STORMWATER PERMIT PLAN

PARCEL ID S.B.L. 12-10802-129

SITE DETAILS

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

JRFA
DATE NOVEMBER 2017
SD SHEET 1 OF ____
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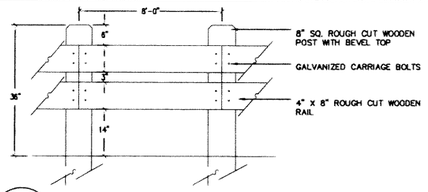

1 SD-2 GUIDE RAIL – ELEVATION

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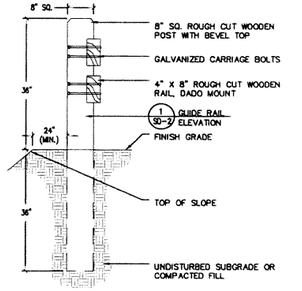

2 SD-2 GUIDE RAIL – SECTION

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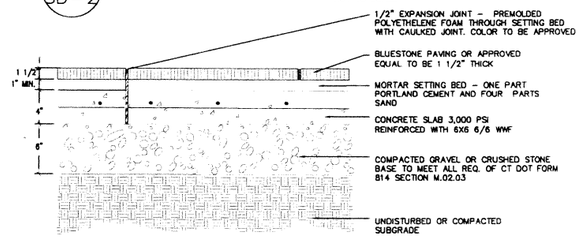
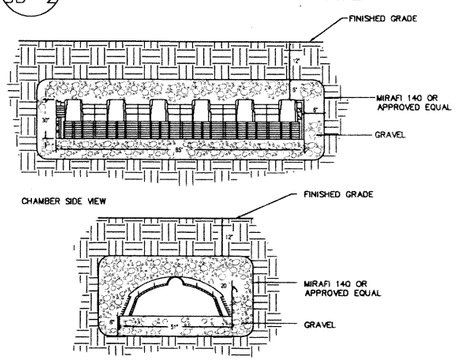


3 SD-2 STONE PAVING

NOT TO SCALE



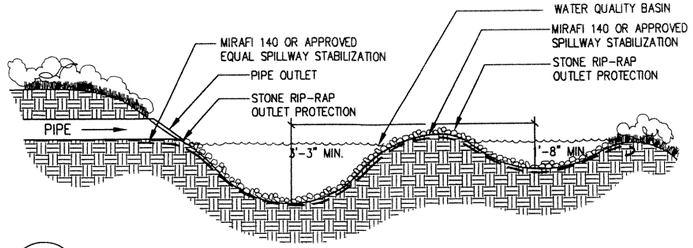
NOTES:
1. HIGH CAPACITY INFILTRATOR CHAMBER SYSTEM TO BE INSTALLED ACCORDING TO MANUFACTURERS SPECIFICATIONS.

2. STORAGE CAPACITY 74.9 CF PER SECTION OF STORMTECH SC-740 CHAMBER.

3. SYSTEM AVAILABLE FROM INFILTRATOR SYSTEMS, INC., OLD SAYBROOK, CONNECTICUT (1-800-718-2754), OR APPROVED EQUAL.

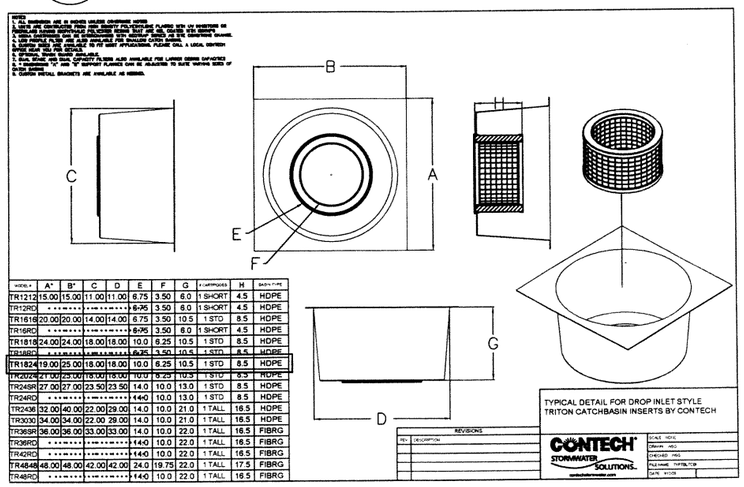
4 SD-2 STORMWATER INFILTRATOR

NOT TO SCALE



5 SD-2 WATER QUALITY BASIN

NOT TO SCALE



MODEL	A*	B*	C	D	E	F	G	# UNITS/ROWS	H	BASIN TYPE
TR1212	15.00	15.00	11.00	11.00	6.75	3.50	6.0	1 SHORT	4.5	HDPE
TR12RD	"	"	"	"	6.75	3.50	6.0	1 SHORT	4.5	HDPE
TR1616	20.00	20.00	14.00	14.00	6.75	3.50	10.5	1 STD	8.5	HDPE
TR16RD	"	"	"	"	8.25	3.50	6.0	1 SHORT	4.5	HDPE
TR1818	24.00	24.00	18.00	18.00	10.0	8.25	10.5	1 STD	8.5	HDPE
TR18RD	"	"	"	"	8.25	3.50	10.5	1 STD	8.5	HDPE
TR1824	19.00	25.00	18.00	18.00	10.0	6.25	10.5	1 STD	8.5	HDPE
TR2424	21.00	25.00	18.00	18.00	10.0	8.25	10.5	1 STD	8.5	HDPE
TR24SR	27.00	27.00	23.50	23.50	14.0	10.0	13.0	1 STD	8.5	HDPE
TR24RD	"	"	"	"	14.0	10.0	13.0	1 STD	8.5	HDPE
TR2436	32.00	40.00	22.00	29.00	14.0	10.0	21.0	1 TALL	16.5	HDPE
TR3030	34.00	34.00	22.00	28.00	14.0	10.0	21.0	1 TALL	16.5	HDPE
TR36SR	36.00	36.00	33.00	33.00	14.0	10.0	22.0	1 TALL	16.5	FIBRG
TR36RD	"	"	"	"	14.0	10.0	22.0	1 TALL	16.5	FIBRG
TR42RD	"	"	"	"	14.0	10.0	22.0	1 TALL	16.5	FIBRG
TR4848	48.00	48.00	42.00	42.00	24.0	19.75	22.0	1 TALL	17.5	FIBRG
TR48RD	"	"	"	"	14.0	10.0	22.0	1 TALL	16.5	FIBRG

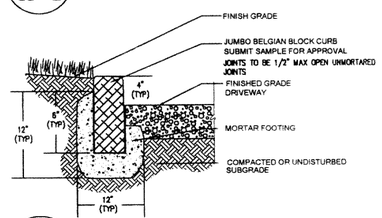
TYPICAL DETAIL FOR DROP INLET STYLE TRITON CATCHBASIN INSERTS BY CONTECH

REVISIONS		
NO.	DESCRIPTION	DATE

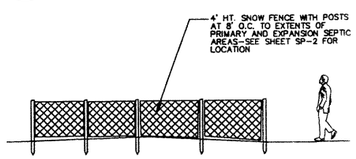
CONTECH STORMWATER SOLUTIONS

6 SD-2 CATCH BASIN INSERT

NOT TO SCALE



7 SD-2 BELGIAN BLOCK CURBING



8 SD-2 CONSTRUCTION FENCE

Applicant:
Christopher Iannuzzi
31110 Town Green Drive
Elmsford, NY 10523

Date

TOWN ENGINEER'S CERTIFICATION

Reviewed for compliance with the Planning Board Resolution dated _____

Town Consulting Engineer

Date

WETLAND MITIGATION PLANTING, INVASIVE CONTROL & MAINTENANCE NOTES

1. INSTALLATION OF THE WETLAND MITIGATION PLANTINGS SHALL COMMENCE DURING EITHER THE SPRING (APRIL 15 TO JUNE 15) OR FALL PLANTING SEASON (SEPTEMBER 1 TO NOVEMBER 1).

2. ALL PLANT SUBSTITUTIONS REQUIRE PRIOR APPROVAL BY THE PROJECT LANDSCAPE ARCHITECT AND APPROVAL AUTHORITY.

3. BE AWARE OF ALL UNDERGROUND UTILITIES PRIOR TO ANY PLANTING OPERATIONS. CONTACT "CALL BEFORE YOU DIG" PRIOR TO EXCAVATION.

4. THE CONTRACTOR SHALL COORDINATE INVASIVE SPECIES REMOVAL WITH THE TOWN OF LEWISBORO AND/OR AUTHORIZED AGENT AND SHALL FOLLOW BEST MANAGEMENT PRACTICES SET FORTH BY THE NYSDEC IN TERMS OF HAND REMOVAL, APPROVED HERBICIDES AND PROPER OFF-SITE REMOVAL AND DISPOSAL OF MATERIAL AND SHALL RECEIVE FINAL APPROVAL FROM THE TOWN OF LEWISBORO WETLAND CONSULTANT AND/OR ITS AUTHORIZED AGENT AT THE COMPLETION OF INVASIVE SPECIES REMOVAL OPERATIONS.

5. THE APPROVED METHOD TO REMOVE THE INVASIVE SPECIES IS TO CUT THE VEGETATION, ALLOW PLANT TO RESPROUT AND GROW TO 6-18 INCHES AND THEN APPLY THE APPROVED HERBICIDE (RODEO GLYPHOSATE FORMULATION – ONLY NYSDEC APPROVED HERBICIDE FOR WETLAND AREAS) WITH A WICK APPLICATOR AND THEN REMOVE DEAD MATERIAL FOR PROPER COMPOSTING IN AN APPROVED LANDFILL. THE HERBICIDE APPLICATION MUST BE PERFORMED BY A NEW YORK STATE APPLICATOR OR TECHNICIAN. THIS METHOD SHOULD BE IMPLEMENTED PREFERABLY IN LATE SPRING AND EARLY SUMMER TO PROVIDE THE GREATEST POSSIBILITY OF REMOVAL.

6. AFTER REMOVAL OF THE SPECIFIED INVASIVE SPECIES AND INSTALLATION OF THE WETLAND MITIGATION PLANTINGS, AN AS-BUILT PLAN DETAILING LOCATIONS OF THE PLANTINGS SHALL BE PREPARED. A MONITORING PROGRAM OF THE PROJECT SHALL COMMENCE UPON COMPLETION OF THE AS-BUILT PLAN AND ACCEPTANCE BY THE APPROVAL AUTHORITY. A QUALIFIED PROFESSIONAL SHALL BE HIRED BY THE APPLICANT TO INSPECT THE PROJECT ANNUALLY FOR A PERIOD OF FIVE YEARS FOLLOWING THE COMPLETED INSTALLATION TO INSURE NO INVASIVE SPECIES HAVE BECOME RE-ESTABLISHED AND THAT THE MITIGATION PLANTINGS HAVE SURVIVED.

7. WRITTEN INSPECTION REPORTS SHALL BE SUBMITTED BY THE QUALIFIED PROFESSIONAL TO THE TOWN OF LEWISBORO AND/OR AUTHORIZED AGENT REGARDING ANNUAL STATUS OF INVASIVE SPECIES AND MITIGATION PLANTINGS FOR A DURATION OF FIVE YEARS FOLLOWING PLANNING BOARD ACCEPTANCE OF AN AS-BUILT PLAN. THE ANNUAL REPORT SHALL PROVIDE DETAIL ON ANY RECOMMENDATIONS, INVASIVE SPECIES REOCCURRENCE AND ANY MITIGATION PLANTINGS THAT HAVE NOT SURVIVED SO THAT THEY MAY BE REPLACED.

8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR A PERIOD OF FIVE YEARS FOR ALL WETLAND MITIGATION PLANT MATERIALS, WHICH SHALL BE MAINTAINED IN A HEALTHY CONDITION AND REPLACEMENTS OF DEAD OR DISEASED PLANTINGS IN KIND SHALL BE MADE DURING THE EARLIEST GROWING SEASON POSSIBLE.

9. ALL EMERGENT, HERBACEOUS WETLAND PLANT SPECIES AND WOODY WETLAND SPECIES WHICH TOLERATE YEAR ROUND HYDRIC SOIL CONDITIONS SHALL BE CULTIVATED UNDER HYDRIC SOIL CONDITIONS DURING THE GROWING SEASON AND SUPPLIED BY AQUATIC OR WETLAND PLANT NURSERIES.

10. ALL AQUATIC AND EMERGENT, HERBACEOUS WETLAND PLANT SPECIES SHALL BE PLANTED AT THE PROPER DEPTH TO INSURE THAT THE CORRECT RANGE OF PERMANENT WATER DEPTHS FOR EACH SPECIES IS PROVIDED.

11. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT INFERIOR PLANT MATERIALS AND SUBSTITUTIONS. THE LANDSCAPE ARCHITECT IS WILLING TO MAKE TWO TRIPS TO SUPPLIERS TO REVIEW AND APPROVE MATERIALS. PREVIOUSLY UNAPPROVED MATERIALS MAY BE REJECTED AT THE SITE. WHENEVER ALL MATERIALS WILL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1 – 1996) OF THE AMERICAN ASSOCIATION OF NURSERYMEN.

12. THE CONTRACTOR SHALL BE REQUIRED TO CARRY WORKMEN'S COMPENSATION INSURANCE AND COMPREHENSIVE GENERAL LIABILITY INSURANCE. CERTIFICATES WILL BE REQUIRED PRIOR TO SIGNING CONTRACT.

13. DEER PROTECTION IS REQUIRED AND MUST BE MAINTAINED THROUGHOUT THE INSTALLATION PERIOD AND REPELLENT MUST BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO APPLICATION. FINAL APPLICATION OF DEER PROTECTION IS REQUIRED AT COMPLETION OF WORK.

14. NOTIFY LANDSCAPE ARCHITECT UPON COMPLETION OF MITIGATION PLANTING OPERATIONS FOR FINAL APPROVAL.

WATER QUALITY BASIN MAINTENANCE

THE THE WATER QUALITY BASIN HAS BEEN DESIGNED TO REMOVE SEDIMENTS AND NUTRIENTS FROM STORMWATER RUNOFF PRIOR TO DISCHARGING FLOWS INTO THE EXISTING FILTRATION SWALES. IN ORDER TO KEEP THE WATER QUALITY FILTRATION SYSTEM IN PROPER WORKING ORDER AN ANNUAL INSPECTION SHOULD BE PERFORMES BY THE PROPERTY OWNER.

THE INSPECTION SHALL INCLUDE:

1. A DETERMINATION OF THE AMOUNT OF ACCUMULATED SEDIMENT WITHIN THE BASINS. REMOVAL OF ACCUMULATED SEDIMENT WITHIN THE BASINS SHALL OCCUR WHEN THE ACCUMULATION REACHES ONE-THIRD OF THE BASINS CAPACITY. THE WORK SHALL BE PERFORMED DURING A DRY PERIOD (PREFERABLY JULY OR AUGUST) AND IN SUCH A MANNER AS TO MINIMIZE DISTURBANCE TO THE PLANT MATERIAL IN THE BASIN AREA. ALL SEDIMENT REMOVED FROM THE BASINS SHALL BE PROPERLY DISPOSED OF FOO-SITE.
2. AN EVALUATION OF THE CONDITIONS OF THE PLANT MATERIALS WITHIN AND SURROUNDING THE FILTRATION BASIN INCLUDING RECOMMENDATIONS FOR REMOVAL AND REPLACEMENT OF ANY DEAD OR DAMAGED MATERIAL.
3. REMOVAL OF ANY LITTER OR OTHER DEBRIS, WHICH MAY ACCUMULATE IN THE FILTRATION BASIN OR SURROUNDING WETLAND AREAS.
4. THE OWNER SHALL MAINTAIN ALL EXISTING AND PROPOSED VEGETATION SHOWN ON THE LANDSCAPE PLANS IN A HEALTHY AND VIGOROUS GROWING CONDITION THROUGHOUT THE DURATION OF THE USE OF THE SITE. ALL VEGETATION NOT SO MAINTAINED SHALL BE REPLACED WITH HE COMPARABLE VEGETATION AT THE BEGINNING OF THE NEXT GROWING SEASON.
5. THERE SHALL BE NO MODIFICATION TO THE BASINS OR PLANTING FROM THE APPROVED DESIGN WITHOUT PRIOOR APPROVAL OF THE TOWN OF LEWISBORO PLANNING BOARD AND WETLAND INSPECTOR.

TRITON CATCH BASIN INSERT MAINTENANCE

THE TRITON CATCH BASIN INSERTS SHOULD BE INSPECTED AND MAINTAINED AT REGULAR INTERVALS. ANNUAL INSPECTION REPORTS SHALL BE SUBMITTED TO THE TOWN OF LEWISBORO FOR A PERIOD OF THREE YEARS.

THE USEFUL LIFE OF THE MEDIA-PAK IS BASED ON THE QUANTITY OF POLLUTANTS IT COLLECTS. THE MEDIA-PAK WITH XSORB®MEDIA HAS THE ABILITY TO REPEL WATER AND ABSORB UP TO 500 PERCENT OF ITS OWN WEIGHT IN OIL WHEN FULLY SATURATED. A TYPICAL TR24SR CARTRIDGE HAS THE ABILITY TO ABSORB BETWEEN 1 AND 2 QUARTS OF CONTAMINANTS WHEN FULLY SATURATED. ON AVERAGE WE SUGGEST THREE CLEANOUTS OF THE CARTRIDGE BASIN AND ONE CHANGE OUT OR REPLACEMENT OF THE MEDIA-PAK PER YEAR. FOR TRITON CATCH BASIN INSERTS PLACED IN AREAS OF GREATER POLLUTANT LOADING THE MAINTENANCE AND CHANGE OUT FREQUENCY WILL BE INCREASED.

ON-SITE PROCEDURES FOR INSPECTION AND MAINTENANCE:

1. CLEAN SURFACE AREA IMMEDIATE AROUND EACH CATCH BASIN
2. REMOVE GRATES AND SET ASIDE
3. CLEAN GRATES, REMOVE LITTER AND DEBRIS THAT MAY BE TRAPPED WITHIN THE GRATE
4. INSPECT PERIMETER GASKET SYSTEM OF THE CARTRIDGE MAKING SURE NO FLOWS ARE BYPASSING THE CARTRIDGE, REPAIR AS NEEDED.
5. REMOVE BY VACTOR HOSE THE DEBRIS THAT HAS BEEN TRAPPED IN THE TROUGH AREA. DISPOSE OF IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REGULATORY AGENCY REQUIREMENTS. MOST DEBRIS THAT IS CAPTURED IN THE TROUGH OR SUMP AREA WILL FALL INTO THE NON-HAZARDOUS WASTE CATEGORY.
6. VISUALLY INSPECT AND CHECH THE CONDITION OF THE TROUGH AREA.
7. INSPECT THE MEDIA-PAK CONDITION IN THE WIRE MESH CARTRIDGE. WHEN THE NORMALLY WHITE COLORED MEDIA TURNS BLACK, THE MEDIA SHOULD BE CHANGED. WHEN SERVICE REQUIRES REPLACEMENT OF THE CARTRIDGE MEDIA-PAK PLEASE CONTACT YOUR LOCAL CONTECH STORMWATER SOLUTIONS OFFICE.
8. REPLACE GRATE AND LOCKDOWN AS NEEDED.
9. SECURE AND DATE WEATHERPROOF LOCK OUT TAGS.
10. REPORT ANY CONCERNS OR IMPROVEMENTS REGARDING THE TRITON INSERT ON A SERVICE REPORT.
11. COMPLETE SERVICE REPORT AND SUBMIT TO FACILITY OWNER.

INFILTRATION CHAMBER/CATCH BASIN MAINTENANCE

CATCH BASINS LOCATED IN THE ENTRY COURT OR YARD DRAINS DISCHARGING TO THE INFILTRATION CHAMBERS SHALL INCLUDE DEEP SUMPS(18" MIN. DEPTH) FOR THE COLLECTION OF SEDIMENTS AND OTHER SOLIDS. THE SUMPS SHALL BE CLEANED ANNUALLY TO REMOVE ANY ACCUMULATION OF SEDIMENT OR OTHER DEBRIS.

WARNING– IT IS A VIOLATION OF NEW YORK EDUCATION LAW, SECTION 7209.2, FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER THIS DOCUMENT IN ANY WAY. IF ALTERED, THE ALTERING PERSON SHALL COMPLY WITH THE REQUIREMENTS OF NEW YORK EDUCATION LAW, SECTION 7209.2

REVISIONS			
NO.	BY	DATE	REMARKS
1	UKJ	02/06/18	PLANNING BOARD COMMENTS DATED DECEMBER 13, 2017

DES. UKJ
DWG. UKJ
CHK. TWA

J R F A
J. ROBERT FOLCHETTI ASSOCIATES, P.E., L.S. LLC
CIVIL / ENVIRONMENTAL ENGINEERS
www.jrfa.com
247 ROUTE 100, SOMERS, NY 10589, 914-232-2500
POST OFFICE BOX 309, MONTGOMERY, NY 12549, 845-778-4020

PROPERTY OF CHRISTOPHER IANNUZZI
TOWN OF LEWISBORO, WESTCHESTER COUNTY, NEW YORK

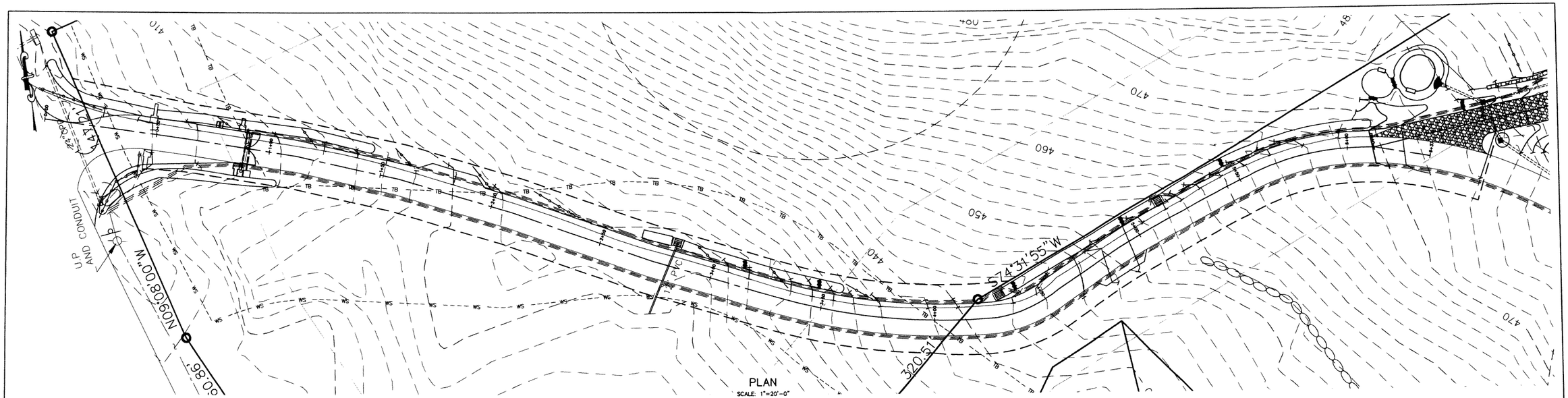
WETLAND & STORMWATER PERMIT PLAN

PARCEL ID S.B.L. 12-10802-129

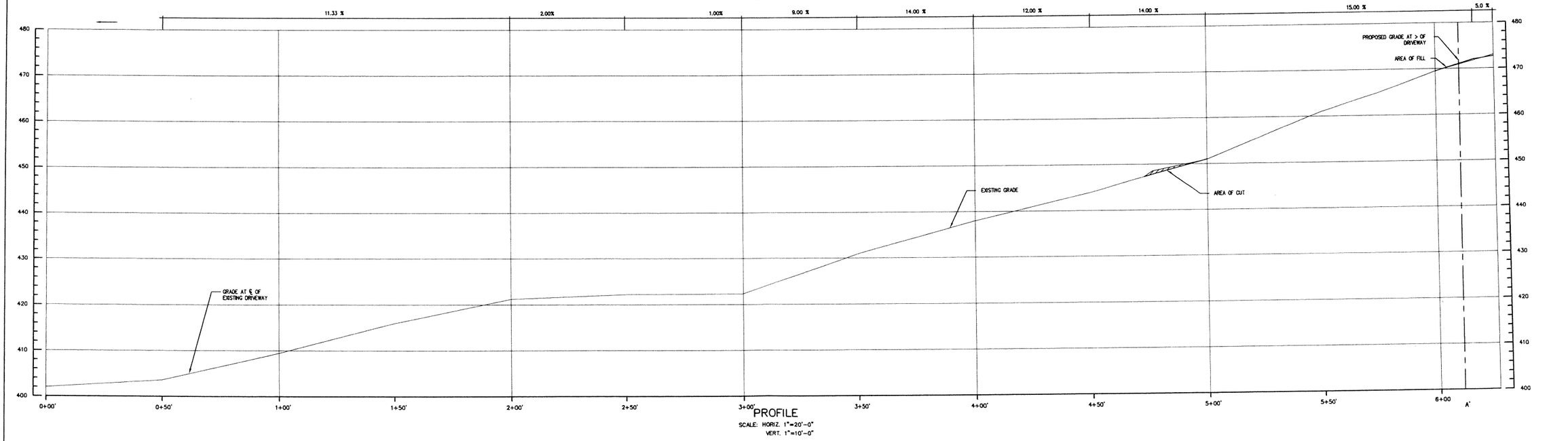
SITE DETAILS

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

JRFA
DATE NOVEMBER 2017
SD SHEET 2 OF
DWG. NO.



PLAN
SCALE: 1"=20'-0"



PROFILE
SCALE: HORIZ. 1"=20'-0"
VERT. 1"=10'-0"

COMMON DRIVEWAY PROFILE A–A'

PLANNING BOARD ENDORSEMENT OF APPROVED PLANS

Planning Board Chairman — Date

Planning Board Secretary — Date

Applicant:
Christopher Iannuzzi
31110 Town Green Drive
Elmsford, NY 10523

Date

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

Town Consulting Engineer — Date

WARNING– IT IS A VIOLATION OF NEW YORK EDUCATION LAW, SECTION 7209.2, FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER THIS DOCUMENT IN ANY WAY. IF ALTERED, THE ALTERING PERSON SHALL COMPLY WITH THE REQUIREMENTS OF NEW YORK EDUCATION LAW, SECTION 7209.2

REVISIONS			
NO.	BY	DATE	REMARKS
1	UKJ	02/06/18	PLANNING BOARD COMMENTS DATED DECEMBER 13, 2017

DES. UKJ
DWG. UKJ
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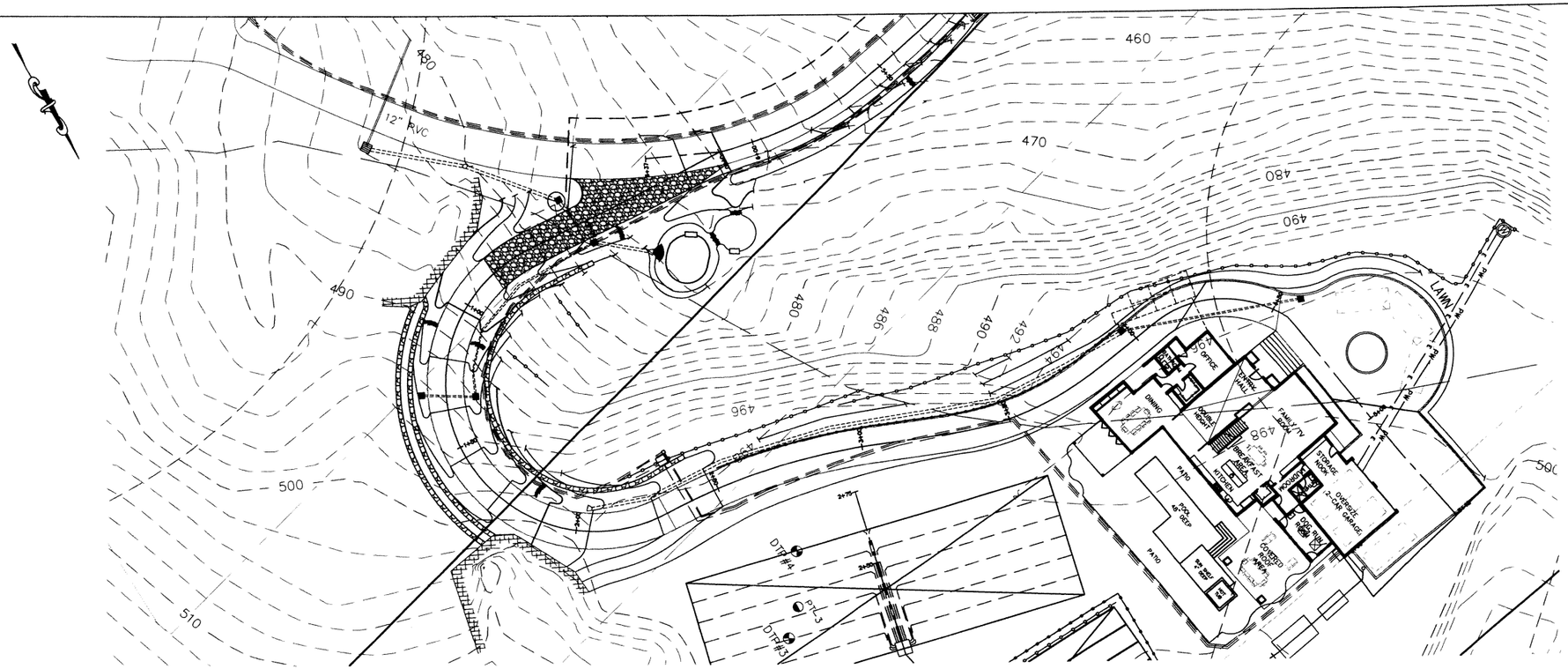
PROPERTY OF CHRISTOPHER IANNUZZI
TOWN OF LEWISBORO, WESTCHESTER COUNTY, NEW YORK

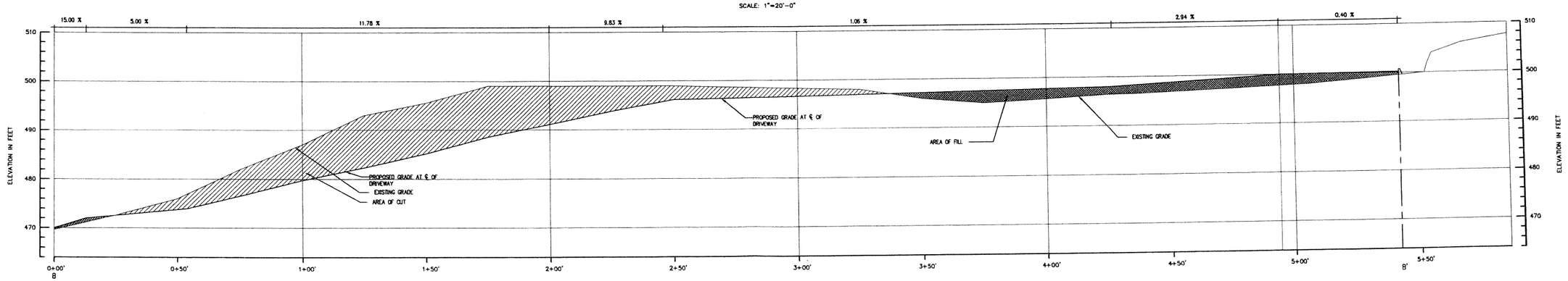
WETLAND & STORMWATER PERMIT PLAN
PARCEL ID S.B.L. 12-10802-129

SITE DETAILS
DRIVEWAY PLAN/PROFILE A-A
SCALE: 1"=50'

JRFA
DATE NOVEMBER 2017
SD SHEET 3 OF ____
DWG. NO. ____



PLAN
SCALE: 1"=20'-0"



PROFILE
SCALE: HORIZ. 1"=20'-0"
VERT. 1"=10'-0"

LOT DRIVEWAY PROFILE B–B'

PLANNING BOARD ENDORSEMENT OF APPROVED PLANS

Planning Board Chairman — Date

Planning Board Secretary — Date

Applicant:
Christopher Iannuzzi
31110 Town Green Drive
Elmsford, NY 10523

Date

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

Town Consulting Engineer — Date

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REVISIONS

NO.	BY	DATE	REMARKS
1	UKJ	02/06/18	PLANNING BOARD COMMENTS DATED DECEMBER 13, 2017

DES. UKJ
DWG. UKJ
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PROPERTY OF CHRISTOPHER IANNUZZI
TOWN OF LEWISBORO, WESTCHESTER COUNTY, NEW YORK

WETLAND & STORMWATER PERMIT PLAN
PARCEL ID S.B.L. 12-10802-129

SITE DETAILS
DRIVEWAY PLAN/PROFILE B-B
SCALE: 1"=50'

JRFA
DATE NOVEMBER 2017
SD SHEET 4 OF ____
DWG. NO. ____

ATTACHMENT B

APPROVED WESTCHESTER COUNTY DEPARTMENT OF HEALTH

SEPTIC AND WELL DESIGN PLANS

P15

Westchester gov.com

Westchester County Department of Health
Bureau of Environmental Quality

DEP LOG # 2008-CR-1525-DJS.1

CONSTRUCTION APPROVAL APPLICATION

WCDH File # L2018-03 Municipality: TOWN OF LEWISBORO Fee Amount: 630 -
PREVIOUSLY L2010-07

☐ On-site Wastewater Treatment System ☐ Private Water Supply ☒ Residential ☐ Commercial

Watershed Basin Name: CROTON If NYCDEP Watershed: Joint Review ☒ Delegated Review ☐

Is property in a Water District: Y☐ N☒ Name: _____ Is property in a Sewer District: Y☐ N☒ Name: _____

Property Information:

Property Name PROPERTY OF IANNUZZI (CONTRACT VENDEE)

Property Address 221 NORTH SALEM ROAD Zip Code 10597

TMD: Section 12 Block 10802 Lot 129 R.S. Lot _____ Lot Area 5.1 Acres

Realty Subdivision: RICHARD + EVE SYMS Map # 28476 Date Filed JUNE 5, 2011

Owner Last Name: SYMS/MERNS Owner First Name: RICHARD/RUTH

St. # : 221 St. Address: NORTH SALEM ROAD State: NY Zip Code: 10597

Owner Phone # : (914) 763-1995 Owner E-mail Address: SYMSRICHARD@YAHOO.COM

Building Type: SINGLE FAMILY RES # of Bedrooms: 4 Total Habitable Space: 4,800 Sq. Ft.

On-site Wastewater Treatment System (OWTS) Information:

Design Flow: 800 gpd Soil Percolation Rate: 40 min./in

Slope of OWTS Area: 2.5 % Septic Tank Size: 1,250 Gallons (Gal.)

Absorption Trench(es): Length: 812 Lin. Ft. Trench Width: 2 Ft. Area: 1,624 Sq. Ft.

Absorption Pit(s): # Pits _____ Diameter: _____ Ft. Depth: _____ Ft. Area: _____ Sq. Ft.

Other (circle or specify): Tri-Galleys 4X4 Galleys Flow Diffusers Name: _____

Trenches _____ Length: _____ Lin. Ft. Trench Width: _____ Ft. Sidewall Area: _____ Sq.Ft./Lin Ft.

Other Requirements:

Pump System: Pump Chamber: Size: 2,500 Gal. Dose 408 Gal. Overflow Tank: Size: N/A Gal.

Curtain Drain: Depth: _____ Ft. Width: _____ Ft. R.O.B. Sand and Gravel Fill Section: Depth: _____ Ft.

Separate Sewage Contractor (SSC): Name: TBD WCDH SSC License # _____
LICENSED CONTRACTOR ONLY

Water Supply System Information:

☒ Private Water Supply ☐ Public Water Supply Name: _____

Well Driller Name: TBD NYSDEC Reg # _____

Address: REGISTERED WELL DRILLER ONLY Phone: ( ) _____

Other Requirements/Conditions:

I represent that I am wholly and completely responsible for the design and location of the proposed system(s): 1] that the on-site wastewater treatment system above described will be constructed as shown on the approved plan or approved amendments thereto and in accordance with the standards, rules and regulations of the Westchester County Department of Heath; that on completion thereof, a "Certificate of Construction Compliance" satisfactory to the Commissioner of Health will be submitted to the Department and a written guarantee will be furnished the owner, his successors, heirs or assigns, by the builder that said builder will place in good operating condition any part of said OWTS which fails to operate for a period of two (2) years immediately following the date of the issuance of the approval of the Certificate of Construction Compliance of the OWTS or any repairs thereto; 2] that the drilled well described above will be located as shown on the approved plan and that said well will be installed in accordance with the standards, rules and regulations of the Westchester County Department of Health.

Date: 1/2/18 Signed: _____ P.E./R.A.Seal 084088

STATE OF NEW YORK — EDWARD W. ATKINSON — 084088 — LICENSED PROFESSIONAL ENGINEER

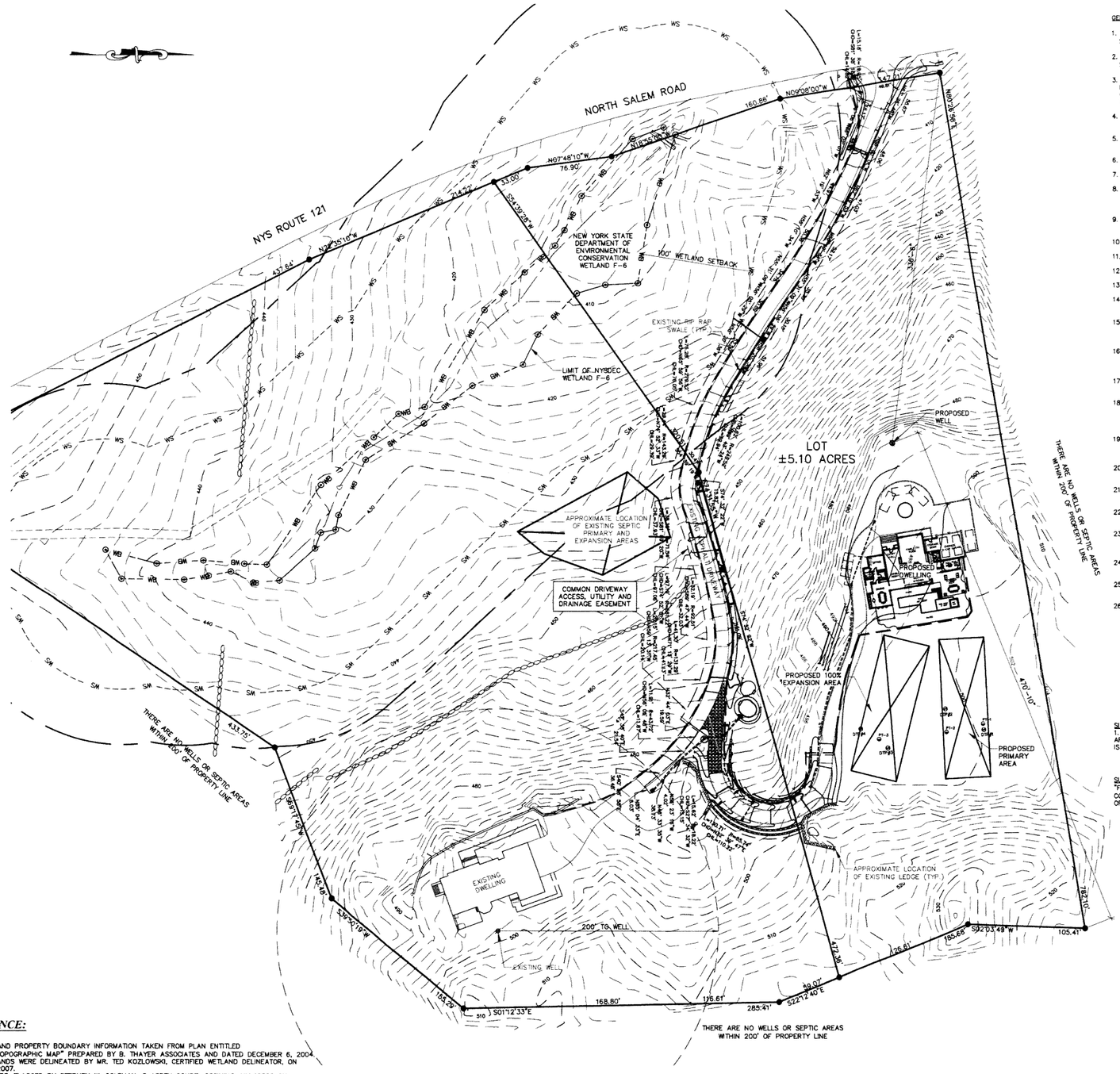
APPROVED FOR CONSTRUCTION

This approval expires one (1) year from the date issued unless construction of the building has been undertaken, and is revocable for cause or may be amended or modified when considered necessary by the Commissioner of Health. Any change or alteration of construction requires a new permit.

Date: 2/16/2018 Approved By: _____

Sherlita Amler, M.D., Commissioner, Westchester County Department of Health

Rev. 10/12



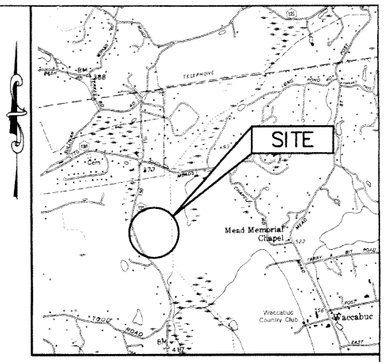
GENERAL NOTES:

1. THERE SHALL BE NO TREES WITHIN 10' OF THE PROPOSED SUB SURFACE SEWAGE DISPOSAL SYSTEM (SSDS).
2. ALL WELLS OR SEPTIC SYSTEMS WITHIN 200' OF THE PROPOSED SUB SURFACE SEWAGE DISPOSAL SYSTEM (SSDS) ARE SHOWN ON PLAN.
3. HE PROPOSED SUB SURFACE SEWAGE DISPOSAL SYSTEM (SSDS) SHALL BE ISOLATED AND PROTECTED AGAINST DAMAGE BY EROSION, STORAGE OF EARTH OR MATERIALS, DISPLACEMENT, COMPACTION OR OTHER ADVERSE PHYSICAL CHANGE IN CHARACTERISTICS OF THE SOIL OR IN THE DRAINAGE OF THE AREA.
4. THE DESIGN PROFESSIONAL SHALL SUPERVISE THE CONSTRUCTION OF THE SUB SURFACE SEWAGE DISPOSAL SYSTEM (SSDS) AND SHALL MAKE AN OPEN WORKS INSPECTION.
5. SEE SHT. G-2 FOR SUB-SURFACE SEWAGE DISPOSAL SYSTEM DESIGN DATA, SOIL TESTING DATA, SSDS PROFILE AND ADDITIONAL DESIGN NOTES.
6. SEE SHT. G-3 FOR DETAILS OF PROPOSED SSDS EQUIPMENT.
7. PROPERTY ENCOMPASSES ±5.10 ACRES.
8. ALL WORK RELATED TO THE CONSTRUCTION OF THE PROPOSED SSDS SHALL BE PERFORMED BY A "SEPTIC SYSTEM" CONTRACTOR CERTIFIED BY THE WESTCHESTER COUNTY DEPARTMENT OF HEALTH (WCDH).
9. IN GENERAL WORK RELATED TO THE CONSTRUCTION OF THE PROPOSED SSDS IS SHOWN IN BOLD TEXT AND HEAVY LINE WEIGHTS.
10. THERE ARE NO LAKES, WATERCOURSES OR WETLANDS WITHIN 200' OF THE PROPOSED SSDS.
11. THE PROPERTY IS LOCATED WITHIN THE NYC CROTON WATERSHED.
12. NO RESERVOIRS OR RESERVOIR STEMS WITHIN 500 FEET OF PROPOSED SSDS.
13. THERE ARE NO SOURCES OF CONTAMINATION WITHIN 200 FEET OF THE PROPOSED WELL.
14. THE MINIMUM WELL YIELD IS 5 GPM; YIELDS LESS THAN 5 GPM MUST BE IMMEDIATELY REPORTED TO THE DEPARTMENT.
15. INSTALLATION OF THE ABSORPTION TRENCHES IN THE RESERVE (100% EXPANSION) AREA IS NOT REQUIRED UNTIL SUCH TIME THAT THE PRIMARY ABSORPTION AREA CAN NO LONGER SUSTAIN THE APPLIED HYDRAULIC LOADS.
16. CONSTRUCTION OF THE PROPOSED SUB-SURFACE SEWAGE DISPOSAL SYSTEM, DWELLING, AND DRIVEWAY SHALL RESULT IN THE DISTURBANCE OF AN ESTIMATED 0.99 ACRES (42,995 SQ. FT) OF LAND.
17. IF FOR ANY REASON THE APPROVED CONSTRUCTION PLANS CAN NOT BE FOLLOWED, A REVISED PLAN MUST BE PREPARED, SUBMITTED, AND APPROVED BY WCDH.
18. APPROVAL BY WCDH IS VALID FOR ONE YEAR FROM THE DATE ON THE APPROVAL STAMP AND IS REQUIRED TO BE RENEWED ON OR BEFORE THE EXPIRATION DATE. THE APPROVAL IS REVOCABLE FOR CAUSE OR MAY BE AMENDED OR MODIFIED WHEN CONSIDERED NECESSARY BY THE DEPARTMENT.
19. THE INSTALLATION OF THE SSDS SHALL BE IN ACCORDANCE WITH THE RULES AND REGULATIONS FOR THE DESIGN AND CONSTRUCTION OF RESIDENTIAL SUBSURFACE SEWAGE TREATMENT SYSTEMS AND DRILLED WELLS IN WESTCHESTER COUNTY, NEW YORK.
20. ALL PIPES CONNECTING TO TANKS AND BOXES SHALL BE CUT FLUSH WITH THE INSIDE WALL OF BOX.
21. PRIOR TO ANY EXCAVATION ALL UNDERGROUND UTILITIES MUST BE LOCATED. CALL 1-800-962-7962.
22. NYCDEP MUST BE CONTACTED AT LEAST TWO (2) DAYS PRIOR TO START OF CONSTRUCTION OF SSDS SO THEY MAY INSPECT AND MONITOR THE INSTALLATION.
23. WITHIN 24-HOURS OF COMPLETION OF THE SSDS, THE DESIGN PROFESSIONAL MUST NOTIFY WCDH THAT THE SSDS IS READY FOR INSPECTION BY SUBMITTING A COMPLETED REQUEST FOR AN OPEN WORKS INSPECTION ON THE APPROPRIATE FORM TO WCDH.
24. NO BACKFILLING OF A COMPLETED SSDS CAN OCCUR UNTIL AFTER IT HAS BEEN INSPECTED AND ACCEPTED BY THE WCDH.
25. AFTER BACKFILLING THE SSDS, THE AREA SHALL BE COVERED WITH A MINIMUM OF 4 INCHES OF CLEAN TOPSOIL, SEEDED AND MULCHED.
26. CONSTRUCTION IS PROPOSED TO OCCUR FROM JUNE 1, 2018 THROUGH JUNE 1, 2019.

OWNER:
RUTH MERNS
7310 ASHFORD PLACE
DELRAY BEACH FL 33446

SITE NOTES:
1. AN INSPECTION BY THE DESIGN ENGINEER ON JANUARY 2, 2018 INDICATES THAT THERE ARE NO CHANGES TO THE OWTS AREA SINCE SOIL TESTING ON AUGUST 15, 2008 AND ISSUANCE OF THE LAST PERMIT.

SUBDIVISION MAP:
"FINAL PLAT FOR RICHARD AND I. EVE SYMS LOCATED IN NORTH SALEM, LEWISBORO, COUNTY OF WESTCHESTER, STATE OF NEW YORK"; FILED ON JUNE 5, 2011 IN THE OFFICES OF THE WESTCHESTER COUNTY LAND RECORDS OFFICE. RECORDED MAP NUMBER 28476.



LOCATION PLAN
SCALE: 1"=1000'
SOURCE: USGS

LEGEND

EXISTING PROPERTY LINE	
PROPOSED DRIVEWAY	
EXISTING BUILDING OR STRUCTURE	
PROPOSED BUILDING OR STRUCTURE	
PROPOSED SEPTIC PIPING OR LATERAL	
PROPOSED EXPANSION AREA PIPING OR LATERAL	
EXISTING MAJOR CONTOUR	480
EXISTING MINOR CONTOUR	478
PROPOSED MAJOR CONTOUR	480
PROPOSED MINOR CONTOUR	478
PROP. UTILITY LINE	E
DOMESTIC WELL	W
PERCOLATION TEST LOCATION	PT-1
DEEP TEST PIT LOCATION	DT-1
PROPOSED ROOF OR FOOTING DRAIN	
PROPOSED SILT FENCE	
PROPOSED POTABLE WATER (PW) PIPING	PW
HAYBALE DIKE	

Formerly L2010-07

NYCDEP LOG # 2008-CR-1585-DOS.1
WESTCHESTER COUNTY DEPARTMENT OF HEALTH
Bureau of Environmental Quality
FILE NUMBER: L2018-03
IANN221 LEWISBORO(T)
This plan is approved for construction of an ONSITE WASTEWATER TREATMENT SYSTEM and INDIVIDUAL WATER SUPPLY SYSTEM pursuant to Article VIII and Article VII of the Westchester County Sanitary Code, subject to provisions of the APPROVAL TO CONSTRUCT issued this date.
Approved by: _____ 3/16/2018 Date 1/6
4 BR OWTS - 1250 GAL Storm Tank
BIO KIT OR TRITREAT AMPA SYSTEM

FOR RENEWAL APPROVAL ONLY

WARNING- IT IS A VIOLATION OF NEW YORK EDUCATION LAW, SECTION 7209.2, FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER THIS DOCUMENT IN ANY WAY. IF ALTERED, THE ALTERING PERSON SHALL COMPLY WITH THE REQUIREMENTS OF NEW YORK EDUCATION LAW, SECTION 7209.2

MAP REFERENCE:

1. TOPOGRAPHIC AND PROPERTY BOUNDARY INFORMATION TAKEN FROM PLAN ENTITLED "SURVEY AND TOPOGRAPHIC MAP" PREPARED BY B. THAYER ASSOCIATES AND DATED DECEMBER 6, 2004
2. ON-SITE WETLANDS WERE DELINEATED BY MR. TED KOZLOWSKI, CERTIFIED WETLAND DELINEATOR, ON OCTOBER 11, 2007.
3. WETLAND WAS RE-FLAGGED BY STEPHEN W. COLEMAN, 3 ASPEN COURT, OSSINING, NY 10562 ON OCTOBER 20, 2017.
4. ELEVATIONS SHOWN BASED ON NGVD 1988.

REVISIONS			
NO.	BY	DATE	REMARKS
1	BM	11/08	REVISED PER WCDH COMMENTS DATED 11/14/08
2	BM	1/09	REVISED PER WCDH COMMENTS DATED 1/7/09
3	BM	2/09	REV. PER PHONE CONVERSATION WITH WCDH ON 2/3/09
4	BM	3/10	FOR PERMIT RENEWAL
5	BM	4/10	REVISED PER WCDH COMMENTS DATED 4/2/10
6	TWA	5/15	REVISED FOR PERMIT RENEWAL
7	UKJ	12/17	REVISED FOR PERMIT RENEWAL
8	UKJ	1/18	REVISED PER WCHD COMMENTS DATED JANUARY 19, 2018

DES. BM
DWG. BM
CHK. TWA

J. ROBERT FOLCHETTI & ASSOCIATES, L.L.C.
CIVIL / ENVIRONMENTAL ENGINEERS
www.jrfa.com
31 SODOM ROAD
BREWSTER, NY 10509
845-363-1560

CHRISTOPHER IANNUZZI
TOWN OF LEWISBORO, WESTCHESTER COUNTY, NEW YORK

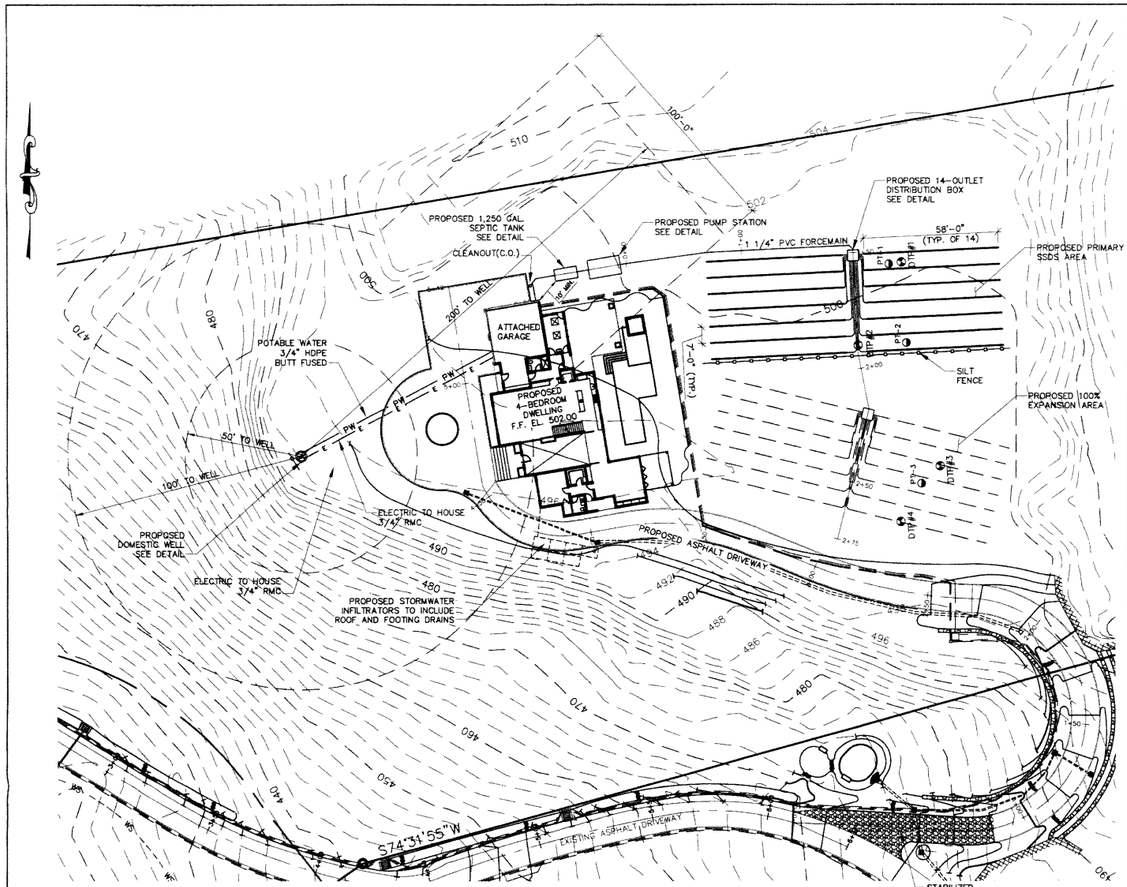
FOUR BEDROOM SSDS

TAX MAP ID S.B.L. 12-10802-129

SITE LAYOUT AND NOTES

SCALE: 1"=50'

JRFA
DATE OCTOBER 2008
G SHEET 1 OF 3
DWG. NO.



SITE LAYOUT
SCALE: 1"=30'

SSDS DESIGN DATA (LOT 2)	
LOT ACREAGE	±5.10 ACRES
PROPOSED DWELLING	4 BEDROOM
SEPTIC TANK SIZE	1,250 GALLONS
DESIGN PERCOLATION/ HYD. APPLICATION RATES	31-45 MIN./IN / 0.5 GPD/SF
DESIGN FLOW RATE	800 GPD
REQUIRED FIELD LENGTH	800 LF
PROVIDED FIELD LENGTH (PRIMARY)	812 LF
No. OF TRENCH LATERALS PRIMARY AREA	14
LENGTH PER LATERAL (PRIMARY)	58 LF
REQUIRED EXPANSION AREA	100% /800 LF
PROVIDED FIELD LENGTH (EXPANSION)	812 LF
No. OF TRENCH LATERALS RESERVE AREA	14
LENGTH PER LATERAL (EXPANSION)	58 LF
% SLOPE SSTS AREA	2.5%
SOILS TYPE (USCS)	CrC (CHARLTON-CHATFIELD COMPLEX)

SOIL PERCOLATION TEST DATA

TEST #	TRIAL #	START	STOP	DROP (IN.)	RATE	DEPTH	COMMENTS
PT-1	1	9:51:00	9:54:00	3	1.00 MIN/IN	24"	
	2	9:54:00	9:59:00	3	1.67 MIN/IN		
	3	10:01:00	10:09:00	3	2.67 MIN/IN		
	4	10:10:00	10:40:00	1.75	17.1 MIN/IN		
	5	10:41:00	11:11:00	1.75	17.1 MIN/IN		17.1 MIN/IN
PT-2	1	9:43:00	10:13:00	.75	40.0 MIN/IN	24"	
	2	10:14:00	10:44:00	.75	40.0 MIN/IN		
	3	10:44:00	11:14:00	.75	40.0 MIN/IN		40.0 MIN/IN
PT-3	1	9:42:00	10:12:00	1.25	24.0 MIN/IN	27"	
	2	10:13:00	10:43:00	1.5	20.0 MIN/IN		
	3	10:44:00	11:14:00	1.5	20.0 MIN/IN		20.0 MIN/IN

1. PRESOAKING CARRIED OUT ON AUGUST 14, 2008.
2. SOIL PERCOLATION TESTING WAS CONDUCTED BY A REPRESENTATIVE FROM JRFA AND WITNESSED BY A REPRESENTATIVE FROM WCDOH ON AUGUST 15, 2008.

DEEP TEST PIT INSPECTION DATA

TEST #	DEPTH	SOIL DESCRIPTION	WATER	LEDGE	MOTTLING	COMMENTS
1	0" - 6"	TOPSOIL	NONE	NONE	NONE	06-03-08
	6" - 24"	DARK BROWN LOAM	NONE	NONE	NONE	
	24" - 78"	DARK BROWN SANDY LOAM WITH COBBLES	NONE	NONE	NONE	
	78" - 88"	LIGHT BROWN SAND/SILT	NONE	NONE	NONE	
2	0" - 6"	TOPSOIL	NONE	NONE	NONE	06-03-08
	6" - 24"	DARK BROWN LOAM	NONE	NONE	NONE	
	24" - 78"	DARK BROWN SANDY LOAM	NONE	NONE	NONE	
	78" - 108"	LIGHT BROWN SAND/SILT	NONE	NONE	NONE	
3	0" - 6"	TOPSOIL	NONE	NONE	NONE	06-03-08
	6" - 24"	DARK BROWN LOAM	NONE	NONE	NONE	
	24" - 66"	DARK BROWN SANDY LOAM	NONE	NONE	NONE	
	66" - 108"	LIGHT BROWN SAND/SILT	NONE	NONE	NONE	
4	0" - 6"	TOPSOIL	NONE	NONE	NONE	06-03-08
	6" - 24"	DARK BROWN LOAM	NONE	NONE	NONE	
	24" - 66"	DARK BROWN SANDY LOAM WITH COBBLES	NONE	NONE	NONE	
	66" - 80"	LIGHT BROWN SAND/SILT	NONE	NONE	NONE	

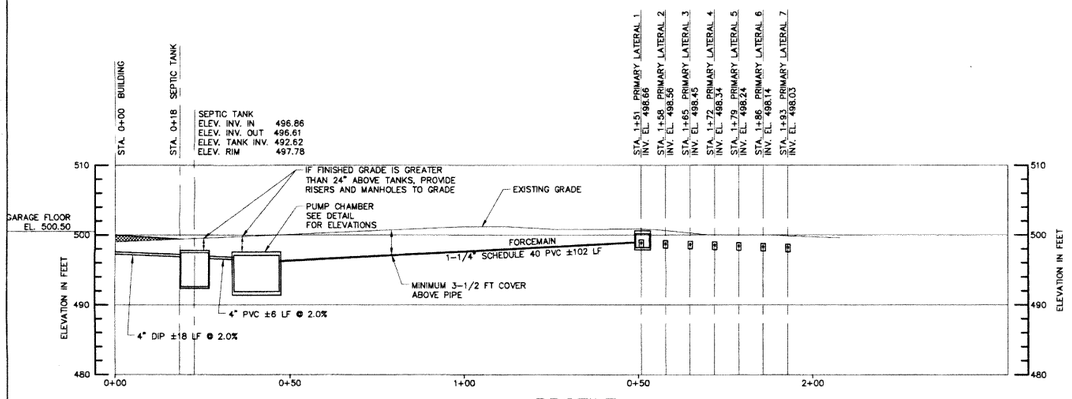
1. DEEP TESTS WERE CONDUCTED BY A REPRESENTATIVE FROM JRFA AND WITNESSED BY A REPRESENTATIVE FROM WCDOH ON JUNE 3, 2008

REQUIRED SEPARATION DISTANCES

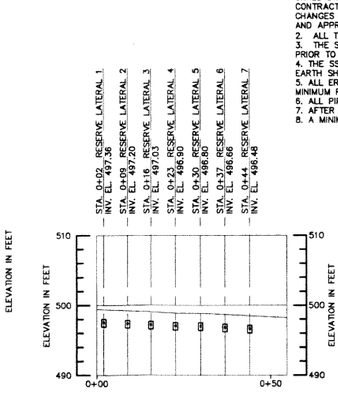
WASTEWATER SOURCE	DRILLED WELL (AT HIGHER ELEVATION)	STREAM, LAKE, WATERCOURSE OR WETLAND	DWELLING	PROPERTY LINES
HOUSE SEWER (WATERTIGHT JOINTS)	25'	25'	- - -	10'
SEPTIC TANK	50'	50'	10'	10'
EFFLUENT LINE (TO DISTRIBUTION BOX)	50'	50'	10'	10'
DISTRIBUTION BOX	100'	100'	20'	10'
ABSORPTION FIELD	100'	100'	20'	10'
SEEPAGE PIT	150'	100'	20'	10'
DRY WELL (ROOF & FOOTINGS)	50'	25'	20'	10'

ADDITIONAL SEPARATION DISTANCE REQUIREMENTS

	SSDS
DRY WELL	50'
PIPED DRAINAGE	25'
OPEN CHANNEL DRAINAGE	50'
CURTAIN DRAIN (AT HIGHER ELEVATION)	15'
CURTAIN DRAIN (AT LOWER ELEVATION)	50'
CATCHBASIN	35'
SWIMMING POOL INGROUND (AT LOWER ELEVATION)	50'



PROFILE
HOUSE SEWER TO ABSORPTION AREA
SCALE: HORIZ. 1"=20'
VERT. 1"=10'

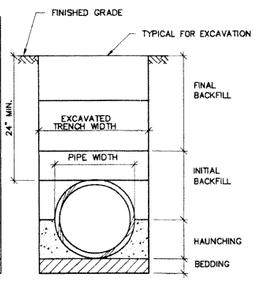


RESERVE AREA PROFILE
SCALE: HORIZ. 1"=20'
VERT. 1"=10'

DESIGN NOTES:

1. THE LOCATIONS OF PROPOSED SANITARY EQUIPMENT ARE REFERENCED FROM EXISTING ABOVE GROUND STRUCTURES. CONTRACTOR SHALL STAKE OUT THE LOCATIONS OF PROPOSED EQUIPMENT AND HORIZONTAL PIPE ALIGNMENTS PRIOR TO THE START OF WORK. CONTRACTOR SHALL VERIFY POTENTIAL INTERFERENCES FROM EXISTING UTILITIES AND EQUIPMENT AND MARK THOSE IN THE FIELD. ANY CHANGES IN LOCATION, DEPTH OR HORIZONTAL ALIGNMENT OF PROPOSED SANITARY STRUCTURES AND PIPING WILL REQUIRE THE REVIEW AND APPROVAL BY THE ENGINEER PRIOR TO EXECUTING SAID CHANGES.
2. ALL TREES WITHIN 10 FEET OF THE PROPOSED SUBSURFACE SEWAGE DISPOSAL SYSTEM (SSDS) SHALL BE REMOVED.
3. THE SSDS SHALL BE INSPECTED BY ENGINEER AND REPRESENTATIVES FROM THE WESTCHESTER COUNTY DEPARTMENT OF HEALTH PRIOR TO BACKFILLING.
4. THE SSDS AREA SHALL BE STAKED AND ROPED OFF SO THAT NO TRUCKS, MACHINERY, BUILDING MATERIALS, NOR EXCAVATED EARTH SHALL BE ALLOWED IN THE SSDS AREA.
5. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF ANY CONSTRUCTION. SEE SHEET G-3 FOR MINIMUM REQUIRED STORM WATER AND EROSION CONTROL PRACTICES AND DETAILS.
6. ALL PIPES CONNECTING TO TANKS AND BOXES SHALL BE CUT FLUSH WITH THE INSIDE WALL OF THE BOX.
7. AFTER BACKFILLING, THE SSDS AREA SHALL BE COVERED WITH A MINIMUM OF 4 INCHES OF TOP SOIL, SEEDED, AND MULCHED.
8. A MINIMUM WELL YIELD OF 5 GPM MUST BE MAINTAINED. YIELDS LESS THAN 5 GPM MUST BE IMMEDIATELY REPORTED TO THE WCHD.

MATERIAL	COMPACTION	THICKNESS (IN) LIFT	TOTAL
R.O.B.	95% UNDER SHOULDERS & ROADS FOUNDATIONS	6"	12"
GENERAL BACKFILL	85% OTHER	12"	
R.O.B.	95% UNDER ROADS, SHOULDERS & FOUNDATIONS	6"	VARIABLE
GENERAL BACKFILL	85% OTHER	12"	
RUN OF BANK (R.O.B.) MATERIAL	LIGHTLY COMPACTED	6"	6"
		6"	D/2
	95%	6"	D/2
			6"



PVC FORCEMAIN PIPE EMBEDMENT
NTS

FOR RENEWAL APPROVAL ONLY

For review
L2018-07
PVC 1.1/2" to # 2008-CE-1525 - Dpt. 1
L2018-03
APPROVED FOR CONSTRUCTION
FEB 13 2018
WEST CO. DEPT OF HEALTH
(See First Sheet for Additional Requirements)
3/3

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REVISIONS

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5	BM	4/10	REVISED PER WCDH COMMENTS DATED 4/2/10
6	TWA	5/15	REVISED FOR PERMIT RENEWAL
7	UKJ	12/17	REVISED FOR PERMIT RENEWAL
8	UKJ	1/18	REVISED PER WCHD COMMENTS DATED JANUARY 19, 2018

DES. BM
DWG. BM
CHK. TWA

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CHRISTOPHER IANNUZZI
TOWN OF LEWISBORO, WESTCHESTER COUNTY, NEW YORK

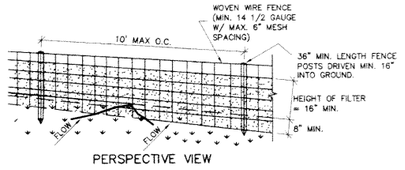
FOUR BEDROOM SSDS

TAX MAP ID S.B.L. 12-10802-129

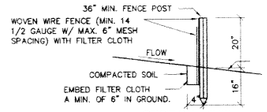
SSDS LAYOUT, PROFILE, AND DESIGN DATA

SCALE: AS NOTED

JRFA
DATE OCTOBER 2008
G SHEET 2 OF 3
DWG. NO.



PERSPECTIVE VIEW



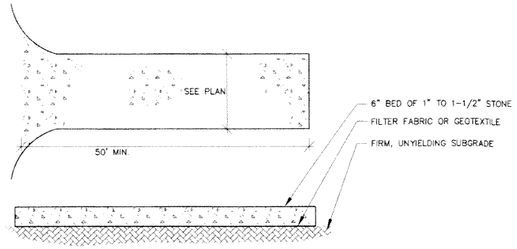
SECTION VIEW

CONSTRUCTION SPECIFICATIONS:

1) WOVEN WIRE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.
2) FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 12 1/2 GAUGE, 6" MESH OPENING.
3) WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER "FILTER X", "MIRAFI 100X, STABILINKA T140N, OR APPRVED EQUAL.
4) PREFABRICATED UNITS SHLL BE GEOFAB, ENVIROFENCE, OR APPROVED EQUAL.
5) MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

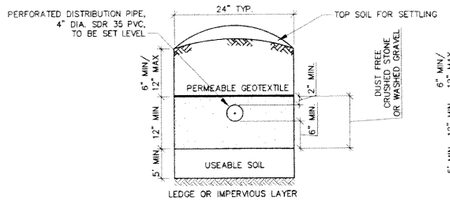
SILT FENCE
NTS

DISTRIBUTION BOX ELEVATIONS	
RIM	500.58
INVERT	498.16
INLET INVERT	498.83
OUTLET INVERT	498.66

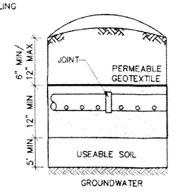


NOTES:
1. ENTRANCE SHALL BE MAINTAINED AS CONDITIONS DEMAND TO PREVENT TRACKING OF SEDIMENT ONTO PUBLIC RIGHTS OF WAY.
2. A CRUSHED STONE, VEHICLE WHEEL-CLEANING BLANKET WILL BE INSTALLED WHENEVER A CONSTRUCTION ACCESS ROAD INTERSECTS A PAVED ROADWAY. SAID BLANKET SHALL HAVE A MINIMUM 6" DEPTH, SHALL BE CONSTRUCTED OF 1" TO 1-1/2" CRUSHED STONE TO THE DIMENSIONS AS SHOWN ON THE PLANS, AND SHALL BE PLACED ON A FIRM, UNYIELDING SUBGRADE.
3. PAVED ROADWAYS MUST BE KEPT CLEAN AT ALL TIMES.
4. FOR CONSTRUCTION SPECIFICATIONS, REFER TO "NY GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL."

STABILIZED CONSTRUCTION ENTRANCE DETAIL
NTS



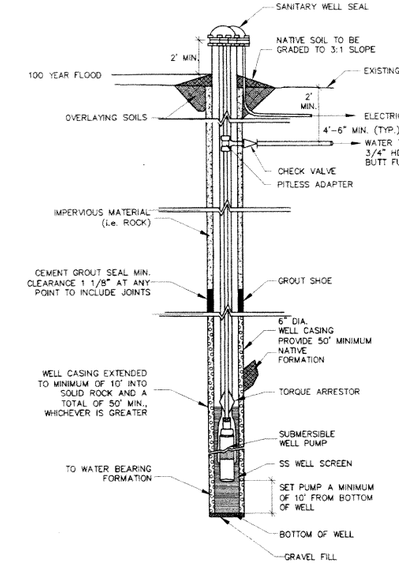
CROSS SECTIONAL VIEW



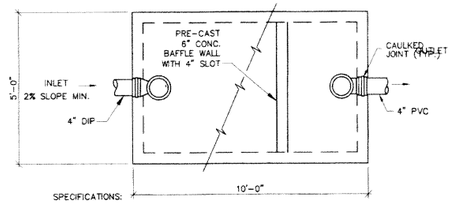
LONGITUDINAL VIEW

PERFORATED PIPE EMBEDMENT
NTS

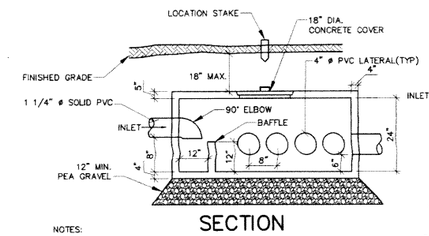
NOTES:
1. DO NOT INSTALL TRENCHES IN WET SOIL.
2. INSTALL TRENCHES PARALLEL TO CONTOURS.
3. INSTALL TRENCHES AS SHALLOW AS POSSIBLE WHICH MEET ABOVE NOTED MINIMUM DEPTHS.
4. RAKE SIDES AND BOTTOM OF TRENCH PRIOR TO PLACING GRAVEL.
5. ENDS OF ALL DISTRIBUTION PIPES MUST BE CAPPED.
6. CRUSHED STONE SHALL BE DUST FREE CRUSHED STONE OR WASHED GRAVEL.



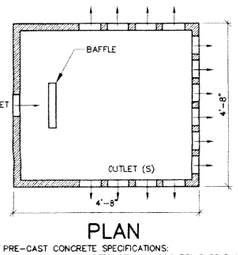
WELL DETAIL
NTS



SPECIFICATIONS:
CONCRETE MINIMUM STRENGTH – 5,000 psi @ 28 days
STEEL REINFORCEMENT – ASTM A-615 GR. 60, A-185, OR A-497, 1" MIN. COVER
AIR ENTRAINMENT – 5%
CONSTRUCTION JOINT – Sealed with 1" dia. Butyl Rubber or equivalent
PIPE CONNECTION – "Polyloc Seal" (pat.)
DESIGN LOADING – AASHTO HS20-44



SECTION

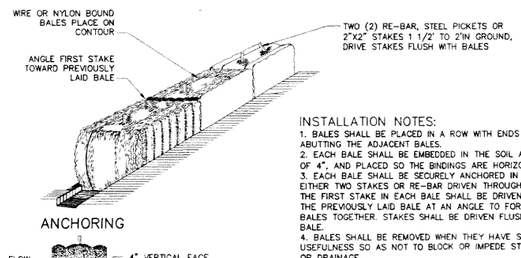


PLAN

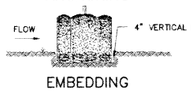
NOTES:
1. PIPE JOINTS TO BE SEALED WITH ASPHALTIC MATERIAL OR EQUIVALENT.
2. INVERT ELEVATIONS OF ALL OUTLET PIPES MUST BE EQUAL USE OF SPEED LEVELING DEVICES AT OUTLETS IS REQUIRED.
3. THE SLOPE OF OUTLET PIPES BETWEEN THE DISTRIBUTION BOX AND DISTRIBUTOR LATERALS SHALL BE A MINIMUM OF 1/32" PER FOOT.
4. BAFFLE REQUIRED.
5. PERFORATED PVC LATERAL: 60' LENGTH MAX. SLOPE, 1/16" – 1/32"/FT SEE PERFORATED PIPE EMBEDMENT DETAIL (TYP.)

PRE-CAST CONCRETE SPECIFICATIONS:
CONCRETE MINIMUM STRENGTH – 4,000 PSI @ 28 DAYS
STEEL REINFORCEMENT – ASTM A-615, GRADE 60
AIR ENTRAINMENT – 5
CONSTRUCTION JOINT – BUTYL RUBBER BASE CEMENT
DISTRIBUTION BOX SHALL BE SET LEVEL ON BED OF 3/8 " TO 3/4 " CRUSH STONE TO 12" MIN. DEPTH
ALL UNUSED OPENINGS SHALL BE FITTED WITH A "POLYLOC SEAL" OR EQUAL

14-OUTLET DISTRIBUTION BOX
NTS



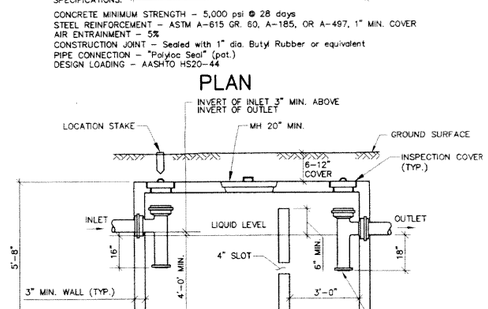
ANCHORING



EMBEDDING

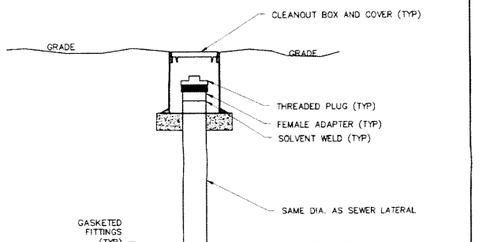
INSTALLATION NOTES:
1. BALES SHALL BE PLACED IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES.
2. EACH BALE SHALL BE EMBEDDED IN THE SOIL A MINIMUM OF 4", AND PLACED SO THE BINDINGS ARE HORIZONTAL.
3. EACH BALE SHALL BE SECURELY ANCHORED IN PLACE BY EITHER TWO STAKES OR RE-BAR DRIVEN THROUGH THE BALE. THE FIRST STAKE IN EACH BALE SHALL BE DRIVEN TOWARD THE PREVIOUSLY LAID BALE AT AN ANGLE TO FORCE THE BALES TOGETHER. STAKES SHALL BE DRIVEN FLUSH WITH THE BALE.
4. BALES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
5. LOCATION AND PLACEMENT TO BE APPROVED BY ENGINEER.

HAY BALE DIKE
NTS



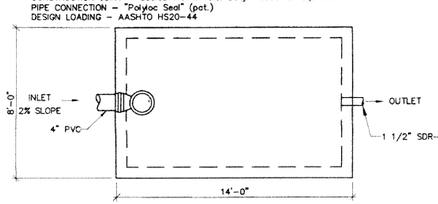
SECTION

PRECAST CONCRETE SEPTIC TANK
1,250 GALLON CAPACITY
NTS

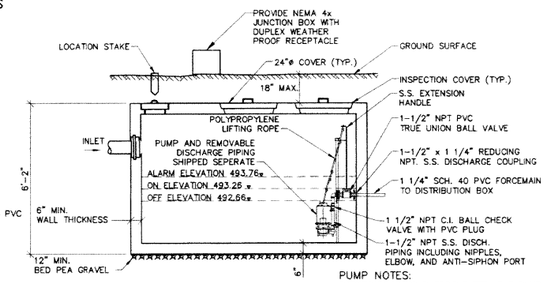


SANITARY SERVICE CLEANOUT (C.O.)
NTS

SPECIFICATIONS:
CONCRETE MINIMUM STRENGTH – 4,000 psi @ 28 days
AIR ENTRAINED CONCRETE – 5-9%
STEEL REINFORCEMENT – ASTM A-615 GRADE 60
CONSTRUCTION JOINT – Sealed with 1" dia. Butyl Rubber or equivalent
PIPE CONNECTION – "Polyloc Seal" (pat.)
DESIGN LOADING – AASHTO HS20-44



PLAN



SECTION

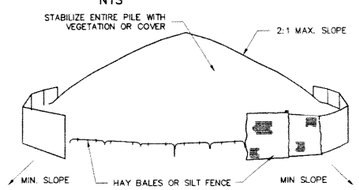
PUMP STATION ELEVATIONS	
RIM	497.58
INVERT	491.91
INLET INVERT	496.58
OUTLET INVERT	496.19
ENERGIZE "ON"	493.26
DE-ENERGIZE "OFF"	492.66
HIGH LEVEL ALARM	493.76
MAX. WATER SURFACE (2-DAY STORAGE ABOVE HIGH LEVEL ALARM)	496.11

PUMP NOTES:
BARNES EH-HT SUBMERSIBLE EFFLUENT PUMP (3.5" IMPELLER), OR EQUAL.
PUMP RATING: 0.5HP, 120VAC, 60Hz
MINIMUM PERFORMANCE CRITERIA: 24.2GPM @ TDH: 28.7FT

CALCULATIONS:
VOLUME OF DOSE= AREA OF PUMP STATION x ENERGIZE DEPTH: (91.0 SQ. FT)x(0.60FT) = 54.6 CU. FT (408.4 GAL.)
VOLUME OF DOSE PER LINEAR FEET OF TRENCH= (VOLUME OF DOSE/TOTAL TRENCH LENGTH): (408.4/812)= 0.503 GAL/LF
2-DAY STORAGE VOLUME= AREA OF PUMP STATION x HEIGHT ABOVE HIGH ALARM: (91.0 SQ. FT)x(2.35FT)= 213.85 CU. FT (1600 GAL.)

NOTES:
1. ALL ELECTRICAL WORK AND MATERIAL FOR PUMP INSTALLATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL CODE.
2. AN ELECTRICAL UNDERWRITER'S CERTIFICATE FOR THE PUMP CHAMBER MUST BE PROVIDED TO THE DEPARTMENT PRIOR TO THE DEPARTMENT CONDUCTING A FINAL INSPECTION ON THE PUMP CHAMBER.
3. THE PUMP CONTROL PANEL AND ALARMS SHALL BE LOCATED INSIDE THE HOUSE.
4. PUMP STATION IS SIZED TO HANDLE A TWO(2) DAY OVERFLOW.

PRECAST CONCRETE PUMP CHAMBER
2,500 GALLON CAPACITY
NTS



INSTALLATION NOTES:
1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE
2. MAXIMUM SLOPE OF STOCKPILES SHALL BE 2:1
3. UPON COMPLETION OF SOIL STOCKPILING EACH PILE SHALL BE SURROUNDED WITH EITHER SILT FENCING OR HAY BALES, THEN STABILIZED WITH VEGETATION OR COVERED.
4. SEE SPECIFICATIONS FOR INSTALLATION OF SILT FENCE.

SOIL STOCKPILING
NTS

FOR RENEWAL APPROVAL ONLY

FOR RENEWAL 2010-07

WCDH Log # 2005-CR-1525-0R2.1

6-2013-05
APPROVED
FOR CONSTRUCTION
FEB 19, 2013
WEST CO DEPT OF HEALTH
(See First Sheet for Additional Signatures)

WARNING– IT IS A VIOLATION OF NEW YORK EDUCATION LAW, SECTION 7209.2, FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER THIS DOCUMENT IN ANY WAY. IF ALTERED, THE ALTERING PERSON SHALL COMPLY WITH THE REQUIREMENTS OF NEW YORK EDUCATION LAW, SECTION 7209.2

REVISIONS			
NO.	BY	DATE	REMARKS
1	BM	11/08	REVISED PER WCDH COMMENTS DATED 11/14/08
2	BM	1/09	REVISED PER WCDH COMMENTS DATED 1/7/09
3	BM	2/09	REV. PER PHONE CONVERSATION WITH WCDH ON 2/3/09
4	BM	3/10	FOR PERMIT RENEWAL
5	BM	4/10	REVISED PER WCDH COMMENTS DATED 4/2/10
6	TWA	5/15	REVISED FOR PERMIT RENEWAL
7	UKJ	12/17	REVISED FOR PERMIT RENEWAL
8	UKJ	1/18	REVISED PER WCHD COMMENTS DATED JANUARY 19, 2018

DES. BM
DWG. BM
CHK. TWA

J R F A
J. ROBERT FOLCHETTI & ASSOCIATES, L.L.C.
CIVIL / ENVIRONMENTAL ENGINEERS
www.jrfa.com
31 SODOM ROAD
BREWSTER, NY 10509
845-363-1560

CHRISTOPHER IANNUZZI
TOWN OF LEWISBORO, WESTCHESTER COUNTY, NEW YORK

FOUR BEDROOM SSDS
TAX MAP ID S.B.L. 12-10802-129

DESIGN DETAILS
SCALE: AS NOTED

JRFA
DATE OCTOBER 2008
G SHEET 3 OF 3
DWG. NO.

ATTACHMENT C

NYSDEC ARTICLE 24

FRESHWATER WETLANDS PERMIT

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Permits, Region 3
21 South Putt Corners Road, New Paltz, NY 12561-1620
P: (845) 256-3054 | F: (845) 255-4659
www.dec.ny.gov

April 10, 2018

Todd W. Atkinson, P.E.
J. Robert Folchetti & Associates LLC
31 Sodom Road
Brewster, NY 10509

RE: DEC Application No. 3-5530-00224/00001
Iannuzzi Property – 199 North Salem Road
Proposed Driveway Reconstruction Within NYS Freshwater Wetland F-6 (Class I)
Town of Lewisboro, Westchester County

NOTICE OF INCOMPLETE APPLICATION

Dear Mr. Atkinson:

The Department received the above application March 8, 2018 to reconfigure an existing driveway within NYS Freshwater Wetland F-6 (Class I) on a 5.10 acre parcel on North Salem Road. The proposal includes fill and grading within the 100 foot Adjacent Area of Freshwater Wetland F-6.

Based upon our review of submitted materials, we have determined the application to be incomplete. Please submit the following revised plans and supporting information that application processing may proceed:

1. **Wetland Validation** – The applicant has submitted plans depicting the Freshwater Wetland and its boundaries. The wetland boundary line located outside of the applicant's property on the west side of North Salem Road appears to be inaccurate. Based on a field inspection by Department staff, the wetland boundary appears to be approximately 20' closer to North Salem Road than what is depicted on the plan.

   If the applicant wishes to have the wetland line validated, provide written permission from the owner of the parcel across the road in order to allow Department staff to access the site. Attached is the Permission to Inspect Form which may be used for this purpose. Alternatively, the plan can be revised to include a note stating that the Freshwater Wetland lines located off the property are approximate and require delineation to determine the exact location.

2. **Plan Requirements** – Submitted Sheet 2 depicts a catch basin that appears to discharge into the Adjacent Area. A velocity dissipater such as rip rap or a level spreader must be added to the discharge location and should be depicted on the plans.

3. **Narrative** - Provide a brief construction narrative which discusses the following:
   a. Total amount and type of material proposed to be excavated (yd^3) from within the Adjacent Area;
   b. Total amount and type of material proposed to be filled (yd^3) within the Adjacent Area; and
   c. Total area of disturbance (ft^2) within the Adjacent Area. Include any proposed disturbance for construction of the velocity dissipater.

Additional DEC Jurisdictions

4. **SPDES Stormwater Construction** – The submitted documents indicate that approximately 43,000 square feet are to be disturbed in order to develop the parcel. Compliance with the current SPDES General Permit for Stormwater Discharges from Construction Activities (GP-0-15-002) is required for projects that disturb 5,000 square feet or more of land within the NYC Department of Environmental Protection East of Hudson Watershed. As more than 5,000 square feet is proposed to be disturbed, the applicant must prepare a Stormwater Pollution Prevention Plan (SWPPP) in accordance with the current SPDES General Permit noted above.

   As the Town of Lewisboro is an MS4 area (Municipal Separate Storm Sewer System), the Town has responsibility for review of the SWPPP. The MS4 Acceptance Form must be submitted to the Department. For information on stormwater and the general permits, see the DEC website at http://www.dec.ny.gov/chemical/8468.html.

Application Fee – Your application did not include the required application fee. Effective as of April 1, 2009, all Freshwater Wetland permit applications submitted to DEC must include the appropriate application fee (see the enclosed *Application Fee Notice*). As your proposal will likely be determined to be major per Uniform Procedure Act (UPA) provisions 6 NYCRR 621, you must submit a check or money order in the amount of $50 payable to the New York State Department of Environmental Conservation ("NYSDEC"). Please note the above DEC application number on the check as well. We cannot process your application without first having received the required application fee.

Your application will remain as incomplete until all information requested is received. Please provide three copies of all materials and plans to the undersigned; these materials should also be submitted on CD. Further information, including regulations, is available at the DEC website at: www.dec.ny.gov.

Please contact me at (845) 633-5454 to discuss any questions you may have regarding the above. You may also contact Joshua Fisher directly at (845) 256-3113 for further information on Freshwater Wetland permitting requirements. Thank you.

Very truly yours,

Victoria Lawrence

Victoria Lawrence
Environmental Analyst
Region 3

Attachments: Permission to Inspect Form
Application Fee Notice

Cc: Christopher Iannuzzi
Ruth Merns

Ecc: Joshua Fisher, NYSDEC Habitat

NEW YORK STATE OF OPPORTUNITY. | **Department of Environmental Conservation**

PERMISSION TO INSPECT PROPERTY

By signing this permission form for submission with an application for a permit(s) to the Department of Environmental Conservation ("DEC"), the signer consents to inspection by DEC staff of the project site or facility for which a permit is sought and, to the extent necessary, areas adjacent to the project site or facility. This consent allows DEC staff to enter upon and pass through such property in order to inspect the project site or facility, without prior notice, between the hours of 7:00 a.m. and 7:00 p.m., Monday through Friday. If DEC staff should wish to conduct an inspection at any other times, DEC staff will so notify the applicant and will obtain a separate consent for such an inspection.

Inspections may take place as part of the application review prior to a decision to grant or deny the permit(s) sought. By signing this consent form, the signer agrees that this consent remains in effect as long as the application is pending, and is effective regardless of whether the signer, applicant or an agent is present at the time of the inspection. In the event that the project site or facility is posted with any form of "posted" or "keep out" notices, or fenced in with an unlocked gate, this permission authorizes DEC staff to disregard such notices or unlocked gates at the time of inspection.

The signer further agrees that during an inspection, DEC staff may, among other things, take measurements, may analyze physical characteristics of the site including, but not limited to, soils and vegetation (taking samples for analysis), and may make drawings and take photographs.

Failure to grant consent for an inspection is grounds for, and may result in, denial of the permit(s) sought by the application.

Permission is granted for inspection of property located at the following address(es):

*By signing this form, I affirm under penalty of perjury that I am authorized to give consent to entry by DEC staff as described above. I understand that false statements made herein are punishable as a Class A misdemeanor pursuant to Section 210.45 of the Penal Law.**

Print Name and Title	Signature	Date

*The signer of this form must be an individual or authorized representative of a legal entity that:

- owns fee title and is in possession of the property identified above;
- maintains possessory interest in the property through a lease, rental agreement or other legally binding agreement; or
- is provided permission to act on behalf of an individual or legal entity possessing fee title or other possessory interest in the property for the purpose of consenting to inspection of such property.

NOTICE TO ALL DEC PERMIT APPLICANTS REGARDING NEW PERMIT APPLICATION FEES FOR FRESHWATER AND TIDAL WETLANDS PERMITS EFFECTIVE APRIL 1, 2009

Please be advised that the NYS Legislature passed legislation amending Section 70-0117 of the Environmental Conservation Law (Uniform Procedures) to require application fees for certain regulated activities requiring a permit from the Department. Any applications received on or after April 1, 2009 will be subject to the following fee schedule for each application, as applicable, before the Department can issue a permit decision.

Freshwater Wetlands Permits (ECL Article 24)

- Minor projects (go to http://www.dec.ny.gov/permits/6275.html) $50
- Modifications to Permits $50
- Residential projects defined as associated with one single family dwelling and customary appurtenances thereto $50
- Multiple family dwellings and customary appurtenances thereto $100
- Other projects $200

Tidal Wetlands Permits (ECL Article 25)

- Minor projects (go to http://www.dec.ny.gov/permits/6355.html) $200
- Modifications to Permits $200
- Other projects $900

No cash or credit cards may be used for payment at this time. Only checks or money orders will be accepted, made payable to the New York State Department of Environmental Conservation (NYSDEC). The cancelled check will be your receipt. Please file your payment with your permit application. There are no provisions for partial or full refund once you file an application, regardless of project changes or permit decision. If you have any questions regarding these requirements, please contact the Environmental Permits Unit in any DEC regional office (go to http://www.dec.ny.gov/about/39381.html). Thank you for your cooperation.

J. ROBERT FOLCHETTI & ASSOCIATES. LLC
CIVIL/ENVIRONMENTAL ENGINEERS

April 18, 2018

Ms. Victoria Lawrence, Environmental Analyst
NYSDEC, Region 3
Division of Environmental Permits
21 South Putt Corners Road
New Paltz, New York 12561

RE: DEC Application No. 3-5530-00224/0001
Iannuzzi Property – 199 North Salem Road
Proposed Driveway Reconstruction Within NYS Freshwater Wetland F-6 (Class 1)
Town of Lewisboro, Westchester County

Dear Ms. Lawrence:

J. Robert Folchetti & Associates is in receipt of your comment letter dated April 10, 2018 for the above referenced project and offers the following responses. To facilitate your review, each response is preceded by the corresponding comment.

Comment No. 1: ***Wetland Validation*** *– The applicant has submitted plans depicting the Freshwater Wetland and its boundaries. The wetland boundary line located outside of the applicant's property on the west side of North Salem Road appears to be inaccurate. Based on a field inspection by Department staff, the wetland boundary appears to be approximately 20' closer to North Salem Road than what is depicted on the plan.*

If the applicant wishes to have the wetland line validated, provide written permission from the owner of the parcel across the road in order to allow Department staff to access the site. Attached is the Permission to Inspect form which may be used for this purpose. Alternatively, the plan can be revised to include a note stating that Freshwater Wetland lines located off the property are approximate and require delineation to determine the exact location.

Response No. 1: The Permission to Inspect Form, signed by the owner of the parcel across the road, is attached. We have relocated the wetland boundary 20 feet closer to North Salem Road and will modify the location, if required, once the wetland has been delineated by your office.

31 Sodom Road
Brewster, New York 10509
845-363-1560
Fax 845-279-2062

www.jrfa.com

Comment No. 2: ***Plan Requirements*** *- Submitted Sheet 2 depicts a catch basin that appears to discharge into the Adjacent Area. A velocity dissipater such as rip rap or a level spreader must be added to the discharge location and should be depicted on the plans.*

Response No. 2: The plan has been revised to depict a velocity dissipater at the catch basin discharge, see attached plan.

Comment No. 3: ***Narrative*** *–Provide a brief construction narrative which discusses the following:*

a. Total amount and type of material proposed to be excavated (yd^3) from within the Adjacent Area.
b. Total amount and type of material proposed to be filed (yd^3) within the Adjacent Area; and
c. Total area of disturbance (ft^2) within the Adjacent Area. Include any proposed disturbance for construction of the velocity dissipater.

Response No. 3: The realignment of the driveway entrance will result in:

a. 75 cy of soil being excavated within the Adjacent Area
b. 50 cy of soil will be filled within the Adjacent Area; and
c. 2,006 ft^2 of wetland buffer disturbance within the Adjacent Area.

Additional DEC Jurisdictions

Comment No. 4: ***SPDES Stormwater Construction*** *–The submitted documents indicate that approximately 43,000 square feet are to be disturbed in order to develop the parcel. Compliance with the current SPDES General Permit for Stormwater Discharges from Construction Activities (GP-0-15-002) is required for projects that disturb 5,000 square feet or more of land within the NYC Department of Environmental Protection East of Hudson Watershed. As more than 5,000 square feet is proposed to be disturbed, the applicant must prepare a Stormwater Pollution Prevention Plan (SWPPP) in accordance with the current SPDES General Permit noted above.*

As the Town of Lewisboro is an MS4 area (Municipal Separate Storm Sewer System), the Town has responsibility for review of the SWPPP. The MS4 Acceptance Form must be submitted to the Department. For information on stormwater and the general permits, see the DEC website at http://www.dec.ny.gov/chemical/8468.html .

Response No. 4: A Stormwater Pollution Prevention Plan has been developed for the project, it will be submitted to the Town of Lewisboro for review and

approval and an NOI and SWPPP Acceptance Letter will be forwarded to the NYSDEC for filing.

Application Fee - *Your application did not include the required application fee. Effective as of April 1, 2009, all Freshwater Wetland Permit applications submitted to DEC must include the appropriate application fee (see the enclosed Application Fee Notice). As your proposal will likely be determined to be major per Uniform Procedure Act (UPA) provisions 6 NYCRR 621, you must submit a check or money order in the amount of $50 payable to the New York State Department of Environmental conservation ("NYSDEC"). Please note the above DEC application number on the check as well. We cannot process your application without first having received the required application fee.*

Your application will remain as incomplete until all information requested is received. Please provide three copies of all materials and plans to the undersigned; these materials should also be submitted on CD. Further information, including regulations, is available at the DEC website at: www.dec.ny/gov .

An application fee in the amount of $50 is enclosed. Additionally, three copies of plans and a CD are included with this response. I have also enclosed copies of the Army Corps of Engineers No Permit Required Determination as well as the New York City Department of Environmental Protection No Permit Required Determination for your use.

Please do not hesitate to contact me at todd.atkinson@jrfa.com or 845-363-1560 if you have any further comments. Thank you.

Sincerely,

Todd W. Atkinson, P.E.

TWA/jac

Cc: T-Lewisboro Planning Board
Kellard Sessions Consulting, P.C.
Owner
File

NEW YORK STATE OF OPPORTUNITY. | Department of Environmental Conservation

PERMISSION TO INSPECT PROPERTY

By signing this permission form for submission with an application for a permit(s) to the Department of Environmental Conservation ("DEC"), the signer consents to inspection by DEC staff of the project site or facility for which a permit is sought and, to the extent necessary, areas adjacent to the project site or facility. This consent allows DEC staff to enter upon and pass through such property in order to inspect the project site or facility, without prior notice, between the hours of 7:00 a.m. and 7:00 p.m., Monday through Friday. If DEC staff should wish to conduct an inspection at any other times, DEC staff will so notify the applicant and will obtain a separate consent for such an inspection.

Inspections may take place as part of the application review prior to a decision to grant or deny the permit(s) sought. By signing this consent form, the signer agrees that this consent remains in effect as long as the application is pending, and is effective regardless of whether the signer, applicant or an agent is present at the time of the inspection. In the event that the project site or facility is posted with any form of "posted" or "keep out" notices, or fenced in with an unlocked gate, this permission authorizes DEC staff to disregard such notices or unlocked gates at the time of inspection.

The signer further agrees that during an inspection, DEC staff may, among other things, take measurements, may analyze physical characteristics of the site including, but not limited to, soils and vegetation (taking samples for analysis), and may make drawings and take photographs.

Failure to grant consent for an inspection is grounds for, and may result in, denial of the permit(s) sought by the application.

Permission is granted for inspection of property located at the following address(es):

232 NORTH SALEM RD LEWISBORO, NY

*By signing this form, I affirm under penalty of perjury that I am authorized to give consent to entry by DEC staff as described above. I understand that false statements made herein are punishable as a Class A misdemeanor pursuant to Section 210.45 of the Penal Law.**

JEFFREY WHITSETT		17 Apr 18
Print Name and Title	Signature	Date

*The signer of this form must be an individual or authorized representative of a legal entity that:

- owns fee title and is in possession of the property identified above;
- maintains possessory interest in the property through a lease, rental agreement or other legally binding agreement; or
- is provided permission to act on behalf of an individual or legal entity possessing fee title or other possessory interest in the property for the purpose of consenting to inspection of such property.

DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, NEW YORK DISTRICT
JACOB K. JAVITS FEDERAL BUILDING
26 FEDERAL PLAZA
NEW YORK, NEW YORK 10278-0090

Regulatory Branch

MAR 2 6 2018

SUBJECT: Permit Application Number NAN-2018-00323-WPI
by Christopher Iannuzzi

Christopher Iannuzzi
31110 Town Green Drive
Elmsford, New York 10523

Dear Mr. Iannuzzi:

On March 8, 2018, the New York District, U.S. Army Corps of Engineers (Corps), received a request for Department of the Army authorization for the Iannuzzi Residence driveway relocation in the Croton River watershed, in the Town of Lewisboro, Westchester County, New York.

Our review indicates that since the proposed work does not appear to include dredging or construction activities in or over any navigable waters of the United States, the placement of any dredged or fill material in any waters of the United States (including coastal or inland wetlands) or the accomplishment of any work affecting the course, location, condition or capacity of such areas, a Department of the Army permit, in accordance with 33 CFR 320-330, will not be required provided the proposed work is executed in accordance with the referenced material.

Care should be taken so that any fill or construction materials, including debris, do not enter the waterway to become a drift or pollution hazard. A No Permit Required (NPR) determination by the Corps:

- Does not obviate the requirement to obtain any other Federal, State, or local permits which may be necessary for your project;

- Does not constitute a federal evaluation of possible impacts to species protected under the Endangered Species Act. Projects that have the potential to impact federally listed species should contact the (U.S. Fish and Wildlife Service/NOAA Fisheries Service); and,

- Does not constitute a federal evaluation of possible impacts to historic resources protected under Section 106 of the Natural Historic Preservation Act. Projects that have the potential to impact historic sites should contact the State Historic Preservation Officer in New York.

Regulatory Branch

MAR 2 6 2018

SUBJECT: Permit Application Number NAN-2018-00323-WPI
by Christopher Iannuzzi

This NPR determination neither addresses nor includes any consideration for geographic jurisdiction on aquatic resources and shall not be interpreted as such.

In order for us to better serve you, please complete our Customer Service Survey located at http://www.nan.usace.army.mil/Missions/Regulatory/CustomerSurvey.aspx.

If any questions should arise concerning this matter, please contact Katherine Pijanowski, of my staff, at (917) 790-8520.

Sincerely,

Rosita Miranda
Chief, Western Section

Enclosures

cc: NYSDEC - Region 3
Town of Lewisboro
Todd W. Atkinson
Ruth Merns

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

March 12, 2018

MAR 19 2018
J. ROBERT FOLCHETTI

Todd Atkinson, P.E.
J. Robert Folchetti & Associates, LLC
31 Sodom Road
Brewster, NY 10509

Re: Iannuzzi Property
Town of Lewisboro; 199 North Salem Road
Tax ID S.B.L. 12-10802-129
Cross River Reservoir Drainage Basin
DEP Log #2008-CR-1525-DJS.1

Dear Mr. Atkinson:

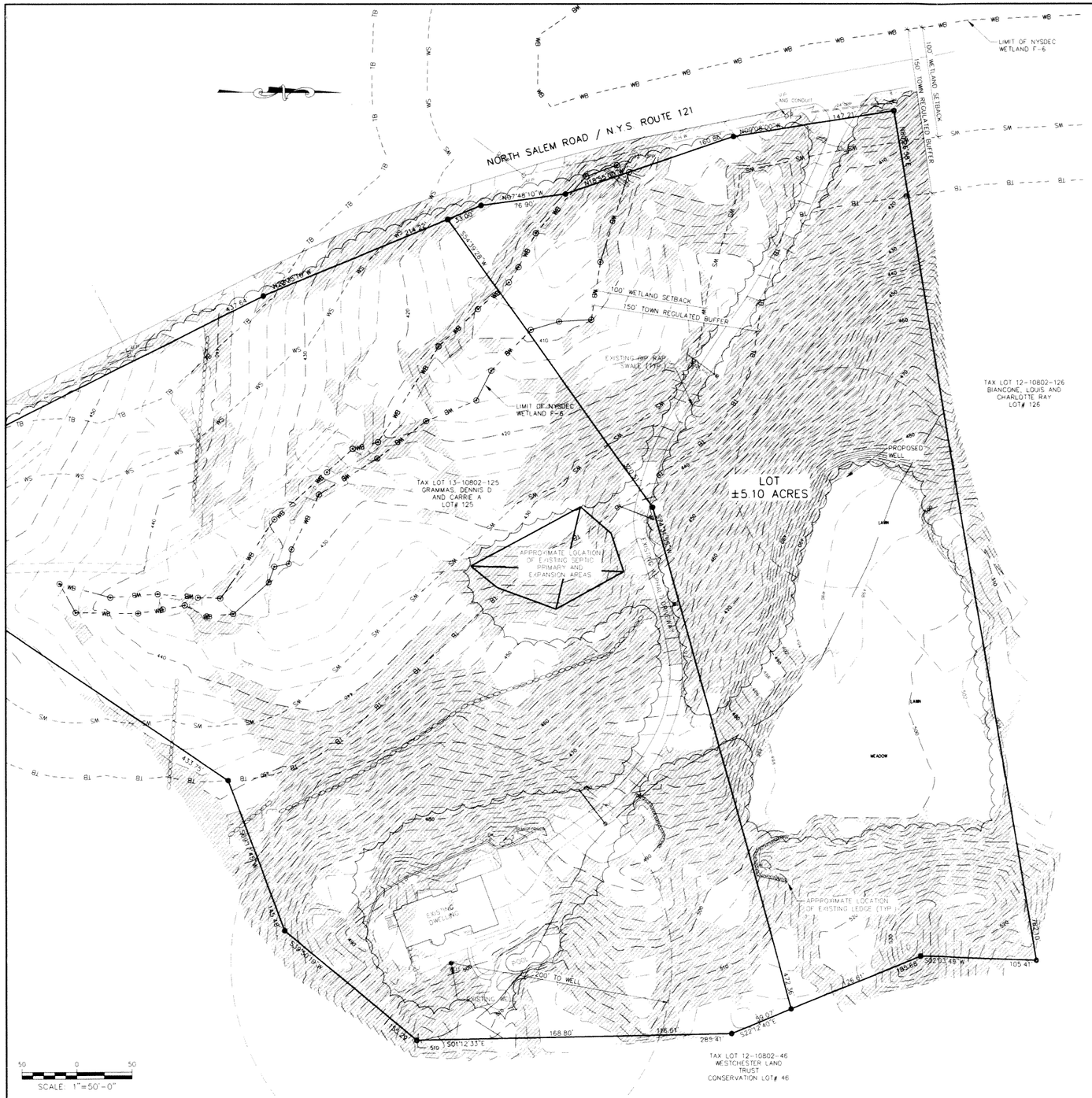
The New York City Department of Environmental Protection (DEP) has received your March 5, 2018 and March 12, 2018 electronic submissions regarding the above-referenced project.

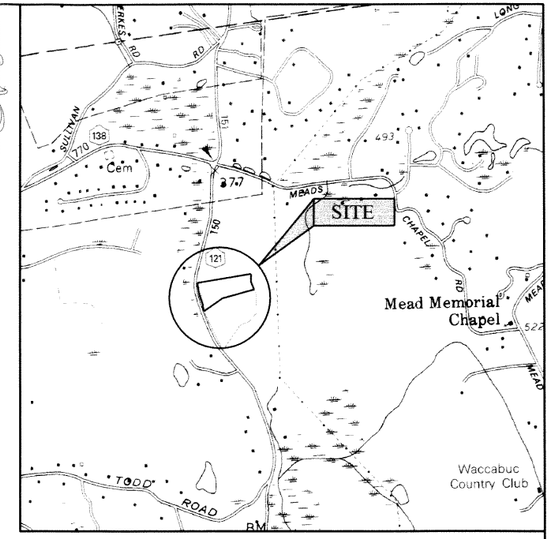
Upon review of the drawings prepared by your office, specifically "Site Plan and Notes," latest revision dated 02/06/18, DEP has determined that modification/ expansion of the paved entrance drive within the 100 foot limiting distance of a NYS regulated wetland requires no permits or approvals pursuant to Section 18-39 of the Watershed Regulations.

If you have any questions regarding this matter, please do not hesitate to contact me at (914) 742-2028. Thank you for the opportunity to review this proposal.

Sincerely,

Matthew Giannetta, CPSWQ
Chief
Regulatory & Engineering Programs Section





LOCATION PLAN

SCALE: 1"=1000'

SOURCE: USGS

OWNER
RUTH MERNS
7310 ASHFORD PLACE
DELRAY BEACH FL 33446

LEGEND

- EXISTING PROPERTY LINE
- EXISTING BUILDING OR STRUCTURE
- EXISTING DRIVEWAY
- EXISTING MAJOR CONTOUR — 480 —
- EXISTING MINOR CONTOUR — 478 —
- EXISTING WETLAND BOUNDARY — WB —
- 100' NYSDEC REGULATED WETLAND BUFFER AREA — WS —
- 150' TOWN REGULATED WETLAND BUFFER AREA — TB —
- STONE WALL
- LEDGE
- SOIL BOUNDARY
- EXISTING TREELINE
- EXISTING SLOPES > 15%

NYSDEC FRESHWATER WETLAND BOUNDARY VALIDATION

The freshwater wetland boundary as represented on these plans accurately depicts the limits of Freshwater Wetland F6 as delineated by STEPHEN W. COLEMAN on OCTOBER 20, 2017

DEC Staff _____ Surveyor/Engineer _____

Date _____ SEAL

Wetland boundary delineations as validated by the New York State Department of Environmental Conservation remain valid for 5 years unless existing exempt activities, area hydrology, or land use practices change (e.g., agricultural to residential). After 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.

NOTES:

1. SURVEY, UTILITY AND TOPOGRAPHIC DATA FROM MAP ENTITLED SURVEY AND TOPOGRAPHICAL MAP PREPARED BY THE OFFICE OF B. THAYER ASSOCIATES 100 CROSSWAYS PARK DRIVE WEST, SUITE 104, WOODBURY, NY 11797 DATED 07/10/07
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4. WETLAND WAS RE-FLAGGED BY STEPHEN W. COLEMAN, 3 ASPEN COURT, OSSINING, NY 10562 ON 10/20/2017
5. SOIL INFORMATION TAKEN FROM USDA NATURAL RESOURCE CONSERVATION SERVICE MAP OF WESTCHESTER COUNTY DATED 12/14/2006
6. OWNER: RUTH MERNS, 7310 ASHFORD PLACE, DELRAY BEACH, FL 33446
7. TOTAL SITE AREA: 222,143 SF, 5.100 ACRES
8. TAX LOT SHEET 12 BLOCK 10802, LOT 129
9. ZONE: R-4A – 4 ACRE MINIMUM

Applicant:
Christopher Iannuzzi
31110 Town Green Drive
Elmsford, NY 10523

Date _____

PLANNING BOARD ENDORSEMENT OF APPROVED PLANS

Planning Board Chairman _____ Date _____

Planning Board Secretary _____ Date _____

TOWN ENGINEER'S CERTIFICATION

Reviewed for compliance with the Planning Board Resolution dated _____

Town Consulting Engineer _____ Date _____

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REVISIONS

NO	BY	DATE	REMARKS
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2	UKJ	04/20/18	PLANNING BOARD COMMENTS DATED FEBRUARY 22, 2018

DES. UKJ
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CHK. TWA

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PROPERTY OF CHRISTOPHER IANNUZZI
TOWN OF LEWISBORO, WESTCHESTER COUNTY, NEW YORK

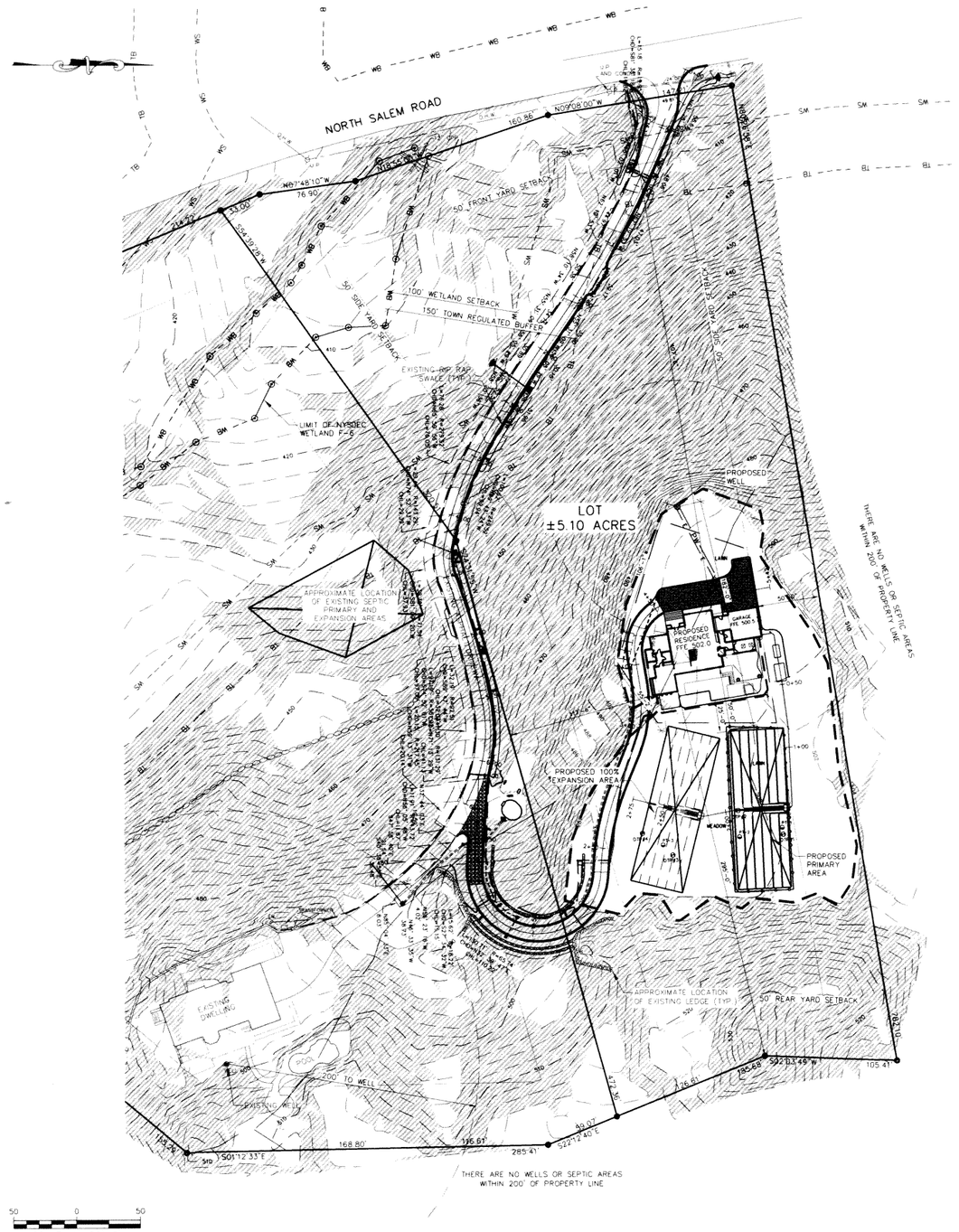
WETLAND & STORMWATER PERMIT PLAN

PARCEL ID S.B.L. 12-10802-129

EXISTING CONDITIONS PLAN

SCALE: 1"=50'

JRFA
DATE NOVEMBER 2017
EX SHEET 1 OF
DWG. NO.



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ZONING DATA

ITEM	REQUIRED	EXISTING LOT
ZONE	R-4A RESIDENCE ZONE	
LOT SIZE		
AREA: (ACRES)	4 ACRES	5.10 ACRES
LOT DEPTH		766'/700' = 1.094
MINIMUM LOT AREA REQUIRED		4X1.094 = 4.376 AC = 4.4 AC
PROP. LOT AREA		5.10 ACRES
A. AREA LESS THAN 1/3 REQ. WIDTH		1,698 SF
MIN. BUILDABLE AREA (SF.)	50,000 SF	51,397 SF
A. STEEP SLOPE AREA		128,350.81 SF
B. WETLAND AREA		9,037 SF
C. WATER OR STREAM AREA		0.0 SF
D. AREA LESS THAN 1/3 REQ. WIDTH		1,698 SF
FRONTAGE (FEET)	25'	380.96'
WIDTH /CIRCLE (FEET)	250'	250'
SETBACKS/YARD (FEET) TO BUILDINGS		
FRONT	50'	+/- 407'
SIDE	50'	50'/117'
REAR	50'	+/- 295'
STREET CENTER LINE	75'	+/- 433'
BUILDING COVERAGE (% OF LOT AREA)	6.0%	2.50 %
MAXIMUM BUILDING HEIGHT		
STORIES	2 1/2	2 1/2
FEET	35	35
DISTURBANCE WITHIN THE 150' TOWN REGULATED WETLAND BUFFER		917.75 SF / 0.02 AC
DISTURBANCE WITHIN THE 100' NYSDEC ADJACENT AREA		0.0 SF

_____ Date

Applicant:
Christopher Iannuzzi
3110 Town Green Drive
Elmsford, NY 10523

PLANNING BOARD ENDORSEMENT OF APPROVED PLANS

_____ Date
Planning Board Chairman

_____ Date
Planning Board Secretary

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Reviewed for compliance with the Planning Board Resolution dated _____

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PROPERTY OF CHRISTOPHER IANNUZZI
TOWN OF LEWISBORO, WESTCHESTER COUNTY, NEW YORK

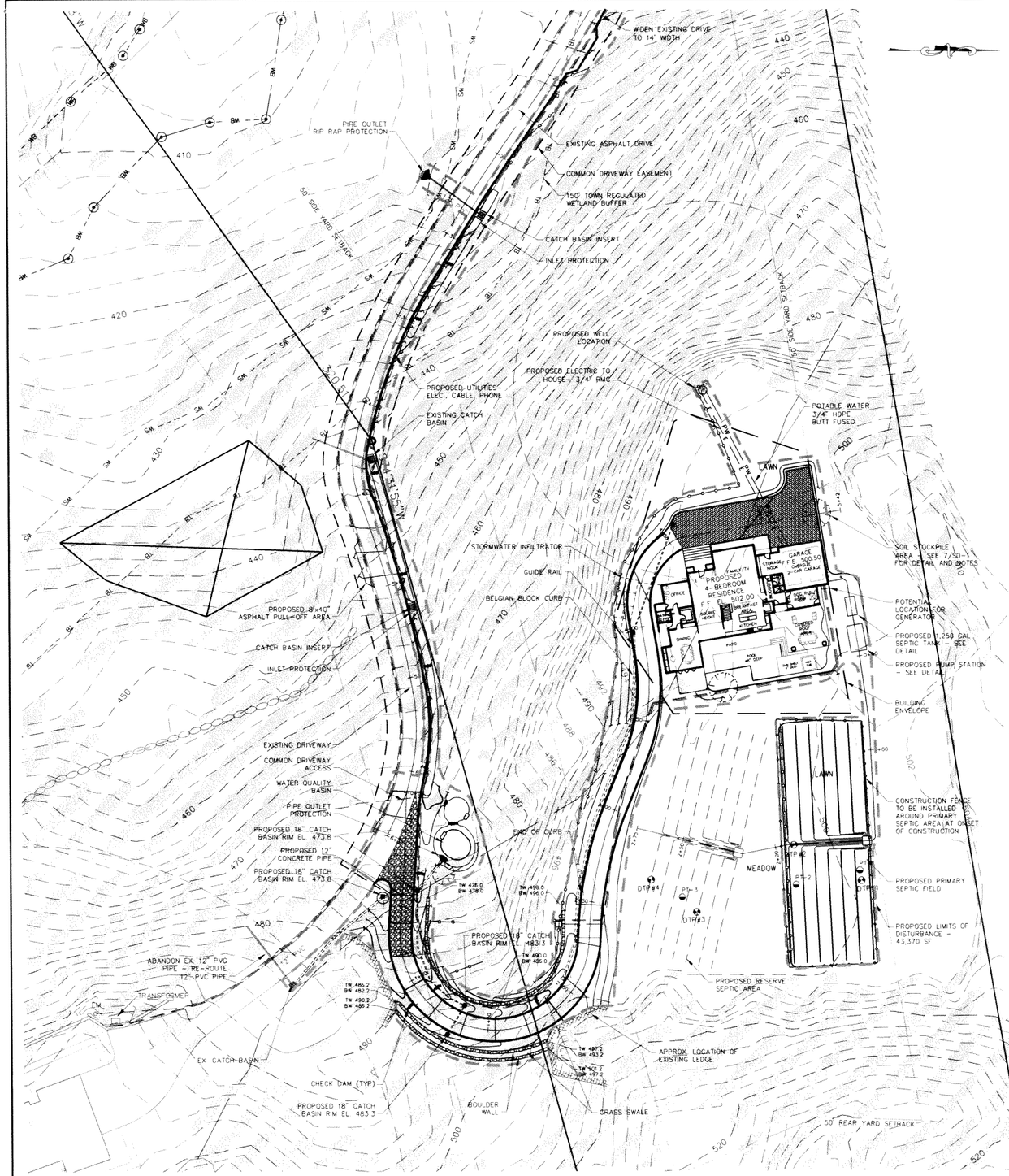
WETLAND & STORMWATER PERMIT PLAN

PARCEL ID S.B.L. 12-10802-129

SITE PLAN AND NOTES

SCALE: 1"=50'

JRFA
DATE NOVEMBER 2017
SP SHEET 1 OF
DWG. NO



CONSTRUCTION SEQUENCE:

1. CONTRACTOR SHALL CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE IN THE LOCATION IDENTIFIED ON THE SITE PLAN DRAWING SHEETS.
2. CONTRACTOR SHALL INSTALL SILT FENCE & CONSTRUCTION FENCING TO DELINEATE THE LIMITS OF DISTURBANCE AS IDENTIFIED ON THE SITE PLAN DRAWING SHEETS. INLET PROTECTION TO BE INSTALLED FOR EXISTING CATCH BASINS.
3. SILT FENCE SHALL BE INSTALLED AROUND THE PERIMETER OF ALL SOIL STOCKPILES AND OTHER UNSTABLE AREAS WHERE SOIL DISTURBANCE ACTIVITY HAS TEMPORARILY AND 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.
4. CONTRACTOR SHALL BEGIN SITE GRADING AND CONSTRUCTING THE DRIVEWAY & ASSOCIATED DRAINAGE.
5. CONTRACTOR SHALL INSTALL DOMESTIC WELL.
6. CONTRACTOR SHALL COMPLETE FOUNDATION WORK INCLUDING NECESSARY GRADING AND BACKFILLING AROUND THE FOUNDATION. GRADED AND BACKFILLED AREAS AROUND THE FOUNDATION SHALL BE STABILIZED WITH TOP SOIL, HAY MULCH AND GRASS SEED.
7. CONTRACTOR SHALL COMPLETE SEPTIC SYSTEM INSTALLATION WORK INCLUDING NECESSARY GRADING AND BACKFILLING OF SEPTIC TANK AND LATERALS. GRADED AND BACKFILLED AREAS AROUND THE SEPTIC SYSTEM SHALL BE STABILIZED WITH TOP SOIL, HAY MULCH AND GRASS SEED.
8. CONTRACTOR SHALL COMPLETE INSTALLATION OF STORMWATER TREATMENT CULTEC SYSTEM. BACKFILL AND STABILIZE WITH TOP SOIL, HAY MULCH AND GRASS SEED. SYSTEM TO BE KEPT OFF-LINE BY PLUGGING THE INLET AND OUTLET PIPES UNTIL SITE IS STABILIZED.
9. CONTRACTOR SHALL COMPLETE EXTERIOR FRAMING, ROOFING AND SIDING OF THE PROPOSED HOUSE. ROOF DRAIN TO BE CONNECTED TO THE STORMWATER TREATMENT PRACTICE.
10. CONTRACTOR SHALL COMPLETE ALL EXTERIOR PLUMBING CONNECTIONS FROM WELL TO THE HOUSE AND HOUSE TO SEPTIC SYSTEM. CONNECTIONS SHALL ONLY BE COMPLETED AFTER LOCAL HEALTH DEPARTMENT REPRESENTATIVES HAVE COMPLETED NECESSARY ON-SITE INSPECTIONS AND TESTING OF THE WELL.
11. CONTRACTOR SHALL BEGIN INTERIOR FINISH WORK.
12. CONTRACTOR SHALL BEGIN FINAL SITE RESTORATION AND STABILIZATION ACTIVITIES ON VEGETATED AREAS.
13. CONTRACTOR SHALL COMPLETE CONSTRUCTION OF THE PROPOSED HOUSE INCLUDING INTERIOR FINISH WORK.
14. CONTRACTOR SHALL COMPLETE FINAL SITE STABILIZATION WORK TO INCLUDE THE APPLICATION OF TOP SOIL, HAY MULCH AND GRASS SEED.
15. TEMPORARY E&SC PRACTICES SHALL REMAIN IN PLACE UNTIL THE SITE HAS BEEN DEEMED STABILIZED BY QUALIFIED INSPECTOR.
16. ONCE THE SITE HAS BEEN DEEMED STABILIZED, TEMPORARY E&SC PRACTICES SHALL BE REMOVED AND PROPERLY DISCARDED (OR RE-USED) OFF SITE.

EROSION CONTROL NOTES:

1. THE WETLAND INSPECTOR SHALL BE NOTIFIED, ONCE EROSION CONTROL MEASURES ARE IN PLACE. A SITE INSPECTION SHALL BE PERFORMED, A MINIMUM OF TWO DAYS, PRIOR TO COMMENCING WORK WITHIN THE MINIMUM ACTIVITY SETBACK AREA. ALL PROTECTIVE MEASURES SHALL COMPLY WITH SPECIFICATIONS OF THE PLAN.
2. TEMPORARY SEDIMENTATION BARRIERS AND STOCKPILE AREAS SHALL BE PROVIDED AS ILLUSTRATED, AND AT OTHER LOCATIONS AS DETERMINED NECESSARY, TO INTERCEPT AND CLARIFY SILT LADEN RUNOFF FROM THE WORK AREA.
3. ALL EROSION CONTROLS TO CONFORM TO WESTCHESTER COUNTY BEST MANAGEMENT PRACTICES FOR SOIL AND EROSION CONTROL AND NEW YORK STATE GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL.
4. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY THE WETLAND INSPECTOR DUE TO SITE CONDITIONS.
5. THE EROSION CONTROL MEASURES WILL BE REGULARLY INSPECTED AND MAINTAINED (PARTICULARLY FOLLOWING MAJOR STORMS) DURING CONSTRUCTION ACTIVITY ON THE SITE, BY THE CONTRACTOR RESPONSIBLE FOR THE INSTALLATION. THE OWNER SHALL HIRE AN ENVIRONMENTAL CONSULTANT TO MONITOR CONSTRUCTION ACTIVITIES ON A WEEKLY BASIS FOR THE DURATION OF THE CONSTRUCTION ACTIVITIES.
6. ANY MODIFICATIONS TO THE APPROVED PLAN DUE TO FIELD CONDITIONS SHALL BE MADE ONLY AFTER CONSULTATION WITH AND APPROVAL BY THE PREPARER OF THE PLAN AND THE APPROPRIATE TOWN OF LEWISBORO, NEW YORK OFFICIALS OR AGENCIES.
7. ALL EXPOSED SOIL SHALL IMMEDIATELY BE SEEDED WITH THE APPROPRIATE SEED MIXTURE CALLED OUT IN THE PLANS AND MULCHED WITH 100 POUNDS OF STRAW OR HAY PER 1,000 SQUARE FEET.
8. SILT THAT LEAVES THE SITE DESPITE THE REQUIRED PRECAUTIONS SHALL BE COLLECTED AND REMOVED AS DIRECTED BY THE APPROPRIATE MUNICIPAL AUTHORITIES.
9. PRIOR TO REMOVAL OF THE EROSION CONTROL MEASURES, IT WILL BE NECESSARY TO NOTIFY THE WETLAND INSPECTOR AT LEAST 48 HOURS (TWO WORKING DAYS) OF THE INTENT TO REMOVE THE BARRIER.
10. AT THE COMPLETION OF THE PROJECT, ALL THE TEMPORARY SILTATION DEVICES SHALL BE REMOVED AND THE AFFECTED AREAS REGRADED, PLANTED, OR TREATED IN ACCORDANCE WITH THE APPROVED SITE PLAN.

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PARCEL ID S.B.L. 12-10802-129

SITE GRADING, SEDIMENTATION AND EROSION CONTROL & MATERIALS PLAN

SCALE: 1"=30'

JRFA
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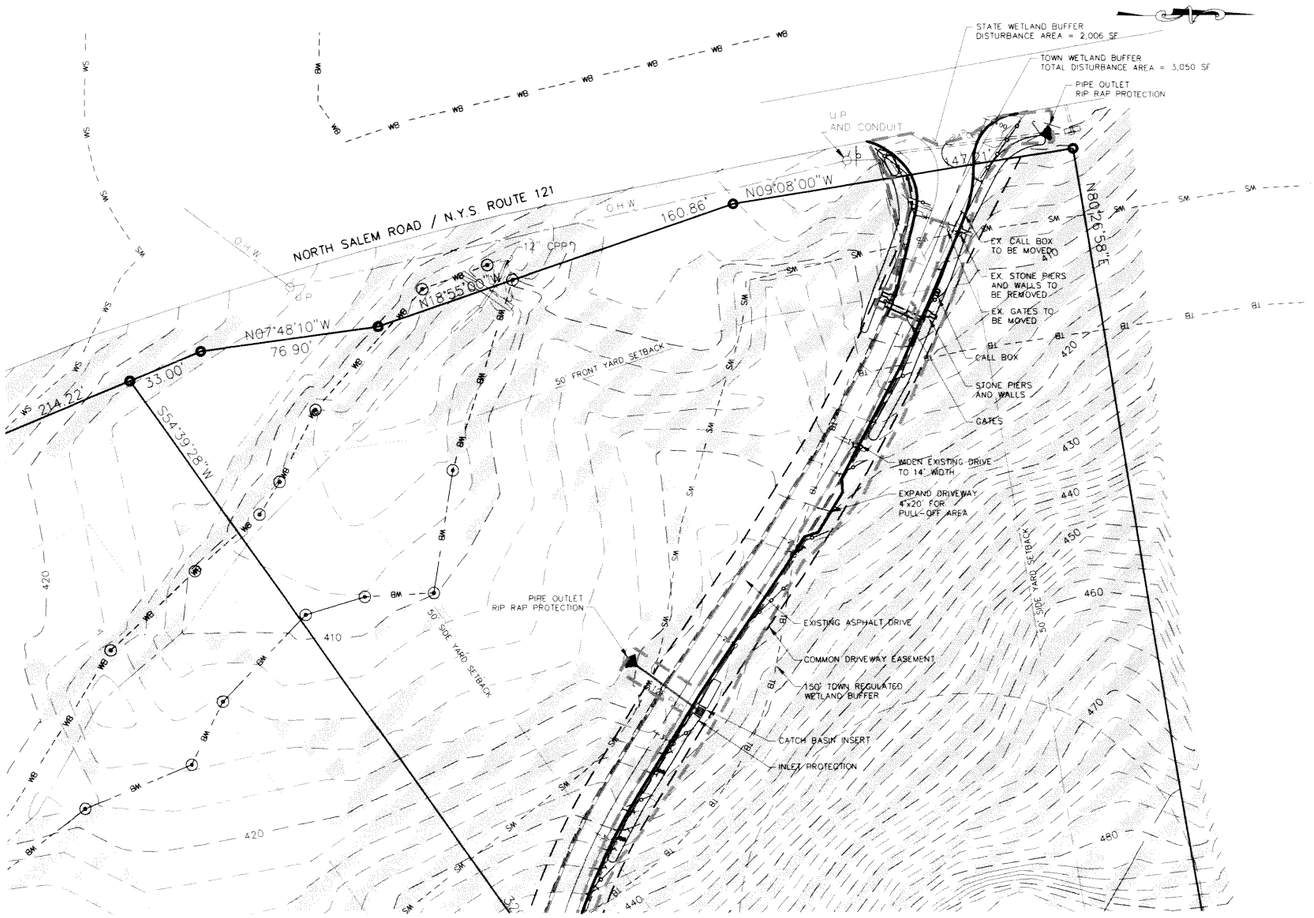

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8. SILT THAT LEAVES THE SITE DESPITE THE REQUIRED PRECAUTIONS SHALL BE COLLECTED AND REMOVED AS DIRECTED BY THE APPROPRIATE MUNICIPAL AUTHORITIES.

9. PRIOR TO REMOVAL OF THE EROSION CONTROL MEASURES, IT WILL BE NECESSARY TO NOTIFY THE WETLAND INSPECTOR AT LEAST 48 HOURS (TWO WORKING DAYS) OF THE INTENT TO REMOVE THE BARRIER.

10. AT THE COMPLETION OF THE PROJECT, ALL THE TEMPORARY SILTATION DEVICES SHALL BE REMOVED AND THE AFFECTED AREAS REGRADED, PLANTED, OR TREATED IN ACCORDANCE WITH THE APPROVED SITE PLAN.

NOTES:

1. SURVEY, UTILITY AND TOPOGRAPHIC DATA FROM MAP ENTITLED SURVEY AND TOPOGRAPHICAL MAP PREPARED BY THE OFFICE OF B. THAYER ASSOCIATES 100 GROSSWAYS PARK DRIVE WEST, SUITE 104, WOODBURY, NY 11797 DATED 07/10/07.

2. EXISTING SEPTIC DATA TAKEN FROM PLAN ENTITLED "SITE PLAN — PARCEL 1 BY THE OFFICE OF THE SEARS-BROWN GROUP, 201 OLD COUNTRY ROAD, SUITE 301, MELVILLE, NY 11747-2736, DATED 04/11/2000.

3. WETLAND WAS ORIGINALLY DELINEATED BY TED KOZLOWSKI, CERTIFIED WETLAND DELINEATOR, 136 BIG ELM ROAD, BREWSTER, NY 10509 DATED 10/11/2007.

4. WETLAND WAS RE-FLAGGED BY STEPHEN W. COLEMAN, 3 ASPEN COURT, OSSINING, NY 10562 ON 10/20/2017.

5. SOIL INFORMATION TAKEN FROM USDA NATURAL RESOURCE CONSERVATION SERVICE MAP OF WESTCHESTER COUNTY DATED 12/14/2006.

6. OWNER: RUTH MERNS, 7310 ASHFORD PLACE, DELRAY BEACH, FL 33446.

7. TOTAL SITE AREA: 222,143 SF, 5.100 ACRES.

8. TAX LOT: SHEET 12 BLOCK 10802, LOT 129.

9. ZONE: R-4A - 4 ACRE MINIMUM.

Applicant:
Christopher Iannuzzi
31110 Town Green Drive
Elmsford, NY 10523

Date

PLANNING BOARD ENDORSEMENT OF APPROVED PLANS

Planning Board Chairman — Date

Planning Board Secretary — Date

TOWN ENGINEER'S CERTIFICATION

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

Town Consulting Engineer — Date

WARNING— IT IS A VIOLATION OF NEW YORK EDUCATION LAW, SECTION 7209.2, FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER THIS DOCUMENT IN ANY WAY. IF ALTERED, THE ALTERING PERSON SHALL COMPLY WITH THE REQUIREMENTS OF NEW YORK EDUCATION LAW, SECTION 7209.2.

30 0 30
SCALE: 1"= 30'-0"

REVISIONS

NO.	BY	DATE	REMARKS
1	UKJ	02/06/18	PLANNING BOARD COMMENTS DATED DECEMBER 13, 2017
2	UKJ	04/20/18	PLANNING BOARD COMMENTS DATED FEBRUARY 22, 2018

DES. UKJ
DWG. UKJ
CHK. TWA

J R F A
J. ROBERT FOLCHETTI & ASSOCIATES, L.L.C.
CIVIL / ENVIRONMENTAL ENGINEERS
www.jrfa.com
41 SODOM ROAD
BREWSTER, NY 10509
845-363-1360

PROPERTY OF CHRISTOPHER IANNUZZI
TOWN OF LEWISBORO, WESTCHESTER COUNTY, NEW YORK

WETLAND & STORMWATER PERMIT PLAN

PARCEL ID S.B.L. 12-10802-129

SITE GRADING, SEDIMENTATION AND EROSION CONTROL & MATERIALS PLAN

SCALE: 1"=30'

JRFA
DATE NOVEMBER 2017
SP SHEET 2A OF .....
DWG. NO. .....

ATTACHMENT D

STORMWATER POLLUTION PREVENTION PLAN

and

NOTICE OF INTENT

Property Owner/Address:
Ruth Merns
7310 Ashford Place
Delray Beach, FL 33446
S.B.L. 12-10802-129

STORMWATER POLLUTION PREVENTION PLAN

FOR

IANNUZZI, 199 NORTH SALEM ROAD, LEWISBORO, NY

APRIL 2018

PREPARED BY

J. ROBERT FOLCHETTI & ASSOCIATES

31 SODOM ROAD, BREWSTER NY 10509

The construction site Owner, Mr. Christopher Iannuzzi, proposes to construct a single family four bedroom residence on a 5.1 acre lot. The property is located in the Town of Lewisboro (R-60) Zoning District and is identified on Filed Map 28476 as parcel B "Final Plat for Richard and I. Eve Syms". Proposed site construction activities will include the following:

- Construction of a new four bedroom residence
- Construction of a new in-ground swimming pool
- Construction of a four bedroom septic system and well
- Construction of a driveway extension
- Miscellaneous site work and grading

Construction of new residence as described above will result in the disturbance of an estimated 0.99 acres of land. Since, anticipated disturbance activities are in excess of 5,000 square feet, coverage under NYS SPDES General Permit (GP-0-15-002) for *Stormwater Discharges from Construction Activities* will be required. As such, a Stormwater Pollution Prevention Plan has been prepared herein and includes the development of Erosion & Sediment Control plan drawings which are identified as follows:

- Site Grading, Sediment & Erosion Control & Materials Plan (drawing sheet SP-02)
- Site Grading, Sediment & Erosion Control & Materials Plan (drawing sheet SP-02A)

A Notice of Intent (NOI) form to gain coverage under SPDES General Permit (GP-0-15-002) will be completed along with a SWPPP acceptance form to be executed by the Town of Lewisboro MS4 stormwater officer.

The subject property measures ±5.1 acres and is bounded to north, east and south by single family residential lands; to the west by North Salem Road and by NYS Freshwater Wetland F-6. A portion of respective wetland extends on to the subject parcel. Disturbance activities are proposed within the limits of respective wetland or 100' area adjacent (AA) to the wetland. Sanitary facilities are currently proposed for installation in the proposed house. Domestic water supply to the proposed residence will be made through a new potable water supply well that has been designed and approved by the Westchester County Department of Health. A new sub-surface sewage disposal system (i.e., septic system) has been designed and approved by the Westchester County Department of Health to receive sanitary sewage generated from the proposed residence.

On-site soils include Charlton-Chatfield (CrC), Chatfield-Charlton (CsD), and Chatfield-Hollis (CuD) with each identified on USDA Soil Conservation Service maps as Hydrologic Soil Group (HSG) "B" soils. Also included on site is Leicester Loan (LeB) which are Hydrologic Soil Group (HSG) "C" soils. A review of the NYSDEC environmental assessment mapping database indicates that the project site is not located within an archaeologically sensitive area nor are there any such areas immediately adjacent to the project site.

In accordance with the requirements of SPDES General Permit (GP-0-15-002), prior to the start of land disturbance activities, the construction site Owner/Operator will be required to ensure that the provisions of the SWPPP are implemented and maintained throughout the duration of disturbance activities until final site stabilization has been achieved. The construction site Owner will retain the services of a qualified contractor (i.e., construction site Operator) to execute construction of the proposed building and appurtenant facilities. The Contractor will identify at least one person from their company that will be responsible for implementation of the SWPPP. This person shall be known as the *trained contractor*. The trained contractor will have the qualifications defined in SPDES General Permit (GP-0-15-002). The construction site Operator will ensure that that at least one trained contractor is on site on a daily basis when soil disturbance activities are being performed.

Prior to the start of any land disturbance activities, all appropriate and required temporary erosion & sediment control (E&SC) practices shall be installed. Temporary E&SC practices to be utilized on the project will include the following:

- Stabilized Construction Entrance
- Silt Fence
- Top soiling
- Hay mulch and grass seed

Temporary erosion & sediment control practices shall be installed in the locations and along the alignments identified on the E&SC plan drawing sheets. The area of site disturbance is less than one acre, with a negligible change in site hydrology anticipated. In accordance with SPDES General Permit (GP-0-15-002) post construction stormwater management facilities are not required for this project. A permanent infiltration system (cultec) will however be installed to capture and infiltrate runoff generated from the roof of and patios of the proposed residence. A portion of the driveway will incorporate pervious pavers to allow infiltration. The locations and details of respective infiltration systems are included on the E&SC plan drawing sheets.

Given the scope of work and the extent of expected land disturbance activity, construction of the proposed residence will be constructed under a single phase. A twelve month time period is expected to complete construction. In order to minimize the potential for off-site transport of sediment, construction site operations will be sequenced as follows:

1. Contractor shall construct stabilized construction entrance in the location(s) identified on the E&SC plan drawing sheets.
2. Contractor shall install silt fence and hay bale dike along the southern perimeter of the proposed driveway extension and residence, in the locations and with the alignments identified on the E&SC plan drawing sheets.
3. Contractor shall perform rough grading in the area of proposed driveway extension and residence.
4. Silt fence or straw bale diking shall be installed around the perimeter of all soil stockpiles, and other unstable areas where soil disturbance activity has temporarily and permanently seized. The application of soil stabilization measures must be initiated by the end of the next business day and completed within seven (7) consecutive calendar days. Soil stockpiles left exposed for more than 14-days shall be mulched and seeded for vegetative stabilization, or covered with tarps to prevent erosion and/or migration of sediment.
5. Contractor shall begin installation of the proposed well.
6. Contractor shall begin installation of the proposed septic system.
7. Contractor shall begin constructing the foundation for the proposed residence including installation of buried utilities and including footing drains, where applicable.
8. Contractor shall begin timber framing of the building structure.
9. Contractor shall complete foundation work including necessary grading and backfilling around building foundation. Graded and backfilled areas shall be stabilized with top soil, hay mulch and grass seed, immediately following final backfilling operations.
10. Contractor shall complete exterior framing, roofing and siding of the proposed building.
11. Contractor shall complete installation of the proposed septic system.
12. Contractor shall complete all exterior plumbing connections from the proposed residence to the well and septic system. Connections shall only be completed after local Health Department representatives have completed on-site inspections/testing of the existing septic system and well, as required.
13. Contractor shall begin interior finish work.
14. Contractor shall begin pool installation.
15. Contractor shall begin final site restoration and stabilization activities on vegetated areas.
16. Contractor shall complete construction of the proposed residence.
17. Contractor shall construct pervious paver surfaced driveway area around the proposed residence and install infiltration system.
18. Contractor shall complete final site stabilization work to include the application of top soil, hay mulch and grass seed.
19. Temporary E&SC practices shall remain in place until a permanent vegetated cover has been established in disturbed areas and the site has been deemed stabilized by Qualified Inspector.
20. Once the site has been deemed stabilized, temporary E&SC practices shall be removed and properly discarded (or re-used) off site.

All temporary E&SC practices installed shall be inspected a minimum of once every seven days and after each rain event in excess of 0.5 inches. The construction site Operator will be required to maintain a log of the inspections. At a minimum the temporary E&SC practice inspection log shall include the following:

- Date and Time of Inspection
- Name and title of person(s) performing the inspection
- Description of E&SC practices inspected
- Observations made during the inspection
- Recommendations for corrective actions, as required
- Procedure and time frame for implementing corrective actions, as required

The Construction Site Inspection Log shall be maintained by the construction site Operator and kept on-site at all times. Once the site has been deemed stabilized by qualified inspector the construction site Owner will file a Notice of Termination (NOT) with NYSDEC. All temporary E&SC practices shall be installed and maintained in accordance with the latest edition of document entitled *"NYS Standards and Specification for Erosion & Sediment Control"*.

The construction site Owner will be required to obtain from the construction site Operator the following information:

- The name and title of the *Trained Contractor* responsible for SWPPP implementation
- The name address and telephone number of the contracting firm
- The address of the site

Where applicable, the construction site Operator will notify the Town of Lewisboro stormwater (i.e., MS4) enforcement office at least 48 hours in advance of starting any of the following disturbance activities:

- Start of Construction;
- Installation of sediment and erosion control practices;
- Site clearing;
- Rough grading;
- Installation of SMP's;
- Final grading and stabilization of disturbed areas;
- Completion of final site landscaping

In addition, the construction site Owner will obtain from the construction site Operator a signed certification statement that reads as follows:

> *"I hereby certify 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 understand that certifying false, incorrect or inaccurate information is a violation of the referenced permit and the laws of the State of New York and could subject [construction site Operator] to criminal, civil and/or administrative proceedings.*

The above information shall be furnished by selected Contractor (i.e., construction site Operator) to the construction site Owner, and shall be made an enforceable part of the Stormwater Pollution Prevention Plan (SWPPP).

Property of Christopher Iannuzzi
31110 Town Green Drive
Elmsford, New York 10523

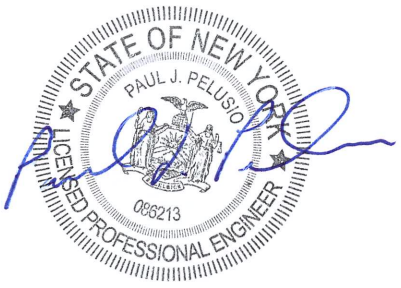
SINGLE FAMILY RESIDENCE
199 NORTH SALEM ROAD

TOWN OF LEWISBORO, WETSCHESTER COUNTY, NEW YORK

Section, Block & Lot No. (S.B.L.) 12-10802-129

STORMWATER ANALYSIS REPORT
(SWPPP Supplement)

APRIL 2018



J. ROBERT FOLCHETTI & ASSOCIATES, L.L.C.
CIVIL / ENVIRONMENTAL ENGINEERS
31 SODOM ROAD
BREWSTER, NEW YORK 10509
T. (845) 363-1560

A. STORMWATER RUNOFF CALCULATIONS

For the purpose of analyzing stormwater runoff generated from the project site the tributary watershed area was divided into three (3) sub-watershed areas. Each of the sub-watershed areas was delineated with a distinct analysis node point location as identified on the attached Watershed Map(s). Proposed development activity will occur within the limits of identified sub-watershed areas "A & B". The boundaries of respective sub-watershed areas will change from pre to post development site conditions. A summary of the land cover types that were used in the calculation of pre-development composite CN value for each of the identified sub-watershed areas is presented herein.

A.1 Existing Conditions (Pre-Development):

Sub-watershed-A:	**2.944 acres**		
Wooded land ("B" soils):	1.829 acres;	Curve Number:	(CN value 55)
Meadow/Brush ("B" soils):	1.035 acres;	Curve Number:	(CN value 58)
Exist Asphalt Driveway:	0.0805 acres;	Curve Number:	(CN value 98)
	Composite Curve Number:		(CN value 57.2)
Sub-watershed-B:	**0.877 acres**		
Wooded land ("B" soils):	0.556 acres;	Curve Number:	(CN value 55)
Meadow/Brush ("B" soils):	0.281 acres;	Curve Number:	(CN value 56)
Exist Asphalt Driveway:	0.0399 acres;	Curve Number:	(CN value 98)
	Composite Curve Number:		(CN value 57.9)
Sub-watershed-C:	**0.690 acres**		
Wooded land ("B" soils):	0.674 acres;	Curve Number:	(CN value 55)
Wooded land ("C/D" soils):	0.0112 acres;	Curve Number:	(CN value 55)
Exist Asphalt Driveway:	0.0048 acres;	Curve Number:	(CN value 98)
	Composite Curve Number:		(CN value 55.5)

Calculations Notes:
Storm water runoff volumes and peak discharge rates presented herein, were calculated using the USDA Soil Conservation Service, Technical Release 55 (TR-55) "Tabular Hydrograph Method".

Under post development site conditions all new impervious surface areas and a majority of proposed site disturbance activities will be located within the limits sub-watershed area "A". The physical size of sub-watershed area "B" will be reduced and there will be no change to the physical size or hydrology of sub-watershed area "C". As such the analysis of stormwater runoff presented herein will be limited to sub-watershed area "A", as measured at Node Point-1

Analysis Node Point(s):
Analysis Node Point: Node Point-1

Sub-Watershed Area(s) Tributary to Node Point-1:
Sub-watershed Area-A:
Pre-development Area: 2.944 acres
Post Development Area: 3.041 acres

Rainfall Distribution: Type III
Hydrologic Soil Group(s): "B" & "C"

In an effort to minimize runoff generated from the project site, stormwater from the roof of the proposed dwelling will be directed to an infiltration system. The infiltration system has been designed to capture runoff generated from storm events up to and including a 1-year, 24 hour storm event or 2.8-inches of rainfall, see Section-B below for additional information. The rates and volumes of runoff under post development site conditions were conservatively calculated assuming no reduction in runoff from the proposed house roof. All calculations for proposed impervious surface area presented herein include respective house roof area.

Additional runoff reduction measures will include the surfacing of a portion of the driveway with modular pre-cast concrete paving units (i.e., pervious pavers). Standardized curve numbers are not directly available for the areas to be surfaced with pervious pavers, therefore synthetic curve numbers were developed for these areas as described herein. The available void space between particles (i.e., individual stones) in the bedding material provides a "reservoir" that will temporarily store rainwater before is percolates into the underlying soils. As such, the volume of rainwater that falls on the area and is ultimately released as runoff, will be reduced. The reservoir volume available in the gravel bedding material effectively increases the Initial Abstraction (Ia) of rainwater resulting in decreased rates and volumes of runoff discharged from the site. In order to achieve the stated reductions in runoff rates and volumes, the undelaying soils must be capable of absorbing the rainwater that is temporarily stored in the stone bedding material. In accordance with applicable design standards, the minimum required soil absorption or percolation rate shall be 0.50-inches per hour.

The initial abstraction (Ia), measured in inches, is defined as cumulative loss of rainwater that occurs before runoff begins. It includes water detained in surface depressions, intercepted by vegetation, evaporation, and infiltration. Using the TR-55 methods, Ia can be approximated by the following empirical equation:

Initial Abstraction (Ia) = 0.20 x S

where: S = land cover retention factor = [1000 ÷ CN] - 10

To establish synthetic curve numbers for the stone gravel surfaced outdoor storage areas and modular pre-cast concrete paving units, TR-55 methods for estimating retained rainwater volume and antecedent runoff were utilized. The expressions for initial abstraction (Ia) and land cover retention factor have been re-written as follows:

Initial Abstraction (Ia) = 0.20 x S or S = [Ia ÷ 0.20]

Land cover retention factor (S) = [1000 ÷ CN] – 10 or CN = [1000 ÷ S] + 10

The initial abstraction of rainwater can be assumed equivalent to the "reservoir" or storage volume of the stone bedding and infill materials. The reservoir or storage volume is directly proportional to the depth and porosity of the bedding and infill materials. The equivalent initial abstraction of rainwater in the combined bedding and infill material can be estimated from the following expression:

Initial Abstraction (Ia) = [dt x n] + [dt' x n' x Af] - hs

where: dt = depth of stone bedding material (inches)
n = porosity of stone bedding material (0.40 typical)
dt' = depth of stone infill material (inches)
n' = porosity of stone infill material (0.40 typical)
Af = open area of modular paving units (50% typical)
hs = design head space at top of stone infill (1" typical)

Therefore, with an 8-inch layer of stone gravel bedding material beneath the modular paving units, and an effective modular paving unit height of 3.25-inches (incl. 1" sand underlayment), the equivalent initial abstraction of rainwater shall be:

Equiv. Initial Abstraction (Ia') = [dt x n] + [dt' x n' x Af] - hs
= [6" x 0.40] + [3.25" x 0.40 x 0.50] – 1"
= 2.75

From the equivalent initial abstraction value (Ia") a land cover retention factor (S') for the modular paving units shall be determined as follows:

Land cover retention factor (S') = [Ia' ÷ 0.20]
= [2.75 ÷ 0.20] = 13.75

Using the value for equivalent land cover retention factor (S"), a synthetic curve number for the modular paving units shall be determined as follows:

Synthetic Curve Number (CN') = [1000 ÷ S'] + 10
= [1000 ÷ 13.75] + 10
= 82.73 say 83

Similar to the composite runoff curve number that was developed for existing site conditions, a post development composite runoff curve number was prepared for sub-watershed area "A" using the individual curve numbers for the various land coverage types, including the synthetic curve number for the pervious pavers. To the extent available, USDA SCS standardized curve numbers were used for both existing and post development site conditions. A summary of the land cover types used in the calculation of composite CN value for post development sub-watershed area "A" is provided herein.

A.2 Proposed Conditions (Post Development):

Sub-watershed-A:	**3.041 acres**		
Wooded land ("B" soils):	1.560 acres;	Curve Number:	(CN value 55)
Meadow/ Brush ("B" soils):	0.628 acres;	Curve Number:	(CN value 56)
Exist Asphalt Driveway:	0.0805 acres;	Curve Number:	(CN value 98)
Prop. Asphalt Paved Driveway:	0.130 acres;	Curve Number:	(CN value 98)
House Roof:	0.0831 acres;	Curve Number:	(CN value 98)
Patio Area (incl. pool):	0.0471 acres;	Curve Number:	(CN value 98)
Modular Paving Units:	0.0413 acres;	Curve Number:	(CN value 83)
Lawn / landscape ("B" soils):	0.471 acres;	Curve Number:	(CN value 61)
	Composite Curve Number:		(CN value 61.75)

Composite curve numbers were used in conjunction with calculated Time of Concentration (Tc) values to determine the rates and volumes of stormwater runoff generated under various storm event frequencies. The TR-55 Tabular Hydrograph method was used to compute respective runoff rates and volumes. Copies of the completed TR-55 runoff analyses for respective sub-watershed areas are attached herein (see Appendices A through D). The following 24-hour rainfall amounts were used in the analysis of runoff from the project site. Rainfall data, specific to the project site, was obtained from the *Northeast Regional Climatology Center* precipitation frequency and mapping database.

Storm Event Frequency, 24-hour Precipitation Data

Storm Event Frequency (years)	24-hour Rainfall (inches)
1-year (WQv)	2.80
10-year (Qp)	5.00
25-year	6.37
100-year (Qf)	9.00

B. PROPOSED HOUSE ROOF WATER INFILTRATION SYSTEM SIZING CALCULATIONS

To estimate the volume of run off generated from the proposed house roof, Water Quality Volume (WQv) sizing calculations taken from the "*NYS Stormwater Design Manual*" were utilized as follows.

Building Roof Area WQv = [(P) x (Rv) x (A)] ÷ (12)

where: P = 1-year, 24 hour rainfall (precipitation) in inches
Rv = Runoff Coefficient 0.05+0.009(I) = 0.95
I = Percent Impervious Cover = 100%
A = contributing drainage area in acres

Therefore, WQv = [(2.8") x (0.95) x (0.0831 ac.)] ÷ 12 = 0.0184 acre-ft. or **802.4 cu. ft.**

The house roof area WQv will be infiltrated into existing soils using a linear infiltration system comprised of individual arch shaped chambers arranged in rows and installed in a stone bed. Each infiltration chamber shall be a Model "330-XLHD Recharger" as manufactured by Cultec, Inc. The unit storage capacity of each chamber including stone bedding is 11.32 cu. ft. / lf.

Therefore, the required system length shall be:

[802.4 cu. ft. ÷ 11.32 cu. ft. / lf] = 70.88lf

Each chamber measures approximately 7'-0" in length (installed). Therefore the required number of infiltration chambers shall be:

[70.88lf ÷ 7 lf / chamber] = 10.13 say 11 chambers.

Infiltration capacity provided = [11 chambers x 7' ea. x 11.32 cu. ft. / lf] = ±871 cu. ft. > 802.4 cu. ft. okay

At present, the stormwater management plan drawing sheets include **eleven (11)** infiltration chambers.

C. SUB-WATERSHED AREA "A" PEAK DISCHARGE ATTENUATION

Under post development site conditions the rate and volume of stormwater runoff from post development sub-watershed "A" will increase due to the construction of new impervious surface areas. To minimize the impacts from increased runoff, stormwater will be directed to an attenuation basin prior to its release into an adjacent wetland area through the existing driveway culvert. For the purpose of estimating the change in peak runoff rates respective driveway culvert was selected as the analysis node point. Stormwater runoff will be directed to the proposed attenuation basin through a new conveyance system network. The conveyance system network will include curbing along paved areas, catch basins, interconnecting stormwater piping and open drainage swales. Stormwater runoff from all new impervious surface areas will be captured and directed to the proposed attenuation basin prior to release through referenced driveway culvert. A ±0.31 acre portion of sub-watershed area "A" will remain undisturbed and as such, stormwater runoff from this area will not be directed to the proposed attenuation basin. Rather, runoff from respective area will continue to drain as overland flow into the swale and catch basins currently installed alongside the existing common driveway.

For the purpose of determining required runoff volume only that portion of sub-watershed area "A" that is tributary to the proposed attenuation basin was used. Respective tributary area measures ±2.731 acres, the composite curve number for this area was determined as follows:

C.1 Proposed Conditions (Post Development Sub-watershed-A):

(Basin Tributary Area):	**2.731 acres**		
Wooded land ("B" soils):	1.290 acres;	Curve Number:	(CN value 55)
Meadow/ Brush ("B" soils):	0.628 acres;	Curve Number:	(CN value 56)
Exist Asphalt Driveway:	0.0805 acres;	Curve Number:	(CN value 98)
Prop. Asphalt Paved Driveway:	0.130 acres;	Curve Number:	(CN value 98)
House Roof:	0.0831 acres;	Curve Number:	(CN value 98)
Patio Area (incl. pool):	0.0471 acres;	Curve Number:	(CN value 98)
Modular Paving Units:	0.0413 acres;	Curve Number:	(CN value 83)
Lawn / landscape ("B" soils):	0.471 acres;	Curve Number:	(CN value 61)
	Composite Curve Number:		(CN value 61.87)

Peak runoff rate attenuation will be provided for runoff generated by a 25-year storm event. A summary of the estimated pre and post development peak runoff rates from sub-watershed area "A" is provided herein.

C.2 Runoff Peak Discharge Summary:

Analysis Node Point-1 (Pre-Development Sub-Watershed-A):

24-hour Storm Event Frequency (years)	Time of Concentration (Tc in minutes)	Peak Discharge (cfs)
25-year	24	3.560

Analysis Node Point-1 (Post Development Sub-Watershed-A):

24-hour Storm Event Frequency (years)	Time of Concentration (Tc in minutes)	Peak Discharge (cfs)
25-year	24	4.594

Analysis Node Point-1 (Post Development Sub-watershed-A, Basin Tributary Area):

24-hour Storm Event Frequency (years)	Time of Concentration (Tc in minutes)	Peak Discharge (cfs)
25-year	24	4.149

To maintain the rate of peak runoff discharge at the pre-development rate, the following post development rate reduction is required:

- Pre-development Peak Runoff Rate (Qpre) = 3.560 cfs
- Post development Peak Runoff Rate (Qpost) = 4.594 cfs

Therefore, the rate reduction shall be [4.594 cfs – 3.560 cfs] = 1.034 cfs

The rate reduction will be achieved by directing stormwater runoff to the proposed attenuation basin where it will be stored temporarily. The rate at which stormwater runoff will be entering the basin (qi) is equivalent to the peak discharge rate from respective tributary area or 4.149 cfs. The rate at which runoff shall be released from the basin shall be:

- Basin discharge (qo) = [4.149 cfs – 1.034 cfs] = 3.115 cfs

Using the basin inflow rate (qi) = 4.149 cfs and the basin outflow rate (qo) = 3.115 cfs, the required basin storage volume was determined as follows.

C.3 Peak Discharge Attenuation:

25-year, 24 hour storm event, Precipitation (P = 6.37 inches):

Effective Watershed Area: Post Development Sub-watershed-A (basin tributary) = 2.731 acres

(qo / qi) = q required / q actual

(qo / qi) = [3.115 cfs ÷ 4.149 cfs] = 0.751

Vstorage / Vrunoff

$$(Vs / Vr) = [0.682 - 1.43 (qo / qi) + 1.64 (qo / qi)^2 - 0.804 (qo / qi)^3]$$
$$(Vs / Vr) = [(0.682) - 1.43 (0.751) + 1.64 (0.751)^2 - 0.804 (0.751)^3]$$
$$(Vs / Vr) = [(0.682) - (1.074) + (0.924) - (0.341)]$$
$$(Vs / Vr) = \mathbf{0.191}$$

25-year, 24 hour storm event, Precipitation (P = 6.37 inches):

The volume of runoff Vr was determined from the following expression:

Volume of runoff (Vr) = 53.33QAm

where: Q = runoff quotient = $[P - 0.2 \times (S)]^2 \div [P + 0.8 \times (S)]$

$S = (1000 \div CN) - 10$
$S = (1000 \div 62) - 10$
$S = 6.13"$

$Q = [6.37 - 0.2 \times (6.13)]^2 \div [6.37 + (0.8 \times 6.13)]$
$[(26.46) \div (11.27)] = 2.35"$

Am = watershed area in square miles = (2.731 acres ÷ 640 ac/sq. mi.)
= 0.00427 sq. mi.

Volume of runoff (Vr) = [53.33 x (0.00427 sq. mi.) x 2.35")] = 0.535 acre-ft or 23,310 cu. ft.

Therefore, the required storage (i.e., attenuation) volume (Vs) = [0.191 x 23,310 cu. ft.] = **4,452 cu. ft.**

In order to achieve required peak discharge attenuation, the basin will be furnished with an outlet control structure that will provide necessary flow regulation based on the operating elevation of the basin. The flow control structure (i.e., FCS-1) will be a pre-cast concrete catch basin type structure with a cast iron drain inlet installed in the bottom of the basin. Stormwater runoff captured in the basin will be discharged through an outlet pipe installed in FCS-1. Necessary flow regulation and subsequent peak discharge attenuation will be provided by an orifice opening installed at the inlet side of the discharge pipe. The basin will be vegetated with native wetland plantings and will be designed to operate with a minimum 6-inches of freeboard.

Based on the results of competed routing analysis through the proposed flow control structure FCS-1, the peak rate of stormwater discharged from the proposed attenuation basin under 25-year storm event conditions will be approximately 1.42 cfs which is less than the allowable Qpeak = 3.12 cfs. The bottom elevation of the attenuation shall be 469.00 with a top of berm elevation of 474.00, yielding a total depth of 5 feet. Under peak design conditions, the maximum water surface elevation is estimated to be 473.22 providing an operating depth of ±4 feet. The results of completed Routing Analysis through the proposed basin and flow control structure FCS-1 are included herein, see Appendix D attached.

APPENDIX-A

TR-55 HYDROLOGY ANALYSIS
PRE-DEVELOPMENT, SUBWATERSHED-A

TR-55 Tabular Hydrograph Method
Input Summary (0418)

Description ..... Sub-Watershed-A, Pre-Development (1-year)
Rainfall Distribution ..... Type III
Ia/P Interpolation ..... On
Total Area ..... 2.9440 ac

Peak Time ..... 756.0000 min
Peak Flow ..... 0.1824 cfs

Given Input Data:

Subarea Description	D/S Subareas	Area (ac)	CN	Tc (min)	Tt (min)	Rainfall (in)
Sub-Watershed-A		2.9440	57	23.4885	0.0000	2.8000

Support Data:

Subarea Name: Sub-Watershed-A, Row: 1

Sheet Flow

Description Reach-1A
Manning's n 0.4000
Flow Length ..... 43.0000 ft
Two Yr, 24 hr Rainfall ..... 3.5000 in
Land Slope ..... 0.0232 ft/ft
Computed Sheet flow time .....> 9.8501 min
Messages:
Warning: Ia/p > 0.5 in row <1>. Increase CN and/or Rainfall.
Ia/p = 0.5 used.

Shallow Concentrated Flow

Description Reach-3A
Surface ..... Unpaved
Flow Length ..... 241.0000 ft
Watercourse Slope ..... 0.0357 ft/ft
Velocity ..... 3.0485 fps
Computed Shallow flow time .....> 1.3176 min
Messages:
Warning: Ia/p > 0.5 in row <1>. Increase CN and/or Rainfall.
Ia/p = 0.5 used.

Sheet Flow

Description Reach-2A
Manning's n 0.2400
Flow Length ..... 57.0000 ft
Two Yr, 24 hr Rainfall ..... 3.5000 in
Land Slope ..... 0.0088 ft/ft
Computed Sheet flow time .....> 12.0862 min
Messages:
Warning: Ia/p > 0.5 in row <1>. Increase CN and/or Rainfall.
Ia/p = 0.5 used.

Shallow Concentrated Flow

Description Reach-4A

```
     Surface ..........................  Unpaved
     Flow Length ......................       91.8000 ft
     Watercourse Slope ................        0.1634 ft/ft
     Velocity .........................        6.5220 fps
     Computed Shallow flow time .....................> 0.2346 min
Messages:
     Warning: Ia/p > 0.5 in row <1>. Increase CN and/or Rainfall.
Ia/p = 0.5 used.

  ****************************
  Total Time of Concentration .......................> 23.4885 min
  ****************************

Messages:
     Warning: Ia/p > 0.5 in row <1>. Increase CN and/or Rainfall.
Ia/p = 0.5 used.
```

TR-55 Tabular Hydrograph Method
Input Summary (0418)

```
     Description ..................  Sub-Watershed-A, Pre-Development (10-year)
     Rainfall Distribution ........  Type III
     Ia/P Interpolation ...........  On
     Total Area ...................  2.9440 ac

     Peak Time ....................  750.0000 min
     Peak Flow ....................  1.9545 cfs
```

Given Input Data:

Subarea Description	D/S Subareas	Area (ac)	CN	Tc (min)	Tt (min)	Rainfall (in)
Sub-Watershed-A		2.9440	57	23.4885	0.0000	5.0000

Support Data:

Subarea Name: Sub-Watershed-A, Row: 1

Sheet Flow

```
     Description ..................  Reach-1A
     Manning's n ..................      0.4000
     Flow Length ..................     43.0000 ft
     Two Yr, 24 hr Rainfall .......      3.5000 in
     Land Slope ...................      0.0232 ft/ft
     Computed Sheet flow time .....................> 9.8501 min
Messages:
     Info: Time of Concentration rounded to 24.0000 min in row <1>.
```

Shallow Concentrated Flow

```
     Description ..................  Reach-3A
     Surface ......................  Unpaved
     Flow Length ..................    241.0000 ft
     Watercourse Slope ............      0.0357 ft/ft
     Velocity .....................      3.0485 fps
     Computed Shallow flow time ...................> 1.3176 min
Messages:
     Info: Time of Concentration rounded to 24.0000 min in row <1>.
```

Sheet Flow

```
     Description ..................  Reach-2A
     Manning's n ..................      0.2400
     Flow Length ..................     57.0000 ft
     Two Yr, 24 hr Rainfall .......      3.5000 in
     Land Slope ...................      0.0088 ft/ft
     Computed Sheet flow time .....................> 12.0862 min
Messages:
     Info: Time of Concentration rounded to 24.0000 min in row <1>.
```

Shallow Concentrated Flow

```
     Description ..................  Reach-4A
     Surface ......................  Unpaved
     Flow Length ..................     91.8000 ft
     Watercourse Slope ............      0.1634 ft/ft
```

```
     Velocity ..........................        6.5220 fps
     Computed Shallow flow time .....................> 0.2346 min
Messages:
     Info: Time of Concentration rounded to 24.0000 min in row <1>.

  ***************************
  Total Time of Concentration .......................> 23.4885 min
  ***************************

Messages:
     Info: Time of Concentration rounded to 24.0000 min in row <1>.
```

TR-55 Tabular Hydrograph Method
Input Summary (0418)

Description ..... Sub-Watershed-A, Pre-Development (25-year)
Rainfall Distribution ..... Type III
Ia/P Interpolation ..... On
Total Area ..... 2.9440 ac

Peak Time ..... 750.0000 min
Peak Flow ..... 3.5601 cfs

Given Input Data:

Subarea Description	D/S Subareas	Area (ac)	CN	Tc (min)	Tt (min)	Rainfall (in)
Sub-Watershed-A		2.9440	57	23.4885	0.0000	6.3700

Support Data:

Subarea Name: Sub-Watershed-A, Row: 1

Sheet Flow

Description Reach-1A
Manning's n 0.4000
Flow Length ..... 43.0000 ft
Two Yr, 24 hr Rainfall ..... 3.5000 in
Land Slope ..... 0.0232 ft/ft
Computed Sheet flow time .....> 9.8501 min
Messages:
Info: Time of Concentration rounded to 24.0000 min in row <1>.

Shallow Concentrated Flow

Description Reach-3A
Surface ..... Unpaved
Flow Length ..... 241.0000 ft
Watercourse Slope ..... 0.0357 ft/ft
Velocity ..... 3.0485 fps
Computed Shallow flow time .....> 1.3176 min
Messages:
Info: Time of Concentration rounded to 24.0000 min in row <1>.

Sheet Flow

Description Reach-2A
Manning's n 0.2400
Flow Length ..... 57.0000 ft
Two Yr, 24 hr Rainfall ..... 3.5000 in
Land Slope ..... 0.0088 ft/ft
Computed Sheet flow time .....> 12.0862 min
Messages:
Info: Time of Concentration rounded to 24.0000 min in row <1>.

Shallow Concentrated Flow

Description Reach-4A
Surface ..... Unpaved
Flow Length ..... 91.8000 ft
Watercourse Slope ..... 0.1634 ft/ft

TR-55 Tabular Hydrograph Method
Input Summary (0418)

Description	Sub-Watershed-A, Pre-Development (100-year)
Rainfall Distribution	Type III
Ia/P Interpolation	On
Total Area	2.9440 ac
Peak Time	750.0000 min
Peak Flow	7.3701 cfs

Given Input Data:

Subarea Description	D/S Subareas	Area (ac)	CN	Tc (min)	Tt (min)	Rainfall (in)
Sub-Watershed-A		2.9440	57	23.4885	0.0000	9.0000

Support Data:

Subarea Name: Sub-Watershed-A, Row: 1

Sheet Flow

Description	Reach-1A
Manning's n	0.4000
Flow Length	43.0000 ft
Two Yr, 24 hr Rainfall	3.5000 in
Land Slope	0.0232 ft/ft
Computed Sheet flow time .....>	9.8501 min

Messages:
Info: Time of Concentration rounded to 24.0000 min in row <1>.

Shallow Concentrated Flow

Description	Reach-3A
Surface	Unpaved
Flow Length	241.0000 ft
Watercourse Slope	0.0357 ft/ft
Velocity	3.0485 fps
Computed Shallow flow time .....>	1.3176 min

Messages:
Info: Time of Concentration rounded to 24.0000 min in row <1>.

Sheet Flow

Description	Reach-2A
Manning's n	0.2400
Flow Length	57.0000 ft
Two Yr, 24 hr Rainfall	3.5000 in
Land Slope	0.0088 ft/ft
Computed Sheet flow time .....>	12.0862 min

Messages:
Info: Time of Concentration rounded to 24.0000 min in row <1>.

Shallow Concentrated Flow

Description	Reach-4A
Surface	Unpaved
Flow Length	91.8000 ft
Watercourse Slope	0.1634 ft/ft

```
     Velocity ..........................        6.5220 fps
     Computed Shallow flow time .....................> 0.2346 min
Messages:
     Info: Time of Concentration rounded to 24.0000 min in row <1>.

  ***************************
  Total Time of Concentration .........................> 23.4885 min
  ***************************

Messages:
     Info: Time of Concentration rounded to 24.0000 min in row <1>.
```

APPENDIX-B

TR-55 HYDROLOGY ANALYSIS
POST DEVELOPMENT, SUBWATERSHED-A

TR-55 Tabular Hydrograph Method
Input Summary (0418)

Description	Sub-Watershed-A, Post Development (1-year)
Rainfall Distribution	Type III
Ia/P Interpolation	On
Total Area	3.0410 ac
Peak Time	756.0000 min
Peak Flow	0.3798 cfs

Given Input Data:

Subarea Description	D/S Subareas	Area (ac)	CN	Tc (min)	Tt (min)	Rainfall (in)
Sub-Watershed-A		3.0410	62	23.0902	0.0000	2.8000

Support Data:

Subarea Name: Sub-Watershed-A, Row: 1

Sheet Flow

Description	Reach-1A
Manning's n	0.4000
Flow Length	43.0000 ft
Two Yr, 24 hr Rainfall	3.5000 in
Land Slope	0.0232 ft/ft
Computed Sheet flow time .....>	9.8501 min

Shallow Concentrated Flow

Description	Reach-3A
Surface	Unpaved
Flow Length	202.0000 ft
Watercourse Slope	0.0327 ft/ft
Velocity	2.9176 fps
Computed Shallow flow time .....>	1.1539 min

Sheet Flow

Description	Reach-2A
Manning's n	0.2400
Flow Length	57.0000 ft
Two Yr, 24 hr Rainfall	3.5000 in
Land Slope	0.0088 ft/ft
Computed Sheet flow time .....>	12.0862 min

****
Total Time of Concentration .....> 23.0902 min
****

TR-55 Tabular Hydrograph Method
Input Summary (0418)

Description	Sub-Watershed-A, Post Development (10-year)
Rainfall Distribution	Type III
Ia/P Interpolation	On
Total Area	3.0410 ac
Peak Time	750.0000 min
Peak Flow	2.6823 cfs

Given Input Data:

Subarea Description	D/S Subareas	Area (ac)	CN	Tc (min)	Tt (min)	Rainfall (in)
Sub-Watershed-A		3.0410	62	23.0902	0.0000	5.0000

Support Data:

Subarea Name: Sub-Watershed-A, Row: 1

Sheet Flow

Description	Reach-1A
Manning's n	0.4000
Flow Length	43.0000 ft
Two Yr, 24 hr Rainfall	3.5000 in
Land Slope	0.0232 ft/ft
Computed Sheet flow time .....>	9.8501 min

Messages:
Info: Time of Concentration rounded to 24.0000 min in row <1>.

Shallow Concentrated Flow

Description	Reach-3A
Surface	Unpaved
Flow Length	202.0000 ft
Watercourse Slope	0.0327 ft/ft
Velocity	2.9176 fps
Computed Shallow flow time .....>	1.1539 min

Messages:
Info: Time of Concentration rounded to 24.0000 min in row <1>.

Sheet Flow

Description	Reach-2A
Manning's n	0.2400
Flow Length	57.0000 ft
Two Yr, 24 hr Rainfall	3.5000 in
Land Slope	0.0088 ft/ft
Computed Sheet flow time .....>	12.0862 min

Messages:
Info: Time of Concentration rounded to 24.0000 min in row <1>.

****
Total Time of Concentration .....> 23.0902 min
****

Messages:
Info: Time of Concentration rounded to 24.0000 min in row <1>.

TR-55 Tabular Hydrograph Method
Input Summary (0418)

Description ..... Sub-Watershed-A, Post Development (25-year)
Rainfall Distribution ..... Type III
Ia/P Interpolation ..... On
Total Area ..... 3.0410 ac

Peak Time ..... 750.0000 min
Peak Flow ..... 4.5944 cfs

Given Input Data:

Subarea Description	D/S Subareas	Area (ac)	CN	Tc (min)	Tt (min)	Rainfall (in)
Sub-Watershed-A		3.0410	62	23.0902	0.0000	6.3700

Support Data:

Subarea Name: Sub-Watershed-A, Row: 1

Sheet Flow

Description Reach-1A
Manning's n 0.4000
Flow Length ..... 43.0000 ft
Two Yr, 24 hr Rainfall ..... 3.5000 in
Land Slope ..... 0.0232 ft/ft
Computed Sheet flow time .....> 9.8501 min
Messages:
Info: Time of Concentration rounded to 24.0000 min in row <1>.

Shallow Concentrated Flow

Description Reach-3A
Surface ..... Unpaved
Flow Length ..... 202.0000 ft
Watercourse Slope ..... 0.0327 ft/ft
Velocity ..... 2.9176 fps
Computed Shallow flow time .....> 1.1539 min
Messages:
Info: Time of Concentration rounded to 24.0000 min in row <1>.

Sheet Flow

Description Reach-2A
Manning's n 0.2400
Flow Length ..... 57.0000 ft
Two Yr, 24 hr Rainfall ..... 3.5000 in
Land Slope ..... 0.0088 ft/ft
Computed Sheet flow time .....> 12.0862 min
Messages:
Info: Time of Concentration rounded to 24.0000 min in row <1>.

****
Total Time of Concentration .....> 23.0902 min
****

Messages:
Info: Time of Concentration rounded to 24.0000 min in row <1>.

TR-55 Tabular Hydrograph Method
Input Summary (0418)

Description ..... Sub-Watershed-A, Post Development (100-year)
Rainfall Distribution ..... Type III
Ia/P Interpolation ..... On
Total Area ..... 3.0410 ac

Peak Time ..... 750.0000 min
Peak Flow ..... 8.9382 cfs

Given Input Data:

Subarea Description	D/S Subareas	Area (ac)	CN	Tc (min)	Tt (min)	Rainfall (in)
Sub-Watershed-A		3.0410	62	23.0902	0.0000	9.0000

Support Data:

Subarea Name: Sub-Watershed-A, Row: 1

Sheet Flow

Description Reach-1A
Manning's n 0.4000
Flow Length ..... 43.0000 ft
Two Yr, 24 hr Rainfall ..... 3.5000 in
Land Slope ..... 0.0232 ft/ft
Computed Sheet flow time .....> 9.8501 min
Messages:
Info: Time of Concentration rounded to 24.0000 min in row <1>.

Shallow Concentrated Flow

Description Reach-3A
Surface ..... Unpaved
Flow Length ..... 202.0000 ft
Watercourse Slope ..... 0.0327 ft/ft
Velocity ..... 2.9176 fps
Computed Shallow flow time .....> 1.1539 min
Messages:
Info: Time of Concentration rounded to 24.0000 min in row <1>.

Sheet Flow

Description Reach-2A
Manning's n 0.2400
Flow Length ..... 57.0000 ft
Two Yr, 24 hr Rainfall ..... 3.5000 in
Land Slope ..... 0.0088 ft/ft
Computed Sheet flow time .....> 12.0862 min
Messages:
Info: Time of Concentration rounded to 24.0000 min in row <1>.

****
Total Time of Concentration .....> 23.0902 min
****

Messages:
Info: Time of Concentration rounded to 24.0000 min in row <1>.

APPENDIX-C

TR-55 HYDROLOGY ANALYSIS
POST DEVLOPMENT, SUBWATERSHED-A (Basin Tributary Area)

TR-55 Tabular Hydrograph Method
Input Summary (0418)

Description ..... Alt. Sub-Watershed-A, Post Basin Trib.(1-year)
Rainfall Distribution ..... Type III
Ia/P Interpolation ..... On
Total Area ..... 2.7310 ac

Peak Time ..... 756.0000 min
Peak Flow ..... 0.3476 cfs

Given Input Data:

Subarea Description	D/S Subareas	Area (ac)	CN	Tc (min)	Tt (min)	Rainfall (in)
Sub-Watershed-A		2.7310	62	23.0902	0.0000	2.8000

Support Data:

Subarea Name: Sub-Watershed-A, Row: 1

Sheet Flow

Description Reach-1A
Manning's n 0.4000
Flow Length ..... 43.0000 ft
Two Yr, 24 hr Rainfall ..... 3.5000 in
Land Slope ..... 0.0232 ft/ft
Computed Sheet flow time .....> 9.8501 min

Shallow Concentrated Flow

Description Reach-3A
Surface ..... Unpaved
Flow Length ..... 202.0000 ft
Watercourse Slope ..... 0.0327 ft/ft
Velocity ..... 2.9176 fps
Computed Shallow flow time .....> 1.1539 min

Sheet Flow

Description Reach-2A
Manning's n 0.2400
Flow Length ..... 57.0000 ft
Two Yr, 24 hr Rainfall ..... 3.5000 in
Land Slope ..... 0.0088 ft/ft
Computed Sheet flow time .....> 12.0862 min

****
Total Time of Concentration .....> 23.0902 min
****

TR-55 Tabular Hydrograph Method
Input Summary (0418)

Description ..... Alt. Sub-Watershed-A, Post Basin Trib.(10-year)
Rainfall Distribution ..... Type III
Ia/P Interpolation ..... On
Total Area ..... 2.7310 ac

Peak Time ..... 750.0000 min
Peak Flow ..... 2.4257 cfs

Given Input Data:

Subarea Description	D/S Subareas	Area (ac)	CN	Tc (min)	Tt (min)	Rainfall (in)
Sub-Watershed-A		2.7310	62	23.0902	0.0000	5.0000

Support Data:

Subarea Name: Sub-Watershed-A, Row: 1

Sheet Flow

Description Reach-1A
Manning's n 0.4000
Flow Length ..... 43.0000 ft
Two Yr, 24 hr Rainfall ..... 3.5000 in
Land Slope ..... 0.0232 ft/ft
Computed Sheet flow time .....> 9.8501 min
Messages:
Info: Time of Concentration rounded to 24.0000 min in row <1>.

Shallow Concentrated Flow

Description Reach-3A
Surface ..... Unpaved
Flow Length ..... 202.0000 ft
Watercourse Slope ..... 0.0327 ft/ft
Velocity ..... 2.9176 fps
Computed Shallow flow time .....> 1.1539 min
Messages:
Info: Time of Concentration rounded to 24.0000 min in row <1>.

Sheet Flow

Description Reach-2A
Manning's n 0.2400
Flow Length ..... 57.0000 ft
Two Yr, 24 hr Rainfall ..... 3.5000 in
Land Slope ..... 0.0088 ft/ft
Computed Sheet flow time .....> 12.0862 min
Messages:
Info: Time of Concentration rounded to 24.0000 min in row <1>.

****
Total Time of Concentration .....> 23.0902 min
****

Messages:

Info: Time of Concentration rounded to 24.0000 min in row <1>.

TR-55 Tabular Hydrograph Method
Input Summary (0418)

Description ..... Alt. Sub-Watershed-A, Post Basin Trib.(25-year)
Rainfall Distribution ..... Type III
Ia/P Interpolation ..... On
Total Area ..... 2.7310 ac

Peak Time ..... 750.0000 min
Peak Flow ..... 4.1488 cfs

Given Input Data:

Subarea Description	D/S Subareas	Area (ac)	CN	Tc (min)	Tt (min)	Rainfall (in)
Sub-Watershed-A		2.7310	62	23.0902	0.0000	6.3700

Support Data:

Subarea Name: Sub-Watershed-A, Row: 1

Sheet Flow

Description Reach-1A
Manning's n 0.4000
Flow Length ..... 43.0000 ft
Two Yr, 24 hr Rainfall ..... 3.5000 in
Land Slope ..... 0.0232 ft/ft
Computed Sheet flow time .....> 9.8501 min
Messages:
Info: Time of Concentration rounded to 24.0000 min in row <1>.

Shallow Concentrated Flow

Description Reach-3A
Surface ..... Unpaved
Flow Length ..... 202.0000 ft
Watercourse Slope ..... 0.0327 ft/ft
Velocity ..... 2.9176 fps
Computed Shallow flow time .....> 1.1539 min
Messages:
Info: Time of Concentration rounded to 24.0000 min in row <1>.

Sheet Flow

Description Reach-2A
Manning's n 0.2400
Flow Length ..... 57.0000 ft
Two Yr, 24 hr Rainfall ..... 3.5000 in
Land Slope ..... 0.0088 ft/ft
Computed Sheet flow time .....> 12.0862 min
Messages:
Info: Time of Concentration rounded to 24.0000 min in row <1>.

****
Total Time of Concentration .....> 23.0902 min
****

Messages:

Info: Time of Concentration rounded to 24.0000 min in row <1>.

TR-55 Tabular Hydrograph Method
Input Summary (0418)

Description ..... Alt. Sub-Watershed-A, Post Basin Trib.(100-year)
Rainfall Distribution ..... Type III
Ia/P Interpolation ..... On
Total Area ..... 2.7310 ac

Peak Time ..... 750.0000 min
Peak Flow ..... 8.0591 cfs

Given Input Data:

Subarea Description	D/S Subareas	Area (ac)	CN	Tc (min)	Tt (min)	Rainfall (in)
Sub-Watershed-A		2.7310	62	23.0902	0.0000	9.0000

Support Data:

Subarea Name: Sub-Watershed-A, Row: 1

Sheet Flow

Description Reach-1A
Manning's n 0.4000
Flow Length ..... 43.0000 ft
Two Yr, 24 hr Rainfall ..... 3.5000 in
Land Slope ..... 0.0232 ft/ft
Computed Sheet flow time .....> 9.8501 min
Messages:
Info: Time of Concentration rounded to 24.0000 min in row <1>.

Shallow Concentrated Flow

Description Reach-3A
Surface ..... Unpaved
Flow Length ..... 202.0000 ft
Watercourse Slope ..... 0.0327 ft/ft
Velocity ..... 2.9176 fps
Computed Shallow flow time .....> 1.1539 min
Messages:
Info: Time of Concentration rounded to 24.0000 min in row <1>.

Sheet Flow

Description Reach-2A
Manning's n 0.2400
Flow Length ..... 57.0000 ft
Two Yr, 24 hr Rainfall ..... 3.5000 in
Land Slope ..... 0.0088 ft/ft
Computed Sheet flow time .....> 12.0862 min
Messages:
Info: Time of Concentration rounded to 24.0000 min in row <1>.

****
Total Time of Concentration .....> 23.0902 min
****

Messages:

Info: Time of Concentration rounded to 24.0000 min in row <1>.

APPENDIX-D

PROPOSED STORMWATER ATTENUATION BASIN DISCHARGE ROUTING ANALYSIS

Property of Cristopher Iannuzzi
Single Family Residence
PROJECT SITE STORMWATER RUNOFF ANALYSIS
Proposed Attenuation Basin Sizing
(April 2018)

Proposed Attenuation Basin Sizing:

Peak Discharge Attenuation for runoff generated by a 25-year, 24 hour storm event	4,452 cubic feet
Attenuation Basin Bottom Elevation:	469.00
Attenuation Basin Top of Berm Elevation:	474.00

Elevation	Contour Area Attenuation Zone (sf)	Incremental Depth (feet)	Cummulative Depth (feet)	Average Area (sf)	Incremental Volume (cf)	Cummulative Volume (cf)	Cummulative Volume Above Permanent Pool (cf)	
469.00	285.8	0.00	0.00	0	0	0	- - -	
469.10	317.9	0.10	0.10	302	30	30	- - -	
469.20	349.9	0.10	0.20	334	33	64	- - -	
469.30	382.5	0.10	0.30	366	37	100	- - -	
469.40	415.0	0.10	0.40	399	40	140	- - -	
469.50	448.1	0.10	0.50	432	43	183	- - -	
469.60	481.1	0.10	0.60	465	46	230	- - -	
469.70	514.7	0.10	0.70	498	50	279	- - -	
469.80	548.2	0.10	0.80	531	53	333	- - -	
469.90	582.3	0.10	0.90	565	57	389	- - -	
470.00	616.3	0.10	1.00	599	60	449	- - -	
470.10	650.9	0.10	1.10	634	63	512	- - -	
470.20	685.5	0.10	1.20	668	67	579	- - -	
470.30	720.6	0.10	1.30	703	70	650	- - -	
470.40	755.6	0.10	1.40	738	74	723	- - -	
470.50	791.2	0.10	1.50	773	77	801	- - -	
470.60	826.7	0.10	1.60	809	81	882	- - -	
470.70	862.8	0.10	1.70	845	84	966	- - -	
470.80	898.9	0.10	1.80	881	88	1,054	- - -	
470.90	935.5	0.10	1.90	917	92	1,146	- - -	
471.00	972.0	0.10	2.00	954	95	1,241	- - -	
471.10	1,009.1	0.10	2.10	991	99	1,340	- - -	
471.20	1,046.2	0.10	2.20	1,028	103	1,443	- - -	
471.30	1,083.8	0.10	2.30	1,065	106	1,550	- - -	
471.40	1,121.3	0.10	2.40	1,103	110	1,660	- - -	
471.50	1,159.4	0.10	2.50	1,140	114	1,774	- - -	
471.60	1,197.5	0.10	2.60	1,178	118	1,892	- - -	
471.70	1,236.1	0.10	2.70	1,217	122	2,013	- - -	
471.80	1,274.7	0.10	2.80	1,255	126	2,139	- - -	
471.90	1,313.8	0.10	2.90	1,294	129	2,268	- - -	
472.00	1,352.8	0.10	3.00	1,333	133	2,402	- - -	
472.10	1,392.4	0.10	3.10	1,373	137	2,539	- - -	
472.20	1,432.0	0.10	3.20	1,412	141	2,680	- - -	
472.30	1,472.1	0.10	3.30	1,452	145	2,825	- - -	
472.40	1,512.2	0.10	3.40	1,492	149	2,975	- - -	
472.50	1,552.8	0.10	3.50	1,533	153	3,128	- - -	
472.60	1,593.4	0.10	3.60	1,573	157	3,285	- - -	
472.70	1,634.5	0.10	3.70	1,614	161	3,446	- - -	
472.80	1,675.6	0.10	3.80	1,655	166	3,612	- - -	
472.90	1,717.2	0.10	3.90	1,696	170	3,782	- - -	
473.00	1,758.8	0.10	4.00	1,738	174	3,955	- - -	
473.10	1,800.9	0.10	4.10	1,780	178	4,133	- - -	
473.20	1,843.0	0.10	4.20	1,822	182	4,316	- - -	Attenuation Vol.
473.30	1,885.6	0.10	4.30	1,864	186	4,502	- - -	Elev. ±473.25
473.40	1,928.2	0.10	4.40	1,907	191	4,693	- - -	
473.50	1,971.3	0.10	4.50	1,950	195	4,888	- - -	
473.60	2,014.4	0.10	4.60	1,993	199	5,087	- - -	
473.70	2,058.0	0.10	4.70	2,036	204	5,291	- - -	
473.80	2,101.6	0.10	4.80	2,080	208	5,499	- - -	
473.90	2,145.7	0.10	4.90	2,124	212	5,711	- - -	
474.00	2,189.8	0.10	5.00	2,168	217	5,928	- - -	

* Max. WSE based on estimated hydraulic head measured above primary control device installed in the Flow Control Structure, under 25-year peak discharge conditions.

Town of Lewisboro
PROPERTY OF CHRISTOPHER IANNUZZI - SINGLE FAMILY RESIDENCE
April 2018
ORIFICE & WEIR SIZING PRELIMINARY CALCULATIONS FOR FLOW CONTROL STRUCTURE (FCS-1)

Attenuation Volume Required:	**4,452**	cf
Water Quality Volume Required:	**NA**	
Basin Design Summary -		
Control Provided:	Quanitative	
Effective Watershed Area:	2.731	acres
Control Design Ctiteria:	Qpeak (25-year)	

Basin Dimensional Design

Top of Berm Elevation	474.00
Bottom Elevation	469.00
Estimated Operating Elevation	473.25
Permanent Pool Elevation	NA

Pre-Development Peak Flow (25-year):	**3.560**	cfs
Pre-Development Peak Flow (25-year):	**4.594**	cfs
Required Peak Discharge Attenuation Rate:	**-1.034**	cfs
Peak Inflow Rate to Basin (from effective watershed area):	**4.149**	cfs
Required Peak Outflow from Basin:	**3.115**	cfs

Orifice Equation: Q =Cd x A x (2g x H) ^0.5
where:
Cd = Orifice discharge coefficient
g = Acceleration of gravity
H = Head above Orifice
A = Orifice Area

Rectangular Weir Equation: Q = Cw x L x (H)^1.5
where:
Cw = Weir discharge coefficient
g = Acceleration of gravity
H = Head above weir crest

Primary Flow Control Selection (Control No. 1, Circular Orifice)

Attenuation Operating Range:	(elevation 469.00 to 473.25)			
Max. WSE:	473.25			
Total Operating Depth (above orifice midpoint opening):	6.58	feet		
Average Operating Depth:	3.29	feet		
Allowable Qpeak Release Rate (outflow):	3.115	cfs		
Corresponding Circular Orifice Area:	0.252	sf		
Maximum Circular Orifice Diameter:	0.567	feet	or	6.80 inches
No. of Orifice Openings:	1			
Height of Basin Bottom above Orifice Midpoint:	2.33	feet		

Therefore, the low flow orifice shall have an equivalent diameter of approximately: **4.50 inches**

Outlet Flow Control Structure (FCS-1)

Structure Rim Elevation	469.17	
Structure Invert Elev.	464.67	
Outlet Pipe Diameter	10.00	inches
Outlet Pipe Inv. Elevation	466.25	
Outlet Pipe Midpoint Elevation	466.67	

Flow Control No. 1 Low Flow (50% WQv), Circular Orifice

Low Flow Orifice Diameter	4.50	inches
Low Flow Orifice Area	0.11039	sf
Low Flow Orifice Discharge Coefficient	0.6	
Number of Orifice Openings	1	
Set Orifice Midpoint Elevation	466.67	
Set Orifice Invert Elevation	466.48	

Outlet Flow Control Structure (FCS-2)

Structure Rim Elevation	---	
Structure Invert Elev.	---	
Outlet Pipe Diameter:	---	inches
No. of Outlet Pipes:	---	
Outlet Pipe Inv. Elevation:	---	

Flow Control No. 2 High Flow Rectangular Weir

Weir Crest Elevation:	---	
Weir Length:	---	linear feet
Weir Discharge Coefficient:	---	
Number of Weir Openings:	---	
Weir Opening Height:	---	feet

Attenuation Basin, Preliminary Routing Summary
STAGE-STORAGE-DISCHARGE TABLE

Design Condition	Elevation	Contour Area (sf)	Specific Contour Area (sf)	Incremental Volume (cf)	Cummulative Volume (cf)	Volume Above Perm. Pool (cf)	Head Above Orifice (FCS-1) (ft)	Orifice Release Rate (cfs)	Orifice Release Time (hrs)	Head Above Control No. 2 Weir (FCS-1) (ft)	Control No. 2 Weir Release Rate (cfs)	Control No. 2 Weir Release Time (hrs)	Head Above Control No. 3 (ft)	Control No. 3 Release Rate (cfs)	Control No. 3 Release Time (hrs)	Cummulative Release Rate (cfs)	Cummulative Release Time (hrs)	Outlet Control
	469.00	286	0	0	0	---	---	---	---	---	---	---	---	---	---	---	---	Control No.1
	469.10	318	302	30	30	---	---	---	---	---	---	---	---	---	---	---	---	Control No.1
	469.20	350	334	33	64	---	---	---	---	---	---	---	---	---	---	---	---	Control No.1
	469.30	382	366	37	100	---	2.6	0.863	0.032	---	---	---	---	---	---	0.86	0.032	Control No.1
	469.40	415	399	40	140	---	2.7	0.879	0.044	---	---	---	---	---	---	0.88	0.044	Control No.1
	469.50	448	432	43	183	---	2.8	0.895	0.057	---	---	---	---	---	---	0.89	0.057	Control No.1
	469.60	481	465	46	230	---	2.9	0.910	0.070	---	---	---	---	---	---	0.91	0.070	Control No.1
	469.70	515	498	50	279	---	3.0	0.926	0.084	---	---	---	---	---	---	0.93	0.084	Control No.1
	469.80	548	531	53	333	---	3.1	0.941	0.098	---	---	---	---	---	---	0.94	0.098	Control No.1
	469.90	582	565	57	389	---	3.2	0.956	0.113	---	---	---	---	---	---	0.96	0.113	Control No.1
	470.00	616	599	60	449	---	3.3	0.970	0.129	---	---	---	---	---	---	0.97	0.129	Control No.1
	470.10	651	634	63	512	---	3.4	0.985	0.145	---	---	---	---	---	---	0.98	0.145	Control No.1
	470.20	686	668	67	579	---	3.5	0.999	0.161	---	---	---	---	---	---	1.00	0.161	Control No.1
	470.30	721	703	70	650	---	3.6	1.013	0.178	---	---	---	---	---	---	1.01	0.178	Control No.1
	470.40	756	738	74	723	---	3.7	1.027	0.196	---	---	---	---	---	---	1.03	0.196	Control No.1
	470.50	791	773	77	801	---	3.8	1.041	0.214	---	---	---	---	---	---	1.04	0.214	Control No.1
	470.60	827	809	81	882	---	3.9	1.054	0.232	---	---	---	---	---	---	1.05	0.232	Control No.1
	470.70	863	845	84	966	---	4.0	1.067	0.251	---	---	---	---	---	---	1.07	0.251	Control No.1
	470.80	899	881	88	1,054	---	4.1	1.081	0.271	---	---	---	---	---	---	1.08	0.271	Control No.1
	470.90	935	917	92	1,146	---	4.2	1.094	0.291	---	---	---	---	---	---	1.09	0.291	Control No.1
	471.00	972	954	95	1,241	---	4.3	1.106	0.312	---	---	---	---	---	---	1.11	0.312	Control No.1
	471.10	1,009	991	99	1,340	---	4.4	1.119	0.333	---	---	---	---	---	---	1.12	0.333	Control No.1
	471.20	1,046	1,028	103	1,443	---	4.5	1.132	0.354	---	---	---	---	---	---	1.13	0.354	Control No.1
	471.30	1,084	1,065	106	1,550	---	4.6	1.144	0.376	---	---	---	---	---	---	1.14	0.376	Control No.1
	471.40	1,121	1,103	110	1,660	---	4.7	1.156	0.399	---	---	---	---	---	---	1.16	0.399	Control No.1
	471.50	1,159	1,140	114	1,774	---	4.8	1.169	0.422	---	---	---	---	---	---	1.17	0.422	Control No.1
	471.60	1,198	1,178	118	1,892	---	4.9	1.181	0.445	---	---	---	---	---	---	1.18	0.445	Control No.1
	471.70	1,236	1,217	122	2,013	---	5.0	1.192	0.469	---	---	---	---	---	---	1.19	0.469	Control No.1
	471.80	1,275	1,255	126	2,139	---	5.1	1.204	0.493	---	---	---	---	---	---	1.20	0.493	Control No.1
	471.90	1,314	1,294	129	2,268	---	5.2	1.216	0.518	---	---	---	---	---	---	1.22	0.518	Control No.1
	472.00	1,353	1,333	133	2,402	---	5.3	1.228	0.543	---	---	---	---	---	---	1.23	0.543	Control No.1
	472.10	1,392	1,373	137	2,539	---	5.4	1.239	0.569	---	---	---	---	---	---	1.24	0.569	Control No.1
	472.20	1,432	1,412	141	2,680	---	5.5	1.250	0.595	---	---	---	---	---	---	1.25	0.595	Control No.1
	472.30	1,472	1,452	145	2,825	---	5.6	1.262	0.622	---	---	---	---	---	---	1.26	0.622	Control No.1
	472.40	1,512	1,492	149	2,975	---	5.7	1.273	0.649	---	---	---	---	---	---	1.27	0.649	Control No.1
	472.50	1,553	1,533	153	3,128	---	5.8	1.284	0.677	---	---	---	---	---	---	1.28	0.677	Control No.1
	472.60	1,593	1,573	157	3,285	---	5.9	1.295	0.705	---	---	---	---	---	---	1.29	0.705	Control No.1
	472.70	1,635	1,614	161	3,446	---	6.0	1.306	0.733	---	---	---	---	---	---	1.31	0.733	Control No.1
	472.80	1,676	1,655	166	3,612	---	6.1	1.316	0.762	---	---	---	---	---	---	1.32	0.762	Control No.1
	472.90	1,717	1,696	170	3,782	---	6.2	1.327	0.792	---	---	---	---	---	---	1.33	0.792	Control No.1
	473.00	1,759	1,738	174	3,955	---	6.3	1.338	0.821	---	---	---	---	---	---	1.34	0.821	Control No.1
	473.10	1,801	1,780	178	4,133	---	6.4	1.348	0.852	---	---	---	---	---	---	1.35	0.852	Control No.1
Max. WSE	473.20	1,843	1,822	182	4,316	---	6.5	1.359	0.882	---	---	---	---	---	---	1.36	0.882	Control No.1
473.25	473.30	1,886	1,864	186	4,502	---	6.6	1.369	0.914	---	---	---	---	---	---	1.37	0.914	Control No.1
	473.40	1,928	1,907	191	4,693	---	6.7	1.379	0.945	---	---	---	---	---	---	1.38	0.945	Control No.1
	473.50	1,971	1,950	195	4,888	---	6.8	1.389	0.977	---	---	---	---	---	---	1.39	0.977	Control No.1

Town of Lewisboro
PROPERTY OF CHRISTOPHER IANNUZZI - SINGLE FAMILY RESIDENCE
April 2018
FLOW CONTROL STRUCTURE DESIGN WORKSHEET - (25-year Storm Event), FCS-1

Effective Watershed Area:	2.7	acres
Top of Berm Elevation	474.00	
Bottom Elevation	469.00	
Estimated Operating Elevation	473.25	
Permanent Pool Elevation	NA	

Inlet Flow Control Structure (FCS-1)

Flow Control No. 1 - (Circular Orifice):

Orifice Midpoint Elevation:	466.67	
Orifice Invert Elevation:	466.48	
Orifice Diameter:	4.50	inches
Orifice Area:	0.1104	sf
Orifice Discharge Coefficient:	0.6	
No. of Orifice Openings:	1	
Basin Bottom above Orifice Midpoint:	2.33	feet
Structure Rim Elevation:	469.17	

Outlet Flow Control Structure (FCS-2)

Flow Control No. 2 - High Flow (Rectangular Weir):

Weir Crest Elevation:	---	
Weir Length:	---	lf
Weir Wall Opening Height:	---	ft.
Weir Discharge Coefficient:	---	
No. of Weir Openings:	---	

Rainfall Distribution:	**Type III**	
Peak Inflow (Qi):	**4.15**	cfs
Peak Time (Ti):	**750**	min.
Peak Time (To), Reservoir Max.:	**780**	min.
Reservoir Storage Max.:	**4,181**	cf
Max. Storage Elevation:	**473.22**	
Estimated Peak Outflow (Qo):	1.42	cfs
Center of Mass Detention Time:	NA	hours
Average Reservoir Storage Elevation:	NA	
Cummulative Runoff Volume:	NA	cf
Average Synthesized Outflow (Qavg.):	NA	cfs
Hydraulic Residence Time:	NA	hours

Outlet Structure-2

(Rectangular Weir):

Weir Crest Elevation:	---	
Weir Length:	---	lf
Weir Opening Height:	---	ft.
Weir Discharge Coefficient:	---	
No. of Weir Openings:	---	

Orifice Equation: Q = Cd x A x (2g x H)^0.5

where:

Cd = Orifice discharge coefficient
g = Acceleration of gravity
H = Head above Orifice
A = Orifice Area

Rectangular Weir Equation: Q = Cw x L x (H)^1.5

where:

Cw = Weir discharge coefficient
L = Weir Length
H = Head above weir crest

Outlet Structure-3

(Rectangular Weir):

Weir Crest Elevation:	---	
Weir Length:	---	lf
Weir Opening Height:	---	ft.
Weir Discharge Coefficient:	---	
No. of Weir Openings:	---	

Inlet Flow Control Structure (FCS-1) Design:

Outlet Pipe Design:

Invert Start:	466.25	
Invert End :	464.50	
Length:	33.00	lf
Pipe Slope :	5.30%	
Mannings "n":	0.011	
Diameter:	10.00	inches
Area:	0.55	sf
Hydraulic Radius:	0.21	
No. of Outlet Pipes:	1	
Capacity:	5.94	cfs

Structure Design Data:

Outlet Structure Rim Elevation:	469.17	
Outlet Structure Invert Elevation:	464.67	
Min. Dimensions (I.D.):	4'-0" x 2'-6"	
Outlet Pipe Invert:	466.25	
Outlet Pipe Diameter:	10.00	inches
No. of Outlet Pipes:	1	

Outlet Flow Control Structure (FCS-2) Design:

Outlet Pipe Design:

Invert Start:	---	
Invert End :	---	
Length:	---	lf
Pipe Slope :	---	
Mannings "n":	---	
Diameter:	---	inches
Area:	---	sf
Hydraulic Radius:	---	
No. of Outlet Pipes:	---	
Capacity:	---	cfs

Structure Design Data:

Outlet Structure Rim Elevation:	---	
Outlet Structure Invert Elevation:	---	
Min. Dimensions (I.D.):	---	
Outlet Pipe Invert:	---	
Outlet Pipe Diameter:	---	inches
No. of Outlet Pipes:	---	

INFLOW HYDROGRAPH DATA

Time (min.)	Incremental Time (min.)	Inflow Rate Qi (cfs)	Inflow Volume (cf)	Cummulative Inflow Volume (cf)	Incremental Time Start Qi -Qo (cf)	Post Runoff Qo' (cf)
660	6	0.122	44	44	44	---
678	18	0.154	166	210	0	---
696	18	0.207	224	434	0	---
714	18	0.354	382	816	118	---
720	6	0.530	191	1,007	0	---
726	6	0.840	302	1,309	0	---
732	6	1.414	509	1,818	0	---
738	6	2.459	885	2,704	54	---
744	6	3.665	1,319	4,023	1,064	---
750	6	4.149	1,494	5,517	2,162	---
756	6	3.979	1,432	6,949	3,149	---
762	6	3.448	1,241	8,190	3,920	---
768	6	2.819	1,015	9,205	4,449	---
780	12	1.731	1,246	10,452	5,201	---
792	12	1.193	859	11,310	5,040	---
804	12	0.924	665	11,976	4,692	---
816	12	0.780	562	12,537	4,255	---
828	12	0.706	508	13,046	3,781	---
840	12	0.661	476	13,522	3,292	---
858	18	0.587	634	14,156	2,979	---
876	18	0.532	575	14,730	2,152	---
900	24	0.488	703	15,433	1,520	---
930	30	0.423	761	16,194	601	---
960	30	0.364	655	16,849	0	---
990	30	0.310	558	17,407	0	---
1020	30	0.275	495	17,902	0	---
1050	30	0.246	443	18,345	0	---
1080	30	0.221	398	18,743	0	---
1140	60	0.187	673	19,416	0	---
1200	60	0.167	601	20,017	0	---
1320	120	0.138	994	21,011	0	---
1560	240		0	0	0	---
1680	120	---	---	0	0	---

OUTFLOW HYDROGRAPH DATA

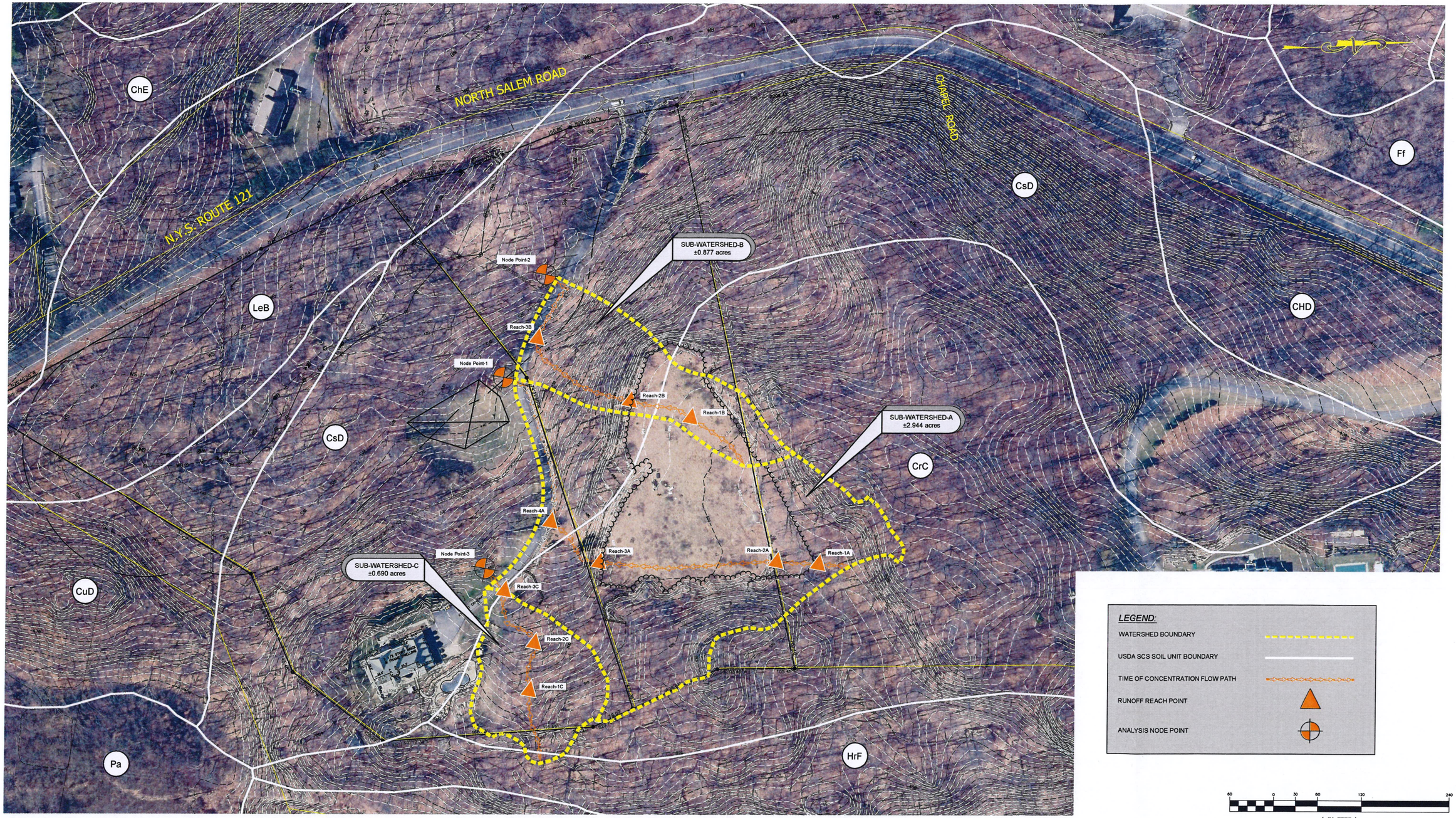
Synthesized Reservoir Elevation (ft)	Synthesized Head Above Control #1 (ft)	Synthesized Outflow from Control Qo1 (cfs)	Synthesized Head Above Control #2 (ft)	Synthesized Outflow from Control Qo2 (cfs)	Total Synthesied Outflow Rate Qo tot (cfs)	Synthetic Outflow Volume (cf)	Cummulative Outflow Volume (cf)	Incremental Time End Qi -Qo
469.26	2.59	0.855	0.00	0.00	0.855	308	308	(264)
469.17	2.50	0.840	0.00	0.00	0.154	166	474	(264)
469.17	2.50	0.840	0.00	0.00	0.207	224	698	(264)
469.41	2.74	0.880	0.00	0.00	0.880	950	1,648	(832)
469.17	2.50	0.840	0.00	0.00	0.530	191	1,839	(832)
469.17	2.50	0.840	0.00	0.00	0.840	302	2,141	(832)
469.17	2.50	0.840	0.00	0.00	1.414	509	2,650	(832)
469.28	2.61	0.859	0.00	0.00	0.859	309	2,959	(256)
470.94	4.28	1.099	0.00	0.00	1.099	396	3,355	668
472.08	5.41	1.237	0.00	0.00	1.237	445	3,800	1,717
472.72	6.05	1.307	0.00	0.00	1.307	471	4,271	2,678
473.10	6.43	1.348	0.00	0.00	1.348	485	4,756	3,435
473.35	6.68	1.374	0.00	0.00	1.374	495	5,251	3,955
473.77	7.10	1.417	0.00	0.00	1.417	1,020	6,271	4,181
473.67	7.00	1.407	0.00	0.00	1.407	1,013	7,283	4,027
473.48	6.81	1.387	0.00	0.00	1.387	999	8,282	3,694
473.26	6.59	1.364	0.00	0.00	1.364	982	9,264	3,273
473.03	6.36	1.341	0.00	0.00	1.341	965	10,230	2,816
472.79	6.12	1.315	0.00	0.00	1.315	947	11,177	2,345
472.62	5.96	1.297	0.00	0.00	1.297	1,401	12,578	1,578
472.07	5.40	1.236	0.00	0.00	1.236	1,335	13,912	818
471.49	4.82	1.167	0.00	0.00	1.167	1,680	15,593	(160)
470.27	3.60	1.009	0.00	0.00	1.009	1,816	17,408	(1,214)
469.17	2.50	0.840	0.00	0.00	0.364	655	18,064	(1,214)
469.17	2.50	0.840	0.00	0.00	0.310	558	18,622	(1,214)
469.17	2.50	0.840	0.00	0.00	0.275	495	19,117	(1,214)
469.17	2.50	0.840	0.00	0.00	0.246	443	19,559	(1,214)
469.17	2.50	0.840	0.00	0.00	0.221	398	19,957	(1,214)
469.17	2.50	0.840	0.00	0.00	0.187	673	20,630	(1,214)
469.17	2.50	0.840	0.00	0.00	0.167	601	21,232	(1,214)
469.17	2.50	0.840	0.00	0.00	0.138	994	22,225	(1,214)
469.17	2.50	0.840	0.00	0.00	0.000	0	22,225	(22,225)
469.17	2.50	0.840	0.00	0.00	0.000	0	22,225	(22,225)

COMPOSITE HYDROGRAPH DATA

Reservoir Storage Volume (cf)	Equivalent Res. Elevation (ft)	Outlet Control(s)
(264)	469.17	FCS-1
(264)	469.17	FCS-1
(264)	469.17	FCS-1
(832)	469.17	FCS-1
(832)	469.17	FCS-1
(832)	469.17	FCS-1
(832)	469.17	FCS-1
(256)	469.17	FCS-1
668	470.37	FCS-1
1,717	471.69	FCS-1
2,678	472.44	FCS-1
3,435	472.86	FCS-1
3,955	473.11	FCS-1
4,181	473.22	FCS-1
4,027	473.15	FCS-1
3,694	472.99	FCS-1
3,273	472.78	FCS-1
2,816	472.53	FCS-1
2,345	472.22	FCS-1
1,578	471.55	FCS-1
818	470.60	FCS-1
(160)	469.17	FCS-1
(1,214)	469.17	FCS-1
(1,214)	469.17	FCS-1
(1,214)	469.17	FCS-1
(1,214)	469.17	FCS-1
(1,214)	469.17	FCS-1
(1,214)	469.17	FCS-1
(1,214)	469.17	FCS-1
(1,214)	469.17	FCS-1
(22,225)	469.17	FCS-1
(22,225)	469.17	FCS-1

FIGURES

PROJECT SITE WATERSHED MAPS



PLAN
SCALE: 1" = 60'

LEGEND:

- WATERSHED BOUNDARY
- USDA SCS SOIL UNIT BOUNDARY
- TIME OF CONCENTRATION FLOW PATH
- RUNOFF REACH POINT
- ANALYSIS NODE POINT

60 0 30 60 120 240
(IN FEET)

WARNING– IT IS A VIOLATION OF NEW YORK EDUCATION LAW, SECTION 7209.2, FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER THIS DOCUMENT IN ANY WAY. IF ALTERED, THE ALTERING PERSON SHALL COMPLY WITH THE REQUIREMENTS OF NEW YORK EDUCATION LAW, SECTION 7209.2

REVISIONS

NO.	BY	DATE	REMARKS

DES. _____
DWG. _____
CHK. _____

J R F A
J. ROBERT FOLCHETTI & ASSOCIATES, L.L.C.
CIVIL / ENVIRONMENTAL ENGINEERS
www.jrfa.com
31 SODOM ROAD
BREWSTER, NY 10509
845-363-1560

CHRISTOPHER IANNUZZI
TOWN OF LEWISBORO, WESTCHESTER COUNTY, NEW YORK

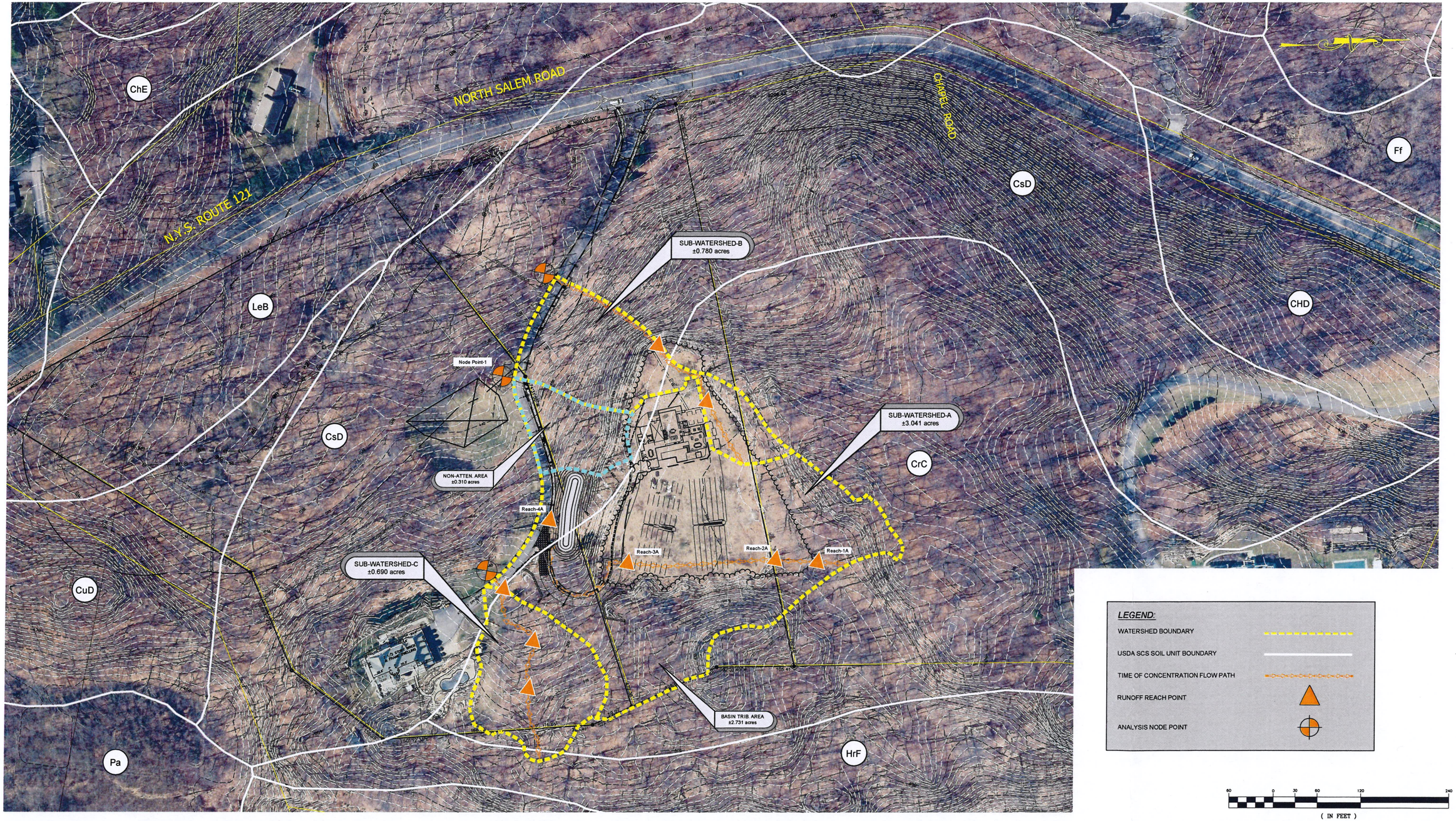
PROPOSED SINGLE FAMILY RESIDENCE

TAX MAP ID S.B.L. 12-10802-129

WATERSHED MAP
PRE-DEVELOPMENT

SCALE: AS NOTED

JRFA
DATE APRIL 2018
SHEET ____ OF ____
DWG. NO. _____



PLAN
SCALE: 1" = 60'

LEGEND:

- WATERSHED BOUNDARY
- USDA SCS SOIL UNIT BOUNDARY
- TIME OF CONCENTRATION FLOW PATH
- RUNOFF REACH POINT
- ANALYSIS NODE POINT

60 0 30 60 120 240
(IN FEET)

MAP REFERENCE:

1. ORTHO-PHOTOGRAPHIC IMAGE WAS OBTAINED FROM THE NYS GIS CLEARINGHOUSE DATABASE.
2. TAX MAP AND SOIL UNIT INFORMATION WAS OBTAINED FROM THE WESTCHESTER COUNTY GIS DATABASE.

WARNING– IT IS A VIOLATION OF NEW YORK EDUCATION LAW, SECTION 7209.2, FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER THIS DOCUMENT IN ANY WAY. IF ALTERED, THE ALTERING PERSON SHALL COMPLY WITH THE REQUIREMENTS OF NEW YORK EDUCATION LAW, SECTION 7209.2

REVISIONS

NO.	BY	DATE	REMARKS

DES. _____
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CHRISTOPHER IANNUZZI
TOWN OF LEWISBORO, WESTCHESTER COUNTY, NEW YORK

PROPOSED SINGLE FAMILY RESIDENCE

TAX MAP ID S.B.L. 12-10802-129

WATERSHED MAP POST DEVELOPMENT

SCALE: AS NOTED

JRFA
DATE APRIL 2018
SHEET ____ OF ____
DWG. NO. _____

J. ROBERT FOLCHETTI & ASSOCIATES, L.L.C.
CIVIL / ENVIRONMENTAL ENGINEERS
31 SODOM ROAD
BREWSTER, NEW YORK 10509
T. (845) 363-1560

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-0-15-002

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)
Christopher Iannuzzi

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

Owner/Operator Contact Person First Name
Christopher

Owner/Operator Mailing Address
31110 Town Green Drive

City
Elmsford

State
NY

Zip
10523-

Phone (Owner/Operator)
914-224-2952

Fax (Owner/Operator)
___-___-____

Email (Owner/Operator)
chriscraftsman@hotmail.com

FED TAX ID
__-_____ (not required for individuals)

Project Site Information

Project/Site Name
Iannuzzi - Proposed Residence

Street Address (NOT P.O. BOX)
199 North Salem Road

Side of Street
○ **North** ○ **South** ● **East** ○ **West**

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

State: NY
Zip: 10590-
County: Westchester
DEC Region: 3

Name of Nearest Cross Street
Chapel Road

Distance to Nearest Cross Street (Feet)
2502

Project In Relation to Cross Street
○ **North** ● **South** ○ **East** ○ **West**

Tax Map Numbers
Section-Block-Parcel
12 - 10802 - 129

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): 616004

Y Coordinates (Northing): 4572793

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
13.0	0.9	0.1	0.8

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
0 %	92 %	8 %	0 %

7. Is this a phased project? ○ **Yes** ● **No**

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

Start Date 07/01/2018 – **End Date** 06/30/2019

9. Identify the nearest surface waterbody(ies) to which construction site runoff will discharge.

Name

NYSDEC Wetland F-SIX

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
- ( ) 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?

- ( ) Regulatory Map
- ( ) Delineated by Consultant
- ( ) Delineated by Army Corps of Engineers
- (●) Other (identify) NYSDEC

10. Has the surface waterbody(ies) in question 9 been identified as a 303(d) segment in Appendix E of GP-0-15-002? ( ) **Yes** (●) **No**

11. Is this project located in one of the Watersheds identified in Appendix C of GP-0-15-002? (●) **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?

Privately owned and located on site. NYS DOT owns road culvert.

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:

- ● **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
J. Robert Folchetti & Associates, LLC

Contact Name (Last, Space, First)
Atkinson, Todd

Mailing Address
31 Sodom Road

City
Brewster

State Zip
NY 10509-

Phone
834-363-1560

Fax
845-279-2062

Email
todd.atkinson@jrfa.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-0-15-002. 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
Todd

MI
W

Last Name
Atkinson

Signature

Date
04/24/2018

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.

7738089822

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][1][0][U][2][2][5]

3547089826

Owner/Operator Certification

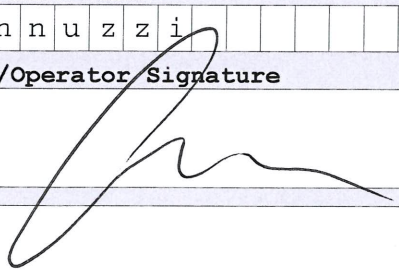
I have read or been advised of the permit conditions and believe that I understand them. I also understand that, under the terms of the permit, there may be reporting requirements. I hereby certify that this document and the corresponding documents were prepared under my direction or supervision. I am 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: Christopher

MI:

Print Last Name: Iannuzzi

Owner/Operator Signature:



Date: 04/24/2018

NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

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:	Christopher Iannuzzi
2. Contact Person:	Christopher Iannuzzi
3. Street Address:	31110 Town Green Drive
4. City/State/Zip:	Elmsford, NY 10523
II. Project Site Information	
5. Project/Site Name:	Single Family Residence
6. Street Address:	199 North Salem Road
7. City/State/Zip:	Lewisboro, New York 10590
III. Stormwater Pollution Prevention Plan (SWPPP) Review and Acceptance Information	
8. SWPPP Reviewed by:	Joseph Cermele, P.E.
9. Title/Position:	Town Engineer
10. Date Final SWPPP Reviewed and Accepted:	
IV. Regulated MS4 Information	
11. Name of MS4:	Town of Lewisboro
12. MS4 SPDES Permit Identification Number: NYR20A	227
13. Contact Person:	Peter Parsons, Supervisor
14. Street Address:	P.O. Box 500 / 11 Main Street
15. City/State/Zip:	South Salem, New York 10590
16. Telephone Number:	914.763.3151

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: Peter Parsons

Title/Position: Supervisor

Signature:

Date:

VI. Additional Information

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

ATTACHMENT E

NEW YORK STATE

DEPARTMENT OF TRANSPORTATION

HIGHWAY WORK PERMIT APPROVAL

NEW YORK
STATE OF
OPPORTUNITY

Department of Transportation

ANDREW M. CUOMO
Governor

PAUL A. KARAS
Acting Commissioner

LANCE MacMILLAN, P.E.
Acting Regional Director

April 3, 2018

Todd W. Atkinson, P.E.
J. Robert Folchetti & Associates LLC
31 Sodom Road
Brewster, NY 10509

RE: 199 and 221 North Salem Road
NYS Route 121
Driveway Permit Application
Town of Lewisboro, NY

Dear Mr. Atkinson:

The New York State Department of Transportation (NYSDOT) local Residency Permit Office has reviewed the proposed plan information for a shared driveway modification located a property addresses 199 North Salem Road and 221 North Salem Road.

The local Residency Permit Office herby grants conceptual acceptance of the proposed plan for the driveway modification.

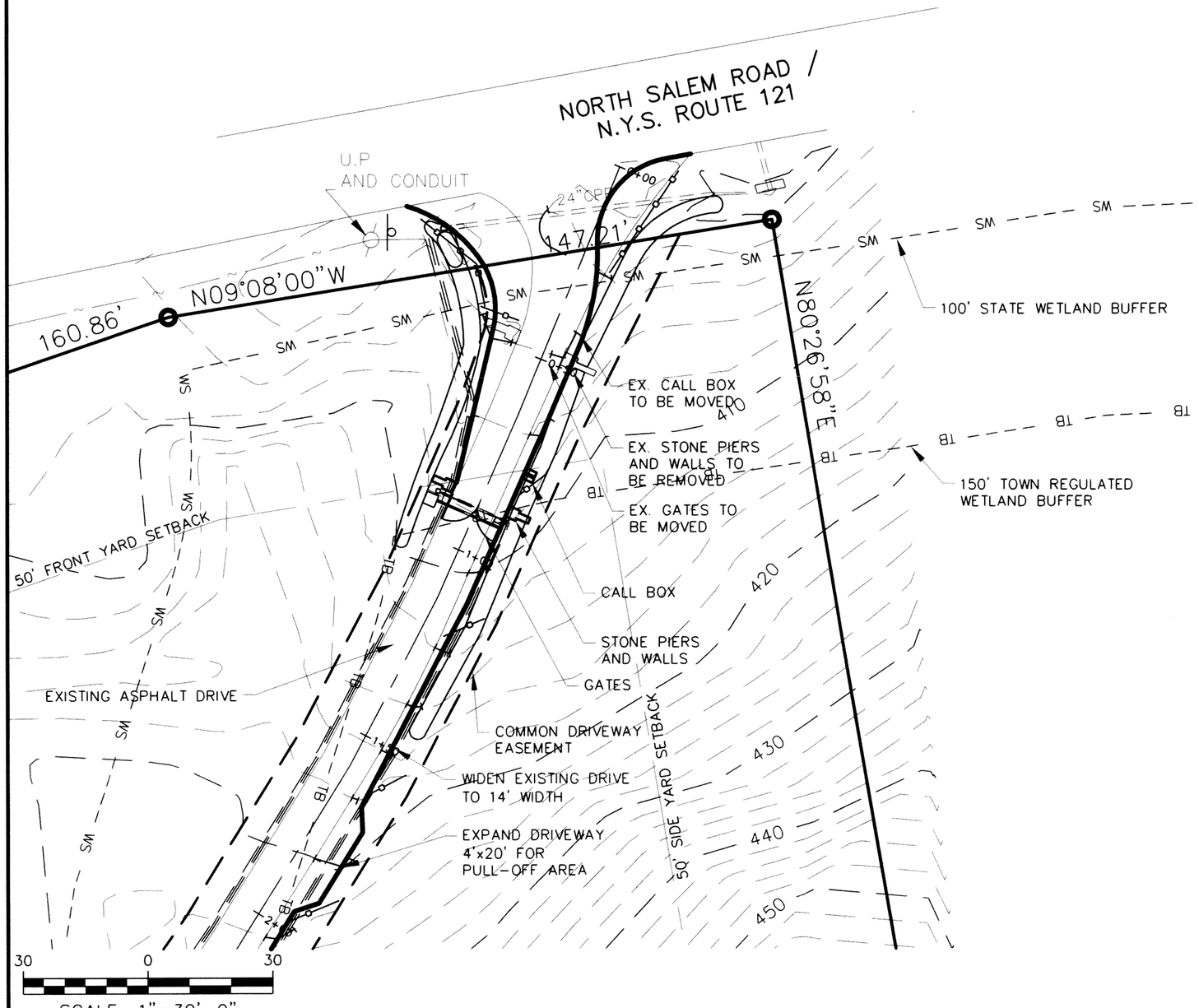
Prior to the official highway work permit approval, please have the permit applicant submit the contractor information and proof of proper contractor insurances (ACORD 25, ACORD 855, NYS Workmen's Compensation / Disability) and the guarantee deposit.

If you have any questions you are welcome to contact the Residency.

Sincerely,

Michael J. LeRose – Assistant Resident Engineer
NYS Department of Transportation
Residency 8-8
85 Route 100
Katonah, NY 10536
Phone 914-232-3060

cc:
Residency 8-8 Permit Office
E. Goff, P.E. – Resident Engineer



LEGEND

- EXISTING PROPERTY LINE
- EXISTING BUILDING OR STRUCTURE
- PROPOSED BUILDING OR STRUCTURE
- EXISTING DRIVEWAY
- PROPOSED DRIVEWAY
- EXISTING MAJOR CONTOUR — 480
- EXISTING MINOR CONTOUR — 478
- PROPOSED MAJOR CONTOUR — 480
- PROPOSED MINOR CONTOUR — 478
- EXISTING WETLAND BOUNDARY — WB
- 100' NYSDEC REGULATED WETLAND BUFFER AREA — WS
- 150' TOWN REGULATED WETLAND BUFFER AREA — TB
- STONE WALL
- LEDGE
- SOIL BOUNDARY
- EXISTING RIP-RAP SWALE
- PROP. UTILITY LINE — E
- PROPOSED SEPTIC PIPING OR LATERAL
- PROPOSED EXPANSION AREA PIPING OR LATERAL
- DOMESTIC WELL — W
- PROPOSED SILT FENCE
- PROPOSED POTABLE WATER PIPING — PW

FEBRUARY 2018

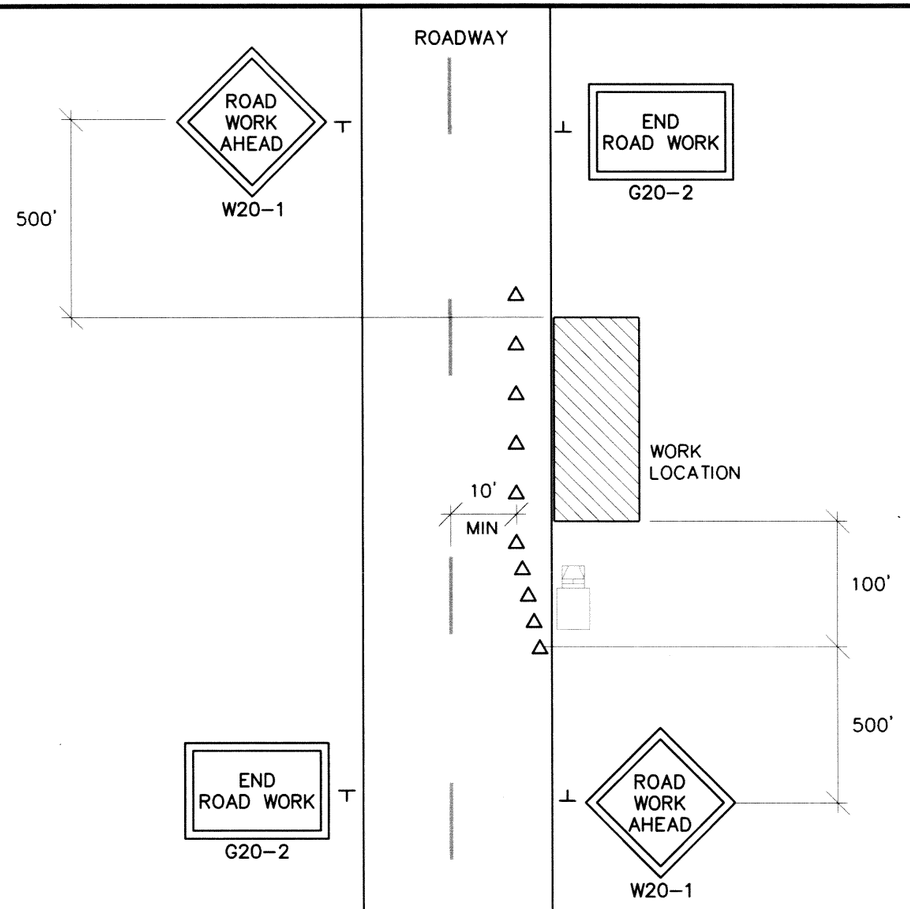
REVISIONS			
NO.	BY	DATE	REMARKS

J. ROBERT FOLCHETTI ASSOCIATES, P.E., L.S.
CIVIL / ENVIRONMENTAL ENGINEERS
www.jrfa.com
41 SODOM ROAD
BRIEWSTER, NY 10509
845.363.1360

PROPERTY OF CHRISTOPHER IANNUZZI
TOWN OF LEWISBORO, WESTCHESTER COUNTY, NEW YORK

DRIVEWAY ENTRANCE PLAN
199 NORTH SALEM ROAD / PARCEL ID S.B.L. 12-10802-129

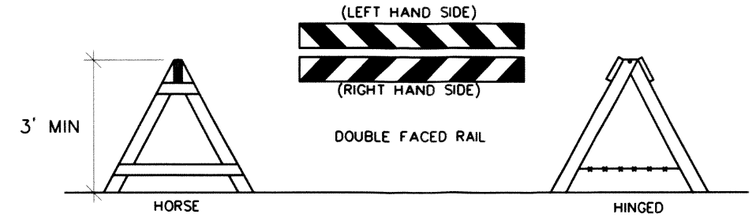
FIGURE: DOT 1
SCALE: 1"=30'-0"
DWG. NO. 56701G001



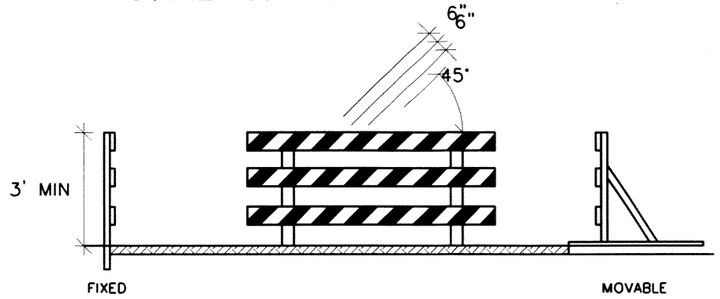
NOTES:

1. LEGEND: ⊥ ⊥ SIGN △ FLAGMEN WORK AREA WORK VEHICLE
2. MAINTENANCE AND PROTECTION OF TRAFFIC TO BE IN ACCORDANCE WITH MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) LATEST EDITION.
3. TRAFFIC CONTROL PLAN FOR COUNTY ROADWAYS SHALL BE APPROVED BY PUTNAM COUNTY DEPARTMENT OF HIGHWAYS AND FACILITIES. TRAFFIC CONTROL PLAN FOR STATE ROADWAYS SHALL BE APPROVED BY THE NYSDOT.
4. FIELD CONDITIONS MAY REQUIRE ADDITIONAL SIGNAGE PER MUTCD REQUIREMENTS.
5. ACTUAL PLAN MUST BE APPROVED BY HIGHWAY DEPARTMENT HAVING JURISDICTION.
6. DIMENSIONS, COLOR, LETTER SIZE AND SUPPORT TO BE PER MUTCD.
7. * DENOTES MUTCD ALPHANUMERIC IDENTIFICATION.
8. DISTANCES SHOULD BE ADAPTED TO PREVAILING CONDITIONS.
9. MAINTAIN TWO WAY TRAFFIC ON NEW YORK STATE HIGHWAYS WHERE POSSIBLE. IF TWO WAY TRAFFIC CANNOT BE MAINTAINED, WORKING HOURS ARE RESTRICTED TO 9:00 AM TO 4:30PM.

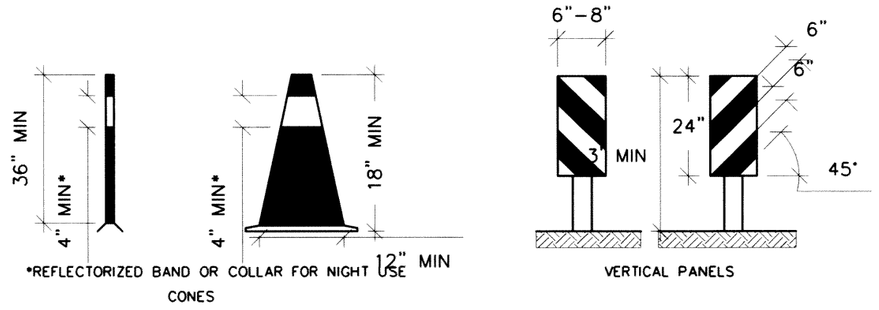
TYPICAL APPLICATION 6 (MUTCD)
SHOULDER WORK, MINOR ENCROACHMENT



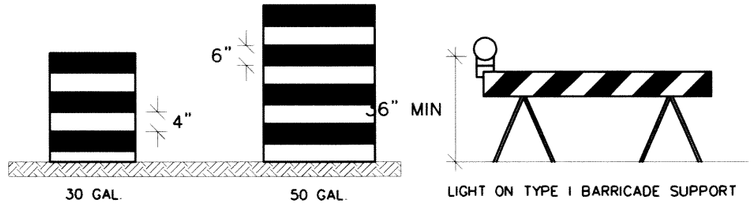
A. TYPE I, SINGLE RAIL BARRICADE



B. TYPE III, THREE RAIL BARRICADE



C. CONES AND VERTICAL PANELS



D. DRUMS AND LIGHTS

BARRIER DEVICES

FEBRUARY 2018

REVISIONS			
NO.	BY	DATE	REMARKS

J. ROBERT FOLCHETTI ASSOCIATES, P.E., L.S.
CIVIL / ENVIRONMENTAL ENGINEERS
www.jrfa.com
31 SCHOOLHOUSE RD
SOMERS, NY 10589
845-363-1360

PROPERTY OF CHRISTOPHER IANNUZZI
TOWN OF LEWISBORO, WESTCHESTER COUNTY, NEW YORK

TRAFFIC PLAN
199 NORTH SALEM ROAD / PARCEL ID S.B.L. 12-10802-129

FIGURE: DOT 2
SCALE: NOT TO SCALE
DWG. NO. 56701G001

ATTACHMENT F

WETLAND REPORT

Prepared by

STEPHEN COLEMAN ENVIRONMENTAL CONSULTING

STEPHEN W. COLEMAN
ENVIRONMENTAL CONSULTING, LLC

Environmental Planning & Site Analysis
Wetland Mitigation & Restoration Plans
Wetland Delineation & Assessment
Natural Resource Management
Pond & Lake Management
Wildlife & Plant Surveys
Breeding Bird Surveys
Landscape Design

October 30, 2017

Mr. Todd W. Atkinson, P.E., Principal
J. Robert folchetti & Associates, LLC
31 Sodom Road
Brewster, New York 10509

Re: Wetlands Delineation –Syms Residence, 221 North Salem Road, Town of Lewisboro, NY

Dear Mr. Atkinson:

This report is submitted in support of a Wetlands Permit application for 221 North Salem Road, Town of Lewisboro, New York.

Wetland Delineation

I completed on 10-20-2017, a wetland/watercourse investigation of the subject property located at 221 North Salem Road, Town of Lewisboro, New York. The environmental review included investigation and determination of selected wetland and watercourse resources present on the property. The respective wetland/watercourse features were flagged in accordance with Chapter 217, "Freshwater Wetlands" of the Code of the Town of Lewisboro, and criteria outlined by New York State Department of Environmental Conservation. As noted in the Town's Code, and NYSDEC Manual, vegetation, soils and hydrological parameters were used to determine the outer wetland boundary limits. Pink surveyors flagging labeled "Wetland Boundary" were hung on the respective boundaries of each wetland/watercourse area.

Vegetation was sampled along each of the wetland areas. Dominant vegetation was noted at each point, and hydrophytic (wetland) vegetation was considered to be present when 50 % or more of the vegetation throughout the strata of each plant community was classified as either facultative, facultative wet, or obligate. Hydrophytic vegetation was also positively identified based on the presence of secondary characteristics including morphological adaptations for occurrence in wetlands.

Soils were then sampled where facultative or facultative wet vegetation was dominant. Soils samples were taken with a dutch auger to a depth of 16 inches of the soil profile where possible. Hydric soil indicators noted include: presence of a seasonal high water table, inundation, presence of hydrogen sulfide odor, soil chroma of 1 (without mottles) or 2 (with mottles) as per the Munsell Soil Color Chart, gleying, iron and manganese

concretions, and oxidized rhizospheres. Hydric soils were determined to be present when any one of these indicators was observed.

Each area along the wetland/upland interface was also examined to determine if wetland hydrology was present at some time during the growing season. Indicators of wetland hydrology noted within the wetland areas included soil saturation within the test hole or at the soil surface, inundation, positive drainage patterns, and watermarks on the tree trunks or water-stained leaves on the ground.

When an observation point along the wetland/upland interface contained all three wetland parameters: dominant hydrophytic vegetation, hydric soils, and evidence of hydrology, the point was determined to be wetland. The area surrounding the observation point was then investigated to determine the upland boundary via the same methodology. The delineation was then confirmed by placing sequentially numbered flags at the edge of the wetland and upland boundary. Areas identified as watercourses may not meet all three parameters. Please refer to the field sketch which shows the approximate wetland boundary. The respective wetland boundary will require confirmation and validation from the Town's Wetlands Consultant.

Existing Conditions

The wetlands on the subject parcel consist of an intermittent watercourse channel with riparian wetland that starts as a hillside seepage on the adjoining parcel towards the southeastern side and extends to North Salem Road (NYS Route 121), enters the subject parcel and then travels underneath North Salem Road and continues on the other side of the Road, merging with a large NYSDEC (F-6) state designated freshwater wetlands. The regulated NYSDEC adjacent area (100 feet) and the Town wetland buffer (150 feet) would extend onto the subject parcel.

The respective wetland boundary was marked with sequential flags A-01-A-31. Please refer to field sketch that shows the approximate boundaries. A review of NYSDEC Freshwater Wetlands Maps indicates that this is part of NYSDEC wetlands # F-6.

In general the wetland plant community would be classified as a riparian deciduous forested wetland and riparian stream corridor that meanders through the state wetland and runs parallel to Route 121. Dominant tree species within the wetland/watercourse features consisted of red maple, American elm, Ironwood, American Beech with several upland trees represented. The sapling/shrub layer is dominated by saplings of dominant trees, and dominant shrubs consisting of spicebush, winterberry, swamp azalea with minor representation from silky dogwood. Skunk cabbage, jack-in-the pulpit, tussock sedge, common rush, sphagnum moss and cinnamon and sensitive fern, dominate the wetland herbaceous layer. A moderate to severe amount of invasive plant species (approximately 65%) were observed within the wetland and buffer areas, including Japanese barberry, garlic mustard, oriental bittersweet, wineberry and Japanese stilt grass. The wetland/upland boundary is fairly distinct due to the sloping

topography and presence of stone walls and an old former road bed that occur adjacent to sections of the wetland/watercourse.

Hydric or wetland soils are readily apparent and quite uniformly distributed within the wetland sections. The soils exhibited permanent signs of inundation or saturated soils near or at the surface. . A solid dark organic layer 6-8 inches in depth was evident within the A horizon of the soil with clear indication of mottling and low chroma colors within the B soil horizon (10YR3/2). Primary and secondary hydrological characteristics are readily apparent throughout the wetland. The presence of standing water, water stained leaves, high water marks, and buttressed tree roots were some of the features noted. The watercourse channel would be considered an intermittent watercourse.

This completes my initial investigation of the wetland resources present on the property. Please notify me if you have questions or require additional information.

Sincerely,

Stephen W. Coleman

Stephen W. Coleman
SWC/tbh
Encl.

Typical representation of watercourse/wetland area

View of wetlands within middle of property, wetland in foreground

View of wetlands within interior section of property

Representative soil sample

ATTACHMENT G

WETLAND MITIGATION PLAN

Prepared by

EVANS ASSOCIATES

LANDSCAPE PLAN LEGEND

PROPOSED TREE

PROPOSED SHRUB

NORTH SALEM ROAD

N.Y.S. ROUTE 121

O.H.W.

U.P.

GUARD RAIL

REMAINS OF WOOD FENCE

N18°55'00"W

N71°48'10"W

76.90'

33.00'

214.22'

S54°39'28"W

12" CPP

GABION WALL

O.H.W.

160.86'

N39°08'00"W

U.P AND CONDUIT

24"CPP

147.21'

HEAD WALL

STONE PIER

POSTS

SWALE

GATE

GATE CALL-BOX

STONE PIER

RIP RAP SWALE

N80°24'58"E

410

420

430

440

450

460

470

CENTERLINE OF STREAM

100'±WETLANDS BUFFER

LIMITS OF WETLAND FLAGS
LOCATED IN FIELD ON
NOV. 10, 2006
AND CONFIRMED ON
10/20/2017 BY
STEPHEN W. COLEMAN

320.51'

S74°31'55"W

5 CA
1 HV
3 LB
1 CC
5 SC
1 BN
3 SC
3 IV
1 HV
3 CA
1 HV
3 LB
3 CO
1 CC

150-FOOT WETLAND BUFFER LINE

SNOW STORAGE AREA ON BOTH SIDES OF DRIVEWAY

4" PVC

RIP RAP SWALE

LC

AREA = ± (

North

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

LANDSCAPE NOTES:

1. 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 Association of Nurserymen 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. Landscape architect must approve any plant or size substitutions. Landscape architect shall approve locations of plant materials on site prior to the plants being installed. Plant spacing as depicted on plant list shall be followed; however, spacing depicted on plan shall rule.
6. Topsoil shall be a minimum of 4" deep - 6" is preferred - and shall contain a 12% organic carbon content by weight. Clean leaf compost is the preferred soil amendment to achieve these standards. If other soil amendments are more readily available than clean leaf compost, they can be used to meet the requirement for 12% organic carbon content.
7. Planting pits for woody plants shall be twice as wide as the root ball diameter and shall be backfilled with screened topsoil. Subsoil from planting excavations shall be removed from the site. In the case of herbaceous bare-root plantings, the entire bed shall be screened topsoil with ample organic matter mixed in.
8. 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.
9. Plants shall be mulched immediately after planting with 3" of aged, undyed bark mulch. Do not overmulch newly planted trees and shrubs. Seeded areas shall be mulched with salt hay or straw mulch applied at 50 to 90 lbs., (1 to 2 bales) per 1,000 square feet. Approximately 25% of the soil is to be visible through the mulch.
10. In the event there is a discrepancy between the number of plants shown in the plant list and the number depicted on the drawing, the number shown on the drawing shall rule.
11. Project landscape architect shall locate proposed plants in the field prior to installation.

PLANT LIST

Code	Quantity	Botanical Name	Common Name	Size at Planting	Spacing at Planting
BN	2	Betula nigra	River Birch	2"-2-1/2" cal.	n.a.
CA	8	Clethra alnifolia	Summersweet Clethra	3 gal. container	6' o.c.
CC	2	Cercis canadensis	Eastern Redbud	2"-2-1/2" cal.	n.a.
CO	3	Cornus amomum	Silky Dogwood	3 gal. container	8' o.c.
HV	4	Hamamelis virginiana	Witch Hazel	4'-5' ht.	n.a.
IV	3	Ilex verticillata	Winterberry	3 gal. container	6' o.c.
LB	6	Lindera benzoin	Spicebush	3 gal. container	8' o.c.
SC	8	Sambucus canadensis	Elderberry	3 gal. container	8' o.c.

CONSULTANTS

ISSUED:

OWNERSHIP AND USE OF DOCUMENTS

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

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

SEAL:

REGISTERED LANDSCAPE ARCHITECT ALAN L. PRESCOTT NO. 000975 STATE OF NEW YORK

PROJECT NAME:
IANNUZZI PROPERTY
199 North Salem Road
South Salem, New York

LANDSCAPE ARCHITECT & ENVIRONMENTAL CONSULTANT:
EVANS ASSOCIATES
ENVIRONMENTAL CONSULTING, INC.
25 Amity Road
Bethany, Connecticut 06524
T. (203) 393-0690
F. (203) 393-0196

Drawing Title:
Mitigation Planting Plan

Date: April 16, 2018

Dwn. by: alp

ID: Iannuzzi Mitigation plan_04-13-2018

MP-1

ATTACHMENT H

SOUTH SALEM FIRE DEPARTMENT

COMMENT LETTER

ESTABLISHED 1938

South Salem Fire Department, Inc.

The First Emergency Service

P. O. Box 191 • 1190 Route 35 • South Salem, NY 10590-0191

Tel (914) 763-3706 • Fax (914) 763-8861

March 20th, 2018

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

Re: Christopher Iannuzzi - Wetland and Stormwater Permit Application
199 North Salem Road
Sheet 12, Block 10802, Lot 129

Having reviewed the site plans, there appears to be no accessibility issues for emergency apparatus. As long as all codes, set by the Town as Lewisboro, are followed, we have no problems with the plans as currently set forth.
Furthermore, the existing gate and driveway are of adequate width for our fire apparatus.
If any further information is needed, please do not hesitate to contact us.

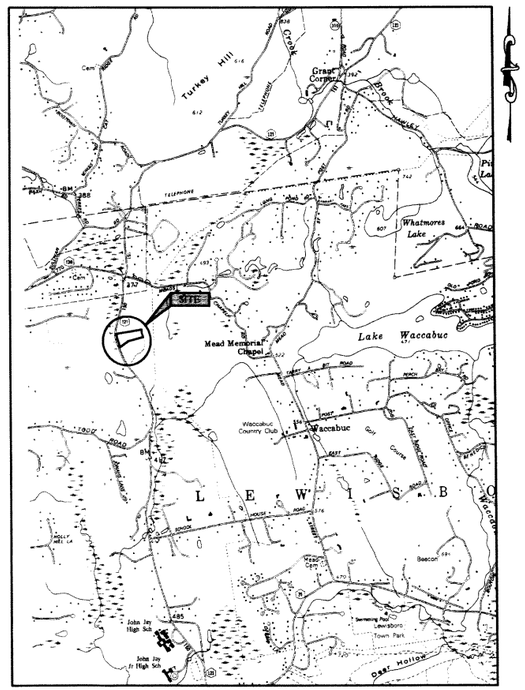
Respectfully,

Avery Scott
Chief
South Salem Fire Department

RECEIVED
APR - 5 2018
J. ROBERT FOLCHETTI

CHRISTOPHER IANNUZZI
TOWN OF LEWISBORO, WESTCHESTER COUNTY, NEW YORK
WETLAND PERMIT AND STORMWATER PERMIT PLAN

PARCEL ID S.B.L. 12-10802-129



LOCATION PLAN
SOURCE U.S.G.S.
SCALE 1"=2,000'

NOVEMBER 2017

REVISION 1 - FEBRUARY 6, 2018

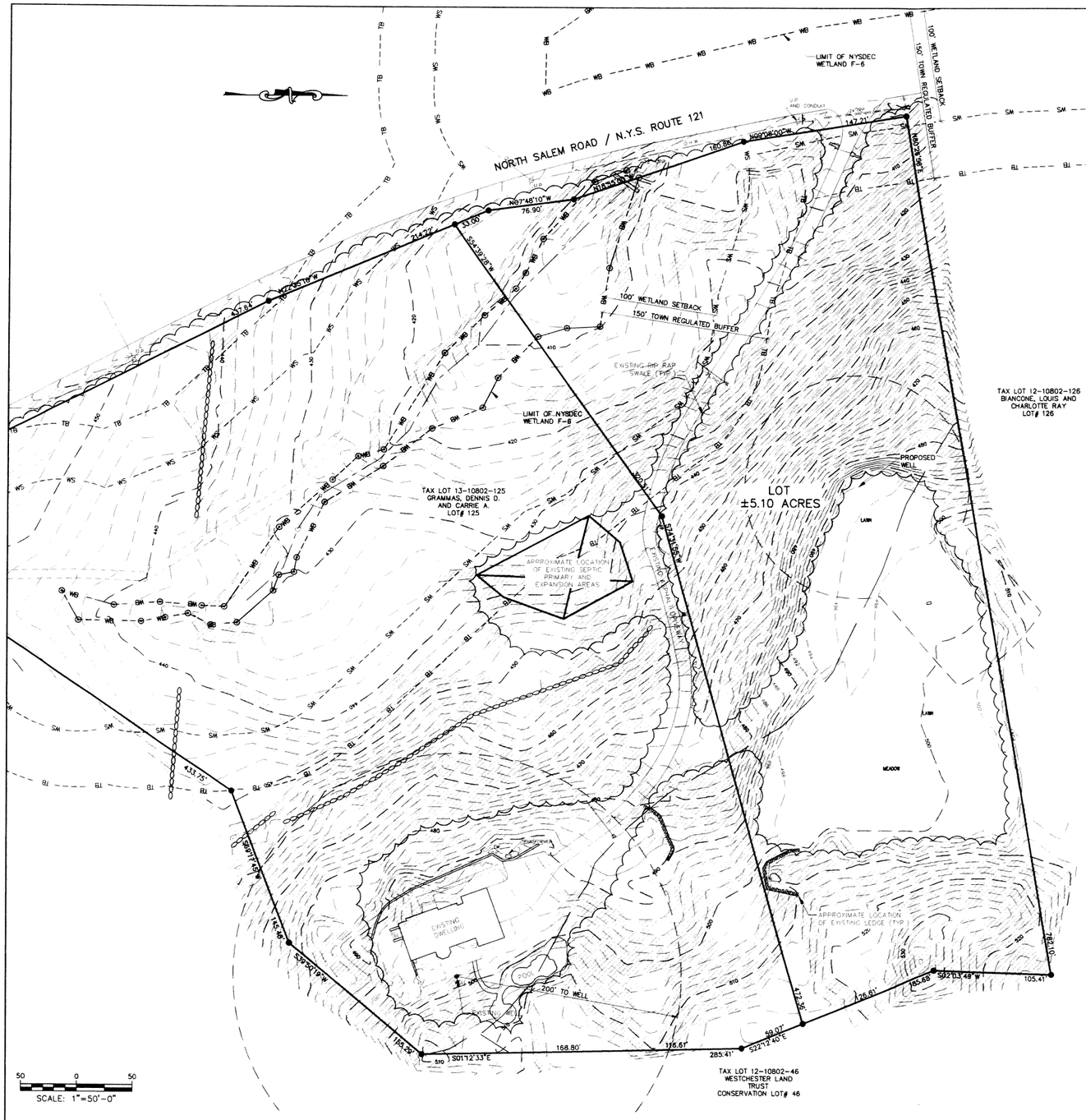
J R F A

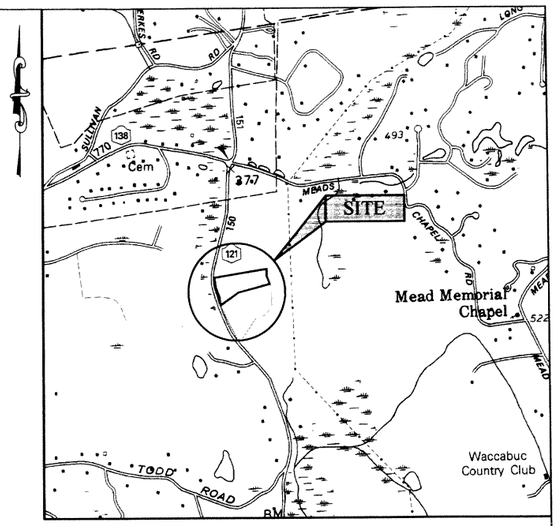
J. ROBERT FOLCHETTI & ASSOCIATES, P.E., L.S.

CIVIL / ENVIRONMENTAL ENGINEERS
www.jrfa.com

31 SODOM ROAD
BREWSTER, NY 10509
845-363-1560

WARNING– IT IS A VIOLATION OF NEW YORK EDUCATIONAL LAW, SECTION 7209.2, FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER THIS DOCUMENT IN ANY WAY. IF ALTERED, THE ALTERING PERSON SHALL COMPLY WITH THE REQUIREMENTS OF NEW YORK EDUCATIONAL LAW, SECTION 7209.2





LOCATION PLAN
SCALE: 1"=1000'
SOURCE: USGS

OWNER:
RUTH MERNS
7310 ASHFORD PLACE
DELRAY BEACH FL 33446

LEGEND

- EXISTING PROPERTY LINE
- EXISTING BUILDING OR STRUCTURE
- EXISTING DRIVEWAY
- EXISTING MAJOR CONTOUR — 480 —
- EXISTING MINOR CONTOUR — 478 —
- EXISTING WETLAND BOUNDARY — WB —
- 100' NYSDEC REGULATED WETLAND BUFFER AREA — WS —
- 150' TOWN REGULATED WETLAND BUFFER AREA — TB —
- STONE WALL
- LEDGE
- SOIL BOUNDARY
- EXISTING TREELINE
- EXISTING SLOPES > 15%

NYSDEC FRESHWATER WETLAND BOUNDARY VALIDATION

The freshwater wetland boundary as represented on these plans accurately depicts the limits of Freshwater Wetland FB as delineated by STEPHEN W. COLEMAN on OCTOBER 20, 2017.

DEC Staff: _____ Surveyor/Engineer: _____

Date: _____ SEAL

Wetland boundary delineations as validated by the New York State Department of Environmental Conservation remain valid for 10 years unless existing exempt activities, area hydrology, or land use practices change (e.g., agricultural to residential). After 10 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.

NOTES:

1. SURVEY, UTILITY AND TOPOGRAPHIC DATA FROM MAP ENTITLED SURVEY AND TOPOGRAPHICAL MAP PREPARED BY THE OFFICE OF B. THAYER ASSOCIATES 100 CROSSWAYS PARK DRIVE WEST, SUITE 104, WOODBURY, NY 11797 DATED 07/10/07.
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7. TOTAL SITE AREA: 222,143 SF, 5.100 ACRES.
8. TAX LOT: SHEET 12 BLOCK 10802, LOT 129.
9. ZONE: R-4A – 4 ACRE MINIMUM.

Applicant:
Christopher Iannuzzi
31110 Town Green Drive
Elmsford, NY 10523

Date

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DWG. UKJ
CHK. TWA

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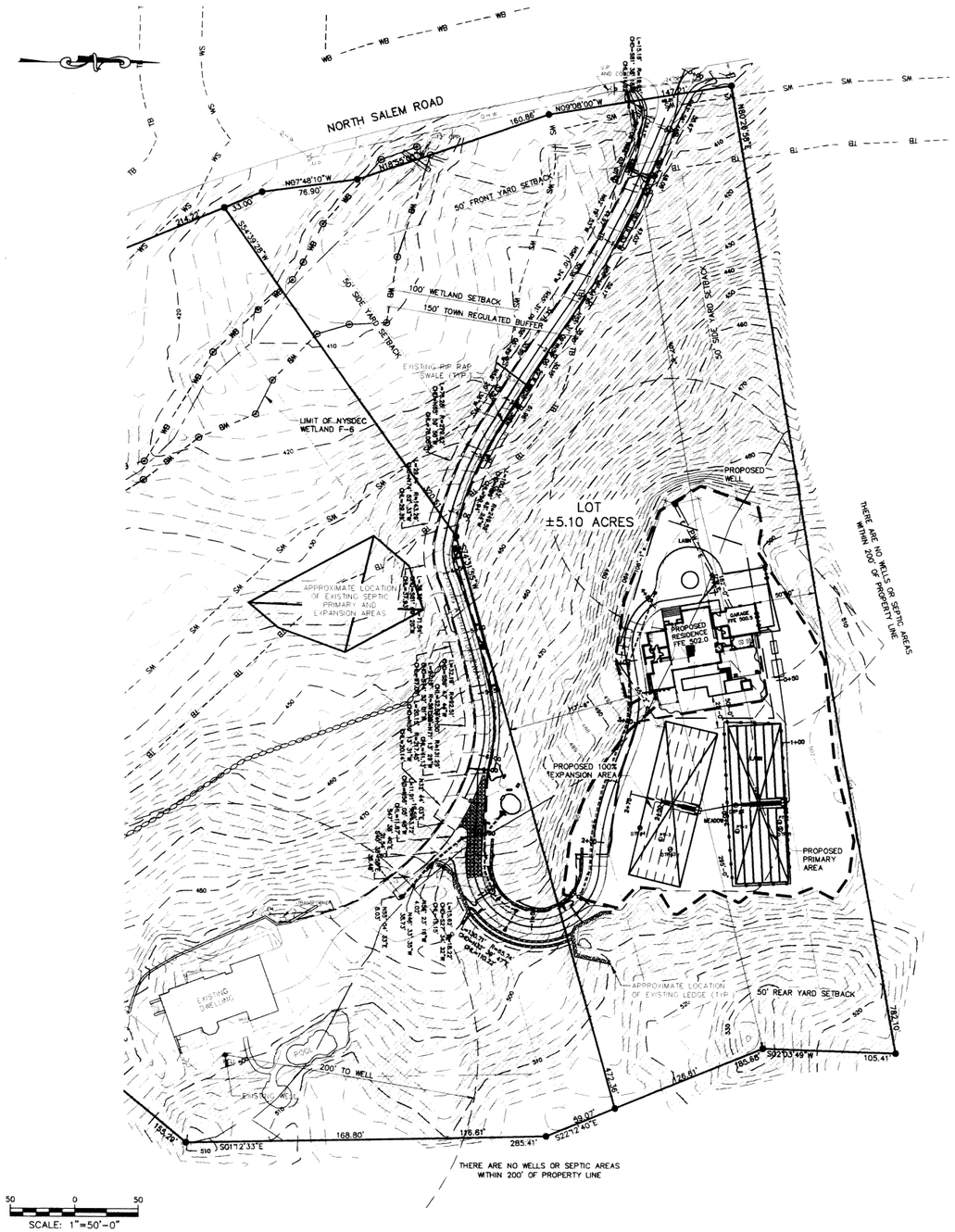
PROPERTY OF CHRISTOPHER IANNUZZI
TOWN OF LEWISBORO, WESTCHESTER COUNTY, NEW YORK

WETLAND & STORMWATER PERMIT PLAN
PARCEL ID S.B.L. 12-10802-129

EXISTING CONDITIONS PLAN
SCALE: 1"=50'

JRFA
DATE NOVEMBER 2017
EX SHEET 1 OF ____
DWG. NO. _____



50 0 50

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LEGEND

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- PROPOSED ROOF OR FOOTING DRAIN
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ZONING DATA

ITEM	REQUIRED	EXISTING LOT
ZONE	R-4A RESIDENCE ZONE	
LOT SIZE		
AREA: (ACRES)	4 ACRES	5.10 ACRES
LOT DEPTH		766'/700' = 1.094
MINIMUM LOT AREA REQUIRED		4X1.094 = 4.376 AC. = 4.4 AC.
PROP. LOT AREA:		5.10 ACRES
A. AREA LESS THAN 1/3 REQ. WIDTH		1,698 SF
MIN. BUILDABLE AREA (SF)	50,000 SF	51,397 SF
A. STEEP SLOPE AREA		128,350.81 SF
B. WETLAND AREA		9,037 SF
C. WATER OR STREAM AREA		0.0 SF
D. AREA LESS THAN 1/3 REQ. WIDTH		1,698 SF
FRONTAGE: (FEET)	25'	380.96'
WIDTH /CIRCLE (FEET)	250'	250'
SETBACKS/YARD (FEET) TO BUILDINGS		
FRONT:	50'	+/- 407'
SIDE	50'	50'/117'
REAR:	50'	+/- 295'
STREET CENTER LINE:	75'	+/- 433'
BUILDING COVERAGE (% OF LOT AREA)	6.0%	2.50 %
MAXIMUM BUILDING HEIGHT		
STORIES:	2 1/2	2 1/2
FEET:	35	35
DISTURBANCE WITHIN THE 150' TOWN REGULATED WETLAND BUFFER		917.75 SF / 0.02 AC.
DISTURBANCE WITHIN THE 100' NYSDEC ADJACENT AREA		0.0 SF

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WETLAND & STORMWATER PERMIT PLAN

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SITE PLAN AND NOTES

SCALE: 1"=50'

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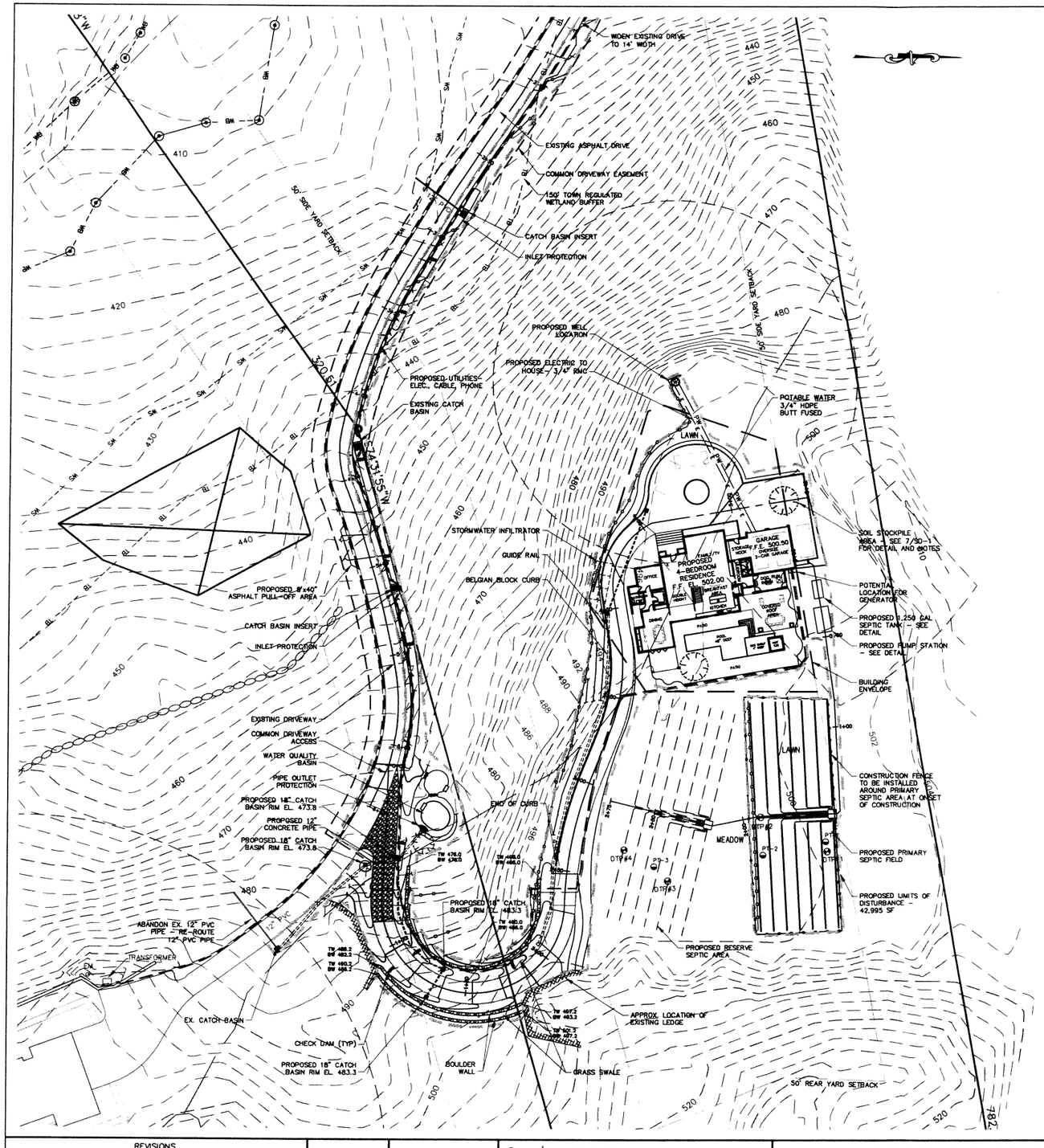

CONSTRUCTION SEQUENCE:

1. CONTRACTOR SHALL CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE IN THE LOCATION IDENTIFIED ON THE SITE PLAN DRAWING SHEETS.
2. CONTRACTOR SHALL INSTALL SILT FENCE & CONSTRUCTION FENCING TO DELINEATE THE LIMITS OF DISTURBANCE AS IDENTIFIED ON THE SITE PLAN DRAWING SHEETS. INLET PROTECTION TO BE INSTALLED FOR EXISTING CATCH BASINS.
3. SILT FENCE SHALL BE INSTALLED AROUND THE PERIMETER OF ALL SOIL STOCKPILES AND OTHER UNSTABLE AREAS WHERE SOIL DISTURBANCE ACTIVITY HAS TEMPORARILY AND 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.
4. CONTRACTOR SHALL BEGIN SITE GRADING AND CONSTRUCTING THE DRIVEWAY & ASSOCIATED DRAINAGE.
5. CONTRACTOR SHALL INSTALL DOMESTIC WELL.
6. CONTRACTOR SHALL COMPLETE FOUNDATION WORK INCLUDING NECESSARY GRADING AND BACKFILLING AROUND THE FOUNDATION. GRADED AND BACKFILLED AREAS AROUND THE FOUNDATION SHALL BE STABILIZED WITH TOP SOIL, HAY MULCH AND GRASS SEED.
7. CONTRACTOR SHALL COMPLETE SEPTIC SYSTEM INSTALLATION WORK INCLUDING NECESSARY GRADING AND BACKFILLING OF SEPTIC TANK AND LATERALS. GRADED AND BACKFILLED AREAS AROUND THE SEPTIC SYSTEM SHALL BE STABILIZED WITH TOP SOIL, HAY MULCH AND GRASS SEED.
8. CONTRACTOR SHALL COMPLETE INSTALLATION OF STORMWATER TREATMENT CULTEC SYSTEM, BACKFILL AND STABILIZE WITH TOP SOIL, HAY MULCH AND GRASS SEED. SYSTEM TO BE KEPT OFF-LINE BY PLUGGING THE INLET AND OUTLET PIPES UNTIL SITE IS STABILIZED.
9. CONTRACTOR SHALL COMPLETE EXTERIOR FRAMING, ROOFING AND SIDING OF THE PROPOSED HOUSE. ROOF DRAIN TO BE CONNECTED TO THE STORMWATER TREATMENT PRACTICE.
10. CONTRACTOR SHALL COMPLETE ALL EXTERIOR PLUMBING CONNECTIONS FROM WELL TO THE HOUSE AND HOUSE TO SEPTIC SYSTEM. CONNECTIONS SHALL ONLY BE COMPLETED AFTER LOCAL HEALTH DEPARTMENT REPRESENTATIVES HAVE COMPLETED NECESSARY ON-SITE INSPECTIONS AND TESTING OF THE WELL.
11. CONTRACTOR SHALL BEGIN INTERIOR FINISH WORK.
12. CONTRACTOR SHALL BEGIN FINAL SITE RESTORATION AND STABILIZATION ACTIVITIES ON VEGETATED AREAS.
13. CONTRACTOR SHALL COMPLETE CONSTRUCTION OF THE PROPOSED HOUSE INCLUDING INTERIOR FINISH WORK.
14. CONTRACTOR SHALL COMPLETE FINAL SITE STABILIZATION WORK TO INCLUDE THE APPLICATION OF TOP SOIL, HAY MULCH AND GRASS SEED.
15. TEMPORARY E&SC PRACTICES SHALL REMAIN IN PLACE UNTIL THE SITE HAS BEEN DEEMED STABILIZED BY QUALIFIED INSPECTOR.
16. ONCE THE SITE HAS BEEN DEEMED STABILIZED, TEMPORARY E&SC PRACTICES SHALL BE REMOVED AND PROPERLY DISCARDED (OR RE-USED) OFF SITE.

EROSION CONTROL NOTES:

1. THE WETLAND INSPECTOR SHALL BE NOTIFIED, ONCE EROSION CONTROL MEASURES ARE IN PLACE. A SITE INSPECTION SHALL BE PERFORMED, A MINIMUM OF TWO DAYS, PRIOR TO COMMENCING WORK WITHIN THE MINIMUM ACTIVITY SETBACK AREA. ALL PROTECTIVE MEASURES SHALL COMPLY WITH SPECIFICATIONS OF THE PLAN.
2. TEMPORARY SEDIMENTATION BARRIERS AND STOCKPILE AREAS SHALL BE PROVIDED AS ILLUSTRATED, AND AT OTHER LOCATIONS AS DETERMINED NECESSARY, TO INTERCEPT AND CLARIFY SILT LADEN RUNOFF FROM THE WORK AREA.
3. ALL EROSION CONTROLS TO CONFORM TO WESTCHESTER COUNTY BEST MANAGEMENT PRACTICES FOR SOIL AND EROSION CONTROL AND NEW YORK STATE GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL.
4. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY THE WETLAND INSPECTOR DUE TO SITE CONDITIONS.
5. THE EROSION CONTROL MEASURES WILL BE REGULARLY INSPECTED AND MAINTAINED (PARTICULARLY FOLLOWING MAJOR STORMS) DURING CONSTRUCTION ACTIVITY ON THE SITE, BY THE CONTRACTOR RESPONSIBLE FOR THE INSTALLATION. THE OWNER SHALL HIRE AN ENVIRONMENTAL CONSULTANT TO MONITOR CONSTRUCTION ACTIVITIES ON A WEEKLY BASIS FOR THE DURATION OF THE CONSTRUCTION ACTIVITIES.
6. ANY MODIFICATIONS TO THE APPROVED PLAN DUE TO FIELD CONDITIONS SHALL BE MADE ONLY AFTER CONSULTATION WITH AND APPROVAL BY THE PREPARER OF THE PLAN AND THE APPROPRIATE TOWN OF LEWISBORO, NEW YORK OFFICIALS OR AGENCIES.
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9. PRIOR TO REMOVAL OF THE EROSION CONTROL MEASURES, IT WILL BE NECESSARY TO NOTIFY THE WETLAND INSPECTOR AT LEAST 48 HOURS (TWO WORKING DAYS) OF THE INTENT TO REMOVE THE BARRIER.
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SITE GRADING, SEDIMENTATION AND EROSION CONTROL & MATERIALS PLAN

SCALE: 1"=30'

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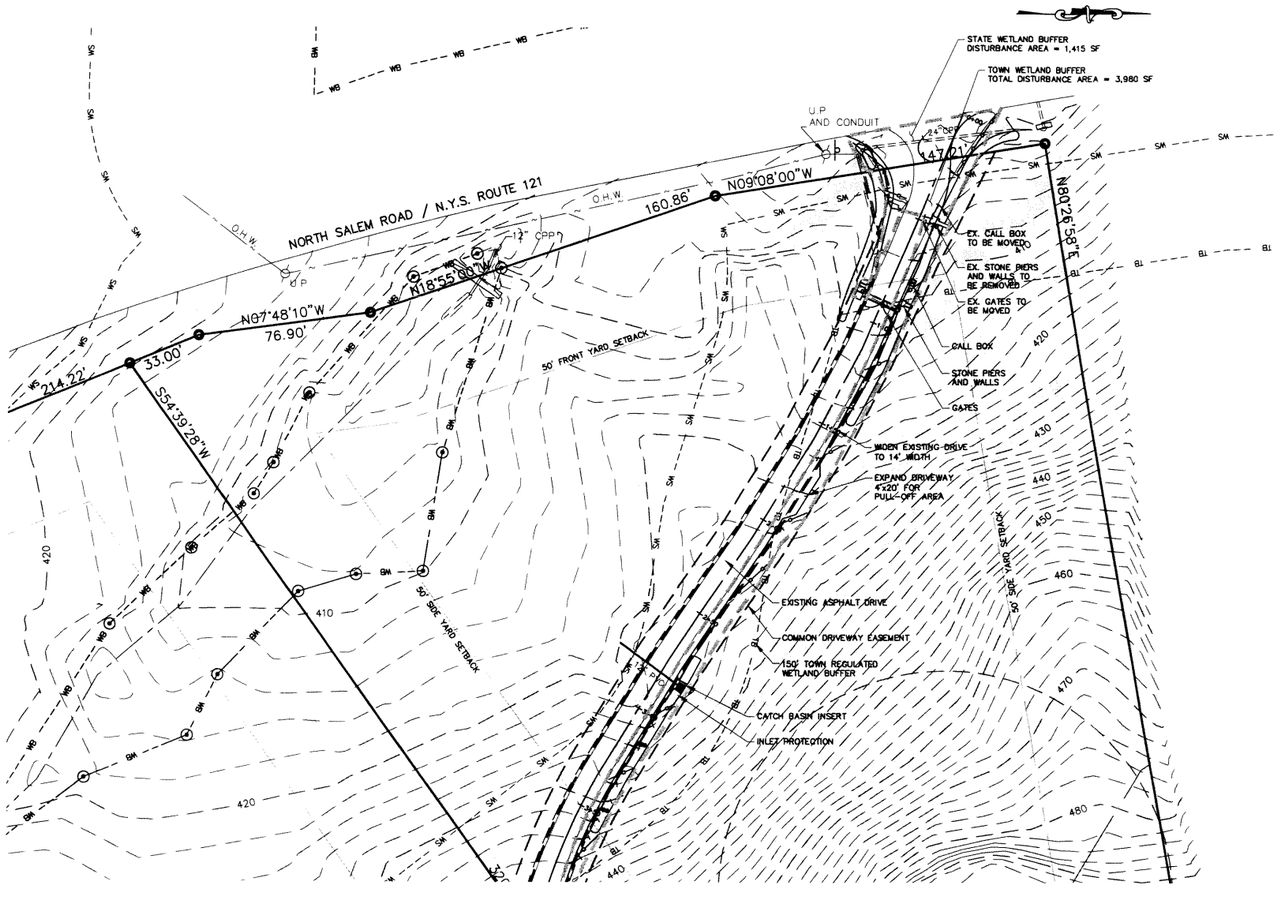

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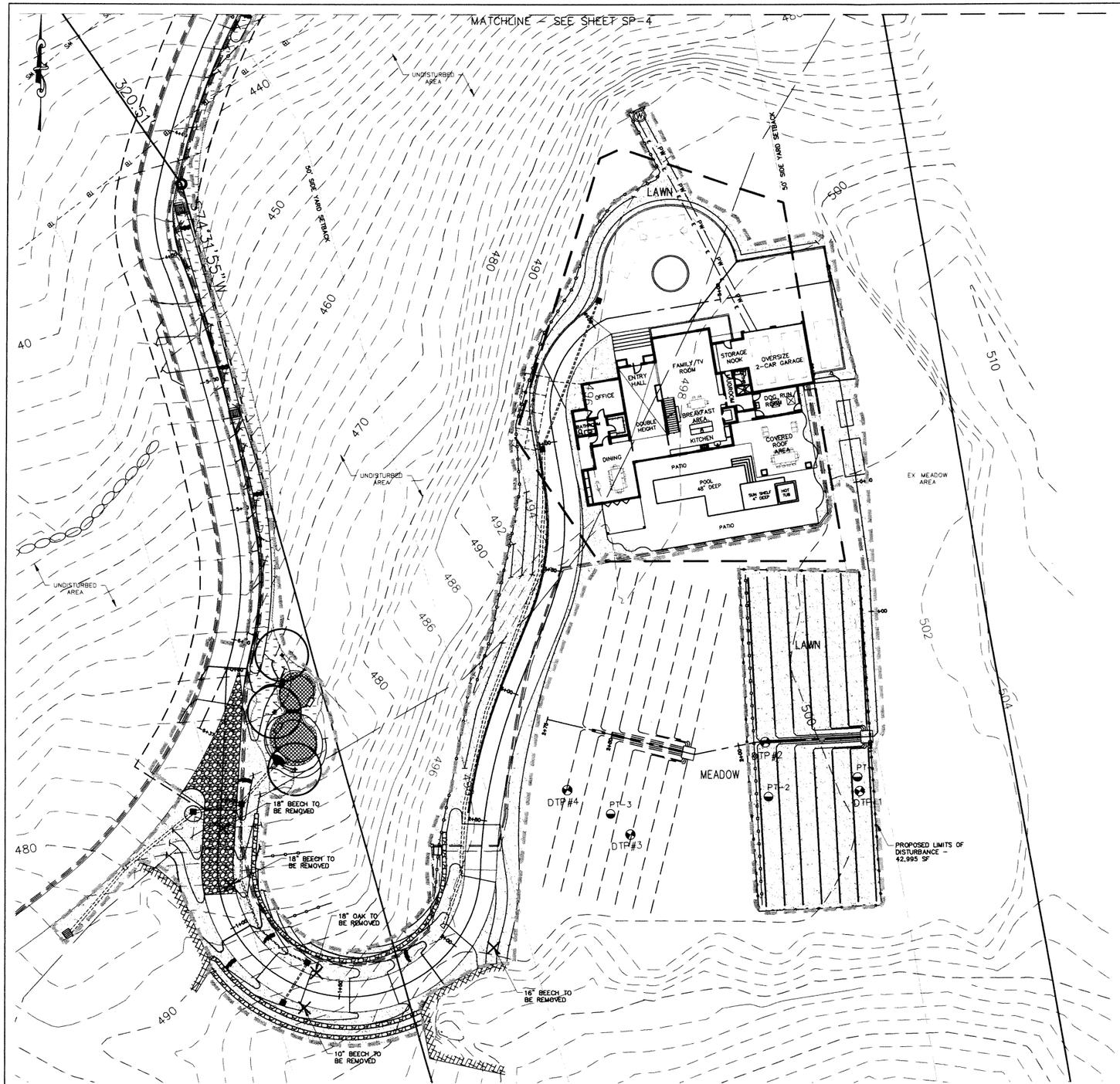

WATER QUALITY BASIN

RETENTION BASIN FLOOR SEEDING LOW MAINTENANCE GRASS-LIKE SPECIES - ERNMX-126

SEEDING RATE: 15lbs. PER ACRE OR ⅓ lb. TO ½ lb. PER 1000 SF

PLANT LIST

QTY.	LATIN NAME	COMMON NAME
20%	AGROSTIS ALBA	REDTOP
20%	AGROSTIS STOLONIFERA	CREEPING BENTGRASS
20%	ELYMUS VIRGINICUS	VIRGINIA WILD RYE
20%	CAREX VULPINOIDEA	FOX SEDGE
20%	PUCCINELLIA DISTANS	ALKALI GRASS

WET MEADOW RETENTION BASIN FLOOR SEEDING FOR WILDLIFE AND PLANT DIVERSITY -ERNMX-127

SEEDING RATE: 15lbs. PER ACRE OR ⅓ lb. TO ½ lb. PER 1000 SF

PLANT LIST

QTY.	LATIN NAME	COMMON NAME
25%	ALOPECURUS ARUNDINACEUS	CREEPING FOXTAIL
25%	ELYMUS VIRGINICUS	VIRGINIA WILD RYE
20%	CAREX VULPINOIDEA	FOX SEDGE
5%	AGROSTIS SCABRA	TICKLEGRASS/ROUGH BENTGRASS
5%	POA PALUSTRIS	FOWL BLUEGRASS
4%	BIDENS CERNUA	NODDING BUR MARIGOLD
3%	SPARGANIUM EURYCARPUM	GIANT BUR REED
3%	VERBENA HASTATA	BLUE VERVAIN
2%	JUNCUS EFFUSUS	SOFT RUSH
2%	SCIRPUS ATROVIRENS	GREEN BULRUSH
2%	SCIRPUS CYPERINUS	WOOL GRASS
2%	SCIRPUS POLYPHYLLUS	MANY LEAVED BULRUSH
1%	MIMULUS RINGENS	SQUARE STEMMED MONKEY FLOWER
1%	SOLIDAGO PATULA	ROUGH LEAVED GOLDENROD

DRIVEWAY EDGE SEEDING

NORTHEASTERN U.S. ROADSIDE NATIVE SEED MIX - ERNMX - 105

SEEDING RATE: 15lbs. PER ACRE OR ⅓ lb. TO ½ lb. PER 1000 SF

PLANT LIST

QTY.	LATIN NAME	COMMON NAME
5.5%	CHAMAECRISTA FASCICULATA	PARTRIDGE PEA
5%	ECHINACEA PURPUREA	PURPLE CONEFLOWER
5%	RUDBECKIA HIRTA	BLACK EYED SUSAN
4%	SENNA MARILANDICA	MARYLAND SENNA
3%	HELIOPSIS HELIANTHOIDES	OX EYE SUNFLOWER
3%	SENNA HEBECARPA	WILD SENNA
2.5%	DESMODIUM CANADENSE	SHOWY TICKTREFOIL
2%	ASCLEPIAS SYRIACA	COMMON MILKWEED
2%	ASTER PILOSUS	HEATH ASTER
2%	LIATRIS SPICATA	SPIKED GAYFEATHER
2%	RUDBECKIA TRILOBA	BROWN EYED SUSAN
2%	VERBENA HASTATA	BLUE VERVAIN
1%	ASTER LAEVIS	SMOOTH BLUE ASTER
1%	BAPTISIA AUSTRALIS	BLUE FALSE INDIGO
1%	EUPATORIUM FISTULOSUM	JOE PYE WEED
1%	EUPATORIUM MACULATUM	SPOTTED JOE PYE WEED
1%	EUPATORIUM PERFOLIATUM	BONESET
1%	MONARDA FISTULOSA	WILD BERGAMOT
1%	PENSTEMON DIGITALIS	TALL WHITE BEARD TONGUE
1%	PENSTEMON LAEVIGATUS	APPALACHIAN BEARD TONGUE
1%	SOLIDAGO JUNCEA	EARLY GOLDENROD
1%	SOLIDAGO NEMORALIS	GREY GOLDENROD
1%	VERONIA GIGANTEA	GIANT IRONWEED
0.5%	ASCLEPIAS TUBEROSA	BUTTERFLY MILKWEED
0.5%	SILPHIUM TRIFOLIATUM	WHORLED ROSINWEED

NATIVE PERENNIAL SHORT GRASSES:

15%	ANDROPOGON SCOPARIUS, ALDOUS	ALDOUS LITTLE BLUESTEM
15%	SORGHASTRUM NUTANS, RUNSEY	RUNSEY INDIAN GRASS
10%	BOUTELOUA CURTIPENDULA, BUTTE	BUTTE SIDE OATS GRAMA
10%	ELYMUS CANADENSIS	CANADA WILD RYE

PLANTING NOTES

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3. BE AWARE OF ALL UNDERGROUND UTILITIES PRIOR TO ANY PLANTING OPERATIONS. CONTACT "CALL BEFORE YOU DIG" PRIOR TO EXCAVATION.

4. MULCH ALL BEDS WITH A 3 INCH MINIMUM OF SHREDDED PINE BARK MULCH. SAMPLE TO BE SUBMITTED FOR APPROVAL.

5. ALL PLANT MATERIAL (TO INCLUDE TREES, SHRUBS, PERENNIALS, GROUNDCOVERS, AND VINES) SHALL BE GUARANTEED BY THE CONTRACTOR TO BE IN GOOD, HEALTHY AND FLOURISHING CONDITION FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE. THE CONTRACTOR SHALL REPLACE, AS SOON AS WEATHER AND SEASONAL CONDITIONS PERMIT, ALL DEAD PLANTS AND ALL PLANTS NOT IN A VIGOROUS, THRIVING CONDITION, AS DETERMINED BY THE LANDSCAPE ARCHITECT DURING, AT THE END OF THE GUARANTEE PERIOD. WARRANTY REPLACEMENT WILL BE PROVIDED AT NO COST TO THE OWNER AND INCLUDE MATERIALS AND LABOR. CONTRACTOR IS RESPONSIBLE FOR REPAIR OF ANY DAMAGE INCURRED DURING REPLACEMENT OF WARRANTY MATERIALS.

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LEGEND

- SEED MIX - ERNMX - 126
- SEED MIX - ERNMX - 127
- SEED MIX - ERNMX - 153
- SEED MIX - ERNMX - 105
- ORNAMENTAL TREE
- SHRUB

NOTES:

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6. OWNER: RUTH MERNS, 7310 ASHFORD PLACE, DELRAY BEACH, FL 33446.
7. TOTAL SITE AREA: 222,143 SF, 5.100 ACRES.
8. TAX LOT: SHEET 12 BLOCK 10802, LOT 129.
9. ZONE: R-4A - 4 ACRE MINIMUM.

20 0 20

SCALE: 1"=20'-0"

Applicant:
Christopher Iannuzzi
31110 Town Green Drive
Elmsford, NY 10523

Date

PLANNING BOARD ENDORSEMENT OF APPROVED PLANS

Planning Board Chairman — Date

Planning Board Secretary — Date

TOWN ENGINEER'S CERTIFICATION

Reviewed for compliance with the Planning Board Resolution dated

Town Consulting Engineer — Date

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DWG. UKJ
CHK. TWA

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PROPERTY OF CHRISTOPHER IANNUZZI
TOWN OF LEWISBORO, WESTCHESTER COUNTY, NEW YORK

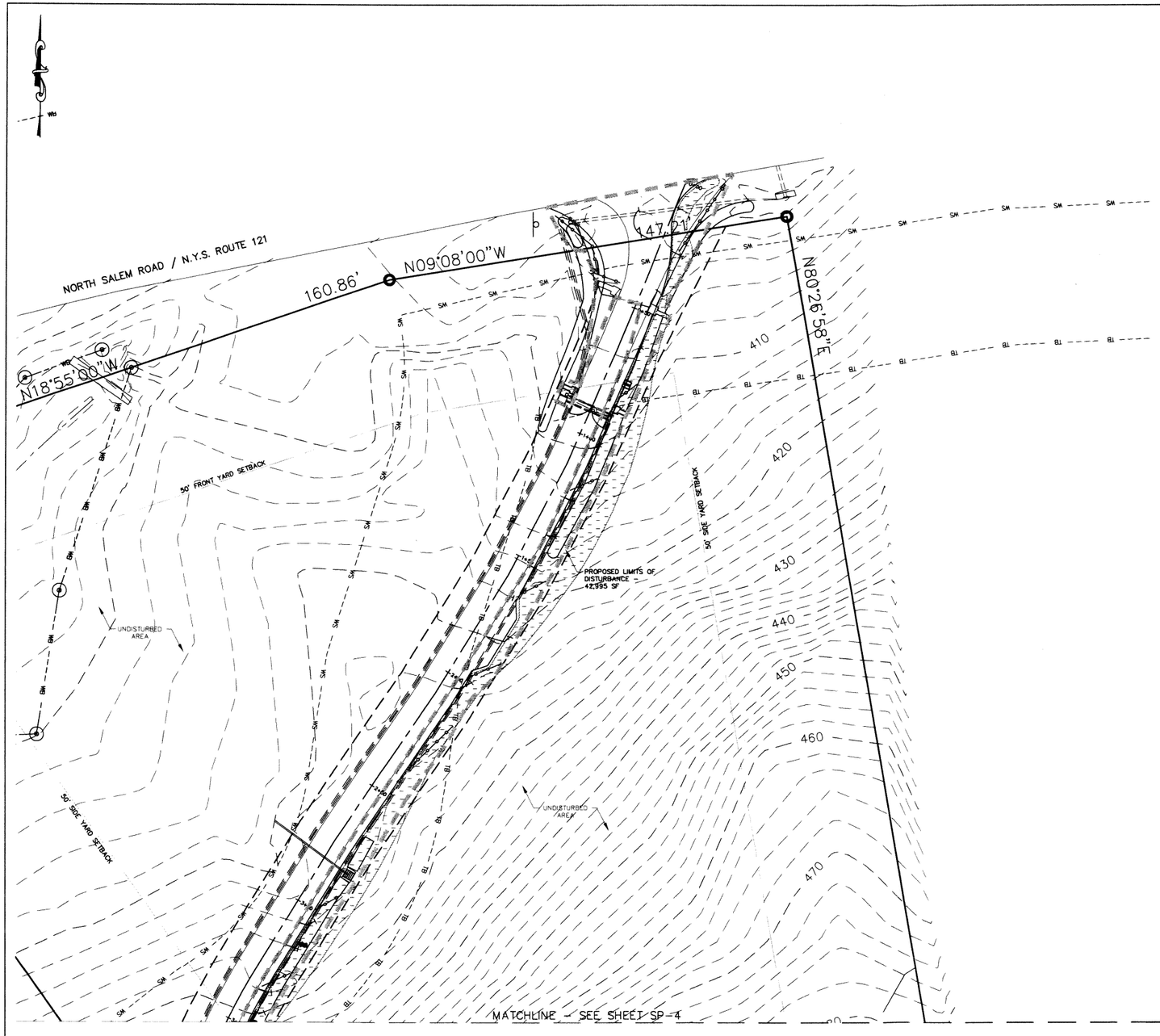
WETLAND & STORMWATER PERMIT PLAN

PARCEL ID S.B.L. 12-10802-129

PLANTING PLAN

SCALE: 1"=20'

JRFA
DATE NOVEMBER 2017
SP SHEET 3 OF
DWG. NO.



WATER QUALITY BASIN

RETENTION BASIN FLOOR SEEDING LOW MAINTENANCE GRASS-LIKE SPECIES - ERNMX-126

SEEDING RATE: 15lbs. PER ACRE OR ⅓ lb. TO ½ lb. PER 1000 SF

PLANT LIST

QTY.	LATIN NAME	COMMON NAME
20%	AGROSTIS ALBA	REDTOP
20%	AGROSTIS STOLONIFERA	CREEPING BENTGRASS
20%	ELYMUS VIRGINICUS	VIRGINIA WILD RYE
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DRIVEWAY EDGE SEEDING

NORTHEASTERN U.S. ROADSIDE NATIVE SEED MIX - ERNMX - 105

SEEDING RATE: 15lbs. PER ACRE OR ⅓ lb. TO ½ lb. PER 1000 SF

PLANT LIST

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5.5%	CHAMAECRISTA FASCICULATA	PARTRIDGE PEA
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LEGEND

- SEED MIX - ERNMX - 126
- SEED MIX - ERNMX - 127
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- SEED MIX - ERNMX - 105
- ORNAMENTAL TREE
- SHRUB

NOTES:

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8. TAX LOT: SHEET 12 BLOCK 10802, LOT 129.
9. ZONE: R-4A – 4 ACRE MINIMUM.

20 0 20
SCALE: 1"=20'-0"

Applicant:
Christopher Iannuzzi
31110 Town Green Drive
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Date

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Planning Board Chairman — Date

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DES. UKJ
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PROPERTY OF CHRISTOPHER IANNUZZI
TOWN OF LEWISBORO, WESTCHESTER COUNTY, NEW YORK

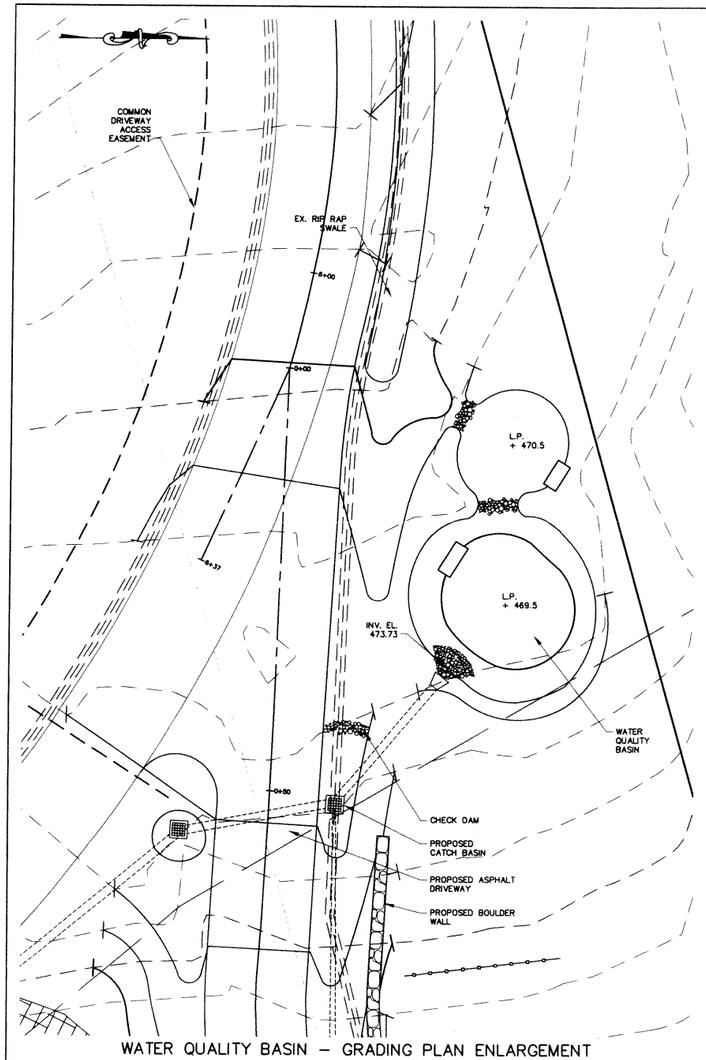
WETLAND & STORMWATER PERMIT PLAN

PARCEL ID S.B.L. 12-10802-129

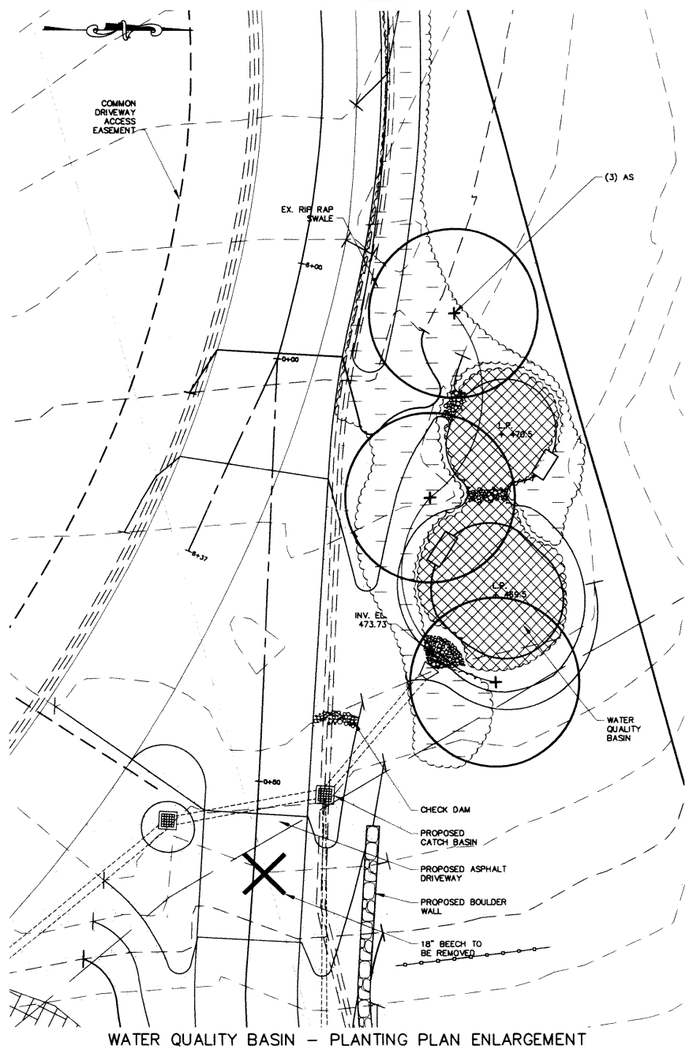
PLANTING PLAN

SCALE: 1"=20'

JRFA
DATE NOVEMBER 2017
SP SHEET 4 OF ____
DWG. NO. ____



WATER QUALITY BASIN – GRADING PLAN ENLARGEMENT



WATER QUALITY BASIN – PLANTING PLAN ENLARGEMENT

PLANT LIST

SYMBOL	QTY.	LATIN NAME	COMMON NAME	SIZE	REMARKS
TREES					
AS	3	ACER SACCHARUM	SUGAR MAPLE	3" CALIPER	B&B, FULL, WELL FORMED

DRIVEWAY EDGE SEEDING

NORTHEASTERN U.S. ROADSIDE NATIVE SEED MIX – ERNMX – 105

SEEDING RATE: 15lbs. PER ACRE OR ⅓ lb. TO ½ lb. PER 1000 SF

PLANT LIST

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WATER QUALITY BASIN

RETENTION BASIN FLOOR SEEDING LOW MAINTENANCE GRASS-LIKE SPECIES – ERNMX-126

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PLANT LIST

QTY.	LATIN NAME	COMMON NAME
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LEGEND

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- SEED MIX – ERNMX – 153
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- ORNAMENTAL TREE
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2. EXISTING SEPTIC DATA TAKEN FROM PLAN ENTITLED SITE PLAN – PARCEL I BY THE OFFICE OF THE SEARS BROWN GROUP 201 OLD COUNTRY ROAD, SUITE 301, MELVILLE, NY 11747-2736, DATED 04/11/2000.
3. WETLAND WAS ORIGINALLY DELINEATED BY TED KOZLOWSKI, CERTIFIED WETLAND DELINEATOR, 136 BIG ELM ROAD, BREWSTER, NY 10509 DATED 10/11/2007.
4. WETLAND WAS RE-FLAGGED BY STEPHEN W. COLEMAN, 3 ASPEN COURT, OSSINING, NY 10562 ON 10/20/2017.
5. SOIL INFORMATION TAKEN FROM USDA NATURAL RESOURCE CONSERVATION SERVICE MAP OF WESTCHESTER COUNTY DATED 12/14/2006.
6. OWNER: RUTH MERNS, 7310 ASHFORD PLACE, DELRAY BEACH, FL 33446.
7. TOTAL SITE AREA: 222,143 SF, 5.100 ACRES.
8. TAX LOT: SHEET 12 BLOCK 10802, LOT 129.
9. ZONE: R-4A – 4 ACRE MINIMUM.

20 0 20

SCALE: 1"=20'-0"

Applicant:
Christopher Iannuzzi
31110 Town Green Drive
Elmsford, NY 10523

Date

PLANNING BOARD ENDORSEMENT OF APPROVED PLANS

Planning Board Chairman — Date

Planning Board Secretary — Date

TOWN ENGINEER'S CERTIFICATION

Reviewed for compliance with the Planning Board Resolution dated _____

Town Consulting Engineer — Date

WARNING– IT IS A VIOLATION OF NEW YORK EDUCATION LAW, SECTION 7209.2, FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER THIS DOCUMENT IN ANY WAY. IF ALTERED, THE ALTERING PERSON SHALL COMPLY WITH THE REQUIREMENTS OF NEW YORK EDUCATION LAW, SECTION 7209.2

REVISIONS

NO.	BY	DATE	REMARKS
1	UKJ	02/06/18	PLANNING BOARD COMMENTS DATED DECEMBER 13, 2017

DES. UKJ
DWG. UKJ
CHK. TWA

J. ROBERT FOLCHETTI ASSOCIATES, P.E., L.S. LLC
CIVIL / ENVIRONMENTAL ENGINEERS
www.jrfa.com
247 ROUTE 100, SOMERS, NY 10589, 914-232-2500
POST OFFICE BOX 309, MONTGOMERY, NY 12549, 845-778-4020

PROPERTY OF CHRISTOPHER IANNUZZI
TOWN OF LEWISBORO, WESTCHESTER COUNTY, NEW YORK

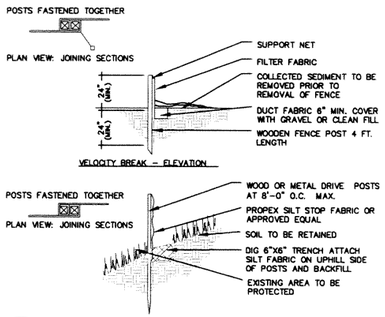
WETLAND & STORMWATER PERMIT PLAN

PARCEL ID S.B.L. 12-10802-129

WATER QUALITY BASIN ENLARGEMENT PLAN

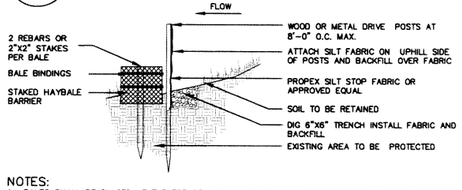
SCALE: 1/8"=1'-0'

JRFA
DATE NOVEMBER 2017
SP SHEET 5 OF ____
DWG. NO. ____



1 SD-1 SEDIMENT BARRIER / VELOCITY BREAK

NOT TO SCALE



NOTES:

1. BALES SHALL BE PLACED AT THE TOE OF A SLOPE OR ON THE CONTOUR AND IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES.

2. EACH BALE SHALL BE EMBEDDED IN THE SOIL A MINIMUM OF (4) INCHES AND PLACED SO THE BINDINGS ARE HORIZONTAL.

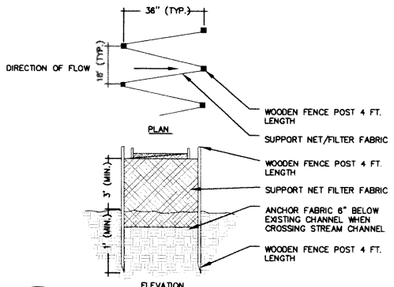
3. BALES SHALL BE SECURELY ANCHORED IN PLACE BY EITHER TWO (2) STAKES OR REBAR DRIVEN THROUGH EACH BALE. THE FIRST STAKE IN EACH BALE SHALL BE DRIVEN TOWARD THE PREVIOUSLY LAID BALE AT AN ANGLE TO FORCE THE BALES TOGETHER. STAKES SHALL BE DRIVEN FLUSH WITH THE TOP OF THE BALE.

4. INSPECTION SHALL BE FREQUENT AND REPAIR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.

5. BALES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULLNESS SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE

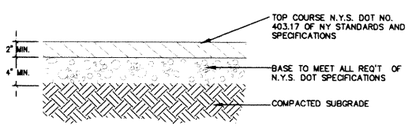
2 SD-1 SEDIMENT BARRIER STAKED W/ STRAW/ HAYBALE DIKE

NOT TO SCALE



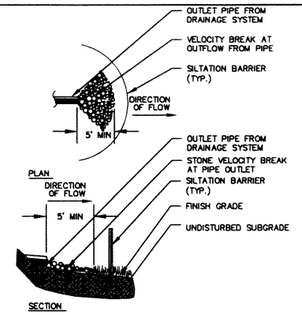
3 SD-1 SEDIMENT BARRIER OUTLET

NOT TO SCALE



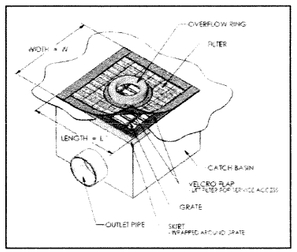
4 SD-1 ASPHALT PAVEMENT

NOT TO SCALE



5 SD-1 PIPE OUTLET PROTECTION

NOT TO SCALE



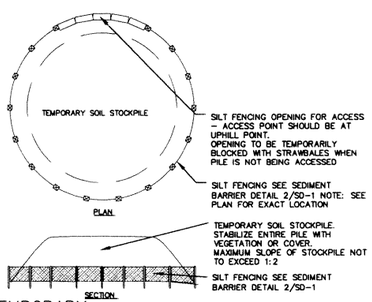
NOTES:

1. SEDIMENT SHALL BE REMOVED AND THE TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO 1/2 THE DESIGN DEPTH OF THE TRAP.

2. THE STRUCTURE SHALL BE INSPECTED AFTER EACH RAIN AND REPAIRS MADE AS NEEDED.

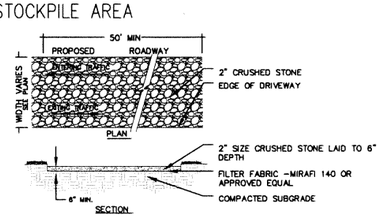
6 SD-1 INLET PROTECTION

NOT TO SCALE



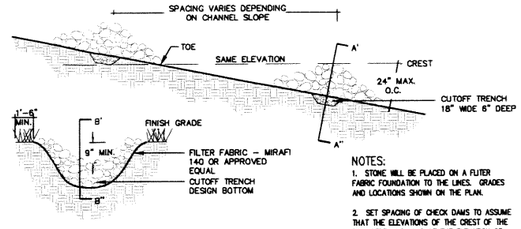
7 SD-1 TEMPORARY STOCKPILE AREA

NOT TO SCALE



8 SD-1 ANTI-TRACKING STRIP

NOT TO SCALE



NOTES:

1. STONE WILL BE PLACED ON A FLITER FABRIC FOUNDATION TO THE LINES, GRADES AND LOCATIONS SHOWN ON THE PLAN.

2. SET SPACING OF CHECK DAMS TO ASSURE THAT THE ELEVATIONS OF THE CREST OF THE DOWNSTREAM DAM IS AT THE ELEVATION OF THE TOE OF THE UPSTREAM DAM.

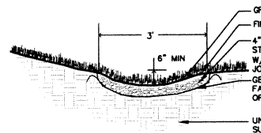
3. EXTEND THE STONE A MINIMUM OF 1 1/2 FEET BEYOND THE DITCH BANKS TO PREVENT CUTTING AROUND THE DAM.

4. PROTECT THE CHANNEL DOWNSTREAM OF THE LOWEST CHECK DAM FROM SCOUR AND EROSION WITH STONE OR LINER AS APPROPRIATE.

5. ENSURE THAT CHANNEL APPURTANCES SUCH AS CULVERT ENTRANCES BELOW CHECK DAMS ARE NOT SUBJECT TO DAMAGE OR BLOCKAGE FROM DISPLACED STONES.

9 SD-1 CHECK DAM

NOT TO SCALE



NOTES:

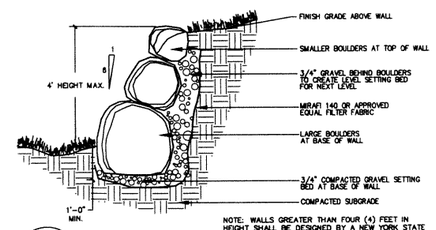
1) SOD CHANNELS AS SOON AFTER CONSTRUCTION TO PREVENT EROSION

2) ANCHOR SOD USING STAKES OR STAPLES. LAY STRIPS PARALLEL TO CONTOURS, WITH STAGGERED JOINTS.

3) SOD TO BE TALL FESCUE IN SHADY AREAS, BLUEGRASS/FESCUE MIX IN SUNNY AREAS

10 SD-1 GRASS SWALE

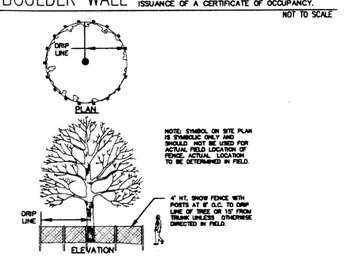
NOT TO SCALE



NOTE: WALLS GREATER THAN FOUR (4) FEET IN HEIGHT SHALL BE DESIGNED BY A NEW YORK STATE PROFESSIONAL ENGINEER AND THEIR CONSTRUCTION CERTIFIED BY THE DESIGN ENGINEER PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

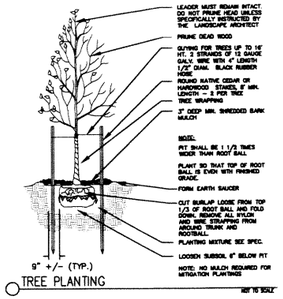
11 SD-1 BOULDER WALL

NOT TO SCALE



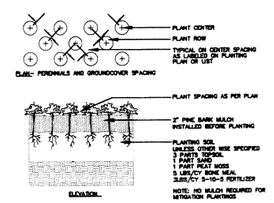
12 SD-1 TREE PROTECTION

NOT TO SCALE



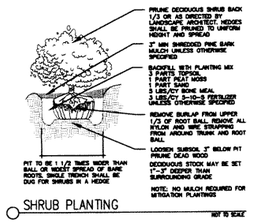
TREE PLANTING

NOT TO SCALE



PERENNIAL & GROUND COVER PLANTING

NOT TO SCALE



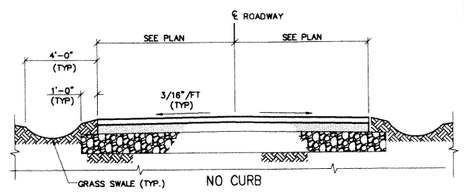
SHRUB PLANTING

NOT TO SCALE

NOTES

1. THE PROPOSED DWELLING, GARAGE AND ANY FUTURE POOL OR ANY ACCESSORY STRUCTURE(S) SHALL BE LOCATED WITHIN THE BUILDING ENVELOPE SHOWN HEREON. THE PURPOSE OF THIS BUILDING ENVELOPE IS TO ALLOW FLEXIBILITY RELATING TO THE LOCATION AND CONFIGURATION OF THE DWELLING AND ACCESSORY STRUCTURES AND IMPROVEMENTS. THE LOCATION OF THE PROPOSED DRIVEWAY, SEPTIC SYSTEM, WELL, AND STORMWATER STRUCUTRES AND FACILITIES SHALL BE LOCATED PRECISELY AS SHOWN ON THIS PLAN.

2. REFER TO THE SYMS SUBDIVISION TEMPORARY GRADING EASEMENT, DECLARATION OF COMMON DRIVEWAY ACCESS, UTILITY AND DRAINAGE EASEMENT AND MAINTENANCE AGREEMENT FOR APPLICABLE SUBDIVISION EASEMENTS, COVENANTS AND MAINTENANCE AGREEMENTS.



13 SD-1 DRIVEWAY SECTIONS

NOT TO SCALE

Applicant:
Christopher Iannuzzi
31110 Town Green Drive
Elmsford, NY 10523

Date

PLANNING BOARD ENDORSEMENT OF APPROVED PLANS

Planning Board Chairman — Date

Planning Board Secretary — Date

TOWN ENGINEER'S CERTIFICATION

Reviewed for compliance with the Planning Board Resolution dated

Town Consulting Engineer — Date

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REVISIONS			
NO.	BY	DATE	REMARKS
1	UKJ	02/06/18	PLANNING BOARD COMMENTS DATED DECEMBER 13, 2017

DES. UKJ
DWG. UKJ
CHK. TWA

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PROPERTY OF CHRISTOPHER IANNUZZI
TOWN OF LEWISBORO, WESTCHESTER COUNTY, NEW YORK

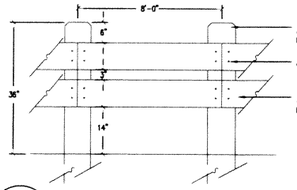
WETLAND & STORMWATER PERMIT PLAN

PARCEL ID S.B.L. 12-10802-129

SITE DETAILS

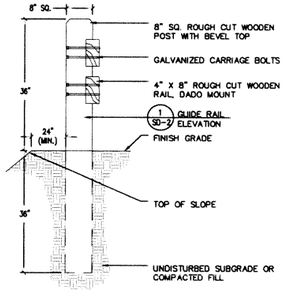
SCALE: 1/8"=1'-0'

JRFA
DATE NOVEMBER 2017
SD SHEET 1 OF
DWG. NO.



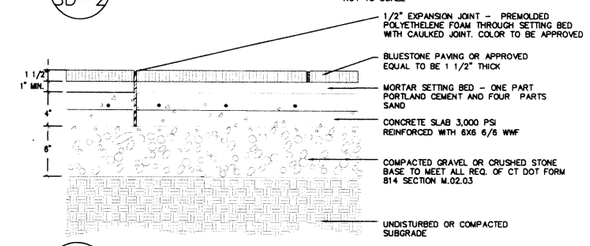
1 SD-2 GUIDE RAIL – ELEVATION

NOT TO SCALE



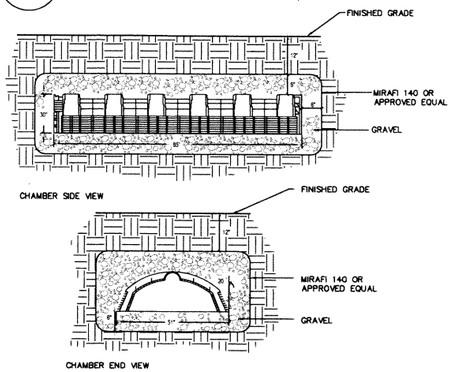
2 SD-2 GUIDE RAIL – SECTION

NOT TO SCALE



3 SD-2 STONE PAVING

NOT TO SCALE



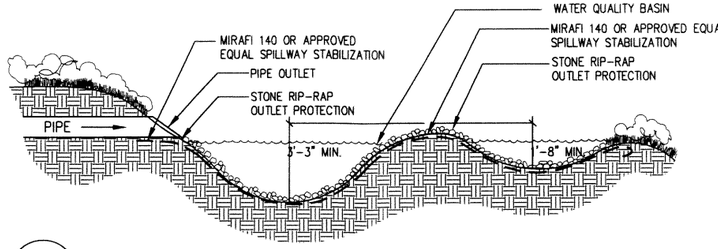
NOTES:
1. HIGH CAPACITY INFILTRATOR CHAMBER SYSTEM TO BE INSTALLED ACCORDING TO MANUFACTURERS SPECIFICATIONS.

2. STORAGE CAPACITY 74.9 CF PER SECTION OF STORMTECH SC-740 CHAMBER.

3. SYSTEM AVAILABLE FROM INFILTRATOR SYSTEMS, INC., OLD SAYBROOK, CONNECTICUT (1-800-718-2754), OR APPROVED EQUAL.

4 SD-2 STORMWATER INFILTRATOR

NOT TO SCALE

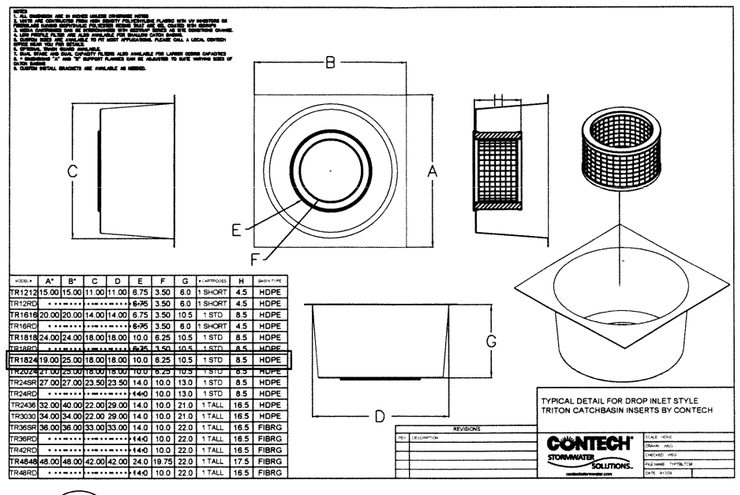


5 SD-2 WATER QUALITY BASIN

NOT TO SCALE

NOTES
1. ALL DIMENSIONS ARE AS SHOWN UNLESS OTHERWISE NOTED.
2. INSTALLATION OF CONTECH STORMWATER SOLUTIONS PLUGGING MATERIAL IS MANDATORY IN ALL PIPES ENTERING AND EXITING THE STRUCTURE. FOR PIPES ENTERING THE STRUCTURE, THE PLUGGING MATERIAL SHALL BE INSTALLED TO THE SPRING LINE OF THE INCOMING PIPE.
3. LOOP PICKABLE PILLOW HAS BEEN AVAILABLE FOR SHALLOW CURVED INVERTS.
4. CONTECH STORMWATER SOLUTIONS RECOMMENDS THAT THE MOST APPROPRIATE PLUGGING TOOL AVAILABLE FOR THE SIZE PIPE BEING PLUGGED BE USED FOR INSTALLATION OF THE PLUGGING MATERIAL. PLEASE CONTACT A LOCAL CONTECH REPRESENTATIVE FOR ASSISTANCE.
5. OPERATING HEADS SHOWN ARE MINIMUMS.
6. SMALL STUBS ARE ALSO AVAILABLE FOR LARGER DIAMETER EMBEDDED PIPE.
7. DIMENSIONS "A" AND "B" OF SUPPORT PLINTHS CAN BE ADJUSTED TO SUITE VARYING SIZES OF PIPE.
8. CONTECH METAL BRACKETS ARE AVAILABLE AS NEEDED.

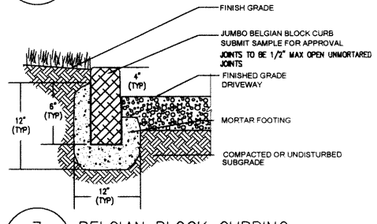
STORM #	A*	B*	C	D	E	F	G	# APPROVED	H	MATERIAL
TR1212	15.00	15.00	11.00	11.00	8.75	3.50	6.0	1 SHORT	4.5	HDPE
TR12RD	------	------	------	------	6-7/5	3.50	6.0	1 SHORT	4.5	HDPE
TR1616	20.00	20.00	14.00	14.00	6.75	3.50	10.5	1 STD	8.5	HDPE
TR16RD	------	------	------	------	6-7/5	3.50	6.0	1 SHORT	4.5	HDPE
TR1818	24.00	24.00	18.00	18.00	10.0	6.25	10.5	1 STD	8.5	HDPE
TR18RD	------	------	------	------	8-3/5	3.50	10.5	1 STD	8.5	HDPE
TR1824	19.00	25.00	18.00	18.00	10.0	8.25	10.5	1 STD	8.5	HDPE
TR2024	21.00	29.00	18.00	18.00	10.0	8.25	10.5	1 STD	8.5	HDPE
TR24SR	27.00	27.00	23.50	23.50	14.0	10.0	13.0	1 STD	8.5	HDPE
TR24RD	------	------	------	------	4-4/0	10.0	13.0	1 STD	8.5	HDPE
TR2436	32.00	40.00	22.00	29.00	14.0	10.0	21.0	1 TALL	16.5	HDPE
TR3030	34.00	34.00	22.00	29.00	14.0	10.0	21.0	1 TALL	16.5	HDPE
TR36SR	36.00	36.00	33.00	33.00	14.0	10.0	22.0	1 TALL	16.5	FIBRG
TR36RD	------	------	------	------	4-4/0	10.0	22.0	1 TALL	16.5	FIBRG
TR42RD	------	------	------	------	4-4/0	10.0	22.0	1 TALL	16.5	FIBRG
TR4848	48.00	48.00	42.00	42.00	24.0	19.75	22.0	1 TALL	17.5	FIBRG
TR48RD	------	------	------	------	4-4/0	10.0	22.0	1 TALL	16.5	FIBRG



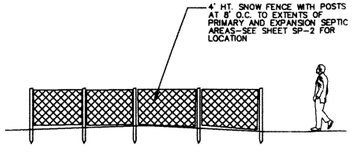
TYPICAL DETAIL FOR DROP INLET STYLE TRITON CATCHBASIN INSERTS BY CONTECH

6 SD-2 CATCH BASIN INSERT

NOT TO SCALE



7 SD-2 BELGIAN BLOCK CURBING



8 SD-2 CONSTRUCTION FENCE

Applicant:
Christopher Iannuzzi
31110 Town Green Drive
Elmsford, NY 10523

Date

Date

TOWN ENGINEER'S CERTIFICATION

Reviewed for compliance with the Planning Board Resolution dated

Town Consulting Engineer

Date

WETLAND MITIGATION PLANTING, INVASIVE CONTROL & MAINTENANCE NOTES

1. INSTALLATION OF THE WETLAND MITIGATION PLANTINGS SHALL COMMENCE DURING EITHER THE SPRING (APRIL 15 TO JUNE 15) OR FALL PLANTING SEASON (SEPTEMBER 1 TO NOVEMBER 1).

2. ALL PLANT SUBSTITUTIONS REQUIRE PRIOR APPROVAL BY THE PROJECT LANDSCAPE ARCHITECT AND APPROVAL AUTHORITY.

3. BE AWARE OF ALL UNDERGROUND UTILITIES PRIOR TO ANY PLANTING OPERATIONS. CONTACT "CALL BEFORE YOU DIG" PRIOR TO EXCAVATION.

4. THE CONTRACTOR SHALL COORDINATE INVASIVE SPECIES REMOVAL WITH THE TOWN OF LEWISBORO AND/OR AUTHORIZED AGENT AND SHALL FOLLOW BEST MANAGEMENT PRACTICES SET FORTH BY THE NYSDEC IN TERMS OF HAND REMOVAL, APPROVED HERBICIDES AND PROPER OFF-SITE REMOVAL AND DISPOSAL OF MATERIAL AND SHALL RECEIVE FINAL APPROVAL FROM THE TOWN OF LEWISBORO WETLAND CONSULTANT AND/OR ITS AUTHORIZED AGENT AT THE COMPLETION OF INVASIVE SPECIES REMOVAL OPERATIONS.

5. THE APPROVED METHOD TO REMOVE THE INVASIVE SPECIES IS TO CUT THE VEGETATION, ALLOW PLANT TO RESPROUT AND GROW TO 6-18 INCHES AND THEN APPLY THE APPROVED HERBICIDE (RODEO GLYPOSATE FORMULATION – ONLY NYSDEC APPROVED HERBICIDE FOR WETLAND AREAS) WITH A WICK APPLICATOR AND THEN REMOVE DEAD MATERIAL FOR PROPER COMPOSTING IN AN APPROVED LANDFILL. THE HERBICIDE APPLICATION MUST BE PERFORMED BY A NEW YORK STATE APPLICATOR OR TECHNICIAN. THIS METHOD SHOULD BE IMPLEMENTED PREFERABLY IN LATE SPRING AND EARLY SUMMER TO PROVIDE THE GREATEST POSSIBILITY OF REMOVAL.

6. AFTER REMOVAL OF THE SPECIFIED INVASIVE SPECIES AND INSTALLATION OF THE WETLAND MITIGATION PLANTINGS, AN AS-BUILT PLAN DETAILING LOCATIONS OF THE PLANTINGS SHALL BE PREPARED. A MONITORING PROGRAM OF THE PROJECT SHALL COMMENCE UPON COMPLETION OF THE AS-BUILT PLAN AND ACCEPTANCE BY THE APPROVAL AUTHORITY. A QUALIFIED PROFESSIONAL SHALL BE HIRED BY THE APPLICANT TO INSPECT THE PROJECT ANNUALLY FOR A PERIOD OF FIVE YEARS FOLLOWING THE COMPLETED INSTALLATION TO INSURE NO INVASIVE SPECIES HAVE BECOME RE-ESTABLISHED AND THAT THE MITIGATION PLANTINGS HAVE SURVIVED.

7. WRITTEN INSPECTION REPORTS SHALL BE SUBMITTED BY THE QUALIFIED PROFESSIONAL TO THE TOWN OF LEWISBORO AND/OR AUTHORIZED AGENT REGARDING ANNUAL STATUS OF INVASIVE SPECIES AND MITIGATION PLANTINGS FOR A DURATION OF FIVE YEARS FOLLOWING PLANNING BOARD ACCEPTANCE OF AN AS-BUILT PLAN. THE ANNUAL REPORT SHALL PROVIDE DETAIL ON ANY RECOMMENDATIONS, INVASIVE SPECIES REOCCURRENCE AND ANY MITIGATION PLANTINGS THAT HAVE NOT SURVIVED SO THAT THEY MAY BE REPLACED.

8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR A PERIOD OF FIVE YEARS FOR ALL WETLAND MITIGATION PLANT MATERIALS, WHICH SHALL BE MAINTAINED IN A HEALTHY CONDITION AND REPLACEMENTS OF DEAD OR DISEASED PLANTINGS IN KIND SHALL BE MADE DURING THE EARLIEST GROWING SEASON POSSIBLE.

9. ALL EMERGENT, HERBACEOUS WETLAND PLANT SPECIES AND WOODY WETLAND SPECIES WHICH TOLERATE YEAR ROUND HYDRIC SOIL CONDITIONS SHALL BE CULTIVATED UNDER HYDRIC SOIL CONDITIONS DURING THE GROWING SEASON AND SUPPLIED BY AQUATIC OR WETLAND PLANT NURSERIES.

10. ALL AQUATIC AND EMERGENT, HERBACEOUS WETLAND PLANT SPECIES SHALL BE PLANTED AT THE PROPER DEPTH TO INSURE THAT THE CORRECT RANGE OF PERMANENT WATER DEPTHS FOR EACH SPECIES IS PROVIDED.

11. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT INFERIOR PLANT MATERIALS AND SUBSTITUTIONS. THE LANDSCAPE ARCHITECT IS WILLING TO MAKE TWO TRIPS TO SUPPLIERS TO REVIEW AND APPROVE MATERIALS. PREVIOUSLY UNAPPROVED MATERIALS MAY BE REJECTED AT THE SITE. MINIMALLY, ALL MATERIALS WILL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1 – 1996) OF THE AMERICAN ASSOCIATION OF NURSERYMEN.

12. THE CONTRACTOR SHALL BE REQUIRED TO CARRY WORKMEN'S COMPENSATION INSURANCE AND COMPREHENSIVE GENERAL LIABILITY INSURANCE. CERTIFICATES WILL BE REQUIRED PRIOR TO SIGNING CONTRACT.

13. DEER PROTECTION IS REQUIRED AND MUST BE MAINTAINED THROUGHOUT THE INSTALLATION PERIOD AND REPELLENT MUST BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO APPLICATION. FINAL APPLICATION OF DEER PROTECTION IS REQUIRED AT COMPLETION OF WORK.

14. NOTIFY LANDSCAPE ARCHITECT UPON COMPLETION OF MITIGATION PLANTING OPERATIONS FOR FINAL APPROVAL.

WATER QUALITY BASIN MAINTENANCE

THE THE WATER QUALITY BASIN HAS BEEN DESIGNED TO REMOVE SEDIMENTS AND NUTRIENTS FROM STORMWATER RUNOFF PRIOR TO DISCHARGING FLOWS INTO THE EXISTING FILTRATION SWALES. IN ORDER TO KEEP THE WATER QUALITY FILTRATION SYSTEM IN PROPER WORKING ORDER AN ANNUAL INSPECTION SHOULD BE PERFORMED BY THE PROPERTY OWNER.

THE INSPECTION SHALL INCLUDE:

1. A DETERMINATION OF THE AMOUNT OF ACCUMULATED SEDIMENT WITHIN THE BASINS. REMOVAL OF ACCUMULATED SEDIMENT WITHIN THE BASINS SHALL OCCUR WHEN THE ACCUMULATION REACHES ONE-THIRD OF THE BASINS CAPACITY. THE WORK SHALL BE PERFORMED DURING A DRY PERIOD (PREFERABLY JULY OR AUGUST) AND IN SUCH A MANNER AS TO MINIMIZE DISTURBANCE TO THE PLANT MATERIAL IN THE BASIN AREA. ALL SEDIMENT REMOVED FROM THE BASINS SHALL BE PROPERLY DISPOSED OF FOO-SITE.
2. AN EVALUATION OF THE CONDITIONS OF THE PLANT MATERIALS WITHIN AND SURROUNDING THE FILTRATION BASIN INCLUDING RECOMMENDATIONS FOR REMOVAL AND REPLACEMENT OF ANY DEAD OR DAMAGED MATERIAL.
3. REMOVAL OF ANY LITTER OR OTHER DEBRIS, WHICH MAY ACCUMULATE IN THE FILTRATION BASIN OR SURROUNDING WETLAND AREAS.
4. THE OWNER SHALL MAINTAIN ALL EXISTING AND PROPOSED VEGETATION SHOWN ON THE LANDSCAPE PLANS IN A HEALTHY AND VIGOROUS GROWING CONDITION THROUGHOUT THE DURATION OF THE USE OF THE SITE. ALL VEGETATYION NOT SO MAINTAINED SHALL BE REPLACED WITH NE COMPARABLE VEGETATION AT THE BEGINNING OF THE NEXT GROWING SEASON.
5. THERE SHALL BE NO MODIFICATION TO THE BASINS OR PLANTING FROM THE APPROVED DESIGN WITHOUT PRIOR APPROVAL OF THE TOWN OF LEWISBORO PLANNING BOARD AND WETLAND INSPECTOR.

TRITON CATCH BASIN INSERT MAINTENANCE

THE TRITON CATCH BASIN INSERTS SHOULD BE INSPECTED AND MAINTAINED AT REGULAR INTERVALS. ANNUAL INSPECTION REPORTS SHALL BE SUBMITTED TO THE TOWN OF LEWISBORO FOR A PERIOD OF THREE YEARS.

THE USEFUL LIFE OF THE MEDIA-PAK IS BASED ON THE QUANTITY OF POLLUTANTS IT COLLECTS. THE MEDIA-PAK WITH XSORB®MEDIA HAS THE ABILITY TO REPEL WATER AND ABSORB UP TO 500 PERCENT OF ITS OWN WEIGHT IN OIL WHEN FULLY SATURATED. A TYPICAL TR24SR CARTRIDGE HAS THE ABILITY TO ABSORB BETWEEN 1 AND 2 QUARTS OF CONTAMINANTS WHEN FULLY SATURATED. ON AVERAGE WE SUGGEST THREE CLEANOUTS OF THE CARTRIDGE BASIN AND ONE CHANGE OUT OR REPLACEMENT OF THE MEDIA-PAK PER YEAR. FOR TRITON CATCH BASIN INSERTS PLACED IN AREAS OF GREATER POLLUTANT LOADING THE MAINTENANCE AND CHANGE OUT FREQUENCY WILL BE INCREASED.

ON-SITE PROCEDURES FOR INSPECTION AND MAINTENANCE:

1. CLEAN SURFACE AREA IMMEDIATE AROUND EACH CATCH BASIN
2. REMOVE GRATES AND SET ASIDE
3. CLEAN GRATES, REMOVE LITTER AND DEBRIS THAT MAY BE TRAPPED WITHIN THE GRATE
4. INSPECT PERIMETER GASKET SYSTEM OF THE CARTRIDGE MAKING SURE NO FLOWS ARE BYPASSING THE CARTRIDGE, REPAIR AS NEEDED.
5. REMOVE BY VACTOR HOSE THE DEBRIS THAT HAS BEEN TRAPPED IN THE TROUGH AREA. DISPOSE OF IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REGULATORY AGENCY REQUIREMENTS. MOST DEBRIS THAT IS CAPTURED IN THE TROUGH OR SUMP AREA WILL FALL INTO THE NON-HAZARDOUS WASTE CATEGORY.
6. VISUALLY INSPECT AND CHECH THE CONDITION OF THE TROUGH AREA.
7. INSPECT THE MEDIA-PAK CONDITION IN THE WIRE MESH CARTRIDGE. WHEN THE NORMALLY WHITE COLORED MEDIA TURNS BLACK, THE MEDIA SHOULD BE CHANGED. WHEN SERVICE REQUIRES REPLACEMENT OF THE CARTRIDGE MEDIA-PAK PLEASE CONTACT YOUR LOCAL CONTECH STORMWATER SOLUTIONS OFFICE.
8. REPLACE GRATE AND LOCKDOWN AS NEEDED.
9. SECURE AND DATE WEATHERPROOF LOCK OUT TAGS.
10. REPORT ANY CONCERNS OR IMPROVEMENTS REGARDING THE TRITON INSERT ON A SERVICE REPORT.
11. COMPLETE SERVICE REPORT AND SUBMIT TO FACILITY OWNER.

INFILTRATION CHAMBER/CATCH BASIN MAINTENANCE

CATCH BASINS LOCATED IN THE ENTRY COURT OR YARD DRAINS DISCHARGING TO THE INFILTRATION CHAMBERS SHALL INCLUDE DEEP SUMPS(18" MIN. DEPTH) FOR THE COLLECTION OF SEDIMENTS AND OTHER SOLIDS. THE SUMPS SHALL BE CLEANED ANNUALLY TO REMOVE ANY ACCUMULATION OF SEDIMENT OR OTHER DEBRIS.

WARNING– IT IS A VIOLATION OF NEW YORK EDUCATION LAW, SECTION 7209.2, FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER THIS DOCUMENT IN ANY WAY. IF ALTERED, THE ALTERING PERSON SHALL COMPLY WITH THE REQUIREMENTS OF NEW YORK EDUCATION LAW, SECTION 7209.2

REVISIONS			
NO.	BY	DATE	REMARKS
1	UKJ	02/06/18	PLANNING BOARD COMMENTS DATED DECEMBER 13, 2017

DES. UKJ
DWG. UKJ
CHK. TWA

J R F A
J. ROBERT FOLCHETTI ASSOCIATES, P.E., L.S. LLC
CIVIL / ENVIRONMENTAL ENGINEERS
www.jrfa.com
247 ROUTE 100, SOMERS, NY 10589, 914-232-2500
POST OFFICE BOX 309, MONTGOMERY, NY 12549, 845-778-4020

PROPERTY OF CHRISTOPHER IANNUZZI
TOWN OF LEWISBORO, WESTCHESTER COUNTY, NEW YORK

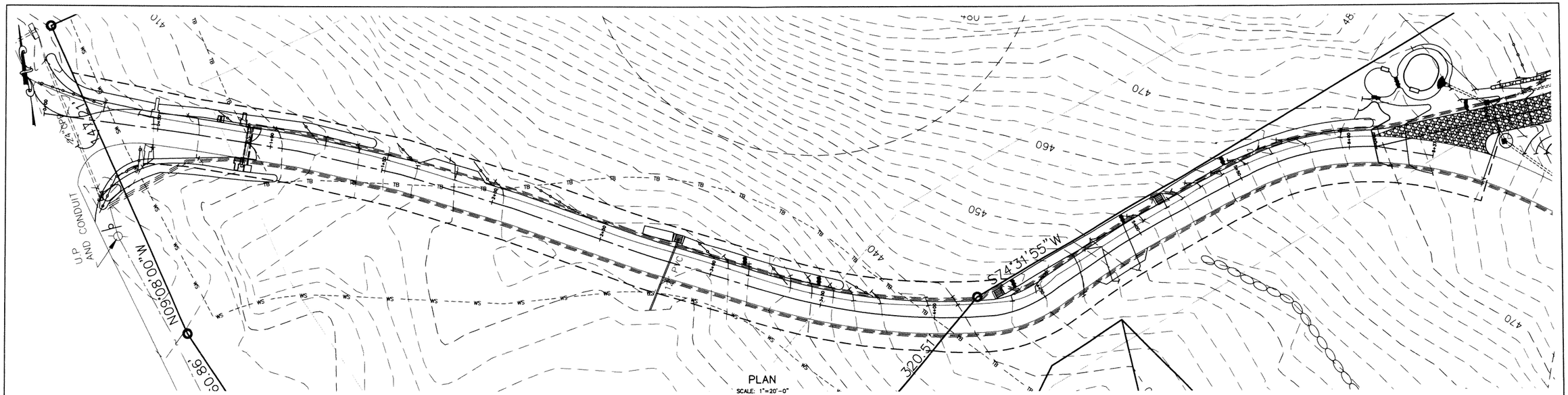
WETLAND & STORMWATER PERMIT PLAN

PARCEL ID S.B.L. 12-10802-129

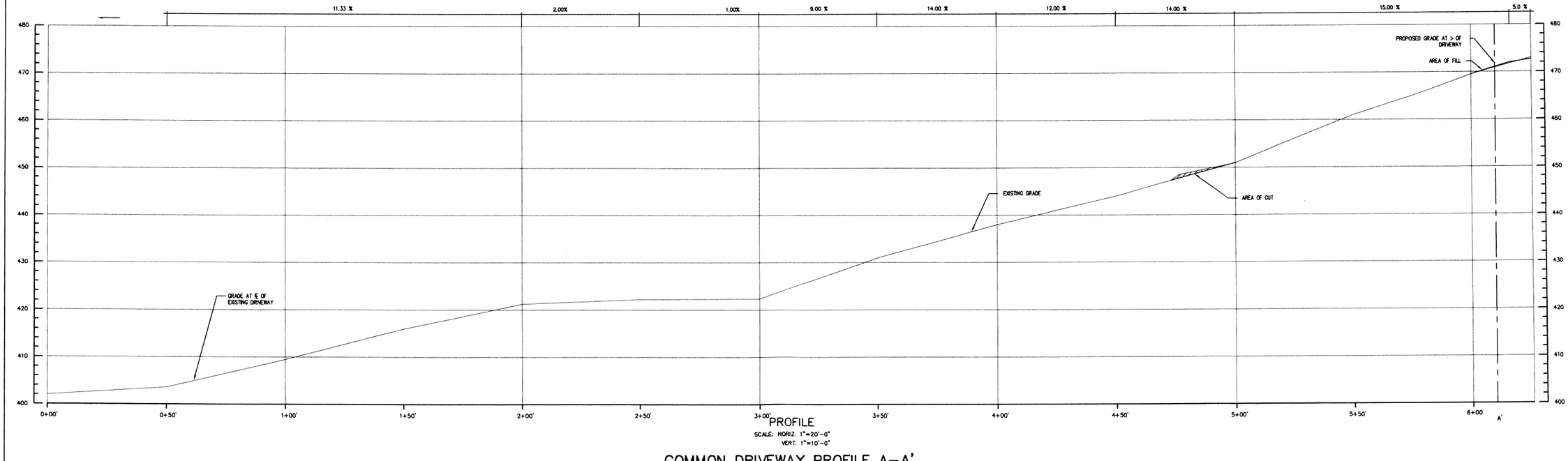
SITE DETAILS

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

JRFA
DATE NOVEMBER 2017
SD SHEET 2 OF ____
DWG. NO. ____



PLAN
SCALE: 1"=20'-0"



PROFILE
SCALE: HORIZ. 1"=20'-0"
VERT. 1"=10'-0"

COMMON DRIVEWAY PROFILE A–A'

PLANNING BOARD ENDORSEMENT OF APPROVED PLANS

Planning Board Chairman — Date

Planning Board Secretary — Date

Applicant:
Christopher Iannuzzi
31110 Town Green Drive
Elmsford, NY 10523

Date

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

Town Consulting Engineer — Date

WARNING– IT IS A VIOLATION OF NEW YORK EDUCATION LAW, SECTION 7209.2, FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER THIS DOCUMENT IN ANY WAY. IF ALTERED, THE ALTERING PERSON SHALL COMPLY WITH THE REQUIREMENTS OF NEW YORK EDUCATION LAW, SECTION 7209.2

REVISIONS

NO.	BY	DATE	REMARKS
1	UKJ	02/06/18	PLANNING BOARD COMMENTS DATED DECEMBER 13, 2017

DES. UKJ
DWG. UKJ
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PROPERTY OF CHRISTOPHER IANNUZZI
TOWN OF LEWISBORO, WESTCHESTER COUNTY, NEW YORK

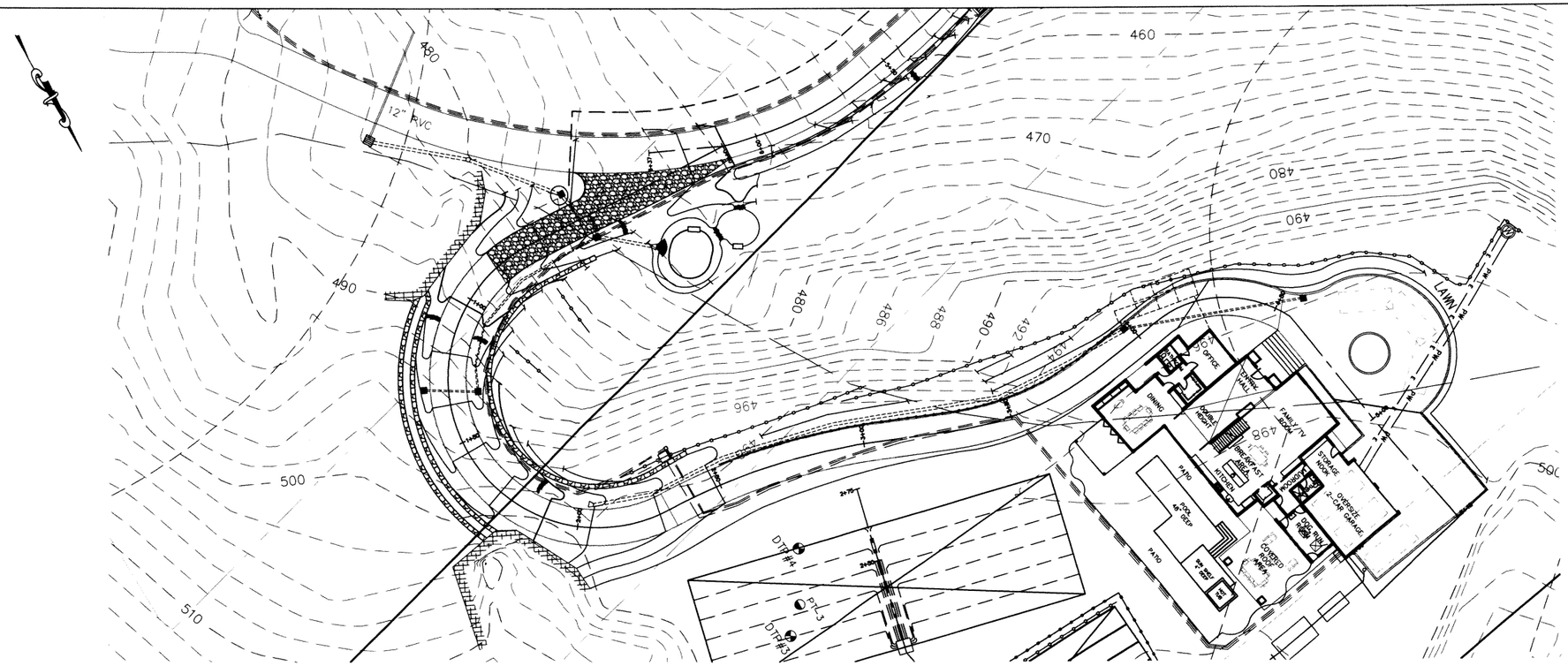
WETLAND & STORMWATER PERMIT PLAN

PARCEL ID S.B.L. 12-10802-129

SITE DETAILS
DRIVEWAY PLAN/PROFILE A-A

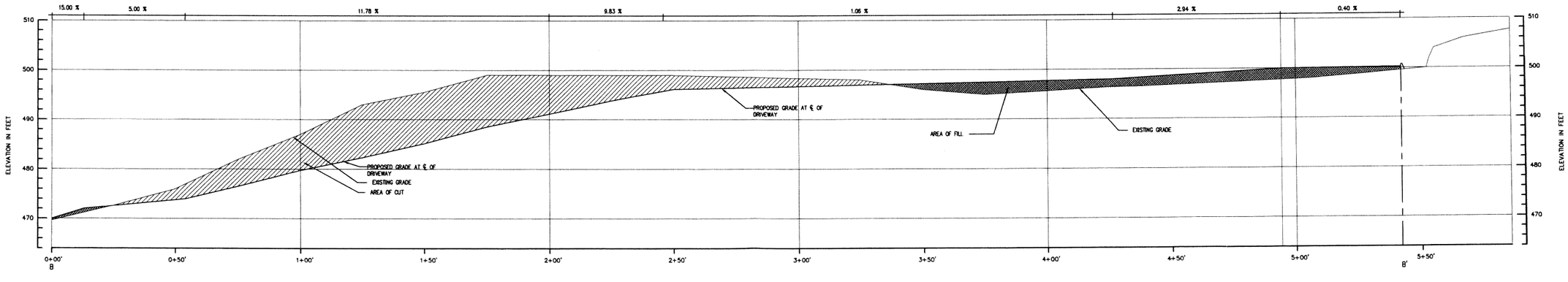
SCALE: 1"=50'

JRFA
DATE NOVEMBER 2017
SD SHEET 3 OF ____
DWG. NO. ____



PLAN

SCALE: 1"=20'-0"



PROFILE

SCALE: HORIZ. 1"=20'-0"
VERT. 1"=10'-0"

LOT DRIVEWAY PROFILE B–B'

PLANNING BOARD ENDORSEMENT OF APPROVED PLANS

Planning Board Chairman — Date

Planning Board Secretary — Date

Applicant:
Christopher Iannuzzi
31110 Town Green Drive
Elmsford, NY 10523

Date

TOWN ENGINEER'S CERTIFICATION
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Town Consulting Engineer — Date

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REVISIONS

NO.	BY	DATE	REMARKS
1	UKJ	02/06/18	PLANNING BOARD COMMENTS DATED DECEMBER 13, 2017

DES. UKJ
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WETLAND & STORMWATER PERMIT PLAN

PARCEL ID S.B.L. 12-10802-129

SITE DETAILS
DRIVEWAY PLAN/PROFILE B-B

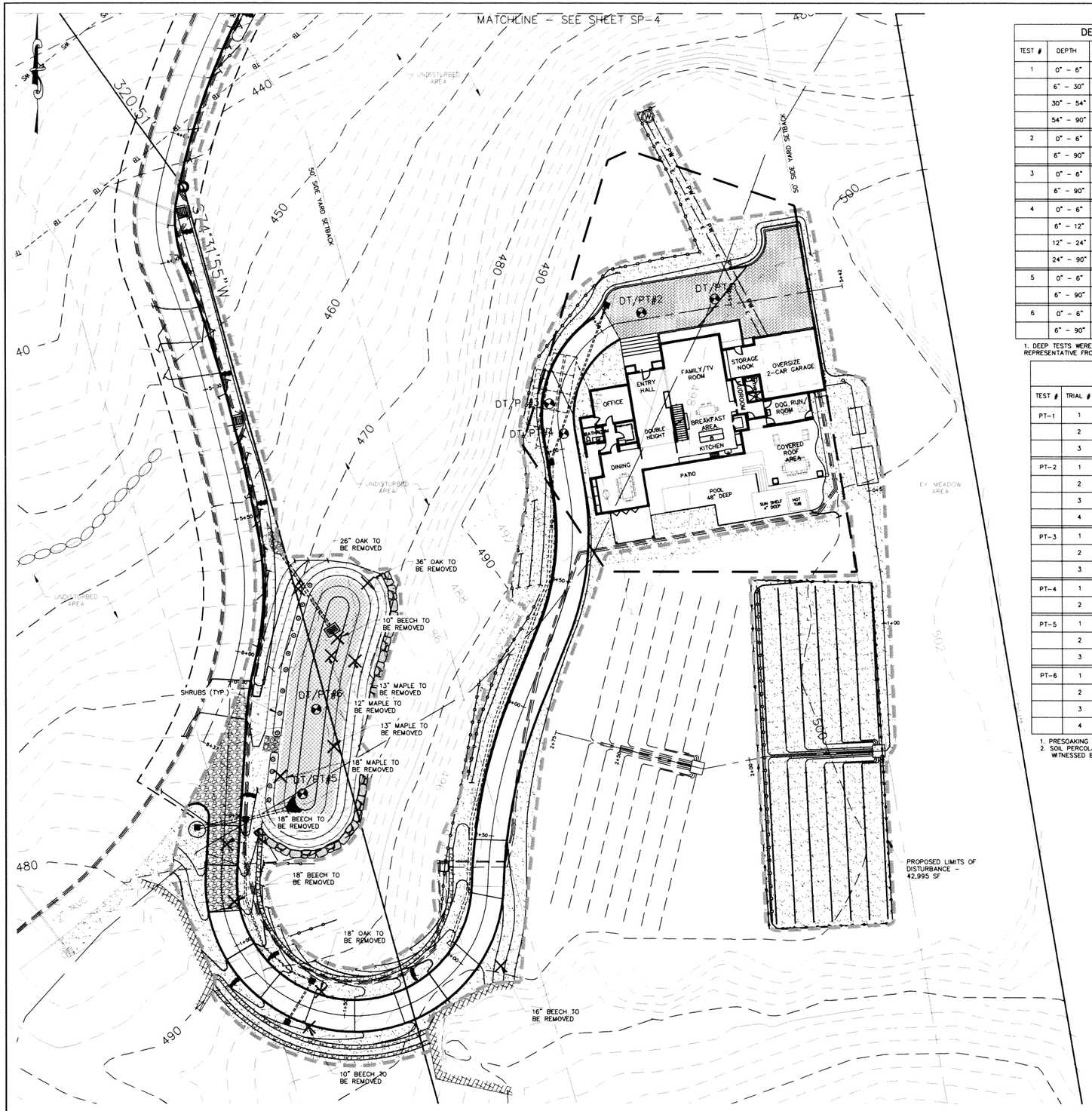
SCALE: 1"=50'

JRFA
DATE NOVEMBER 2017
SD SHEET 4 OF ____
DWG. NO. ____

ATTACHMENT I

PLAN SHEET SP-3

WITNESSED SOIL TESTING



DEEP TEST PIT INSPECTION DATA

TEST #	DEPTH	SOIL DESCRIPTION	WATER	LEDGE	MOTTLING	COMMENTS
1	0" – 6"	TOPSOIL	NONE	NONE	NONE	04-20-18
	6" – 30"	SANDY LOAM WITH COBBLES	NONE	NONE	NONE	
	30" – 54"	BROWN LOAM WITH CLAY	NONE	NONE	NONE	
	54" – 90"	SANDY LOAM WITH COBBLES	NONE	NONE	NONE	
2	0" – 6"	TOPSOIL	NONE	NONE	NONE	04-20-18
	6" – 90"	SANDY LOAM WITH COBBLES	NONE	NONE	NONE	
3	0" – 6"	TOPSOIL	NONE	NONE	NONE	04-20-18
	6" – 90"	SANDY LOAM WITH COBBLES	NONE	NONE	NONE	
4	0" – 6"	TOPSOIL	NONE	NONE	NONE	04-20-18
	6" – 12"	SANDY LOAM	NONE	NONE	NONE	
	12" – 24"	SAND WITH COBBLES	NONE	NONE	NONE	
	24" – 90"	SANDY LOAM WITH COBBLES	NONE	NONE	NONE	
5	0" – 6"	TOPSOIL	NONE	NONE	NONE	04-20-18
	6" – 90"	BROWN GRAY SANDY LOAM	NONE	NONE	NONE	
6	0" – 6"	TOPSOIL	NONE	NONE	NONE	04-20-18
	6" – 90"	BROWN GRAY SANDY LOAM	NONE	NONE	NONE	

1. DEEP TESTS WERE CONDUCTED BY A REPRESENTATIVE FROM JRFA AND WITNESSED BY A REPRESENTATIVE FROM KELLARD SESSIONS ON APRIL 20, 2018

SOIL PERCOLATION TEST DATA

TEST #	TRIAL #	START	STOP	DROP (IN.)	RATE	DEPTH	COMMENTS
PT-1	1	9:49:00	10:19:00	17	1.76 MIN/IN	24"	
	2	10:20:00	10:50:00	13	2.3 MIN/IN		
	3	10:51:00	11:21:00	13	2.3 MIN/IN		2.3 MIN/IN
PT-2	1	9:49:00	10:19:00	6	5.0 MIN/IN	24"	
	2	10:24:00	10:54:00	4	7.5 MIN/IN		
	3	10:55:00	11:25:00	2	15.0 MIN/IN		
	4	11:27:00	11:57:00	2	15.0 MIN/IN		15.0 MIN/IN
PT-3	1	10:25:00	10:55:00	11	2.73 MIN/IN	24"	
	2	10:56:00	11:26:00	5	6.0 MIN/IN		
	3	11:28:00	11:58:00	4.5	6.7 MIN/IN		6.7 MIN/IN
PT-4	1	DRAINED TOO FAST TO TEST				24"	
	2	DRAINED TOO FAST TO TEST			ASSUME		< 1 MIN/IN
PT-5	1	11:37:00	12:07:00	11	2.7 MIN/IN	24"	
	2	12:08:00	12:38:00	12	2.5 MIN/IN		
	3	12:39:00	13:09:00	11	2.7 MIN/IN		2.7 MIN/IN
PT-6	1	11:44:00	11:53:00	24	0.4 MIN/IN	24"	
	2	12:01:00	12:13:00	24	0.5 MIN/IN		
	3	12:13:00	12:27:00	24	0.6 MIN/IN		
	4	12:28:00	12:42:00	24	0.6 MIN/IN		0.6 MIN/IN

1. PRESOAKING CARRIED OUT ON APRIL 19, 2018.
2. SOIL PERCOLATION TESTING WAS CONDUCTED BY A REPRESENTATIVE FROM JRFA AND WITNESSED BY A REPRESENTATIVE FROM KELLARD SESSIONS ON APRIL 20, 2018.

WATER QUALITY BASIN

RETENTION BASIN FLOOR SEEDING LOW MAINTENANCE GRASS-LIKE SPECIES – ERNMX-126

SEEDING RATE: 15lbs. PER ACRE OR ⅓ lb. TO ½ lb. PER 1000 SF

PLANT LIST

QTY.	LATIN NAME	COMMON NAME
20%	AGROSTIS ALBA	REDTOP
20%	AGROSTIS STOLONIFERA	CREEPING BENTGRASS
20%	ELYMUS VIRGINICUS	VIRGINIA WILD RYE
20%	CAREX VULPINOIDEA	FOX SEDGE
20%	PUCCINELLIA DISTANS	ALKALI GRASS

WET MEADOW RETENTION BASIN FLOOR SEEDING FOR WILDLIFE AND PLANT DIVERSITY – ERNMX-127

SEEDING RATE: 15lbs. PER ACRE OR ⅓ lb. TO ½ lb. PER 1000 SF

PLANT LIST

QTY.	LATIN NAME	COMMON NAME
25%	ALOPECURUS ARUNDINACEUS	CREEPING FOXTAIL
25%	ELYMUS VIRGINICUS	VIRGINIA WILD RYE
20%	CAREX VULPINOIDEA	FOX SEDGE
5%	AGROSTIS SCABRA	TICKLEGRASS/ROUGH BENTGRASS
5%	POA PALUSTRIS	FOWL BLUEGRASS
4%	BIDENS CERNUA	NODDING BUR MARIGOLD
3%	SPARGANIUM EURYCARPUM	GIANT BUR REED
3%	VERBENA HASTATA	BLUE VERVAIN
2%	JUNCUS EFFUSUS	SOFT RUSH
2%	SCIRPUS ATROVIRENS	GREEN BULRUSH
2%	SCIRPUS CYPERINUS	WOOL GRASS
2%	SCIRPUS POLYPHYLLUS	MANY LEAVED BULRUSH
1%	MIMULUS RINGENS	SQUARE STEMMED MONKEY FLOWER
1%	SOLIDAGO PATULA	ROUGH LEAVED GOLDENROD

DRIVEWAY EDGE SEEDING

NORTHEASTERN U.S. ROADSIDE NATIVE SEED MIX – ERNMX – 105

SEEDING RATE: 15lbs. PER ACRE OR ⅓ lb. TO ½ lb. PER 1000 SF

PLANT LIST

QTY.	LATIN NAME	COMMON NAME
5.5%	CHAMAECRISTA FASCICULATA	PARTRIDGE PEA
5%	ECHINACEA PURPUREA	PURPLE CONEFLOWER
5%	RUDBECKIA HIRTA	BLACK EYED SUSAN
4%	SENNA MARILANDICA	MARYLAND SENNA
3%	HELIOPSIS HELIANTHOIDES	OX EYE SUNFLOWER
3%	SENNA HEBECARPA	WILD SENNA
2.5%	DESMODIUM CANADENSE	SHOWY TICKTREFOIL
2%	ASCLEPIAS SYRIACA	COMMON MILKWEED
2%	ASTER PILOSUS	HEATH ASTER
2%	LIATRIS SPICATA	SPIKED GAYFEATHER
2%	RUDBECKIA TRILOBA	BROWN EYED SUSAN
2%	VERBENA HASTATA	BLUE VERVAIN
1%	ASTER LAEVIS	SMOOTH BLUE ASTER
1%	BAPTISIA AUSTRALIS	BLUE FALSE INDIGO
1%	EUPATORIUM FISTULOSUM	JOE PYE WEED
1%	EUPATORIUM MACULATUM	SPOTTED JOE PYE WEED
1%	EUPATORIUM PERFOLIATUM	BONESET
1%	MONARDA FISTULOSA	WILD BERGAMOT
1%	PENSTEMON DIGITALIS	TALL WHITE BEARD TONGUE
1%	PENSTEMON LAEVIGATUS	APPALACHIAN BEARD TONGUE
1%	SOLIDAGO JUNCEA	EARLY GOLDENROD
1%	SOLIDAGO NEMORALIS	GREY GOLDENROD
1%	VERONIA GIGANTEA	GIANT IRONWEED
0.5%	ASCLEPIAS TUBEROSA	BUTTERFLY MILKWEED
0.5%	SILPHIUM TRIFOLIATUM	WHORLED ROSINWEED

NATIVE PERENNIAL SHORT GRASSES:

15%	ANDROPOGON SCOPARIUS, ALDOUS	ALDOUS LITTLE BLUESTEM
15%	SORGHASTRUM NUTANS, RUMSEY	RUMSEY INDIAN GRASS
10%	BOUTELOUA CURTIPENDULA, BUTTE	BUTTE SIDE OATS GRAMA
10%	ELYMUS CANADENSIS	CANADA WILD RYE

LEGEND

- SEED MIX – ERNMX – 126
- SEED MIX – ERNMX – 127
- SEED MIX – ERNMX – 153
- SEED MIX – ERNMX – 105
- ORNAMENTAL TREE
- SHRUB

PLANTING NOTES

1. NOTIFY OWNER OR LANDSCAPE ARCHITECT 72 HOURS MINIMUM IN ADVANCE OF STARTING PLANTING OPERATIONS. RECEIVE APPROVAL FOR LAYOUT OF ALL BED LINES AND MATERIAL LOCATIONS PRIOR TO INSTALLATION. THE CONTRACTOR MUST RECEIVE APPROVAL FROM THE LANDSCAPE ARCHITECT AND THE TOWN REPRESENTATIVE FOR ANY CHANGES TO LANDSCAPING MATERIALS.

2. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT INFERIOR PLANT MATERIALS AND SUBSTITUTIONS. PREVIOUSLY UNAPPROVED MATERIALS MAY BE REJECTED AT THE SITE. MINIMALLY, ALL MATERIALS WILL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1 – 2004 OR LATEST VERSION) OF THE AMERICAN ASSOCIATION OF NURSERYMEN.

3. BE AWARE OF ALL UNDERGROUND UTILITIES PRIOR TO ANY PLANTING OPERATIONS. CONTACT "CALL BEFORE YOU DIG" PRIOR TO EXCAVATION.

4. MULCH ALL BEDS WITH A 3 INCH MINIMUM OF SHREDDED PINE BARK MULCH. SAMPLE TO BE SUBMITTED FOR APPROVAL.

5. ALL PLANT MATERIAL (TO INCLUDE TREES, SHRUBS, PERENNIALS, GROUNDCOVERS, AND VINES) SHALL BE GUARANTEED BY THE CONTRACTOR TO BE IN GOOD, HEALTHY AND FLOURISHING CONDITION FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE. THE CONTRACTOR SHALL REPLACE, AS SOON AS WEATHER AND SEASONAL CONDITIONS PERMIT, ALL DEAD PLANTS AND ALL PLANTS NOT IN A VIGOROUS, THRIVING CONDITION, AS DETERMINED BY THE LANDSCAPE ARCHITECT DURING, AT THE END OF THE GUARANTEE PERIOD. WARRANTY REPLACEMENT WILL BE PROVIDED AT NO COST TO THE OWNER AND INCLUDE MATERIALS AND LABOR. CONTRACTOR IS RESPONSIBLE FOR REPAIR OF ANY DAMAGE INCURRED DURING REPLACEMENT OF WARRANTY MATERIALS.

6. THE CONTRACTOR SHALL BE REQUIRED TO CARRY WORKMEN'S COMPENSATION INSURANCE AND COMPREHENSIVE GENERAL LIABILITY INSURANCE. CERTIFICATES WILL BE REQUIRED PRIOR TO SIGNING CONTRACT.

7. DEER PROTECTION MUST BE MAINTAINED THROUGH INSTALLATION. REPELLANT MUST BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO APPLICATION. FINAL APPLICATION OF DEER PROTECTION IS REQUIRED AT COMPLETION OF WORK.

NOTES:

1. SURVEY, UTILITY AND TOPOGRAPHIC DATA FROM MAP ENTITLED SURVEY AND TOPOGRAPHICAL MAP PREPARED BY THE OFFICE OF B. THAYER ASSOCIATES 100 CROSSWAYS PARK DRIVE WEST, SUITE 104, WOODBURY, NY 11797 DATED 07/10/07.
2. EXISTING SEPTIC DATA TAKEN FROM PLAN ENTITLED SITE PLAN – PARCEL 1 BY THE OFFICE OF THE SEARS BROWN GROUP 201 OLD COUNTRY ROAD, SUITE 301, MELVILLE, NY 11747-2736, DATED 04/11/2000.
3. WETLAND WAS ORIGINALLY DELINEATED BY TED KOZLOWSKI, CERTIFIED WETLAND DELINEATOR, 136 BIG ELM ROAD, BREWSTER, NY 10509 DATED 10/11/2007.
4. WETLAND WAS RE-FLAGGED BY STEPHEN W. COLEMAN, 3 ASPEN COURT, OSSINING, NY 10562 ON 10/20/2017.
5. SOIL INFORMATION TAKEN FROM USDA NATURAL RESOURCE CONSERVATION SERVICE MAP OF WESTCHESTER COUNTY DATED 12/14/2006.
6. OWNER: RUTH MERNS, 7310 ASHFORD PLACE, DELRAY BEACH, FL 33446.
7. TOTAL SITE AREA: 222,143 SF, 5.100 ACRES.
8. TAX LOT: SHEET 12 BLOCK 10802, LOT 129.
9. ZONE: R-4A – 4 ACRE MINIMUM.

20 0 20
SCALE: 1"=20'-0"

Applicant:
Christopher Iannuzzi
31110 Town Green Drive
Elmsford, NY 10523

Date

PLANNING BOARD ENDORSEMENT OF APPROVED PLANS

Planning Board Chairman — Date

Planning Board Secretary — Date

TOWN ENGINEER'S CERTIFICATION

Reviewed for compliance with the Planning Board Resolution dated _____

Town Consulting Engineer — Date

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REVISIONS			
NO.	BY	DATE	REMARKS
1	UKJ	02/06/18	PLANNING BOARD COMMENTS DATED DECEMBER 13, 2017
2	UKJ	04/24/18	PLANNING BOARD COMMENTS DATED FEBRUARY 22, 2018

DES. UKJ
DWG. UKJ
CHK. TWA

J R F A
J. ROBERT FOLCHETTI & ASSOCIATES, L.L.C.
CIVIL / ENVIRONMENTAL ENGINEERS
www.jrfa.com
31 SODOM ROAD
BREWSTER, NY 10509
845-363-1560

PROPERTY OF CHRISTOPHER IANNUZZI
TOWN OF LEWISBORO, WESTCHESTER COUNTY, NEW YORK

WETLAND & STORMWATER PERMIT PLAN

PARCEL ID S.B.L. 12-10802-129

PLANTING PLAN

SCALE: 1"=20'

JRFA
DATE NOVEMBER 2017
SP SHEET 3 OF ____
DWG. NO. ____

ATTACHMENT J

TOWN APPLICATIONS

SIGNED BY NEIGHBORING PROPERTY OWNER

Application No.: _____
Fee _____ Date: _____

TOWN OF LEWISBORO
WETLAND PERMIT APPLICATION

Town Offices @ Orchard Square, Suite L (Lower Level), 20 North Salem Road, Cross River, NY 10518
Phone: (914) 763-5592
Fax: (914) 763-3637
planning@lewisborogov.com

Project Information

Project Address: 199 North Salem Road

Sheet: 12 Block: 10802 Lot(s): 129

Project Description (identify the improvements proposed within the wetland/wetland buffer and the approximate amount of wetland/wetland buffer disturbance): A shared driveway is proposed within the wetland buffer. The proposed area of disturbance is +/- 920 sq. ft.

Owner's Information

Owner's Name: Ruth Merns Phone: _____

Owner's Address: 7310 Ashford Place, Delray Beach, FL 33446 Email: _____

Applicant's Information (if different)

Applicant's Name: Christopher Iannuzzi Phone: 914.224.2952

Applicant's Address: 1662 Bayview Avenue, Bronx, NY 10465 Email: chriscraftsman@hotmail.com

Authorized Agent's Information (if applicable)

Agent's Name: Todd W. Atkinson, P.E. J. Robert Folchetti & Assoc Phone: 845.363.1560

Agent's Adress: 31 Sodom Road, Brewster, NY 10509 Email: todd.atkinson@jrfa.com

To Be Completed By Owner/Applicant

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

☐ Administrative ■ Planning Board

2 Is the project located within the NYCDEP Watershed? ■ Yes ☐ No

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

4 Does the proposed action require any other permits/approvals from other agencies/departments? (Planning Board, Town Board, Zoning Board of Appeals, Building Department, Town Highway, ACARC, NYSDEC, NYCDEP, WCDOH, NYSDOT, etc): Identify all other permits/approvals required T-Lewisboro Stormwater Permit, Westchester County Department of Health Septic and Well Renewal, NYSDOT Curb Cut Permit

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

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

Owner/Applicant Signature: _____ Date: 11/16/17

Carrie Brennan 4/19/18

Application No.:_____
Fee:_____ Date:_____

TOWN OF LEWISBORO
STORMWATER PERMIT APPLICATION

Town Offices @ Orchard Square, Suite L (Lower Level), 20 North Salem Road, Cross River, NY 10518
Phone: (914) 763-5592
Fax: (914) 763-3637

Project Information

Project Address: 199 North Salem Road

Sheet: 12 Block: 10802 Lot(s): 129

Project Description (describe overall project including all proposed land development activities): The Applicant is proposing to construct a single family resdience, with shared driveway, on a 5 acre lin size from four acres to nine acres.

Owner's Information

Owner's Name: Ruth Merns Phone:_____

Owner's Address: 7310 Ashford Place, Delray Beach, FL 33446 Email:_____

Applicant's Information (if different)

Applicant's Name: Christopher Iannuzzi Phone: 914.224.2952

Applicant's Address: 1662 Bayview Avenue, Bronx, NY 10465 Email: chriscraftsman@hotmail.com

Authorized Agent's Information

Agent's Name: Todd W. Atkinson, P.E., J. Robert Folchetti & Associates Phone: 845.363.1560

Agent's Adress: 31 Sodom Road, Brewster, NY 10509 Email: todd.atkinson@jrfa.com

To Be Completed By Owner/Applicant/Agent

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

   ☐ Town Engineer and SMO ■ Planning Board

2. Is the project located within the NYCDEP Watershed? ■ Yes ☐ No

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

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

5. Does the proposed action require any other permits/approvals from other agencies/departments? (Wetland Inspector, Planning Board, Town Board, Zoning Board of Appeals, Building Department, Town Highway, ACARC, NYSDEC, NYCDEP, WCDOH, NYSDOT, etc): Identify all other permits/approvals required: T-Lewisboro Planning Board, T-Lewisboro Wetland Permit, Renewal of Westchester County Department of Health Septic and Well Approval, NYSDOT Curb Cut Permit

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

Owner/Applicant Signature: _____ Date: 4/19/18

Carrie Brenner 4/19/18

Environmental Questionnaire Fee: $50.00

TOWN OF LEWISBORO ENVIRONMENTAL QUESTIONNAIRE

The purpose of this Questionnaire is to determine whether a Town Wetland Permit, a Town Stormwater Permit and/or Coverage under the NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activity is required. This form does not provide authorization to commence work.

Project Information

Project Address: 199 North Salem Road

Sheet: 12 Block: 10802 Lot(s): 129

Project Description: The Applicant/Contract Vendee, Christopher Iannuzzi, is proposing to build a single family home on the referenced parcel.

This questionnaire must be accompanied with a Site Plan or, at a minimum, a Plot Plan which clearly illustrates the location and dimensions of the proposed activity. Said plans must include a line which encircles the total area of proposed land disturbance and the approximate area of disturbance must be calculated (square feet). Failure to submit these items will delay review.

Owner's Information

Owner's Name: Ruth Merns Phone:

Owner's Address: 7310 Ashford Place, Delray Beach FL 33446 Email:

Authorized Agent's Information (if applicable)

Agent's Name: Todd W. Atkinson, P.E. J. Robert Folchetti & Associates Phone: 845.363.1560

Agent's Adress: 31 Sodom Road, Brewster, NY 10509 Email: todd.atkinson@jrfa.com

I hereby grant permission to the Town's professional consultants to enter onto my property to conduct a site inspection.

Owner/Agent Name (signature): Carrie Iannuzzi 4/19/18 Date: 11/16/17

FOR TOWN USE - PLEASE DO NOT WRITE BELOW THIS LINE

1. The use of the property is? ☐ Residential ☐ Nonresidential
2. Is a Town Wetland Permit required? ☐ Yes ☐ No ☐ TBD
3. If Yes, what type of Wetland Permit is required? ☐ Administrative ☐ Planning Board ☐ TBD
4. Is the project located within the NYCDEP Watershed? ☐ Yes ☐ No
5. Area of proposed disturbance: ☐ < 5,000 s.f. ☐ 5,000 s.f. - < 1 acre ☐ ≥1 acre ☐ TBD
6. Is a Town Stormwater Permit required? ☐ Yes ☐ No ☐ TBD
7. If Yes, the approval authority will be? ☐ Town Engineer/SMO ☐ Planning Board ☐ TBD
8. Will the project require coverage under the NYSDEC General Permit for Stormwater Discharges from Construction Activity? ☐ Yes ☐ No ☐ Requires post-construction stormwater practice
9. Application Fee (if required): $_____ (Wetland Permit) $_____ (Stormwater Permit)

Notes: _____

Signature: _____ Date: _____

Carrie Iannuzzi 4/19/18

ATTACHMENT K

WESTCHESTER LAND TRUST

COMMENT LETTER

Westchester Land Trust

It's Our Nature

BOARD OF DIRECTORS
Bruce Churchill, Chair
Benjamin F. Needell, Vice-Chair
Peter DiCorpo, Treasurer
Susan S. Henry, Secretary
Stephen R. Beckwith
Nanette Bourne
Beth Crowell
Catherine Diao
Joe Edgar
Amy Ferguson
David Grech
Marjorie Kaufman
Douglas M. Kraus
Betsy Lifschultz
Lee Manning-Vogelstein
Renée Ring
Jennifer Schwartz

CHAIRMAN EMERITUS
Jonathan L. Wiesner

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George D. Bianco, Co-Chair
Jonathan L. Wiesner, Co-Chair
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Megan W. Kulick
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Allyson Redpath
Paul C. Sisson
Glenn Ticehurst
Michael Yellin
Paul J. Zofnass

President
Lori J. Ensinger

Todd W. Atkinson, P.E.
J. Robert Folchetti & Associates, LLC
31 Sodom Road
Brewster, NY 10509

April 10, 2018

Dear Mr. Aktinson:

Westchester Land Trust owns property in Lewisboro adjacent to Parcel 12-10802-129, on which there is proposed construction. I have reviewed plans provided by you entitled *Wetland Permit and Stormwater Permit Plan for Christopher Iannuzzi, Town of Lewisboro.* At this time Westchester Land Trust does not offer any objection or concern about the proposed construction.

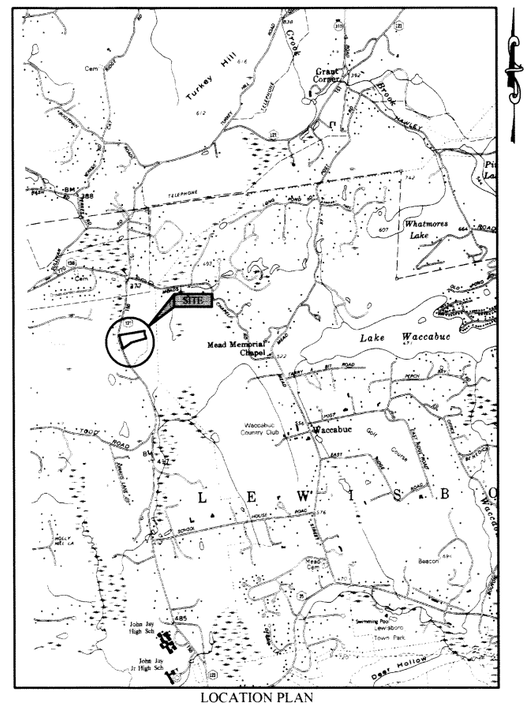
Sincerely,

Tate Bushell
Director of Land Stewardship

Office: 914.234.6992 X 10
Email: tate@westchesterlandtrust.org

CHRISTOPHER IANNUZZI
TOWN OF LEWISBORO, WESTCHESTER COUNTY, NEW YORK
WETLAND PERMIT AND STORMWATER PERMIT PLAN

PARCEL ID S.B.L. 12-10802-129



LOCATION PLAN
SOURCE: U.S.G.S.
SCALE: 1"=2,000'

NOVEMBER 2017

REVISION 1 - FEBRUARY 6, 2018

J R F A | J. ROBERT FOLCHETTI & ASSOCIATES, P.E., L.S.

CIVIL / ENVIRONMENTAL ENGINEERS
www.jrfa.com

31 SODOM ROAD
BREWSTER, NY 10509
845-363-1560

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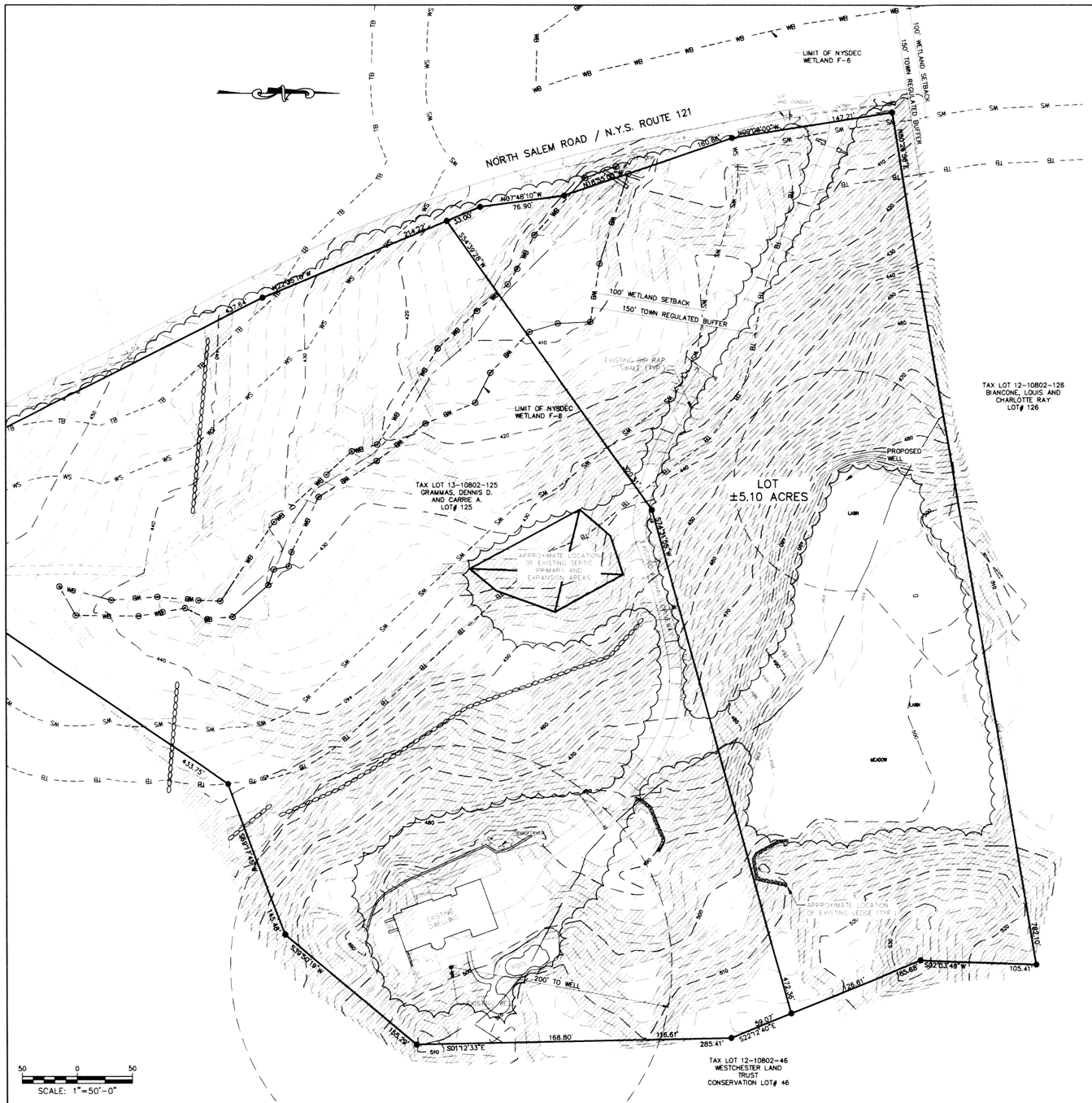

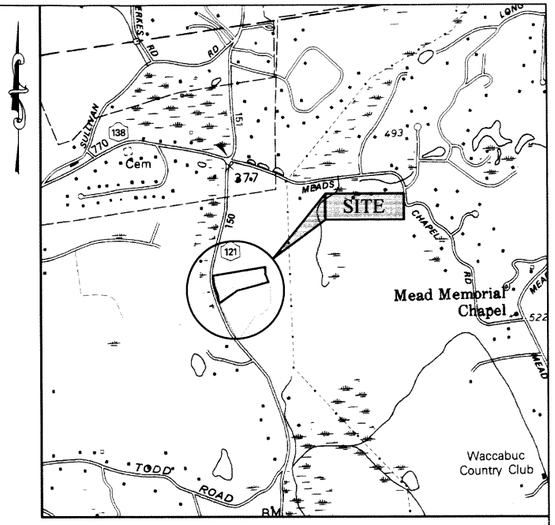

LOCATION PLAN
SCALE: 1"=1000'
SOURCE: USGS

OWNER:
RUTH MERNS
7310 ASHFORD PLACE
DELRAY BEACH FL 33446

LEGEND

- EXISTING PROPERTY LINE
- EXISTING BUILDING OR STRUCTURE
- EXISTING DRIVEWAY
- EXISTING MAJOR CONTOUR — 480
- EXISTING MINOR CONTOUR — 475
- EXISTING WETLAND BOUNDARY — WB
- 100' NYSDEC REGULATED WETLAND BUFFER AREA — WS
- 150' TOWN REGULATED WETLAND BUFFER AREA — TB
- STONE WALL
- LEDGE
- SOIL BOUNDARY
- EXISTING TREELINE
- EXISTING SLOPES > 15%

NYSDEC FRESHWATER WETLAND BOUNDARY VALIDATION

The freshwater wetland boundary as represented on these plans accurately depicts the limits of Freshwater Wetland F6 as delineated by STEPHEN W. COLEMAN on OCTOBER 20, 2017.

DEC Staff: _____ Surveyor/Engineer: _____

Date: _____ SEAL

Wetland boundary delineations as validated by the New York State Department of Environmental Conservation remain valid for 10 years unless existing exempt activities, area hydrology, or land use practices change (e.g., agricultural to residential). After 10 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.

NOTES:

1. SURVEY, UTILITY AND TOPOGRAPHIC DATA FROM MAP ENTITLED SURVEY AND TOPOGRAPHICAL MAP PREPARED BY THE OFFICE OF B. THAYER ASSOCIATES 100 CROSSWAYS PARK DRIVE WEST, SUITE 104, WOODBURY, NY 11797 DATED 07/10/07.
2. EXISTING SEPTIC DATA TAKEN FROM PLAN ENTITLED SITE PLAN – PARCEL 1 BY THE OFFICE OF THE SEARS BROWN GROUP 201 OLD COUNTRY ROAD, SUITE 301, MELVILLE, NY 11747-2736, DATED 04/11/2000.
3. WETLAND WAS ORIGINALLY DELINEATED BY TED KOZLOWSKI, CERTIFIED WETLAND DELINEATOR, 136 BIG ELM ROAD, BREWSTER, NY 10509 DATED 10/11/2007.
4. WETLAND WAS RE-FLAGGED BY STEPHEN W. COLEMAN, 3 ASPEN COURT, OSSINING, NY 10562 ON 10/20/2017.
5. SOIL INFORMATION TAKEN FROM USDA NATURAL RESOURCE CONSERVATION SERVICE MAP OF WESTCHESTER COUNTY DATED 12/14/2006.
6. OWNER: RUTH MERNS, 7310 ASHFORD PLACE, DELRAY BEACH, FL 33446.
7. TOTAL SITE AREA: 222,143 SF, 5.100 ACRES.
8. TAX LOT: SHEET 12 BLOCK 10802, LOT 129.
9. ZONE: R-4A – 4 ACRE MINIMUM.

Applicant:
Christopher Iannuzzi
31110 Town Green Drive
Elmsford, NY 10523

Date _____

PLANNING BOARD ENDORSEMENT OF APPROVED PLANS

Planning Board Chairman _____ Date _____

Planning Board Secretary _____ Date _____

TOWN ENGINEER'S CERTIFICATION

Reviewed for compliance with the Planning Board Resolution dated _____

Town Consulting Engineer _____ Date _____

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REVISIONS			
NO.	BY	DATE	REMARKS
1	UKJ	02/06/18	PLANNING BOARD COMMENTS DATED DECEMBER 13, 2017

DES. UKJ
DWG. UKJ
CHK. TWA

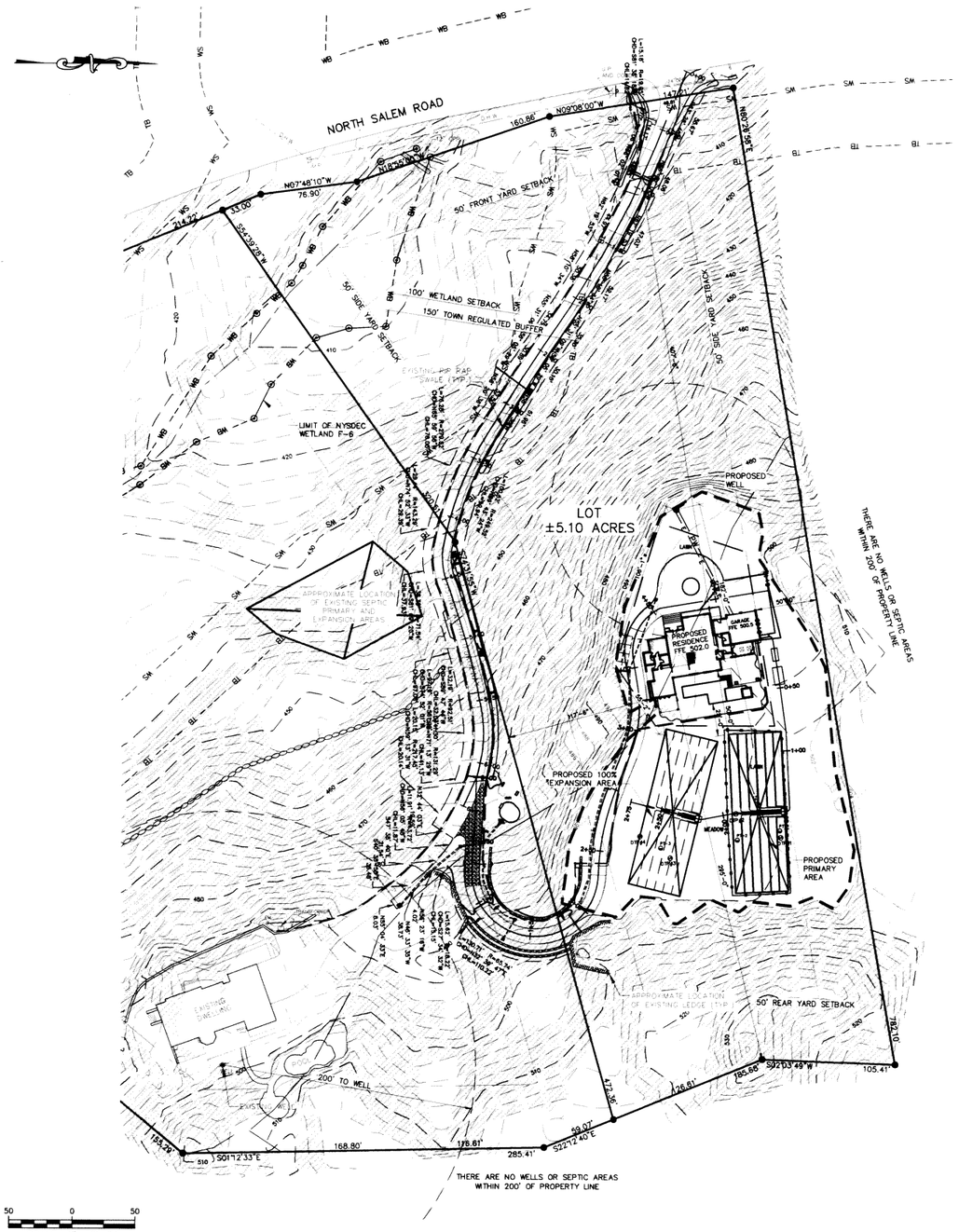
J R F A
J. ROBERT FOLCHETTI ASSOCIATES, P.E., L.S. LLC
CIVIL / ENVIRONMENTAL ENGINEERS
www.jrfa.com
247 ROUTE 100, SOMERS, NY 10589, 914-232-2500
POST OFFICE BOX 309, MONTGOMERY, NY 12549, 845-778-4020

PROPERTY OF CHRISTOPHER IANNUZZI
TOWN OF LEWISBORO, WESTCHESTER COUNTY, NEW YORK

WETLAND & STORMWATER PERMIT PLAN
PARCEL ID S.B.L. 12-10802-129

EXISTING CONDITIONS PLAN
SCALE: 1"=50'

JRFA
DATE NOVEMBER 2017
EX SHEET 1 OF ____
DWG. NO. _____



50 0 50

SCALE: 1"=50'-0"

LEGEND

- EXISTING PROPERTY LINE
- EXISTING BUILDING OR STRUCTURE
- PROPOSED BUILDING OR STRUCTURE
- EXISTING DRIVEWAY
- PROPOSED DRIVEWAY
- EXISTING MAJOR CONTOUR — 480 —
- EXISTING MINOR CONTOUR — 470 —
- PROPOSED MAJOR CONTOUR — 480 —
- PROPOSED MINOR CONTOUR — 478 —
- EXISTING WETLAND BOUNDARY — WB —
- 100' NYSDEC REGULATED WETLAND BUFFER AREA — WS —
- 150' TOWN REGULATED WETLAND BUFFER AREA — TB —
- STONE WALL
- LEDGE
- SOIL BOUNDARY
- EXISTING TREELINE
- EXISTING SLOPES > 15%
- EXISTING RIP-RAP SWALE
- BUILDABLE AREA
- BUILDING ENVELOPE
- PROP. UTILITY LINE — E —
- PROPOSED SEPTIC PIPING OR LATERAL
- PROPOSED EXPANSION AREA PIPING OR LATERAL
- DOMESTIC WELL — W
- PERCOLATION TEST LOCATION — PT-1
- DEEP TEST PIT LOCATION — DT-1
- PROPOSED ROOF OR FOOTING DRAIN
- PROPOSED SILT FENCE
- PROPOSED POTABLE WATER PIPING — PW —

ZONING DATA

ITEM	REQUIRED	EXISTING LOT
ZONE	R-4A RESIDENCE ZONE	
LOT SIZE		
AREA: (ACRES)	4 ACRES	5.10 ACRES
LOT DEPTH		766'/700' = 1.094
MINIMUM LOT AREA REQUIRED		4X1.094 = 4.376 AC. = 4.4 AC.
PROP. LOT AREA:		5.10 ACRES
A. AREA LESS THAN 1/3 REQ. WIDTH		1,698 SF
MIN. BUILDABLE AREA (SF)	50,000 SF	51,397 SF
A. STEEP SLOPE AREA		128,350.81 SF
B. WETLAND AREA		9,037 SF
C. WATER OR STREAM AREA		0.0 SF
D. AREA LESS THAN 1/3 REQ. WIDTH		1,698 SF
FRONTAGE: (FEET)	25'	380.96'
WIDTH /CIRCLE (FEET)	250'	250'
SETBACKS/YARD (FEET) TO BUILDINGS		
FRONT:	50'	+/- 407'
SIDE	50'	50'/117'
REAR:	50'	+/- 295'
STREET CENTER LINE:	75'	+/- 433'
BUILDING COVERAGE (% OF LOT AREA)	6.0%	2.50 %
MAXIMUM BUILDING HEIGHT		
STORIES:	2 1/2	2 1/2
FEET:	35	35
DISTURBANCE WITHIN THE 150' TOWN REGULATED WETLAND BUFFER		917.75 SF / 0.02 AC.
DISTURBANCE WITHIN THE 100' NYSDEC ADJACENT AREA		0.0 SF

NOTES:

1. SURVEY, UTILITY AND TOPOGRAPHIC DATA FROM MAP ENTITLED SURVEY AND TOPOGRAPHICAL MAP PREPARED BY THE OFFICE OF B. THAYER ASSOCIATES 100 CROSSWAYS PARK DRIVE WEST, SUITE 104, WOODBURY, NY 11797 DATED 07/10/07.
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Applicant:
Christopher Iannuzzi
31110 Town Green Drive
Elmsford, NY 10523

Date

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Planning Board Chairman — Date

Planning Board Secretary — Date

TOWN ENGINEER'S CERTIFICATION

Reviewed for compliance with the Planning Board Resolution dated _____

Town Consulting Engineer — Date

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REVISIONS			
NO.	BY	DATE	REMARKS
1	UKJ	02/06/18	PLANNING BOARD COMMENTS DATED DECEMBER 13, 2017

DES. UKJ
DWG. UKJ
CHK. TWA

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PROPERTY OF CHRISTOPHER IANNUZZI
TOWN OF LEWISBORO, WESTCHESTER COUNTY, NEW YORK

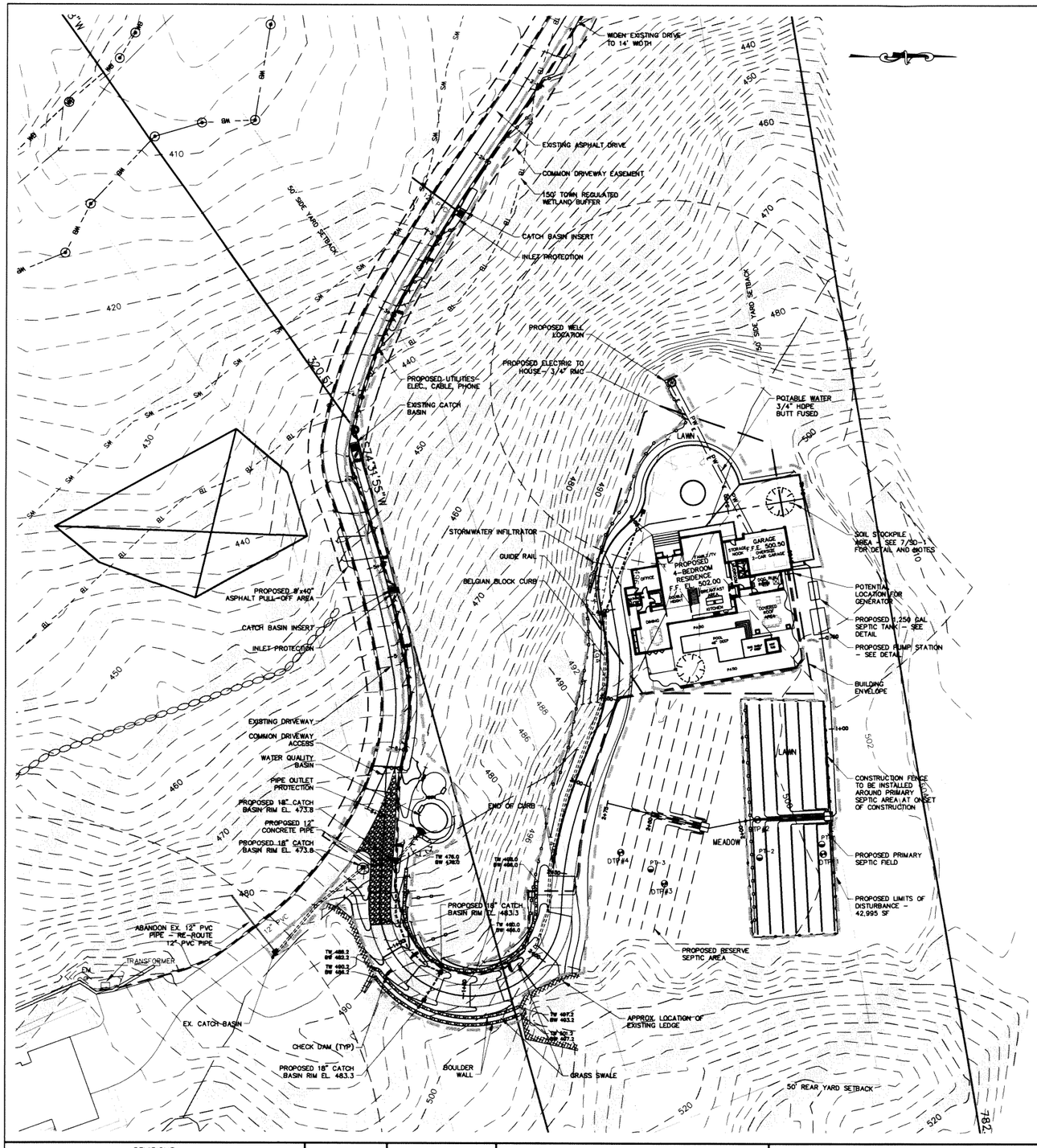
WETLAND & STORMWATER PERMIT PLAN

PARCEL ID S.B.L. 12-10802-129

SITE PLAN AND NOTES

SCALE: 1"=50'

JRFA
DATE NOVEMBER 2017
SP SHEET 1 OF ____
DWG. NO.



30 0 30
SCALE: 1"=30'-0"

CONSTRUCTION SEQUENCE:

1. CONTRACTOR SHALL CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE IN THE LOCATION IDENTIFIED ON THE SITE PLAN DRAWING SHEETS.
2. CONTRACTOR SHALL INSTALL SILT FENCE & CONSTRUCTION FENCING TO DELINEATE THE LIMITS OF DISTURBANCE AS IDENTIFIED ON THE SITE PLAN DRAWING SHEETS. INLET PROTECTION TO BE INSTALLED FOR EXISTING CATCH BASINS.
3. SILT FENCE SHALL BE INSTALLED AROUND THE PERIMETER OF ALL SOIL STOCKPILES AND OTHER UNSTABLE AREAS WHERE SOIL DISTURBANCE ACTIVITY HAS TEMPORARILY AND 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.
4. CONTRACTOR SHALL BEGIN SITE GRADING AND CONSTRUCTING THE DRIVEWAY & ASSOCIATED DRAINAGE.
5. CONTRACTOR SHALL INSTALL DOMESTIC WELL.
6. CONTRACTOR SHALL COMPLETE FOUNDATION WORK INCLUDING NECESSARY GRADING AND BACKFILLING AROUND THE FOUNDATION. GRADED AND BACKFILLED AREAS AROUND THE FOUNDATION SHALL BE STABILIZED WITH TOP SOIL, HAY MULCH AND GRASS SEED.
7. CONTRACTOR SHALL COMPLETE SEPTIC SYSTEM INSTALLATION WORK INCLUDING NECESSARY GRADING AND BACKFILLING OF SEPTIC TANK AND LATERALS. GRADED AND BACKFILLED AREAS AROUND THE SEPTIC SYSTEM SHALL BE STABILIZED WITH TOP SOIL, HAY MULCH AND GRASS SEED.
8. CONTRACTOR SHALL COMPLETE INSTALLATION OF STORMWATER TREATMENT CULTEC SYSTEM, BACKFILL AND STABILIZE WITH TOP SOIL, HAY MULCH AND GRASS SEED. SYSTEM TO BE KEPT OFF-LINE BY PLUGGING THE INLET AND OUTLET PIPES UNTIL SITE IS STABILIZED.
9. CONTRACTOR SHALL COMPLETE EXTERIOR FRAMING, ROOFING AND SIDING OF THE PROPOSED HOUSE. ROOF DRAIN TO BE CONNECTED TO THE STORMWATER TREATMENT PRACTICE.
10. CONTRACTOR SHALL COMPLETE ALL EXTERIOR PLUMBING CONNECTIONS FROM WELL TO THE HOUSE AND HOUSE TO SEPTIC SYSTEM. CONNECTIONS SHALL ONLY BE COMPLETED AFTER LOCAL HEALTH DEPARTMENT REPRESENTATIVES HAVE COMPLETED NECESSARY ON-SITE INSPECTIONS AND TESTING OF THE WELL.
11. CONTRACTOR SHALL BEGIN INTERIOR FINISH WORK.
12. CONTRACTOR SHALL BEGIN FINAL SITE RESTORATION AND STABILIZATION ACTIVITIES ON VEGETATED AREAS.
13. CONTRACTOR SHALL COMPLETE CONSTRUCTION OF THE PROPOSED HOUSE INCLUDING INTERIOR FINISH WORK.
14. CONTRACTOR SHALL COMPLETE FINAL SITE STABILIZATION WORK TO INCLUDE THE APPLICATION OF TOP SOIL, HAY MULCH AND GRASS SEED.
15. TEMPORARY E&SC PRACTICES SHALL REMAIN IN PLACE UNTIL THE SITE HAS BEEN DEEMED STABILIZED BY QUALIFIED INSPECTOR.
16. ONCE THE SITE HAS BEEN DEEMED STABILIZED, TEMPORARY E&SC PRACTICES SHALL BE REMOVED AND PROPERLY DISCARDED (OR RE-USED) OFF SITE.

EROSION CONTROL NOTES:

1. THE WETLAND INSPECTOR SHALL BE NOTIFIED, ONCE EROSION CONTROL MEASURES ARE IN PLACE. A SITE INSPECTION SHALL BE PERFORMED, A MINIMUM OF TWO DAYS, PRIOR TO COMMENCING WORK WITHIN THE MINIMUM ACTIVITY SETBACK AREA. ALL PROTECTIVE MEASURES SHALL COMPLY WITH SPECIFICATIONS OF THE PLAN.
2. TEMPORARY SEDIMENTATION BARRIERS AND STOCKPILE AREAS SHALL BE PROVIDED AS ILLUSTRATED, AND AT OTHER LOCATIONS AS DETERMINED NECESSARY, TO INTERCEPT AND CLARIFY SILT LADEN RUNOFF FROM THE WORK AREA.
3. ALL EROSION CONTROLS TO CONFORM TO WESTCHESTER COUNTY BEST MANAGEMENT PRACTICES FOR SOIL AND EROSION CONTROL AND NEW YORK STATE GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL.
4. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY THE WETLAND INSPECTOR DUE TO SITE CONDITIONS.
5. THE EROSION CONTROL MEASURES WILL BE REGULARLY INSPECTED AND MAINTAINED (PARTICULARLY FOLLOWING MAJOR STORMS) DURING CONSTRUCTION ACTIVITY ON THE SITE, BY THE CONTRACTOR RESPONSIBLE FOR THE INSTALLATION. THE OWNER SHALL HIRE AN ENVIRONMENTAL CONSULTANT TO MONITOR CONSTRUCTION ACTIVITIES ON A WEEKLY BASIS FOR THE DURATION OF THE CONSTRUCTION ACTIVITIES.
6. ANY MODIFICATIONS TO THE APPROVED PLAN DUE TO FIELD CONDITIONS SHALL BE MADE ONLY AFTER CONSULTATION WITH AND APPROVAL BY THE PREPARER OF THE PLAN AND THE APPROPRIATE TOWN OF LEWISBORO, NEW YORK OFFICIALS OR AGENCIES.
7. ALL EXPOSED SOIL SHALL IMMEDIATELY BE SEEDED WITH THE APPROPRIATE SEED MIXTURE CALLED OUT IN THE PLANS AND MULCHED WITH 100 POUNDS OF STRAW OR HAY PER 1,000 SQUARE FEET.
8. SILT THAT LEAVES THE SITE DESPITE THE REQUIRED PRECAUTIONS SHALL BE COLLECTED AND REMOVED AS DIRECTED BY THE APPROPRIATE MUNICIPAL AUTHORITIES.
9. PRIOR TO REMOVAL OF THE EROSION CONTROL MEASURES, IT WILL BE NECESSARY TO NOTIFY THE WETLAND INSPECTOR AT LEAST 48 HOURS (TWO WORKING DAYS) OF THE INTENT TO REMOVE THE BARRIER.
10. AT THE COMPLETION OF THE PROJECT, ALL THE TEMPORARY SILTATION DEVICES SHALL BE REMOVED AND THE AFFECTED AREAS REGRADED, PLANTED, OR TREATED IN ACCORDANCE WITH THE APPROVED SITE PLAN.

NOTES:

1. SURVEY, UTILITY AND TOPOGRAPHIC DATA FROM MAP ENTITLED SURVEY AND TOPOGRAPHICAL MAP PREPARED BY THE OFFICE OF B. THAYER ASSOCIATES 100 CROSSWAYS PARK DRIVE WEST, SUITE 104, WOODBURY, NY 11797 DATED 07/10/07.
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4. WETLAND WAS RE-FLAGGED BY STEPHEN W. COLEMAN, 3 ASPEN COURT, OSSINING, NY 10562 ON 10/20/2017.
5. SOIL INFORMATION TAKEN FROM USDA NATURAL RESOURCE CONSERVATION SERVICE MAP OF WESTCHESTER COUNTY DATED 12/14/2006.
6. OWNER: RUTH MERNS, 7310 ASHFORD PLACE, DELRAY BEACH, FL 33446.
7. TOTAL SITE AREA: 222,143 SF, 5.100 ACRES.
8. TAX LOT: SHEET 12 BLOCK 10802, LOT 129.
9. ZONE: R-4A - 4 ACRE MINIMUM.

LEGEND

- EXISTING PROPERTY LINE
- EXISTING BUILDING OR STRUCTURE
- PROPOSED BUILDING OR STRUCTURE
- EXISTING DRIVEWAY
- PROPOSED DRIVEWAY
- EXISTING MAJOR CONTOUR — 480
- EXISTING MINOR CONTOUR — 478
- PROPOSED MAJOR CONTOUR — 480
- PROPOSED MINOR CONTOUR — 478
- EXISTING WETLAND BOUNDARY — WB
- 100' NYSDEC REGULATED WETLAND BUFFER AREA — WS
- 150' TOWN REGULATED WETLAND BUFFER AREA — TB
- STONE WALL
- LEDGE
- SOIL BOUNDARY
- EXISTING TREELINE
- EXISTING SLOPES > 15%
- EXISTING RIP-RAP SWALE
- BUILDABLE AREA
- BUILDING ENVELOPE
- PROP. UTILITY LINE — E
- PROPOSED SEPTIC PIPING OR LATERAL
- PROPOSED EXPANSION AREA PIPING OR LATERAL
- DOMESTIC WELL (W)
- PERCOLATION TEST LOCATION PT-1
- DEEP TEST PIT LOCATION DT-1
- PROPOSED ROOF OR FOOTING DRAIN
- PROPOSED SILT FENCE
- PROPOSED POTABLE WATER PIPING — PW

Applicant:
Christopher Iannuzzi
31110 Town Green Drive
Elmsford, NY 10523

Date

PLANNING BOARD ENDORSEMENT OF APPROVED PLANS

Planning Board Chairman — Date

Planning Board Secretary — Date

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

Town Consulting Engineer — Date

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NO.	BY	DATE	REMARKS
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DES. UKJ
DWG. UKJ
CHK. TWA

J. ROBERT FOLCHETTI ASSOCIATES, P.E., L.S. LLC
CIVIL / ENVIRONMENTAL ENGINEERS
www.jrfa.com
247 ROUTE 100, SOMERS, NY 10589, 914-232-2500
POST OFFICE BOX 309, MONTGOMERY, NY 12549, 845-778-4020

PROPERTY OF CHRISTOPHER IANNUZZI
TOWN OF LEWISBORO, WESTCHESTER COUNTY, NEW YORK

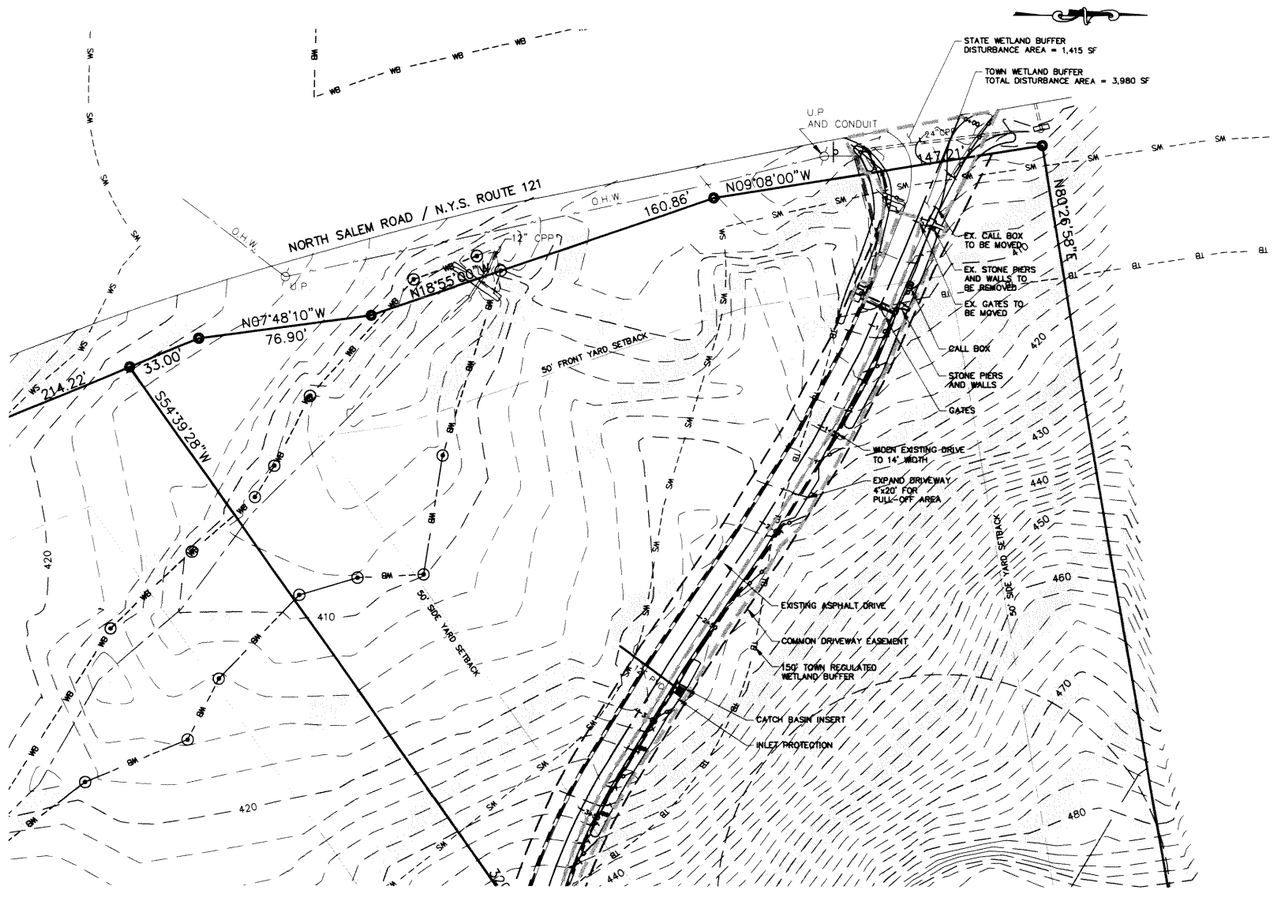
WETLAND & STORMWATER PERMIT PLAN

PARCEL ID S.B.L. 12-10802-129

SITE GRADING, SEDIMENTATION AND EROSION CONTROL & MATERIALS PLAN

SCALE: 1"=30'

JRFA
DATE NOVEMBER 2017
SP SHEET 2 OF ____
DWG. NO.



SCALE: 1"=30'-0"

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- EXISTING BUILDING OR STRUCTURE
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8. TAX LOT: SHEET 12 BLOCK 10802, LOT 129.

9. ZONE: R-4A – 4 ACRE MINIMUM.

Applicant:
Christopher Iannuzzi
31110 Town Green Drive
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Date

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PROPERTY OF CHRISTOPHER IANNUZZI
TOWN OF LEWISBORO, WESTCHESTER COUNTY, NEW YORK

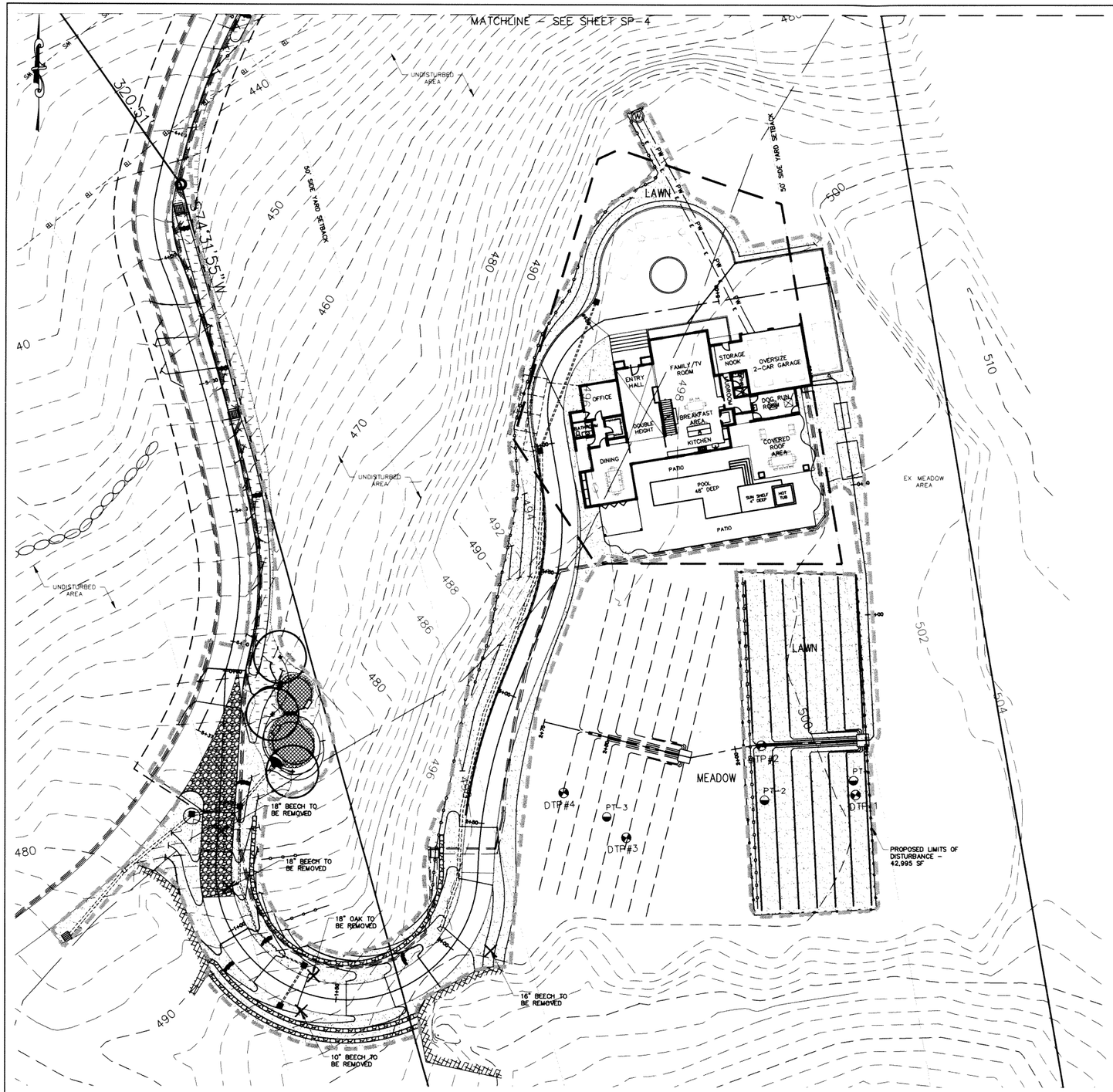
WETLAND & STORMWATER PERMIT PLAN

PARCEL ID S.B.L. 12-10802-129

SITE GRADING, SEDIMENTATION AND EROSION CONTROL & MATERIALS PLAN

SCALE: 1"=30'

JRFA
DATE NOVEMBER 2017
SP SHEET 2A OF ____
DWG. NO.



WATER QUALITY BASIN

RETENTION BASIN FLOOR SEEDING LOW MAINTENANCE GRASS-LIKE SPECIES - ERNMX-126

SEEDING RATE: 15lbs. PER ACRE OR ⅓ lb. TO ⅜ lb. PER 1000 SF

PLANT LIST

QTY.	LATIN NAME	COMMON NAME
20%	AGROSTIS ALBA	REDTOP
20%	AGROSTIS STOLONIFERA	CREEPING BENTGRASS
20%	ELYMUS VIRGINICUS	VIRGINIA WILD RYE
20%	CAREX VULPINOIDEA	FOX SEDGE
20%	PUCCINELLIA DISTANS	ALKALI GRASS

WET MEADOW RETENTION BASIN FLOOR SEEDING FOR WILDLIFE AND PLANT DIVERSITY -ERNMX-127

SEEDING RATE: 15lbs. PER ACRE OR ⅓ lb. TO ⅜ lb. PER 1000 SF

PLANT LIST

QTY.	LATIN NAME	COMMON NAME
25%	ALOPECURUS ARUNDINACEUS	CREEPING FOXTAIL
25%	ELYMUS VIRGINICUS	VIRGINIA WILD RYE
20%	CAREX VULPINOIDEA	FOX SEDGE
5%	AGROSTIS SCABRA	TICKLEGRASS/ROUGH BENTGRASS
5%	POA PALUSTRIS	FOWL BLUEGRASS
4%	BIDENS CERNUA	NODDING BUR MARIGOLD
3%	SPARGANIUM EURYCARPUM	GIANT BUR REED
3%	VERBENA HASTATA	BLUE VERVAIN
2%	JUNCUS EFFUSUS	SOFT RUSH
2%	SCIRPUS ATROVIRENS	GREEN BULRUSH
2%	SCIRPUS CYPERINUS	WOOL GRASS
2%	SCIRPUS POLYPHYLLUS	MANY LEAVED BULRUSH
1%	MIMULUS RINGENS	SQUARE STEMMED MONKEY FLOWER
1%	SOLIDAGO PATULA	ROUGH LEAVED GOLDENROD

DRIVEWAY EDGE SEEDING

NORTHEASTERN U.S. ROADSIDE NATIVE SEED MIX - ERNMX - 103

SEEDING RATE: 15lbs. PER ACRE OR ⅓ lb. TO ⅜ lb. PER 1000 SF

PLANT LIST

QTY.	LATIN NAME	COMMON NAME
5.5%	CHAMAECRISTA FASCICULATA	PARTRIDGE PEA
5%	ECHINACEA PURPUREA	PURPLE CONEFLOWER
5%	RUDBECKIA HIRTA	BLACK EYED SUSAN
4%	SENNA MARILANDICA	MARYLAND SENNA
3%	HELIOPSIS HELIANTHOIDES	OX EYE SUNFLOWER
3%	SENNA HEBECARPA	WILD SENNA
2.5%	DESMODIUM CANADENSE	SHOWY TICKTREFOIL
2%	ASCLEPIAS SYRIACA	COMMON MILKWEED
2%	ASTER PILOSUS	HEATH ASTER
2%	LIATRIS SPICATA	SPIKED GAYFEATHER
2%	RUDBECKIA TRILOBA	BROWN EYED SUSAN
2%	VERBENA HASTATA	BLUE VERVAIN
1%	ASTER LAEVIS	SMOOTH BLUE ASTER
1%	BAPTISIA AUSTRALIS	BLUE FALSE INDIGO
1%	EUPATORIUM FISTULOSUM	JOE PYE WEED
1%	EUPATORIUM MACULATUM	SPOTTED JOE PYE WEED
1%	EUPATORIUM PERFOLIATUM	BONESET
1%	MONARDA FISTULOSA	WILD BERGAMOT
1%	PENSTEMON DIGITALIS	TALL WHITE BEARD TONGUE
1%	PENSTEMON LAEVIGATUS	APPALACHIAN BEARD TONGUE
1%	SOLIDAGO JUNCEA	EARLY GOLDENROD
1%	SOLIDAGO MEMORALIS	GREY GOLDENROD
1%	VERONIA GIGANTEA	GIANT IRONWEED
0.5%	ASCLEPIAS TUBEROSA	BUTTERFLY MILKWEED
0.5%	SILPHIUM TRIFOLIATUM	WHORLED ROSINWEED

NATIVE PERENNIAL SHORT GRASSES:

15%	ANDROPOGON SCOPARIUS, ALDOUS	ALDOUS LITTLE BLUESTEM
15%	SORGHASTRUM NUTANS, RUMSEY	RUMSEY INDIAN GRASS
10%	BOUTELOUA CURTIPENDULA, BUTTE	BUTTE SIDE OATS GRAMA
10%	ELYMUS CANADENSIS	CANADA WILD RYE

PLANTING NOTES

1. NOTIFY OWNER OR LANDSCAPE ARCHITECT 72 HOURS MINIMUM IN ADVANCE OF STARTING PLANTING OPERATIONS. RECEIVE APPROVAL FOR LAYOUT OF ALL BED LINES AND MATERIAL LOCATIONS PRIOR TO INSTALLATION. THE CONTRACTOR MUST RECEIVE APPROVAL FROM THE LANDSCAPE ARCHITECT AND THE TOWN REPRESENTATIVE FOR ANY CHANGES TO LANDSCAPING MATERIALS.

2. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT INFERIOR PLANT MATERIALS AND SUBSTITUTIONS. PREVIOUSLY UNAPPROVED MATERIALS MAY BE REJECTED AT THE SITE. MINIMALLY, ALL MATERIALS WILL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1 - 2004 OR LATEST VERSION) OF THE AMERICAN ASSOCIATION OF NURSERYMEN.

3. BE AWARE OF ALL UNDERGROUND UTILITIES PRIOR TO ANY PLANTING OPERATIONS. CONTACT "CALL BEFORE YOU DIG" PRIOR TO EXCAVATION.

4. MULCH ALL BEDS WITH A 3 INCH MINIMUM OF SHREDDED PINE BARK MULCH. SAMPLE TO BE SUBMITTED FOR APPROVAL.

5. ALL PLANT MATERIAL (TO INCLUDE TREES, SHRUBS, PERENNIALS, GROUNDCOVERS, AND VINES) SHALL BE GUARANTEED BY THE CONTRACTOR TO BE IN GOOD, HEALTHY AND FLOURISHING CONDITION FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE. THE CONTRACTOR SHALL REPLACE, AS SOON AS WEATHER AND SEASONAL CONDITIONS PERMIT, ALL DEAD PLANTS AND ALL PLANTS NOT IN A VIGOROUS, THRIVING CONDITION, AS DETERMINED BY THE LANDSCAPE ARCHITECT DURING, AT THE END OF THE GUARANTEE PERIOD. WARRANTY REPLACEMENT WILL BE PROVIDED AT NO COST TO THE OWNER AND INCLUDE MATERIALS AND LABOR. CONTRACTOR IS RESPONSIBLE FOR REPAIR OF ANY DAMAGE INCURRED DURING REPLACEMENT OF WARRANTY MATERIALS.

6. THE CONTRACTOR SHALL BE REQUIRED TO CARRY WORKMEN'S COMPENSATION INSURANCE AND COMPREHENSIVE GENERAL LIABILITY INSURANCE. CERTIFICATES WILL BE REQUIRED PRIOR TO SIGNING CONTRACT.

7. DEER PROTECTION MUST BE MAINTAINED THROUGH INSTALLATION. REPELLANT MUST BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO APPLICATION. FINAL APPLICATION OF DEER PROTECTION IS REQUIRED AT COMPLETION OF WORK.

LEGEND

- SEED MIX - ERNMX - 126
- SEED MIX - ERNMX - 127
- SEED MIX - ERNMX - 153
- SEED MIX - ERNMX - 105
- ORNAMENTAL TREE
- SHRUB

NOTES:

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20 0 20

SCALE: 1"=20'-0"

Applicant:
Christopher Iannuzzi
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Date

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PROPERTY OF CHRISTOPHER IANNUZZI
TOWN OF LEWISBORO, WESTCHESTER COUNTY, NEW YORK

WETLAND & STORMWATER PERMIT PLAN

PARCEL ID S.B.L. 12-10802-129

PLANTING PLAN

SCALE: 1"=20'

JRFA

DATE NOVEMBER 2017

SP SHEET 3 OF ____

DWG. NO.

WATER QUALITY BASIN

RETENTION BASIN FLOOR SEEDING LOW MAINTENANCE GRASS-LIKE SPECIES - ERNMX-126

SEEDING RATE: 15lbs. PER ACRE OR ⅓ lb. TO ½ lb. PER 1000 SF

PLANT LIST

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DRIVEWAY EDGE SEEDING

NORTHEASTERN U.S. ROADSIDE NATIVE SEED MIX - ERNMX - 105

SEEDING RATE: 15lbs. PER ACRE OR ⅓ lb. TO ½ lb. PER 1000 SF

PLANT LIST

QTY.	LATIN NAME	COMMON NAME
5.5%	CHAMAECRISTA FASCICULATA	PARTRIDGE PEA
5%	ECHINACEA PURPUREA	PURPLE CONEFLOWER
5%	RUDBECKIA HIRTA	BLACK EYED SUSAN
4%	SENNA MARILANDICA	MARYLAND SENNA
3%	HELIOPSIS HELIANTHOIDES	OX EYE SUNFLOWER
3%	SENNA HEBECARPA	WILD SENNA
2.5%	DESMODIUM CANADENSE	SHOWY TICKTREFOIL
2%	ASCLEPIAS SYRIACA	COMMON MILKWEED
2%	ASTER PILOSUS	HEATH ASTER
2%	LIATRIS SPICATA	SPIKED GAYFEATHER
2%	RUDBECKIA TRILOBA	BROWN EYED SUSAN
2%	VERBENA HASTATA	BLUE VERVAIN
1%	ASTER LAEVIS	SMOOTH BLUE ASTER
1%	BAPTISIA AUSTRALIS	BLUE FALSE INDIGO
1%	EUPATORIUM FISTULOSUM	JOE PYE WEED
1%	EUPATORIUM MACULATUM	SPOTTED JOE PYE WEED
1%	EUPATORIUM PERFOLIATUM	BONESET
1%	MONARDA FISTULOSA	WILD BERGAMOT
1%	PENSTEMON DIGITALIS	TALL WHITE BEARD TONGUE
1%	PENSTEMON LAEVIGATUS	APPALACHIAN BEARD TONGUE
1%	SOLIDAGO JUNCEA	EARLY GOLDENROD
1%	SOLIDAGO NEMORALIS	GREY GOLDENROD
1%	VERONIA GIGANTEA	GIANT IRONWEED
0.5%	ASCLEPIAS TUBEROSA	BUTTERFLY MILKWEED
0.5%	SILPHIUM TRIFOLIATUM	WHORLED ROSINWEED

NATIVE PERENNIAL SHORT GRASSES:

15%	ANDROPOGON SCOPARIUS, ALDOUS	ALDOUS LITTLE BLUESTEM
15%	SORGHASTRUM NUTUNS, RUMSEY	RUMSEY INDIAN GRASS
10%	BOUTELOUA CURTIPENDULA, BUTTE	BUTTE SIDE OATS GRAMA
10%	ELYMUS CANADENSIS	CANADA WILD RYE

PLANTING NOTES

1. NOTIFY OWNER OR LANDSCAPE ARCHITECT 72 HOURS MINIMUM IN ADVANCE OF STARTING PLANTING OPERATIONS. RECEIVE APPROVAL FOR LAYOUT OF ALL BED LINES AND MATERIAL LOCATIONS PRIOR TO INSTALLATION. THE CONTRACTOR MUST RECEIVE APPROVAL FROM THE LANDSCAPE ARCHITECT AND THE TOWN REPRESENTATIVE FOR ANY CHANGES TO LANDSCAPING MATERIALS.

2. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT INFERIOR PLANT MATERIALS AND SUBSTITUTIONS. PREVIOUSLY UNAPPROVED MATERIALS MAY BE REJECTED AT THE SITE. MINIMALLY, ALL MATERIALS WILL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1 – 2004 OR LATEST VERSION) OF THE AMERICAN ASSOCIATION OF NURSERYMEN.

3. BE AWARE OF ALL UNDERGROUND UTILITIES PRIOR TO ANY PLANTING OPERATIONS. CONTACT "CALL BEFORE YOU DIG" PRIOR TO EXCAVATION.

4. MULCH ALL BEDS WITH A 3 INCH MINIMUM OF SHREDDED PINE BARK MULCH. SAMPLE TO BE SUBMITTED FOR APPROVAL.

5. ALL PLANT MATERIAL (TO INCLUDE TREES, SHRUBS, PERENNIALS, GROUNDCOVERS, AND VINES) SHALL BE GUARANTEED BY THE CONTRACTOR TO BE IN GOOD, HEALTHY AND FLOURISHING CONDITION FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE. THE CONTRACTOR SHALL REPLACE, AS SOON AS WEATHER AND SEASONAL CONDITIONS PERMIT, ALL DEAD PLANTS AND ALL PLANTS NOT IN A VIGOROUS, THRIVING CONDITION, AS DETERMINED BY THE LANDSCAPE ARCHITECT DURING, AT THE END OF THE GUARANTEE PERIOD. WARRANTY REPLACEMENT WILL BE PROVIDED AT NO COST TO THE OWNER AND INCLUDE MATERIALS AND LABOR. CONTRACTOR IS RESPONSIBLE FOR REPAIR OF ANY DAMAGE INCURRED DURING REPLACEMENT OF WARRANTY MATERIALS.

6. THE CONTRACTOR SHALL BE REQUIRED TO CARRY WORKMEN'S COMPENSATION INSURANCE AND COMPREHENSIVE GENERAL LIABILITY INSURANCE. CERTIFICATES WILL BE REQUIRED PRIOR TO SIGNING CONTRACT.

7. DEER PROTECTION MUST BE MAINTAINED THROUGH INSTALLATION. REPELLANT MUST BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO APPLICATION. FINAL APPLICATION OF DEER PROTECTION IS REQUIRED AT COMPLETION OF WORK.

LEGEND

- SEED MIX – ERNMX – 126
- SEED MIX – ERNMX – 127
- SEED MIX – ERNMX – 153
- SEED MIX – ERNMX – 105
- ORNAMENTAL TREE
- SHRUB

NOTES:

1. SURVEY, UTILITY AND TOPOGRAPHIC DATA FROM MAP ENTITLED SURVEY AND TOPOGRAPHICAL MAP PREPARED BY THE OFFICE OF B. THAYER ASSOCIATES 100 CROSSWAYS PARK DRIVE WEST, SUITE 104, WOODBURY, NY 11797 DATED 07/10/07.
2. EXISTING SEPTIC DATA TAKEN FROM PLAN ENTITLED SITE PLAN – PARCEL 1 BY THE OFFICE OF THE SEARS BROWN GROUP 201 OLD COUNTRY ROAD, SUITE 301, MELVILLE, NY 11747-2736, DATED 04/11/2000.
3. WETLAND WAS ORIGINALLY DELINEATED BY TED KOZLOWSKI, CERTIFIED WETLAND DELINEATOR, 136 BIG ELM ROAD, BREWSTER, NY 10509 DATED 10/11/2007.
4. WETLAND WAS RE-FLAGGED BY STEPHEN W. COLEMAN, 3 ASPEN COURT, OSSINING, NY 10562 ON 10/20/2017.
5. SOIL INFORMATION TAKEN FROM USDA NATURAL RESOURCE CONSERVATION SERVICE MAP OF WESTCHESTER COUNTY DATED 12/14/2006.
6. OWNER: RUTH MIERNS, 7310 ASHFORD PLACE, DELRAY BEACH, FL 33446.
7. TOTAL SITE AREA: 222,143 SF, 5.100 ACRES.
8. TAX LOT: SHEET 12 BLOCK 10802, LOT 129.
9. ZONE: R-4A – 4 ACRE MINIMUM.

20 0 20
SCALE: 1"=20'-0"

Applicant:
Christopher Iannuzzi
31110 Town Green Drive
Elmsford, NY 10523

Date

PLANNING BOARD ENDORSEMENT OF APPROVED PLANS

Planning Board Chairman — Date

Planning Board Secretary — Date

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

Town Consulting Engineer — Date

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REVISIONS

NO.	BY	DATE	REMARKS
1	UKJ	02/06/18	PLANNING BOARD COMMENTS DATED DECEMBER 13, 2017

DES. UKJ
DWG. UKJ
CHK. TWA

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PROPERTY OF CHRISTOPHER IANNUZZI
TOWN OF LEWISBORO, WESTCHESTER COUNTY, NEW YORK

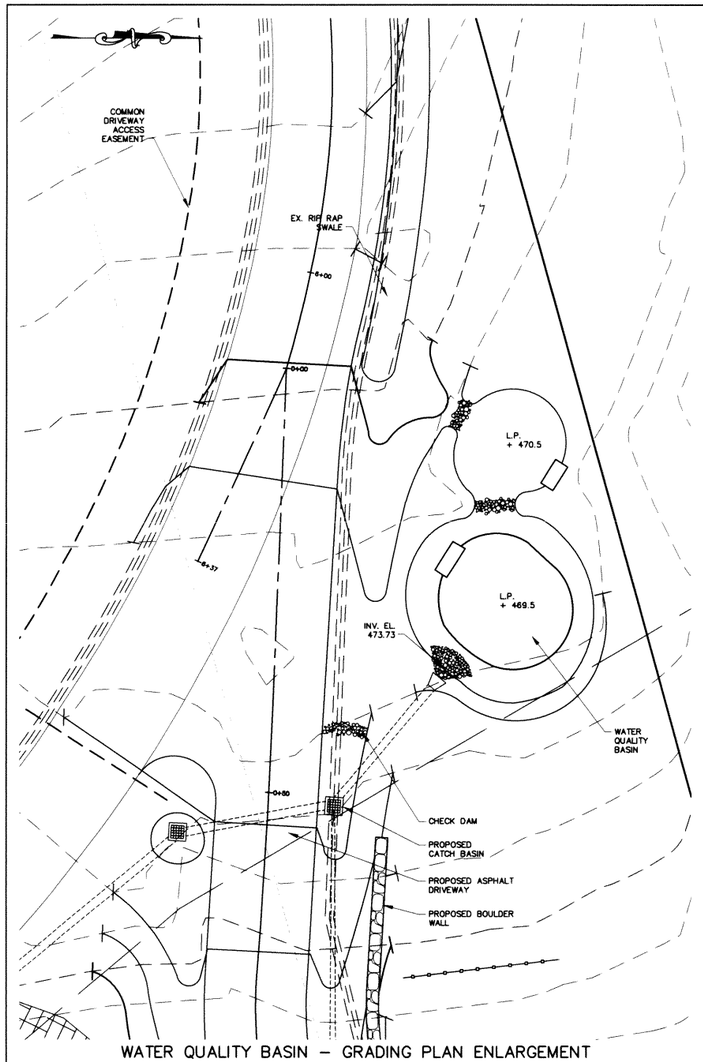
WETLAND & STORMWATER PERMIT PLAN

PARCEL ID S.B.L. 12-10802-129

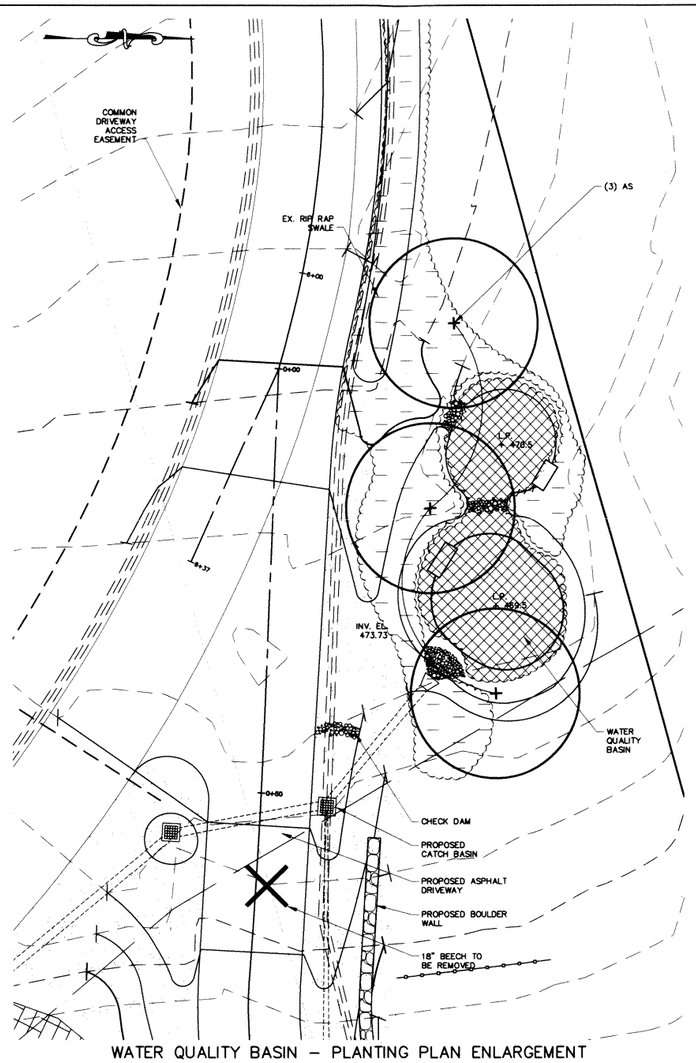
PLANTING PLAN

SCALE: 1"=20'

JRFA
DATE NOVEMBER 2017
SP SHEET 4 OF ____
DWG. NO.



WATER QUALITY BASIN – GRADING PLAN ENLARGEMENT



WATER QUALITY BASIN – PLANTING PLAN ENLARGEMENT

PLANT LIST

SYMBOL	QTY.	LATIN NAME	COMMON NAME	SIZE	REMARKS
TREES					
AS	3	ACER SACCHARUM	SUGAR MAPLE	3" CALIPER	B&B, FULL, WELL FORMED

DRIVEWAY EDGE SEEDING

NORTHEASTERN U.S. ROADSIDE NATIVE SEED MIX – ERNMX – 105

SEEDING RATE: 15lbs. PER ACRE OR ⅓ lb. TO ⅓ lb. PER 1000 SF

PLANT LIST

QTY.	LATIN NAME	COMMON NAME
55%	CHAMAECRISTA FASCICULATA	PARTRIDGE PEA
5%	ECHINACEA PURPUREA	PURPLE CONEFLOWER
5%	RUDBECKIA HIRTA	BLACK EYED SUSAN
4%	SENNA MARILANDICA	MARYLAND SENNA
3%	HELIOPSIS HELIANTHOIDES	OX EYE SUNFLOWER
3%	SENNA HEBECARPA	WILD SENNA
2.5%	DESMODIUM CANADENSE	SHOWY TICKTREFOIL
2%	ASCLEPIAS SYRIACA	COMMON MILKWEED
2%	ASTER PILOSUS	HEATH ASTER
2%	LIATRIS SPICATA	SPIKED GAYFEATHER
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2%	VERBENA HASTATA	BLUE VERVAIN
1%	ASTER LAEVIS	SMOOTH BLUE ASTER
1%	BAPTISIA AUSTRALIS	BLUE FALSE INDIGO
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10%	BOUTELOUA CURTIPENDULA, BUTTE	BUTTE SIDE OATS GRAMA
10%	ELYMUS CANADENSIS	CANADA WILD RYE

WATER QUALITY BASIN

RETENTION BASIN FLOOR SEEDING LOW MAINTENANCE GRASS-LIKE SPECIES – ERNMX-136

SEEDING RATE: 15lbs. PER ACRE OR ⅓ lb. TO ⅓ lb. PER 1000 SF

PLANT LIST

QTY.	LATIN NAME	COMMON NAME
20%	AGROSTIS ALBA	REDTOP
20%	AGROSTIS STOLONIFERA	CREEPING BENTGRASS
20%	ELYMUS VIRGINICUS	VIRGINIA WILD RYE
20%	CAREX VULPINOIDEA	FOX SEDGE
20%	PUCCINELLIA DISTANS	ALKALI GRASS

LEGEND

- SEED MIX – ERNMX – 126
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- ORNAMENTAL TREE
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8. TAX LOT: SHEET 12 BLOCK 10802, LOT 129.

9. ZONE: R-4A – 4 ACRE MINIMUM.

20 0 20

SCALE: 1"=20'-0"

Applicant:
Christopher Iannuzzi
31110 Town Green Drive
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Date

PLANNING BOARD ENDORSEMENT OF APPROVED PLANS

Planning Board Chairman — Date

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DES. UKJ

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PROPERTY OF CHRISTOPHER IANNUZZI
TOWN OF LEWISBORO, WESTCHESTER COUNTY, NEW YORK

WETLAND & STORMWATER PERMIT PLAN

PARCEL ID S.B.L. 12-10802-129

WATER QUALITY BASIN ENLARGEMENT PLAN

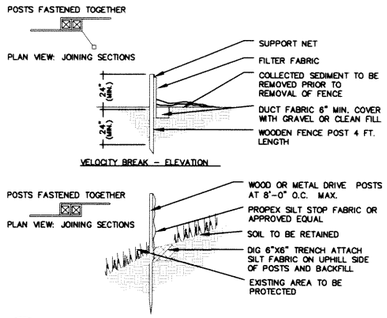
SCALE: 1/8"=1'-0'

JRFA

DATE NOVEMBER 2017

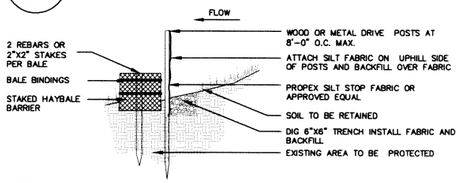
SP SHEET 5 OF ____

DWG. NO. ____



1 SD-1 SEDIMENT BARRIER / VELOCITY BREAK

NOT TO SCALE



NOTES:

1. BALES SHALL BE PLACED AT THE TOE OF A SLOPE OR ON THE CONTOUR AND IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES.

2. EACH BALE SHALL BE EMBEDDED IN THE SOIL A MINIMUM OF (4) INCHES AND PLACED SO THE BINDINGS ARE HORIZONTAL.

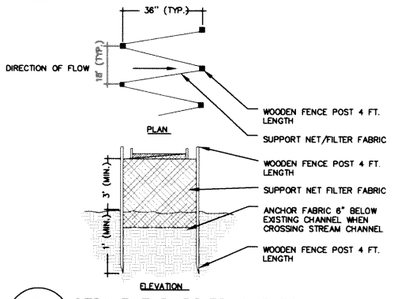
3. BALES SHALL BE SECURELY ANCHORED IN PLACE BY EITHER TWO (2) STAKES OR REBAR DRIVEN THROUGH EACH BALE. THE FIRST STAKE IN EACH BALE SHALL BE DRIVEN TOWARD THE PREVIOUSLY LAID BALE AT AN ANGLE TO FORCE THE BALES TOGETHER. STAKES SHALL BE DRIVEN FLUSH WITH THE TOP OF THE BALE.

4. INSPECTION SHALL BE FREQUENT AND REPAIR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.

5. BALES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULLNESS SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE

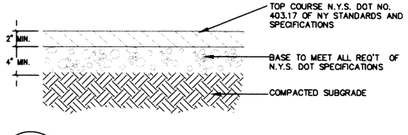
2 SD-1 SEDIMENT BARRIER STAKED W/ STRAW/ HAYBALE DIKE

NOT TO SCALE



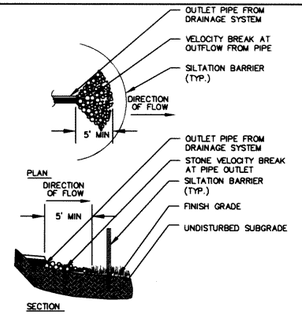
3 SD-1 SEDIMENT BARRIER OUTLET

NOT TO SCALE



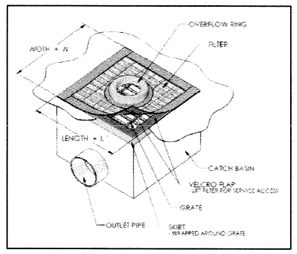
4 SD-1 ASPHALT PAVEMENT

NOT TO SCALE



5 SD-1 PIPE OUTLET PROTECTION

NOT TO SCALE



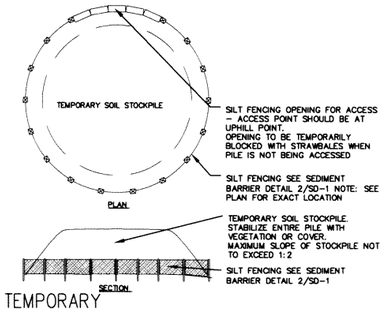
NOTES:

1. SEDIMENT SHALL BE REMOVED AND THE TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO 1/2 THE DESIGN DEPTH OF THE TRAP.

2. THE STRUCTURE SHALL BE INSPECTED AFTER EACH RAIN AND REPAIRS MADE AS NEEDED.

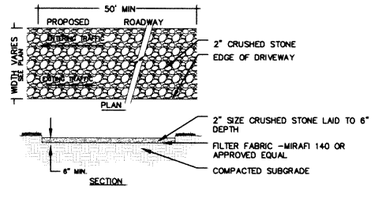
6 SD-1 INLET PROTECTION

NOT TO SCALE



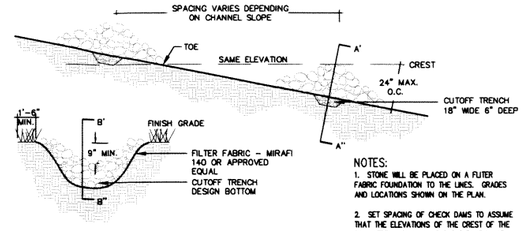
7 SD-1 TEMPORARY STOCKPILE AREA

NOT TO SCALE



8 SD-1 ANTI-TRACKING STRIP

NOT TO SCALE



NOTES:

1. STONE WILL BE PLACED ON A FLITER FABRIC FOUNDATION TO THE LINES, GRADES AND LOCATIONS SHOWN ON THE PLAN.

2. SET SPACING OF CHECK DAMS TO ASSURE THAT THE ELEVATIONS OF THE CREST OF THE DOWNSTREAM DAM IS AT THE ELEVATION OF THE TOE OF THE UPSTREAM DAM.

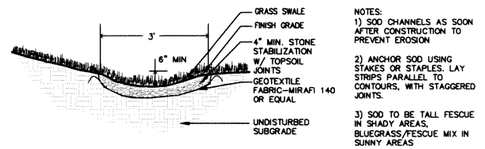
3. EXTEND THE STONE A MINIMUM OF 1 1/2 FEET BEYOND THE DITCH BANKS TO PREVENT CUTTING AROUND THE DAM.

4. PROTECT THE CHANNEL DOWNSTREAM OF THE LOWEST CHECK DAM FROM SCOUR AND EROSION WITH STONE OR LINER AS APPROPRIATE.

5. ENSURE THAT CHANNEL APPURTANCES SUCH AS CULVERT ENTRANCES BELOW CHECK DAMS ARE NOT SUBJECT TO DAMAGE OR BLOCKAGE FROM DISPLACED STONES.

9 SD-1 CHECK DAM

NOT TO SCALE



NOTES:

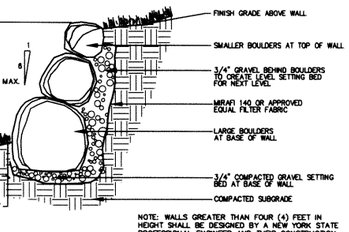
1) SOD CHANNELS AS SOON AFTER CONSTRUCTION TO PREVENT EROSION

2) ANCHOR SOD USING STAKES OR STAPLES. LAY STRIPS PARALLEL TO CONTOURS, WITH STAGGERED JOINTS.

3) SOD TO BE TALL FESCUE IN SHADY AREAS, BLUEGRASS/FESCUE MIX IN SUNNY AREAS

10 SD-1 GRASS SWALE

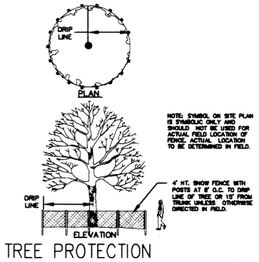
NOT TO SCALE



NOTE: WALLS GREATER THAN FOUR (4) FEET IN HEIGHT SHALL BE DESIGNED BY A NEW YORK STATE PROFESSIONAL ENGINEER AND THEIR CONSTRUCTION CERTIFIED BY THE DESIGN ENGINEER PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

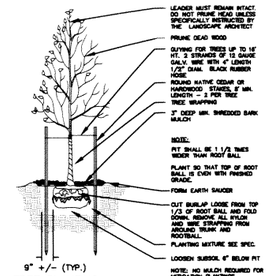
11 SD-1 BOULDER WALL

NOT TO SCALE



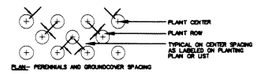
12 SD-1 TREE PROTECTION

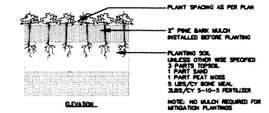
NOT TO SCALE



TREE PLANTING

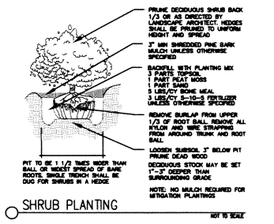
NOT TO SCALE





PERENNIAL & GROUND COVER PLANTING

NOT TO SCALE



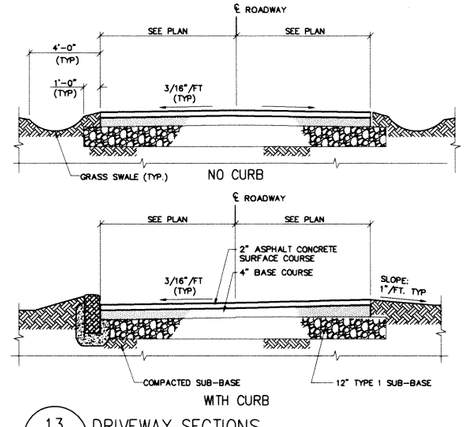
SHRUB PLANTING

NOT TO SCALE

NOTES

1. THE PROPOSED DWELLING, GARAGE AND ANY FUTURE POOL OR ANY ACCESSORY STRUCTURE(S) SHALL BE LOCATED WITHIN THE BUILDING ENVELOPE SHOWN HEREON. THE PURPOSE OF THIS BUILDING ENVELOPE IS TO ALLOW FLEXIBILITY RELATING TO THE LOCATION AND CONFIGURATION OF THE DWELLING AND ACCESSORY STRUCTURES AND IMPROVEMENTS. THE LOCATION OF THE PROPOSED DRIVEWAY, SEPTIC SYSTEM, WELL, AND STORMWATER STRUCTURES AND FACILITIES SHALL BE LOCATED PRECISELY AS SHOWN ON THIS PLAN.

2. REFER TO THE SYMS SUBDIVISION TEMPORARY GRADING EASEMENT, DECLARATION OF COMMON DRIVEWAY ACCESS, UTILITY AND DRAINAGE EASEMENT AND MAINTENANCE AGREEMENT FOR APPLICABLE SUBDIVISION EASEMENTS, COVENANTS AND MAINTENANCE AGREEMENTS.



13 SD-1 DRIVEWAY SECTIONS

NOT TO SCALE

Applicant:
Christopher Iannuzzi
31110 Town Green Drive
Elmsford, NY 10523

Date

PLANNING BOARD ENDORSEMENT OF APPROVED PLANS

Planning Board Chairman — Date

Planning Board Secretary — Date

TOWN ENGINEER'S CERTIFICATION

Reviewed for compliance with the Planning Board Resolution dated

Town Consulting Engineer — Date

WARNING- IT IS A VIOLATION OF NEW YORK EDUCATION LAW, SECTION 7209.2, FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER THIS DOCUMENT IN ANY WAY. IF ALTERED, THE ALTERING PERSON SHALL COMPLY WITH THE REQUIREMENTS OF NEW YORK EDUCATION LAW, SECTION 7209.2

REVISIONS

NO.	BY	DATE	REMARKS
1	UKJ	02/06/18	PLANNING BOARD COMMENTS DATED DECEMBER 13, 2017

DES. UKJ
DWG. UKJ
CHK. TWA

J R F A
J. ROBERT FOLCHETTI ASSOCIATES, P.E., L.S. LLC
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845-778-4020

PROPERTY OF CHRISTOPHER IANNUZZI
TOWN OF LEWISBORO, WESTCHESTER COUNTY, NEW YORK

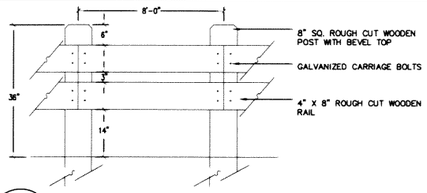
WETLAND & STORMWATER PERMIT PLAN

PARCEL ID S.B.L. 12-10802-129

SITE DETAILS

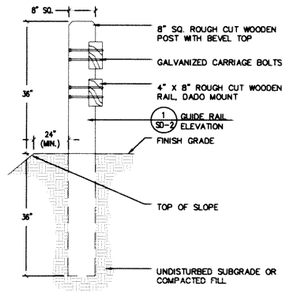
SCALE: 1/8"=1'-0'

JRFA
DATE NOVEMBER 2017
SD SHEET 1 OF
DWG. NO.



1 SD-2 GUIDE RAIL – ELEVATION

NOT TO SCALE



2 SD-2 GUIDE RAIL – SECTION

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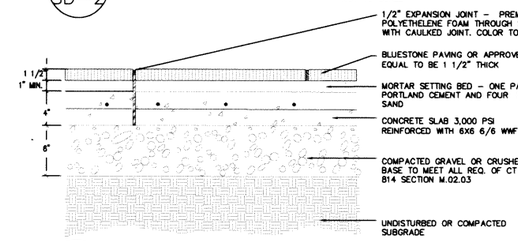
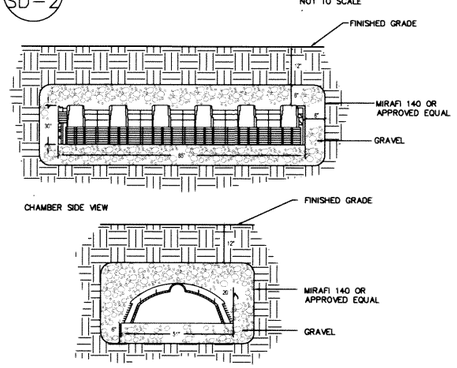


3 SD-2 STONE PAVING

NOT TO SCALE



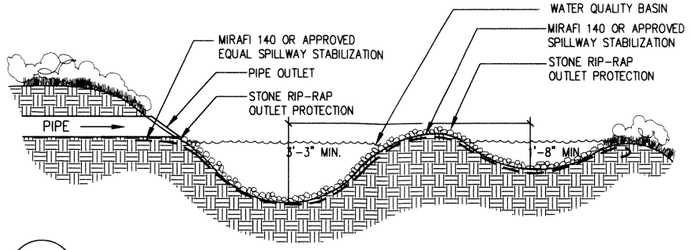
NOTES:
1. HIGH CAPACITY INFILTRATOR CHAMBER SYSTEM TO BE INSTALLED ACCORDING TO MANUFACTURERS SPECIFICATIONS.

2. STORAGE CAPACITY 74.9 CF PER SECTION OF STORMTECH SC-740 CHAMBER.

3. SYSTEM AVAILABLE FROM INFILTRATOR SYSTEMS, INC., OLD SAYBROOK, CONNECTICUT (1-800-718-2754), OR APPROVED EQUAL.

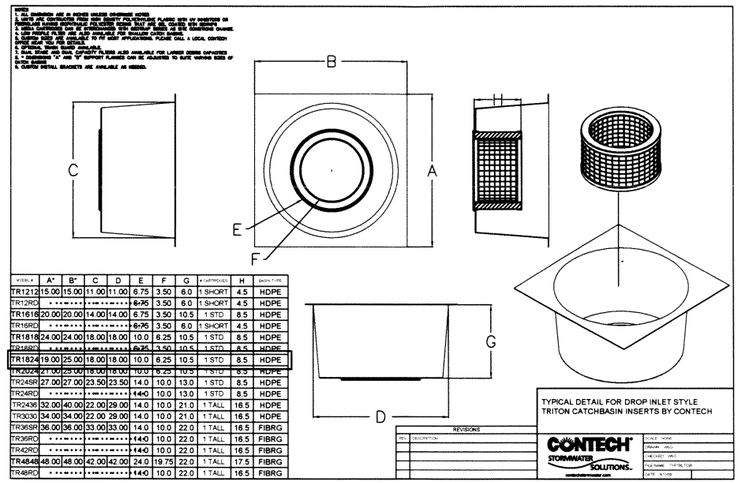
4 SD-2 STORMWATER INFILTRATOR

NOT TO SCALE



5 SD-2 WATER QUALITY BASIN

NOT TO SCALE



MODEL #	A*	B*	C	D	E	F	G	# CARTRIDGES	H	BASIN TYPE
TR1212	15.00	15.00	11.00	11.00	6.75	3.50	6.0	1 SHORT	4.5	HDPE
TR12RD	"	"	"	"	6.75	3.50	6.0	1 SHORT	4.5	HDPE
TR1616	20.00	20.00	14.00	14.00	6.75	3.50	10.5	1 STD	8.5	HDPE
TR16RD	"	"	"	"	6.75	3.50	6.0	1 SHORT	4.5	HDPE
TR1818	24.00	24.00	18.00	18.00	10.0	6.25	10.5	1 STD	8.5	HDPE
TR18RD	"	"	"	"	6.25	3.50	10.5	1 STD	8.5	HDPE
TR1824	19.00	25.00	18.00	18.00	10.0	6.25	10.5	1 STD	8.5	HDPE
TR2424	27.00	27.00	23.50	23.50	14.0	10.0	13.0	1 STD	8.5	HDPE
TR24RD	"	"	"	"	14.0	10.0	13.0	1 STD	8.5	HDPE
TR2436	32.00	40.00	22.00	29.00	14.0	10.0	21.0	1 TALL	16.5	HDPE
TR3030	34.00	34.00	22.00	29.00	14.0	10.0	21.0	1 TALL	16.5	HDPE
TR36SR	36.00	36.00	33.00	33.00	14.0	10.0	22.0	1 TALL	16.5	FIBRG
TR36RD	"	"	"	"	14.0	10.0	22.0	1 TALL	16.5	FIBRG
TR42RD	"	"	"	"	14.0	10.0	22.0	1 TALL	16.5	FIBRG
TR4848	48.00	48.00	42.00	42.00	24.0	19.75	22.0	1 TALL	17.5	FIBRG
TR48RD	"	"	"	"	14.0	10.0	22.0	1 TALL	16.5	FIBRG

TYPICAL DETAIL FOR DROP INLET STYLE TRITON CATCHBASIN INSERTS BY CONTECH

REVISIONS

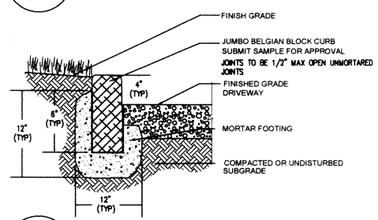
NO.	DESCRIPTION

CONTECH STORMWATER SOLUTIONS

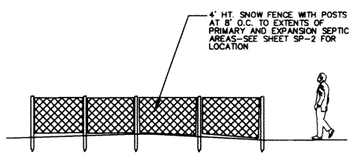
SCALE: NONE
DRAWN: MEG
CHECKED: MEG
FILENAME: TRITON.DWG
DATE: 8/7/08

6 SD-2 CATCH BASIN INSERT

NOT TO SCALE



7 SD-2 BELGIAN BLOCK CURBING



8 SD-2 CONSTRUCTION FENCE

Applicant:
Christopher Iannuzzi
31110 Town Green Drive
Elmsford, NY 10523

Date

TOWN ENGINEER'S CERTIFICATION

Reviewed for compliance with the Planning Board Resolution dated _____

Town Consulting Engineer

Date

WETLAND MITIGATION PLANTING, INVASIVE CONTROL & MAINTENANCE NOTES

1. INSTALLATION OF THE WETLAND MITIGATION PLANTINGS SHALL COMMENCE DURING EITHER THE SPRING (APRIL 15 TO JUNE 15) OR FALL PLANTING SEASON (SEPTEMBER 1 TO NOVEMBER 1).

2. ALL PLANT SUBSTITUTIONS REQUIRE PRIOR APPROVAL BY THE PROJECT LANDSCAPE ARCHITECT AND APPROVAL AUTHORITY.

3. BE AWARE OF ALL UNDERGROUND UTILITIES PRIOR TO ANY PLANTING OPERATIONS. CONTACT "CALL BEFORE YOU DIG" PRIOR TO EXCAVATION.

4. THE CONTRACTOR SHALL COORDINATE INVASIVE SPECIES REMOVAL WITH THE TOWN OF LEWISBORO AND/OR AUTHORIZED AGENT AND SHALL FOLLOW BEST MANAGEMENT PRACTICES SET FORTH BY THE NYSDEC IN TERMS OF HAND REMOVAL, APPROVED HERBICIDES AND PROPER OFF-SITE REMOVAL AND DISPOSAL OF MATERIAL AND SHALL RECEIVE FINAL APPROVAL FROM THE TOWN OF LEWISBORO WETLAND CONSULTANT AND/OR ITS AUTHORIZED AGENT AT THE COMPLETION OF INVASIVE SPECIES REMOVAL OPERATIONS.

5. THE APPROVED METHOD TO REMOVE THE INVASIVE SPECIES IS TO CUT THE VEGETATION, ALLOW PLANT TO RESPROUT AND GROW TO 6-18 INCHES AND THEN APPLY THE APPROVED HERBICIDE (RODDEO GLYPOSATE FORMULATION – ONLY NYSDEC APPROVED HERBICIDE FOR WETLAND AREAS) WITH A WICK APPLICATOR AND THEN REMOVE DEAD MATERIAL FOR PROPER COMPOSTING IN AN APPROVED LANDFILL. THE HERBICIDE APPLICATION MUST BE PERFORMED BY A NEW YORK STATE APPLICATOR OR TECHNICIAN. THIS METHOD SHOULD BE IMPLEMENTED PREFERABLY IN LATE SPRING AND EARLY SUMMER TO PROVIDE THE GREATEST POSSIBILITY OF REMOVAL.

6. AFTER REMOVAL OF THE SPECIFIED INVASIVE SPECIES AND INSTALLATION OF THE WETLAND MITIGATION PLANTINGS, AN AS-BUILT PLAN DETAILING LOCATIONS OF THE PLANTINGS SHALL BE PREPARED. A MONITORING PROGRAM OF THE PROJECT SHALL COMMENCE UPON COMPLETION OF THE AS-BUILT PLAN AND ACCEPTANCE BY THE APPROVAL AUTHORITY. A QUALIFIED PROFESSIONAL SHALL BE HIRED BY THE APPLICANT TO INSPECT THE PROJECT ANNUALLY FOR A PERIOD OF FIVE YEARS FOLLOWING THE COMPLETED INSTALLATION TO INSURE NO INVASIVE SPECIES HAVE BECOME RE-ESTABLISHED AND THAT THE MITIGATION PLANTINGS HAVE SURVIVED.

7. WRITTEN INSPECTION REPORTS SHALL BE SUBMITTED BY THE QUALIFIED PROFESSIONAL TO THE TOWN OF LEWISBORO AND/OR AUTHORIZED AGENT REGARDING ANNUAL STATUS OF INVASIVE SPECIES AND MITIGATION PLANTINGS FOR A DURATION OF FIVE YEARS FOLLOWING PLANNING BOARD ACCEPTANCE OF AN AS-BUILT PLAN. THE ANNUAL REPORT SHALL PROVIDE DETAIL ON ANY RECOMMENDATIONS, INVASIVE SPECIES REOCCURRENCE AND ANY MITIGATION PLANTINGS THAT HAVE NOT SURVIVED SO THAT THEY MAY BE REPLACED.

8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR A PERIOD OF FIVE YEARS FOR ALL WETLAND MITIGATION PLANT MATERIALS, WHICH SHALL BE MAINTAINED IN A HEALTHY CONDITION AND REPLACEMENTS OF DEAD OR DISEASED PLANTINGS IN KIND SHALL BE MADE DURING THE EARLIEST GROWING SEASON POSSIBLE.

9. ALL EMERGENT, HERBACEOUS WETLAND PLANT SPECIES AND WOODY WETLAND SPECIES WHICH TOLERATE YEAR ROUND HYDRIC SOIL CONDITIONS SHALL BE CULTIVATED UNDER HYDRIC SOIL CONDITIONS DURING THE GROWING SEASON AND SUPPLIED BY AQUATIC OR WETLAND PLANT NURSERIES.

10. ALL AQUATIC AND EMERGENT, HERBACEOUS WETLAND PLANT SPECIES SHALL BE PLANTED AT THE PROPER DEPTH TO INSURE THAT THE CORRECT RANGE OF PERMANENT WATER DEPTHS FOR EACH SPECIES IS PROVIDED.

11. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT INFERIOR PLANT MATERIALS AND SUBSTITUTIONS. THE LANDSCAPE ARCHITECT IS WILLING TO MAKE TWO TRIPS TO SUPPLIERS TO REVIEW AND APPROVE MATERIALS. PREVIOUSLY UNAPPROVED MATERIALS MAY BE REJECTED AT THE SITE. MINIMALLY, ALL MATERIALS WILL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1 – 1996) OF THE AMERICAN ASSOCIATION OF NURSERYMEN.

12. THE CONTRACTOR SHALL BE REQUIRED TO CARRY WORKMEN'S COMPENSATION INSURANCE AND COMPREHENSIVE GENERAL LIABILITY INSURANCE. CERTIFICATES WILL BE REQUIRED PRIOR TO SIGNING CONTRACT.

13. DEER PROTECTION IS REQUIRED AND MUST BE MAINTAINED THROUGHOUT THE INSTALLATION PERIOD AND REPELLENT MUST BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO APPLICATION. FINAL APPLICATION OF DEER PROTECTION IS REQUIRED AT COMPLETION OF WORK.

14. NOTIFY LANDSCAPE ARCHITECT UPON COMPLETION OF MITIGATION PLANTING OPERATIONS FOR FINAL APPROVAL.

WATER QUALITY BASIN MAINTENANCE

THE THE WATER QUALITY BASIN HAS BEEN DESIGNED TO REMOVE SEDIMENTS AND NUTRIENTS FROM STORMWATER RUNOFF PRIOR TO DISCHARGING FLOWS INTO THE EXISTING FILTRATION SWALES. IN ORDER TO KEEP THE WATER QUALITY FILTRATION SYSTEM IN PROPER WORKING ORDER AN ANNUAL INSPECTION SHOULD BE PERFORMES BY THE PROPERTY OWNER.

THE INSPECTION SHALL INCLUDE:

1. A DETERMINATION OF THE AMOUNT OF ACCUMULATED SEDIMENT WITHIN THE BASINS. REMOVAL OF ACCUMULATED SEDIMENT WITHIN THE BASINS SHALL OCCUR WHEN THE ACCUMULATION REACHES ONE-THIRD OF THE BASINS CAPACITY. THE WORK SHALL BE PERFORMED DURING A DRY PERIOD (PREFERABLY JULY OR AUGUST) AND IN SUCH A MANNER AS TO MINIMIZE DISTURBANCE TO THE PLANT MATERIAL IN THE BASIN AREA. ALL SEDIMENT REMOVED FROM THE BASINS SHALL BE PROPERLY DISPOSED OF FOO-SITE.
2. AN EVALUATION OF THE CONDITIONS OF THE PLANT MATERIALS WITHIN AND SURROUNDING THE FILTRATION BASIN INCLUDING RECOMMENDATIONS FOR REMOVAL AND REPLACEMENT OF ANY DEAD OR DAMAGED MATERIAL.
3. REMOVAL OF ANY LITTER OR OTHER DEBRIS, WHICH MAY ACCUMULATE IN THE FILTRATION BASIN OR SURROUNDING WETLAND AREAS.
4. THE OWNER SHALL MAINTAIN ALL EXISTING AND PROPOSED VEGETATION SHOWN ON THE LANDSCAPE PLANS IN A HEALTHY AND VIGOROUS GROWING CONDITION THROUGHOUT THE DURATION OF THE USE OF THE SITE. ALL VEGETATION NOT SO MAINTAINED SHALL BE REPLACED WITH NK COMPARABLE VEGETATION AT THE BEGINNING OF THE NEXT GROWING SEASON.
5. THERE SHALL BE NO MODIFICATION TO THE BASINS OR PLANTING FROM THE APPROVED DESIGN WITHOUT PRIOR APPROVAL OF THE TOWN OF LEWISBORO PLANNING BOARD AND WETLAND INSPECTOR.

TRITON CATCH BASIN INSERT MAINTENANCE

THE TRITON CATCH BASIN INSERTS SHOULD BE INSPECTED AND MAINTAINED AT REGULAR INTERVALS. ANNUAL INSPECTION REPORTS SHALL BE SUBMITTED TO THE TOWN OF LEWISBORO FOR A PERIOD OF THREE YEARS.

THE USEFUL LIFE OF THE MEDIA-PAK IS BASED ON THE QUANTITY OF POLLUTANTS IT COLLECTS. THE MEDIA-PAK WITH XSORB® MEDIA HAS THE ABILITY TO REPEL WATER AND ABSORB UP TO 500 PERCENT OF ITS OWN WEIGHT IN OIL WHEN FULLY SATURATED. A TYPICAL TR24SR CARTRIDGE HAS THE ABILITY TO ABSORB BETWEEN 1 AND 2 QUARTS OF CONTAMINANTS WHEN FULLY SATURATED. ON AVERAGE WE SUGGEST THREE CLEANOUTS OF THE CARTRIDGE BASIN AND ONE CHANGE OUT OR REPLACEMENT OF THE MEDIA-PAK PER YEAR. FOR TRITON CATCH BASIN INSERTS PLACED IN AREAS OF GREATER POLLUTANT LOADING THE MAINTENANCE AND CHANGE OUT FREQUENCY WILL BE INCREASED.

ON-SITE PROCEDURES FOR INSPECTION AND MAINTENANCE:

1. CLEAN SURFACE AREA IMMEDIATE AROUND EACH CATCH BASIN
2. REMOVE GRATES AND SET ASIDE
3. CLEAN GRATES, REMOVE LITTER AND DEBRIS THAT MAY BE TRAPPED WITHIN THE GRATE
4. INSPECT PERIMETER GASKET SYSTEM OF THE CARTRIDGE MAKING SURE NO FLOWS ARE BYPASSING THE CARTRIDGE, REPAIR AS NEEDED.
5. REMOVE BY VACTOR HOSE THE DEBRIS THAT HAS BEEN TRAPPED IN THE TROUGH AREA. DISPOSE OF IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REGULATORY AGENCY REQUIREMENTS. MOST DEBRIS THAT IS CAPTURED IN THE TROUGH OR SUMP AREA WILL FALL INTO THE NON-HAZARDOUS WASTE CATEGORY.
6. VISUALLY INSPECT AND CHECH THE CONDITION OF THE TROUGH AREA.
7. INSPECT THE MEDIA-PAK CONDITION IN THE WIRE MESH CARTRIDGE. WHEN THE NORMALLY WHITE COLORED MEDIA TURNS BLACK, THE MEDIA SHOULD BE CHANGED. WHEN SERVICE REQUIRES REPLACEMENT OF THE CARTRIDGE MEDIA-PAK PLEASE CONTACT YOUR LOCAL CONTECH STORMWATER SOLUTIONS OFFICE.
8. REPLACE GRATE AND LOCKDOWN AS NEEDED.
9. SECURE AND DATE WEATHERPROOF LOCK OUT TAGS.
10. REPORT ANY CONCERNS OR IMPROVEMENTS REGARDING THE TRITON INSERT ON A SERVICE REPORT.
11. COMPLETE SERVICE REPORT AND SUBMIT TO FACILITY OWNER.

INFILTRATION CHAMBER/CATCH BASIN MAINTENANCE

CATCH BASINS LOCATED IN THE ENTRY COURT OR YARD DRAINS DISCHARGING TO THE INFILTRATION CHAMBERS SHALL INCLUDE DEEP SUMPS(18" MIN. DEPTH) FOR THE COLLECTION OF SEDIMENTS AND OTHER SOLIDS. THE SUMPS SHALL BE CLEANED ANNUALLY TO REMOVE ANY ACCUMULATION OF SEDIMENT OR OTHER DEBRIS.

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REVISIONS

NO.	BY	DATE	REMARKS
1	UKJ	02/06/18	PLANNING BOARD COMMENTS DATED DECEMBER 13, 2017

DES. UKJ
DWG. UKJ
CHK. TWA

J R F A
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CIVIL / ENVIRONMENTAL ENGINEERS
www.jrfa.com
247 ROUTE 100, SOMERS, NY 10589, 914-232-2500
POST OFFICE BOX 309, MONTGOMERY, NY 12549, 845-778-4020

PROPERTY OF CHRISTOPHER IANNUZZI
TOWN OF LEWISBORO, WESTCHESTER COUNTY, NEW YORK

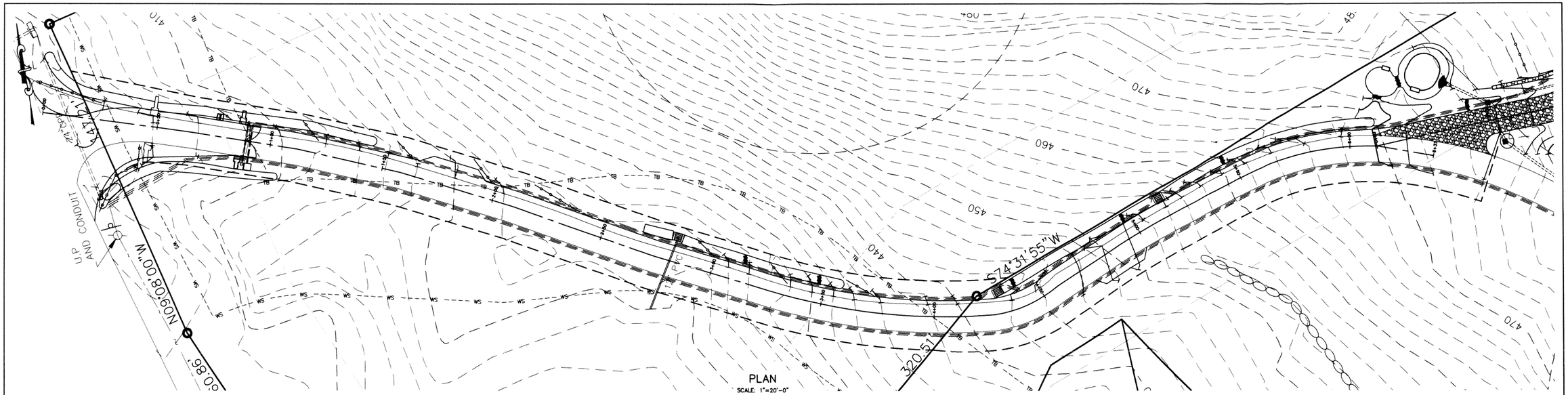
WETLAND & STORMWATER PERMIT PLAN

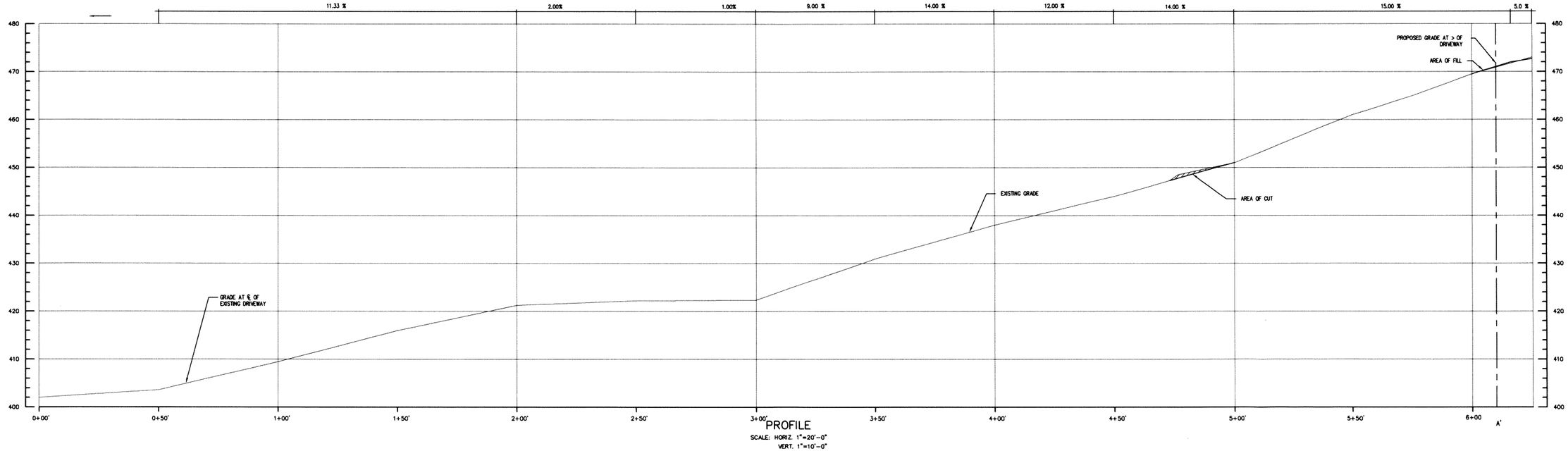
PARCEL ID S.B.L. 12-10802-129

SITE DETAILS

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

JRFA
DATE NOVEMBER 2017
SD SHEET 2 OF ____
DWG. NO.





COMMON DRIVEWAY PROFILE A–A'

PLANNING BOARD ENDORSEMENT OF APPROVED PLANS

Planning Board Chairman — Date

Planning Board Secretary — Date

Applicant:
Christopher Iannuzzi
31110 Town Green Drive
Elmsford, NY 10523

Date

TOWN ENGINEER'S CERTIFICATION

Reviewed for compliance with the Planning Board Resolution dated _____

Town Consulting Engineer — Date

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PROPERTY OF CHRISTOPHER IANNUZZI
TOWN OF LEWISBORO, WESTCHESTER COUNTY, NEW YORK

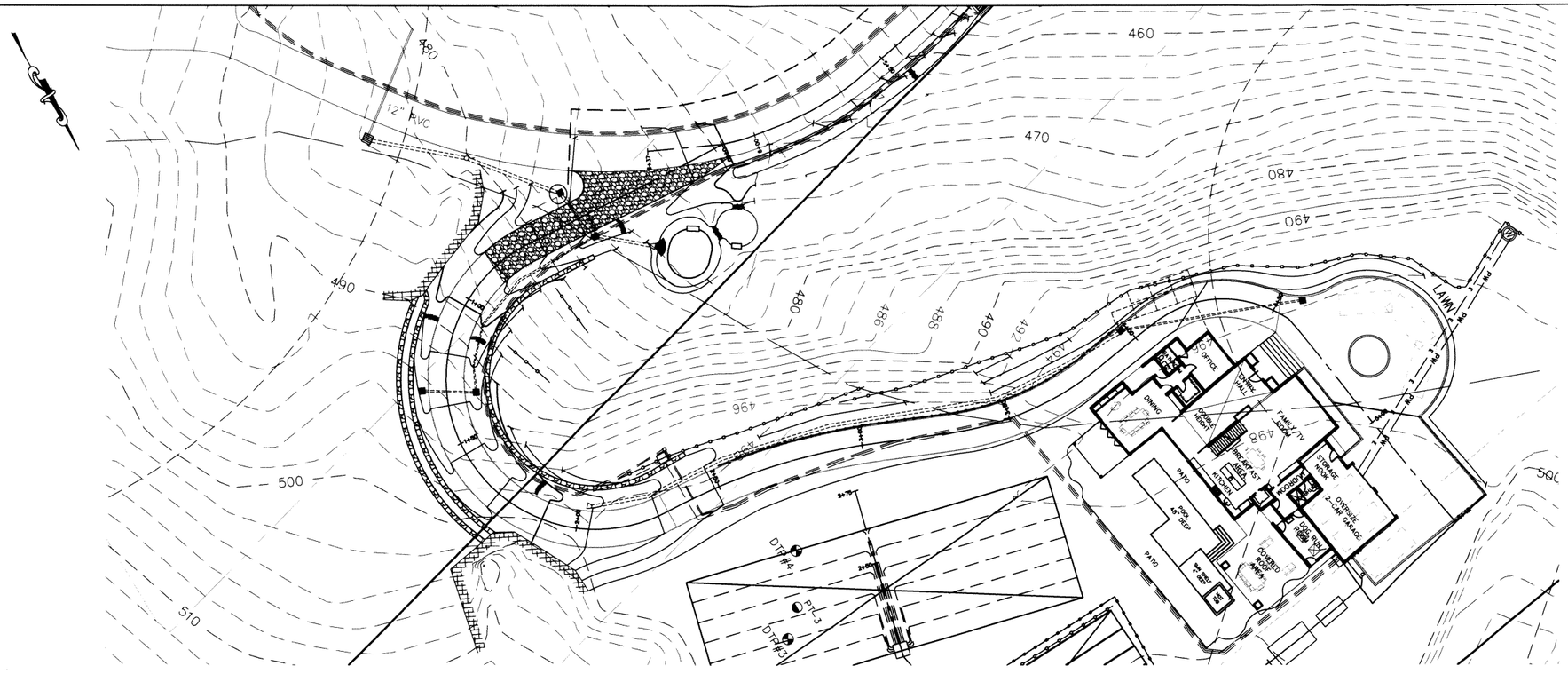
WETLAND & STORMWATER PERMIT PLAN

PARCEL ID S.B.L. 12-10802-129

SITE DETAILS
DRIVEWAY PLAN/PROFILE A-A

SCALE: 1"=50'

JRFA
DATE NOVEMBER 2017
SD SHEET 3 OF ____
DWG. NO.



PLAN
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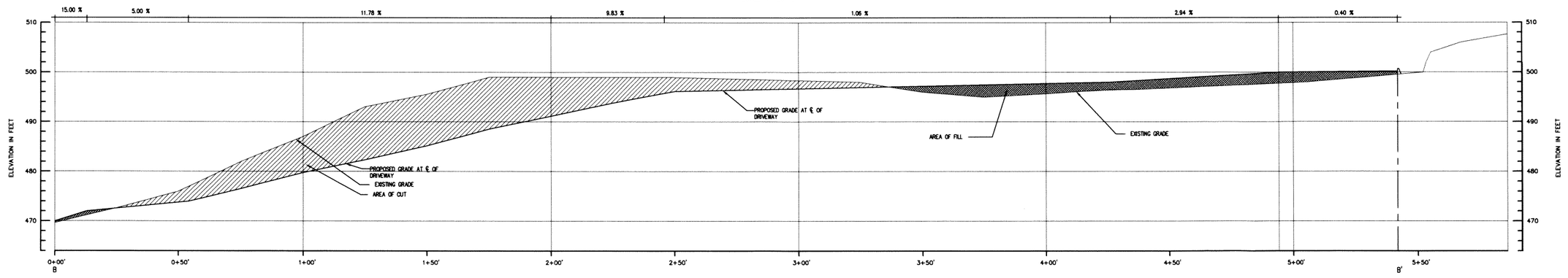

PROFILE
SCALE: HORIZ. 1"=20'-0"
VERT. 1"=10'-0"

LOT DRIVEWAY PROFILE B-B'

PLANNING BOARD ENDORSEMENT OF APPROVED PLANS

Planning Board Chairman — Date

Planning Board Secretary — Date

Applicant:
Christopher Iannuzzi
31110 Town Green Drive
Elmsford, NY 10523

Date

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Town Consulting Engineer — Date

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DWG. UKJ
CHK. TWA

J. ROBERT FOLCHETTI ASSOCIATES, P.E., L.S. LLC
CIVIL / ENVIRONMENTAL ENGINEERS
www.jrfa.com
247 ROUTE 100, SOMERS, NY 10589, 914-232-2500
POST OFFICE BOX 399, MONTGOMERY, NY 12549, 845-778-4020

PROPERTY OF CHRISTOPHER IANNUZZI
TOWN OF LEWISBORO, WESTCHESTER COUNTY, NEW YORK

WETLAND & STORMWATER PERMIT PLAN

PARCEL ID S.B.L. 12-10802-129

SITE DETAILS
DRIVEWAY PLAN/PROFILE B-B

SCALE: 1"=50'

JRFA
DATE NOVEMBER 2017
SD SHEET 4 OF ____
DWG. NO.

ATTACHMENT L

UNITED STATES ARMY CORPS OF ENGINEERS

NO PERMIT REQUIRED DETERMINATION

DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, NEW YORK DISTRICT
JACOB K. JAVITS FEDERAL BUILDING
26 FEDERAL PLAZA
NEW YORK, NEW YORK 10278-0090

Regulatory Branch

MAR 2 6 2018

SUBJECT: Permit Application Number NAN-2018-00323-WPI
by Christopher Iannuzzi

Christopher Iannuzzi
31110 Town Green Drive
Elmsford, New York 10523

Dear Mr. Iannuzzi:

On March 8, 2018, the New York District, U.S. Army Corps of Engineers (Corps), received a request for Department of the Army authorization for the Iannuzzi Residence driveway relocation in the Croton River watershed, in the Town of Lewisboro, Westchester County, New York.

Our review indicates that since the proposed work does not appear to include dredging or construction activities in or over any navigable waters of the United States, the placement of any dredged or fill material in any waters of the United States (including coastal or inland wetlands) or the accomplishment of any work affecting the course, location, condition or capacity of such areas, a Department of the Army permit, in accordance with 33 CFR 320-330, will not be required provided the proposed work is executed in accordance with the referenced material.

Care should be taken so that any fill or construction materials, including debris, do not enter the waterway to become a drift or pollution hazard. A No Permit Required (NPR) determination by the Corps:

- Does not obviate the requirement to obtain any other Federal, State, or local permits which may be necessary for your project;

- Does not constitute a federal evaluation of possible impacts to species protected under the Endangered Species Act. Projects that have the potential to impact federally listed species should contact the (U.S. Fish and Wildlife Service/NOAA Fisheries Service); and,

- Does not constitute a federal evaluation of possible impacts to historic resources protected under Section 106 of the Natural Historic Preservation Act. Projects that have the potential to impact historic sites should contact the State Historic Preservation Officer in New York.

Regulatory Branch

MAR 2 6 2018

SUBJECT: Permit Application Number NAN-2018-00323-WPI
by Christopher Iannuzzi

This NPR determination neither addresses nor includes any consideration for geographic jurisdiction on aquatic resources and shall not be interpreted as such.

In order for us to better serve you, please complete our Customer Service Survey located at http://www.nan.usace.army.mil/Missions/Regulatory/CustomerSurvey.aspx.

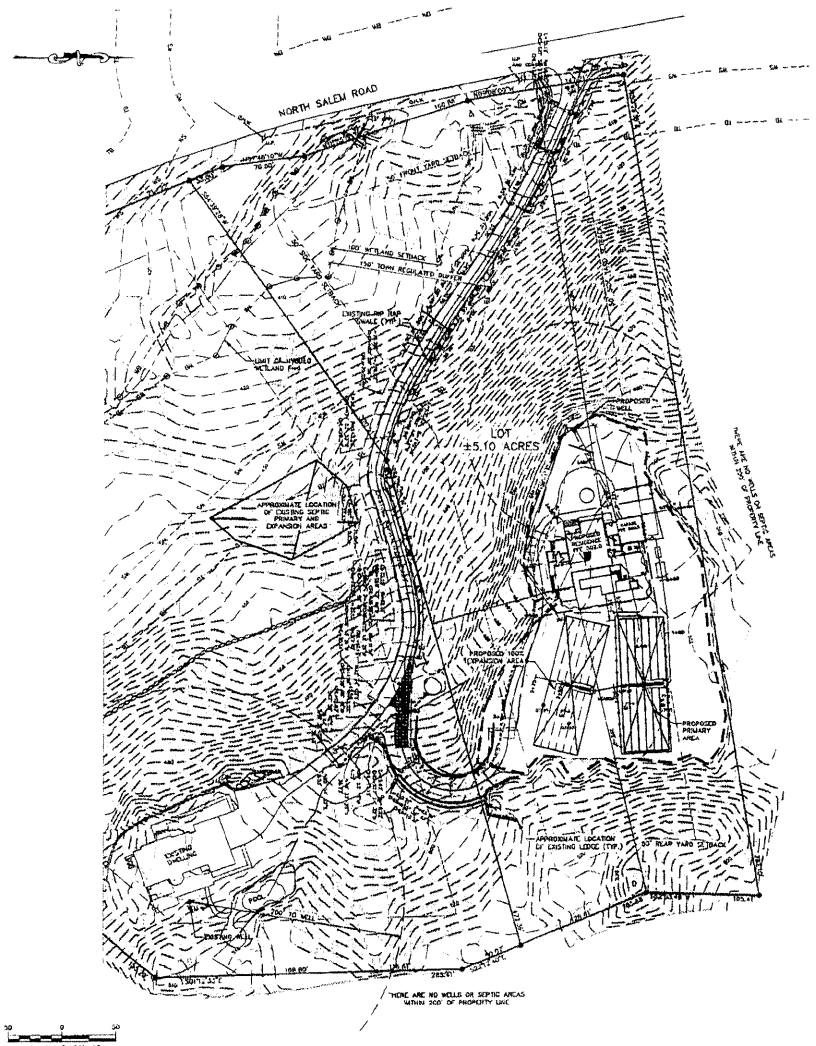
If any questions should arise concerning this matter, please contact Katherine Pijanowski, of my staff, at (917) 790-8520.

Sincerely,

Rosita Miranda
Chief, Western Section

Enclosures

cc: NYSDEC - Region 3
Town of Lewisboro
Todd W. Atkinson
Ruth Merns



ZONING DATA

ITEM	REQUIRED	EXISTING LOT
ZONE	R-4A RESIDENCE ZONE	
LOT SIZE		
AREAS (ACRES)	4 ACRES	5.10 ACRES
LOT DEPTH		766'/780' = 1.084
MINIMUM LOT AREA REQUIRED		161,834 = 4.376 AC. = 4.4 AC.
PROP. LOT AREA:		5.10 ACRES
A. AREA LESS THAN 1/3 REQ. WIDTH		1,688 SF
MIN. BUILDABLE AREA (SF)	50,000 SF	51,397 SF
A. STEEP SLOPE AREA		126,330.81 SF
B. WETLAND AREA		8,037 SF
C. WATER OR STREAM AREA		0.0 SF
D. AREA LESS THAN 1/3 REQ. WIDTH		1,688 SF
FRONTAGE: (FEET)	25'	300.00'
WIDTH /CIRCLE (FEET)	250'	250'
SETBACKS/YARD (FEET) TO BUILDING		
FRONT:	50'	+/- 407'
SIDE:	30'	30'/117'
REAR:	50'	+/- 288'
STREET CENTER LINE:	75'	+/- 433'
BUILDING COVERAGE (% OF LOT AREA)	6.0%	2.50 %
MAXIMUM BUILDING HEIGHT		
STORIES:	2 1/2	2 1/2
FEET:	35	35
DISTURBANCE WITHIN THE 150' TOWN REGULATED WETLAND BUFFER		817.75 SF / 0.02 AC
DISTURBANCE WITHIN THE 100' NYSDEC ADJACENT AREA		0.0 SF

LEGEND

- EXISTING PROPERTY LINE
- EXISTING BUILDING OR STRUCTURE
- PROPOSED BUILDING OR STRUCTURE
- EXISTING DRIVEWAY
- PROPOSED DRIVEWAY
- EXISTING MAJOR CONTOUR — 480 —
- EXISTING MINOR CONTOUR — 478 —
- PROPOSED MAJOR CONTOUR — 480 —
- PROPOSED MINOR CONTOUR — 478 —
- EXISTING WETLAND BOUNDARY — WB —
- 100' NYSDEC REGULATED WETLAND BUFFER AREA — WS —
- 150' TOWN REGULATED WETLAND BUFFER AREA — TB —
- STONE WALL
- LEDGE
- SOIL BOUNDARY
- EXISTING TREELINE
- EXISTING SLOPES > 15%
- EXISTING RIP-RAP SWALE
- BUILDABLE AREA
- BUILDING ENVELOPE
- PROP. UTILITY LINE — E —
- PROPOSED SEPTIC PIPING OR LATERAL
- PROPOSED EXPANSION AREA PIPING OR LATERAL
- DOMESTIC WELL — W —
- PERCOLATION TEST LOCATION — PT-1
- DEEP TEST PIT LOCATION — DT-1
- PROPOSED ROOF OR FOOTING DRAIN
- PROPOSED SILT FENCE
- PROPOSED POTABLE WATER PIPING — PW —

NOTES:

1. SURVEY, UTILITY AND TOPOGRAPHIC DATA FROM MAP ENTITLED SURVEY AND TOPOGRAPHICAL MAP PREPARED BY THE OFFICE OF B. THAYER ASSOCIATES 100 CROSSWAYS PARK DRIVE WEST, SUITE 104, WOODBURY, NY 11797 DATED 07/10/07.
2. EXISTING SEPTIC DATA TAKEN FROM PLAN ENTITLED SITE PLAN – PARCEL 1 BY THE OFFICE OF THE SEARS BROWN GROUP 201 OLD COUNTRY ROAD, SUITE 301, MELVILLE, NY 11747-2704, DATED 04/21/2000.
3. WETLAND WAS ORIGINALLY DELINEATED BY ILSE KOZLOWSKI, CERTIFIED WETLAND DELINEATOR, 136 BIG ELM ROAD, LINKSTER, NY 10538 DATED 10/01/2007.
4. WETLAND WAS RE-FLAGGED BY STEPHEN W. GOLDMAN, 3 ASPEN COURT, OSSINING, NY 10562 ON 10/28/2017
5. SOIL INFORMATION TAKEN FROM USDA NATURAL RESOURCE CONSERVATION SERVICE MAP OF WESTCHESTER COUNTY DATED 12/1/2006.
6. OWNER: RUTH MORRIS, 7310 ASHFORD PLACE, DELRAY BEACH, FL 33446.
7. TOTAL SITE AREA: 222,143 SF, 5.100 ACRES.
8. TAX LOT: SHEET 12 BLOCK 10882, LOT 129.
9. ZONE: R-4A – 4 ACRE MINIMUM.

Applicant:
Christopher Iannuzzo
31112 Town Green Drive
Elmsford, NY 10523

Date

PLANNING BOARD ENDORSEMENT OF APPROVED PLANS

Planning Board Chairman — Date

Planning Board Secretary — Date

TOWN ENGINEER'S CERTIFICATION

Reviewed for compliance with the Planning Board Resolution dated

Town Consulting Engineer — Date

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MAR 26 2018

REVISIONS			
NO.	BY	DATE	REMARKS
1	JKJ	02/06/18	PLANNING BOARD COMMENTS DATED DECEMBER 14, 2017

DES. JKJ
DWG. JKJ
CHK. TWA

J R F A — J. ROBERT FOLCHETTI & ASSOCIATES, L.L.C.
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36 ARDEN ROAD
HARTSDALE, NY 10530
(914) 761-7611

PROPERTY OF CHRISTOPHER IANNUZZI
TOWN OF LEWISBORO, WESTCHESTER COUNTY, NEW YORK

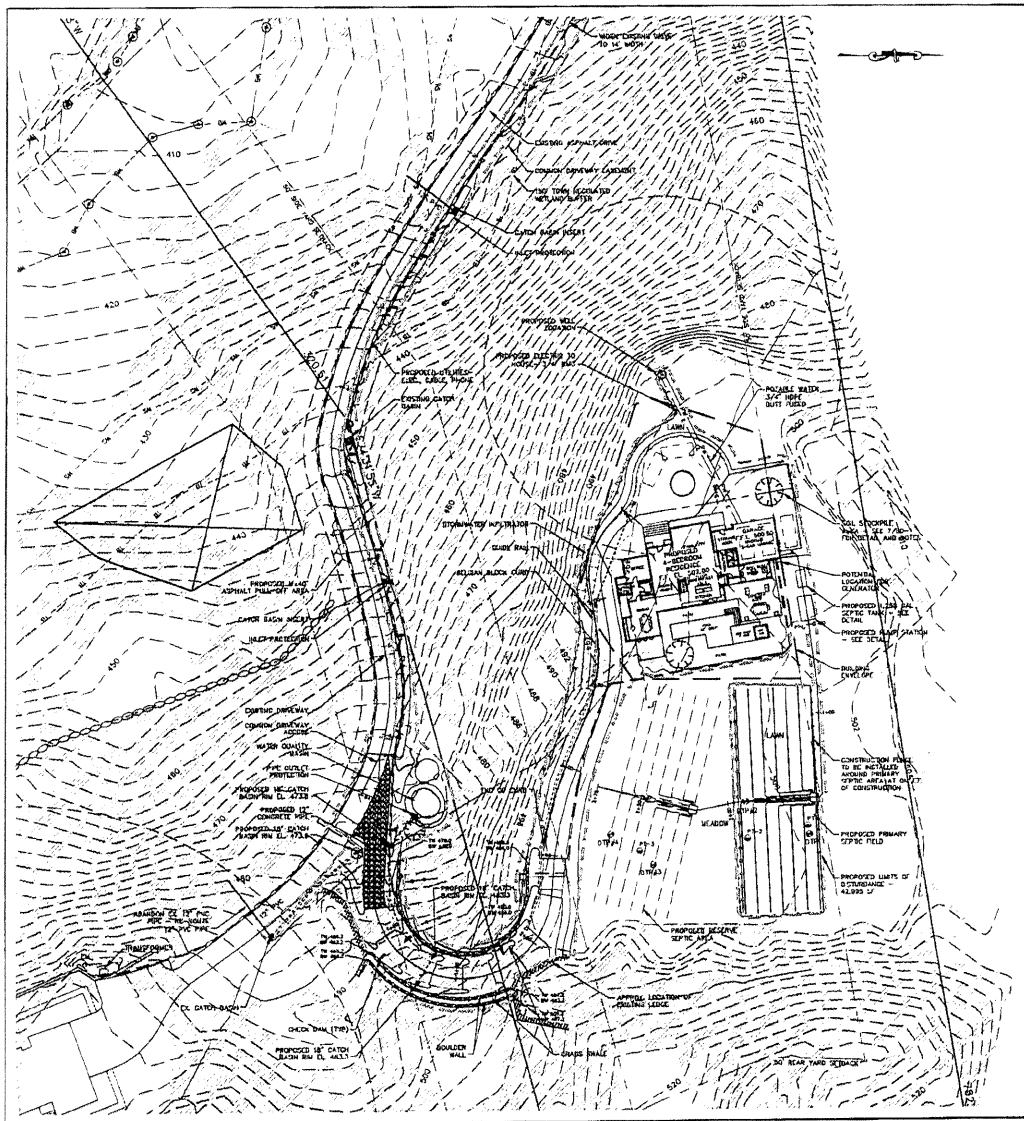
WETLAND & STORMWATER PERMIT PLAN

PARCEL ID S.B.L. 12-10802-129

SITE PLAN AND NOTES

SCALE: 1"=50'

JRFA
DATE NOVEMBER 2017
SP SHEET 1 OF
DWG. NO.



CONSTRUCTION SEQUENCE:

1. CONTRACTOR SHALL CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE IN THE LOCATION IDENTIFIED ON THE SITE PLAN DRAWING SHEETS.
2. CONTRACTOR SHALL INSTALL SILT FENCE & CONSTRUCTION FENCING TO DELINEATE THE LIMITS OF DISTURBANCE AS IDENTIFIED ON THE SITE PLAN DRAWING SHEETS. INLET PROTECTION TO BE INSTALLED FOR EXISTING CATCH BASINS.
3. SILT FENCE SHALL BE INSTALLED AROUND THE PERIMETER OF ALL SOIL STOCKPILES AND OTHER UNSTABLE AREAS WHERE SOIL DISTURBANCE ACTIVITY HAS TEMPORARILY AND 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.
4. CONTRACTOR SHALL BEGIN SITE GRADING AND CONSTRUCTING THE DRIVEWAY & ASSOCIATED DRAINAGE.
5. CONTRACTOR SHALL INSTALL DOMESTIC WELL.
6. CONTRACTOR SHALL COMPLETE FOUNDATION WORK INCLUDING NECESSARY GRADING AND BACKFILLING AROUND THE FOUNDATION. GRADED AND BACKFILLED AREAS AROUND THE FOUNDATION SHALL BE STABILIZED WITH TOP SOIL, HAY MULCH AND GRASS SEED.
7. CONTRACTOR SHALL COMPLETE SEPTIC SYSTEM INSTALLATION WORK INCLUDING NECESSARY GRADING AND BACKFILLING OF SEPTIC TANK AND LATERALS. GRADED AND BACKFILLED AREAS AROUND THE SEPTIC SYSTEM SHALL BE STABILIZED WITH TOP SOIL, HAY MULCH AND GRASS SEED.
8. CONTRACTOR SHALL COMPLETE INSTALLATION OF STORMWATER TREATMENT OUTLET SYSTEM. BACKFILL AND STABILIZE WITH TOP SOIL, HAY MULCH AND GRASS SEED. SYSTEM TO BE KEPT OFF-LINE BY PLUGGING THE INLET AND OUTLET PIPES UNTIL SITE IS STABILIZED.
9. CONTRACTOR SHALL COMPLETE EXTERIOR FRAMING, ROOFING AND SIDING OF THE PROPOSED HOUSE. ROOF DRAIN TO BE CONNECTED TO THE STORMWATER TREATMENT PRACTICE.
10. CONTRACTOR SHALL COMPLETE ALL EXTERIOR PLUMBING CONNECTIONS FROM WITHIN THE HOUSE AND HOUSE TO SEPTIC SYSTEM. CONNECTIONS SHALL ONLY BE COMPLETED AFTER LOCAL HEALTH DEPARTMENT REPRESENTATIVES HAVE COMPLETED NECESSARY ON-SITE INSPECTIONS AND TESTING OF THE WELL.
11. CONTRACTOR SHALL BEGIN INTERIOR FINISH WORK.
12. CONTRACTOR SHALL BEGIN FINAL SITE RESTORATION AND STABILIZATION ACTIVITIES ON VEGETATED AREAS.
13. CONTRACTOR SHALL COMPLETE CONSTRUCTION OF THE PROPOSED HOUSE INCLUDING INTERIOR FINISH WORK.
14. CONTRACTOR SHALL COMPLETE FINAL SITE STABILIZATION WORK TO INCLUDE THE APPLICATION OF TOP SOIL, HAY MULCH AND GRASS SEED.
15. TEMPORARY EAGE PRACTICES SHALL REMAIN IN PLACE UNTIL THE SITE HAS BEEN DEEMED STABILIZED BY QUALIFIED INSPECTOR.
16. ONCE THE SITE HAS BEEN DEEMED STABILIZED, TEMPORARY EAGE PRACTICES SHALL BE REMOVED AND PROPERLY DISCARDED (OR RE-USED) OFF SITE.

EROSION CONTROL NOTES:

1. THE WETLAND INSPECTOR SHALL BE NOTIFIED, ONCE EROSION CONTROL MEASURES ARE IN PLACE. A SITE INSPECTION SHALL BE PERFORMED. A MINIMUM OF TWO DAYS PRIOR TO COMMENCING WORK WITHIN THE MINIMUM WETLAND SETBACK AREA. ALL PROTECTIVE MEASURES SHALL COMPLY WITH SPECIFICATIONS OF THE PLAN.
2. TEMPORARY SEDIMENTATION BARRIERS AND STOCKPILE AREAS SHALL BE PROVIDED AS ILLUSTRATED, AND AT OTHER LOCATIONS AS DETERMINED NECESSARY, TO INTERCEPT AND CLARIFY SILT LADEN RUNOFF FROM THE WORK AREA.
3. ALL EROSION CONTROLS TO CONFORM TO WESTCHESTER COUNTY BEST MANAGEMENT PRACTICES FOR SOIL AND EROSION CONTROL AND NEW YORK STATE GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL.
4. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY THE WETLAND INSPECTOR DUE TO SITE CONDITIONS.
5. THE EROSION CONTROL MEASURES WILL BE REGULARLY INSPECTED AND MAINTAINED (PARTICULARLY FOLLOWING MAJOR STORMS) DURING CONSTRUCTION ACTIVITY ON THE SITE, BY THE CONTRACTOR RESPONSIBLE FOR THE INSTALLATION. THE OWNER SHALL HIRE AN ENVIRONMENTAL CONSULTANT TO MONITOR CONSTRUCTION ACTIVITIES ON A WEEKLY BASIS FOR THE DURATION OF THE CONSTRUCTION ACTIVITIES.
6. ANY MODIFICATIONS TO THE APPROVED PLAN DUE TO FIELD CONDITIONS SHALL BE MADE ONLY AFTER CONSULTATION WITH AND APPROVAL BY THE PREPARER OF THE PLAN AND THE APPROPRIATE TOWN OF LEWISBORO, NEW YORK OFFICIALS OR AGENCIES.
7. ALL EXPOSED SOIL SHALL IMMEDIATELY BE SEEDED WITH THE APPROPRIATE SEED MIXTURE CALLED OUT IN THE PLANS AND MULCHED WITH 100 POUNDS OF STRAW OR HAY PER 1,000 SQUARE FEET.
8. SILT THAT LEAVES THE SITE DESPITE THE REQUIRED PRECAUTIONS SHALL BE COLLECTED AND REMOVED AS DIRECTED BY THE APPROPRIATE MUNICIPAL AUTHORITIES.
9. PRIOR TO REMOVAL OF THE EROSION CONTROL MEASURES, IT WILL BE NECESSARY TO NOTIFY THE WETLAND INSPECTOR AT LEAST 48 HOURS (TWO WORKING DAYS) OF THE INTENT TO REMOVE THE BARRIER.
10. AT THE COMPLETION OF THE PROJECT, ALL THE TEMPORARY SILTATION DEVICES SHALL BE REMOVED AND THE AFFECTED AREAS REGRADED, PLANTED, OR TREATED IN ACCORDANCE WITH THE APPROVED SITE PLAN.

NOTES:

1. SURVEY, UTILITY AND TOPOGRAPHIC DATA FROM MAP ENTITLED SURVEY AND TOPOGRAPHICAL MAP PREPARED BY THE OFFICE OF R. SHAVER ASSOCIATES 100 CROSSWAYS PARK DRIVE WEST, SUITE 104, WOODBURY, NY 11797 DATED 07/10/07.
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8. TAX LOT: SHEET 12 BLOCK 10802, LOT 129.
9. ZONE: R-4A - 4 ACRE MINIMUM.

LEGEND

- EXISTING PROPERTY LINE
- EXISTING BUILDING OR STRUCTURE
- PROPOSED BUILDING OR STRUCTURE
- EXISTING DRIVEWAY
- PROPOSED DRIVEWAY
- EXISTING MAJOR CONTOUR — 480 —
- EXISTING MINOR CONTOUR — 470 —
- PROPOSED MAJOR CONTOUR — 480 —
- PROPOSED MINOR CONTOUR — 470 —
- EXISTING WETLAND BOUNDARY — WB —
- 100' NYSDEC REGULATED WETLAND BUFFER AREA — WB —
- 150' TOWN REGULATED WETLAND BUFFER AREA — TB —
- STONE WALL
- LEDGE
- SOIL BOUNDARY
- EXISTING TREELINE
- EXISTING SLOPES > 15%
- EXISTING RIP-RAP SWALE
- BUILDABLE AREA
- BUILDING ENVELOPE
- PROP. UTILITY LINE — E —
- PROPOSED SEPTIC PIPING OR LATERAL
- PROPOSED EXPANSION AREA PIPING OR LATERAL
- DOMESTIC WELL — W
- PERCOLATION TEST LOCATION — PT-1
- DEEP TEST PIT LOCATION — DT-1
- PROPOSED ROOF OR FOOTING DRAIN
- PROPOSED SILT FENCE
- PROPOSED POTABLE WATER PIPING — PW —

Applicant:
Christopher Iannuzzi
31116 Town Green Drive
Dinsdale, NY 10533

Date

PLANNING BOARD ENDORSEMENT OF APPROVED PLANS

Planning Board Chairman — Date

Planning Board Secretary — Date

TOWN ENGINEER'S CERTIFICATION

Reviewed for compliance with the Planning Board Resolution dated

Town Consulting Engineer — Date

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REVISIONS			
NO.	BY	DATE	REMARKS
1	UKJ	12/04/18	PLANNING BOARD COMMENTS DATED DECEMBER 14, 2017

DES. UKJ
DWG. UKJ
CHK. TWA

J R F A — J. ROBERT FOLCHETTI & ASSOCIATES, L.L.C.
CIVIL / ENVIRONMENTAL ENGINEERS
www.jrfa.com
11 BOODAM ROAD
HADWSTEN, NY 11548
(631) 261-1707

PROPERTY OF CHRISTOPHER IANNUZZI
TOWN OF LEWISBORO, WESTCHESTER COUNTY, NEW YORK

WETLAND & STORMWATER PERMIT PLAN

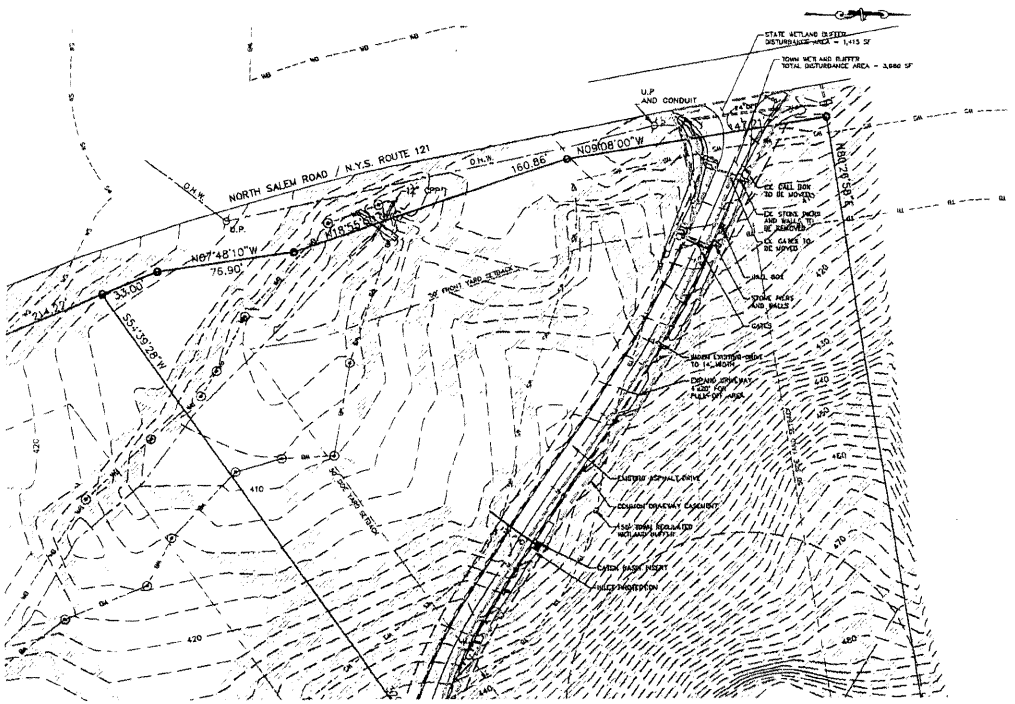
PARCEL ID S.B.L. 12-10802-129

SITE GRADING, SEDIMENTATION AND EROSION CONTROL & MATERIALS PLAN

SCALE: 1"=30'

JRFA
DATE NOVEMBER 2017
SP SHEET 2 OF
DWG. NO.

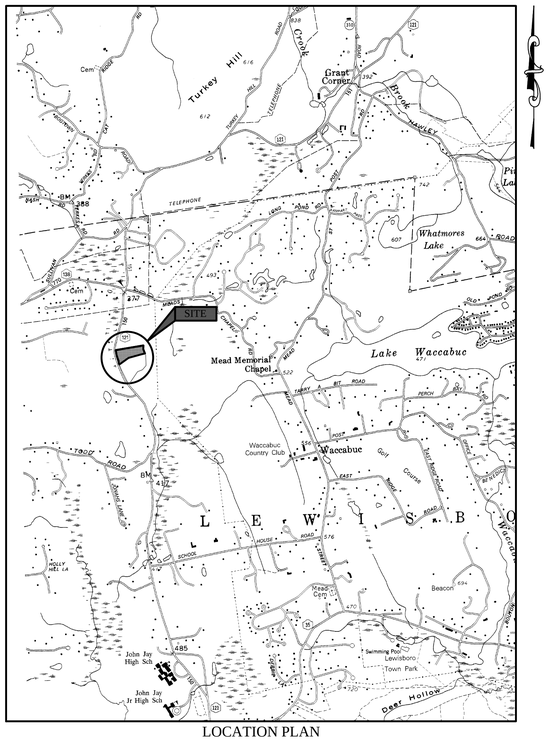
MAR 26 2018


NORTH SALEM ROAD / N.Y.S. ROUTE 121
N09°08'00"W
160.86'
N07°48'10"W
76.90'
S5°19'28"W
N80°26'58"E
141.01'
33.00'
STATE WETLAND DISTURBANCE AREA = 1,415 SF
TOWN WETLAND BUFFER TOTAL DISTURBANCE AREA = 3,686 SF
U.P. AND CONDUIT
C.B. STEPS PACED AND SEALED TO BE REMOVED
C.B. CAN'S TO BE SEALED
UNIT BOX
STONE PIERS AND RAILS
CATCH BASIN INSERT TO 14" WIDTH
EXISTING ASPHALT DRIVE
CONCRETE DRIVEWAY CROSSOVER
150' TOWN REGULATED WETLAND BUFFER
CATCH BASIN INSERT
INLET PROTECTION
EXISTING ASPHALT DRIVE
EXISTING CONCRETE DRIVEWAY CROSSOVER
PROPOSED ASPHALT DRIVEWAY
PROPOSED CONCRETE DRIVEWAY CROSSOVER
PROPOSED 4" PVC PIPE
PROPOSED 6" PVC PIPE
PROPOSED 8" PVC PIPE
PROPOSED 12" PVC PIPE
PROPOSED 15" PVC PIPE
PROPOSED 18" PVC PIPE
PROPOSED 24" PVC PIPE
PROPOSED 30" PVC PIPE
PROPOSED 36" PVC PIPE
PROPOSED 42" PVC PIPE
PROPOSED 48" PVC PIPE
PROPOSED 54" PVC PIPE
PROPOSED 60" PVC PIPE
PROPOSED 66" PVC PIPE
PROPOSED 72" PVC PIPE
PROPOSED

J. ROBERT FOLCHETTI & ASSOCIATES, L.L.C.
Civil/Environmental Engineering
31 SODOM ROAD
BREWSTER, NEW YORK 10509
www.jrfa.com

CHRISTOPHER IANNUZZI
TOWN OF LEWISBORO, WESTCHESTER COUNTY, NEW YORK
WETLAND PERMIT AND STORMWATER PERMIT PLAN

PARCEL ID S.B.L. 12-10802-129



LOCATION PLAN
SOURCE: U.S.G.S.
SCALE: 1"=2,000'

NOVEMBER 2017

REVISION 1 - FEBRUARY 6, 2018
REVISION 2 -APRIL 24, 2018

J R F A

J. ROBERT FOLCHETTI & ASSOCIATES, P.E., L.S.

CIVIL / ENVIRONMENTAL ENGINEERS
www.jrfa.com

31 SODOM ROAD
BREWSTER, NY 10509
845-363-1560

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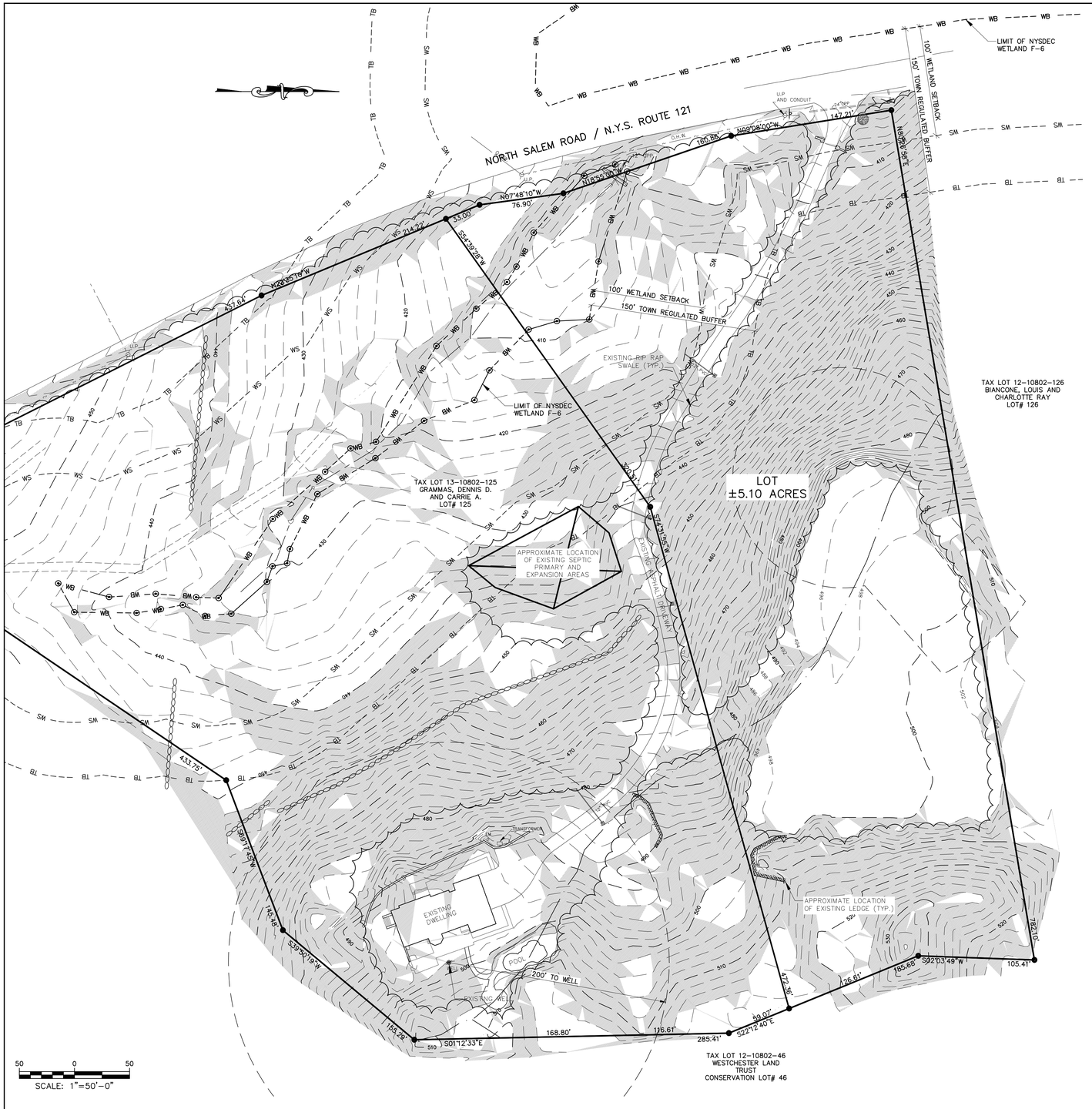

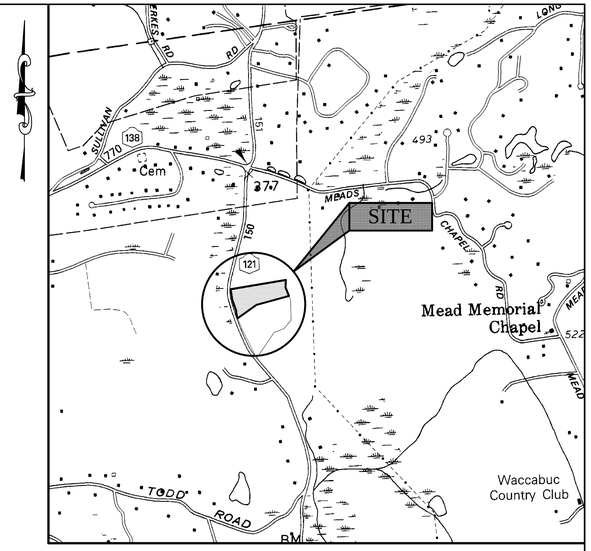

LOCATION PLAN
SCALE: 1"=1000'
SOURCE: USGS

OWNER:
RUTH MERNS
7310 ASHFORD PLACE
DELRAY BEACH FL 33446

LEGEND

- EXISTING PROPERTY LINE
- EXISTING BUILDING OR STRUCTURE
- EXISTING DRIVEWAY
- EXISTING MAJOR CONTOUR — 480
- EXISTING MINOR CONTOUR — 478
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- STONE WALL
- LEDGE
- SOIL BOUNDARY
- EXISTING TREELINE
- EXISTING SLOPES > 15%

NYSDEC FRESHWATER WETLAND BOUNDARY VALIDATION

The freshwater wetland boundary as represented on these plans accurately depicts the limits of Freshwater Wetland F6 as delineated by STEPHEN W. COLEMAN on OCTOBER 20, 2017.

DEC Staff: _____ Surveyor/Engineer: _____

Date: _____ SEAL

Wetland boundary delineations as validated by the New York State Department of Environmental Conservation remain valid for 5 years unless existing exempt activities, area hydrology, or land use practices change (e.g., agricultural to residential). After 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.

NOTES:

1. SURVEY, UTILITY AND TOPOGRAPHIC DATA FROM MAP ENTITLED SURVEY AND TOPOGRAPHICAL MAP PREPARED BY THE OFFICE OF B. THAYER ASSOCIATES 100 CROSSWAYS PARK DRIVE WEST, SUITE 104, WOODBURY, NY 11797 DATED 07/10/07.
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9. ZONE: R-4A – 4 ACRE MINIMUM.

_____ Date

Applicant:
Christopher Iannuzzi
31110 Town Green Drive
Elmsford, NY 10523

PLANNING BOARD ENDORSEMENT OF APPROVED PLANS

_____ Date
Planning Board Chairman

_____ Date
Planning Board Secretary

TOWN ENGINEER'S CERTIFICATION

Reviewed for compliance with the Planning Board Resolution dated _____

_____ Date
Town Consulting Engineer

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2	UKJ	04/24/18	PLANNING BOARD COMMENTS DATED FEBRUARY 22, 2018

DES. UKJ
DWG. UKJ
CHK. TWA

J R F A
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CIVIL / ENVIRONMENTAL ENGINEERS
www.jrfa.com
31 SODOM ROAD
BREWSTER, NY 10509
845-363-1560

PROPERTY OF CHRISTOPHER IANNUZZI
TOWN OF LEWISBORO, WESTCHESTER COUNTY, NEW YORK

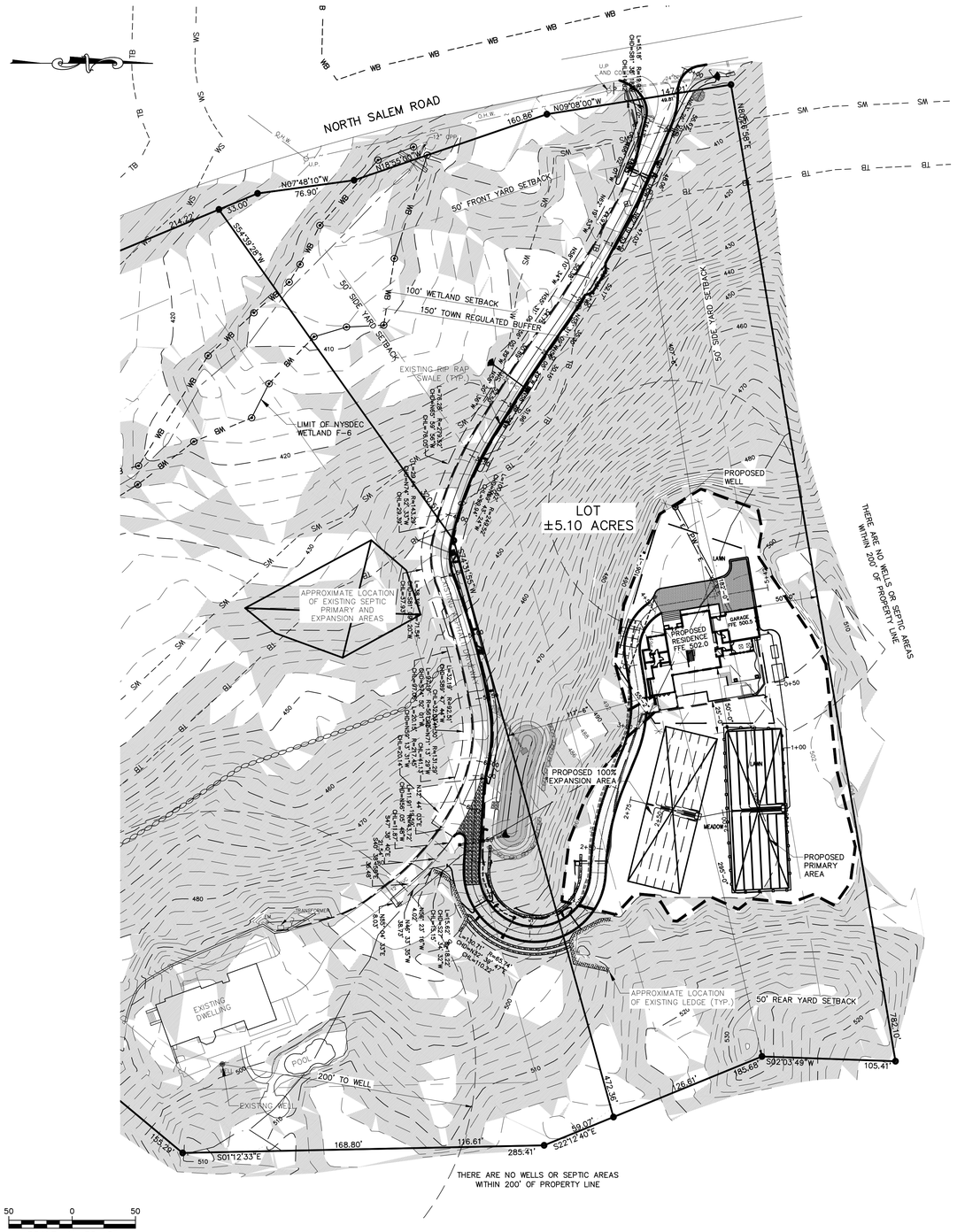
WETLAND & STORMWATER PERMIT PLAN

PARCEL ID S.B.L. 12-10802-129

EXISTING CONDITIONS PLAN

SCALE: 1"=50'

JRFA
DATE NOVEMBER 2017
EX SHEET 1 OF _____
DWG. NO. _____



LEGEND

- EXISTING PROPERTY LINE
- EXISTING BUILDING OR STRUCTURE
- PROPOSED BUILDING OR STRUCTURE
- EXISTING DRIVEWAY
- PROPOSED DRIVEWAY
- EXISTING MAJOR CONTOUR — 480
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- 150' TOWN REGULATED WETLAND BUFFER AREA — TB
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- PROPOSED SEPTIC PIPING OR LATERAL
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- DOMESTIC WELL — W
- DEEP TEST/PERCOLATION TEST LOCATION — DT/PT-1
- PROPOSED ROOF OR FOOTING DRAIN
- PROPOSED SILT FENCE
- PROPOSED POTABLE WATER PIPING — PW

NOTES:

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4. WETLAND WAS RE-FLAGGED BY STEPHEN W. COLEMAN, 3 ASPEN COURT, OSSINING, NY 10562 ON 10/20/2017.
5. SOIL INFORMATION TAKEN FROM USDA NATURAL RESOURCE CONSERVATION SERVICE MAP OF WESTCHESTER COUNTY DATED 12/14/2006.
6. OWNER: RUTH MERNS, 7310 ASHFORD PLACE, DELRAY BEACH, FL 33446.
7. TOTAL SITE AREA: 222,143 SF, 5.100 ACRES.
8. TAX LOT: SHEET 12 BLOCK 10802, LOT 129.
9. ZONE: R-4A – 4 ACRE MINIMUM.

NYSDEC FRESHWATER WETLAND BOUNDARY VALIDATION

The freshwater wetland boundary as represented on these plans accurately depicts the limits of Freshwater Wetland F6 as delineated by STEPHEN W. COLEMAN on OCTOBER 20, 2017.

DEC Staff: _____ Surveyor/Engineer: _____

Date: _____ SEAL

Wetland boundary delineations as validated by the New York State Department of Environmental Conservation remain valid for 5 years unless existing exempt activities, area hydrology, or land use practices change (e.g., agricultural to residential). After 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.

ZONING DATA

ITEM	REQUIRED	EXISTING LOT
ZONE	R-4A RESIDENCE ZONE	
LOT SIZE		
AREA: (ACRES)	4 ACRES	5.10 ACRES
LOT DEPTH		766'/700' = 1.094
MINIMUM LOT AREA REQUIRED		4X1.094 = 4.376 AC. = 4.4 AC.
PROP. LOT AREA:		5.10 ACRES
A. AREA LESS THAN 1/3 REQ. WIDTH		1,698 SF
MIN. BUILDABLE AREA (SF)	50,000 SF	51,397 SF
A. STEEP SLOPE AREA		128,350.81 SF
B. WETLAND AREA		9,037 SF
C. WATER OR STREAM AREA		0.0 SF
D. AREA LESS THAN 1/3 REQ. WIDTH		1,698 SF
FRONTAGE: (FEET)	25'	380.96'
WIDTH /CIRCLE (FEET)	250'	250'
SETBACKS/YARD (FEET) TO BUILDINGS		
FRONT:	50'	+/- 407'
SIDE	50'	50'/117'
REAR:	50'	+/- 295'
STREET CENTER LINE:	75'	+/- 433'
BUILDING COVERAGE (% OF LOT AREA)	6.0%	2.50 %
MAXIMUM BUILDING HEIGHT		
STORIES:	2 1/2	2 1/2
FEET:	35	35
DISTURBANCE WITHIN THE 150' TOWN REGULATED WETLAND BUFFER		917.75 SF / 0.02 AC.
DISTURBANCE WITHIN THE 100' NYSDEC ADJACENT AREA		0.0 SF

Applicant:
Christopher Iannuzzi
31110 Town Green Drive
Elmsford, NY 10523

Date

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SITE PLAN AND NOTES

SCALE: 1"=50'

JRFA
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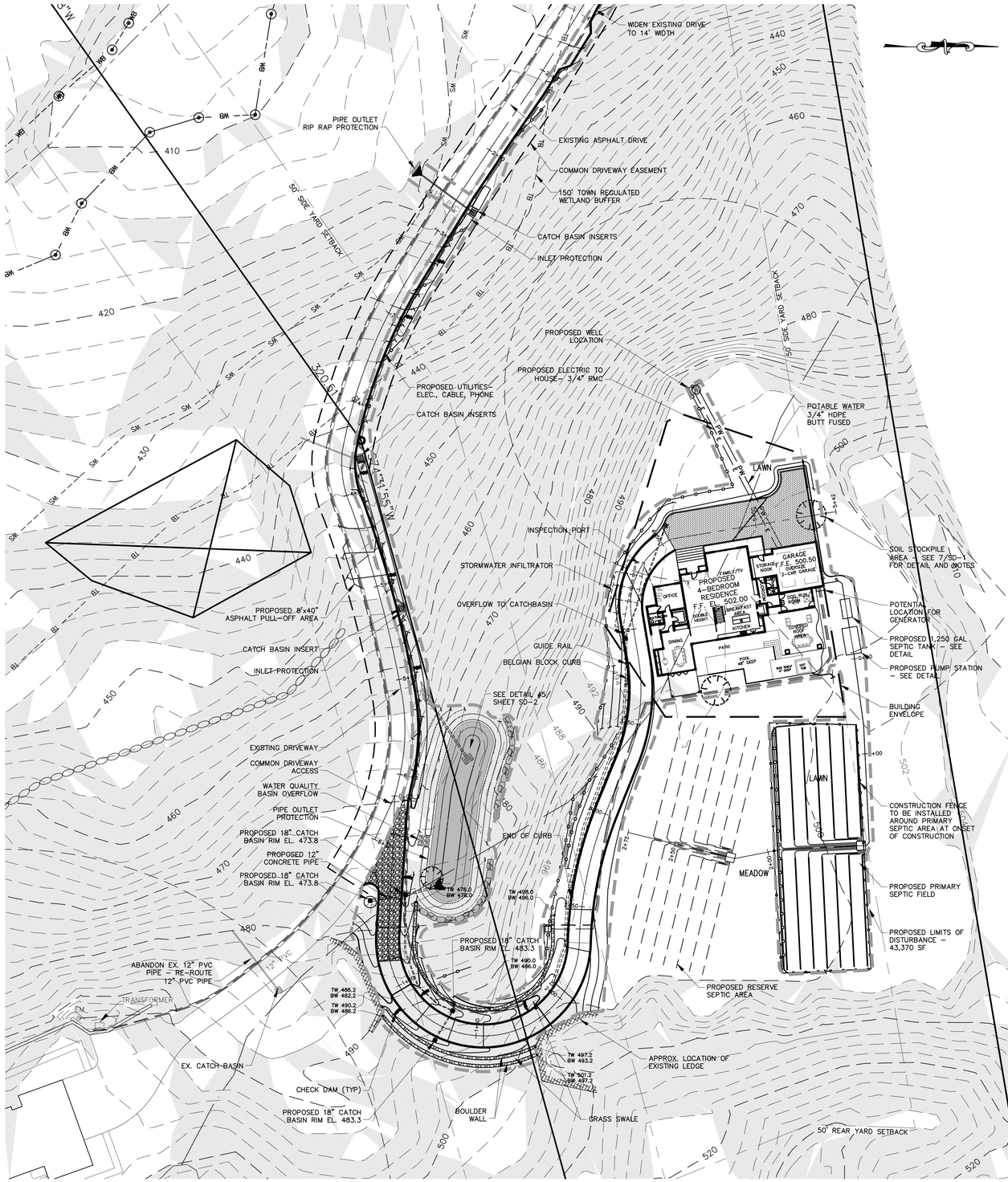

CONSTRUCTION SEQUENCE:

1. CONTRACTOR SHALL CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE IN THE LOCATION IDENTIFIED ON THE SITE PLAN DRAWING SHEETS.
2. CONTRACTOR SHALL INSTALL SILT FENCE & CONSTRUCTION FENCING TO DELINEATE THE LIMITS OF DISTURBANCE AS IDENTIFIED ON THE SITE PLAN DRAWING SHEETS. INLET PROTECTION TO BE INSTALLED FOR EXISTING CATCH BASINS.
3. SILT FENCE SHALL BE INSTALLED AROUND THE PERIMETER OF ALL SOIL STOCKPILES AND OTHER UNSTABLE AREAS WHERE SOIL DISTURBANCE ACTIVITY HAS TEMPORARILY AND 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.
4. CONTRACTOR SHALL BEGIN SITE GRADING AND CONSTRUCTING THE DRIVEWAY & ASSOCIATED DRAINAGE.
5. CONTRACTOR SHALL INSTALL DOMESTIC WELL.
6. CONTRACTOR SHALL COMPLETE FOUNDATION WORK INCLUDING NECESSARY GRADING AND BACKFILLING AROUND THE FOUNDATION. GRADED AND BACKFILLED AREAS AROUND THE FOUNDATION SHALL BE STABILIZED WITH TOP SOIL, HAY MULCH AND GRASS SEED.
7. CONTRACTOR SHALL COMPLETE SEPTIC SYSTEM INSTALLATION WORK INCLUDING NECESSARY GRADING AND BACKFILLING OF SEPTIC TANK AND LATERALS. GRADED AND BACKFILLED AREAS AROUND THE SEPTIC SYSTEM SHALL BE STABILIZED WITH TOP SOIL, HAY MULCH AND GRASS SEED.
8. CONTRACTOR SHALL COMPLETE INSTALLATION OF STORMWATER TREATMENT CULTEC SYSTEM, BACKFILL AND STABILIZE WITH TOP SOIL, HAY MULCH AND GRASS SEED. SYSTEM TO BE KEPT OFF-LINE BY PLUGGING THE INLET AND OUTLET PIPES UNTIL SITE IS STABILIZED.
9. CONTRACTOR SHALL COMPLETE EXTERIOR FRAMING, ROOFING AND SIDING OF THE PROPOSED HOUSE. ROOF DRAIN TO BE CONNECTED TO THE STORMWATER TREATMENT PRACTICE.
10. CONTRACTOR SHALL COMPLETE ALL EXTERIOR PLUMBING CONNECTIONS FROM WELL TO THE HOUSE AND HOUSE TO SEPTIC SYSTEM. CONNECTIONS SHALL ONLY BE COMPLETED AFTER LOCAL HEALTH DEPARTMENT REPRESENTATIVES HAVE COMPLETED NECESSARY ON-SITE INSPECTIONS AND TESTING OF THE WELL.
11. CONTRACTOR SHALL BEGIN INTERIOR FINISH WORK.
12. CONTRACTOR SHALL BEGIN FINAL SITE RESTORATION AND STABILIZATION ACTIVITIES ON VEGETATED AREAS.
13. CONTRACTOR SHALL COMPLETE CONSTRUCTION OF THE PROPOSED HOUSE INCLUDING INTERIOR FINISH WORK.
14. CONTRACTOR SHALL COMPLETE FINAL SITE STABILIZATION WORK TO INCLUDE THE APPLICATION OF TOP SOIL, HAY MULCH AND GRASS SEED.
15. TEMPORARY E&SC PRACTICES SHALL REMAIN IN PLACE UNTIL THE SITE HAS BEEN DEEMED STABILIZED BY QUALIFIED INSPECTOR.
16. ONCE THE SITE HAS BEEN DEEMED STABILIZED, TEMPORARY E&SC PRACTICES SHALL BE REMOVED AND PROPERLY DISCARDED (OR RE-USED) OFF SITE.

EROSION CONTROL NOTES:

1. THE WETLAND INSPECTOR SHALL BE NOTIFIED, ONCE EROSION CONTROL MEASURES ARE IN PLACE. A SITE INSPECTION SHALL BE PERFORMED, A MINIMUM OF TWO DAYS, PRIOR TO COMMENCING WORK WITHIN THE MINIMUM ACTIVITY SETBACK AREA. ALL PROTECTIVE MEASURES SHALL COMPLY WITH SPECIFICATIONS OF THE PLAN.
2. TEMPORARY SEDIMENTATION BARRIERS AND STOCKPILE AREAS SHALL BE PROVIDED AS ILLUSTRATED, AND AT OTHER LOCATIONS AS DETERMINED NECESSARY, TO INTERCEPT AND CLARIFY SILT LADEN RUNOFF FROM THE WORK AREA.
3. ALL EROSION CONTROLS TO CONFORM TO WESTCHESTER COUNTY BEST MANAGEMENT PRACTICES FOR SOIL AND EROSION CONTROL AND NEW YORK STATE GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL.
4. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY THE WETLAND INSPECTOR DUE TO SITE CONDITIONS.
5. THE EROSION CONTROL MEASURES WILL BE REGULARLY INSPECTED AND MAINTAINED (PARTICULARLY FOLLOWING MAJOR STORMS) DURING CONSTRUCTION ACTIVITY ON THE SITE, BY THE CONTRACTOR RESPONSIBLE FOR THE INSTALLATION. THE OWNER SHALL HIRE AN ENVIRONMENTAL CONSULTANT TO MONITOR CONSTRUCTION ACTIVITIES ON A WEEKLY BASIS FOR THE DURATION OF THE CONSTRUCTION ACTIVITIES.
6. ANY MODIFICATIONS TO THE APPROVED PLAN DUE TO FIELD CONDITIONS SHALL BE MADE ONLY AFTER CONSULTATION WITH AND APPROVAL BY THE PREPARER OF THE PLAN AND THE APPROPRIATE TOWN OF LEWISBORO, NEW YORK OFFICIALS OR AGENCIES.
7. ALL EXPOSED SOIL SHALL IMMEDIATELY BE SEEDED WITH THE APPROPRIATE SEED MIXTURE CALLED OUT IN THE PLANS AND MULCHED WITH 100 POUNDS OF STRAW OR HAY PER 1,000 SQUARE FEET.
8. SILT THAT LEAVES THE SITE DESPITE THE REQUIRED PRECAUTIONS SHALL BE COLLECTED AND REMOVED AS DIRECTED BY THE APPROPRIATE MUNICIPAL AUTHORITIES.
9. PRIOR TO REMOVAL OF THE EROSION CONTROL MEASURES, IT WILL BE NECESSARY TO NOTIFY THE WETLAND INSPECTOR AT LEAST 48 HOURS (TWO WORKING DAYS) OF THE INTENT TO REMOVE THE BARRIER.
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Applicant:
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SITE GRADING, SEDIMENTATION AND EROSION CONTROL & MATERIALS PLAN

SCALE: 1"=30'

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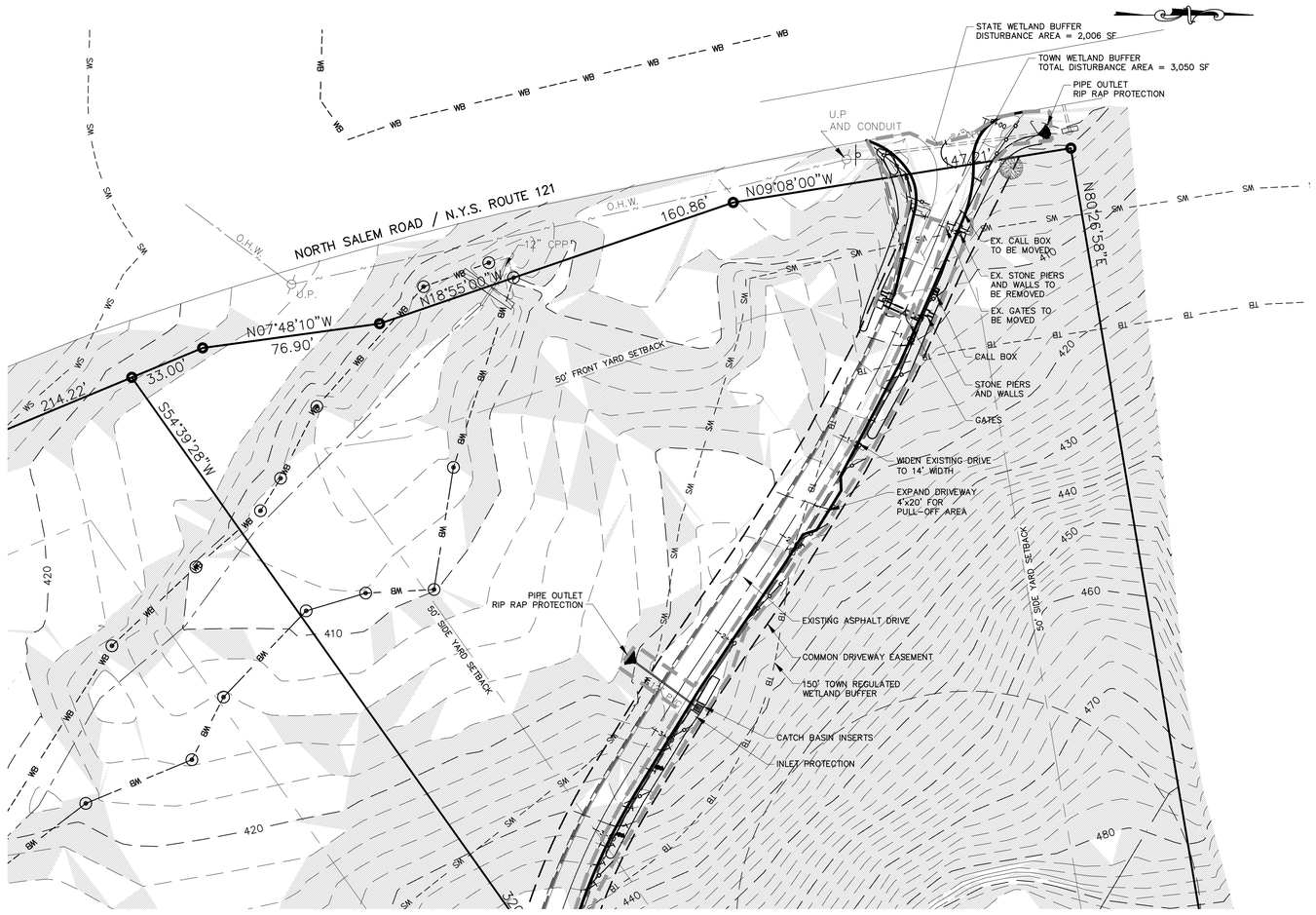

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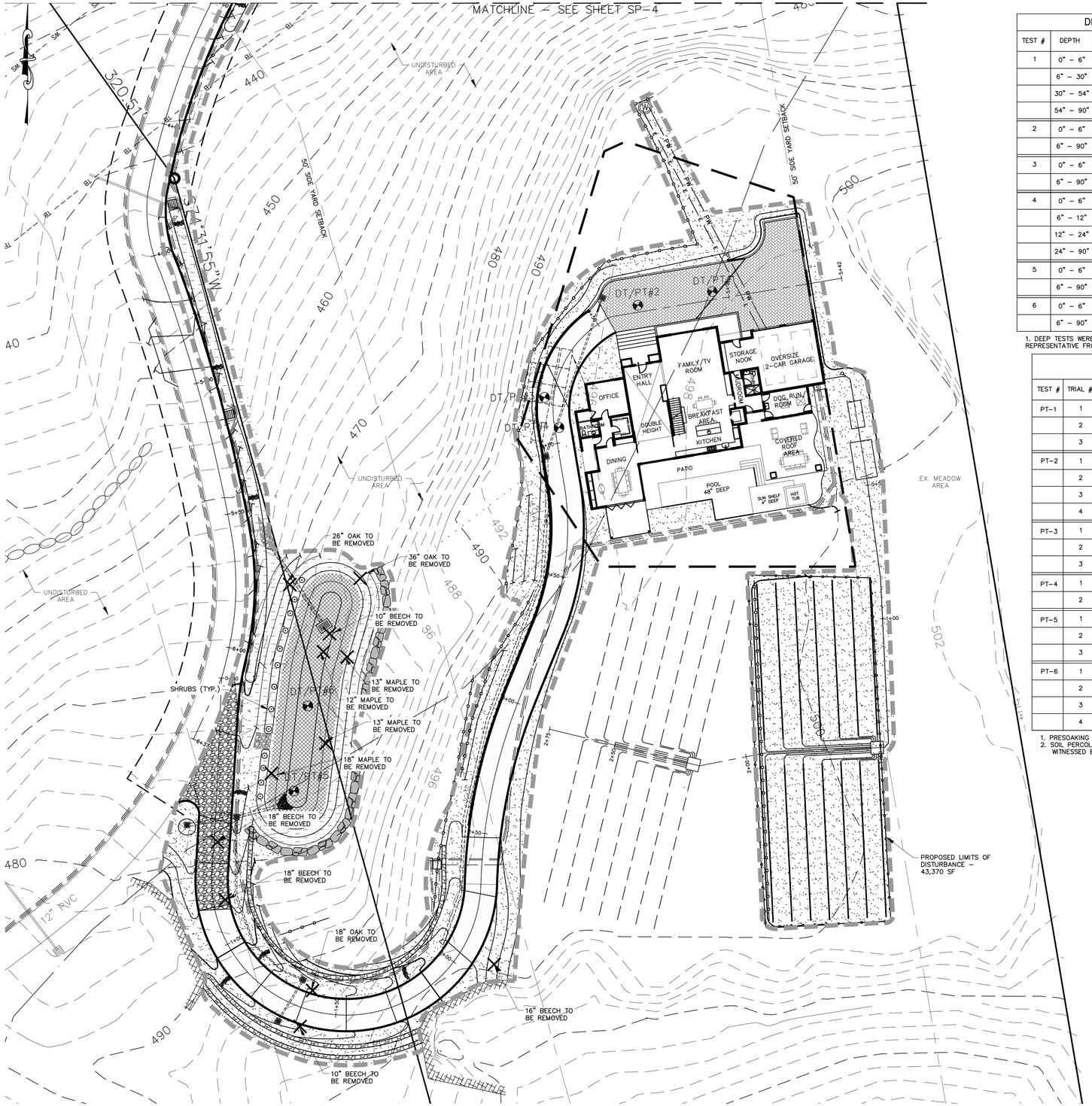

DEEP TEST PIT INSPECTION DATA

TEST #	DEPTH	SOIL DESCRIPTION	WATER	LEDGE	MOTTLING	COMMENTS
1	0" – 6"	TOPSOIL	NONE	NONE	NONE	04–20–18
	6" – 30"	SANDY LOAM WITH COBBLES	NONE	NONE	NONE	
	30" – 54"	BROWN LOAM WITH CLAY	NONE	NONE	NONE	
	54" – 90"	SANDY LOAM WITH COBBLES	NONE	NONE	NONE	
2	0" – 6"	TOPSOIL	NONE	NONE	NONE	04–20–18
	6" – 90"	SANDY LOAM WITH COBBLES	NONE	NONE	NONE	
3	0" – 6"	TOPSOIL	NONE	NONE	NONE	04–20–18
	6" – 90"	SANDY LOAM WITH COBBLES	NONE	NONE	NONE	
4	0" – 6"	TOPSOIL	NONE	NONE	NONE	04–20–18
	6" – 12"	SANDY LOAM	NONE	NONE	NONE	
	12" – 24"	SAND WITH COBBLES	NONE	NONE	NONE	
	24" – 90"	SANDY LOAM WITH COBBLES	NONE	NONE	NONE	
5	0" – 6"	TOPSOIL	NONE	NONE	NONE	04–20–18
	6" – 90"	BROWN GRAY SANDY LOAM	NONE	NONE	NONE	
6	0" – 6"	TOPSOIL	NONE	NONE	NONE	04–20–18
	6" – 90"	BROWN GRAY SANDY LOAM	NONE	NONE	NONE	

1. DEEP TESTS WERE CONDUCTED BY A REPRESENTATIVE FROM JRFA AND WITNESSED BY A REPRESENTATIVE FROM KELLARD SESSIONS ON APRIL 20, 2018

SOIL PERCOLATION TEST DATA

TEST #	TRIAL #	START	STOP	DROP (IN.)	RATE	DEPTH	COMMENTS
PT–1	1	9:49:00	10:19:00	17	1.76 MIN/IN	24"	
	2	10:20:00	10:50:00	13	2.3 MIN/IN		
	3	10:51:00	11:21:00	13	2.3 MIN/IN		2.3 MIN/IN
PT–2	1	9:49:00	10:19:00	6	5.0 MIN/IN	24"	
	2	10:24:00	10:54:00	4	7.5 MIN/IN		
	3	10:55:00	11:25:00	2	15.0 MIN/IN		
	4	11:27:00	11:57:00	2	15.0 MIN/IN		15.0 MIN/IN
PT–3	1	10:25:00	10:55:00	11	2.73 MIN/IN	24"	
	2	10:56:00	11:26:00	5	6.0 MIN/IN		
	3	11:28:00	11:58:00	4.5	6.7 MIN/IN		6.7 MIN/IN
PT–4	1	DRAINED TOO FAST TO TEST				24"	
	2	DRAINED TOO FAST TO TEST			ASSUME		< 1 MIN/IN
PT–5	1	11:37:00	12:07:00	11	2.7 MIN/IN	24"	
	2	12:08:00	12:38:00	12	2.5 MIN/IN		
	3	12:39:00	13:09:00	11	2.7 MIN/IN		2.7 MIN/IN
PT–6	1	11:44:00	11:53:00	24	0.4 MIN/IN	24"	
	2	12:01:00	12:13:00	24	0.5 MIN/IN		
	3	12:13:00	12:27:00	24	0.6 MIN/IN		
	4	12:28:00	12:42:00	24	0.6 MIN/IN		0.6 MIN/IN

1. PRESOAKING CARRIED OUT ON APRIL 19, 2018.
2. SOIL PERCOLATION TESTING WAS CONDUCTED BY A REPRESENTATIVE FROM JRFA AND WITNESSED BY A REPRESENTATIVE FROM KELLARD SESSIONS ON APRIL 20, 2018.

WATER QUALITY BASIN

RETENTION BASIN FLOOR SEEDING LOW MAINTENANCE GRASS–LIKE SPECIES – ERNMX–126

SEEDING RATE: 15lbs. PER ACRE OR ⅓ lb. TO ½ lb. PER 1000 SF

PLANT LIST

QTY.	LATIN NAME	COMMON NAME
20%	AGROSTIS ALBA	REDTOP
20%	AGROSTIS STOLONIFERA	CREEPING BENTGRASS
20%	ELYMUS VIRGINICUS	VIRGINIA WILD RYE
20%	CAREX VULPINOIDEA	FOX SEDGE
20%	PUCCINELLIA DISTANS	ALKALI GRASS

WET MEADOW RETENTION BASIN FLOOR SEEDING FOR WILDLIFE AND PLANT DIVERSITY –ERNMX–127

SEEDING RATE: 15lbs. PER ACRE OR ⅓ lb. TO ½ lb. PER 1000 SF

PLANT LIST

QTY.	LATIN NAME	COMMON NAME
25%	ALOPECURUS ARUNDINACEUS	CREEPING FOXTAIL
25%	ELYMUS VIRGINICUS	VIRGINIA WILD RYE
20%	CAREX VULPINOIDEA	FOX SEDGE
5%	AGROSTIS SCABRA	TICKLEGRASS/ROUGH BENTGRASS
5%	POA PALUSTRIS	FOWL BLUEGRASS
4%	BIDENS CERNUA	NODDING BUR MARIGOLD
3%	SPARGANIUM EURYCARPUM	GIANT BUR REED
3%	VERBENA HASTATA	BLUE VERVAIN
2%	JUNCUS EFFUSUS	SOFT RUSH
2%	SCIRPUS ATROVIRENS	GREEN BULRUSH
2%	SCIRPUS CYPERINUS	WOOL GRASS
2%	SCIRPUS POLYPHYLLUS	MANY LEAVED BULRUSH
1%	MIMULUS RINGENS	SQUARE STEMMED MONKEY FLOWER
1%	SOLIDAGO PATULA	ROUGH LEAVED GOLDENROD

PLANTING NOTES

1. NOTIFY OWNER OR LANDSCAPE ARCHITECT 72 HOURS MINIMUM IN ADVANCE OF STARTING PLANTING OPERATIONS. RECEIVE APPROVAL FOR LAYOUT OF ALL BED LINES AND MATERIAL LOCATIONS PRIOR TO INSTALLATION. THE CONTRACTOR MUST RECEIVE APPROVAL FROM THE LANDSCAPE ARCHITECT AND THE TOWN REPRESENTATIVE FOR ANY CHANGES TO LANDSCAPING MATERIALS.

2. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT INFERIOR PLANT MATERIALS AND SUBSTITUTIONS. PREVIOUSLY UNAPPROVED MATERIALS MAY BE REJECTED AT THE SITE. MINIMALLY, ALL MATERIALS WILL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1 – 2004 OR LATEST VERSION) OF THE AMERICAN ASSOCIATION OF NURSERYMEN.

3. BE AWARE OF ALL UNDERGROUND UTILITIES PRIOR TO ANY PLANTING OPERATIONS. CONTACT "CALL BEFORE YOU DIG" PRIOR TO EXCAVATION.

4. MULCH ALL BEDS WITH A 3 INCH MINIMUM OF SHREDDED PINE BARK MULCH. SAMPLE TO BE SUBMITTED FOR APPROVAL.

5. ALL PLANT MATERIAL (TO INCLUDE TREES, SHRUBS, PERENNIALS, GROUNDCOVERS, AND VINES) SHALL BE GUARANTEED BY THE CONTRACTOR TO BE IN GOOD, HEALTHY AND FLOURISHING CONDITION FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE. THE CONTRACTOR SHALL REPLACE, AS SOON AS WEATHER AND SEASONAL CONDITIONS PERMIT, ALL DEAD PLANTS AND ALL PLANTS NOT IN A VIGOROUS, THRIVING CONDITION, AS DETERMINED BY THE LANDSCAPE ARCHITECT DURING, AT THE END OF THE GUARANTEE PERIOD. WARRANTY REPLACEMENT WILL BE PROVIDED AT NO COST TO THE OWNER AND INCLUDE MATERIALS AND LABOR. CONTRACTOR IS RESPONSIBLE FOR REPAIR OF ANY DAMAGE INCURRED DURING REPLACEMENT OF WARRANTY MATERIALS.

6. THE CONTRACTOR SHALL BE REQUIRED TO CARRY WORKMEN'S COMPENSATION INSURANCE AND COMPREHENSIVE GENERAL LIABILITY INSURANCE. CERTIFICATES WILL BE REQUIRED PRIOR TO SIGNING CONTRACT.

7. DEER PROTECTION MUST BE MAINTAINED THROUGH INSTALLATION. REPELLANT MUST BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO APPLICATION. FINAL APPLICATION OF DEER PROTECTION IS REQUIRED AT COMPLETION OF WORK.

DRIVEWAY EDGE SEEDING

NORTHEASTERN U.S. ROADSIDE NATIVE SEED MIX – ERNMX – 105

SEEDING RATE: 15lbs. PER ACRE OR ⅓ lb. TO ½ lb. PER 1000 SF

PLANT LIST

QTY.	LATIN NAME	COMMON NAME
5.5%	CHAMAECRISTA FASCICULATA	PARTRIDGE PEA
5%	ECHINACEA PURPUREA	PURPLE CONEFLOWER
5%	RUDBECKIA HIRTA	BLACK EYED SUSAN
4%	SENNA MARILANDICA	MARYLAND SENNA
3%	HELIOPSIS HELIANTHOIDES	OX EYE SUNFLOWER
3%	SENNA HEBECARPA	WILD SENNA
2.5%	DESMODIUM CANADENSE	SHOWY TICKTREFOIL
2%	ASCLEPIAS SYRIACA	COMMON MILKWEED
2%	ASTER PILOSUS	HEATH ASTER
2%	LIATRIS SPICATA	SPIKED GAYFEATHER
2%	RUDBECKIA TRILOBA	BROWN EYED SUSAN
2%	VERBENA HASTATA	BLUE VERVAIN
1%	ASTER LAEVIS	SMOOTH BLUE ASTER
1%	BAPTISIA AUSTRALIS	BLUE FALSE INDIGO
1%	EUPATORIUM FISTULOSUM	JOE PYE WEED
1%	EUPATORIUM MACULATUM	SPOTTED JOE PYE WEED
1%	EUPATORIUM PERFOLIATUM	BONESET
1%	MONARDA FISTULOSA	WILD BERGAMOT
1%	PENSTEMON DIGITALIS	TALL WHITE BEARD TONGUE
1%	PENSTEMON LAEVIGATUS	APPALACHIAN BEARD TONGUE
1%	SOLIDAGO JUNCEA	EARLY GOLDENROD
1%	SOLIDAGO NEMORALIS	GREY GOLDENROD
1%	VERONIA GIGANTEA	GIANT IRONWEED
0.5%	ASCLEPIAS TUBEROSA	BUTTERFLY MILKWEED
0.5%	SILPHIUM TRIFOLIATUM	WHORLED ROSINWEED

NATIVE PERENNIAL SHORT GRASSES:

15%	ANDROPOGON SCOPARIUS, ALDOUS	ALDOUS LITTLE BLUESTEM
15%	SORGHASTRUM NUTUNS, RUMSEY	RUMSEY INDIAN GRASS
10%	BOUTELOUA CURTIPENDULA, BUTTE	BUTTE SIDE OATS GRAMA
10%	ELYMUS CANADENSIS	CANADA WILD RYE

LEGEND

- SEED MIX – ERNMX – 126
- SEED MIX – ERNMX – 127
- SEED MIX – ERNMX – 153
- SEED MIX – ERNMX – 105
- ORNAMENTAL TREE
- SHRUB

NOTES:

1. SURVEY, UTILITY AND TOPOGRAPHIC DATA FROM MAP ENTITLED SURVEY AND TOPOGRAPHICAL MAP PREPARED BY THE OFFICE OF B. THAYER ASSOCIATES 100 CROSSWAYS PARK DRIVE WEST, SUITE 104, WOODBURY, NY 11797 DATED 07/10/07.
2. EXISTING SEPTIC DATA TAKEN FROM PLAN ENTITLED SITE PLAN – PARCEL 1 BY THE OFFICE OF THE SEARS BROWN GROUP 201 OLD COUNTRY ROAD, SUITE 301, MELVILLE, NY 11747–2736, DATED 04/11/2000.
3. WETLAND WAS ORIGINALLY DELINEATED BY TED KOZLOWSKI, CERTIFIED WETLAND DELINEATOR, 136 BIG ELM ROAD, BREWSTER, NY 10509 DATED 10/11/2007.
4. WETLAND WAS RE–FLAGGED BY STEPHEN W. COLEMAN, 3 ASPEN COURT, OSSINING, NY 10562 ON 10/20/2017.
5. SOIL INFORMATION TAKEN FROM USDA NATURAL RESOURCE CONSERVATION SERVICE MAP OF WESTCHESTER COUNTY DATED 12/14/2006.
6. OWNER: RUTH MERNS, 7310 ASHFORD PLACE, DELRAY BEACH, FL 33446.
7. TOTAL SITE AREA: 222,143 SF, 5.100 ACRES.
8. TAX LOT: SHEET 12 BLOCK 10802, LOT 129.
9. ZONE: R–4A – 4 ACRE MINIMUM.

20 0 20
SCALE: 1"=20'–0"

Applicant:
Christopher Iannuzzi
31110 Town Green Drive
Elmsford, NY 10523

Date

PLANNING BOARD ENDORSEMENT OF APPROVED PLANS

Planning Board Chairman — Date

Planning Board Secretary — Date

TOWN ENGINEER'S CERTIFICATION

Reviewed for compliance with the Planning Board Resolution dated _____

Town Consulting Engineer — Date

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REVISIONS			
NO.	BY	DATE	REMARKS
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DES. UKJ
DWG. UKJ
CHK. TWA

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PROPERTY OF CHRISTOPHER IANNUZZI
TOWN OF LEWISBORO, WESTCHESTER COUNTY, NEW YORK

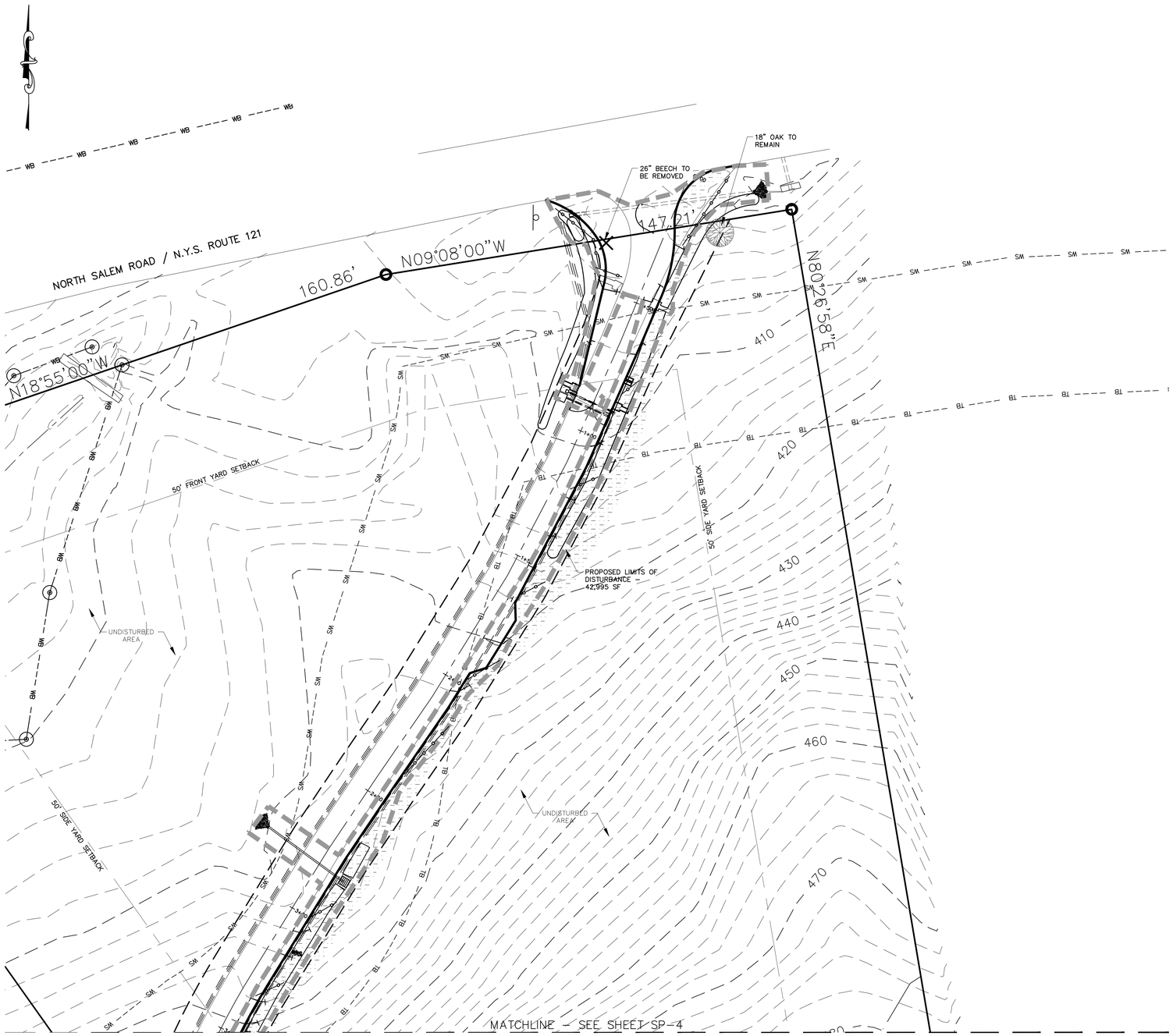
WETLAND & STORMWATER PERMIT PLAN

PARCEL ID S.B.L. 12-10802-129

PLANTING PLAN

SCALE: 1"=20'

JRFA
DATE NOVEMBER 2017
SP SHEET 3 OF ____
DWG. NO. _____



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PLANTING NOTES

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8. TAX LOT: SHEET 12 BLOCK 10802, LOT 129.

9. ZONE: R-4A – 4 ACRE MINIMUM.

20 0 20

SCALE: 1"=20'-0"

Applicant:
Christopher Iannuzzi
31110 Town Green Drive
Elmsford, NY 10523

Date

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Planning Board Chairman — Date

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PROPERTY OF CHRISTOPHER IANNUZZI
TOWN OF LEWISBORO, WESTCHESTER COUNTY, NEW YORK

WETLAND & STORMWATER PERMIT PLAN

PARCEL ID S.B.L. 12-10802-129

PLANTING PLAN

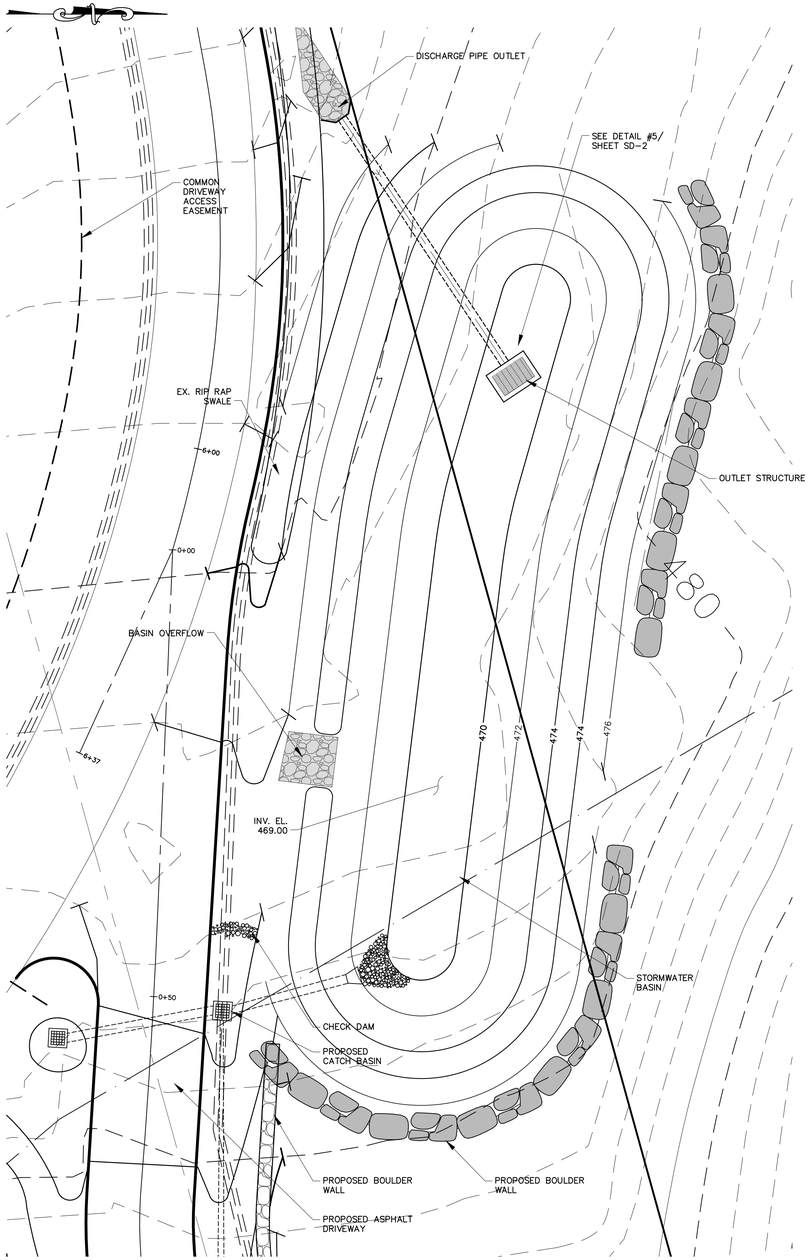
SCALE: 1"=20'

JRFA

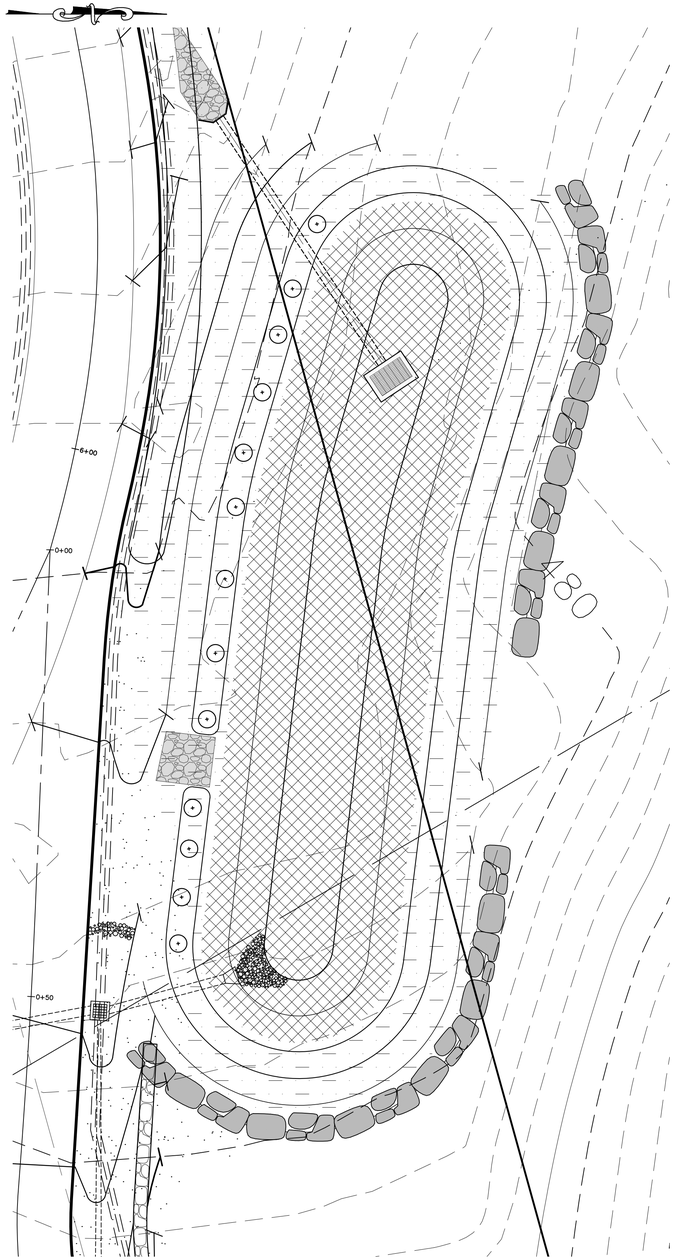
DATE NOVEMBER 2017

SP SHEET 4 OF ____

DWG. NO. _____



WATER QUALITY BASIN – GRADING PLAN ENLARGEMENT



WATER QUALITY BASIN – PLANTING PLAN ENLARGEMENT

PLANT LIST

SYMBOL	QTY.	LATIN NAME	COMMON NAME	SIZE	REMARKS
TREES					
AS	3	ACER SACCHARUM	SUGAR MAPLE	3" CALIPER	B&B, FULL, WELL FORMED

DRIVEWAY EDGE SEEDING

NORTHEASTERN U.S. ROADSIDE NATIVE SEED MIX – ERNMX – 105

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- SHRUB

PLANTING NOTES

1. NOTIFY OWNER OR LANDSCAPE ARCHITECT 72 HOURS MINIMUM IN ADVANCE OF STARTING PLANTING OPERATIONS. RECEIVE APPROVAL FOR LAYOUT OF ALL BED LINES AND MATERIAL LOCATIONS PRIOR TO INSTALLATION. THE CONTRACTOR MUST RECEIVE APPROVAL FROM THE LANDSCAPE ARCHITECT AND THE TOWN REPRESENTATIVE FOR ANY CHANGES TO LANDSCAPING MATERIALS.

2. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT INFERIOR PLANT MATERIALS AND SUBSTITUTIONS. PREVIOUSLY UNAPPROVED MATERIALS MAY BE REJECTED AT THE SITE. MINIMALLY, ALL MATERIALS WILL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1 – 2004 OR LATEST VERSION) OF THE AMERICAN ASSOCIATION OF NURSERYMEN.

3. BE AWARE OF ALL UNDERGROUND UTILITIES PRIOR TO ANY PLANTING OPERATIONS. CONTACT "CALL BEFORE YOU DIG" PRIOR TO EXCAVATION.

4. MULCH ALL BEDS WITH A 3 INCH MINIMUM OF SHREDDED PINE BARK MULCH. SAMPLE TO BE SUBMITTED FOR APPROVAL.

5. ALL PLANT MATERIAL (TO INCLUDE TREES, SHRUBS, PERENNIALS, GROUNDCOVERS, AND VINES) SHALL BE GUARANTEED BY THE CONTRACTOR TO BE IN GOOD, HEALTHY AND FLOURISHING CONDITION FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE. THE CONTRACTOR SHALL REPLACE, AS SOON AS WEATHER AND SEASONAL CONDITIONS PERMIT, ALL DEAD PLANTS AND ALL PLANTS NOT IN A VIGOROUS, THRIVING CONDITION, AS DETERMINED BY THE LANDSCAPE ARCHITECT DURING, AT THE END OF THE GUARANTEE PERIOD. WARRANTY REPLACEMENT WILL BE PROVIDED AT NO COST TO THE OWNER AND INCLUDE MATERIALS AND LABOR. CONTRACTOR IS RESPONSIBLE FOR REPAIR OF ANY DAMAGE INCURRED DURING REPLACEMENT OF WARRANTY MATERIALS.

6. THE CONTRACTOR SHALL BE REQUIRED TO CARRY WORKMEN'S COMPENSATION INSURANCE AND COMPREHENSIVE GENERAL LIABILITY INSURANCE. CERTIFICATES WILL BE REQUIRED PRIOR TO SIGNING CONTRACT.

7. DEER PROTECTION MUST BE MAINTAINED THROUGH INSTALLATION. REPELLANT MUST BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO APPLICATION. FINAL APPLICATION OF DEER PROTECTION IS REQUIRED AT COMPLETION OF WORK.

NOTES:

1. SURVEY, UTILITY AND TOPOGRAPHIC DATA FROM MAP ENTITLED SURVEY AND TOPOGRAPHICAL MAP PREPARED BY THE OFFICE OF B. THAYER ASSOCIATES 100 CROSSWAYS PARK DRIVE WEST, SUITE 104, WOODBURY, NY 11797 DATED 07/10/07.

2. EXISTING SEPTIC DATA TAKEN FROM PLAN ENTITLED SITE PLAN – PARCEL 1 BY THE OFFICE OF THE SEARS BROWN GROUP 201 OLD COUNTRY ROAD, SUITE 301, MELVILLE, NY 11747–2736, DATED 04/11/2000.

3. WETLAND WAS ORIGINALLY DELINEATED BY TED KOZLOWSKI, CERTIFIED WETLAND DELINEATOR, 136 BIG ELM ROAD, BREWSTER, NY 10509 DATED 10/11/2007.

4. WETLAND WAS RE–FLAGGED BY STEPHEN W. COLEMAN, 3 ASPEN COURT, OSSINING, NY 10562 ON 10/20/2017.

5. SOIL INFORMATION TAKEN FROM USDA NATURAL RESOURCE CONSERVATION SERVICE MAP OF WESTCHESTER COUNTY DATED 12/14/2006.

6. OWNER: RUTH MERNS, 7310 ASHFORD PLACE, DELRAY BEACH, FL 33446.

7. TOTAL SITE AREA: 222,143 SF, 5.100 ACRES.

8. TAX LOT: SHEET 12 BLOCK 10802, LOT 129.

9. ZONE: R–4A – 4 ACRE MINIMUM.

Applicant:
Christopher Iannuzzi
31110 Town Green Drive
Elmsford, NY 10523

Date

PLANNING BOARD ENDORSEMENT OF APPROVED PLANS

Planning Board Chairman — Date

Planning Board Secretary — Date

TOWN ENGINEER'S CERTIFICATION

Reviewed for compliance with the Planning Board Resolution dated _____

Town Consulting Engineer — Date

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20 0 20

SCALE: 1"=20'–0"

REVISIONS

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DES. UKJ

DWG. UKJ

CHK. TWA

J R F A
J. ROBERT FOLCHETTI & ASSOCIATES, L.L.C.
CIVIL / ENVIRONMENTAL ENGINEERS
www.jrfa.com
31 SODOM ROAD
BREWSTER, NY 10509
845-363-1560

PROPERTY OF CHRISTOPHER IANNUZZI
TOWN OF LEWISBORO, WESTCHESTER COUNTY, NEW YORK

WETLAND & STORMWATER PERMIT PLAN

PARCEL ID S.B.L. 12-10802-129

WATER QUALITY BASIN ENLARGEMENT PLAN

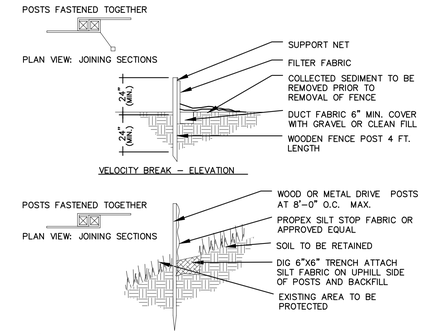
SCALE: 1/8"=1'-0'

JRFA

DATE NOVEMBER 2017

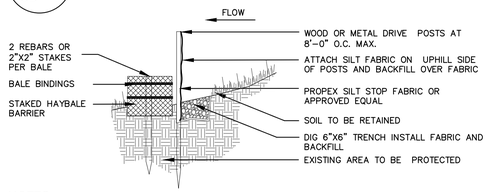
SP SHEET 5 OF ____

DWG. NO. ____



1 SD–1 SEDIMENT BARRIER / VELOCITY BREAK

NOT TO SCALE



NOTES:

1. BALES SHALL BE PLACED AT THE TOE OF A SLOPE OR ON THE CONTOUR AND IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES.

2. EACH BALE SHALL BE EMBEDDED IN THE SOIL A MINIMUM OF (4) INCHES AND PLACED SO THE BINDINGS ARE HORIZONTAL.

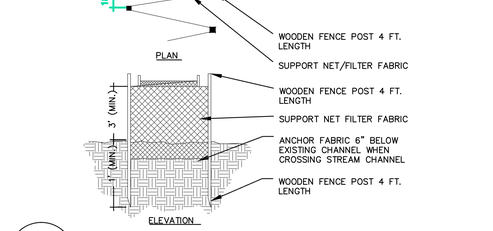
3. BALES SHALL BE SECURELY ANCHORED IN PLACE BY EITHER TWO (2) STAKES OR REBAR DRIVEN THROUGH EACH BALE. THE FIRST STAKE IN EACH BALE SHALL BE DRIVEN TOWARD THE PREVIOUSLY LAID BALE AT AN ANGLE TO FORCE THE BALES TOGETHER. STAKES SHALL BE DRIVEN FLUSH WITH THE TOP OF THE BALE.

4. INSPECTION SHALL BE FREQUENT AND REPAIR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.

5. BALES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULLNESS SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE

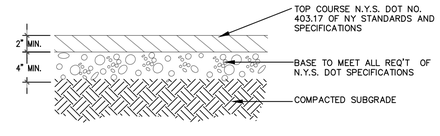
2 SD–1 SEDIMENT BARRIER STAKED W/ STRAW/ HAYBALE DIKE

NOT TO SCALE



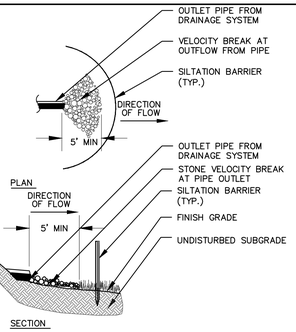
3 SD–1 SEDIMENT BARRIER OUTLET

NOT TO SCALE



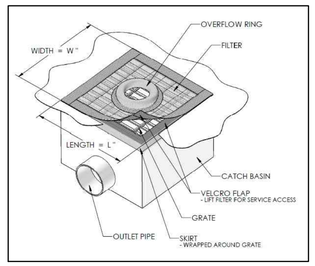
4 SD–1 ASPHALT PAVEMENT

NOT TO SCALE



5 SD–1 PIPE OUTLET PROTECTION

NOT TO SCALE



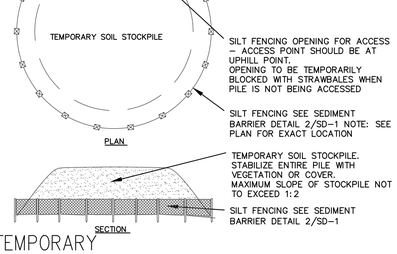
NOTES:

1. SEDIMENT SHALL BE REMOVED AND THE TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO 1/2 THE DESIGN DEPTH OF THE TRAP.

2. THE STRUCTURE SHALL BE INSPECTED AFTER EACH RAIN AND REPAIRS MADE AS NEEDED.

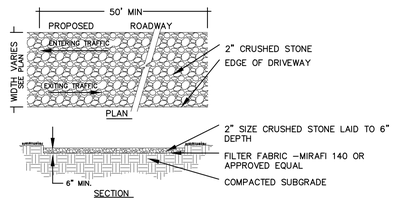
6 SD–1 INLET PROTECTION

NOT TO SCALE



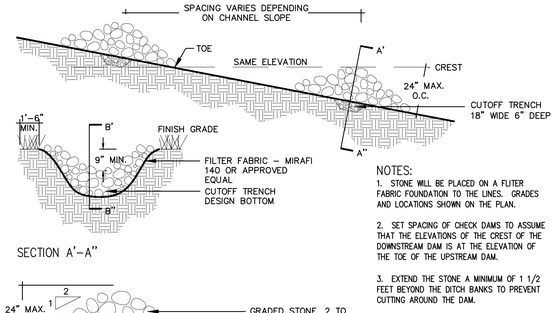
7 SD–1 TEMPORARY STOCKPILE AREA

NOT TO SCALE



8 SD–1 ANTI–TRACKING STRIP

NOT TO SCALE



NOTES:

1. STONE WILL BE PLACED ON A FLITER FABRIC FOUNDATION TO THE LINES, GRADES AND LOCATIONS SHOWN ON THE PLAN.

2. SET SPACING OF CHECK DAMS TO ASSUME THAT THE ELEVATIONS OF THE CREST OF THE DOWNSTREAM DAM IS AT THE ELEVATION OF THE TOE OF THE UPSTREAM DAM.

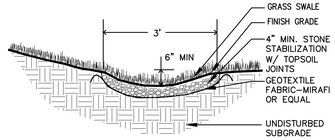
3. EXTEND THE STONE A MINIMUM OF 1 1/2 FEET BEYOND THE DITCH BANKS TO PREVENT CUTTING AROUND THE DAM.

4. PROTECT THE CHANNEL DOWNSTREAM OF THE LOWEST CHECK DAM FROM SCOUR AND EROSION WITH STONE OR LINER AS APPROPRIATE.

5. ENSURE THAT CHANNEL APPURTANCES SUCH AS CULVERT ENTRANCES BELOW CHECK DAMS ARE NOT SUBJECT TO DAMAGE OR BLOCKAGE FROM DISPLACED STONES.

9 SD–1 CHECK DAM

NOT TO SCALE



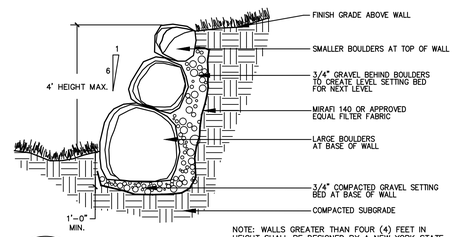
NOTES:
1) SOD CHANNELS AS SOON AFTER CONSTRUCTION TO PREVENT EROSION

2) ANCHOR SOD USING STAKES OR STAPLES. LAY STRIPS PARALLEL TO CONTOURS, WITH STAGGERED JOINTS.

3) SOD TO BE TALL FESCUE IN SHADY AREAS, BLUEGRASS/FESCUE MIX IN SUNNY AREAS

10 SD–1 GRASS SWALE

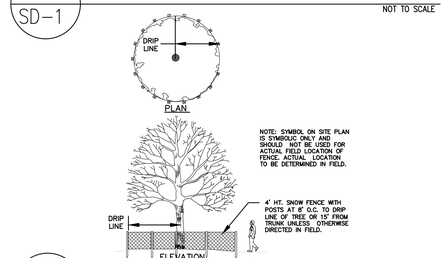
NOT TO SCALE



NOTE: WALLS GREATER THAN FOUR (4) FEET IN HEIGHT SHALL BE DESIGNED BY A NEW YORK STATE PROFESSIONAL ENGINEER AND THEIR CONSTRUCTION CERTIFIED BY THE DESIGN ENGINEER PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

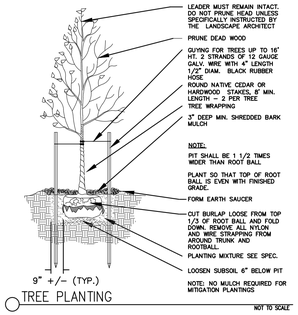
11 SD–1 BOULDER WALL

NOT TO SCALE



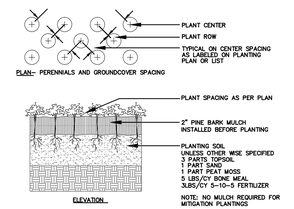
12 SD–1 TREE PROTECTION

NOT TO SCALE



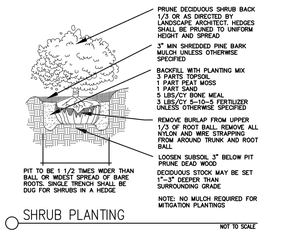
TREE PLANTING

NOT TO SCALE



PERENNIAL & GROUND COVER PLANTING

NOT TO SCALE



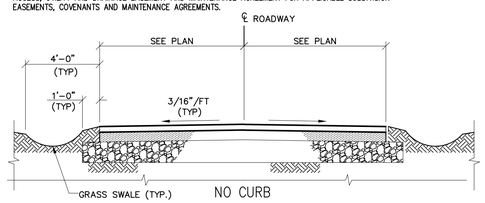
SHRUB PLANTING

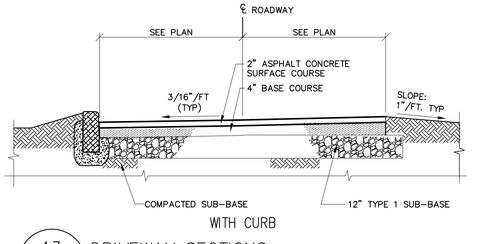
NOT TO SCALE

NOTES

1. THE PROPOSED DWELLING, GARAGE AND ANY FUTURE POOL OR ANY ACCESSORY STRUCTURE(S) SHALL BE LOCATED WITHIN THE BUILDING ENVELOPE SHOWN HEREON. THE PURPOSE OF THIS BUILDING ENVELOPE IS TO ALLOW FLEXIBILITY RELATING TO THE LOCATION AND CONFIGURATION OF THE DWELLING AND ACCESSORY STRUCTURES AND IMPROVEMENTS. THE LOCATION OF THE PROPOSED DRIVEWAY, SEPTIC SYSTEM, WELL, AND STORMWATER STRUCUTRES AND FACILITIES SHALL BE LOCATED PRECISELY AS SHOWN ON THIS PLAN.

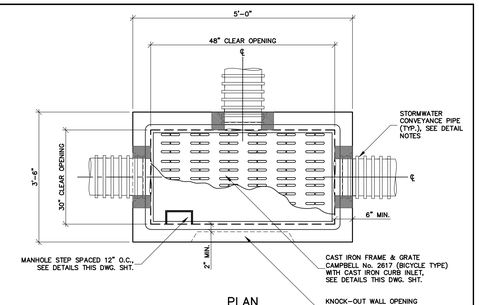
2. REFER TO THE SYMS SUBDIVISION TEMPORARY GRADING EASEMENT, DECLARATION OF COMMON DRIVEWAY ACCESS, UTILITY AND DRAINAGE EASEMENT AND MAINTENANCE AGREEMENT FOR APPLICABLE SUBDIVISION EASEMENTS, COVENANTS AND MAINTENANCE AGREEMENTS.

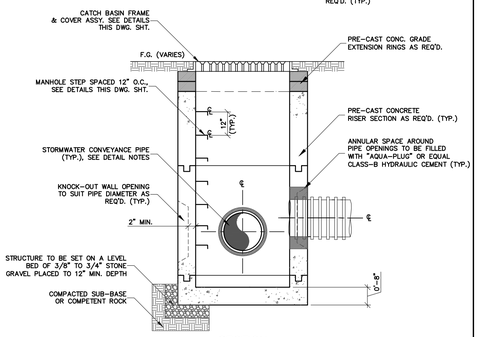




13 SD–1 DRIVEWAY SECTIONS

NOT TO SCALE





CATCH BASIN DETAIL NOTES:

1). SEE SITE DRAINAGE PLAN DRAWING SHEETS FOR LOCATION AND ALIGNMENT OF PROPOSED STORMWATER SYSTEM STRUCTURES AND CONVEYANCE PIPING.
2). "KNOCK–OUT" WALL OPENINGS CAST BY STRUCTURE STRUCTURE MANUFACTURER SHALL BE USED FOR ALL CONVEYANCE PIPE CONNECTIONS TO CATCH BASINS.
3). ANNULAR SPACES BETWEEN STRUCTURE CONCRETE WALL OPENINGS AND PIPE EXTERIOR WALLS SHALL BE FILLED WITH CONCRETE BLOCK & MORTAR. MORTAR SHALL BE "AQUA–PLUG" OR EQUAL CLASS–B HYDRAULIC CEMENT.
4). MANHOLE STEP LOCATIONS TO BE COORDINATED WITH PIPE PENETRATION THROUGH STRUCTURE WALL(S).
6). SEE SITE DRAINAGE PLAN DRAWING SHEETS FOR PIPE ORIGINATION AND TERMINATION POINTS; PIPE DIAMETERS & INVERT ELEVATIONS; CATCH BASIN RIM ELEVATIONS; AND STRUCTURE INVERT ELEVATIONS. EACH CATCH BASIN SHALL BE FURNISHED WITH A MINIMUM 1'–0" HEIGHT SUMP MEASURED BELOW THE LOWEST PIPE INVERT ENTERING/LEAVING RESPECTIVE STRUCTURE.
7). STORMWATER PIPING CONNECTED TO THE STRUCTURE(S) SHALL BE CUT FLUSH WITH SURFACE OF THE INTERIOR STRUCTURE WALL.
8). CATCH BASIN RIMS RIMS SHALL EXTEND TO FINISHED GRADE. PRE–CAST CONCRETE GRADE EXTENSION RINGS SHALL BE USED AS –REQ'D. TO ACHIEVE DESIRED RIM ELEVATIONS.

PRE–CAST CONCRETE STRUCTURE DESIGN NOTES:

1. STRUCTURE RISER SECTION HEIGHTS AND CONSTRUCTION JOINTS AS PER MANUFACTURER.
2. INDIVIDUAL RISER SECTIONS SHALL BE JOINED AT A GASKETED CONSTRUCTION JOINT.
3. CONCRETE MINIMUM STRENGTH– 4,000 P.S.I. AT 28 DAYS
4. STEEL REINFORCEMENT– ASTM A 615, GR 60 1" MIN. COVER
5. DESIGN LOADING– AASHTO H520–44 (INSTALLED CONDITIONS)
6. GASKETED CONSTRUCTION JOINT– BUTYL RUBBER OR EQUIVALENT
7. DESIGN SPECIFICATION– ACI 318, ASTM C858 & AASHTO STANDARD SPECIFICATION FOR HIGHWAY STRUCTURES (HS20–44)

14 SD–1 PRECAST CONCRETE CATCHBASIN

NOT TO SCALE

Applicant:
Christopher Iannuzzi
31110 Town Green Drive
Elmsford, NY 10523

Date

PLANNING BOARD ENDORSEMENT OF APPROVED PLANS

Planning Board Chairman — Date

Planning Board Secretary — Date

TOWN ENGINEER'S CERTIFICATION

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PROPERTY OF CHRISTOPHER IANNUZZI
TOWN OF LEWISBORO, WESTCHESTER COUNTY, NEW YORK

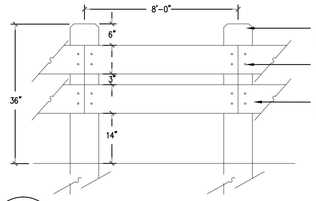
WETLAND & STORMWATER PERMIT PLAN

PARCEL ID S.B.L. 12-10802-129

SITE DETAILS

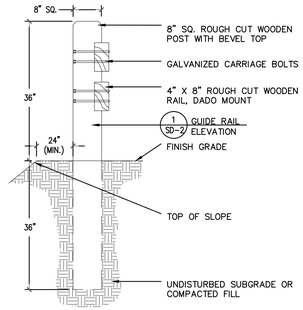
SCALE: 1/8"=1'-0'

JRFA
DATE NOVEMBER 2017
SD SHEET 1 OF ____
DWG. NO. ____



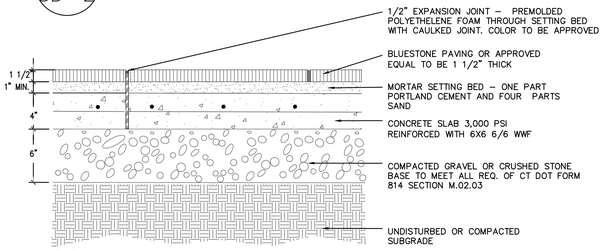
1 SD-2 GUIDE RAIL – ELEVATION

NOT TO SCALE



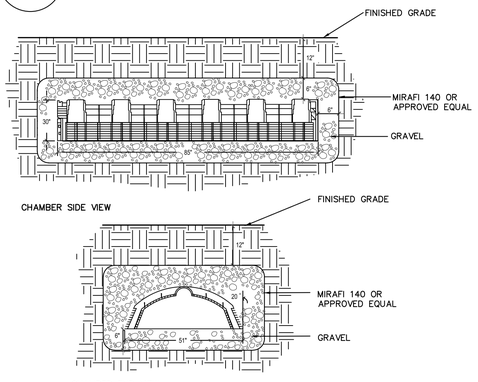
2 SD-2 GUIDE RAIL – SECTION

NOT TO SCALE



3 SD-2 STONE PAVING

NOT TO SCALE



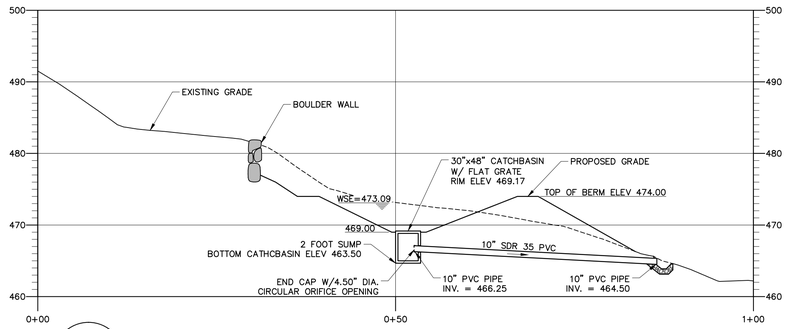
NOTES:
1. HIGH CAPACITY INFILTRATOR CHAMBER SYSTEM TO BE INSTALLED ACCORDING TO MANUFACTURERS SPECIFICATIONS.

2. STORAGE CAPACITY 74.9 CF PER SECTION OF STORMTECH SC-740 CHAMBER.

3. SYSTEM AVAILABLE FROM INFILTRATOR SYSTEMS, INC., OLD SAYBROOK, CONNECTICUT (1-800-718-2754), OR APPROVED EQUAL.

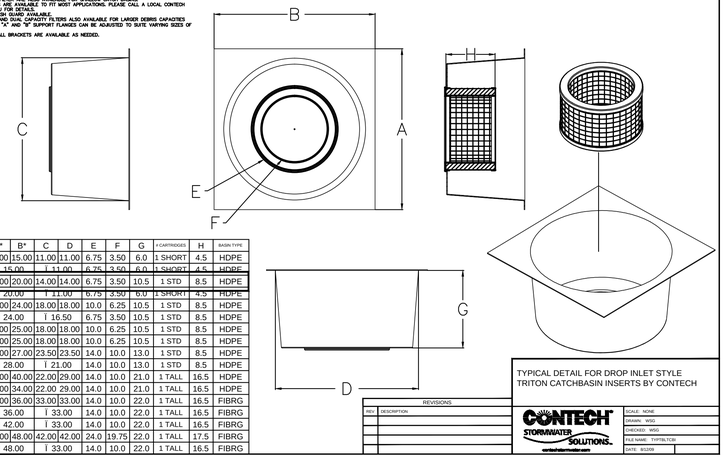
4 SD-2 STORMWATER INFILTRATOR

NOT TO SCALE



5 SD-2 STORMWATER BASIN

NOTES:
1. ALL DIMENSION ARE IN INCHES UNLESS OTHERWISE NOTED
2. UNITS ARE CONSTRUCTED FROM HIGH DENSITY POLYETHYLENE PLASTIC WITH UV INHIBITORS OR FIBERGLASS HAVING ISOPHTHALIC POLYESTER RESINS THAT ARE GEL COATED WITH ISOPHTHALIC POLYESTER RESIN CONTAINING ULTRAVIOLET INHIBITORS. ALL UNITS ARE SITE CONDITIONS CHANGE.
3. LOW PROFILE FILTER ARE ALSO AVAILABLE FOR SHALLOW CATCH BASINS.
4. CUSTOM SIZES ARE AVAILABLE TO FIT MOST APPLICATIONS. PLEASE CALL A LOCAL CONTECH OFFICE NEAR YOU FOR DETAILS.
5. CONTECH CAN PROVIDE INSTALLATION SERVICE.
6. DUAL STAGE AND DUAL CAPACITY FILTERS ALSO AVAILABLE FOR LARGER DEBRIS CAPACITIES
7. * = DIMENSIONS "A" AND "B" SUPPORT FLANGES CAN BE ADJUSTED TO SUITE VARYING SIZES OF CATCH BASINS
8. CUSTOM INSTALL BRACKETS ARE AVAILABLE AS NEEDED.



MODEL #	A*	B*	C	D	E	F	G	# CARTRIDGES	H	BASIN TYPE
TR1212	15.00	15.00	11.00	11.00	6.75	3.50	6.0	1 SHORT	4.5	HDPE
TR12RD	⌀ 15.00		⌀ 11.00		6.75	3.50	6.0	1 SHORT	4.5	HDPE
2 X TR1616	20.00	20.00	14.00	14.00	6.75	3.50	10.5	1 STD	8.5	HDPE
TR16RD	⌀ 20.00		⌀ 14.00		6.75	3.50	6.0	1 SHORT	4.5	HDPE
TR1818	24.00	24.00	18.00	18.00	10.0	6.25	10.5	1 STD	8.5	HDPE
TR18RD	⌀ 24.00		⌀ 16.50		6.75	3.50	10.5	1 STD	8.5	HDPE
TR1824	19.00	25.00	18.00	18.00	10.0	6.25	10.5	1 STD	8.5	HDPE
TR2024	21.00	25.00	18.00	18.00	10.0	6.25	10.5	1 STD	8.5	HDPE
TR24SR	27.00	27.00	23.50	23.50	14.0	10.0	13.0	1 STD	8.5	HDPE
TR24RD	⌀ 28.00		⌀ 21.00		14.0	10.0	13.0	1 STD	8.5	HDPE
TR2436	32.00	40.00	22.00	29.00	14.0	10.0	21.0	1 TALL	16.5	HDPE
TR3030	34.00	34.00	22.00	29.00	14.0	10.0	21.0	1 TALL	16.5	HDPE
TR36SR	36.00	36.00	33.00	33.00	14.0	10.0	22.0	1 TALL	16.5	FIBRG
TR36RD	⌀ 36.00		⌀ 33.00		14.0	10.0	22.0	1 TALL	16.5	FIBRG
TR42RD	⌀ 42.00		⌀ 33.00		14.0	10.0	22.0	1 TALL	16.5	FIBRG
TR4848	48.00	48.00	42.00	42.00	24.0	19.75	22.0	1 TALL	17.5	FIBRG
TR48RD	⌀ 48.00		⌀ 33.00		14.0	10.0	22.0	1 TALL	16.5	FIBRG

TYPICAL DETAIL FOR DROP INLET STYLE TRITON CATCHBASIN INSERTS BY CONTECH

REVISIONS

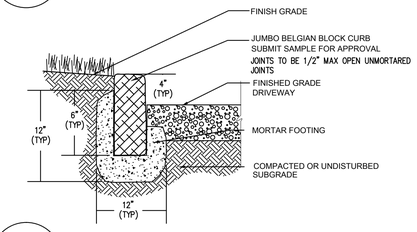
REV.	DESCRIPTION

CONTECH STORMWATER SOLUTIONS www.contechstormwater.com

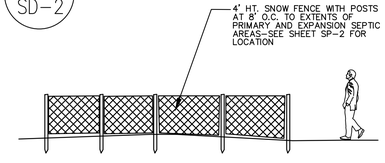
SCALE: NONE
DRAWN: WSG
CHECKED: WSG
FILE NAME: TYPTRLTCBI
DATE: 8/12/09

6 SD-2 CATCH BASIN INSERT

NOT TO SCALE



7 SD-2 BELGIAN BLOCK CURBING



8 SD-2 CONSTRUCTION FENCE

Applicant:
Christopher Iannuzzi
31110 Town Green Drive
Elmsford, NY 10523

Date

PLANNING BOARD ENDORSEMENT OF APPROVED PLANS

Planning Board Chairman — Date

Planning Board Secretary — Date

TOWN ENGINEER'S CERTIFICATION

Reviewed for compliance with the Planning Board Resolution dated

Town Consulting Engineer — Date

WETLAND MITIGATION PLANTING, INVASIVE CONTROL & MAINTENANCE NOTES

1. INSTALLATION OF THE WETLAND MITIGATION PLANTINGS SHALL COMMENCE DURING EITHER THE SPRING (APRIL 15 TO JUNE 15) OR FALL PLANTING SEASON (SEPTEMBER 1 TO NOVEMBER 1).
2. ALL PLANT SUBSTITUTIONS REQUIRE PRIOR APPROVAL BY THE PROJECT LANDSCAPE ARCHITECT AND APPROVAL AUTHORITY.
3. BE AWARE OF ALL UNDERGROUND UTILITIES PRIOR TO ANY PLANTING OPERATIONS. CONTACT "CALL BEFORE YOU DIG" PRIOR TO EXCAVATION.
4. THE CONTRACTOR SHALL COORDINATE INVASIVE SPECIES REMOVAL WITH THE TOWN OF LEWISBORO AND/OR AUTHORIZED AGENT AND SHALL FOLLOW BEST MANAGEMENT PRACTICES SET FORTH BY THE NYSDEC IN TERMS OF HAND REMOVAL, APPROVED HERBICIDES AND PROPER OFF-SITE REMOVAL AND DISPOSAL OF MATERIAL AND SHALL RECEIVE FINAL APPROVAL FROM THE TOWN OF LEWISBORO WETLAND CONSULTANT AND/OR ITS AUTHORIZED AGENT AT THE COMPLETION OF INVASIVE SPECIES REMOVAL OPERATIONS.
5. THE APPROVED METHOD TO REMOVE THE INVASIVE SPECIES IS TO CUT THE VEGETATION, ALLOW PLANT TO RESPROUT AND GROW TO 6–18 INCHES AND THEN APPLY THE APPROVED HERBICIDE (RODEO GLYPOSATE FORMULATION – ONLY NYSDEC APPROVED HERBICIDE FOR WETLAND AREAS) WITH A WICK APPLICATOR AND THEN REMOVE DEAD MATERIAL FOR PROPER COMPOSTING IN AN APPROVED LANDFILL. THE HERBICIDE APPLICATION MUST BE PERFORMED BY A NEW YORK STATE APPLICATOR OR TECHNICIAN. THIS METHOD SHOULD BE IMPLEMENTED PREFERABLY IN LATE SPRING AND EARLY SUMMER TO PROVIDE THE GREATEST POSSIBILITY OF REMOVAL.
6. AFTER REMOVAL OF THE SPECIFIED INVASIVE SPECIES AND INSTALLATION OF THE WETLAND MITIGATION PLANTINGS, AN AS-BUILT PLAN DETAILING LOCATIONS OF THE PLANTINGS SHALL BE PREPARED. A MONITORING PROGRAM OF THE PROJECT SHALL COMMENCE UPON COMPLETION OF THE AS-BUILT PLAN AND ACCEPTANCE BY THE APPROVAL AUTHORITY. A QUALIFIED PROFESSIONAL SHALL BE HIRED BY THE APPLICANT TO INSPECT THE PROJECT ANNUALLY FOR A PERIOD OF FIVE YEARS FOLLOWING THE COMPLETED INSTALLATION TO INSURE NO INVASIVE SPECIES HAVE BECOME RE-ESTABLISHED AND THAT THE MITIGATION PLANTINGS HAVE SURVIVED.
7. WRITTEN INSPECTION REPORTS SHALL BE SUBMITTED BY THE QUALIFIED PROFESSIONAL TO THE TOWN OF LEWISBORO AND/OR AUTHORIZED AGENT REGARDING ANNUAL STATUS OF INVASIVE SPECIES AND MITIGATION PLANTINGS FOR A DURATION OF FIVE YEARS FOLLOWING PLANNING BOARD ACCEPTANCE OF AN AS-BUILT PLAN. THE ANNUAL REPORT SHALL PROVIDE DETAIL ON ANY RECOMMENDATIONS, INVASIVE SPECIES REOCCURRENCE AND ANY MITIGATION PLANTINGS THAT HAVE NOT SURVIVED SO THAT THEY MAY BE REPLACED.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR A PERIOD OF FIVE YEARS FOR ALL WETLAND MITIGATION PLANT MATERIALS, WHICH SHALL BE MAINTAINED IN A HEALTHY CONDITION AND REPLACEMENTS OF DEAD OR DISEASED PLANTINGS IN KIND SHALL BE MADE DURING THE EARLIEST GROWING SEASON POSSIBLE.
9. ALL EMERGENT, HERBACEOUS WETLAND PLANT SPECIES AND WOODY WETLAND SPECIES WHICH TOLERATE YEAR ROUND HYDRIC SOIL CONDITIONS SHALL BE CULTIVATED UNDER HYDRIC SOIL CONDITIONS DURING THE GROWING SEASON AND SUPPLIED BY AQUATIC OR WETLAND PLANT NURSERIES.
10. ALL AQUATIC AND EMERGENT, HERBACEOUS WETLAND PLANT SPECIES SHALL BE PLANTED AT THE PROPER DEPTH TO INSURE THAT THE CORRECT RANGE OF PERMANENT WATER DEPTHS FOR EACH SPECIES IS PROVIDED.
11. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT INFERIOR PLANT MATERIALS AND SUBSTITUTIONS. THE LANDSCAPE ARCHITECT IS WILLING TO MAKE TWO TRIPS TO SUPPLIERS TO REVIEW AND APPROVE MATERIALS. PREVIOUSLY UNAPPROVED MATERIALS MAY BE REJECTED AT THE SITE. MINIMALLY, ALL MATERIALS WILL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1 – 1996) OF THE AMERICAN ASSOCIATION OF NURSERYMEN.
12. THE CONTRACTOR SHALL BE REQUIRED TO CARRY WORKMEN'S COMPENSATION INSURANCE AND COMPREHENSIVE GENERAL LIABILITY INSURANCE. CERTIFICATES WILL BE REQUIRED PRIOR TO SIGNING CONTRACT.
13. DEER PROTECTION IS REQUIRED AND MUST BE MAINTAINED THROUGHOUT THE INSTALLATION PERIOD AND REPELLENT MUST BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO APPLICATION. FINAL APPLICATION OF DEER PROTECTION IS REQUIRED AT COMPLETION OF WORK.
14. NOTIFY LANDSCAPE ARCHITECT UPON COMPLETION OF MITIGATION PLANTING OPERATIONS FOR FINAL APPROVAL.

WATER QUALITY BASIN MAINTENANCE

THE THE WATER QUALITY BASIN HAS BEEN DESIGNED TO REMOVE SEDIMENTS AND NUTRIENTS FROM STORMWATER RUNOFF PRIOR TO DISCHARGING FLOWS INTO THE EXISTING FILTRATION SWALES. IN ORDER TO KEEP THE WATER QUALITY FILTRATION SYSTEM IN PROPER WORKING ORDER AN ANNUAL INSPECTION SHOULD BE PERFORMES BY THE PROPERTY OWNER.

THE INSPECTION SHALL INCLUDE:

1. A DETERMINATION OF THE AMOUNT OF ACCUMULATED SEDIMENT WITHIN THE BASINS. REMOVAL OF ACCUMULATED SEDIMENT WITHIN THE BASINS SHALL OCCUR WHEN THE ACCUMULATION REACHES ONE-THIRD OF THE BASINS CAPACITY, THE WORK SHALL BE PERFORMED DURING A DRY PERIOD (PREFERABLY JULY OR AUGUST) AND IN SUCH A MANNER AS TO MINIMIZE DISTURBANCE TO THE PLANT MATERIAL IN THE BASIN AREA. ALL SEDIMENT REMOVED FROM THE BASINS SHALL BE PROPERLY DISPOSED OF FOO-SITE.
2. AN EVALUATION OF THE CONDITIONS OF THE PLANT MATERIALS WITHIN AND SURROUNDING THE FILTRATION BASIN INCLUDING RECOMMENDATIONS FOR REMOVAL AND REPLACEMENT OF ANY DEAD OR DAMAGED MATERIAL.
3. REMOVAL OF ANY LITTER OR OTHER DEBRIS, WHICH MAY ACCUMULATE IN THE FILTRATION BASIN OR SURROUNDING WETLAND AREAS.
4. THE OWNER SHALL MAINTAIN ALL EXISTING AND PROPOSED VEGETATION SHOWN ON THE LANDSCAPE PLANS IN A HEALTHY AND VIGOROUS GROWING CONDITION THROUGHOUT THE DURATION OF THE USE OF THE SITE. ALL VEGETATYION NOT SO MAINTAINED SHALL BE REPLACED WITH NE COMPARABLE VEGETATION AT THE BEGINNING OF THE NEXT GROWING SEASON.
5. THERE SHALL BE NO MODIFICATION TO THE BASINS OR PLANTING FROM THE APPROVED DESIGN WITHOUT PRIOIR APPROVAL OF THE TOWN OF LEWISBORO PLANNING BOARD AND WETLAND INSPECTOR.

TRITON CATCH BASIN INSERT MAINTENANCE

THE TRITON CATCH BASIN INSERTS SHOULD BE INSPECTED AND MAINTAINED AT REGULAR INTERVALS. ANNUAL INSPECTION REPORTS SHALL BE SUBMITTED TO THE TOWN OF LEWSBORO FOR A PERIOD OF THREE YEARS.

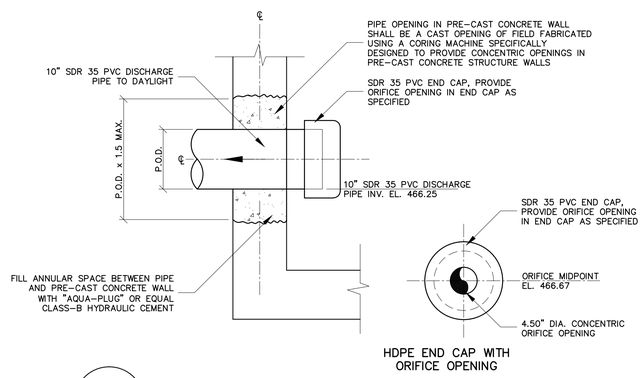
THE USEFUL LIFE OF THE MEDIA-PAK IS BASED ON THE QUANTITY OF POLLUTANTS IT COLLECTS. THE MEDIA-PAK WITH XSORB®MEDIA HAS THE ABILITY TO REPEL WATER AND ABSORB UP TO 500 PERCENT OF ITS OWN WEIGHT IN OIL WHEN FULLY SATURATED. A TYPICAL TR24SR CARTRIDGE HAS THE ABILITY TO ABSORB BETWEEN 1 AND 2 QUARTS OF CONTAMINANTS WHEN FULLY SATURATED. ON AVERAGE WE SUGGEST THREE CLEANOUTS OF THE CARTRIDGE BASIN AND ONE CHANGE OUT OR REPLACEMENT OF THE MEDIA-PAK PER YEAR. FOR TRITON CATCH BASIN INSERTS PLACED IN AREAS OF GREATER POLLUTANT LOADING THE MAINTENANCE AND CHANGE OUT FREQUENCY WILL BE INCREASED.

ON-SITE PROCEDURES FOR INSPECTION AND MAINTENANCE:

1. CLEAN SURFACE AREA IMMEDIATE AROUND EACH CATCH BASIN
2. REMOVE GRATES AND SET ASIDE
3. CLEAN GRATES, REMOVE LITTER AND DEBRIS THAT MAY BE TRAPPED WITHIN THE GRATE
4. INSPECT PERIMETER GASKET SYSTEM OF THE CARTRIDGE MAKING SURE NO FLOWS ARE BYPASSING THE CARTRIDGE, REPAIR AS NEEDED.
5. REMOVE BY VACTOR HOSE THE DEBRIS THAT HAS BEEN TRAPPED IN THE TROUGH AREA. DISPOSE OF IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REGULATORY AGENCY REQUIREMENTS. MOST DEBRIS THAT IS CAPTURED IN THE TROUGH OR SUMP AREA WILL FALL INTO THE NON-HAZARDOUS WASTE CATEGORY.
6. VISUALLY INSPECT AND CHECH THE CONDITION OF THE TROUGH AREA.
7. INSPECT THE MEDIA-PAK CONDITION IN THE WIRE MESH CARTRIDGE. WHEN THE NORMALLY WHITE COLORED MEDIA TURNS BLACK, THE MEDIA SHOULD BE CHANGED. WHEN SERVICE REQUIRES REPLACEMENT OF THE CARTRIDGE MEDIA-PAK PLEASE CONTACT YOUR LOCAL CONTECH STORMWATER SOLUTIONS OFFICE.
8. REPLACE GRATE AND LOCKDOWN AS NEEDED.
9. SECURE AND DATE WEATHERPROOF LOCK OUT TAGS.
10. REPORT ANY CONCERNS OR IMPROVEMENTS REGARDING THE TRITON INSERT ON A SERVICE REPORT.
11. COMPLETE SERVICE REPORT AND SUBMIT TO FACILITY OWNER.

INFILTRATION CHAMBER/CATCH BASIN MAINTENANCE

CATCH BASINS LOCATED IN THE ENTRY COURT OR YARD DRAINS DISCHARGING TO THE INFILTRATION CHAMBERS SHALL INCLUDE DEEP SUMPS(18" MIN. DEPTH) FOR THE COLLECTION OF SEDIMENTS AND OTHER SOLIDS. THE SUMPS SHALL BE CLEANED ANNUALLY TO REMOVE ANY ACCUMULATION OF SEDIMENT OR OTHER DEBRIS.



HDPE END CAP WITH ORIFICE OPENING

9 SD-2 FLOW CONTROL STRUCTURE ORIFICE END CAP

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REVISIONS

NO.	BY	DATE	REMARKS
1	UKJ	02/06/18	PLANNING BOARD COMMENTS DATED DECEMBER 13, 2017
2	UKJ	04/24/18	PLANNING BOARD COMMENTS DATED FEBRUARY 22, 2018

DES. UKJ
DWG. UKJ
CHK. TWA

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J. ROBERT FOLCHETTI & ASSOCIATES, L.L.C.
CIVIL / ENVIRONMENTAL ENGINEERS
www.jrfa.com
31 SODOM ROAD
BREWSTER, NY 10509
845-363-1560

PROPERTY OF CHRISTOPHER IANNUZZI
TOWN OF LEWISBORO, WESTCHESTER COUNTY, NEW YORK

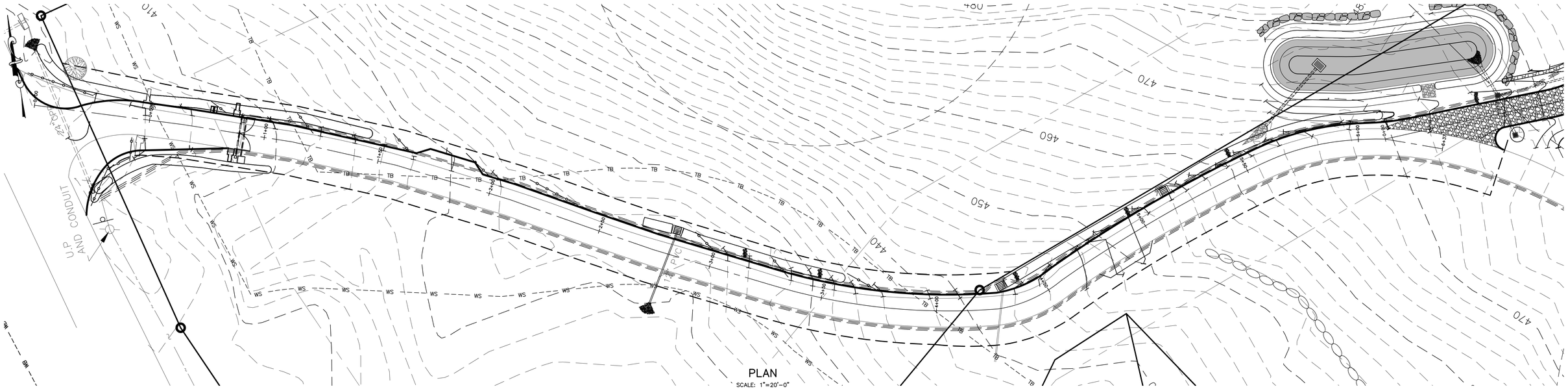
WETLAND & STORMWATER PERMIT PLAN

PARCEL ID S.B.L. 12-10802-129

SITE DETAILS

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

JRFA
DATE NOVEMBER 2017
SD SHEET 2 OF ____
DWG. NO. ____



PLAN
SCALE: 1"=20'-0"

PROFILE
SCALE: HORIZ. 1"=20'-0"
VERT. 1"=10'-0"

COMMON DRIVEWAY PROFILE A–A'

PLANNING BOARD ENDORSEMENT OF APPROVED PLANS

Planning Board Chairman — Date

Planning Board Secretary — Date

Applicant:
Christopher Iannuzzi
31110 Town Green Drive
Elmsford, NY 10523

Date

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

Town Consulting Engineer — Date

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PROPERTY OF CHRISTOPHER IANNUZZI
TOWN OF LEWISBORO, WESTCHESTER COUNTY, NEW YORK

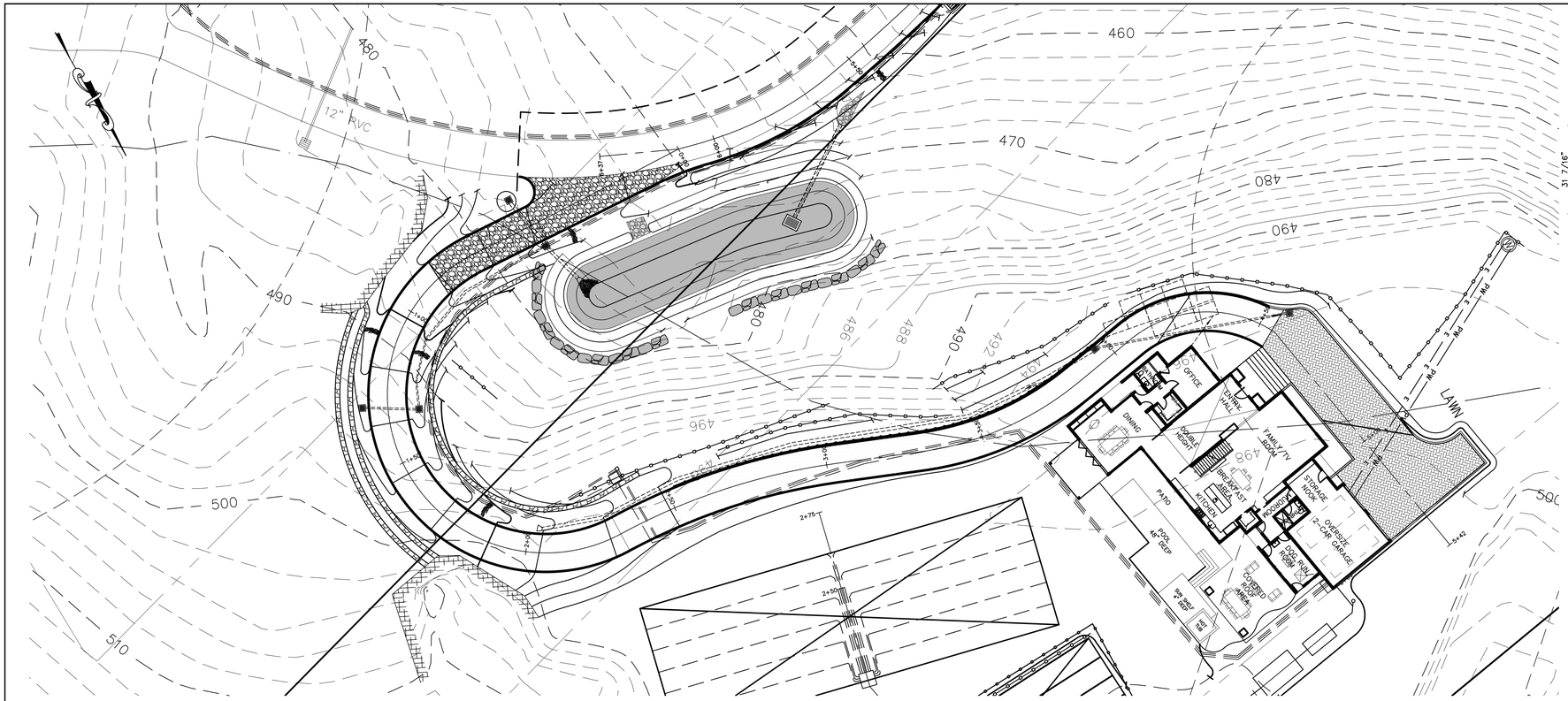
WETLAND & STORMWATER PERMIT PLAN

PARCEL ID S.B.L. 12-10802-129

SITE DETAILS
DRIVEWAY PLAN/PROFILE A-A

SCALE: 1"=50'

JRFA
DATE NOVEMBER 2017
SD SHEET 3 OF ____
DWG. NO. _____



PLAN
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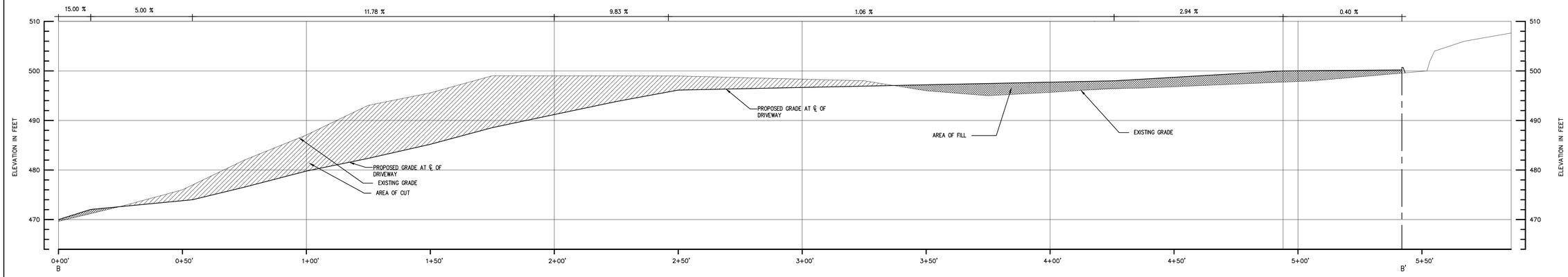
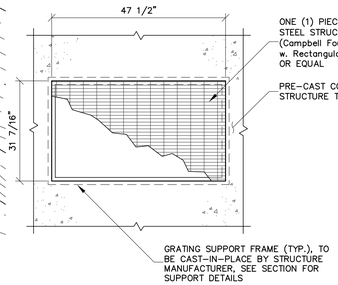
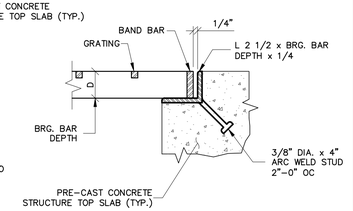


PROFILE
SCALE: HORIZ. 1"=20'-0"
VERT. 1"=10'-0"

LOT DRIVEWAY PROFILE B–B'



GRATING – PLAN VIEW



GRATE SUPPORT – SECTION VIEW

FRAME & GRATE DETAIL NOTES:

1. ACCESS FRAME & GRATES SHALL BE CONSTRUCTED OF GALVANIZED STEEL, UNLESS OTHERWISE INDICATED. REFER TO RESPECTIVE STRUCTURE DETAIL DRAWINGS FOR DIMENSIONS AND LOCATIONS OF ACCESS OPENINGS.
2. GRATING SUPPORT FRAMES SHALL BE CAST-IN-PLACE BY STRUCTURE MANUFACTURER FOR FLUSH MOUNTED GRATING INSTALLATION.
3. SUPPORT DETAILS SHOWN ARE TYPICAL FOR CAST-IN-PLACE APPLICATIONS. ACTUAL SUPPORT INSTALLATION METHODS AND MATERIALS MAY VARY DEPENDING UPON SELECTED PRE-CAST CONCRETE STRUCTURE MANUFACTURER.
4. ALL ANGLES, BARS, BOLTS & ANCHORING DEVICES TO BE OF SAME MATERIAL AS GRATING.

1 / SD-4 NON-ROADWAY CATCHBASIN FRAME & GRATE ASSEMBLY — NOT TO SCALE

PLANNING BOARD ENDORSEMENT OF APPROVED PLANS

Planning Board Chairman _____ Date _____

Planning Board Secretary _____ Date _____

_____ Date _____

Applicant:
Christopher Iannuzzi
31110 Town Green Drive
Elmsford, NY 10523

TOWN ENGINEER'S CERTIFICATION
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PARCEL ID S.B.L. 12-10802-129

SITE DETAILS
DRIVEWAY PLAN/PROFILE B-B

SCALE: 1"=50'

JRFA
DATE NOVEMBER 2017
SD SHEET 4 OF ____
DWG. NO. _____