

<b><u>AGENDA PACKET</u></b>		
<b><u>SEPTEMBER 11, 2018 MEETING</u></b>		
	<b><u>CAL#</u></b>	<b><u>PAGE</u></b>
<b><u>AGENDA</u></b>		<b>3</b>
<b><u>COMPOSTING TOILET AT ONATRU FARM, 99 ELMWOOD ROAD, SOUTH SALEM</u></b>	<b>Cal #07-18PB</b>	
Planning Board application, dated August 4, 2018		<b>4</b>
<b><u>REQUESTS FOR RELAXATION ON SEPTIC REQUIREMENTS PER PLANNING BOARD RESOLUTIONS AND WETLAND PERMITS</u></b>	<b>Various Cal #s</b>	
No new materials		<b>-</b>
<b><u>HIDDEN POINT FARMS, 153 SILVER SPRINGS ROAD, SOUTH SALEM</u></b>	<b>Cal #56-18WP, #09-18SW</b>	
Kellard Sessions Review Memo, dated September 6, 2018		<b>8</b>
Wetland and Stormwater Permit applications, dated August 13, 2018		<b>13</b>
Cover letter, Recreational Design and Construction, dated August 9, 2018		<b>20</b>
Development plans and details, D'Andrea Surveying & Engineering, dated August 8, 2018		<b>22</b>
Cover letter, Soil and Wetland Sciences, dated August 9, 2018		<b>28</b>
Existing conditions photographs, Recreational Design and Construction, undated		<b>30</b>
Engineering drawings, Landtech, dated May 4, 2018		<b>32</b>
<b><u>BOUBLIK RESIDENCE, 58 MEAD ROAD, WACCABUC</u></b>	<b>Cal #58-18WP</b>	
Kellard Sessions Review Memo, dated September 6, 2018		<b>38</b>
Cover letter, Naderman Land Planning and Engineering, dated August 14, 2018		<b>41</b>
Wetland Permit application, dated August 2, 2018		<b>43</b>
Short EAF, dated August 13, 2018		<b>46</b>
Engineering drawings, Naderman Land Planning and Engineering, dated August 13, 2018		<b>50</b>

Architectural drawings, Studio Rai, dated July 30, 2018		<b>51</b>
Partial Wetland Delineation, Pfizer-Jählig Environmental Consulting, dated August 6, 2018		<b>53</b>
Wetland Delineation Map, TC Merritts Land Surveyors, dated August 9, 2018		<b>55</b>
Adjoining Properties Aerial Exhibit, Naderman Land Planning and Engineering, dated August 13, 2018		<b>56</b>
Existing conditions photograph, uncited, undated		<b>57</b>
<b><u>WILDER BALTER PARTNERS, NY STATE ROUTE 22, GOLDENS BRIDGE</u></b>	<b>Cal #10-15 PB</b>	<b>Cal #05-17SW</b>
Kellard Sessions Review Memo, dated September 6, 2018	<b>Cal #20-17WP</b>	<b>58</b>
Cover letter, Insite Engineering, dated August 23, 2018		<b>65</b>
Impact Comparison Table, Tim Millers Associates, undated		<b>67</b>
NOI, dated August 21, 2018		<b>68</b>
Architectural drawings, L & M Design, dated August 16, 2018		<b>82</b>
Site Plan, engineering drawings and details, Insite Engineering, dated August 23, 2018		<b>94</b>
Mitigation Plan, Tim Millers Associates, dated August 2, 2018		<b>111</b>
Cover letter with attachments to the Goldens Bridge Fire Dept., Insite Engineering, dated August 27, 2018		<b>112</b>
<b><u>MCGUINNESS RESIDENCE, 17 SCHOOLHOUSE ROAD, SOUTH SALEM</u></b>	<b>Cal# 3-16WV</b>	<b>Cal #6-17WP</b>
No new materials		-
<b><u>POTZ RESIDENCE, 1178 ROUTE 35, SOUTH SALEM</u></b>	<b>Cal# 1-18WV</b>	
No new materials		-
<b><u>MENDOLA RESIDENCE, 1320 ROUTE 35, SOUTH SALEM</u></b>	<b>Cal# 3-18WV</b>	
No new materials		-
<b><u>GAGA PIT AT TOWN PARK, 1065 ROUTE 35, SOUTH SALEM</u></b>	<b>Cal #66-17WP</b>	
Wetland Permit application, dated September 6, 2018		<b>121</b>



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



**Planning Board**  
**79 Bouton Road**  
**South Salem, New York 10590**

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

**AGENDA**

**Tuesday, September 11, 2018**

**79 Bouton Road, South Salem**

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

**I. DECISION**

**Cal #07-18PB**

**Composting Toilet at Onatru Farm, 99 Elmwood Road, South Salem, NY 10590, Sheet 44, Block 10057, Lot 5 (Town of Lewisboro, owner of record) – Application for a composting toilet.**

**II. REQUESTS FOR RELAXATION ON SEPTIC REQUIREMENTS PER PLANNING BOARD RESOLUTIONS AND WETLAND PERMITS**

**III. WETLAND PERMIT REVIEWS**

**Cal #56-18WP, #09-18SW**

**Hidden Point Farms, 153 Silver Springs Road, South Salem, NY 10590, Sheet 48, Block 10057, Lot 46 (Hidden Point Farms, LLC, owner of record) – Application for a pool, related structures, utilities and construction access road.**

**Cal #58-18WP**

**Boublik Residence, 58 Mead Road, Waccabuc, NY 10597, Sheet 22, Block 10802, Lot 71 (Michael and Miriam Boublik, owners of record) – Application for a pool cabana.**

**IV. SITE DEVELOPMENT PLAN**

**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 42 unit MF development on a ±35.4 acre parcel.**

**V. WETLAND VIOLATIONS**

**Cal #3-16WV, 06-17WP**

**McGuinness Residence, 17 Schoolhouse Road, South Salem, NY 10590, Sheet 22, Block 10802, Lot 35 (Annette and Peter McGuinness, owners of record)**

**Cal #01-18WV**

**Potz Residence, 1178 Route 35, South Salem, NY 10590, Sheet 27, Block 10805, Lot 29 (Siegfried and Karen Potz, owner of record)**

**Cal #03-18WV**

**Mendola Residence, 1320 Route 35, South Salem, NY 10590, Sheet 39, Block 10543, Lot 39 (Anthony and Anne Marie Mendola, owners of record)**

**VI. DISCUSSION**

**Cal #66-18WP**

**Gaga Pit at Town Park, 1065 Route 35, South Salem, NY 10590, Sheet 21, Block 1054, Lot 5 (Town of Lewisboro, owner of record) – Application from an Eagle Scout for a Gaga Pit.**

Distribution of late materials to the Planning Board and its consultants.

**VII. MINUTES OF January 16, 2018; MINUTES OF February 27, 2018; MINUTES OF March 20, 2018; MINUTES OF March 27, 2018; MINUTES OF April 17, 2018, MINUTES OF June 19, 2018, MINUTES OF July 21, 2018 MINUTES OF August 14, 2018 and MINUTES OF August 21, 2018.**

# TOWN OF LEWISBORO PLANNING BOARD

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

# 7-18 PB

fee \$

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

Waiver of Site Development Plan Procedures ☒

Site Development Plan Approval

Special Use Permit Approval

Subdivision Plat Approval



Step I

Step I

Step I

Step II

Step II

Step II

Step III



## Project Information

Project Name: COMPOSTING TOILET @ ONATRU FARM

Project Address: 99 ELMWOOD RD. SO. SALEM NY 10590

Gross Parcel Area: ±32 Zoning District: SR-4A Sheet(s): 44 Block(s): 10057 Lot(s): 5

Project Description: INSTALLATION OF COMPOSTING TOILET

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

YES



NO



Is the site located within the New York City Watershed?

YES



NO



Is the site located on a State or County Highway?

YES



NO



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

Town Board



ZBA



Building Dept.



Town Highway



ACARC



NYSDEC



NYCDEP



WCDH



NYSDOT



Town Wetland



Town Stormwater



Other

## Owner's Information

Name: TOWN OF LEWISBORO Email: supervisor@lewisborogov.com

Address: 11 MAIN ST. SO. SALEM Phone: 763-3151

## Applicant's Information (if different)

Name: \_\_\_\_\_ Email: \_\_\_\_\_

Address: \_\_\_\_\_ Phone: \_\_\_\_\_

## Authorized Agent's Information

Name: \_\_\_\_\_ Email: \_\_\_\_\_

Address: \_\_\_\_\_ Phone: \_\_\_\_\_

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

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

APPLICANT'S SIGNATURE

DATE 9/4/18

OWNER'S SIGNATURE

DATE 9/4/18

### Composting Toilet for Onatru

Onatru needs increased toilet facilities for normal game days let alone when we have tournaments or other events scheduled. The "Port-A-Potty's" that we rent detract from Onatru's attractiveness as a venue. Granted the success/lack of complaints/ease of maintenance we have experienced with the composting toilets which we installed at the Town Park it is only logical to expand that experience to Onatru. We have selected two locations on the grassy area in between the large parking lot and the big barn. Our first preference is to the north of the storage shed. If however there are objections to this location we would choose site #2 in between that shed and the cottage. We would like the Planning Board's approval to both of these. Approximate locations are shown on the attached aerial view of Onatru Farm Park.

Also attached is a photo of the existing facility at the Town Park which we would mimic at Onatru. The building would be white with a grey roof to match the other Onatru buildings.

Thanks.

# Untitled Map

Write a description for your map.

## Legend

▲ Onatru Farm Park

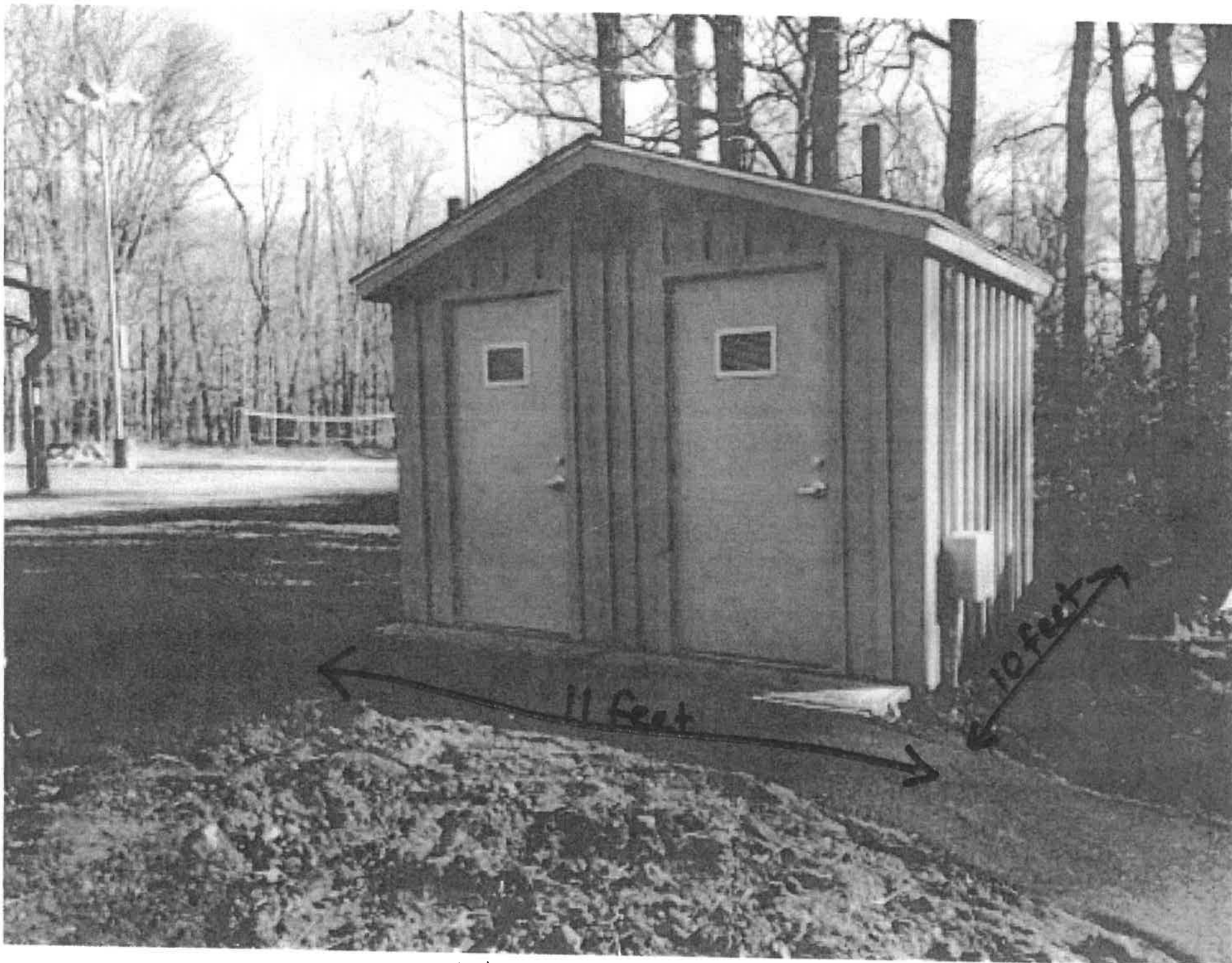
Google Earth

© 2018 Google

200 ft

N






White Building w/ Grey Roof

## MEMORANDUM

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

CC: Ciorsdan Conran  
Judson Siebert, Esq.  
Joseph Angiello

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

DATE: September 6, 2018

RE: Wetland Permit and Stormwater Permit  
Hidden Point Farm, LLC  
153 Silver Spring Road  
Sheet 48, Block 10057, Lot 46

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### PROJECT DESCRIPTION

The subject property totals  $\pm 11$  acres of land,  $\pm 2.1$  acres are located within the Town of Wilton, Connecticut and  $\pm 8.8$  acres are located within the Town of Lewisboro. The application involves the construction of a pool located within the Town of Lewisboro; the existing residence is located in the Town of Wilton. The pool is proposed to be  $\pm 19,432$  s.f. in surface area and will contain  $\pm 875,514$  gallons of water; the project will result  $\pm 2.5$  acres of land disturbance and  $\pm 12,470$  s.f. of additional impervious cover, not including the pool surface area. While the pool is located outside of the wetland buffer, the proposed temporary construction access road is located within the wetland buffer and will cross a watercourse via an existing culvert; underground utilities (electric/gas/water) are proposed along the access driveway and within the wetland buffer.

### SEQRA

The proposed action is a Type II Action and is categorically exempt from the State Environmental Quality Review Act (SEQRA).



**REQUIRED APPROVALS AND REFERRALS**

1. A Wetland Permit is required from the Planning Board; a public hearing is required to be held on the Wetland Permit.
2. A Town Stormwater Permit is required from the Planning Board.
3. Coverage under the New York State Department of Environmental Conservation (NYSDEC) SPDES General Permit for Stormwater Discharges from Construction Activity (GP-0-15-002) is required.
4. It is recommended that notice of the project be made to the Town of Wilton.

**COMMENTS**

1. The applicant shall clarify the nature and type of structure which is shown to be located at the south end of the pool; please also clarify its relationship and access to the adjacent pool, mechanical building, and patio, all of which appear to have different finish floor elevations. Several cross-sections and profiles through the pool, structures and surrounding area shall be provided for clarity purposes; existing and proposed grade shall be provided on all sections.
2. The depth(s) of the pool shall be identified on the plan. The pool construction drawings, which are referenced on the site plan, shall be submitted.
3. Dimensions of the pool and all structures shall be provided along with corresponding floor areas.
4. The Wetland Delineation Report must be revised to include the items required, as per Section 217-7A(5) and (6) of the Wetland Ordinance. The wetland boundary line has been confirmed by this office.
5. The applicant shall quantify the area of disturbance within the wetland buffer. A wetland mitigation plan shall be submitted in compliance with the wetland ordinance (1:1 mitigation is required).
6. As noted above, the proposed temporary construction access road is located within the wetland buffer and crosses a watercourse via an existing 18-inch corrugated plastic culvert pipe to remain. The applicant's engineer shall demonstrate its current condition, structural integrity and load capacity. Any necessary improvements to the culvert shall be identified.
7. All proposed grading required to install the construction access road and contractor staging area shall be shown on the site plan. The plan shall clarify and note that the construction access road and staging area is temporary in nature and will be removed prior to the issuance of a Certificate

- of Occupancy for the pool. Notes identifying how this road will be removed and restored shall be provided on the plan.
8. A combined utility trench detail shall be provided (water/electric/gas). A cross-section detail of the utility installations above the culvert shall be provided; sufficient cover must be demonstrated via this detail, as well as protection measures for the existing sanitary sewer force main to remain. It appears that separation distances between the existing sewer and proposed water service will be minimal. Appropriate protection must be provided and detailed.
  9. A Stormwater Pollution Prevention Plan (SWPPP) shall be prepared in compliance with NYSDEC and Town of Lewisboro Regulations (see Chapter 189 of the Town Code). The SWPPP shall include the NYSDEC Notice of Intent (NOI) and MS4 SWPPP Acceptance Form. This office defers further comment on the stormwater/drainage design until the SWPPP has been prepared and submitted.
  10. The stormwater mitigation system shall be sized to mitigate the net increase in the peak rate of stormwater runoff generated by the 25-year storm event for the proposed development, as well as demonstrate adequate capacity for the pool filter backwash. The applicant must provide the applicable hydrologic design calculations which shall be incorporated into the SWPPP.
  11. Rim and invert elevations of all proposed inlets and drainage structures shall be provided. Clarify where runoff from the roof of the mechanical building will be directed/discharged.
  12. The proposed drywell system shall be installed in virgin soil as required by the NYS Stormwater Management Design Manual. As shown, the system appears to be largely installed in a fill section.
  13. All proposed erosion controls shall be relocated within the limits of disturbance or the limit of disturbance line shall be adjusted (expanded) accordingly.
  14. The proposed silt fence shall be shown to be installed parallel to the existing contours. A separate construction fence (orange construction fence) should be installed along the limit of disturbance line.
  15. A portion of the proposed soil stockpile is shown to be located outside of the limits of disturbance and shall be adjusted accordingly.
  16. No bathroom or plumbing connections to the existing septic system appear to be proposed. A note shall be added to the plan which states that no bathroom or sanitary connections are proposed and shall not be installed without the prior authorization of the Town of Lewisboro Planning Board and Westchester County Department of Health (WCHD).



17. The site plan shall be revised to clarify whether the existing sports court will be removed or restored following the removal of the temporary construction access road.
18. The location of the proposed stone retaining wall shall be illustrated or clarified (detail provided).
19. It is recommended that a fence be installed on top of the retaining wall located in the vicinity of the mechanical building and patio.
20. It appears that the main entrance to the pool will be on the far (west) side of the pool; will a path or walkway be provided around the pool or will access be informal over a vegetated surface?
21. Note #9 on Sheet 1 refers to a potential future well; any proposed well shall be shown on the site plan and approved by the Planning Board and WCHD.
22. Notes #10 and #11 on Sheet 1 refer to the final location of proposed utilities; these notes shall clarify that any change in location (from that shown on the site plan) must be previously approved by the Town of Lewisboro Building Inspector, Town Engineer and Town Wetland Inspector, as applicable.
23. A note shall be added to the plan stating that no tree removal or construction activity shall commence until a Building Permit is issued by the Town of Lewisboro.
24. The location of the proposed concrete washout area shall be identified on the plans (location shall be outside of the wetland buffer).
25. The applicant shall identify any permits or approvals that are required by the Town of Wilton and the status of same.
26. The project will result in a significant amount of earthwork and concrete. In an effort to better understand impacts to the wetland/buffer crossing and also to construction related traffic, the applicant shall estimate the amount of material to be imported to the site (soil, gravel, sand, concrete, water, etc.), the anticipated number of truck trips, a construction vehicle access/routing plan, and the anticipated duration of construction.
27. All drawings submitted to the Town of Lewisboro shall be signed and sealed by a Design Professional.
28. This office defers to the Building Inspector regarding zoning compliance.

Chairman Jerome Kerner, AIA  
September 6, 2018  
Page 5 of 5

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 D'ANDREA SURVEYING & ENGINEERING, P.C., DATED AUGUST 8, 2018:**

- Cover Sheet
- Overall Development Plan (1 of 5)
- Development Plan (2 of 5, 3 of 5)
- Construction Notes & Details (4 of 5)
- Notes & Details (5 of 5)

**PLANS REVIEWED, PREPARED BY LAND-TECH CONSULTANTS, INC.:**

- Soils Map
- Septic As-Built Plan (AB-1) (WCHD Approved)
- Site Plan (2 of 4)
- Proposed Septic System (3 of 4)
- Notes and Details (4 of 4)

**DOCUMENTS REVIEWED:**

- Letter, prepared by RDC Design/Build, dated August 9, 2018
- Wetland Permit Application
- Stormwater Permit Application
- Wetlands Application Narrative
- Letter, prepared by Patrell Engineering Group, Inc., dated June 6, 2018
- Wetland Investigation Report, prepared by Soil & Wetland Science, LLC, dated August 9, 2018
- Survey of Property

JKJ/JMC/dc

T:\Lewisboro\Correspondence\2018-09-06\_LWPB\_HiddenPointFarm\_Review Memo.docx

Application No. 56-18WP  
Fee: \$255 Date: 8/13/18

**TOWN OF LEWISBORO  
WETLAND PERMIT APPLICATION**

79 Bouton Road, South Salem, NY 10590  
Phone: 914-763-5592  
Fax: 914-763-3637  
planning@lewisborogov.com

ch# 52935  
rec# 692358  
\$2000 escrow  
establish

**Project Information**

Project Address: 153 Silver Springs Road, Lewisboro, NY  
Sheet: 46 Block: 10057 Lot(s): 46

Project Description (identify the improvements proposed within the wetland/wetland buffer and the approximate amount of wetland/wetland buffer disturbance):

Utility Crowing wetland & temporary access road to access property on the other side of the wetland.

**Owner's Information**

Owner's Name: Hidden Point Farm LLC Phone: 954-566-3885  
Owner's Address: 215 Hth Hill Driv., Willmarts, Del. Email: hiddenpointfarmllc@gmail.com

**Applicant's Information** (if different)

Applicant's Name: \_\_\_\_\_ Phone: \_\_\_\_\_  
Applicant's Address: \_\_\_\_\_ Email: \_\_\_\_\_

**Authorized Agent's Information** (if applicable)

Agent's Name: Joseph Corrao Phone: 954-566-3885  
Agent's Address: 3990 N. Powerline Road, Hialeah, FL Email: Joe@PDCdesignbuild.com

**To Be Completed By Owner/Applicant**

- What type of Wetland Permit is required? (see §217-5C and §217-5D of the Town Code)  
☐ Administrative ☒ Planning Board
- Is the project located within the NYCDEP Watershed? ☐ Yes ☒ No
- Total area of proposed disturbance: ☐ < 5,000 s.f. ☐ 5,000 s.f. - < 1 acre ☒ ≥ 1 acre
- Does the proposed action require any other permits/approvals from other agencies/departments? (Planning Board, Town Board, Zoning Board of Appeals, Building Department, Town Highway, ACARC, NYSDEC, NYCDEP, WCDOH, NYSDOT, etc): Identify all other permits/approvals required: \_\_\_\_\_

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: [Signature] Date: 8/7/18



Recreational Design & Construction, Inc.  
3990 North Powerline Road  
Fort Lauderdale, FL 33309

RDCDesignBuild.com  
tel 954.566.3885  
fax 954.566.3335

August 8, 2018

**Town of Lewisboro Planning Board**

79 Bouton Road,  
South Salem, NY. 10590

Attn.; Ciorsdan Conran, Planning Board Administrator

Reference: **Hidden Point Farms Therapy Pool.**

154 Silver Springs Road  
Lewisboro, NY. - Wilton, CT.

Dear Ciorsdan,

Please find the enclosed Checks, forms, affidavits along with the letter of Authorization from Hidden Point Farms, LLC. For the Lewisboro Planning board, Wetland permit and stormwater permit.

The plans will be overnighted to your attention on or before August 14<sup>th</sup>, 2018 in time for the submittal.

If there is anything I may have left out please contact me directly so I can get you everything needed for the Boards review.

Respectfully  
Recreational Design & Construction, Inc

Joseph Cerrone  
President & CEO

June 21, 2018

Hidden Point Farms, LLC  
215 Little Falls Drive  
Wilmington, Delaware.

Project:  
Hidden Point Farms, LLC.  
Therapy Pool  
153 Silver Springs Road  
Lewisboro, NY. – Wilton, CT.

Town of Lewisboro Building Department

Dear Sirs,

As a Member of the Hidden Point Farms, LLC. I offer this letter as our authorization from ownership to the Town of Lewisboro Building Department that Joseph Cerrone with Recreational Design & Construction, Inc. is our authorized agent to act on our behalf on all matters the pertain to the design, Permitting and Construction of the above referenced project and address

Respectfully Submitted



Hidden Point Farms, LLC.

Member

# TOWN OF LEWISBORO PLANNING BOARD

79 Bouton Road, South Salem, NY 10590

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

Tel: (914) 763-5592

Fax: (914) 763-3637

## Affidavit of Ownership

State of: New York

County of: Westchester

Joseph Cerrone being duly sworn, deposes and says that he/she

resides at 2541 N.E 47 Street Lighthouse Point, FL 33064

in the County of Broward, State of Florida

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

of Hidden Point Farms, LLC Title

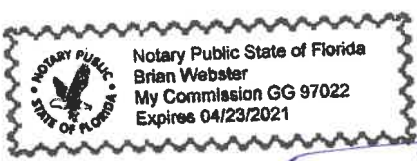
*Name of corporation, partnership, or other legal entity*

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

Block 10057, Lot 46, on Sheet 40.

[Signature]  
Owner's Signature

Sworn to before me this  
8th day of August, 2018



[Signature]  
Notary Public - affix stamp

6/26/18

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 InformationProject Address: 153 Silver Springs Road, Lewisboro, NY - Witten C.T.Sheet: 48 Block: 10057 Lot(s): 46Project Description: Therapy Pool

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 InformationOwner's Name: Hiddenport Farm, LLC Phone: 954-814-0653Owner's Address: 215 10th Rd Dr, Wixom, MI 48186 Email: HiddenportFarm-LLC@gmail.comAuthorized Agent's Information (if applicable)Agent's Name: Joseph Cerron Phone: 954-566-3885Agent's Address: 3990 N. Fawcett Road, Oakland Park, FL Email: Joe @ RDCdesignbuild.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): [Signature] Date: 6/18/18

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): \$ 255 (Wetland Permit) \$ 150 (Stormwater Permit)  
PLUS \$2,000 ESCROW

Notes:

UTILITIES AND ACCESS ROAD W/ BUFFER, 2.5 ACRES OF DISTURBANCE

Signature: [Signature] Date: 7/25/18



Application No: # 09 -18WP  
Fee: #155 Date: 8/13/19

**TOWN OF LEWISBORO  
STORMWATER PERMIT APPLICATION**

79 Bouton Road, South Salem, NY 10590  
Phone: 914-763-5592  
Fax: 914-763-3637  
planning@lewisborogov.com

cut # 52935  
rec # 692358

**Project Information**

Project Address: 153 Silver Springs Road,  
Sheet: 4B Block: 10057 Lot(s): 46

Project Description (describe overall project including all proposed land development activities):  
therapy pool including O filed to project.

**Owner's Information**

Owner's Name: Hiddenpoint Farms, LLC. Phone: 954-214-0653  
Owner's Address: 215 Little Fall Drive, Wilkinton, DE 19880 Email: hiddenpointfarmsllc@gmail.com

**Applicant's Information** (if different)

Applicant's Name: \_\_\_\_\_ Phone: \_\_\_\_\_  
Applicant's Address: \_\_\_\_\_ Email: \_\_\_\_\_

**Authorized Agent's Information**

Agent's Name: Joseph Curran Phone: 954-214-0653  
Agent's Address: 3990 N. Powerline Road, Ft. Lauderdale, FL 33309 Email: joc@KDCdesignbuild.com

**To Be Completed By Owner/Applicant/Agent**

- The approval authority is? (see §189-5 of the Town Code)  
☐ Town Engineer and SMO ☒ Planning Board
- Is the project located within the NYCDEP Watershed? ☐ Yes ☒ No
- Total area of proposed disturbance: ☐ 5,000 s.f. - < 1 acre ☒ ≥ 1 acre
- Will the project require coverage under the NYSDEC General Permit for Stormwater Discharges from Construction Activity? ☒ Yes ☐ No ☐ Requires post-construction stormwater practice
- Does the proposed action require any other permits/approvals from other agencies/departments? (Wetland Inspector, Planning Board, Town Board, Zoning Board of Appeals, Building Department, Town Highway, ACARC, NYSDEC, NYCDEP, WCDOH, NYSDOT, etc): Identify all other permits/approvals required: without permit, Building 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: [Signature] Date: 8/7/19



## TX Result Report

P 1

08/09/2018 14:45

Serial No. A7PY017000724

TC: 11933

Addressee	Start Time	Time	Prints	Result	Note
TAX OFFICE	08-09 14:44	00:00:56	000/001	No Ans	

## Note

TMR:Timer TX, POL:Polling, ORG:Original Size Setting, FME:Frame Erase TX,  
 DPE:Page Separation TX, MIX:Mixed Original TX, CALL:Manual TX, CSRC:CSRC,  
 FWD:Forward, PC:PC-FAX, BND:Double-Sided Binding Direction, SP:Special Original,  
 FCODE:F-code, RTX:Re-TX, RLV:Relay, MBX:Confidential, BUL:Bulletin, SIP:SIP Fax,  
 IPADR:IP Address Fax, I-FAX:Internet Fax

## Result

OK: Communication OK, S-OK: Stop Communication, PW-OFF: Power Switch OFF,  
 TEL: RX from TEL, NG: Other Error, Cont: Continue, No Ans: No Answer,  
 REF: Receipt Refused, BUSY: Busy, H-Full: Memory Full, LOVR:Receiving length over,  
 PWR:Receiving page over, FIL:File Error, DC:Decode Error, MDN:MDN Response Error,  
 DSN:DSN Response Error, PRINT:Compulsory Memory Document Print,  
 DEL:Compulsory Memory Document Delete, SEND:Compulsory Memory Document Send.

## TOWN OF LEWISBORO PLANNING BOARD

79 Bouton Road, South Salem, NY 10590  
 Email: [planning@lewisboronyc.com](mailto:planning@lewisboronyc.com)  
 Tel: (914) 763-5592 Fax: (914) 763-3637

## Tax Payment Affidavit Requirement

This form must accompany all applications to the Planning Board.

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

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

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

To Be Completed by Applicant (Please type or print)	
Name of Applicant <u>Hidden Point Farms, LLC</u>	Project Name <u>Hidden Point Farms, 153 rd</u>
Property Description	Property Assessed to:
Tax Block(s): <u>10057</u>	<u>Hidden Point Farms, LLC</u>
Tax Lot(s): <u>46</u>	Name <u>153 Miller Springs Road</u>
Tax Sheet(s): <u>48</u>	Address <u>Lewisboro NY - Wilson Ct</u>
	City <u>NY</u> State <u>NY</u> Zip <u></u>

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

Signature - Receiver of Taxes: Deane Crocker Date 8/9/18

Sworn to before me this 9 day of August, 2018

Signature - Notary Public (affix stamp)

JANET L. DONOHUE  
 NOTARY PUBLIC, STATE OF NEW YORK  
 No. 01DO6259627  
 Qualified in Westchester County  
 Commission Expires April 16, 2020



Recreational Design & Construction, Inc.  
3990 North Powerline Road  
Fort Lauderdale, FL 33309

RDCDesignBuild.com  
tel 954.566.3885  
fax 954.566.3335

August 9, 2018

**Town of Lewisboro Planning Board**

79 Bouton Road,  
South Salem, NY. 10590

Attn.; Planning Board Members

Reference: **Hidden Point Farms Therapy Pool.**

154 Silver Springs Road  
Lewisboro, NY. - Wilton, CT.

Dear Planning Board Members,

Please find the information included as part of Hidden Point Farms Therapy pool application to the Town of Lewisboro Planning Board for the Wetland and Storm water approval.

- A description of the Wetland Crossing.
- Letter from Patrell Engineering in reference to the storm water and project description.
- Current Survey as of April 25, 2018.
- Civil Drawings for the entire project and the wetland crossing.
- Soil scientist report and sketch.
- Photos of the existing conditions.
- Original property Survey prior to crossing the wetlands August 3, 1994.
- Application to the DOH to cross the wetlands for force main May 9, 2018.
- Plans to cross Wetlands for force main through wetlands August 3, 1994.

If there is anything I may have left out please contact me directly so I can get you everything needed for the Boards review.

Respectfully,  
Recreational Design & Construction, Inc

Joseph Cerrone  
President/ CEO and authorized agent for Hidden Point Farms, LLC.

Hidden Point Farms LLC  
153 Silver Springs Road, Lewisboro, NY - Wilton, CT  
Town of Lewisboro, NY Wetlands Application Narrative

Hidden Point Farms LLC (the "Applicant") is the owner of 153 Silver Springs Road, Lewisboro, NY - Wilton CT (the "Property"). The Property is a  $\pm 11$  acre lot with  $\pm 8.815$  acres located in Lewisboro, NY and  $\pm 2.185$  acres located in Wilton, CT. A stretch of wetlands runs through the center of the Property. Currently there is a home on the Wilton portion of the property whose septic chambers are connected to leaching fields located in the Lewisboro portion of the property via an underground force main pipe that runs through the wetlands under an existing access road.

The applicant proposes to construct a therapy pool in the Lewisboro portion of the property. The therapy pool will be located well beyond the wetland setback and has been designed so as to have no impact on the wetlands. Construction access for the pool will be over the existing access road through the wetlands. Care will be taken during construction to minimize any additional disruption to the wetlands in the area of the existing access road including the installation of steel plates placed over the existing culvert crossing during construction to protect the culvert and silt fencing on either side of the access way. The only new disruption in the wetlands will be the installation of underground electricity, water and propane lines in a trench to be located within the existing access road area. At the conclusion of construction all areas shall be returned to their current condition.

The proposed activities have been designed so as to not have any negative impact on the existing wetlands and will not have any negative impact on any existing water course or drainage on the property. All activities within the wetlands will be confined to the previously disturbed areas which will be returned to their existing conditions upon conclusion of the project.

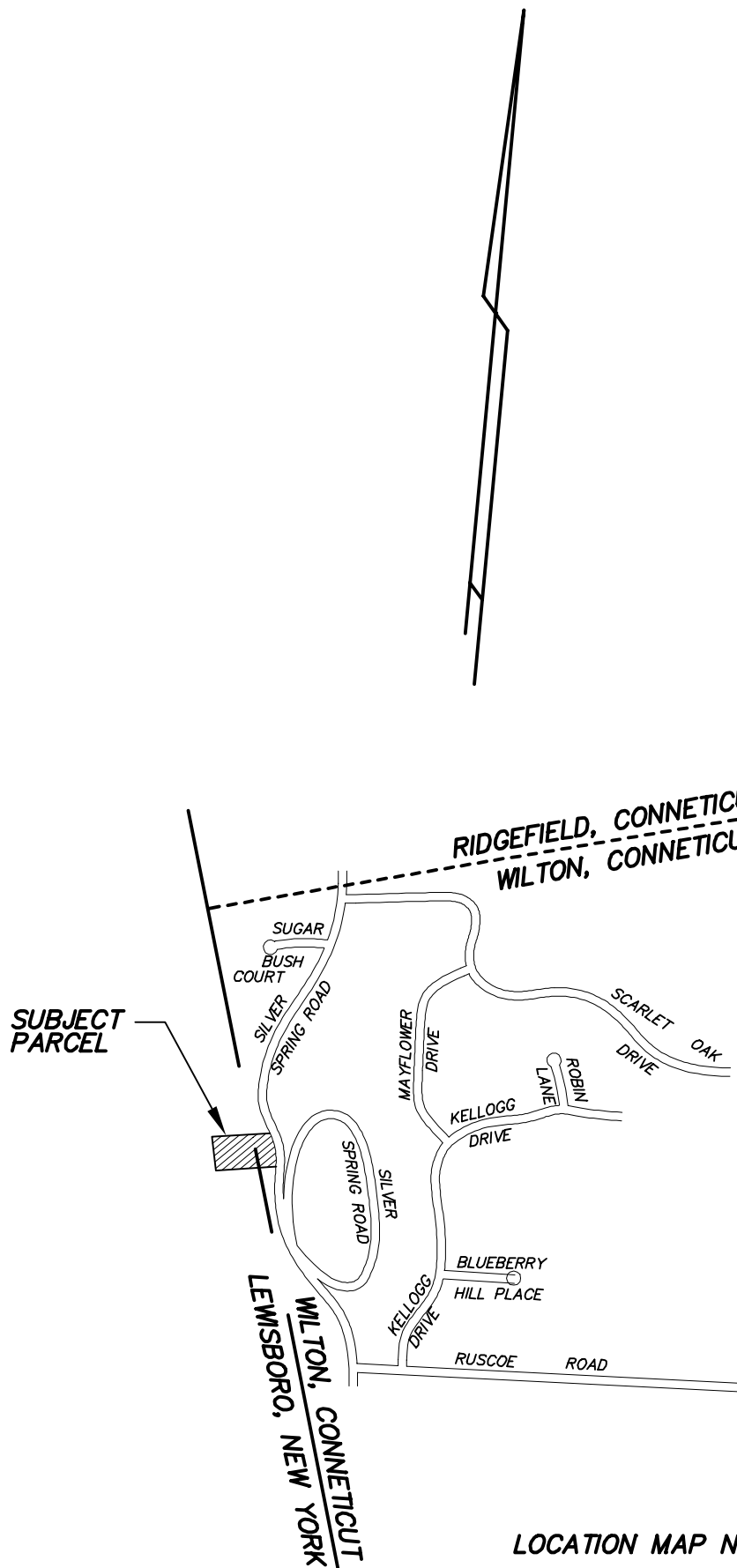
CONSTRUCTION PLAN REVIEW SET

PROPOSED POOL

LOCATION

153 SILVER SPRING ROAD  
WILTON, CONNECTICUT  
AND  
LEWISBORO, NEW YORK  
PREPARED FOR  
HIDDEN POINT FARMS, LLC

WILTON TAX MAP 133 LOT 1  
LEWISBORO TAX SHEET 48, BLOCK 10057, LOT 46  
153 SILVER SPRING ROAD, WILTON



SHEET INDEX

SHEET	TITLE	REVISION	DATE
1 OF 5	OVERALL DEVELOPMENT PLAN	2	8-08-18
2 OF 5	DEVELOPMENT PLAN	2	8-08-18
3 OF 5	DEVELOPMENT PLAN	2	8-08-18
4 OF 5	CONSTRUCTION NOTES & DETAILS	1	7-23-18
5 OF 5	NOTES & DETAILS	0	6-22-18

ENGINEERING PLANS PREPARED BY:

D'ANDREA SURVEYING & ENGINEERING, P.C. 8-8-18  
RICHARD A. REGAN, NY PE No. 61598 DATE

ONLY COPIES OF THIS SET, BEARING AN ORIGINAL  
IMPRINT OF THE ENGINEER'S / SURVEYOR'S EMBOSSED  
SEAL SHALL BE CONSIDERED TO BE TRUE, VALID COPIES.

D'ANDREA SURVEYING & ENGINEERING, PC		
• LAND PLANNERS		
• ENGINEERS		
P.O. BOX 549 6 NEIL LANE		
RIVERSIDE, CT 06878 TEL: 637-1779		
PROJECT	PROPOSED POOL	
PREPARED FOR	HIDDEN POINT FARMS, LLC.	
LOCATION	153 SILVER SPRING ROAD WILTON, CONNECTICUT AND LEWISBORO, NEW YORK	

2	8-8-18	ADDITIONAL NOTES & LABELS
1	7-23-18	WETLAND / UTILITIES / FENCING
0	6-22-18	PROPOSED POOL
REV.	DATE	DESCRIPTION



GENERAL NOTES

- Existing features and topography were taken from a map entitled "Topographic Map prepared for Hidden Point Farms, LLC, Wilton, Connecticut & Lewisboro, New York, Westchester County Block 10057--Sheet 219", as prepared by RKW Land Surveying, and dated April 25, 2018.
- Wetlands designated by the soils and wetland science, LLC, Otto Theall, on July 17, 2018 and field located and mapped by R K W land surveying on July 18, 2018.
- Contours and elevations depicted hereon are based on an assumed datum.
- In accordance with Connecticut Public Act 87-71 and Connecticut General Statutes (CGS) Sections 16-345 through 16-359, the contractor shall verify the depth and location of all utilities prior to commencing construction, and shall contact "Call Before You Dig, Inc." at 1.800.922.4455, 48 hours prior to commencing construction.
- The information given on this plan in respect to the location of subsurface structures and utilities indicates only that the structures and utilities exist and no responsibility is assumed by the engineer for the accuracy of the locations shown. Utility information is not guaranteed complete or accurate.
- All construction shall comply with applicable sections of the State of Connecticut, New York, local, and International Building codes, and those criteria shall take precedent over these plans.
- The proposed structures shall be designed by others in conformance with current applicable Building Codes and Zoning criteria. A building permit shall be obtained prior to commencing construction.
- THE TOWN OF WILTON DEPARTMENT OF PUBLIC WORKS SHALL BE NOTIFIED 3 DAYS PRIOR TO THE COMMENCEMENT OF EACH PHASE OF CONSTRUCTION EFFECTING PUBLIC PROPERTY.

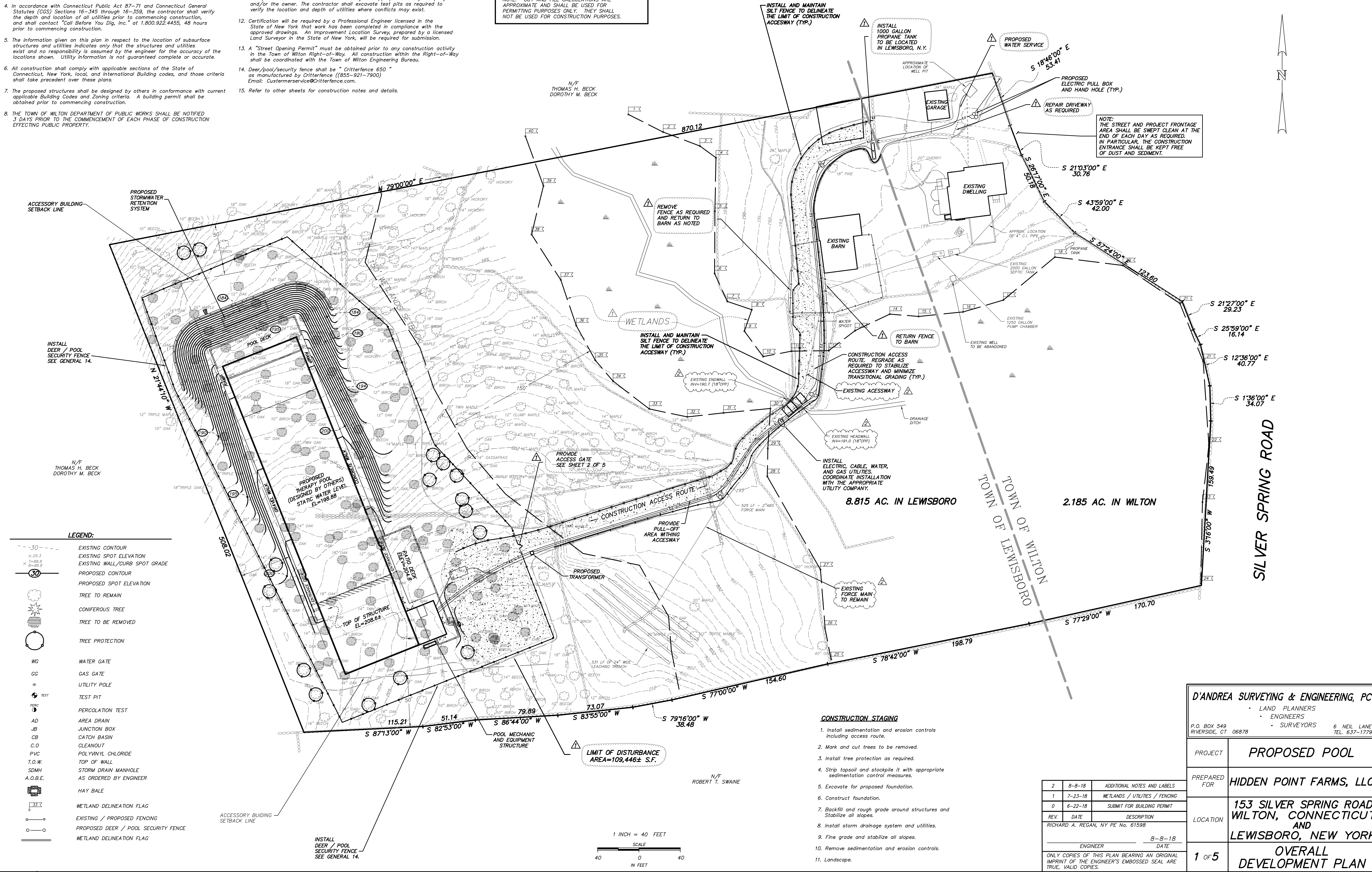
- This property is served by a private well and a subsurface sewage disposal system to remain on-line throughout construction. If an additional well is proposed to serve the new pool, construction of the well shall be coordinated with the Westchester County Department of Health.
- Proposed services such as electric, cable, gas, and water are shown schematically only. Final design for all utilities, other than drainage shall be provided by the respective utility company.
- Existing utilities in conflict with the proposed development as depicted on this plan shall be relocated as directed by the appropriate utility company and/or the owner. The contractor shall excavate test pits as required to verify the location and depth of utilities where conflicts may exist.
- Certification will be required by a Professional Engineer licensed in the State of New York that work has been completed in compliance with the approved drawings. An Improvement Location Survey, prepared by a licensed Land Surveyor in the State of New York, will be required for submission.
- A "Street Opening Permit" must be obtained prior to any construction activity in the Town of Wilton Right-of-Way. All construction within the Right-of-Way shall be coordinated with the Town of Wilton Engineering Bureau.
- Deer/pool/security fence shall be "Crittterfence 650" as manufactured by Crittterfence ((855-921-7900) Email: CustomerService@Crittterfence.com.
- Refer to other sheets for construction notes and details.

APPROXIMATE EARTHWORK VOLUMES

SUMMARY:

FILL = 6,990 C.Y.  
CUT = 6,430 C.Y.  
NET = 560 C.Y. (FILL)

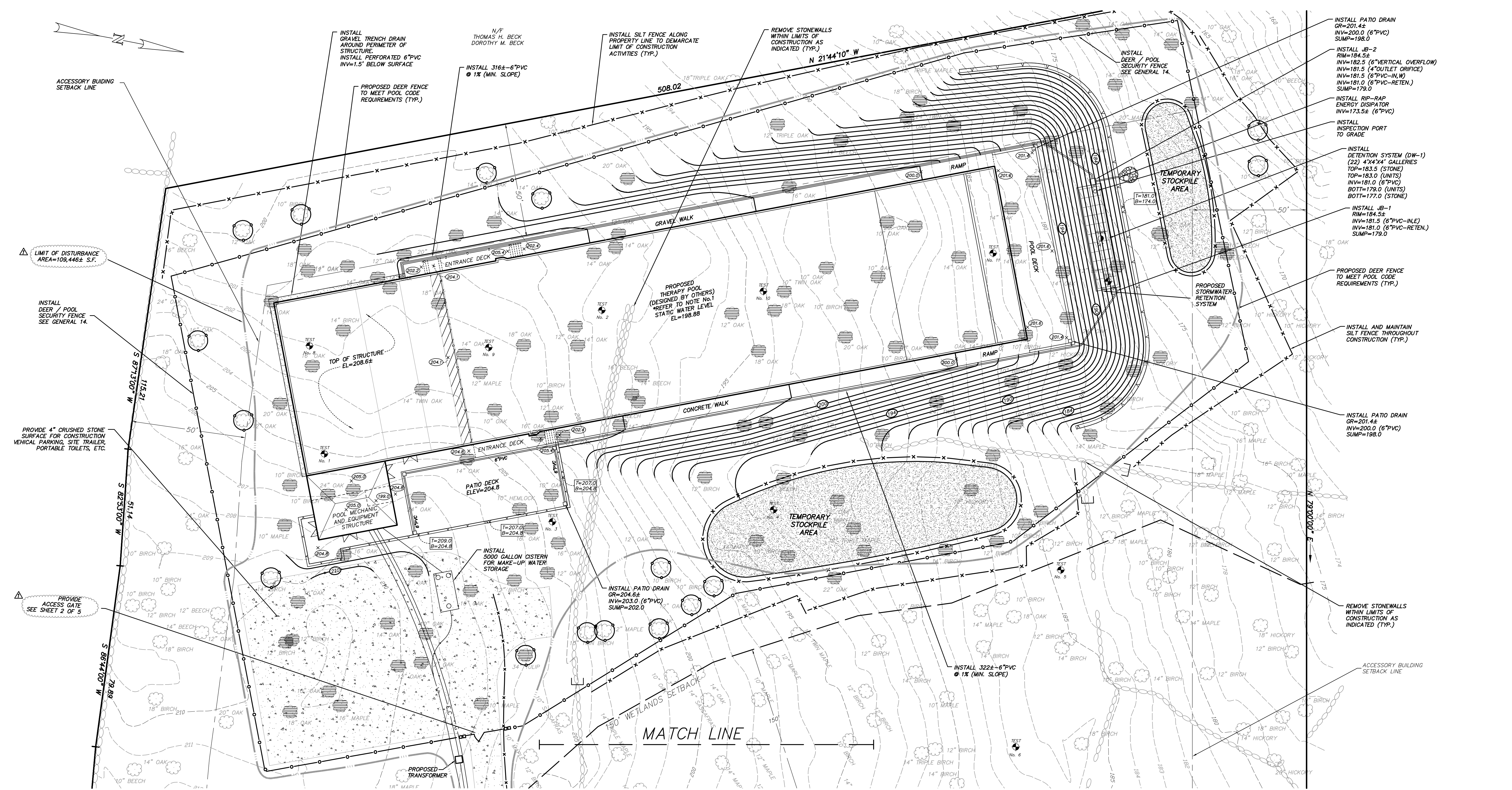
NOTE: CUT AND FILL CALCULATIONS ARE APPROXIMATE AND SHALL BE USED FOR PERMITTING PURPOSES ONLY. THEY SHALL NOT BE USED FOR CONSTRUCTION PURPOSES.



D'ANDREA SURVEYING & ENGINEERING, PC			
• LAND PLANNERS			
• ENGINEERS			
• SURVEYORS			
P.O. BOX 549 RIVERSIDE, CT 06878		6 NEIL LANE TEL. 637-1779	
PROJECT	PROPOSED POOL		
PREPARED FOR	HIDDEN POINT FARMS, LLC		
LOCATION	153 SILVER SPRING ROAD WILTON, CONNECTICUT AND LEWISBORO, NEW YORK		
1 OF 5	OVERALL DEVELOPMENT PLAN		



NOTE:  
1. Refer to pool design plans entitled, "Pool, Plenum & Cabson Design,  
Hidden Point Farms LLC, 153 Silver Spring Road, Wilton, CT.", as prepared  
by Patrell Engineering Group, Inc.



TEST PIT DATA  
153 Silver Springs Road, Wilton, Connecticut  
Test Pits TP#1-6 by Rocco V. D'Andrea, Inc., on March 27, 2018

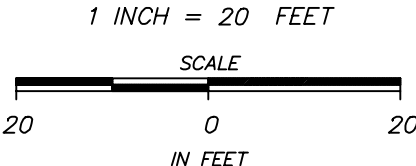
Test Pit: TP#1	Test Pit: TP#2	Test Pit: TP#3	Test Pit: TP#4	Test Pit: TP#5	Test Pit: TP#6
0" Topsoil	0" Topsoil	0" Topsoil	0" Topsoil	0" Topsoil	0" Topsoil
6" Light Brown Sandy Loam	4" Orange Brown Sandy Loam	6" Orange Brown Sandy Loam	4" Orange Brown Sandy Loam	6" Orange Brown Sandy Loam	6" Orange Brown Sandy Loam
30" Grey Loamy Sand	20" No Mottles	30" No Mottles	36" Grey Loamy Sand w/ Gravel	40" Grey Loamy Sand w/ Gravel	60" Grey Loamy Sand w/ Gravel
40" No Mottles	No Water	No Water	No Mottles	No Mottles	No Mottles
No Water	Ledge @ 20"	Ledge @ 30"	Water @ 40"	Water @ 26"	Ledge @ 60"
Ledge @ 40"					

TEST PIT DATA  
153 Silver Springs Road, Wilton, Connecticut  
Test Pits TP#8-12 by Rocco V. D'Andrea, Inc. and Witnessed by Kellard Sessions for the Town of Lewisboro on June 12, 2018

Test Pit: TP#8	Test Pit: TP#9	Test Pit: TP#10	Test Pit: TP#11	Test Pit: TP#12
0" Topsoil	0" Topsoil	0" Topsoil	0" Topsoil	0" Topsoil
6" Orange Brown Sandy Loam	6" Orange Brown Sandy Loam	6" Orange Brown Sandy Loam	6" Orange Brown Sandy Loam	6" Orange Brown Sandy Loam
40" Grey Loamy Sand	38" Grey Loamy Sand	60" Grey Loamy Sand	48" Light Brown Sandy Loam	40" No Mottles
60" No Mottles	No Mottles	No Mottles	No Mottles	No Mottles
No Water	No Water	No Water	No Water	No Water
Ledge @ 60"	Ledge @ 60"	Ledge @ 60"	Ledge @ 60"	Ledge @ 40"

PERC TEST "A"				
TIME (MIN)	SCALE (IN)	DROP (IN)	RATE (IN/MIN)	
0	6.25	7.0	1" IN 0.7 MIN	
5	13.25	2.75	1" IN 2.1 MIN	
10	15.625			
REFILL				
0	5.125	4.25	1" IN 1.2 MIN	
5	9.375	2.25	1" IN 2.2 MIN	
10	11.625	1.375	1" IN 3.6 MIN	
15	13.0	1.0	1" IN 5.0 MIN	
20	14.0		USE=1" IN 5.0 MIN	

PERCOLATION TEST WAS CONDUCTED  
ON JUNE 12, 2018 BY  
ROCCO V. D'ANDREA, INC.  
TEST HOLE WAS PRE-BORED  
DEPTH OF TEST HOLE: "A" = 24"



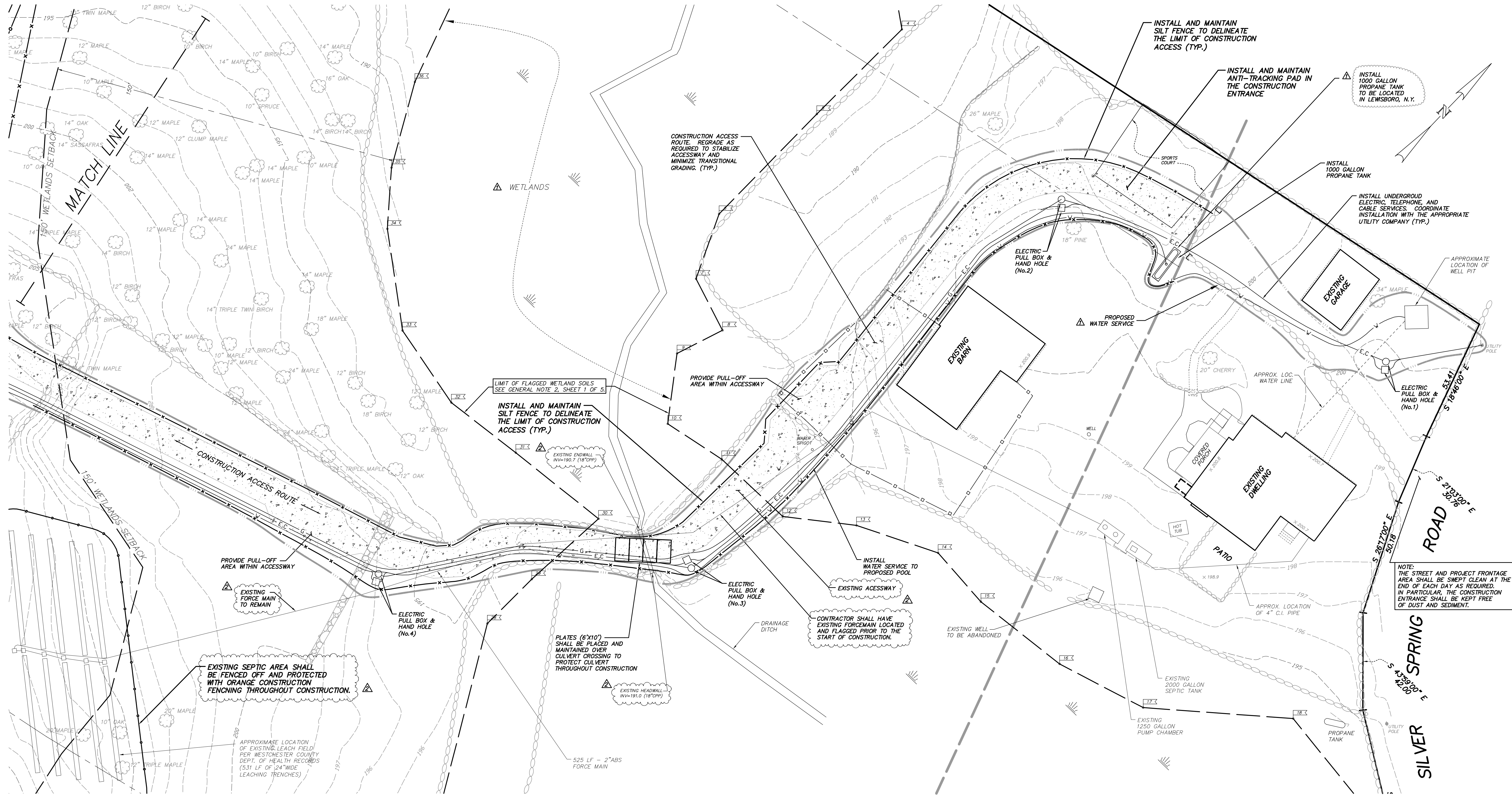
LEGEND:	
EXISTING CONTOUR	UTILITY POLE
EXISTING SPOT ELEVATION	TEST PIT
EXISTING WALL/CURB SPOT GRADE	PERCOLATION TEST
PROPOSED CONTOUR	AREA DRAIN
PROPOSED SPOT ELEVATION	JUNCTION BOX
TREE TO REMAIN	CATCH BASIN
CONIFEROUS TREE	CLEANOUT
TREE TO BE REMOVED	POLYVINYL CHLORIDE
TREE PROTECTION	TOP OF WALL
WATER GATE	STORM DRAIN MANHOLE
GAS GATE	AS ORDERED BY ENGINEER
	HAY BALE

REV.	DATE	DESCRIPTION
2	8-8-18	ADDITIONAL NOTES & LABELS
1	7-23-18	WETLAND / UTILITIES / FENCING
0	6-22-18	SUBMIT FOR BUILDING PERMIT
REV. DATE DESCRIPTION		
RICHARD A. REGAN, NY PE No. 61598		
ENGINEER DATE		
8-8-18		
ONLY COPIES OF THIS PLAN BEARING AN ORIGINAL IMPRINT OF THE ENGINEER'S EMBOSSED SEAL ARE TRUE, VALID COPIES.		

D'ANDREA SURVEYING & ENGINEERING, PC	
• LAND PLANNERS • ENGINEERS • SURVEYORS	
P.O. BOX 549 RIVERSIDE, CT 06878	6 NEIL LANE TEL. 637-1779
PROJECT	PROPOSED POOL
PREPARED FOR	HIDDEN POINT FARMS, LLC
LOCATION	153 SILVER SPRING ROAD WILTON, CONNECTICUT AND LEWISBORO, NEW YORK
2 OF 5	DEVELOPMENT PLAN



NOTE:  
1. A "STREET OPENING PERMIT" MUST BE OBTAINED PRIOR TO ANY CONSTRUCTION ACTIVITY IN THE TOWN OF WILTON RIGHT-OF-WAY. ALL CONSTRUCTION WITHIN THE RIGHT-OF-WAY SHALL BE COORDINATED WITH THE TOWN OF WILTON ENGINEERING BUREAU.



LEGEND:	
	EXISTING CONTOUR
	EXISTING SPOT ELEVATION
	EXISTING WALL/CURB SPOT GRADE
	PROPOSED CONTOUR
	PROPOSED SPOT ELEVATION
	TREE TO REMAIN
	CONIFEROUS TREE
	TREE TO BE REMOVED
	TREE PROTECTION
	WATER GATE
	GAS GATE
	UTILITY POLE
	TEST PIT
	PERCOLATION TEST
	AREA DRAIN
	JUNCTION BOX
	CATCH BASIN
	CLEANOUT
	POLYVINYL CHLORIDE
	TOP OF WALL
	STORM DRAIN MANHOLE
	AS ORDERED BY ENGINEER
	HAY BALE

1 INCH = 20 FEET  
SCALE  
20 0 20  
IN FEET

D'ANDREA SURVEYING & ENGINEERING, PC  
• LAND PLANNERS  
• ENGINEERS  
• SURVEYORS  
P.O. BOX 549  
RIVERSIDE, CT 06878  
6 NEIL LANE  
TEL. 637-1779

PROJECT  
PROPOSED POOL  
PREPARED FOR  
HIDDEN POINT FARMS, LLC  
LOCATION  
153 SILVER SPRING ROAD  
WILTON, CONNECTICUT  
AND  
LEWISBORO, NEW YORK

REV.	DATE	DESCRIPTION
2	8-8-18	ADDITIONAL NOTES & LABELS
1	7-23-18	WETLAND / UTILITIES / FENCING
0	6-22-18	SUBMIT FOR BUILDING PERMIT
REV. DATE DESCRIPTION		
RICHARD A. REGAN, NY PE No. 61598		
ENGINEER 8-8-18 DATE		

ONLY COPIES OF THIS PLAN BEARING AN ORIGINAL IMPRINT OF THE ENGINEER'S EMBOSSED SEAL ARE TRUE, VALID COPIES.

3 OF 5 DEVELOPMENT PLAN

3. In accordance with New York State Code Rule 753, excavators and contractors MUST contact New York 811 at least two working days but no more than 10 days before beginning any excavation project.
2. In accordance with Connecticut Public Act 87-71 and Connecticut General Statutes (CGS) Section 16-345 through 16-359, the contractor shall verify the depth and location of all utilities prior to commencing construction, and shall contact "Call Before You Dig, Inc." at 1.800.922.4455, 48 hours prior to commencing construction.
3. THE TOWN OF WILTON DEPARTMENT OF PUBLIC WORKS SHALL BE NOTIFIED THREE DAYS PRIOR TO THE COMMENCEMENT OF EACH PHASE OF CONSTRUCTION AFFECTING PUBLIC PROPERTY.
4. All construction shall comply with applicable sections of the State of New York, Local, and International Building codes, and those criteria shall take precedent over these plans.
5. All construction shall be inspected by a professional engineer prior to backfill and as the work progresses.
6. The project engineer shall be notified a minimum of three working days prior to the commencement of each phase of construction.
7. Appropriate measures shall be taken to control any sedimentation and erosion which may result during construction.
8. There shall be no dumping of construction debris and/or excess excavated material into or in proximity to any inland or tidal wetland areas. All excavated material shall be stockpiled and contained on-site within silt fencing. The contractor shall be responsible for the removal of all excess material excavated during construction. All excess material shall be removed in a careful and environmentally sound manner and shall be disposed of legally off-site.
9. All specimen trees shall be protected during the construction period, except those specifically designated to be removed, in accordance with generally accepted standards.
10. The proposed structures shall be designed by others in order to conform with current applicable zoning setback criteria and regulations, and a building permit shall be obtained prior to commencing construction.
11. Existing utilities in conflict through or above this parcel shall be relocated as directed by the appropriate utility company or the owner. The contractor shall excavate test pits to verify the location and depth of utilities where conflicts may exist.
12. Pavement replacement shall be bituminous concrete, placed in accordance with the Town of Wilton standards and/or Connecticut State Highway specifications.
13. Shoulders and disturbed areas shall receive four inches of topsoil; fine graded and seeded as soon as practical to prevent erosion.
14. Regrading, filling, and other such alterations to the site shall be restricted to the minimum level necessary to complete the project as shown on the plan.
15. Existing inverts on storm drains, sanitary sewers, and utility conduits shall be field verified where applicable, before commencing construction. The contractor shall excavate test pits where indicated hereon or wherever design conflicts may occur. The contractor shall notify the project engineer of the test pit schedule. Design conflicts if any, shall be brought to the immediate attention of the project engineer. Plots or backfill and patch test pits as directed by the project engineer.
16. The project engineer with the approval of the Town of Lewisboro, NY, may direct a change in the location of the storm drainage structures to meet field conditions.
17. All gravity PVC storm drain and sanitary sewer pipes shall conform to ASTM D 3034 "Standard Specification for Type PSM Poly Vinyl Chloride (PVC) Sewer Pipe and Fittings" or approved equal (SDR35).
18. Where unavailable foundation is encountered during construction of storm drains or sanitary sewers, the contractor shall remove the unsuitable material and replace it with other material approved by the project engineer.
19. Bedding and backfill material shall conform to ASTM D2321 specification "standard recommended practice for underground installations of flexible thermoplastic sewer pipe (PVC)."
20. All site drainage and sewer connections shall be sloped at 2% (minimum) or as otherwise noted.
21. The contractor shall provide all equipment, tools, labor, and materials necessary to satisfactorily clean and remove all visible obstructions, dirt, sand, sludge, roots, gravel, stones, etc., from the storm drains, sanitary sewers, and manholes.
22. Processed aggregate shall be in accordance with the Town of Lewisboro, NY standards and/or New York State Highway specifications.
23. All existing manhole frames, catch basin grates, and utility structures shall be adjusted to new finish grade as required.



- NOTES:
1. MINIMUM CONCRETE COMPRESSIVE STRENGTH: 4,000 PSI @ 28 DAYS.
  2. DESIGN LOADING: AASHTO HS10-44, AASHTO HS20-44, OPTIONAL.
  3. APPROXIMATE WEIGHTS PER UNIT: CENTER - 4,000 LBS, END - 4,800 LBS.
  4. DURING CONSTRUCTION MUDDY AND TURBID WATER SHALL BE PREVENTED FROM ENTERING THE DRYWELLS.
  5. THE SOILS BENEATH THE INFILTRATION SYSTEM SHALL BE SCARIFIED OR TILLED TO IMPROVE INFILTRATION.



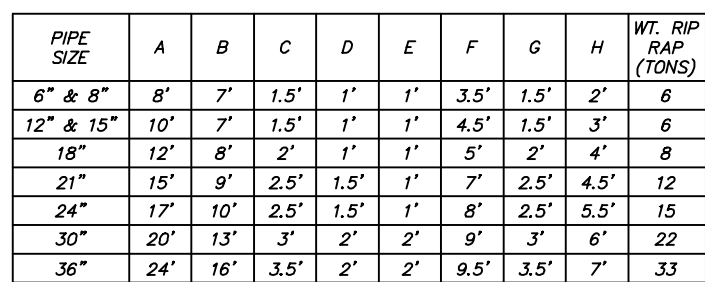
- NOTES:
1. REFER TO ASTM D2321 (STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY-FLOW APPLICATIONS, FOR TRENCHING SPECIFICATIONS.



- NOTES:**  
JUNCTION BOX SHALL HAVE A MINIMUM SUMP OF 2 FEET  
AS MEASURED FROM THE LOWEST PIPE INVERT ELEVATION  
TO THE INTERIOR BOTTOM OF THE STRUCTURE.

CONTRACTOR SHALL PURCHASE AND INSTALL A SEPARATE SUMP SECTION. NO OUTLET OR INLET PIPES SHALL PENETRATE THE BOTTOM SUMP SECTION.

REFER TO DEVELOPMENT PLAN FOR SIZES, LOCATIONS,  
AND INVERT ELEVATION OF ALL PIPES.



N.T.S.



- SUMP NOTE:**  
JUNCTION BOX SHALL HAVE A MINIMUM SUMP OF 2 FEET AS MEASURED FROM THE LOWEST PIPE INVERT ELEVATION TO THE INTERIOR BOTTOM OF THE STRUCTURE.

CONTRACTOR SHALL PURCHASE AND INSTALL A SEPARATE SUMP SECTION. NO OUTLET OR INLET PIPES SHALL PENETRATE THE BOTTOM SUMP SECTION.

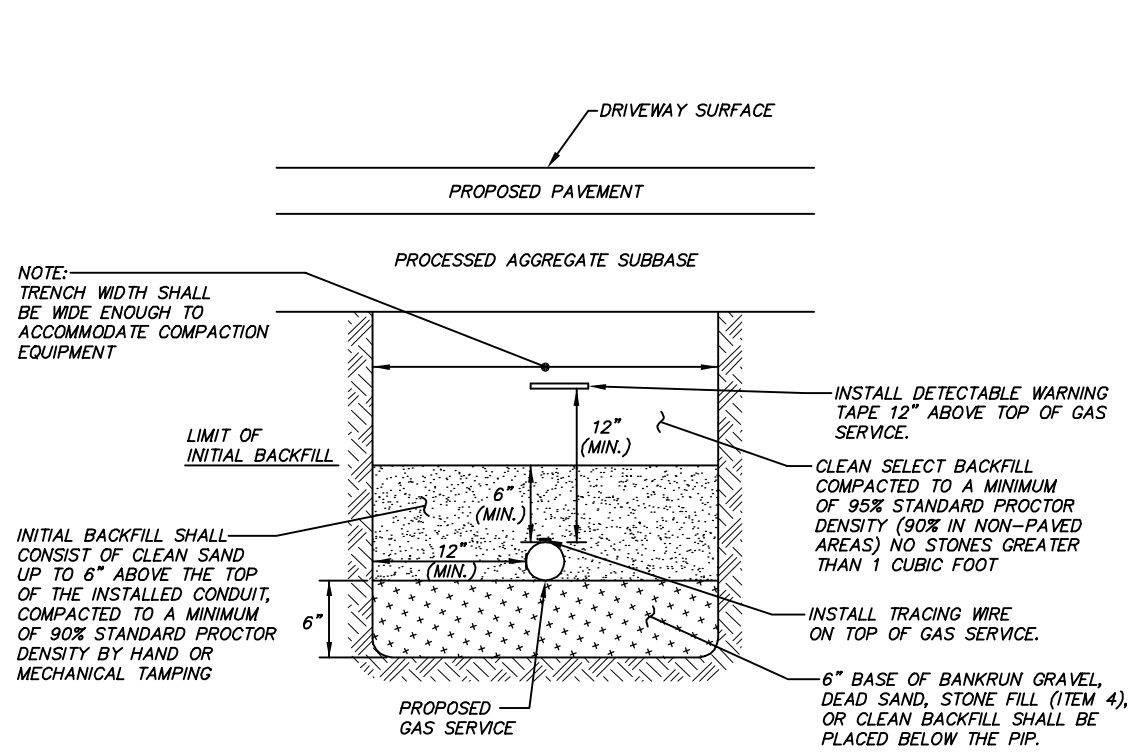


- NOTES:**  
YARD DRAIN SHALL HAVE A MINIMUM SUMP OF 1 FEET AS MEASURED FROM THE LOWEST PIPE INVERT ELEVATION TO THE INTERIOR BOTTOM OF THE STRUCTURE.
- REFER TO DEVELOPMENT PLAN FOR SIZES, LOCATIONS, AND INVERT ELEVATION OF ALL PIPES.



SEDIMENTATION AND EROSION CONTROL NOTES

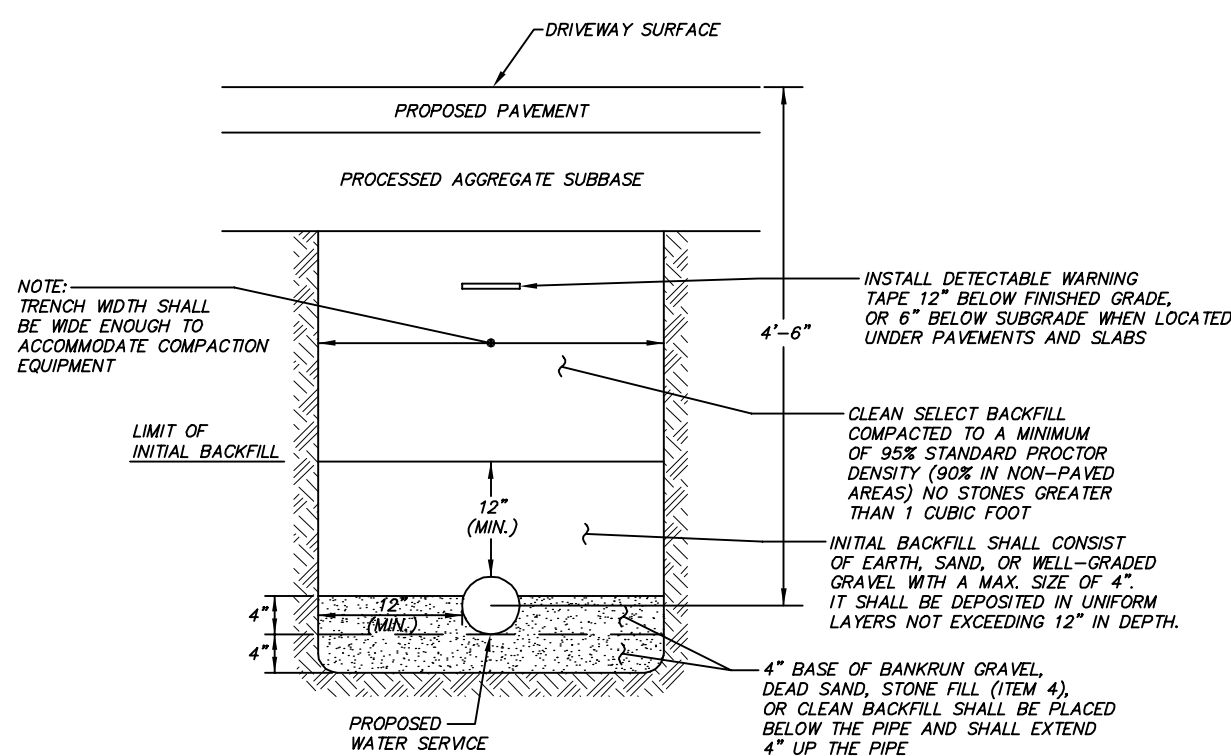
- Temporary soil and erosion control measures, inclusive of filter barriers, water breaks, check dams, and anti-tracking areas, shall remain in place for as long as necessary to permanently stabilize developed areas.
- Erosion and sediment control devices shall be installed in their proper sequence. No clearing or grading may be done in any area until the erosion control devices for that area, as shown on the plan, are in place and functional.
- Natural vegetation shall be maintained and protected where practical.
- All sediment and erosion control devices and provisions shall be maintained in operational condition by the contractor until final acceptance of the project.
- No changes of this soil erosion and sediment control plan may be made without prior approval of the supervising engineer.
- Land disturbance is to be kept to a minimum. Reestablishment and/or stabilization of disturbed areas shall be scheduled as soon as practical.
- Erosion controls shall be monitored periodically to verify that they are maintained in effective working order. If, during construction, additional control measures are necessary, they shall be installed by that contractor.
- Sediment or debris shall be removed from the drainage pipes and structures as it accumulates during construction. It shall be disposed of in a manner which is consistent with the intent of this plan.
- The contractor may provide alternate means of sediment control, but they may not eliminate placement of protection in the areas indicated hereon.
- Sediment fencing shall be installed where required prior to commencing construction, and shall remain in place for the duration of the project. Fencing shall be Propex Silt Stop (TM) as manufactured by Amoco, or engineer approved equivalent.
- The contractor shall re-grade, topsoil, and seed all disturbed areas immediately after construction has been completed.
- Refer to New York State Standards and Specifications for Erosion and Sediment Control (2016 Blue Book) for additional details and specifications.
- Additional protection measures shall be implemented should site conditions warrant them.
- All designated trees shall be protected during the construction period, except those designated to be removed. Tree protection shall be in accordance with generally accepted standards.
- Proposed roof leader down spouts and drains shall be connected to an approved storm drainage system.
- Crushed stone shall be placed under any exterior decks and/or open stairways.
- Copies of the Sedimentation and Erosion Control Plan are to be maintained at the site, and provided to the project foreman and subcontractors prior to the start of work at or before the on-site meeting with staff.



DETAIL FOR GAS SERVICE INSTALLATION  
N.T.S.

NOTES:

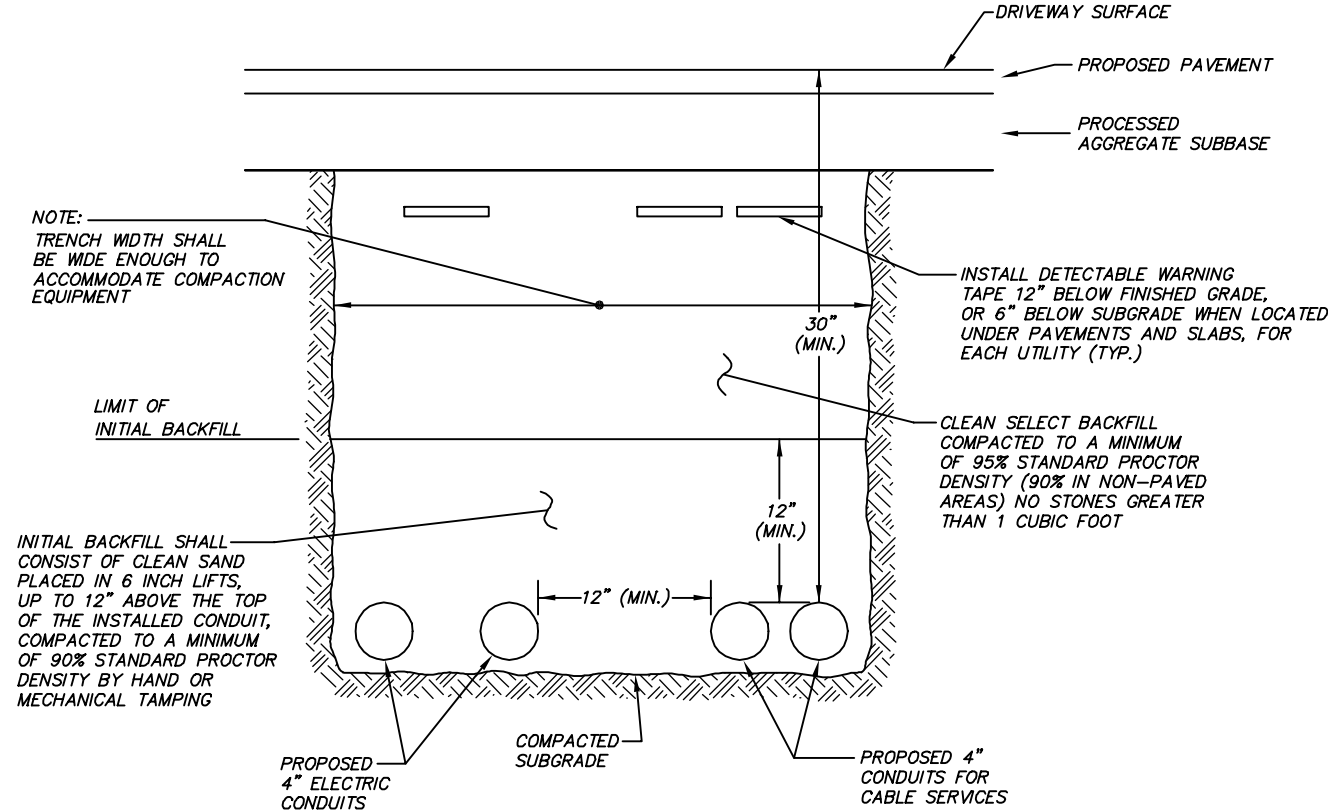
- THE CONTRACTOR SHALL HAVE ALL MATERIAL SELECTION AND INSTALLATION SPECIFICATIONS APPROVED BY THE GAS COMPANY PRIOR TO INSTALLATION.



DETAIL FOR WATER SERVICE INSTALLATION  
N.T.S.

NOTES:

- THE CONTRACTOR SHALL HAVE ALL MATERIAL SELECTION AND INSTALLATION SPECIFICATIONS APPROVED BY THE AQUARIUM WATER COMPANY PRIOR TO INSTALLATION.



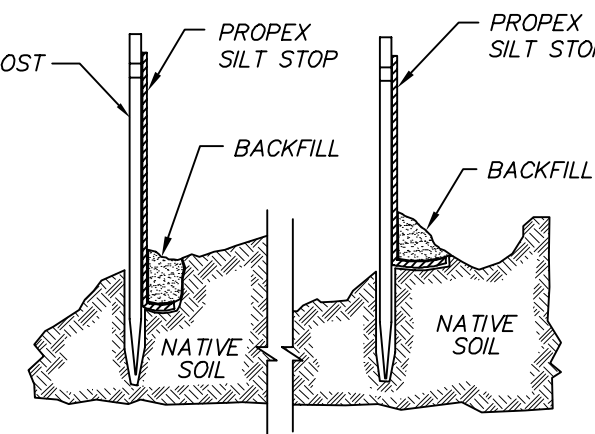
DETAIL FOR UNDERGROUND UTILITY TRENCH  
N.T.S.

NOTES:

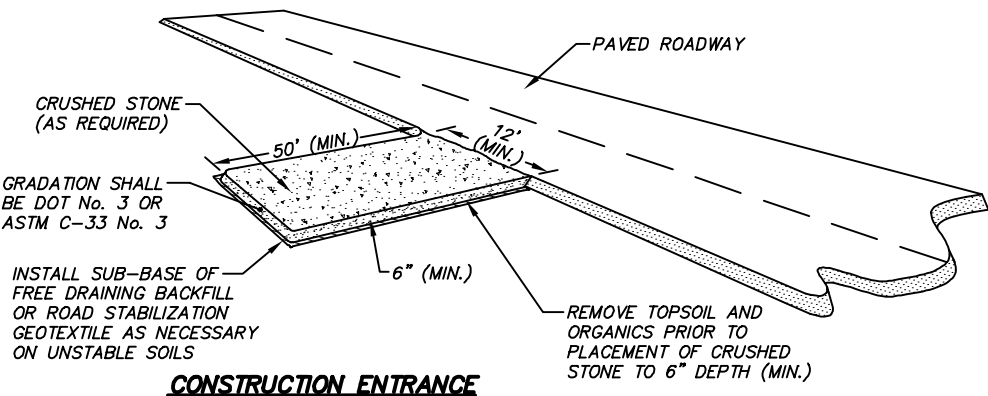
- COORDINATE INSTALLATION WITH EACH RESPECTIVE UTILITY COMPANY PRIOR TO INSTALLATION.
- ACTUAL NUMBER AND SIZE OF CONDUITS TO BE INSTALLED MAY VARY. CONTRACTOR SHALL COORDINATE ACTUAL NUMBER AND SIZE OF CONDUITS TO BE INSTALLED WITH BOTH THE OWNER AND EACH RESPECTIVE UTILITY COMPANY.

NOTE:

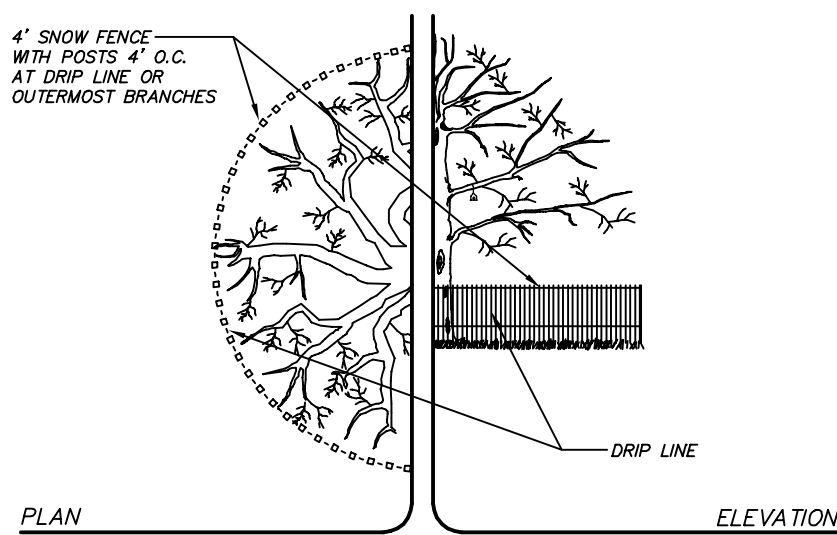
POSTS SHOULD NOT BE SPACED MORE THAN 10' APART



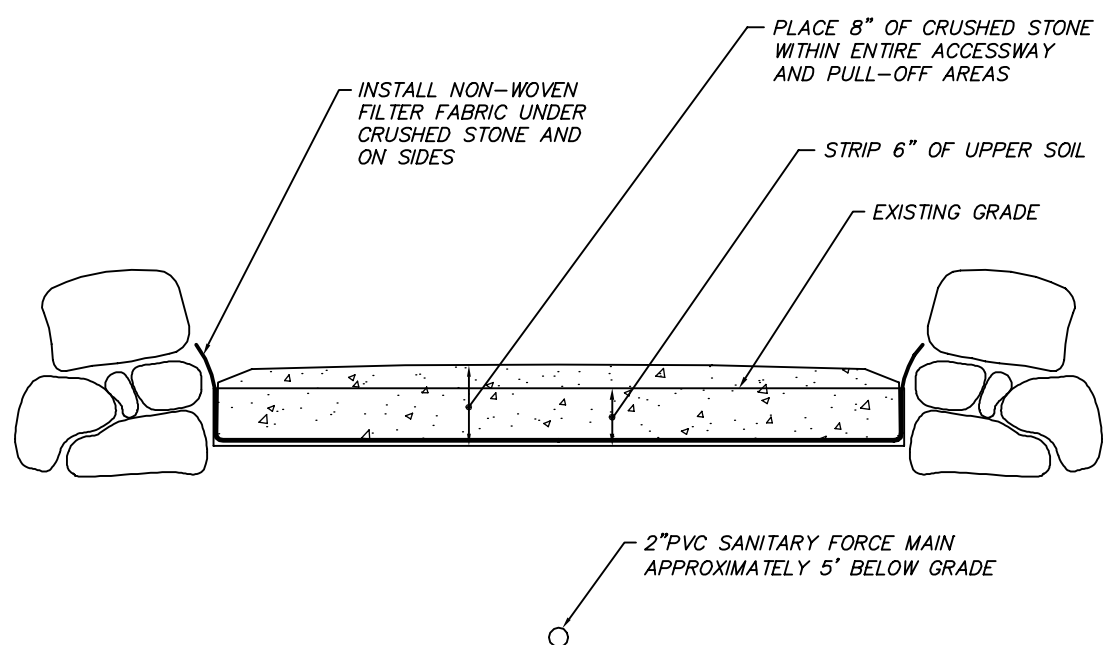
INSTALLATION DETAIL  
SEDIMENT CONTROL FABRIC  
N.T.S.



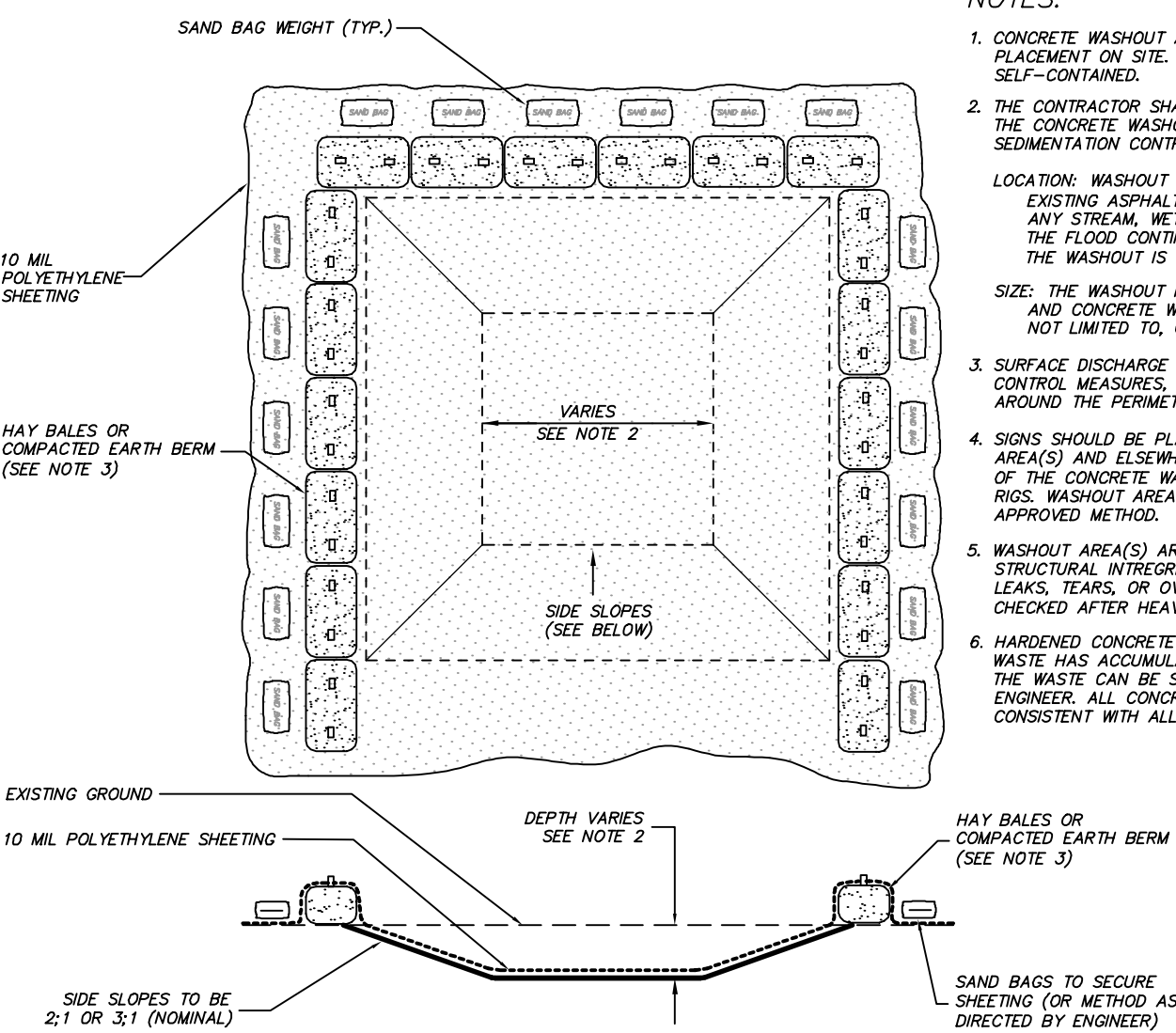
ANTI-TRACKING PAD DETAIL  
N.T.S.



TREE PROTECTION  
N.T.S.



CONSTRUCTION ACCESS ROUTE  
CROSS-SECTION  
N.T.S.

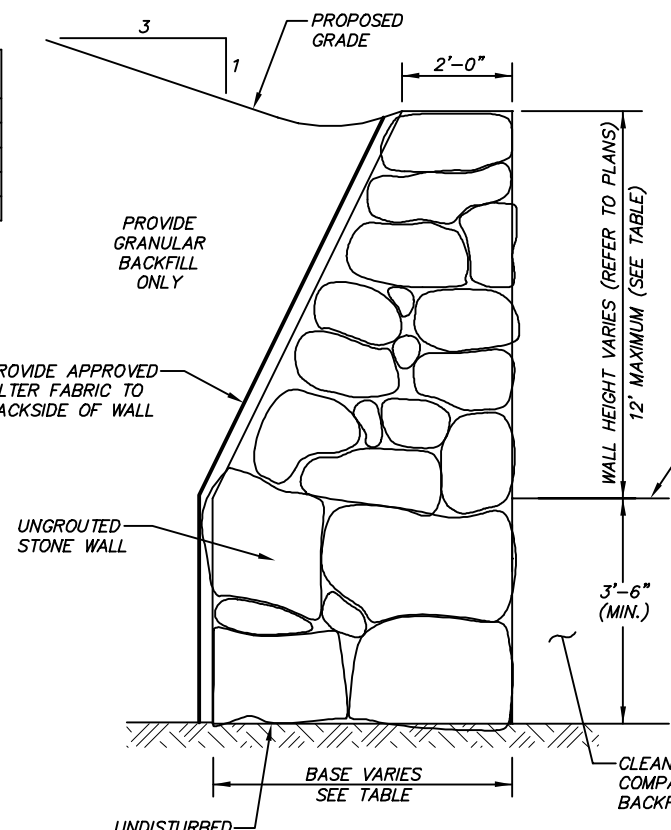


CONCRETE WASHOUT AREA  
N.T.S.

NOTES:

- CONCRETE WASHOUT AREA(S) SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE. THE CONCRETE WASHOUT AREA SHALL BE ENTIRELY SELF-CONTAINED.
- THE CONTRACTOR SHALL SUBMIT THE DESIGN, LOCATION AND SIZING OF THE CONCRETE WASHOUT AREA(S) WITH THE PROJECT'S EROSION AND SEDIMENTATION CONTROL PLAN AND SHALL BE APPROVED BY THE ENGINEER.  
LOCATION: WASHOUT AREA(S) ARE TO BE LOCATED WITHIN THE EXISTING ASPHALT PARKING LOT AND AT LEAST 50 FEET FROM ANY STREAM, WETLAND, STORM DRAINS, OR OTHER SENSITIVE RESOURCE. THE FLOOD CONTINGENCY PLAN MUST ADDRESS THE CONCRETE WASHOUT IF THE WASHOUT IS TO BE LOCATED WITHIN THE FLOODPLAIN.  
SIZE: THE WASHOUT MUST HAVE SUFFICIENT VOLUME TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS INCLUDING, BUT NOT LIMITED TO, OPERATIONS ASSOCIATED WITH GROUT AND MORTAR.
- SURFACE DISCHARGE IS UNACCEPTABLE; THEREFORE, HAY BALES OR OTHER CONTROL MEASURES, AS APPROVED BY THE ENGINEER, SHOULD BE USED AROUND THE PERIMETER OF THE CONCRETE WASHOUT AREA FOR CONTAINMENT.
- SIGNS SHOULD BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE CONCRETE AREA(S) AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CONCRETE WASHOUT TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS. WASHOUT AREA(S) SHOULD BE FLAGGED WITH SAFETY FENCING OR OTHER APPROVED METHOD.
- WASHOUT AREA(S) ARE TO BE INSPECTED AT LEAST ONCE A WEEK FOR STRUCTURAL INTEGRITY, ADEQUATE HOLDING CAPACITY AND CHECKED FOR LEAKS, TEARS, OR OVERFLOWS. WASHOUT AREA(S) SHOULD BE CHECKED AFTER HEAVY RAINS.
- HARDENED CONCRETE WASTE SHOULD BE REMOVED AND DISPOSED OF WHEN THE WASTE HAS ACCUMULATED TO HALF OF THE CONCRETE WASHOUT'S HEIGHT. THE WASTE CAN BE STORED AT AN UPLAND LOCATION, AS APPROVED BY THE ENGINEER. ALL CONCRETE WASTE SHALL BE DISPOSED OF IN A MANNER CONSISTENT WITH ALL APPLICABLE LAWS, REGULATIONS, AND GUIDELINES.

WALL TABLE		
WALL HEIGHT	BASE	
4'-6"	4'-0"	
6'-8"	5'-0"	
10'	6'-6"	
12'	7'-0"	



STONE RETAINING WALL  
N.T.S.

STONE RETAINING WALL NOTES

- ALL WORK SHALL COMPLY WITH THE STATE AND LOCAL BUILDING CODES AND SPECIFICATIONS. WALL IS DESIGNED AS UNGROUTED.
- VERIFY ALL DIMENSIONS IN THE FIELD AND REPORT ANY DISCREPANCIES TO ROCCO V. D'ANDREA, INC. THE CONTRACTOR SHALL VERIFY ALL DRAWINGS FOR COORDINATION BETWEEN TRADES. THE CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ACCEPT FULL RESPONSIBILITY FOR DIMENSIONAL CORRECTNESS.
- STONE WALLS SHALL BEAR ON UNDISTURBED SOIL OR ROCK HAVING A MINIMUM SAFE BEARING CAPACITY OF 2 TONS PER SQUARE FOOT. THIS VALUE SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER FOR THE SPECIFIC APPLICATION AND LOCATION.
- TRUCKS, BULLDOZERS OR OTHER HEAVY EQUIPMENT SHALL BE OPERATED WITH CAUTION AND IN SUCH A MANNER AS TO CAUSE NO DAMAGE TO RETAINING WALL SYSTEMS.
- BACKFILL WITH APPROVED GRANULAR MATERIAL; BACKFILLING FRONT OF WALL SHALL BE DONE IN LAYERS, NOT TO EXCEED 10 INCHES. COMPACTION SHALL BE 85% OF MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT. EXCAVATION MUST BE FREE OF WATER WHILE STONE WORK IS IN PROGRESS.
- ALL STONE SHALL HAVE A COMPRESSIVE STRENGTH OF AT LEAST 2,000 PSI.
- STONE SIZES SHALL BE GRADED FROM 25% TO 100% OF THE WALL WIDTH. SMALLER STONES MAY BE USED TO LOCK THE WALL AS REQUIRED, BUT THE AMOUNT SHALL NOT EXCEED 20% OF THE TOTAL VOLUME OF THE WALL AND THESE STONES SHALL BE EVENLY DISTRIBUTED.

0	6-22-18	SUBMIT FOR BUILDING PERMIT
REV.	DATE	DESCRIPTION
		RICHARD A. REGAN, NY PE No. 61598
	6-22-18	DATE
ONLY COPIES OF THIS PLAN BEARING AN ORIGINAL IMPRINT OF THE ENGINEER'S EMBOSSED SEAL ARE TRUE, VALID COPIES.		

D'ANDREA SURVEYING & ENGINEERING, PC		
• LAND PLANNERS • ENGINEERS • SURVEYORS		
P.O. BOX 549 RIVERSIDE, CT 06878		6 NEIL LANE TEL. 637-1779
PROJECT	PROPOSED POOL	
PREPARED FOR	HIDDEN POINT FARMS, LLC	
LOCATION	153 SILVER SPRING ROAD WILTON, CONNECTICUT AND LEWISBORO, NEW YORK	
5 OF 5	NOTES & DETAILS	

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I conducted an on-site investigation of the wetlands on the property at 153 Silver Spring Road in Lewisboro, New York and Wilton, Connecticut on July 16 and 17, 2018. In the portion of the property that is in Lewisboro, the delineation of wetlands was conducted in the field by inspection of soils, vegetation and hydrology as per The Code of the Town of Lewisboro, Chapter 217, Appendix A. Soil saturation, drainage patterns, pit and mound topography and buttressing of tree trunks were evidences of wetland hydrology. In the portion of the property that is in Wilton, the wetland lines are defined by soil types. The wetland boundaries were marked in the field with pink flags numbered 1 through 24 and 25 through 40. The wetland contains a watercourse. Soil samples were taken with spade and auger. The wetland soils consist of Leicester loam, very stony, (LeB) in New York and (3) in Connecticut. The non-wetland soils consist of Charlton loam very stony, (CI) in New York, (62) in Connecticut, as well as Urban land, (Uf) in New York and (307) in Connecticut. Vegetation found on-site, and used in the New York portion of the delineation, are listed below with indicator status.

#### PLANTS IN WETLAND

American Elder  
 American Elm  
 American Hornbeam  
 Cinnamon Fern  
 Highbush Blueberry  
 Jewelweed  
 Joe-Pye Weed  
 Northern Arrowwood  
 Northern Spicebush

#### INDICATOR STATUS

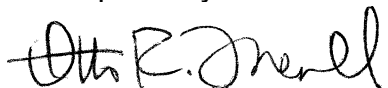
FACW  
 FACW  
 FAC  
 FACW  
 FACW  
 FACW  
 FAC  
 FACW  
 FACW

Red Maple	FAC
Skunk Cabbage	OBL
Sweet Pepperbush	FAC

<u>PLANTS IN UPLAND</u>	<u>INDICATOR STATUS</u>
American Beech	FACU
American Witch Hazel	FACU
Christmas Fern	FACU
Eastern Burning Bush	FACU
Eastern White Pine	FACU
Garlic Mustard	FACU
Japanese Barberry	FACU
Raspberry	FACU
Red Oak	FACU
Sassafras	FACU
Shag-bark Hickory	FACU
Sugar Maple	FACU
Tulip Tree	FACU

I have reviewed the "Construction Plan Review Set, Proposed Pool Location, 153 Silver Spring Road, Wilton, Connecticut and Lewisboro, New York, prepared for Hidden Point Farms, LLC" by D'Andrea Surveying and Engineering, PC, dated 7-23-18. As part of the development plan, there will be a temporary disturbance of approximately 1,600 square feet (<0.4 acre) of wetlands. This wetland area was previously partially filled in order to create a 12-foot-wide gravel driveway crossing through the wetlands as shown on the "Site Plan" by Land-Tech Consultants, Inc., dated 8/3/94. The purpose of the original disturbance was to install a 2" force main out to a septic system on the western portion of the property. Likewise, the current proposal will include a temporary disturbance of the same portion of wetlands in order to install the utilities necessary for the therapy pool. After the construction work is finished, this small portion of wetlands will revert to the same condition as it is now, and will be maintained in the same manner as it is now. The vast majority of the proposed project is outside of the 150-foot wetland setback. It is my professional opinion that the proposed installation of the utilities and the therapy pool can be done without an additional negative impact on the site's wetlands.

Respectfully submitted:



Otto R. Theall  
Professional Soil Scientist  
Professional Wetland Scientist

# Hidden Point Farms, Therapy Pool

153 Silver Spring Road, Lewisboro, NY - Wilton, CT.



Existing Conditions: Looking West from Wetlands crossing

# Hidden Point Farms, LLC.



Existing Conditions: Looking to the West, view of exciting access way through existing Wetlands



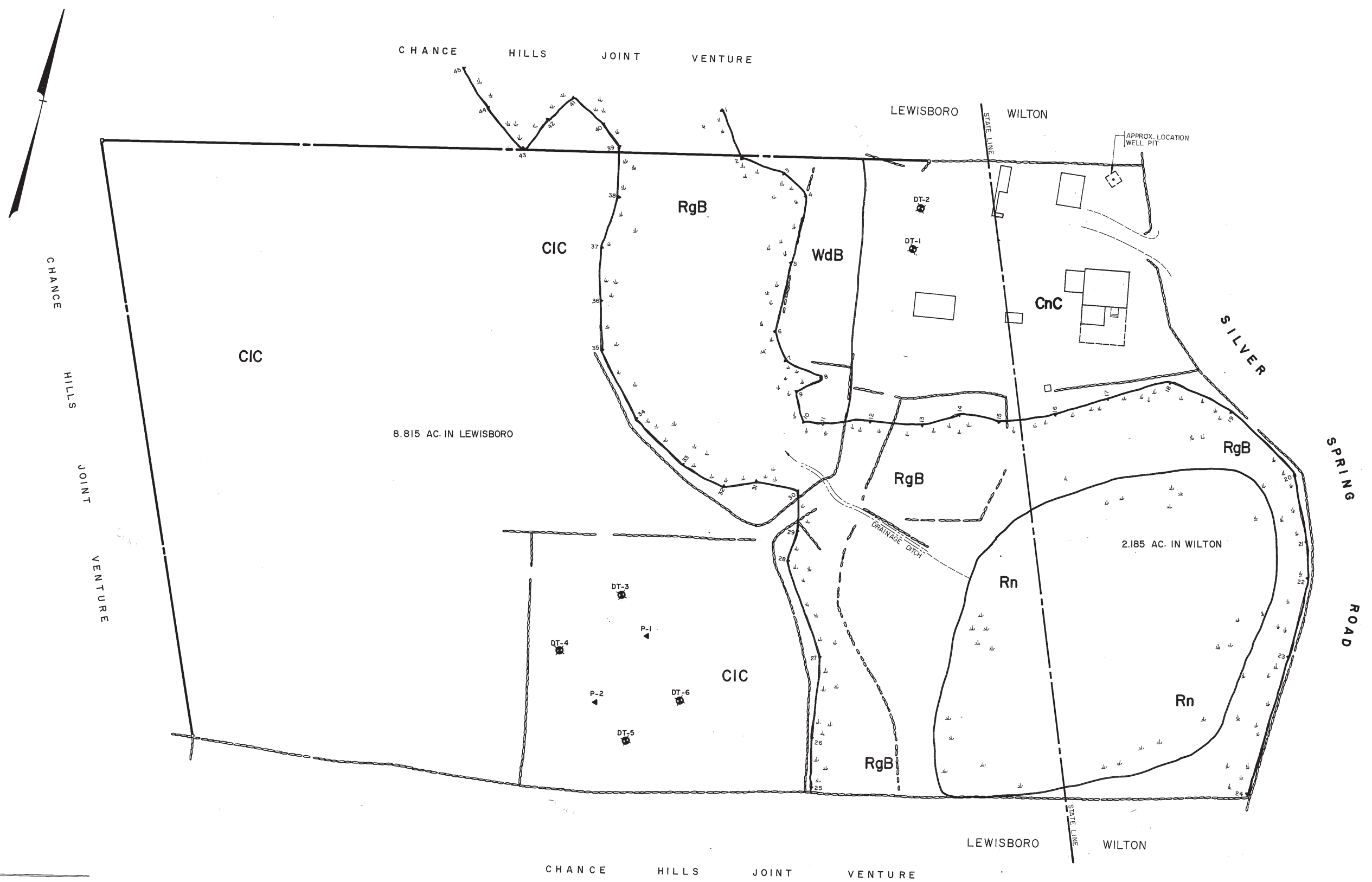
Existing Conditions: Looking to the West, view of remainder of site, Leaching field and the evay pool beyond.



Existing Conditions: Looking to the West, view of exciting access way through Wetlands crossing.



10414-AU4594-K53-55-003 (1 + 004)



**LEGEND**

- PROPERTY LINE
- STONE WALL
- WETLAND BOUNDARY WITH NUMBERED MARKERS
- DEEP TEST LOCATION
- PERCOLATION TEST

**NONWETLAND SOILS**

**CnC, CIC** CHARLTON - LOAM, EXTREMELY STONY  
3-15 PERCENT SLOPE

**WdB** WOODBRIDGE - LOAM, 3-8 PERCENT SLOPE

**WETLAND SOILS**

**Rn** RIDGEBURY, LEICESTER, WHITMAN LOAM

**RgB** RIDGEBURY - LOAM, VERY STONY  
2-8 PERCENT SLOPE

Original survey prior to sanitary crossing wetlands

SOILS MAPPED BY:

*Mary Jaehnis*

MARY JAEHNIS CERTIFIED SOIL SCIENTIST JUNE 1994

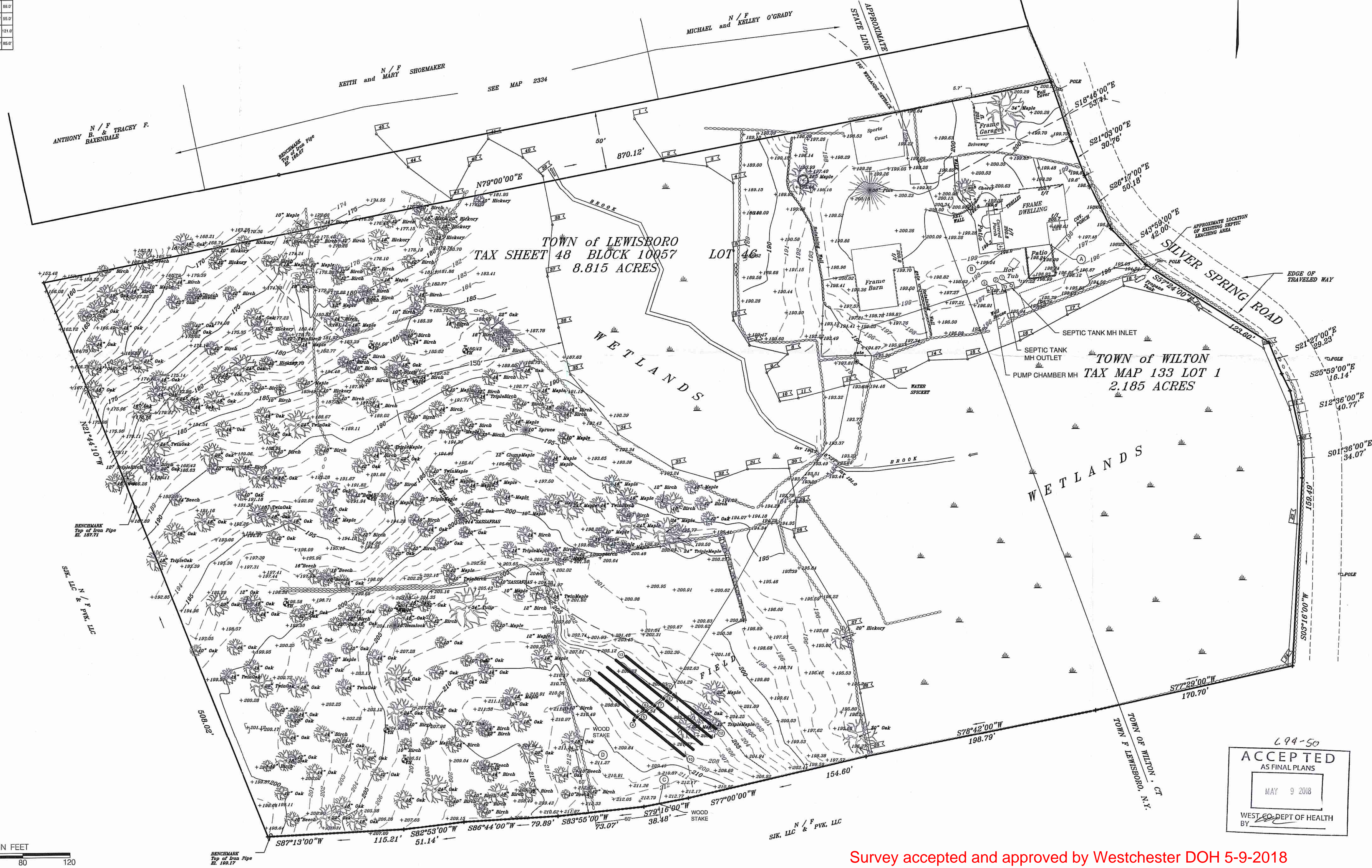
<b>Land-Tech Consultants, Inc.</b> ENVIRONMENTAL SCIENTISTS AND ENGINEERS	PREPARED FOR: PETER AND KATRINA BICKFORD		PROJECT LOCATION: 153 SILVER SPRING RD. WILTON, CT AND LEWISBORO, NY
	TITLE: <b>SOILS</b>		
	DATE: 8/3/94	DWN. BY MP	DWG. NO. A04594-01
	SCALE: 1" = 40'	CKD. BY RJJ	SHEET 1 OF 4



GENERAL NOTES  
1. LOT LINE & TOPOGRAPHIC INFORMATION FOR 153 SILVER SPRING ROAD TAKEN FROM TOPOGRAPHIC MAP PREPARED BY RWK LAND SURVEYING DATED APRIL 25, 2018.

AS-BUILT DIMENSIONS

	A	B	C	D
SEPTIC TANK MH IN - 1	47.5	30.0		
SEPTIC TANK MH OUT - 2	54.5	31.5		
PUMP CHAMBER MH - 3	60.5	32.5		
DISTRIBUTION BOX - 4	74.5	50.5		
JUNCTION BOX - 5	76.5	53.5		
JUNCTION BOX - 6	79.5	62.5		
JUNCTION BOX - 7	83.0	71.0		
JUNCTION BOX - 8	88.5	80.5		
JUNCTION BOX - 9	94.0	88.5		
TRENCH END - 10	118.5	95.0		
TRENCH END - 11	81.0	121.0		
TRENCH END - 12	132.0	88.0		
TRENCH END - 13				



Civil Engineering, Site Planning  
Environmental Science & Engineering  
Structural Engineering, Land Surveying  
Professional Engineering Services  
Consulting Management & Financing

LANDTECH

PROJECT NO. 18000-01  
DATE 5/4/2018  
DRAWN BY: CL  
CHECKED BY: AS

AB-1

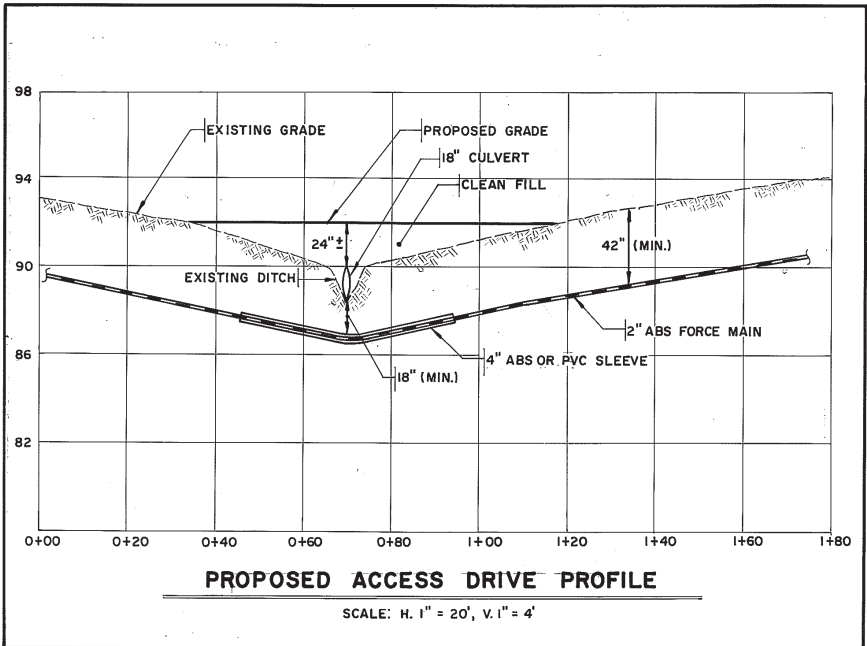
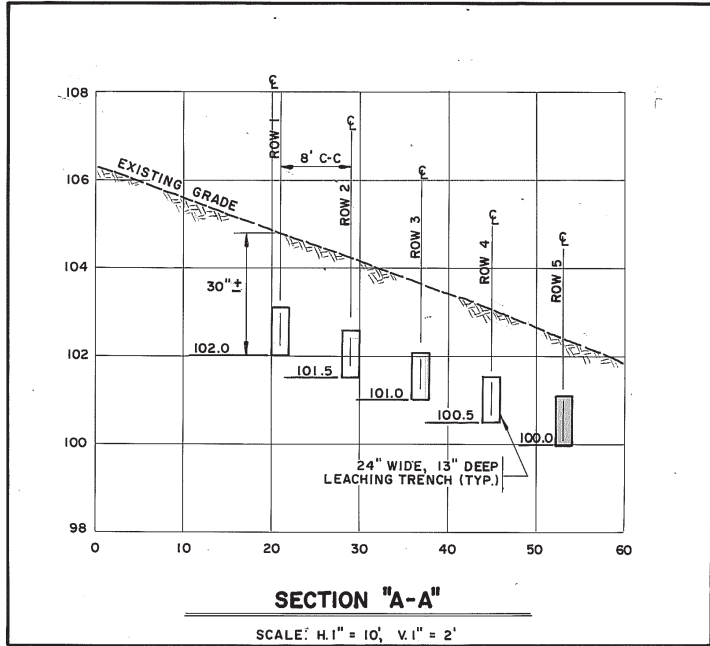
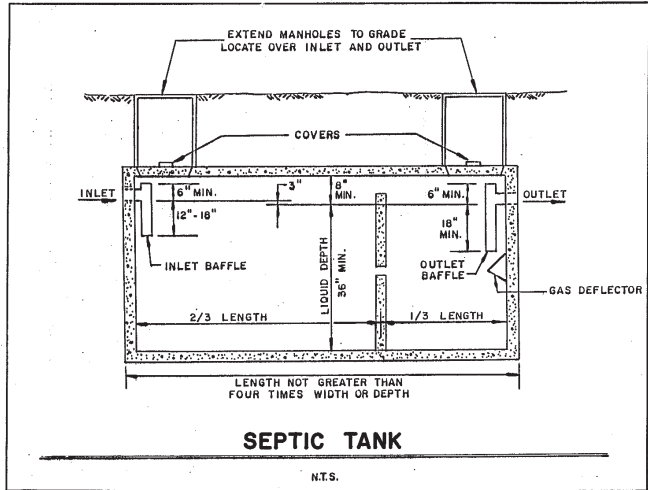






GENERAL NOTES

- LOT LINES HAVE BEEN TAKEN FROM PLAN OF PROPERTY PREPARED BY WALTER K. GOODHUE, DATED MAY, 1945.
- TOPOGRAPHIC DATA AS PER FIELD SURVEY ON JULY 16, 1994 BY LAND-TECH CONSULTANTS, INC. ASSUMED DATUM. TOPOGRAPHIC DATA ESTABLISHED FOR SEPTIC SYSTEM DESIGN PURPOSES ONLY. WETLANDS AND STONE WALLS PLOTTED BY ROLAND GARDNER, R.S.
- BASED ON AN OBSERVED PERCOLATION RATE OF 1" IN 8-10 MINUTES AND A 6 BEDROOM DWELLING, INSTALL A 2000GALLON SEPTIC TANK AND 531 LINEAR FEET OF 24 INCH WIDE LEACHING TRENCH.
- PROVIDE A 2000GALLON, TWO COMPARTMENT SEPTIC TANK MADE OF CONCRETE WITH A MINIMUM 4,000 PSI CONCRETE PER ASTM STANDARDS WITH 5 TO 7 PERCENT AIR ENTRAINMENT. MANHOLES SHALL EXTEND TO FINISHED GRADE WHERE COVER OVER THE TANK EXCEEDS 12 INCHES. SEAL ALL JOINTS. ALL TANK INLET AND OUTLET PIPING SHALL BE SEALED WITH A POLYETHYLENE GASKET, "POLYLOK" OR EQUAL.
- HOUSE SEWER TO BE CONSTRUCTED OF 4" EXTRA-HEAVY DUCTILE IRON PIPE WITH LEADED JOINTS OR EQUAL. MINIMUM PITCH ON HOUSE SEWER FROM HOUSE TO SEPTIC TANK TO BE ONE-QUARTER-INCH PER FOOT AND SEWER FROM SEPTIC TANK TO LEACHING SYSTEM TO BE ONE-EIGHTH-INCH PER FOOT. ALL EFFLUENT PIPES DISPERSING FLOWS TO DISTRIBUTION BOXES TO BE 3" SOLID PVC ASTM D2729 OR 4" SOLID PVC ASTM D3034 SDR 35 WITH SOLVENT SEALED JOINTS OR EQUAL. CHANGES IN DIRECTION TO BE MADE WITH THE APPROPRIATE COMMERCIAL MANUFACTURED FITTINGS. ALL PIPES TO BE PROPERLY CONNECTED TO SEPTIC TANK, PUMP CHAMBER AND DISTRIBUTION BOXES.
- PROVIDE A 1250 GALLON PUMP CHAMBER AS MANUFACTURED BY DITULLIO OR EQUAL. A MANHOLE SHALL EXTEND TO FINISHED GRADE. SEAL ALL JOINTS.
- THE PUMP SHALL BE A GOULDS MODEL #3885, WE0511H, SINGLE PHASE OR EQUAL. MERCURY LEVEL CONTROL FLOAT SWITCHES ARE TO BE PROVIDED AND SET SO THAT THE PUMP DISCHARGES 265 GALLONS PER CYCLE. CONTROL PANEL TO BE HOWARD "A" OR EQUAL WITH ON/OFF/MANUAL SWITCH. A CLEARLY AUDIBLE HIGH LIQUID LEVEL ALARM IS TO BE SET INSIDE THE HOUSE. ELECTRICAL HOOK-UP TO THE PUMP TO BE PLACED IN A MINIMUM 4" X 4" WEATHERTIGHT BOX SET A MINIMUM 12" ABOVE FINISHED GRADE IN A PROTECTED LOCATION. A SERVICE DISCONNECT IS TO BE IN VIEW OF THE PUMP CHAMBER.
- THE 2" ABS FORCE MAIN SHALL BE LAID 42" BELOW GRADE WHEREVER POSSIBLE. WHERE NOT POSSIBLE, ITS PITCH SHALL BE SUCH THAT DURING PUMP SHUTDOWN, THE EFFLUENT FLOWS BACK INTO THE PUMP CHAMBER.
- DISTRIBUTION BOXES ARE TO BE SET ON A STABLE FOOTING OF 12" MINIMUM DEPTH OF 1" CRUSHED STONE.
- IT IS THE RESPONSIBILITY OF THE INSTALLER TO KEEP BOTH THE ENGINEER OF RECORD AND THE LOCAL HEALTH DEPARTMENT INFORMED OF CONSTRUCTION PROGRESS.
- EROSION AND SEDIMENT CONTROL MEASURES SPECIFIED IN THE PLAN SHALL BE MAINTAINED UNTIL DISTURBED AREAS HAVE BEEN STABILIZED.
- THIS DESIGN CONFORMS TO APPLICABLE CODES AND ACCEPTED PRACTICE. NO OTHER WARRANTY IS EXPRESSED OR IMPLIED.
- THE DISCHARGE FROM GARBAGE DISPOSALS OR WATER TREATMENT DEVICES MUST NOT BE DISCHARGED TO THE SYSTEM.
- LAND-TECH CONSULTANTS, INC., ASSUMES NO RESPONSIBILITY FOR SEPTIC SYSTEM SITE PREPARATION, LOCATION OR INVERT ELEVATIONS IN COMPLIANCE WITH THE APPROVED PLAN, UNLESS IT SUPERVISES EACH PHASE OF SYSTEM INSTALLATION.
- IT IS THE RESPONSIBILITY OF THE INSTALLER TO CALL "CALL BEFORE YOU DIG" 1-800-922-4455, PRIOR TO ANY EXCAVATION WORK ON THE PROPERTY.



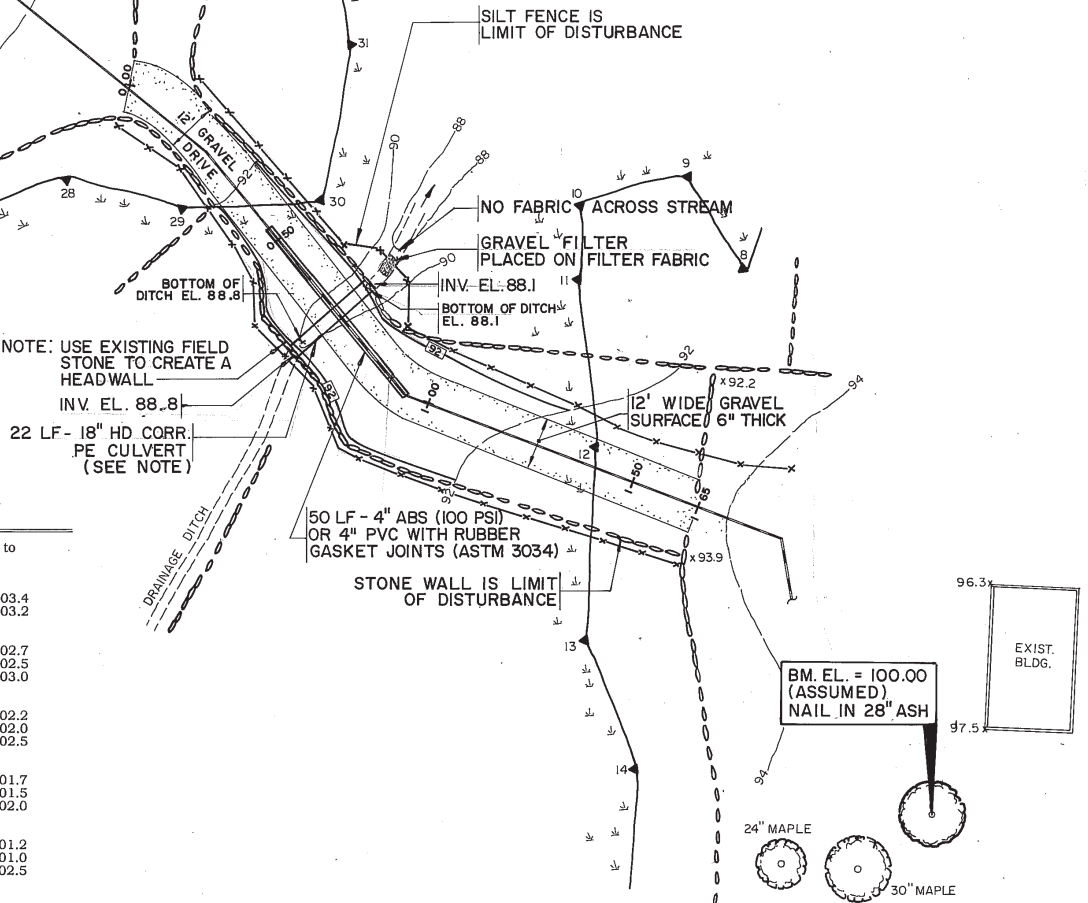
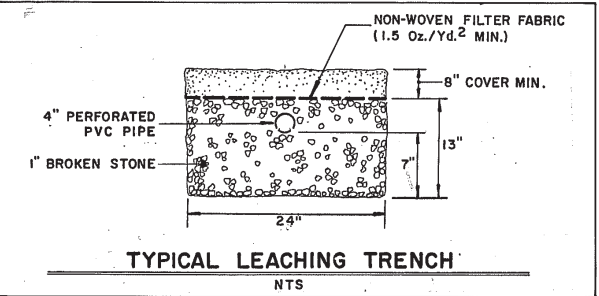
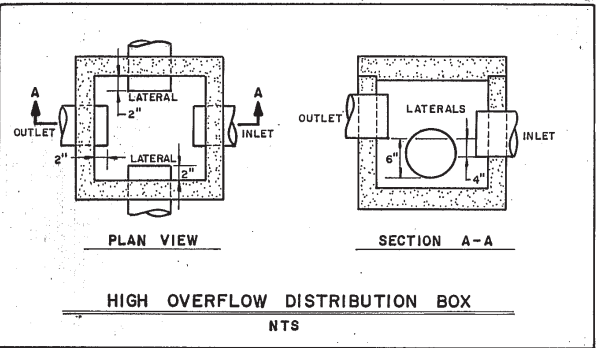
INVERT ELEVATIONS

Septic Tank and Pump Chamber Inverts to be Set in the Field

Junction Box	
Inlet	103.4
Outlet	103.2
Distribution Box #1	
Inlet	102.7
Laterals	102.5
Outlet	103.0
Distribution Box #2	
Inlet	102.2
Laterals	102.0
Outlet	102.5
Distribution Box #3	
Inlet	101.7
Laterals	101.5
Outlet	102.0
Distribution Box #4	
Inlet	101.2
Laterals	101.0
Outlet	102.5
Distribution Box #5	
Inlet	101.0
Laterals	100.5
Trench Inverts	
#1	102.5
#2	102.0
#3	101.5
#4	101.0
#5	100.5
Trench Bottoms	
#1	102.0
#2	101.5
#3	101.0
#4	100.5
#5	100.0

NOTE

HD CORR PE PIPE TO BE AS MANUFACTURED BY ADVANCED DRAINAGE SYSTEMS, INC. OR EQUIVALENT.  
HD CORR PE PIPE TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.



REVISED 11/14/94: INCREASE SEPTIC LEACHING TRENCHES AND SEPTIC TANK SIZE

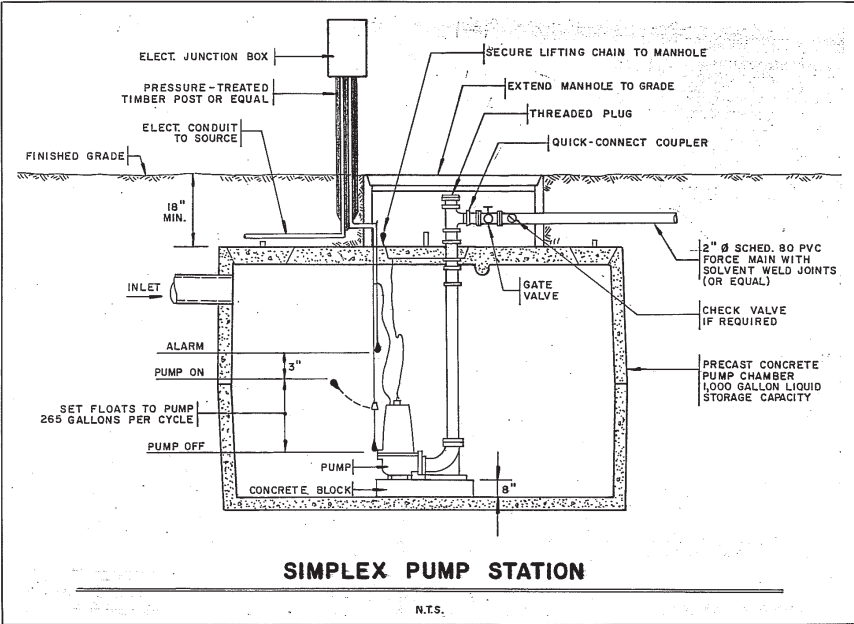
Land-Tech Consultants, Inc.  
ENVIRONMENTAL SCIENTISTS AND ENGINEERS

205 PLAYHOUSE CORNER  
SOUTHBRURY, CT 06488  
PHONE: (203) 264-8300  
FAX: (203) 264-5995

PREPARED FOR:  
PETER AND KATRINA BICKFORD  
PROJECT LOCATION:  
153 SILVER SPRING RD.  
WILTON, CT AND LEWISBORO, NY

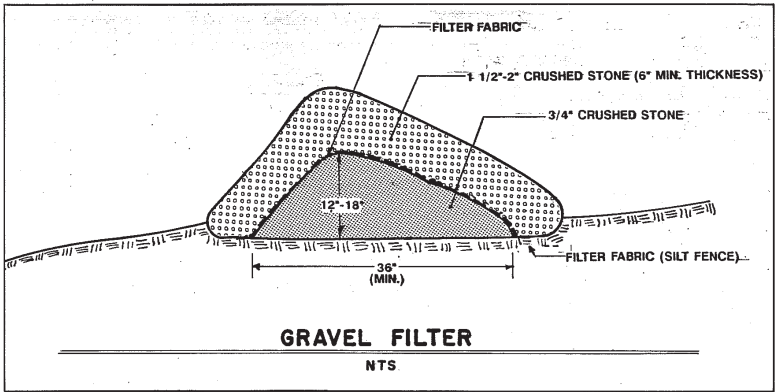
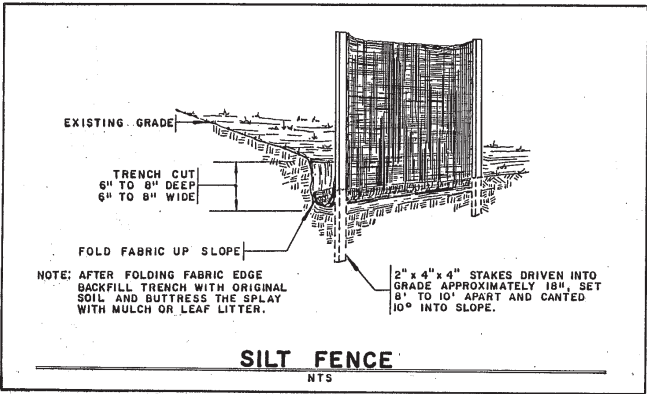
TITLE:  
PROPOSED SEPTIC SYSTEM

DATE: 8/3/94 DWN. BY MP DWG. NO. A04594-01  
SCALE: 1" = 20' CKD. BY RJJ SHEET 3 OF 4



GENERAL CONSTRUCTION PHASING NARRATIVE

1. THE LIMITS OF DISTURBANCE FOR THE DWELLING ADDITION, ACCESSWAY, AND SEPTIC SYSTEM SHALL BE ESTABLISHED IN THE FIELD.
2. INSTALL TEMPORARY SEDIMENT BARRIERS AND GRAVEL FILTER AS ILLUSTRATED ON THE PLANS.
3. CLEAR PROPOSED ACCESSWAY AND SEPTIC AREA AND SELECTIVELY REMOVE COVER STORY FROM PROPOSED PADDOCK AREA, PRESERVING ANY SIGNIFICANT VEGETATION.
4. INSTALL SEPTIC SYSTEM FORCE MAIN WITHIN PROPOSED ACCESSWAY.
5. INSTALL 18" CULVERT IN EXISTING DITCH, CONSTRUCT HEADWALLS USING EXISTING FIELD STONES, AND REGRADE ACCESSWAY AS SHOWN.
6. CONSTRUCT ACCESSWAY AND PROVIDE TEMPORARY MULCHING OF DISTURBED AREAS.
7. CONSTRUCT SEPTIC SYSTEM.
8. UPON COMPLETION OF SEPTIC SYSTEM CONSTRUCTION, ALL RAW SOIL AREAS SHALL BE FINE GRADED, SEEDED AND MULCHED.
9. PREPARE PADDOCK AREA AND APPLY SEED AND MULCH AS DIRECTED UNDER THE GENERAL PLANTING NOTES.



GENERAL EROSION AND SEDIMENT CONTROL NOTES

1. LAND DISTURBANCE WILL BE KEPT TO A MINIMUM; RESTABILIZATION WILL BE SCHEDULED AS SOON AS PRACTICAL.
2. SILT FENCE WILL BE INSTALLED ALONG THE TOE OF ALL CRITICAL CUT AND FILL SLOPES, SOIL STOCKPILE AREAS, AND IN THOSE AREAS SHOWN ON THE PLAN.
3. ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE STATE OF CONNECTICUT *GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL*.
4. EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED PRIOR TO LAND DISTURBANCE WHENEVER POSSIBLE.
5. ALL CONTROL MEASURES WILL BE MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD.
6. ADDITIONAL CONTROL MEASURES WILL BE INSTALLED DURING THE CONSTRUCTION PERIOD IF NECESSARY OR REQUIRED.
7. SEDIMENT REMOVED FROM CONTROL STRUCTURES WILL BE DISPOSED OF IN A MANNER WHICH IS CONSISTENT WITH THE INTENT OF THE PLAN.
8. PETER AND KATRINA BICKFORD ARE ASSIGNED THE RESPONSIBILITY FOR IMPLEMENTING THIS EROSION AND SEDIMENT CONTROL PLAN. THIS RESPONSIBILITY INCLUDES INSTALLATION AND MAINTENANCE OF CONTROL MEASURES, INFORMING ALL PARTIES ENGAGED ON THE CONSTRUCTION SITE OF THE REQUIREMENTS AND OBJECTIVES OF THE PLAN, NOTIFYING THE PLANNING AND ZONING COMMISSION OF ANY TRANSFER OF THIS RESPONSIBILITY AND FOR CONVEYING A COPY OF THE EROSION AND SEDIMENT PLAN, IF AND WHEN THE TITLE OF LAND IS TRANSFERRED.

GENERAL PLANTING NOTES

SEED BED PREPARATION

FINE GRADE AND RAKE SOIL SURFACE TO REMOVE STONES LARGER THAN 2" IN DIAMETER. APPLY LIMESTONE AT A RATE OF 2 TONS/ACRE OR 90 LBS/1000 SQ.FT. FERTILIZE WITH 10-10-10 AT A RATE OF 300 LBS/ACRE OR 11 LBS/1000 SQUARE FEET WORK LIME AND FERTILIZER INTO SOIL UNIFORMLY TO A DEPTH OF 4" WITH A DISK, SPRINGTOOTH HARROW, OR OTHER SUITABLE EQUIPMENT FOLLOWING THE CONTOUR LINES.

SEED APPLICATION

APPLY SEED MIXTURE BY HAND, CYCLONE SEEDER, OR HYDROSEEDER. INCREASE SEED MIXTURE TO 50% IF HYDROSEEDER IS USED. LIGHTLY DRAG OR ROLL THE SEEDED SURFACE TO COVER SEED. SEEDING SHOULD BE DONE BETWEEN APRIL 1 AND JUNE 1 OR BETWEEN AUGUST 15TH AND OCTOBER 15TH. IF SEEDING CANNOT BE DONE DURING THESE TIMES, REPEAT MULCHING PROCEDURE, DESCRIBED BELOW, UNTIL SEEDING CAN TAKE PLACE.

MULCHING

IMMEDIATELY FOLLOWING SEEDING, MULCH THE SEEDED SURFACE WITH STRAW OR HAY AT A RATE OF 1.5 TO 2 TONS/AC. SPREAD MULCH BY HAND OR MULCH BLOWER. PUNCH MULCH INTO SOIL SURFACE WITH TRACTOR MACHINE OR DISK HARROW SET STRAIGHT UP. MULCH MATERIAL SHOULD BE "TUCKED" APPROXIMATELY 2"-3" INTO THE SOIL SURFACE.

SEED MIX (UNSHADED DISTURBED AREAS)

BIRD'S FOOT TREFLOIL*	10 LBS/AC.
ANNUAL RYE	30 LBS/AC.
REED CANARY GRASS	15 LBS/AC.
REDFEET	5 LBS/AC.

SHADE TOLERANT SEED MIX (SHOULDERS OF ACCESSWAY)

TALL FESCUE	20 LBS/AC.
FLAT PEA*	30 LBS/AC.

\*INNOCULANT REQUIRED

HORSE PADDOCK SEED MIX (LIGHT TRAFFIC/PASTURES)

Kentucky Bluegrass	10 lbs/acre
Ladino Clover	10 lbs/acre
Perennial Ryegrass	5 lbs/acre

Land-Tech Consultants, Inc.

ENVIRONMENTAL SCIENTISTS AND ENGINEERS



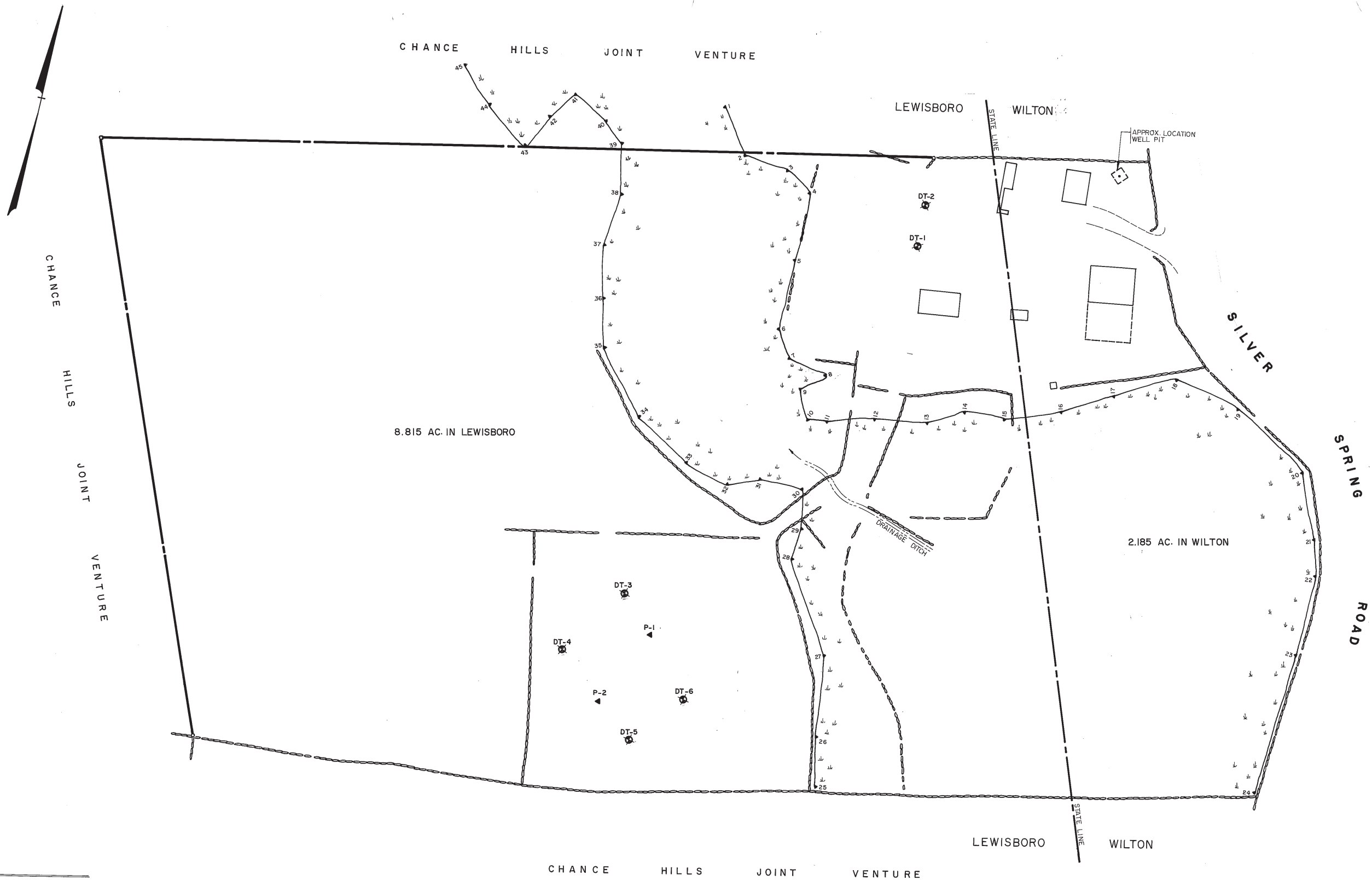
205 PLAYHOUSE CORNER  
SOUTHBURY, CT 06488  
PHONE: (203) 264-8300  
FAX: (203) 264-5995

PREPARED FOR:  
PETER AND  
KATRINA BICKFORD

PROJECT LOCATION:  
153 SILVER SPRING RD.  
WILTON, CT AND  
LEWISBORO, NY

TITLE:  
NOTES AND DETAILS

DATE: 8 / 3 / 94	DWN. BY MP	DWG. NO. A04594-01
SCALE: NONE	CKD. BY RJJ	SHEET 4 OF 4



# LEGEND


- PROPERTY LINE
- STONE WALL
- WETLAND BOUNDARY WITH NUMBERED MARKERS
- DEEP TEST LOCATION
- PERCOLATION TEST

<b>Land-Tech Consultants, Inc.</b> <small>ENVIRONMENTAL SCIENTISTS AND ENGINEERS</small> 205 PLAYHOUSE CORNER SOUTHBRURY, CT 06488 PHONE: (203) 264-8300 FAX: (203) 264-5995		<b>PREPARED FOR:</b> PETER AND KATRINA BICKFORD		<b>PROJECT LOCATION:</b> 153 SILVER SPRING RD. WILTON, CT AND LEWISBORO, NY	
		<b>TITLE:</b>			
<b>DATE:</b>		<b>DWN. BY MP</b>		<b>DWG. NO. A04594-01</b>	
<b>SCALE: 1" = 40'</b>		<b>CKD. BY RJJ</b>		<b>SHEET OF</b>	

## MEMORANDUM

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

CC: Ciorsdan Conran  
Judson Siebert, Esq.  
Joseph Angiello

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

DATE: September 6, 2018

RE: Wetland Permit Approval  
Michael Boublik  
58 Mead Street  
Sheet 22, Block 10802, Lot 71

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### PROJECT DESCRIPTION

The project includes the removal of an existing  $\pm 305$  s.f. pergola and the construction of a pool cabana (>600 s.f.) located adjacent to an existing pool and within the wetland buffer. The cabana will include a sitting area, bar, storage area, fireplace, bathroom and an outdoor shower.

### 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 Permit is required from the Planning Board; a public hearing is required to be held on the Wetland Permit.
2. If land disturbance exceeds 5,000 s.f., a Town Stormwater Permit and coverage under the New York State Department of Environmental Conservation (NYSDEC) SPDES General Permit for Stormwater Discharges from Construction Activity (GP-0-15-002) will be required.

CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE | SITE & ENVIRONMENTAL PLANNING

---



3. Approval from the Westchester County Department of Health (WCHD) is required for connection to the existing septic system.

**COMMENTS**

1. The total ground floor footprint of the proposed cabana shall be calculated and noted on the plan, including the footprint of the fireplace and outdoor shower.
2. The site plan shall be revised to identify where the outdoor shower will drain.
3. The net increase in impervious cover shall be calculated and noted on the plan; this office supports connection to the existing level spreader, provided the applicant demonstrates suitable existing capacity.
4. The limits of disturbance shall be illustrated and calculated on the plan. The area of disturbance shall include the construction access road along with and other area of land disturbance.
5. Plans approved by the WCHD shall be submitted.
6. The applicant shall identify if any trees are proposed to be removed; if none, a note to this effect shall be provided on the plan. Any trees to be removed shall be illustrated and denoted on the plan.
7. The Site Plan shall be revised to include the following additional information:
  - a. Well protection measures and corresponding detail.
  - b. Stabilized construction access driveway and corresponding detail.
  - c. Soil stockpile location and corresponding detail (specifying suitable erosion controls).
  - d. Finished floor elevation of the cabana.
8. The architectural plans shall be signed and sealed by the Design Professional.

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

Chairman Jerome Kerner, AIA  
September 6, 2018  
Page 3 of 3

**PLANS REVIEWED:**

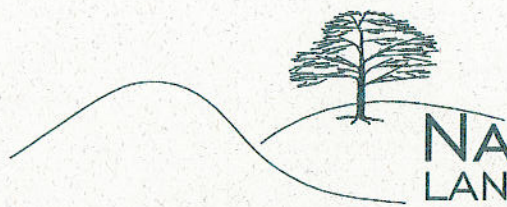
- Pool Cabana Site Plan (SP-1), prepared by Naderman Land Planning & Engineering, P.C., dated August 13, 2018
- Proposed Additions & Alterations (A1 and A2), prepared by Studio Rai, dated July 30, 2018
- Wetland Delineation Map, prepared by TC Merritts, dated August 9, 2018

**DOCUMENTS REVIEWED:**

- Letter, prepared by Naderman Land Planning & Engineering, P.C., dated August 14, 2018
- Wetland Permit Application
- Short EAF, dated August 13, 2018
- Partial Wetland Delineation, prepared by Pfizer-Jahnig, dated August 6, 2018

JKJ/JMC/dc

T:\Lewisboro\Correspondence\2018-09-06\_LWPB\_Boublik\_Review Memo.docx



**NADERMAN**  
**LAND**

PLANNING AND ENGINEERING, P.C.

BARRY G. NADERMAN, P.E.

August 14, 2018

**VIA HAND DELIVER**

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

Attn: Ciorsdan Conran – Planning Board Secretary

Re: Boublik Cabana  
58 Mead Street  
Town of Lewisboro  
Tax ID: Sht 22; Blk 10802; Lot 71

Dear Ms. Conran:

Enclosed find nine (9) copies of the following for the submission of a Wetlands Permit Application for a proposed pool cabana at the above referenced property:

- Completed Wetlands Permit Application w/ Affidavit of Ownership and Short Form EAF
- Dwg SP-1 "Pool Cabana Site Plan" rev. dated 8/13/18
- Cabana Floor Plans and Elevations prepared by Studio RAI
- Partial Wetlands Delineation Report dated August 6, 2018
- Survey prepared by TC Merritts Land Surveyors entitled "Wetlands Delineation Map prepared for Michael Boublik" dated 8/9/18.
- Exhibit ADJ-1 "Adjoining Properties Aerial Exhibit" dated 8/13/18
- Photograph of Existing pool and Pergola.

Also enclosed find checks in the amount of \$255.00 and \$2,000.00 for the application fee and escrow respectively.

The property consists of an existing residence on 9.985 acres constructed in 1998 with an existing pool constructed in 1999. The original constructed included all drainage, septic and well improvements. As illustrated on the plan, these improvements included drainage discharges to two separate 15' x 50' stone flow spreaders.

At this time the Owner is seeking to replace the existing pergola/ patio (305sf) with a new Cabana approx. 600sf and outdoor shower. The proposed Cabana will include an internal sewage ejector with a forcemain contributing to the existing septic system located in the front yard of the residence.



Town of Lewisboro  
Planning Board  
August 14, 2018  
Page 2

The Town Wetlands Consultant had conducted a site inspection whereby a potential wetland pocket was observed. Although not identified as a potential hydric soil on the Westchester County Mapping nor identified during the construction of the residence, this pocket wetlands has been identified and flagged by Mary Jaehnig – Soil Scientist and subsequently surveyed by TC Merritts Land Surveyors as requested.

As indicated in the Wetlands Delineation Report, the soils in the area of the current wetlands pocket had been disturbed likely during construction of the residence and installation of the large stone flow spreader. The disturbance likely created this poorly drained pocket and the continual discharge of runoff from the residence and driveway for the past 20 years has sustained this pocket wetland. The area is currently considered a locally regulated wetlands and as such we are filing for a Wetlands Permit as required.

All work proposed is within the current developed portion of the site with no impact to any wetlands and no change in any wetlands buffer habitat or function what-so-ever. As such, we are hopeful the Board may give consideration for an Administrative Wetlands Permit for this situation.

We request we be placed on the September 11<sup>th</sup> meeting agenda of the Planning Board. At which time we look forward to discussing the project in greater detail with the Board.

In the meanwhile, should you require any additional information or have any questions at this time, please feel free to call.

Respectfully,



Barry G. Naderman, P.E.  
Naderman Land Planning & Engineering, P.C.

cc: Michael Boublik w/ enc.

BoublikPBsubm



Application No: \_\_\_\_\_

Fee: \_\_\_\_\_ Date: \_\_\_\_\_

**TOWN OF LEWISBORO  
WETLAND PERMIT APPLICATION**

79 Bouton Road, South Salem, NY 10590

Phone: 914-763-5592

Fax: 914-763-3637

planning@lewisborogov.com

**Project Information**

Project Address: 58 Mead Street

Sheet: 0022 Block: 10802 Lot(s): 071

Project Description (identify the improvements proposed within the wetland/wetland buffer and the approximate amount of wetland/wetland buffer disturbance): Proposed Cabana replacing an existing patio/ pergola at the end of an existing pool. Also included is a septic pump and forcemain to the existing septic tank.

**Owner's Information**

Owner's Name: Michael Boublik Phone: (917) 375-3889

Owner's Address: 58 Mead Street, Waccabuc, NY Email: Michael.Boublik@morganstanley.com

**Applicant's Information** (if different)

Applicant's Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Applicant's Address: \_\_\_\_\_ Email: \_\_\_\_\_

**Authorized Agent's Information** (if applicable)

Agent's Name: Barry G. Naderman, P.E. Phone: (914) 245-5403

Agent's Address: 1 Deans Bridge Road, Somers, NY 10589 Email: bgn@naderman.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 ☒ **To Be Determined**
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: Building Permit & Sign-off from WCHD already obtained and submitted to Building Department

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: Aug 2, 2018



# TOWN OF LEWISBORO PLANNING BOARD

79 Bouton Road, South Salem, NY 10590

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

Tel: (914) 763-5592

Fax: (914) 763-3637

## Affidavit of Ownership

State of: New York

County of: Westchester

Michael Boublik, being duly sworn, deposes and says that he/she  
resides at 58 Mead Street, Waccabuc  
in the County of Westchester, State of New York  
and that he/she is (check one) X the owner, or \_\_\_\_\_ the \_\_\_\_\_  
of \_\_\_\_\_  
*Name of corporation, partnership, or other legal entity*


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

Block 10802, Lot 071, on Sheet 0022.

  
Owner's Signature

Sworn to before me this

2<sup>nd</sup> day of AUGUST, 2 018

  
Notary Public - affix stamp

PAULA GRIFFIN  
Notary Public, State of New York  
No. 01GR4963154  
Qualified in Queens County  
Commission Expires November 08, 202018

**TOWN OF LEWISBORO PLANNING BOARD**

79 Bouton Road, South Salem, NY 10590  
Email: [planning@lewisborogov.com](mailto:planning@lewisborogov.com)  
Tel: (914) 763-5592 Fax: (914) 763-3637

**Tax Payment Affidavit Requirement**

*This form must accompany all applications to the Planning Board.*

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

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

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

**To Be Completed by Applicant  
(Please type or print)**

MICHAEL BOUBLIK  
Name of Applicant

BOUBLIK CABANA  
Project Name

**Property Description**

Tax Block(s): 10802

Tax Lot(s): 71

Tax Sheet(s): 22

**Property Assessed to:**

MICHAEL BOUBLIK  
Name

58 MEAD ST.  
Address

WALLAUBUL, N.Y. 10597  
City State Zip

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

Signature - Receiver of Taxes: [Signature]

Date

8/14/2018

Sworn to before me this

14<sup>th</sup> day of August, 2018

[Signature]  
Signature - Notary Public (affix stamp)

JANET L. DONOHUE  
NOTARY PUBLIC, STATE OF NEW YORK  
No. 01DO6259627  
Qualified in Westchester County  
Commission Expires April 16, 2020

# Short Environmental Assessment Form

## Part 1 - Project Information

### Instructions for Completing

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

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

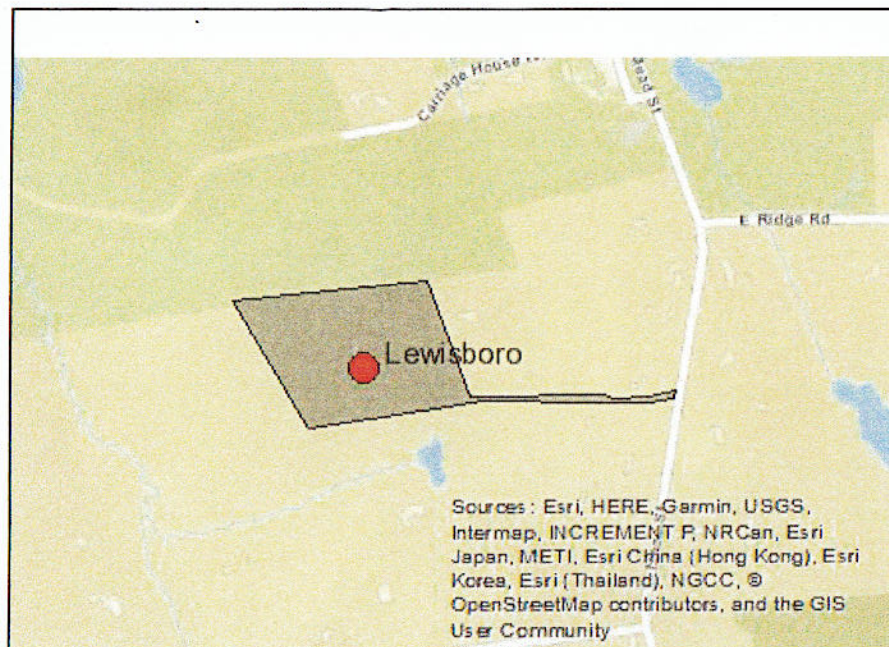
<b>Part 1 - Project and Sponsor Information</b>			
Name of Action or Project: Boublik Pool Cabana			
Project Location (describe, and attach a location map): 58 Mead Street , Waccabuc, on the east side of Mead Street 950' north of Schoolhouse Road			
Brief Description of Proposed Action: Proposed Cabana replacing an existing patio/ pergola at the end of an existing pool. Also included is a septic pump and forcemain to the existing septic tank.			
Name of Applicant or Sponsor: Michael Boublik		Telephone: (917) 375-3889 E-Mail: Michael.Boublik@morganstanley.com	
Address: 58 Mead Street			
City/PO: Waccabuc		State: NY	Zip Code: 10597
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		9.985 acres	
b. Total acreage to be physically disturbed?		0.08 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		9.985 acres	
4. Check all land uses that occur on, adjoining and near the proposed action. <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			



5. Is the proposed action, a. A permitted use under the zoning regulations?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: Per current Building Codes	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?  If No, describe method for providing potable water: _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?  If No, describe method for providing wastewater treatment: _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input checked="" type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES Roof Leader Discharge to Existing Stone Flow Spreader from construction of existing residence.			

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____ _____	NO   <input checked="" type="checkbox"/>	YES   <input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____ _____	NO   <input checked="" type="checkbox"/>	YES   <input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____ _____	NO   <input checked="" type="checkbox"/>	YES   <input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: <u>BARRY S. NADLERMAN, P.E.</u> Date: <u>8/13/18</u> Signature: <u>[Signature]</u>		



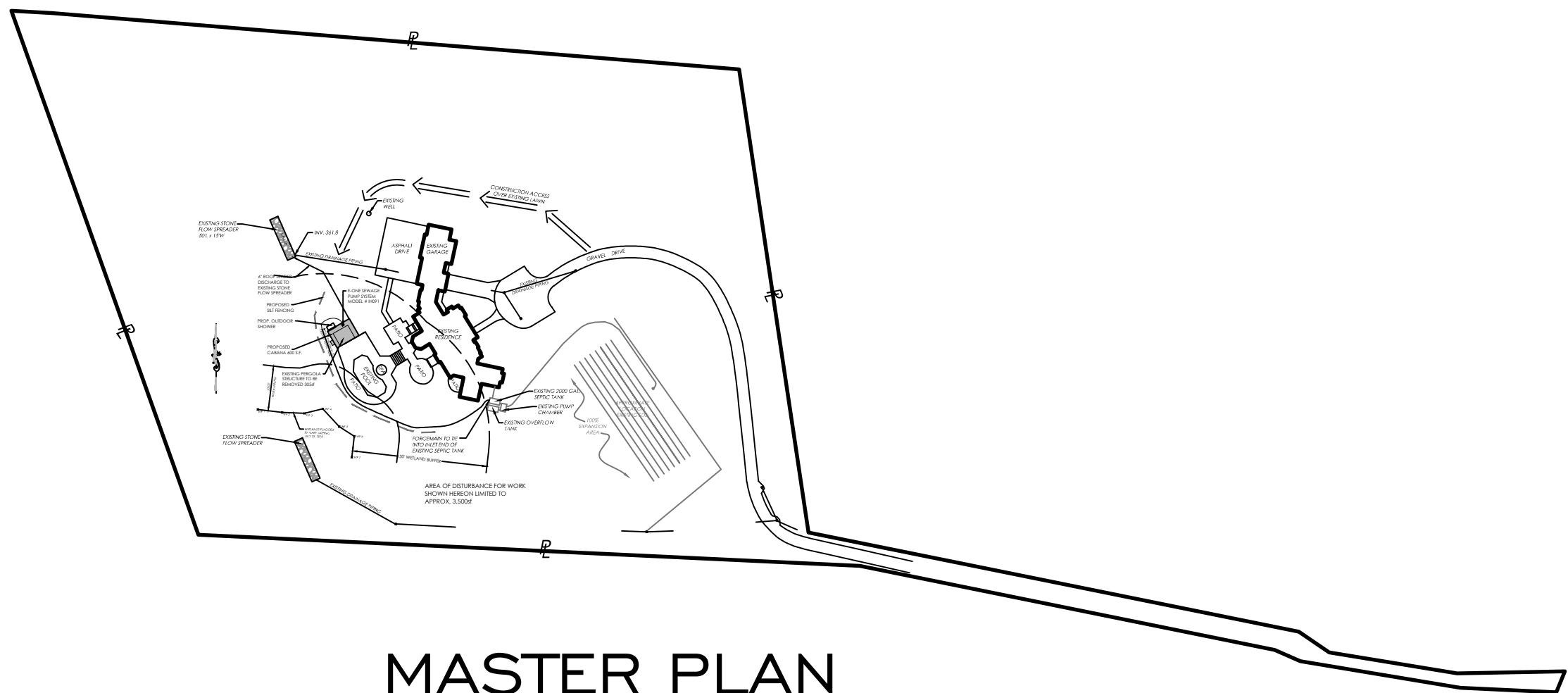


**Disclaimer:** The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



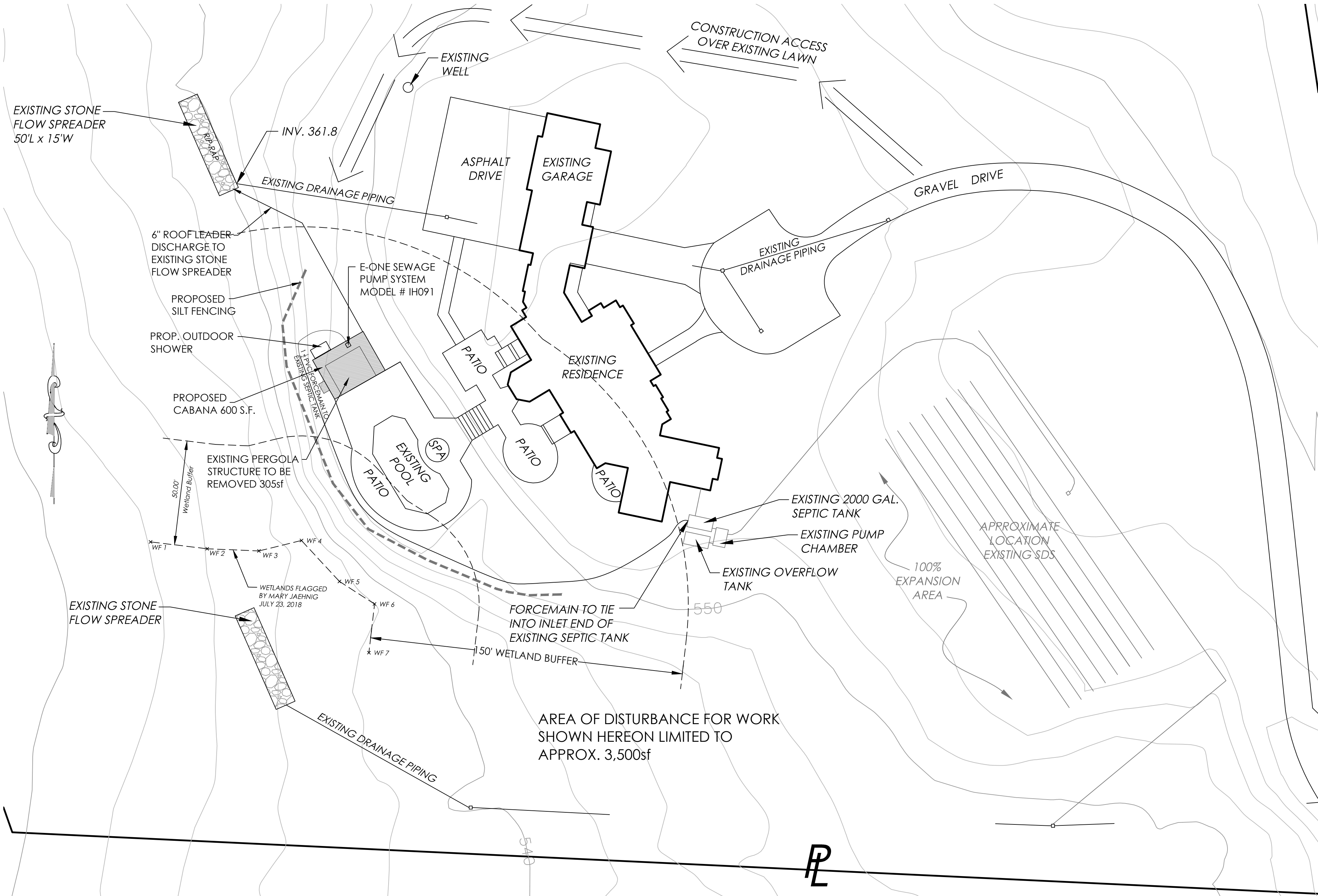
Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National Register of Historic Places]	Yes
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No





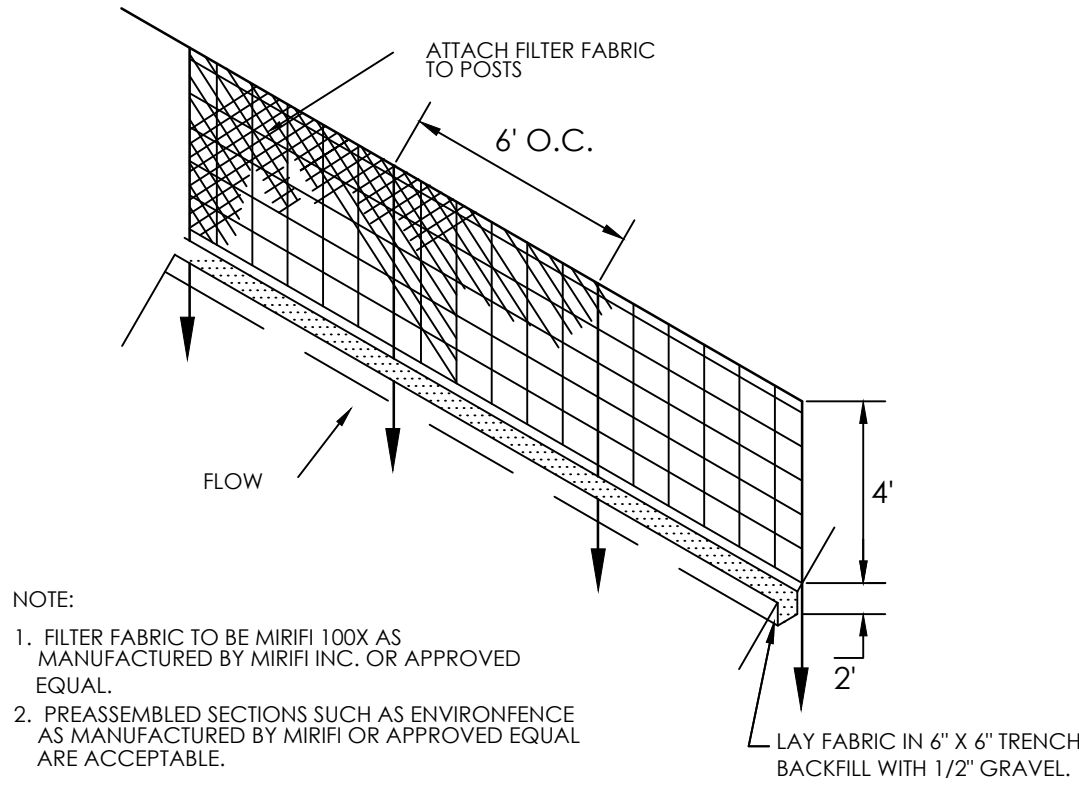
MASTER PLAN

SCALE: 1"=150'



PLAN

SCALE: 1"=30'



DETAIL: SILT FENCE

N.T.S.

- CONSTRUCTION NOTES FOR FABRICATED SILT FENCE
1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
  2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP OF MID SECTION.
  3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
  4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

- POSTS: STEEL EITHER "T" OR "U" TYPE OR 2" HARDWOOD
- FENCE: WOVEN WIRE, 14 1/2 GA. 6" MAX. MESH OPENING
- FILTER CLOTH: FILTER X, MARAFI 100X, STABILINKA T140N OR APPROVED EQUAL.
- PREFABRICATED UNIT: GEOFAB ENVIROFENCE, OR APPROVED EQUAL.

PROPERTY OWNER: Michael Boublik

SITE LOCATION: 58 Mead Street, Waccabuc, NY 10597 (Town of Lewisboro)

TAX MAP DESIGNATION: SEC: 42.2 BLK. 1 LOT 13

GENERAL NOTES

1. Existing property and site features based upon a survey prepared by Bunny Associates, Land Surveyors, last dated May 21, 1999. Topographic information based upon available Westchester County GIS Mapping.
2. Wetlands flagging shown based upon a Wetlands delineation by Mary Jaehning - Soil Scientist on July 23, 2018 and subsequently surveyed by TC Merritts Land Surveyors on May 8, 2018.

Sediment & Erosion Control Notes

All erosion and sediment control measures shall be in conformance with the New York State Manual for Erosion Control.

The town may require additional erosion control measures if deemed appropriate to mitigate siltation or erosion of disturbed soils.

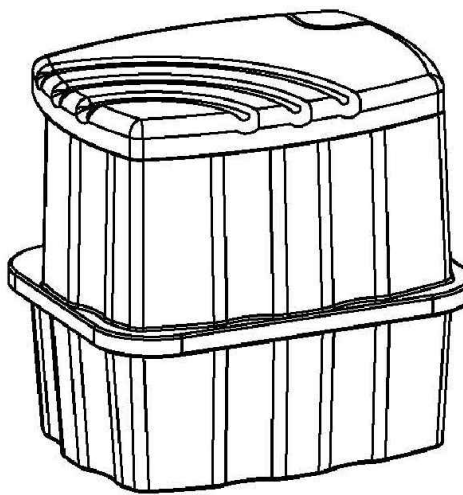
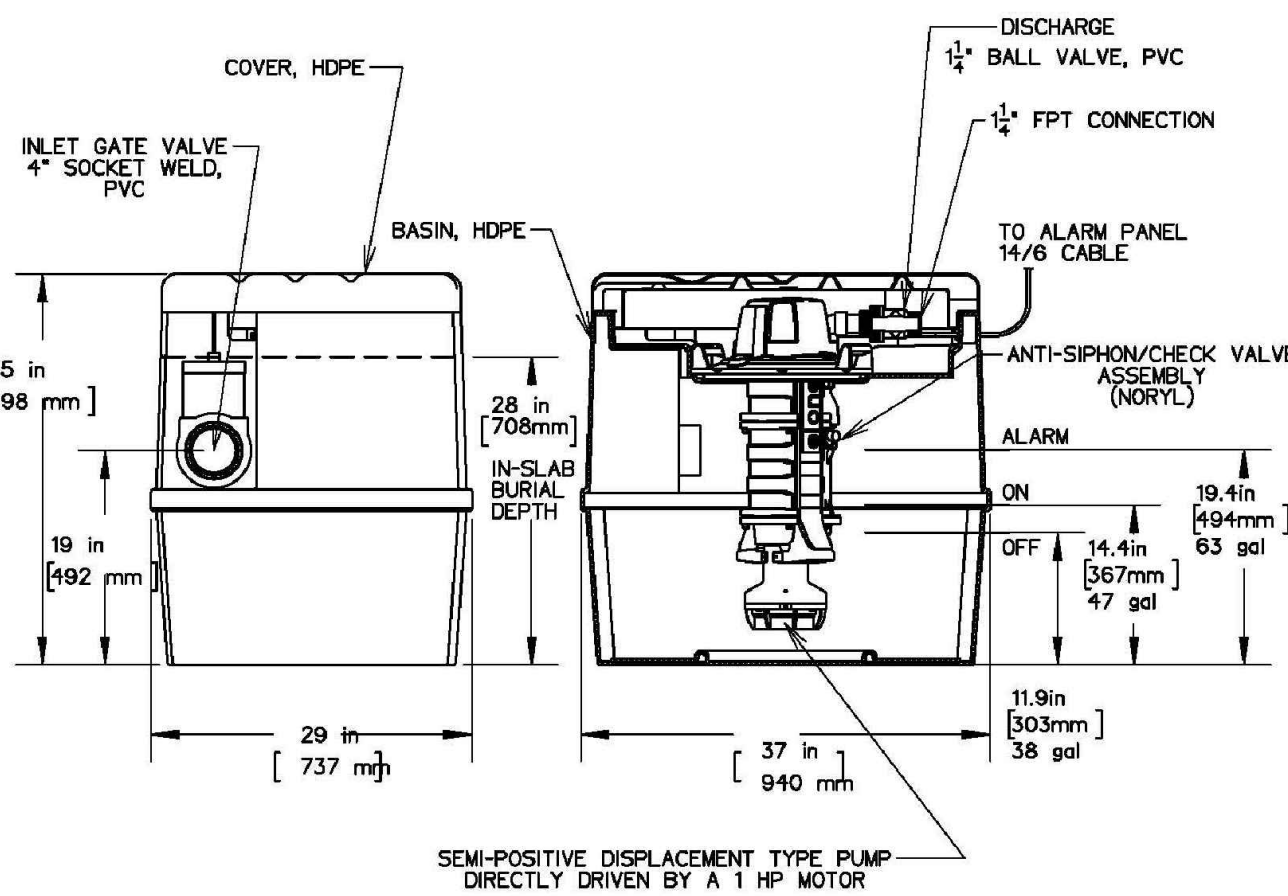
Erosion control measures shall be installed prior to the start of construction within a specific work area. The contractor shall be responsible for the maintenance and/or replacement of control measures as required throughout the duration of construction.

All erosion controls shall be inspected immediately after a rainfall event and on a weekly basis. Any damaged controls shall be immediately repaired or replaced as required.

If any disturbed areas are to remain idle for a period of seven (7) days or more, the area shall be temporarily stabilized with temporary seeding and mulching.

Upon completion of construction, all temporary erosion control measures shall be removed and the drainage facilities shall be completely cleaned of sediments and debris.

Tree protection shall be provided for any significant tree to remain within 15' of the work area. The tree protection shall be installed generally at the drip line of the tree.



Basin Capacity = 91 Gallons

SSS		4-28-07	-	1/16
DR BY	CHK'D	DATE	ISSUE	SCALE
eone				
SEWER SYSTEMS				
IH091 STATION, DETAIL SHEET				
NA0056P02				

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



LOCATION MAP

	ADDED W/L FLAGS REV CABANA	8/13/18
No.	Revision/Issue	Date

NADERMAN  
LAND PLANNING AND ENGINEERING, P.C.  
tel: 914.245.5403  
fax: 914.962.5963  
e: bgn@naderman.com  
1 deans bridge road  
2nd floor  
somers, ny 10589

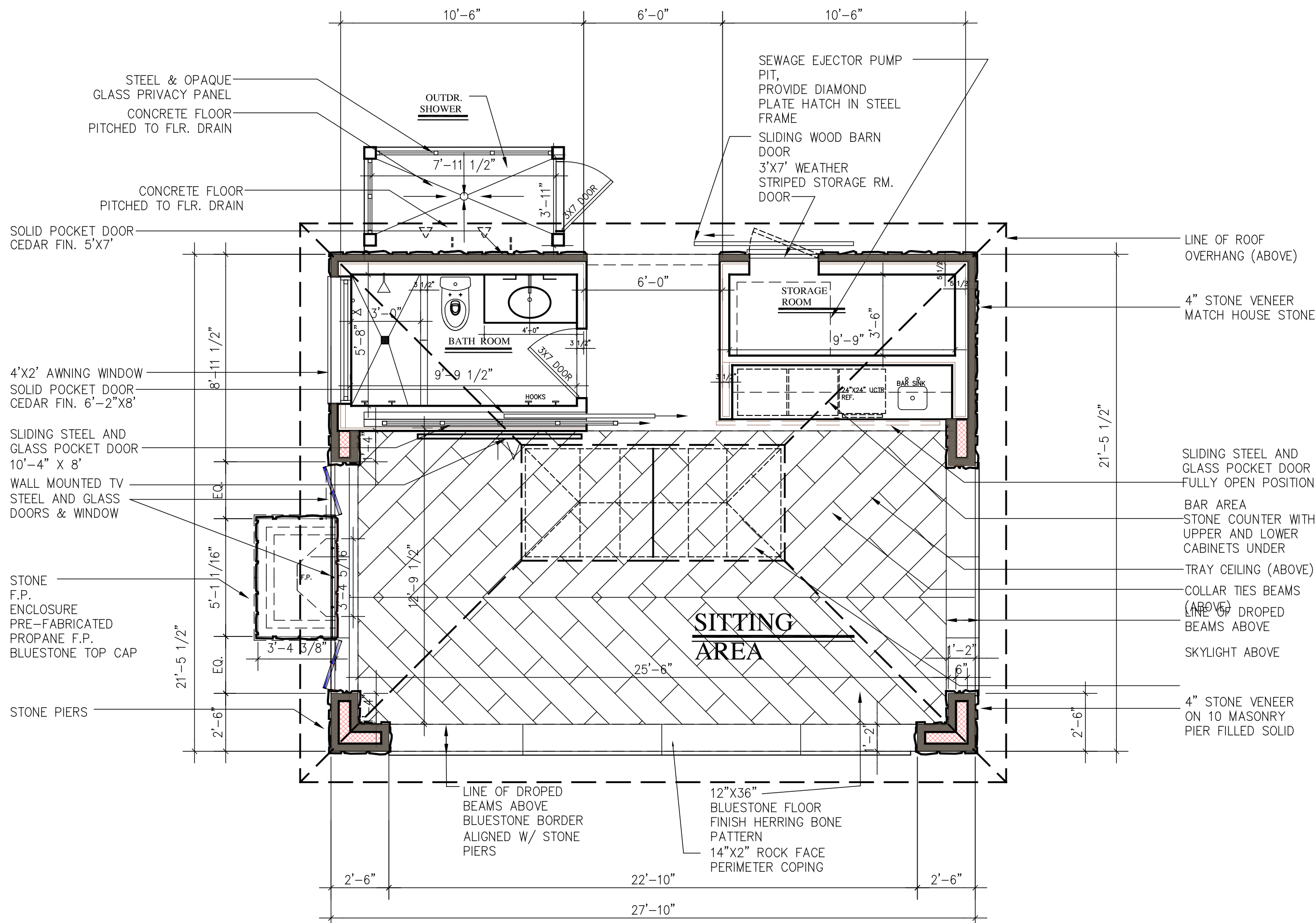
BOUBLIK  
RESIDENCE  
58 MEAD STREET

TOWN OF LEWISBORO WESTCHESTER Co., NY

POOL  
CABANA  
SITE PLAN

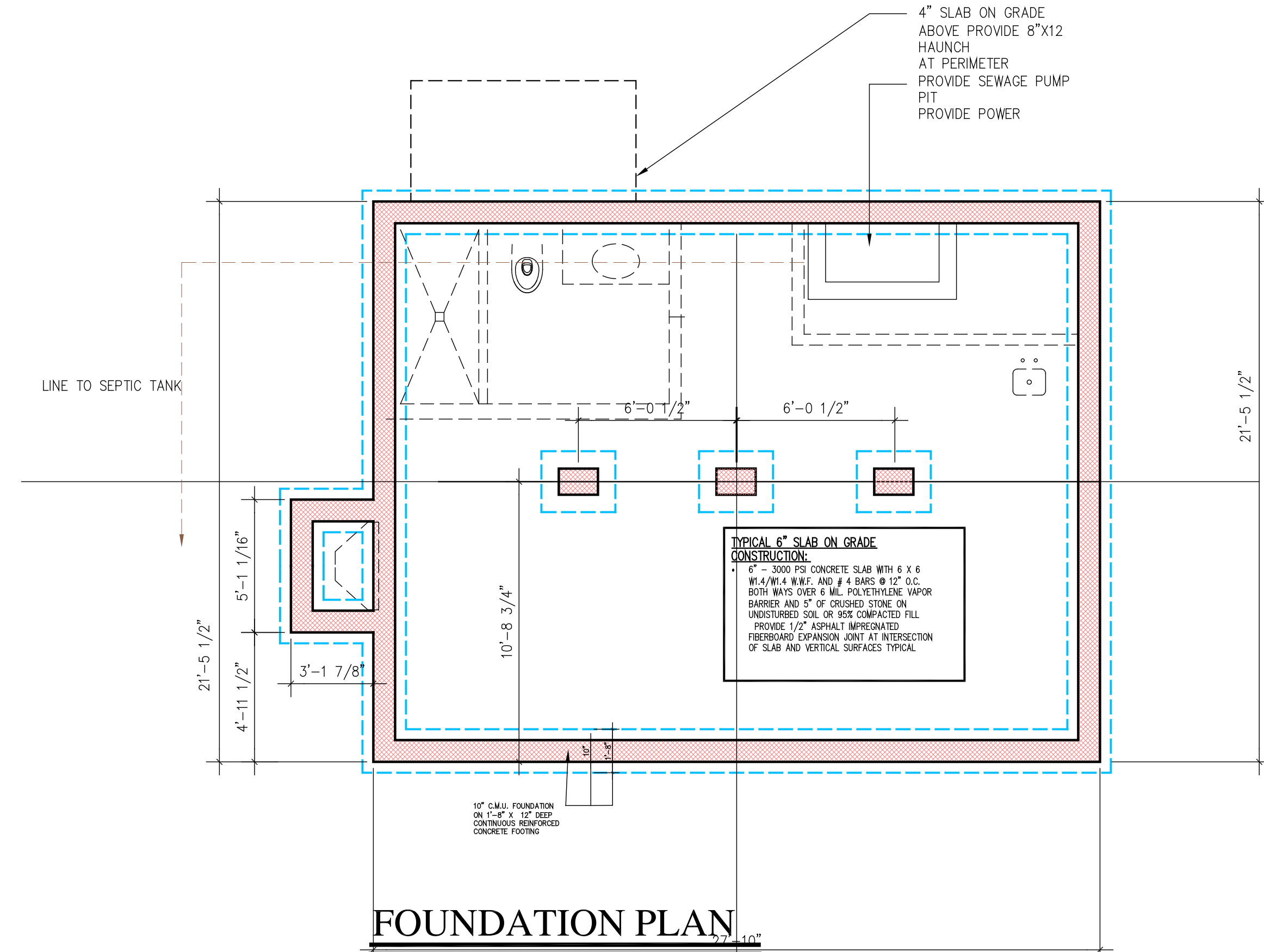
Project	5604	Sheet	
Date	6/13/18		SP-1
Scale	AS SHOWN		





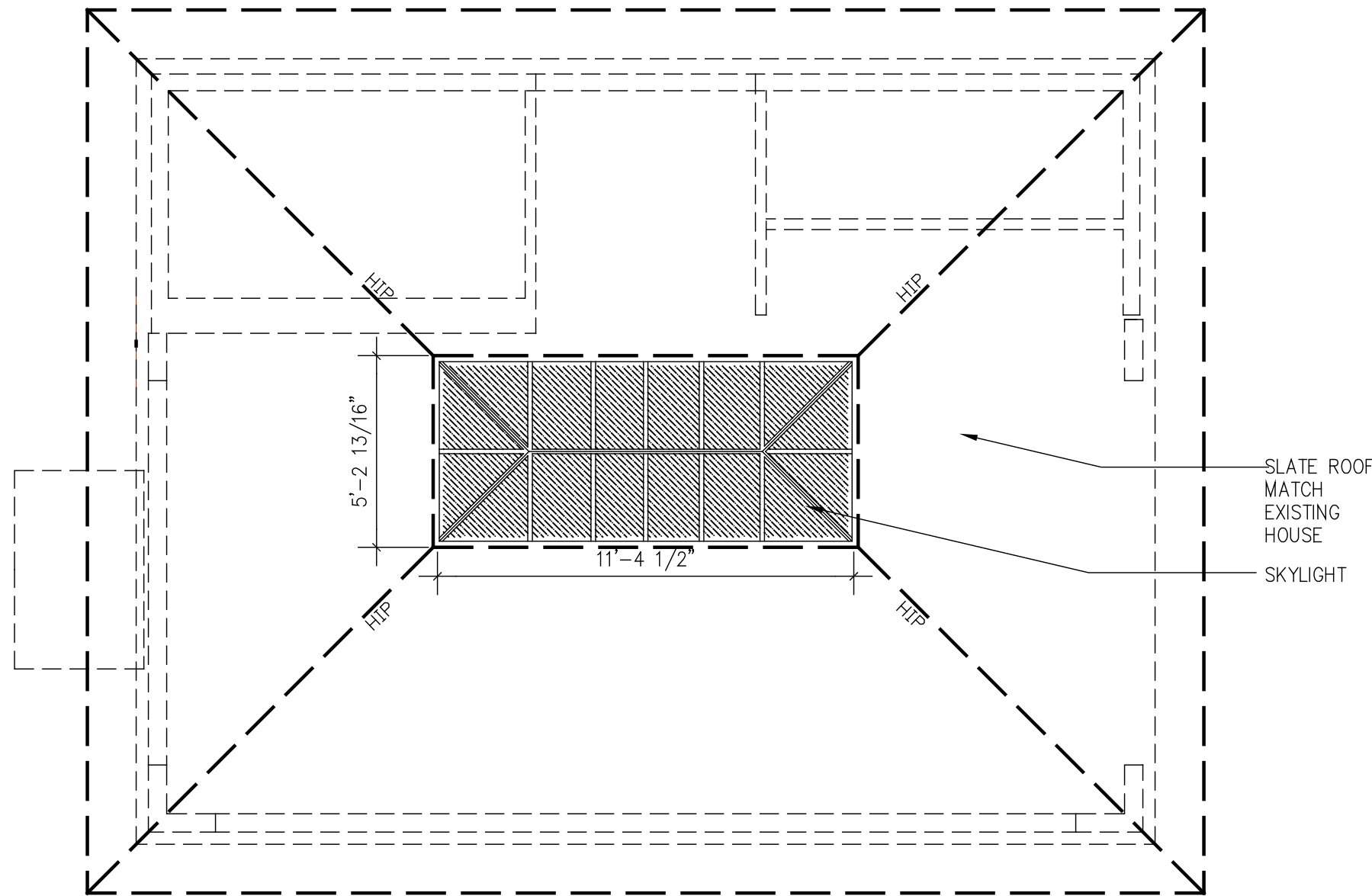
### FIRST FLOOR PLAN

SCALE: 1/4"= 1'-0"  
ALL DOORS TO RECEIVE  
STAINLESS STEEL  
HARDWARE



### FOUNDATION PLAN

SCALE: 1/4"= 1'-0"



### ROOF PLAN

SCALE: 1/4"= 1'-0"

**INTERIOR DOORS :**

- ALL INTERIOR DOOR SIZES INDICATED ON FLOOR PLANS OR THE INTERIOR DOOR SCHEDULE ARE NOMINAL SIZES, CONTRACTOR IS RESPONSIBLE TO COORDINATE ROUGH OPENING REQUIREMENTS WITH DOOR MANUFACTURER.
- CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH OWNER ALL OPTIONS OF INTERIOR DOORS REGARDING MATERIAL, STYLE, HARDWARE, FINISHES, COLORS AND ALL OTHER COMPONENTS OF INTERIOR DOORS.

**EXTERIOR DOORS :**

- ENTRANCE DOORS SHALL BE BY "THERMA-TRU" UNLESS NOTED OTHERWISE. (SEE PLANS FOR MODEL NUMBERS AND ELEVATIONS FOR GRILL PATTERNS).
- CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH OWNER ALL OPTIONS REGARDING GRILLS, HARDWARE, SCREENS, FINISHES, COLORS AND ALL OTHER COMPONENTS OF WINDOWS & DOORS.
- CONTRACTOR IS RESPONSIBLE TO COORDINATE ROUGH OPENING AND MASONRY OPENING REQUIREMENTS WITH WINDOW & DOOR MANUFACTURER PRIOR TO FRAMING.

**WINDOWS AND EXTERIOR FRENCH DOORS :**

- ALL EXTERIOR WINDOWS AND GLAZED FRENCH PATIO OR SLIDING DOORS SHALL BE BY "ANDERSEN" SERIES 400 VINYL CLAD EXTERIOR UNLESS NOTED OTHERWISE. (SEE PLANS FOR MODEL NUMBERS AND ELEVATIONS FOR GRILL PATTERNS).
- WINDOW SUPPLIER SHALL SUBMIT (4) COPIES OF WINDOW CUT SHEETS TO THE OWNER AND ARCHITECT FOR REVIEW AND APPROVAL SHOWING WINDOW ROUGH OPENING SIZES, GROSS WINDOW DESIGNATIONS, ALL STANDARD FEATURES AND OPTIONS PRIOR TO FABRICATION OF WINDOWS AND DOORS.
- WINDOWS AND FRENCH DOORS TO HAVE WHITE EXTERIOR GLAZING WITH SIMULATED DIVIDED LITES IN 6 OVER 6, BARE PINE INTERIOR JAMB, JAMB EXTENSIONS FOR 2 X 6 STUD WALL CONSTRUCTION, STANDARD STORE FINISH HARDWARE, INSET SCREENS UNLESS OTHERWISE NOTED ON PLANS OR AS REQUESTED BY OWNER/CONTRACTOR.
- CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH OWNER ALL OPTIONS REGARDING GRILLS, HARDWARE, SCREENS, FINISHES, COLORS AND ALL OTHER COMPONENTS OF WINDOWS & DOORS.
- CONTRACTOR IS RESPONSIBLE TO COORDINATE ROUGH OPENING AND MASONRY OPENING REQUIREMENTS WITH WINDOW & DOOR MANUFACTURER PRIOR TO FRAMING.

**MECHANICAL ROOM NOTES :**

- PROVIDE 1 LAYER OF 5/8" FC - 60 CIPSUM WALL BOARD - ON BOILER RM. AND CEILING, & 1 LAYER 5/8" FC-60 CIPSUM WALL BOARD EACH SIDE AT MECHANICAL ROOM WALLS - SEE DETAILS.
- PROVIDE 2 FRESH AIR VENTS INTO BOILER RM. FOR COMBUSTION AIR PER MPA 54 (1 HIGH 12" FROM CGL AND 1 LOW 12" FROM FLR) AS PER MANUFACTURER'S SPECIFICATIONS.

**STAIRS / PLATFORMS & BALCONIES :**

- ALL COMPONENTS OF STAIRCASES, PLATFORMS & BALCONIES SUCH AS GUARDRAILS, RAILINGS, BALUSTERS, RISERS, TREADS AND REQUIRED HEIGHT CLEARANCES SHALL COMPLY WITH ALL SECTION 214 OF THE BUILDING CODE OF NEW YORK STATE.
- CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF CHANGES IN RISER AND TREAD DIMENSIONS OR HEIGHTS, INTERMEDIATE PLATFORM LEVELS, REQUIRED HEIGHT CLEARANCES, ETC. DUE TO CHANGES IN SLAB TO FLOOR OR FLOOR TO FLOOR HEIGHTS AS INDICATED ON THESE DRAWINGS.
- UNLESS OTHERWISE NOTED OR DIRECTED BY OWNER, STAIRS TO BASEMENT ARE TO BE PINE, STAIRS TO SECOND FLOOR ARE TO OAK. SELECTION OF STAIR COMPONENTS (I.E. BALUSTERS, HANDRAILS, MOULDING, ETC.) TO BE BY OWNER FROM STAIR MANUFACTURER'S STANDARD SELECTION.

**SPECIFICATIONS NOTE:**  
SEE GENERAL NOTES SHEET GN FOR ADDITIONAL CONSTRUCTION INFORMATION - THE CONTRACTOR AND ALL SUB CONTRACTORS ARE TO READ ALL CONSTRUCTION NOTES AND BE FAMILIAR WITH WORK OF OTHER TRADES.

**NOTE:**  
ALL DIMENSIONS INDICATED ARE ROUGH FRAMING TO ROUGH FRAMING OR ROUGH FRAMING TO FINISH DIMENSIONS - CONTRACTOR IS TO VERIFY FINISH TO FINISH DIMENSIONS IN THE FIELD

**STRUCTURAL NOTE:**  
SEE STRUCTURAL PLANS FOR ADDITIONAL STRUCTURAL CONSTRUCTION INFORMATION

**SOUND ATTENUATION BLANKET NOTE:**  
CONTRACTOR IS TO INSTALL 3" SOUND ATTENUATION BATT INSULATION IN WALLS AND CEILING OF LAUNDRY ROOM, ALL BATHROOMS, ALL BEDROOMS AND AS NOTED ON THE DRAWINGS

**CLOSET NOTES :**  
CONTRACTOR TO PROVIDE AND INSTALL ONE CLOTHES ROD AND 12" DEEP WOOD SHELF MTD. 14" & 4" A.F.F. IN ALL CLOSETS EXCEPT LINEN CLOSETS AND MASTER BEDROOM CLOSETS.  
PROVIDE AND INSTALL (4) 12" DEEP WOOD SHELVES ON ADJUSTABLE STANDARDS IN LINEN CLOSETS.  
MASTER BEDROOM CLOSETS TO HAVE CUSTOM SHELVEING/STORAGE SYSTEMS INSTALLED (TO BE SELECTED BY OWNER)

### RESIDENTIAL LEGEND

SYMBOL	DESCRIPTION
	EXISTING WALL OR PARTITION TO REMAIN
	EXISTING WALL OR PARTITION TO BE REMOVED
	NEW 2 X 4 OR 2 X 6 WOOD STUD PARTITION SEE PLANS FOR THICKNESS
	NEW 2 X 4 OR 2 X 6 STUD ONE HOUR FIRE RATED PARTITION
	NEW 2 X 4 OR 2 X 6 STUD BEARING WALL
	EXTERIOR DOOR DESIGNATION
	INTERIOR DOOR DESIGNATION
	WINDOW NUMBER
	SMOKE DETECTOR WITH AUXILIARY BATTERY BACKUP - HARD WIRED AND INTERCONNECTED TO ALL OTHER SMOKE DETECTORS
	HEAT DETECTOR HARDWIRED WITH AUXILIARY BATTERY BACKUP
	CARBON MONOXIDE DETECTOR HARD WIRED WITH AUXILIARY BATTERY BACKUP
	RECESSED CEILING MTD. EXHAUST FAN DUCTED TO EXTERIOR - CONNECTED TO LIGHT SWITCH - SEE PLAN FOR CFM REQUIREMENTS

### PROPOSED ADDITIONS & ALTERATIONS

FOR :

MR. & MRS. BOUBLIK

58 MEAD STREET  
WACCABUC , N.Y.

studio **rai**  
Architectural Design P.C.

290 SALEM RD.  
POUND RIDGE, NY 10576  
Tel : 914-273-6843 Fax : 914-763-0216  
www.studiorai.com

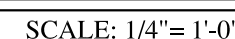
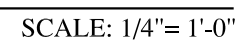
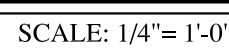
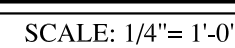
DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE THE PROPERTY OF STUDIO RAI ARCHITECTURAL DESIGN P.C. ANY REPRODUCTION OR USE IN WHOLE OR IN PART, WITHOUT THE WRITTEN PERMISSION OF STUDIO RAI ARCHITECTURAL DESIGN P.C. IS PROHIBITED.

THIS DOCUMENT IS INTENDED SOLELY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN AND SHALL NOT BE USED BY ANY OTHER PARTIES FOR ANY OTHER CONSTRUCTION WITHOUT THE WRITTEN CONSENT OF STUDIO RAI ARCHITECTS.

SCALE	DATE	BY	DATE
AS SHOWN	07-30-18	AD	
REVISION		LDL	
PRODUCT NO.	1730111		

REVISION	DATE	DESCRIPTION





- MECHANICAL ROOM NOTES :**
- PROVIDE 1 LAYER OF 5/8" FC - 60 GYPSUM WALL BOARD ON BOILER RM. AND CEILING, & 1 LAYER 5/8" FC 60 GYPSUM WALL BOARD EACH SIDE AT MECHANICAL ROOM WALLS. - SEE DETAILS.
  - PROVIDE 2 FRESH AIR VENTS INTO BOILER RM. FOR COMBUSTION AIR PER NFPA 54 (1 HIGH 12" FROM CLG. AND 1 LOW 12" FROM FLR.) AS PER MANUFACTURER'S SPECIFICATIONS.

- ### **STAIRS / PLATFORMS & BALCONIES :**
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  - CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF CHANGES IN RISER AND TREAD DIMENSIONS OR AMOUNTS, INTERMEDIATE PLATFORM LEVELS, REQUIRED HEIGHT CLEARANCES, ETC. TO CHANGES IN SLAB / FLOOR OR FLOOR TO FLOOR HEIGHTS AS INDICATED ON THESE DRAWINGS.
  - UNLESS OTHERWISE NOTED OR DIRECTED BY OWNER, STAIR TO BASEMENT ARE TO BE PINE, STAIRS TO SECOND FLOOR ARE TO OAK. SELECTION OF STAIR COMPONENTS (IE. BALUSTERS, HANDRAILS, MOLDING, ETC.) TO BE BY ORDER FROM STAIR MANUFACTURER'S STANDARD SELECTION.

**SPECIFICATIONS NOTE:**  
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INFORMATION - THE CONTRACTOR AND ALL SUB CONTRACTORS ARE TO  
READ ALL CONSTRUCTION NOTES AND BE FAMILAR WITH WORK OF OTHER  
TRADES.

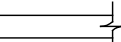











**NOTE:**  
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ROUGH FRAMING TO FINISH DIMENSIONS - CONTRACTOR IS TO VERIFY FINISH  
TO FINISH DIMENSIONS IN THE FIELD

STRUCTURAL NOTE:  
SEE STRUCTURAL PLANS FOR ADDITIONAL STRUCTURAL CONSTRUCTION  
INFORMATION

SOUND ATTENUATION BLANKET NOTE:  
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**CLOSET NOTES :**  
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MASTER BEDROOM CLOSETS TO HAVE CUSTOM SHELVING/STORAGE SYSTEMS INSTALLED (TO BE SELECTED BY OWNER)

## RESIDENTIAL LEGEND

SYMBOL	DESCRIPTION
	EXISTING WALL OR PARTITION TO REMAIN
	EXISTING WALL OR PARTITION TO BE REMOVED
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	SMOKE DETECTOR WITH AUXILIARY BATTERY BACKUP -- HARD WIRED AND INTERCONNECTED TO ALL OTHER SMOKE DETECTORS
	HEAT DETECTOR HARDWIRED WITH AUXILIARY BATTERY BACKUP
	CARBON MONOXIDE DETECTOR HARD WIRED WITH AUXILIARY BATTERY BACKUP
	RECESSED CEILING DUCT TO EXTERIOR -- CONNECTED TO LIGHT SWITCH -- SEE PLAN FOR CFM REQUIREMENTS



**PFIZER – JÄHNIG**  
**ENVIRONMENTAL CONSULTING**

---

August 6, 2018

**Partial Wetland Delineation**

58 Mead Street  
Lewisboro, New York

Introduction:

The northern and eastern edge of a wetland pocket located west of the existing pool at 58 Mead Street was flagged in the field on July 23, 2018 by Mary Jaehnig, soil scientist. The wetland edge flags were numbered 1 thru 7.

The site is several hundred feet east from the NYS DEC regulated wetland F-6, the pocket is locally regulated. The property is within the watershed to Cross River Reservoir.

Soils and Vegetation:

Soil samples were obtained with an auger. Features noted include color, texture and depth to hydric indicators. Soils were classified according to guidelines established by the USDA NRCS.

The upland soils adjacent to the wetland pocket consist of Woodbridge fine sandy loam and Udorthent, or fill.

Woodbridge fine sandy loam is a deep, moderately well drained soil formed in glacial till with a firm substratum. The seasonally high water table occurs at approximately 20 inches below grade for a short time during the early spring.

The vegetation in the Woodbridge loam includes red maple and ash with Japanese barberry, multiflora rose, Virginia creeper, and wild grape.

The Udorthent is located on the slope ascending to the pool and is vegetated with upland groundcover.

The wetland pocket contains Ridgebury fine sandy loam. The soils have been disturbed in the past and a stone flow spreader is located within the pocket. The subsoil is mottled and the water table is located close to the surface.

**PFIZER – JÄHNIG**  
**ENVIRONMENTAL CONSULTING**

---

The vegetation within the wetland includes shrub willow along the stone flow spreader, ash and red maple with an open meadow that includes rush species, sensitive fern, jewelweed, clumps of phragmites, poison ivy, wild grape, sensitive fern and multiflora rose.

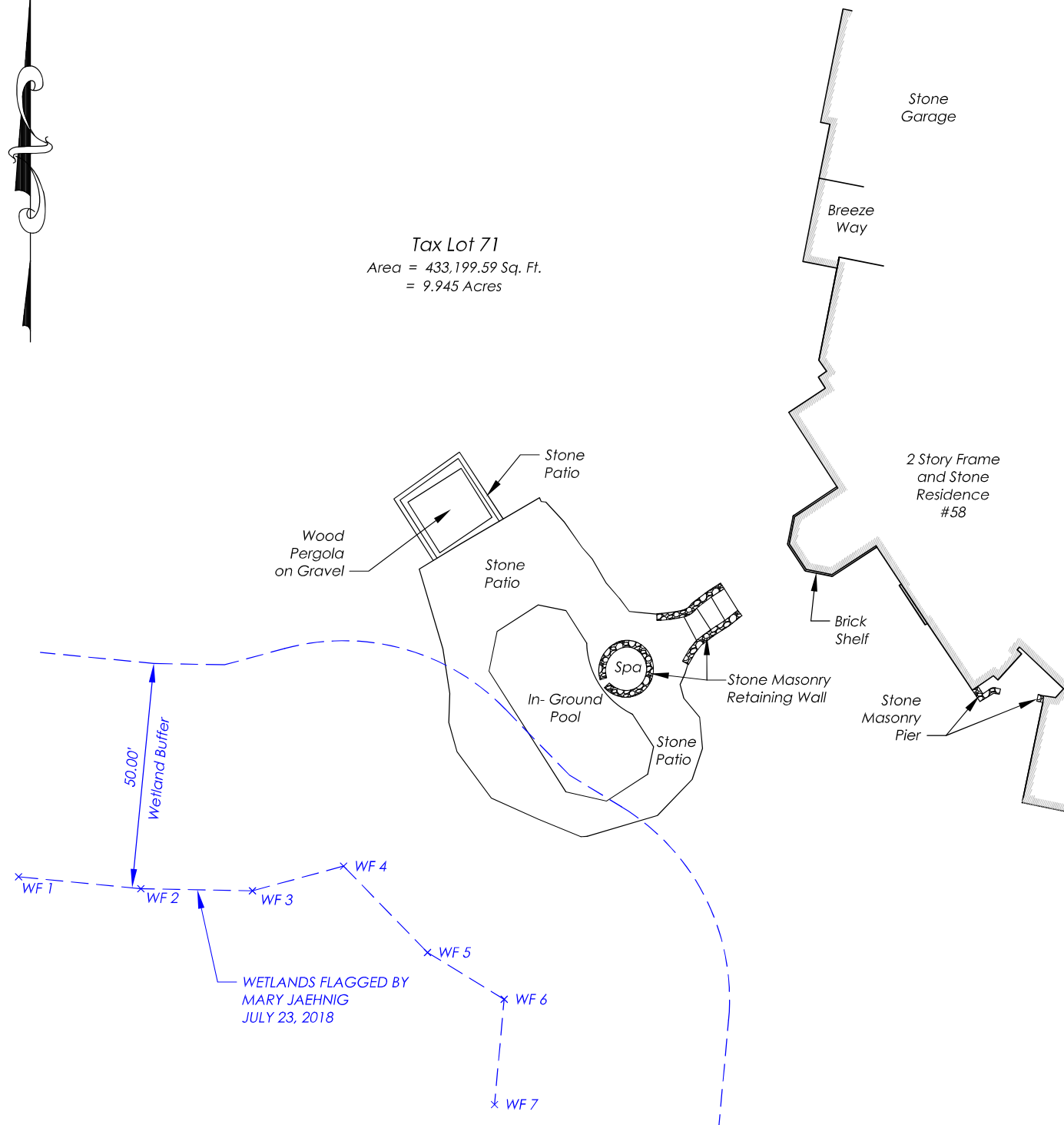
Sincerely,

A handwritten signature in cursive script that reads "Mary Jaehnig".

Mary Jaehnig  
soil scientist



Tax Lot 71  
Area = 433,199.59 Sq. Ft.  
= 9.945 Acres



Only copies from the original of this survey marked with an original of the Land Surveyors embossed seal shall be considered to be true, valid copies.

Said certifications shall run only to the person for whom this survey is prepared and on his/her behalf to the title company, governmental agency and lending institutions listed hereon. Certifications are not transferable to additional institutions or subsequent owners.

Unauthorized alteration or addition to a survey map bearing a licensed Land Surveyors seal is a violation of Section 7209, Subdivision 2 of the New York State Education Law.

Possession only where indicated.

Adjacent property lines and easements not surveyed or certified. Access to adjacent rights of way, easements and public or private lands not guaranteed or certified.

Underground utilities shown hereon are approximate and should be verified before excavating. Additional underground utilities are not shown or certified. Encroachments and structures below grade, if any, not shown or certified.

Subject to covenants, easements, restrictions, conditions and agreements of record.

Premises hereon being Lot 2 as shown on a certain map entitled, "Subdivision Map of Deer Field, situate in the Town of Lewisboro, Westchester County, New York." Said map filed in the Westchester County Clerk's Office, Division of Land Records November 13, 1979 as map number 20092.

Premises shown hereon designated on the Town of Lewisboro Tax Maps as: Section 22, Block 10802, Lot 71.

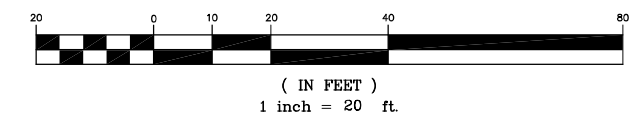
Property Address: 58 Mead St  
Waccabuc, NY 10597

THIS MAP IS FOR BUILDING DEPARTMENT PURPOSES ONLY.  
MAP IS NOT TO BE USED FOR TITLE TRANSFER PURPOSES.  
MAP MAY NOT BE CERTIFIED TO TITLE COMPANIES AND/OR BANKS.  
ADDITIONAL SURFACE FEATURES EXIST NOT SHOWN.

**WETLAND DELINEATION MAP**  
**PREPARED FOR**  
**MICHAEL BOUBLIK**  
SITUATE IN THE  
TOWN OF LEWISBORO  
WESTCHESTER COUNTY, NEW YORK

SCALE: 1" = 20'

GRAPHIC SCALE



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TC MERRITTS LAND SURVEYORS  
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ELECTRONIC TRANSMISSION WITHOUT PRIOR PERMISSION  
IS A VIOLATION OF APPLICABLE LAWS.



**TC MERRITTS LAND SURVEYORS**  
394 BEDFORD ROAD • PLEASANTVILLE • NY 10570  
(914) 769-8003 • (203) 622-8899

Surveyed: August 8, 2018  
Map Prepared: August 9, 2018

By: *Daniel T. Merritt*  
New York State Licensed Land Surveyor No.050604


Project: 18-285 Job: 17-460	Field Survey By: CR/AP
Drawn By: BJC	Checked By: DM





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

No.	Revision/Issue	Date

**NADERMAN**  
LAND PLANNING AND ENGINEERING, P.C.

1 deans bridge road  
2nd floor  
somers, ny 10589

tel: 914.245.5403  
fax: 914.962.5963  
e: bgn@naderman.com

**BOUBLIK  
RESIDENCE**  
58 MEAD STREET

TOWN OF LEWISBORO      WESTCHESTER CO., NY

**ADJOINING  
PROPERTIES  
AERIAL  
EXHIBIT**

Project	5604	Sheet	ADJ- I
Date	8/13/18		
Scale	1" = 100'		








## MEMORANDUM

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

CC: Ciorsdan Conran  
Judson Siebert, Esq.  
Joseph Angiello

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

DATE: September 6, 2018

RE: Wilder Balter Partners, Inc.  
New York State Route 22  
Sheet 5, Block 10776, Lot 19, 20 & 21

---

As requested, this office has drafted typical conditions that would likely be included within a future resolution pertaining to the Wilder Balter Partners, Inc. application, located at the above referenced property. While the below-listed conditions are standard for projects of this magnitude, they are meant to be a starting place and we expect that the below list will be modified and supplemented as the Board deliberates.

### Conditions to be Satisfied Prior to the Signing of the Approved Site Development Plans by the Secretary and Chairman:

1. The conservation easement area shall be illustrated on the site development plan and described by metes and bounds. The conservation easement shall be held by the Lewisboro Land Trust and the long-term maintenance and stewardship of the easement shall be the responsibility of the applicant. The conservation easement agreement shall be in form and content satisfactory to the Town Planner and Planning Board Attorney and shall be filed in the Office of the Westchester County Clerk. The applicant shall pay all recording charges and shall provide proof of filing to the Planning Board Secretary.
2. The applicant shall prepare and submit a stormwater maintenance easement and agreement, prepared in accordance with Section 189-13A and B of the Town Code, for review and approval by the Town Engineer and Planning Board Attorney. Said easement and maintenance agreement

CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE | SITE & ENVIRONMENTAL PLANNING

---

shall be filed in the office of the Westchester County Clerk. The applicant shall pay all recording charges and shall provide proof of filing to the Planning Board Secretary.

3. The applicant shall satisfy all outstanding written comments provided by the Town's consultants. The following comments are outstanding and shall be addressed to the satisfaction of the Town Engineer and Town Planner:
  - a. Building elevations for Building 1, 2 and 3 shall be prepared by the Project Architect and submitted for review.
  - b. The applicant shall provide the results of the 72-hour pump test.
4. The average grade calculations and the building heights of all buildings shall be reviewed and accepted by the Building Inspector.
5. It is the applicant's responsibility to identify and secure any and all necessary permits/approvals from outside agencies having jurisdiction over the proposed action. Copies of all outstanding outside agency permits/approvals shall be submitted to the Planning Board. The applicant has identified the following outstanding outside agency approvals, which shall be obtained prior to the signing of the approved plans, unless otherwise noted:
  - a. Amended approval from the ACARC
  - b. WCHD approval of the water and sewage systems
  - c. NYSDOT Highway Work Permit
  - d. Amended NYSDEC General Permit for discharging 1,000 gpd or more of treated sanitary sewage to groundwater (GP-0-15-001). This Permit shall be issued prior to the commencement of construction
  - e. NYSDEC SPDES General Permit for Stormwater Discharges to Construction Activity (GP-0-15-002). This Permit shall be issued prior to commencement of construction
6. The name of the proposed road shall be identified on the site development plans.
7. The applicant shall submit to the Planning Board Secretary an engineering/inspection fee equal to 5% of the estimated cost of construction (site work only). Said estimate shall be prepared by a Licensed Professional Engineer and shall include unit costs, total costs and quantities for all proposed site improvements; said estimate shall be provided by the applicant, in writing, and approved by the Town Engineer.
8. In accordance with Section 220-46G of the Zoning Code, the applicant shall supply a performance bond to guarantee completion of project infrastructure in a sum approved by the Town Engineer based on the costs identified in the construction cost estimate required by Condition #7 above. The bond shall cover the full cost of grading and erosion controls, as well as the water system,



sewer system, and drainage system. The form of the bond shall be acceptable to the Planning Board Attorney. The delivery and acceptance of this security does not relieve the applicant of the obligation to complete the project infrastructure. Said bond shall provide for project infrastructure to be completed within 18 months of commencement of work and for the retention by the Town of 10% of the originally fixed amount for a period of one (1) year after the last Certificate of Occupancy has been issued.

9. The wetland mitigation plantings shall be bonded in the amount approved by the Town Engineer based on the planting costs identified in the construction cost estimate required by Condition #7 above. Said bond shall be released after a period of three (3) years, measured from the date of the Wetland Certificate of Completion, provided that the Town Wetland Inspector verifies that a minimum of 85% of the planted species have survived.
10. Each and every sheet of the approved Site Development Plans shall contain a common revision date with notation stating "Planning Board Approval"; shall contain an original seal and signature of the Design Professional; shall contain the Town's standard signature blocks; and shall contain an original signature of the applicant(s) and owner(s).
11. The applicant shall submit a "check set" (2 copies) of the approved Site Development Plans, prepared in final form and in accordance with the conditions of this Resolution, for review by the Planning Board's consultants.
12. Following review and revision (if necessary) of the final plans, the applicant shall furnish the Planning Board with two (2) complete mylar sets of the approved Site Development Plans for final review by the Town's consultants and endorsement by the Town Engineer, Planning Board Chairman and Secretary.
13. The applicant shall obtain a Wetland Implementation Permit, as issued by the Town Wetland Inspector.
14. The applicant shall provide a written statement identifying the person or firm responsible for mandatory SWPPP inspections required under the NYSDEC SPDES General Permit (GP-0-15-002). A copy of all inspection reports shall be submitted to the Planning Board, Town Engineer and Building Inspector during construction.
15. The applicant shall provide a written statement to the Planning Board Secretary acknowledging that they have read and will abide by all conditions of this Resolution.
16. The applicant shall pay to the Town of Lewisboro, by certified check, all outstanding professional review fees.

**Conditions to be Satisfied Prior to the Issuance of a Building Permit:**

17. Following the endorsement of the approved Site Development Plans by the Town Engineer, Planning Board Chairman and Secretary, one (1) mylar set will be returned to the applicant for copying and the second mylar set will be retained by the Planning Board as a record copy.
18. Within 10 days after endorsement of the approved Site Development Plans by the Town Engineer, Planning Board Chairman and Planning Board Secretary, the applicant shall deliver to the Planning Board Secretary nine (9) printed sets of the signed plans, collated and folded.
19. All proposed retaining walls  $\geq 4$ -feet in height shall be fully designed by a NYS Professional Engineer and to the satisfaction of the Building Inspector.
20. The applicant shall demonstrate that coverage has been obtained under the NYSDEC SPDES General Permits GP-0-15-001 and GP-0-15-002, as referenced above.
21. If blasting is deemed necessary, the applicant shall obtain a Blasting Permit from the Building Inspector.

**Conditions to be Satisfied Prior to Commencement of Work:**

22. Prior to commencement of any site work or construction activity, a site visit shall be conducted with the applicant, contractor, design engineer, Building Inspector, and the Town's consultants. Prior to the site visit, all erosion and sedimentation controls shall be properly installed and the limits of disturbance shall be staked in the field by a licensed land surveyor as specified on the approved Site Development Plans.

**Conditions to be Satisfied During Construction:**

23. During construction, the Town's consultants may conduct site inspections, as necessary, to determine compliance with the provisions of this Resolution and the approved Site Development Plans.
24. A copy of this Resolution, approved Site Development Plans, Wetland Implementation Permit, and SWPPP shall be kept on site at all times during construction.
25. All plant material shall be installed between April 1<sup>st</sup> and October 15<sup>th</sup>. Plant substitutions, if any, must be previously approved by the Town's consultants.
26. The applicant shall employ the services of a NYS Licensed Professional Engineer to supervise and inspect site work during construction.



27. The applicant shall employ the services of a Qualified Inspector, as defined by the NYSDEC SPDES General Permit, who shall conduct bi-weekly site inspections and shall deliver reports of each inspection to the Building Inspector and Town Engineer, all in compliance with the aforementioned Permit.

**Conditions to be Satisfied Prior to the Issuance of the first Certificate of Occupancy:**

28. No Certificate of Occupancy shall issue until all proposed improvements, both site and building related, are complete to the satisfaction of the Building Inspector and the Town's consultants.
29. Submission of an as-built survey, prepared by a NYS Licensed Land Surveyor and to the satisfaction of the Town Engineer, demonstrating compliance with the approved Site Development Plans shall be submitted to the Building Inspector and Planning Board (four (4) copies).
30. An as-built plan of the stormwater management practices and associated improvements shall be submitted and shall be certified by a NYS Professional Engineer (four (4) copies).
31. Certification by a NYS Professional Engineer that all stormwater management practices and associated improvements have been installed in conformance with the approved Site Development Plans shall be submitted to the Building Inspector and Planning Board.
32. An as-built planting plan shall be prepared to the satisfaction of the Town's consultants and submitted to the Planning Board (four (4) copies).
33. The Building Inspector and Town's consultants shall conduct a final site visit to determine conformance with the approved Site Development Plans and this Resolution. A final inspection report shall be prepared by the Town Consulting Engineer.
34. The applicant shall obtain a Wetland Certificate of Compliance from the Town of Lewisboro Wetland Inspector.
35. The owner/operator shall submit a completed Notice of Termination (NOT) to the NYSDEC, Division of Water and the Planning Board Secretary.
36. The applicant shall obtain and submit all applicable certificates of compliance from the NYSDOT, NYSDEC, WCHD, NYCDEP or any other regulatory agency having jurisdiction.
37. The applicant shall pay to the Town of Lewisboro, by certified check, all outstanding professional review fees.

**Other Conditions:**

38. The applicant is responsible for the implementation of all plans and documents referenced herein.
39. On and off-site groundwater monitoring? Protocol to be provided by applicant and approved by the Town Consulting Hydrogeologist.
40. Wetland mitigation areas shall be monitored for the next three (3) growing seasons, in accordance with the NYSDEC's Freshwater Wetlands Enforcement Guidance Memorandum. Monitoring reports shall detail the success of the plantings (survival rate), success of the invasive species removal program, and shall provide recommendations/action items for the next year (if any). Monitoring reports shall be submitted to the Town Wetland Inspector and Planning Board no later than December 1<sup>st</sup> of each year and shall be based upon site reconnaissance conducted by the qualified professional prior to October 15<sup>th</sup>. The first year of monitoring will be the first year that the mitigation areas have completed a full growing season. For monitoring purposes, a growing season starts no later than May 31<sup>st</sup>.
41. Landscaping shall be maintained for the life of the facility and in accordance with the approved landscaping plan. The applicant shall be responsible for any re-grading, replanting, or irrigation necessary to ensure that the landscaping is installed and maintained in accordance with the approved plan.
42. The applicant shall be responsible for proper irrigation of trees, shrubs and herbaceous plantings shown on the landscaping and mitigations plans. The applicant shall initiate an irrigation program immediately following plant installation through the month of November and shall resume watering throughout an additional full growing season. The applicant shall be responsible for trucking in water from an off-site source.
43. At 50% occupancy and again within one (1) year of full occupancy, the applicant shall undertake a signal warrant analysis at the intersection of the I-684 off ramp (Exit 6A)/NYS Route 22 to establish whether a traffic signal is warranted. The signal warrant analysis shall be prepared by a NYS Professional Engineer and to the satisfaction of the Town's consulting Traffic Engineer.
44. The applicant shall comply with Section 220-60 of the Zoning Code which regulates noise levels as taken from the property line.
45. All signage, if any, shall be fully compliant with Chapter 185, Signs, of the Town Code of the Town of Lewisboro. No signs, lights or other materials or devices, except as approved and detailed on the approved plans, shall be permitted to be supported, hung, flown, or otherwise attached to site buildings, structures or the site grounds. The applicant shall obtain any and all approvals from the ACARC relating to signage.



Chairman Jerome Kerner, AIA  
September 6, 2018  
Page 7 of 7

46. The continued validity of a Certificate of Occupancy shall be subject to continued conformance with the approved Site Development Plans and the conditions of this Resolution.

JKJ/JMC/dc

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August 23, 2018

Town of Lewisboro Planning Board  
79 Bouton Road  
South Salem, New York 10590

RE: Wilder Balter Partners, Inc.  
Proposed Affordable Rental Housing Development  
NYS Route 22  
Tax Map No. 5-10766-19, 20, 21

Dear Chairman Kerner and Members of the Board:

In support of the permits for the above referenced project, please find the following documents (including 9 sets of plans – 6 full scale and 3 reduced scale):

- Site Plan Set (consisting of 18 sheets), last revised August 23, 2018.
- Building Plans and Elevations, prepared by L & M Design LLC, dated August 22, 2018.
- Impact Comparison Table, prepared by Tim Miller Associates.
- Draft Notice of Intent, last revised August 23, 2018.

As discussed at the August 21, 2018, Board meeting, the project program has been modified to meet funding requirements imposed by NYSHCR. This modification involves a reduction in unit count from 46 units to 42 units, and an increase in bedroom count from 72 bedrooms to 84 bedrooms. The enclosed plans now include 10 one-bedroom units, 22 two-bedroom units and 10 three-bedroom units. In order to accommodate this change, 2 downhill units have been removed from each of Buildings 2 and 3, and the number of parking spaces have been increased from 112 to 116 in compliance with the Town zoning code. No changes are proposed to the number of buildings. The plans also reflect a small expansion of the septic area necessary to accommodate the increased bedroom count and corresponding design flow. As discussed, the 72-hour pump test demonstrated that the project wells will support the 84 bedroom program. As demonstrated by the enclosed Impact Comparison Table, the above referenced modifications do not result in any new or material environmental impacts as compared to the plans which were studied in the EAF and were the basis for the Board's adoption of a Negative Declaration.

With regard to the comments offered by Kellard Sessions Consulting, P.C. in their memorandum to the Board dated August 16, 2018, we offer the following responses:

1. The updated architectural drawings have been signed and sealed by the project architect. Site plan drawing SP-2.2 includes average grade information for each proposed building. Elevations for buildings 1, 2 and 3 will follow with the next submission.

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3 Garrett Place, Carmel, New York 10512 (845) 225-9690 Fax (845) 225-9717

[www.insite-eng.com](http://www.insite-eng.com)

Z:\E\15246100\Correspondence\Admin\2018\082318\lpb.docx



2. The three proposed generators adjacent to the proposed residential buildings will provide selective emergency power to all five of the proposed residential buildings.
3. The 72-hour pump test is complete, and the final report will be forwarded upon its completion.
4. The New York State Department of Transportation (NYSDOT) Highway Work Permit issuance is eminent, and will be forwarded upon receipt.
5. The draft Notice of Intent (NOI) has been updated as requested.

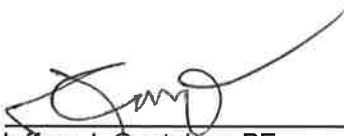
We look forward to meeting with the Board on September 11, 2018 to discuss the final plans and permits.

Should you have any questions or comments regarding this information, please feel free to contact our office.

Very truly yours,

INSITE ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.

By:

  
\_\_\_\_\_  
Jeffrey J. Contelmo, PE  
Senior Principal Engineer

JJC/kff

Enclosures

cc: John Bainlardi

Insite File No. 15246.100

**Table 1**  
**Impact Comparison Table**

<b>Areas and Potential Impacts</b>	<b>WB Lewisboro EAF Plan (3-31-2016)</b>	<b>WB Lewisboro Alternative Plan (4-27-2017)</b>	<b>WB Lewisboro Updated Plan (8-23-18)</b>
<b>Residences</b>			
Number of Units	46	46	42
Number of Buildings	5	5	5
Number of Bedrooms	82	72	84
<b>Natural Resource Impacts (acres)</b>			
<b>Total Site Area (acres)</b>	<b>35.4</b>	<b>35.4</b>	<b>35.4</b>
Total Construction Disturbance	±10	±9.6	±9.0
NYSDEC/ Town Wetland Disturbance	0	0	0
Town Wetland Buffer Disturbance	0.33	0.33	0.33
NYSDEC Wetland Buffer Disturbance	0.16	0.16	0.16
Steep Slope Disturbance >15%	±5.0	±4.9	±4.6
Proposed Cut and Fill	±24,000 c.y. cut/ 33,000 c.y. fill	±23,000 c.y. cut/ 31,000 c.y. fill	±23,000 c.y. cut/ 32,000 c.y. fill
Anticipated No. of Trees Removed	±720	±688	±650
<b>Development Impacts</b>			
Impervious Surfaces (total coverage)	±2.4 ac.	±2.3 ac.	±2.4 ac.
Building Coverage	±22,400 s.f.	±22,400 s.f.	±23,200 s.f.
Lawn and Landscaped Area (includes stormwater facilities)	±7.6 ac.	±7.6 ac.	±7.6 ac.
Retaining Walls: Linear feet and Exposed Area	±1,180 l.f./ ±7,460 s.f.	±730 l.f./ ±4,600 s.f.	±984 l.f./ ±6,373 s.f.
Setbacks: Front	±239'	±230'	±210'
Side	±41'	±42'	±43'
Rear	±1,200'	±1,200'	±1,039'
Density Units	22.3 units	21.4 units	21.7 units
Recreation Requirement: Required/ Proposed	6,690 s.f./ ±7,000 s.f.	6,420 s.f./ ±7,000 s.f.	6,510 s.f./ ±7,000 s.f.
Proposed Parking Spaces	92 spaces	112 spaces	116 spaces
Road Length	±1,710 l.f.	±1,525 l.f.	±1,500 l.f.
<b>Community Resources</b>			
Population	110	100	105
School Age Children	16	13	17
Water Demand (gpd)	9,020	7,920	9,240
Sewage Flow (gpd)	9,020	7,920	9,240
<b>Fiscal Resources *</b>			
Increase in Assessed Valuation	\$467,017	\$455,549	\$447,272
Revenues to School District	\$91,268	\$89,027	\$87,410
Revenues to Westchester County	\$15,995	\$15,602	\$15,319
Revenues to Town of Lewisboro	\$13,533	\$13,200	\$12,960
Total Revenue to all Taxing Jurisdictions	\$120,796	\$117,830	\$115,689
<b>Traffic Generation – Total Peak Hour Trips</b>			
ITE Trip Generation Manual, 2012 (9 <sup>th</sup> edition)	AM – 26 PM – 43	AM – 26 PM – 43	AM – 24 PM – 41
ITE Trip Generation Manual, 2017 (10 <sup>th</sup> edition)	AM – 16 PM – 20	AM – 16 PM – 20	AM – 15 PM – 19

Source: Tim Miller Associates, Inc. and Insite Engineering and Surveying, P.C., 2018

Note: \* Municipal taxes are based upon Town of Lewisboro 2015 tax rates (rates in effect from 4/2015 to 4/2016).



## NOTICE OF INTENT

## New York State Department of Environmental Conservation



## Division of Water

625 Broadway, 4th Floor

Albany, New York 12233-3505

NYR

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(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)

W i l d e r B a l t e r P a r t n e r s I n c

Owner/Operator Contact Person Last Name (NOT CONSULTANT)

B a i n l a r d i

Owner/Operator Contact Person First Name

J o h n

Owner/Operator Mailing Address

5 7 0 T a x t e r R o a d , 6 t h F l o o r

City

E l m s f o r d

State

N Y

Zip

1 0 5 2 3 -

Phone (Owner/Operator)

9 1 4 - 3 4 7 - 3 3 3 3

Fax (Owner/Operator)

9 1 4 - 9 0 9 - 7 3 2 8

Email (Owner/Operator)

j b a i n l a r d i @ w i l d e r b a l t e r . c o m

FED TAX ID

1 3 - 4 1 4 9 4 0 9

(not required for individuals)

## Project Site Information

Project/Site Name

W i l d e r B a l t e r P a r t n e r s , I n c

Street Address (NOT P.O. BOX)

R o u t e 2 2

Side of Street

☐ North ☐ South ☒ East ☐ West

City/Town/Village (THAT ISSUES BUILDING PERMIT)

T o w n o f L e w i s b o r o

State Zip

N Y

1 0 5 9 0 -

County

W e s t c h e s t e r

DEC Region

3

Name of Nearest Cross Street

T o d d R o a d

Distance to Nearest Cross Street (Feet)

2 5 0 0

Project In Relation to Cross Street

☐ North ☒ South ☐ East ☐ WestTax Map Numbers  
Section-Block-Parcel

5 - 1 0 7 6 6 - 1 9

Tax Map Numbers

2 0 2 1

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](http://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)

6 1 0 6 6 3

Y Coordinates (Northing)

4 5 7 1 0 8 1

2. What is the nature of this construction project?

☒ New Construction☐ Redevelopment with increase in impervious area☐ Redevelopment with no increase in impervious area



7

### Pre-Development Existing Land Use

[illegible][illegible]

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**

		3	5	.	4
--	--	---	---	---	---

**Total Area To Be Disturbed**

			7	.	3
--	--	--	---	---	---

Existing Impervious  
Area To Be Disturbed

			0	.	0
--	--	--	---	---	---

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.

<b>A</b>		
	1	5 %

<b>B</b>		
	7	5 %

	C	
		0 %

<b>D</b>		
	1	0 %

7. Is this a phased project? ☐ Yes ☐ No

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

Start Date						End Date														
0	9	/	0	1	/	2	0	1	8	-	1	2	/	3	1	/	2	0	2	1

1





[illegible]

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

[illegible]

SWPPP Preparer

[illegible]

Contact Name (Last, Space, First)

[illegible]

Mailing Address

[illegible]

City

[illegible]

State Zip

N	Y
---	---

1	0	5	1	2	-			
---	---	---	---	---	---	--	--	--

Phone

$$\begin{array}{|c|c|c|} \hline 8 & 4 & 5 \\ \hline \end{array} - \begin{array}{|c|c|c|} \hline 2 & 2 & 5 \\ \hline \end{array} - \begin{array}{|c|c|c|c|} \hline 9 & 6 & 9 & 0 \\ \hline \end{array}$$

Fax

8	4	5	-	2	2	5	-	9	7	1	7
---	---	---	---	---	---	---	---	---	---	---	---

Email

[illegible][illegible]

## 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

J	e	f	f	r	e	y									
---	---	---	---	---	---	---	--	--	--	--	--	--	--	--	--

MI

J

**Last Name**

C	o	n	t	e	l	m	o		P	E								
---	---	---	---	---	---	---	---	--	---	---	--	--	--	--	--	--	--	--

**Signature**



Date \_\_\_\_\_

0	8	/	2	3	/	2	0	1	8
---	---	---	---	---	---	---	---	---	---

25. Has a construction sequence schedule for the planned management practices been prepared? ☐ Yes ☐ No

☐ **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

## Other

[illegible]

## 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



**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.

Table 1 - Runoff Reduction (RR) Techniques  
and Standard Stormwater Management  
Practices (SMPs)

RR Techniques (Area Reduction)	Total Contributing Area (acres)	Total Contributing Impervious Area (acres)
<input type="radio"/> Conservation of Natural Areas (RR-1) ...	<input type="text"/> <input type="text"/> <input type="text"/> . <input type="text"/> <input type="text"/> <input type="text"/>	and/or <input type="text"/> <input type="text"/> <input type="text"/> . <input type="text"/> <input type="text"/> <input type="text"/>
<input type="radio"/> Sheetflow to Riparian Buffers/Filters Strips (RR-2) .....	<input type="text"/> <input type="text"/> <input type="text"/> . <input type="text"/> <input type="text"/> <input type="text"/>	and/or <input type="text"/> <input type="text"/> <input type="text"/> . <input type="text"/> <input type="text"/> <input type="text"/>
<input type="radio"/> Tree Planting/Tree Pit (RR-3) .....	<input type="text"/> <input type="text"/> <input type="text"/> . <input type="text"/> <input type="text"/> <input type="text"/>	and/or <input type="text"/> <input type="text"/> <input type="text"/> . <input type="text"/> <input type="text"/> <input type="text"/>
<input type="radio"/> Disconnection of Rooftop Runoff (RR-4) ..	<input type="text"/> <input type="text"/> <input type="text"/> . <input type="text"/> <input type="text"/> <input type="text"/>	and/or <input type="text"/> <input type="text"/> <input type="text"/> . <input type="text"/> <input type="text"/> <input type="text"/>
<b>RR Techniques (Volume Reduction)</b>		
<input type="radio"/> Vegetated Swale (RR-5) .....	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>
<input type="radio"/> Rain Garden (RR-6) .....	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>
<input type="radio"/> Stormwater Planter (RR-7) .....	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>
<input type="radio"/> Rain Barrel/Cistern (RR-8) .....	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>
<input type="radio"/> Porous Pavement (RR-9) .....	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>
<input type="radio"/> Green Roof (RR-10) .....	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>
<b>Standard SMPs with RRv Capacity</b>		
<input type="radio"/> Infiltration Trench (I-1) .....	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>
<input checked="" type="radio"/> Infiltration Basin (I-2) .....	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>
<input type="radio"/> Dry Well (I-3) .....	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>
<input type="radio"/> Underground Infiltration System (I-4) .....	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>
<input type="radio"/> Bioretention (F-5) .....	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>
<input type="radio"/> Dry Swale (O-1) .....	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>
<b>Standard SMPs</b>		
<input type="radio"/> Micropool Extended Detention (P-1) .....	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>
<input type="radio"/> Wet Pond (P-2) .....	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>
<input type="radio"/> Wet Extended Detention (P-3) .....	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>
<input type="radio"/> Multiple Pond System (P-4) .....	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>
<input type="radio"/> Pocket Pond (P-5) .....	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>
<input type="radio"/> Surface Sand Filter (F-1) .....	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>
<input type="radio"/> Underground Sand Filter (F-2) .....	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>
<input type="radio"/> Perimeter Sand Filter (F-3) .....	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>
<input type="radio"/> Organic Filter (F-4) .....	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>
<input type="radio"/> Shallow Wetland (W-1) .....	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>
<input type="radio"/> Extended Detention Wetland (W-2) .....	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>
<input type="radio"/> Pond/Wetland System (W-3) .....	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>
<input type="radio"/> Pocket Wetland (W-4) .....	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>
<input type="radio"/> Wet Swale (O-2) .....	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>

Table 2 - Alternative SMPs  
(DO NOT INCLUDE PRACTICES BEING  
USED FOR PRETREATMENT ONLY)

## Alternative SMP

Total Contributing  
Impervious Area(acres)

- [illegible]

Provide the name and manufacturer of the Alternative SMPs (i.e. proprietary practice(s)) being used for WQV treatment.

Name

[illegible]

Manufacturer

[illegible]

**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

		0
--	--	---

 . 

4	2
---	---

**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**

		0	.	0	7	0
--	--	---	---	---	---	---

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).

		0	.	0	7	
--	--	---	---	---	---	--

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**

		0	.	3	5	5
--	--	---	---	---	---	---

acre-feet

**CPv Provided**

		0	.	3	5	5
--	--	---	---	---	---	---

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**

		8	.	3		
--	--	---	---	---	--	--

CFS

**Post-development**

		2	.	5		
--	--	---	---	---	--	--

CFS

**Total Extreme Flood Control Criteria (Qf)**

**Pre-Development**

	3	6	.	9		
--	---	---	---	---	--	--

CFS

**Post-development**

	3	5	.	8		
--	---	---	---	---	--	--

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

☒ Yes      ☐ No

If Yes, Identify the entity responsible for the long term  
Operation and Maintenance

W i l d e r   B a l t e r   P a r t n e r s   I n c   o r

[illegible]

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.

7

- ☐ SPDES Multi-Sector GP    N Y R
- ☐ Other

☐ Yes    ☒ No

--	--	--	--	--	--	--

☒ Yes      ☐ No

☒ Yes    ☐ No

N	Y	R						
---	---	---	--	--	--	--	--	--



**Owner/Operator Certification**

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

**Print First Name**

J o h n

**MI****Print Last Name**

B a i n l a r d i

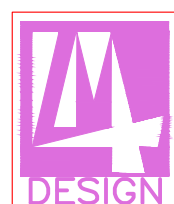
**Owner/Operator Signature**

By: J. L. Baird, VP

**Date**

08/21/2018

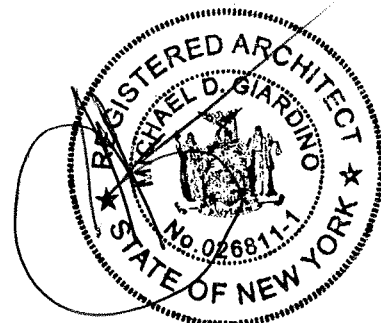
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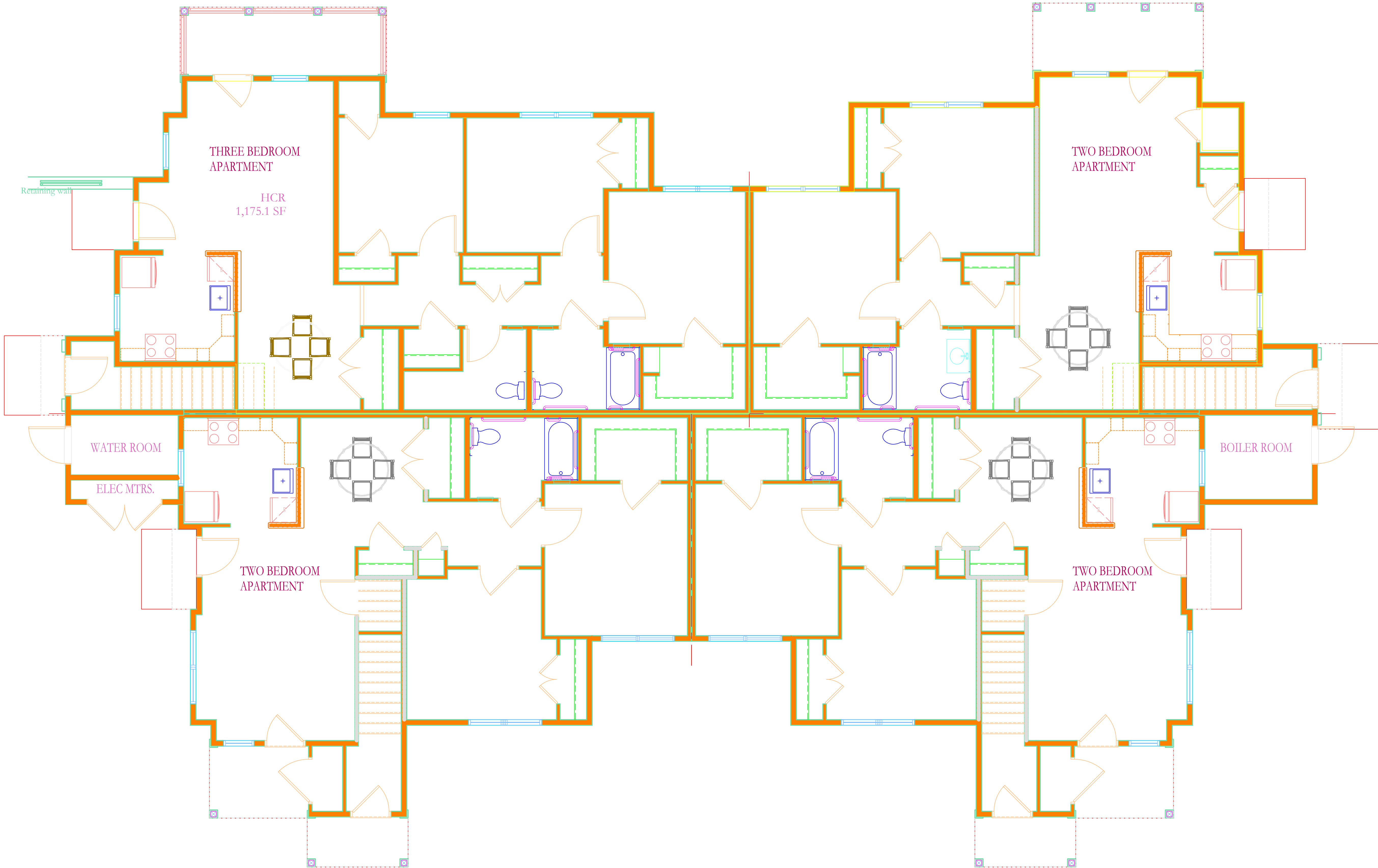
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**BUILDING TYPE 1 - GROUND FLOOR**

**Level 3 - Schematic Design**

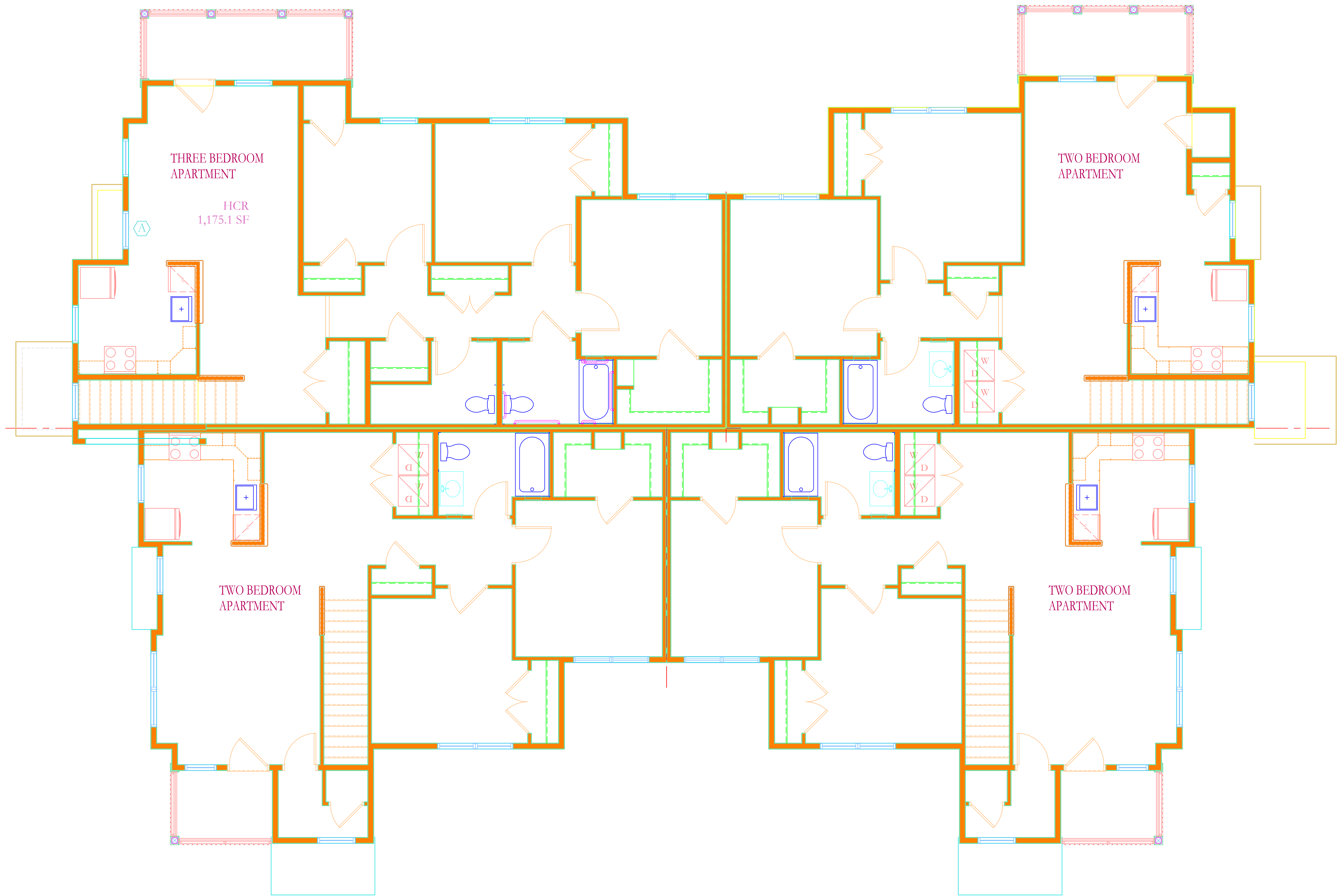
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16 AUGUST, 2018



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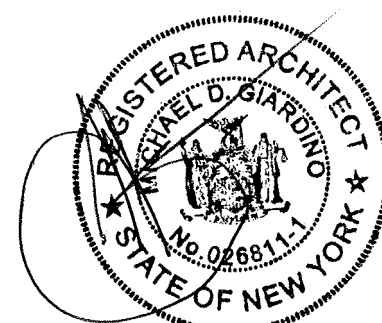


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**BUILDING TYPE 1 - UPPER FLOOR**

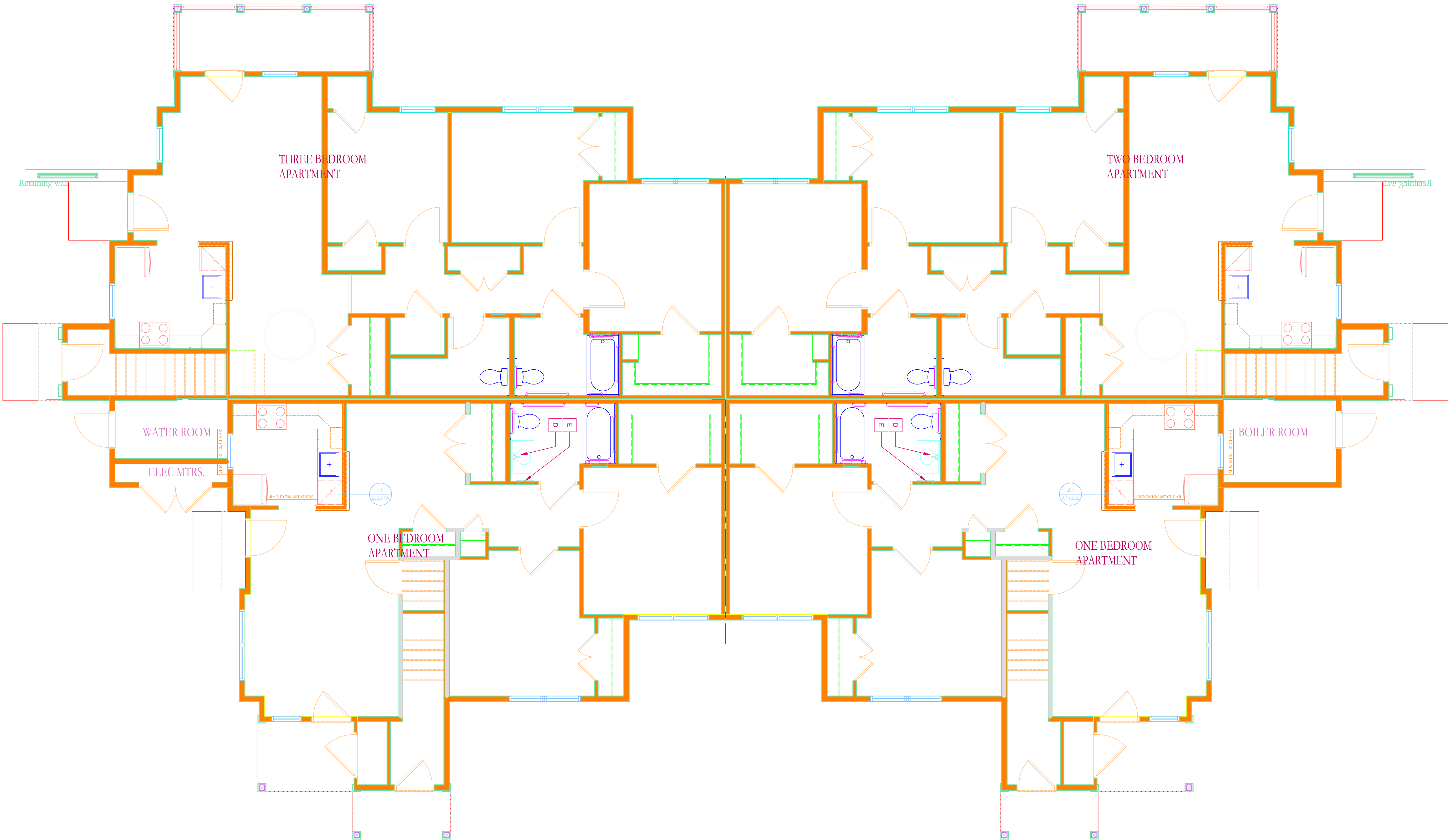
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16 AUGUST, 2018



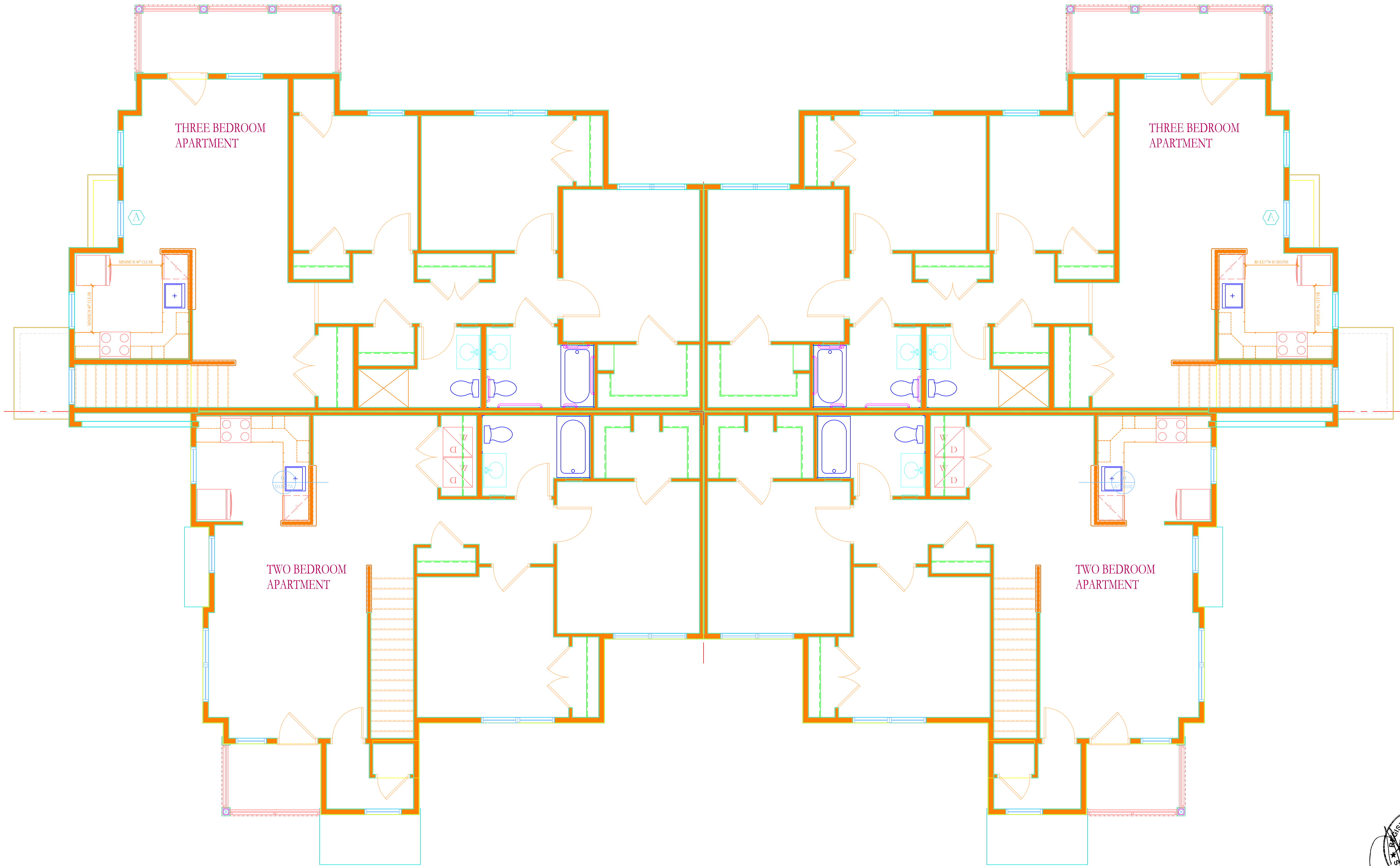
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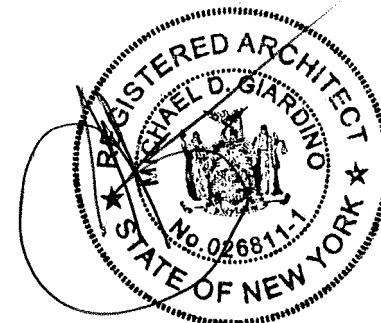


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**BUILDING TYPE 2 - UPPER FLOOR**

**Level 3 - Schematic Design**

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

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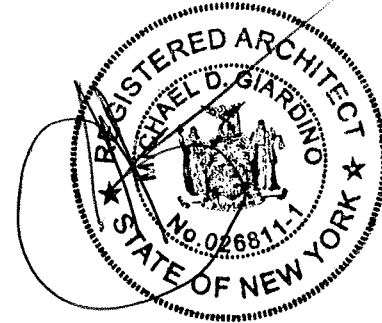


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**BUILDING TYPE 4 - FIRST FLOOR - CLUB**

**Level 3 - Schematic Design**

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

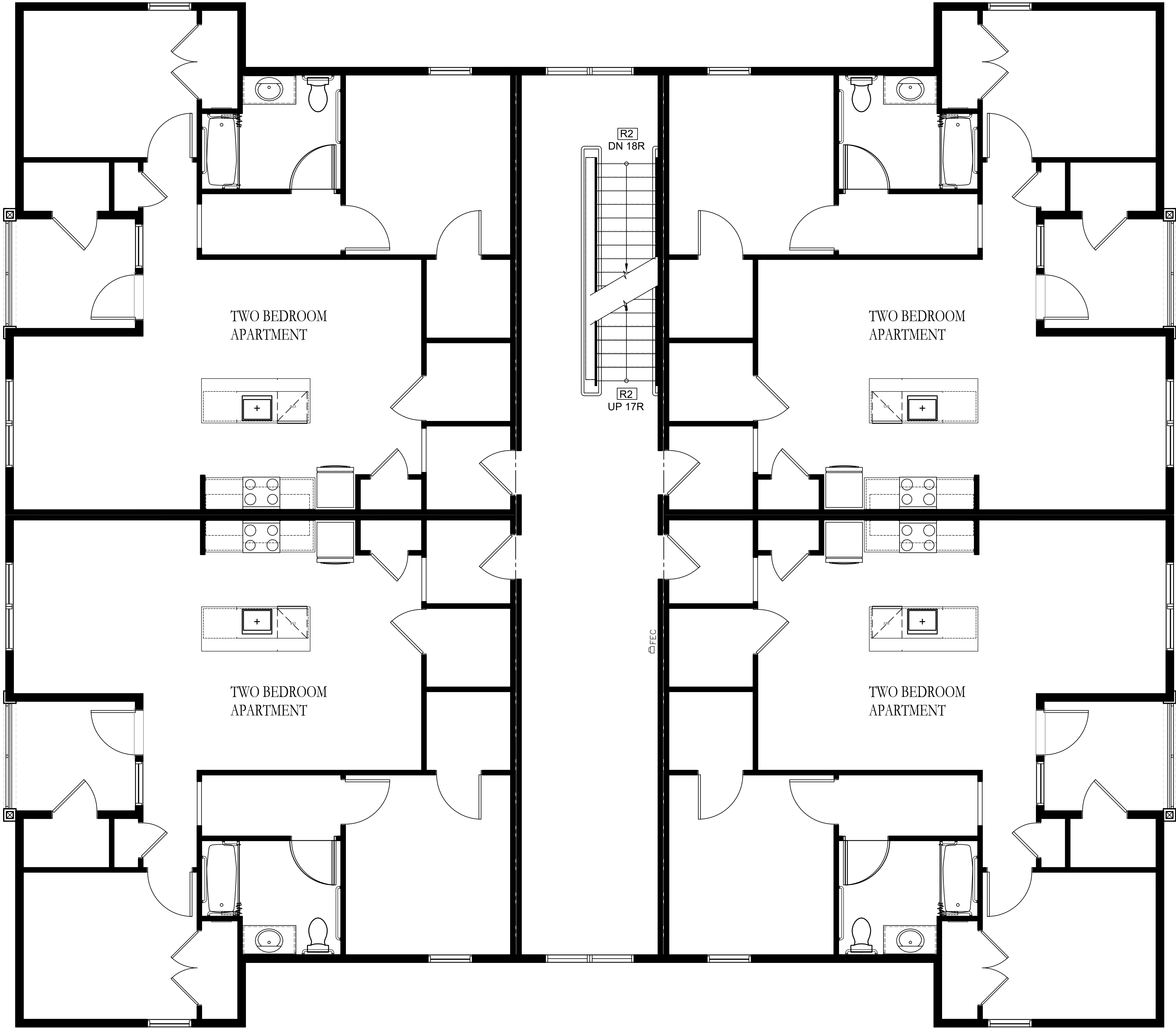
16 AUGUST, 2018



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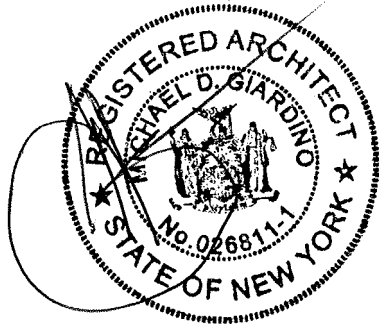


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**BUILDING TYPE 4 - SECOND FLOOR**

**Level 3 - Schematic Design**

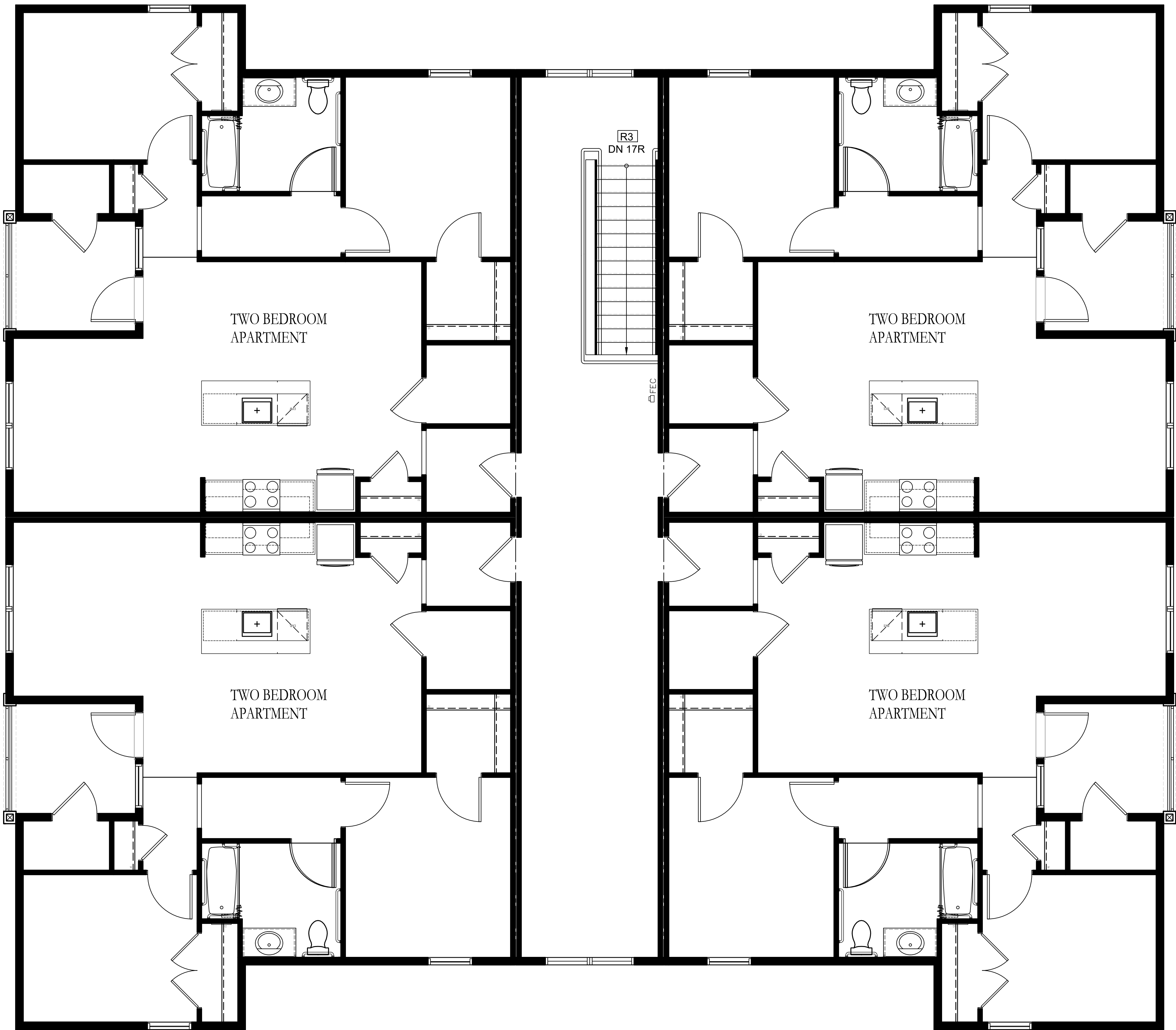
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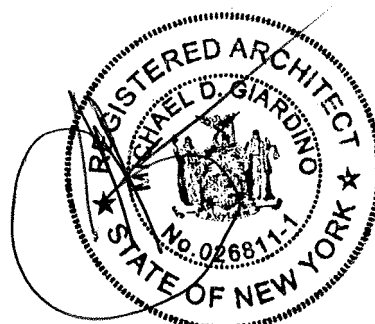
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**BUILDING TYPE 4 - THIRD FLOOR**

**Level 3 - Schematic Design**

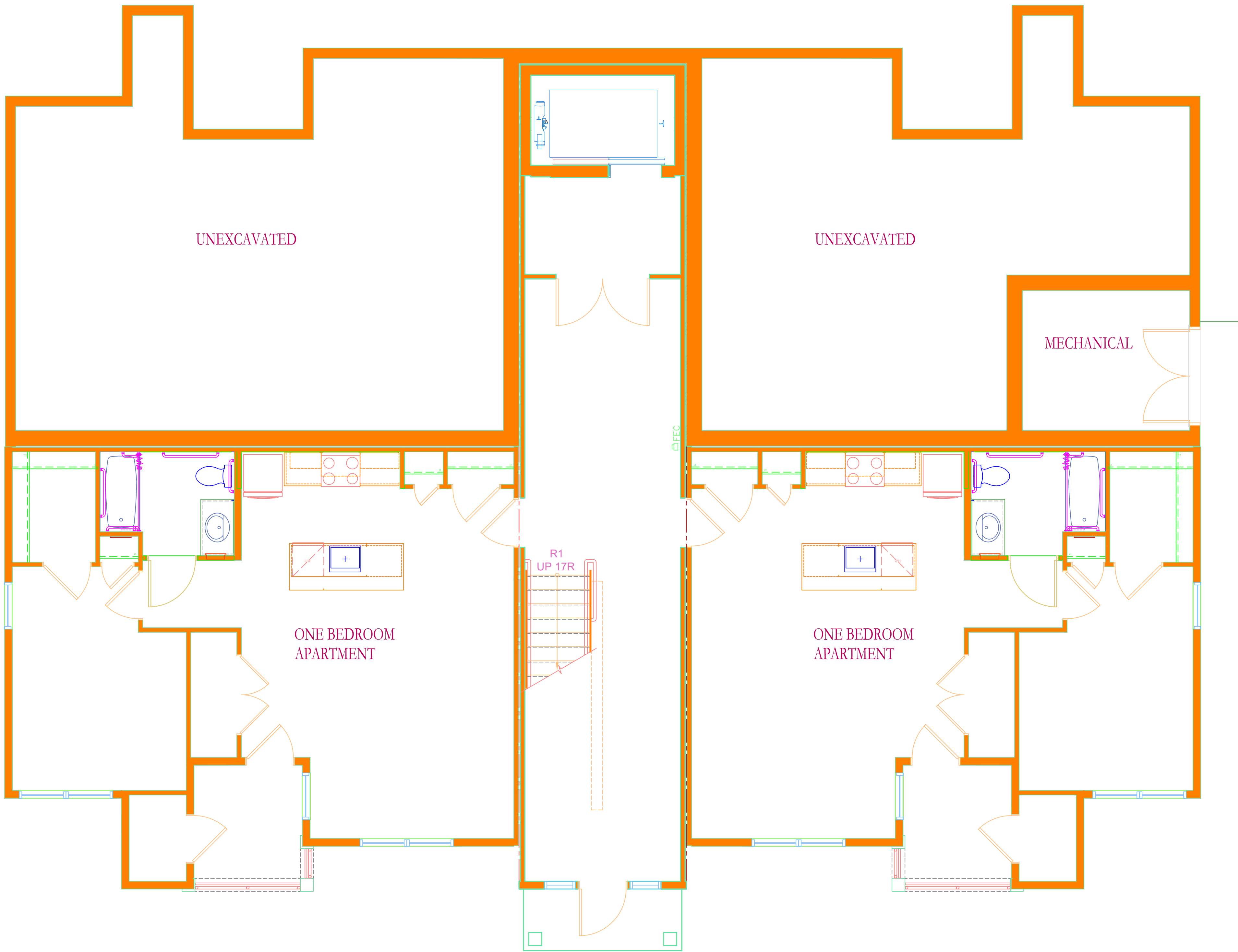
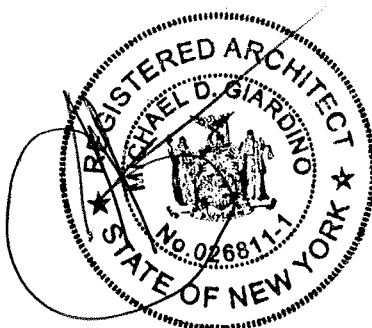
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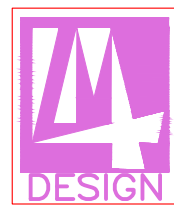
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**BUILDING TYPE 5 - FIRST FLOOR**

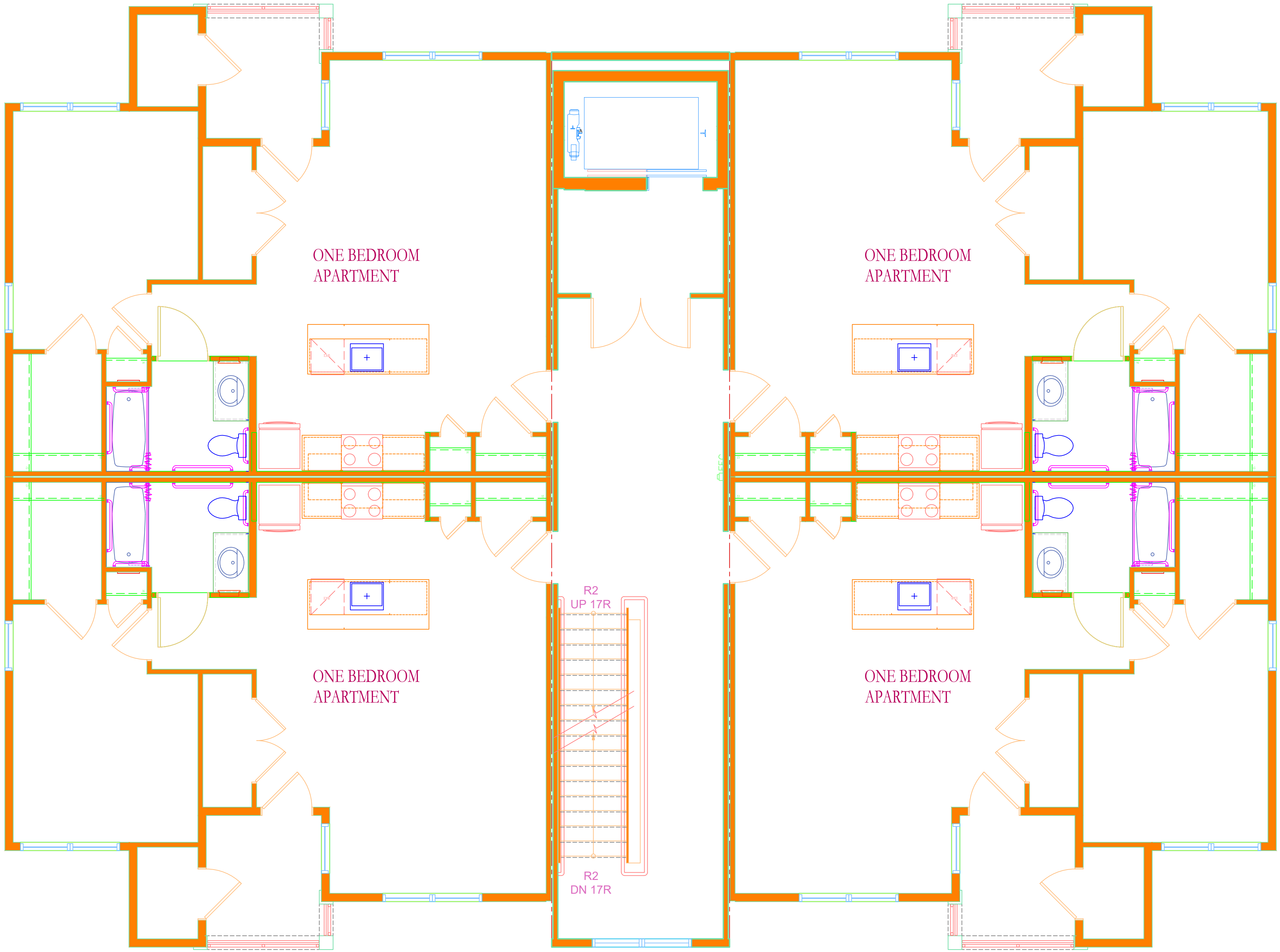
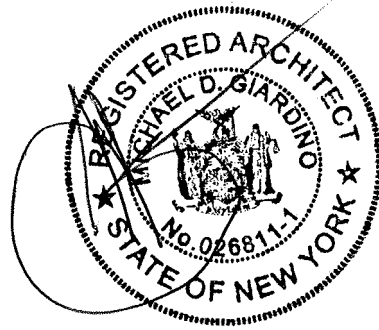
**Level 3 - Schematic Design**





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**BUILDING TYPE 5 - SECOND FLOOR**

**Level 3 - Schematic Design**

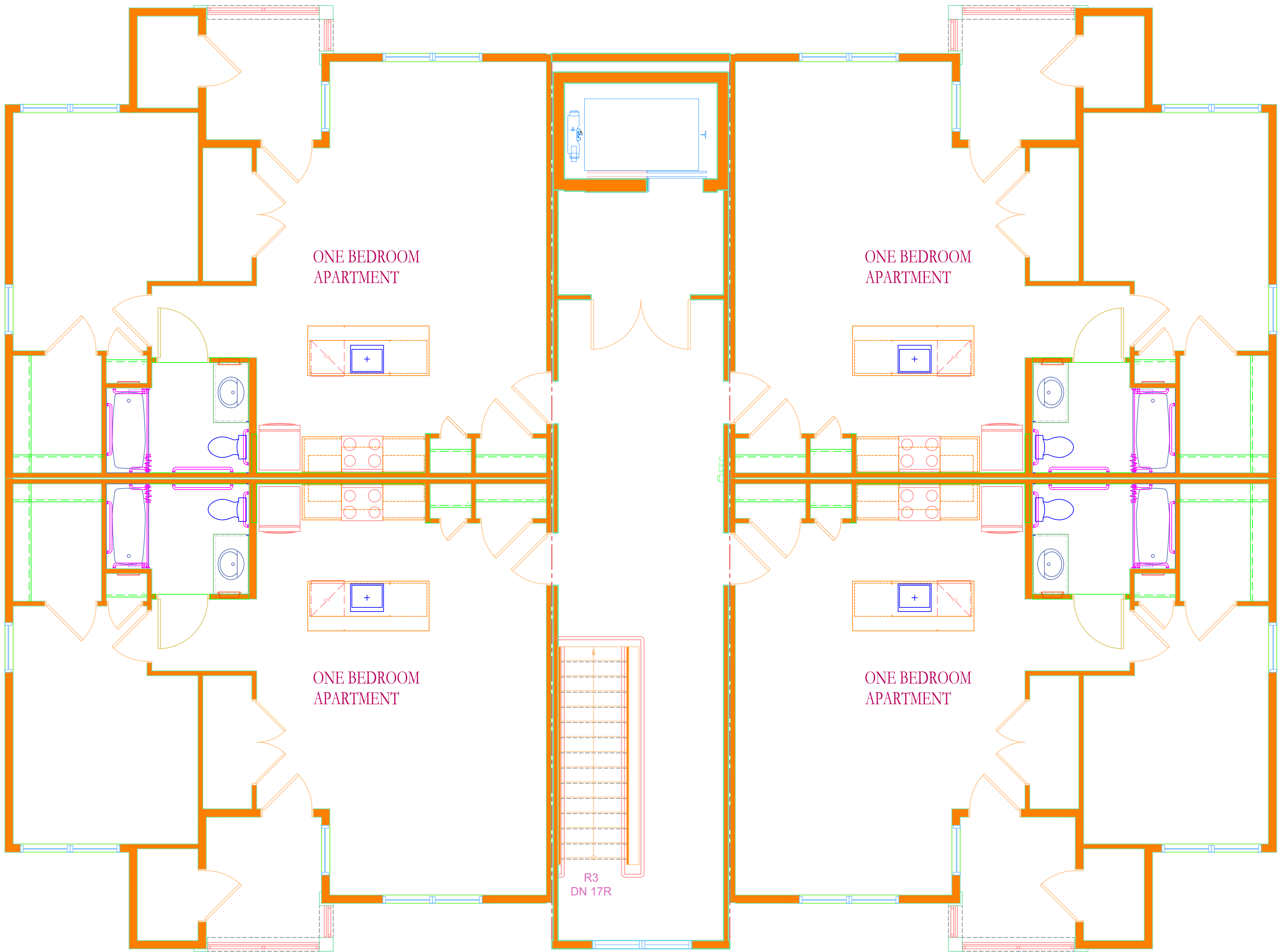
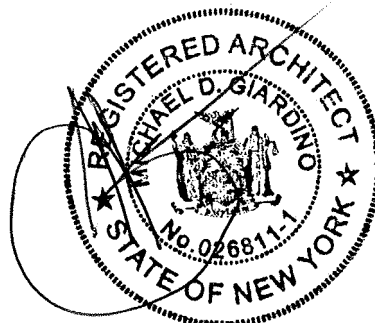
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**BUILDING TYPE 5 - THIRD FLOOR**

**Level 3 - Schematic Design**

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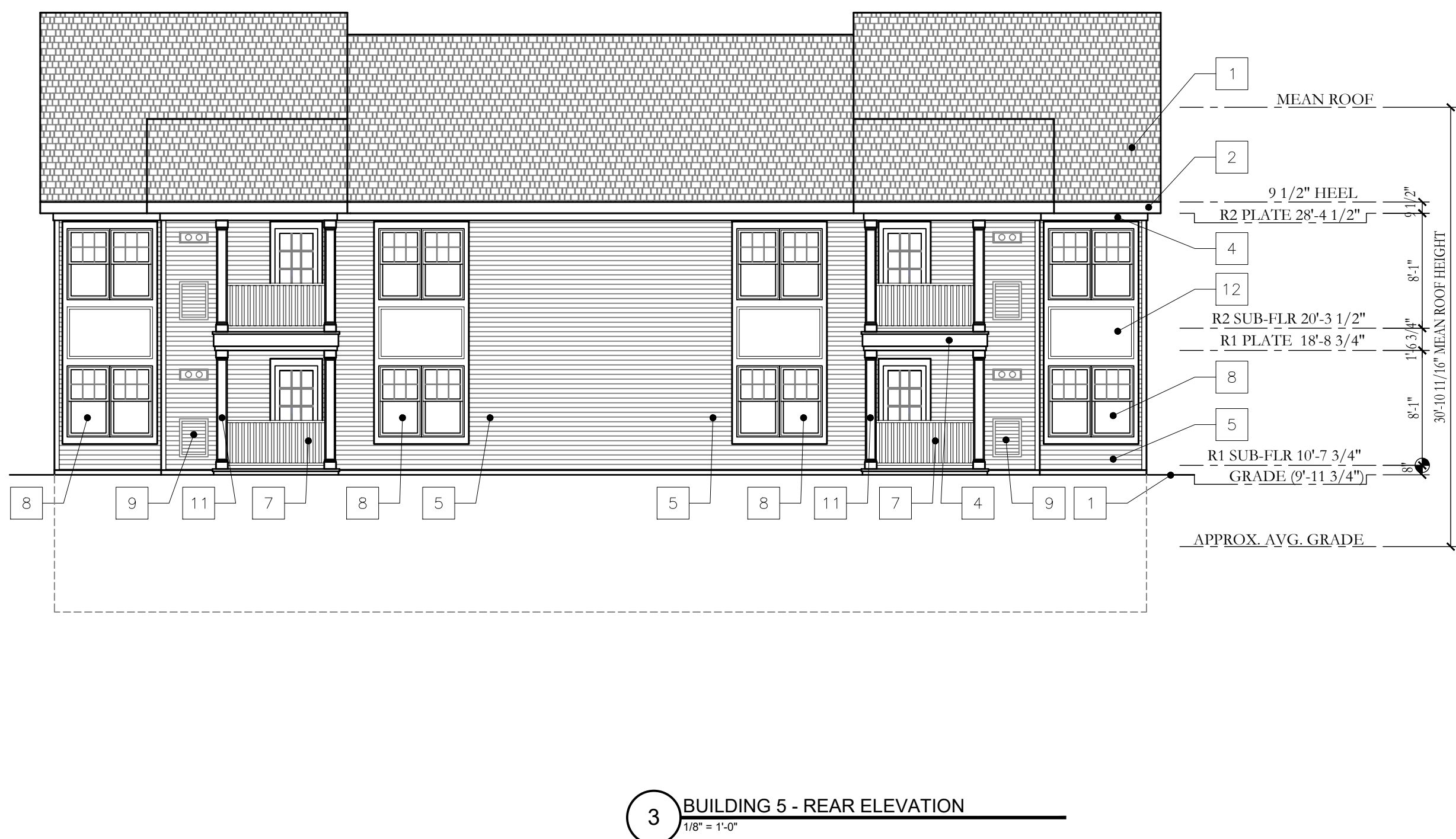
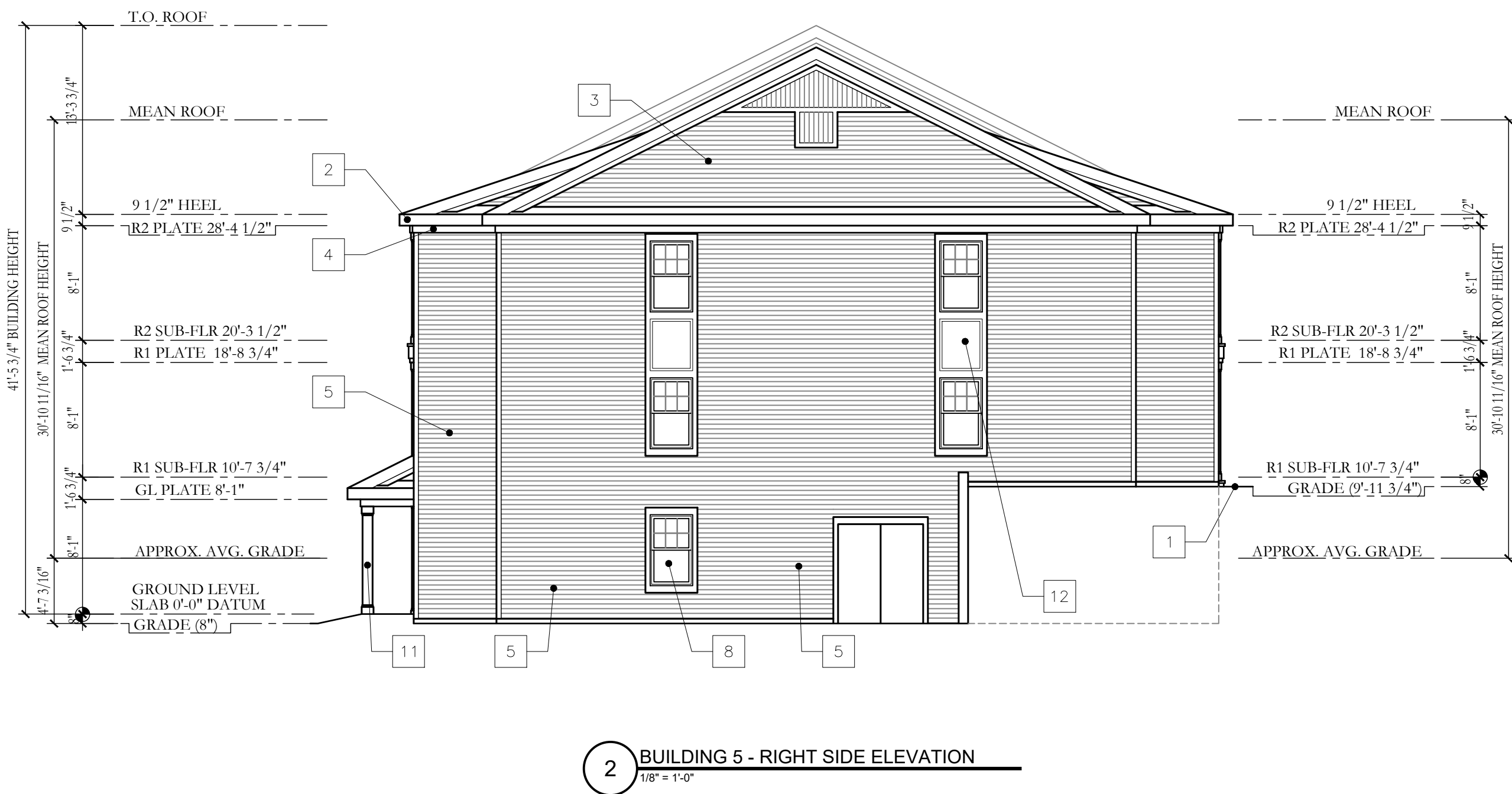
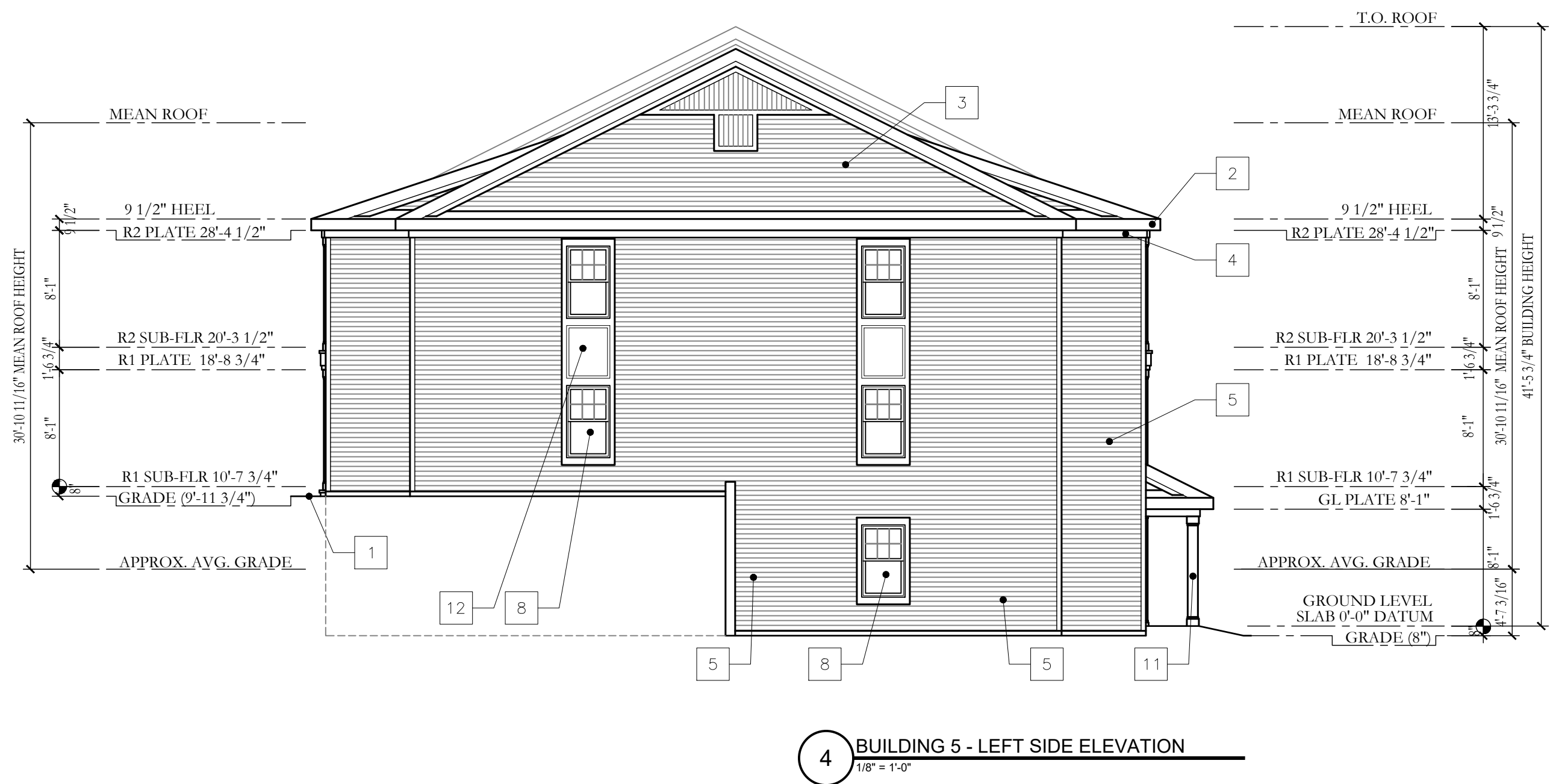
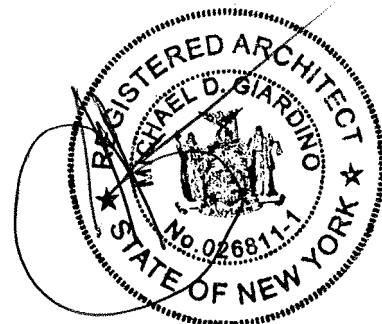




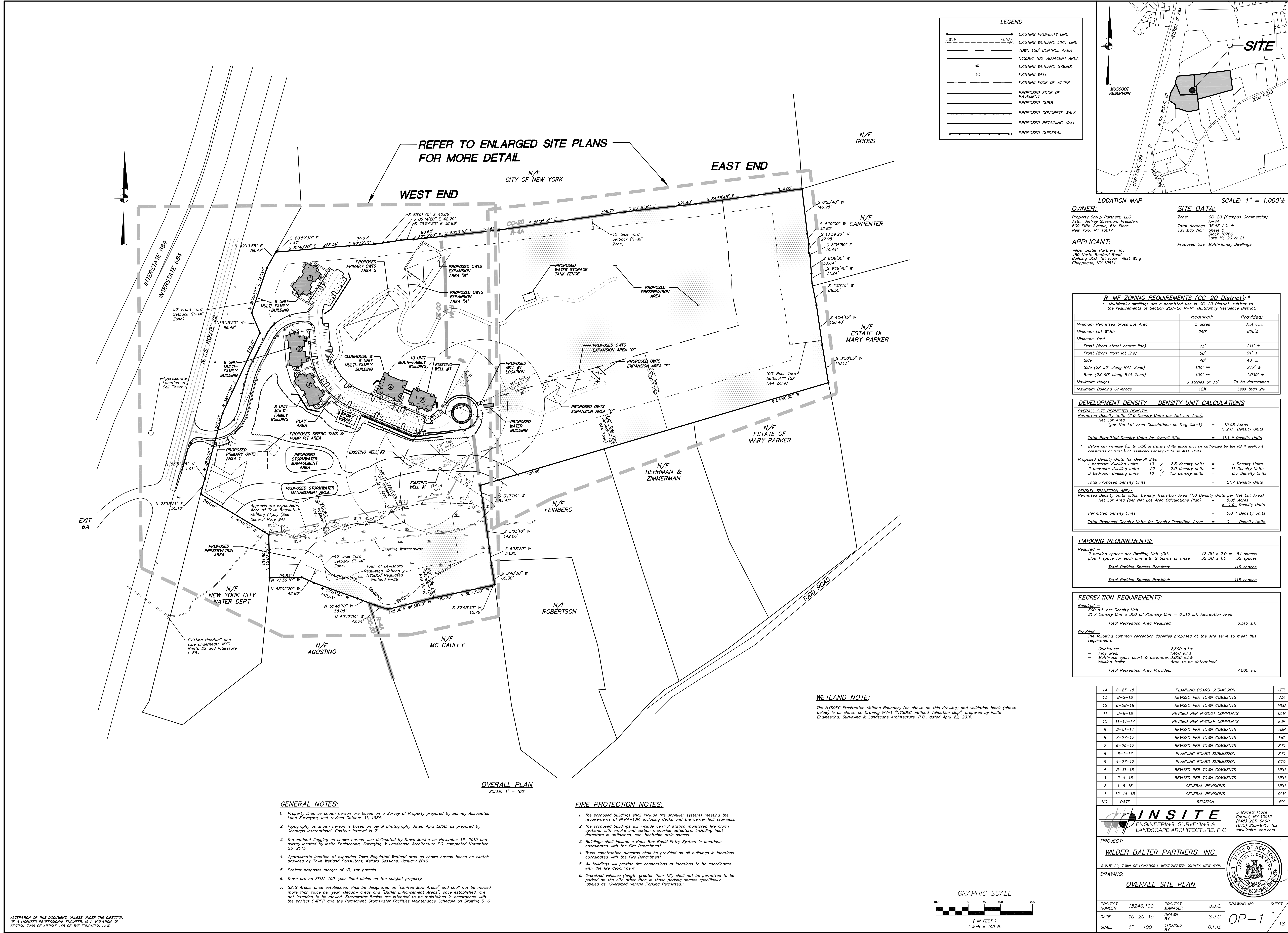
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TOWN OF LEWISBORO, NEW YORK

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Chappaqua, New York













	EXISTING PROPERTY LINE
	EXISTING WETLAND LIMIT LINE
	TOWN 150' CONTROL AREA
	NYSDDEC 100' ADJACENT AREA
	EXISTING WETLAND SYMBOL
	EXISTING WELL
	EXISTING EDGE OF WATER
	EXISTING 10' CONTOUR
	EXISTING 2' CONTOUR
	PROPOSED EDGE OF PAVEMENT
	PROPOSED CURB
	PROPOSED CONCRETE WALK
	PROPOSED RETAINING WALL
	PROPOSED GUIDERAIL
	PROPOSED 10' CONTOUR
	PROPOSED 2' CONTOUR
	PROPOSED SPOT GRADE
	PROPOSED DRAINAGE PIPE
	PROPOSED ROOF DRAIN
	PROPOSED FOOTING DRAIN
	PROPOSED GRASS SWALE
	PROPOSED 8" WATER MAIN
	PROPOSED 4" WATER SERVICE
	PROPOSED TANK SUPPLY LINE
	PROPOSED WELL SERVICE LINE
	PROPOSED SEWER MAIN
	PROPOSED SEWER SERVICE WITH CLEANOUT
	PROPOSED SEWER FORCE MAIN (PRIMARY)
	PROPOSED SEWER FORCE MAIN (EXPANSION)
	PROPOSED UNDERGROUND CABLE, ELECTRIC AND TELECOMMUNICATION TRENCH
	PROPOSED TRANSFORMER
	PROPOSED UNDERGROUND PROPANE TANK
	PROPOSED GENERATOR
	PROPOSED CURB STOP
	PROPOSED GATE VALVE
	PROPOSED FLUSHING HYDRANT WITH GATE VALVE
	PROPOSED END SECTION WITH RIPRAP
	PROPOSED DRAINAGE INLET
	PROPOSED OUTLET STRUCTURE
	PROPOSED DRAINAGE MANHOLE

DRAINAGE TABLE					
STRUCTURE	R/W	R/W	PIPE SIZE	LENGTH	SLOPE
OS 1.2 IB	222.5	216.0	15"	32 L.F.	6.3%
ES 2	--	214.0			
OS 1.1 ED	230.3	221.0			
FS 5	226.0	221.5 NOT SET 261.5	36"	37 L.F.	1.1%
ES 4	--	216.0	36"	50 L.F.	7.0%
FS 5	226.0	221.1			
ES 5A	--	220.0	4"	15 L.F.	7.3%
CB 18	289.4	286.1			
CB 17	289.0	285.7	15"	42 L.F.	1.0%
CB 16	287.4	284.1	15"	92 L.F.	1.7%
CB 15	287.0	283.6	15"	13 L.F.	3.8%
CB 14	287.9	282.7	18"	90 L.F.	1.0%
CB 13	289.2	286.0	18"	92 L.F.	1.1%
CB 12A	288.9	280.8	24"	88 L.F.	1.0%
DMH 12	286.1	280.4	24"	34 L.F.	1.7%
DI 11	278.4	273.0	24"	200 L.F.	3.2%
CB 10	271.2	266.7	24"	75 L.F.	8.4%
CB 9	253.0	248.9	24"	182 L.F.	9.8%
DMH 8	247.2	243.2 NOT SET 238.8	24"	45 L.F.	12.7%
SDI 7	231.6	227.4	30"	138 L.F.	5.4%
ES 6	--	222.0	30"	52 L.F.	10.4%
DI 14A	288.5	285.5			
CB 14	287.9	284.6	15"	91 L.F.	1.0%
DI 13D	292.3	289.0			
CB 13C	291.8	288.5	15"	26 L.F.	1.9%
CB 13B	292.1	288.9	15"	108 L.F.	1.0%
CB 13A	290.5	286.9	15"	95 L.F.	1.1%
CB 13	289.2	285.9	18"	96 L.F.	1.0%
CB 11C	293.7	289.7			
CB 11B	293.8	288.1	15"	166 L.F.	1.0%
CB 11A	288.7	284.0	15"	82 L.F.	5.0%
DI 11	278.4	273.0	15"	97 L.F.	11.3%
CB 11D	288.9	284.4			
CB 11A	288.7	284.0	15"	20 L.F.	2.0%
CB 10A	271.2	267.0			
CB 10	271.2	266.7	15"	20 L.F.	1.5%
SDI 9B	253.0	250.0			
CB 9A	253.0	249.7	15"	25 L.F.	1.2%
CB 9	253.0	249.4	15"	20 L.F.	1.5%
CB 8B	245.0	240.0			
CB 8A	245.0	239.0	15"	42 L.F.	2.4%
DMH 8	247.2	243.2 NOT SET 238.4	15"	137 L.F.	1.1%
CB 8C	243.9	240.6			
CB 8A	245.0	239.0	15"	138 L.F.	1.2%
DI 15C	298.0	294.4			
DI 15B	298.5	295.5	15"	32 L.F.	27.8%
DI 15A	288.0	284.7	15"	42 L.F.	1.9%
CB 15	287.0	283.6	15"	79 L.F.	1.4%

<b>STRUCTURE</b>	<b>BM</b>	<b>INVERT</b>	<b>PIPE SIZE</b>	<b>LENGTH</b>	<b>SLOPE</b>
SMH 4A	292.7	291.5	8"	211 L.F.	1.7%
SMH 4	292.1	INV W/ 288.0 INV OUT 286.9			
SMH 5	288.0	284.0	6"	297 L.F.	1.0%
SMH 4	292.1	INV W/ 281.0 INV OUT 280.9			
SMH 3	267.5	INV W/ 265.0 INV OUT 259.9	6"	170 L.F.	12.3%
SMH 2	248.6	INV W/ 242.3 INV OUT 242.2	8"	169 L.F.	10.4%
SMH 1	237.8	INV W/ 231.3 INV OUT 235.5			

ALTERATION OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION  
OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF  
SECTION 7209 OF ARTICLE 145 OF THE EDUCATION LAW.

**SEE DRAWING SP-2.2 FOR GRADING & UTILITY PLAN - EAST END**

**GENERAL UTILITY NOTES:**  
 Utilities under pressure (water mains, water service lines and sewer mains) shall maintain a minimum 18" separation to drainage.  
 vertical separation distance between all gravity sewer main and the drainage system crossings are 18" or greater.

**TITLE BLOCK:**  
**INSITE**  
 ENGINEERING, SURVEYING &  
 LANDSCAPE ARCHITECTURE, P.C.  
 PROJECT:  
 ROUTE 22, TOWN OF LEWISBORO, WESTCHESTER COUNTY, NEW YORK  
 DRAWING:  
**GRADING & UTILITY PLAN - WEST END**  



NO.	DATE	REVISION	BY
17	8-23-18	PLANNING BOARD SUBMISSION	JFR
16	8-2-18	REVISED PER TOWN COMMENTS	JJR
15	6-28-18	REVISED PER TOWN COMMENTS	MEU
14	3-8-18	REVISED PER NYSDOT COMMENTS	DLM
13	1-23-18	REVISED PER NYCDEP COMMENTS	ZMP
12	12-28-17	REVISED PER NYCDEP COMMENTS	ZMP
11	11-17-17	REVISED PER NYCDEP COMMENTS	EJP
10	9-27-17	REVISED FOR RELOCATED PROPOSED WELL #4	MEU
9	9-01-17	REVISED PER TOWN COMMENTS	ZMP
8	7-27-17	REVISED PER TOWN COMMENTS	EIG
7	6-29-17	REVISED PER TOWN COMMENTS	SJC
6	6-1-17	PLANNING BOARD SUBMISSION	SJC
5	4-27-17	PLANNING BOARD SUBMISSION	CTO
4	3-31-16	REVISED PER TOWN COMMENTS	MEU
3	2-4-16	REVISED PER TOWN COMMENTS	MEU
2	1-6-16	GENERAL REVISIONS	MEU
1	12-14-15	GENERAL REVISIONS	DLM

 INTERSTATE 684  
 (NORTH BOUND TRAVEL LANES)  
 INTERSTATE 684  
 (SOUTH BOUND TRAVEL LANES)  
 N.Y.S. ROUTE 22  
 GRAPHIC SCALE  
 (IN FEET)  
 0 20 40 80  
 1" = 40'

1. All utilities under pressure (water mains, water service lines and sewer forcemains) shall maintain a minimum 18" separation to drainage.
2. The vertical separation distance between all gravity sewer main and the drainage system crossings are 18" or greater.

SCALE: 1" = 40'

17	8-23-18	PLANNING BOARD SUBMISSION	JFR
16	8-2-18	REVISED PER TOWN COMMENTS	JFR
15	6-28-18	REVISED PER TOWN COMMENTS	MEU
14	3-8-18	REVISED PER NYSOTD COMMENTS	DLM
13	1-23-18	REVISED PER NYCDPE COMMENTS	WMP
12	12-28-17	REVISED PER NYCDPE COMMENTS	WMP
11	11-17-17	REVISED PER NYCDPE COMMENTS	EJP
10	9-27-17	REVISED FOR RELOCATED PROPOSED WELL #4	MEU
9	9-01-17	REVISED PER TOWN COMMENTS	ZMP
8	7-27-17	REVISED PER TOWN COMMENTS	ETG
7	6-29-17	REVISED PER TOWN COMMENTS	SJC
6	6-1-17	PLANNING BOARD SUBMISSION	SJC
5	4-27-17	PLANNING BOARD SUBMISSION	CTQ
4	3-31-16	REVISED PER TOWN COMMENTS	MEU
3	2-4-16	REVISED PER TOWN COMMENTS	MEU
2	1-6-16	GENERAL REVISIONS	MEU
1	12-14-15	GENERAL REVISIONS	MEU
NO	N/A	REVISION	RY

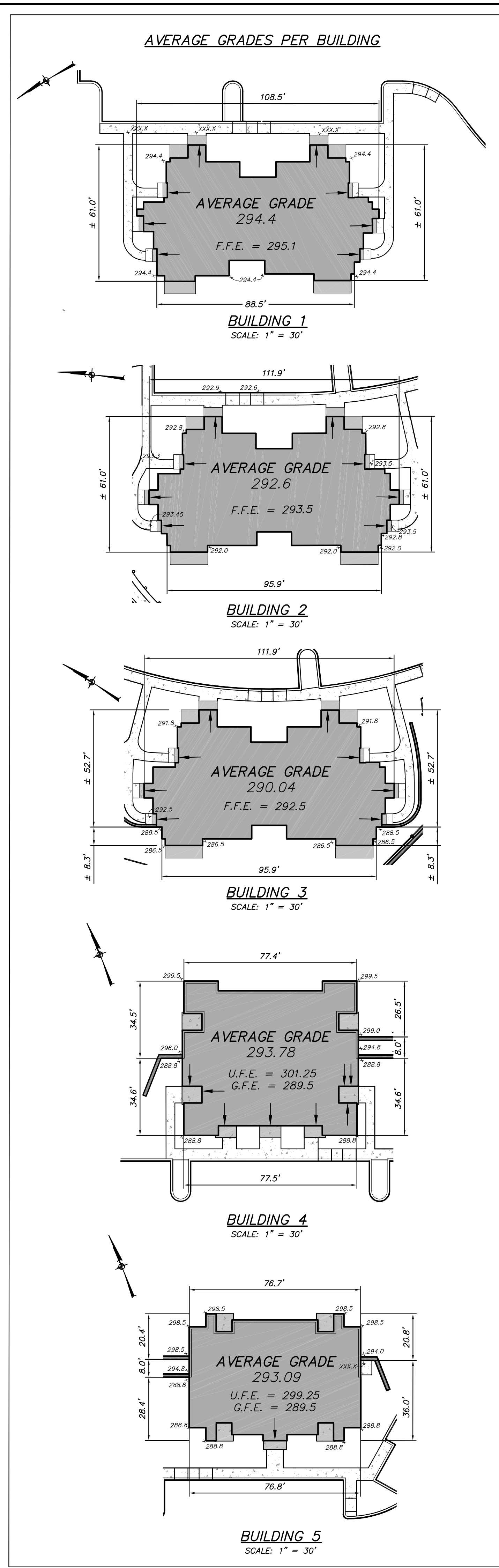
	<h1 style="text-align: center;">INSITE</h1> <p style="text-align: center;">ENGINEERING, SURVEYING &amp; LANDSCAPE ARCHITECTURE, P.C.</p>		<p>3 Garrett Place Carmel, NY 10512 (845) 225-9650 (845) 225-9717 fax www.insite-eng.com</p>		
	<p>PROJECT:</p> <p style="text-align: center;"><u>WILDER BALTER PARTNERS, INC.</u></p> <p>ROUTE 22, TOWN OF LEWESBORO, WESTCHESTER COUNTY, NEW YORK</p> <p>DRAWING:</p> <p style="text-align: center;"><u>GRADING &amp; UTILITY PLAN –</u> <u>WEST END</u></p>				
PROJECT NUMBER	15246,100	PROJECT MANAGER	J.J.C.	DRAWING NO.	SHEET
DATE	10-20-15	DRAWN BY	D.L.C.	SP-2.1	3
SCALE	1" = 40'	CHECKED	S.I.M.		18





SEE DRAWING SP-2.1 FOR GRADING & UTILITY PLAN - WEST END

GRADING & UTILITY PLAN - EAST END  
SCALE: 1" = 40'



	EXISTING PROPERTY LINE
	EXISTING WETLAND LIMIT LINE
	TOWN 150' CONTROL AREA
	NYSDC 100' ADJACENT AREA
	EXISTING WETLAND SYMBOL
	EXISTING WELL
	EXISTING EDGE OF WATER
	EXISTING 10' CONTOUR
	EXISTING 2' CONTOUR
	PROPOSED EDGE OF PAVEMENT
	PROPOSED CURB
	PROPOSED CONCRETE WALK
	PROPOSED RETAINING WALL
	PROPOSED GUIDERAIL
	PROPOSED 10' CONTOUR
	PROPOSED 2' CONTOUR
	PROPOSED SPOT GRADE
	PROPOSED DRAINAGE PIPE
	PROPOSED ROOF DRAIN
	PROPOSED FOOTING DRAIN
	PROPOSED GRASS SWALE
	PROPOSED 8" WATER MAIN
	PROPOSED 4" WATER SERVICE
	PROPOSED TANK SUPPLY LINE
	PROPOSED WELL SERVICE LINE
	PROPOSED SEWER MAIN
	PROPOSED SEWER SERVICE WITH CLEANOUT
	PROPOSED SEWER FORCEMAIN (PRIMARY)
	PROPOSED SEWER FORCEMAIN (EXPANSION)
	PROPOSED UNDERGROUND CALBE, ELECTRIC AND TELECOMMUNICATION TRENCH
	PROPOSED TRANSFORMER
	PROPOSED UNDERGROUND PROPANE TANK
	PROPOSED GENERATOR
	PROPOSED CURB STOP
	PROPOSED GATE VALVE
	PROPOSED FLUSHING HYDRANT WITH GATE VALVE
	PROPOSED END SECTION WITH RIPRAP
	PROPOSED DRAINAGE INLET
	PROPOSED OUTLET STRUCTURE
	PROPOSED DRAINAGE MANHOLE

\* REFER TO GENERAL NOTES ON DRAWING OP-1 \*

6	8-23-18	PLANNING BOARD SUBMISSION	JFR
5	8-2-18	REVISED PER TOWN COMMENTS	JFR
4	6-28-18	REVISED PER TOWN COMMENTS	MEU
3	11-17-17	REVISED PER NYDEP COMMENTS	EJP
2	9-27-17	REVISED FOR RELOCATED PROPOSED WELL #4	MEU
1	9-01-17	REVISED PER TOWN COMMENTS	ZMP
NO.	DATE	REVISION	BY

ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.

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Carmel, NY 10512  
(845) 225-9690  
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www.insite-eng.com

PROJECT:  
**WILDER BALTER PARTNERS, INC.**

ROUTE 22, TOWN OF LEWISBORO, WESTCHESTER COUNTY, NEW YORK

DRAWING:  
**GRADING & UTILITY PLAN - EAST END**

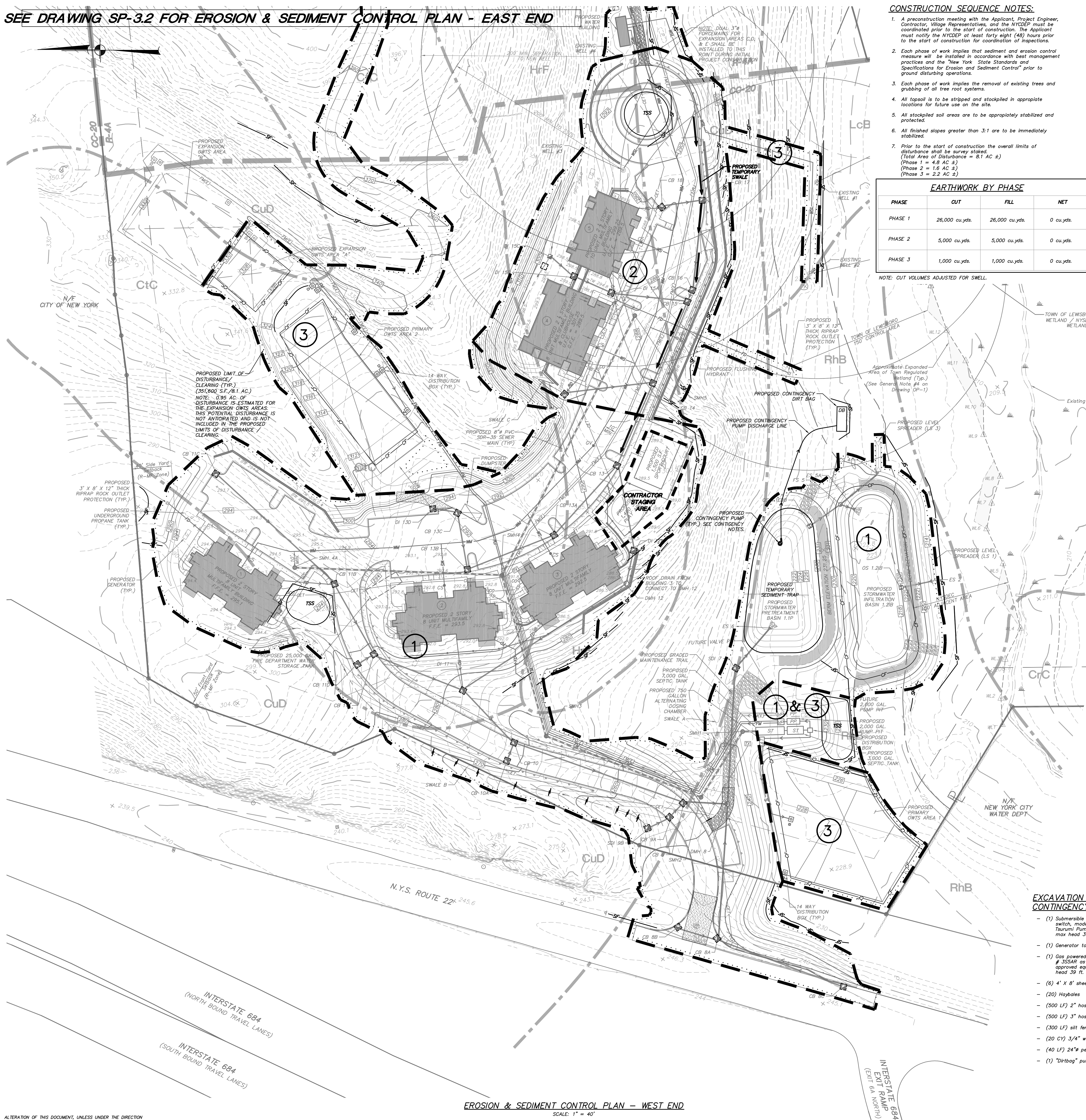
PROJECT NUMBER	15246.100	PROJECT MANAGER	J.J.C.
DATE	7-27-17	DRAWN BY	S.J.C.
SCALE	1" = 40'	CHECKED BY	D.L.M.

DRAWING NO.  
**SP-2.2**

SHEET  
**18**



## SEE DRAWING SP-3.2 FOR EROSION &amp; SEDIMENT CONTROL PLAN - EAST END



## CONSTRUCTION SEQUENCE NOTES:

1. A preconstruction meeting with the Applicant, Project Engineer, Contractor, Village Representatives, and the NYSDOT must be coordinated prior to the start of construction. The Applicant must notify the NYSDOT at least forty-eight (48) hours prior to the start of construction for coordination of inspections.
2. Each phase of work implies that sediment and erosion control measures will be installed in accordance with best management practices and the 'New York' State Standards and Specifications for Erosion and Sediment Control' prior to ground disturbing operations.
3. Each phase of work implies the removal of existing trees and grubbing of all tree root systems.
4. All topsoil is to be stripped and stockpiled in appropriate locations for future use on the site.
5. All stockpiled soil areas are to be appropriately stabilized and protected.
6. All finished slopes greater than 3:1 are to be immediately stabilized.
7. Prior to the start of construction the overall limits of disturbance shall be surveyed staked.  
(Total Area of Disturbance = 8.1 AC ±)  
(Phase 1 = 4.8 AC ±)  
(Phase 2 = 1.6 AC ±)  
(Phase 3 = 2.2 AC ±)

## EARTHWORK BY PHASE

PHASE	CUT	FILL	NET
PHASE 1	26,000 cu.yds.	26,000 cu.yds.	0 cu.yds.
PHASE 2	5,000 cu.yds.	5,000 cu.yds.	0 cu.yds.
PHASE 3	1,000 cu.yds.	1,000 cu.yds.	0 cu.yds.

NOTE: CUT VOLUMES ADJUSTED FOR SWELL.

## CONSTRUCTION SEQUENCE:

## PHASE 1 (4.8 AC ± Disturbance)

1. Prior to the commencement of construction activity the contractor shall schedule a pre-construction meeting with the design engineer and representatives of the NYSDOT, NYCEP and Town of Lewisboro.
2. Install the section of silt fence downslope of the location of the proposed temporary construction entrance, and contact the Town Wetland Inspector for inspection prior to any ground disturbing activities.
3. Cut trees, place fill, and install stabilized construction entrance with temporary culvert crossing and anti-tracking pad to establish the temporary construction entrance for the site in the general location as shown on the plans.
4. Clear trees within the proposed project limits of disturbance area without removing the stumps.
5. Install remaining silt fence, orange construction fence, and inlet protection in the general locations shown on the plan, and contact the Town Wetland Inspector for inspection prior to further ground disturbing activities.
6. Strip topsoil and stockpile in locations shown on the Erosion and Sediment Control Plan.
7. Establish contractor staging area in location shown on plan. Staging area to remain throughout all phases of construction.
8. Install Level Spreader LSI & LSI.
9. Begin earthwork activities for installation of Stormwater Basins 1.1P and 1.2B, including associated drainage structures, ES 2, ES 4, ES 5A, OS 1.2B, OS 1.1P, and FS 5.
10. Construct Basin 1.1P to subgrade. Install outlet structure and associated piping and temporarily stabilize for use as a temporary sediment trap during construction. Temporarily close the flow splitter until the flow splitter has been permanently stabilized. Infiltration Basin 1.2B and make sure it remains off-line for the duration of construction.

- NOTE: Infiltration Basin 1.2B, the level spreader and the flow splitter shall not be placed online until all contributing drainage areas have been permanently stabilized.
11. Construct Basin 1.2B and permanently stabilize, and install associated drainage structures and piping. Once Basin 1.2B has been constructed, install construction fence surrounding basin as shown on the plan to provide protection of infiltration area to remain in place until end of construction, then removed.
  12. Temporary Sediment Trap 1.1P and Basin 1.2B must be installed and stabilized prior to earthwork activities commencing for Phase 2.
  13. Upon completion of temporary sediment trap, begin earthwork operations within the limits of the phase including the access road and building pad areas for Buildings 1, 2 & 3.
  14. During road and parking construction install drainage structures ES 6, SDI 7, DMH 8, CB 8A, CB 8B, CB 8C, CB 9, CB 9A, SDI 9B, CB 10, CB 10A, CB 11A, CB 11B, CB 11C, CB 11D, DI 11, DMH 12, CB 13, CB 13A, CB 13B, CB 13C, and DI 13D.
  15. Upon completion of mass earthwork operations, begin building construction.
  16. Install proposed water and sewer utilities within the limits of the phase. Ending sewer utility at last MH (SMH4) & water utility at last Gate Valve (between building 3 and 4) in phase.
  17. Install concrete curbing and finished parking and access drive parking area surfaces for asphalt pavement installation.
  18. Once the site has achieved temporary stabilization within the phase, move on to the next phase of work. Silt fence and stabilized construction entrance to remain for protection in future phases.

## PHASE 2 (1.6 AC ± Disturbance)

1. Install temporary erosion and sediment control measures in general locations as shown on the plans prior to any ground disturbing activities.
2. Strip topsoil and stockpile for later use in lawn/landscape areas.
3. Grub the limits of Phase 2 and begin earthwork activities within the limits of the phase.
4. Install temporary swales to direct runoff from disturbed areas to the upstream most drainage structure that discharges to the temporary sediment trap. As fill is being placed the top of the slope shall be back pitched away from the slope and directed towards the temporary sediment trap for treatment prior to discharge.
5. Begin earthwork operations within the limits of the phase including the continued construction of the access road and building pad areas for Buildings 4 & 5.
6. During continued road and parking construction install drainage structures CB 14, DI 14A, CB 15, DI 15A, DI 15B, DI 15C, CB 16, CB 17 and CB 18.
7. Upon completion of mass earthwork operations, begin building construction.
8. Install proposed water and sewer utilities within the limits of the phase. Ending sewer utility at last MH (SMH5) & water utility at end of Cul-De-Sac with a temporary cap, in phase.
9. Install concrete curbing and finished parking and access drive parking area surfaces for asphalt pavement installation.
10. Once the site has achieved temporary stabilization within the phase, move on to the next phase of work and remove all temporary erosion and sediment control measures.

## PHASE 3 (2.2 AC ± Disturbance)

1. Install temporary erosion and sediment control measures in general locations as shown on the plans prior to any ground disturbing activities.
2. Strip topsoil and stockpile for later use in lawn/landscape areas.
3. Grub the limits of Phase 3.
4. Begin earthwork activities associated with the SSTS and water system installation within the limits of the phase.
5. Upon completion of all work, remove staging area and establish sport court and play area.
6. Upon completion of all work, install landscaping and stabilize disturbed areas in accordance with the Erosion and Sediment Control Notes provided on the Erosion and Sediment Control Plan. Permanent stabilization is achieved when 80% of the plant/grass density is established.
7. Once the site has achieved temporary stabilization, convert temporary sediment trap to extended detention basin in accordance with the notes and details.
8. Upon conversion and stabilization of extended detention basin, removed the plug from FS 5 and allow stormwater to flow from the extended detention basin to the infiltration basin.
9. Upon stabilization of phase 3, remove all temporary erosion & sediment controls.

## WINTER SITE STABILIZATION NOTES:

1. All bare / exposed soils must be stabilized by an established vegetation, straw or mulch, matting, or other approved product such as rolled erosion control product.
2. Sediment barriers must be properly installed at all necessary perimeter and sensitive locations.
3. All slopes and grades must be properly stabilized with approved methods. Rolled erosion control products must be used on all slopes greater than 3:1, or where conditions for erosion dictate such measures.
4. Stockpiled soils must be protected by the use of established vegetation, an anchored-down straw or mulch, rolled erosion control product or other durable covering. A barrier must be installed around the pile to prevent erosion away from that location.
5. All entrance / exit locations to the site must be properly stabilized and must be maintained to accommodate snow management as set forth in the NYS Standard and Specifications for Erosion and Sediment Control.
6. Snow management must not destroy or degrade erosion and sediment control devices.

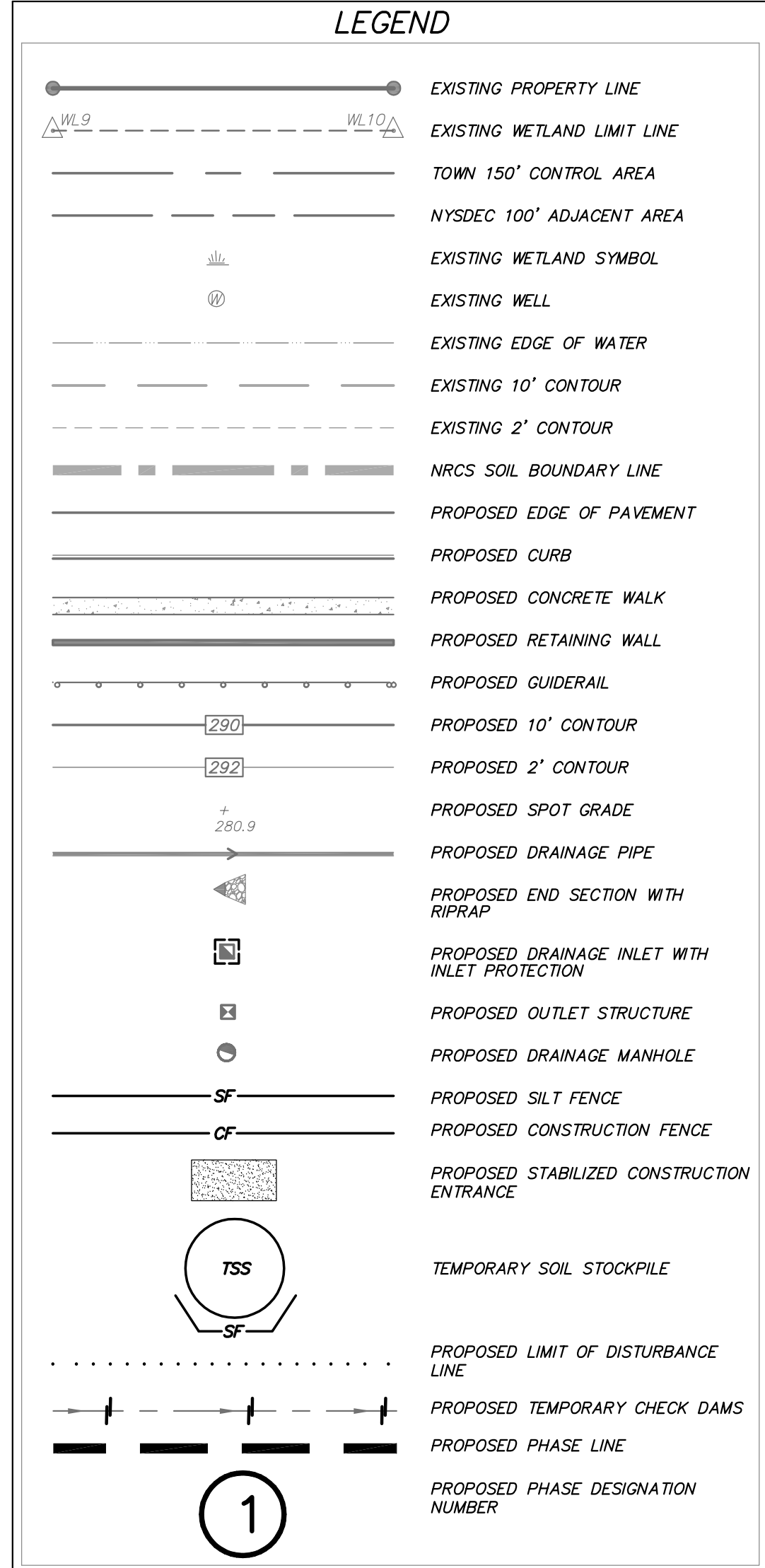
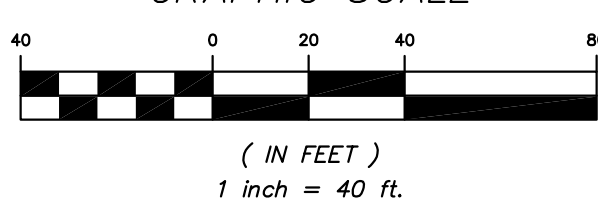
## EXCAVATION DEWATERING CONTINGENCY KIT:

- (1) Submersible 2" electric trash pump with float switch, model #HS245-81 as manufactured by Turburi Pumps or approved equal, 5000 GPM, max head 39 ft.
- (1) Generator to run the electric trash pump.
- (1) Gas powered 3" heavy duty trash pump, model # 355AR as manufactured by Gorman Rupp or approved equal, 18,000 GPM, max head 103 ft, head 39 ft.
- (6) 4' x 8' sheets of plywood
- (20) Haybales
- (500 LF) 2" hose
- (500 LF) 3" hose
- (300 LF) silt fence
- (20 CY) 3/4" washed crushed stone
- (40 LF) 24" perforated HDPE pipe
- (1) "Dirtbag" pumped silt control system

## EXCAVATION DEWATERING NOTES:

1. Should groundwater be encountered during excavation the contractor shall contact the Project Engineer to immediately assess the conditions.
2. The Project Engineer will provide direction to the contractor in the dewatering process to minimize the potential for any turbid discharges from the construction activities.
3. The contractor shall have all of the contents of the Excavation Dewatering Contingency Kit onsite at all times.
4. The primary process to dewater clean groundwater from an excavation shall be with the creation of sump pit and a pumped discharge to a dirtbag silt trapping device. The final location of the "Dirtbag" and the associated erosion controls including downstream silt fence shall be determined by the Project Engineer prior to use. As shown on the plans temporary swales should be used to intercept surface waters only and direct it away from the proposed area of work to the proposed temporary sediment trap.
5. Should the temporary sediment trap need to be dewatered during construction, the contractor shall contact the Project Engineer to determine a location for the proposed "Dirtbag" and associated erosion controls.

## GRAPHIC SCALE



SOILS	DESCRIPTION	HYDROLOGICAL GROUP
CrC	Charlton-Chatfield complex, rolling, very rocky	B
CtC	Chatfield-Hollis-Rock outcrop complex, rolling	B
CuD	Chatfield-Hollis-Rock outcrop complex, hilly	B
HrF	Hollis-Rock outcrop complex, very steep	C
LcB	Leicester loam, 3% to 8% slopes, stony	C
Pa	Palms muck	A/D
RhB	Riverhead loam, 3% to 8% slopes	B

## \* REFER TO GENERAL NOTES ON DRAWING OP-1 \*

NO.	DATE	REVISION	BY
10	8-23-18	PLANNING BOARD SUBMISSION	JFR
9	8-2-18	REVISED PER TOWN COMMENTS	JFR
8	6-28-18	REVISED PER TOWN COMMENTS	MEU
7	3-8-18	REVISED PER NYSDOT COMMENTS	DLH
6	11-17-17	REVISED PER NYCEP COMMENTS	ZMP
5	9-01-17	REVISED PER TOWN COMMENTS	ZMP
4	7-27-17	REVISED PER TOWN COMMENTS	EIG
3	6-28-17	REVISED PER TOWN COMMENTS	SJC
2	6-1-17	PLANNING BOARD SUBMISSION	SJC
1	3-31-16	REVISED PER TOWN COMMENTS	MEU

**INSITE**  
ENGINEERING, SURVEYING &  
LANDSCAPE ARCHITECTURE, P.C.

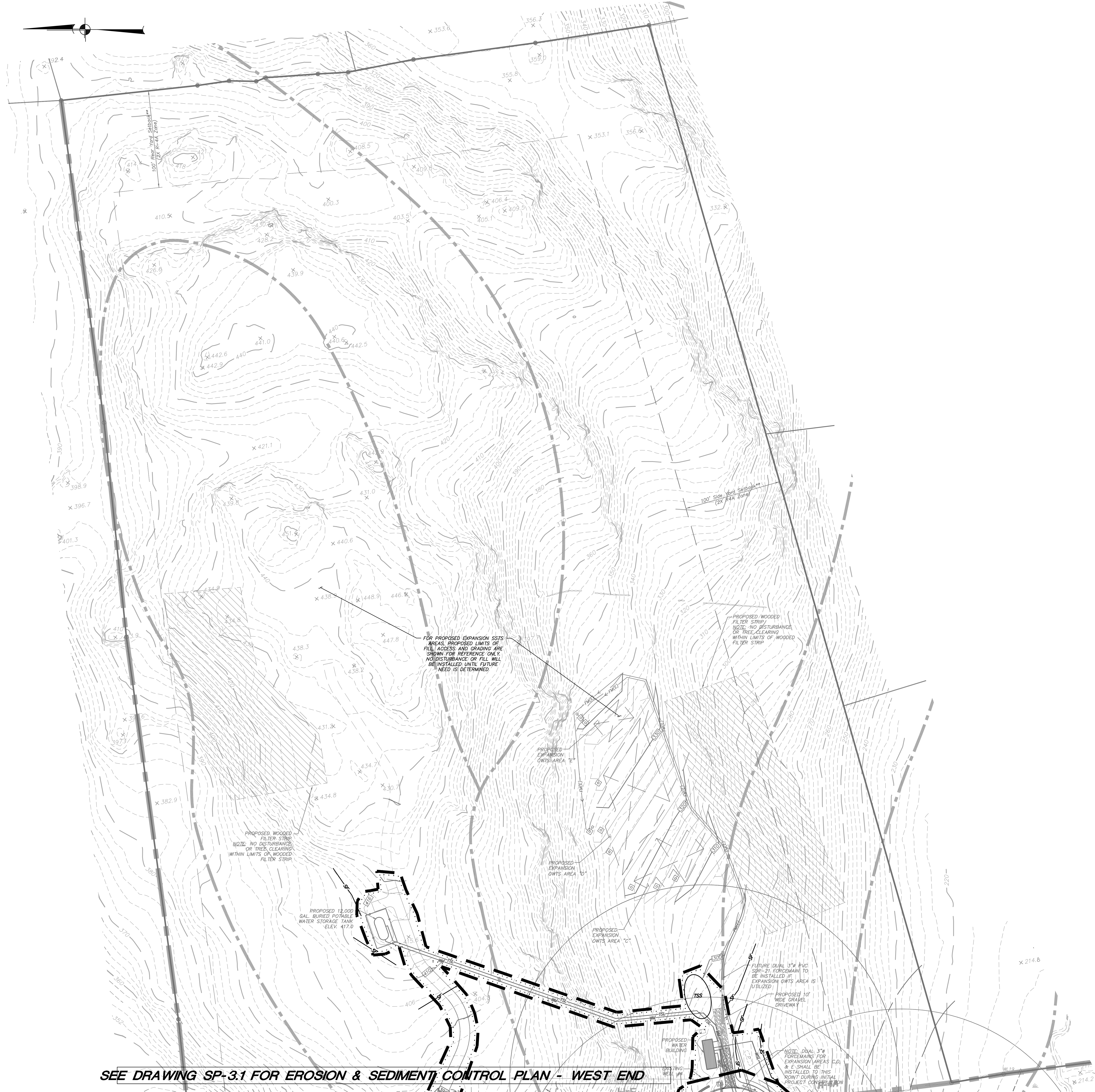
PROJECT:  
**WILDER BALTER PARTNERS, INC.**

ROUTE 22, TOWN OF LEWISBORO, WESTCHESTER COUNTY, NEW YORK

DRAWING:  
**EROSION & SEDIMENT CONTROL PLAN-WEST END**

PROJECT NUMBER	15246.100	PROJECT MANAGER	J.J.C.	DRAWING NO.	SP-3.1	SHEET	18
DATE	2-4-16	DRAWN BY	S.J.C.				
SCALE	1" = 40'	CHECKED BY	D.L.M.				





LEGEND	
	EXISTING PROPERTY LINE
	EXISTING WETLAND LIMIT LINE
	TOWN 150' CONTROL AREA
	NYSDEC 100' ADJACENT AREA
	EXISTING WETLAND SYMBOL
	EXISTING WELL
	EXISTING EDGE OF WATER
	EXISTING 10' CONTOUR
	EXISTING 2' CONTOUR
	NRCS SOIL BOUNDARY LINE
	PROPOSED EDGE OF PAVEMENT
	PROPOSED CURB
	PROPOSED CONCRETE WALK
	PROPOSED RETAINING WALL
	PROPOSED GUIDERAIL
	PROPOSED 10' CONTOUR
	PROPOSED 2' CONTOUR
	PROPOSED SPOT GRADE
	PROPOSED DRAINAGE PIPE
	PROPOSED END SECTION WITH RIPRAP
	PROPOSED DRAINAGE INLET WITH INLET PROTECTION
	PROPOSED OUTLET STRUCTURE
	PROPOSED DRAINAGE MANHOLE
	PROPOSED SILT FENCE
	PROPOSED CONSTRUCTION FENCE
	PROPOSED STABILIZED CONSTRUCTION ENTRANCE
	TEMPORARY SOIL STOCKPILE
	PROPOSED LIMIT OF DISTURBANCE LINE
	PROPOSED TEMPORARY CHECK DAMS
	PROPOSED PHASE LINE
	PROPOSED PHASE DESIGNATION NUMBER

SOILS LEGEND		
SOILS	DESCRIPTION	HYDROLOGICAL GROUP
CrC	Charlton-Chatfield complex, rolling, very rocky	B
CtC	Chatfield-Halls-Rock outcrop complex, rolling	B
CuD	Chatfield-Halls-Rock outcrop complex, hilly	B
HrF	Halls-Rock outcrop complex, very steep	C
LcB	Leicester loam, 3% to 8% slopes, stony	C
Pa	Palms muck	A/D
RhB	Riverhead loam, 3% to 8% slopes	B

\* REFER TO GENERAL NOTES ON DRAWING OP-1 \*

5	8-23-18	PLANNING BOARD SUBMISSION	JFR
4	8-2-18	REVISED PER TOWN COMMENTS	JFR
3	6-28-18	REVISED PER TOWN COMMENTS	MEU
2	11-17-17	REVISED PER NYDEC COMMENTS	ZMP
1	9-01-17	REVISED PER TOWN COMMENTS	ZMP
NO.	DATE	REVISION	BY

ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.

3 Garrett Place  
Carmel, NY 10512  
(845) 225-9690  
(845) 225-9717 fax  
www.insite-eng.com

PROJECT:  
**WILDER BALTER PARTNERS, INC.**

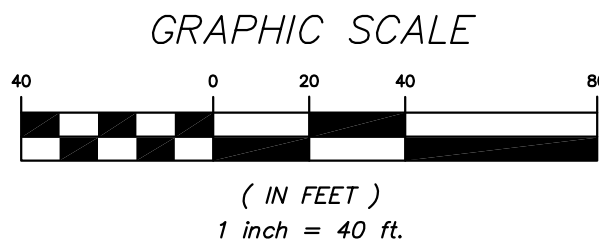
ROUTE 22, TOWN OF LEWISBORO, WESTCHESTER COUNTY, NEW YORK

DRAWING:  
**EROSION & SEDIMENT CONTROL PLAN-EAST END**

PROJECT NUMBER	15246.100	PROJECT MANAGER	J.J.C.	DRAWING NO.	SP-3.2	SHEET	6
DATE	7-27-17	DRAWN BY	S.J.C.	CHECKED BY	D.L.M.		18
SCALE	1" = 40'						

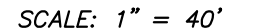
SEE DRAWING SP-3.1 FOR EROSION & SEDIMENT CONTROL PLAN - WEST END

EROSION & SEDIMENT CONTROL PLAN - EAST END  
SCALE: 1" = 40'



ALTERATION OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 2209 OF ARTICLE 145 OF THE EDUCATION LAW.





DRAWING NO.	SHEET
LP-1	8 / 1



**LEGEND**

EXISTING PROPERTY LINE  
EXISTING WETLAND LIMIT LINE  
TOWN 150' CONTROL AREA  
NYSDEC 100' ADJACENT AREA  
EXISTING WETLAND SYMBOL  
EXISTING WELL  
EXISTING EDGE OF WATER  
EXISTING TREELINE  
EXISTING BRUSHLINE  
EXISTING 10' CONTOUR  
EXISTING 2' CONTOUR  
PROPOSED EDGE OF PAVEMENT  
PROPOSED CURB  
PROPOSED CONCRETE WALK  
PROPOSED RETAINING WALL  
PROPOSED GUIDERAIL  
PROPOSED POST & RAIL FENCE  
PROPOSED LIMIT OF DISTURBANCE LINE

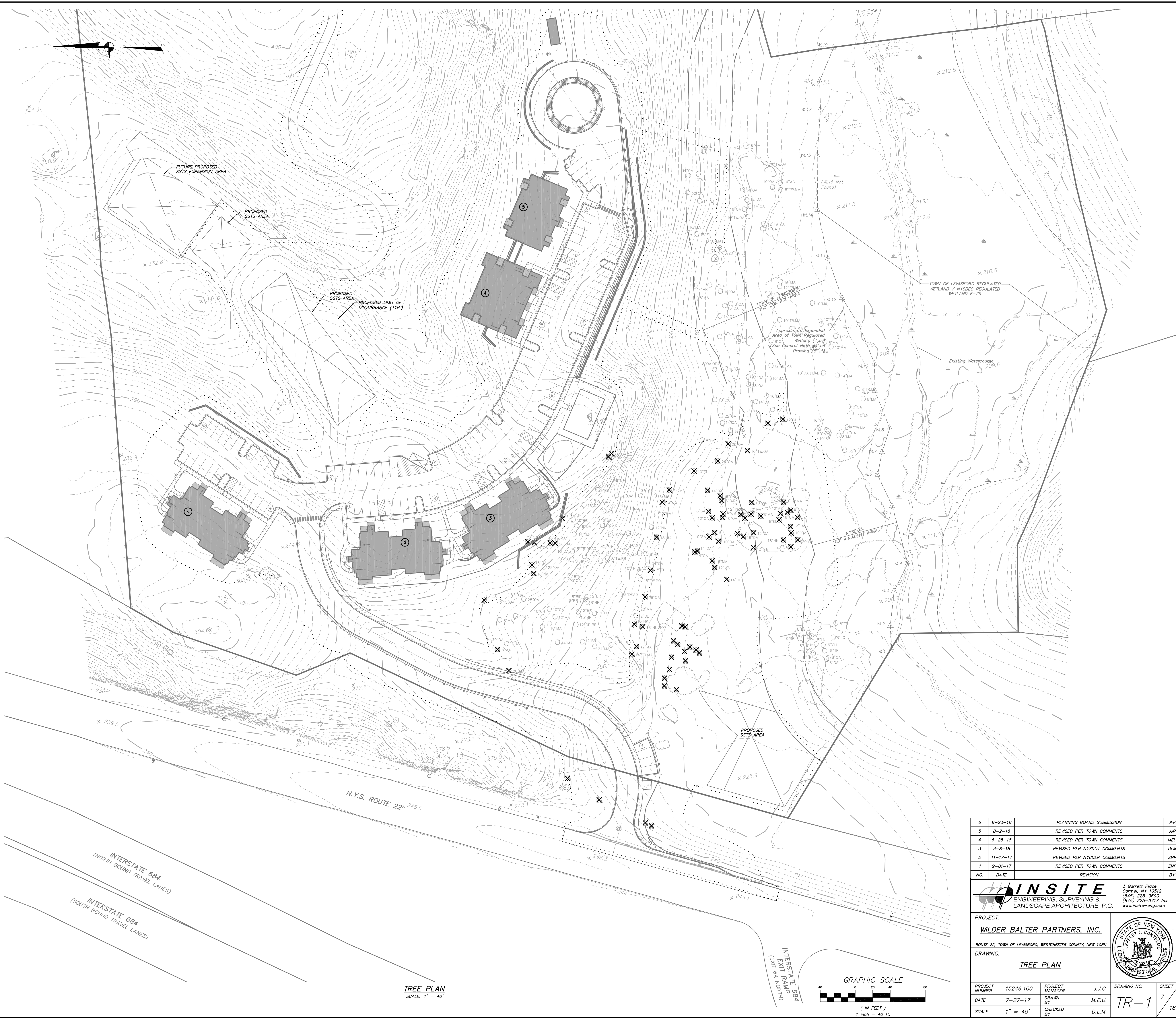
**TREE INVENTORY LEGEND**

Dia. Multi. Common Name  
Diameter is in inches at breast height

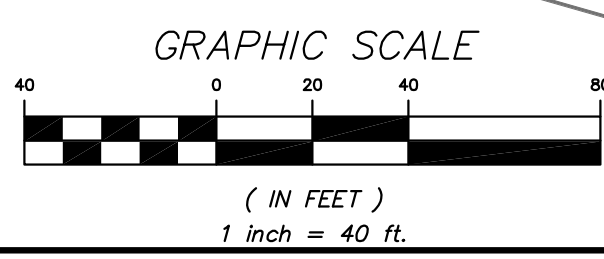
Trees shown hereon have been located in accordance with Chapter 217 "Wetlands and Watercourses" of the Town of Lewisboro Town Code.

**TREE LEGEND**

- Existing Tree  
Existing Tree to be Removed
- BR Birch  
CH Cherry  
EL Elm  
HK Hickory  
LN Linden  
LO Locust  
MA Maple  
NU Nut  
OA Oak  
PO Poplar  
SP Spruce  
TR Unknown Species  
TRI Triple  
TU Tulip  
TW Twin  
ROT Rotten



**TREE PLAN**  
SCALE: 1" = 40'



6	8-23-18	PLANNING BOARD SUBMISSION	JFR
5	8-2-18	REVISED PER TOWN COMMENTS	JFR
4	6-28-18	REVISED PER TOWN COMMENTS	MEU
3	3-8-18	REVISED PER NYSDEC COMMENTS	DLN
2	11-17-17	REVISED PER NYSDEC COMMENTS	ZMP
1	9-01-17	REVISED PER TOWN COMMENTS	ZMP
NO.	DATE	REVISION	BY

**INSITE**  
ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.

PROJECT:  
**WILDER BALTER PARTNERS, INC.**

ROUTE 22, TOWN OF LEWISBORO, WESTCHESTER COUNTY, NEW YORK

DRAWING:  
**TREE PLAN**

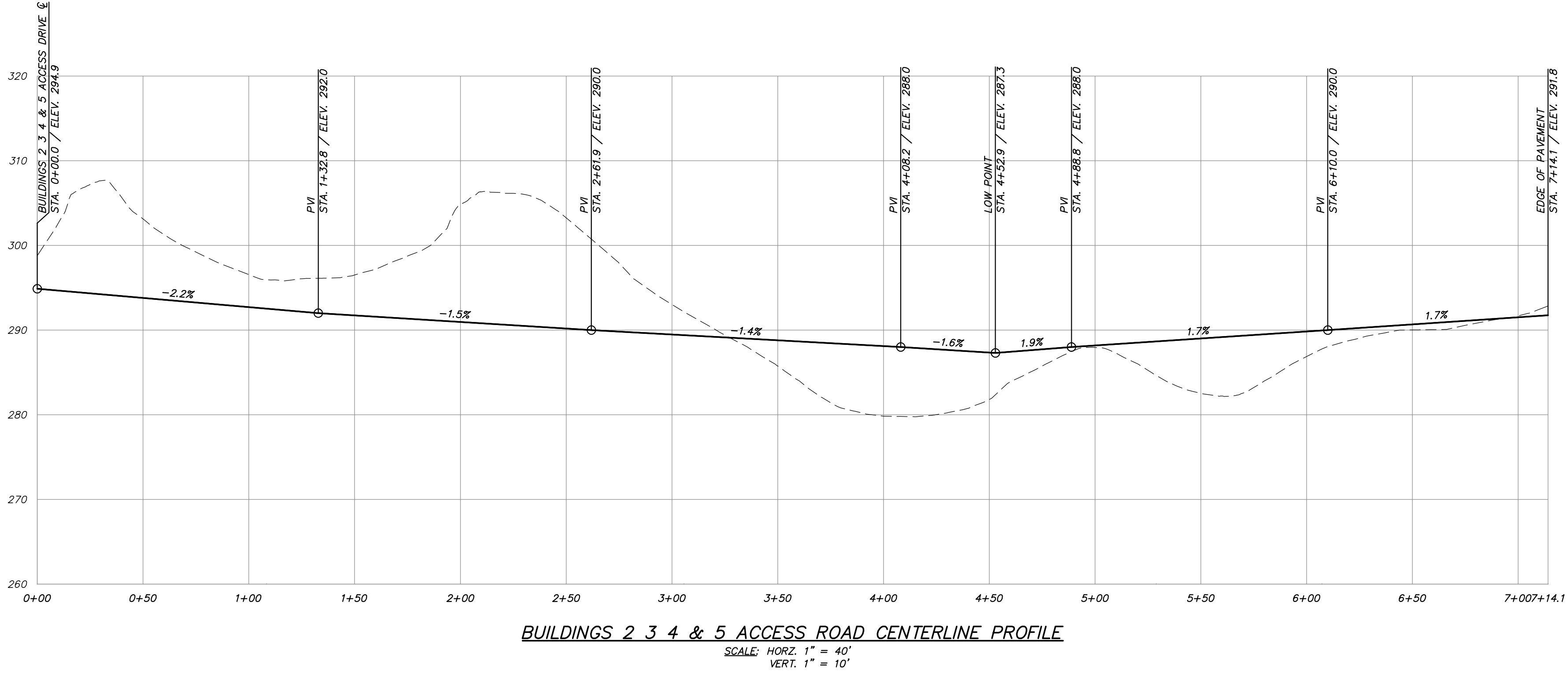
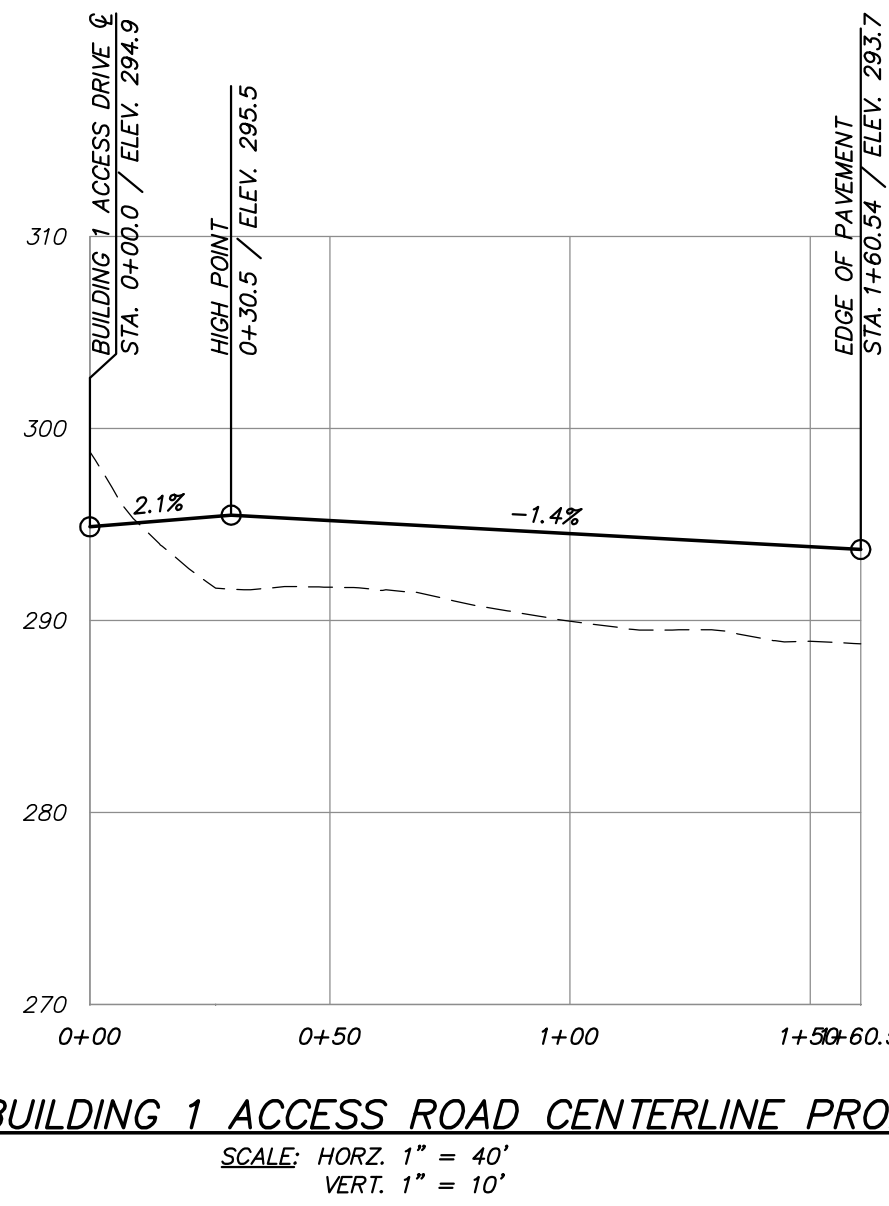
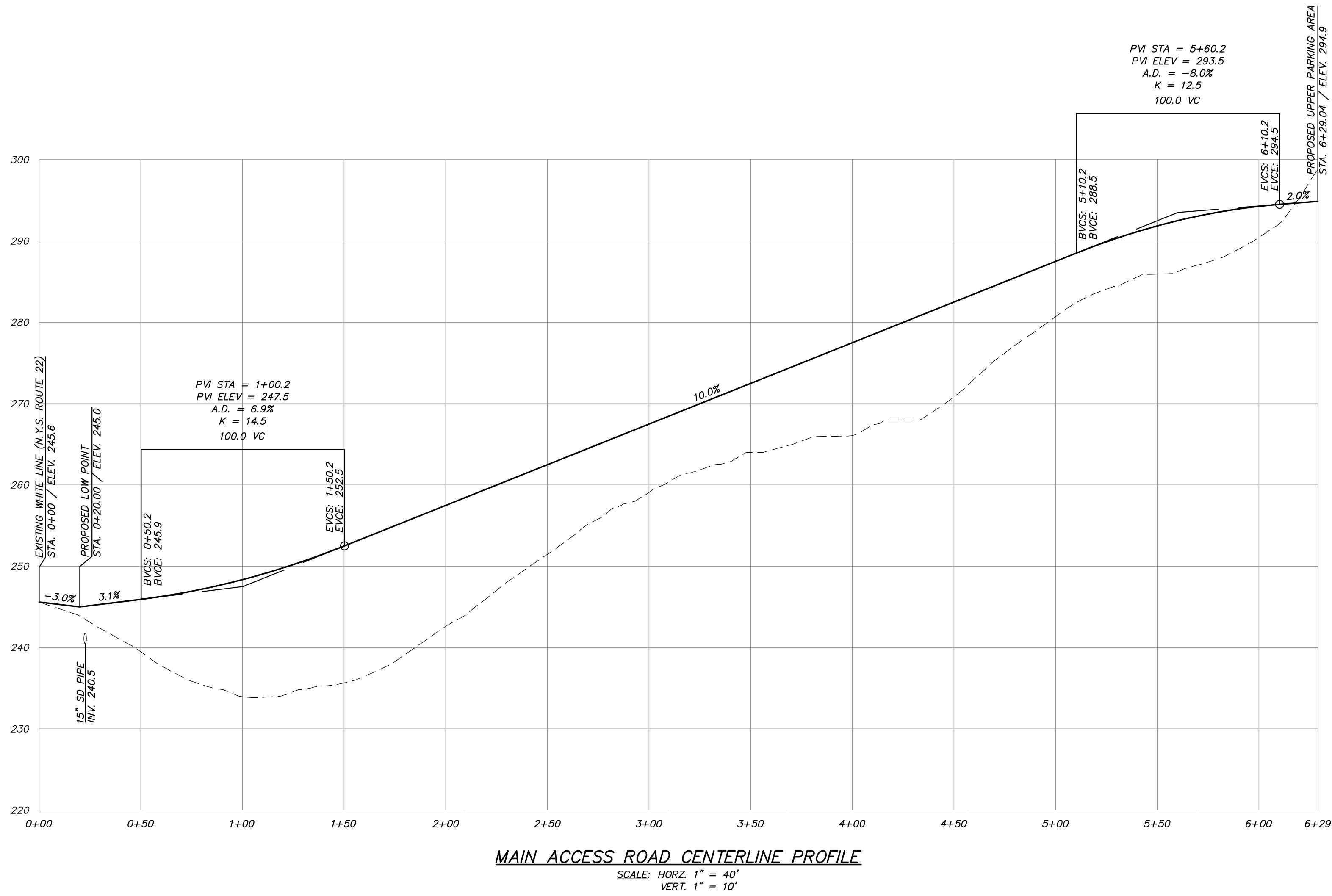
PROJECT NUMBER	15246.100	PROJECT MANAGER	J.J.C.	DRAWING NO.	TR-1
DATE	7-27-17	DRAWN BY	M.E.U.	SHEET	7
SCALE	1" = 40'	CHECKED BY	D.L.M.		18

3 Garrett Place  
Carmel, NY 10512  
(845) 225-9690  
(845) 225-9717 fax  
www.insite-eng.com

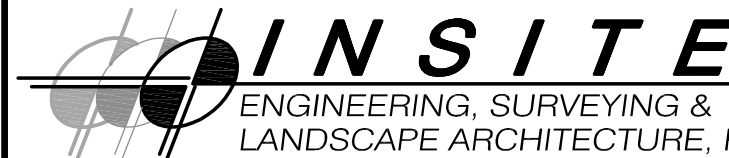
STATE OF NEW YORK  
JAMES J. COOPER, JR.  
COMMISSIONER

ALTERATION OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 2209 OF ARTICLE 145 OF THE EDUCATION LAW.





9	8-23-18	PLANNING BOARD SUBMISSION	JFR
8	8-2-18	REVISED PER TOWN COMMENTS	JFR
7	6-29-18	REVISED PER TOWN COMMENTS	MEU
6	3-8-18	REVISED PER NYSDOT COMMENTS	DLH
5	11-17-17	REVISED PER NYCDEP COMMENTS	ZMP
4	9-01-17	REVISED PER TOWN COMMENTS	ZMP
3	7-27-17	REVISED PER TOWN COMMENTS	EIG
2	6-29-17	REVISED PER TOWN COMMENTS	SJC
1	6-1-17	PLANNING BOARD SUBMISSION	SJC
NO.	DATE	REVISION	BY




ENGINEERING, SURVEYING &  
LANDSCAPE ARCHITECTURE, P.C.

3 Garrett Place  
Carmel, NY 10512  
(845) 225-9690  
(845) 225-9717 fax  
www.insite-eng.com

PROJECT:  
**WILDER BALTER PARTNERS, INC.**

ROUTE 22, TOWN OF LEWISBORO, WESTCHESTER COUNTY, NEW YORK

DRAWING:  
**ENTRY DRIVE & PARKING PROFILES**

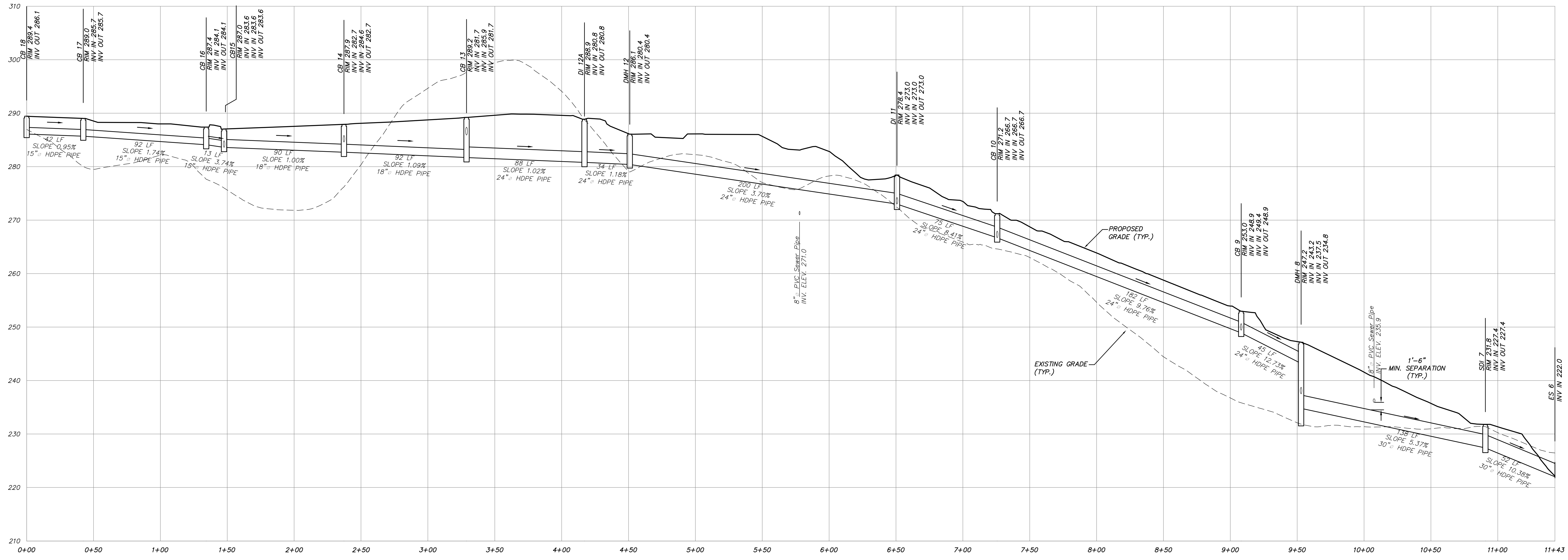


PROJECT NUMBER	15246.100	PROJECT MANAGER	J.J.C.	DRAWING NO.		SHEET	
DATE	3-31-16	DRAWN BY	S.J.C.				
SCALE	AS SHOWN	CHECKED BY	D.L.M.				

PR-1

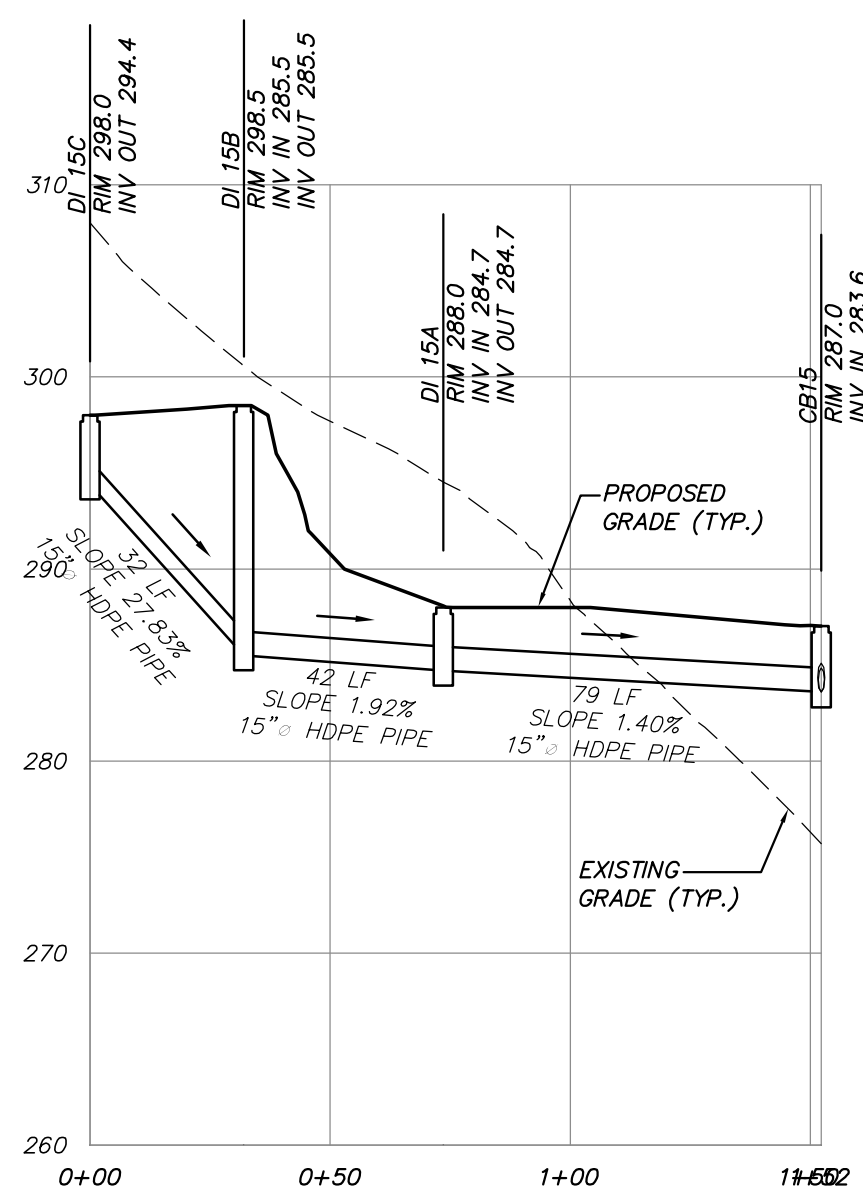
9

18



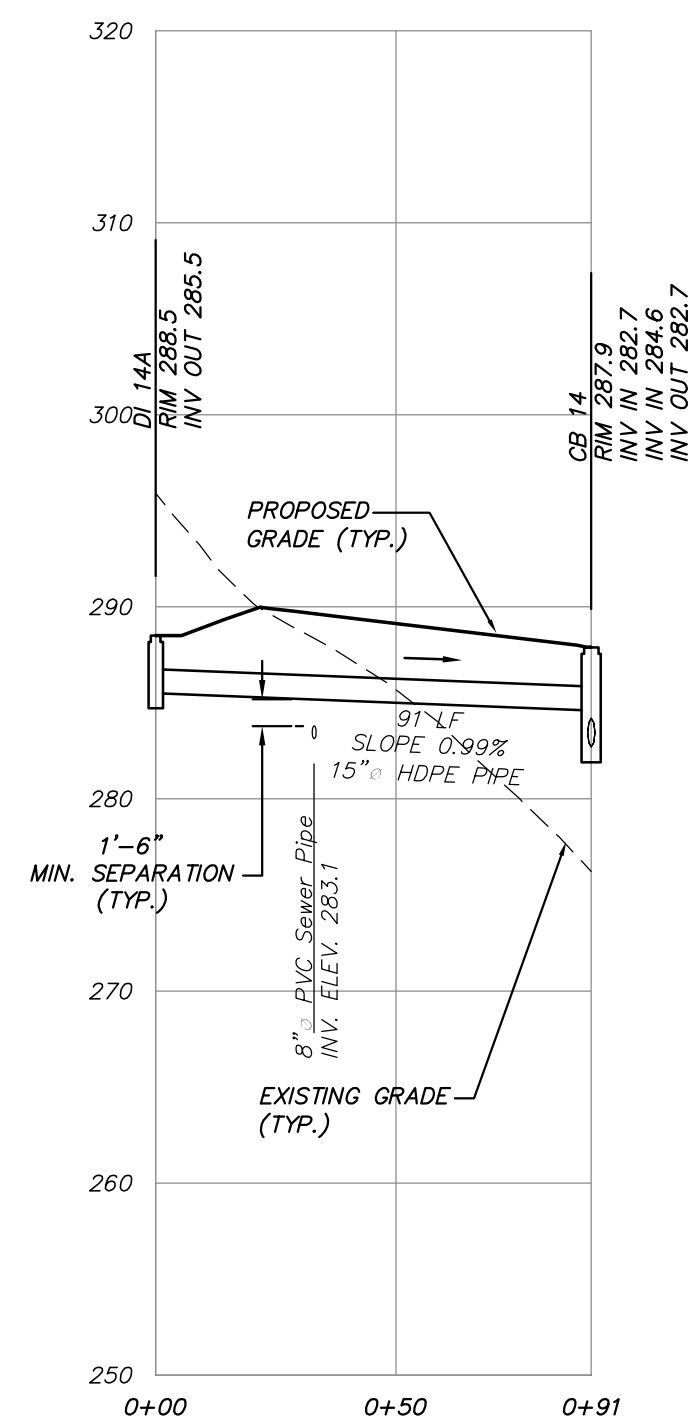
**CB 18 TO ES 6**

SCALE: HORIZ. 1" = 40'  
VERT. 1" = 10'



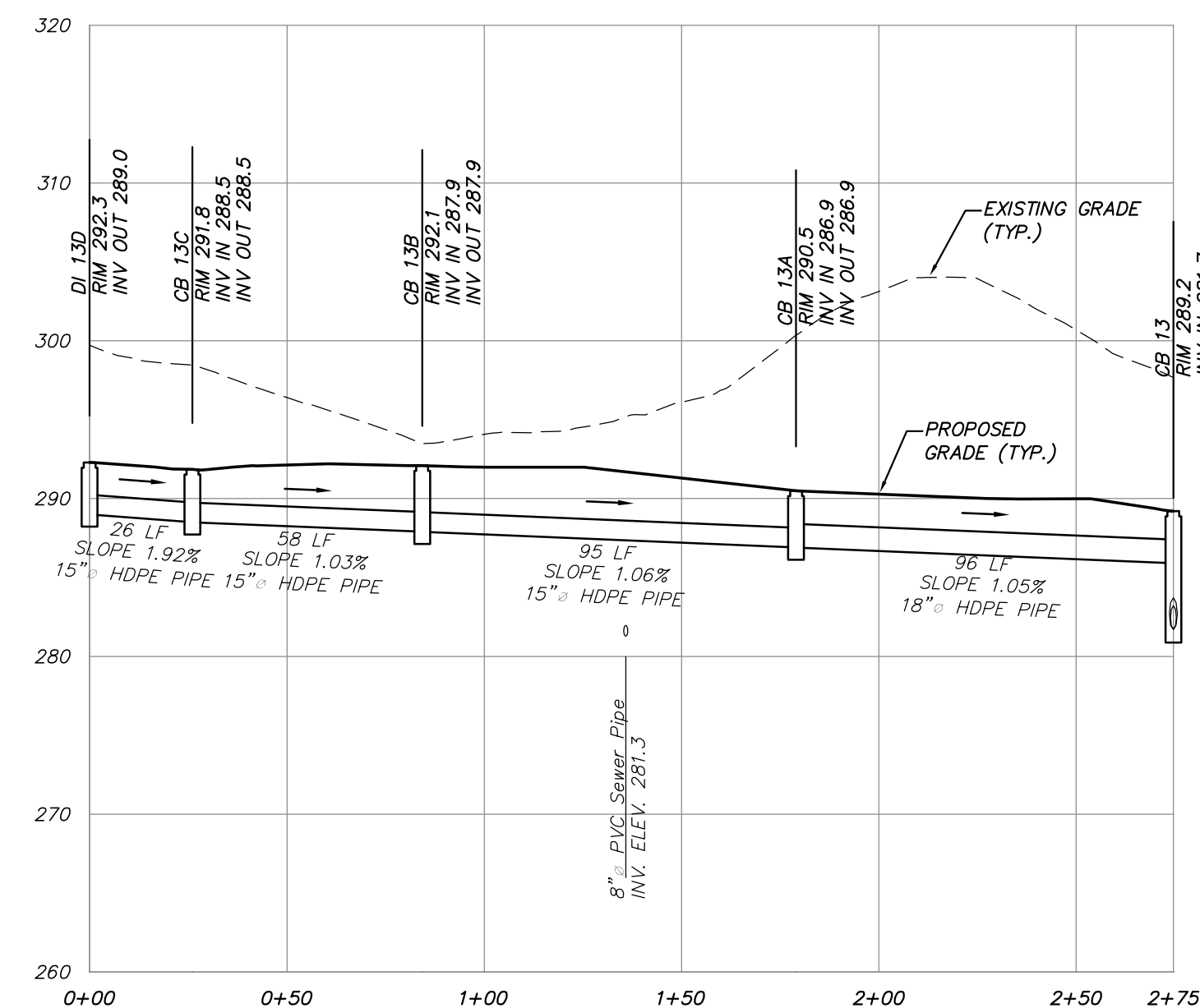
**DI 15C TO CB 15**

SCALE: HORIZ. 1" = 40'  
VERT. 1" = 10'



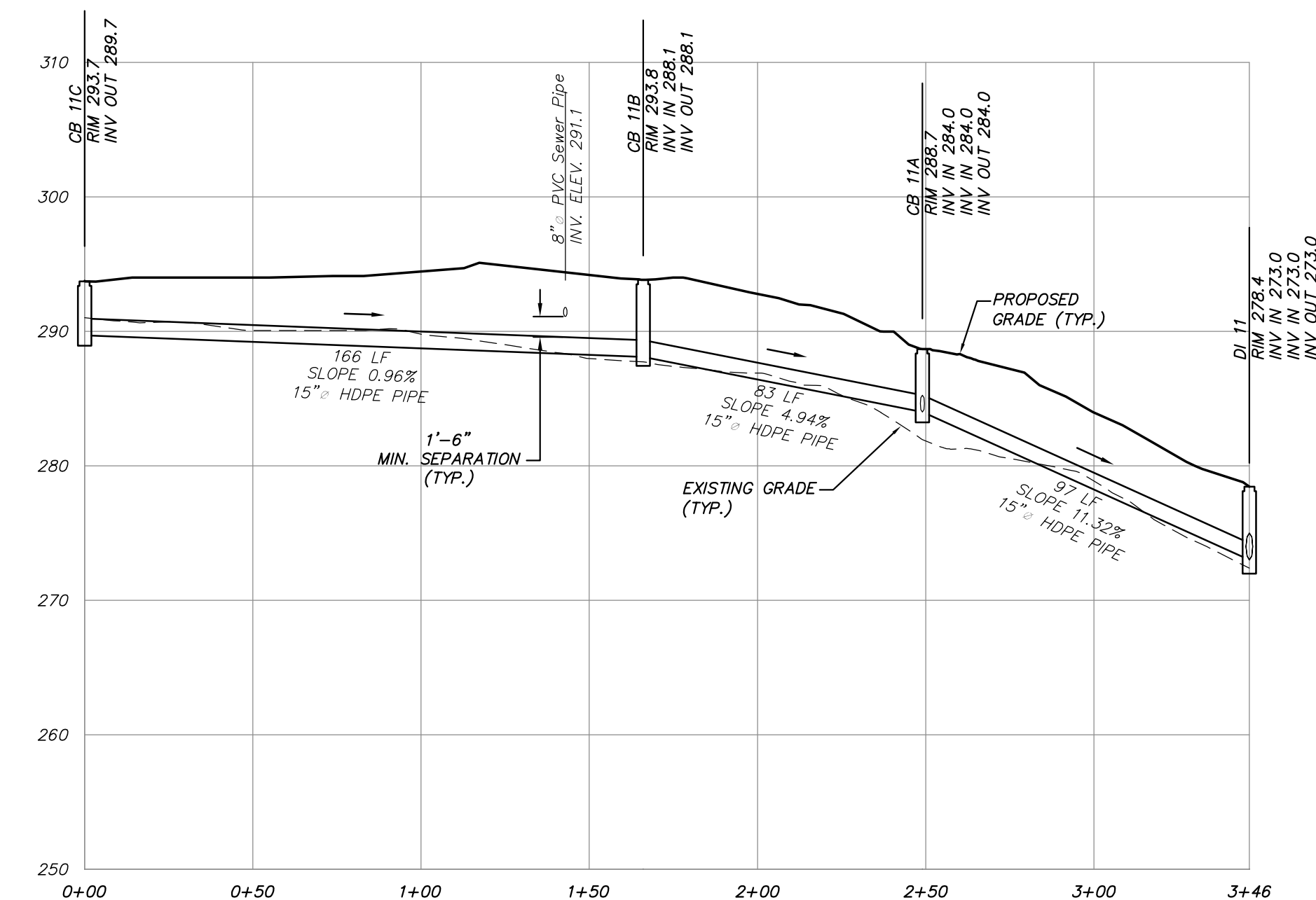
**DI 14A TO CB 14**

SCALE: HORIZ. 1" = 40'  
VERT. 1" = 10'



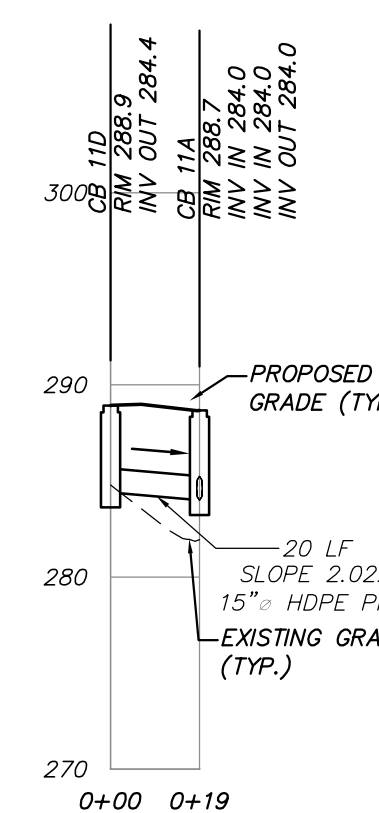
**DI 13D TO CB 13**

SCALE: HORIZ. 1" = 40'  
VERT. 1" = 10'



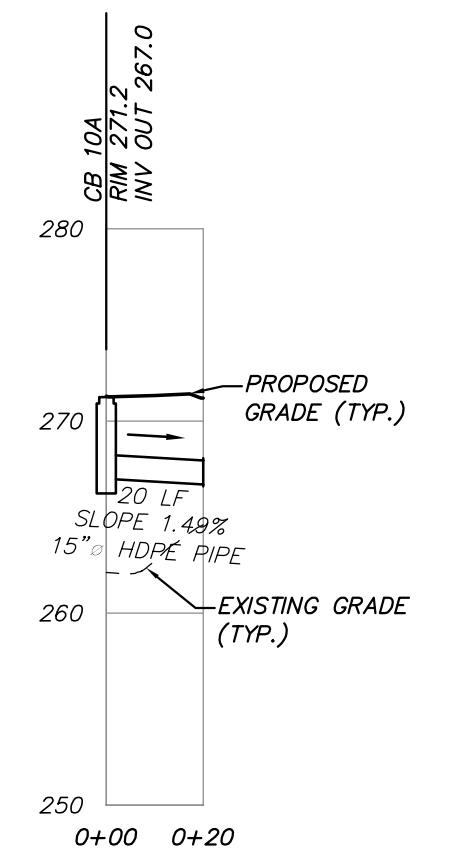
**CB 11C TO DI 11**

SCALE: HORIZ. 1" = 40'  
VERT. 1" = 10'



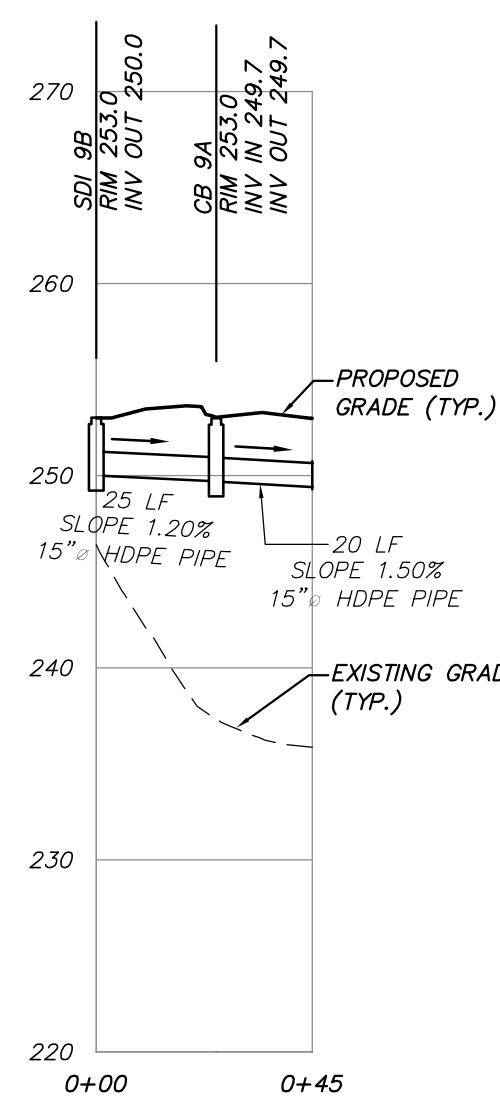
**CB 11D TO CB 11A**

SCALE: HORIZ. 1" = 40'  
VERT. 1" = 10'



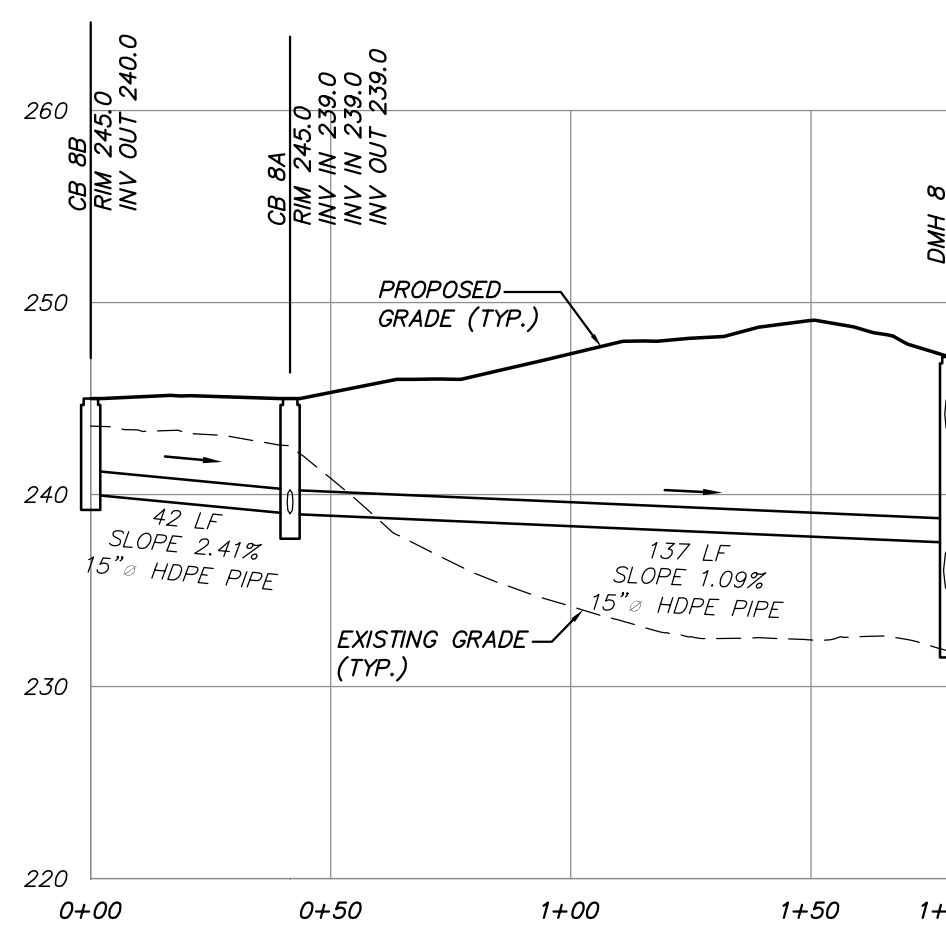
**CB 10A TO CB 10**

SCALE: HORIZ. 1" = 40'  
VERT. 1" = 10'



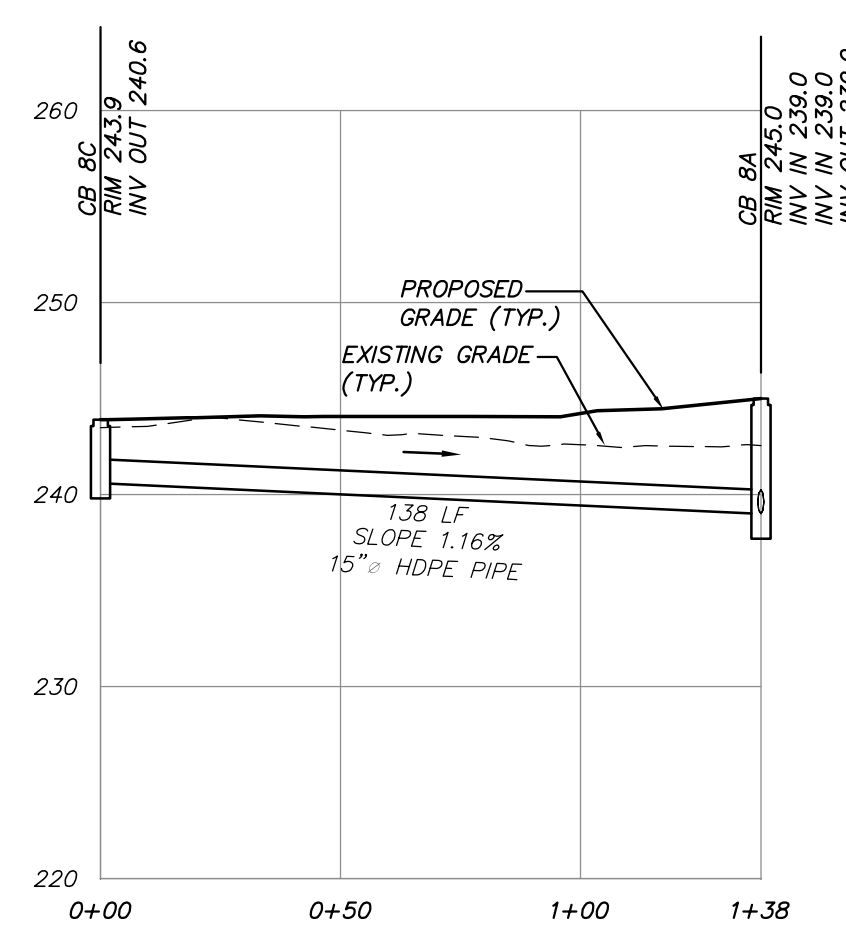
**SDI 9B TO CB 9**

SCALE: HORIZ. 1" = 40'  
VERT. 1" = 10'



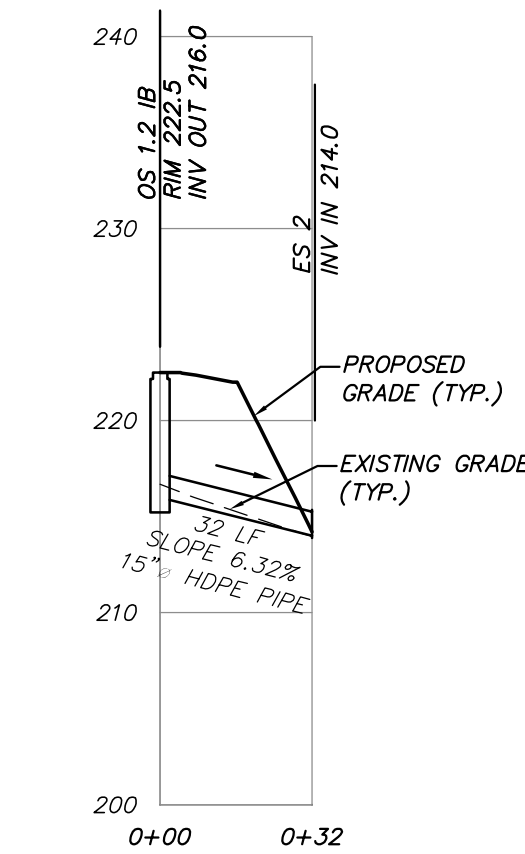
**CB 8B TO DMH 8**

SCALE: HORIZ. 1" = 40'  
VERT. 1" = 10'



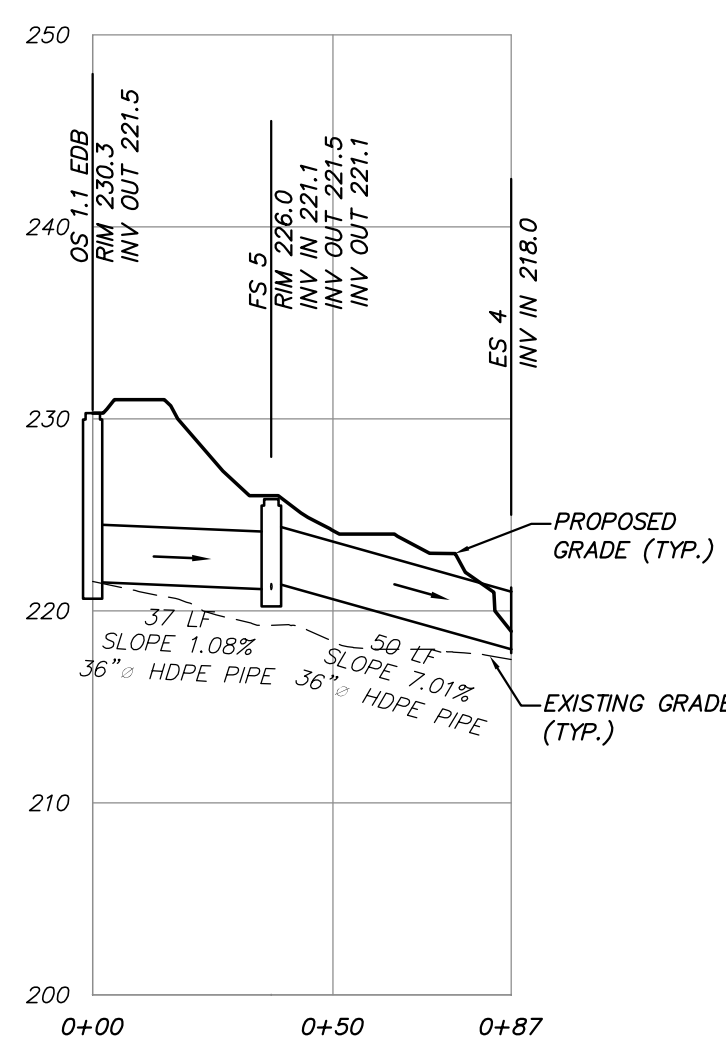
**CB 8C TO CB 8A**

SCALE: HORIZ. 1" = 40'  
VERT. 1" = 10'



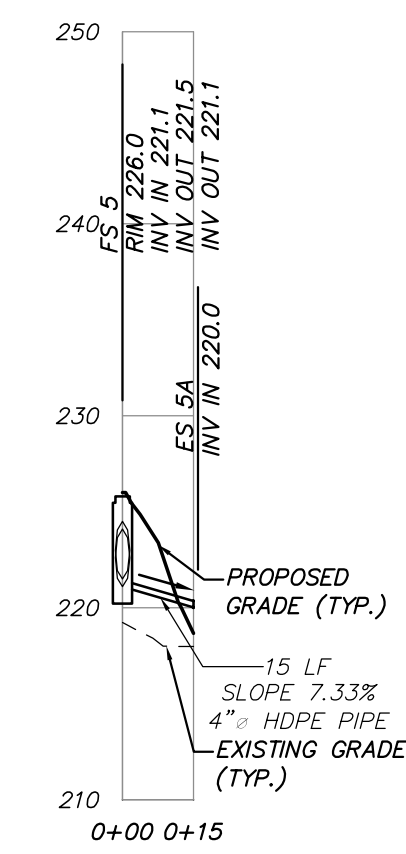
**OS 1.2 IB TO ES 2**

SCALE: HORIZ. 1" = 40'  
VERT. 1" = 10'




**OS 1.1 EDB TO ES 4**


SCALE: HORIZ. 1" = 40'  
VERT. 1" = 10'

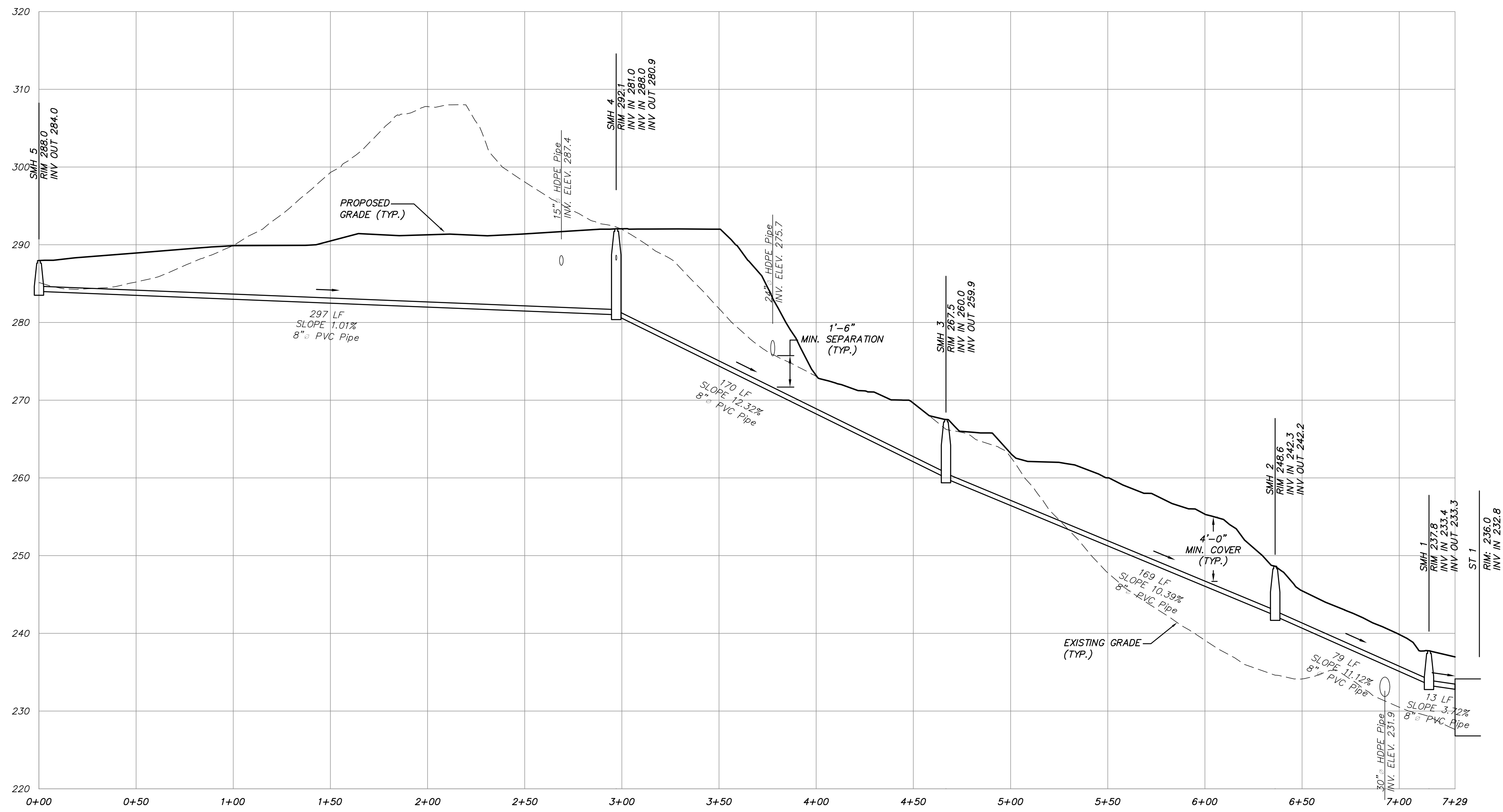


**FS 5 TO ES 5A**

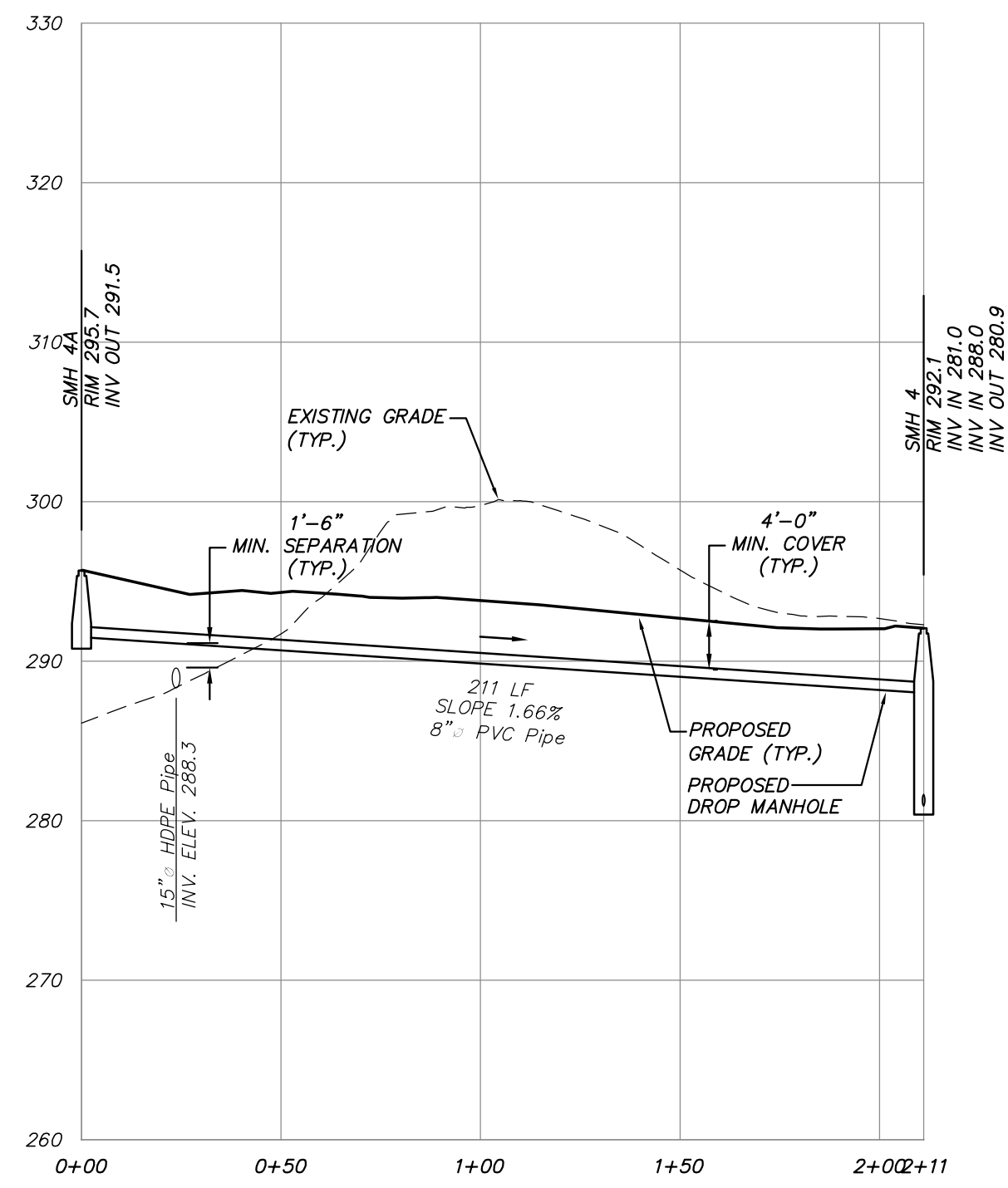
SCALE: HORIZ. 1" = 40'  
VERT. 1" = 10'

1 8-23-18		PLANNING BOARD SUBMISSION		JFR
NO.	DATE	REVISION		BY
 <b>INSITE</b> ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.				
PROJECT: <b>WILDER BALTER PARTNERS, INC.</b> ROUTE 22, TOWN OF LEWISBORO, WESTCHESTER COUNTY, NEW YORK DRAWING: <b>DRAINAGE PROFILES</b>				
PROJECT NUMBER	15246.100	PROJECT MANAGER	J.J.C.	DRAWING NO.
DATE	8-2-18	DRAWN BY	E.J.P.	<b>PR-2</b>
SCALE	AS SHOWN	CHECKED BY	Z.M.P.	SHEET 10

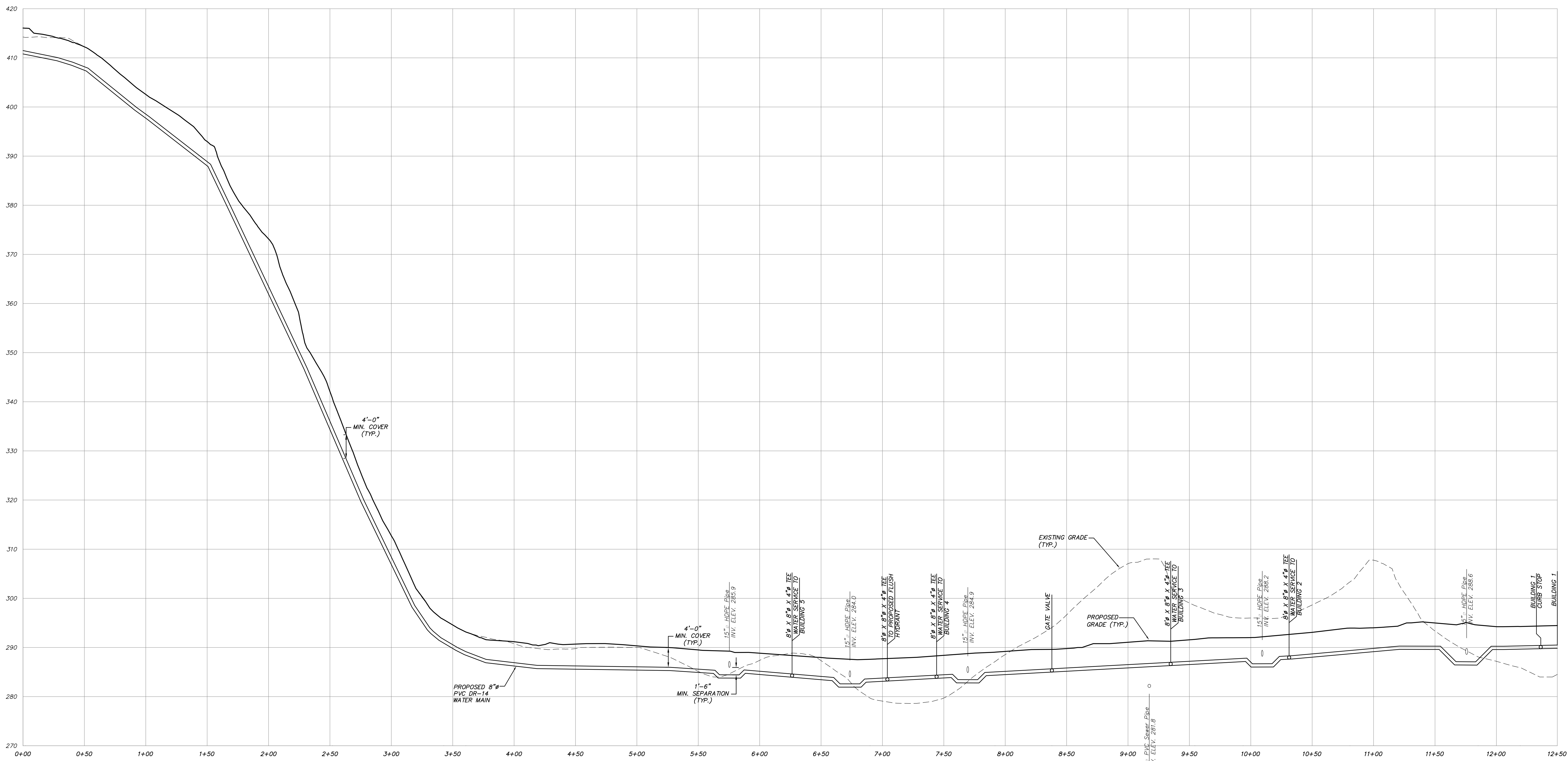




SMH 5 TO SEPTIC TANK  
SCALE: HORIZ. 1" = 40'  
VERT. 1" = 10'



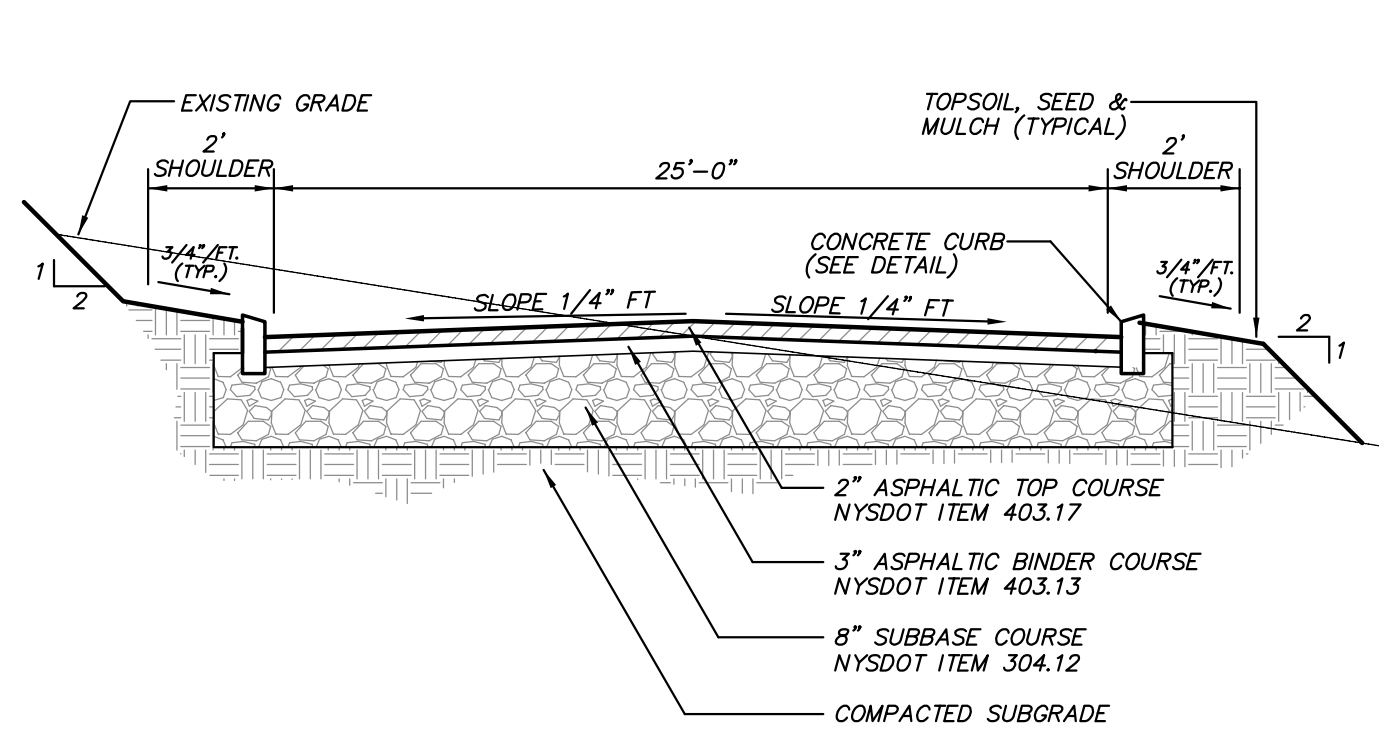
SMH 4A TO SMH 4  
SCALE: HORIZ. 1" = 40'  
VERT. 1" = 10'



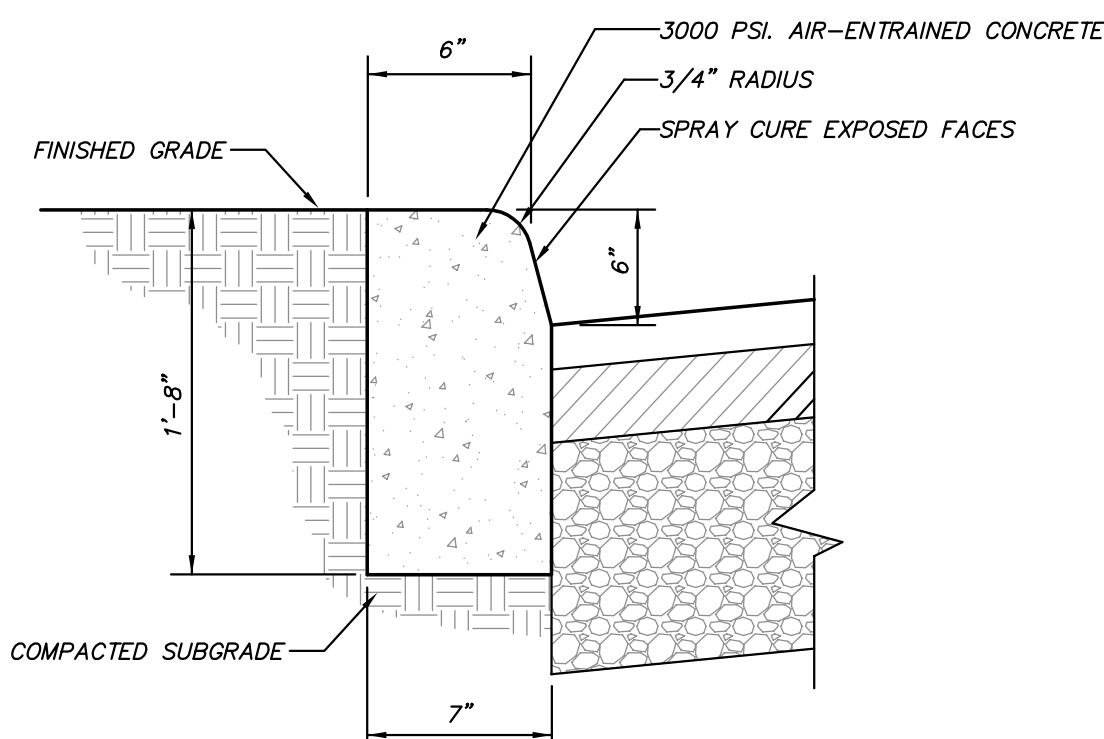
PROPOSED WATER STORAGE TANK TO BUILDING 1  
SCALE: HORIZ. 1" = 40'  
VERT. 1" = 10'

1 8-23-18		PLANNING BOARD SUBMISSION		JFR
NO.	DATE	REVISION		BY
<b>INSITE</b> ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C. 3 Garrett Place Carmel, NY 10512 (845) 225-9690 (845) 225-9717 fax www.insite-eng.com				
PROJECT: <b>WILDER BALTER PARTNERS, INC.</b>				
ROUTE 22, TOWN OF LEWISBORO, WESTCHESTER COUNTY, NEW YORK				
DRAWING: <b>SEWER &amp; WATER PROFILES</b>				
PROJECT NUMBER	15246.100	PROJECT MANAGER	J.J.C.	DRAWING NO.
DATE	8-2-18	DRAWN BY	E.J.P.	11
SCALE	AS SHOWN	CHECKED BY	Z.M.P.	18



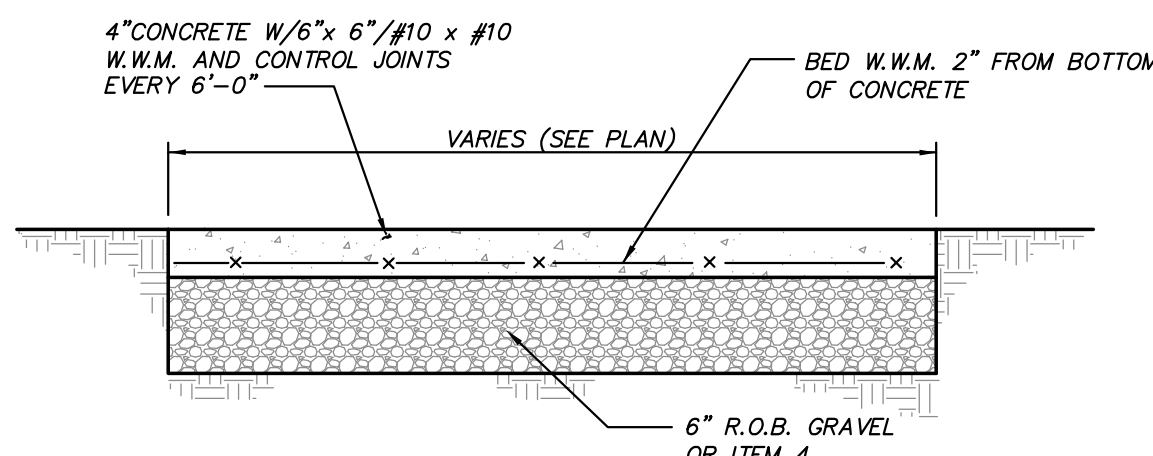


DRIVEWAY PAVEMENT DETAIL  
(N.T.S.)

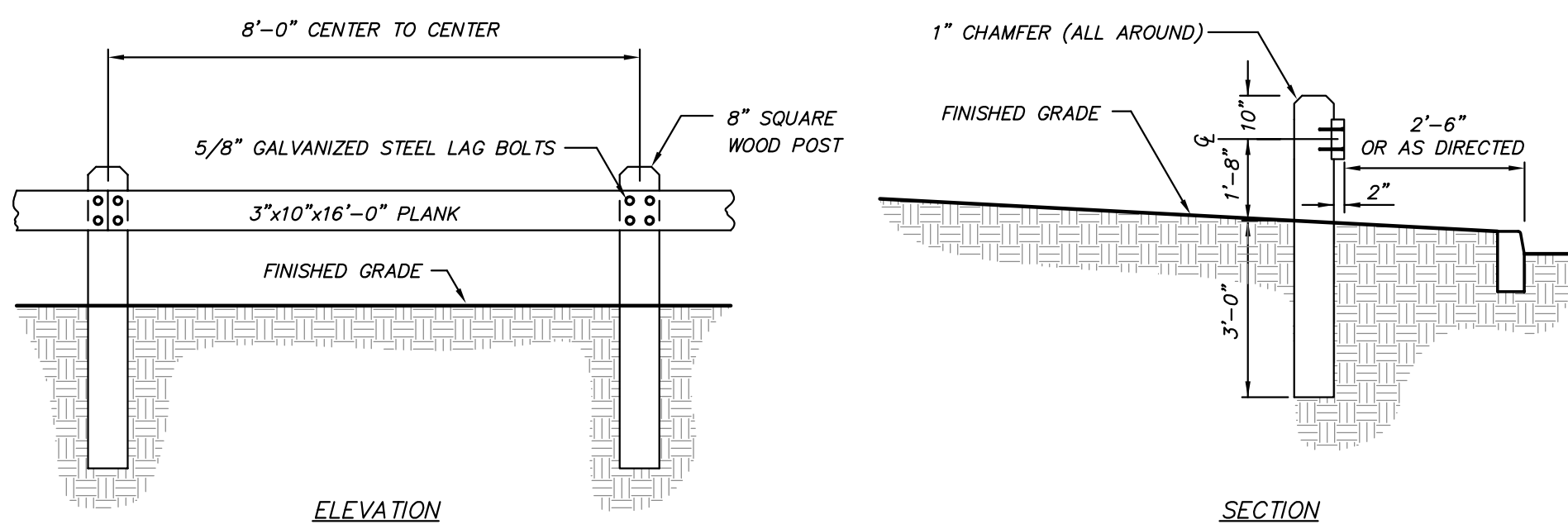


NOTE: ISOLATION JOINTS 1/2" WIDE SHALL BE INSTALLED IN THE CURB 20'-0" APART AND SHALL BE FILLED WITH CELLULAK COMPRESSION MATERIALS AS SPECIFIED, RECESSED 1/4" IN FROM FRONT FACE AND TOP OF CURB.

CONCRETE CURB DETAIL  
(N.T.S.)

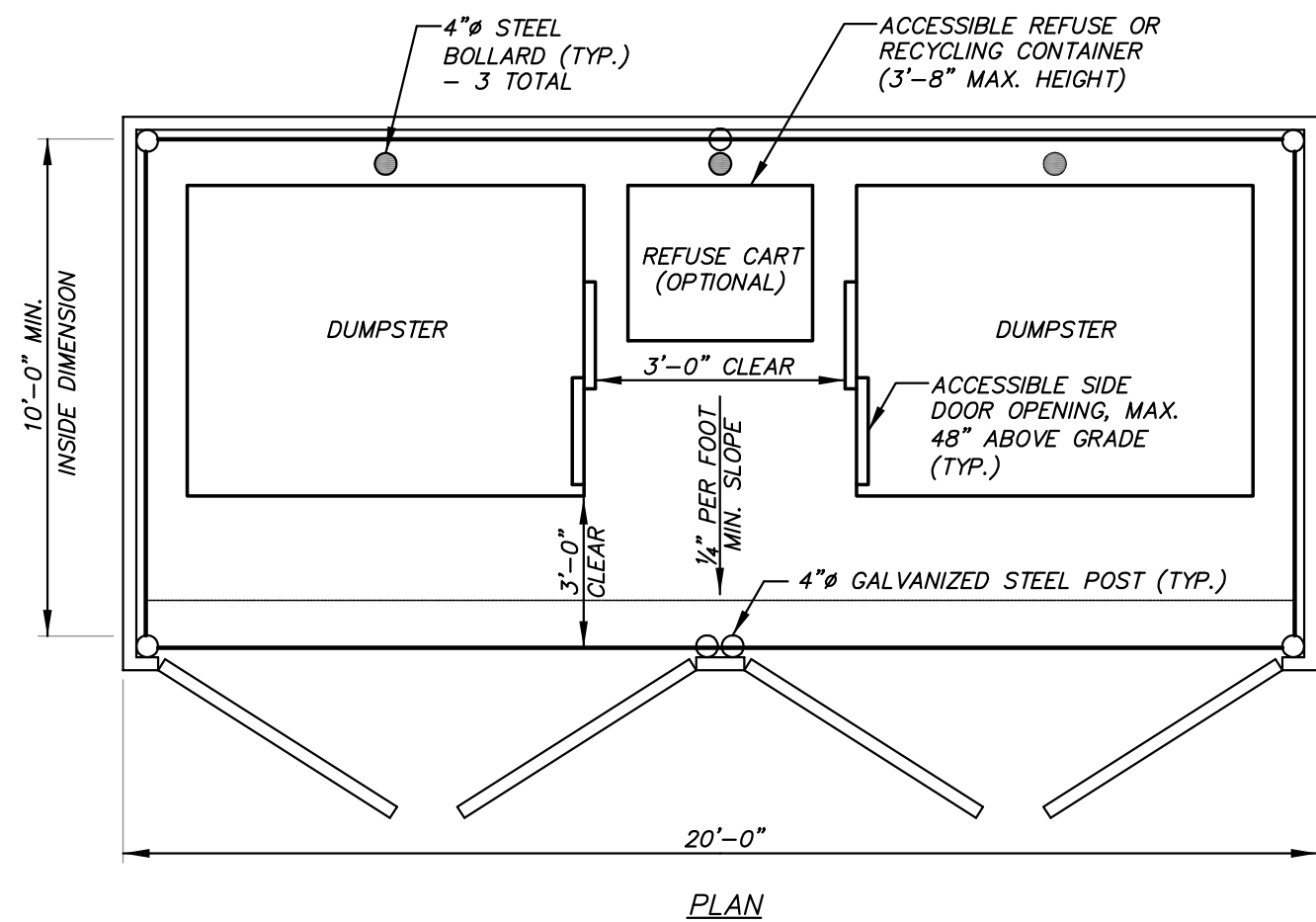


CONCRETE SIDEWALK DETAIL  
(N.T.S.)



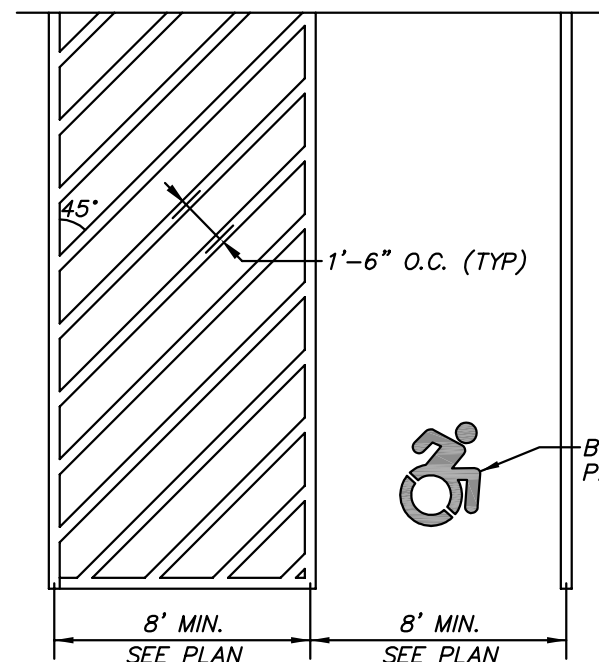
- NOTES:
1. ALL WOOD TO BE SEASONED NO.1 DOUGLAS FIR, SOUTHERN PINE OR OTHER APPROVED STRUCTURAL LUMBER.
  2. ALL WOOD TO BE TREATED WITH AN APPROVED WOOD PRESERVATIVE SUITABLE FOR INSTALLATION IN AND ADJACENT TO GROUND SURFACES.

WOOD GUIDE RAIL DETAIL  
(N.T.S.)



- GENERAL NOTES:
1. CHECK WITH REFUSE HAULER PRIOR TO INSTALLATION OF REFUSE ENCLOSURE FOR FINAL DIMENSIONS.
  2. ALL HARDWARE UTILIZED TO ATTACH WOOD FENCE TO POSTS SHALL BE GALVANIZED STEEL.
- ACCESSIBILITY NOTES:
1. VERTICAL CHANGE IN LEVEL BETWEEN FINISHED GRADE OF CONCRETE PAD FOR DUMPSTER ENCLOSURE AND ADJACENT PAVEMENT AT GATE OPENINGS SHALL NOT EXCEED 1/4", 1/4" TO 1/2" VERTICAL CHANGE SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 20:1.
  4. GATE(S) DESIGNATED FOR ACCESSIBLE ENTRY INTO DUMPSTER ENCLOSURE SHALL BE MAINTAINED TO BE RELATIVELY FREE SWINGING AND EASY TO OPEN AND CLOSE.
  5. SHOULD INDIVIDUAL GATE BE DESIGNATED FOR ACCESSIBLE ENTRY, IT SHALL BE LABELLED AS SUCH.
  6. A 36" MINIMUM CLEAR DISTANCE SHALL BE MAINTAINED BETWEEN DUMPSTERS AND IN FRONT OF DUMPSTER AS NECESSARY TO PROVIDE ACCESSIBLE ROUTE WITHIN DUMPSTER ENCLOSURE TO SIDE ACCESS DOORS TO DUMPSTERS AND / OR REFUSE CARTS.
  7. ACCESSIBLE REFUSE CONTAINERS SHALL BE PROVIDED - TRASH CAN(S), REFUSE CARTS, AND/OR DUMPSTERS WITH ACCESSIBLE SIDE OPENINGS.

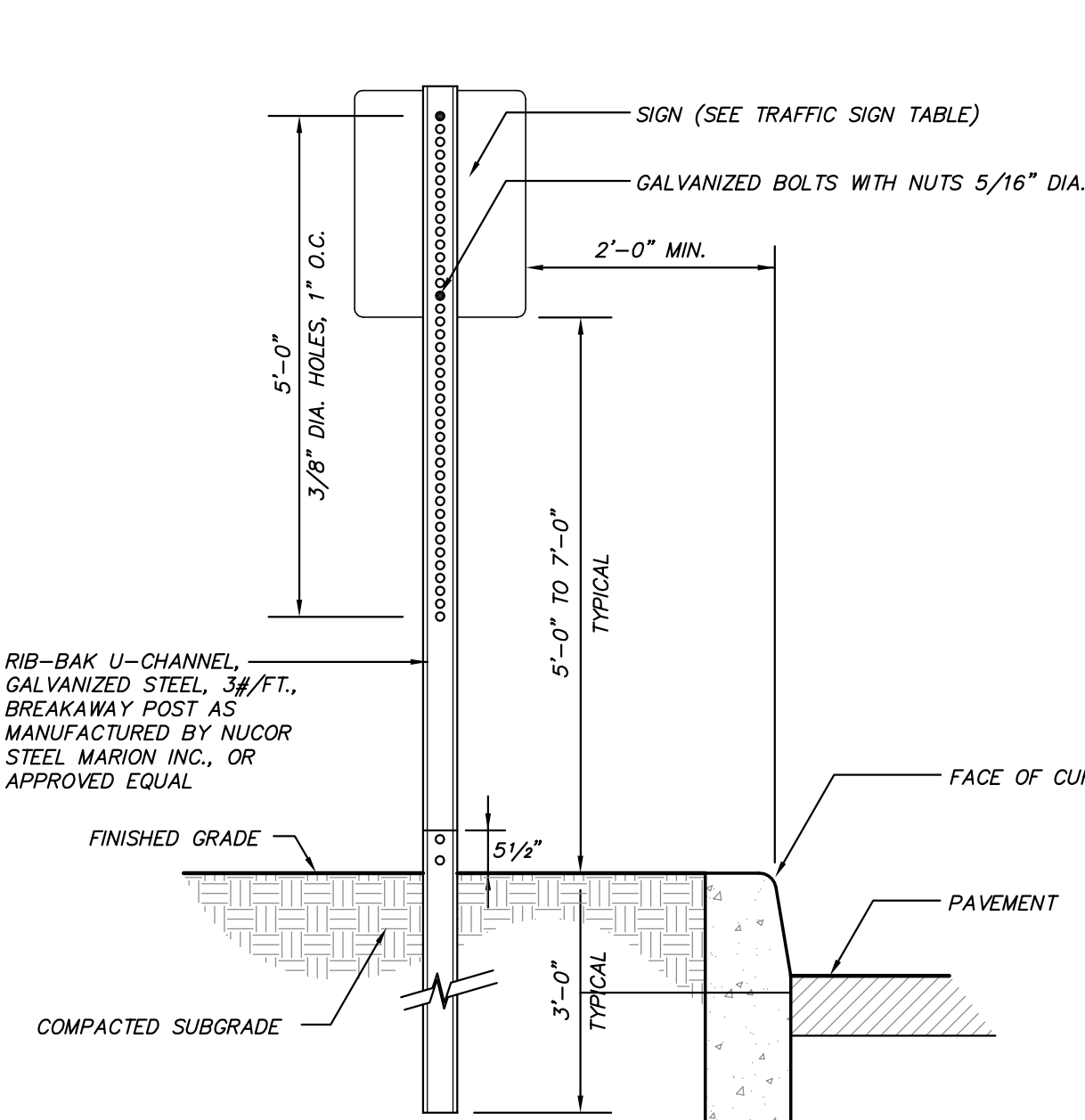
DUMPSTER ENCLOSURE DETAIL  
(N.T.S.)



- NOTE:
1. ALL HANDICAP STRIPING SHALL BE 4" WIDE BLUE PAINT
- PAINTED ACCESSIBLE PARKING DETAIL  
(N.T.S.)

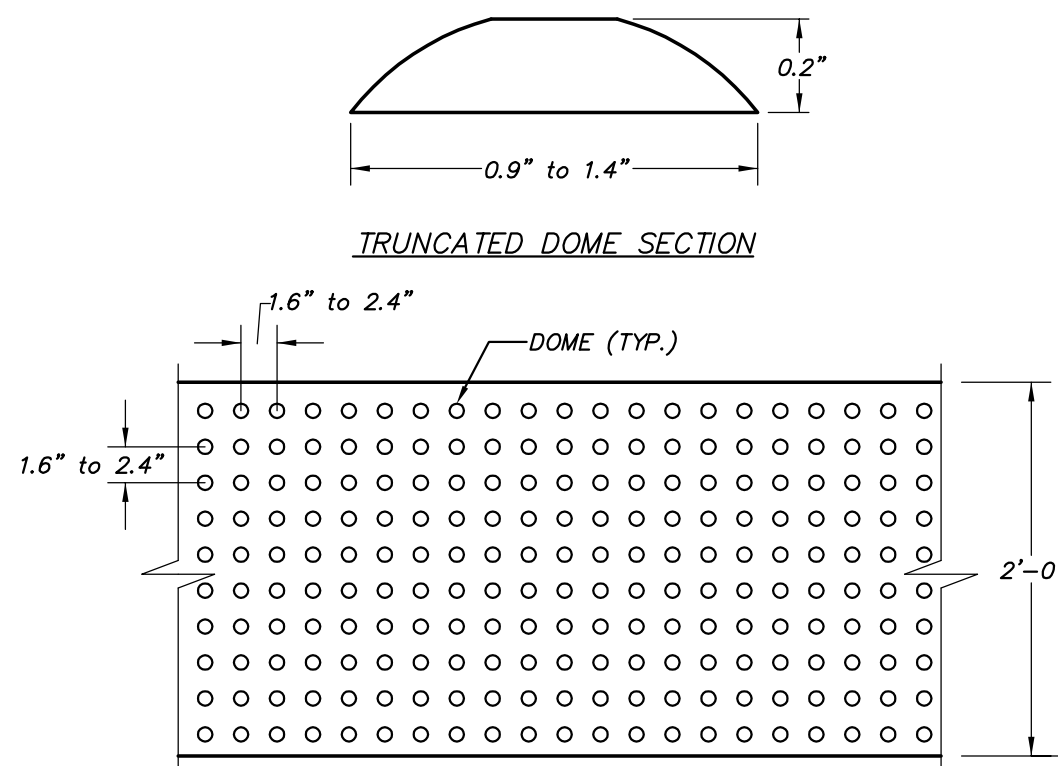
GENERAL NOTES FOR ACCESSIBLE ROUTES ON THE SITE:

1. ACCESSIBLE ROUTES ON THE SITE INCLUDE MARKED ACCESSIBLE PARKING SPACES AND ACCESS AISLES, SIDEWALK CURB RAMPS, WALKWAYS AND RAMPS.
2. MARKED ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL HAVE SURFACE SLOPES NOT STEEPER THAN 1.5%.
3. SIDEWALK CURB RAMPS SHALL COMPLY WITH THE FOLLOWING ITEMS AS APPLICABLE:
  - a. WALKING SURFACES OF SIDEWALK CURB RAMPS SHALL BE STABLE, FIRM AND SLIP RESISTANT.
  - b. THE RUNNING SLOPE SHALL NOT EXCEED 7.5%.
  - c. THE CROSS SLOPE SHALL NOT EXCEED 1.5%.
  - d. LANDINGS AND BLENDED TRANSITIONS SHALL BE CONSTRUCTED TO PREVENT THE ACCUMULATION OF WATER.
  - e. WHERE PROVIDED, SIDE FLARES FOR CURB RAMPS SHALL NOT BE STEEPER THAN 9.5% WITHIN PEDESTRIAN WAY.
  - f. CURB RAMPS AT MARKED CROSSWALKS SHALL BE WHOLLY CONTAINED WITHIN THE MARKINGS, EXCLUDING ANY FLARED SIDES.
  - g. LANDINGS SHALL BE PROVIDED AT THE TOP OF CURB RAMPS. THE CLEAR LENGTH OF THE LANDING SHALL BE 36 INCHES MINIMUM. THE CLEAR WIDTH OF THE LANDING SHALL BE AT LEAST AS WIDE AS THE CURB RAMP, EXCLUDING FLARED SIDES, LEADING TO THE LANDING.
  - h. WHERE DETECTABLE WARNING ARE PROVIDED ON CURB RAMPS, THEY SHALL BE 24 INCHES MINIMUM IN DEPTH IN THE DIRECTION OF TRAVEL, SHALL EXTEND THE FULL WIDTH OF THE CURB RAMP OR FLUSH SURFACE, AND BE LOCATED SO THAT THE EDGE NEAREST THE CURB LINE IS 6 INCHES MINIMUM AND 8 INCHES MAXIMUM FROM THE CURB LINE.
  - i. REFER TO SIDEWALK CURB RAMP DETAILS FOR ADDITIONAL INFORMATION.
4. WALKWAYS ALONG AN ACCESSIBLE ROUTE SHALL COMPLY WITH THE FOLLOWING ITEMS AS APPLICABLE:
  - a. WALKING SURFACES SHALL BE STABLE, FIRM AND SLIP RESISTANT.
  - b. VERTICAL CHANGES IN LEVEL ALONG WALKING SURFACE SHALL NOT EXCEED 1/4". CHANGES IN LEVEL GREATER THAN 1/4" IN HEIGHT AND NOT MORE THAN 1/2" SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1:2.
  - c. THE RUNNING SLOPE OF THE WALKING SURFACES SHALL NOT BE STEEPER THAN 4.5%.
  - d. THE CROSS SLOPE OF A WALKING SURFACE SHALL NOT BE STEEPER THAN 1.5%.
  - e. THE CLEAR WIDTH OF AN ACCESSIBLE ROUTE SHALL BE 36" MINIMUM.
  - f. AN ACCESSIBLE ROUTE WITH A CLEAR WIDTH LESS THAN 60 INCHES SHALL PROVIDE PASSING SPACES AT INTERVALS OF 200 FEET MAXIMUM. PASSING SPACES SHALL BE 60 INCH MINIMUM BY 60 INCH MINIMUM.
5. RAMPS ALONG AN ACCESSIBLE ROUTE SHALL COMPLY WITH THE FOLLOWING ITEMS:
  - a. RAMP RUNS SHALL HAVE A RUNNING SLOPE GREATER THAN 4.5% AND NOT STEEPER THAN 7.5%.
  - b. THE CROSS SLOPE OF RAMP RUNS SHALL NOT EXCEED 1.5%.
  - c. WALKING SURFACES OF RAMP RUNS AND ASSOCIATED LANDINGS SHALL BE STABLE, FIRM AND SLIP RESISTANT.
  - d. THE CLEAR WIDTH OF A RAMP RUN SHALL BE 36 INCHES MINIMUM OR AS SHOWN. HANDRAILS AND HANDRAIL SUPPORTS THAT ARE PROVIDED ON THE RAMP RUN SHALL NOT PROJECT INTO THE REQUIRED CLEAR WIDTH OF THE RAMP RUN OR ASSOCIATED LANDING.
  - e. THE MAXIMUM RISE FOR ANY RAMP IS 2'-6".
  - f. THE MAXIMUM RUN FOR ANY RAMP IS 30'-0".
  - g. RAMPS SHALL HAVE LANDINGS AT THE BOTTOM AND TOP OF EACH RAMP RUN. LANDINGS SHALL HAVE A SLOPE NOT TO EXCEED 1.5% AND SHALL HAVE A CLEAR LENGTH AND WIDTH OF 60" MINIMUM.
  - h. ADJACENT FINISHED GRADES ALONG SIDES OF RAMP SHALL NOT HAVE A VERTICAL DROPOFF OF 1/2" WITHIN 10" OF THE EDGE OF THE CONCRETE.
  - i. REFER TO CONCRETE HANDICAP RAMP DETAIL FOR ADDITIONAL INFORMATION.



NOTE: FOR HANDICAP PARKING SIGNAGE, SIGNS SHALL BE INSTALLED AT A CLEAR HEIGHT OF BETWEEN 5'-0" AND 7'-0" ABOVE GRADE OF PARKING SPACE AND SUCH THAT SIGNS SHALL NOT BE OBTUSCED BY A VEHICLE PARKED IN THE SPACE.

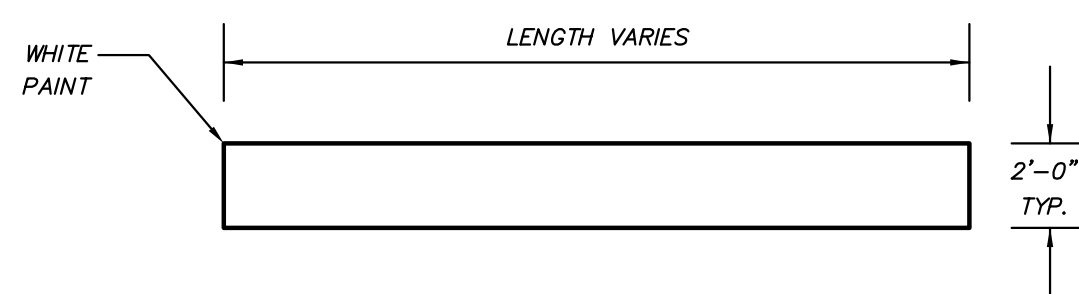
TRAFFIC SIGN DETAIL  
(N.T.S.)



TRUNCATED DOME DETAIL  
(N.T.S.)

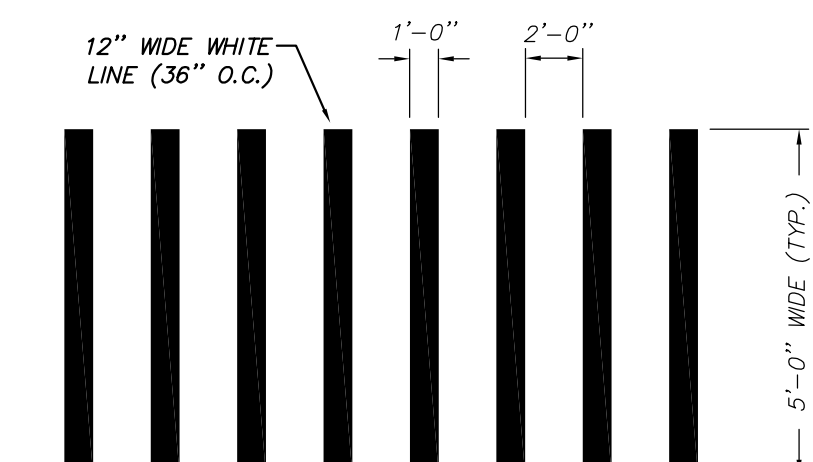
TRUNCATED DOME DETECTABLE WARNING FIELD NOTES:

1. The detectable warning field shall consist of raised truncated domes with a nominal diameter of 0.9 inches, a nominal height of 0.2 inches, and a nominal spacing of 2.35 inches on center in accordance with the most recent version of ANSI ICC A117.1.
2. The details provided are not drawn to scale. The quantity of domes depicted on the detectable warning field (the domes and the entire 24 inch level surface) is for illustration only.
3. The size of the detectable warning field shall be 24 inches in the direction of travel and shall extend the full width of the curb ramp or flush surface, exclusive of side flares.
4. Detectable warnings shall be located so that the edge of the warning field nearest to the roadway or street surface is 6 inches to 9 inches from the edge of the roadway/street, or from the front of the dropped curb, where a dropped curb continues across the bottom of the sidewalk curb ramp.
5. Domes shall be aligned on a square grid in the predominant direction of travel.
6. The detectable warning field shall be yellow.



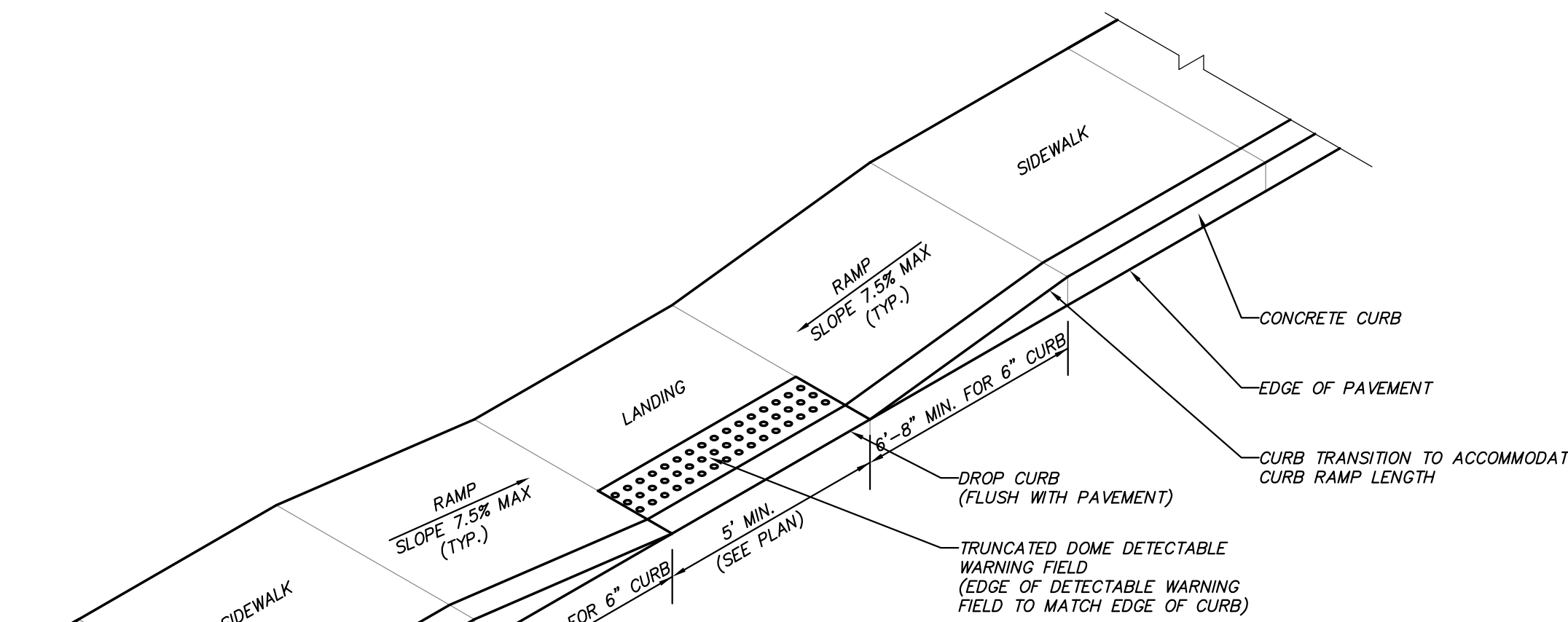
NOTE: INSTALLATION TO CONFORM WITH CURRENT NYSOT STANDARDS AND SPECIFICATIONS.

PAINTED STOP BAR DETAIL  
(N.T.S.)

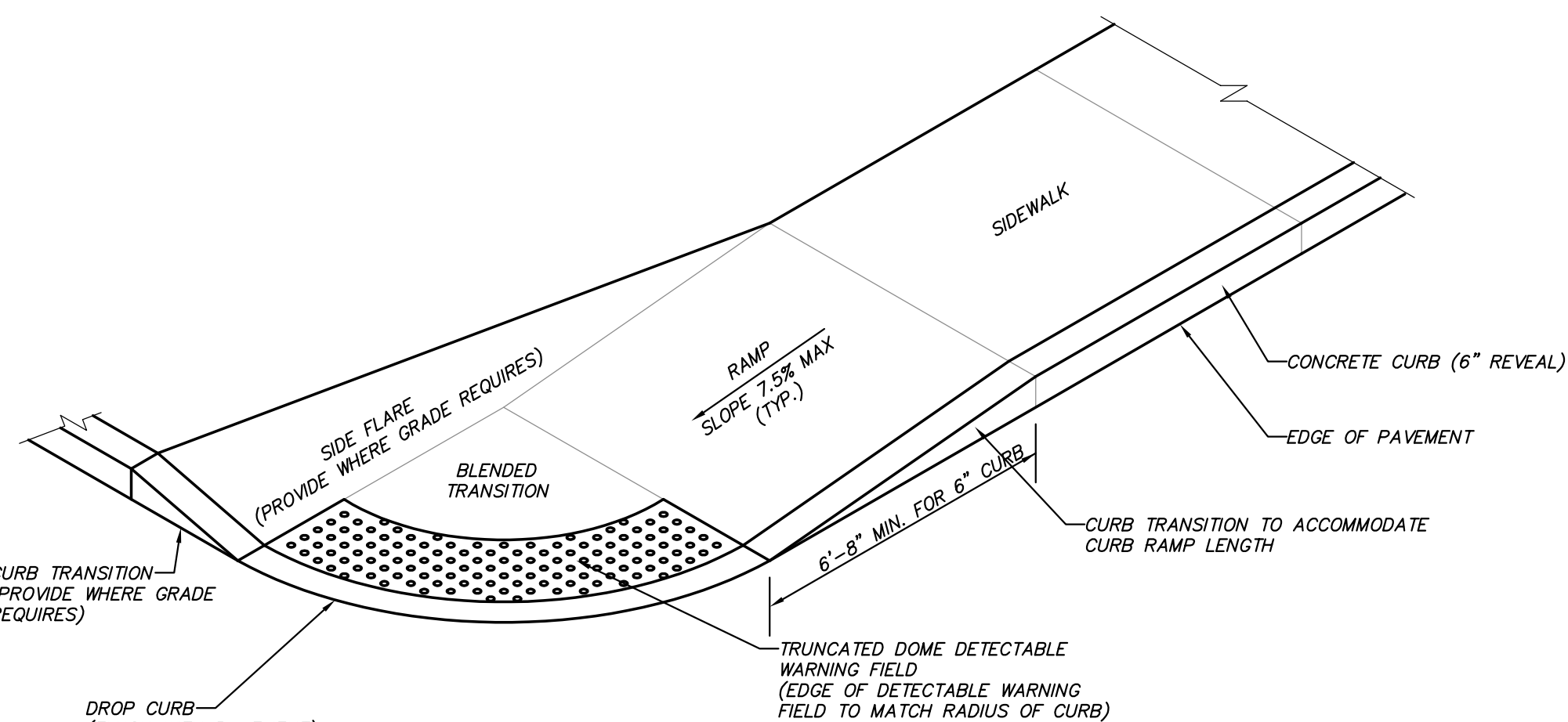


NOTE: INSTALLATION TO CONFORM WITH CURRENT NYSOT STANDARDS AND SPECIFICATIONS

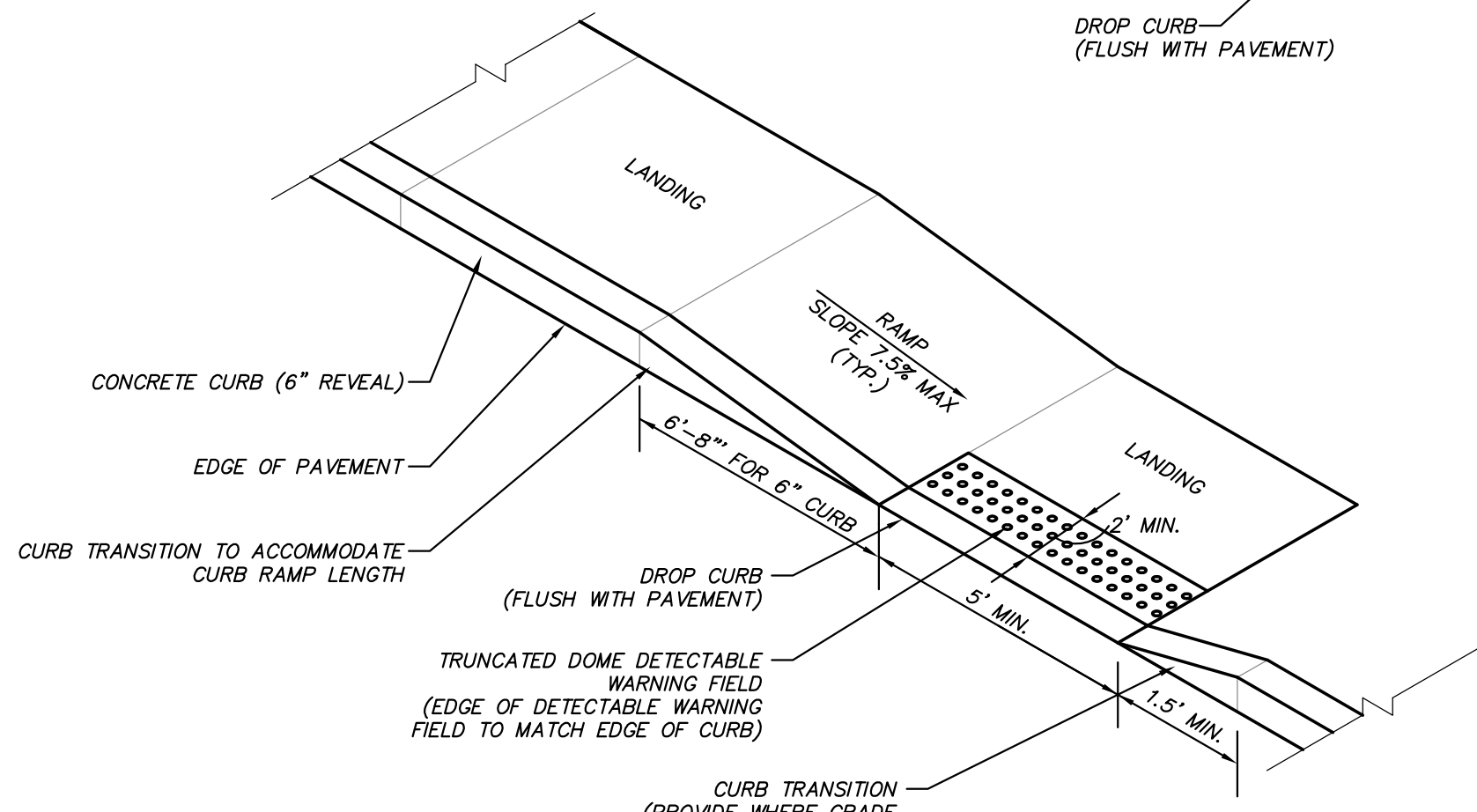
CROSSWALK MARKING DETAIL (TYPE 2)  
(N.T.S.)



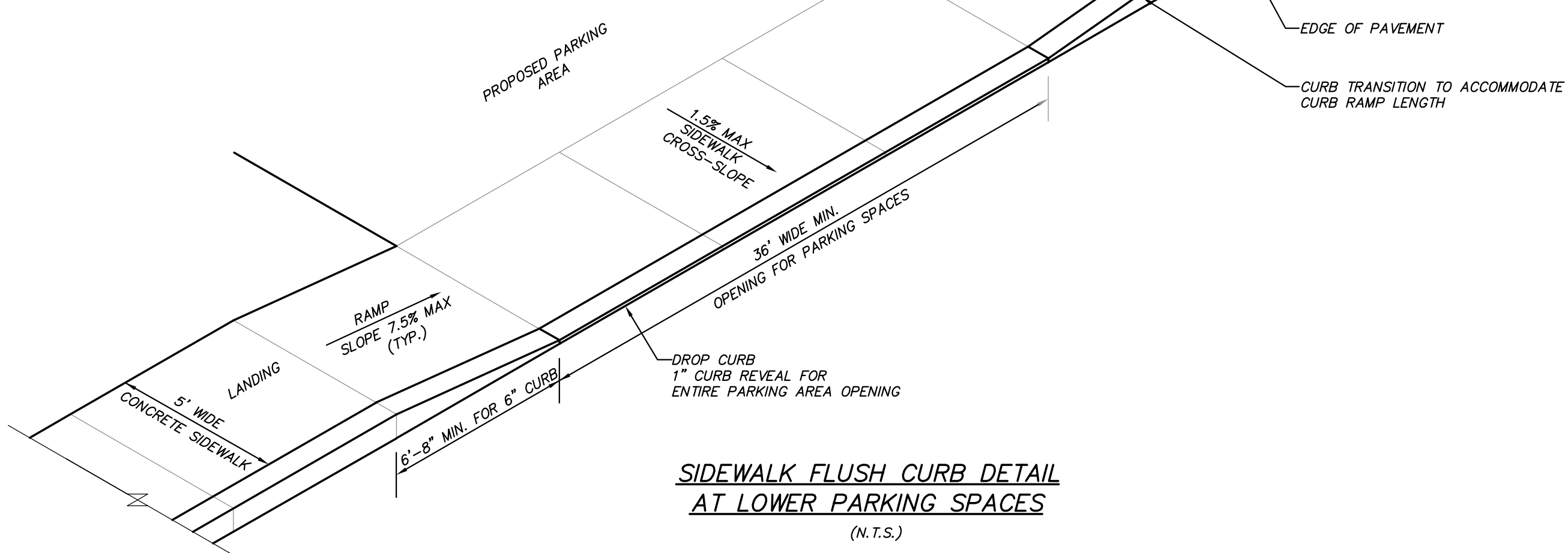
SIDEWALK CURB RAMP (TYPE 1)  
(N.T.S.)



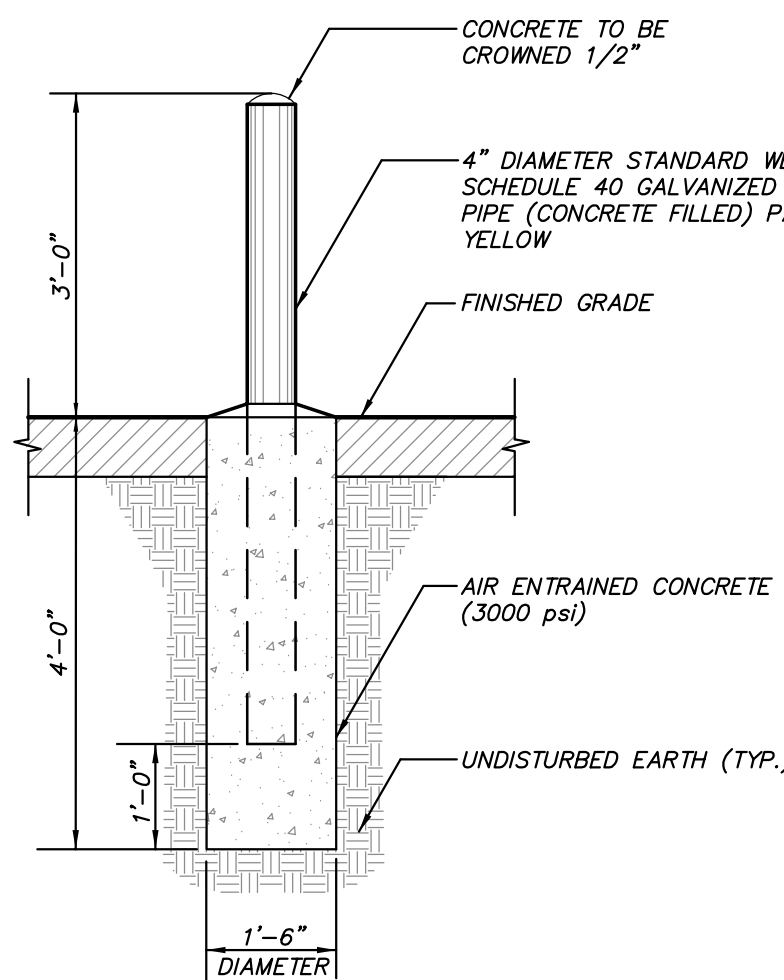
SIDEWALK CURB RAMP (TYPE 2)  
(N.T.S.)



SIDEWALK CURB RAMP (TYPE 3)  
(N.T.S.)



SIDEWALK FLUSH CURB DETAIL  
AT LOWER PARKING SPACES  
(N.T.S.)



NOTE: WHEN PROTECTION POSTS ARE TO BE USED FOR PROTECTION OF HANDICAP PARKING SPACES OR OTHER TRAFFIC SIGNS, SIGN SUPPORTING POST SHALL BE EMBEDDED A MINIMUM OF THREE (3) FEET INTO THE CONCRETE.

STEEL BOLLARD DETAIL  
(N.T.S.)

9	8-23-18	PLANNING BOARD SUBMISSION	JFR
8	8-2-18	REVISED PER TOWN COMMENTS	JFR
7	6-28-18	REVISED PER TOWN COMMENTS	MEU
6	11-17-17	REVISED PER NYCEP COMMENTS	ZMP
5	9-01-17	REVISED PER TOWN COMMENTS	ZMP
4	7-27-17	REVISED PER TOWN COMMENTS	EIG
3	6-28-17	REVISED PER TOWN COMMENTS	SJC
2	6-1-17	PLANNING BOARD SUBMISSION	SJC
1	3-31-16	REVISED PER TOWN COMMENTS	MEU
NO.	DATE	REVISION	BY

ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.

3 Garrett Place  
Carmel, NY 10512  
(845) 225-9690  
(845) 225-9717 fax  
www.insite-eng.com

PROJECT:  
**WILDER BALTER PARTNERS, INC.**

ROUTE 22, TOWN OF LEWISBORO, WESTCHESTER COUNTY, NEW YORK

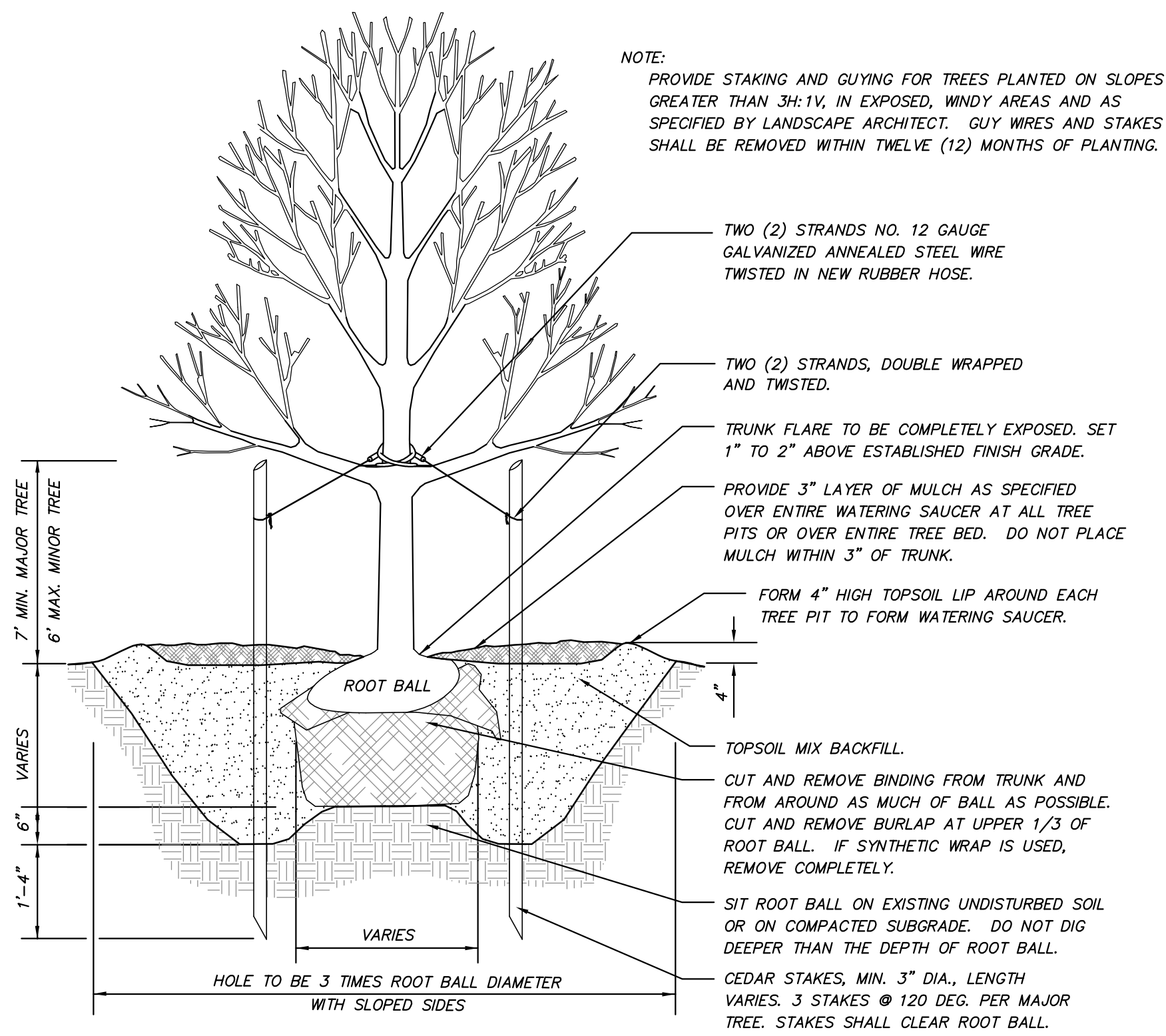
DRAWING:  
**SITE DETAILS**

PROJECT NUMBER	15246.100	PROJECT MANAGER	J.J.C.	DRAWING NO.		SHEET	12
DATE	2-4-16	DRAWN BY	S.J.C.				
SCALE	AS SHOWN	CHECKED BY	D.L.M.				

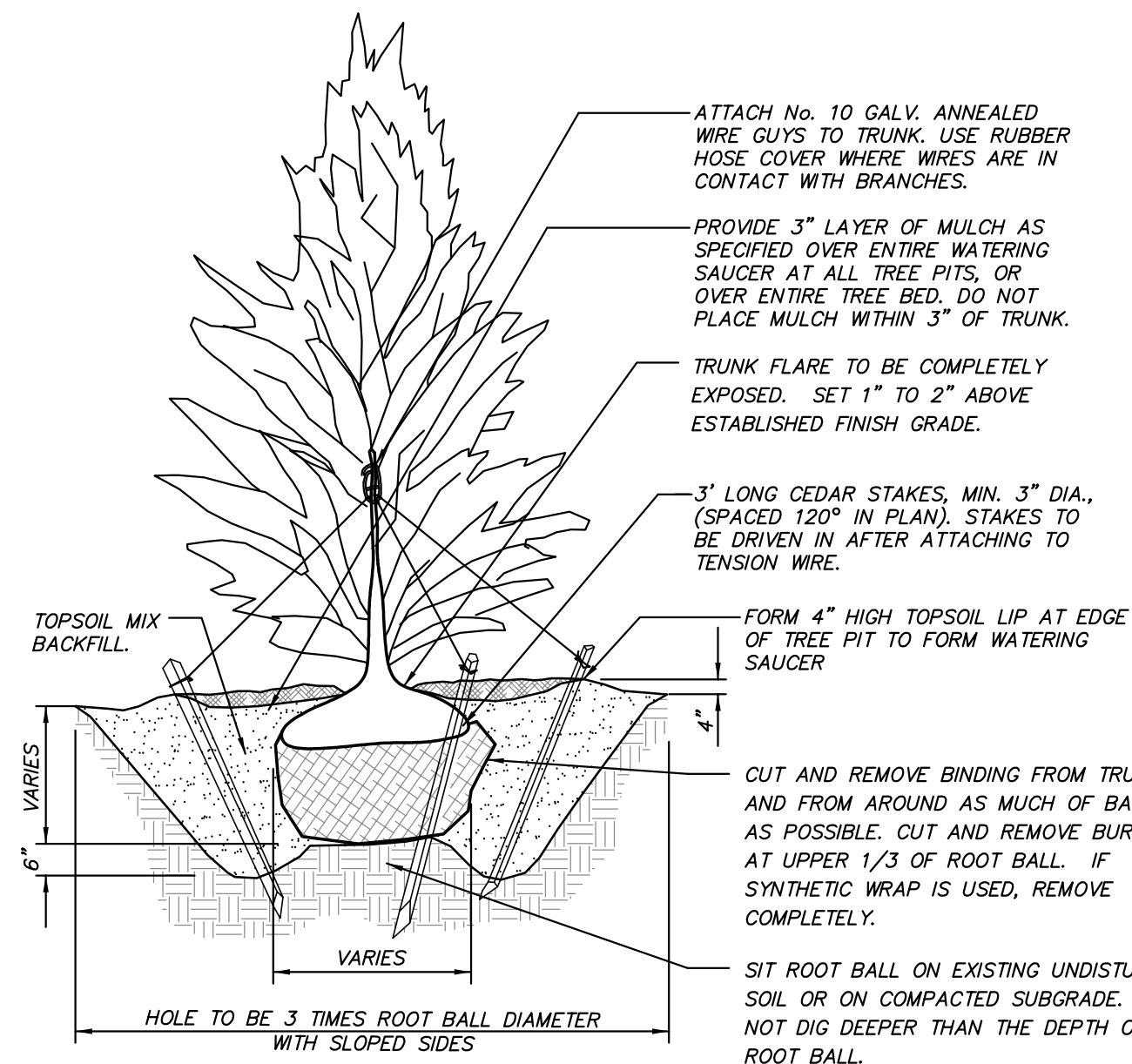
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18

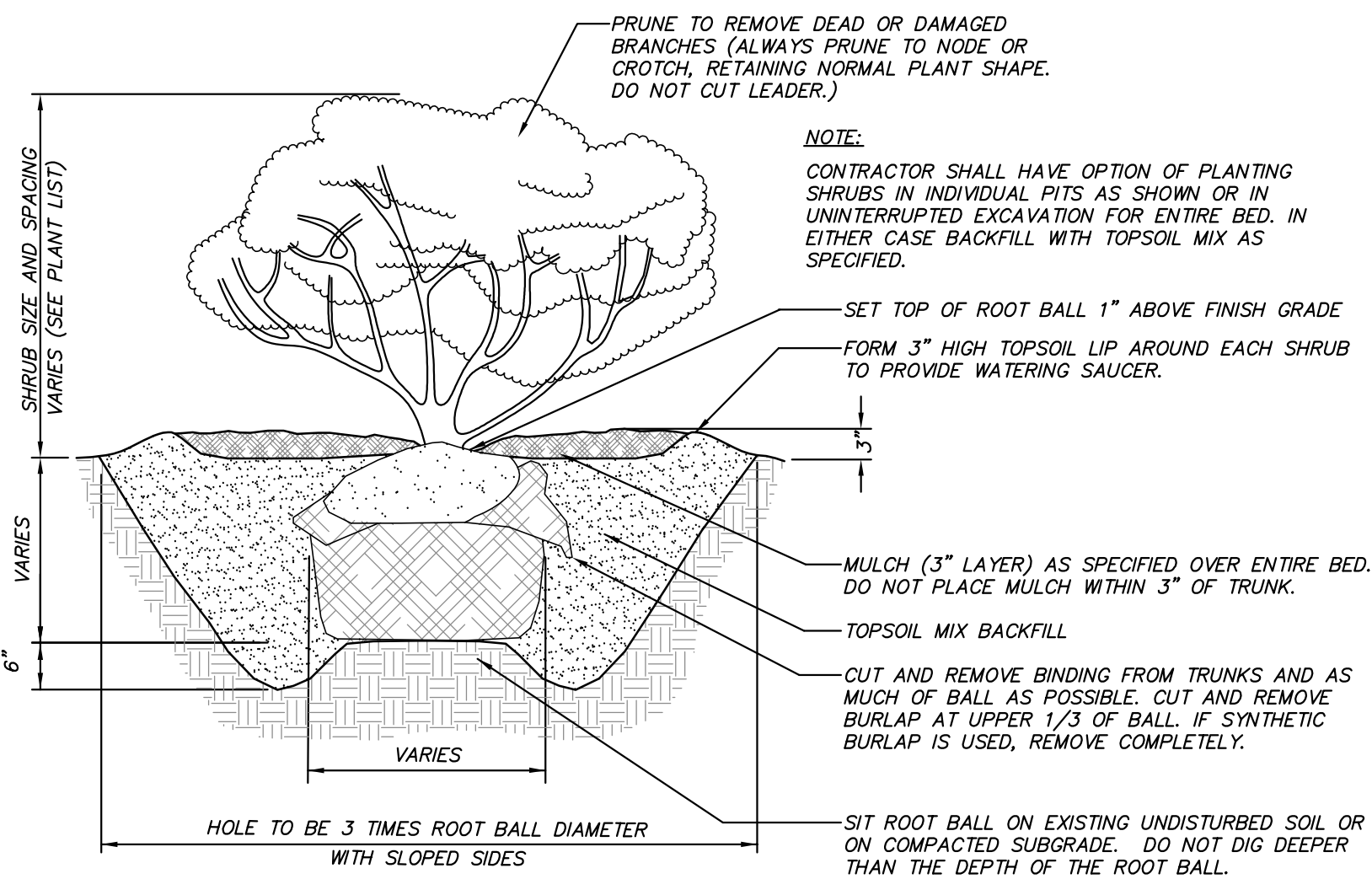




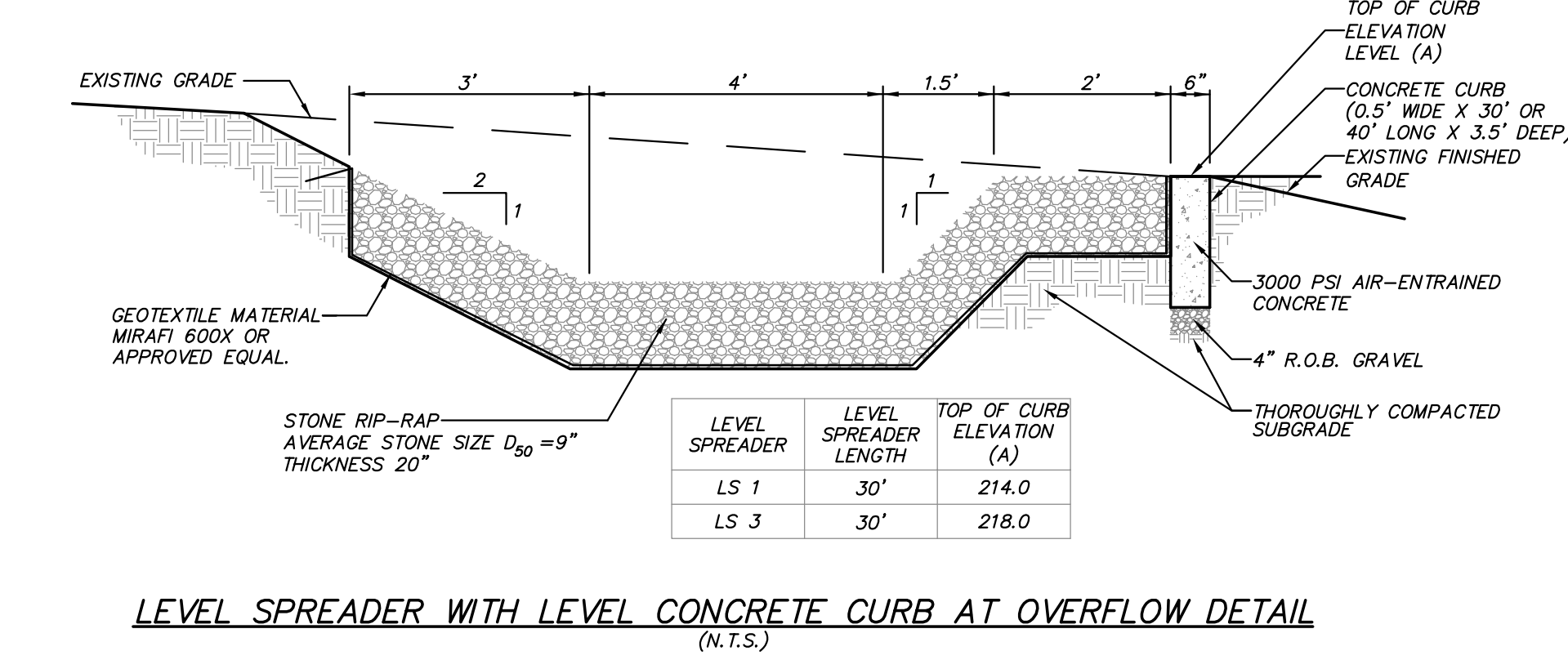
**TREE PLANTING DETAIL**  
(N.T.S.)



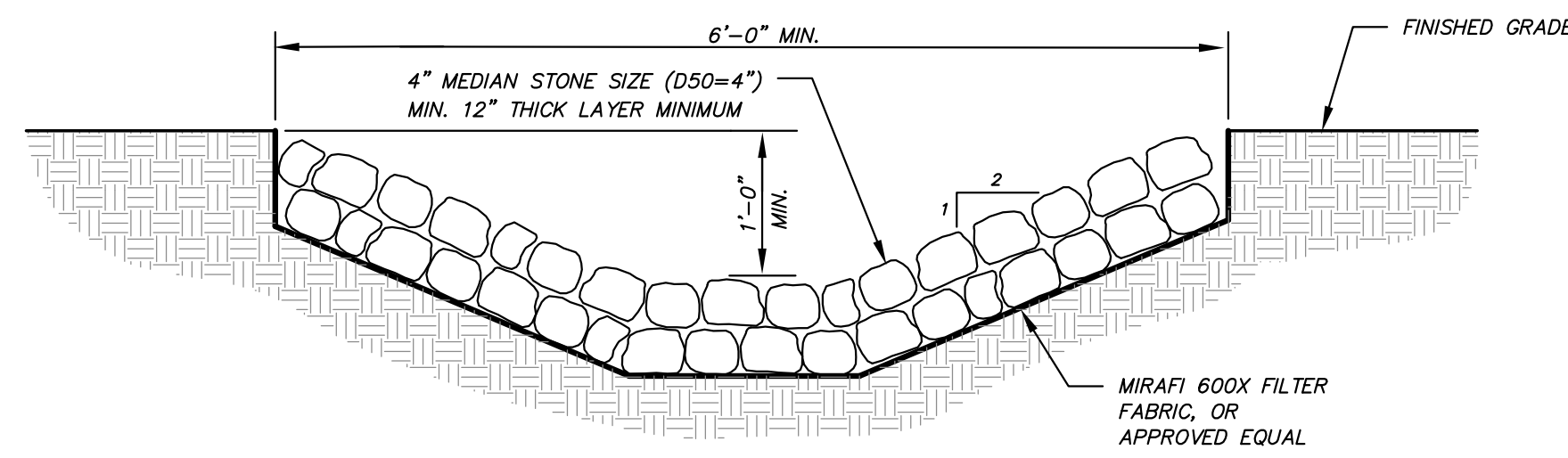
**EVERGREEN TREE PLANTING DETAIL**  
(N.T.S.)



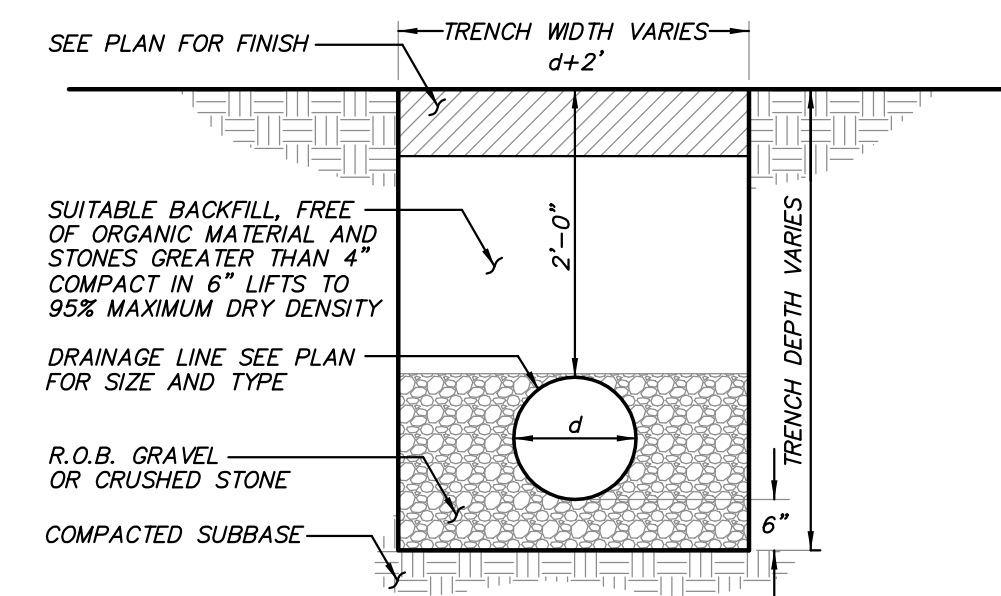
**SHRUB PLANTING DETAIL**  
(N.T.S.)



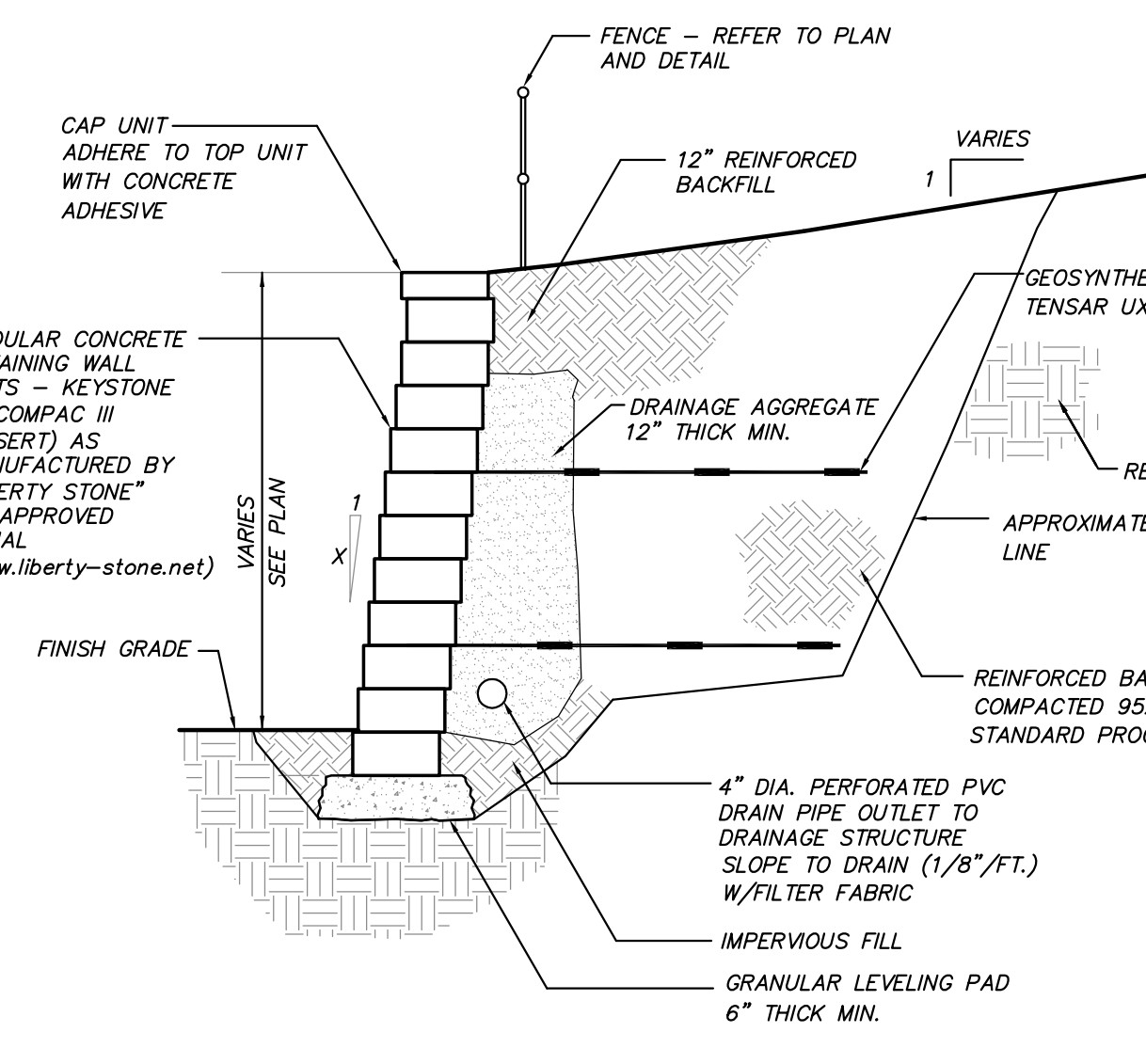
**LEVEL SPREADER WITH LEVEL CONCRETE CURB AT OVERFLOW DETAIL**  
(N.T.S.)



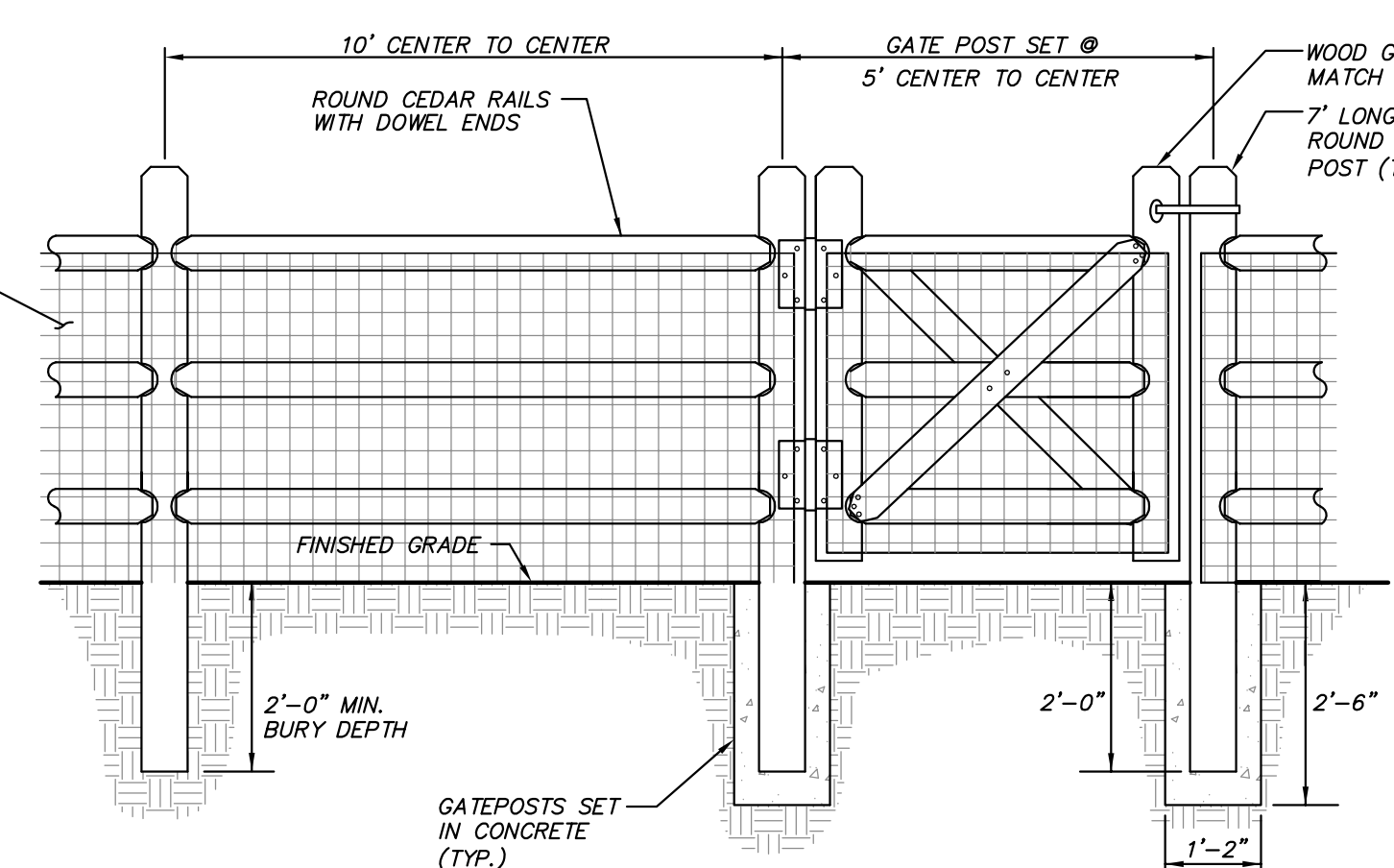
**RIP RAP SWALE DETAIL**  
(N.T.S.)



**DRAINAGE LINE TRENCH DETAIL**  
(N.T.S.)

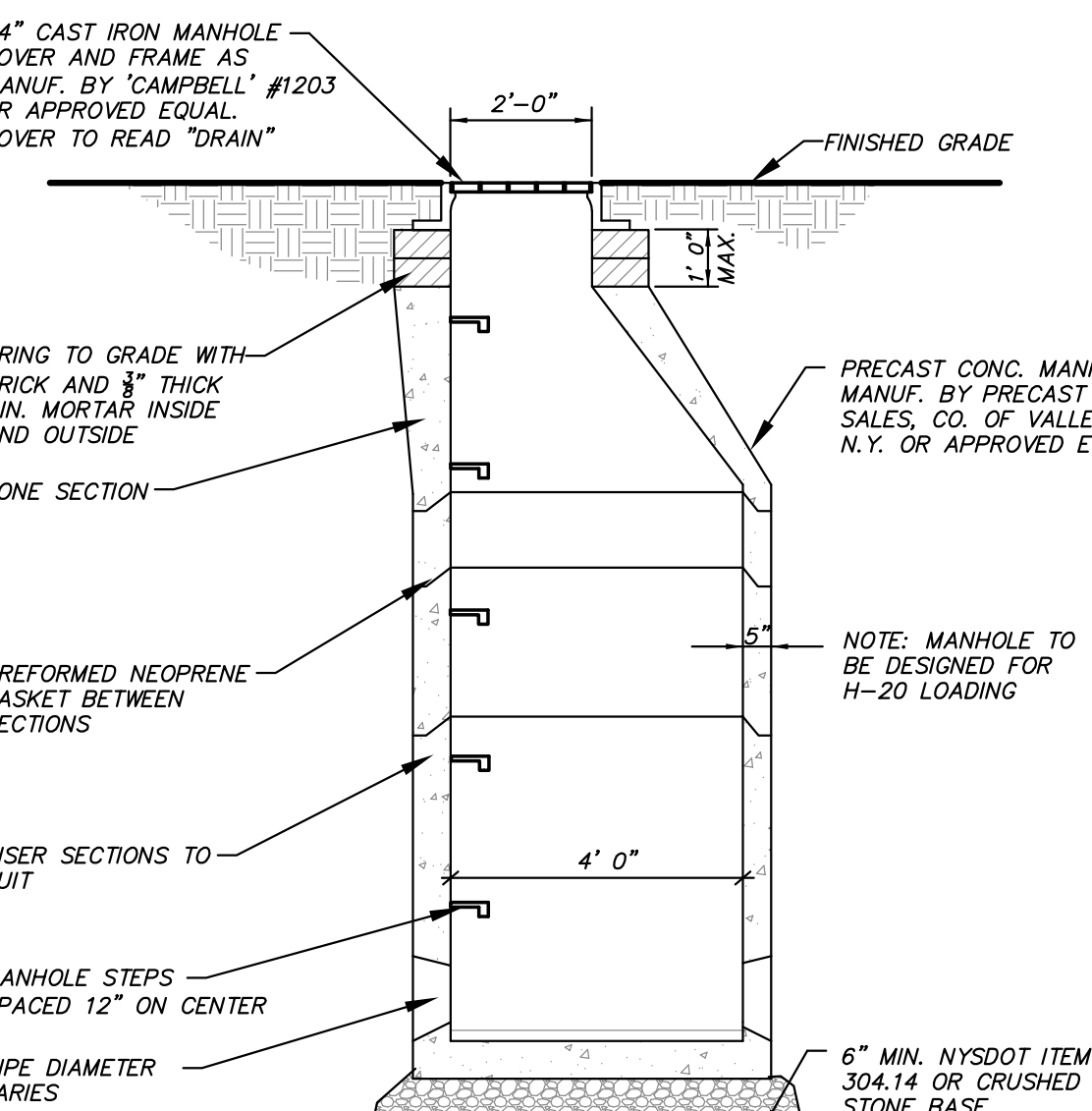


**MODULAR BLOCK RETAINING WALL DETAIL**  
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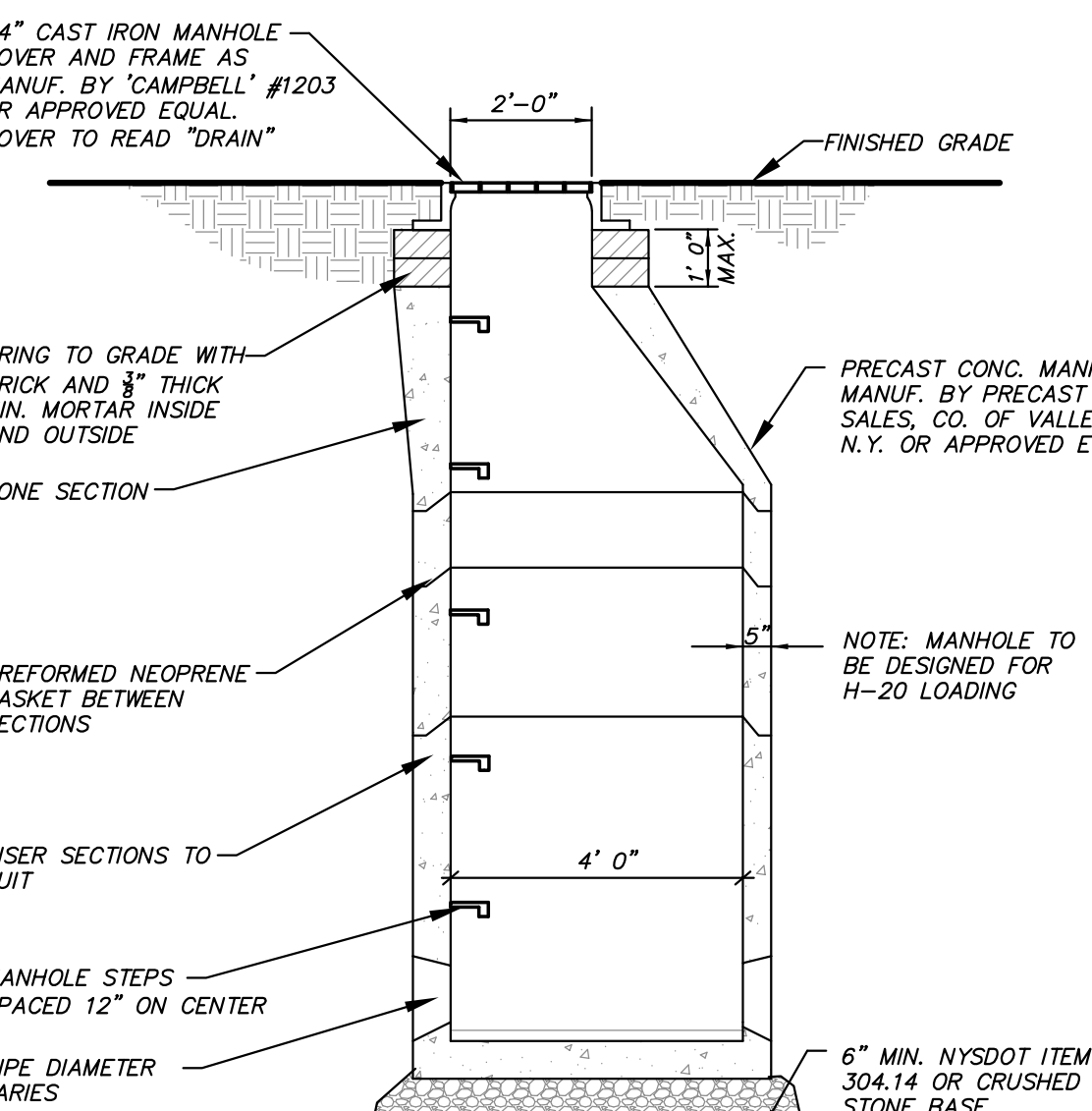
**POST AND RAIL FENCE DETAIL**  
(N.T.S.)

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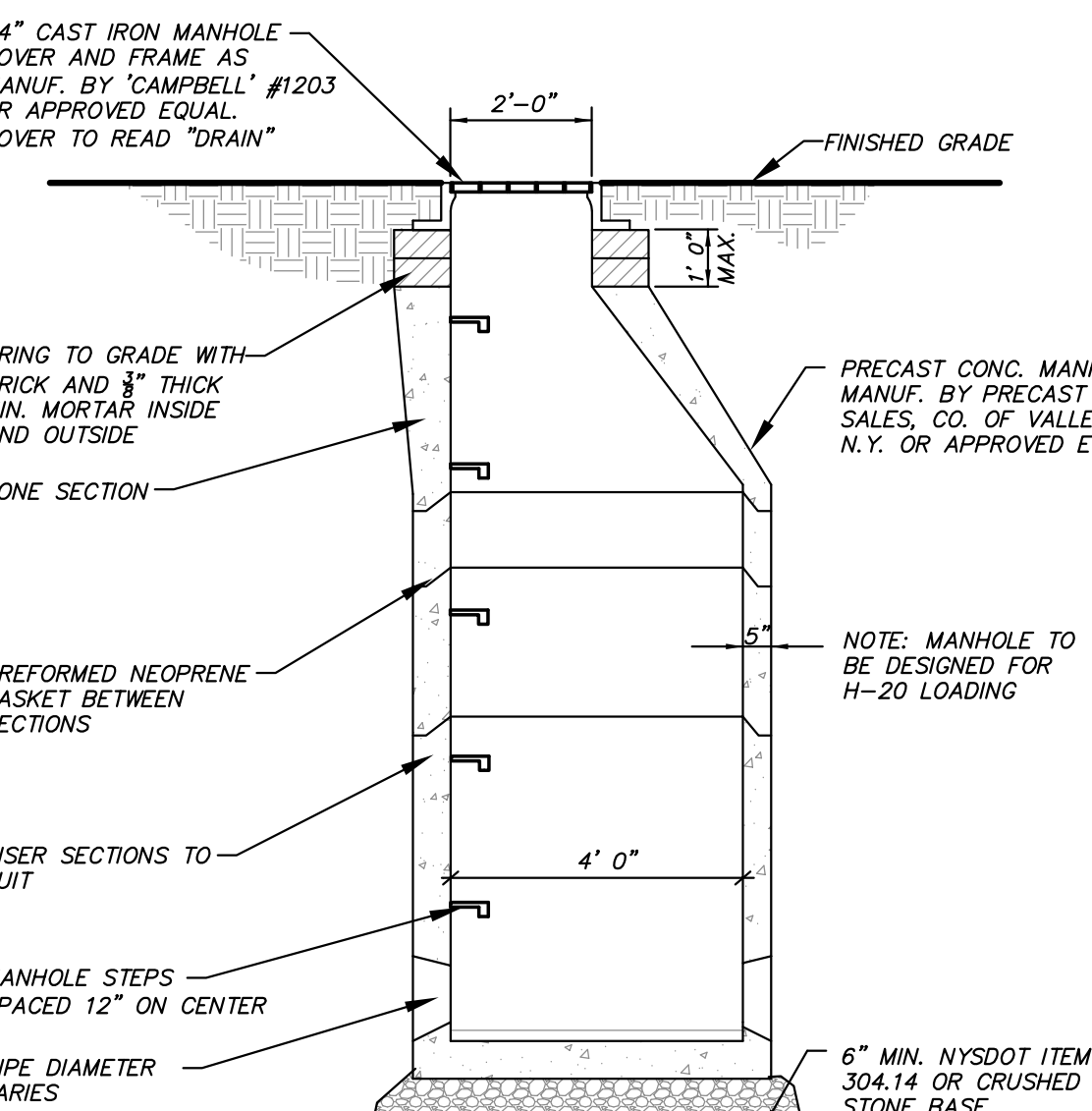


**DRAINAGE MANHOLE DETAIL**  
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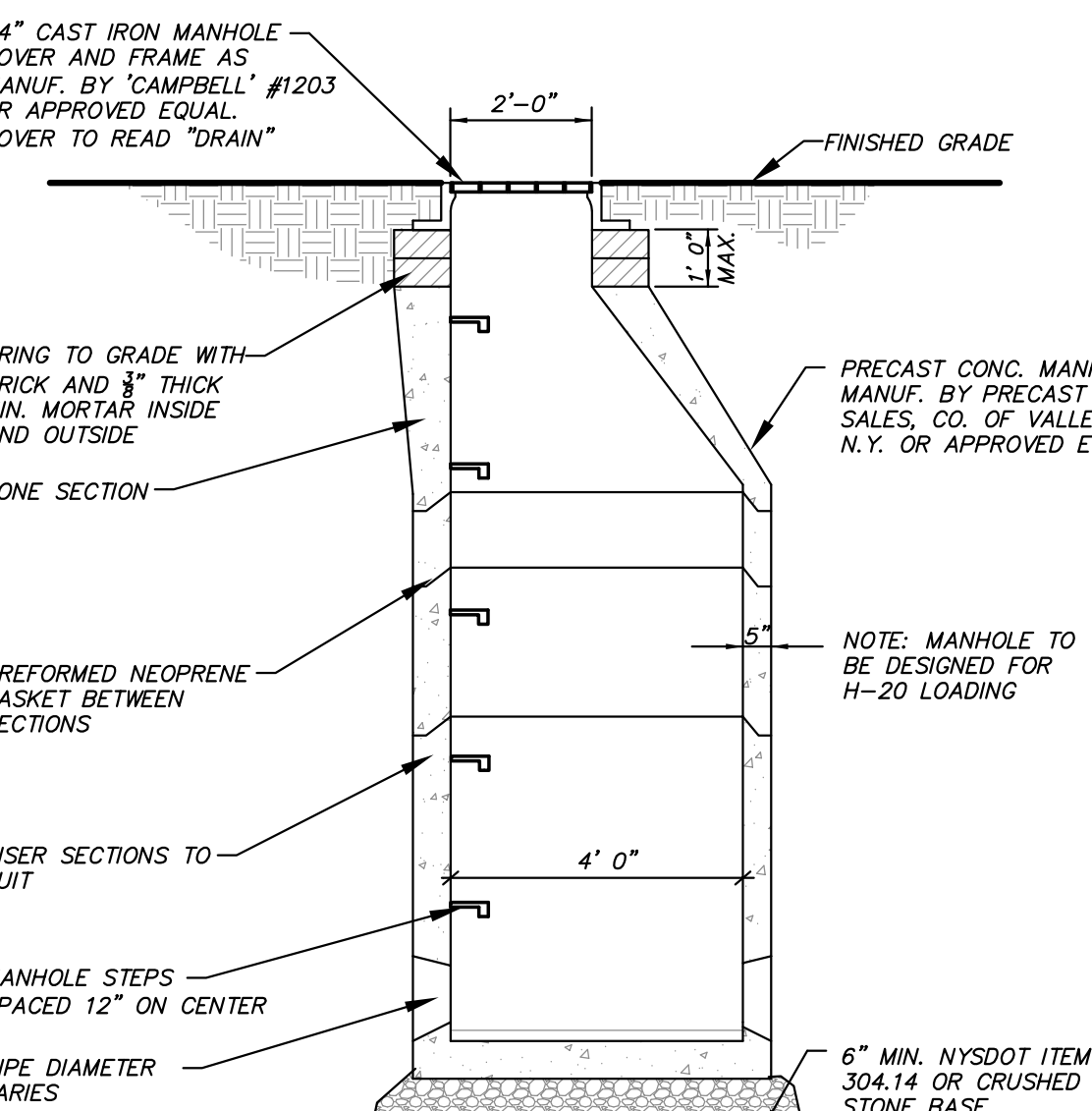


**CATCH BASIN DETAIL**  
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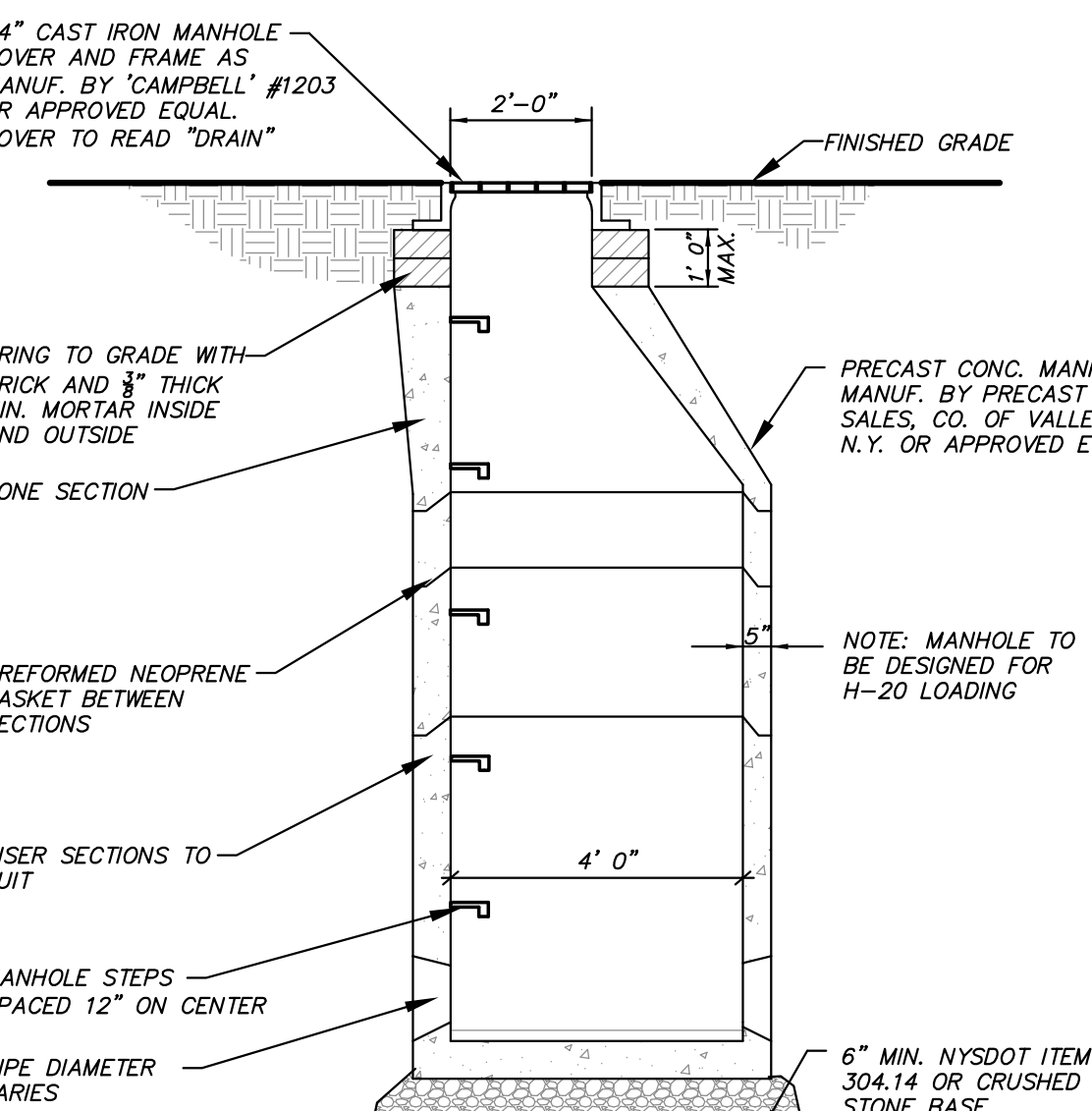


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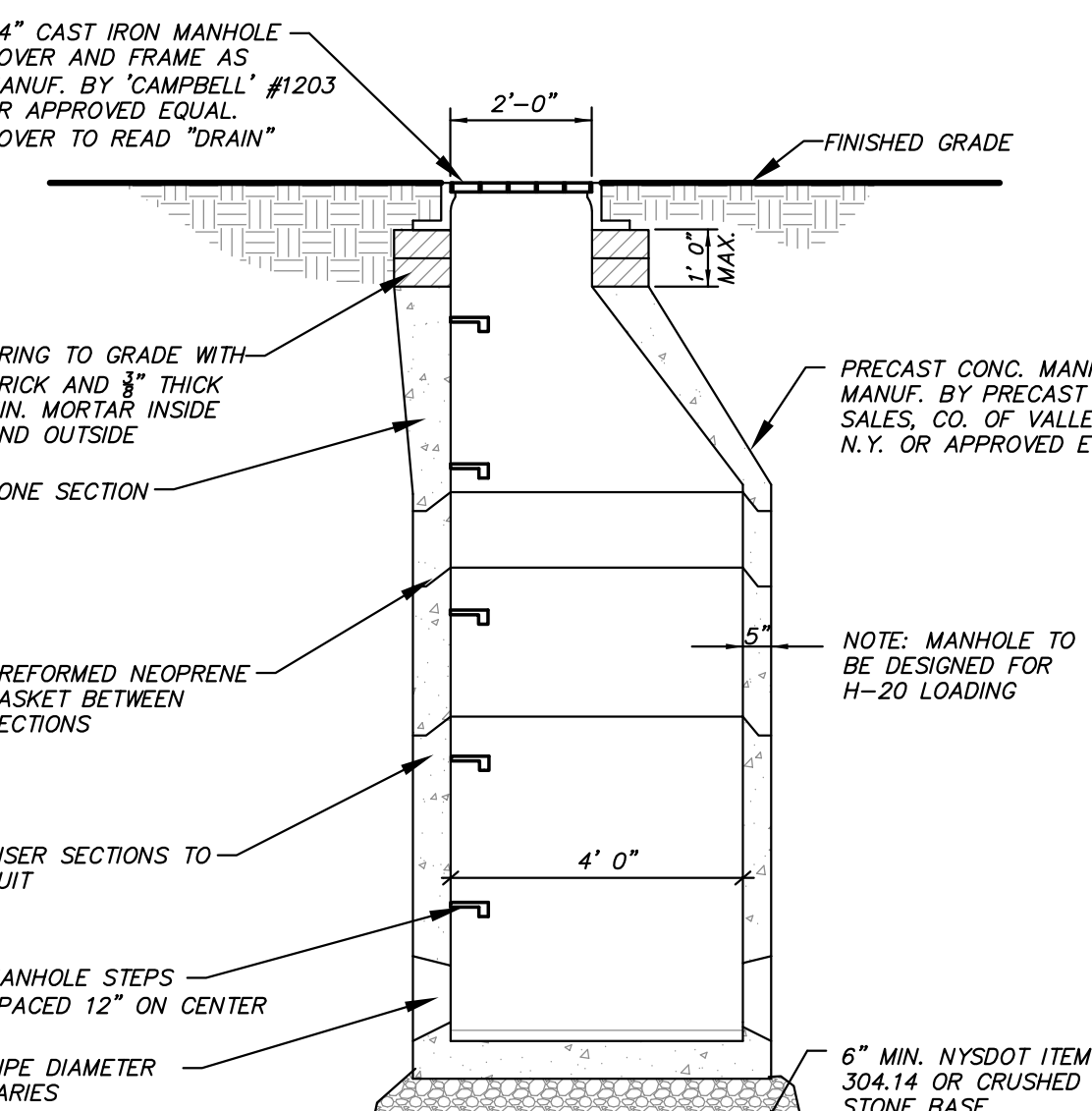


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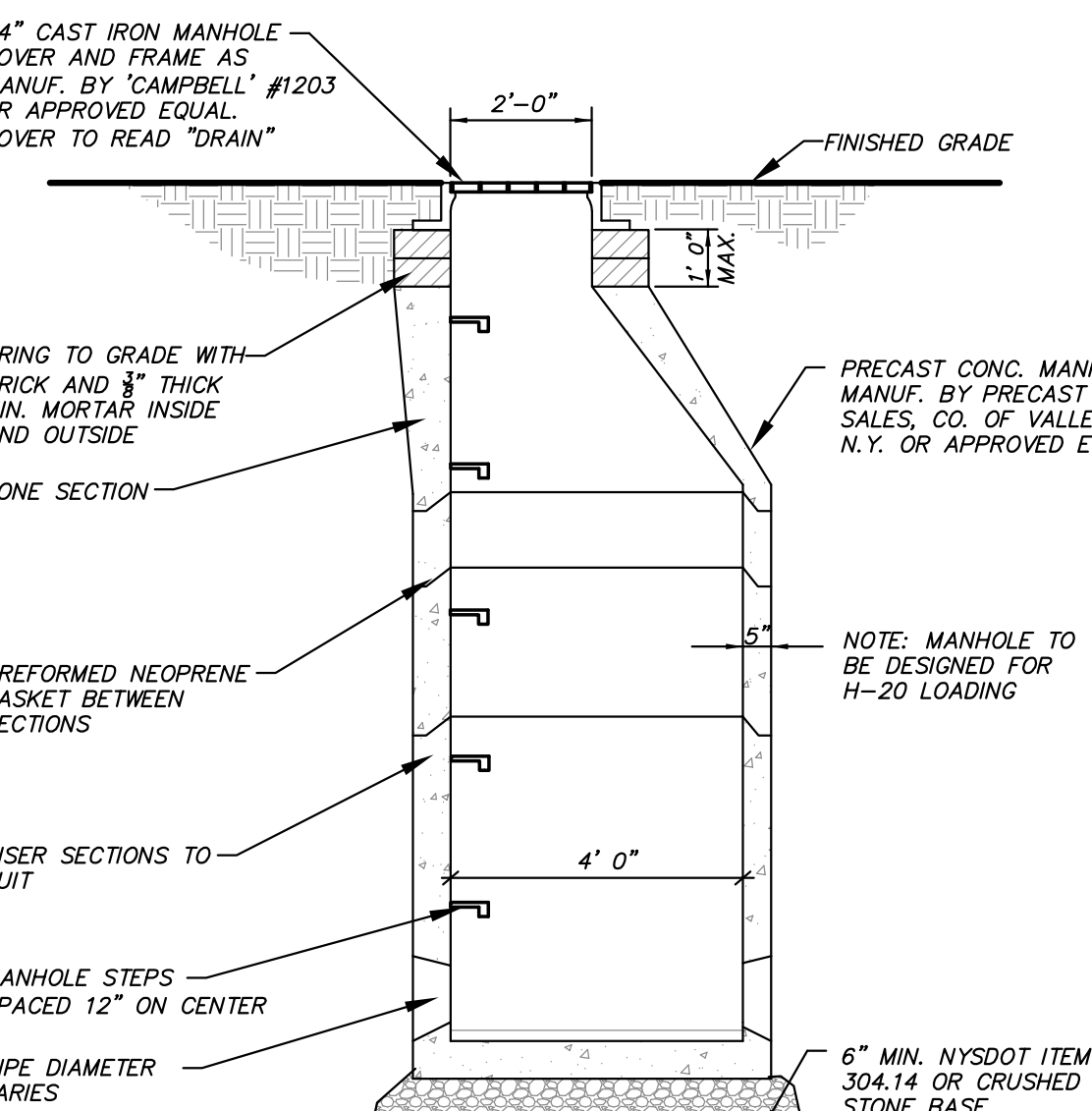


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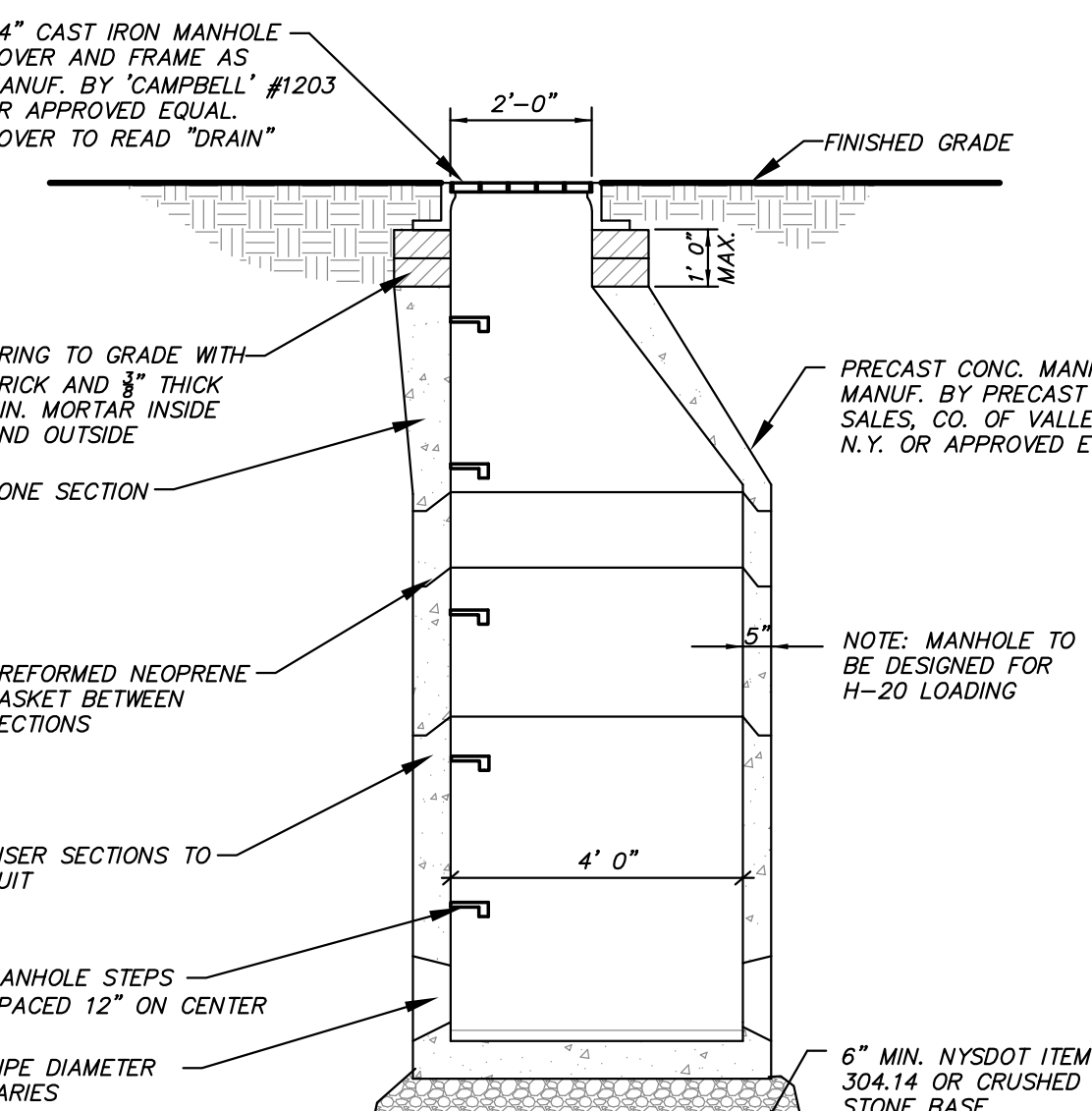


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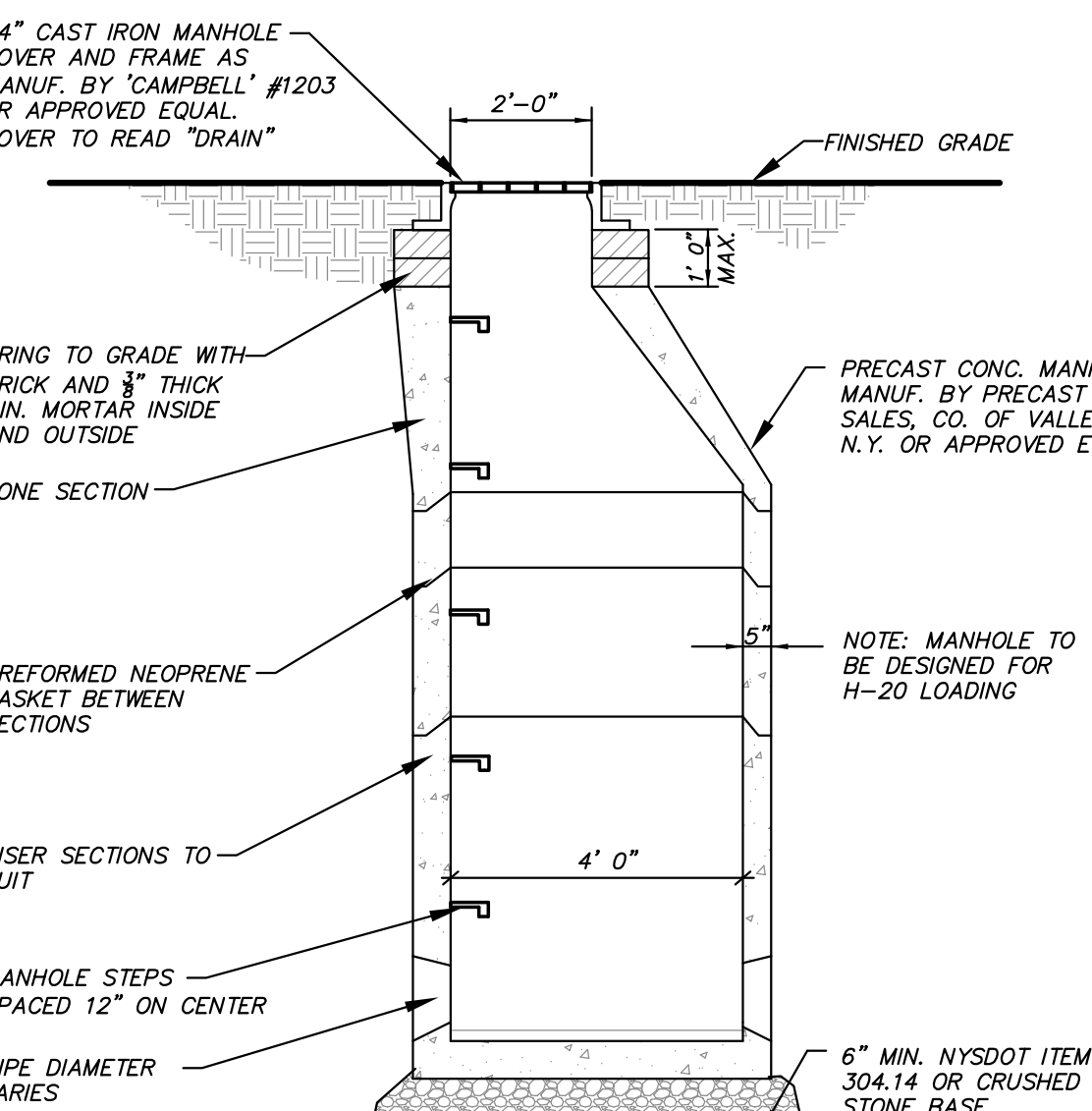


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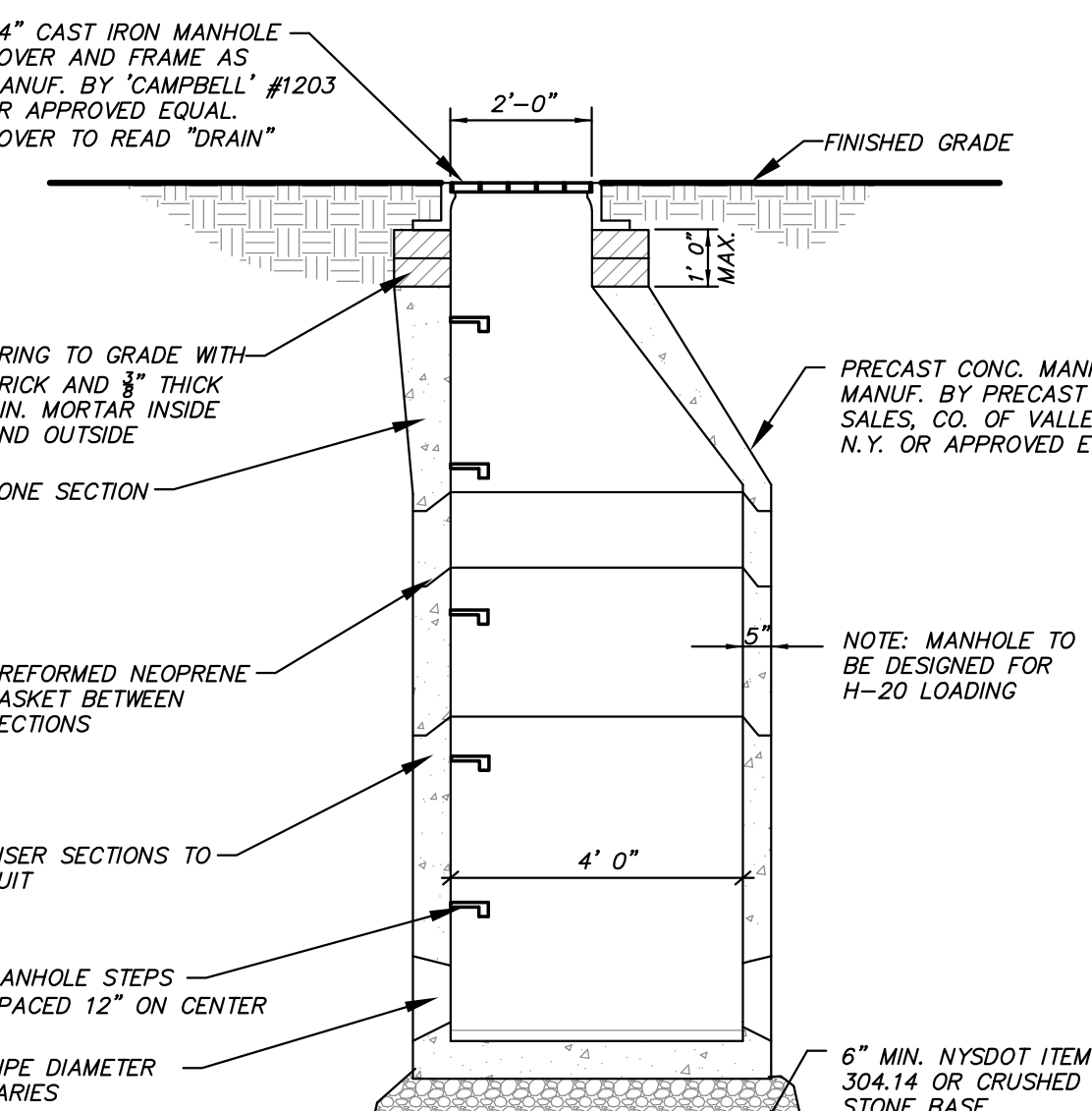


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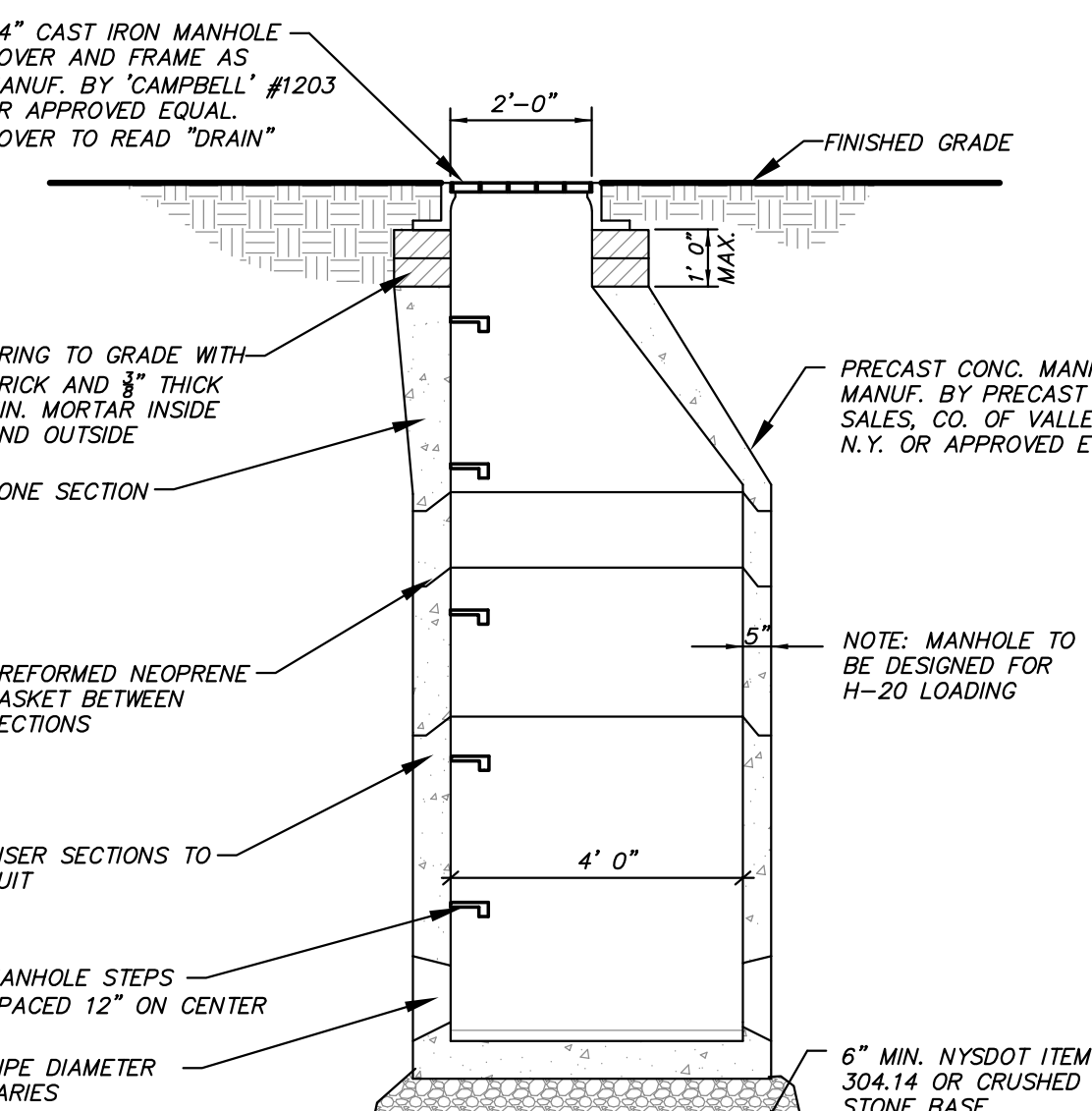


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PVC PIPE WATER TESTING PROCEDURES

TESTS ON PRESSURE PIPING FOR TRANSPORT OF WATER

A. Hydrostatic Pressure Test

Hydrostatic testing shall be performed in accordance with the revision of AWWA C605, Section 7.3, "Hydrostatic Testing".

- Test pressure shall be as scheduled or, where no pressure is scheduled, shall be 150 psi, or 1.25 times the static operating pressure, whichever is higher.
- Test pressure shall be held on the piping for a period of at least 2 hours, unless a longer period is requested by the Engineer.
- The test medium shall be water.

B. Hydrostatic Leakage Test

- The leakage test shall be conducted concurrently with the pressure test.
- The rate of leakage shall be determined at 15-minute intervals by means of volumetric measurement of the makeup water added to maintain the test pressure. The test shall proceed until the rate of leakage has stabilized or is decreasing below an allowable value, for three consecutive 15-minute intervals. After this, the test pressure shall be maintained for at least another 15 minutes.
  - At the completion of the test, the pressure shall be released at the furthest point from the point of application.
- All exposed piping shall be examined during the test and all leaks, defective material or joints shall be repaired or replaced before repeating the tests.
- The allowable leakage will be determined by the following formula:

$$LD \sqrt{P} \\ Q = 145,000$$

Where:

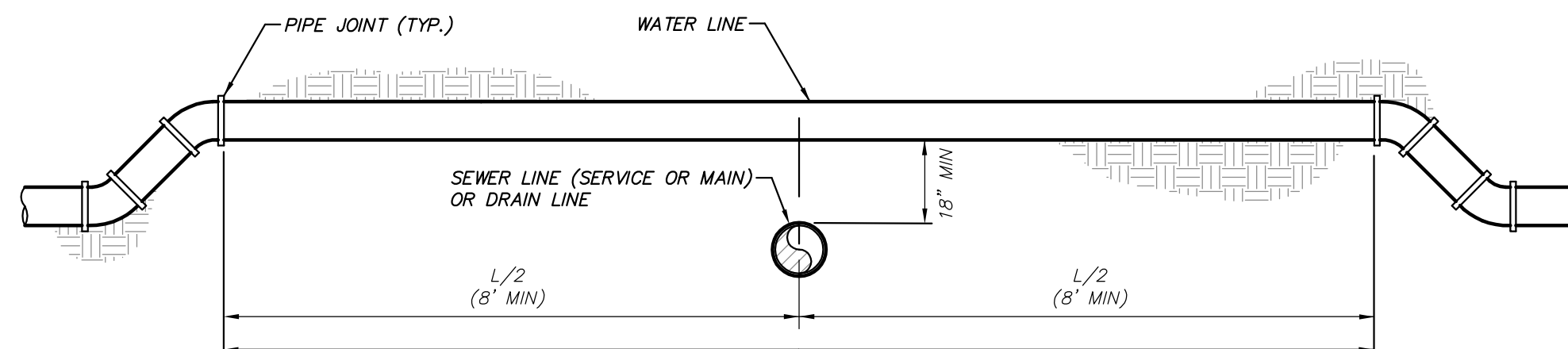
Q = quantity of makeup water, in gallons per hour  
L = length of pipe tested, in feet  
D = nominal diameter of the pipe, in inches  
P = average test pressure during the hydrostatic test, in pounds per square inch (gauge)

- Regardless of the above allowables, any visible leaks shall be permanently stopped.
- The test medium shall be water.

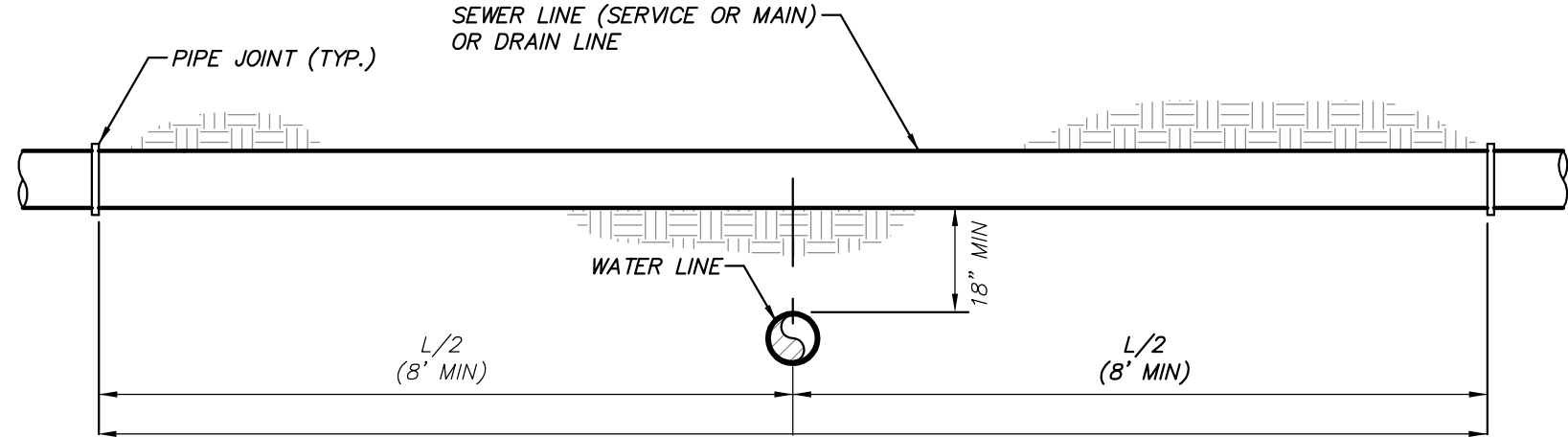
C. Disinfection

Prior to placing the water main into service, the new pipe shall be cleaned and disinfected in accordance with the latest revision of AWWA C651, Section 4.4.3, "The Continuous Feed Method". The "Tablet Method" will not be accepted.

- All work under this section shall be performed in the presence of the Design Engineer, and a representative of the public health authority having jurisdiction, as required.
- Chlorination shall be scheduled such that sampling and flushing will be performed during normal daylight working hours. The contractor shall provide acceptable backflow prevention on all supply water to prevent any potential backflow contamination or cross connection.
- Chlorination shall be by the use of a solution of water and liquid chlorine, calcium hypochlorite or sodium hypochlorite and the solution shall be contained in the pipe or structure as specified.
- Prior to chlorination, all dirt and foreign matter shall be removed by a thorough cleaning and flushing of the pipeline or structure.
- The chlorine solution shall be introduced to pipelines through corporation stops placed in the horizontal side of the pipe, to structures by means of tubing extending directly into the structure, or other approved methods.
- The application of the chlorine solution shall be by means of a controlled solution feed device. The rate of chlorine solution flow shall be in such proportion to the rate of water entering the pipe or structure that the resulting free chlorine residual shall be between 25 and 50 parts per million (PPM) or milligrams per liter (mg/L).
- The chlorine treated water shall be retained in the pipe or structure at least 24 hours, unless otherwise directed. During the retention period, all valves and hydrants within the treated sections shall be operated.
- The chlorine residual shall be not less than 10 PPM (or mg/L) at any point in the pipe or structure at the end of the 24-hour retention period.
- When making repairs to, or when specified, structures and portions of pipelines shall be chlorinated by a concentrated chlorine solution containing not less than 200 PPM (mg/L) of free chlorine. The solution shall be applied with a brush or sprayed on the entire inner surface of the empty pipe or structures. The structures disinfected shall remain in contact with the strong chlorine solution for at least 30 minutes.
- After the required retention of chlorinated water in the pipe or structures, they shall be thoroughly flushed until the replacement water shall, upon test, both chemically and bacteriologically, be proven equal to water quality served by the public from the existing water supply system.
- The disposal of chlorinated water from any pipe or structure shall be such that it will not cause damage to any vegetation, fish, or animal life.
- The Contractor shall make all arrangements for the testing of water quality by an approved independent laboratory. Two acceptable bacteriological test, taken at least 24 hours apart, shall be collected from the new water main. At least 1 set of samples must be collected from every 1,000 LF of the new water main, plus one set from the end of the line and at least one set from each branch. The results for all tests shall be provided to the Design Engineer and the public health authority having jurisdiction.
- All water quality requirements shall be fulfilled prior to the passage of any water through the new system to a public supply or the use of the new system.



WATER LINE CROSSING OVER  
SANITARY SEWER LINE OR STORM DRAIN LINE



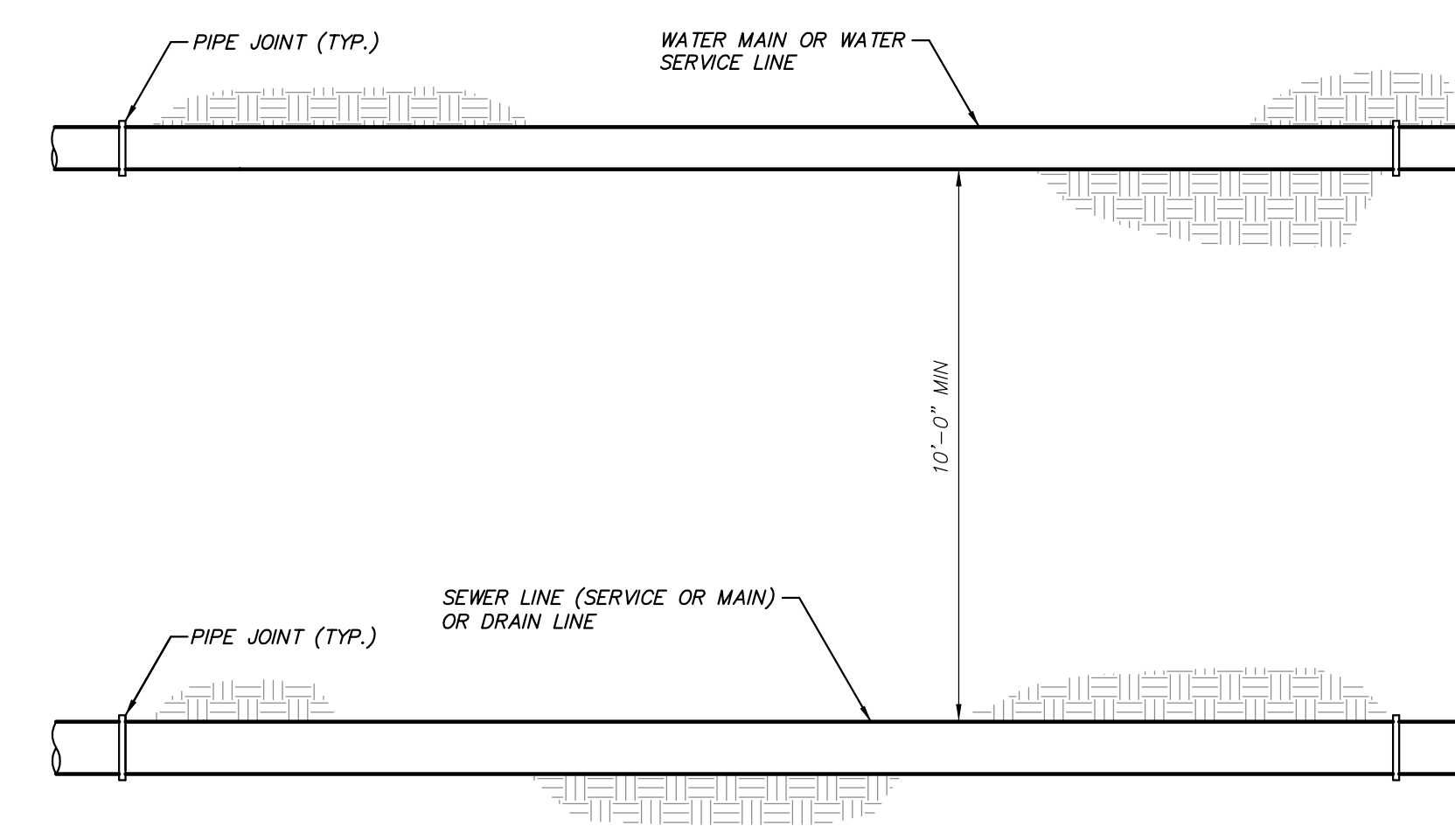
WATER LINE CROSSING UNDER  
SANITARY SEWER LINE OR STORM DRAIN LINE

- NOTES:
- When 18" separation cannot be maintained, the water line shall be encased in concrete (see detail) only with prior approval of the Design Engineer and Department of Health.
  - Provide pipe and fitting restraint as required.
  - The 18" separation applies to water mains and water service connections.

WATER LINE CROSSING DETAIL  
(N.T.S.)

PVC PIPE WATER MAIN NOTES:

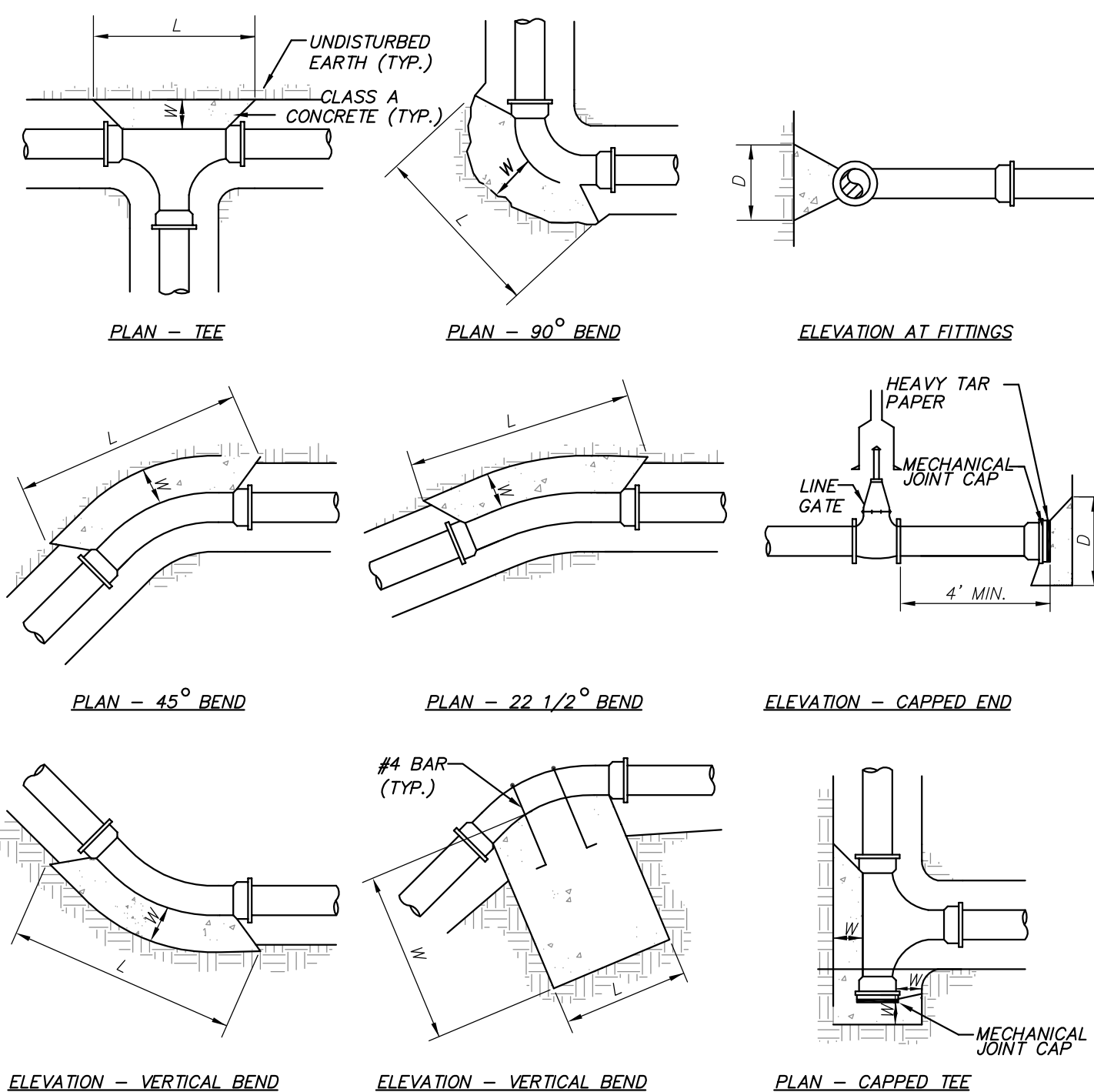
- All water mains shall be PVC Class 200 DR 14 pipe with factory installed push-on gaskets. All pipe shall be in conformance with the latest edition AWWA C300.
- All water main fittings shall be Class 350 ductile iron mechanical joints in accordance with the latest edition of AWWA/ANSI Standards C111/A21.11. "GRIP RING" restrained joint connections shall be provided at every fitting (as manufactured by ROMAC Industries, Inc. or approved equal).
- Thrust blocks shall be installed at all changes in horizontal or vertical alignment.
- All water mains and appurtenances shall be installed in accordance with the latest edition of AWWA C605.
- Gate valves shall be "Clow" or approved equal, iron body, non-raising stem conventional packing, resilient seated, mechanical joint with restrained joint gaskets, pressure class 350, opening shall be left (CCW) and operation shall be by 2" square wrench nut.
- All water mains and appurtenances (including water service lines up to the curb stop) shall be pressure tested and leakage tested to the satisfaction of the Design Engineer, and the Westchester County Department of Health. This shall be done in accordance with the latest edition of AWWA Standard C651, section 4.4.3, the "Continuous Feed Method". The "Tablet method" will not be allowed.
- All water mains and appurtenances shall be flushed, disinfected, and tested to the satisfaction of the Design Engineer, and the Westchester County Department of Health. This shall be done in accordance with the latest edition of AWWA Standard C651, section 4.4.3, the "Continuous Feed Method". The "Tablet method" will not be allowed.
- Water mains shall be laid at least 10 feet horizontally from any existing or proposed sanitary or storm sewer main. The distance shall be measured edge to edge. In cases where it is not practical to maintain a 10 foot separation, the Design Engineer and Westchester County Department of Health may allow deviation with prior approval on a case-by-case basis. If supported by data from the Design Engineer prior to the installation of the water lines. The horizontal separation shall also apply to service connections.
- Water mains crossing sanitary or storm sewer mains shall be laid to provide a minimum vertical distance of 18 inches between the outside of the water main and the outside of the sewer. This shall be the case where the water main is either above or below the sewer. The crossing shall be arranged so that the sewer joints will be equidistant and as far as possible from the water main joints. Where a water main crosses under a sewer, adequate structural support shall be provided for the sewer to maintain line and grade. In cases where it is not practical to maintain the 18 inch vertical separation, the Design Engineer and Westchester County Department of Health may allow deviation with prior approval on a case-by-case basis. If supported by data from the Design Engineer prior to the installation of the water lines. The vertical separation also applies to water service connections.
- The Design Engineer, Westchester County Department of Health, and Town's Authorized Representative shall be notified forty eight (48) hours before construction is started.
- The water mains shall not be placed into service until a certificate of construction compliance has been submitted to and accepted by the Westchester County Department of Health.
- The Westchester County Department of Health must be notified forty eight (48) hours prior to pressure testing the water main improvements.
- The contractor shall notify the Design Engineer every day that water main construction shall occur.



NOTES:

- When the 10' separation cannot be maintained, the water line shall be encased in concrete (see detail) only with prior approval of the Design Engineer and Department of Health.
- The 10' separation applies to water mains and water service connections.

WATER LINE HORIZONTAL SEPARATION DETAIL  
(N.T.S.)

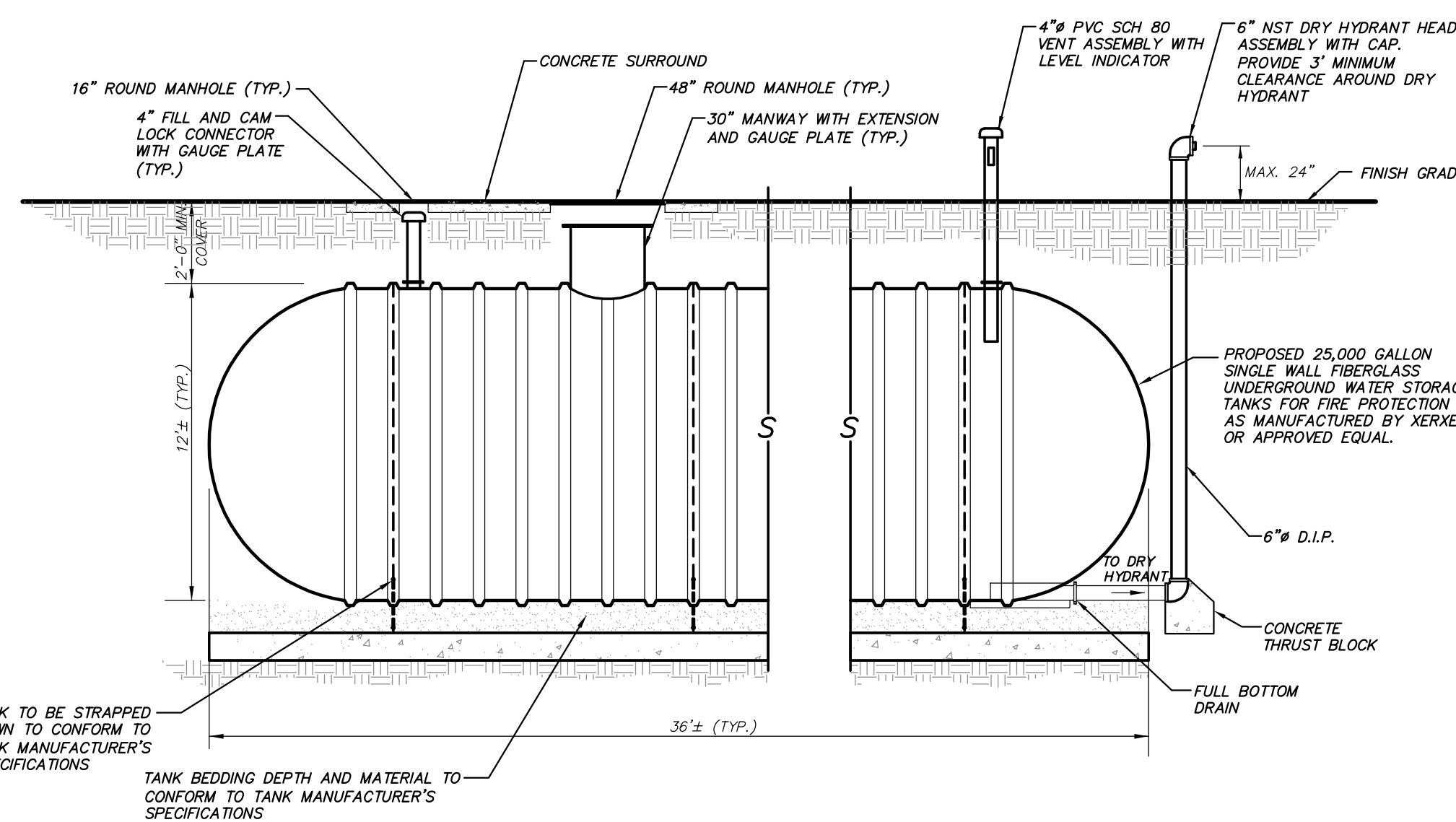


THRUST BLOCK SCHEDULE											
PIPE SIZE	CAP/TEE	22 1/2°	45°	90°	180°	270°	360°	45°	90°	180°	270°
4"	2"	1.5"	2"	1.5"	2"	1.5"	2"	1.5"	2"	1.5"	2"
6"	2"	1.5"	2"	1.5"	2"	1.5"	2"	1.5"	2"	1.5"	2"
8"	3"	2"	2"	2"	2"	2"	2"	3"	2"	2"	2"

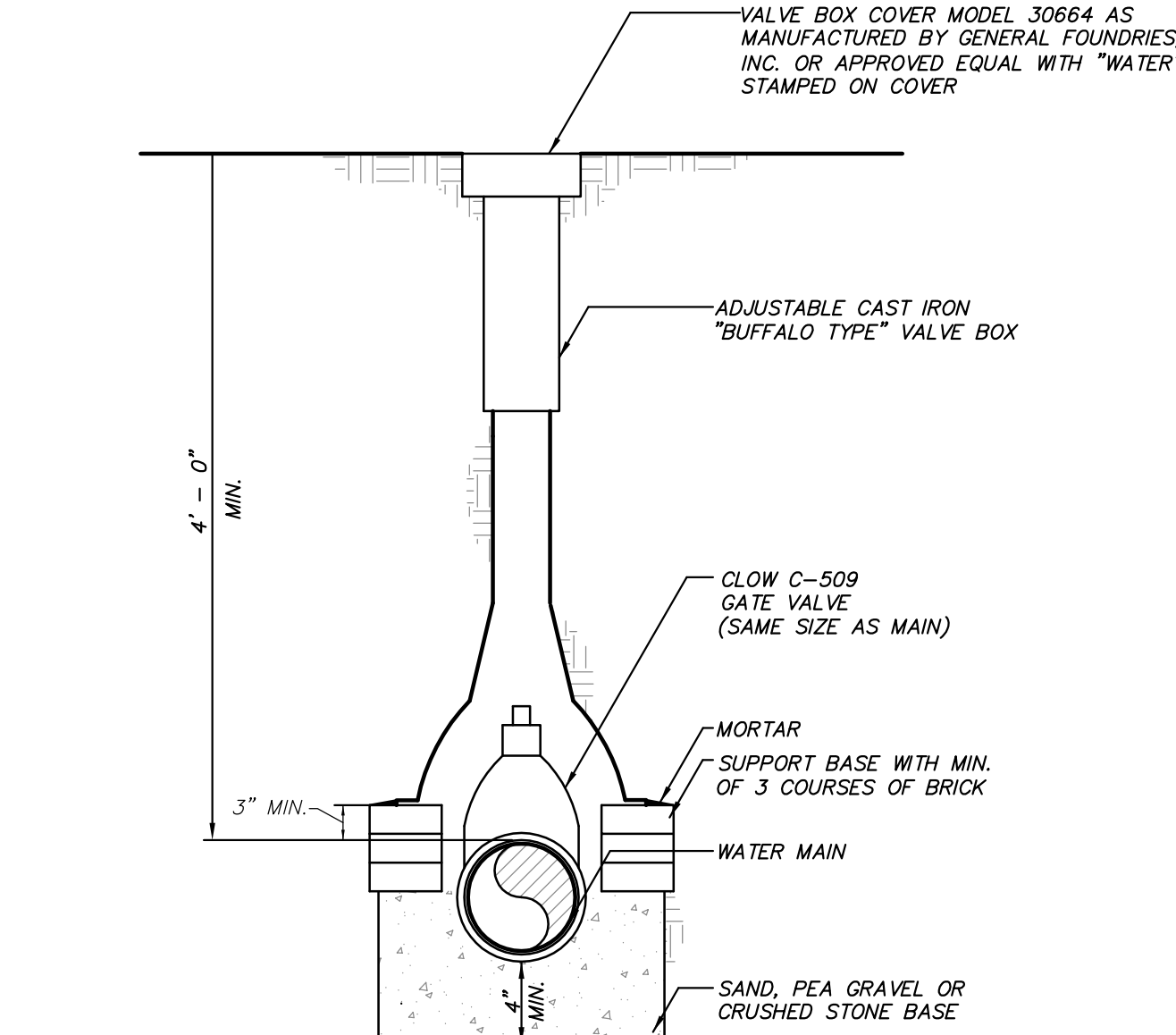
THRUST BLOCK DETAILS  
(N.T.S.)

NOTES:

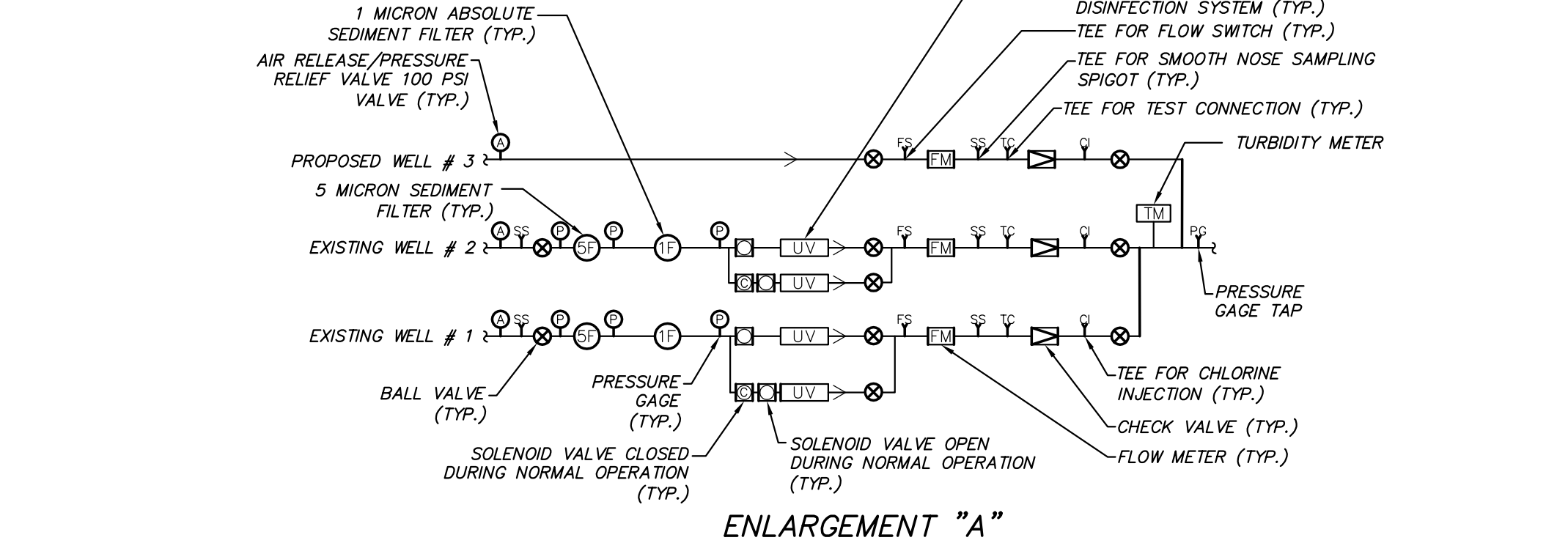
- Provide concrete thrust blocks at all changes in horizontal or vertical alignments for the dry hydrant and connection pipe.
- Provide low level alarm in clubhouse building.



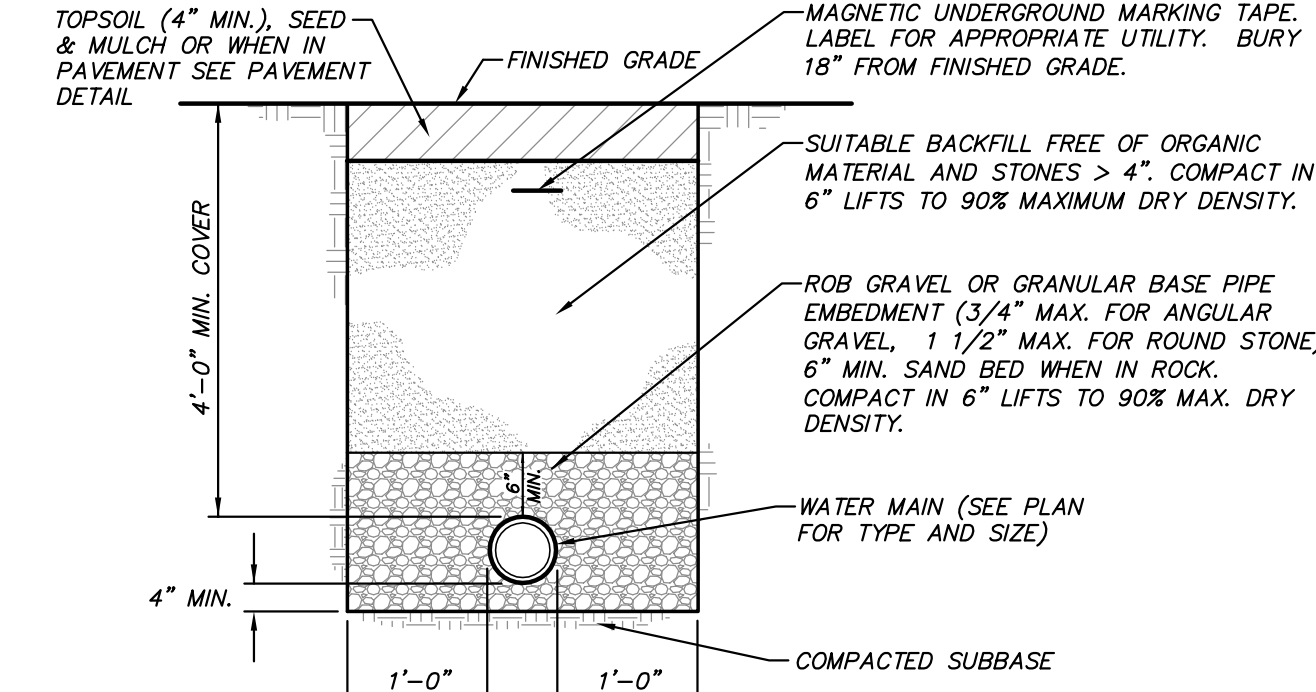
FIRE PROTECTION STORAGE TANK DETAIL  
(N.T.S.)



WATER MAIN GATE VALVE AND VALVE BOX DETAIL  
(N.T.S.)



WATER SYSTEM FLOW SCHEMATIC  
(N.T.S.)





### TESTS FOR NON-PRESSURE PIPELINES FOR TRANSPORT OF SEWAGE

The leakage shall be determined by exfiltration, infiltration or low pressure air.

#### A. Exfiltration Testing

1. **Exfiltration tests** shall be made by filling a section of pipeline with water and measuring the quantity of leakage.
2. **The head of water at the beginning of the test** shall be at least 2 feet above the highest pipe within the section being tested (5 feet for WDEEF sewers).
  - a. Should groundwater be present within the section being tested, the head of water for the test shall be 2 feet above the hydraulic gradient of the groundwater.
  - b. Should the requirement of 2 feet of water above the highest pipe subject any joint at the lower end of the test section to a differential head of greater than 11.5 feet, another method of testing shall be employed.

### B. Infiltration Testing

1. Infiltration test will be allowed only when the water table gauges determine the groundwater level to be 2 feet or more above the highest pipe of the section being tested.
2. Infiltration test shall be made by measuring the quantity of water leaking into a section of pipeline.
3. Measurement of the infiltration shall be by means of a calibrated weir constructed at the outlet of the section being tested.

### C. Allowable Leakage for Non-Pressure Pipelines

1. The allowable leakage (exfiltration or infiltration) for non-pressure pipelines shall not exceed the following in gallons per 24 hours per inch of diameter per 1000 feet of pipe:

Leakage	Type of Pipe
1	1
2	2
3	3
4	4
5	5
6	6
7	7
8	8
9	9
10	10
11	11
12	12
13	13
14	14
15	15
16	16
17	17
18	18
19	19
20	20
21	21
22	22
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86	86
87	87
88	88
89	89
90	90
91	91
92	92
93	93
94	94
95	95
96	96
97	97
98	98
99	99
100	100

Ductile iron - mechanical or push-on joints	100
Polyvinyl chloride, thermal plastic or fiberglass with rubber joints	100
Cast iron soil pipe	0

2. Regardless of the above allowable leakage, any spurting leaks detected shall be permanently stopped.

#### D. Low Pressure Air Testing

- As testing for completion shall not be performed until the backfilling has been accomplished.
- Low pressure air tests shall conform to ASTM C 826 or ASTM F417-92, Section 10.1. Three-Pressure Drop Method for a 0.5 psi drop, except as specified herein and shall not be limited to type or size of pipe.
- All sections of pipelines shall be cleaned and flushed prior to testing.
- The air test shall be based on the starting pressure of 3.5 to 4.0 psi gauge. The maximum allowed air pressure drop shall be 0.5 psi. The test shall be computed based on the area and length of the test section by the Engineer.
- a. When groundwater is present, the average test pressure of 3 psi shall close any local pressure due to the groundwater level.
- b. The maximum pressure allowed under any condition in air testing shall be 10 psi.
- c. The maximum groundwater level for air testing is 13 feet below the bottom of the pipe.
- d. The equipment required for air testing shall be furnished by the Contractor and shall include the necessary compressor, valves, gauges and plugs to allow the monitoring of the pressure, release of pressure and a separate test gauge.
- e. The test gauge shall be sized to allow for the measuring of the 0.5 psi loss allowed during the test period and shall be on a separate line.

### E. Deflection Testing

1. Deflection testing shall be performed 30 days after backfilling. The test shall be made by passing a ball or cylinder no less than 95% of the pipe diameter through the pipe. The test shall be performed without mechanical pulling devices.

#### F. Manhole Testing

1. General
  - a. Each manhole shall be tested by either exfiltration, infiltration or vacuum testing.
  - b. A manhole will be acceptable if the leakage does not exceed an allowance of one gallon per vertical foot of depth for 24 hours. Repairs of the allowable leakage, any leaks detected shall be permanently stopped.
2. Exfiltration tests shall be performed after backfilling. The test shall be made by filling the manhole with water and observing the level for a minimum of eight hours.
3. Infiltration tests shall be performed after backfilling when the groundwater level is above the joint of the top section of a precast manhole.
4. Vacuum testing shall be performed after backfilling in accordance with the provisions of ASTM D 1557.
5. The test head shall be placed at the top of the manhole in accordance with the manufacturer's recommendations.
6. A vacuum of 10 in. of mercury shall be drawn on the manhole, the valve on the vacuum line of the test head closed, and the vacuum gauged off. The time shall be measured for the vacuum to drop 10 in. of mercury.
7. The manhole shall pass if the time for the vacuum reading to drop from 10 in. of mercury to 9 in. of mercury meets or exceeds the time listed below.

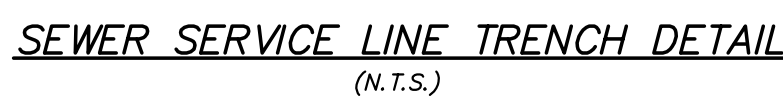
Minimum Test Times for Various Manhole Diameters in Seconds.

Depth (ft)	Diameter (inches)	48	60
		Time (seconds)	
8 or less		20	26
10		25	33
12		30	39
14		35	46
16		40	52
18		45	59
20		50	65

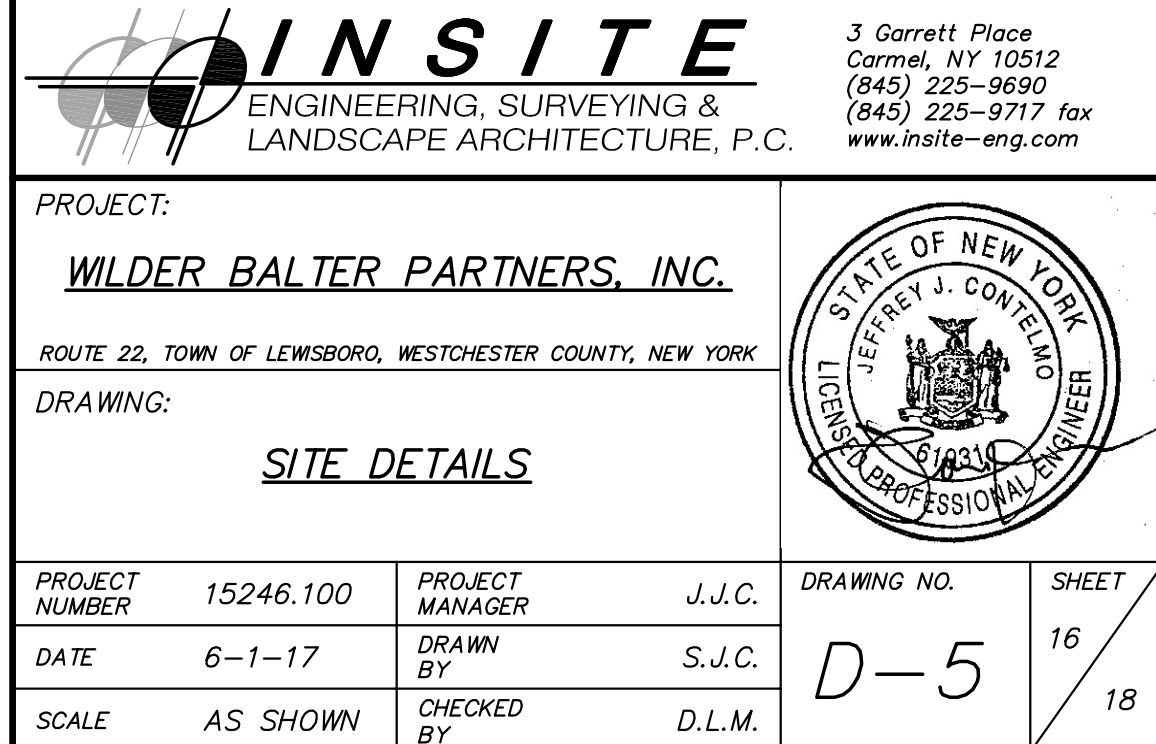
- d. If the manhole fails the initial test, necessary repairs shall be made by an approved method. The manhole shall then be retested until a satisfactory result is obtained.

1. All sewer mains & sewer services shown on these plans shall be polyvinyl chloride (PVC) SDR 35.

3. Sewers shall be laid at least 10 feet horizontally from any existing or proposed water main. The distance shall be measured edge to edge. In cases where it is not practical to maintain a 10 foot horizontal separation, the Design Engineer and Westchester County Department of Health may allow deviation with prior approval on a case-by-case basis. If supported by data from the Design Engineer, The horizontal separation also applies to service connections.
4. Sewers crossing water mains shall be laid to provide a minimum vertical distance of 18 inches between the outside of the water main and the sewer. The crossing shall be arranged so that the sewer pipes will be equidistant and as far as possible from the water main. Where a water main crosses under a sewer, adequate structural support shall be provided for the sewer to maintain line and profile. In cases where it is not practical to maintain a 10 foot horizontal separation, the Design Engineer and Westchester County Department of Health may allow deviation with prior approval on a case-by-case basis. If supported by data from the Design Engineer, the vertical separation also applies to service connections.
5. The sanitary sewer service lines shall be tested in conjunction with the sewer mains to test for leaks or seepage line and in accordance with the latest Westchester County Department of Health Rules & Regulations.
6. Testing of the manholes with the pipeline shall not be permitted. Manholes & sanitary sewer lines shall be tested independently of each other.
7. The owner/applicant shall be responsible for acquiring specification of the construction of the sanitary sewer main system by a person or firm qualified to practice professional engineering in the state of New York.
7. The owner/applicant shall be responsible for providing three (3) copies of as-built drawings signed and sealed by a licensed and registered New York State Professional Engineer to the Westchester County Department of Health at the time of the completion of the construction.
8. The Design Engineer, Westchester County Department of Health, and Town Engineering Department shall be notified forty eight (48) hours before construction is started.
9. The sanitary sewer mains shall not be placed into service until a certificate of construction compliance has been submitted to and accepted by the Westchester County Department of Health.
10. The Westchester County Department of Health and the New York City Department of Environmental Protection must be notified forty eight (48) hours prior to pressure testing the sewer main improvements.
11. Manhole frames & covers to be Campbell pattern #00707 for 24" opening or approved equal. All 18" manholes shall maintain a "SEWER" and have six 3/4" hole vents. (use solid covers because are necessary)
12. The exterior of all manholes shall be covered with an approved asphalt waterproofing.
13. Concrete base slabs shall be set or air entrained concrete with a minimum design strength of 3,000 psi.
14. The contractor shall submit shop drawings of the precast manholes to the Design Engineer for review and acceptance.
15. Precast manholes shall be in accordance with reinforcement of 0.12 sq. in. per lin. ft. of the barrel. Design is designed in compliance with A.S.T.M. C-478, and withstand an H=20 design loading.
16. Precast base sections to have the required number of gaskets and openings as shown and specified.
17. Precast manhole sections shall employ a watertight gasket arrangement between each section approved by the Design Engineer.
18. Openings for pipes shall be precast or machine cored. Gaskets or collars for pipe connections shall be designed to be watertight and compatible with the type of pipe being used.
19. The length of pipes entering or leaving any manhole shall be greater than 2'-0".
20. Precast manholes under 6'-0" deep shall have a "Flat Top" slab roof.
21. Gaskets or collars for pipe connections to manhole shall provide a minimum of 0.1" drop across the manhole.



14	8-23-18	PLANNING BOARD SUBMISSION	JFR
13	8-2-18	REVISED PER TOWN COMMENTS	JR
12	6-28-18	REVISED PER TOWN COMMENTS	MEU
11	11-17-17	REVISED PER NYCDP COMMENTS	ZMP
10	9-01-17	REVISED PER TOWN COMMENTS	ZMP
9	7-27-17	REVISED PER TOWN COMMENTS	EIG
8	6-29-17	REVISED PER TOWN COMMENTS	SJC
NO	DATE	REVISION	BY









Notes:

- Limits of the wetland buffer enhancement area will be staked out prior to commencement of plant removal.
- Nuisance and non-native vegetation will be removed, including species listed in the invasive species narrative.
- Wetland seed mix will be used as specified to supplement plantings at a rate of 4 pounds per acre. Eight pounds of seed will be used for this site.
- The area chosen for restoration and enhancement is adjacent to the northern side of the wetland, and is the location of past site activities. Historic aerial photos show that agricultural and forestry activities were being conducted on this part of the site as recently as the 1960's. Secondary growth following the cessation of this disturbance includes a number of non-native and invasive species, which will be cleared from the site in accordance with the attached maintenance plan.
- Two stormwater management basins will be constructed partially within the regulated buffer areas. These basins will be planted as stormwater wetlands, and will also add diversity of vegetation and stormwater quality treatment to the site.
- A total of 91 shrubs, 12 trees and a number of herbaceous plants will be planted to create a more diverse buffer plant community on site as per the plant list below.

Goals/Offsetting of Proposed Impacts

The proposed impacts to buffers and adjacent areas are associated with the construction of stormwater management basins designed to treat runoff from the newly developed residential units. These basins will be constructed in an area that was previously disturbed and has suitable topography such that the basins can be created with minimal grading and earth movement. The proposed planting plan will improve on this vegetative cover by introducing native species to the area, while providing filtering and flood attenuation of overland runoff before it enters the receiving stream.

It is noted that a portion of the proposal is to eliminate non-native vegetation in some areas of the existing wetland and adjacent areas. In total, the proposed mitigation will include approximately two acres of the site. No direct impacts to wetlands are proposed; approximately 14,500 sf of Town and 7,000 sf of DEC buffer will be affected. Mitigation ratios will therefore be approximately 3.7:1 and 7.7:1 respectively.

Proposed Wetland Buffer Enhancement

The overall mitigation area, identified on the plans as "wetland/buffer enhancement area", is a disturbed part of the site where previous site work, clearing and grading were done. As noted above, nuisance vegetation, stone piles and rubble will be removed in this area and plants installed as shown on the planting plan.

Planting Details

Plant choices for the wetland expansion were made according to existing site conditions and locally common species.

All planting will proceed by hand. Materials will be brought to the site in good condition (see below) and then placed in central drop locations. The materials will then be hand-carried to their planting locations and in turn, planted by hand. Only rounded, shallow planting shovels will be used in this effort.

Criteria for selecting plant material will include (1) the plant's ability to withstand the expected light and saturation conditions; (2) its demonstrated survival on this site and other nearby sites; (3) the plant must be native and non-invasive; and (4) whether the plant material is available at nurseries in the same region as the site. See Table 1 for complete plant species list. Seed mix was chosen based on the species' ability to survive in moist areas adjacent to the road with some sun.

Planting will be done in spring or early summer (between April 1 and July 1). Shrubs may also be planted in the late summer to early fall (September 1 to October 30). In all cases, a hole will be dug twice as deep as the root ball. The only shovels allowed are rounded, shallow spades. The hole will then be backfilled with a thin layer of rich, organic topsoil, the plant placed inside, the hole backfilled to the top and then gently tamped down.

Container-grown plant material delivered to the job site will be inspected to assure moist soil/root masses. Any dry and light weight plants will not be accepted. If not planted immediately the container will be stored out of the sun and wind and kept moist (i.e., a means of watering will be provided and watering will occur daily). When removed from the containers, the plants will be the size of the specified container. If in leaf, the plants will appear healthy with no spots, leaf damage, discoloration, insects or fungus. If not in leaf, the buds will be firm and free of damage, discoloration, insects or fungus. Containers will be a minimum of quart size for shrubs and gallon size for trees.

Bare roots plants will be shipped from the nursery immediately after lifting from the field and will be planted immediately upon arrival at the site. If they cannot be planted as soon as arriving at the site, they will be stored in the shade, protected from sun and wind, and kept moist by the use of straw, peat moss, compost, or other suitable materials. Plants not having an abundance of well developed terminal buds on the leaders and branches will be rejected. The stems and branches of all plants will be turgid and the cambium healthy or the plants rejected. Any bare root plants that are in leaf or have leaflets will be rejected.

Plant Species Choices for Wetland Buffer Enhancement/Restoration				
Map Symbol	Quantity	Scientific Name	Common Name	Size
<b>Trees</b>				
Aru	12	Acer rubrum	Red Maple	5'-6'
<b>Shrubs</b>				
CSe	29	Cornus sericea	Redosier dogwood	3'-4'
AC	6	Amelanchier canadensis	Shadblow	4'-5'
SD	14	Salix discolor	Pussy willow	3'-4'
VC	21	Vaccinium corymbosum	Highbush blueberry	4'-5'
VD	21	Viburnum dentatum	Arrowwood	4'-5'
<b>Herbaceous Plants</b>				
CS	100	Carex stricta	Tussock sedge	2" plug
CC	100	Carex crinita	Fringed sedge	2" plug
JE	100	Juncus effusus	Soft rush	2" plug
<b>Seed Mix</b>				
		Riparian Buffer Mix ERNMX-154		
SWM	8 pounds	Or equivalent		

Wetland Buffer Enhancement Areas

Following the removal of non-native invasive species as specified in the invasive species eradication plan, wetland and buffer areas will be seeded using the following seed mixes:

Buffer Areas - Riparian Buffer Mix (ERNMX-154 or equivalent) at 20 lbs/acre.

Monitoring and Maintenance

At least one pre-construction meeting will occur between the chosen grading and/or planting contractor/subcontractor and the site environmental monitor prior to beginning construction on site. The construction monitor will have experience in wetland construction and a Bachelor of Science degree in Natural and/or Physical Resources.

Monitoring and maintenance efforts for the mitigation plantings will take place over a five year period following construction. This will include bi-weekly visits for the first growing season, and then twice a year for the next four years, with additional inspections as required depending on conditions. The applicant's environmental monitor will conduct a survey of the site and site conditions will be noted and adjusted as necessary. A goal of at least 85% survival and a maximum of 10% non-native species will be considered acceptable. An annual report will be provided to the Town of Lewisboro and government agencies at the end of the growing season for each of the five years. Deer fence will be utilized as necessary to minimize damage from deer browsing.

Invasive Species Monitoring and Control Program

Japanese barberry, oriental bittersweet, *Phragmites australis* and multiflora rose are all noted as present within and adjacent to the wetlands on the project site. These invasive species favor areas of disturbed soils and edge areas. This plan will implement an invasive species monitoring and manual control program for the duration of construction and development of the project. It has been designed to carry over into the needed maintenance plans that will need to be developed and implemented by the Project Owner.

Those areas of the site that are closest to the existing wetlands and watercourses have been disturbed and re-graded over the years. These are the portions of the site that are known to support invasive species which are altering the character of the wetlands and adjacent areas and represent a long term risk to the native vegetative community.

By controlling exotic vegetation, and reducing deer populations due to increased human activity on the site, nearby native plants will have less competition and therefore have more resources available for their own growth. An invasive species monitoring and control program will be implemented at the project site as part of the overall development plan. Species targeted for removal include the following:

Tree-of-heaven (*Ailanthus altissima*)  
Multiflora rose (*Rosa multiflora*)  
Mugwort (*Artemisia vulgaris*)  
Autumn olive (*Elaeagnus umbellata*)  
Garlic mustard (*Alliaria petiolata*)  
Purple loosestrife (*Lythrum salicaria*)  
Common reed (*Phragmites australis*)  
Oriental bittersweet (*Celastrus orbiculatus*)  
Porcelainberry (*Ampelopsis brevipedunculata*)  
Japanese Barberry (*Berberis thunbergii*)  
Japanese Stilt Grass (*Microstegium vimineum*)  
Winged Euonymus (*Euonymus alatus*)

The above listed species and all other invasive non-native plants that are detrimental to the ecology of the project site will be removed during site development to the extent practicable. The goal of this program is to reduce the presence of exotic/invasive species to a threshold of less than ten percent total cover within the areas shown on the Wetland Restoration and Buffer Enhancement Plan (the "Plan"). A qualified biologist/botanist will supervise the removal of invasive species. Invasive species can be removed in several ways, depending on the location and species of the plant:

- If a shrub is isolated and does not have its root system entwined with other plants, it may be removed mechanically. As much of the root system as possible should be removed to prevent the possibility of the invasive plant sprouting from root pieces left behind.
- If a shrub is growing amongst other native plants in a way that uprooting it may disturb surrounding native plants warranting preservation, the plant may be most safely and effectively removed by chemical means. To remove by chemical means, the plant shall first be cut back to a few stubs and stumps, about twelve inches from the base. An EPA approved solution of glyphosate (Round-up or equivalent) shall be painted on the ends of the stumps. This technique shall be applied in the early fall months before the onset of plant dormancy. Proper notification must be made prior to the application of all restricted pesticides, and application made by a licensed applicator, if required. During project construction, glyphosate will only be applied by a licensed herbicide applicator, as coordinated with the Environmental Site Monitor. Only hand-cutting and removal will be allowed within the Wetland Controlled Area.
- Highly invasive groundcovers, such as Japanese honeysuckle, are difficult to eliminate due to their habit of rooting along the stem. Groundcovers of this type will be removed by hand or mechanically. If after the second year of treatment the species persists, it may be sprayed with glyphosate, using a very close and targeted application during the active growing season. If the plant is growing among other herbaceous or shrub material that would be harmed by spraying, the glyphosate shall be applied by brush or mechanical removal should be considered. Repeated treatments may be necessary to remove the plant completely.
- Highly invasive annuals, such as garlic mustard, are difficult to eliminate due to their growth from seed that is widespread among the soil seed bank where the plants are found. Several methods may be utilized in removing this type of invasive plants. If the species is growing densely without other plants, the area will be sprayed with glyphosate during the active growing season, following the manufacturer's recommendations. Species will also be removed by hand. Both methods should be performed before plants set seed. Both methods shall be performed multiple times over a season and possibly over several seasons to completely eradicate the target species.

Monitoring and Maintenance Schedule

Following development of the site, a maintenance plan will include the regular inspection of undisturbed areas as shown on the Plan, and removal of these species as necessary. This represents the transitional areas that are most susceptible to opportunistic setting of invasive species. It is anticipated that a schedule of inspections three times a year for the first three years following full project build out (early, mid and late growing season) will be adequate for the identification and removal of the invasive species in this area.

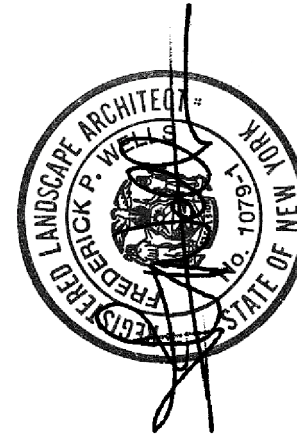
The Town Building Inspector and Wetlands Inspector will be consulted prior to the proposed removal of invasive species within the controlled area. In addition, all activities related to invasive species control, monitoring and assessment of achievement of the 10 percent tolerance threshold for coverage by all invasive species on the project site will be coordinated with the Environmental Site Monitor. These inspections will include the mapping and identification of locations and extent of cover of invasive species, and identify the methods to be used for the subsequent removal. Following treatment, a brief report outlining extent, location and removal method for each species shall be prepared and filed with the Town Planning Office.



- Buffer area to be enhanced. Invasive species will be removed, new plants installed and area seeded with transitional species mix.
- Wetland area where invasive species will be removed.

<b>Total Buffer Disturbance</b>	
New York State DEC/Town of Lewisboro	7,400 sf
Town of Lewisboro only	14,500 sf
Total impervious cover within buffer (existing)	0 sf
Total impervious cover within buffer (proposed)	0 sf
<b>Mitigation/Enhancement</b>	
Wetland/Buffer enhancement area	+/- 40,000 sf
Stormwater Basin planting	+/- 14,000 sf
Total buffer restoration/enhancement	+/- 54,000 sf
Buffer/restoration ratio - DEC/Town	7.7:1
Buffer/restoration ratio - Town	3.7:1

Note: Refer to Site Plans prepared by Insite Engineering, Surveying and Landscape Architecture, P.C. for stormwater basin plantings and other site landscaping.



Mitigation Plan prepared by Frederick P. Wells, RLA  
and Steve Marino, PWS  
Date: June 23, 2017, rev. October 11, 2017  
rev. August 2, 2018  
Basemap provided by INSITE Engineering

Tim Miller Associates, Inc.  
Environmental and Planning Services  
10 North Street, Cold Spring, NY  
845 265 4400



WETLAND BUFFER RESTORATION  
AND ENHANCEMENT PLAN  
FOR  
WILDER BALTER PARTNERS INC.  
ROUTE 22  
LEWISBORO, WESTCHESTER COUNTY, NEW YORK





August 27, 2018

Goldens Bridge Fire Department (GBFD)  
Board of Fire Commissioners  
254 Waccabuc Road  
Goldens Bridge, New York 10526

Attn: Edward Brancati, Chairman

RE: Wilder Balter Partners, Inc.  
Proposed 42-Unit Affordable Rental Housing Development  
NYS Route 22

Dear Chairman Brancati and Members of the Board:

Please find enclosed project site plans last revised August 23, 2018 for the above referenced project. Since your Department reviewed the July 27, 2017 project plans, the project remains similar to the earlier version and still includes the following fire protection provisions:

1. All buildings will include a fire sprinkler protection system.
2. A fire protection water tank is proposed at the intersection of the entry drive and the parking area, adjacent to Building 2 in the general location requested by the GBFD.

In addition, the changes requested by the GBFD which were incorporated into the project plans for the July 27, 2017 issue are still part of the current design. Refer to the attached July 27, 2017 letter to the Town of Lewisboro Planning Board with Item #10 highlighted.

Changes of note for the current plans include the following:

1. In response to comments from the public and members of the Town of Lewisboro Planning Board, Buildings 1, 2 and 3 have been changed to the "Bridleside" style building which provides for individual exterior entrances to the apartments.
2. The project program has been modified to meet funding requirements by NYSHCR. This modification involves a reduction in unit count from 46 units to 42 units, and an increase in bedroom count from 72 bedrooms to 84 bedrooms. The enclosed plans now include 10 one-bedroom units, 22 two-bedroom units and 10 three-bedroom units.
3. To accommodate this change, 2 downhill units have been removed from each of Buildings 2 and 3.
4. The number of parking spaces have been increased from 112 to 116 in compliance with the Town zoning code.
5. No changes are proposed to the number of buildings or the general layout of the site.
6. The plans also reflect a small expansion of the septic area necessary to accommodate the increased bedroom count and corresponding design flow.



Please review the enclosed information and get back to us with any questions or comments.

Very truly yours,

INSITE ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.

By:

  
Jeffrey J. Contelmo, PE  
Senior Principal Engineer

JJC/dlm  
Enclosures

cc: John Bainlardi  
Town of Lewisboro Planning Board

Insite File No. 15246.100



July 27, 2017

Town of Lewisboro Planning Board  
79 Bouton Road  
South Salem, New York 10590

RE: Wilder Balter Partners, Inc.  
Proposed 46-Unit Affordable Rental Housing Development  
NYS Route 22

Dear Chairman Kerner and Members of the Board:

Enclosed please find nine (9) copies (5 full scale and 4 half scale plans) of the following in support of applications for Site Plan Approval (Step II), Wetland Activity Permit and Stormwater Permit for the above referenced project:

- Site Plan Set (consisting of 15 sheets), last revised July 27, 2017.
- Highway Improvement Plans, prepared by Maser Consulting, P.A. dated July 18, 2017.
- Floor Plans and Elevations, prepared by L&M Design dated July 26, 2017.
- Shuttle Bus Specification Sheet.

In response to the comments offered in a memorandum to the Board from Kellard Sessions Consulting, P.C., dated July 12, 2017, we offer the following:

1. Average grade and building height determination are shown on the attached architectural drawings.
2. Comment noted.
3. Please note the following regarding the proposed landscaping:
  - Additional landscaping along NYS Route 22 within the ROW will be discussed with the New York State Department of Transportation (NYSDOT), and the status of the discussions will be summarized with the Board.
  - The parking areas have been supplemented with additional planted islands to meet the requirements of the cited code section.
  - The Landscape Plan has been revised to include buffer planting north of Building #1.
  - Plantings proposed in connection with the proposed stormwater basins have been included on the Landscape Plan.
4. The project does not propose a permanent irrigation system for the proposed landscape plantings. Notes have been added to the Planting Notes on Drawing SP-1 as requested.
5. The survey location of trees as required by the Town's Wetland Code, as well as specimen trees located in other selected areas on the site, are shown on the enclosed Tree Plan.
6. As recommended, the project Wetland Consultant will meet with the Town Consultant to discuss their technical comments to the Wetland Mitigation Plan.
7. The proposed grading associated with the Route 22 site access intersection improvements will be coordinated between Maser Consulting and our office. It should be noted that no existing vegetation is proposed to be removed to accommodate the sight lines from the proposed site

---

3 Garrett Place, Carmel, New York 10512 (845) 225-9690 Fax (845) 225-9717

[www.insite-eng.com](http://www.insite-eng.com)



access beyond any vegetation that would be required to be removed for the construction of the proposed right turn lane.

8. Sightline profiles for the I-684 Exit 6A exit ramp, as well as a plan view indicating the areas of vegetative removal, have been provided on Sheet No. 5 of 6 of the Maser Consulting plan set, as requested. These plans have also been forwarded to NYSDOT for review as part of the Highway Work Permit.
9. Profiles for underground utilities will be provided at a later date once the utility designs have been finalized.
10. Based on written comments received from the Goldens Bridge Fire Department/District (GBFD) and our July 20, 2017 meeting with them, we made the following changes and additions to the enclosed site plans. We have agreed with the GBFD to meet with the Fire Chiefs in the near future for a follow-up technical review and to further refine the site plans in coordination with the GBFD as a result of such technical review
  - Notes regarding fire protection have been added to the plans.
  - Several oversized vehicle parking spaces have been added to the plan as suggested by the GBFD.
  - The driveway geometry has been improved at the internal driveway intersection for better emergency vehicle maneuverability as suggested by the GBFD.
  - The driveway width and intersection curve radii have been increased at the internal driveway intersection as suggested by the GBFD.
  - The location of the fire protection tank has been revised to the area adjacent to the internal driveway intersection as suggested by the GBFD.
11. The plans have been advanced regarding the locations of system components related to the sanitary sewer system and water supply system. Information relating to underground electric / telephone / cable service will be provided at a later date.
12. The subject Stormwater Pollution Prevention Plan (SWPPP) has been reviewed and deemed complete by the New York City Department of Environmental Protection (NYCDEP). As recommended, we have reached out to the NYCDEP to set up a joint meeting with the Town's Consultants.
13. As noted, the anticipated earthwork volumes have been provided on the Grading Plan as requested.
14. The water supply system, design and details have been advanced, additional information relative to the system will be submitted to the Town upon its completion.
15. The design and details of the wastewater treatment system have been advanced, additional information relative to the system will be submitted to the Town upon completion.
16. The proposed septic areas to be developed are shown on the enclosed plans and include limits of disturbance.
17. The Project Hydrogeologist will prepare and submit a 72-hour pump test protocol for review by the Town.
18. Please note the following regarding comments from the Town's Traffic Consultant:

School Bus Operations: A proposed school bus stop, located in front of Building #4 (clubhouse), has been added to the site plans. This is the developer's preferred alternative. In the event that the School District elects to not enter the site for school bus pick-up/drop-off, then an alternative bus stop location (adjacent to the project driveway access on the eastern side of Route 22) will be utilized, which location will be coordinated with the NYSDOT and the School District.

Shuttle Bus Service: A 10-passenger shuttle van with handicap accessibility for wheelchair access is proposed (specifications attached). Based upon the typical shuttle van usage by the residents at Bridleside, the proposed shuttle van will comfortably handle the expected resident usage for transport to and from the train and/or bus, as well as to shopping locations.


19. As noted, the updated traffic volumes confirm the base data contained in the original traffic report. Additionally, the Signal Warrant Analysis indicates that a signal is not currently warranted at this location.
20. As noted, the plans submitted to NYSDOT included the provision of a separate right turn lane entering the site on the north bound approach. The improvements are part of the NYSDOT Highway Work Permit review.

It is requested that this matter be added to the Board's August 15, 2017 meeting agenda for further review, discussion and scheduling of the public hearing for the subject permits and approvals.

Should you have any questions or comments regarding this information, please feel free to contact our office.

Very truly yours,

INSITE ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.

By:   
Jeffrey J. Contelmo, PE  
Senior Principal Engineer

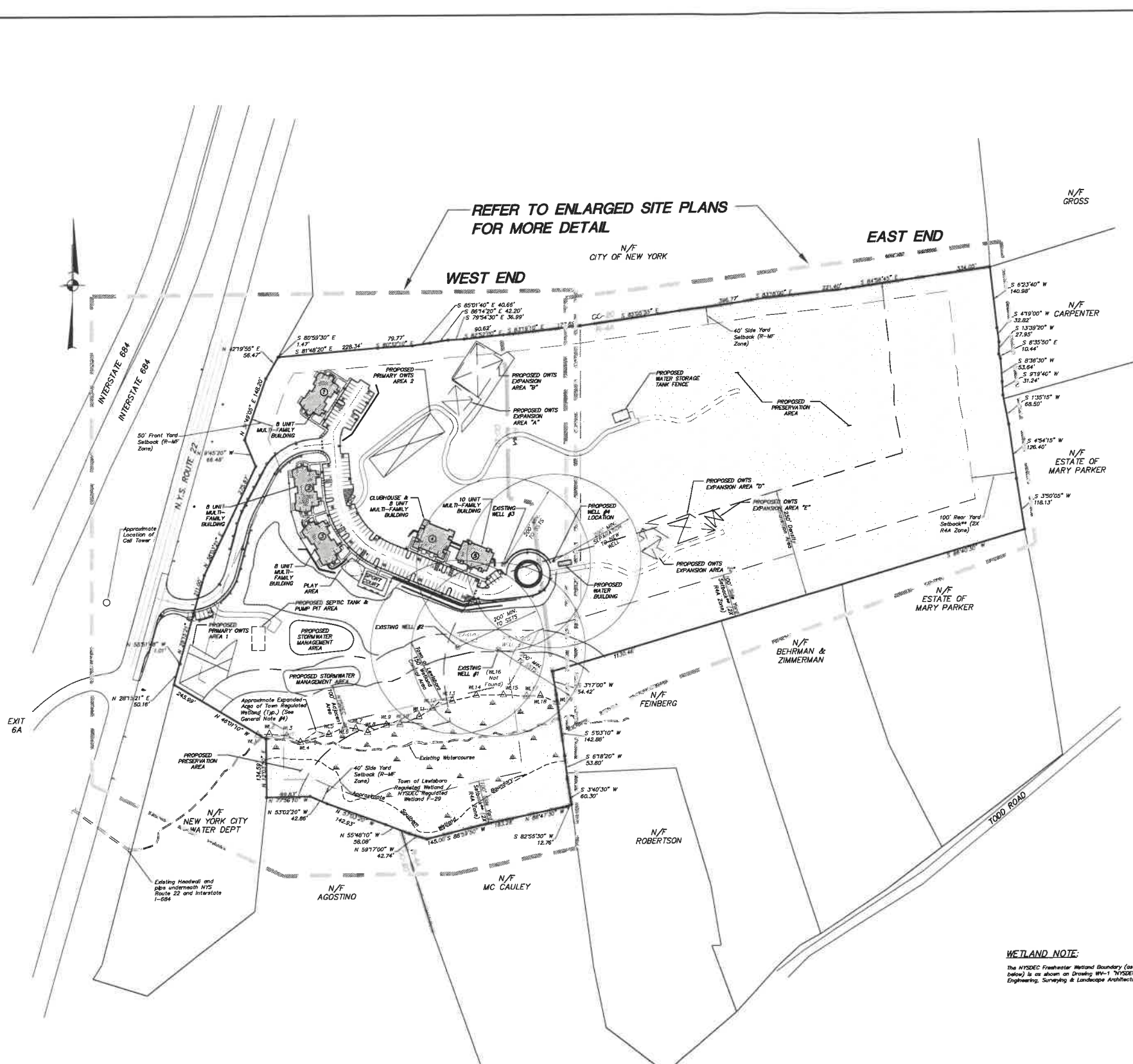
JJC/dlm/amk

Enclosures

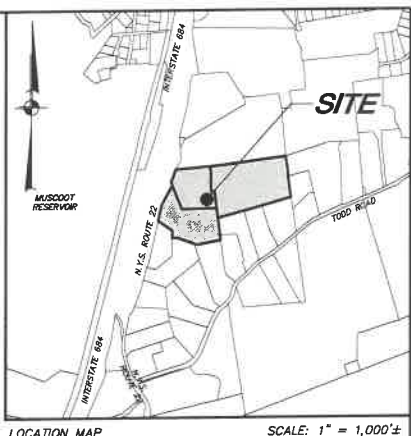
cc: John Bainlardi  
Jon Dahlgren  
Charles Martabano, Esq.

Insite File No. 15246.100





LEGEND	
	EXISTING PROPERTY LINE
	EXISTING WETLAND LIMIT LINE
	TOWN 150' CONTROL AREA
	NYSDEC 100' ADJACENT AREA
	EXISTING WETLAND SYMBOL
	EXISTING WELL
	EXISTING EDGE OF WATER
	PROPOSED EDGE OF PAVEMENT
	PROPOSED CURB
	PROPOSED CONCRETE WALK
	PROPOSED RETAINING WALL
	PROPOSED GUTTER



**OWNER:**  
Property Group Partners, LLC  
Attn: Jeffrey Sussman, President  
600 Fifth Avenue, 6th Floor  
New York, NY 10017

**APPLICANT:**  
Wilder Balter Partners, Inc.  
480 North Bedford Road  
Building 300, 1st Floor, West Wing  
Chappaqua, NY 10514

**SITE DATA:**  
Zone: CC-20 (Campus Commercial)  
Total Area: 35.43 AC. ±  
Total Map No.: Sheet 5  
Block 10768  
Lots 15, 20 & 21  
Proposed Use: Multi-family Dwellings

R-ME ZONING REQUIREMENTS (CC-20 District)		
	Required	Provided
Minimum Permitted Gross Lot Area	5 acres	35.43 ac. ±
Minimum Lot Width	250'	800' ±
Minimum Front	75'	211' ±
Front (from street center line)	50'	91' ±
Side	40'	43' ±
Side (2X 50' along RAA Zone)	100' ±	277' ±
Rear (2X 50' along RAA Zone)	100' ±	1,039' ±
Maximum Height	3 stories or 35'	To be determined
Maximum Building Coverage	12%	Less than 2%

DEVELOPMENT DENSITY - DENSITY UNIT CALCULATIONS	
<b>OVERALL SITE PERMITTED DENSITY:</b>	
Permitted Density Units (D.U.) Density Units per Net Lot Area:	
Net Lot Area	15.58 Acres
(per Net Lot Area Calculations on Dwg CM-1)	± 2.0 Density Units
Total Permitted Density Units for Overall Site	± 31.1 Density Units
• Density increases (up to 50%) in Density Units which may be authorized by the PE if applicant constructs at least 5 of additional Density Units as ATTN Units.	
<b>Proposed Density Units for Overall Site:</b>	
1 bedroom dwelling units	10 / 2.5 density units = 4 Density Units
2 bedroom dwelling units	22 / 2.0 density units = 11 Density Units
3 bedroom dwelling units	10 / 1.5 density units = 6.7 Density Units
Total Proposed Density Units	± 21.7 Density Units
<b>DENSITY TRANSITION AREA:</b>	
Permitted Density Units (D.U.) Density Units per Net Lot Area:	
Net Lot Area (per Net Lot Area Calculations Plan)	± 2.0 Density Units
Permitted Density Units	± 0 Density Units
Total Proposed Density Units for Density Transition Area	± 0 Density Units

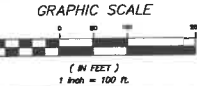
PARKING REQUIREMENTS:	
<b>Required:</b>	
Parking spaces per Dwelling Unit (DU)	42 DU x 2.0 = 84 spaces
plus 1 space for each unit with 2 bedrooms or more	32 DU x 1.0 = 32 spaces
Total Parking Spaces Required	116 spaces
Total Parking Spaces Provided	116 spaces

RECREATION REQUIREMENTS:	
<b>Required:</b>	
2.00 a.f. per Density Unit	21.7 Density Unit x 2.00 a.f./Density Unit = 43.4 a.f. Recreation Area
Total Recreation Area Required	43.4 a.f.
<b>Provided:</b>	
The following common recreation facilities proposed at the site serve to meet this requirement:	
Clubhouse	2,000 a.f.s
Play area	1,400 a.f.s
Multi-use sport court & perimeter	3,000 a.f.s
Walking trails	Area to be determined
Total Recreation Area Provided	7,000 a.f.

**WETLAND NOTE:**  
The NYSDEC Freshwater Wetland Boundary (as shown on this drawing) and validation block (shown below) is as shown on Drawing MW-1 "NYSDEC Wetland Validation Map" prepared by Insite Engineering, Surveying & Landscape Architecture, P.C., dated April 22, 2016.

- GENERAL NOTES:**
- Property lines as shown herein are based on a Survey of Property prepared by Burney Associates Land Surveys, last revised October 25, 1984.
  - Topography as shown herein is based on aerial photography dated April 2006, as prepared by Geomaps International. Contour Interval is 2'.
  - The wetland mapping as shown herein was delineated by Steve Marino on November 16, 2015 and survey located by Insite Engineering, Surveying & Landscape Architecture P.C., completed November 25, 2015.
  - Approximate location of expanded Town Regulated Wetland area as shown herein based on sketch provided by Town Wetland Consultant, Kalford Sessions, January 2016.
  - Project proposes merger of (3) tax parcels.
  - There are no FEMA 100-year flood plains on the subject property.
  - SSTS Area, once established, shall be designated as "Limited Mow Area" and shall not be mowed more than twice per year. Meadow areas and "Shelter Enhancement Areas" areas established, are not intended to be mowed. Stormwater Basins are intended to be maintained in accordance with the project SWPPP and the Permanent Stormwater Facilities Maintenance Schedule on Drawing D-6.

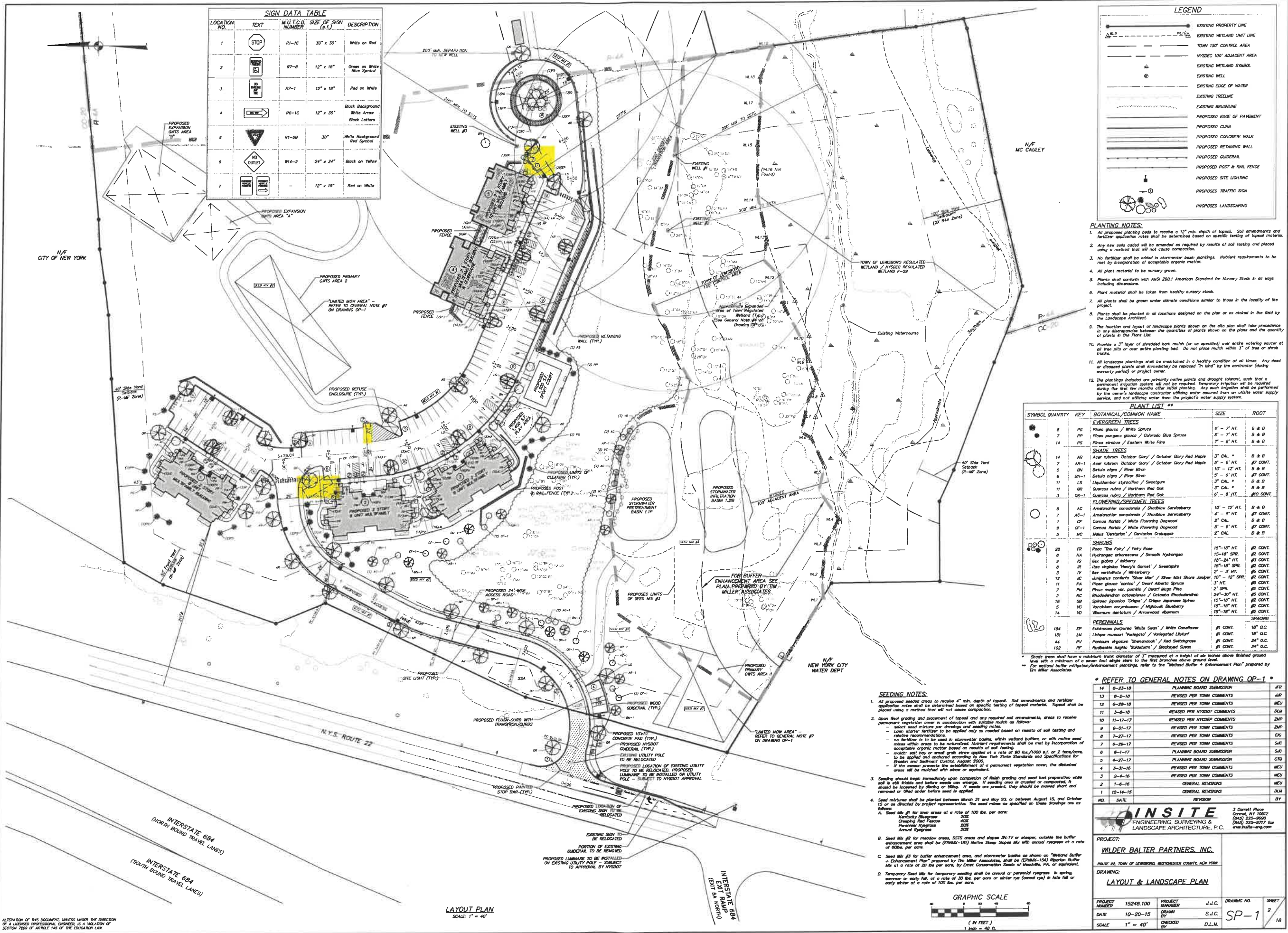
- FIRE PROTECTION NOTES:**
- The proposed buildings shall include fire sprinkler systems meeting the requirements of NFPA-13B, including dries and fire center hall stairwells.
  - The proposed buildings will include central station monitored fire alarm systems with smoke and carbon monoxide detectors, including heat detectors in unfinished, non-habitable attic spaces.
  - Buildings shall include a Knox Box Rapid Entry System in locations coordinated with the Fire Department.
  - Three construction programs shall be provided on all buildings in locations coordinated with the Fire Department.
  - All buildings will provide fire connections at locations to be coordinated with the fire department.
  - Overloaded vehicles (length greater than 18') shall not be permitted to be parked on the site other than in those parking spaces specifically labeled as "Overloaded Vehicle Parking Permitted".



14	8-23-18	PLANNING BOARD SUBMISSION	JFR
13	8-2-18	REVISED PER TOWN COMMENTS	JFR
12	6-26-18	REVISED PER TOWN COMMENTS	MEU
11	3-6-18	REVISED PER NYSDEC COMMENTS	DLN
10	11-17-17	REVISED PER NYSDEC COMMENTS	EJP
9	9-01-17	REVISED PER TOWN COMMENTS	ZMP
8	7-27-17	REVISED PER TOWN COMMENTS	END
7	6-29-17	REVISED PER TOWN COMMENTS	SJC
6	6-1-17	PLANNING BOARD SUBMISSION	SJC
5	4-27-17	REVISED PER TOWN COMMENTS	CTD
4	3-31-16	REVISED PER TOWN COMMENTS	MEU
3	2-4-16	REVISED PER TOWN COMMENTS	MEU
2	1-6-16	GENERAL REVISIONS	DLN
1	12-14-15	GENERAL REVISIONS	DLN
NO.	DATE	REVISION	BY
<b>INSITE</b> ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.			
3 Garrett Place Carmel, NY 10512 (845) 225-9890 (845) 225-9717 fax www.insite-ny.com			
<b>PROJECT:</b> WILDER BALTER PARTNERS, INC. ROUTE 22, TOWN OF LEWISTON, WESTCHESTER COUNTY, NEW YORK			
<b>DRAWING:</b> OVERALL SITE PLAN			
PROJECT NUMBER	15246.100	PROJECT MANAGER	J.J.C.
DATE	10-20-15	DRAWN BY	S.J.C.
SCALE	1" = 100'	CHECKED BY	D.L.M.
DRAWING NO.			SHEET
OP-1			18

REDUCED SCALE PLAN







LEGEND

- EXISTING PROPERTY LINE
- EXISTING METLAND LIMIT LINE
- TOWN 150' CONTROL AREA
- NYSDOT 100' ADJACENT AREA
- EXISTING METLAND SYMBOL
- EXISTING WELL
- EXISTING EDGE OF WATER
- EXISTING 10' CONTOUR
- EXISTING 2' CONTOUR
- PROPOSED EDGE OF PAVEMENT
- PROPOSED CURB
- PROPOSED CONCRETE WALK
- PROPOSED RETAINING WALL
- PROPOSED GUIDERAIL
- PROPOSED 10' CONTOUR
- PROPOSED 2' CONTOUR
- PROPOSED SPOT GRADE
- PROPOSED DRAINAGE PIPE
- PROPOSED ROOF DRAIN
- PROPOSED FOOTING DRAIN
- PROPOSED GRASS SWALE
- PROPOSED 8" WATER MAIN
- PROPOSED 4" WATER SERVICE
- PROPOSED TANK SUPPLY LINE
- PROPOSED WELL SERVICE LINE
- PROPOSED SEWER MAIN
- PROPOSED SEWER SERVICE WITH CLEANOUT
- PROPOSED SEWER FORCEMAIN (PRIMARY)
- PROPOSED SEWER FORCEMAIN (EXPANSION)
- PROPOSED UNDERGROUND CABLE, ELECTRIC AND TELECOMMUNICATION TRENCH
- PROPOSED TRANSFORMER
- PROPOSED UNDERGROUND PROPANE TANK
- PROPOSED GENERATOR
- PROPOSED CURB STOP
- PROPOSED GATE VALVE
- PROPOSED FLUSHING HYDRANT WITH GATE VALVE
- PROPOSED END SECTION WITH RIPRAP
- PROPOSED DRAINAGE INLET
- PROPOSED OUTLET STRUCTURE
- PROPOSED DRAINAGE MANHOLE

DRAINAGE TABLE

STRUCTURE	R/W	BOX	PIPE SIZE	LENGTH	SLOPE
OS 12 B	222.5	214.0	15"	32 L.F.	6.3%
ES 7					
OS 11 ESW	230.1	221.9	36"	37 L.F.	1.1%
FS 5	226.0	217.0	36"	50 L.F.	7.0%
ES 4		218.0			
FS 5	226.0	221.1	4"	16 L.F.	7.3%
ES 5A		220.0			
CB 18	289.4	288.1	15"	45 L.F.	1.0%
CB 17	289.0	285.7	15"	69 L.F.	1.7%
CB 16	287.4	284.1	15"	13 L.F.	3.8%
CB 15	287.0	283.8	18"	90 L.F.	1.0%
CB 14	287.0	282.7	24"	88 L.F.	1.0%
CB 13	289.2	281.7	24"	82 L.F.	1.7%
CB 12A	288.9	280.8	24"	34 L.F.	1.3%
DAM 12	288.1	280.4	24"	200 L.F.	3.7%
DI 11	278.4	273.0	24"	160 L.F.	8.6%
CB 10	271.2	265.7	24"	75 L.F.	6.4%
CB 9	253.0	248.9	24"	45 L.F.	12.2%
DAM 8	247.2	237.0	30"	130 L.F.	5.4%
SD 7	231.8	227.4	30"	52 L.F.	10.4%
ES 6		232.0			
DI 14A	288.5	283.5	15"	91 L.F.	1.0%
CB 14	287.9	284.6			
DI 13D	292.3	289.0	15"	26 L.F.	1.2%
CB 13C	291.8	288.5	15"	26 L.F.	1.0%
CB 13B	292.1	287.9	15"	90 L.F.	1.1%
CB 13A	292.5	286.9	15"	95 L.F.	1.0%
CB 13	289.2	285.9	18"	96 L.F.	1.0%
CB 11C	293.7	289.7	15"	166 L.F.	1.0%
CB 11B	293.8	289.1	15"	83 L.F.	5.0%
CB 11A	289.7	284.0	15"	97 L.F.	11.3%
DI 11	278.4	273.0			
CB 11D	286.9	284.4	15"	20 L.F.	2.0%
CB 11A	288.9	284.0			
CB 10A	271.2	267.0	15"	20 L.F.	1.5%
CB 10	271.2	266.7			
SD 9B	253.0	250.0	15"	29 L.F.	1.2%
CB 9A	253.0	245.7	15"	29 L.F.	1.5%
CB 9	253.0	249.4			
CB 8B	245.0	240.0	15"	42 L.F.	2.4%
CB 8A	245.0	235.0	15"	137 L.F.	1.1%
DAM 9	247.2	237.0			
CB 8C	245.9	240.6	15"	138 L.F.	1.7%
CB 8A	245.0	235.0			
DI 15C	298.0	294.4	15"	32 L.F.	27.8%
DI 15B	298.9	295.9	15"	42 L.F.	1.9%
DI 15A	298.0	294.7	15"	78 L.F.	1.4%
CB 15	287.0	283.6			

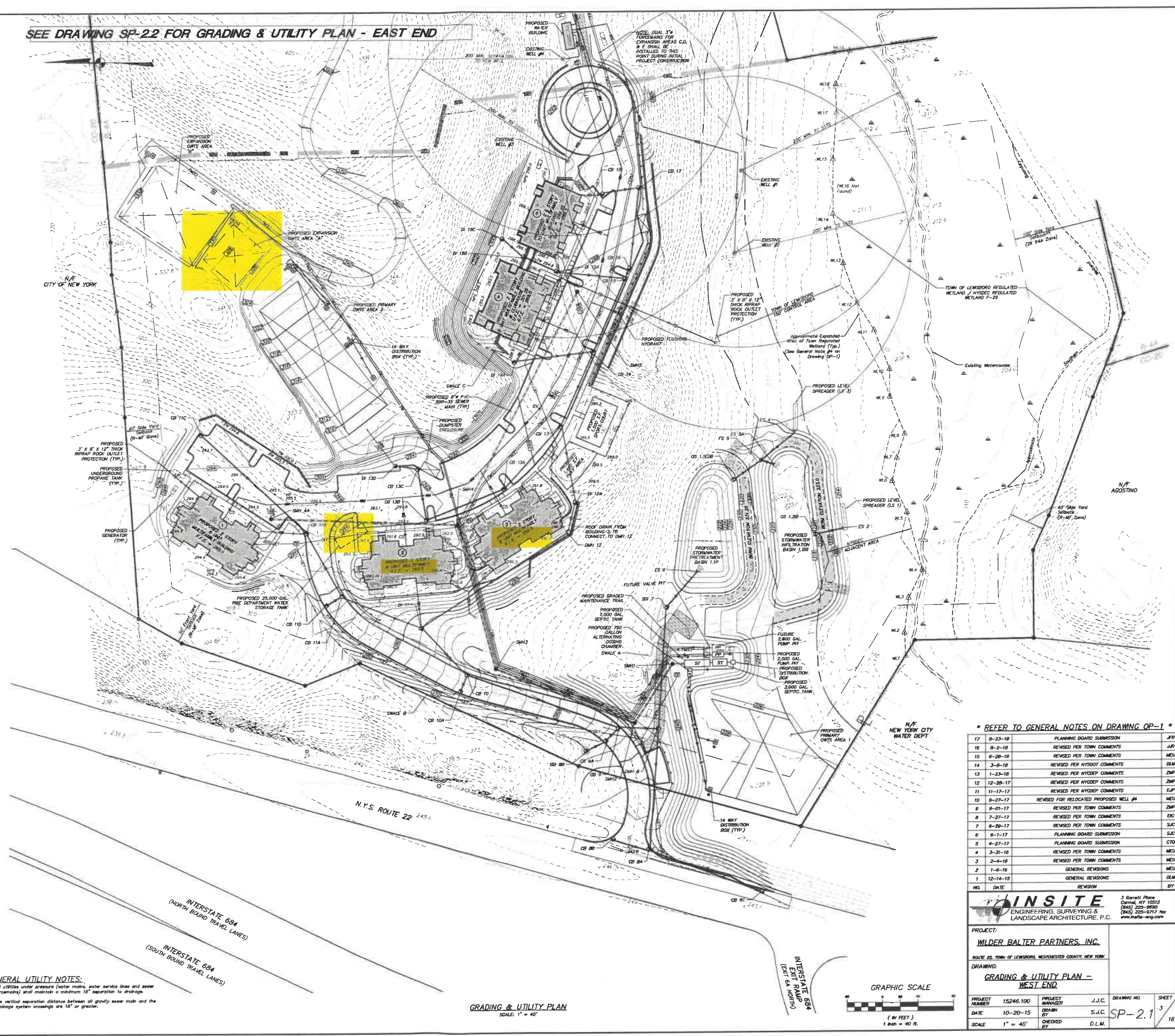
SEWER MAIN TABLE

STRUCTURE	R/W	BOX	PIPE SIZE	LENGTH	SLOPE
SMH 4A	295.7	291.5	8"	211 L.F.	1.7%
SMH 4	295.1	291.5			
SMH 5	288.0	284.0	8"	297 L.F.	1.0%
SMH 4	292.1	287.9	8"	170 L.F.	12.3%
SMH 3	287.5	283.5	8"	159 L.F.	10.4%
SMH 2	246.6	242.2	8"	79 L.F.	11.1%
SMH 1	232.8	227.4			

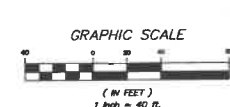
GENERAL UTILITY NOTES:

- All utilities under pressure (water mains, water service lines and sewer force mains) shall maintain a minimum 18" separation to drainage.
- The vertical separation distance between all gravity sewer main and the drainage system crossings are 18" or greater.

SEE DRAWING SP-22 FOR GRADING & UTILITY PLAN - EAST END



GRADING & UTILITY PLAN  
SCALE: 1" = 40'



\* REFER TO GENERAL NOTES ON DRAWING GP-1 \*

17	8-23-18	PLANNING BOARD SUBMISSION	JFR
16	8-2-18	REVISED PER TOWN COMMENTS	JFR
15	6-28-18	REVISED PER TOWN COMMENTS	MEU
14	3-8-18	REVISED PER NYSDOT COMMENTS	DLM
13	1-23-18	REVISED PER NYSDOT COMMENTS	ZMP
12	12-28-17	REVISED PER NYSDOT COMMENTS	ZMP
11	11-17-17	REVISED PER NYSDOT COMMENTS	MEU
10	9-27-17	REVISED FOR RELOCATED PROPOSED WELL #4	JFR
9	8-01-17	REVISED PER TOWN COMMENTS	ZMP
8	7-27-17	REVISED PER TOWN COMMENTS	DLM
7	6-29-17	REVISED PER TOWN COMMENTS	SJC
6	6-1-17	PLANNING BOARD SUBMISSION	SJC
5	4-27-17	PLANNING BOARD SUBMISSION	CTD
4	3-31-16	REVISED PER TOWN COMMENTS	MEU
3	2-6-16	REVISED PER TOWN COMMENTS	MEU
2	1-6-16	GENERAL REVISIONS	DLM
1	12-14-15	GENERAL REVISIONS	BY

NO. DATE REVISION

**INSITE**  
ENGINEERING, SURVEYING &  
LANDSCAPE ARCHITECTURE, P.C.

PROJECT:  
**WILDER BALTER PARTNERS, INC.**

ROUTE 22, TOWN OF LEWISBORO, WESTCHESTER COUNTY, NEW YORK

DRAWING:  
**GRADING & UTILITY PLAN -  
WEST END**

PROJECT NUMBER	15246.100	PROJECT MANAGER	J.J.C.	DRAWING NO.		SHEET	
DATE	10-20-15	DRAWN BY	S.J.C.				
SCALE	1" = 40'	CHECKED BY	D.L.M.				

SP-2.1

3 Garretts Place  
Carmel, NY 10512  
(845) 225-8890  
(845) 225-9777 fax  
www.insite-arg.com

REDUCED SCALE PLAN

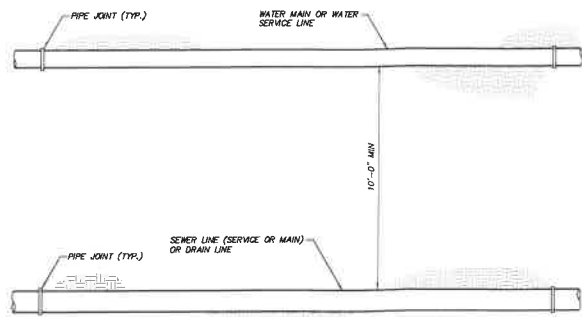


PVC PIPE WATER TESTING PROCEDURES  
TESTS ON PRESSURE PIPING FOR TRANSPORT OF WATER

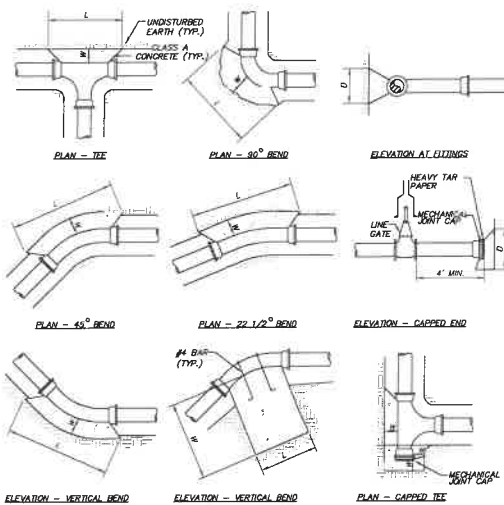
- A. Hydrostatic Pressure Test  
Hydrostatic testing shall be performed in accordance with the revision of AWWA C605, Section 2.3, "Hydrostatic Testing".
1. Test pressure shall be as scheduled or, where no pressure is scheduled, shall be 150 psi, or 1.25 times the static operating pressure, whichever is higher.
  2. Test pressure shall be held on the piping for a period of at least 2 hours, unless a longer period is indicated by the Engineer.
  3. The test medium shall be water.
- B. Hydrostatic Leakage Test
1. The leakage test shall be conducted concurrently with the pressure test.
  2. The rate of leakage shall be determined at 15-minute intervals by means of volumetric measurement of the makeup water added to maintain the test pressure. The test shall proceed until the rate of leakage has stabilized or is decreasing below an allowable value for three consecutive 15-minute intervals. After this, the test pressure shall be maintained for at least another 15 minutes.
    - a. At the completion of the test, the pressure shall be released at the furthestmost point from the point of application.
  3. All exposed piping shall be examined during the test and all leaks, defective material or joints shall be repaired or replaced before repeating the tests.
  4. The allowable leakage shall be determined by the following formula:
$$L = \frac{LD}{10000}$$
Where:  
L = quantity of makeup water, in gallons per hour  
LD = length of pipe tested, in feet  
D = nominal diameter of the pipe, in inches  
P = average test pressure during the hydrostatic test, in pounds per square inch (gauge)
- C. Disinfection
- Prior to placing the water main into service, the new pipe shall be cleaned and disinfected in accordance with the latest revision of AWWA C651, Section 4.4.3, "The Continuous Feed Method". The "Tablet Method" will not be accepted.
1. All work under this section shall be performed in the presence of the Design Engineer, and a representative of the public health authority having jurisdiction, as required.
  2. Disinfection shall be scheduled such that sampling and flushing will be performed during normal daylight working hours. The contractor shall provide acceptable taste and pressure in all water supply to prevent any potential biofilm contamination or odor concern.
  3. Disinfection shall be by the use of a solution of water and liquid chlorine, calcium hypochlorite or sodium hypochlorite and the solution shall be contained in the pipe or structure as specified.
  4. Prior to disinfection, all dirt and foreign matter shall be removed by a thorough cleaning and flushing of the pipeline or structure.
  5. The chlorine solution shall be introduced to pipeline through cap or cleanout stops placed in the horizontal side of the pipe, to structures by means of tubing extending directly into the structure, or other approved methods.
  6. The application of the chlorine solution shall be by means of a controlled solution feed device. The rate of chlorine solution flow shall be in such proportion to the rate of water entering the pipe or structure that the resulting free chlorine residual shall be between 25 and 50 parts per million (PPM) or milligrams per liter (mg/L).
  7. The chlorine treated water shall be retained in the pipe or structure for at least 24 hours, unless otherwise directed. During this retention period, all valves and hydrants within the treated sections shall be operated.
  8. The chlorine residual shall be not less than 10 PPM (or mg/L) at any point in the pipe or structure at the end of the 24-hour retention period.
  9. When making repairs to, or when specified, structures and portions of pipelines shall be chlorinated by a concentrated chlorine solution containing not less than 500 ppm (mg/L) of free chlorine. The solution shall be applied with a brush or sprayed on the entire inner surface of the empty pipes or structures. The structures disinfected shall remain in contact with the strong chlorine solution for at least 30 minutes.
  10. After the required retention of chlorinated water in the pipe or structure, they shall be thoroughly flushed until the residual water shall, upon test, both chemically and bacteriologically, be proven equal to water quality served by the public from the existing water supply system.
  11. The disposal of chlorinated water from any pipe or structure shall be such that it will not cause damage to any vegetation, fish, or animal life.
  12. The Contractor shall make all arrangements for the testing of water quality by an approved independent laboratory. Two consecutive bacteriological tests, taken at least 24 hours apart, shall be collected from the new water main. At least 1 set of samples must be collected from every 1,000 LF of the new water main, plus one set from the end of the line and at least one set from each branch. The results for all tests shall be forwarded to the Design Engineer and the public health authority having jurisdiction.
  13. All water quality requirements shall be fulfilled prior to the passage of any water through the new system to a public supply or the use of the new system.

PVC PIPE WATER MAIN NOTES:

1. All water mains shall be PVC Class 200 DR 14 pipe with factory installed push-on joints. All pipe shall be in conformance with the latest edition AWWA C200.
2. All water main fittings shall be Class 350 ductile iron mechanical joints in accordance with the latest edition of AWWA/CAS Standards C111/A21.1. "Grip Ring" restrained joint connections shall be provided at every fitting (as manufactured by ROMAC Industries, Inc. or approved equal).
3. Thrust blocks shall be installed at all changes in horizontal or vertical alignment.
4. All water mains and appurtenances shall be installed in accordance with the latest edition of AWWA C605.
5. Gate valves shall be "Close" or approved equal, iron body, non-rising stem conventional packing, resilient seated, mechanical joint with restrained joint gaskets, pressure class 350, opening shall be left (OOL) and operation shall be by 2" square wrench nut.
6. All water mains and appurtenances (including water service lines up to the curb stop) shall be pressure tested and leakage tested to the satisfaction of the Design Engineer, and the Westchester County Department of Health. This shall be done in accordance with the latest edition of AWWA Standard C601, section 4.4.3, the "Continuous Feed Method". The "Tablet Method" will not be allowed.
7. All water mains and appurtenances shall be flushed, disinfected, and tested to the satisfaction of the Design Engineer, and the Westchester County Department of Health. This shall be done in accordance with the latest edition of AWWA Standard C601, section 4.4.3, the "Continuous Feed Method". The "Tablet Method" will not be allowed.
8. Water mains shall be laid at least 10 feet horizontally from any existing or proposed sanitary or storm sewer main. The distance shall be measured edge to edge, in cases where it is not practical to maintain a 10 foot separation, the Design Engineer and Westchester County Department of Health may allow deviation with prior approval on a case-by-case basis, if supported by data from the Design Engineer prior to the installation of the water lines. The horizontal separation shall also apply to service connections.
9. Water mains crossing sanitary or storm sewer mains shall be laid to provide a minimum vertical distance of 18 inches between the outside of the water main and the outside of the sewer. This shall be the case where the water main is either above or below the sewer. The crossing shall be arranged so that the sewer joints will be equidistant and as far as possible from the water main joints. Where a water main crosses under a sewer, adequate structural support shall be provided for the sewer to maintain line and grade. In cases where it is not practical to maintain the 18 inch vertical separation, the Design Engineer and Westchester County Department of Health may allow deviation with prior approval on a case-by-case basis, if supported by data from the Design Engineer prior to the installation of the water lines. The vertical separation also applies to water service connections.
10. The Design Engineer, Westchester County Department of Health, and Town's Authorized Representative shall be notified forty-eight (48) hours before construction is started.
11. The water mains shall not be placed into service until a certificate of construction compliance has been submitted to and accepted by the Westchester County Department of Health.
12. The Westchester County Department of Health must be notified forty eight (48) hours prior to pressure testing the water main improvements.
13. The contractor shall notify the Design Engineer every day that water main construction shall occur.

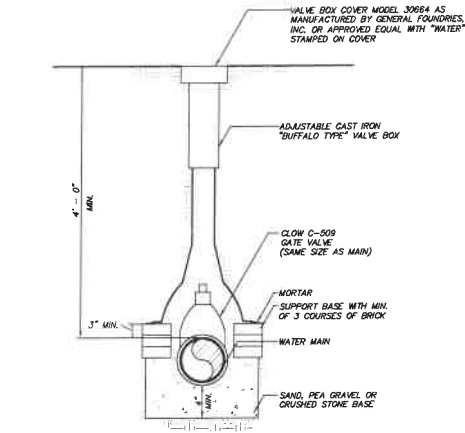
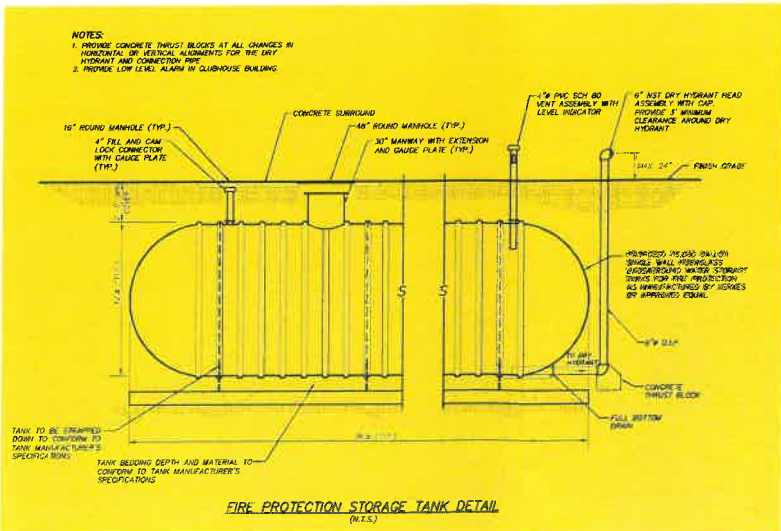


WATER LINE HORIZONTAL SEPARATION DETAIL  
(N.T.S.)

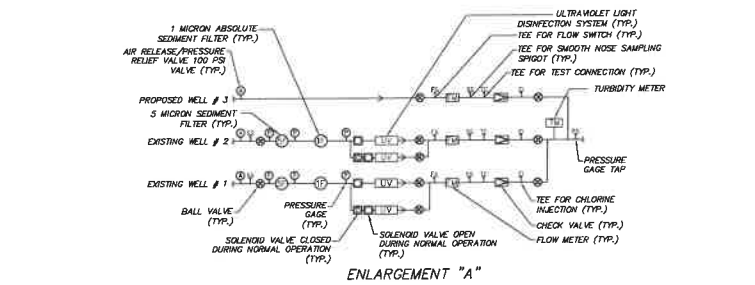


THRUST BLOCK SCHEDULE									
PIPE SIZE	PIPE L.A.P.	PIPE L.A.P.	PIPE L.A.P.	PIPE L.A.P.	PIPE L.A.P.	PIPE L.A.P.	PIPE L.A.P.	PIPE L.A.P.	PIPE L.A.P.
4"	2'	1.5'	2'	1.5'	2'	1.5'	2'	1.5'	2'
6"	2'	1.5'	2'	1.5'	2'	1.5'	2'	1.5'	2'
8"	3'	2'	2'	2'	2'	2'	2'	2'	1.5'

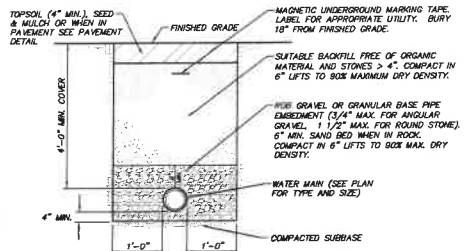
THRUST BLOCK DETAILS  
(N.T.S.)



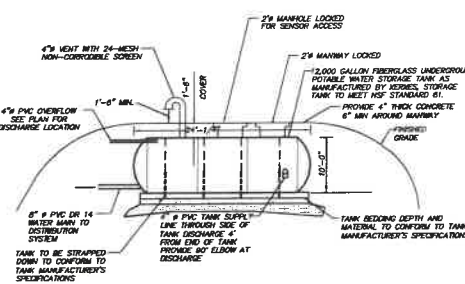
WATER MAIN GATE VALVE AND VALVE BOX DETAIL  
(N.T.S.)



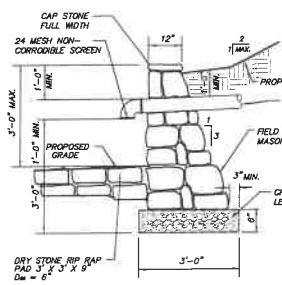
WATER SYSTEM FLOW SCHEMATIC  
(N.T.S.)



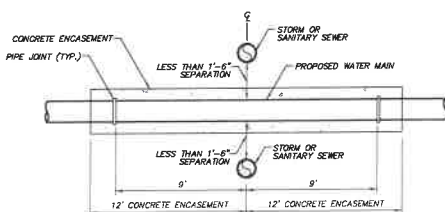
WATER MAIN TRENCH DETAIL  
(N.T.S.)



POTABLE WATER STORAGE TANK DETAIL  
(N.T.S.)

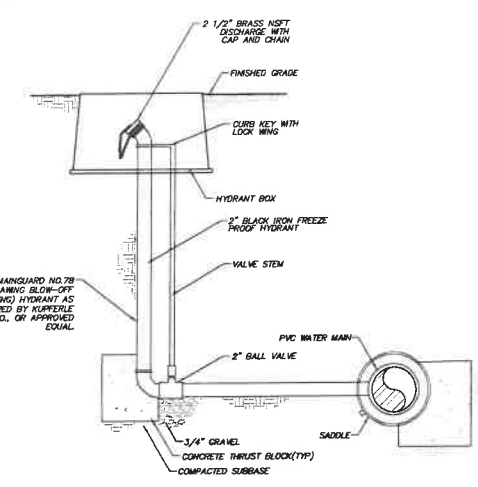


WATER STORAGE TANK OVERFLOW  
SPLASH PAD DETAIL  
(N.T.S.)



WATER MAIN CONCRETE ENCASMENT DETAIL  
(N.T.S.)

NOTE: CONCRETE ENCASMENT IS ONLY TO BE USED WHEN 18" MINIMUM SEPARATION IS NOT POSSIBLE. CONCRETE ENCASMENT REQUIRES PRIOR APPROVAL BY THE DESIGN ENGINEER & THE DEPARTMENT OF HEALTH.



FLUSHING HYDRANT DETAIL  
(N.T.S.)

NO.	DATE	REVISION	BY
7	8-23-18	PLANNING BOARD SUBMISSION	JFR
6	8-2-18	REVISED PER TOWN COMMENTS	JFR
5	6-26-18	REVISED PER TOWN COMMENTS	MEU
4	11-17-17	REVISED PER HYDEP COMMENTS	ZMP
3	9-01-17	REVISED PER TOWN COMMENTS	ZMP
2	7-27-17	REVISED PER TOWN COMMENTS	ERG
1	6-29-17	REVISED PER TOWN COMMENTS	SAC

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3 Corbett Place  
Carmel, NY 12019  
(845) 225-8890  
(845) 225-8777  
www.insite-eng.com

PROJECT:  
**WILDER BALTER PARTNERS, INC.**

ROUTE 22, TOWN OF LEWISBORO, WESTCHESTER COUNTY, NEW YORK

DRAWING:  
**SITE DETAILS**

PROJECT NUMBER	15246.100	PROJECT MANAGER	J.C.C.	DRAWING NO.	15
DATE	6-1-17	DRAWN BY	S.J.C.	SHEET	15
SCALE	AS SHOWN	CHECKED BY	D.L.M.		18

REDUCED SCALE PLAN



Application No: 66-18WP  
Fee: 0 Date: 9/6/18

**TOWN OF LEWISBORO  
WETLAND PERMIT APPLICATION**

79 Bouton Road, South Salem, NY 10590  
Phone: 914-763-5592  
Fax: 914-763-3637  
planning@lewisborogov.com

**Project Information**

Project Address: TOWN PARK 1065 ROUTE 35, SO. SALEM  
Sheet: 21 Block: 10541 Lot(s): 5

Project Description (identify the improvements proposed within the wetland/wetland buffer and the approximate amount of wetland/wetland buffer disturbance): BUILDING A GAGA PIT (A WOODEN OCTAGON TO PLAY A GAME IN) AT TOWN PARK BETWEEN THE PLAY GROUNDS.

**Owner's Information**

Owner's Name: TOWN OF LEWISBORO Phone: 914 763-3151  
Owner's Address: 11 MAIN STREET, SOUTH SALEM Email: supervisor@lewisborogov.com

**Applicant's Information** (if different)

Applicant's Name: RYAN COMSTOCK Phone: \_\_\_\_\_  
Applicant's Address: EAGLE SCOUT CANDIDATE Email: \_\_\_\_\_

**Authorized Agent's Information** (if applicable)

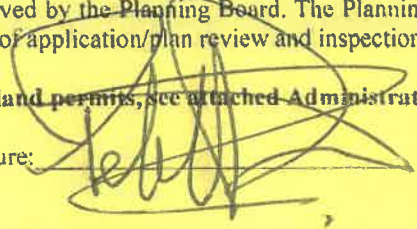
Agent's Name: \_\_\_\_\_ Phone: \_\_\_\_\_  
Agent's Address: \_\_\_\_\_ Email: \_\_\_\_\_

**To Be Completed By Owner/Applicant**

- What type of Wetland Permit is required? (see §217-5C and §217-5D of the Town Code)  
☒ Administrative ☐ Planning Board
- Is the project located within the NYCDEP Watershed? ☐ Yes ☐ No
- Total area of proposed disturbance: ☒ < 5,000 s.f. ☐ 5,000 s.f. - < 1 acre ☐ ≥ 1 acre
- Does the proposed action require any other permits/approvals from other agencies/departments? (Planning Board, Town Board, Zoning Board of Appeals, Building Department, Town Highway, ACARC, NYSDEC, NYCDEP, WCDOH, NYSDOT, etc): Identify all other permits/approvals required: ACARC, TOWN BOARD

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

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

Owner/Applicant Signature: 

Date: 9/6/18



Ryan Comstock  
Lewisboro Town Park  
Cal # 66-18WP

GAGA  
PIT

POND

Google

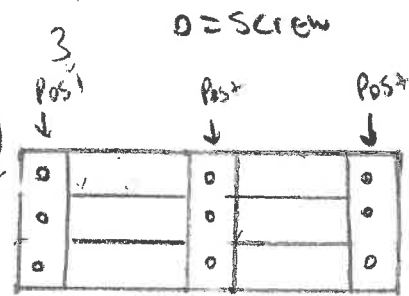
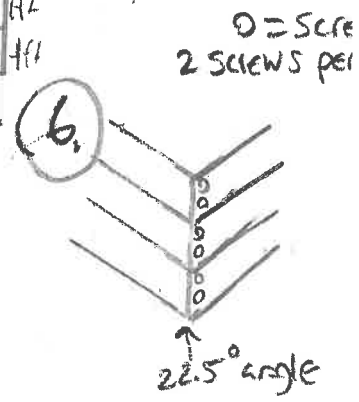
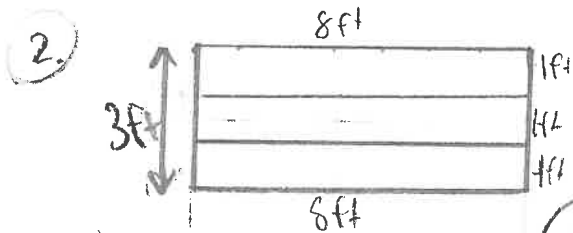
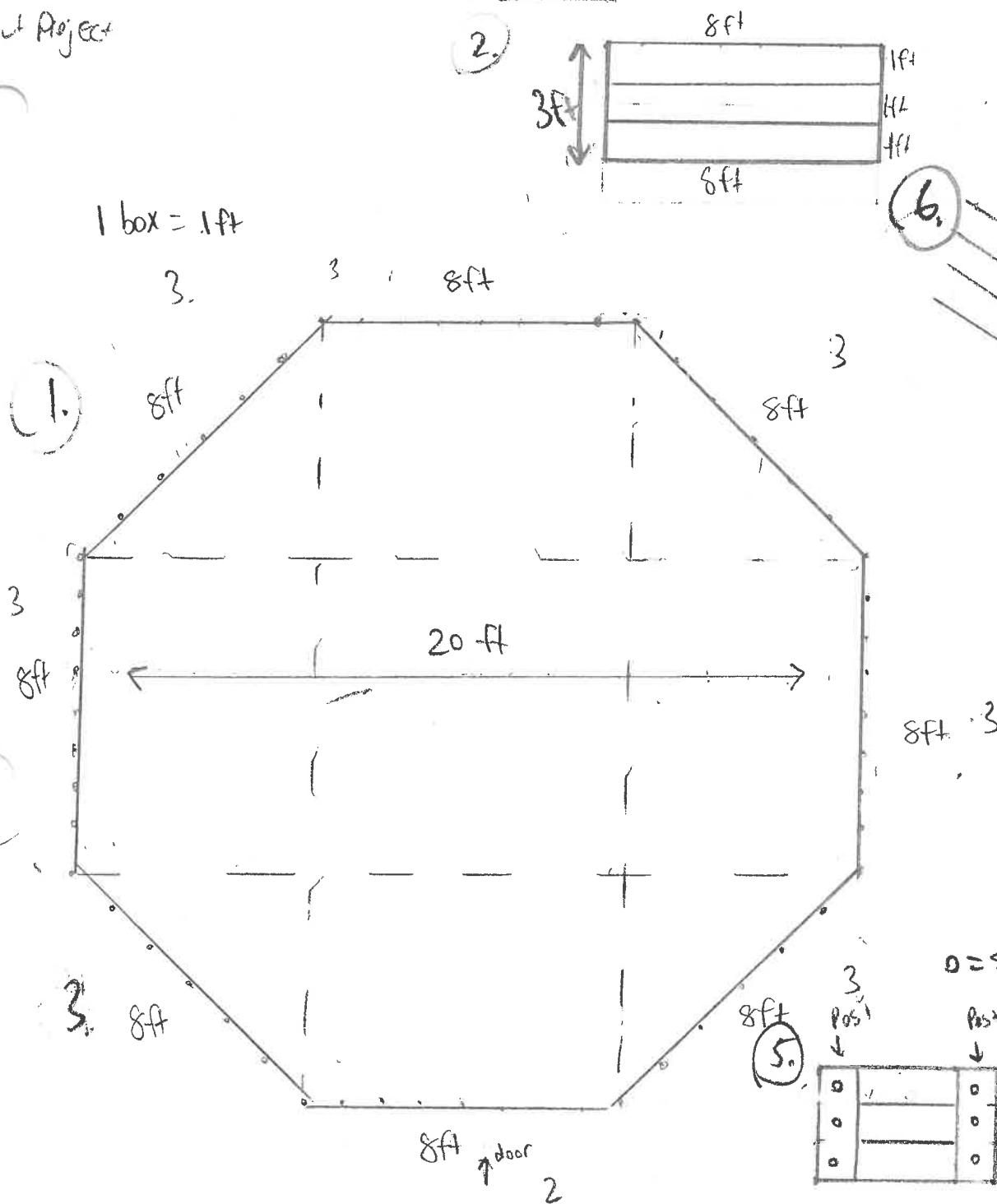




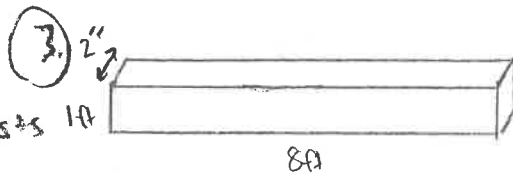
Ryan Comstock 6 diagrams  
Eagle Scout Project

G.G. Pit

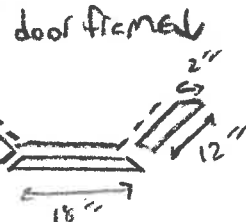
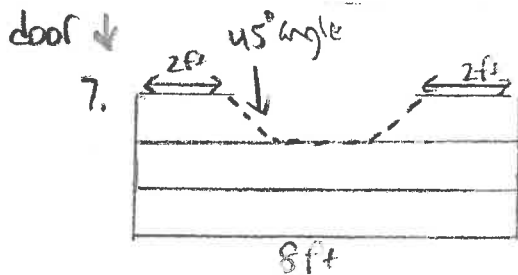
#22-18 AARC



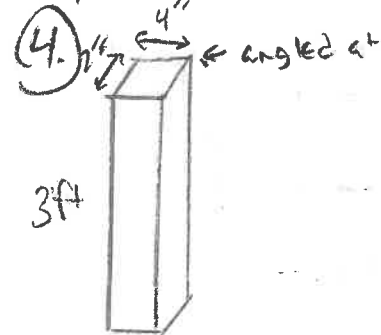
Quantity = 24 Wood plank ↓



\*door has 2 posts 1 ft



Quantity = 24 Wood Posts ↓



# Sample of a gaga pit

