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TOWN OF LEWISBORO
Westchester County, New York

Planning Board
PO Box 725
Cross River, New York 10518

Tel: (914) 763-5592
Fax: (914) 763-3637
Email: planning@lewisborogov.com

AGENDA

Tuesday, July 19, 2016

Cross River Plaza, Cross River

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

I. DECISION

Cal #2-15WV, Cal #56-15WP
Zaia, Christopher, 30 Benedict Road, South Salem, NY 10590, Sheet 0032, Block 10804, Lot 17 (Zaia, Christopher, owner of record)

II. PUBLIC HEARINGS

Cal #1-16 SW, Cal#1-16 WP
Lichtman, 192 Kitchawan Road, South Salem, NY 10590, Sheet 45, Block 10300, Lot 012 (Cheryl Chess and Aaron Lichtman, owners of record) - Application for demolition and removal of existing five-bedroom house and cottage. Application for Wetland Activity Permit and Stormwater Permit for the construction of a new five-bedroom house, garage, courtyard and modified driveway.

Cal #4-14 WV, Cal #04-16 WP (demolition) and Cal#25-16WP (construction), Cal #12-16SW
Sandler Residence, 28 Lake Street, Goldens Bridge, NY 10526, Sheet 7F, Block 12663, Lot 5 (James Sandler – owner of record) - Application for Wetland Activity Permit and Stormwater Permit for the construction of a new residence.

III. PROJECT REVIEW

Cal# 3-13PB, 03-16WP
"Silvermine Preserve," Silvermine Drive & Lockwood Road, South Salem, NY, 10590 Sheet 48, Block 10057, Lot 15 (Ridgeview Designer Builders, Inc. & Daniel Higgins, owners of record)- Applications for Subdivision, Wetland Activity and Stormwater Permits for the construction of a 12-lot subdivision.

Cal #11-15PB, Cal#04-16 SW, Cal#09-16 WP
Elegant Banquets, 1410 Route 35, South Salem, NY 10590, Sheet 39, Block 10549, Lot 17 (South Salem Owners, LLC, owner of record) – Application for Site Plan Review, Wetland Activity Permit and Stormwater Permit in connection with an addition to the existing building and modification to the existing site.

Cal #28-16 WP
Jackson Residence, 39 Truesdale Lake Drive, South Salem, NY 10590, Sheet 36J, Block 10815, Lot 17 (Michael Jackson and Richard Lachey, owners of record) - Application for Wetland Activity Permit for installation of a floating dock.

IV. SKETCH PLAN REVIEW

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

Cal #04-16PB
SSEL Corp., Boway/Woodway, South Salem, NY 10590, Sheet 38, Block 10808, Lot 1 (SSEL Corp , owner of record) – Proposed two-lot subdivision on an approx. 9 acre lot.

V. WETLAND VIOLATIONS

Cal#1-16WV
Mogil Residence, 92 Waccabuc Road, Goldens Bridge, NY 10526, Sheet 10, Block11152, Lot 6 (Arthur Mogil and Mary McCarty Mogil, owners of record)

VI. DISCUSSION

AT&T at Leon Levy Preserve
AT &T request for relief from special permit application requirements in order to install an antenna upgrade.

VII. EXTENSION OF TIME REQUEST

Cal# 8-12PB
Rudolph Petruccelli, Oscaleta Road, South Salem, NY 10590, Sheet 33B, Block 11157, Lot 46 (Rudolph Petruccelli, owner of record) - Request for a 90-day Extension of Time to resolution granting Preliminary/Final Subdivision Plat, Negative Declaration Under SEQRA, dated October 21, 2014.

VIII. CORRESPONDENCE AND GENERAL BUSINESS

Cal# 12-10PB
Hayes/Stein Subdivision, 124 North Salem Road, South Salem, NY, Sheet 15, Block 10533, Lots 7, 8 & 9 (Jocelyn Hayes and Janet Stein, owners of record)

Cal #24-16 WP
Viggiano, 5 Duffy's Bridge Road, Katonah, NY 10536, Sheet 2, Block 10773, Lot 2 (Mark and Jill Viggiano – owner of record) – withdrawal of application for rear addition to existing house and expansion of front porch.

Cal# 50-14WP and Cal# 7-14SW
Oakridge Pool and Recreation, 400 Oakridge Drive, South Salem, NY 10590, Sheet 049D, Block 09829, Lot 6.2 (Oakridge Condominium Association, owner of record) - Request to review landscaping bond for remaining landscaping and recommendation to Building Department for temporary CO for the pool.

IX. MINUTES OF March 15, 2016; MINUTES OF April 19, 2016; MINUTES OF May 4, 2016; MINUTES OF May 17, 2016 and MINUTES OF June 21, 2016

KELLARD SESSIONS
CONSULTING, P.C.

John Kellard, P.E.
David Sessions, RLA, AICP

MEMORANDUM

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

CC: Ciorsdan Conran
Judson Siebert, Esq.

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

DATE: July 13, 2016

RE: Wetland Permit/Stormwater Permit Approvals
Aaron Lichtman
192 Kitchawan Road
Sheet 45, Block 10300, Lot 12, 23, 26 & 44

Project Description

The subject property consists of ±26.3 acres of land located on Kitchawan Road within the R-4A Zoning District. The site is developed with a 5-bedroom residence, detached studio, in-ground pool, pool house, septic system, and driveway with two (2) curb cuts off of Kitchawan Road. The applicant is proposing to demolish the existing home and construct a new 5-bedroom residence along with a new garage, new asphalt driveway, and associated courtyards. The proposal calls for the demolition of the existing studio, portions of the existing driveway and the elimination of both existing curb cuts. The subject property contains wetlands that are jurisdictional to the Town of Lewisboro and the New York State Department of Environmental Conservation (NYSDEC) and work is proposed within the Town's 150-foot wetland buffer and, to a lesser extent, the State's 100-foot wetland adjacent area. Specifically, a portion of the new house, driveway, lower driveway courtyard, grading and stormwater management areas are located within the Town's 150-foot 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

1. A Wetland Activity Permit and Town Stormwater Permit is required from the Planning Board; a public hearing is required to be held on the Wetland Permit.

2. Work proposed within the Town right-of-way will require a permit from the Town Highway Superintendent.

3. The Westchester County Department of Health (WCDH) must approve use of the existing 7-bedroom septic system and modifications to the existing system and expansion area.

4. An Article 24 Freshwater Wetland Permit is required from NYSDEC.

5. Land disturbance will exceed one (1) acre outside of the NYC East of Hudson Watershed and, therefore, coverage under the NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activity (GP-0-15-002) is required.

Plan Comments

It is recommended that the following stormwater-related comments, as outlined in our June 15, 2016 memorandum, be addressed prior to the Board taking action on this application:

1. The applicant has replaced the previously proposed detention basin with a perforated subsurface detention system which discharges to a level spreader. The overflow from this feature is in close proximity to the adjacent property. While the system is perforated, no credit for infiltration has been accounted for. The hydraulic/hydrologic analysis should be revised based on soil testing to take advantage of the reduced stormwater discharge.

2. As previously identified, soil testing associated with proposed stormwater management facilities must be witnessed by this office; test locations and results shall be provided on the plan.

3. Rim and invert elevations have been provided for all drain inlets with the exception of those upstream of the level spreader. The plans shall be revised to include this information, as well as the slope and material for all drainage pipes. In addition, the plan

should include the rim and invert elevations for the two detention pipe systems. The flow splitter invert elevation should be provided on the plan and should correspond with the stormwater analysis.

4. As requested, the roof drains for the barn/garage/studio (to remain) should be shown on the plan and connect to the detention system.

5. Once obtained, the applicant should submit copies of the applicable NYSDEC Freshwater Wetland and WCDH approvals. It is recommended that these outside agency approvals be obtained prior to any decision being made by the Planning Board.

6. A detail for the level spreader, swale and flow splitter shall be provided.

7. The detail for the detention system for the house has been provided. A similar detail for the detention system at the barn shall be provided. The details shall include all rim and invert elevations. Those elevations shown on the plan shall be verified; specifically, the inlet on the house system appears to be too high and there are no previsions for drawdown of collected runoff.

8. The plan shall illustrate all proposed grades associated with the rain garden and the overflow to the proposed level spreader.

9. The project will require coverage under NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activity (GP-0-15-002). A draft Notice of Intent (NOI) and SWPPP MS4 Acceptance Form should be submitted for review.

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

<u>Plans Reviewed, prepared by Insite Engineering and dated (last revised) June 30, 2016:</u>

- Overall Plan (OP-1)
- Existing Conditions, Topographic Survey & Demolition Plan (EX-1)
- Layout & Landscape Plan (SP-1)
- Grading & Drainage Plan (SP-2)
- Erosion & Sediment Control Plan (SP-3)
- Details (D-1)
- Constraints Map (CM-1), dated June 2, 2016
- Area Map (AM-1), dated June 2, 2016
- Wetland Mitigation Plan (WM-1)

Documents Reviewed:

- Letter, prepared by Insite Engineering, dated June 30, 2016
- Wetland Mitigation Plan Narrative, prepared by Insite Engineering, dated June 3, 2016

JKJ/JMC/DJS/dc

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

June 30, 2016

Chairman Jerome Kerner
Town of Lewisboro Planning Board
20 North Salem Road
Cross River, NY 10518

RE: Lichtman Residence
Wetland Permit and Stormwater Permit
192 Kitchawan Road
Town of Lewisboro, New York

Dear Chairman Kerner and members of the Planning Board:

Enclosed please find the ten (10) copies of the following:

- Drawing OP-1, "Overall Plan", latest revisions dated June 30, 2016(five full scale, five reduced scale).
- Drawing EX-1, "Existing Conditions and Demolitions Plan", latest revisions dated June 2, 2016 (five full scale, five reduced scale).
- Drawing SP-1, "Site Plan", latest revisions dated June 2, 2016 (five full scale, five reduced scale).
- Drawing SP-2, "Grading and Utilities Plan", latest revisions dated June 30, 2016 (five full scale, five reduced scale).
- Drawing SP-3, "Erosion and Sediment Control Plan", latest revisions dated June 30, 2016 (five full scale, five reduced scale).
- Drawing D-1, "Details and Notes", latest revisions dated June 2, 2016 (five full scale, five reduced scale).
- Drawing WM-1, "Preliminary Wetland Mitigation Plan", latest revisions dated June 30, 2016 (five full scale, five reduced scale).
- Drawing CM-1, "Constraints Map", latest revisions dated June 2, 2016.
- Drawing AM-1, "Area Map", latest revisions dated June 2, 2016.
- Preliminary Wetland Mitigation Plan Narrative, latest revisions dated June 30, 2016.

The above listed plans have been revised to address the comments as noted below.

With regard to comments received from the Town Planning Consultant, we offer the following:

Memorandum from Jan Johannessen, AICP, of Kellard Sessions Consulting, P.C., dated June 15, 2016:

SEQRA:

We acknowledge this project is considered a Type II Action and is categorically exempt from the State Environmental Quality Review Act (SEQRA).

Required Approvals:

1. We acknowledge a Wetland Activity Permit and Town Stormwater Permit are required from the Town of Lewisboro Planning Board. The public hearing has been scheduled for July 19, 2016.

2. Any work proposed within the Town right-of-way will require a permit from the Town Highway Superintendent.

3. We understand that Westchester County Department of Health approval of the use of the existing 7-bedroom septic system will be required for this project along with any modifications to the existing system or expansion areas.

4. Due to the proximity of the project's land disturbance to the NYSDEC Wetland located onsite, a NYSDEC Freshwater Wetland Permit may be required.

5. We acknowledge that coverage under the NYSDEC General Permit GP-0-15-002 is required.

Plan Comments:

1. The limits of disturbance line has been revised to include the wetland mitigation areas that contain disturbance. The Disturbance Table on the Wetland Mitigation Plan has been revised accordingly.

2. The project proposes to fill on a small portion of the existing septic system expansion area and relocate said portion. We acknowledge that the WCDOH needs to approve any modification to the existing septic system. We are in the process of obtaining this approval.

3, 4, 7, 8, 10, 13 & 14. As discussed with the Town Planning Consultant, the applicant will respond to the technical stormwater management comments upon completion of the onsite soil testing which is scheduled for the first week in July.

5. Drawing OP-1 has been revised to include General Note #5 stating, "Any proposed retaining walls greater than 4' in height must be designed by a NYS Professional Engineer."

6. The limits of disturbance has been revised to include the underground utilities shown on the plans.

9. Once obtained, copies of the NYSDEC Freshwater Wetland Permit and WCDOH Approvals will be provided. We acknowledge your recommendation that these outside agency approvals be obtained prior to the Planning Board making any decisions.

11. The 30" Maple and 28" Hickory trees shown to be removed have been included within the limits of disturbance.

12. General Note #6 has been added to Drawing OP-1 stating, "All trees to remain within and 10 feet beyond the limits of disturbance shall be protected during construction. Refer to Drawing D-1 for the Tree Protection Detail."

15. A NYSDEC Notice of Intent and MS4 SWPPP Acceptance Form will be provided for review since the project requires coverage under the NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activity (GP-0-15-002).

Memorandum from Lewisboro Conservation Advisory Council, dated June 8, 2016:

- The Preliminary Wetland Mitigation Plan Narrative has been revised to eliminate the language describing "no mow" areas to be consistent with the design drawings.

- The design drawings have been revised to indicate two proposed 18" ht. 4"x4" wooden monument posts that will delineate the "no mow" zone.

We understand this project has been placed on the July 19, 2016 Planning Board agenda for the required public hearing. 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: _____
Scott W. Blakely, RLA
Senior Principal Landscape Architect

SWB/jll

Enclosures:

cc: Aaron Lichtman and Kimberly Howard
Ralph Mackin, AIA, Mackin Architects

Insite File No. 15260.100

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

WETLAND MITIGATION PLAN NARRATIVE
LICHTMAN RESIDENCE
192-218 KITCHAWAN ROAD
TOWN OF LEWISBORO
June 30, 2016

As previously discussed with the Planning Board, Aaron Lichtman desires to reduce and consolidate the ancillary structures and impervious surfaces within the wetland boundaries. Currently there is an existing Studio/barn/garage with attached storage bunker, a studio annex, a six or seven-bedroom home, a "Bathhouse" which has a CO for a bedroom, kitchen and full bath, and two chicken coups on the property. The Proposal is to reduce the number of ancillary buildings, and remove the existing home, which is beyond rehabilitation. It is proposed to keep the studio/barn/garage with attached bunker and the "bathhouse", eliminate all the other structures and rebuild a five or six-bedroom home for the Lichtman/Howard Family and their four children who are enrolled at Meadowpond Elementary and John Jay.

A. The Proposed Project as it impacts the wetlands buffer is entirely in pre-disturbed areas of the buffer.

B. The Proposed Project will not negatively impact Wetlands. Stephen Coleman of Environmental Consulting concluded his report by indicating "it is my opinion that the proposed project will not have a negative impact on the functions provided by the wetland complex present on the property."

C. Encroachments are necessary and unavoidable, and have been minimized to the maximum extent practicable in accordance with Chapter 217-8B (1-4) as outlined below:

(1) The proposed activity of construction of the new residence and its associated improvements within areas of the previously disturbed Town wetland buffer and in accordance with the zoning and bulk requirements of the Town Code is compatible with the public health and welfare.

(2) Based on the Constraints Map prepared for the project, which indicated the required building setbacks, required wetland setbacks, steep slopes areas, topographic characteristics and the Planning Board site walk to review the proposed residence location in relation to these constraints, it was the consensus of the Planning Board that the residence, as proposed, is properly sited. The location minimizes the disturbance to the steep slopes existing vegetation and rock knoll directly to the west of the proposed residence. If the proposed residence were to be shifted further out of the previously disturbed buffer. It is estimated that a minimum of 10 additional mature trees would have to be removed and likely the entire clump stand of more than 30 trees would be put at serious risk, 800 cubic yards of rock and soil would have to be blasted and removed, 2,600 sf of additional steep slope would be disturbed, and retaining walls well in excess of four feet would have to be employed creating a material cost. In addition, the light and air of the front of the home would be diminished and/or the rear of the home would have to be raised significantly from grade and it would then be potentially more imposing on neighboring properties, particularly that to the west.

(3) There is no adjacent area that provides a practicable alternative site for the proposal.

(4) Based on the above, there is no reasonably feasible alternative to the proposed activity on another site or site location that is not a wetland, watercourse or buffer area as regulated by the Town.

D. Proposed mitigation exceeds a 1:1 ratio, key areas are being replanted, the two chicken coops closest to the wetlands are being removed and impervious surfaces within the wetland buffer are being substantially reduced in accordance with the Mitigation Plan Guidelines Section 2.0 subsections 2, 3, 8, and 10 as follows:

1. The applicant proposes to restore or enhance existing degraded or disturbed wetland buffer areas of an equal or greater area to that disturbed for new construction (12,255 sq ft of restoration as compared to 9,685 sq ft of disturbance associated with the new residence construction and associated site improvements) by restoring or creating vegetative filters totaling 12,255 sf, which is broken down into Six primary locations as follows:

   (a) Eliminating a portion of the existing driveway and the point of egress which is within the southerly buffer and the easterly buffer and restoring the vegetative filter consisting of natural ground cover perennials and shrubs [area from the piers on Kitchawan to the 570 elevation line] (1,790 sq ft of buffer restoration).

   (b) Eliminating the Studio Annex and (in addition to a stormwater treatment area) creating a vegetative buffer from the property line to the driveway edge within the westerly buffer area. (2,440 sq ft of buffer restoration).

   (c) Eliminating the existing traveled way, which connects from Kitchawan Road to the recreational lawn including without limitation the area which currently contains chicken coups (A65 to A60) and providing a “No Mow” area with mowed walking path. (3,390 sq ft of buffer restoration).

   (d) Removal of invasive species along a portion of the pond edge from wetland flags A53 to A59 to permit native species to re-establish themselves in this area (2,490 sf of wetland mitigation).

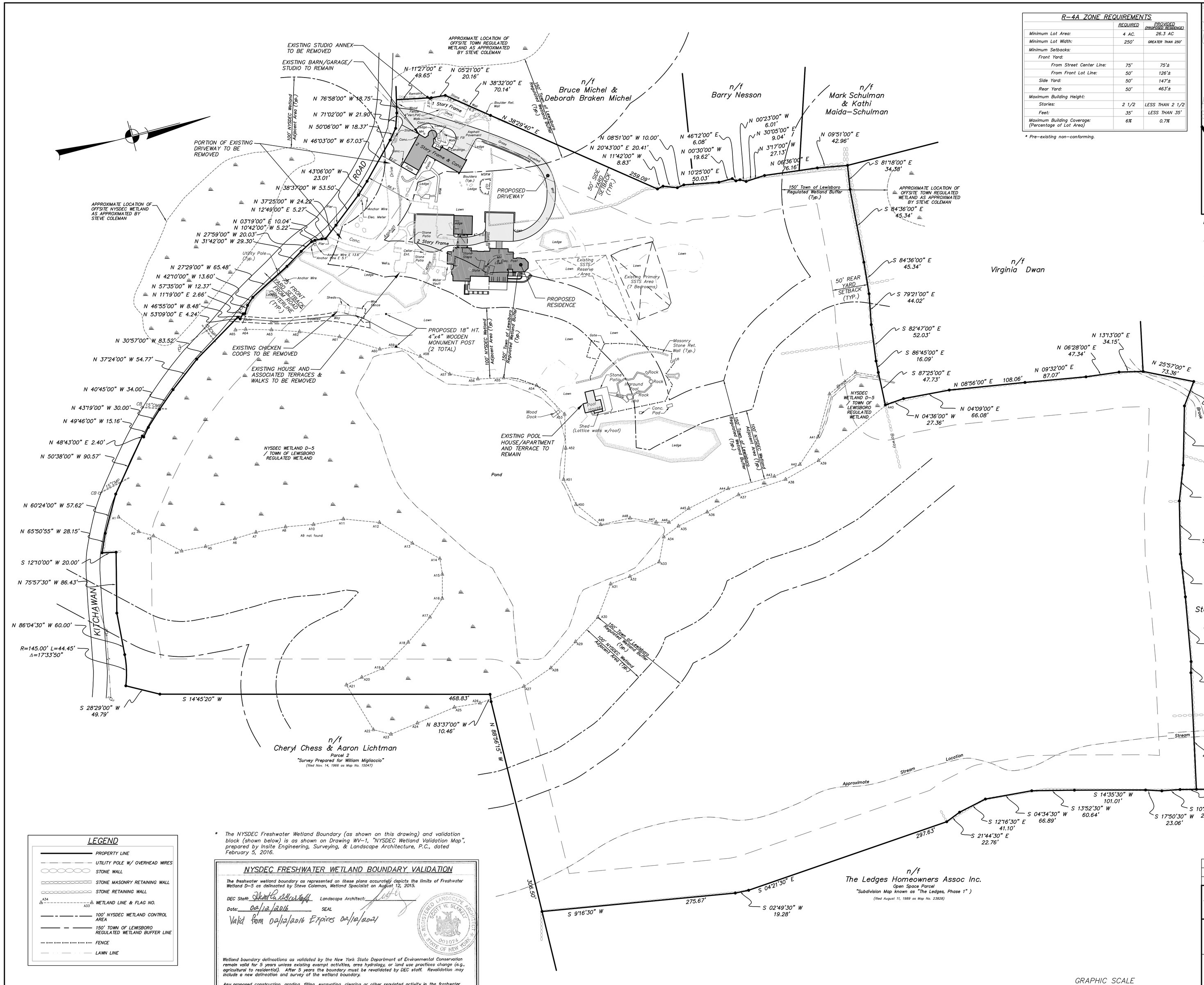
   (e) Buffer restoration in area to the West of A59 by removal of a portion of existing lawn area below the proposed rain garden and level spreader, removal of invasive species and replanting of native grasses, perennials and shrubs (1,215 sf of buffer restoration).

   (f) Buffer restoration by removing the impervious surface of the existing slate patio on the North-Eastern portion of the existing home and replanting the same with a planted area (930 sf of buffer restoration).

E. Implementing Storm Water Practices which do not currently exist.

F. Creating a net reduction of 1,580 sf of impervious surface within the Town wetlands buffer from that which currently exists, an 9.3% reduction.

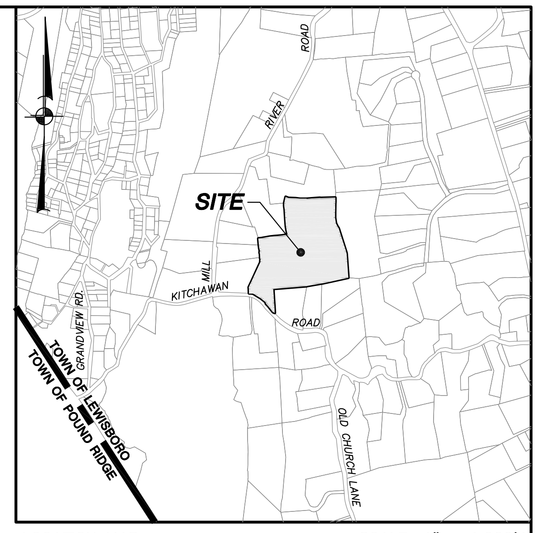
Based upon the foregoing, it is hoped that the Planning Board will approve the Lichtman/Howard Family application to allow them to rebuild, enhance and consolidate in an environmentally responsible manner.



R-4A ZONE REQUIREMENTS

	REQUIRED	PROVIDED (PROPOSED RESIDENCE)
Minimum Lot Area:	4 AC.	26.3 AC
Minimum Lot Width:	250'	GREATER THAN 250'
Minimum Setbacks:		
Front Yard:		
From Street Center Line:	75'	75'±
From Front Lot Line:	50'	126'±
Side Yard:	50'	147'±
Rear Yard:	50'	463'±
Maximum Building Height:		
Stories:	2 1/2	LESS THAN 2 1/2
Feet:	35'	LESS THAN 35'
Maximum Building Coverage: (Percentage of Lot Area)	6%	0.7%

* Pre-existing non-conforming.



LOCATION MAP SCALE: 1" = 1,000'±

OWNER/APPLICANT:

AARON LICHTMAN & KIMBERLY HOWARD
192-218 KITCHAWAN ROAD
SOUTH SALEM, NY 10590

SITE DATA:

Zone: R-4A
Total Acreage 26.3 AC
Tax Map No.: 66.1-1-41

GENERAL NOTES:

1. Property line as shown hereon based on survey of property prepared by Insite Engineering, Surveying & Landscape Architecture, P.C. dated October 9, 2015.
2. Topography shown hereon is based on topographic map prepared by Insite Engineering, Surveying & Landscape Architecture, P.C. dated October 9, 20150.
3. Wetland limits indicated on this plan field delineated by Stephen Coleman on August 12, 2015 and December 15, 2015 and survey located by Insite Engineering, Surveying & Landscape Architecture, P.C.
4. All proposed utilities will be installed underground.
5. Any proposed retaining walls greater than 4' must be designed by a NYS Professional Engineer.
6. All trees to remain within and 10' beyond the limits of disturbance shall be protected during construction. Refer to Drawing D-1 for the Tree Protection Detail.

LEGEND

- PROPERTY LINE
- UTILITY POLE W/ OVERHEAD WIRES
- STONE WALL
- STONE MASONRY RETAINING WALL
- STONE RETAINING WALL
- A34 — A33 WETLAND LINE & FLAG NO.
- 100' NYSDEC WETLAND CONTROL AREA
- 150' TOWN OF LEWSBORO REGULATED WETLAND BUFFER LINE
- FENCE
- LAWN LINE

* The NYSDEC Freshwater Wetland Boundary (as shown on this drawing) and validation block (shown below) is as shown on Drawing WV-1, "NYSDEC Wetland Validation Map", prepared by Insite Engineering, Surveying, & Landscape Architecture, P.C., dated February 5, 2016.

NYSDEC FRESHWATER WETLAND BOUNDARY VALIDATION

The freshwater wetland boundary as represented on these plans accurately depicts the limits of Freshwater Wetland D-5 as delineated by Steve Coleman, Wetland Specialist on August 12, 2015.

DEC Staff: Landscape Architect:

Date: 02/12/2016 SEAL

Valid From 02/12/2016 Expires 02/12/2021

REGISTERED LANDSCAPE ARCHITECT SCOTT W. BENARDO 001071 STATE OF NEW YORK

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

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

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

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.

NO.	DATE	REVISION	BY
2	6-30-16	GENERAL REVISIONS	MEU
1	6-2-16	GENERAL REVISIONS	MEU

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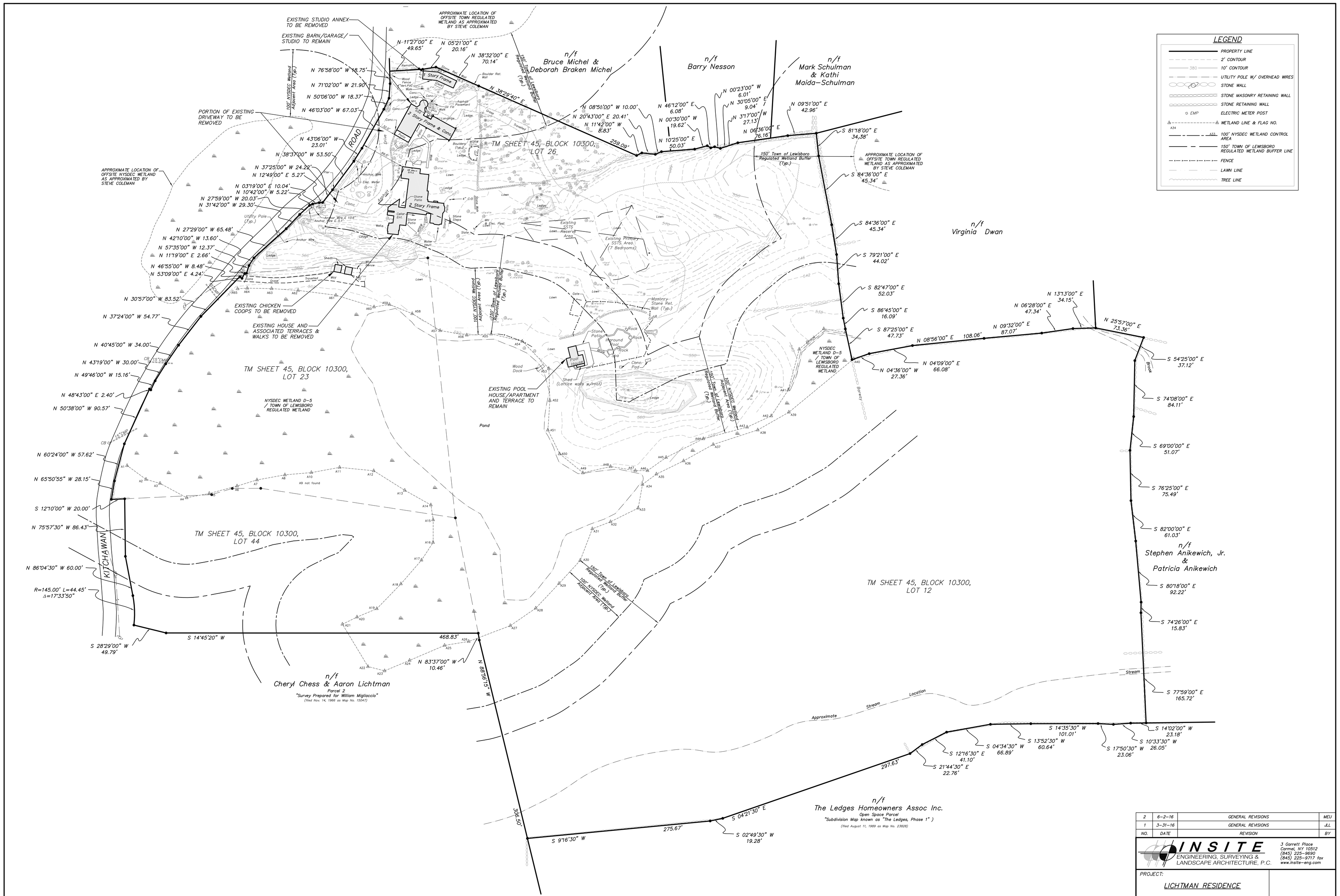
PROJECT:
LICHTMAN RESIDENCE
192-218 KITCHAWAN RD., TOWN OF LEWSBORO, WESTCHESTER CO., NY

DRAWING:
OVERALL PLAN

PROJECT NUMBER	15260.100	PROJECT MANAGER	S.W.B.	DRAWING NO.	SHEET
DATE	3-31-16	DRAWN BY:	M.E.U.	OP-1	1/6
SCALE	1" = 50'	CHECKED BY	J.L.L.		



GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

NO.	DATE	REVISION	BY
2	6-2-16	GENERAL REVISIONS	MEU
1	3-31-16	GENERAL REVISIONS	JLL

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PROJECT:
LICHTMAN RESIDENCE
192-218 KITCHAWAN RD., TOWN OF LEWSBORO, WESTCHESTER CO., NY

DRAWING:
EXISTING CONDITIONS, TOPOGRAPHIC SURVEY & DEMOLITION PLAN

PROJECT NUMBER	15260.100	PROJECT MANAGER	S.W.B.	DRAWING NO.	SHEET
DATE	2-4-16	DRAWN BY	C.T.Q.	EX-1	2 / 6
SCALE	1" = 50'	CHECKED BY	J.L.L.		

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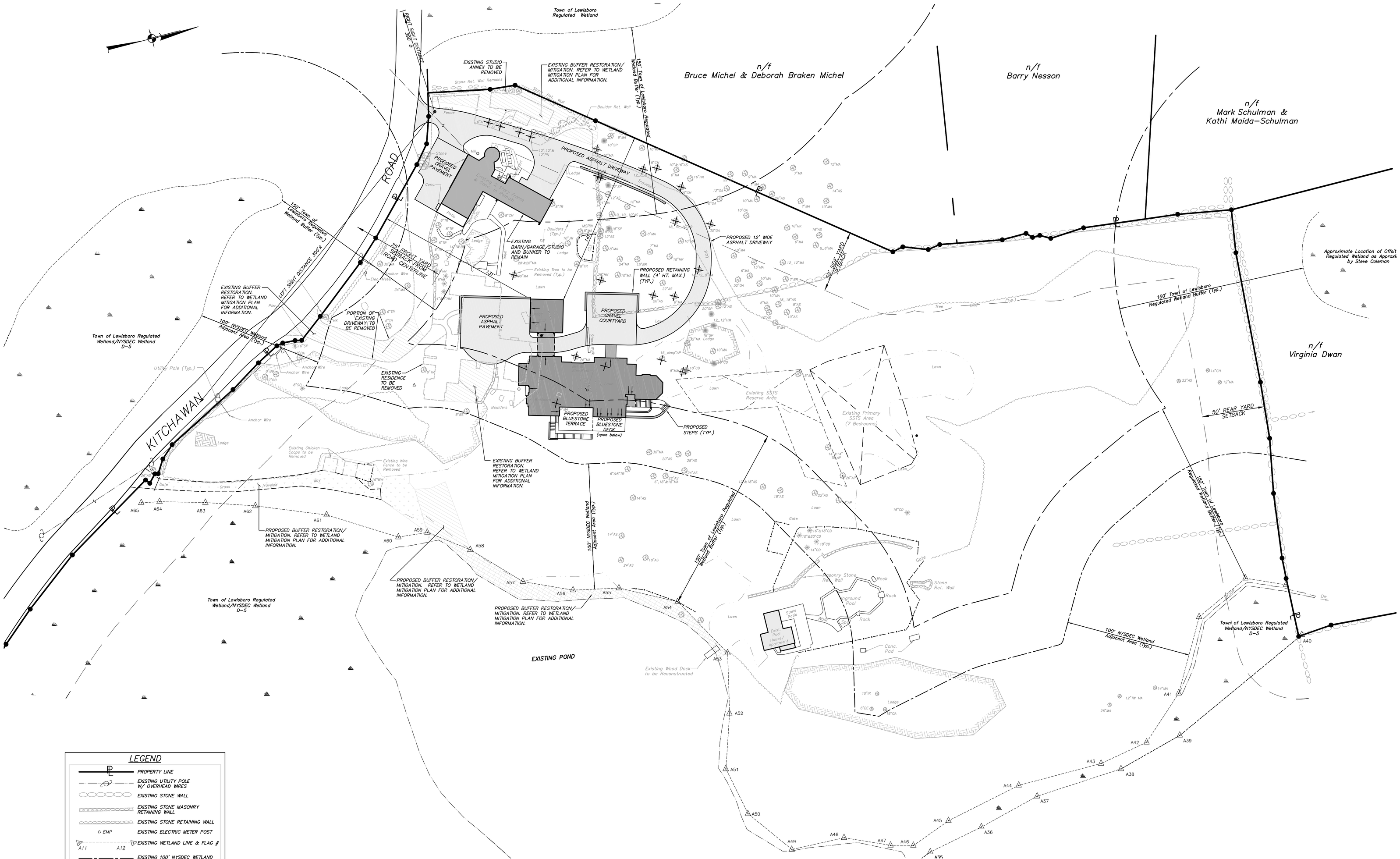

LAYOUT & LANDSCAPE PLAN

SCALE: 1" = 30'

LEGEND

- PROPERTY LINE
- EXISTING UTILITY POLE W/ OVERHEAD WIRES
- EXISTING STONE WALL
- EXISTING STONE MASONRY RETAINING WALL
- EXISTING STONE RETAINING WALL
- EMP — EXISTING ELECTRIC METER POST
- A11 A12 — EXISTING WETLAND LINE & FLAG #
- EXISTING 100' NYSDEC WETLAND ADJACENT AREA
- EXISTING 150' TOWN OF LEWSBORO REGULATED WETLAND BUFFER LINE
- EXISTING FENCE
- EXISTING LAWN LINE
- EXISTING TREE LINE

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

NO.	DATE	REVISION	BY
1	6-2-16	GENERAL REVISIONS	MEU

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PROJECT:
LICHTMAN RESIDENCE
192-218 KITCHAWAN RD., TOWN OF LEWSBORO, WESTCHESTER CO., NY

DRAWING:
LAYOUT & LANDSCAPE PLAN

PROJECT NUMBER	15260.100	PROJECT MANAGER	S.W.B.	DRAWING NO.	SHEET
DATE	3-31-16	DRAWN BY	M.E.U.	SP-1	3 / 6
SCALE	1" = 30'	CHECKED BY	J.L.L.		

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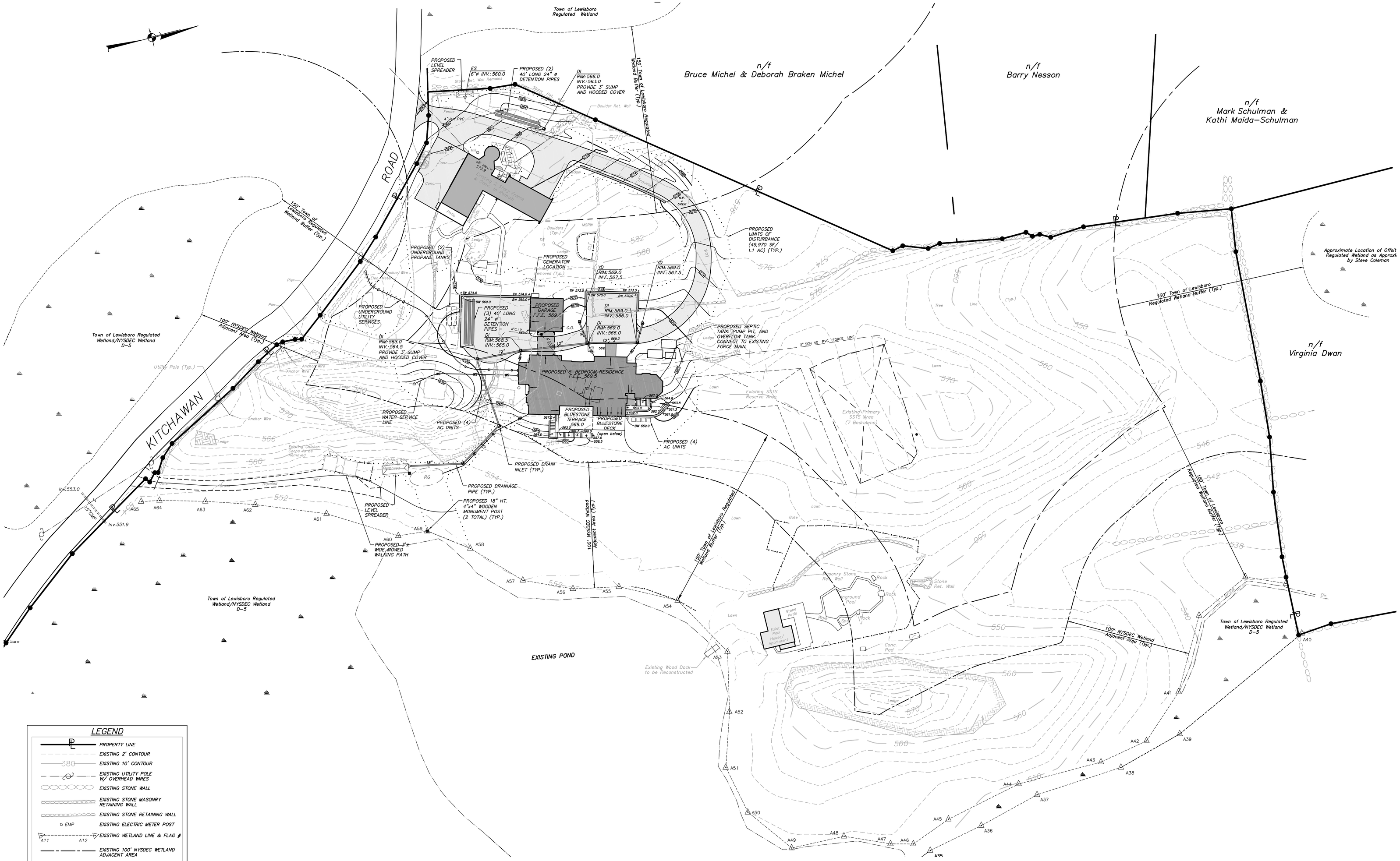

LEGEND

- PROPERTY LINE
- EXISTING 2' CONTOUR
- EXISTING 10' CONTOUR
- EXISTING UTILITY POLE W/ OVERHEAD WIRES
- EXISTING STONE WALL
- EXISTING STONE MASONRY RETAINING WALL
- EXISTING STONE RETAINING WALL
- EXISTING ELECTRIC METER POST
- EXISTING WETLAND LINE & FLAG
- EXISTING 100' NYSDEC WETLAND ADJACENT AREA
- EXISTING 150' TOWN OF LEWSBORO REGULATED WETLAND BUFFER LINE
- EXISTING FENCE
- PROPOSED 2' CONTOUR
- PROPOSED 10' CONTOUR
- PROPOSED SPOT ELEVATION
- PROPOSED DRAIN INLET OR YARD DRAIN
- PROPOSED HDPE DRAINAGE PIPE
- PROPOSED 6"ø PVC SDR 35 ROOF LEADER DRAIN PIPE
- PROPOSED UNDERGROUND UTILITY SERVICES
- PROPOSED 1"ø POLYETHYLENE WATER SERVICE LINE
- PROPOSED LIMITS OF DISTURBANCE

GRADING & DRAINAGE PLAN

SCALE: 1" = 30'

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

NO.	DATE	REVISION	BY
2	6-30-16	GENERAL REVISIONS	MEU
1	6-2-16	GENERAL REVISIONS	MEU

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PROJECT:
LICHTMAN RESIDENCE
192-218 KITCHAWAN RD., TOWN OF LEWSBORO, WESTCHESTER CO., NY

DRAWING:
GRADING & DRAINAGE PLAN

PROJECT NUMBER	15260.100	PROJECT MANAGER	S.W.B.	DRAWING NO.	SHEET
DATE	2-25-16	DRAWN BY	M.E.U.	SP-2	4 / 6
SCALE	1" = 30'	CHECKED BY	J.L.L.		

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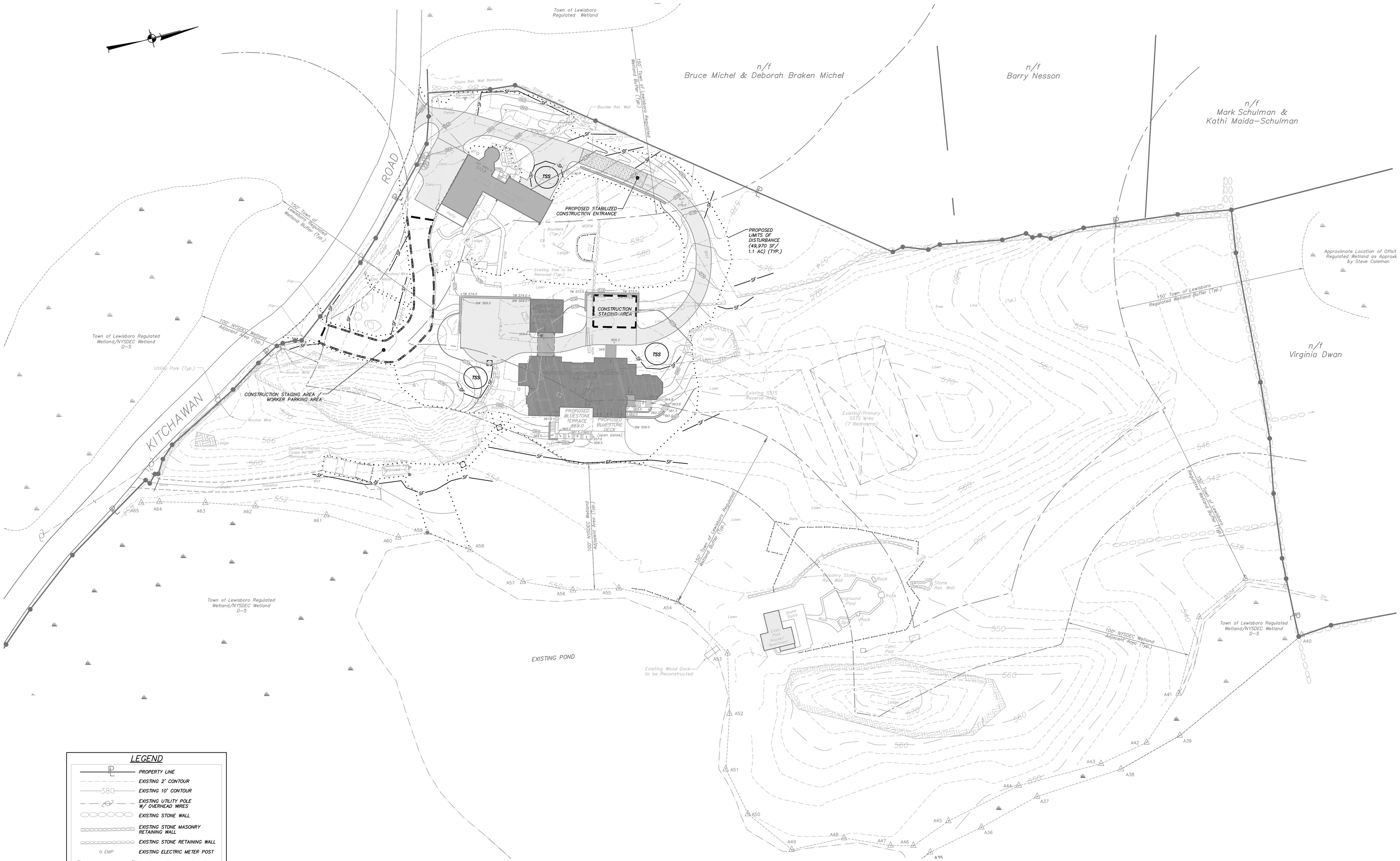

EROSION & SEDIMENT CONTROL PLAN

SCALE: 1" = 30'

LEGEND

PL	PROPERTY LINE
	EXISTING 2' CONTOUR
380	EXISTING 10' CONTOUR
	EXISTING UTILITY POLE W/ OVERHEAD WIRES
	EXISTING STONE WALL
	EXISTING STONE MASONRY RETAINING WALL
	EXISTING STONE RETAINING WALL
EMP	EXISTING ELECTRIC METER POST
A11 A12	EXISTING WETLAND LINE & FLAG #
	EXISTING 100' NYSDEC WETLAND ADJACENT AREA
	EXISTING 150' TOWN OF LEWSBORO REGULATED WETLAND BUFFER LINE
	EXISTING FENCE
TSS	PROPOSED TEMPORARY SOIL STOCKPILE
SF	PROPOSED SILT FENCE
	PROPOSED LIMITS OF DISTURBANCE

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

NO.	DATE	REVISION	BY
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1	6-2-16	GENERAL REVISIONS	MEU

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PROJECT:
LICHTMAN RESIDENCE
192-218 KITCHAWAN RD., TOWN OF LEWSBORO, WESTCHESTER CO., NY

DRAWING:
EROSION & SEDIMENT CONTROL PLAN

PROJECT NUMBER	15260.100	PROJECT MANAGER	S.W.B.
DATE	3-31-16	DRAWN BY	M.E.U.
SCALE	1" = 30'	CHECKED BY	J.L.L.

DRAWING NO. SP-3

SHEET 5 / 6

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REQUIRED EROSION CONTROL SWPPP CONTENTS:

Pursuant to the NYSDEC "SPDES General Permit for Stormwater Discharges from Construction Activity" (GP-0-15-002), all Stormwater Pollution Prevention Plan's (SWPPP) shall include erosion and sediment control practices designed in conformance with the most current version of the technical standard, "New York Standards and Specifications for Erosion and Sediment Control." Where erosion and sediment control practices are not designed in conformance with this technical standard, the owner or operator must demonstrate equivalence to the technical standard. The following list of required SWPPP components is provided in accordance with Part III.B.1a-i of General Permit GP-0-15-002:

a. Background Information: The subject project consists of the demolition of existing 5-bedroom residence, existing pool house, existing cottage, 2 existing sheds and portions of existing driveway, the construction of new 5-bedroom residence, garage, pool house and asphalt driveway, and the installation of proposed stormwater management areas and wetland mitigation areas.

b. Site map / construction drawing: These plans serve to satisfy this SWPPP requirement.

c. Description of the soils present at the site: Onsite soils located within the proposed limits of disturbance consist of Charlton loam (ChC and ChE), Chatfield-Charlton Complex (CsD), Charlton-Chatfield Complex (CrC), and Leicester loam (LcB), as identified on the Soil Conservation Service Web Soil Survey. These soil types belong to the Hydrologic Soil Group "B" and "D."

d. Construction phasing plan / sequence of operations: The Construction Sequence and phasing found on these plans provide the required phasing. A Construction Sequence and Erosion and Sediment Control Maintenance Schedule has been provided. The Erosion and Sediment Control Notes contained hereon outline a general sequence of operations for the proposed project. In general all erosion and sediment control facilities shall be installed prior to commencement with land disturbing activities, and areas of disturbance shall be limited to the shortest period of time as practicable.

e. Description of erosion and sediment control practices: This plan, and details / notes shown hereon serve to satisfy this SWPPP requirement.

f. Temporary and permanent soil stabilization plan: The Sedimentation and Erosion Control Notes and Details provided heron identify temporary and permanent stabilization measures to be employed with respect to specific elements of the project, and at the various stages of development.

g. Site map / construction drawing: This plan serves to satisfy this SWPPP requirement.

h. The dimensions, material specifications, installation details, and operation and maintenance requirements for all erosion and sediment control practices: The details, Erosion and Sediment Control Notes, and Erosion and Sediment Control Maintenance Schedule serve to satisfy this SWPPP requirement.

i. An inspection schedule: Inspections are to be performed twice weekly and by a qualified professional as required by the General Permit GP-0-15-002. In addition the NYSDEC Trained Contractor shall perform additional inspections as cited in the Sedimentation and Erosion Control Notes.

j. A description of pollution prevention measures that will be used to control litter, construction chemicals and construction debris: In general, all construction litter / debris shall be collected and removed from the site. The general contractor shall supply either waste barrels or dumpster for proper waste disposal. Any construction chemicals utilized during construction shall either be removed from site daily by the contractor or stored in a structurally sound and weatherproof building. No hazardous waste shall be disposed of onsite, and shall ultimately be disposed of in accordance with all federal, state and local regulations. Material Safety Data Sheets (MSDS), material inventory, and emergency contact numbers shall be maintained by the general contractor for all construction chemicals utilized onsite. Finally, temporary sanitary facilities (portable toilets) shall be provided onsite during the entire length of construction, and inspected weekly for evidence of leaking holding tanks.

k. A description and location of any stormwater discharges associated with industrial activity other than construction at the site: There are no known industrial stormwater discharges present or proposed at the site.

l. Identification of any elements of the design that are not in conformance with the technical standard, "New York Standards and Specifications for Erosion and Sediment Control." All proposed elements of this SWPPP have been designed in accordance with the "New York Standards and Specifications for Erosion and Sediment Control."

REQUIRED POST-CONSTRUCTION STORMWATER MANAGEMENT PRACTICE COMPONENTS:

1. Pursuant to the NYSDEC "SPDES General Permit for Stormwater Discharges from Construction Activity" (GP-0-15-002), all construction projects needing post-construction stormwater management practices shall prepare a SWPPP that also includes practices designed in conformance with the most current version of the technical standard, New York State Stormwater Management Design Manual ("Design Manual"). Where post-construction stormwater management practices are not designed in conformance with this technical standard, the owner or operator must demonstrate equivalence to the technical standard. The following list of SWPPP components is provided in accordance with Part III.B.2a-g and III.B.3:

   a. Identification of all post-construction stormwater management practices to be constructed as part of the project; This plan, and details/notes shown hereon serve to satisfy this SWPPP requirement.

   b. A site map/construction drawing(s) showing the specific location and size of each post-construction stormwater management practice; This plan, and details/notes shown hereon serve to satisfy this SWPPP requirement.

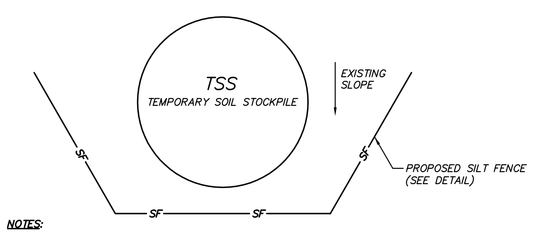
   c. A Stormwater Modeling and Analysis Report including pre-development conditions, post-development conditions, the results of the stormwater modeling, a summary table demonstrating that each practice has been designed in conformance with the sizing criteria, identification of and justification for any deviations from the Design Manual, and identification of any design criteria that are not required. The required analysis is provided in the report titled Amended Stormwater Pollution Prevention Plan for Lichtman Residence.

   d. Soil testing results and locations. This SWPPP requirement is provided in the report titled Amended Stormwater Pollution Prevention Plan for Lichtman Residence.

   e. Infiltration testing results. This SWPPP requirement is provided in the report titled Amended Stormwater Pollution Prevention Plan for Lichtman Residence.

   f. An operations and maintenance plan that includes inspection and maintenance schedules and actions to ensure continuous and effective operation of each post-construction stormwater management practice. The plan shall identify the entity that will be responsible for the long term operation and maintenance of each practice. The Permanent Stormwater Facilities Maintenance Schedule provided on these plans serves to satisfy this requirement.

2. Enhanced Phosphorus Removal Standards – Beginning on September 30, 2008, all construction projects identified in Table 2 of Appendix B that are located in the watersheds identified in Appendix C shall prepare a SWPPP that includes post-construction stormwater management practices designed in conformance with the Enhanced Phosphorus Removal Standards included in the most current version of the technical standard, New York Stormwater Management Design Manual. At a minimum, the post-construction stormwater management practice component of the SWPPP shall include items 2.a – 2.f above. The permanent stormwater practices for this project have been sized according to chapter 10 of the Design Manual Enhanced Phosphorus Removal Standards. Please see 2.a – 2.f above.



NOTES:

1. AREA CHOSEN FOR STOCKPILE LOCATION SHALL BE DRY AND STABLE.
2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 2:1.
3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE IMMEDIATELY SEEDED WITH K31 PERENNIAL TALL FESCUE.
4. ALL STOCKPILES SHALL BE PROTECTED WITH SILT FENCING INSTALLED ON THE DOWNGRADIENT SIDE.

TEMPORARY SOIL STOCKPILE DETAIL

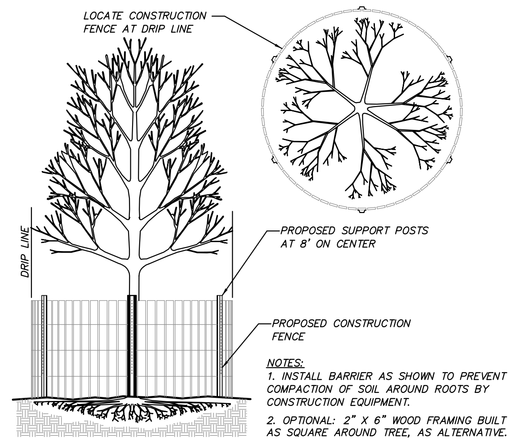
(N.T.S.)

EROSION AND SEDIMENT CONTROL MAINTENANCE SCHEDULE

MONITORING REQUIREMENTS				MAINTENANCE REQUIREMENTS	
PRACTICE	DAILY	WEEKLY	AFTER RAINFALL	DURING CONSTRUCTION	AFTER CONSTRUCTION
SILT FENCE BARRIER	–	Inspect	Inspect	Clean/Replace	Remove
STABILIZED CONSTRUCTION ENTRANCE	Inspect	–	Inspect	Clean/Replace Stone and Fabric	Remove
DUST CONTROL	Inspect	–	Inspect	Mulching/ Spraying Water	N/A
*VEGETATIVE ESTABLISHMENT	–	Inspect	Inspect	Water/Reseed/ Remulch	Reseed to 80% Coverage
INLET PROTECTION	–	Inspect	Inspect	Clean/Repair/ Replace	Remove
SOIL STOCKPILES	–	Inspect	Inspect	Mulching/ Silt Fence Repair	Remove
CONCRETE DRAINAGE STRUCTURES	–	Inspect	Inspect	Clean Sumps/ Remove Debris/ Repair/Replace	Clean Sumps/ Remove Debris/ Repair/Replace
DRAINAGE PIPES	–	Inspect	Inspect	Clean/Repair	Clean/Repair
ROAD & PAVEMENT	–	Inspect	Inspect	Clean	Clean
*STORMWATER TRAP/BASIN	–	Inspect	Inspect	Clean/Mulch/ Repair/Reseed	See Permanent Stormwater Facilities Maintenance Schedule on Drawing SP-3.1

* Permanent vegetation is considered stabilized when 80% of the plant density is established.
Erosion control measures shall remain in place until all disturbed areas area permanently stabilized.

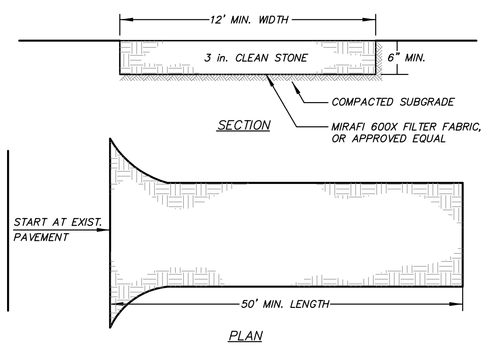
Note: The party responsible for implementation of the maintenance schedule during and after construction is:
Aaron Lichtman
192 Kitchawan Road
Lewisboro, NY 10590
and/or the current owner(s) of the subject property.



NOTES:
1. INSTALL BARRIER AS SHOWN TO PREVENT COMPACTION OF SOIL AROUND ROOTS BY CONSTRUCTION EQUIPMENT.
2. OPTIONAL: 2" X 6" WOOD FRAMING BUILT AS SQUARE AROUND TREE, AS ALTERNATIVE.

TREE PROTECTION DETAIL

(N.T.S.)

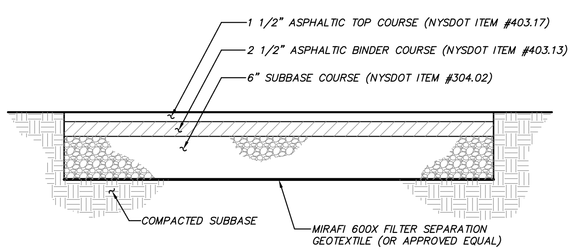


INSTALLATION NOTES

1. STONE SIZE – USE 3" STONE
2. LENGTH – AS REQUIRED, BUT NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY.)
3. THICKNESS – NOT LESS THAN SIX (6) INCHES.
4. WIDTH – 12 FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCUR.
5. FILTER CLOTH – WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE. FILTER CLOTH WILL NOT BE REQUIRED ON A SINGLE FAMILY RESIDENCE LOT.
6. SURFACE WATER – ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT OF WAY THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT OF WAY MUST BE REMOVED IMMEDIATELY.
8. WASHING – WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT OF WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

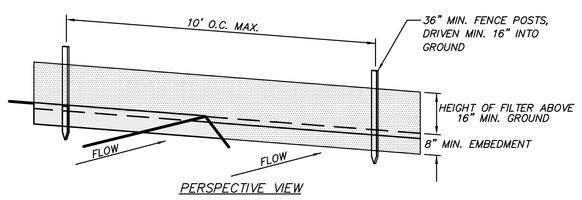
STABILIZED CONSTRUCTION ENTRANCE DETAIL

(N.T.S.)

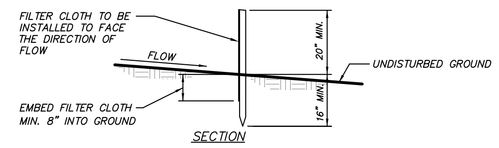


ASPHALT PAVEMENT DETAIL

(N.T.S.)



PERSPECTIVE VIEW



SECTION

CONSTRUCTION NOTES FOR FABRICATED SILT FENCE

1. FILTER CLOTH TO BE FASTENED SECURELY TO POSTS AT TOP AND MID SECTION.
2. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
3. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

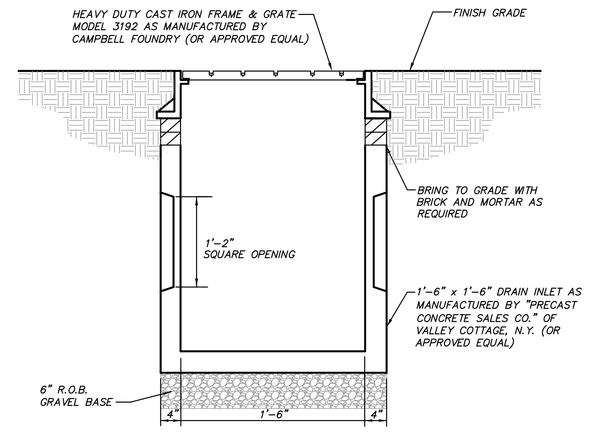
POSTS: STEEL EITHER T OR U TYPE OR 2" HARDWOOD

FILTER CLOTH: FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUAL

PREFABRICATED UNIT: GEOFAB, ENVIROFENCE, OR APPROVED EQUAL

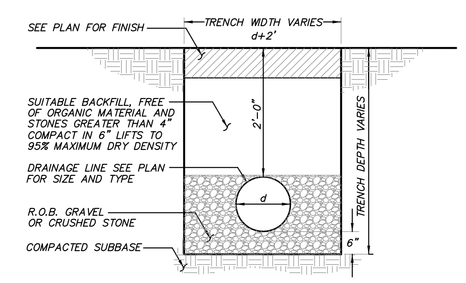
SILT FENCE DETAIL

(N.T.S.)



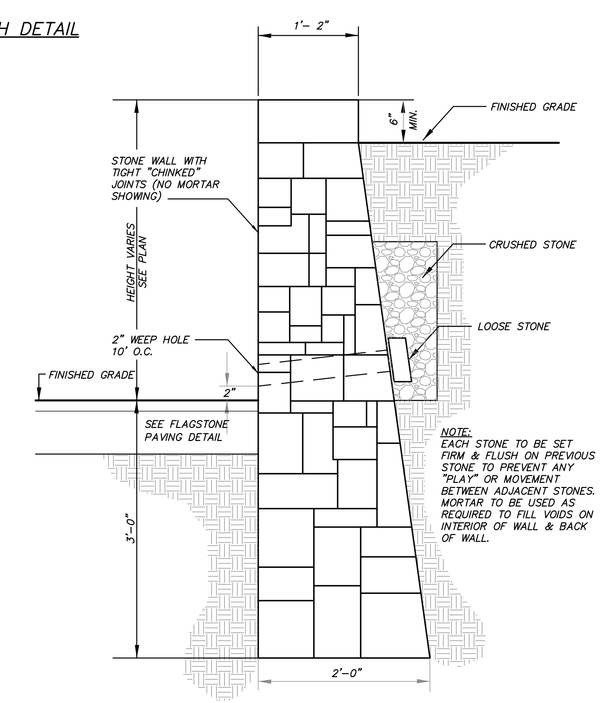
DRAIN INLET DETAIL

(N.T.S.)



DRAINAGE LINE TRENCH DETAIL

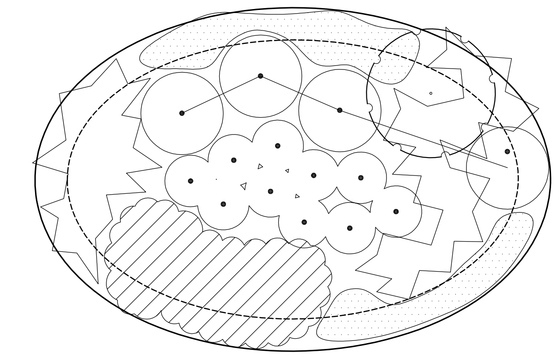
(N.T.S.)



NOTE:
EACH STONE TO BE SET FIRM & FLUSH ON PREVIOUS STONE TO PREVENT ANY "PLAY" OR MOVEMENT BETWEEN ADJACENT STONES. MORTAR TO BE USED AS REQUIRED TO FILL VOIDS ON INTERIOR OF WALL & BACK OF WALL.

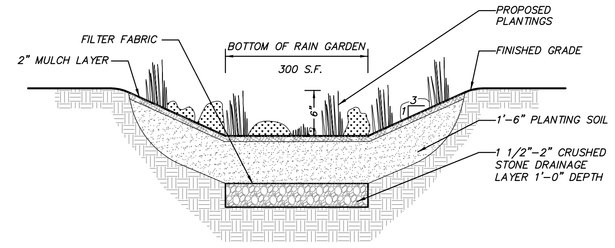
STONE RETAINING WALL

(N.T.S.)



RAIN GARDEN LANDSCAPE PLAN

(N.T.S.)



RAIN GARDEN SECTION

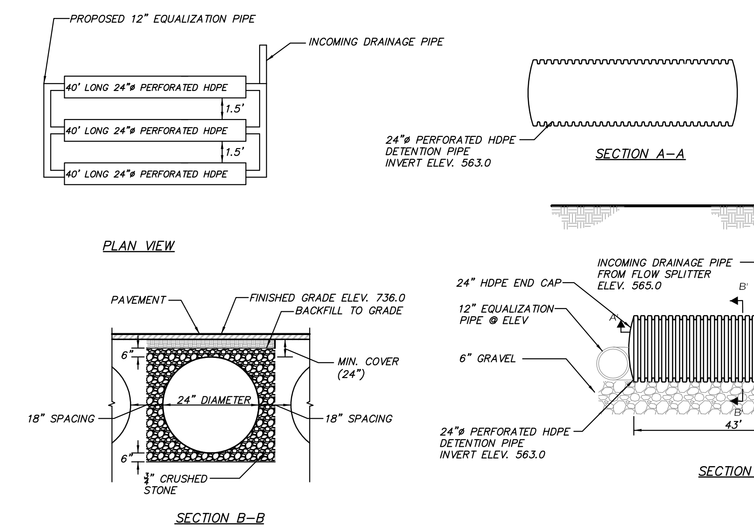
(N.T.S.)

NOTES:

1. PLANTING SOIL SHALL CONSIST OF THE FOLLOWING:
   - 50-70% SAND (LESS THAN 5% CLAY CONTENT)
   - 30-50% TOPSOIL WITH AN AVERAGE OF 5% ORGANIC MATERIAL
2. DEPTH OF THE PLANTING SOIL SHALL BE APPROXIMATELY 4" FROM THE BOTTOM OF THE DEEPEST ROOT BALL.

RAIN GARDEN MAINTENANCE NOTES:

1. No fertilizer shall be added in Rain Garden plantings. Nutrient requirements to be met by incorporation of acceptable organic matter.
2. All plantings shall be maintained in a healthy condition at all times. Any dying, dead or diseased plants shall immediately be replaced "in kind" or with suitable substitute from the Rain Garden Plant List on this drawing based on hydrology of Rain Garden (or as may otherwise be subsequently approved by the Planning Board) by the project owner.
3. Rain Garden plantings shall be mulched in the spring and monitored for weeds and invasive species, which shall be removed as necessary.



STORMWATER INFILTRATION SYSTEM DETAIL

(N.T.S.)

NO.	DATE	REVISION	BY
1	6-2-16	GENERAL REVISIONS	MEU

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PROJECT:
LICHTMAN RESIDENCE
192-218 KITCHAWAN RD., TOWN OF LEWSBORO, WESTCHESTER CO., NY

DRAWING:
DETAILS

PROJECT NUMBER	15260.100	PROJECT MANAGER	S.W.B.	DRAWING NO.	SHEET
DATE	3-31-16	DRAWN BY	M.E.U.	D-1	6 / 6
SCALE	AS SHOWN	CHECKED BY	J.L.L.		

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.

GENERAL NOTES:

1. EXISTING PROPERTY LINES AND TOPOGRAPHY TAKEN FROM WESTCHESTER COUNTY G.I.S. INFORMATION SHOWN AS APPROXIMATE.

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

NO.	DATE	REVISION	BY
1	6-2-16	GENERAL REVISIONS	JLL

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Carmel, NY 10512
(845) 225-9690
(845) 225-9717 fax
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PROJECT:

LICHTMAN RESIDENCE

192-218 KITCHAWAN RD., TOWN OF LEWISBORO, WESTCHESTER CO., NY

DRAWING:

AREA MAP

PROJECT NUMBER	15260.100	PROJECT MANAGER	S.W.B.	DRAWING NO.	SHEET
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SCALE	1" = 100'	CHECKED BY	J.L.L.		

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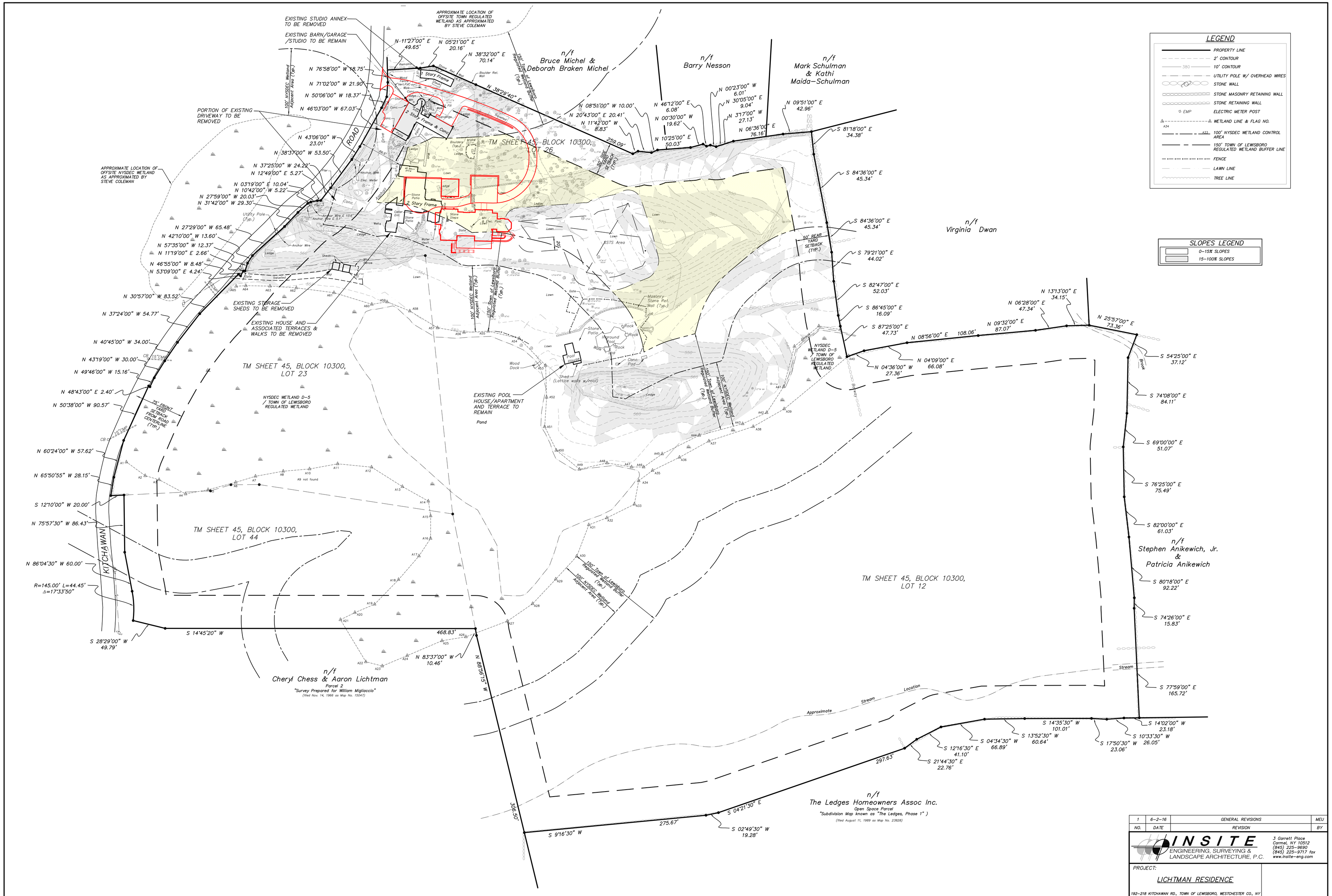

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PROJECT:

LICHTMAN RESIDENCE

192-218 KITCHAWAN RD., TOWN OF LEWSBORO, WESTCHESTER CO., NY

DRAWING:

CONSTRAINTS MAP

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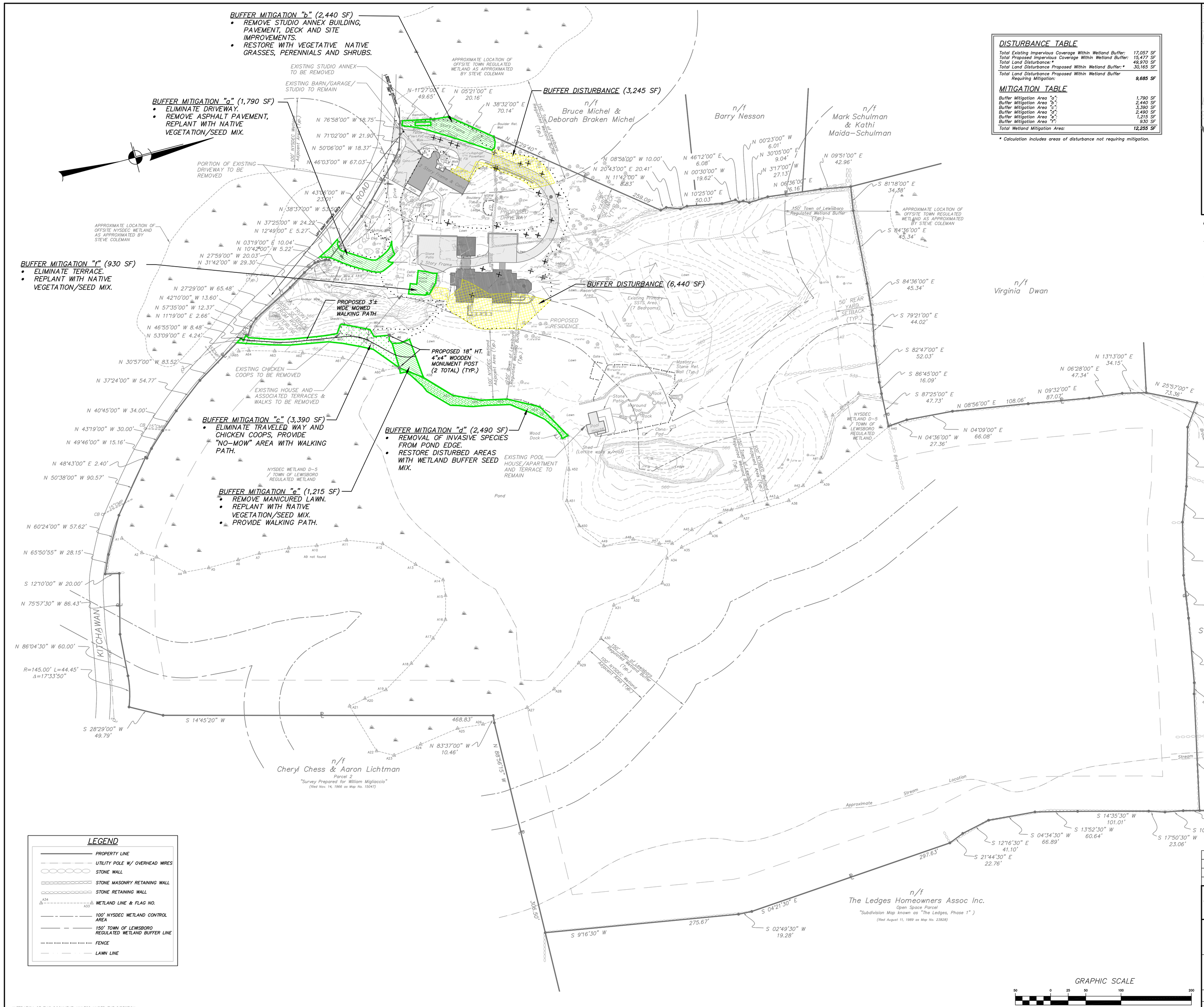


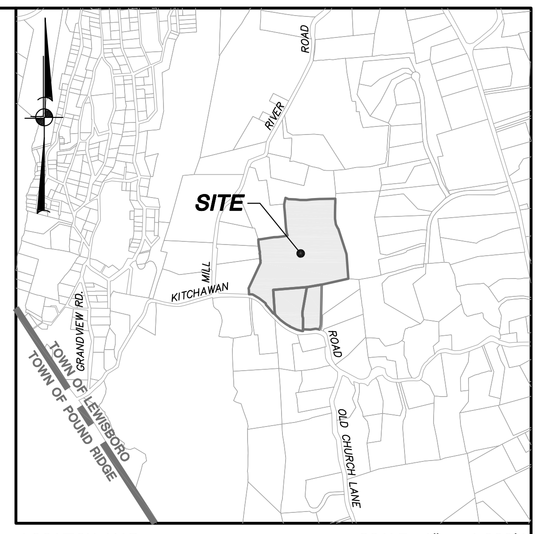
DISTURBANCE TABLE

Total Existing Impervious Coverage Within Wetland Buffer:	17,057 SF
Total Proposed Impervious Coverage Within Wetland Buffer:	15,477 SF
Total Land Disturbance:*	49,970 SF
Total Land Disturbance Proposed Within Wetland Buffer:*	30,165 SF
Total Land Disturbance Proposed Within Wetland Buffer Requiring Mitigation:	**9,685 SF**

MITIGATION TABLE

Buffer Mitigation Area "a":	1,790 SF
Buffer Mitigation Area "b":	2,440 SF
Buffer Mitigation Area "c":	3,390 SF
Buffer Mitigation Area "d":	2,490 SF
Buffer Mitigation Area "e":	1,215 SF
Buffer Mitigation Area "f":	930 SF
Total Wetland Mitigation Area:	**12,255 SF**

* Calculation includes areas of disturbance not requiring mitigation.



LOCATION MAP SCALE: 1" = 1,000'±

OWNER/APPLICANT:

AARON LICHTMAN
192-218 KITCHAWAN ROAD
SOUTH SALEM, NY 10590

SITE DATA:

Zone: R-4A
Total Acreage 26.3 AC
Tax Map No.: Sheet 45, Block 10300, Lot 12/26, 23 & 44

GENERAL NOTES:

1. Property line as shown hereon based on survey of property prepared by Insite Engineering, Surveying & Landscape Architecture, P.C. dated October 9, 2015.
2. Topography shown hereon is based on topographic map prepared by Insite Engineering, Surveying & Landscape Architecture, P.C. dated October 9, 20150.
3. Wetland limits indicated on this plan field delineated by Stephen Coleman on August 12, 2015 and December 15, 2015 and survey located by Insite Engineering, Surveying & Landscape Architecture, P.C.

LEGEND

- PROPERTY LINE
- UTILITY POLE W/ OVERHEAD WIRES
- STONE WALL
- STONE MASONRY RETAINING WALL
- STONE RETAINING WALL
- WETLAND LINE & FLAG NO.
- 100' NYSDEC WETLAND CONTROL AREA
- 150' TOWN OF LEWISBORO REGULATED WETLAND BUFFER LINE
- FENCE
- LAWN LINE

NO.	DATE	REVISION	BY
3	6-30-16	GENERAL REVISIONS	MEU
2	6-2-16	GENERAL REVISIONS	MEU
1	5-17-16	GENERAL REVISIONS	JLL

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PROJECT:
LICHTMAN RESIDENCE
192-218 KITCHAWAN RD., TOWN OF LEWSBORO, WESTCHESTER CO., NY

DRAWING:
WETLAND MITIGATION PLAN

PROJECT NUMBER	15260.100	PROJECT MANAGER	S.W.B.	DRAWING NO.	SHEET
DATE	3-31-16	DRAWN BY	J.L.L.	WM-1	1 / 1
SCALE	1" = 50'	CHECKED BY	J.L.L.		

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TOWN OF LEWISBORO

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Planning Board of the Town of Lewisboro, Westchester County, New York will convene a Public Hearing on July 19, 2016 at 7:30 p.m., or soon thereafter, at the Town Offices @ Orchard Square Plaza, Lower Level, Cross River, New York, regarding the following:

Cal #1-16 SW, Cal#1-16 WP

Applications for Wetland Activity Permit Approval and Stormwater Permit Approval for Lichtman Residence, 192 Kitchawan Road, South Salem, New York, owners of record, Cheryl Chess and Aaron Lichtman, to permit demolition of the existing home and the construction of a new five-bedroom house, garage, courtyard and modified driveway. The property consists of approximately 26.3 acres of land and is located within the Town's R-4A Zoning District. A copy of materials and proposed site documents may be inspected at the office of the Planning Board Secretary, 20 Orchard Square, Suite L, Cross River, New York during regular Planning Board hours. Persons wishing to object to the application should file a notice of objection with the Planning Board together with a statement of the grounds of objection prior to the closing of the Public Hearing. All interested parties are encouraged to attend the Public Hearing and all will be provided an opportunity to be heard.

PLANNING BOARD
TOWN OF LEWISBORO
By: Jerome Kerner
Chairman

Dated July 1, 2016

The Town of Lewisboro is committed to equal access for all citizens. Anyone needing accommodations to attend or participate in this meeting is encouraged to notify the Secretary to the Planning Board in advance.

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AFFIDAVIT OF MAILING

On July 1, 2016, notices for the public hearing scheduled on July 19, 2016 were mailed via certified mail with return receipt to the property owners within 500 feet of the subject property as required by Section 195-15.G(2)(a) of the Town of Lewisboro Zoning Code.

STATE OF NEW YORK)
) ss.:
COUNTY OF ~~WESTCHESTER~~ Putnam)

Scott W. Blakely, being duly sworn says: I am over 18 years of age and has an office in Carmel, New York.

Scott W. Blakely, RLA
Insite Engineering, Surveying &
Landscape Architecture, P.C.

Sworn to before me this 7th
day of July, 2016

Alicia Hansen
Notary Public, State of New York
Reg. # 01HA6086470
Qualified In Dutchess County
Commission Expires January 21, 2019
Alicia Hansen

3 Garrett Place, Carmel, New York 10512 (845) 225-9690 Fax (845) 225-9717
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15260.100

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109 Mill River Road
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A. Signature X ☐ Agent ☐ Addressee

B. Received by (Printed Name) JENNIFER HAARSGARD C. Date of Delivery 7-2

D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Insured Mail Restricted Delivery (over $500)
☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Return Receipt for Merchandise ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery

---

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece

Gail Ascher
87 Mill River Road
South Salem, NY 10590

9590 9403 0731 5196 6144 06

2. Article Number (Transfer from service label) 7015 1730 0001 6832 6761

PS Form 3811, April 2015 PSN 7530-02-000-9053 15260100 Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature X ☐ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery 7-2

D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Insured Mail Restricted Delivery (over $500)
☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Return Receipt for Merchandise ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery

---

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece,

Gary Atheim
199 Kichawan Road
South Salem, NY 10590

9590 9403 0758 5196 8264 17

2. Article Number (Transfer from service label) 7015 1730 0001 6832 6655

PS Form 3811, April 2015 PSN 7530-02-000-9053 15260100 Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature X ☐ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery 7-2

D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Insured Mail Restricted Delivery (over $500)
☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Return Receipt for Merchandise ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery

---

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece

Norman & Elaine Sheresky
105 Mill River Road
South Salem, NY 10590

9590 9403 0731 5196 6143 90

2. Article Number (Transfer from service label) 7015 1730 0001 6832 6754

PS Form 3811, April 2015 PSN 7530-02-000-9053 15260100 Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature X ☐ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery 7-2

D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Insured Mail Restricted Delivery (over $500)
☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Return Receipt for Merchandise ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery

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SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece,

William & Jennifer Pink
7 Col. Ferris Road
South Salem, NY 10590

9590 9403 0731 5196 6144 20

2. Article Number (Transfer from service label) 7015 1730 0001 6832 6792

PS Form 3811, April 2015 PSN 7530-02-000-9053 15260100 Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature X ST ☐ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery 7/2

D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Insured Mail Restricted Delivery (over $500)
☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Return Receipt for Merchandise ☐ Signature Confirmation™ ☑ Signature Confirmation Restricted Delivery

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece,

Mark & Jane Zeitler
9 Co. Ferris Road
South Salem, NY 10509

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ST ☐ Agent ☐ Addressee

B. Received by (Printed Name) | C. Date of Delivery 7/2

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

9590 9403 0731 5196 6143 83

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
Insured Mail Restricted Delivery (over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

2. Article Number (Transfer from service label)
7015 1730 0001 6832 6785

PS Form 3811, April 2015 PSN 7530-02-000-9053 15260100 Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece

Barry Nesson
115 Mill River Road
South Salem, NY 10590

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Liza Nesson ☐ Agent ☐ Addressee

B. Received by (Printed Name) Liza Nesson | C. Date of Delivery 6/-

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

9590 9403 0758 5196 8263 63

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

2. Article Number (Transfer from service label)
7015 1730 0001 6832 5764

PS Form 3811, April 2015 PSN 7530-02-000-9053 15260100 Domestic Return Receipt

NOTICE
This property is the subject of an application before the
Lewisboro Planning Board.
A Public Hearing has been scheduled at which time all interested parties
will be afforded an opportunity to be heard.
Please contact the Planning Board Secretary at
914-763-5592
or visit
www.lewisborogov.com
for additional information

KELLARD SESSIONS
CONSULTING, P.C.

John Kellard, P.E.
David Sessions, RLA, AICP

MEMORANDUM

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

CC: Ciorsdan Conran
Judson Siebert, Esq.

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

DATE: July 13, 2016

RE: Wetland Permit Application
James Sandler
28 Lake Street
Sheet 7F, Block 12663, Lot 5

Project Description

The subject property consists of ±0.66 acre of land located at 28 Lake Street and within the R-1A Zoning District. The subject property had been developed with a single-family residence, which was recently destroyed by a fire. A Wetland Implementation Permit, Permit #04-16 W.P., was issued on January 26, 2016 for the demolition of the fire damaged home. The applicant is proposing to construct a new residence, gravel driveway and drainage improvements. An off-site wetland located north of the subject property is jurisdictional to the Town of Lewisboro. The proposed residence, driveway and drainage improvements are proposed within the Town's 150-foot wetland buffer area.

SEQRA

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

Required Approvals/Referrals

1. A Wetland Activity Permit is required from the Planning Board.

2. A public hearing is required to be held on the Wetland Activity Permit.

3. Land disturbance will exceed 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) is required.

4. Work proposed within the Town right-of-way will require a Permit from the Town Highway Superintendent.

Plan Comments

1. The plan shall indicate the erosion and sediment control inspection requirements, per the NYSDEC GP-0-15-002 Permit. Upon review of the Notice of Intent (NOI), Questions #11 and #12 should be answered yes.

2. The limit of disturbance appears to graphically depict the areas of disturbance of existing and proposed impervious cover within the regulated wetland buffer. However, these areas should be quantified on the plan.

3. A fence detail should be provided.

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 Stalzer Design, LLC and dated (last revised) June 30, 2016:

- Zoning Information (G-101)
- Site Plan (SP-1)
- Limits of Disturbance (SP-2)

Plan Reviewed, prepared by Alfonzetti Engineering, P.C. and dated (last revised) June 28, 2016:

- Stormwater Mitigation Erosion Control Plan

Documents Reviewed:

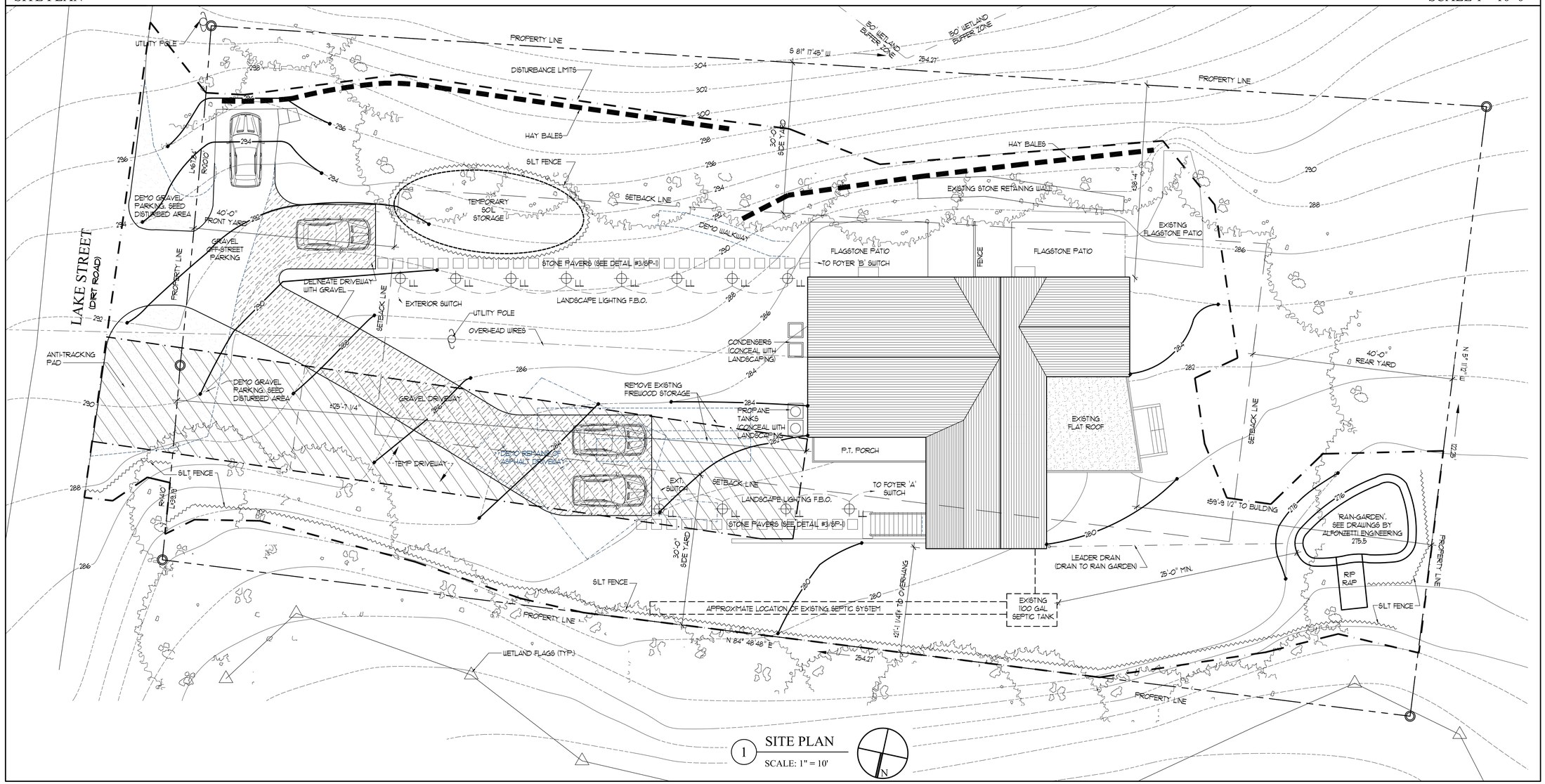
- WCHD No Objection Approval, dated October 20, 2015
- Notice of Intent, dated June 29, 2016

JKJ/JMC/DJS/dc

T:\Lewisboro\Correspondence\LW4100JJ-LWPB-Sandler28Lake-Review-Memo-7-13-16.docx

SITE PLAN

SCALE 1"=10'-0"

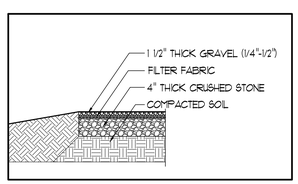


1 SITE PLAN

SCALE: 1" = 10'

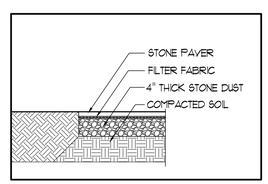
NOTE:

SEE DRAWINGS BY ALFONZETTI ENGINEERING FOR STORM WATER MANAGEMENT AND EROSION CONTROL DESIGN



2 GRAVEL DRIVEWAY

SCALE: 3/4" = 1'-0"



3 FLAGSTONE PATIO/PAVERS

SCALE: 3/4" = 1'-0"

SANDLER RESIDENCE

28 LAKE STREET
TOWN OF LEWISBORO, NEW YORK

STALZER DESIGN, LLC
Timeless Design · Relaxed Elegance
ROWAYTON, CT 06853
TEL: (203)-858-6492 WWW.STALZERDESIGN.COM

REV:	DATE:	DESCRIPTION
4	06/30/16	WETLANDS
3	05/23/16	FOR PERMIT
2	09/17/15	FOR PERMIT
1	06/29/15	FOR BID

SCALE: AS NOTED

DATE: 29 JUNE 2015

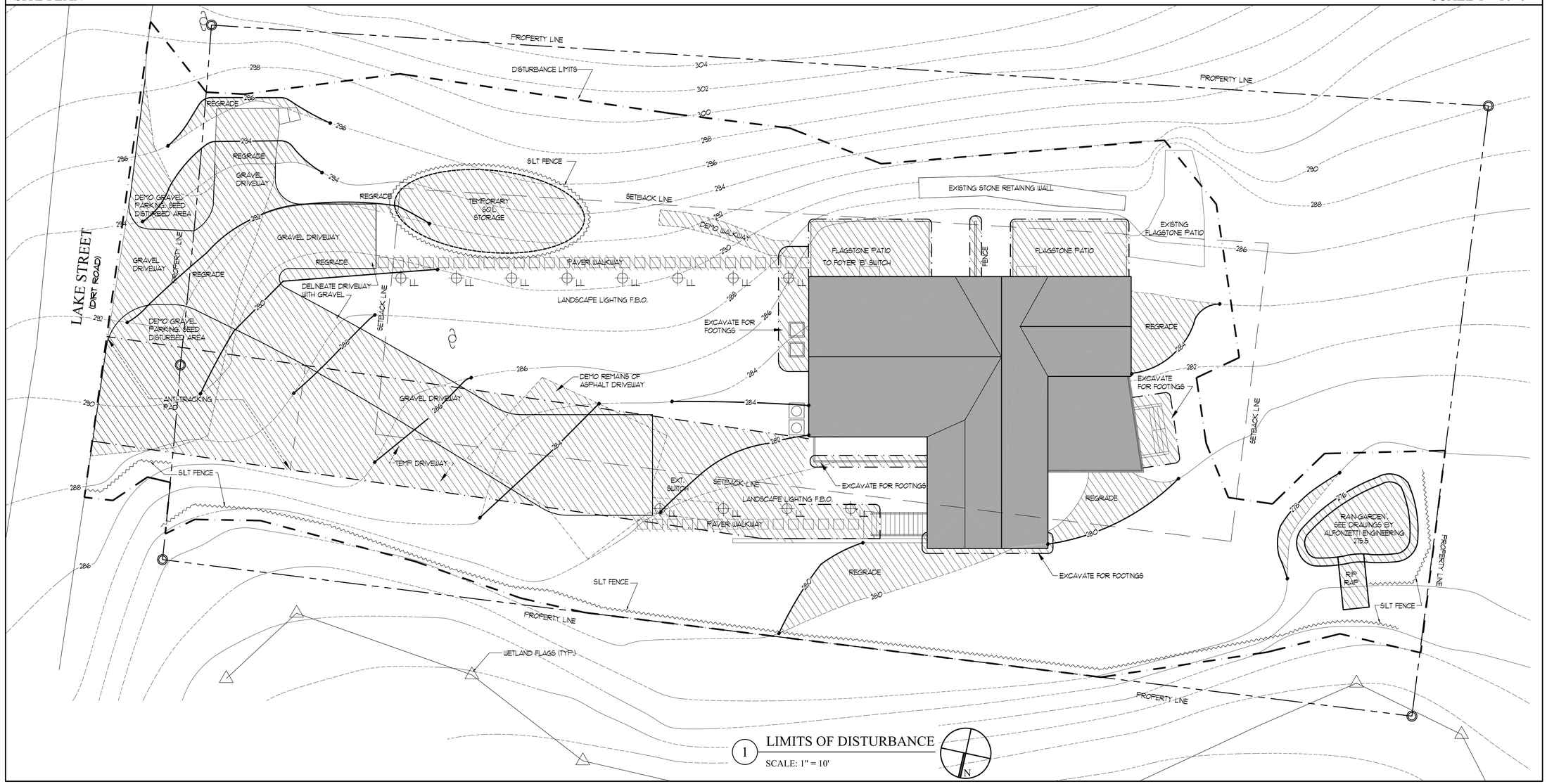
PROJECT NO: 13115

SITE PLAN

SP-1

SITE PLAN

SCALE 1"=10'-0"



1 LIMITS OF DISTURBANCE

SCALE: 1" = 10'

NOTE:

SEE DRAWINGS BY ALFONZETTI ENGINEERING FOR STORM WATER MANAGEMENT AND EROSION CONTROL DESIGN

SANDLER RESIDENCE

28 LAKE STREET
TOWN OF LEWISBORO, NEW YORK

STALZER DESIGN, LLC
Timeless Design · Relaxed Elegance
ROWAYTON, CT 06853
TEL: (203)-858-6492 WWW.STALZERDESIGN.COM

REV	DATE	DESCRIPTION
1	06/30/16	WETLANDS

SCALE: AS NOTED

DATE: 30 JUNE 2016

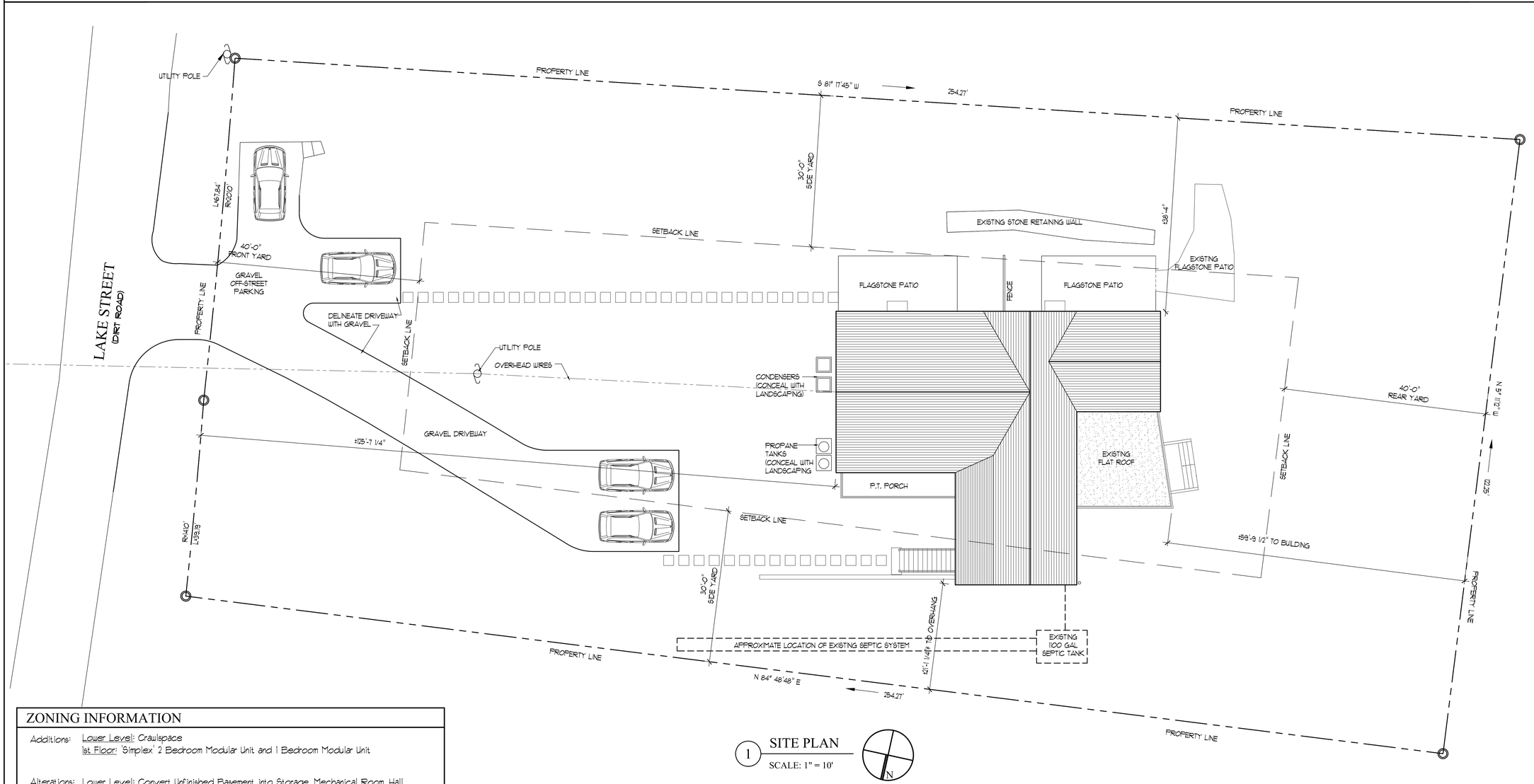
PROJECT NO: 13115

LIMITS OF DISTURBANCE

SP-2

· SANDLER RESIDENCE ·

SITE PLAN — **PERMIT SET 19 SEPTEMBER 2015** — SCALE 1"=10'-0"



1 SITE PLAN
SCALE: 1" = 10'

ZONING INFORMATION

Additions: Lower Level: Crawlspace
1st Floor: 'Simplex' 2 Bedroom Modular Unit and 1 Bedroom Modular Unit

Alterations: Lower Level: Convert Unfinished Basement into Storage, Mechanical Room, Hall, Partial Finished Basement and Powder Room

Zone: R-1A TWO FAMILY RESIDENCE* (SHEET 7F / BLOCK 12663 / LOT 5)

Item	Required / Permitted	Provided
1) Minimum Lot Size		
Area (acres / sf)	1 acre (43,560 sf)	* 0.661 acre (28,800 sf)
2) Minimum Lot Width/Circle (feet)	150	* ±110
3) Minimum Yard (feet)		
Front:		
From street center line:	65	±141.70
From front lot line:	40	±119.00
Side:	30	** ±21.08
Rear	40	±59.79
4) Maximum Building Height		
Stories:	2 1/2	2 1/2
Feet:	35	±25
5) Maximum Building Coverage (Percentage of lot area)	12% (5227 sf)	10.8 (3130 sf)

* Denotes existing non-conformity
** Variance Granted by Town of Lewisboro ZBA, 22 June 2016

GENERAL NOTES

1. SURVEY INFORMATION TAKEN FROM MAPS PREPARED BY SCOTT B. GRAY, L.S., THORNWOOD, NEW YORK. DATED AUGUST 23, 2014 AND STALZER DESIGN LLC FIELD OBSERVATIONS.

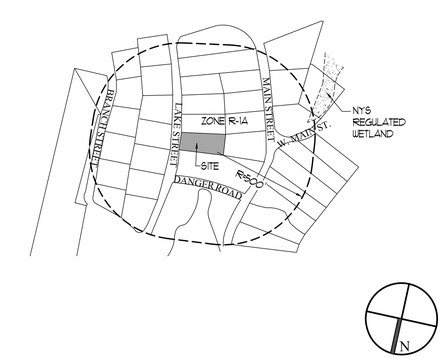
2. SEE DRAWINGS BY ALFONZETTI ENGINEERING FOR STORM WATER MANAGEMENT AND EROSION CONTROL DESIGN

DRAWING LIST

GENERAL INFORMATION
G-101 ZONING INFORMATION
SP-1 SITE PLAN
SP-2 LIMITS OF DISTURBANCE

CONSTRUCTION DOCUMENTS
A-101 LOWER LEVEL PLAN
P1-P8 'SIMPLEX' MODULAR DRAWINGS (TOTAL 24 DRAWINGS)

LOCATION MAP: SCALE 1"=400'-0"



SANDLER RESIDENCE
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TOWN OF LEWISBORO, NEW YORK

STALZER DESIGN, LLC
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ROWAYTON, CT 06853
TEL: (203)-838-6492 WWW.STALZERDESIGN.COM

REV:	DATE:	DESCRIPTION
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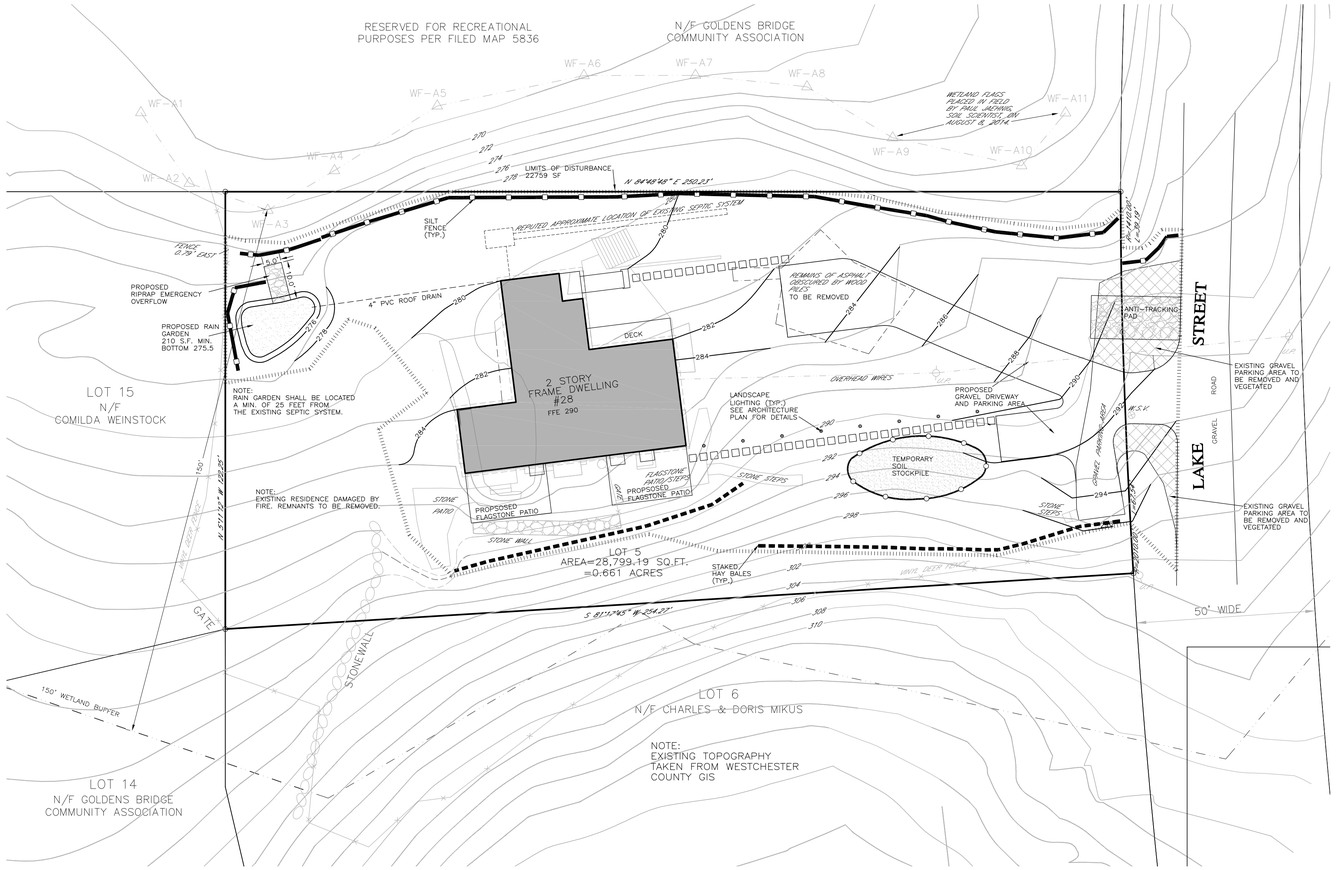
3	05/23/16	FOR PERMIT
2	09/17/15	FOR PERMIT
1	06/29/15	FOR BID

SCALE: AS NOTED
DATE: 29 JUNE 2015
PROJECT NO: 13115

ZONING INFORMATION

G-101



PLAN
SCALE: 1" = 20'

0 10 20 40

EROSION CONTROL NOTES:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL SEDIMENT AND EROSION CONTROL PRACTICES. THE SEDIMENT AND EROSION CONTROL PRACTICES ARE TO BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCES, AND MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD OR UNTIL PERMANENT PROTECTION IS ESTABLISHED.

2. PRIOR TO ANY EXCAVATION, SILT FENCE SHALL BE INSTALLED AT THE LOCATIONS NOTED ON THE EROSION CONTROL PLAN. ADDITIONAL SILT FENCE MAY BE REQUIRED BY THE ENGINEER IN THE FIELD. SILT FENCING SHALL BE MAINTAINED IN EFFECTIVE CONDITION AND SHALL NOT BE REMOVED UNTIL DISTURBED AREAS ARE THOROUGHLY STABILIZED.

3. INSTALL ANTI-TRACKING PAD AT ALL CONSTRUCTION ENTRANCES. ANTI-TRACKING PAD SHALL BE 2" DIAMETER CRUSHED STONE 6" DEEP.

4. TIMELY MAINTENANCE OF SEDIMENT CONTROL STRUCTURES IS THE RESPONSIBILITY OF THE CONTRACTOR. ALL STRUCTURES SHALL BE MAINTAINED IN GOOD WORKING ORDER AT ALL TIMES. THE SEDIMENT LEVEL IN ALL SEDIMENT REMOVING DEVICES SHALL BE CLOSELY MONITORED AND SEDIMENT REMOVED PROMPTLY WHEN MAXIMUM LEVELS ARE REACHED OR AS ORDERED BY THE ENGINEER. SEDIMENT SHALL BE DISPOSED OF IN A MANNER THAT DOES NOT RESULT IN ADDITIONAL EROSION OR POLLUTION. ALL SEDIMENT CONTROL STRUCTURES SHALL BE INSPECTED ON A REGULAR BASIS, AND IMMEDIATLEY AFTER EACH RAINFALL TO INSURE PROPER OPERATION AS DESIGNED. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.

5. ALL TOPSOIL NOT TO BE USED FOR FINAL GRADING SHALL BE REMOVED FROM THE SITE IMMEDIATELY AND PLACED IN A STABILIZED STOCKPILE OR FILL AREA. ALL TOPSOIL REQUIRED FOR FINAL GRADING AND STORED ON SITE SHALL BE LIMED, FERTILIZED, TEMPORARILY SEEDED AND MULCHED WITHIN 14 DAYS OR OTHERWISE STABILIZED. DO NOT STOCKPILE MATERIALS ON STEEP SLOPES, IN DRAINAGE SWALES OR IN WETLAND AREAS. SURROUND ALL STOCKPILE AREAS WITH STAKED HAYBALES OR SILT FENCE.

6. ALL SLOPES CONSTRUCTED WITH FILL MATERIAL AND ALL SLOPES WITH GRADE 3-1 OR STEEPER SHALL BE TOPSOILED, SEEDED, MULCHED AND STABILIZED WITH STAKED TOBACCO NETTING, OR EROSION BLANKET AS NOTED, UNLESS OTHERWISE DIRECTED.

7. ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED MORE THAN 14 DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC, SHALL IMMEDIATELY RECEIVE TEMPORARY SEEDING. MULCH SHALL BE USED IF THE SEASON PREVENTS THE ESTABLISHMENT OF A TEMPORARY COVER. DISTURBED AREAS SHALL BE LIMED AND FERTILIZED PRIOR TO TEMPORARY SEEDING.

8. ALL DISTURBED AREAS WITHIN 500 FEET OF A BUILDING SHALL BE WETTED AS NECESSARY TO PROVIDE DUST CONTROL. A WATERING TRUCK WILL BE USED IN DRY SEASON TO WET DOWN DUST AREAS.

9. THE CONTRACTOR SHALL KEEP THE ROADWAYS WITHIN THE PROJECT CLEAR OF SOIL AND DEBRIS AND IS RESPONSIBLE FOR ANY STREET CLEANING NECESSARY DURING THE COURSE OF THE PROJECT.

10. ALL CATCH BASINS AND DRAIN INLETS ARE TO BE PROTECTED WITH SEDIMENT FILTERS THROUGHOUT THE CONSTRUCTION PERIOD AND UNTIL ALL DISTURBED AREAS ARE STABILIZED.

11. UTILITY LINE EXCAVATED MATERIAL SHALL BE TEMPORARILY STOCKPILED ON THE HIGH SIDE OF EXCAVATION SO RUNOFF IS DIRECTED AWAY FROM TRENCH. AFTER BACK-FILLING, AREA IS TO BE TOPSOILED, SEEDED AND MULCHED.

12. SEDIMENT AND EROSION CONTROL STRUCTURES SHALL BE REMOVED AND THE AREA STABILIZED WHEN THE DRAINAGE AREA HAS BEEN PROPERLY STABILIZED BY PERMANENT MEASURES.

13. ALL AREAS OF DISTURBED SOIL SHALL BE STABILIZED BY THE CONTRACTOR. IN ADDITION TO ALL SPECIFIED EROSION CONTROL DEVICES, THE CONTRACTOR SHALL TAKE ALL STEPS PRUDENT AND NECESSARY TO STABILIZE THE SITE AT ALL TIMES.

14. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE CURRENT EDITION OF "NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROLS" (BLUE BOOK).

CONSTRUCTION NOTES:

1. THE CONTRACTOR SHALL LOCATE AND VERIFY IN THE FIELD ALL UTILITIES: SEWER, WATER, GAS, ELECTRICAL, ETC. PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL CALL CODE 753 (FORMERLY CODE 53) PRIOR TO THE START OF CONSTRUCTION.

2. THE INSTALLATION OF WATER AND SEWER SHALL BE INSPECTED UNDER THE DIRECTION OF A N.Y. STATE LICENSED PROFESSIONAL ENGINEER.

3. EROSION AND SEDIMENT CONTROL MEASURES, SHALL BE REQUIRED AS INDICATED ON THE EROSION CONTROL PLAN OR AS DIRECTED BY THE GOVERNING AGENCY, IN ACCORDANCE WITH THE CURRENT EDITION OF "NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROLS" (BLUE BOOK).

4. AS BUILT PLANS IF REQUIRED, SHALL BE CERTIFIED BY A N.Y. STATE LICENSED SURVEYOR OR PROFESSIONAL ENGINEER.

5. ALL PROPERTY DISTURBED IN THE RIGHT -OF -WAY OR ON PRIVATE LANDS, SHALL BE RESTORED TO ACCEPTABLE CONDITIONS, AS REQUIRED BY THE GOVERNING AGENCY.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL APPLICATIONS AND PERMITS REQUIRED FOR CONSTRUCTION.

7. THE ROAD AND UTILITIES SHALL BE STAKED IN THE FIELD BY A NEW YORK STATE LICENSED SURVEYOR OR ENGINEER.

8. UNDERGROUND UTILITIES: GAS, ELECTRIC, CABLE, TELEPHONE, ETC. SHALL BE AS REQUIRED BY THE GOVERNING AGENCY AND THE APPROPRIATE UTILITY COMPANY.

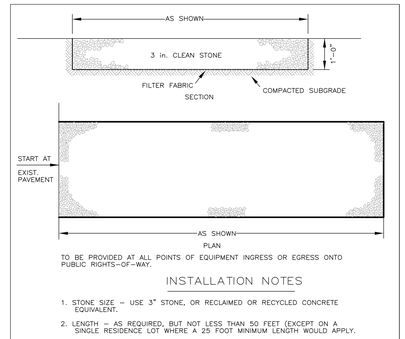
9. ALL PROPOSED OR DISTURBED SLOPES, 1H:2V OR GREATER SHALL BE STABILIZED WITH AN EROSION CONTROL BLANKET.

10. IN LIEU OF BLASTING, ROCK RIPPING WILL BE USED WHEREVER POSSIBLE. IF BLASTING IS REQUIRED, BLASTING WILL OCCUR IN ACCORDANCE WITH REGULATIONS AND STANDARDS PRESCRIBED BY THE GOVERNING AGENCY. CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY PERMITS IF BLASTING IS REQUIRED.

11. NO REPRESENTATION OF THE SUB-SURFACE SOIL CONDITIONS ON THIS SITE ARE MADE OR IMPLIED. IT IS THE DEVELOPER/CONTRACTOR'S RESPONSIBILITY TO ENSURE ALL IMPROVEMENTS ARE PLACED ON SOIL WITH A SUITABLE BEARING CAPACITY.

12. OVERNIGHT EXCAVATIONS WILL NOT BE PERMITTED.

13. TRENCHING & SHORING SHALL BE DONE IN FULL COMPLIANCE WITH THE LATEST OSHA FEDERAL REGULATIONS FOR EXCAVATIONS.

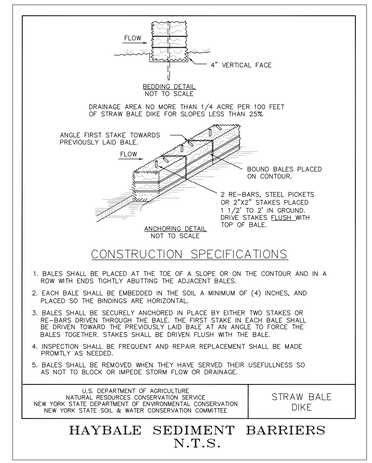


TO BE PROVIDED AT ALL POINTS OF EQUIPMENT INGRESS OR EGRESS ONTO PUBLIC RIGHTS-OF-WAY.

INSTALLATION NOTES

1. STONE SIZE - USE 3" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - AS REQUIRED, BUT NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 25 FOOT MINIMUM LENGTH WOULD APPLY.
3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
4. WIDTH - 25 FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCUR.
5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE. FILTER CLOTH WILL NOT BE REQUIRED ON A SINGLE FAMILY RESIDENCE LOT.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT OF WAY THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT OF WAY MUST BE REMOVED IMMEDIATELY.
8. WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT OF WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

STABILIZED CONSTRUCTION ENTRANCE
(ANTI-TRACKING PAD)
N.T.S.

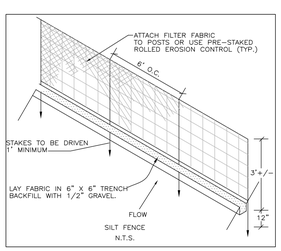


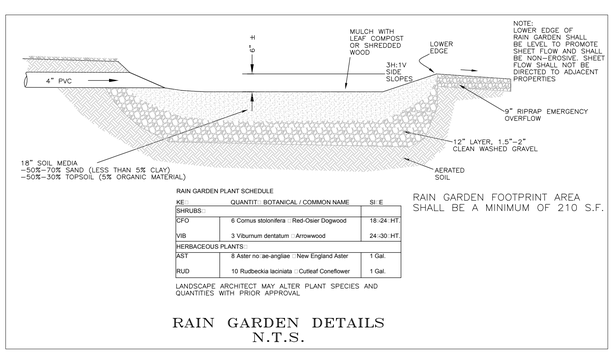
CONSTRUCTION SPECIFICATIONS

1. BALES SHALL BE PLACED AT THE TOE OF A SLOPE OR ON THE CONTOUR AND IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES.
2. EACH BALE SHALL BE EMBEDDED IN THE SOIL A MINIMUM OF (4) INCHES, AND PLACED SO THE BINDINGS ARE HORIZONTAL.
3. BALES SHALL BE SECURELY ANCHORED IN PLACE BY EITHER TWO STAKES OR RE-BARS DRIVEN THROUGH THE BALE. THE FIRST STAKE IN EACH BALE SHALL BE DRIVEN TOWARD THE PREVIOUSLY LAID BALE AT AN ANGLE TO FORCE THE BALES TOGETHER. STAKES SHALL BE DRIVEN FLUSH WITH THE BALE.
4. INSPECTION SHALL BE FREQUENT AND REPAIR REPLACEMENT SHALL BE MADE PROMTLY AS NEEDED.
5. BALES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULLNESS SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.

U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE	STRAW BALE DIKE

HAYBALE SEDIMENT BARRIERS
N.T.S.





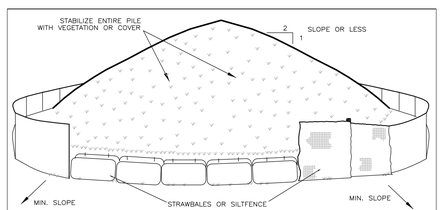
RAIN GARDEN PLANT SCHEDULE

KE:	QUANTIT:	BOTANICAL / COMMON NAME	SI: E
SHRUBS:			
CFO	6	Cornus stolonifera : Red-Osier Dogwood	18:-24: HT.
VIB	3	Viburnum dentatum : Arrowwood	24:-30: HT.
HERBACEOUS PLANTS:			
AST	8	Aster no :ae-angliae : New England Aster	1 Gal.
RUD	10	Rudbeckia laciniata : Cutleaf Coneflower	1 Gal.

LANDSCAPE ARCHITECT MAY ALTER PLANT SPECIES AND QUANTITIES WITH PRIOR APPROVAL

RAIN GARDEN FOOTPRINT AREA SHALL BE A MINIMUM OF 210 S.F.

RAIN GARDEN DETAILS
N.T.S.



TO BE USED WHERE TOPSOIL PRESERVATION IS NECESSARY FOR REGRADING AND VEGETATING DISTURBED AREAS. TOPSOIL IS APPLIED TO SUBSOILS THAT ARE DROUGHTY (HAVING LOW AVAILABLE MOISTURE FOR PLANTS), STONY, SALTY, HAVE LOW PERMEABILITY, OR ARE EXTREMELY ACID. IT IS ALSO USED TO BACKFILL AROUND SHRUB AND TREE TRANSPLANTS. PRESERVATION OF EXISTING TOPSOIL IS BENEFICIAL FOR ALL TYPES OF LAWN OR ORNAMENTAL PLANTINGS.

TEMPORARY STOCKPILE STABILIZATION MEASURES INCLUDE VEGETATIVE COVER, MULCH, NON-VEGETATIVE COVER, AND PERIPHERAL SEDIMENT TRAPPING BARRIERS. THE STABILIZATION MEASURE(S) SELECTED SHOULD BE APPROPRIATE FOR THE TIME OF YEAR, SITE CONDITIONS, AND REQUIRED DURATION OF USE.

INSTALLATION NOTES

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

TEMPORARY MATERIAL STOCKPILE
N.T.S.

SITE LOCATION:
28 LAKE STREET
TOWN OF LEWISBORO, NY

ALFONZETTI ENGINEERING, P.C.
1100 ROUTE 52, CARMEL, N.Y. 10512
845- 228 - 9800

STORMWATER MITIGATION
EROSION CONTROL PLAN
SANDLER RESIDENCE
28 LAKE STREET
TOWN OF LEWISBORO
WESTCHESTER COUNTY, N.Y.
MAY 20, 2016

REVISION: JUNE 28, 2016

It is a violation of the New York State Education Law, Article 145, Section 7209(2), for any person, unless he is acting under the direction of a licensed professional engineer or land surveyor, to alter any item on this plan in any way. If any item bearing the seal of an engineer or land surveyor is altered, the altering engineer or land surveyor shall affix to the item his seal and the notation "altered by" followed by his signature and the date of such alteration, and a specific description of the alteration.

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

MS4 Stormwater Pollution Prevention Plan (SWPPP) Acceptance Form

for

Construction Activities Seeking Authorization Under SPDES General Permit

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

I. Project Owner/Operator Information	
1. Owner/Operator Name:	James Sandler
2. Contact Person:	James Sandler
3. Street Address:	28 Lake Street
4. City/State/Zip:	Goldens Bridge, NY 10526
II. Project Site Information	
5. Project/Site Name:	Sandler Residence
6. Street Address:	28 Lake Street
7. City/State/Zip:	Goldens Bridge, NY 10526
III. Stormwater Pollution Prevention Plan (SWPPP) Review and Acceptance Information	
8. SWPPP Reviewed by:	
9. Title/Position:	
10. Date Final SWPPP Reviewed and Accepted:	
IV. Regulated MS4 Information	
11. Name of MS4:	
12. MS4 SPDES Permit Identification Number: NYR20A	
13. Contact Person:	
14. Street Address:	
15. City/State/Zip:	
16. Telephone Number:	

MS4 SWPPP Acceptance Form - continued

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

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

Printed Name:

Title/Position:

Signature:

Date:

VI. Additional Information

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

0644089821

NOTICE OF INTENT

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

NYR _____
(for DEC use only)

Stormwater Discharges Associated with Construction Activity Under State Pollutant Discharge Elimination System (SPDES) General Permit # GP-0-15-002

All sections must be completed unless otherwise noted. Failure to complete all items may result in this form being returned to you, thereby delaying your coverage under this General Permit. Applicants must read and understand the conditions of the permit and prepare a Stormwater Pollution Prevention Plan prior to submitting this NOI. Applicants are responsible for identifying and obtaining other DEC permits that may be required.

-IMPORTANT-

RETURN THIS FORM TO THE ADDRESS ABOVE

OWNER/OPERATOR MUST SIGN FORM

Owner/Operator Information

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

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

Owner/Operator Contact Person First Name
James

Owner/Operator Mailing Address
28 Lake Street

City
Goldens Bridge

State
NY

Zip
10526 -

Phone (Owner/Operator)
914 - 815 - 4242

Fax (Owner/Operator)
___ - ___ - ____

Email (Owner/Operator)
jmsandler100@yahoo.com

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

Project Site Information

Project/Site Name

Sandler Residence

Street Address (NOT P.O. BOX)

28 Lake Street

Side of Street

○ **North** ○ **South** ○ **East** ● **West**

City/Town/Village (THAT ISSUES BUILDING PERMIT)

Town of Lewisboro

State: NY

Zip: 10526 -

County: Westchester

DEC Region: 3

Name of Nearest Cross Street

Danger Road

Distance to Nearest Cross Street (Feet)

164

Project In Relation to Cross Street

○ **North** ● **South** ○ **East** ○ **West**

Tax Map Numbers
Section-Block-Parcel

7F-12663-5

Tax Map Numbers

1. Provide the Geographic Coordinates for the project site in NYTM Units. To do this you **must** go to the NYSDEC Stormwater Interactive Map on the DEC website at:

www.dec.ny.gov/imsmaps/stormwater/viewer.htm

Zoom into your Project Location such that you can accurately click on the centroid of your site. Once you have located your project site, go to the tool boxes on the top and choose "i"(identify). Then click on the center of your site and a new window containing the X, Y coordinates in UTM will pop up. Transcribe these coordinates into the boxes below. For problems with the interactive map use the help function.

X Coordinates (Easting): 612020

Y Coordinates (Northing): 4572052

2. What is the nature of this construction project?

○ **New Construction**

● **Redevelopment with increase in impervious area**

○ **Redevelopment with no increase in impervious area**

3. Select the predominant land use for both pre and post development conditions.
SELECT ONLY ONE CHOICE FOR EACH

Pre-Development Existing Land Use

- ○ FOREST
- ○ PASTURE/OPEN LAND
- ○ CULTIVATED LAND
- ● SINGLE FAMILY HOME
- ○ SINGLE FAMILY SUBDIVISION
- ○ TOWN HOME RESIDENTIAL
- ○ MULTIFAMILY RESIDENTIAL
- ○ INSTITUTIONAL/SCHOOL
- ○ INDUSTRIAL
- ○ COMMERCIAL
- ○ ROAD/HIGHWAY
- ○ RECREATIONAL/SPORTS FIELD
- ○ BIKE PATH/TRAIL
- ○ LINEAR UTILITY
- ○ PARKING LOT
- ○ OTHER

Post-Development Future Land Use

- ● SINGLE FAMILY HOME
- ○ SINGLE FAMILY SUBDIVISION — Number of Lots
- ○ TOWN HOME RESIDENTIAL
- ○ MULTIFAMILY RESIDENTIAL
- ○ INSTITUTIONAL/SCHOOL
- ○ INDUSTRIAL
- ○ COMMERCIAL
- ○ MUNICIPAL
- ○ ROAD/HIGHWAY
- ○ RECREATIONAL/SPORTS FIELD
- ○ BIKE PATH/TRAIL
- ○ LINEAR UTILITY (water, sewer, gas, etc.)
- ○ PARKING LOT
- ○ CLEARING/GRADING ONLY
- ○ DEMOLITION, NO REDEVELOPMENT
- ○ WELL DRILLING ACTIVITY *(Oil, Gas, etc.)
- ○ OTHER

***Note**: for gas well drilling, non-high volume hydraulic fractured wells only

4. In accordance with the larger common plan of development or sale, enter the total project site area; the total area to be disturbed; existing impervious area to be disturbed (for redevelopment activities); and the future impervious area constructed within the disturbed area. (Round to the nearest tenth of an acre.)

Total Site Area	Total Area To Be Disturbed	Existing Impervious Area To Be Disturbed	Future Impervious Area Within Disturbed Area
0.7	0.5	0.1	0.1

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

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

A	B	C	D
%	100 %	%	%

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

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

Start Date 08/01/2016 – **End Date** 04/01/2017

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

Name

Unnamed Wetland

9a. Type of waterbody identified in Question 9?

- ○ Wetland / State Jurisdiction On Site (Answer 9b)
- ○ Wetland / State Jurisdiction Off Site
- ○ Wetland / Federal Jurisdiction On Site (Answer 9b)
- ○ Wetland / Federal Jurisdiction Off Site
- ○ Stream / Creek On Site
- ○ Stream / Creek Off Site
- ○ River On Site
- ○ River Off Site
- ○ Lake On Site
- ○ Lake Off Site
- ○ Other Type On Site
- ● Other Type Off Site

Town Regulated

9b. How was the wetland identified?

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

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

11. Is this project located in one of the Watersheds identified in Appendix C of GP-0-15-002? ○ **Yes** ● **No**

12. Is the project located in one of the watershed areas associated with AA and AA-S classified waters? ○ **Yes** ● **No**
If no, skip question 13.

13. Does this construction activity disturb land with no existing impervious cover and where the Soil Slope Phase is identified as an E or F on the USDA Soil Survey? ○ **Yes** ● **No**
If Yes, what is the acreage to be disturbed?

.

14. Will the project disturb soils within a State regulated wetland or the protected 100 foot adjacent area? ○ **Yes** ● **No**

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

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

N A

17. Does any runoff from the site enter a sewer classified as a Combined Sewer? ○ **Yes** ● **No** ○ **Unknown**

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

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

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

21. Has the required Erosion and Sediment Control component of the SWPPP been developed in conformance with the current NYS Standards and Specifications for Erosion and Sediment Control (aka Blue Book)? ● **Yes** ○ **No**

22. Does this construction activity require the development of a SWPPP that includes the post-construction stormwater management practice component (i.e. Runoff Reduction, Water Quality and Quantity Control practices/techniques)? ○ **Yes** ● **No**
If No, skip questions 23 and 27-39.

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

24. The Stormwater Pollution Prevention Plan (SWPPP) was prepared by:

- ● **Professional Engineer (P.E.)**
- ○ **Soil and Water Conservation District (SWCD)**
- ○ **Registered Landscape Architect (R.L.A)**
- ○ **Certified Professional in Erosion and Sediment Control (CPESC)**
- ○ **Owner/Operator**
- ○ **Other**

SWPPP Preparer
Ralph Alfonzetti

Contact Name (Last, Space, First)
Alfonzetti, Ralph

Mailing Address
1100 Route 52

City
Carmel

State Zip
NY 10512-

Phone
845-228-9800

Fax
845-228-9800

Email
Info@AlfonzettiEng.com

SWPPP Preparer Certification

I hereby certify that the Stormwater Pollution Prevention Plan (SWPPP) for this project has been prepared in accordance with the terms and conditions of the GP-0-15-002. Furthermore, I understand that certifying false, incorrect or inaccurate information is a violation of this permit and the laws of the State of New York and could subject me to criminal, civil and/or administrative proceedings.

First Name
Ralph

MI

Last Name
Alfonzetti

Signature

Date
06/29/2016

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

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

Temporary Structural

- ○ Check Dams
- ○ Construction Road Stabilization
- ○ Dust Control
- ○ Earth Dike
- ○ Level Spreader
- ○ Perimeter Dike/Swale
- ○ Pipe Slope Drain
- ○ Portable Sediment Tank
- ○ Rock Dam
- ○ Sediment Basin
- ○ Sediment Traps
- ● Silt Fence
- ● Stabilized Construction Entrance
- ○ Storm Drain Inlet Protection
- ● Straw/Hay Bale Dike
- ○ Temporary Access Waterway Crossing
- ○ Temporary Stormdrain Diversion
- ○ Temporary Swale
- ○ Turbidity Curtain
- ○ Water bars

Biotechnical

- ○ Brush Matting
- ○ Wattling

Vegetative Measures

- ○ Brush Matting
- ○ Dune Stabilization
- ○ Grassed Waterway
- ○ Mulching
- ● Protecting Vegetation
- ○ Recreation Area Improvement
- ● Seeding
- ○ Sodding
- ○ Straw/Hay Bale Dike
- ○ Streambank Protection
- ○ Temporary Swale
- ○ Topsoiling
- ○ Vegetating Waterways

Permanent Structural

- ○ Debris Basin
- ○ Diversion
- ○ Grade Stabilization Structure
- ○ Land Grading
- ○ Lined Waterway (Rock)
- ○ Paved Channel (Concrete)
- ○ Paved Flume
- ○ Retaining Wall
- ○ Riprap Slope Protection
- ○ Rock Outlet Protection
- ○ Streambank Protection

Other

Post-construction Stormwater Management Practice (SMP) Requirements

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

27. Identify all site planning practices that were used to prepare the final site plan/layout for the project.

- ○ **Preservation of Undisturbed Areas**
- ○ **Preservation of Buffers**
- ○ **Reduction of Clearing and Grading**
- ○ **Locating Development in Less Sensitive Areas**
- ○ **Roadway Reduction**
- ○ **Sidewalk Reduction**
- ○ **Driveway Reduction**
- ○ **Cul-de-sac Reduction**
- ○ **Building Footprint Reduction**
- ○ **Parking Reduction**

27a. Indicate which of the following soil restoration criteria was used to address the requirements in Section 5.1.6("Soil Restoration") of the Design Manual (2010 version).

- ○ All disturbed areas will be restored in accordance with the Soil Restoration requirements in Table 5.3 of the Design Manual (see page 5-22).
- ○ Compacted areas were considered as impervious cover when calculating the **WQv Required**, and the compacted areas were assigned a post-construction Hydrologic Soil Group (HSG) designation that is one level less permeable than existing conditions for the hydrology analysis.

28. Provide the total Water Quality Volume (WQv) required for this project (based on final site plan/layout).

Total WQv Required

☐☐☐.☐☐☐ **acre-feet**

29. Identify the RR techniques (Area Reduction), RR techniques(Volume Reduction) and Standard SMPs with RRv Capacity in Table 1 (See Page 9) that were used to reduce the Total WQv Required(#28).

Also, provide in Table 1 the total impervious area that contributes runoff to each technique/practice selected. For the Area Reduction Techniques, provide the total contributing area (includes pervious area) and, if applicable, the total impervious area that contributes runoff to the technique/practice.

Note: Redevelopment projects shall use Tables 1 and 2 to identify the SMPs used to treat and/or reduce the WQv required. If runoff reduction techniques will not be used to reduce the required WQv, skip to question 33a after identifying the SMPs.

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

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

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

Alternative SMP	Total Contributing Impervious Area (acres)
○ **Hydrodynamic**	___ . ___
○ **Wet Vault**	___ . ___
○ **Media Filter**	___ . ___
○ **Other** _____	___ . ___

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

Name _____

Manufacturer _____

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

30. Indicate the Total RRv provided by the RR techniques (Area/Volume Reduction) and Standard SMPs with RRv capacity identified in question 29.

Total RRv provided

___ . ___ **acre-feet**

31. Is the Total RRv provided (#30) greater than or equal to the total WQv required (#28).

○ **Yes** ○ **No**

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

32. Provide the Minimum RRv required based on HSG.
[Minimum RRv Required = (P)(0.95)(Ai)/12, Ai=(S)(Aic)]

Minimum RRv Required

___ . ___ **acre-feet**

32a. Is the Total RRv provided (#30) greater than or equal to the Minimum RRv Required (#32)?

○ **Yes** ○ **No**

If Yes, go to question 33.
Note: Use the space provided in question #39 to summarize the specific site limitations and justification for not reducing 100% of WQv required (#28). A detailed evaluation of the specific site limitations and justification for not reducing 100% of the WQv required (#28) must also be included in the SWPPP.
If No, sizing criteria has not been met, so NOI can not be processed. SWPPP preparer must modify design to meet sizing criteria.

33. Identify the Standard SMPs in Table 1 and, if applicable, the Alternative SMPs in Table 2 that were used to treat the remaining total WQv(=Total WQv Required in 28 - Total RRv Provided in 30).

Also, provide in Table 1 and 2 the total impervious area that contributes runoff to each practice selected.

Note: Use Tables 1 and 2 to identify the SMPs used on Redevelopment projects.

33a. Indicate the Total WQv provided (i.e. WQv treated) by the SMPs identified in question #33 and Standard SMPs with RRv Capacity identified in question 29.

WQv Provided

☐☐☐.☐☐☐ **acre-feet**

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

34. Provide the sum of the Total RRv provided (#30) and the WQv provided (#33a). ☐☐☐.☐☐☐

35. Is the sum of the RRv provided (#30) and the WQv provided (#33a) greater than or equal to the total WQv required (#28)? ○ **Yes** ○ **No**

If Yes, go to question 36.
If No, sizing criteria has not been met, so NOI can not be processed. SWPPP preparer must modify design to meet sizing criteria.

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

CPv Required

☐☐☐.☐☐☐ **acre-feet**

CPv Provided

☐☐☐.☐☐☐ **acre-feet**

36a. The need to provide channel protection has been waived because:

○ Site discharges directly to tidal waters or a fifth order or larger stream.

○ Reduction of the total CPv is achieved on site through runoff reduction techniques or infiltration systems.

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

Total Overbank Flood Control Criteria (Qp)

Pre-Development

☐☐☐.☐☐☐ **CFS**

Post-development

☐☐☐.☐☐☐ **CFS**

Total Extreme Flood Control Criteria (Qf)

Pre-Development

☐☐☐.☐☐☐ **CFS**

Post-development

☐☐☐.☐☐☐ **CFS**

37a. The need to meet the Qp and Qf criteria has been waived because:

- ○ Site discharges directly to tidal waters or a fifth order or larger stream.
- ○ Downstream analysis reveals that the Qp and Qf controls are not required

38. Has a long term Operation and Maintenance Plan for the post-construction stormwater management practice(s) been developed? ○ **Yes** ○ **No**

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

39. Use this space to summarize the specific site limitations and justification for not reducing 100% of WQv required(#28). (See question 32a) This space can also be used for other pertinent project information.

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

- ○ Air Pollution Control
- ○ Coastal Erosion
- ○ Hazardous Waste
- ○ Long Island Wells
- ○ Mined Land Reclamation
- ○ Solid Waste
- ○ Navigable Waters Protection / Article 15
- ○ Water Quality Certificate
- ○ Dam Safety
- ○ Water Supply
- ○ Freshwater Wetlands/Article 24
- ○ Tidal Wetlands
- ○ Wild, Scenic and Recreational Rivers
- ○ Stream Bed or Bank Protection / Article 15
- ○ Endangered or Threatened Species(Incidental Take Permit)
- ○ Individual SPDES
- ○ SPDES Multi-Sector GP NYR
- ○ Other
- ● None

41. Does this project require a US Army Corps of Engineers Wetland Permit? ○ **Yes** ● **No**
If Yes, Indicate Size of Impact. .

42. Is this project subject to the requirements of a regulated, traditional land use control MS4? ● **Yes** ○ **No**
(If No, skip question 43)

43. Has the "MS4 SWPPP Acceptance" form been signed by the principal executive officer or ranking elected official and submitted along with this NOI? ● **Yes** ○ **No**

44. If this NOI is being submitted for the purpose of continuing or transferring coverage under a general permit for stormwater runoff from construction activities, please indicate the former SPDES number assigned. NA

3547089826

Owner/Operator Certification

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

Print First Name: James

MI:

Print Last Name: Sandler

Owner/Operator Signature: J. M. Sandler.

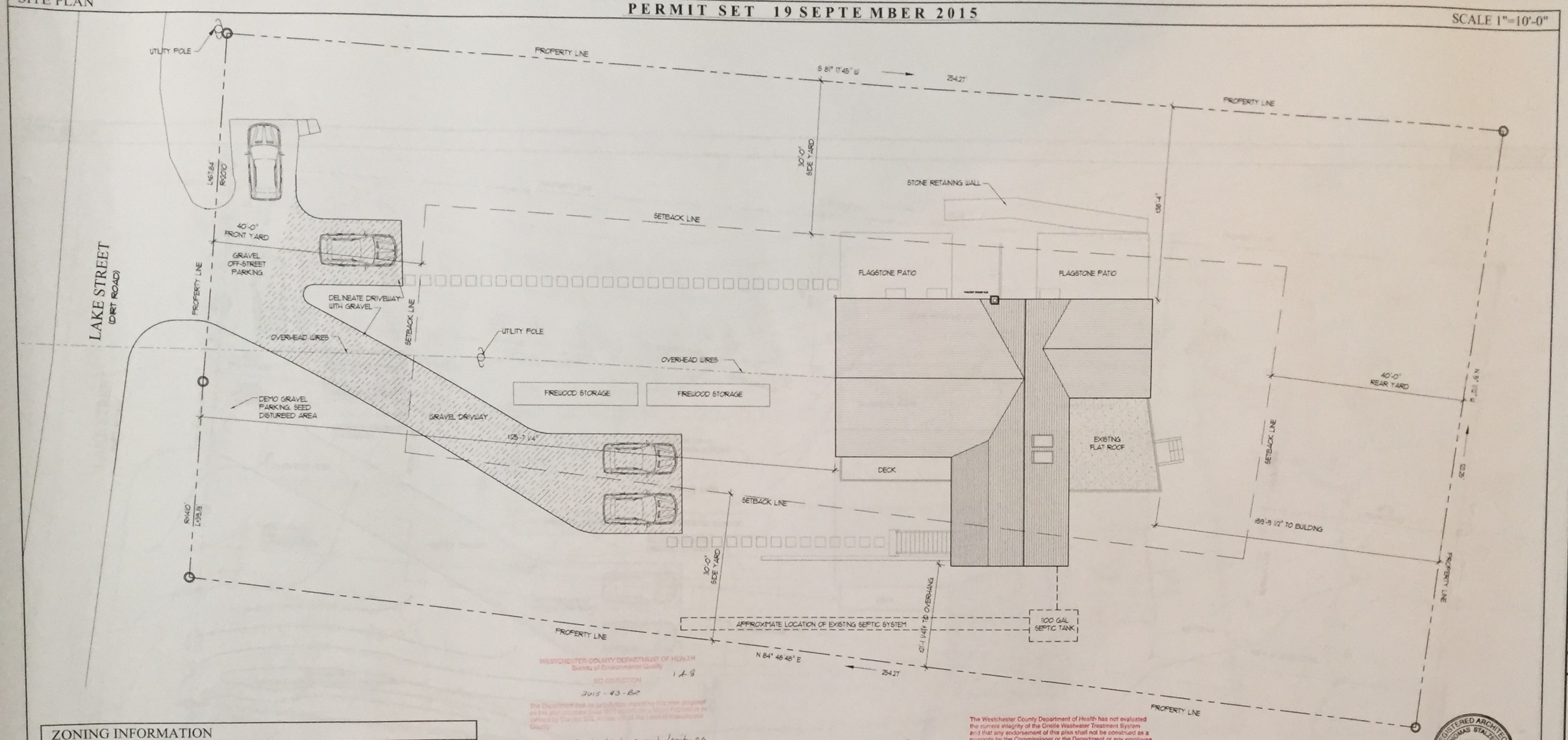
Date: 06 / 29 / 2016

· SANDLER RESIDENCE ·

PERMIT SET 19 SEPTEMBER 2015

SITE PLAN

SCALE 1"=10'-0"



WESTCHESTER COUNTY DEPARTMENT OF HEALTH
Bureau of Environmental Quality
NO OBJECTION
2015-43-BOE
The Department has no jurisdiction regarding this plan proposed as this plan proposes lands WITH regulated wetlands as defined by Chapter 873, Laws of 1987 of the State of Wisconsin and Westchester County.
Description: No objection to remodel/addition as shown and Duly noted on the plan
Submitted as per WCDOH LL #A2-345 12-15-86
Signature: 10/26/15
Date

The Westchester County Department of Health has not evaluated the current integrity of the Onsite Wastewater Treatment System and that any endorsement of this plan shall not be construed as a guaranty by the Commissioner or the Department or any employee or agent that this system has been properly constructed or will function satisfactorily, nor shall it in any way restrict the actions or powers of the Commissioner in the enforcement of any law or regulation.

1 SITE PLAN
SCALE: 1" = 10'

REGISTERED ARCHITECT THOMAS STALZER STATE OF NEW YORK

ZONING INFORMATION

Additions: Lower Level: Crawlspace
1st Floor: Demo existing, Install Modular Units

Alterations: Lower Level: Convert Unfinished Basement Into Partial Finished Basement

Zone: R-1A TWO FAMILY RESIDENCE* (SHEET 7F / BLOCK 12663 / LOT 5)

Item	Required / Permitted	Provided
1) Minimum Lot Size Area (acres / sf)	1 acre (43,560 sf)	* 0.661 acre (28,800 sf)
2) Minimum Lot Width/Circle (feet)	150	* ±110
3) Minimum Yard (feet)		
Front:		
From street center line	65	±141.70
From front lot line	40	±119.00
Side:	30	** ±20.79
Rear	40	±59.79
4) Maximum Building Height		
Stories:	2 1/2	2 1/2
Feet:	35	±25
5) Maximum Building Coverage (Percentage of lot area)	12% (5227 sf)	10.8 (3130 sf)

* Denotes existing non-conformity
** Variance Granted by Town of Lewisboro ZBA, 26 June 2014

GENERAL NOTES

1. SURVEY INFORMATION TAKEN FROM MAPS PREPARED BY SCOTT B. GRAY, L.S., THORNWOOD, NEW YORK, DATED AUGUST 23, 2014 AND STALZER DESIGN LLC FIELD OBSERVATIONS.
2. SEE DRAWINGS BY ALFONZETTI ENGINEERING FOR STORM WATER MANAGEMENT DESIGN

REQUIRES WCDH APPROVAL
Taken On-site Pre-Approval for ~~ADDING BEDROOMS~~ 3 BEDROOMS
10/22/15 DATE
INSPECTOR

DRAWING LIST

GENERAL INFORMATION
SK-1 ZONING INFORMATION
SK-2 SITE PLAN

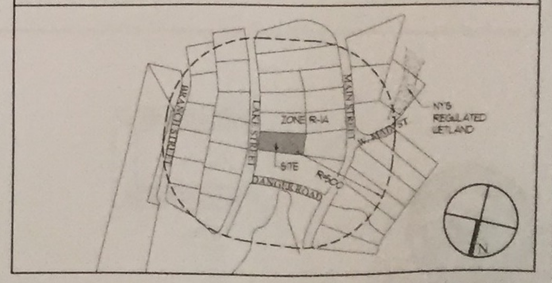
CONSTRUCTION DOCUMENTS
SK-3 LOWER LEVEL PLAN
SK-4 FIRST FLOOR PLAN
SK-5 ROOF PLAN
SK-6 EAST AND NORTH BUILDING ELEVATION
SK-7 WEST AND SOUTH BUILDING ELEVATION
SK-8 FIRST FLOOR REFLECTED CEILING PLAN

LEGEND

AREA OF DISTURBANCE

ADDITION

LOCATION MAP: SCALE 1"=400'-0"



SANDLER RESIDENCE
28 LAKE STREET

STALZER DESIGN, LLC
Timeless Design · Relaxed Elegance
ROWAYTON, CT 06853

2	09/15	FOR PERMIT

SCALE AS NOTED
DATE 29 JUNE 2015
PROJECT NO.

ZONING INFORMATION

SK-1

WESTCHESTER COUNTY DEPARTMENT OF HEALTH
Bureau of Environmental Quality

1 of 3

NO OBJECTION

2015 - 43 - BR

The Department has no jurisdiction regarding this plan proposal as this plan proposal does NOT constitute a Major Expansion as defined by Chapter 873, Article VIII of the Laws of Westchester County.

Description: No objection to renovation/addition as shown on plans. Dwelling remains three (3) bedrooms as per WCDOH file #A3-344 12-28-48

Signed by: _____ 10/22/15
Date

N 84° 48'48" E

254.27'

21'-1"

1 SITE PLAN

SCALE: 1" = 10'

N

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GENERAL NOTES

1. SURVEY INFORMATION TAKEN FROM MAPS PREPARED BY SCOTT B. GRAY, L.S., THORNWOOD, NEW YORK. DATED AUGUST 23, 2014 AND STALZER DESIGN LLC FIELD OBSERVATIONS.

2. SEE DRAWINGS BY ALFONZETTI ENGINEERING FOR STORM WATER MANAGEMENT DESIGN

REQUIRES WCDH APPROVAL
~~ADDING/RELOCATING~~ BEDROOMS

Tenn Dwell
Rebuild
due to fire

10/22/15
DATE

INSPECTOR

DRAWING LIST

GENERAL INFORMATION

SK-1	ZONING INFORMATION
SK-2	SITE PLAN

CONSTRUCTION DOCUMENTS

SK-3	LOWER LEVEL PLAN
SK-4	FIRST FLOOR PLAN
SK-5	ROOF PLAN
SK-6	EAST AND NORTH BUILDING ELEVA
SK-7	WEST AND SOUTH BUILDING ELEVAT
SK-8	FIRST FLOOR REFLECTED CEILING

TOWN OF LEWISBORO

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Planning Board of the Town of Lewisboro, Westchester County, New York will convene a Public Hearing on July 19, 2016 at 7:30 p.m., or soon thereafter, at the Town Offices @ Orchard Square Plaza, Lower Level, Cross River, New York, regarding the following:

Cal #4-14 WV, Cal#25-16WP and Cal #12-16SW

Applications for Wetland Activity Permit Approval and Stormwater Permit Approval, 28 Lake Street, Goldens Bridge, New York, owner of record, James Sandler, to permit the construction of a new residence. The property consists of approximately 0.617 acres of land and is located within the Town's R-1A Zoning District. A copy of materials and proposed site documents may be inspected at the office of the Planning Board Secretary, 20 Orchard Square, Suite L, Cross River, New York during regular Planning Board hours. Persons wishing to object to the application should file a notice of objection with the Planning Board together with a statement of the grounds of objection prior to the closing of the Public Hearing. All interested parties are encouraged to attend the Public Hearing and all will be provided an opportunity to be heard.

PLANNING BOARD
TOWN OF LEWISBORO
By: Jerome Kerner
Chairman

Dated July 1, 2016

The Town of Lewisboro is committed to equal access for all citizens. Anyone needing accommodations to attend or participate in this meeting is encouraged to notify the Secretary to the Planning Board in advance.

STALZER DESIGN, LLC
Timeless Design • Relaxed Elegance

30 June 2016

Lewisboro Planning Board
Town of Lewisboro
P.O. Box 725
Cross River, NY 10518

Re: Sandler Residence
28 Lake Street
Goldens Bridge, NY
Tax Map: Sheet 7F, Block 12663, Lot 5

Dear Chairman Kerner and Members of the Planning Board,

On behalf of James Sandler (owner of 28 Lake Street), enclosed is an Affidavit of Mailing to property owners as defined by the Tax Accessor's office, via Certified U.S. Mail, noticing the Planning Board hearing scheduled for July 19, 2016.

Please incorporate the enclosed as part of the official record of the proceedings.

Thank you for your assistance.

Thomas Stalzer
Architect

cc: James Sandler (owner of 28 Lake Street)

ROWAYTON, CT 06853
(203) 858-6492
www.stalzerdesign.com

AFFIDVIT OF PUBLIC HEARING NOTICE

IN THE MATTER OF AN APLLICATION BY THOMAS STALZER (C/O STALZER DESGIN LLC) FOR JAMES SANDLER (OWNER OF RECORD AT 28 LAKE STREET) SEEKING APPROVAL FOR WETLAND ACTIVITY AND STORMWATER PERMIT FOR THE CONSTRUCTION OF THE RESIDENCE LOCATED AT 28 LAKE STREET, IN THE TOWN OF LEWISBORO, NEW YORK DESGINATED ON THE TAX MAP AS SHEET 7F, BLOCK 12663, LOT 5.

STATE OF NEW YORK

COUNTY OF WESTCHESTER

THOMAS STALZER, being duly sworn says on June 30, 2016, I notified the neighbors as defined to me by the Tax Accessor's office, via certified U.S. Mail, noticing the July 19, 2016 Planning Board Public Hearing.

Sworn to before me this 30
day of June, 2016

NOTARY PUBLIC

Thomas Stalzer

MICHAEL C BYRNES
Notary Public - State of New York
NO. 01BY6265188
Qualified in Westchester County
My Commission Expires 7/9/21

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City, State, ZIP+4® PHILADELPHIA, PA 19118

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NOTICE
This property is the subject of an application before the
Lewisboro Planning Board.
A Public Hearing has been scheduled at which time all interested parties
will be afforded an opportunity to be heard.
Please contact the Planning Board Secretary at
914-763-5592
or visit
www.lewisborogov.com
for additional information

Ciorsdan Conran

From: Barbara <barbaratauber@msn.com>
Sent: Monday, July 11, 2016 6:33 PM
To: planning@lewisborogov.com
Subject: Sandler re-build 28 Lake St

To the Lewisboro Town Planning Board:
I will not be attending your meeting on July 19 so I am writing to let you know that, as James Sandler's neighbor across the road, I have no objections to the plans I have seen for him to re-build his house. That is, assuming the plans meet whatever rules are in effect concerning the property's lot lines and the proposed building's proximity to the adjacent wetlands.
I hope there are no obstacles to James' ability to re-build.
Please contact me if you have any questions.
Barbara Tauber
27 Lake St.
Goldens Bridge, NY 10526
914.232.0034

TO: Town of Lewisboro Planning Board

FROM: Lewisboro Conservation Advisory Council

SUBJECT: Silvermine Preserve Subdivision
Silvermine Drive & Lockwood Road, South Salem, NY
Sheet 48, Block 10057, Lot 15
Cal # 3-13PB, #3-16 WP

DATE: June 15, 2016

The Conservation Advisory Council (CAC) reviewed the applicant's plans for the subdivision, wetland, and stormwater permits at our July meeting. We agreed to reiterate our previously stated concerns about maintenance of the stormwater features.

As previously expressed, the CAC remains concerned about the requirement for maintenance of the stormwater practices that will be installed on the open space parcel. These facilities require ongoing management and continuing expenses. We understand that these expenses will be the responsibility of the homeowners' association, but we have not yet seen a draft HOA agreement. We are also concerned with permanent access for this maintenance, in particular, whether this would take the form of an easement across the WLT properties or across the homeowners' lots. In accord with the requirements of the Town's MS4 and the requirements of the permit GP-0-15-003, we understand that the various stormwater facilities must become part of the Lewisboro MS4 inventory of stormwater practices, and that the responsible party must provide the Town with an annual report of the inspections in accord with the NYS Stormwater Design Manual. We encourage the applicant to commit that the party responsible for maintenance will provide the maintenance inspection checklists from Appendix G of the design manual to the Town each year.

Westchester Land Trust
It's Our Nature

June 29, 2016

Memo To: Jerome Kerner, Chairman, and Members
Town of Lewisboro Planning Board
From: David M. Emerson, Land Project Manager
Subject: Silvermine Subdivision – Open Space Parcel
==========

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Lori J. Ensinger

Thank you for the opportunity to provide additional information about the management of Westchester Land Trust (WLT) preserves in response to a request for information from the Planning Board's meeting held on June 21. The open space parcel proposed to be created as part of the Silvermine Estates subdivision would, if ownership is transferred to WLT, be managed, maintained and made available for public use the same way as WLT's current preserves in Lewisboro and in other communities in Westchester and Putnam Counties.

Access and Passive Recreation

The open space lot is accessible from Silvermine Road, a public road owned and maintained by the Town of Lewisboro. The development plan provides for alternative access, including designated parking spaces and an "Open Land Access Path," from the proposed new private roadway connecting to Lockwood Road.
(Drawings MP-1/MP-2, dated: 10/8/ 2012, revised 5/2016 & attached Concept Drawing)

One vehicle for memorializing proposed access, which would be noted on the final plat and in the certificate of approval, could be an access easement.

Motorized vehicles (including ATV's) and camping are prohibited on WLT preserves as noted in the summary document presented previously and dated May 24, 2016.

Passive recreation on WLT preserves encompasses outdoor recreational activities, such as nature observation, hiking, and riding (where appropriate) that require a minimum of facilities or development and that have minimal environmental impact on the site. No WLT preserve currently has trails suitable or open for bicycles. Use of trails by mountain bikers would depend on an assessment of site conditions during the management planning process and a determination that such use would be appropriate. The size, geometry, and terrain of the Silvermine open space do not appear suitable for bicycle use.

Select WLT preserves are accessible to horses with trails maintained in cooperation with local equestrian groups including the Lewisboro Horsemen's Association (Frederick P. Rose Preserve and Rock Shelter Preserve) and the Bedford Riding Lanes Association (Guard Hill Preserve). Use of trails by horses would depend on an assessment of site conditions during the management planning process and a determination that such use would be appropriate. The size, geometry, and terrain of the Silvermine open space do not appear suitable for equestrian use.

There are no open space parcels, or trail linkages adjoining or proximate to this site, so connectivity to enhance recreation opportunities are not available at this time.

phone 914.234.6992 | 403 Harris Road
fax 914.234.6673 | Bedford Hills, NY 10507
info@westchesterlandtrust.org | westchesterlandtrust.org

Access and Passive Recreation (Cont.)

Dogs are allowed on WLT preserves in accordance with local ordinances. In Lewisboro, that means dogs must be on leash or under voice control of owner. (The rationale is that local animal control can only take action, should a complaint be received, consistent with the provisions of the Town Code.) If fragile habitat or wildlife susceptible to disturbance were found to be present, WLT would be more restrictive and require dogs to be leashed.

WLT preserves with trails are open to all visitors, and not restricted to the residents of the town(s) in which they are located. However, most preserves function as neighborhood amenities due to small size, parking constraints, absence of notable significant features, plethora of alternative sites, and so forth.

The Silvermine open space parcel is suitable for hiking, and in fact has a history of such use, and the formalizing of at least one loop trail accessing all corners of the property is easily achievable thanks to an existing network of informal pathways. These pathways would be the foundation for a marked and mapped initial trail as described in the summary document submitted previously and dated May 24, 2016.

Maintenance of Open Space Lands

As a WLT preserve, the Silvermine open space would be maintained by WLT staff working with local volunteers and others. In Lewisboro, WLT shares volunteers and expertise with the Open Space Preserves Advisory Committee and the Lewisboro Land Trust. Maintenance protocols are detailed in the May 24 summary.

Stewardship Plan

A Stewardship Plan (or Comprehensive Management Plan), such as will be created for the Silvermine open space parcel when ownership is transferred to WLT, follows a format that includes:

INTRODUCTION
A. About the Westchester Land Trust; Significance of property to WLT's Conservation Mission
B. Management Planning Guidance

PROPERTY DESCRIPTION
A. Property Profile
B. Regional Setting & History (land use history and cultural resources)
C. Conservation Values

SITE CHARACTERISTICS
A. Physical and Natural Resources
B. Cultural & Historical Resources
C. Threats, Issues and Opportunities

STEWARDSHIP GOALS & MANAGEMENT RECOMMENDATIONS
A. Boundary Posting
B. Public Use (Passive Recreation), Access and Parking
C. Trails & Signage
D. Critical Habitats
E. Habitat Management for Wildlife
F. Invasive Species & Native Plants
G. Conservation Programs

Stewardship Plan (Cont.)

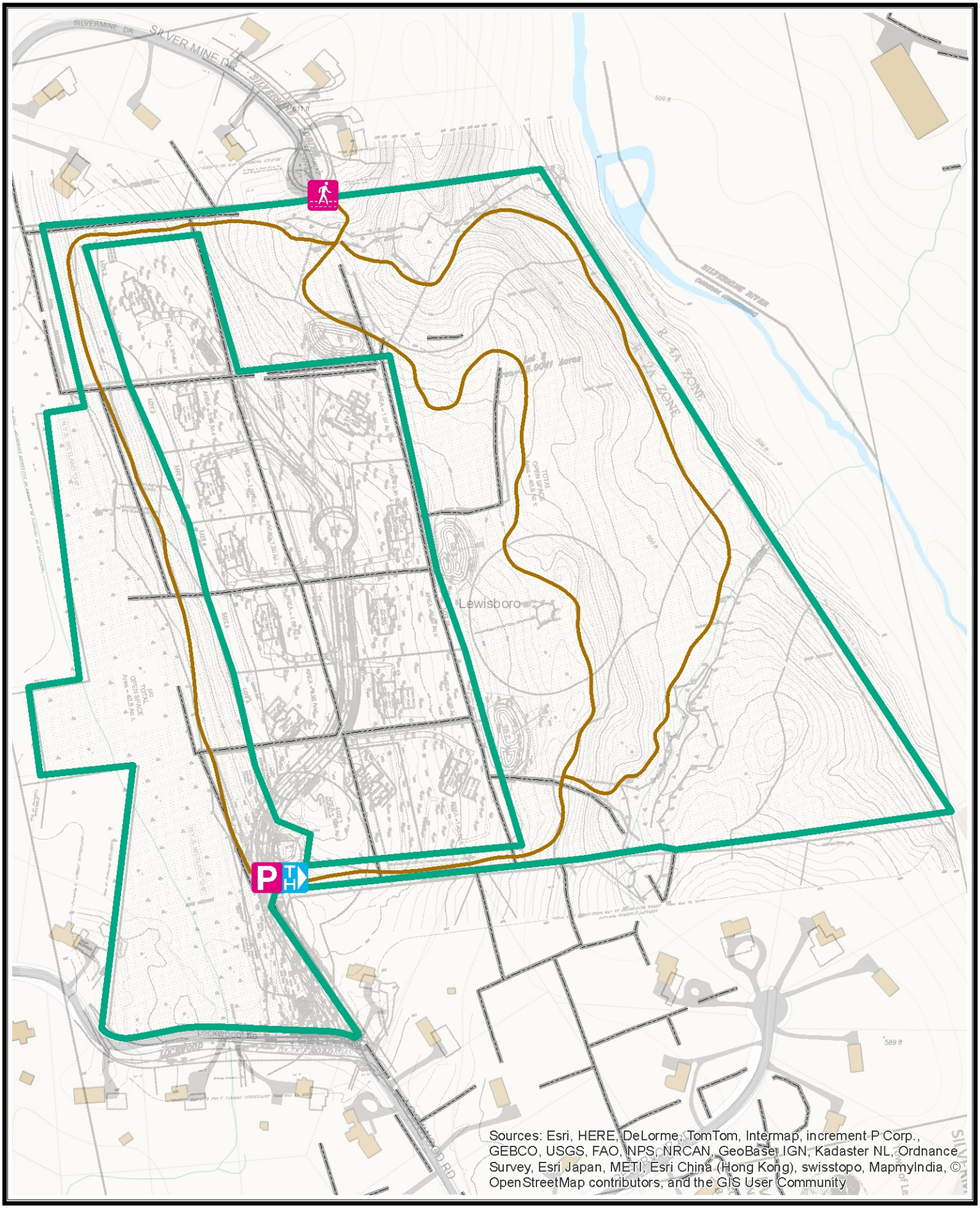
IMPLEMENTATION SCHEDULE
A. Chart depicting Stewardship Priority Projects, Timeline and Budget
B. Development and Acquisitions Strategies

APPENDICES

APPENDIX A – List of Selected Flora
APPENDIX B – List of Fauna
APPENDIX C – Site Location Map
APPENDIX D – Orthological Photo Map
APPENDIX E – Surrounding Open Space Map
APPENDIX F – Environmental Features Map
APPENDIX G – Soils Map
APPENDIX H – Watershed Drainage Map
APPENDIX I – Trail Map
APPENDIX J - Map of Key Abutters and Properties with Development and Acquisition Potential

A Comprehensive Management Plan will be completed by WLT staff within six months of acquisition with input from all existing and potential stakeholders as well as local naturalists and others.

Attachment: Silvermine Estates Trails Concept Map



Westchester Land Trust
It's Our Nature

Silvermine Preserve Subdivision
Potential Trail Loops - 1.3 +/- miles

N

KELLARD SESSIONS
CONSULTING, P.C.

John Kellard, P.E.
David Sessions, RLA, AICP

MEMORANDUM

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

CC: Ciorsdan Conran
Judson Siebert, Esq.

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

DATE: July 13, 2016

RE: Le Chateau Banquet Hall Addition (Elegant Banquets)
1410 NYS Route 35
Sheet 39, Block 10549, Lot 17

Project Description

The subject property consists of ±24.2 acres of land and is located on NYS Route 35 within the R-4A Zoning District. The site contains a former restaurant and banquet hall use known as "Le Chateau" which is now out of business. The applicant is proposing a banquet hall addition, along with additional parking, landscape improvements, lighting, stormwater management facilities, etc. It is our understanding that the former restaurant/banquet hall is being considered an existing legal nonconforming use.

SEQRA

The proposed action is an Unlisted Action under the State Environmental Quality Review Act (SEQRA) and a coordinated review is not required. Prior to making a decision on this pending application, the Planning Board must issue a Determination of Significance.

Required Approvals/Referrals

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

2. The applicant is proposing the expansion of an existing nonconforming use and a variance and/or approval from the Zoning Board of Appeals is required.

3. The application must be referred to the Architecture and Community Appearance Review Council (ACARC) for review and recommendations; all signage must be approved by the ACARC.

4. The proposed addition and use expansion must be approved by the Westchester County Department of Health (WCDH).

5. The proposed action exceeds land disturbance thresholds and the applicant will require coverage under the New York State Department of Environmental Conservation (NYSDEC) SPDES General Permit for Stormwater Discharges from Construction Activity (GP-0-15-002).

6. The application must be referred to the Westchester County Planning Board in accordance with Section 239-m of the General Municipal Law; the Planning Board Secretary will coordinate this referral.

7. A Highway Work Permit is required for physical improvements proposed within the right-of-way of New York State Route 35.

EAF Review

1.12: Please provide a letter from the State Historic Preservation Office regarding the potential for impact to historic or archeological resources; we note that this is also a requirement of the Stormwater Pollution Prevention Plan (SWPPP) and filing of the NYSDEC Notice of Intent.

Plan Comments

1. This office previously requested that the applicant provide correspondence from the WCDH and New York City Department of Environmental Protection (NYCDEP) identifying their extent of jurisdiction and approvals required. The applicant has provided correspondence from the WCDH, dated June 24, 2016, in regards to a joint Change of Use Application made by the applicant to the WCDH and NYCDEP. As indicated by the WCDH, there are a number of comments to be addressed related to the design and use/occupancy of the banquet hall, frequency of events, adequacy of existing system components and system operations. The applicant shall continue to update the Planning Board as the WCDH review progresses.

   With regard to any jurisdictional approvals by the NYCDEP for review and approval of a SWPPP, the applicant has indicated receipt of verbal confirmation that no approval by the NYCDEP is required. The applicant shall provide written confirmation of same.

2. It is recommended that the Building Inspector opine as to the maximum occupancy of the buildings, as well as ADA accessibility and Fire Code compliance.

3. The applicant shall address, in writing, the comments received from the Westchester County Planning Board.

4. All applicable variances shall be noted on the plans.

5. The plans shall clearly indicate all areas of existing paved parking lots and drives to be resurfaced, milled and/or paved. Proposed grading should be shown to improve current conditions and provide proper pitch, cross-slope, crowns and gutters as necessary for re-paved, widened and proposed paved areas. As currently shown, it appears that the applicant is simply expanding existing areas.

6. The plan and profile for Parking Area #3 shall be coordinated; specifically in regards to access drive width and proposed grades. As previously requested, the profiles shall include stormwater systems and drainage facilities.

7. As previously requested, proposed sight distance profiles (both directions) onto NYS Route 35 have been provided on the Intersection Plan, prepared by Maser Consulting, P.A. The sight profiles indicate that improvements within the right-of-way of NYS Route 35 will be necessary in both directions to provide adequate sight lines, including clearing/pruning of vegetation, removal of a portion of the existing entry wall and relocation of an existing sign. The applicant has provided a draft Reciprocal Driveway/Sight Easement and Maintenance Agreement to provide access to the adjacent

property in exchange for rights to clear required vegetation for adequate sight lines. This should be reviewed by the Town Attorney.

8. The Intersection Plan, prepared by Maser Consulting, P.A. shall include construction geometry and details for the driveway widening and/or curbs, as may be required by the New York State Department of Transportation (NYSDOT) at the entrance. The plan shall also indicate where the existing sign shall be relocated to and include an installation detail.

9. As previously noted, the landscaping plan is not compliant with Sections 220-55E(3) and (5) of the Zoning Code, which specify the percentage of the parking areas to include landscape islands (10%) and the minimum number of proposed shade trees (1 shade tree per every 10 required spaces). The plan should be revised as necessary to accommodate this requirement.

10. Notes on the landscaping plan refer to planting along the main access driveway and entrance off of NYS Route 35. As previously requested, the landscaping plan must specify the plant material proposed within these locations.

11. As previously requested, the plans shall identify all trees to be protected during construction.

12. Regarding the wetland report, it does not appear that Wetland C is included or described. Further, the report does not appear to address all items required under Section 217-7A(5) and (6) of the Wetland Ordinance.

13. The Planning Board has historically not counted otherwise required stormwater improvements as wetland mitigation. As previously requested, a wetland mitigation plan, prepared in conformance with Appendix B-Part II of the Wetland Ordinance, must be submitted for review. We note that the Wetland Ordinance strives for a 1:1 mitigation ratio and a no-net-loss of wetlands and buffers.

14. The plan currently proposes the trash and compactor enclosure directly opposite the entrance to the new addition behind a parking stall. The applicant should consider relocating this to a more conspicuous location. The plan and detail shall be revised to clearly indicate a gate at the front of the enclosure.

15. The plans shall illustrate the locations of residences and improved areas on the adjacent properties.

16. The plans include details for construction fence and a speed hump. Their locations shall be illustrated on the plan.

17. The plan shall include a detail for the proposed exterior stairs and railings.

18. The Utility and Grading Plan shall clearly indicate the routing of the electrical lines for the proposed site lighting.

19. The plans shall locate and detail appropriate ADA signage for the handicap accessible parking spaces and access aisles.

20. An additional one-way directional sign shall be provided opposite the entrance/exit to Parking Area #3.

21. The Engineer's evaluation of the existing SSTS indicates a number of necessary repairs that must be illustrated and detailed on the plans, including repairs to the septic tank and grease trap; replacement of the two distribution boxes and main flow splitter box; and replacement of the 4-inch service line to the south treatment train. These areas of repair and means of construction access shall be shown and quantified on the plan.

22. The plan proposes a total disturbance of 1.8 acres. As the total disturbance will exceed 5,000 s.f., the applicant will be required to file a Notice of Intent (NOI) with the NYSDEC for coverage under the SPDES General Permit for Stormwater Discharges from Construction Activity (GP-0-15-002). The applicant shall submit a draft NOI and MS4 Acceptance Form for review.

23. As indicated in the SWPPP, the project is considered a redevelopment project and shall be designed accordingly, per the New York State Stormwater Management Design Manual. The applicant is proposing to provide full water quality treatment of existing impervious areas regardless of the permitted 75% reduction. This additional treatment can be credited as compensation for the minor disturbances at the main entity for which no treatment is proposed. This should be discussed and quantified in the SWPPP.

24. The hydrologic model includes broad-crested weirs as part of the outlet control device for all of the proposed infiltration systems. While unclear, it is presumed that this is an attempt to model the proposed level spreaders as an outlet control. We do not agree with this methodology and the level spreaders shall be removed from the outlet control model. Alternative means to provide outlet control may be required. The level spreaders, as proposed, serve as an erosion control measure only and have no direct connection or hydraulic control of the discharge of collected stormwater runoff from the infiltration system. The plans and SWPPP shall be revised as necessary.

25. The infiltration systems proposed for Parking Areas #2, #3 and #4 include overflows to individual level spreaders located on very steep slopes. As per the New York Standards and Specifications for Erosion and Sediment Control (NYSSESC), level spreaders shall be installed where the area below the level lip has a slope of no more than 10% to prevent reconcentration of flows resulting in erosion. The plans shall be revised to provide alternative means of outfall protection in accordance with the NYSSESC. Further, the applicant should consider directly connecting the overflow from the systems at Parking Areas #3 and #4 to that at Area #2. As designed, all systems will overflow in storm events above the 1-year storm resulting in multiple discharge points over steep slopes throughout the site. This appears to be inefficient for long-term maintenance and continued successful operation.

26. Although included in the hydrologic model, the method of outfall control and protection for the infiltration system at the entry drive is not clear on the plans. Please revise as necessary. Measures shall be taken to avoid directing discharged flows to the adjoining residence.

27. The drainage areas and percent impervious surface utilized for the water quality volume calculation for Drainage Area 15S shall be coordinated with the hydrologic analysis.

28. The construction sequence shall be coordinated between the plan and SWPPP and expanded to include the following minimum measures:

    - Limits of disturbance shall be survey-located and staked in the field.
    - Wetland mitigation measures and any seasonal time constraints.
    - Contractor staging areas to be defined.
    - Infiltration areas to be cordoned off during construction to prohibit material stockpiling and excessive construction traffic.
    - Installation of site lighting, fire cistern and septic field repairs.
    - Improvements at the main entrance and within the State right-of-way.

29. The locations of the deep and percolation soil tests witnessed by this office shall be provided on the plans. In addition, the test results shall be provided within the SWPPP Report.

30. The infiltration systems shall be sized utilizing the percolation test results witnessed by this office.

31. The length and slopes of all proposed drainage pipes, shall be provided on the plans.

32. The soil stockpiles shown on the plan appear limited and shall be representative of the quantifies of material expected to be moved. In addition, soil stockpiles shall not be shown above the proposed infiltration systems or beyond the limits of disturbance.

33. A contractor and material staging area shall be provided on the plans and within the limit of disturbance.

34. The location of the stabilized construction entrance shall be provided on the plan.

35. Temporary sediment traps are recommended to be utilized during construction; their locations shall be provided on the plans. Sizing calculations in accordance with the NYSSESC shall be included in the SWPPP.

36. Temporary inlet protection shall be provided for all proposed drainage structures. Revise the Erosion and Sediment Control Plan accordingly.

37. The SWPPP shall include sizing calculations for the proposed pre-treatment water quality units.

38. The SWPPP shall include sizing calculations for the level spreaders. The plans and details shall illustrate all proposed grading, transition areas and invert elevations as required for construction.

39. The SWPPP shall include swale sizing calculations for all proposed swales. The plans shall illustrate all proposed grading required for construction and this size shall be coordinated with the detail.

40. The SWPPP shall include drainage pipe sizing calculations to demonstrate adequate capacity for all storm events analyzed.

41. The NYSDEC erosion and sediment control inspection requirements to be performed by a qualified inspector shall be included on the plans and within the SWPPP.

42. There appears to be a plotting issue with certain text characters throughout the plans prepared by Cronin Engineering. Please correct as necessary.

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 KG & D Architects and dated (last revised) June 30, 2016:

- Cover Sheet
- Architectural Site Plan (A1.1)
- Lower Floor Plan (A2.1)
- Main Floor Plan (A2.2)
- Roof Plan (A2.3)
- Building Elevations (A3.1, A3.2, A3.3)

Plans Reviewed, prepared by Wesley Stout Associates and dated (last revised) June 22, 2016:

- Overall Planting Plan (LP-1.1)
- Planting Plan Enlargement (LP-1.2)
- Planting Details Legend, Notes (LP-1.3)
- Landscape Lighting Plan (LP-2.0)

Plans Reviewed, prepared by Cronin Engineering and dated (last revised) June 30, 2016:

- Cover Sheet (CS-0.1)
- Existing Conditions (EX-1.1)
- Layout, Zoning, Coverage, Demo and Parking Plan (L-2.1)
- Limit of Disturbance and Tree Plan (SP-3.0)
- Utility and Grading Plan (SP-3.1)
- Road, Traffic & Pedestrian Plan (SP-3.2)
- Stormwater/Drainage Plan (SP-3.3)
- Road Profiles (RP-4.1)
- Erosion and Sediment Control Plan (ESC-5.1)
- Erosion and Sediment Control Details (ESC-5.2)
- Construction Details (UD-6.1, UD-6.2, UD-6-.3, UD-6.4)

Plan Reviewed, prepared by Maser Consulting, P.A. and dated (last revised) June 27, 2016:

- Access Modification Plan and Sight Distance Profiles (Sheet 1 of 1)

Plan Reviewed, prepared by Apex Lighting Solutions and dated June 22, 2016:

- Site Lighting Photometric Calculation (SL-1D)

Documents Reviewed:

- Letter, prepared by Cronin Engineering, dated May 31, 2016
- Stormwater Pollution Prevention Plan, prepared by Cronin Engineering, dated June 2016
- Letter, prepared by the Westchester County Department of Health, dated June 24, 2016
- Wetland Delineation and Preliminary Vegetation and Wildlife Report, dated June 28, 2016
- Reciprocal Driveway/Sight Easement & Maintenance Agreement
- Applicant's June 30, 2016 Responses to Consultant's Comments
- Letter, prepared by Maser Consulting, P.A., dated June 28, 2016
- Letter, prepared by Wesley Stout Associates, dated June 22, 2016

JKJ/JMC/DJS/dc

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CRONIN
ENGINEERING P.E., P.C.
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Cortlandt Manor, NY 10567
T: (914) 736-3664 F: (914) 736-3693

May 31, 2016

Mr. Frederick Beck, Jr., PE
Senior Engineer
Bureau of Environmental Quality
Westchester County Department of Health
25 Moore Ave
Mount Kisco, NY 10549

Re: Engineers Evaluation – Existing SSTS
Le Chateau / Elegant Banquets
NYS Route 35
Town of Lewisboro, NY
Section 55.2, Block 2, Lot 6

Dear Mr. Beck:

The facility noted above is currently presenting an application to the Town of Lewisboro for a modification to the current Site Plan. The prior use, the banquet facility and restaurant known as "Le Chateau", had been in continuous operation from approximately 1974 until early 2015. At that time Le Chateau ceased operation and the property was placed on the real estate market for sale. Although Le Chateau has closed, the separate sewage treatment system (SSTS) has remained in continuous operation treating the waste generated by the site caretaker as well as maintenance and security personnel who frequent the site.

A sale is currently pending to a company known as "Elegant Banquets". Elegant Banquets currently operates 4 banquet facilities in west central Connecticut and they specialize in providing a complete upscale wedding experience. A copy of the site plan, which is currently being reviewed by the Town of Lewisboro Planning Board, entitled "Site Development Plan for Le Chateau", sheets SP 3.1 and SP 3.2, dated February 25, 2016 and revised through April 27, 2016, are provided for your review. In order to facilitate your review each of the items referenced in this evaluation are attached as PDF documents and numbered sequentially as they appear in the evaluation. These two Site Plan sheets are noted as #1 and #2.

The Le Chateau Restaurant had been a successful restaurant for many years, however the interior configuration of this facility does not meet the needs of Elegant Banquets. As can be seen on the referenced drawings, Elegant Banquets is proposing an addition of a large banquet hall to the existing building in order to accommodate approximately 250 people. This new space will have high ceilings, a dance floor and will be able to

accommodate all guests attending the event in one room. The existing Le Chateau will generally be utilized for the cocktail hour prior to the main celebration.

Floor plans for both the main and upper levels of both the existing Le Chateau and the Elegant Banquet addition are attached for your review. These plans are entitled "Elegant Banquets at Le Chateau" sheets A-201 and A-201, prepared by K, G & D Architects (#3 and #4). As can be seen, both the exterior and interior of the existing Le Chateau will remain essentially unchanged in appearance.

With the proposed addition the capacity of the facility will still be limited to the permitted sewage flow of 4,300 gallons per day.

As a result of our application to the Planning Board for Site Plan Modification and Approval, the Town, through their Planning and Engineering Consultant, Kellard Sessions Consulting, P.C., has requested that we obtain confirmation from the Westchester County Department of Health that the proposed use, i.e.; banquet facility, is consistent with the previously approved State Pollutant Discharge Elimination System Permit (SPDES).

Specifically, the Town Consultant has requested the following:

> in their January 20, 2016 review memo:
> 6. The applicant should clarify the necessary approvals, if any, from the WCDH and the NYCDEP; correspondence from these agencies identifying their extent of jurisdiction should be provided.
>
> and in their March 9, 2016 review memo:
> 3. ..... Further, the applicant has stated that the existing septic system will be adequate to serve the proposed use and no improvements to the septic system (SSTS) or approvals from the WCDH are required. As previously requested, the applicant shall provide correspondence from these agencies (including the NYCDEP) confirming same.....

Based on the information provided herein, as well as information on file with the WCDH, it is believed that the SSTS is able to meet the requirements of the WCDH and NYCDEP and will continue to satisfactorily treat the sewage waste to be generated with the potential new owner and operator, Elegant Banquets, as it did with the prior Le Chateau.

Based on a review of the WCDH file it is believed that the SSTS was constructed in approximately 1975. This is based on the attached copy of the 'Approval of Plans for Sewage Treatment Works', dated July 16, 1975, and signed by the Assistant Commissioner of Health, Calvin E. Weber, PE (#5 – 2 pages). It is believed that this approval was for the installation of 14 seepage pits each with an approximate size of 5'9" diameter and a height of 5'6". The plan on which this approval is based is believed to be the plan prepared by S. E. Minor & Co., Civil Engineers, entitled "As Built Sewage Disposal System for Le Chateau Restaurant Property of Yves & Denise Lozach", a copy of which is attached. The date of the "As Built" is August 20, 1976 (#6 – 2 pages).

In approximately 1984 an expansion to the original SSTS was proposed which included the installation of an additional 30 seepage pits with the same size as the 1975 installation. This installation was ultimately constructed and the SSTS currently consists of 44 seepage pits in two separate treatment trains of 22 seepage pits each. Based on discussion with the prior site caretaker the system operated with only one-half of the total number of seepage pits, or 22 seepage pits, in use at any one time. Periodically, and without a set schedule, the caretaker would switch from one set of 22 seepage pits to the other. Generally every six to eight months the change was initiated.

The 100% expansion area noted in the 1976 plan was utilized as part of this expansion to 44 seepage pits. Furthermore, the SSTS design data presented on this plan indicates that each seepage pit is able to treat 236 gallons per day. Utilizing only 22 of the 44 installed seepage pits would then provide treatment for a flow of 5,192 gallons per day which is greater than the permitted flow of 4,300 gallons per day.

The layout of the then proposed SSTS, showing the 44 seepage pits, is shown on the plan, also prepared by S. E. Minor & Co., Civil Engineers, entitled "Expansion of Sewage Disposal System for Le Chateau Restaurant", dated October 3, 1984. A copy of this plan is attached for your review. This plan also noted the septic tank as being 5,000 gallons and the grease trap at 1,500 gallons (#7 – 2 pages).

The purpose of this 30 seepage pit expansion is not clear. However, since there is limited documentation as to how the system, which includes all 44 seepage pits, shall be operated, the current proposal, to be incorporated by Elegant Banquets, is to place 22 seepage pits in service at any one time and alternate between the two treatment trains every 4 months. Note #3 of the 1984 S. E. Minor plan indicates that the operation of the 44 seepage pit system will only include 22 seepage pits at any one time.

Based on a recent reconnaissance of the SSTS, which was completed on September 1, 2015, and performed under the supervision of this office, the expansion system was installed generally in accordance with the 1984 plans. The location of all 44 seepage pits is presented on sheet SP 3.1, Site Development Plan for Le Chateau.

Although the seepage components of the SSTS appear to be in very good condition, there are aspects of the SSTS which will need to be confirmed. The size and condition of both the septic tank and grease tank will be confirmed when the tanks are pumped out. If deemed necessary, baffles or sanitary T's will be installed.

The reconnaissance showed that the 15 port distribution boxes are in need of replacement along with the main splitter box. In addition, the 4" line from the splitter box to the southwest treatment train of 22 seepage pits will also need to be replaced.

Information available in the WCDH project file indicates the capacity of the SSTS is 4,300 gallons per day. This is acknowledged in the letter dated January 11, 1985, prepared by Vincent R Leone, Area Supervisor, a copy of which is attached (#8).

The average number of guests at a typical Elegant Banquets event is 150, and only 13% have greater than 200 guests. Furthermore, there are physical limitations at this site which will limit the number of cars, and consequently the number of guests, that could attend. As shown on sheet SP 3.1, Site Development Plan for Le Chateau, the total number of parking spaces currently proposed is 135 which, practically speaking, will limit the number of guests.

If there is an event with 250 guests and an additional 25 staff, the flow to the septic system, based on the DEC Design Standards of 15 gallons per day per person, is 4,125 gallons. Based on the design data presented on the 1984 S. E. Minor Plan, this flow, 4,125 gallons, could be treated by 18 seepage pits. It is important to note that less than 5% of the events held by Elegant Banquets are this large. It is proposed that a cap on event size be set at 250 people.

In addition, although the facility will generally be open Tuesday through Sunday, the events are primarily held on Friday, Saturday and Sunday. This will further enhance the operation of the SSTS by also providing a rest period on a weekly basis.

Based on the above it is believed that, as previously approved, the existing onsite SSTS has the capacity to accommodate the proposed banquet facility when only one-half the currently installed 44 seepage pits are on line.

If after review you have any questions or if additional information is necessary do not hesitate contacting me at the above number. Thank you for your assistance in this matter.

Respectfully submitted,

Timothy L. Cronin, III
Professional Engineer

cc: Simon Curtis, Elegant Banquets

APPLICANT'S JUNE 30, 2016 RESPONSES TO CONSULTANT'S COMMENTS

Chairman Jerome Kerner, AIA May 11, 2016

Plan Comments

1. As previously identified, it is recommended that the Building Inspector review the proposed plans for zoning complpiance; a report from the Building Inspector should be provided to the Planning Board.

Response: A report from the Building Inspector has been requested.

2. As previously requested, the applicant shall provide correspondence from the WCDH and New York City Department of Environmental Protection (NYCDEP) identifying their extent of jurisdiction and approvals required.

Response: Copies of correspondence from WCDH and NYCDEP are attached.

3. As previously identified, the applicant must develop a fully engineered site plan, including grading, drainage, utilities, erosion and sediment controls, traffic related signage, construction details, etc. Further, as discussed, the applicant must develop a Full Stormwater Pollution Prevention Plan (SWPPP) compliant with Town and State standards and provided confirmation as to whether or not approval of the SWPPP by the NYCDEP will be required. Any soil testing for stormwater practices (deep and percolation tests) must be witnessed by this office. It is understood that this material is forthcoming.

Response: A fully engineered site-plan and SWPPP are submitted/herewith. Verbal confirmation was received from DEP that it does not have jurisdiction over this SWPPP as the total disturbance is less then 2 acres.

4. As discussed when the applicant last appeared before the Planning Board, the proposed use (banquet hall) is not a listed use within the Town's schedule of off-street parking requirements (Section 220-56D). Section 220-56£ of the Zoning Code allows the Planning Board to specify reasonable and appropriate off-street parking requirements for unspecified land uses. As discussed, it is recommended that the applicant's traffic engineer propose a parking formula for the proposed use based upon the parking data collected to date, other like businesses, and centered around the number of attendees, staff, and fleet vehicles. The "required" column found within the applicant parking table should be left blank until the Planning Board approves the parking formula.

Response: The maximum occupancy of the Le Chateau development is 280 persons based on the capacity of the septic system. This would include approximately 20 employees/staff including approximately 5 additional persons for event vendors (i.e. DJ, Photographers, Etc.) and up to 260 guests. 136 parking spaces are proposed to be provided on the site. Assuming 20 spaces will be occupied by the employees/staff to an

approximate vehicle occupancy of 2.24 guests per vehicle which is consistent with the including vendors, there would be 116 spaces available for guest usage. This equates peak currently experienced at Candlewood Inn for which the survey results are contained in Table P-1 of the Traffic and Parking Study, dated April 26, 2016. This data indicated an average peak parking ratio of 1 space per 2.40 persons (total guests and staff) and a peak parking ratio of approximately 1 space per 2.20 persons. See attached Maser Consulting P.A. Memorandum dated 6/28/16.

5. The maximum capacity/maximum number of guests should be determined; this will likely be defined, in part, by septic capacity, building code, and the number of parking spaces to be provided. We note that, according to the applicant, the former Le Chateau restaurant and banquet hall had an established maximum capacity of 175 guests.

Response: The maximum capacity/maximum number of guests will be 280. See "5" above.

6. The plans have been revised to indicate that the parking lot grade will not exceed the maximum permitted 5% slope. However, one handicap accessible parking space opposite the new addition remains shown with a slope greater than the allowable 2%. The applicant shall re-grade this area as necessary to be compliant.

Response: The one hanicap accessible parking space opposite the new addition is now compliant as its grade is not greater than the allowable 2%.

7. The plans indicate that all areas of existing paved parking lots and drives are to be re-paved. Proposed grading should be shown to improve current conditions and provide proper pitch, cross-slope, crowns and gutters as necessary for re-paved, widened and proposed paved areas.

Response: All proposed grading is noted on Project Plans.

8. We note that Section 220-55D(2) of the Zoning Code provides a maximum driveway grade of 12%; a portion of the main driveway (proximate to Sta. 4+50) is specified as being ±14%; a portion of the driveway connecting Parking Areas #2 and #4 (proximate to Sta. 14+50) is specified as being ±16%; and a portion of the driveway connecting Parking Areas #4 and #5 (proximate to Sta. 18+00) is specified as being 12.5%. Unless revised, these conditions will require variances from the Zoning Board of Appeals.

Response: Variances have been obtained from the Zoning Board of Appeals. A copy of Resolution of Approval dated June 20, 2016 (Cal. No. 13-16-BZ) is attached.

9. The road profiles should illustrate existing and proposed grades and be provided for the main driveway loop, as well as for Parking Area #3. The profiles will need to include stormwater systems as the plan progresses.

Response: All road/parking area profiles are provided in the Project Plans.

10. We note that the Zoning Code requires that all access driveways be a minimum of 20 feet wide. This width has been provided for the main drive through Parking Area #2. The driveway connecting Parking Areas #2 through #5 is shown as one-way circulation to be widened to 15 feet. The Town Code is silent regarding width of one-way circulation, except that access to smaller lots (less than 15 spaces) may be accommodated with one, 16 foot wide lane. The Planning Board should discuss whether 15 feet, as proposed, is adequate.

Response: See attached Zoning Board of Appeals Variance Resolution.

11. Locations of existing and proposed curbing shall be clearly illustrated on the plans.

Response: All curbing locations haare provided in the Project Plans.

12. As previously requested, proposed sight distance profiles (both directions) onto NYS Route 35 should be provided on the plan. Existing sight profiles have been included in the Traffic & Parking Evaluation, prepared by Maser Consulting, P.A. The sight profiles indicate that improvements within the right-of-way of NYS Route 35 will be necessary in both directions to provide adequate sight lines, including clearing/pruning of vegetation, removal of a portion of the existing entry wall and relocation of an existing sign. It is noted that sight lines to the existing traffic signal to the east can be achieved, however, the recommended sight distance beyond that will remain limited by an existing off-site embankment.

Response: The sightline profiles have been identified on the Access Modification and Sightline Profiles Plan dated June 27, 2016 prepared by Maser Consulting, P.A. This plan identifies the areas of required clearing/pruning of vegetation and the proposed sightlines with these improvements including the sightline looking to the east to the traffic signal at the NYS Route 35/NYS Route 123 intersections. This plan also identifies the relocation of the existing Croton Watershed sign, located approximately 150 ft. east of the site access driveway, such that it is outside of the sightline area. See attached Maser Consulting P.A. Memorandum dated 6/28/16.

13. The Site Development (Sheet SP-3.2) refers to entrance improvements by Maser Consulting, P.A. These plans should be submitted for review.

Response: The Access Modification and Sightline Profiles Plan also provides the details of other proposed improvements to the site access intersection including:

1) The resurfacing of the driveway at its intersection with NYS Route 35.
2) The removal of the existing stone wall on the east side of the site access driveway along with the installation of full depth pavement in this area to better accommodate buses, fire trucks and other emergency vehicles and any delivery vehicles turning into the site.
3) The installation of double yellow centerline striping on the portion of the driveway proximate to NYS Route 35.
4) The clearing/pruning of vegetation identified above.

See attached Maser Consulting P.A. Memorandum dated 6/28/16.

14. We note that the previously submitted photometric plan was not incorporated into the plan set. As previously noted, the average illuminance levels proposed within the five (5) parking areas range between 0.18 - 0.74 f.c.; typically, illuminance levels in parking areas are higher and average 2.5 f.c. As previously requested, the applicant should ensure that proposed illuminance levels are sufficient and revise the photometric plan accordingly.

Response: A revised photometric lighting study has been prepared and submitted. This plan reflects changes to light fixtures and locations. A detail for the pole foundation has also been included.

The comment stated that "typically, illuminance levels in parking areas are higher (than our stated range of 0.18-0.74 fc) and average 2.5 fc. As previously requested, the applicant should ensure that proposed illuminance levels are sufficient and revise the photometric plan accordingly."

The Town of Lewisboro has no documented regulation for illuminance levels. Other than Sec. 22-14 EXTERIOR LIGHTING, "Exterior lights shall be placed or shielded so that no direct light source (i.e., bulb, lamp, tube) shall be visible at any property line at a height of more than four feet above grade", there are no stated illuminance levels.

According to the industry standard IES Recommended Practices (RP-33-99) Lighting for Exterior Environments and RP-20-98 Parking Lots (see enclosed), recommended illuminance levels for private parking lots average 0.8 fc with a minimum of 0.2 fc. Sidewalks should average 0.2 fc and not to exceed 5.0 fc. Designing for an average of 2.5 fc seems excessive and will have negative impacts on the visibility of the facility from nearby residential areas. We don't believe this facility should be subject to typical illuminance levels recommended for commercial developments as the property is located on a ridge and in a single family residential area. I would encourage the Town to permit a more appropriate illuminance level consistent with the setting.
See attached Wesly Stout Associates' Letter dated 6/22/16.

15. As previously noted, the applicant may wish to consider installing bollard lighting along the walkway linking Parking Areas #2 and #3.

Response: Instead of bollard lights along the walk, a pole light was added to provide additional illuminance. See attached Wesly Stout Associates' Letter dated 6/22/16.

16. Regarding the location of proposed pole lights in relationship to parking spaces, it is recommended that pole lights located less than 2-feet behind the curb or edge of pavement/gravel be located on an exposed foundation (24 inches above grade), so as to protect the pole from damage. Provide detail. Additionally, the plan proposes a pole light within the entrance to Parking Area #5. The location should be revised and coordinated with the site plan.

Response: A revised detail (Detail 1/LP-2.1) shows the light a min. of 2' from the curb/edge of pavement. Placing the pole on a raised foundation is typically used in commercial parking lots such as malls and institutions and is not appropriate for this

type of facility.

Light pole at Parking Lot #5 has been relocated. See attached Wesly Stout Associates' Letter dated 6/22/16.

17. As previously requested, the hours of operation of all exterior lighting shall be noted on the plan.

Response: Hours of Operation have been noted on the plan as: from one hour before sunset (7 days per week) to 9:00 p.m. on Mondays-Thursdays, and to 1:00 a.m. on Fridays, Saturdays and Sundays.

18. As previously noted, the landscaping plan is not compliant with Sections 220-55E(3) and (5) of the Zoning Code, which specify the percentage of the parking areas to include landscape islands (10%) and the minimum number of proposed shade trees (1 shade tree per every 10 required spaces). The plan should be revised as necessary to accommodate this requirement.

Response: The parking lot is cut out of a mature forest. The intent of the Zoning Code is to provide shade trees for large commercial lots to reduce a mass of paving and to provide shade for parked cars. In this application, we have provided for new trees along the parking lot and have preserved many trees along the parking areas to maintain a shaded lot and reduce the perception of a mass of paving. We respectfully disagree with the application of this requirement in this instance. See attached Wesly Stout Associates' Letter dated 6/22/16.

19. As previously identified, all on-site trees with a diameter of 8" dbh or greater must be survey-located and illustrated on the site plan. It appears that only larger diameter trees have been surveyed.

Response: All on-site trees with a diameter of 8" dbh or greater are shown on the Tree Plan.

20. As previously requested, additional information is required pertaining to the "selective tree thinning areas"; if tree removal is proposed, trees within these areas shall also be surveyed and shown on the plan.

Response: Any trees to be removed are shown on the Tree Plan.

21. Notes on the landscaping plan refer to planting along the main access driveway and entrance off of NYS Route 35. As previously requested, the landscaping plan must specify the plant material proposed within these locations.

Response: Landscaping Plan now specifies the plant material proposed. No new plantings are planned for along the entry roadway. However, in the event trees/shrubs need to be removed during construction, the Owner has agreed to replace these plants in kind with native/adaptive plants. See attached Wesly Stout Associates' Letter dated 6/22/16.

22. As previously requested, the plans should identify the diameter and specie type of each tree surveyed, as well as indicate trees to be removed and/or protected during construction and tree protection methods. Notes and details should also be provided as applicable.

Response: Tree Plan includes notes and details as requested.

23. Regarding the wetland report, it does not appear that Wetland C is included or described. Further, the report does not appear to address all items required under Section 217-7A(5) and (6) of the Wetland Ordinance.

Response: Revised Report (as of June 28, 2016) by Evans Associates is attached hereto. The revisions include an assessment of "Wetland C" (the off-site wetland) and additional recommendations for mitigation.

24. The Limits of Disturbance Table on Sheet SP-3.1 should be revised to add a row identifying disturbance proposed outside of the wetland buffer and total area of disturbance (site-wide). The table notes that only Wetland Area "A" was considered in determining buffer disturbance. This should be revised to include Wetland Area "C" as well. Further, the limit of disturbance should be adjusted to include areas of stormwater mitigation, landscaping and realistic limits for construction access.

Response: All limits of disturbance are now shown on Sheet SP-3.0.

25. As previously requested, a wetland mitigation plan, prepared in conformance with Appendix B-Part II of the Wetland Ordinance, must be submitted for review. We note that the Wetland Ordinance strives for a 1:1 mitigation ratio and a no-net-loss of wetlands and buffers.

Response: The attached revised Report by Evan Associates makes mitigation recommendations.

26. It is recommended that the project plans be referred to the Fire Department for review and comment. Written comment from the Fire Department should be requested.
Chairman Jerome Kerner, AIA May 11, 2016

Response: Fire Department notes have been added to Project Plans. A 10,000 gallon fire storage tank will be installed.

27. The existing site driveway is shared with a neighboring property; please submit the existing easement and maintenance agreement. If such a document does not exist, a formal agreement between the two property owners should be established.

Response: The attached proposed site and driveway easement was drafted and sent to neighbor for review.

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

KG□D Pro□ect No.
2015-1073

DESIGN TEAM

SITE DEVELOPMENT PLAN SUBMISSION

JUNE 30, 2016

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Cortland Manor, N□
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TRAFFIC ENGINEER
Maser Consulting
Westchester Office
11 Bradhurst A□enue
Hawthorne, New □ork
□hone□914.347.7500

ADDITION & RENOVATION

OWNER:

ELEGANT BANQUETS AT LE CHATEAU

1410 N□-35

Town of Lewisboro, N□

LIST OF DRAWINGS

A0.1 TITLE SHEET

ARCHITECTURAL

A1.1 ARCHITECTURAL SITE PLAN
A2.1 LOWER FLOOR PLAN
A2.2 MAIN FLOOR PLAN
A2.3 ROOF PLAN
A3.1 FRONT AND REAR ELEVATIONS
A3.2 RIGHT AND LEFT ELEVATIONS
A3.3 BUILDING SECTIONS

LANDSCAPE ARCHITECTURAL

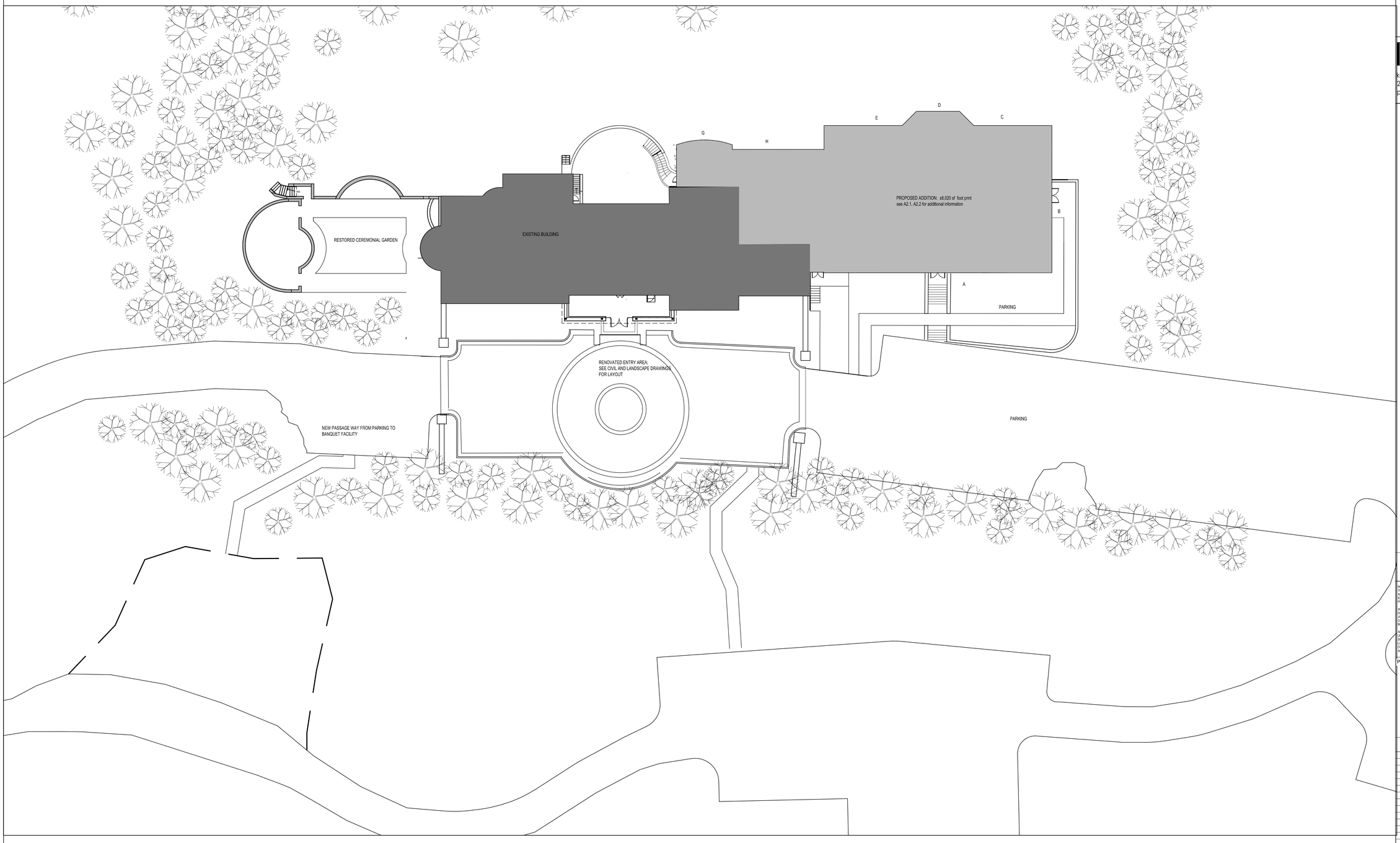
LP-1.1 OVERALL PLANTING PLAN
LP-1.2 ENLARGED PLANTING PLAN
LP-1.3 PLANTING DETAILS, LEGEND, NOTES
LP-2.0 LANDSCAPE LIGHTING PLAN
SL-1D LIGHTING PHOTOMETRIC PLAN

CIVIL ENGINEERING

CS-1.0 COVERSHEET
EX-1.1 EXISTING CONDITIONS PLAN
L-2.1 LA□OUT, □ONING, COVERAGE, AND DEMOLITION PLAN
SP-3.0 LIMIT OF DISTURBANCE AND TREE PLAN
SP-3.1 UTILIT□ AND GRADING PLAN
SP-3.2 ROAD TRAFFIC □ PEDESTRIAN PLAN
SP-3.3 STORMWATER/DRAINAGE PLAN
RP-4.1 ROAD PROFILES
ESC-5.1 EROSION AND SEDIMENT CONTROL PLAN
ESC-5.2 EROSION AND SEDIMENT CONTROL DETAILS
UD-6.1 CONSTRUCTION DETAILS
UD-6.2 CONSTRUCTION DETAILS
UD-6.3 CONSTRUCTION DETAILS
UD-6.4 CONSTRUCTION DETAILS

TRAFFIC ENGINEERS

R-SGHT ACCESS MODIFICATION PLAN AND SIGHT DISTANCE PROFILES



1 ARCHITECTURAL SITE PLAN
1/16"=1'-0"

wall	Average grade x length	total	
a	716.125 x 95.82	68621.5	
b	709.875 x 77.5	5501.5.3	
c	703.5 x 32.83	23088.8	
d	706 x 30	21180	
e	711.25 x 32.83	23350.3	
f	713.5x39.5	28183.25	
g	709.25 x 22.92	16256	
		2356690/331.3	711.41 Average grade

ELEGANT BANQUETS AT LE CHATEAU

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ELEGANT BANQUETS
257 FEDERAL ROAD
BROOKFIELD, CT 06804

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Professional Seal

PHASE

No.	Date	Issue
1	01-07-16	SKETCH PLAN SUBMISSION
2	02-25-16	SITE DEVELOPMENT PLAN SUBMISSION
3	04-28-16	SITE DEVELOPMENT PLAN RESUBMISSION
4	06-30-16	SITE DEVELOPMENT PLAN RESUBMISSION

Sheet Title

ARCHITECTURAL SITE PLAN

Job No. 2015-1073

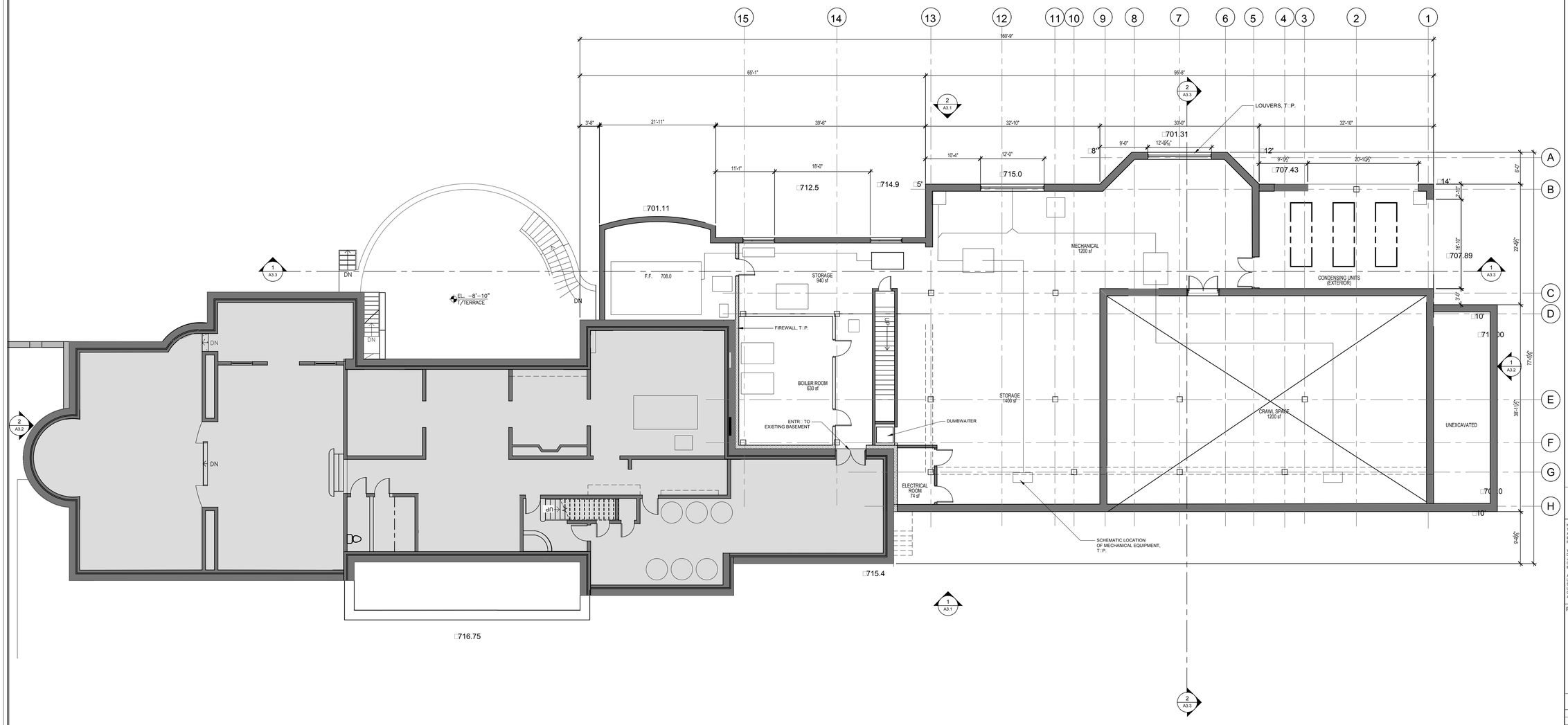
Date 01/07/2016

Scale 1/16"=1'-0"

Drawn / Checked AMW/RAD

Sheet Number

A1.1



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Sheet Title

Lower Floor Plan

Job No. 2015-1073

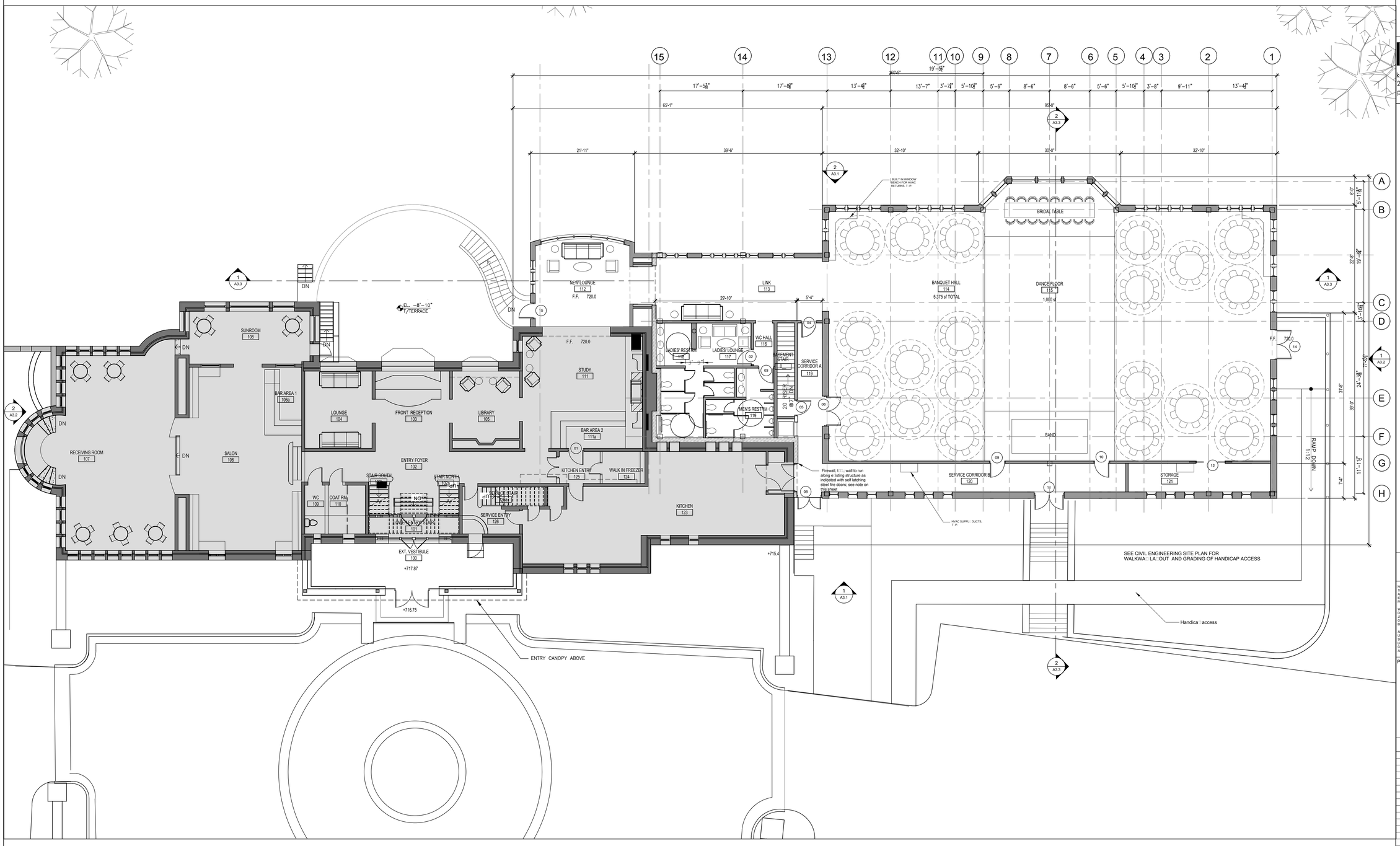
Date 01/07/2016

Scale 1/8"=1'-0"

Drawn / Checked AMW/RAD

Sheet Number

A2.1



NOTE□□

THE PROPOSED ADDITION WILL BE FULL□ SPRINKLERED WITH FIRE WALL SEPARATING THE ADDITION AND EXISTING STRUCTURE.

ELEGANT BANQUETS AT LE CHATEAU

ADDITION AND RENOVATION

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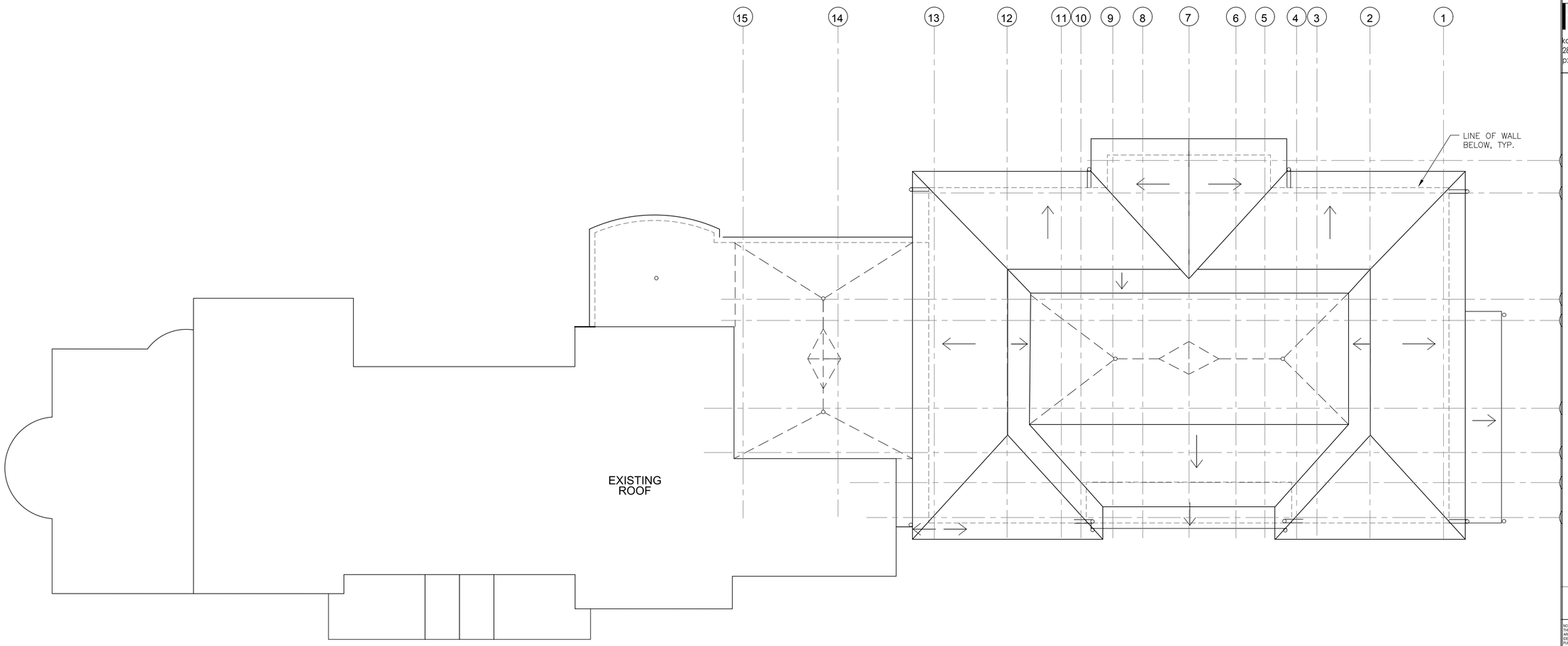
Sheet Title

MAIN FLOOR PLAN

Job No. 2015-1073	Sheet Number A2.2
Date 01/07/2016	
Scale 1/8"=1'-0"	
Drawn / Checked AMW/RAD	



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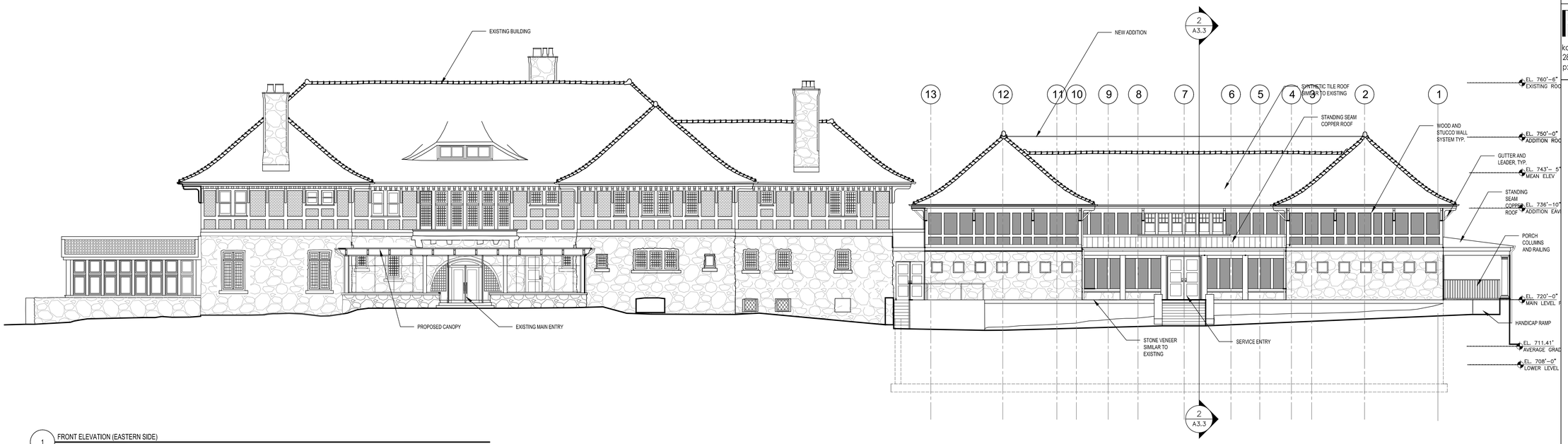
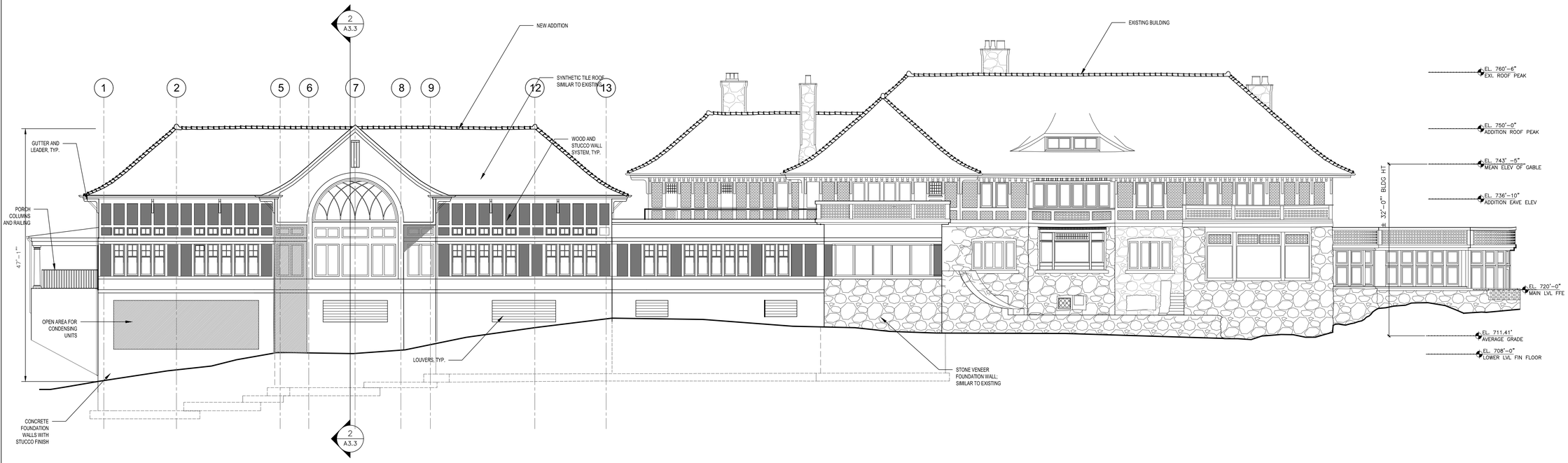
Sheet Title

ROOF PLAN

Job No. 2015-1073	Sheet Number A2.3
Date 01/07/2016	
Scale 1/8"=1'-0"	
Drawn / Checked AMW/RAD	



1 FRONT ELEVATION (EASTERN SIDE)
1/8"=1'-0"



2 REAR ELEVATION (WESTERN SIDE)
1/8"=1'-0"

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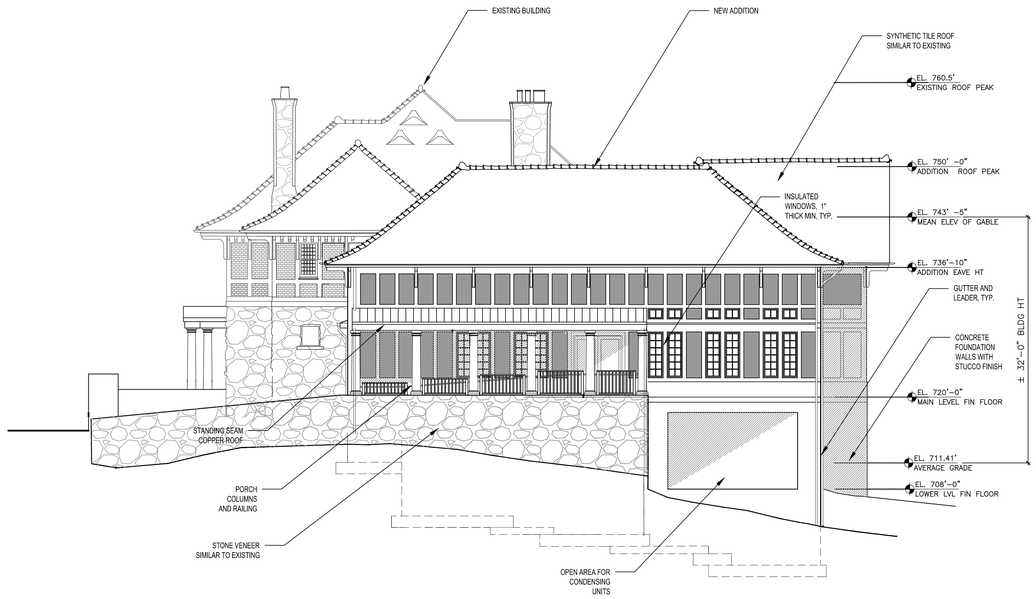
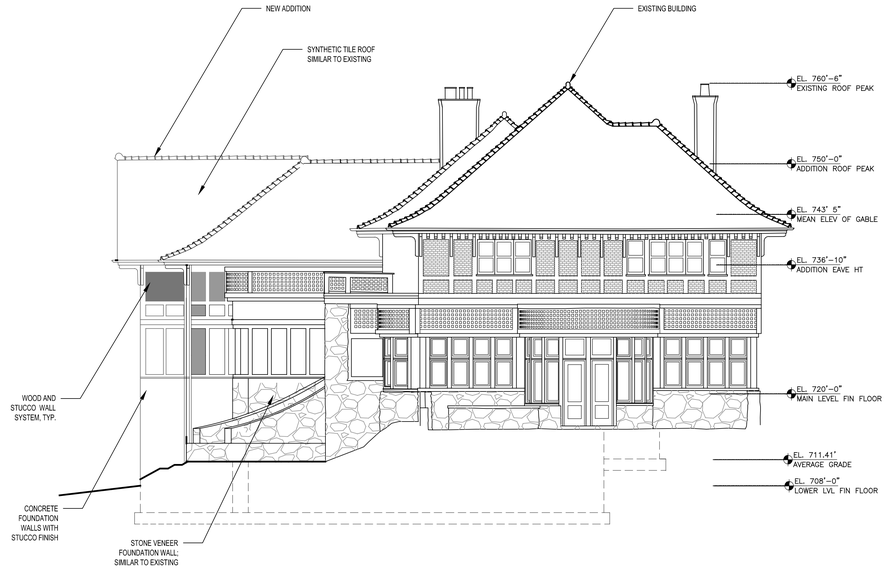
Sheet Title

Building Elevations

Job No. 2015-1073	Sheet Number A3.1
Date 01/07/2016	
Scale 1/8"=1'-0"	
Drawn / Checked AMW/RAD	



1 NORTHERN ELEVATION
1/8"-1'-0"



2 SOUTHERN ELEVATION
1/8"-1'-0"

ELEGANT BANQUETS AT LE CHATEAU

ADDITION AND RENOVATION

ELEGANT BANQUETS
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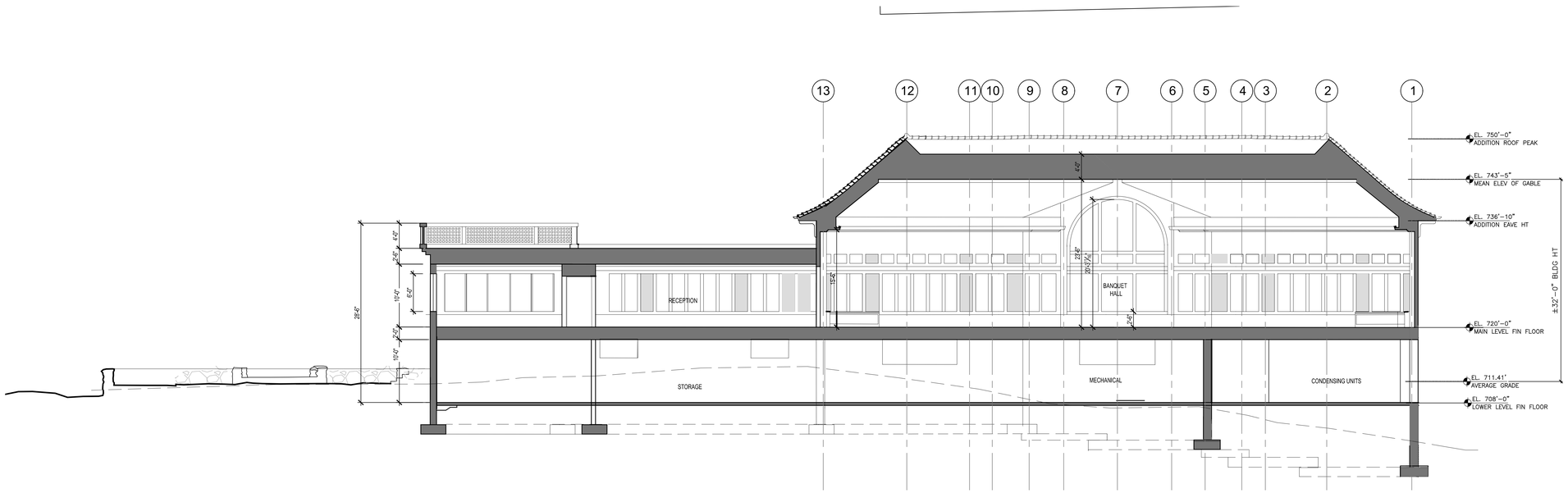
Sheet Title

Building Elevations

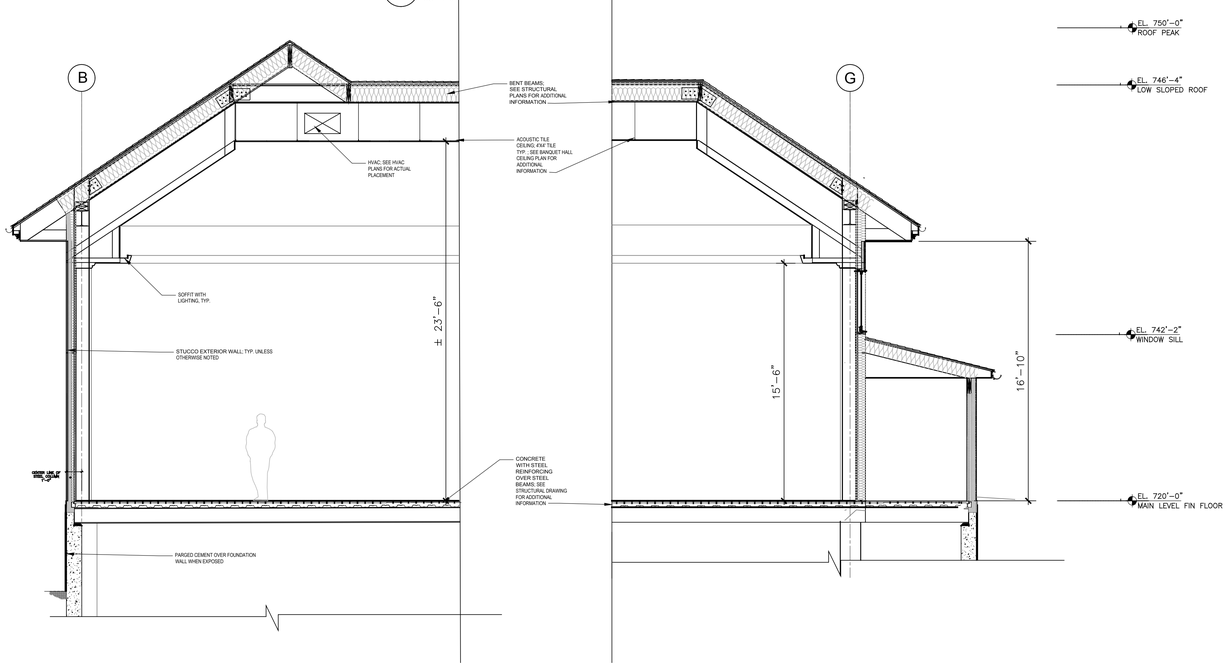
Job No. 2015-1073
Date 01/07/2016
Scale 1/8"=1'-0"
Drawn / Checked AMW/RAD

Sheet Number

A3.2



1 LONGITUDINAL SECTION LOOKING WEST
1/8"=1'-0"



3 CROSS SECTION
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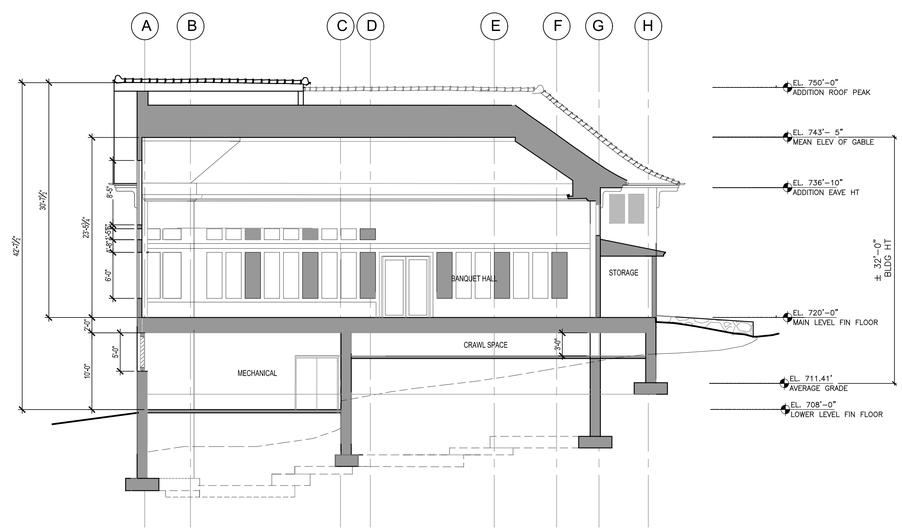

2 LATITUDINAL SECTION LOOKING NORTH
1/8"=1'-0"

ELEGANT BANQUETS AT LE CHATEAU

ADDITION AND RENOVATION

ELEGANT BANQUETS
257 FEDERAL ROAD
BROOKFIELD, CT 06804

KG&D architects
kaeyer, garment & davidson architects, pc
285 main street mount kisco, new york 10549
p:914.666.5900 f:914.666.0051 kgdarchitects.com

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PHASE

No.	Date	Issue
1	01-07-16	SKETCH PLAN SUBMISSION
2	02-26-16	SCHEMATIC DESIGN SUBMISSION
3	04-28-16	SITE DEVELOPMENT PLAN RESUBMISSION
4	06-30-16	SITE DEVELOPMENT PLAN RESUBMISSION

No.	Date	Issue

Sheet Title

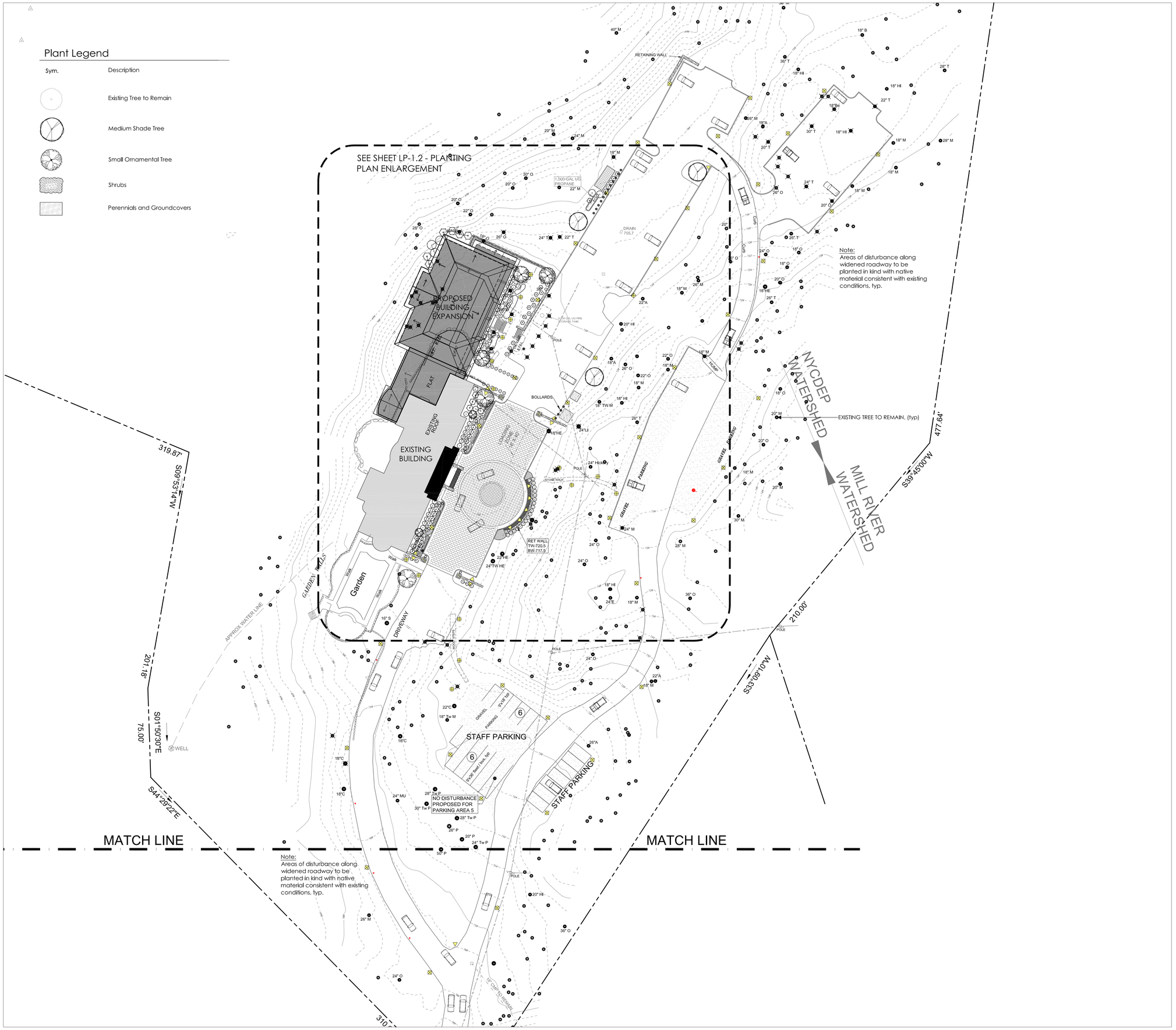
Building Sections

Job No. 2015-1073
Date 01/07/2016
Scale 1/8"=1'-0"
Drawn / Checked AMW/RAD

Sheet Number
A3.3

Plant Legend

Sym.	Description
	Existing Tree to Remain
	Medium Shade Tree
	Small Ornamental Tree
	Shrubs
	Perennials and Groundcovers



ELEGANT BANQUETS AT LE CHATEAU

ADDITION AND RENOVATION

ELEGANT BANQUETS
257 FEDERAL ROAD
BROOKFIELD, CT 06804

WESLEY STOUT ASSOCIATES
96 Main Street, New Canaan, CT 06840
203 966-3100 FAX 203 966-3131
www.wesleystout.com

Scale 1" = 30'

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REGISTERED LANDSCAPE ARCHITECT
Wesley Stout
002587-01
STATE OF NEW YORK

PHASE

No.	Date	Issue
2	06/22/2016	Revised Landscape Drawings
1	04/27/2016	Planning Board Comments

Sheet Title

OVERALL PLANTING PLAN

Job No. 2015-0000	Sheet Number LP-1.1
Date 04/04/16	
Scale 1" = 50'	
Drawn / Checked Author/Checker	

ELEGANT BANQUETS AT LE CHATEAU

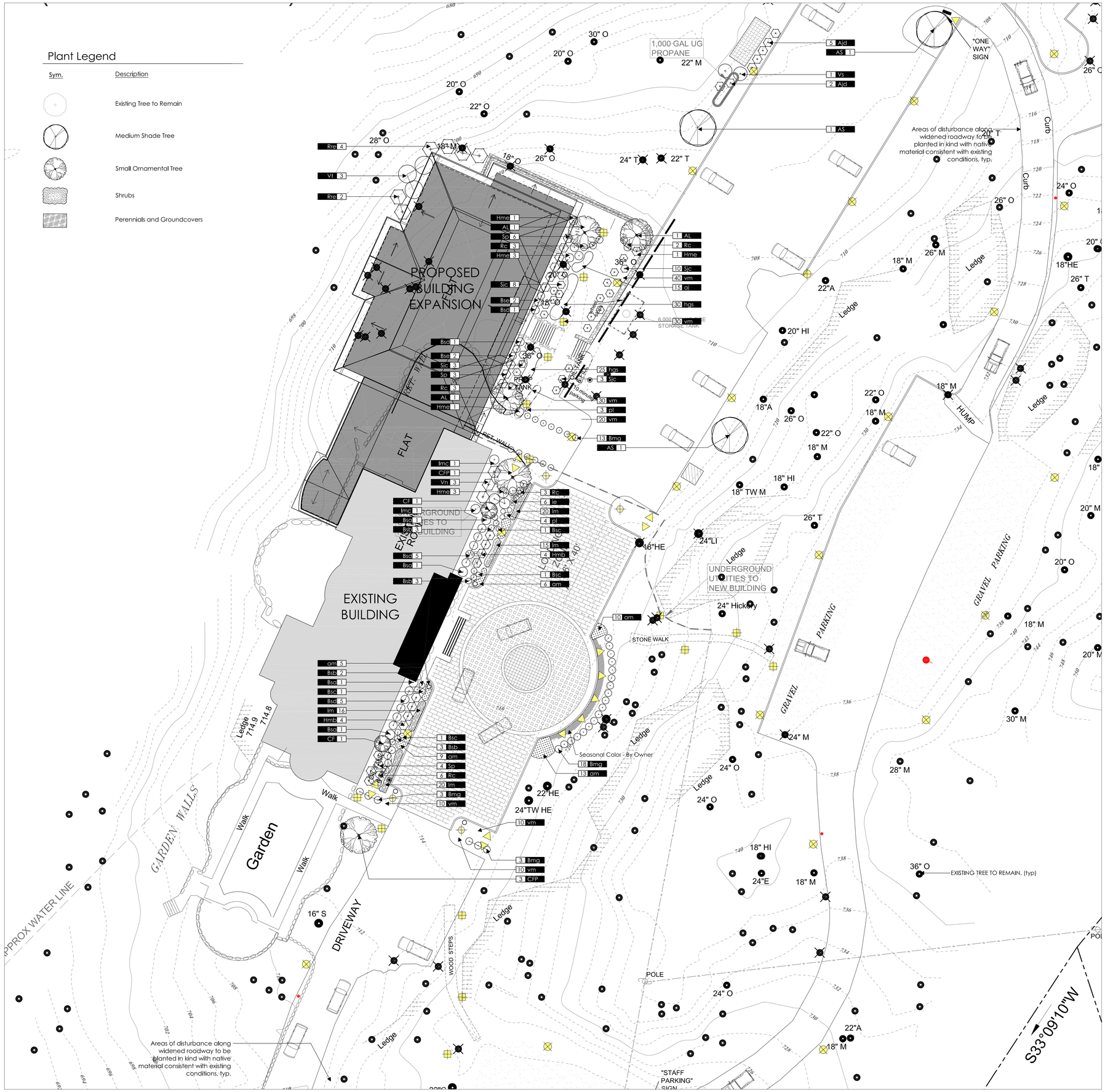
ADDITION AND RENOVATION

ELEGANT BANQUETS
257 FEDERAL ROAD
BROOKFIELD, CT 06804

WESLEY STOUT ASSOCIATES
96 Main Street, New Canaan, CT 06840
203 966-3100 FAX 203 966-3131
www.wesleystout.com

Plant Legend

Sym.	Description
	Existing Tree to Remain
	Medium Shade Tree
	Small Ornamental Tree
	Shrubs
	Perennials and Groundcovers



Scale 1/16" = 1'-0"

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Wesley Stout
002587-1
STATE OF NEW YORK

PHASE

No.	Date	Issue
2	06/22/2016	Revised Landscape Drawings
1	04/27/2016	Planning Board Comments

Sheet Title

PLANTING PLAN ENLARGEMENT

Job No.	Sheet Number
2015-0000	LP-1.2
Date: 04/04/16	
Scale: 1/16" = 1'-0"	
Drawn / Checked: Author/Checker	

Plant List

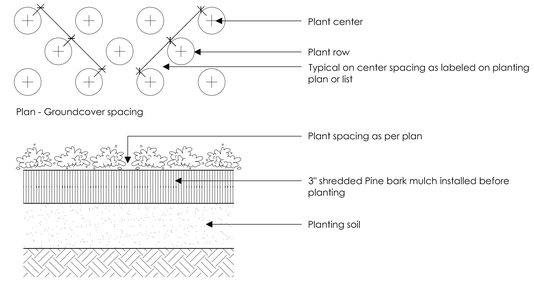
Qty.	Sym.	Botanical Name	Common Name	Size	Type	Notes
TREES						
3	AL	Amalanchier Lamarkii	Shadblow	10-12'ht	B&B	Full, nicely shaped, matching pair
3	AS	Acer saccahrinum 'Green Mountain'	Sugar Maple	14-16'ht	B&B	Full, nicely shaped, specimen
2	CF	Carpinus 'Frans Fontaine'	Hornbeam	10-12'ht	B&B	Full, nicely shaped, matching pair
2	CFP	Cornus Florida 'Cherokee Princess'	White Dogwood	10-12'ht	B&B	Full, nicely shaped
SHRUBS						
4	Bsa	Buxus Sempervirens	Boxwood	4'HtxW	B&B	Full, nicely shaped, matching
11	Bsb	Buxus Sempervirens	Boxwood	36"h	B&B	Full, nicely shaped, matching
4	Bsc	Buxus Sempervirens	Boxwood	21-24"h	B&B	Full, nicely shaped, matching
12	Bsd	Buxus Sempervirens	Boxwood	42"h	B&B	Full, nicely shaped, matching
4	Bse	Buxus Sempervirens	Boxwood	24-30"ht	B&B	Full, nicely shaped, matching
37	Bmg	Buxus Microphylla 'Green Beauty'	Boxwood	24"h	Cont	Full, nicely shaped, matching
8	Hmb	Hydrangea m 'Blushimg Bride'	White Hydrangea	30-36"ht	B&B	Full, nicely shaped
9	Hme	Hydrangea m 'Endless Summer'	Blue Hydrangea	30-36"ht	B&B	Full, nicely shaped
2	Imc	Ilex m. 'China Girl'	Holly	5-6'ht	B&B	Full, nicely shaped, matching
17	Rc	Rhododendron chinnoides	White Rhododendron	30-36"ht	Cont.	Full, nicely shaped
6	Rre	Rhododendron 'Roseum Elegans'	Pink Rhododendron	42"-48"ht	B&B	Full, nicely shaped
24	Sjc	Spirea j. 'Crispa'	Spirea	24-30"ht	Cont.	Full, nicely shaped
13	Sp	Syringa p. 'Miss Kim'	Dwarf Lilac	42-48"ht	B&B	Full, nicely shaped
3	Vn	Viburnum 'Newport'	Dwarf Viburnum	42-48"ht	B&B	Full, nicely shaped
3	Vt	Viburnum t. 'Mariesii'	Viburnum plicatum	5-6'ht	B&B	Full, nicely shaped
PERENNIALS, GROUNDCOVERS, & VINES						
15	aj	Anemone 'Honorine Jobert'	Windflower	1 Gal.	CONT.	Full, well rooted @ 18" O.C.
43	am	Alchemilla mollis	Lady's Mantle	1 Gal.	CONT.	Full, well rooted @ 15" O.C.
55	hgs	Heuchera	Coral Bells	1 Gal.	CONT.	Full, well rooted @ 15" O.C.
71	lm	Liriope muscari	Lily Turf	1 Gal.	CONT.	Full, well rooted @ 15" O.C.
6	ie	Iris ensata 'Ego"	Blue Iris	2 Gal.	CONT.	Full, well rooted @ 15" O.C.
7	pl	Paeonia l. 'Sarah Bernhardt'	Pink Peony	3 Gal.	CONT.	Full, well rooted @ 24" O.C.
150	vm	Vinca minor	Periwinkle	B.R.	Flat 100 per	Full, well rooted @ 5" O.C.
	sc	Seasonal Color	TBD - By Owner	B.R.	Flat 100 per	Full, well rooted @ 5" O.C.

Soils Chart

Post construction soil condition	Type of preparation
Good soil	Loosen existing soil
* Compacted soil	Loosen existing soil, add composted organic matter to bring organic content to 5% dry weight
Clay content 5-35%	Loosen existing soil, add composted organic matter to bring organic content to 5% dry weight
Poor quality, heavy clay soil	Remove existing soil, add loam topsoil

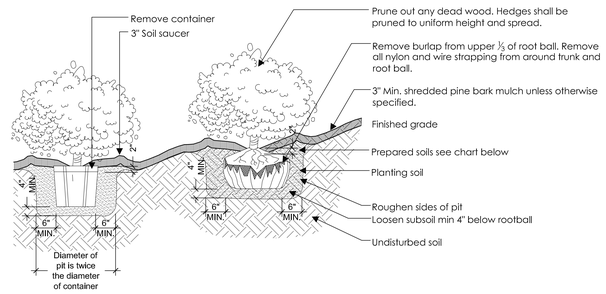
Planting Notes

1. Be aware of all underground utilities prior to any planting operations. Contact "CALL BEFORE YOU DIG" prior to excavation.
2. All plantings are to be installed by a qualified landscape contractor.
3. The contractor shall be required to carry workmen's compensation insurance and comprehensive general liability insurance. Certificates will be required prior to signing contracts.
4. Notify Owner or Landscape Architect 72 hours minimum in advance of starting planting operations. Receive approval for layout of all bed lines and material locations prior to installation.
5. The landscape architect reserves the right to reject inferior plant materials and substitutions. The landscape architect is willing to make two trips to suppliers to review and approve materials. Previously unapproved materials may be rejected at the site. Minimally, all materials will conform to the "American Standard for Nursery Stock" (ANSI Z60.1 - 1996) of the American Association of Nurserymen.
6. When there is a discrepancy between plant quantities shown on the plant list & the plan, use the quantities from the plant list.
7. Test soil for ph and nutrients, adjust as required and receive approval prior to planting.
8. Pit to be 2 times wider than root ball or widest spread of container or bare roots.
9. Set crown of root ball 2" above finished grade.
10. Do not add fertilizer to planting soil for fall plantings.
11. All plant material shall be guaranteed by the contractor to be in good, healthy and flourishing condition for a period of one year from the date of acceptance. The contractor shall replace, as soon as weather and seasonal conditions permit, all dead plants and all plants not in a vigorous, thriving condition, as determined by the landscape architect during, and at the end of the guarantee period. Warranty replacement will be provided at no cost to the owner and include materials and labor. Contractor is responsible for repair of any damage incurred during replacement of warranty materials. Warranty period to begin at the final approval of plantings by Landscape Architect and client. Contractor is responsible for maintaining the plant material until final approval is given. This will include watering the plants.



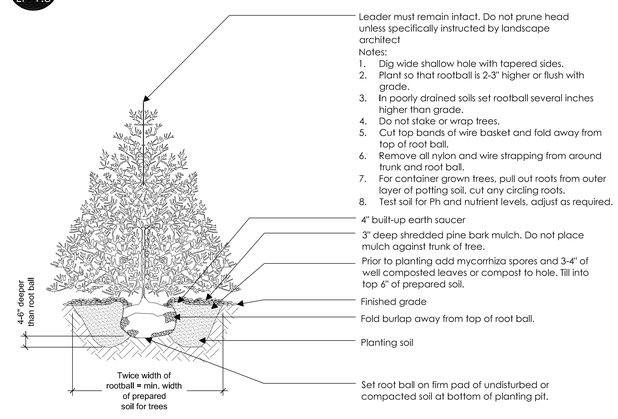
1 LP-1.3 Groundcover Planting

SCALE: N.T.S.



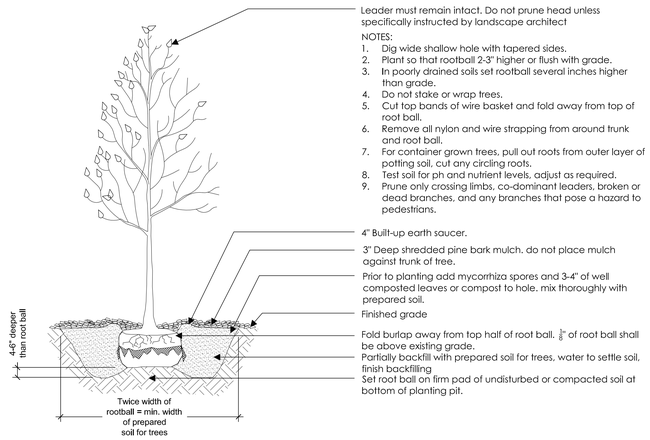
2 LP-1.3 Shrub Planting

SCALE: N.T.S.



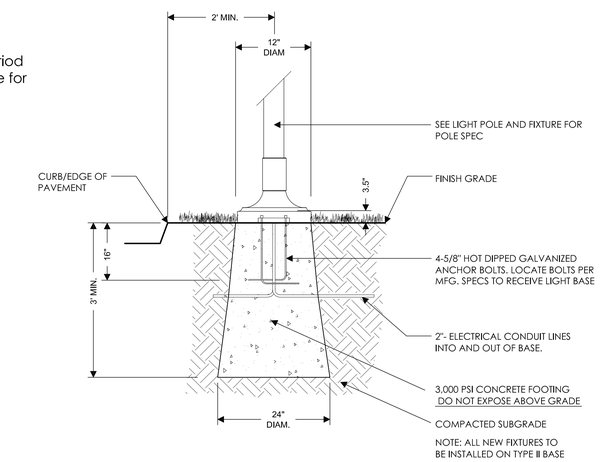
3 LP-1.3 Evergreen Tree Planting

SCALE: N.T.S.



4 LP-1.3 Deciduous Tree Planting

SCALE: N.T.S.



5 LP-1.3 Light Pole Base

SCALE: N.T.S.

ELEGANT BANQUETS AT LE CHATEAU

ADDITION AND RENOVATION

ELEGANT BANQUETS
257 FEDERAL ROAD
BROOKFIELD, CT 06804

WESLEY STOUT ASSOCIATES
96 Main Street, New Canaan, CT 06840
203 966-3100 FAX 203 966-3131
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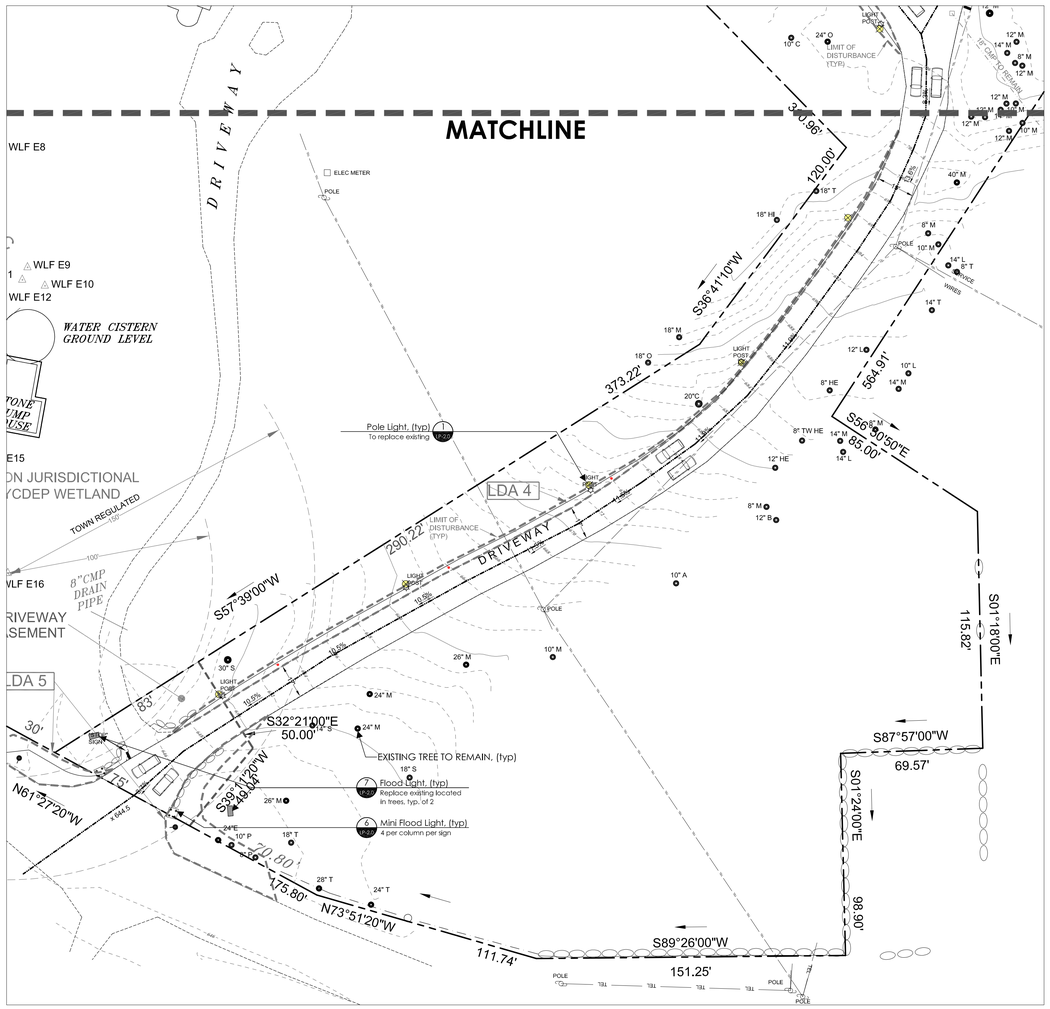
PHASE

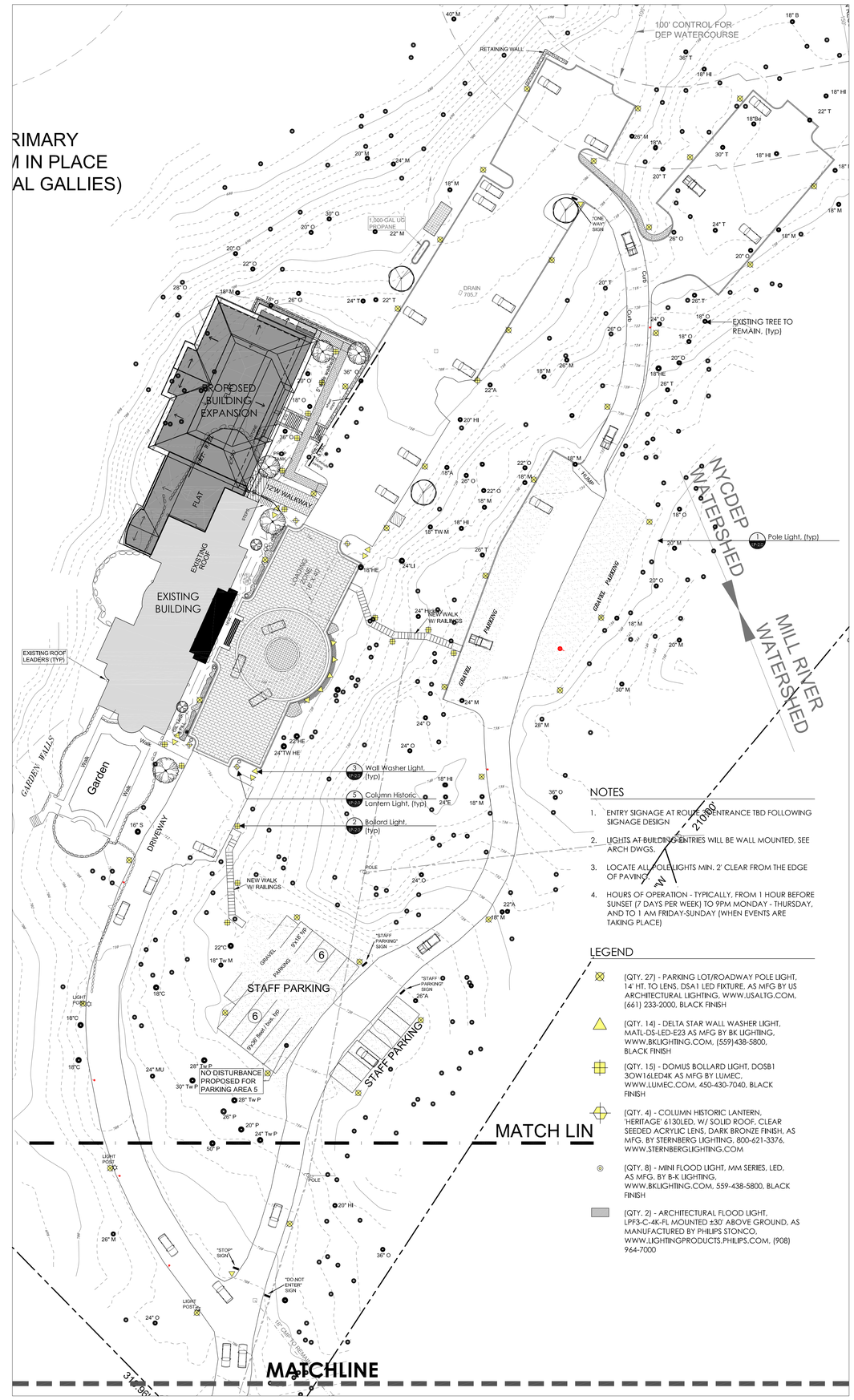
No.	Date	Issue
2	06/22/2016	Revised Landscape Drawings
1	04/27/2016	Planning Board Comments

Sheet Title

PLANTING DETAILS LEGEND, NOTES

Job No. 2015-0000	Sheet Number LP-1.3
Date 04/04/16	
Scale 1" = 30'	
Drawn / Checked Author/Checker	





NOTES

1. ENTRY SIGNAGE AT ROUTE 7 ENTRANCE TBD FOLLOWING SIGNAGE DESIGN
2. LIGHTS AT BUILDING ENTRIES WILL BE WALL MOUNTED, SEE ARCH DWGS.
3. LOCATE ALL POLE LIGHTS MIN. 2' CLEAR FROM THE EDGE OF PAVING
4. HOURS OF OPERATION - TYPICALLY, FROM 1 HOUR BEFORE SUNSET (7 DAYS PER WEEK) TO 9PM MONDAY - THURSDAY, AND TO 1 AM FRIDAY-SUNDAY (WHEN EVENTS ARE TAKING PLACE)

LEGEND

- (QTY. 27) - PARKING LOT/ROADWAY POLE LIGHT, 14' HT. TO LENS, DSA1 LED FIXTURE, AS MFG BY US ARCHITECTURAL LIGHTING, WWW.USALTG.COM, (661) 233-2000, BLACK FINISH
- (QTY. 14) - DELTA STAR WALL WASHER LIGHT, MATL-DS-LED-E23 AS MFG BY BK LIGHTING, WWW.BKLIGHTING.COM, (559)438-5800, BLACK FINISH
- (QTY. 15) - DOMUS BOLLARD LIGHT, DOSB1 3OW16LED4K AS MFG BY LUMEC, WWW.LUMEC.COM, 450-430-7040, BLACK FINISH
- (QTY. 4) - COLUMN HISTORIC LANTERN, 'HERITAGE' 6130LED, W/ SOLID ROOF, CLEAR SEEDED ACRYLIC LENS, DARK BRONZE FINISH, AS MFG. BY STERNBERG LIGHTING, 800-621-3376, WWW.STERNBERGLIGHTING.COM
- (QTY. 8) - MINI FLOOD LIGHT, MM SERIES, LED, AS MFG. BY B-K LIGHTING, WWW.BKLIGHTING.COM, 559-438-5800, BLACK FINISH
- (QTY. 2) - ARCHITECTURAL FLOOD LIGHT, LPF3-C-4K-FL MOUNTED ±30' ABOVE GROUND, AS MANUFACTURED BY PHILIPS STONCO, WWW.LIGHTINGPRODUCTS.PHILIPS.COM, (908) 964-7000

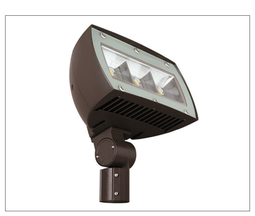
1 LP-2.0 Parking/Roadway Lot Pole Light

4 LP-2.0 Column Historic Lantern

2 LP-2.0 Bollard Light

5 LP-2.0 Architectural Flood Light (at entrance)

3 LP-2.0 Wall Washer Light



6 LP-2.0 Mini Flood Light

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Wesley Stout
LA02587
STATE OF NEW YORK

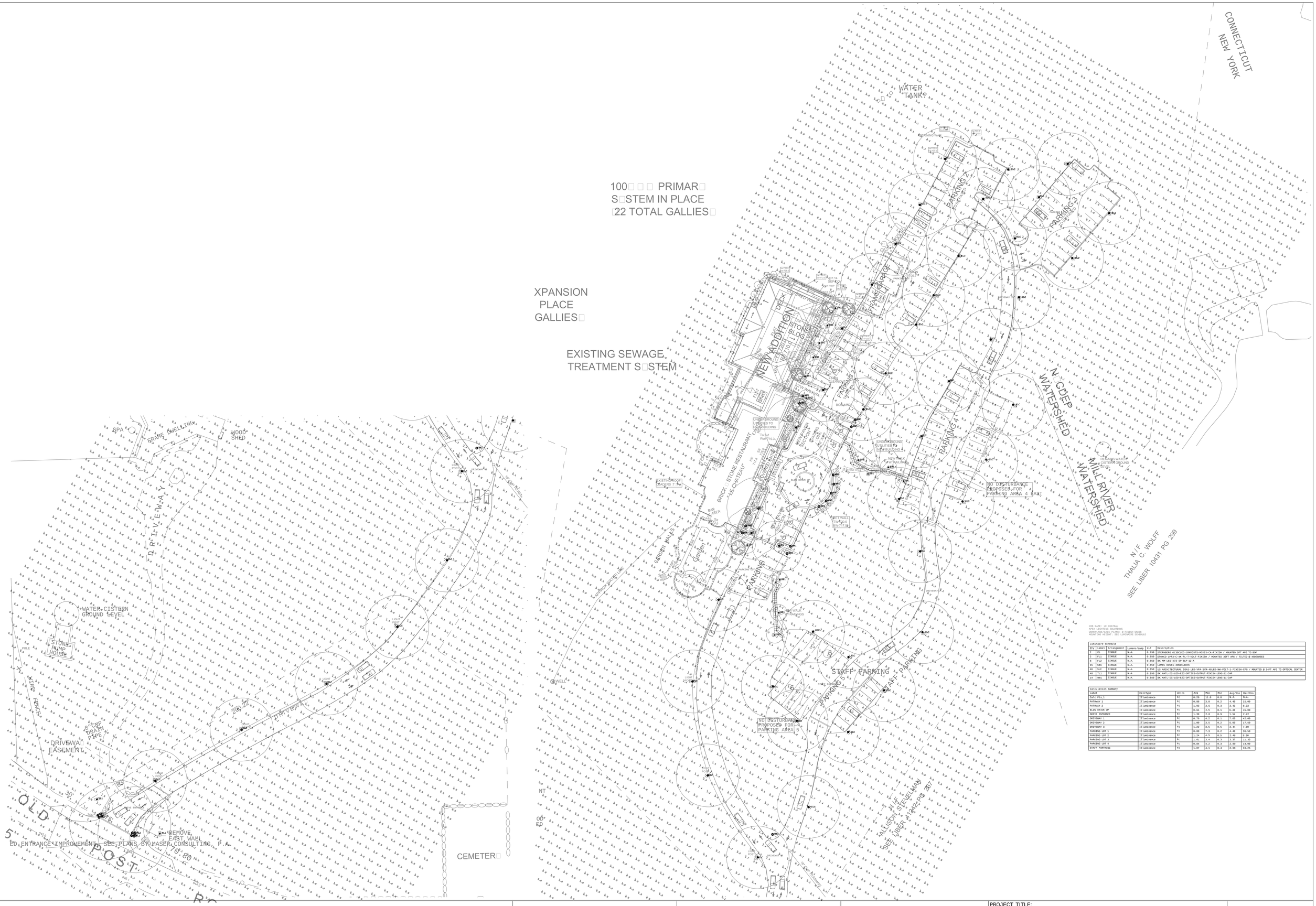
PHASE

No.	Date	Issue
2	06/22/2016	Revised Landscape Drawings
1	04/27/2016	Planning Board Comments

Sheet Title

LANDSCAPE LIGHTING PLAN

Job No. 2015-0000	Sheet Number LP-2.0
Date 04/04/16	
Scale 1" = 30'	
Drawn / Checked Author/Checker	



JOB NAME : LE CHATEAU
APEX LIGHTING SOLUTIONS
WORKPLANE/CALC PLANE @ FINISH GRADE
MOUNTING HEIGHT: SEE LUMINAIRE SCHEDULE

Luminaire Schedule					
Qty	Label	Arrangement	Lumens/Lamp	LLF	Description
2	CL	SINGLE	N.A.	0.799	STERNBERG G130CLED-1RNDDSTS-RD#03-CA-FINISH / MOUNTED 9FT AFG TO BOF
2	FL3	SINGLE	N.A.	0.850	STONCO LP93-C-4K-FL-T-VOLT-FINISH / MOUNTED 30FT AFG / TILTED @ 40DEGREES
8	FL2	SINGLE	N.A.	0.850	BK MM-LED-X72-SF-BLF-12-A
15	SB1	SINGLE	N.A.	0.850	LUMEC DOS81-3NW16LED4K
49	SLC	SINGLE	N.A.	0.850	US ARCHITECTURAL DSAL-LED-VPA-5YR-4SLED-NW-VOLT-1-FINISH-CPG / MOUNTED @ 14FT AFG TO OPTICAL CENTER
48	TL1	SINGLE	N.A.	0.850	BK MXTL-DS-LED-E23-OPTICS-OUTPUT-FINISH-LENS-11-CAP
13	WW1	SINGLE	N.A.	0.850	BK MXTL-DS-LED-E23-OPTICS-OUTPUT-FINISH-LENS-11-CAP

Calculation Summary							
Label	Calc Type	Units	Avg	Max	Min	Avg/Min	Max/Min
Calc Pts.1	Illuminance	Fc	0.26	11.8	0.0	N.A.	N.A.
PATHWAY 1	Illuminance	Fc	0.88	3.6	0.2	4.40	15.00
PATHWAY 2	Illuminance	Fc	1.03	2.5	0.3	3.43	8.33
BLDG DRIVE UP	Illuminance	Fc	0.64	4.5	0.1	6.40	45.00
DRIVE ENTRANCE	Illuminance	Fc	1.39	2.0	0.9	1.54	2.22
DRIVEWAY 1	Illuminance	Fc	0.76	4.2	0.1	7.60	42.00
DRIVEWAY 2	Illuminance	Fc	1.00	3.5	0.2	5.00	17.50
DRIVEWAY 3	Illuminance	Fc	1.22	3.5	0.5	2.44	7.00
PARKING LOT 1	Illuminance	Fc	0.88	7.3	0.2	4.40	36.50
PARKING LOT 2	Illuminance	Fc	1.24	4.5	0.5	2.48	9.00
PARKING LOT 3	Illuminance	Fc	1.61	3.4	0.3	3.37	11.33
PARKING LOT 4	Illuminance	Fc	0.84	4.2	0.3	2.80	14.00
STAFF PARKING	Illuminance	Fc	1.07	4.1	0.4	2.68	10.25

GENERAL DISCLAIMER:

Calculations have been performed according to IES standards and good practice. Some differences between measured values and calculated results may occur due to tolerances in lamp output, ballast factors, room surface reflectances, photometric measurement techniques and field conditions such as voltage and temperature variations. Input data used to generate the attached calculations such as room dimensions, reflectances, furniture and architectural elements significantly affect the lighting calculations. If the real environment conditions do not match the input data, differences will occur between measured values and calculated values.

* LLF Determined Using Current Published Lamp Data

NOTE TO REVIEWER:

Total Light Loss Factor (LLF) applied at time of design is determined by applying the Lamp Lumen Depreciation (LLD) from current lamp manufacturer's catalog, a Luminaire Dirt Depreciation Factor (LDD) based on IES recommended values and a Ballast Factor (BF) from current ballast specification sheets. Application of an incorrect Light Loss Factor (LLF) will result in forecasts of performance that will not accurately depict actual results.

For proper comparison of photometric layouts, it is essential that you insist all designers use correct Light Loss Factors.

REVISIONS

REV. X XX-XX-05 XXXXX

APEX LIGHTING SOLUTIONS
THE POINT WHERE ALL ASCENDING LINES CONVERGE

20-30 BEAVER ROAD
WETHERSFIELD, CT 06109
TELEPHONE 860.632.8766
FACSIMILIE 860.632.8236
www.apexltg.com

PROJECT TITLE:

LE CHATEAU

DRAWING TITLE:

SITE LIGHTING
PHOTOMETRIC CALCULATION

FILE NAME: SL-1D LE CHATEAU 6-22-2016 B.dwg

SCALE : 1"=30'-0"

DATE: 6/22/16

DRAWN BY: LRE

SHEET:

SL-1D

LE CHATEAU

GENERAL NOTES

1. TOWN OF LEWISBORO TAX MAP DESIGNATION: SECTION: 55.01, BLOCK: 02, LOT 06.
2. TOTAL AREA OF LOT: 24.226 ACRES.
3. SURVEY AND TOPOGRAPHIC DATA SHOWN HEREON WITHIN AND ADJACENT TO THE SITE PROPER IS TAKEN FROM A PLAN PREPARED BY RKW LAND SURVEYORS, ENTITLED: "SURVEY OR PROPERTY PREPARED FOR "ELEGANT BAN□UETS" AND DATED 2016.
4. TOPOGRAPHIC AND TAX MAP INFORMATION SHOWN OUTSIDE OF THE SITE PROPER WAS TAKEN FROM THE WESTCHESTER COUNTY GIS SYSTEM.
5. SOILS BOUNDARIES AND DESCRIPTIONS SHOWN HEREON ARE BASED ON THE USDA NATURAL RESOURCES CONSERVATION SERVICE, WEB SOIL SURVEY. ALL LOCATIONS ARE APPROXIMATE.
6. WETLAND FLAGS SHOWN HEREON WERE FLAGGED IN MARCH OF 2006 BY PAUL JAEHNIG, SOIL SCIENTIST AND WERE VERIFIED AND/OR RE-FLAGGED BY EVANS ASSOCIATES ENVIRONMENTAL CONSULTING, NOVEMBER 2015.
7. PARCEL IS LOCATED IN THE TOWN OF LEWISBORO R-4A □SINGLE FAMILY RESIDENTIAL□ZONING DISTRICT.
8. PRIOR TO COMMENCING ANY WORK THE CONTRACTOR IS TO CONTACT DIG SAFELY NEW YORK □FORMERLY UFPO□□CODE 753□AT 1-800-962-7962.
9. THE LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE, THEREFORE ACCURACY, COMPLETENESS AND/OR EXISTANCE OF SUBSURFACE INFORMATION CAN NOT BE CERTIFIED BY THE ENGINEER.
10. THE CONTRACTOR OR HIS AUTHORIZED REPRESENTATIVE SHALL BE RESPONSIBLE FOR ALL APPLICATIONS, PERMITS AND/OR FEES RE□UIRED BY THE CITY OF PEEKSKILL, WESTCHESTER COUNTY, NEW YORK STATE AND/OR THE FEDERAL GOVERNMENT UNLESS OTHER ARRANGEMENTS ARE MADE WITH THIS OWNER.
11. IT IS THE OWNER'S RESPONSIBILITY TO ENSURE THAT ANY PROPOSED IMPROVEMENTS ARE PLACED ON MATERIAL WITH A SUITABLE BEARING CAPACITY. SOIL BEARING CAPACITY FOR THE BUILDING WAS ESTABLISHED BY OTHERS, SEE STRUCTURAL PLANS BY OTHERS.
12. ANY DAMAGE TO ADJACENT PROPERTIES SHALL BE REPLACED IN KIND BY THE OWNER.
13. UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209□2□OF THE NEW YORK STATE EDUCATION LAW.
14. IF BLASTING IS RE□UIRED, THE CONTRACTOR IS TO OBTAIN ALL NECESSARY PERMITS FROM THE APPROPRIATE CITY OF PEEKSKILL OFFICIALS.
15. CONTRACTOR IS TO PROVIDED SHEETING AS RE□UIRED BY THE NYS DEPARTMENT OF TRANSPORTATION, OSHA, AND NYS DEPARTMENT OF LABOR, AND INDUSTRIAL CODE RULE 753 WHERE APPLICABLE □□5□DEEP□.
16. ALL CONSTRUCTION RELATED ACTIVITIES MUST BE WITHIN THE EROSION CONTROL BARRIER. EROSION CONTROL BARRIERS SHOULD REMAIN IN PLACE UNTIL THE PROJECT IS COMPLETE □SEE SP-2.5□.
17. GRADING SHALL NOT EXCEED 1 VERTICAL ON 2 HORIZONTAL EXCEPT IN ROCK AS DETERMINED BY THE ENGINEER.
18. IF UNFORSEEN UNDERGROUND CONDITIONS ARE ENCOUNTERED □I.E. ROCK, GROUNDWATER, ETC.□THE CONTRACTOR SHALL CONTACT THE DESIGN ENGINEER PRIOR TO CONTINUING WORK.
19. THE SEWAGE TREATMENT SYSTEM WAS FIELD LOCATED BY THIS OFFICE AND SURVEY LOCATED BY THE PROJECT SURVEYOR.

ENGINEER'S NOTES TO OWNER AND/OR CONTRACTOR

1. A PRE-CONSTRUCTION SITE INSPECTION WITH CRONIN ENGINEERING, P.E., P.C. IS RE□UIRED W/ THE OWNER AND CONTRACTOR PRESENT TO CONFIRM THE CONSTRUCTION PROCEDURE.
2. THERE SHALL BE NO MODIFICATION TO ANY ASPECT OF THIS PLAN WITHOUT FIRST CONTACTING CRONIN ENGINEERING, P.E., P.C. FOR APPROVAL.
3. PRIOR TO ANY EXCAVATION, THE OWNER AND/OR CONTRACTOR SHALL CALL THE UNDERGROUND LINE LOCATION SERVICE □CODE 53□AT □800□962-7962□ FOR MORE INFORMATION, VISIT □.
4. EROSION & SEDIMENT CONTROL AND PEDESTRIAN/TRAFFIC SAFETY MEASURES AS SHOWN IN THIS PLAN SET OR AS DISCUSSED AT THE RPE-CONSTRUCTION MEETING SHALL BE IN PLACE PRIOR TO THE COMMENCEMENT OF ANY SITE WORK. IF UNFORESEEN FIELD CONDITIONS ARE ENCOUNTERED WHICH PROHIBIT THE INSTALLATION OF CERTAIN EROSION & SEDIMENT CONTROL AND PEDESTRIAN/TRAFFIC SAFETY MEASURES AS SHOWN, IT SHALL BE THE OWNER AND/OR CONTRACTOR'S RESPONSIBILITY TO CONTACT CRONIN ENGINEERING, P.E., P.C. IMMEDIATELY TO DISCUSS ALTERNATIVE METHODS. IT SHALL BE THE OWNER AND/OR CONTRACTOR'S RESPONSIBILITY TO ENSURE THE INTEGRITY OF ALL EROSION & SEDIMENT CONTROL AND PEDESTRIAN/TRAFFIC SAFETY MEASURES AT ALL TIMES THROUGHOUT THE DURATION OF THE PROJECT.
5. CRONIN ENGINEERING, P.E., P.C. MAKES NO REPRESENTATIONS OR CERTIFICATIONS AS TO THE INTEGRITY, LOCATION OR EXISTENCE OF SUBSURFACE STRUCTURES OR SOIL CONDITIONS WITH RESPECT TO STABILITY AND SUITABILITY FOR THE INTENDED PURPOSE. IT IS THE RESPONSIBILITY OF THE OWNER AND/OR CONTRACTOR TO VERIFY ALL SUBSURFACE CONDITIONS AND INSURE THAT ALL IMPROVEMENTS ARE PLACED ON MATERIAL WITH A SUITABLE BEARING CAPACITY.
6. CRONIN ENGINEERING, P.E., P.C. MAKES NO REPRESENTATION OR CERTIFICATIONS AS TO THE □UANTITY OF MATERIAL NEEDED OR TO BE REMOVED FOR THE SUCCESSFUL CONSTRUCTION OF THE PROJECT. IT IS THE RESPONSIBILITY OF THE OWNER AND/OR CONTRACTOR TO VERIFY THE □UANTITY OF MATERIAL NEEDED OR TO BE REMOVED TO SUCCESSFULLY CONSTRUCT THE PROJECT.
7. IN THE EVENT THAT FIELD CONDITIONS ARE DIFFERENT THAN WHAT IS PRESENTED IN THIS PLAN SET, IT IS THE RESPONSIBILITY OF THE OWNER AND/OR CONTRACTOR TO NOTIFY CRONIN ENGINEERING, P.E., P.C. PRIOR TO CONTINUING WITH ANY FURTHER SITE WORK.
8. IF UNFORESEEN SUBSURFACE CONDITIONS ARE ENCOUNTERED □I.E. ROCK, GROUNDWATER, ETC.□; THE OWNER AND/OR CONTRACTOR SHALL STOP WORK AND NOTIFY CRONIN ENGINEERING, P.E., P.C. □ALL NECESSARY MODIFICATIONS OR CHANGES SHALL BE DISCUSSED WITH AND APPROVED BY CRONIN ENGINEERING, P.E., P.C. PRIOR TO CONTINUING WITH ANY FURTHER SITE WORK. FURTHERMORE, THE OWNER AND/OR CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS IF BLASTING IS RE□UIRED.
9. IT IS THE OWNER AND/OR CONTRACTOR'S SOLE RESPONSIBILITY TO FOLLOW OSHA, NYS AND ANY OTHER APPLICABLE CODES OR RE□UIREMENTS THROUGHOUT THE DURATION OF THE PROJECT. THIS INCLUDES BUT IS NOT LIMITED TO PROVIDING ADE□UATE BRACING AND GUARANTEEING THE STABILITY OF EXCAVATIONS AND OTHER VICINITY STRUCTURES.
10. CRONIN ENGINEERING, P.E. P.C. MAKES NO REPRESENTATION AS TO THE □UALITY □I.E. CONTAMINATION□; IF ANY, OF THE SOILS ON THIS SITE. THE OWNER AND/OR CONTRACTOR ARE RESPONSIBLE TO CONDUCT ANY AND ALL TESTING AS MAY BE RE□UIRED TO ENSURE THE SITE HAS NO CONTAMINATED SOILS.

EROSION & SEDIMENT CONTROL NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL SEDIMENT AND EROSION CONTROL PRACTICES. THE SEDIMENT AND EROSION CONTROL PRACTICES ARE TO BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCES, AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
2. TIMELY MAINTENANCE OF SEDIMENT CONTROL STRUCTURES IS THE RESPONSIBILITY OF THE CONTRACTOR. ALL STRUCTURES SHALL BE MAINTAINED IN GOOD WORKING ORDER AT ALL TIMES. THE SEDIMENT LEVEL IN ALL SEDIMENT TRAPS SHALL BE CLOSELY MONITORED AND SEDIMENT REMOVED PROMPTLY WHEN MAXIMUM LEVELS ARE REACHED OR AS ORDERED BY THE ENGINEER. ALL SEDIMENT CONTROL STRUCTURES SHALL BE INSPECTED WEEKLY, PRIOR TO EXPECTED RAIN EVENTS, AND AFTER EACH HEAVY RAIN TO INSURE PROPER OPERATION AS DESIGNED. AN INSPECTION SCHEDULE SHALL BE SET FORTH PRIOR TO THE START OF CONSTRUCTION.
3. THE LOCATIONS AND THE INSTALLATION TIMES OF THE SEDIMENT CAPTURING STANDARDS SHALL BE AS ORDERED BY THE ENGINEER, AND IN ACCORDANCE WITH ACCEPTED STANDARDS.
4. ALL TOPSOIL NOT TO BE USED FOR FINAL GRADING SHALL BE REMOVED FROM THE SITE IMMEDIATELY AND PLACED IN A STABILIZED STOCKPILE OR FILL AREA. ALL TOPSOIL RE□UIRED FOR FINAL GRADING AND STORED ON SITE SHALL BE LIMED,FERTILIZED, TEMPORARILY SEEDED AND MULCHED WITHIN 14 DAYS.
5. ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED MORE THAN 21 DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC, SHALL IMMEDIATELY RECEIVE TEMPORARY □SEEDING. MULCH SHALL BE USED IF THE SEASON PREVENTS THE ESTABLISHMENT OF A TEMPORARY COVER. DISTURBED AREAS SHALL BE LIMED AND FERTILIZED PRIOR TO TEMPORARY SEEDING.
6. ALL DISTURBED AREAS WITHIN 500 FEET OF AN INHABITED DWELLING SHALL BE WETTED AS NECESSARY TO PROVIDE DUST CONTROL.
7. THE CONTRACTOR SHALL KEEP THE ROADWAYS WITHIN THE PROJECT CLEAR OF SOIL AND DEBRIS AND IS RESPONSIBLE FOR ANY STREET CLEANING NECESSARY DURING THE COURSE OF THE PROJECT.
8. SEDIMENT AND EROSION CONTROL STRUCTURES SHALL BE REMOVED AND THE AREA STABILIZED WHEN THE DRAINAGE AREA HAS BEEN PROPERLY STABILIZED BY PERMANENT MEASURES.
9. SOIL SEEDING AND FERTILIZER AMENDMENTS SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT EDITION OF "NEW YORK GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL".
10. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE CURRENT EDITION OF "NEW YORK GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL".

TRAFFIC CONTROL NOTES

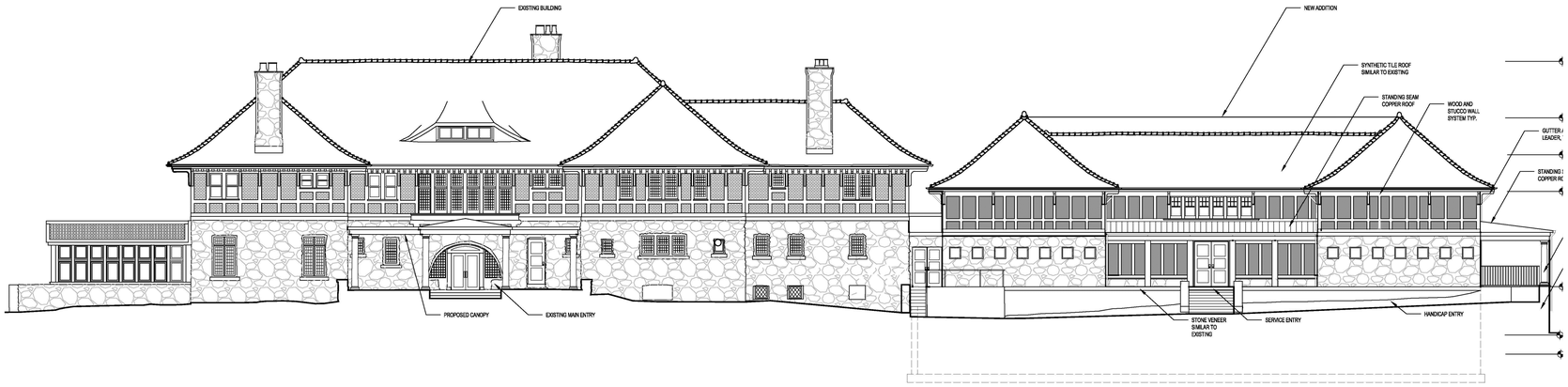
1. TRAFFIC CONES AND FLAGMEN SHALL BE PROVIDED BY THE CONTRACTOR TO MAINTAIN TRAFFIC FLOW AT ALL TIMES DURING CONSTRUCTION.
2. IF TRENCHES ARE LEFT OPEN IN AREAS WHERE CONSTRUCTION IS NOT TAKING PLACE, OR LEFT OPEN OVERNIGHT, STEEL PLATES SHALL BE PROVIDED IN ACCORDANCE WITH APPLICABLE CODES AND REGULATIONS AND/OR AS DIRECTED BY CRONIN ENGINEERING P.E. P.C..
3. WORK SHALL BE PERFORMED BETWEEN THE HOURS OF 8:00 AM - 4:00 PM, MONDAY - FRIDAY ONLY. NO WORK SHALL TAKE PLACE ON WEEKENDS AND HOLIDAYS UNLESS AUTHORIZED BY PLANNING BOARD APPROVAL NOR SHALL ANY WORK TAKE PLACE AT NIGHT TIME OR EARLY MORNING.
4. THE OWNER WILL DESIGNATE AN AREA ON SITE FOR THE STORAGE AND STOCKPILING OF THE CONTRACTOR'S E□UIPMENT AND MATERIAL. NO SUCH AREA IS IMPLIED OR SHOWN ON THESE PLANS, HOWEVER THE STAGING AREA SHALL BE ON AN AREA WITH EXISTNG ASPHALT OR GRAVEL PARKING. NO DISTURBANCE TO ANY VEGETATION IS PERMITTED WHEN PROVIDING THE STAGING AREA.

DEMOLITION NOTES

1. NO WORK SHALL BE PERFORMED UNTIL A PERMIT IS ISSUED BY THE TOWN OF LEWISBORO, IF RE□UIRED.
2. ALL DEMOLITION MATERIAL SHALL BE REMOVED FROM THE SITE IN A LAWFUL MANNER.
3. ROAD MATERIAL MAY BE RECYCLED/CRUSHED ON SITE AND USED FOR A SUBBASE AS DIRECTED BY ENGINEER.
4. EROSION AND SEDIMENT CONTROLS SHALL BE INSTALLED IN PLACE AS DIRECTED BY ENGINEER PRIOR TO DEMOLITION WORK.
5. AREAS WHERE ASPHALT/CONCRETE REMOVAL OCCUR SHALL BE STABILIZED WITH A LAYER OF 1" CRUSHED STONE.
6. CHAPTER 160□NOISE ORDINANCE□OF THE TOWN OF LEWISBORO CODE SHALL BE ADHERED TO AT ALL TIMES DURING CONSTRUCTION.

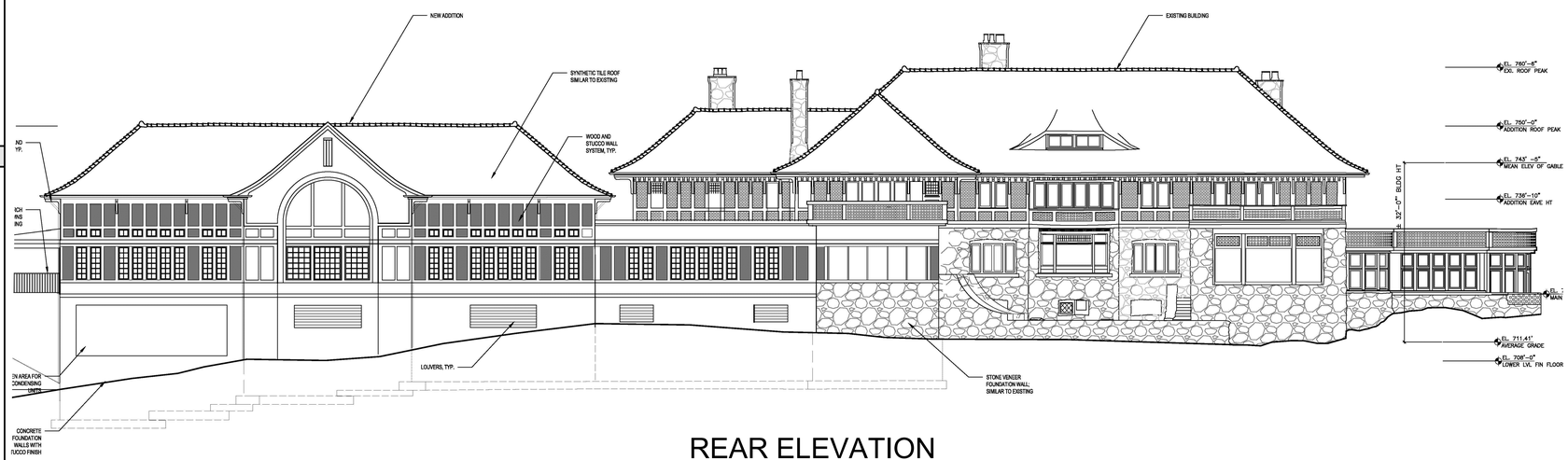
NYCDEP AND WCDH NOTES

1. REFERENCE IS MADE TO A WETLAND AND WATERCOURSE MAP ENTITILED "EXISTING CONDITIONS / NYCDEP WATERCOURSE CONFIRMATION" SIGNED BY THE NYCDEP AND DATED MAY 09, 2016 SHOWING THE LOCATION OF THE NYCDEP JURISDICTIONAL WATERCOURSE.
2. BASED ON CONVERSATION WITH REPRESENTATIVES OF THE NYCDEP, IT IS BELIEVED THAT THEY ARE IN AGREEMENT WITH OUR PROPOSED LIMIT OF DISTURBANCE AND SINCE THERE IS LESS THAN 2.0 ACRES OF DISTURBANCE PROPOSED FOR THIS PROJECT, THEY HAVE NO JURISDICTION WITH RESPECT TO THE STORMWATER POLLUTION PREVENTION RE□UIREMENTS OF THIS PROJECT. A WRITTEN RESPONSE IS PENDING.
3. THE WCDH HAS PROVIDED WRITTEN COMMENTS THAT ARE CURRENTLY BEING ADDRESSED. IT IS ANTICIPATED THAT THE EXISTING SEWAGE TREATMENT SYSTEM AND ITS APPURTENANCES ARE ADE□UATE FOR PROPOSED PROJECT. APPROVALS ARE PENDING.



1 FRONT ELEVATION (EASTERN SIDE)
1/8"=1'-0"

FRONT ELEVATION
SCALE: NTS



2 REAR ELEVATION (WESTERN SIDE)
1/8"=1'-0"

REAR ELEVATION
SCALE: NTS

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- Confirm Utility Response
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TOWN OF LEWISBORO
WESTCHESTER COUNTY, NEW YORK

RE-PAVING NOTES

1. AREAS TO BE RE-PAVED SHALL BE DONE SO THAT THERE IS THE MINIMUM THICKNESS AS SPECIFIED ON THE DETAIL SHEETS AS WELL AS PROVIDING POSITIVE PITCH AND DRAINAGE TO EXISTING DRAINAGE WAYS OR TO NEW STORM CATCHMENTS AND CONVEYANCE SYSTEMS.
2. PROPER PITCH, CROSS-SLOPE, CROWNS AND GUTTERS AS NECESSARY ARE TO BE PROVIDED AT THE DIRECTION OF THE DESIGN ENGINEER.

FIRE DEPARTMENT NOTES

1. A KNOX BOX SHALL BE PROVIDED FOR THE EXISTING BUILDING AND NEW ADDITION.
2. THE PROPERTY OWNER SHALL PERMIT THE FIRE DEPARTMENT TO PERFORM DRILLS AT THE PROPERTY BUT AT THE CONVENIENCE OF THE PROPERTY OWNER.
3. NO PARKING SHALL BE PERMITTED ALONG THE ENTRANCE ROAD TO THE BUILDING. NO PARKING SIGNS ARE PROVIDED ALONG THE ROAD.
4. A 10,000 GALLON UNDERGROUND WATER STORAGE TANK IS PROVIDED FOR THE FIRE DEPARTMENT, LOCATED IN FRONT OF THE NEW BUILDING.

REFERENCE NOTE

1. REFERENCE IS MADE TO PLANS PREPARED BY OTHERS AS FOLLOWS:
   - -FOR ARCHITECTURAL FEATURES, SEE PLANS PREPARED BY KG□D ARCHITECTS.
   - -FOR LANDSCAPE ARCHITECTURAL FEATURES, SEE PLANS PREPARED BY WESLEY STOUT ASSOCIATES, LLC.
   - -FOR ENTRANCE/ROUTE 35 IMPROVEMENTS, SEE PLANS PREPARED BY MASER CONSULTING, P.A., DATED AS REVISED JUNE 27, 2016

" LE CHATEAU" LIST OF DRAWINGS

SHEET □	SHEET X OF Y	TITLE	ISSUE DATE	LAST REVISED
CS-1.0	SHEET 1 OF 14	COVER SHEET	THURSDAY, JUNE 30, 2016	JUNE 30, 2016
EX-1.1	SHEET 2 OF 14	EXISTING CONDITIONS PLAN	MONDAY, FEBRUARY 15, 2016	JUNE 30, 2016
L-2.1	SHEET 3 OF 14	LAYOUT, ZONING, COVERAGE AND DEMOLITION PLAN	MONDAY, FEBRUARY 15, 2016	JUNE 30, 2016
SP-3.0	SHEET 4 OF 14	LIMIT OF DISTURBANCE AND TREE PLAN	THURSDAY, JUNE 30, 2016	JUNE 30, 2016
SP-3.1	SHEET 5 OF 14	UTILITY AND GRADING PLAN	MONDAY, FEBRUARY 15, 2016	JUNE 30, 2016
SP-3.2	SHEET 6 OF14	ROAD TRAFFIC & PEDESTRIAN PLAN	THURSDAY, JUNE 30, 2016	JUNE 30, 2016
SP-3.3	SHEET 7 OF 14	STORMWATER / DRAINAGE PLAN	THURSDAY, JUNE 30, 2016	JUNE 30, 2016
RP-4.1	SHEET 8 OF 14	ROAD PROFILES	MONDAY, FEBRUARY 15, 2016	JUNE 30, 2016
ESC-5.1	SHEET 9 OF 14	EROSION AND SEDIMENT CONTROL PLAN	THURSDAY, JUNE 30, 2016	JUNE 30, 2016
ESC-5.2	SHEET 10 OF 14	EROSION AND SEDIMENT CONTROL DETAILS	THURSDAY, JUNE 30, 2016	JUNE 30, 2016
UD-6.1	SHEET 11 OF 14	CONSTRUCTION DETAILS	THURSDAY, JUNE 30, 2016	JUNE 30, 2016
UD-6.2	SHEET 12 OF 14	CONSTRUCTION DETAILS	THURSDAY, JUNE 30, 2016	JUNE 30, 2016
UD-6.3	SHEET 13 OF 14	CONSTRUCTION DETAILS	THURSDAY, JUNE 30, 2016	JUNE 30, 2016
UD-6.4	SHEET 14 OF 14	CONSTRUCTION DETAILS	THURSDAY, JUNE 30, 2016	JUNE 30, 2016

OWNER'S CERTIFICATION

THE UNDERSIGNED OWNER'S □OF THE PROPERTY SHOWN HEREON, IS FAMILIAR WITH THIS DRAWING AND ITS CONTENTS, AND HEREBY APPROVES THE SAME FOR FILING.

SIMON CURTIS DATE
ELEGANT BANQUETS, LLC

TOWN ENGINEER'S CERTIFICATION

REVIEWED FOR COMPLIANCE WITH THE PLANNING BOARD RESOLUTION DATED NOVEMBER 18, 2014.

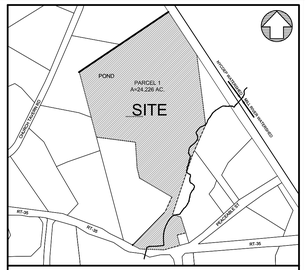
JOSEPH M. CERMELE, P.E. DATE
KELLARD SESSIONS CONSULTING, P.C.
TOWN CONSULTING ENGINEER

PLANNING BOARD APPROVAL

APPROVED BY RESOLUTION OF THE LEWISBORO TOWN PLANNING BOARD DATED NOVEMBER 18, 2014.

JEROME KERNER, CHAIRMAN DATE

CIORSDAN CONRAN, SECRETARY
DATE



VICINITY MAP SCALE: 1" □ 500□

LANDSCAPE ARCHITECT	WESLEY STOUT ASSOCIATES, LLC C/O JAN GOLDFLUSS 96 MAIN STREET NEW CANAAN, CT 06840
SURVEYOR	RKW LAND SURVEYING C/O FRANK WALSH PO BOX 788, 22 EAST AVENUE NEW CANAAN, CT 06840
ENVIRONMENTAL CONSULTANT	EVANS ASSOCIATES C/O BETH EVANS 205 AMITY ROAD BETHANY, CT 06524
ATTORNEY	MICHAEL FULLER SIRIGNANO, ES□. OLD POST ROAD PROFESSIONAL BUILDING 892 ROUTE 35, PO BOX 784 CROSS RIVER, NY 10518
ARCHITECT	KG&D ARCHITECTS & ENGINEERS, PC C/O RUSSELL DAVIDSON 285 MAIN STREET MT KISCO, NY 10549
OWNER/APPLICANT	ELEGANT BAN□UETS, LLC C/O SIMON CURTIS 506 CANDLEWOOD LAKE ROAD BROOKFIELD, CT 06804

- UNDER NEW YORK STATE EDUCATIONAL LAW ARTICLE 145, SECTION 7209□2□; IT IS UNLAWFUL FOR ANY PERSON TO ALTER ANY ITEM ON THIS DRAWING, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER. IF ANY ITEM IS ALTERED, THE ALTERING ENGINEER SHALL AFFIX TO THE ITEM HIS SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION AND A SPECIFIC DESCRIPTION OF THE ALTERATION.
- COPYRIGHT "2016" BY CRONIN ENGINEERING, P.E., P.C. ALL RIGHTS RESERVED.

REVISIONS

	REASON	DATE
2	KELLARD SESSIONS MEMO, PLANNING BOARD COMMENTS	JUNE 30, 2016
1	KELLARD SESSIONS MEMO, PLANNING BOARD COMMENTS	APRIL 27, 2016

MUNICIPAL TAX IDENTIFICATION:
SECTION: 55.01
BLOCK: 2
LOT: 6
SUBLOT: -----
DRAWN BY: KCS
CHECKED: KCS/TC3
PROJECT: CURTIS-LE CHATEAU
DATE: FEBRUARY 25, 2016
JOB □: 150504

STATE OF NEW YORK · TIMOTHY L. CRONIN · 062980 · LICENSED PROFESSIONAL ENGINEER

TIMOTHY L. CRONIN III, P.E.
LICENSE □062980

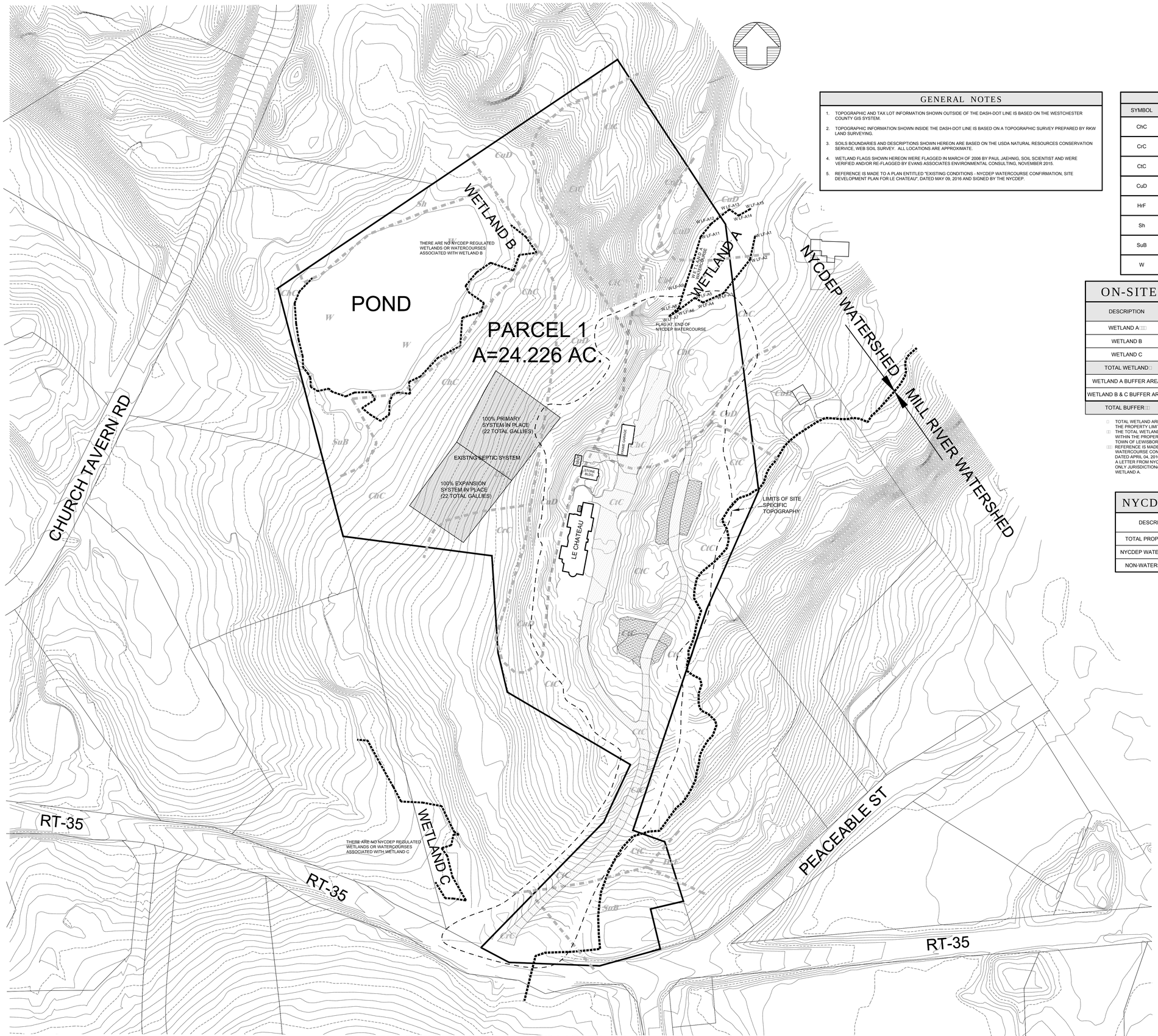
CRONIN ENGINEERING
PROFESSIONAL ENGINEERING & CONSULTING
(914) 736-3664
39 Arlo Lane
Cortlandt Manor, New York 10567

COVER SHEET

SITE DEVELOPMENT PLAN FOR LE CHATEAU

LOCATION:
1410 ROUTE 35
TOWN OF LEWISBORO, NEW YORK

SHEET 1 OF 14 | CS-0.1



EXISTING CONDITIONS PLAN

SCALE: 1" 80

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GENERAL NOTES

1. TOPOGRAPHIC AND TAX LOT INFORMATION SHOWN OUTSIDE OF THE DASH-DOT LINE IS BASED ON THE WESTCHESTER COUNTY GIS SYSTEM.
2. TOPOGRAPHIC INFORMATION SHOWN INSIDE THE DASH-DOT LINE IS BASED ON A TOPOGRAPHIC SURVEY PREPARED BY RKW LAND SURVEYING.
3. SOILS BOUNDARIES AND DESCRIPTIONS SHOWN HEREON ARE BASED ON THE USDA NATURAL RESOURCES CONSERVATION SERVICE, WEB SOIL SURVEY. ALL LOCATIONS ARE APPROXIMATE.
4. WETLAND FLAGS SHOWN HEREON WERE FLAGGED IN MARCH OF 2006 BY PAUL JAEHNIG, SOIL SCIENTIST AND WERE VERIFIED AND/OR RE-FLAGGED BY EVANS ASSOCIATES ENVIRONMENTAL CONSULTING, NOVEMBER 2015.
5. REFERENCE IS MADE TO A PLAN ENTITLED "EXISTING CONDITIONS - NYCDEP WATERCOURSE CONFIRMATION, SITE DEVELOPMENT PLAN FOR LE CHATEAU", DATED MAY 09, 2016 AND SIGNED BY THE NYCDEP.

SOIL DATA CHART

SYMBOL	DESCRIPTION	PERCENT
ChC	CHARLTON LOAM, 8 TO 15 SLOPES	27.0 OF SITE
CrC	CHARLTON / CHATFIELD COMPLEX, ROLLING, VERY ROCKY 2 TO 15 SLOPES	2.7 OF SITE
CtC	CHATFIELD-HOLLIS-ROCK OUTCROP COMPLEX, ROLLING, 3 TO 15 SLOPES	40.7 OF SITE
CuD	CHATFIELD-HOLLIS-ROCK OUTCROP COMPLEX, HILLY, 15 TO 35 SLOPES	14.3 OF SITE
HrF	HOLLIS-ROCK OUTCROP COMPLEX, VERY STEEP, 35 TO 60 SLOPES	0.3 OF SITE
Sh	SUN LOAM, 0 TO 3 SLOPE	2.0 OF SITE
SuB	SUTTON LOAM, 3 TO 8 SLOPES	3.0 OF SITE
W	WATER	10.0 OF SITE

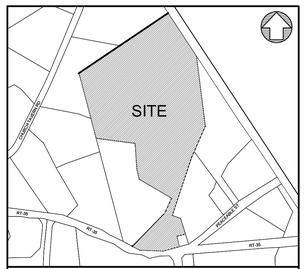
ON-SITE WETLAND AREAS

DESCRIPTION	AREA S.F.	AREA ACRES
WETLAND A	15,319	0.35
WETLAND B	124,003	2.85
WETLAND C	10,052	0.23
TOTAL WETLAND	149,374	3.43
WETLAND A BUFFER AREA	98,906	2.27
WETLAND B & C BUFFER AREA	210,255	4.83
TOTAL BUFFER	309,161	7.10

TOTAL WETLAND AREA IS THAT PORTION OF THE WETLAND LOCATED WITHIN THE PROPERTY LIMITS.
THE TOTAL WETLAND BUFFER IS THAT PORTION OF THE BUFFER LOCATED WITHIN THE PROPERTY LIMITS. THE WETLAND BUFFER IS 150 FEET PER THE TOWN OF LEWISBORO CODE, SECTION 217.
REFERENCE IS MADE TO A PLAN ENTITLED "EXISTING CONDITIONS - WATERCOURSE CONFIRMATION - SITE PLAN FOR LE CHATEAU, SHEET WC-1.1, DATED APRIL 04, 2016 AND PREPARED BY CRONIN ENGINEERING, P.E. P.C. AND A LETTER FROM NYCDEP DATED APRIL 12, 2016 BOTH CONFIRMING THAT THE ONLY JURISDICTIONAL WETLAND OR WATERCOURSE ON THE PROPERTY IS WETLAND A.

NYCDEP WATERSHED

DESCRIPTION	AREA ACRES
TOTAL PROPERTY AREA	24.226 ACRES
NYCDEP WATERSHED AREA	23.793 ACRES
NON-WATERSHED AREA	0.433 ACRES



VICINITY MAP SCALE: 1" 500

SCALE: 1" 80 FT.

LANDSCAPE ARCHITECT
WESLEY STOUT ASSOCIATES, LLC
C/O JAN GOLDFLUSS
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NEW CANAAN, CT 06840

SURVEYOR
RKW LAND SURVEYING
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285 MAIN STREET
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OWNER/APPLICANT
ELEGANT BANUETS, LLC
C/O SIMON CURTIS
506 CANDLEWOOD LAKE ROAD
BROOKFIELD, CT 06804

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REVISIONS

	REASON	DATE
2	KELLARD SESSIONS MEMO, PLANNING BOARD COMMENTS	JUNE 30, 2016
1	KELLARD SESSIONS MEMO, PLANNING BOARD COMMENTS	APRIL 27, 2016

MUNICIPAL TAX IDENTIFICATION:
SECTION: 55.01
BLOCK: 2
LOT: 6
SUBLOT: -----
DRAWN BY: KCS
CHECKED: KCS/TC3
PROJECT: CURTIS-LE CHATEAU
DATE: APRIL 04, 2016
JOB : 150504

STATE OF NEW YORK · TIMOTHY L. CRONIN · 62980 · LICENSED PROFESSIONAL ENGINEER

TIMOTHY L. CRONIN III, P.E.
LICENSE : 062980

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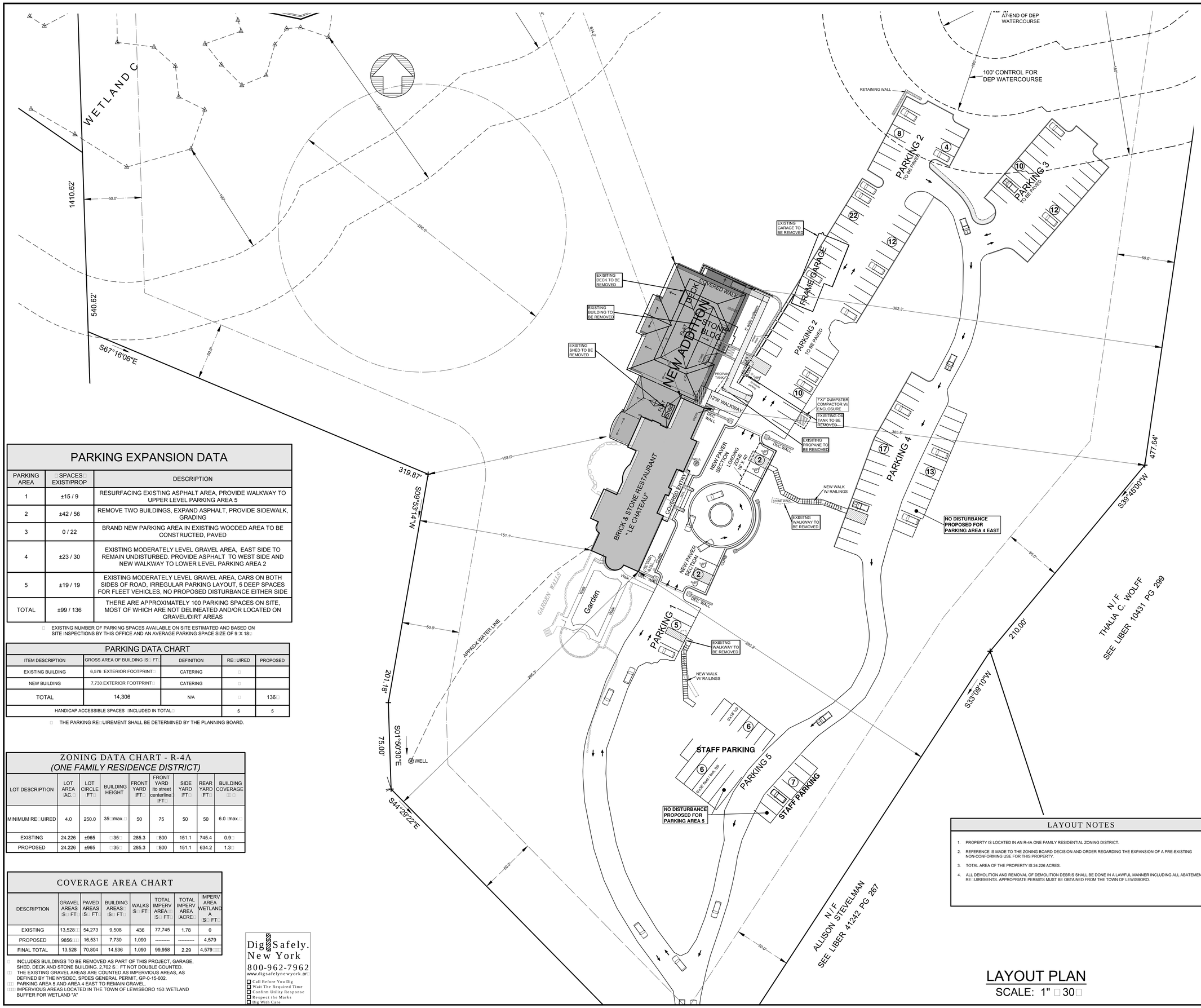
39 Arlo Lane
Cortlandt Manor, New York 10567

EXISTING CONDITIONS PLAN

SITE DEVELOPMENT PLAN FOR LE CHATEAU

LOCATION:
1410 ROUTE 35
TOWN OF LEWISBORO, NEW YORK

EX-1.1



PARKING EXPANSION DATA

PARKING AREA	SPACES EXIST/PROP	DESCRIPTION
1	±15 / 9	RESURFACING EXISTING ASPHALT AREA, PROVIDE WALKWAY TO UPPER LEVEL PARKING AREA 5
2	±42 / 56	REMOVE TWO BUILDINGS, EXPAND ASPHALT, PROVIDE SIDEWALK, GRADING
3	0 / 22	BRAND NEW PARKING AREA IN EXISTING WOODED AREA TO BE CONSTRUCTED, PAVED
4	±23 / 30	EXISTING MODERATELY LEVEL GRAVEL AREA, EAST SIDE TO REMAIN UNDISTURBED. PROVIDE ASPHALT TO WEST SIDE AND NEW WALKWAY TO LOWER LEVEL PARKING AREA 2
5	±19 / 19	EXISTING MODERATELY LEVEL GRAVEL AREA, CARS ON BOTH SIDES OF ROAD, IRREGULAR PARKING LAYOUT, 5 DEEP SPACES FOR FLEET VEHICLES, NO PROPOSED DISTURBANCE EITHER SIDE
TOTAL	±99 / 136	THERE ARE APPROXIMATELY 100 PARKING SPACES ON SITE, MOST OF WHICH ARE NOT DELINEATED AND/OR LOCATED ON GRAVEL/DIRT AREAS

EXISTING NUMBER OF PARKING SPACES AVAILABLE ON SITE ESTIMATED AND BASED ON SITE INSPECTIONS BY THIS OFFICE AND AN AVERAGE PARKING SPACE SIZE OF 9 X 18.

PARKING DATA CHART

ITEM DESCRIPTION	GROSS AREA OF BUILDING (S FT)	DEFINITION	REQUIRED	PROPOSED
EXISTING BUILDING	6,576 (EXTERIOR FOOTPRINT)	CATERING		
NEW BUILDING	7,730 (EXTERIOR FOOTPRINT)	CATERING		
TOTAL	14,306	N/A		136
HANDICAP ACCESSIBLE SPACES (INCLUDED IN TOTAL)			5	5

THE PARKING REQUIREMENT SHALL BE DETERMINED BY THE PLANNING BOARD.

ZONING DATA CHART - R-4A
(ONE FAMILY RESIDENCE DISTRICT)

LOT DESCRIPTION	LOT AREA (AC.)	LOT CIRCLE (FT.)	BUILDING HEIGHT	FRONT YARD (FT.)	FRONT YARD (to street centerline) (FT.)	SIDE YARD (FT.)	REAR YARD (FT.)	BUILDING COVERAGE
MINIMUM REQUIRED	4.0	250.0	35 (max.)	50	75	50	50	6.0 (max.)
EXISTING	24.226	±965	(35)	285.3	(800)	151.1	745.4	0.9
PROPOSED	24.226	±965	(35)	285.3	(800)	151.1	634.2	1.3

COVERAGE AREA CHART

DESCRIPTION	GRAVEL AREAS (S FT)	PAVED AREAS (S FT)	BUILDING AREAS (S FT)	WALKS (S FT)	TOTAL IMPERV AREA (S FT)	TOTAL IMPERV AREA ACRE	IMPERV AREA WETLAND A (S FT)
EXISTING	13,528	54,273	9,508	436	77,745	1.78	0
PROPOSED	9856	16,531	7,730	1,090	---------	---------	4,579
FINAL TOTAL	13,528	70,804	14,536	1,090	99,958	2.29	4,579

INCLUDES BUILDINGS TO BE REMOVED AS PART OF THIS PROJECT, GARAGE, SHED, DECK AND STONE BUILDING. 2,702 S FT NOT DOUBLE COUNTED.
THE EXISTING GRAVEL AREAS ARE COUNTED AS IMPERVIOUS AREAS, AS DEFINED BY THE NYSDEC, SPDES GENERAL PERMIT, GP-0-15-002.
PARKING AREA 5 AND AREA 4 EAST TO REMAIN GRAVEL.
IMPERVIOUS AREAS LOCATED IN THE TOWN OF LEWISBORO 150' WETLAND BUFFER FOR WETLAND "A"

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- Wait The Required Time
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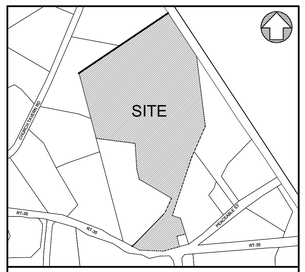
LAYOUT NOTES

1. PROPERTY IS LOCATED IN AN R-4A ONE FAMILY RESIDENTIAL ZONING DISTRICT.
2. REFERENCE IS MADE TO THE ZONING BOARD DECISION AND ORDER REGARDING THE EXPANSION OF A PRE-EXISTING NON-CONFORMING USE FOR THIS PROPERTY.
3. TOTAL AREA OF THE PROPERTY IS 24.226 ACRES.
4. ALL DEMOLITION AND REMOVAL OF DEMOLITION DEBRIS SHALL BE DONE IN A LAWFUL MANNER INCLUDING ALL ABATEMENT REQUIREMENTS. APPROPRIATE PERMITS MUST BE OBTAINED FROM THE TOWN OF LEWISBORO.

LAYOUT PLAN
SCALE: 1" = 30'



SCALE: 1" = 30 FT.

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SECTION: 55.01
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LOT: 6
SUBLOT: -----
DRAWN BY: KCS
CHECKED: KCS/TC3
PROJECT: CURTIS-LE CHATEAU
DATE: FEBRUARY 25, 2016
JOB : 150504

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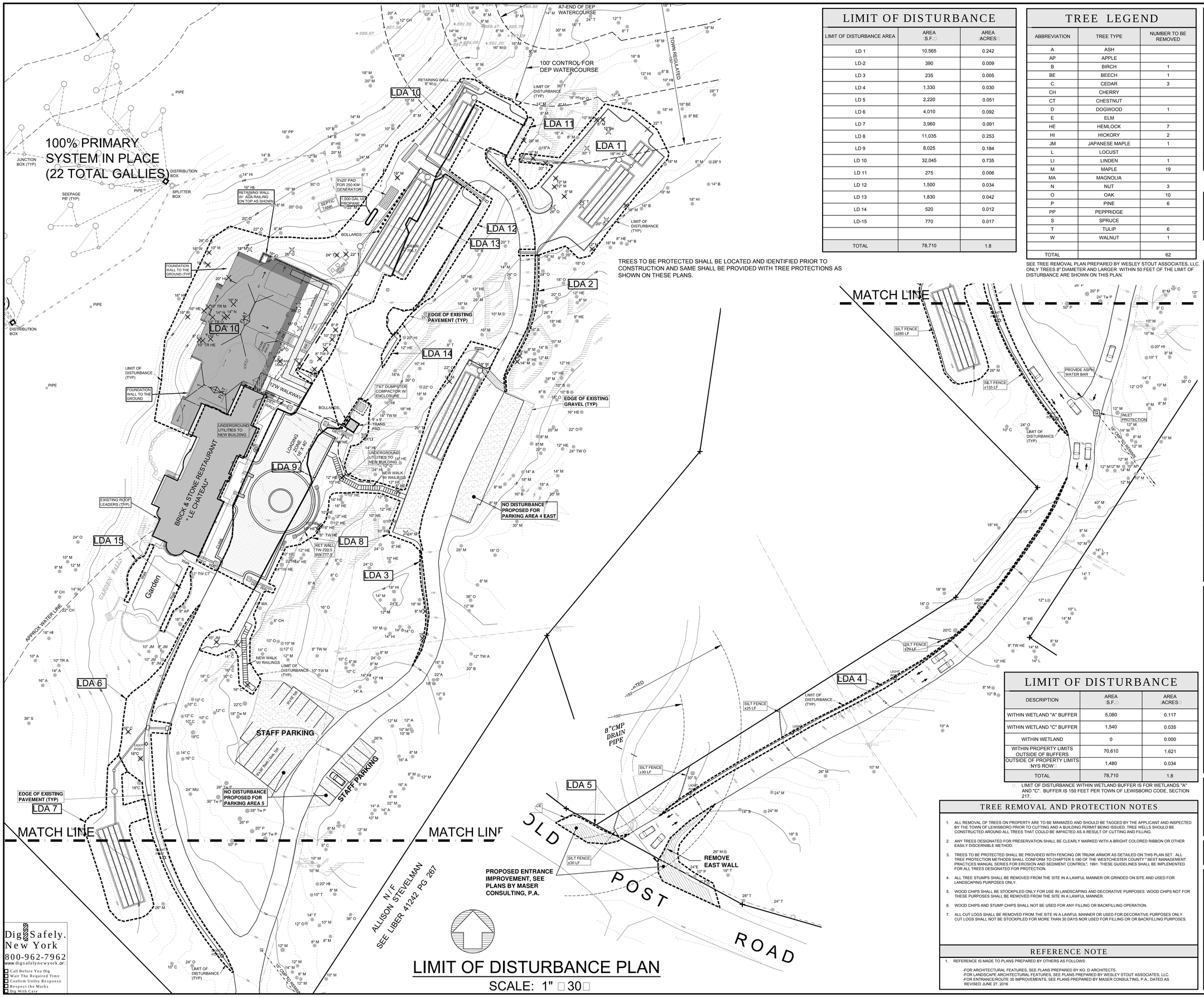
LAYOUT, ZONING, COVERAGE, DEMO AND PARKING PLAN

SITE DEVELOPMENT PLAN FOR LE CHATEAU

LOCATION:
1410 ROUTE 35
TOWN OF LEWISBORO, NEW YORK

SHEET 3 OF 14 | L-2.1



LIMIT OF DISTURBANCE PLAN

SCALE: 1" = 30'

TREES TO BE PROTECTED SHALL BE LOCATED AND IDENTIFIED PRIOR TO CONSTRUCTION AND SAME SHALL BE PROVIDED WITH TREE PROTECTIONS AS SHOWN ON THESE PLANS.

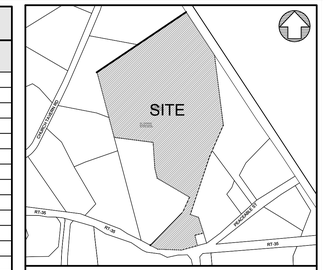
LIMIT OF DISTURBANCE

LIMIT OF DISTURBANCE AREA	AREA S.F.	AREA ACRES
LD 1	10,565	0.242
LD-2	390	0.009
LD 3	235	0.005
LD 4	1,330	0.030
LD 5	2,220	0.051
LD 6	4,010	0.092
LD 7	3,960	0.091
LD 8	11,035	0.253
LD 9	8,025	0.184
LD 10	32,045	0.735
LD 11	275	0.006
LD 12	1,500	0.034
LD 13	1,830	0.042
LD 14	520	0.012
LD-15	770	0.017
TOTAL	78,710	1.8

TREE LEGEND

ABBREVIATION	TREE TYPE	NUMBER TO BE REMOVED
A	ASH	
AP	APPLE	
B	BIRCH	1
BE	BEECH	1
C	CEDAR	3
CH	CHERRY	
CT	CHESTNUT	
D	DOGWOOD	1
E	ELM	
HE	HEMLOCK	7
HI	HICKORY	2
JM	JAPANESE MAPLE	1
L	LOCUST	
LI	LINDEN	1
M	MAPLE	19
MA	MAGNOLIA	
N	NUT	3
O	OAK	10
P	PINE	6
PP	PEPPRIDGE	
S	SPRUCE	
T	TULIP	6
W	WALNUT	1
TOTAL		62

SEE TREE REMOVAL PLAN PREPARED BY WESLEY STOUT ASSOCIATES, LLC. ONLY TREES 8" DIAMETER AND LARGER WITHIN 50 FEET OF THE LIMIT OF DISTURBANCE ARE SHOWN ON THIS PLAN.



VICINITY MAP SCALE: 1" = 500'

SCALE: 1" = 30 FT.

LIMIT OF DISTURBANCE

DESCRIPTION	AREA S.F.	AREA ACRES
WITHIN WETLAND "A" BUFFER	5,080	0.117
WITHIN WETLAND "C" BUFFER	1,540	0.035
WITHIN WETLAND	0	0.000
WITHIN PROPERTY LIMITS OUTSIDE OF BUFFERS	70,610	1.621
OUTSIDE OF PROPERTY LIMITS NYS ROW	1,480	0.034
TOTAL	78,710	1.8

LIMIT OF DISTURBANCE WITHIN WETLAND BUFFER IS FOR WETLANDS "A" AND "C". BUFFER IS 150 FEET PER TOWN OF LEWISBORO CODE, SECTION 217.

TREE REMOVAL AND PROTECTION NOTES

1. ALL REMOVAL OF TREES ON PROPERTY ARE TO BE MINIMIZED AND SHOULD BE TAGGED BY THE APPLICANT AND INSPECTED BY THE TOWN OF LEWISBORO PRIOR TO CUTTING AND A BUILDING PERMIT BEING ISSUED. TREE WELLS SHOULD BE CONSTRUCTED AROUND ALL TREES THAT COULD BE IMPACTED AS A RESULT OF CUTTING AND FILLING.
2. ANY TREES DESIGNATED FOR PRESERVATION SHALL BE CLEARLY MARKED WITH A BRIGHT COLORED RIBBON OR OTHER EASILY DISCERNIBLE METHOD.
3. TREES TO BE PROTECTED SHALL BE PROVIDED WITH FENCING OR TRUNK ARMOR AS DETAILED ON THIS PLAN SET. ALL TREE PROTECTION METHODS SHALL CONFORM TO CHAPTER 5.190 OF THE WESTCHESTER COUNTY " BEST MANAGEMENT PRACTICES MANUAL SERIES FOR EROSION AND SEDIMENT CONTROL", 1991. THESE GUIDELINES SHALL BE IMPLEMENTED FOR ALL TREES DESIGNATED FOR PROTECTION.
4. ALL TREE STUMPS SHALL BE REMOVED FROM THE SITE IN A LAWFUL MANNER OR GRINDED ON SITE AND USED FOR LANDSCAPING PURPOSES ONLY.
5. WOOD CHIPS SHALL BE STOCKPILED ONLY FOR USE IN LANDSCAPING AND DECORATIVE PURPOSES. WOOD CHIPS NOT FOR THESE PURPOSES SHALL BE REMOVED FROM THE SITE IN A LAWFUL MANNER.
6. WOOD CHIPS AND STUMP CHIPS SHALL NOT BE USED FOR ANY FILLING OR BACKFILLING OPERATION.
7. ALL CUT LOGS SHALL BE REMOVED FROM THE SITE IN A LAWFUL MANNER OR USED FOR DECORATIVE PURPOSES ONLY. CUT LOGS SHALL NOT BE STOCKPILED FOR MORE THAN 30 DAYS NOR USED FOR FILLING OR OR BACKFILLING PURPOSES.

REFERENCE NOTE

1. REFERENCE IS MADE TO PLANS PREPARED BY OTHERS AS FOLLOWS:

-FOR ARCHITECTURAL FEATURES, SEE PLANS PREPARED BY KG□D ARCHITECTS.
-FOR LANDSCAPE ARCHITECTURAL FEATURES, SEE PLANS PREPARED BY WESLEY STOUT ASSOCIATES, LLC.
-FOR ENTRANCE/ROUTE 35 IMPROVEMENTS, SEE PLANS PREPARED BY MASER CONSULTING, P.A., DATED AS REVISED JUNE 27, 2016

LANDSCAPE ARCHITECT
WESLEY STOUT ASSOCIATES, LLC
C/O JAN GOLDFLUSS
96 MAIN STREET
NEW CANAAN, CT 06840

SURVEYOR
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REVISIONS

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1	KELLARD SESSIONS MEMO, PLANNING BOARD COMMENTS	APRIL 27, 2016
	REASON	DATE

MUNICIPAL TAX IDENTIFICATION:

SECTION:	55.01
BLOCK:	2
LOT:	6
SUBLOT:	-----
DRAWN BY:	KCS
CHECKED:	KCS/TC3
PROJECT:	CURTIS-LE CHATEAU
DATE:	FEBRUARY 25, 2016
JOB □:	150504

STATE OF NEW YORK · TIMOTHY L. CRONIN · 062980 · LICENSED PROFESSIONAL ENGINEER

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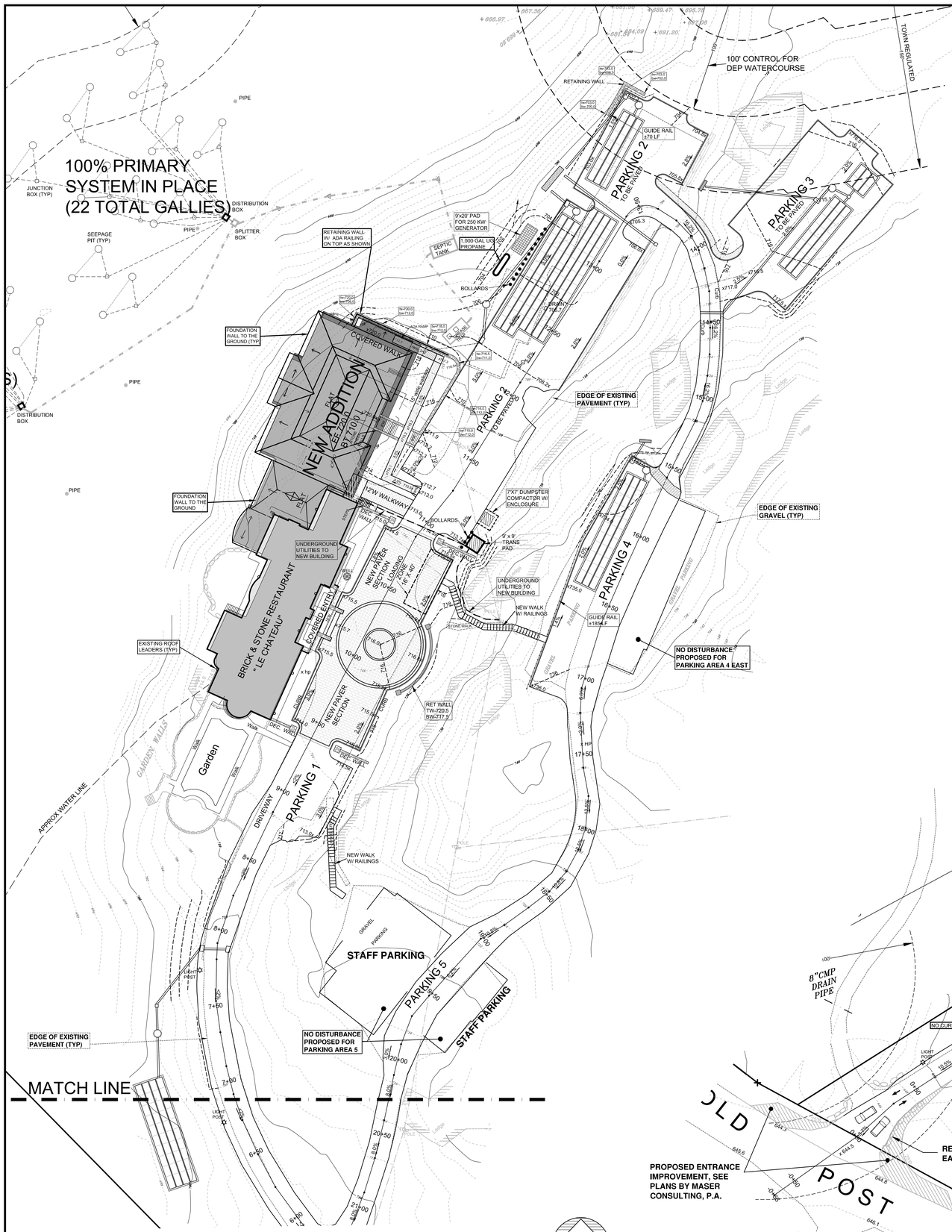
LIMIT OF DISTURBANCE AND TREE PLAN

SITE DEVELOPMENT PLAN FOR LE CHATEAU

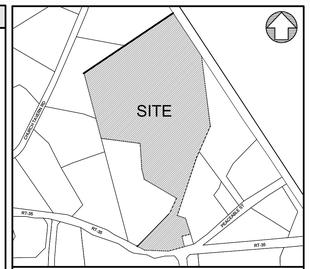
LOCATION:
1410 ROUTE 35
TOWN OF LEWISBORO, NEW YORK

SHEET 4 OF 14 | SP-3.0



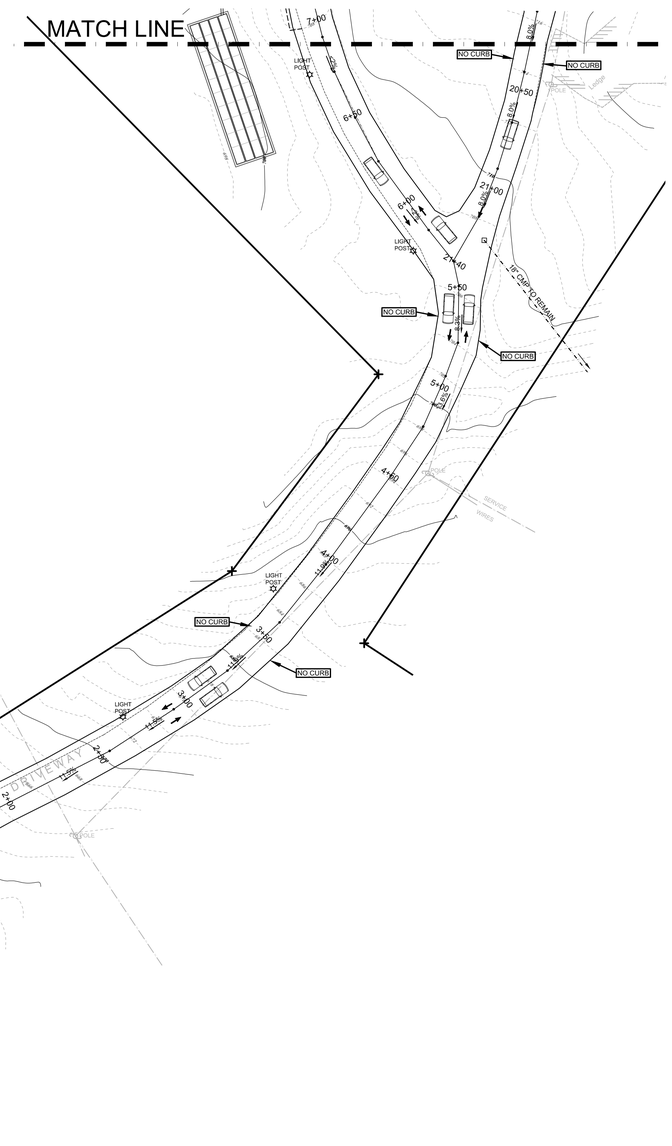
UTILITY AND GRADING NOTES

1. SURVEYING AND TOPOGRAPHIC DATA SHOWN HEREON IS BASED ON A MAP PREPARED BY RKW LAND SURVEYING, DATED OCTOBER 13, 2015 AND REVISED THROUGH JANUARY 12, 2016. CERTIFIED COPY IS ON FILE WITH THE TOWN OF LEWISBORO.
2. WETLAND FLAGS SHOWN HEREON WERE FLAGGED IN MARCH OF 2006 BY PAUL JAEHNIG, SOIL SCIENTIST AND WERE VERIFIED AND/OR RE-FLAGGED BY EVANS ASSOCIATES ENVIRONMENTAL CONSULTING, NOVEMBER 2015.
3. THE EXISTING WALKWAY CONNECTIONS FROM THE UPPER PARKING AREAS TO THE LOWER PARKING AREAS ARE IN DISREPAIR AND SHALL BE RE-CONSTRUCTED WITH SUITABLE MATERIALS. APPROPRIATE LIGHTING WILL BE PROVIDED.
4. THE EXISTING OVERHEAD UTILITIES SHALL BE BROUGHT UNDERGROUND FROM THE EXISTING POLE BETWEEN PARKING AREA 4 AND THE COURTYARD TO THE BUILDING.
5. PARKING AREA 4 WEST TO BE PROVIDED WITH A GUIDERAIL ALONG THE WEST SIDE AND ALONG THE NORTHWEST CORNER OF PARKING AREA 2.
6. A 10,000 GALLON WATER STORAGE TANK WITH A 4" DIAMETER STAND PIPE SHALL BE PROVIDED.
7. PROPOSED PROPANE TANK SHALL BE UNDERGROUND AND USED FOR THE KITCHEN. THE TANK LOCATION SHALL BE PROTECTED WITH STEEL BOLLARDS.
8. STREET LIGHTS TO BE REPLACED IN THE VICINITY OF THE EXISTING LIGHT POLES. NEW LIGHTING LOCATIONS CAN BE SEEN ON PLANS PREPARED BY WESLEY STOUT ASSOCIATES.



VICINITY MAP SCALE: 1" = 500'

SCALE: 1" = 30 FT.



LANDSCAPE ARCHITECT	WESLEY STOUT ASSOCIATES, LLC C/O JAN GOLDFLUSS 96 MAIN STREET NEW CANAAN, CT 06840
SURVEYOR	RKW LAND SURVEYING C/O FRANK WALSH PO BOX 788, 22 EAST AVENUE NEW CANAAN, CT 06840
ENVIRONMENTAL CONSULTANT	EVANS ASSOCIATES C/O BETH EVANS 205 AMITY ROAD BETHANY, CT 06524
ATTORNEY	MICHAEL FULLER SIRIGNANO, ES. OLD POST ROAD PROFESSIONAL BUILDING 892 ROUTE 35, PO BOX 784 CROSS RIVER, NY 10518
ARCHITECT	KG&D ARCHITECTS & ENGINEERS, PC C/O RUSSELL DAVIDSON 285 MAIN STREET MT KISCO, NY 10549
OWNER/APPLICANT	ELEGANT BAN UETS, LLC C/O SIMON CURTIS 506 CANDLEWOOD LAKE ROAD BROOKFIELD, CT 06804

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UTILITY AND GRADING PLAN

SITE DEVELOPMENT PLAN FOR LE CHATEAU

LOCATION:
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SHEET 5 OF 14 — SP-3.1

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UTILITY AND GRADING PLAN

SCALE: 1" = 30'

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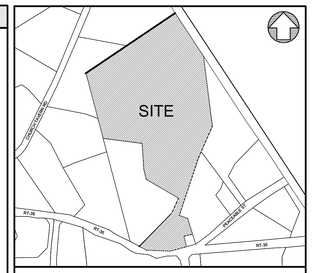
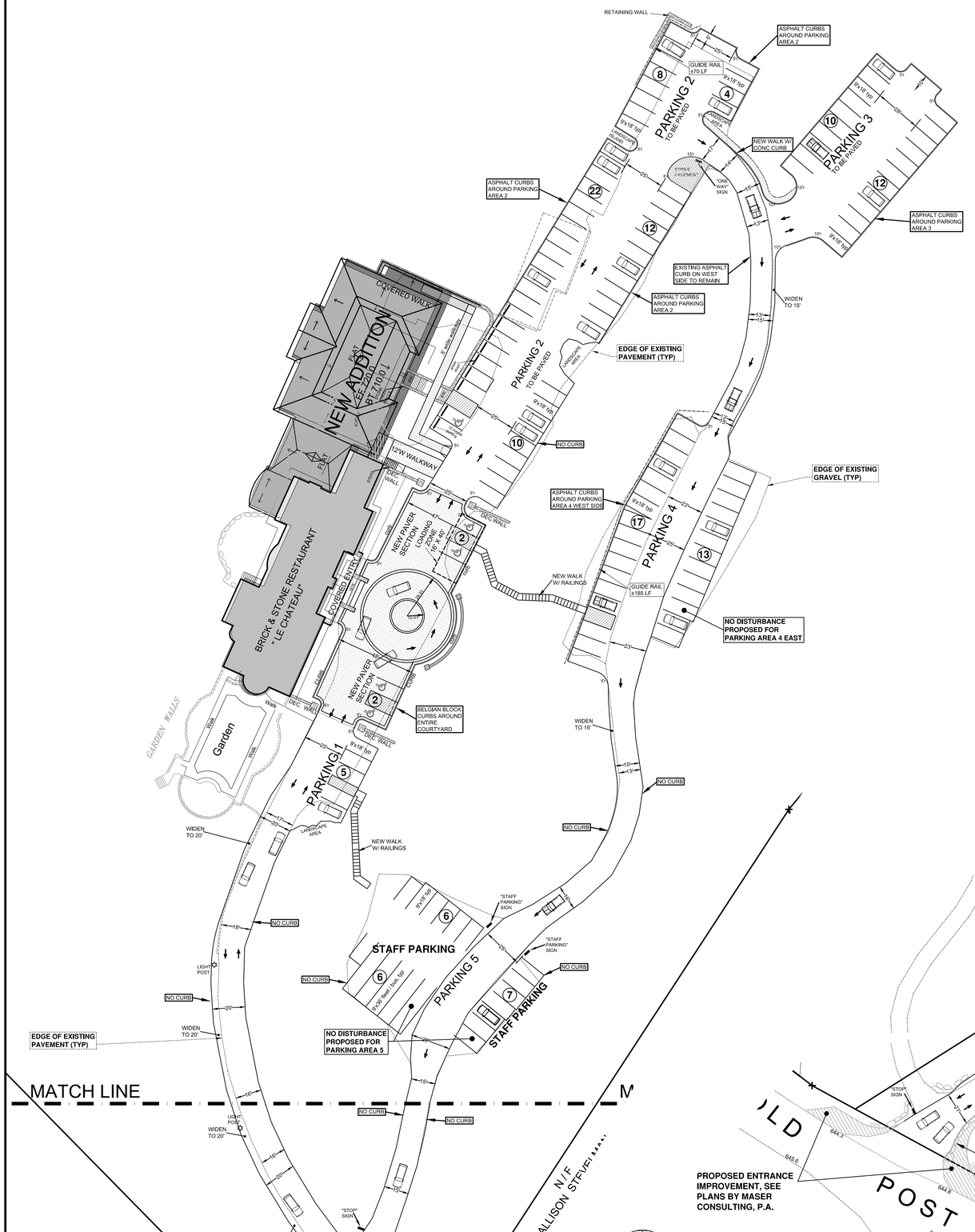
ROAD AND TRAFFIC NOTES

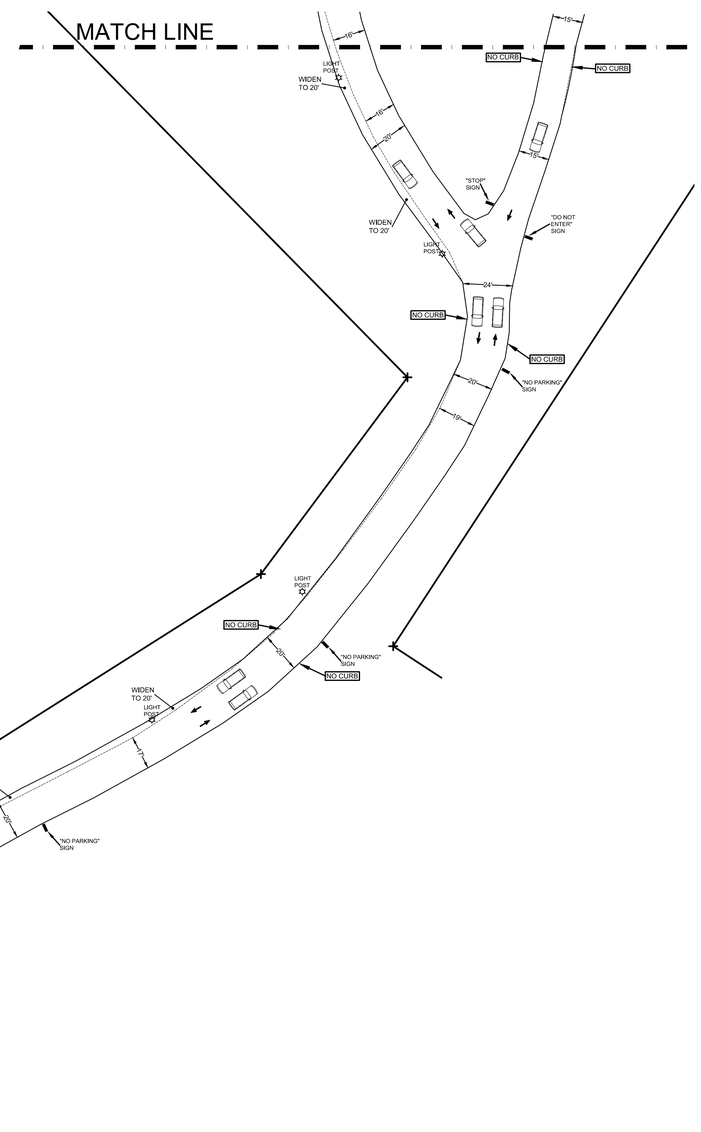
1. ALL TWO-WAY ROADS SHALL BE WIDENED TO 20□AND THE ONE-WAY ROAD SHALL BE WIDENED TO 15□.
2. ALL LIGHT POSTS SHALL BE REPLACED, SEE PLAN PREPARED BY LANDSCAPE ARCHITECT.
3. THE PEDESTRIAN ACCESS WALKWAYS FROM THE UPPER PARKING AREAS TO THE LOWER PARKING AREAS SHALL BE REMOVED AND REPLACED WITH NEW WALKWAYS AND STAIRS AND PROVIDED WITH SUITABLE LIGHTING. SEE PLANS PREPARED BY THE LANDSCAPE ARCHITECT.
4. THERE SHALL BE NO DISTURBANCES TO PARKING AREA 5 AND SAME SHALL BE USED FOR STAFF PARKING ONLY.
5. THERE SHALL BE NO DISTURBANCES TO PARKING AREA 4 EAST.
6. ALL PARKING AREAS SHALL NO EXCEED 5□ SLOPE AND ADA PARKING SPACES SHALL NOT EXC EED 2□ SLOPE.
7. ALL PARKING AREAS SHALL BE PROVIDED WITH SUITABLE LIGHTING. SEE PLANS PREPARED BY THE LANDSCAPE ARCHITECT.
8. FOR ENTRANCE IMPROVEMENTS AT ROUTE 6, REFERENCE IS MADE TO PLANS PREPARED BY MASER CONSULTING, P.A.



VICINITY MAP SCALE: 1" □500□

SCALE: 1" □30 FT.





ROAD AND TRAFFIC PLAN

SCALE: 1" □30□

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REFERENCE NOTE

1. REFERENCE IS MADE TO PLANS PREPARED BY OTHERS AS FOLLOWS:

-FOR ARCHITECTURAL FEATURES, SEE PLANS PREPARED BY KG□D ARCHITECTS.
-FOR LANDSCAPE ARCHITECTURAL FEATURES, SEE PLANS PREPARED BY WESLEY STOUT ASSOCIATES, LLC.
-FOR ENTRANCE/ROUTE 35 IMPROVEMENTS, SEE PLANS PREPARED BY MASER CONSULTING, P.A., DATED AS REVISED JUNE 27, 2016

LANDSCAPE ARCHITECT
WESLEY STOUT ASSOCIATES, LLC C/O JAN GOLDFLUSS 96 MAIN STREET NEW CANAAN, CT 06840
SURVEYOR
RKW LAND SURVEYING C/O FRANK WALSH PO BOX 788, 22 EAST AVENUE NEW CANAAN, CT 06840
ENVIRONMENTAL CONSULTANT
EVANS ASSOCIATES C/O BETH EVANS 205 AMITY ROAD BETHANY, CT 06524
ATTORNEY
MICHAEL FULLER SIRIGNANO, ES□. OLD POST ROAD PROFESSIONAL BUILDING 892 ROUTE 35, PO BOX 784 CROSS RIVER, NY 10518
ARCHITECT
KG&D ARCHITECTS & ENGINEERS, PC C/O RUSSELL DAVIDSON 285 MAIN STREET MT KISCO, NY 10549
OWNER/APPLICANT
ELEGANT BAN□UETS, LLC C/O SIMON CURTIS 506 CANDLEWOOD LAKE ROAD BROOKFIELD, CT 06804

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REVISIONS

2	KELLARD SESSIONS MEMO, PLANNING BOARD COMMENTS	JUNE 30, 2016
1	KELLARD SESSIONS MEMO, PLANNING BOARD COMMENTS	APRIL 27, 2016
	REASON	DATE

MUNICIPAL TAX IDENTIFICATION:

SECTION:	55.01
BLOCK:	2
LOT:	6
SUBLOT:	-----
DRAWN BY:	KCS
CHECKED:	KCS/TC3
PROJECT:	CURTIS-LE CHATEAU
DATE:	FEBRUARY 25, 2016
JOB □:	150504

STATE OF NEW YORK · TIMOTHY L. CRONIN · 062980 · LICENSED PROFESSIONAL ENGINEER

TIMOTHY L. CRONIN III, P.E.
LICENSE □062980

CRONIN ENGINEERING
PROFESSIONAL ENGINEERING & CONSULTING
(914) 736-3664

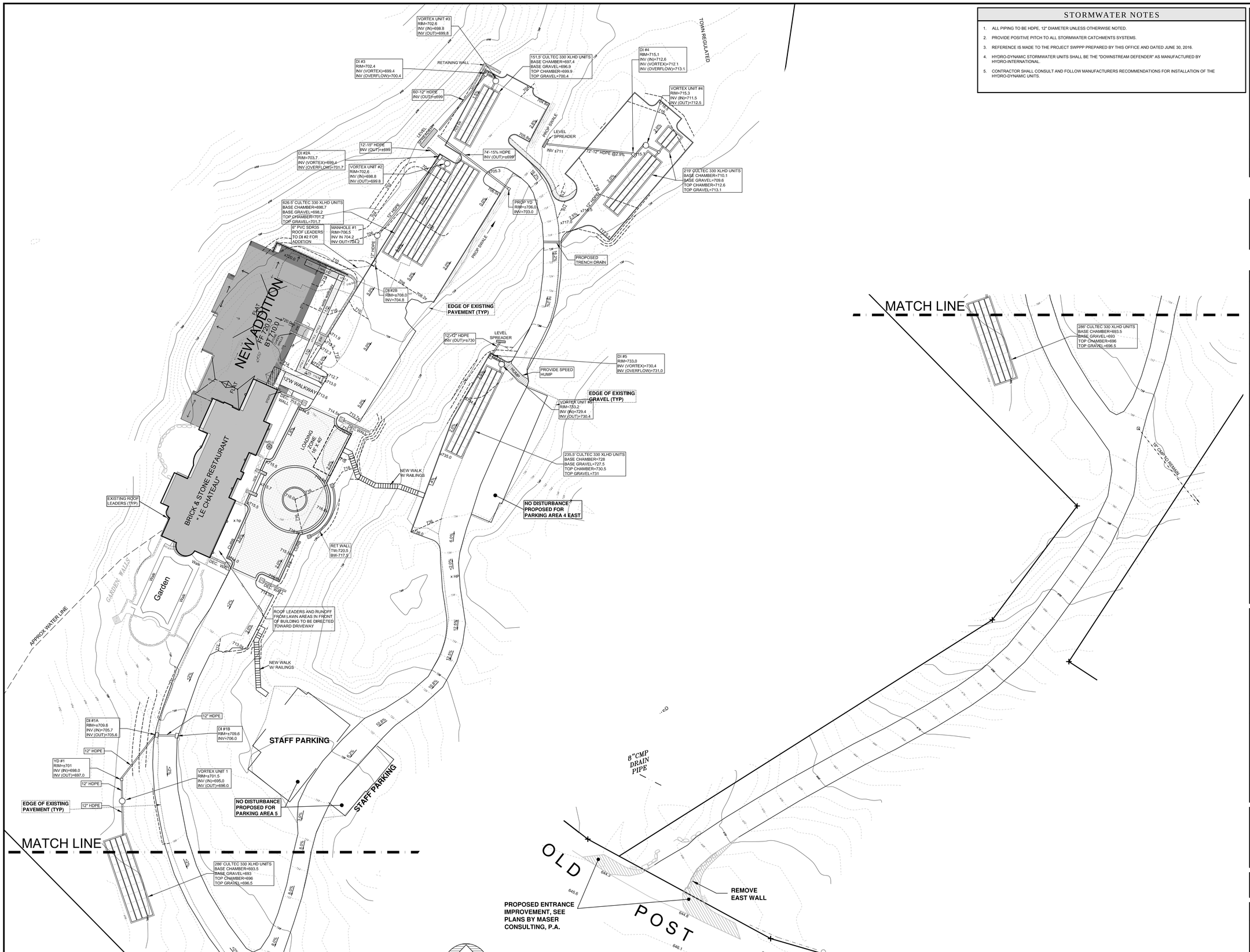
39 Arlo Lane
Cortlandt Manor, New York 10567

ROAD,TRAFFIC & PEDESTRIAN PLAN

SITE DEVELOPMENT PLAN FOR LE CHATEAU

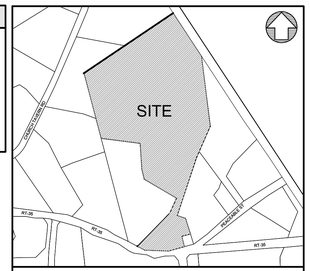
LOCATION:
1410 ROUTE 35
TOWN OF LEWISBORO, NEW YORK

SHEET 6 OF 14 **SP-3.2**



STORMWATER NOTES

1. ALL PIPING TO BE HDPE, 12" DIAMETER UNLESS OTHERWISE NOTED.
2. PROVIDE POSITIVE PITCH TO ALL STORMWATER CATCHMENTS SYSTEMS.
3. REFERENCE IS MADE TO THE PROJECT SWPPP PREPARED BY THIS OFFICE AND DATED JUNE 30, 2016.
4. HYDRO-DYNAMIC STORMWATER UNITS SHALL BE THE "DOWNSTREAM DEFENDER" AS MANUFACTURED BY HYDRO-INTERNATIONAL.
5. CONTRACTOR SHALL CONSULT AND FOLLOW MANUFACTURERS RECOMMENDATIONS FOR INSTALLATION OF THE HYDRO-DYNAMIC UNITS.



VICINITY MAP SCALE: 1" = 500'

SCALE: 1" = 30 FT.

STORMWATER / DRAINAGE PLAN

SCALE: 1" = 30'

REFERENCE NOTE

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MT KISCO, NY 10549

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C/O SIMON CURTIS
506 CANDLEWOOD LAKE ROAD
BROOKFIELD, CT 06804

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-	REASON	DATE

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PROJECT:	CURTIS-LE CHATEAU
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STATE OF NEW YORK · TIMOTHY L. CRONIN · 062980 · LICENSED PROFESSIONAL ENGINEER

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39 Arlo Lane
Cortlandt Manor, New York 10567

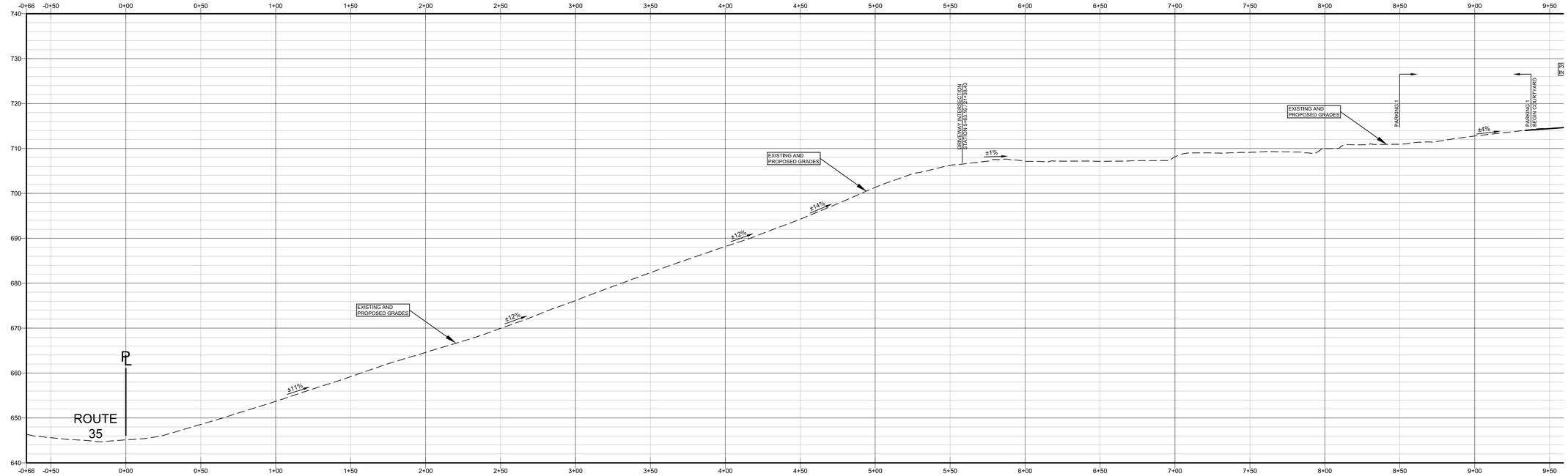
STORMWATER/DRAINAGE PLAN

SITE DEVELOPMENT PLAN FOR LE CHATEAU

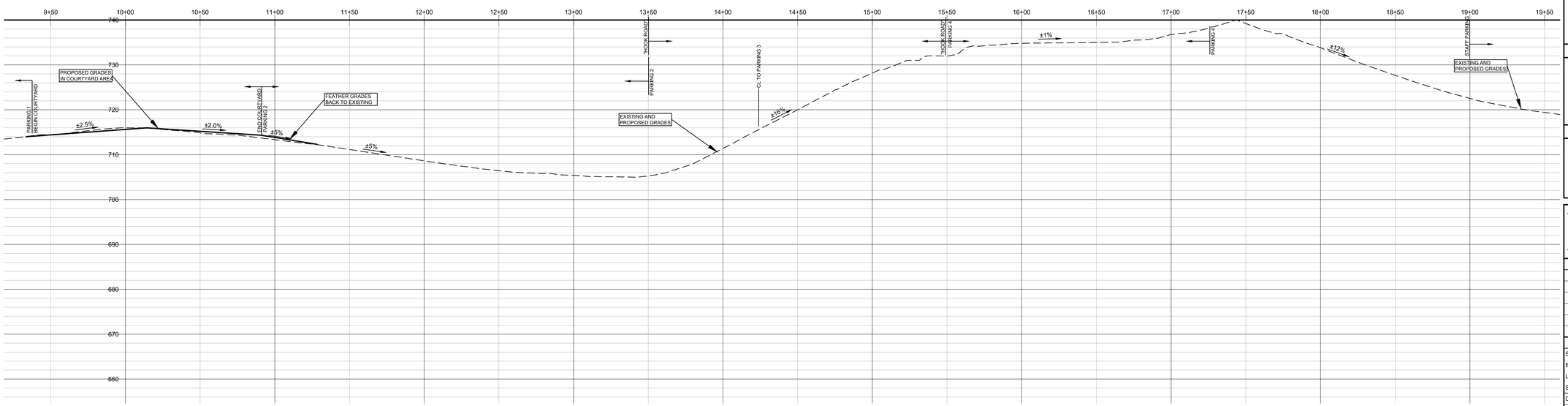
LOCATION:
1410 ROUTE 35
TOWN OF LEWISBORO, NEW YORK

SHEET 7 OF 14

SP-3.3



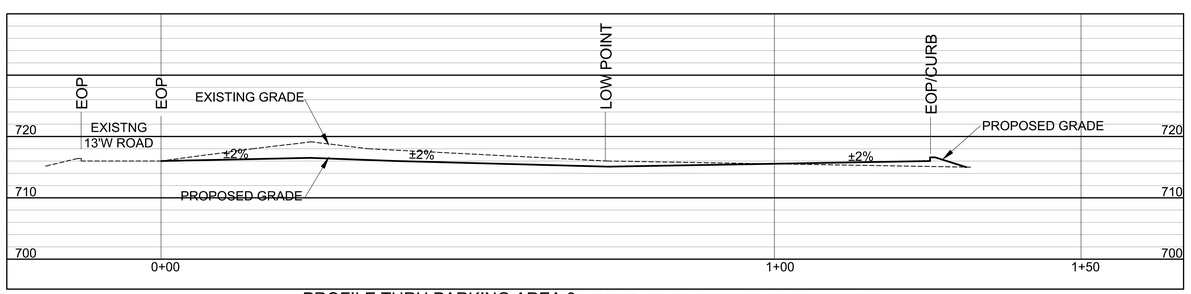
PROFILE THROUGH EXISTING DRIVEWAY (ROUTE 35 TO COURTYARD) SCALE: 1"=30' HORIZ., 1"=10' VERT.



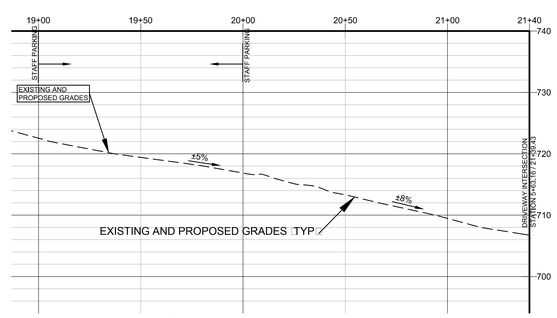
PROFILE THROUGH EXISTING DRIVEWAY (COURTYARD TO STATION 19+50) SCALE: 1"=30' HORIZ., 1"=10' VERT.

ROAD PROFILES

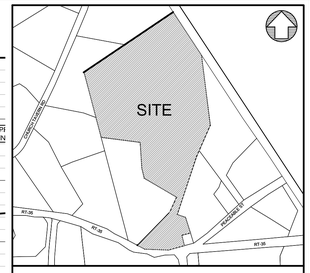
SCALE: AS SHOWN



PROFILE THRU PARKING AREA 3 SCALE: 1" = 10' VERTICAL AND HORIZONTAL



PROFILE THROUGH EXISTING DRIVEWAY (STATION 19+50 TO Y INTERSECTION) SCALE: 1"=30' HORIZ., 1"=10' VERT.



VICINITY MAP SCALE: 1" = 500'

SCALE: AS SHOWN

LANDSCAPE ARCHITECT
WESLEY STOUT ASSOCIATES, LLC
C/O JAN GOLDFLUSS
96 MAIN STREET
NEW CANAAN, CT 06840

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RKW LAND SURVEYING
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MUNICIPAL TAX IDENTIFICATION:
SECTION: 55.01
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LOT: 6
SUBLOT: -----
DRAWN BY: KCS
CHECKED: KCS/TC3
PROJECT: CURTIS-LE CHATEAU
DATE: FEBRUARY 25, 2016
JOB #: 150504

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TIMOTHY L. CRONIN III, P.E.
LICENSE #062980

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39 Arlo Lane
Cortlandt Manor, New York 10567

ROAD PROFILES

SITE DEVELOPMENT PLAN FOR LE CHATEAU

LOCATION:
1410 ROUTE 35
TOWN OF LEWISBORO, NEW YORK

SHEET 8 OF 14 RP-4.1

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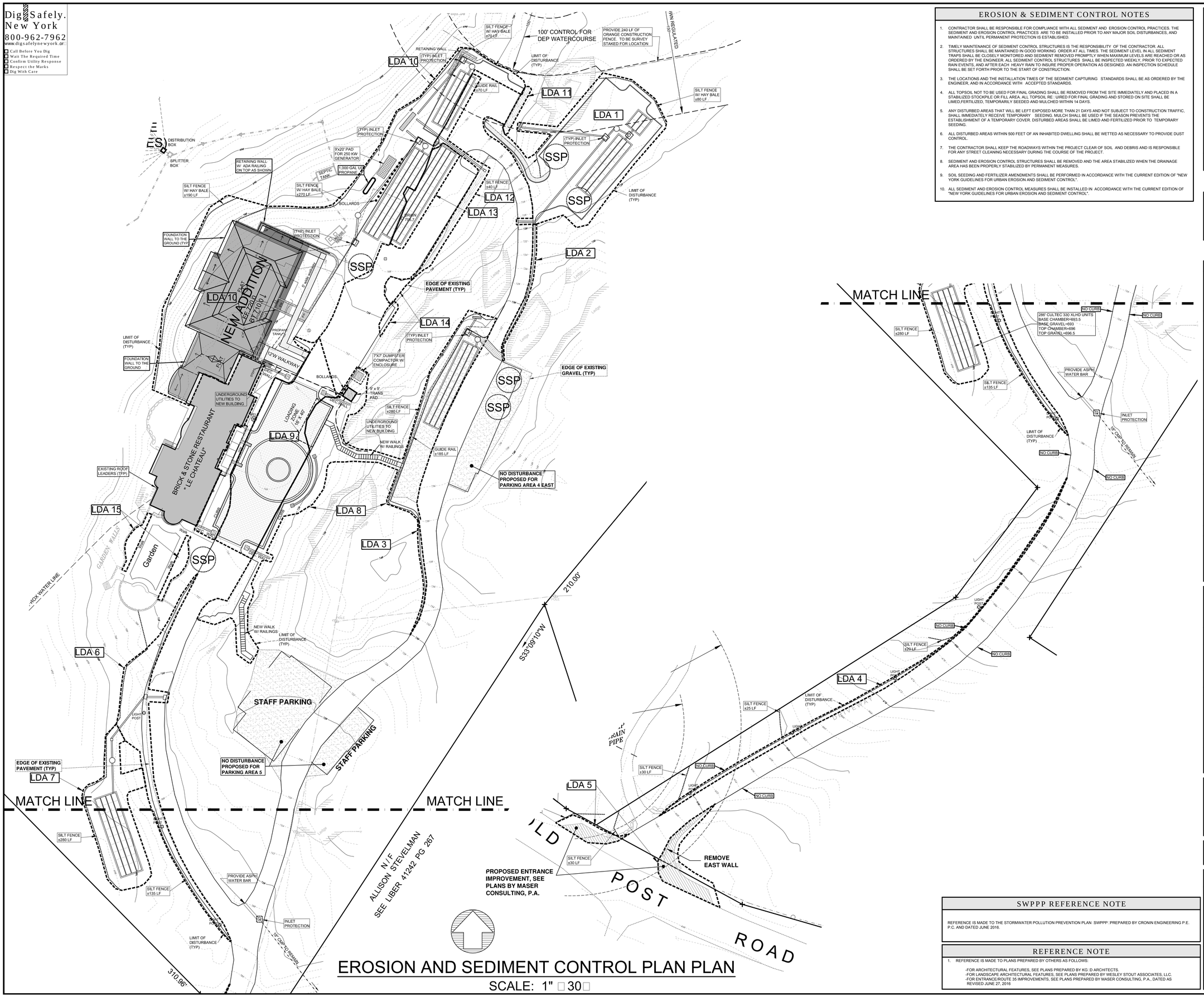

EROSION AND SEDIMENT CONTROL PLAN PLAN

SCALE: 1" □30□

EROSION & SEDIMENT CONTROL NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL SEDIMENT AND EROSION CONTROL PRACTICES. THE SEDIMENT AND EROSION CONTROL PRACTICES ARE TO BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCES, AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
2. TIMELY MAINTENANCE OF SEDIMENT CONTROL STRUCTURES IS THE RESPONSIBILITY OF THE CONTRACTOR. ALL STRUCTURES SHALL BE MAINTAINED IN GOOD WORKING ORDER AT ALL TIMES. THE SEDIMENT LEVEL IN ALL SEDIMENT TRAPS SHALL BE CLOSELY MONITORED AND SEDIMENT REMOVED PROMPTLY WHEN MAXIMUM LEVELS ARE REACHED OR AS ORDERED BY THE ENGINEER. ALL SEDIMENT CONTROL STRUCTURES SHALL BE INSPECTED WEEKLY, PRIOR TO EXPECTED RAIN EVENTS, AND AFTER EACH HEAVY RAIN TO INSURE PROPER OPERATION AS DESIGNED. AN INSPECTION SCHEDULE SHALL BE SET FORTH PRIOR TO THE START OF CONSTRUCTION.
3. THE LOCATIONS AND THE INSTALLATION TIMES OF THE SEDIMENT CAPTURING STANDARDS SHALL BE AS ORDERED BY THE ENGINEER, AND IN ACCORDANCE WITH ACCEPTED STANDARDS.
4. ALL TOPSOIL NOT TO BE USED FOR FINAL GRADING SHALL BE REMOVED FROM THE SITE IMMEDIATELY AND PLACED IN A STABILIZED STOCKPILE OR FILL AREA. ALL TOPSOIL RE□UIRED FOR FINAL GRADING AND STORED ON SITE SHALL BE LIMED,FERTILIZED, TEMPORARILY SEEDED AND MULCHED WITHIN 14 DAYS.
5. ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED MORE THAN 21 DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC, SHALL IMMEDIATELY RECEIVE TEMPORARY SEEDING. MULCH SHALL BE USED IF THE SEASON PREVENTS THE ESTABLISHMENT OF A TEMPORARY COVER. DISTURBED AREAS SHALL BE LIMED AND FERTILIZED PRIOR TO TEMPORARY SEEDING.
6. ALL DISTURBED AREAS WITHIN 500 FEET OF AN INHABITED DWELLING SHALL BE WETTED AS NECESSARY TO PROVIDE DUST CONTROL.
7. THE CONTRACTOR SHALL KEEP THE ROADWAYS WITHIN THE PROJECT CLEAR OF SOIL AND DEBRIS AND IS RESPONSIBLE FOR ANY STREET CLEANING NECESSARY DURING THE COURSE OF THE PROJECT.
8. SEDIMENT AND EROSION CONTROL STRUCTURES SHALL BE REMOVED AND THE AREA STABILIZED WHEN THE DRAINAGE AREA HAS BEEN PROPERLY STABILIZED BY PERMANENT MEASURES.
9. SOIL SEEDING AND FERTILIZER AMENDMENTS SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT EDITION OF "NEW YORK GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL".
10. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE CURRENT EDITION OF "NEW YORK GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL".

SWPPP REFERENCE NOTE

REFERENCE IS MADE TO THE STORMWATER POLLUTION PREVENTION PLAN :SWPPP: PREPARED BY CRONIN ENGINEERING P.E. P.C. AND DATED JUNE 2016.

REFERENCE NOTE

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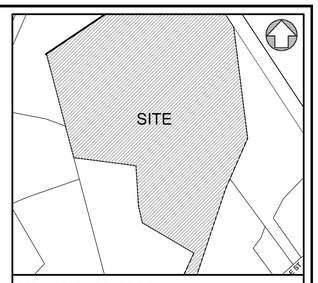

VICINITY MAP SCALE: 1" □500□

30 0 15 30
SCALE: 1" □30 FT.

LANDSCAPE ARCHITECT
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EROSION AND SEDIMENT CONTROL PLAN

SITE DEVELOPMENT PLAN FOR LE CHATEAU

LOCATION:
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SWPPP SHT 1 OF 2
SHEET 9 OF 14

ESC-5.1

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5. ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED MORE THAN 14 DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC, SHALL IMMEDIATELY RECEIVE TEMPORARY SEEDING. MULCH SHALL BE USED IF THE SEASON PREVENTS THE ESTABLISHMENT OF A TEMPORARY COVER. DISTURBED AREAS SHALL BE LIMED AND FERTILIZED PRIOR TO TEMPORARY SEEDING.
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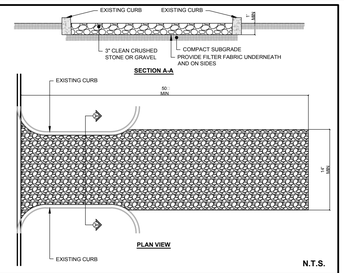
CONSTRUCTION SCHEDULE

1. FILE PERTINENT DOCUMENTS WITH THE TOWN BUILDING DEPARTMENT, NYSDOT, NYSDEC & ANY OTHER INVOLVED AGENCY. OBTAIN ON-SITE WASTEWATER TREATMENT SYSTEM (OWTS) APPROVAL FOR THE EXISTING SYSTEM FROM THE WCDH.
2. OBTAIN RE□UIRED PERMITS□I.E. BUILDING PERMIT, NYSDOT DRIVEWAY OPENING PERMIT (IF NECESSARY)□EXCAVATION PERMIT & ANY OTHER PERMITS NECESSARY FOR THE DEMOLITION OF EXISTING STRUCTURES AND CONSTRUCTION OF THE ADDITION AND APPURTENANCES□RETAIN THE SERVICES OF A□UALIFIED INSPECTOR□PRIOR TO ANY WORK ON SITE, CONTACT THE UNDERGROUND LINE LOCATION SERVICE.
3. LOCATE THE PROPOSED ADDITION WITH SURVEYOR STAKES AND OFFSET STAKES. LOCATION SHALL BE STAKED OUT, WITH OFFSETS, BY A LICENSED LAND SURVEYOR. INSTALL ORANGE CONSTRUCTION FENCING WHERE SHOWN. TO BE SURVEY LOCATED.
4. TREES TO BE PRESERVED, IF ANY, ARE TO BE CLEARLY MARKED & PROTECTED FROM CONSTRUCTION PER THE APPROVED PLAN.
5. PERFORM THE WETLAND MITIGATION PROGRAM AND REMOVE THE INVASIVE SPECIES AS MAY BE RE□UIRED. INSTALL ALL RE□UIRED EROSION CONTROL MEASURES PER THE APPROVED PLAN.
6. CLEAR AND GRUB AREAS PROPOSED FOR CONSTRUCTION, INCLUDING THE ADDITION SITE, DRIVEWAYS AND PARKING AREAS. STUMPS TO BE REMOVED FROM THE SITE AND DISPOSED OF IN A LAWFUL MANNER.
7. BEGIN SITE EXCAVATIONS AND FILLING OPERATIONS.
8. CONSTRUCT FOOTING FORMS & CONSTRUCT FOUNDATION WALLS. PROCEED WITH CONSTRUCTION OF ADDITION IN ACCORDANCE WITH ALL BUILDING DEPARTMENT RE□UIREMENTS.
9. INSTALL ROOF LEADER LINES AND FOOTING DRAIN LINES PER THE APPROVED PLANS.
10. INSTALL UNDERGROUND UTILITIES AND TANKS.
11. INSTALL THE STORMWATER DRAINAGE SYSTEMS PER THE APPROVED PLANS.
12. INSTALL THE ON SITE WASTEWATER TREATMENT (REPLACEMENT TANKS.
13. INITIATE AND COMPLETE FINAL GRADING OF THE SITE. PROVIDE THE NECESSARY SEEDING AND MULCH TO ALL FINAL GRADED AREAS.
14. CONTINUAL INSPECTION AND MAINTENANCE OF THE EROSION CONTROL MEASURES IS RE□UIRED THROUGHOUT CONSTRUCTION AND SHALL CONTINUE UNTIL THE SITE HAS A STABILIZED GROUND COVER.
15. PAVE THE DRIVEWAYS, AND PARKING AREAS.
16. INSTALL THE NECESSARY PLANTINGS AND IMPLEMENT GENERAL CLEAN UP OF THE LOT.
17. OBTAIN A CERTIFICATE OF OCCUPANCY FROM THE BUILDING DEPARTMENT.

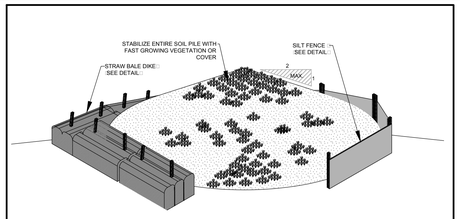


INSTALLATION NOTES:

1. STONE SIZE SHALL BE 3" STONE OR RECLAIMED OR RECYCLED CONCRETE (UIVALENT ONLY.
2. LENGTH SHALL BE AS SHOWN BUT NOT LESS THAN 50□
3. THE THICKNESS SHALL BE NO LESS THAN 12" AT THE CONSTRUCTION ENTRANCE.
4. THE WIDTH SHALL BE 12 AT A MINIMUM BUT NOT LESS THAN THE FULL WIDTH OF THE TRAVELED WAY.
5. FILTER FABRIC SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO THE PLACING OF ANY STONE. FILTER FABRIC WILL NOT BE RE□UIRED ON A SINGLE FAMILY RESIDENCE CONSTRUCTION.
6. IF SURFACE WATER IS FLOWING TOWARD THE CONSTRUCTION ENTRANCE, IT SHALL BE PIPED UNDERNEATH THE STABILIZED ENTRANCE. IF PIPING IS IMPRACTICAL, A BERM WITH 5:1 SIDE SLOPES SHALL BE PERMITTED.
7. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT THE TRACKING OR FLOWING OF SEDIMENT FROM CONSTRUCTION INTO THE PUBLIC RIGHT OF WAY. THIS MAY RE□UIRE PERIODIC DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO CAPTURE SEDIMENT. ANY SEDIMENT TRACKED, DROPPED OR WASHED INTO PUBLIC RIGHT OF WAY SHALL BE REMOVED IMMEDIATELY.
8. WHELLS OF CONSTRUCTION VEHICLES SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTERING ONTO THE PUBLIC RIGHT OF WAY. WHEN WASHING IS RE□UIRED, IT SHALL BE DONE IN AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROPRIATE SEDIMENT TRAPPING DEVICE.
9. PERIODIC INPECTION AND MAINTENANCE SHALL BE PROVIDED FOR THE DURATION OF CONSTRUCTION OR UNTIL FINAL GRADE IS ACHIEVED.

N.T.S.

STABILIZED CONSTRUCTION ENTRANCE(AS DEEMED NECESSARY BY PROJECT ENGINEER)

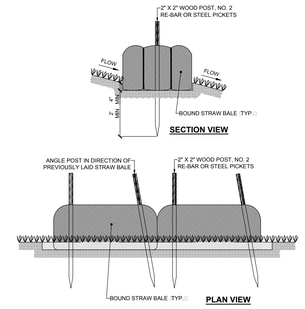


INSTALLATION NOTES:

1. AREA CHOSEN FOR STOCK PILING OPERATIONS TO BE DRY AND STABLE.
2. MAXIMUM SLOPE OF PILE TO BE 1 VERTICAL ON 2 HORIZONTAL.
3. REFER TO STRAW BALE DIKE AND SILT FENCE INSTALLATION DETAILS IN THIS PLAN SET FOR INSTALLATION GUIDELINES.

□EITHER A STRAW BALE DIKE OR SILT FENCE MAY BE USED FOR INLET PROTECTION AS SPECIFIED BY □UALIFIED INSPECTOR.

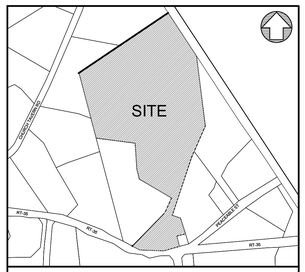
SOIL STOCKPILING CONSTRUCTION N.T.S.



INSTALLATION NOTES:

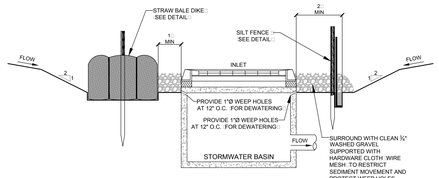
1. BALES SHALL BE PLACED IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES.
2. EACH BALE SHALL BE EMBEDDED IN THE SOIL A MINIMUM OF 4".
3. BALES SHALL BE SECURELY ANCHORED IN PLACE BY STAKES OR RE-BAR DRIVEN THROUGH THE BALES. THE FIRST STAKE IN EACH BALE SHALL BE ANGLED TOWARD PREVIOUSLY LAID BALE TO FORCE BALES TOGETHER.
4. BALES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.

STRAW BALE DIKE INSTALLATION N.T.S.



VICINITY MAP SCALE: 1" □500□

SCALE: AS SHOWN



INSTALLATION NOTES:

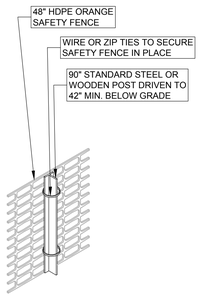
1. GRADE APPROACH TO INLET UNIFORMLY AROUND THE BASIN.
2. PROVIDE WEEP HOLES AND PROTECT WITH GRAVEL AS SHOWN
3. UPON STABILIZATION OF CONTRIBUTING DRAINAGE AREA (MAX 1 ACRE□SEAL WEEP HOLES, FILL EXCAVATION WITH STABLE SOIL TO FINAL GRADE, COMPACT IN 6" LIFTS AND STABILIZE WITH PERMANENT SEEDING OR PAVEMENT WHERE APPLICABLE.
4. REFER TO STRAW BALE DIKE AND SILT FENCE INSTALLATION DETAILS IN THIS PLAN SET FOR INSTALLATION GUIDELINES.

□EITHER A STRAW BALE DIKE OR SILT FENCE MAY BE USED FOR INLET PROTECTION AS SPECIFIED BY □UALIFIED INSPECTOR.

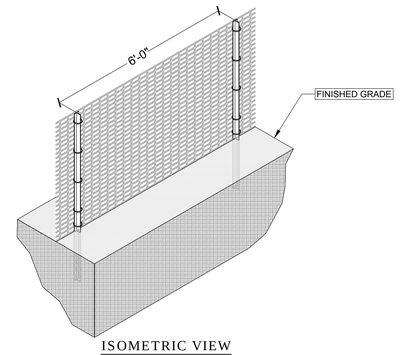
EXCAVATED DROP INLET PROTECTION N.T.S.

INSTALLATION NOTES

1. SPACE SUPPORT FENCE POSTS AT 6'-0" INTERVALS.
2. DRIVE SUPPORT POSTS 42" INTO GROUND.
3. FIRMLY FASTEN FENCE MATERIAL IN PLACE BY WIRING OR ZIP TYING TO FENCE POST WHILE MAINTAINING TENSION ACROSS FULL HEIGHT OF FENCE. WIRING OR ZIP TYING SHALL BE DONE IN A MANNER THAT WILL PREVENT SAGGING OF FENCE MATERIAL.
4. PROVIDE PERIODIC INSPECTION AND MAINTENANCE OF FENCE INCLUDING REPAIRS AS NECESSARY AND REQUIRED.
5. PLASTIC FENCE MATERIAL SHALL BE MORNING BARRIER FENCE, COLOR-INTERNATIONAL ORANGE, AS MANUFACTURED BY ADPI ENTERPRISES, INC. OR APPROVED EQUAL.

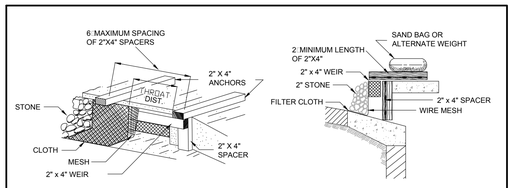


BLOW UP VIEW



ISOMETRIC VIEW

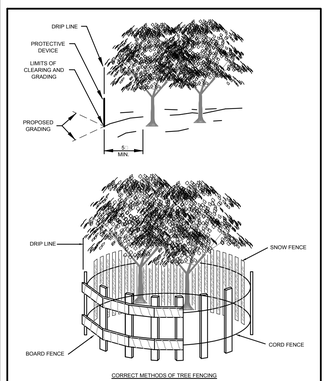
CONSTRUCTION SAFETY FENCE INSTALLATION NTS



INSTALLATION NOTES:

1. FILTER FABRIC SHALL HAVE AN EOS OF 40-85.
2. WOODEN FRAME SHALL BE CONSTRUCTED OF 2" x 4" CONSTRUCTION GRADE LUMBER.
3. WIRE MESH ACROSS THROAT SHALL BE A CONTINUOUS PIECE 30 INCH MINIMUM WIDTH WITH A LENGTH 4 FEET LONGER THAN THE THROAT. SHALL BE SHAPED AND SECURELY NAILED TO A 2" x 4" WEIR.
4. THE WEIR SHALL BE SECURELY NAILED TO 2" x 4" SPACERS 8 INCHES LONG SPACED NO MORE THAN 6 FEET APART.
5. THE ASSEMBLY SHALL BE PLACED AGAINST THE INLET AND SECURED BY 2" x 4" ANCHORS 2 FEET LONG EXTENDING ACROSS THE TOP OF THE INLET AND HELD IN PLACE BY SANDBAGS OR ALTERNATE WEIGHTS.

CURB INLET PROTECTION N.T.S.



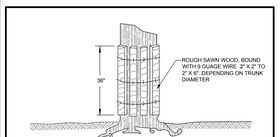
CORRECT METHODS OF TREE FENCING

TREE AND ROOT PROTECTION

1. CONSTRUCTION E□UIPMENT, TRUCKS OR OTHER VEHICLES SHOULD NOT BE PARKED OR OPERATED UNDER THE CANOPY OF TREES TO BE SAVED.
2. PETROLEUM PRODUCTS AND CHEMICALS SHOULD NOT BE STORED, SPILLED, OR DUMPED UNDER PROTECTED TREE CANOPIES.
3. EXCAVATION OR STOCKPILING BENEATH PROTECTED TREES IS NOT ACCEPTABLE.
4. IN NO CASE SHALL BOARDS OR FENCES BE NAILED TO PROTECTED TREES.

N.T.S.

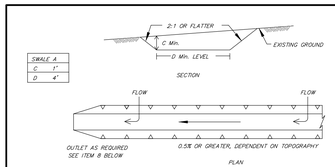
TREE PROTECTION FENCING INSTALLATION



N.T.S.

TREE TRUNK ARMOR INSTALLATION

1. TREES TO BE PROTECTED SHALL BE DETERMINED IN THE FIELD BY THE PROJECT LANDSCAPE ARCHITECT.



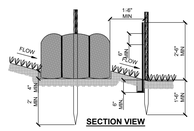
INSTALLATION NOTES

1. ALL TEMPORARY SWALES SHALL HAVE UNINTERRUPTED POSITIVE GRADE TO AN OUTLET.
2. DIVERTED RUNOFF FROM A DISTURBED AREA SHALL BE CONVEYED TO A SEDIMENT TRAPPING DEVICE.
3. DIVERTED RUNOFF FROM AN UNDISTURBED AREA SHALL OUTLET DIRECTLY INTO AN UNDISTURBED STABILIZED AREA AT NON-EROSIVE VELOCITY.
4. ALL TREES, BRUSH, STUMPS, OBSTRUCTIONS AND OTHER OBJECTIONABLE MATERIAL SHALL BE REMOVED AND DISPOSED OF SO AS NOT TO INTERFERE WITH THE PROPER FUNCTIONING OF THE SWALE.
5. THE SWALE SHALL BE EXCAVATED OR SHAPED TO LINE, GRADE AND CROSS SECTION AS REQUIRED TO MEET THE CRITERIA SPECIFIED HEREIN AND BE FREE OF BANK PROJECTIONS OR OTHER IRREGULARITIES WHICH WILL IMPEDE NORMAL FLOW.
6. FILLS SHALL BE COMPACTED BY EARTH MOVING EQUIPMENT.
7. ALL EARTH REMOVED AND NOT NEEDED FOR CONSTRUCTION SHALL BE PLACED SO AS NOT TO INTERFERE WITH THE FUNCTIONING OF THE SWALE.
8. INSPECTION AND MAINTENANCE MUST BE PROVIDED AFTER EACH RAIN EVENT.
9. STABILIZATION SHALL BE AS PER THE CHART BELOW.

FLOW CHANNEL STABILIZATION

TYPE OF TREATMENT	CHANNEL GRADE	A (5 AC. OR LESS)
1	0.5 – 3.0%	SEED AND STRAW MULCH
2	3.1 – 5.0%	SEED AND STRAW MULCH
3	5.1 – 8.0%	SEED AND JUTE MESH LINED – RIPRAP 2"
4	8.1 – 20%	LINED – RIPRAP 4–8"

TEMPORARY SWALE N.T.S.



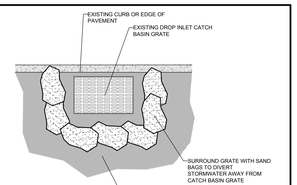
SECTION VIEW

INSTALLATION NOTES:

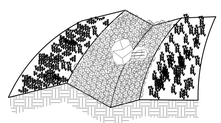
1. THE INSTALLATION OF EACH OF THE COMPONENTS SHALL BE IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PAGE.
2. THE HAY BALES ARE TO BE LOCATED 18" UP SLOPE OF THE SILT FENCE

N.T.S.

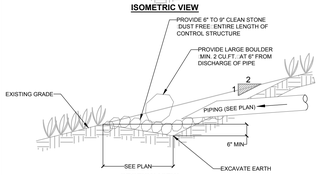
STRAW BALE / SILT FENCE INSTALLATION



DROP INLET PROTECTION N.T.S.



ISOMETRIC VIEW

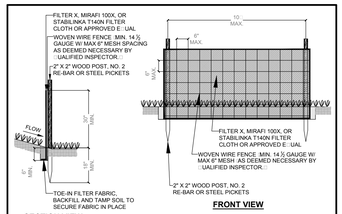


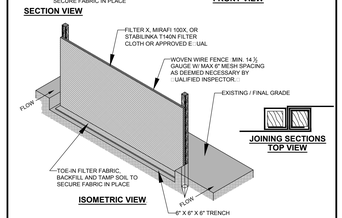
SECTION VIEW

INSTALLATION NOTES:

- SPREADER SHALL BE PROVIDED WITH A FLAT GRADE ALONG A CONTOUR LINE.
- SPREADER ENDS SHALL BE BERMED TO PREVENT OUTFLOW

ESC-11 **LEVEL SPREADER** N.T.S.

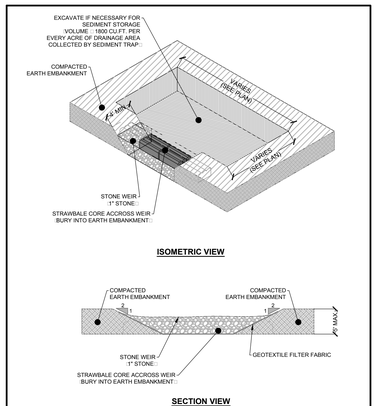




INSTALLATION NOTES:

1. EXCAVATE A 4 INCH X 4 INCH TRENCH ALONG THE LOWER SIDE OF A SLOPE AS SPECIFIED ON SITE PLAN.
2. UNROLL A SECTION AT A TIME AND POSITION THE POSTS AGAINST THE BACK□DOWNHILL□WALL OF THE TRENCH□NET SIDE AWAY FROM DIRECTION OF STORM WATER FLOW□
3. DRIVE THE POST INTO THE GROUND UNTIL THE NETTING IS APPROXIMATELY 2 INCHES FROM THE TRENCH BOTTOM□
4. LAY THE TOE-IN FLAP OF FABRIC FLAT IN THE BOTTOM OF THE TRENCH AND BACKFILL THE TRENCH AND TAMP THE SOIL OVER THE FLAP TO SECURELY HOLD THE FABRIC IN PLACE. STEEPER SLOPES RE□URE AN INTERCEPT TRENCH.
5. JOIN SECTIONS AS SHOWN ABOVE.
6. PREFABRICATED UNITS SHALL BE OF TYPE GEOFAB, ENVIROFENCE, OR APPROVED E□UIVALENT.

SILT FENCE INSTALLATION N.T.S.



INSTALLATION NOTES:

1. AREA UNDER EMBANKMENT SHALL BE CLEARED, GRUBBED, AND STRIPPED OF ANY VEGETATION AND ROOT MAT□THE POOL AREA SHALL BE CLEARED AS WELL□
2. THE FILL MATERIAL FOR THE EMBANKMENT SHALL BE FREE OF ROOTS OR OTHER WOODY VEGETATION AS WELL AS OVER SIZED STONES, ROCKS, ORGANIC MATERIAL AND OTHER □UESTIONABLE MATERIAL□THE EMBANKMENT SHALL BE COMPACTED BY TRAVERSING WITH E□UIPMENT WHILE IT IS BEING CONSTRUCTED□
3. SEDIMENT SHALL BE REMOVED AND TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO 1/2 THE DESIGN DEPTH OF THE TRAP□REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE□
4. THE STRUCTURE SHALL BE INSPECTED AFTER EACH RAIN AND REPAIRS MADE AS NEEDED□
5. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION IS MINIMIZED□
6. THE STRUCTURE SHALL BE REMOVED AND THE AREA STABILIZED WHEN THE DRAINAGE AREA HAS BEEN PROPERLY STABILIZED□
7. ALL CUT AND FILL SLOPES SHALL BE 1□2 OR FLATTER□

N.T.S.

TEMPORARY SEDIMENT TRAP CONSTRUCTION

LANDSCAPE ARCHITECT
WESLEY STOUT ASSOCIATES, LLC
C/O JAN GOLDFLUSS
96 MAIN STREET
NEW CANAAN, CT 06840

SURVEYOR
RKW LAND SURVEYING
C/O FRANK WALSH
PO BOX 788, 22 EAST AVENUE
NEW CANAAN, CT 06840

ENVIRONMENTAL CONSULTANT
EVANS ASSOCIATES
C/O BETH EVANS
205 AMITY ROAD
BETHANY, CT 06524

ATTORNEY
MICHAEL FULLER SIRIGNANO, ES□.
OLD POST ROAD PROFESSIONAL BUILDING
892 ROUTE 35, PO BOX 784
CROSS RIVER, NY 10518

ARCHITECT
KG&D ARCHITECTS & ENGINEERS, PC
C/O RUSSELL DAVIDSON
285 MAIN STREET
MT KISCO, NY 10549

OWNER/APPLICANT
ELEGANT BAN□UETS, LLC
C/O SIMON CURTIS
506 CANDLEWOOD LAKE ROAD
BROOKFIELD, CT 06804

• UNDER NEW YORK STATE EDUCATIONAL LAW ARTICLE 145, SECTION 7209□2□IT IS UNLAWFUL FOR ANY PERSON TO ALTER ANY ITEM ON THIS DRAWING, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER. IF ANY ITEM IS ALTERED, THE ALTERING ENGINEER SHALL AFFIX TO THE ITEM HIS SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION AND A SPECIFIC DESCRIPTION OF THE ALTERATION.
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REVISIONS

2	KELLARD SESSIONS MEMO, PLANNING BOARD COMMENTS	JUNE 30, 2016
1	KELLARD SESSIONS MEMO, PLANNING BOARD COMMENTS	APRIL 27, 2016
□	REASON	DATE

MUNICIPAL TAX IDENTIFICATION:

SECTION:	55.01
BLOCK:	2
LOT:	6
SUBLOT:	-----
DRAWN BY:	KCS
CHECKED:	KCS/TC3
PROJECT:	CURTIS-LE CHATEAU
DATE:	FEBRUARY 25, 2016
JOB □:	150504

STATE OF NEW YORK · TIMOTHY L. CRONIN · 062980 · LICENSED PROFESSIONAL ENGINEER

TIMOTHY L. CRONIN III, P.E.
LICENSE□062980

CRONIN ENGINEERING
PROFESSIONAL ENGINEERING & CONSULTING
(914) 736-3664
39 Arlo Lane
Cortlandt Manor, New York 10567

EROSION AND SEDIMENT CONTROL DETAILS

SITE DEVELOPMENT PLAN FOR LE CHATEAU

LOCATION:
1410 ROUTE 35
TOWN OF LEWISBORO, NEW YORK

SWPPP SHT 2 OF 2
SHEET 10 OF 14
ESC-5.2

Dig Safely. New York
800-962-7962
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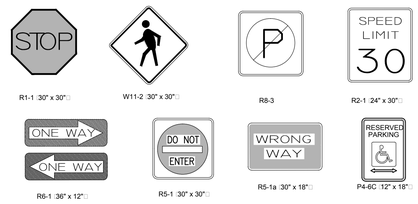
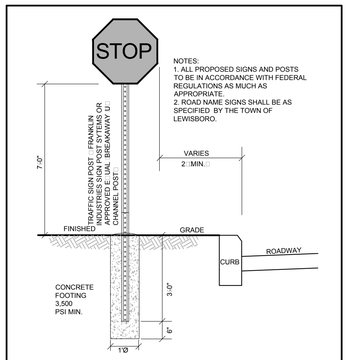
Call Before You Dig
Wait The Required Time
Confirm Utility Response
Respect the Marks
Dig With Care

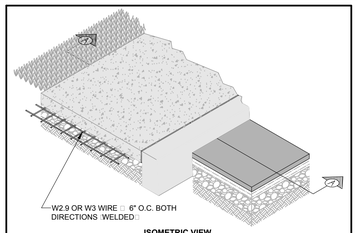


NOTE:
ALL SIGNS TO BE IN ACCORDANCE WITH THE SPECIFICATIONS OF THE TOWN OF LEWISBORO AND THE FEDERAL M.U.T.C.D

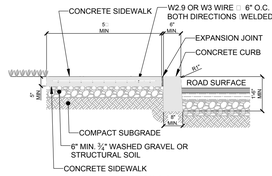
TRAFFIC SIGNS N.T.S.



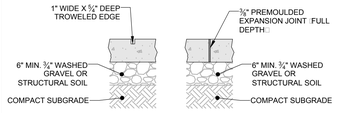
TRAFFIC SIGN POLE N.T.S.



ISOMETRIC VIEW



SECTION A-A

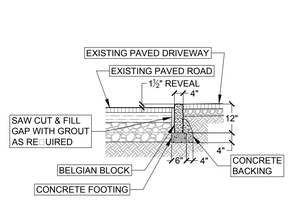


SCORE JOINT EXPANSION JOINT

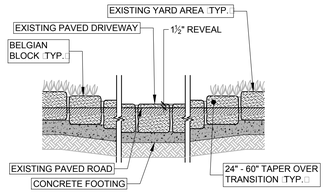
CONSTRUCTION NOTES:

1. CONTRACTOR SHALL COMPLY WITH RE: UIREMENTS OF SECTION 501 NYSDOT STANDARD SPECIFICATIONS CODE FOR TRANSPORTING, AND PLACING OF PORTLAND CEMENT CONCRETE.
2. CONCRETE TO BE PLACED IN ONE COURSE TO THE FULL DEPTH.
3. PROVIDE CONCRETE CLASS "A" AS PER NYSDOT SECTION 501-2.
4. CURING OF CONCRETE SHALL CONFORM SECTION 502 NYS CODE.
5. SIDEWALK TO BE PLACED ON 6" THICK BASE OF COMPACTED ½"GRAVEL OR STRUCTURAL SOIL AS SPECIFIED.
6. SIDEWALK SLAB SHALL HAVE A MINIMUM THICKNESS OF 5". AND 7" MIN. AT DRIVEWAY SECTIONS.
7. WIRE FABRIC TO BE W2.9 OR W3 WIRE AT 6" CENTERS TRANSVERSELYAND LONGITUDINALLY, AND SHALL BE EMBEDDED TO MID-DEPTH IN THE SLAB.
8. LONGITUDINAL JOINTS TO BE PLACED TO FULL DEPTH OF SLAB BETWEEN SIDEWALK AND CURB.
9. TRANSVERSE EXPANSION JOINTS SHALL BE PLACED TO THE FULL DEPTH OF SLAB AND BE SPACED 20 FEET APART. THE EDGES OF TRANSVERSE JOINTS TO BE FINISHED WITH AN EDGING TOOL HAVING A 1/4 INCH RADIUS.
10. ALL JOINTS SHALL BE PREMOLDED BITUMINOUS TYPE, ¼" OR ½".
11. CONCRETE SURFACE TO BE SCORED AND TOOLED AT INTERVALSOF 5 FEET.
12. THE CONCRETE SHALL BE FINISHED TO PRODUCE A SMOOTHSURFACE, THEN LIGHTLY BROOMED TO A UNIFORM TEXTURE, AND SHOULD BE SLIP RESISTANT.
13. CONTRACTOR TO PREVENT AGAINST ANY LOW SPOTS WHERE WATER CAN COLLECT AND ANY POSSIBLE REDIRECTION OF STORMWATER.
14. CONTRACTOR TO USE RESILIENT JOINT FILLER ACCORDING TO SECTION 705-07 NYS CODE AND INSTALL AT ALL JOINTS BETWEEN SIDEWALK, RAMPS, AND CURBS.
15. CONCRETE SIDEWALK TO RECEIVE 2 TWO COATS OF ANTI-SPALLING COMPOUND.

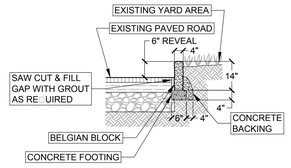
CONCRETE SIDEWALK INSTALLATION N.T.S.



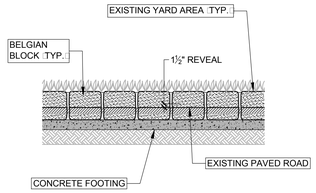
SIDE VIEW DROP CURB



FRONT VIEW DROP CURB



SIDE VIEW FULL CURB

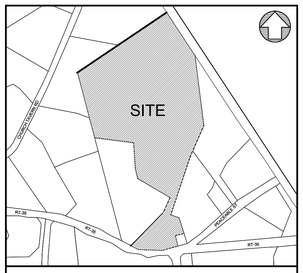


FRONT VIEW FULL CURB

NOTES

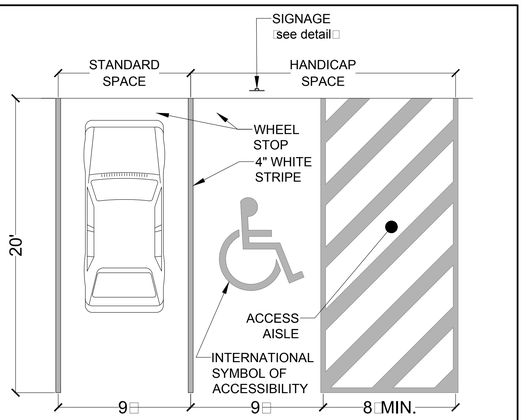
1. ALL CONCRETE FOR FOOTINGS & BACKING TO TEST 3000 P.S.I. AT 28 DAYS.
2. PROVIDE ⅝" JOINTS BETWEEN BLOCKS AND FILL WITH CONRETE MORTAR.
3. EXTREME CARE SHOULD BE TAKEN DURING EXCAVATION SO THAT THE EXISTING PAVED AREAS ARE NOT UNDERMINED. EXCAVATED AREAS BETWEEN PAVEMENT AND BLOCK SHALL BE PROMPTLY FILLED WITH GROUT.
4. BELGIAN BLOCKS SHALL BE 14" x 18" x 4" OR SHALL MATCH EXISTING.
5. A 6" REVEAL SHALL BE MAINTAINED ON ALL CURBING EXCEPT FOR AT AREAS OF DRIVEWAY INTERSECTIONS WHICH SHALL BE PROVIDED WITH A 1½" REVEAL AS SHOWN. MATCH EXISTING CURBING WHERE APPLICABLE.
6. IF UNSUITABLE MATERIAL IS ENCOUNTERED DURING CURB INSTALLATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REMOVE AND REPLACE WITH WELL COMPACTED SELECT MATERIAL AT THE DIRECTION OF THE DESIGN ENGINEER.
7. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE WORK ZONE IN A SAFE MANNER IN ACCORDANCE WITH CFR-29-LABOR, PART 1926-OSHA.

BELGIAN BLOCK CURB INSTALLATION NTS

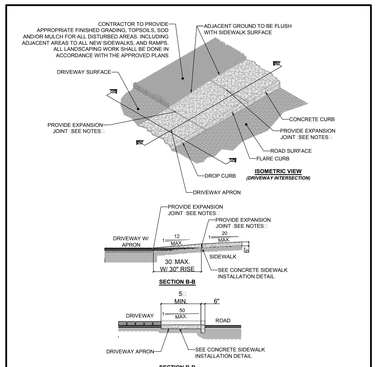


VICINITY MAP SCALE: 1" = 500'

SCALE: AS SHOWN



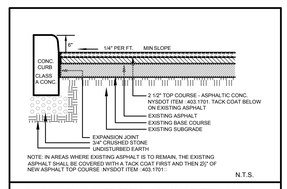
PARKING STALL DETAIL N.T.S.



CONSTRUCTION NOTES:

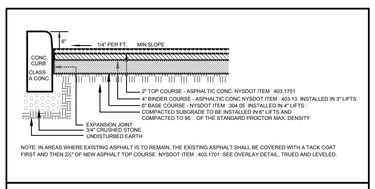
1. ALL RAMP AND SIDEWALK CONSTRUCTION TO BE DONE IN ACCORDANCE WITH CT BUILDING CODES, LOCAL CODES AND AMERICAN DISABILITY ASSOCIATION REGULATIONS.
2. MAX SLOPE ON RAMPS NOT TO EXCEED 1 VERTICAL ON 12 HORIZONTAL AND 1 VERTICAL ON 50 HORIZONTAL CROSS SLOPE.
3. CONTRACTOR TO PROVIDE A STABLE, FIRM, SLIP FREE SURFACE FREE OF PONDING AREAS AND AREAS OF ICE CONCERN.
4. IF A LANDING HAS TO BE INCORPORATED INTO THE RAMPS, THE MAXIMUM VERTICAL RISE BETWEEN LANDING AND RESTING SPACE SHALL NOT EXCEED 30".
5. ALL EXPANSION JOINTS SHALL CONSIST OF FELT MATERIAL.

SIDEWALK RAMP & CURB @ DRIVEWAY INTERSECTION N.T.S.



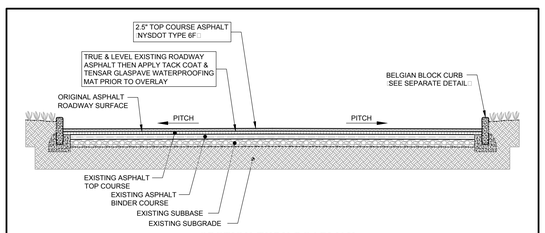
N.T.S.

PAVEMENT AND CURB DETAIL (ASPHALT OVERLAY ONLY)



N.T.S.

PAVEMENT AND CURB DETAIL (FULL DEPTH OF PAVEMENT)

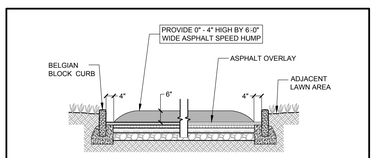


SECTION THRU ROADWAY

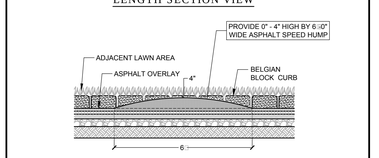
NOTES

1. THE ROADWAY SHALL PITCH UNIFORMLY TO THE CURB & EXISTING DRAINAGE STRUCTURES.
2. BELGIAN BLOCK DROP CURBING WITH 6" REVEAL SHALL BE INSTALLED BEFORE ROADWAY IS OVERLAYED.
3. ALL CRACKS IN THE APSHALT ROADWAY SHALL BE CLEANED & FILLED WITH JOINT SEALANT THEN THE ROADWAY SHALL BE CLEANED OF ALL DIRT, SILT, ETC. AND THE GLASPAVE WATERPROOFING PAVING MAT SHALL THEN BE APPLIED OVER TACK COAT PER THE MANUFACTURER SPECIFICATION OF 0.15 GAL/SY.
4. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE WORK ZONE IN A SAFE MANNER IN ACCORDANCE WITH CFR-29-LABOR, PART 1926-OSHA.

ASPHALT ROADWAY OVERLAY NTS



LENGTH SECTION VIEW

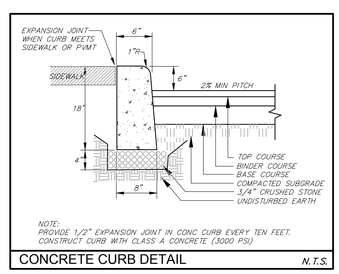


WIDTH SECTION VIEW

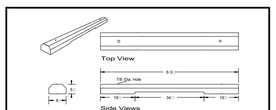
NOTES

1. SPEED HUMP TO BE MADE OF TOP COURSE ASPHALT AND TO BE PLACED ONTO TOP OF ORIGINAL TOP COURSE ASPHALT.

SPEED HUMP NTS



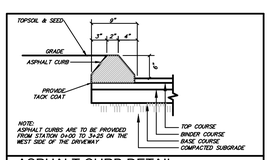
CONCRETE CURB DETAIL N.T.S.



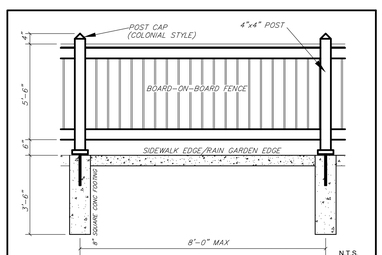
SPECIFICATIONS	PRECAST PARKING BUMPERS MODELS SBB / SBB-HD
Concrete Min. Strength : 4,000 psi at 28 days Reinforcement: #4 Rebar, Fiber Air Entrainment: 5% Weight = 250 lbs	Woodard's Concrete Products, Inc. 629 Lybolt Road, Bullville, NY 10915 (845) 361-3471 / Fax 361-1050 Page 4F 2/1/05

www.woodardsconcrete.com

WHEEL STOP DETAIL N.T.S.

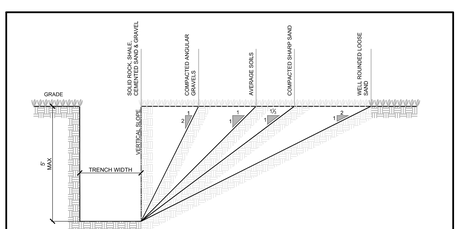


ASPHALT CURB DETAIL N.T.S.



N.T.S.

BOARD ON BOARD FENCE (DUMPSTER ENCLOSURE)



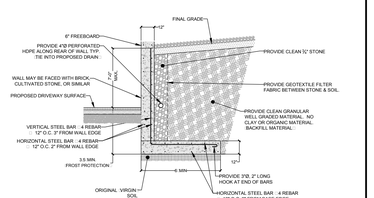
TRENCH EXCAVATION & SLOPING NOTES:

1. SHEETING AND BRACING SHALL BE USED IN ACCORDANCE WITH OSHA AND THE NYS DEPARTMENT OF LABOR INDUSTRIAL CODE, RULE 753 WHERE RE: UIRED. SHEETING & BRACING ARE RE: UIRED WHERE TRENCH DEPTHS EXCEED 5.0'N HEIGHT.
2. CLAY, SILT, LOAM OR NON-HOMOGENOUS SOILS RE: UIRE SHORING AND BRACING. PRESENCE OF GROUND WATER RE: UIRES SPECIAL TREATMENT
3. SOURCE- U.S. DEPARTMENT OF LABOR OSHA

TRENCH EXCAVATION & SLOPING N.T.S.

NOTES:

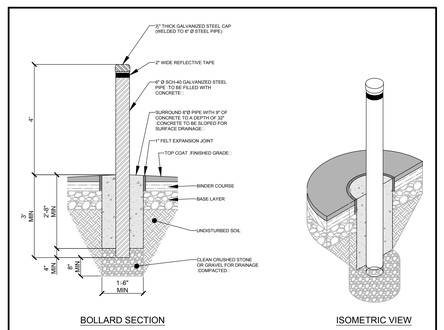
1. CONTRACTOR TO CONSTRUCT AND STABILIZE WALL AT BASE. WALL SHALL BEAR ON SOIL WITH 3 TON CAPACITY MINIMUM. CONTRACTOR SHALL BE RESPONSIBLE FOR TESTING SOIL. CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THE EXISTING CONDITION OF SOIL UNDER PROPOSED WALL FOUNDATION CONDITION. MINIMUM CONDITION SHALL CORRESPOND TO COMPACTED SAND WITHOUT ORGANICS, CLAY OR ANY OTHER UNSUITABLE MATERIAL. IF THIS CONDITION IS NOT ACHIEVED, ON SITE CONTRACTOR MUST CONTACT DESIGN ENGINEER PRIOR TO STARTING WORK.
2. CONTRACTOR TO FOLLOW ALL OSHA RE: UIREMENTS REGARDING SAFETY DURING CONSTRUCTION OF THE RETAINING WALL.
3. WALL FOOTING SHALL BE CONSTRUCTED ON UNDISTURBED EARTH, NOT ON FILL MATERIAL.
4. CONCRETE USED IN WALL AND FOOTING CONSTRUCTION SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2,500 PSI AT 28 DAYS.
5. STEEL USED FOR WALL AND FOOTING REINFORCEMENT SHALL HAVE A MINIMUM STRENGTH OF 36KSI
6. PROVIDE A MINIMUM COVER OF 3" ABOVE THE BOTTOM OF THE WALL FOOTING OVER THE ENTIRE FOOTING LENGTH FOR FROST PROTECTION MEASURED FROM THE OUTSIDE OF WALL.
7. DISCHARGE LOCATION OF WALL DRAIN PIPING SHALL BE APPROVED BY DESIGN ENGINEER AND WILL BE BASED ON THE FINDINGS OF THE STORMWATER SEWER SYSTEM CLEANOUT RE: UIREMENTS.



ACTUAL WALL HEIGHT RANGES FROM 3' TO 7' HIGH
(TALLER WALLS REQUIRE ADDITIONAL DESIGN

N.T.S.

REINFORCED CONCRETE RETAINING WALL TYPE II - LANDSCAPED ABOVE DRIVEWAY BELOW



BOLLARD SECTION ISOMETRIC VIEW

BOLLARD INSTALLATION N.T.S.

LANDSCAPE ARCHITECT
WESLEY STOUT ASSOCIATES, LLC
C/O JAN GOLDFLUSS
96 MAIN STREET
NEW CANAAN, CT 06840

SURVEYOR
RKW LAND SURVEYING
C/O FRANK WALSH
PO BOX 788, 22 EAST AVENUE
NEW CANAAN, CT 06840

ENVIRONMENTAL CONSULTANT
EVANS ASSOCIATES
C/O BETH EVANS
205 AMITY ROAD
BETHANY, CT 06524

ATTORNEY
MICHAEL FULLER SIRIGNANO, ES.
OLD POST ROAD PROFESSIONAL BUILDING
892 ROUTE 35, PO BOX 784
CROSS RIVER, NY 10518

ARCHITECT
KG&D ARCHITECTS & ENGINEERS, PC
C/O RUSSELL DAVIDSON
285 MAIN STREET
MT KISCO, NY 10549

OWNER/APPLICANT
ELEGANT BANQUETS, LLC
C/O SIMON CURTIS
506 CANDLEWOOD LAKE ROAD
BROOKFIELD, CT 06804

• UNDER NEW YORK STATE EDUCATIONAL LAW ARTICLE 145, SECTION 7209 2, IT IS UNLAWFUL FOR ANY PERSON TO ALTER ANY ITEM ON THIS DRAWING, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER. IF ANY ITEM IS ALTERED, THE ALTERING ENGINEER SHALL AFFIX TO THE ITEM HIS SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION AND A SPECIFIC DESCRIPTION OF THE ALTERATION.
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REVISIONS

	REASON	DATE
2	KELLARD SESSIONS MEMO, PLANNING BOARD COMMENTS	JUNE 30, 2016
1	KELLARD SESSIONS MEMO, PLANNING BOARD COMMENTS	APRIL 27, 2016

MUNICIPAL TAX IDENTIFICATION:
SECTION: 55.01
BLOCK: 2
LOT: 6
SUBLOT: -----
DRAWN BY: KCS
CHECKED: KCS/TC3
PROJECT: CURTIS-LE CHATEAU
DATE: FEBRUARY 25, 2016
JOB #: 150504

STATE OF NEW YORK · TIMOTHY L. CRONIN · 062980 · LICENSED PROFESSIONAL ENGINEER

TIMOTHY L. CRONIN III, P.E.
LICENSE: 062980

CRONIN ENGINEERING
PROFESSIONAL ENGINEERING & CONSULTING
(914) 736-3664
39 Arlo Lane
Cortlandt Manor, New York 10567

CONSTRUCTION DETAILS

SITE DEVELOPMENT PLAN FOR LE CHATEAU

LOCATION:
1410 ROUTE 35
TOWN OF LEWISBORO, NEW YORK

SHEET 11 OF 14 UD-6.1

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800-962-7962
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Wait The Required Time
Confirm Utility Response
Respect the Marks
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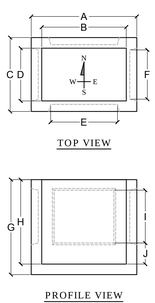
CATCH BASIN DIMENSIONS



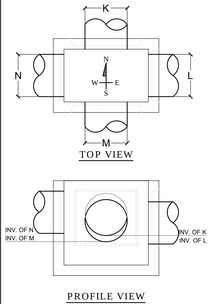
DIMENSION NOTES

1. CATCH BASIN TOTAL HEIGHT MAY NEED TO BE ACHIEVED WITH RISERS AS NECESSARY. CONTRACTOR SHALL VERIFY WITH MANUFACTURER.
2. SPECIAL ORDER CATCH BASINS MAY BE REQUIRED TO ACHIEVE ABOVE DIMENSIONS.

CATCH BASIN DIMENSION SCHEDULE	
LABEL	DESCRIPTION
A	EXTERIOR LENGTH :NORTH/SOUTH SIDE:
B	INTERIOR LENGTH :NORTH/SOUTH SIDE:
C	EXTERIOR WIDTH :EAST/WEST SIDE:
D	INTERIOR WIDTH :EAST/WEST SIDE:
E	KNOCKOUT SIZE :NORTH/SOUTH SIDE:
F	KNOCKOUT SIZE :EAST/WEST SIDE:
G	EXTERIOR HEIGHT
H	INTERIOR HEIGHT
I	KNOCKOUT HEIGHT
J	MIN. SUMP BELOW KNOCKOUT

CATCH BASIN DIMENSION SCHEDULE						
LABEL	CATCH BASIN NUMBER					
	CB1A	CB1B	2A / 2B	CB3	CB4	CB5
A	5'-0"	5'-0"	5'-0"	5'-0"	5'-0"	5'-0"
B	4'-0"	4'-0"	4'-0"	4'-0"	4'-0"	4'-0"
C	4'-6"	4'-6"	4'-6"	4'-6"	4'-6"	4'-6"
D	3'-6"	3'-6"	3'-6"	3'-6"	3'-6"	3'-6"
E	3'-4"	3'-4"	3'-4"	3'-4"	3'-4"	3'-4"
F	3'-4"	3'-4"	3'-4"	3'-4"	3'-4"	3'-4"
G	4'-6"	4'-6"	4'-6"	4'-6"	4'-6"	4'-6"
H	4'-0"	4'-0"	4'-0"	4'-0"	4'-0"	4'-0"
I	3'-0"	3'-0"	3'-0"	3'-0"	3'-0"	3'-0"
J	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"

CATCH BASIN PIPING SCHEME



PIPING NOTES

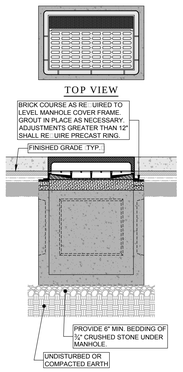
1. ALL PIPING SHALL BE CUT FLUSH WITH INSIDE WALLS OF CATCH BASINS.
2. PROVIDE PITCH AS SPECIFIED ON PLANS.
3. ALL PIPING SHALL BE GROUTED IN PLACE AND KNOCKOUTS SHALL BE SEALED.

CATCH BASIN PIPE SIZE SCHEDULE	
LABEL	DESCRIPTION
K	NORTH SIDE PIPE DIAMETER
L	EAST SIDE PIPE DIAMETER
M	SOUTH SIDE PIPE DIAMETER
N	WEST SIDE PIPE DIAMETER

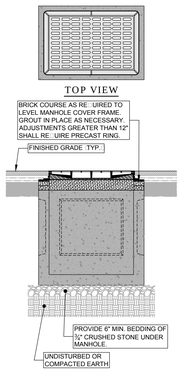
CATCH BASIN PIPE SIZE SCHEDULE							
LABEL		CATCH BASIN NUMBER					
		CB1A	CB1B	2A / 2B	CB3	CB4	CB5
K	SIZE	12"Ø	12"Ø	12"Ø	12"Ø	12"Ø	12"Ø
	MAT.	HDPE	HDPE	HDPE	HDPE	HDPE	HDPE
L	SIZE	12"Ø		12"Ø	12"Ø	12"Ø	12"Ø
	MAT.	HDPE		HDPE	HDPE	HDPE	HDPE
M	SIZE					12"Ø	
	MAT.					HDPE	
N	SIZE						
	MAT.						

CATCH BASIN PIPE INVERT SCHEDULE							
LABEL		CATCH BASIN NUMBER					
		CB1A	CB1B	CB2A	CB3	CB4	CB5
K	INV.	705.7	706.0	699.4	699.4	712.6	730.4
L	INV.	705.6	0.0	701.7	700.4	712.1	731.0
M	INV.	0.0	0.0	0.0	0.0	713.1	0.0
N	INV.	0.0	0.0	0.0	0.0	0.0	0.0

OPTION 1 (CURB INLET)



OPTION 2 (DROP INLET)

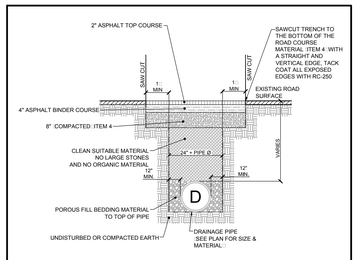


CATCH BASIN GRATE SCHEDULE							
	CATCH BASIN NUMBER						
	CB1A	CB1B	CB2A	CB2B	CB3	CB4	CB5
GRATE TYPE	2	2	1	1	1	2	
PATTERN #	0000	0000	0000	0000	0000	0000	0000
RIM ELEVATION	709.6	709.6	703.7	708.0	702.4	715.1	733.0

CATCH BASIN INSTALLATION NOTES

1. ALL CONCRETE TO TEST 4000 P.S.I. AT 28 DAYS IN CONFORMANCE WITH ASTM C-478 TO WITHSTAND H-20 AASHTO LOADING.
2. ALL BACKFILL AROUND CATCH BASINS MUST BE COMPACTED TO 95% PROCTOR DENSITY TO AVOID SETTLEMENT OF MATERIAL AROUND STRUCTURE.
3. PRECAST CONCRETE CATCH BASINS SHALL BE AS MANUFACTURED BY MID-HUDSON CONCRETE PRODUCTS, INC. OR APPROVED EQUAL.
4. FRAMES & GRATES SHALL BE AS MANUFACTURED BY CAMPBELL FOUNDRY COMPANY OR APPROVED EQUAL.
5. IF UNSUITABLE MATERIAL IS ENCOUNTERED DURING CATCH BASIN INSTALLATION, CONTRACTOR SHALL STOP WORK AND CONTACT DESIGN ENGINEER.
6. BASINS SHALL BE PROTECTED FROM SILTATION AND DEBRIS DURING CONSTRUCTION AND SHALL BE INSPECTED ANC CLEANED AS NECESSARY. REFER TO INLET PROTECTION DETAIL.

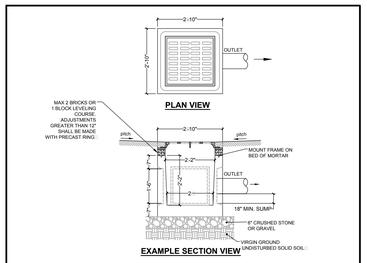
CATCH BASIN INSTALLATION NTS



SEWER SERVICE INSTALLATION NOTES:

1. THE CONTRACTOR SHALL CALL 800-922-4455 PRIOR TO EXCAVATION.
2. ALL DRAINAGE PIPING TO BE AS SPECIFIED ON SITE DEVELOPMENT PLANS.
3. DRAINAGE PIPING SHALL HAVE A MINIMUM OF 1'-0" COVER OVER PIPE. IF THIS IS NOT POSSIBLE THE OWNER/APPLICANT SHALL CONTACT THE DESIGN ENGINEER PRIOR TO CONSTRUCTION.
4. DRAINAGE PIPE RUNS SHALL HAVE A MINIMUM SLOPE OF 0.5 :.
5. NO ROCK SHALL PROJECT WITHIN THE SURFACE OF THE TRENCH AND ALL ROCK SHALL BE A MINIMUM OF 12" FROM THE PIPE HORIZONTALLY. IF BEDROCK IS ENCOUNTERED DURING INSTALLATION, IT SHALL BE EXCAVATED TO A MINIMUM DEPTH OF 6" BELOW BOTTOM OF PIPE AND REPLACED WITH 6" OF SAND.
6. DEBRIS, FROZEN MATERIAL, LARGE CLODS OR STONES, ORGANIC MATTER OR OTHER UNSUITABLE MATERIALS SHALL NOT BE USED AS BACKFILL.
7. BACKFILL SHALL BE PLACED SO AS NOT TO DISTURB THE PIPE ALIGNMENT.
8. SELECT AND BACKFILL MATERIAL SHALL BE PLACED IN 12" LIFTS :PRIOR TO COMPACTION: AND COMPACTED WITH A MECHANICAL TAMPER.
9. CLAY, SILT LOAM OR NON SOILS RE: UIRE SHORING AND BRACING. SHEETING AND BRACING SHALL BE USED IN ACCORDANCE WITH OSHA RE: UIREMENTS. SHEETING & BRACING ARE RE: UIRED WHERE TRENCH DEPTHS EXCEED 5' IN HEIGHT.

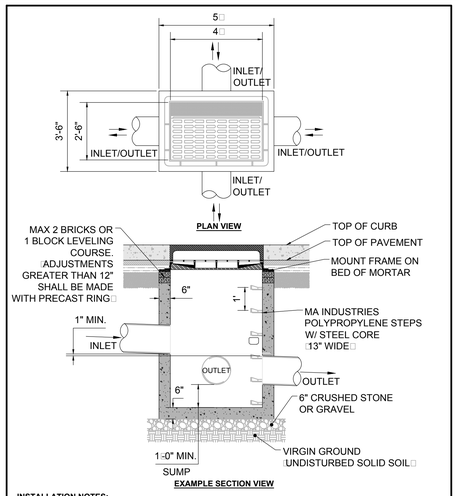
DRAINAGE PIPE INSTALLATION W/ PAVEMENT RESTORATION N.T.S.



INSTALLATION NOTES:

1. PIPES SHALL BE CUT FLUSH WITH INSIDE WALL OF BASIN.
2. BASINS MUST BE DESIGNED FOR H-20 LOADING AND SHALL BE AS MANUFACTURED BY WOODARD S CONCRETE PRODUCTS, INC. AND BE OF MODEL CB-2X2 OR APPROVED E: UAL.
3. CATCH BASIN SPECIFICATION SHALL HAVE CAMPBELL FOUNDRY FRAME AND GRATE PATTERN : 2815 OR APPROVED E: UAL. DROP INLET:.
4. ALL BACKFILL AROUND STRUCTURES :I.E. MANHOLES, CATCH BASINS, ETC: MUST BE COMPACTED TO 95: PROCTOR DENSITY TO AVOID SETTLEMENT OF MATERIAL AROUND THE STRUCTURE.
5. SIZE, MATERIAL, PITCH AND INVERT ELEVATIONS OF ALL PIPING TO BE AS SPECIFIED ON SITE DEVELOPMENT PLANS.
6. GRATE INVERTS SHALL BE SET AS SHOWN ON THE SITE DEVELOPMENT PLANS.
7. BASINS TO BE CHECKED PERIODICALLY DURING CONSTRUCTION BY A : UALIFIED INSPECTOR AND CLEANED OUT AS NECESSARY DURING CONSTRUCTION.

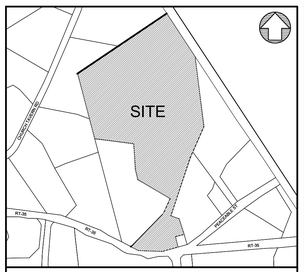
YARD DRAIN INSTALLATION N.T.S.



INSTALLATION NOTES:

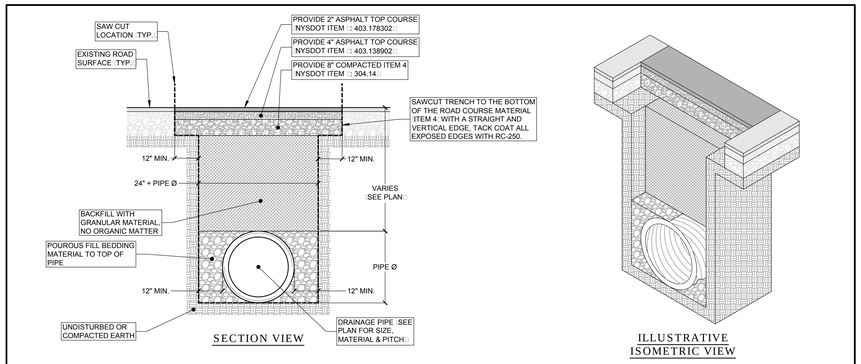
1. PIPES SHALL BE CUT FLUSH WITH INSIDE WALL OF BASIN.
2. BASINS MUST BE DESIGNED FOR H-20 LOADING AND SHALL BE AS MANUFACTURED BY MID-HUDSON CONCRETE PRODUCTS, INC. AND BE OF MODEL CB-30X48 OR APPROVED E: UAL.
3. ALL BASINS TO HAVE INLET PROTECTION AS NECESSARY.
4. IF CATCH BASIN DEPTH EXCEEDS 7:, WALL THICKNESS TO BE 8".
5. CATCH BASIN SPECIFICATION SHALL HAVE CAMPBELL FOUNDRY FRAME AND GRATE PATTERN :2617 OR APPROVED E: UAL. CURB INLET:.
6. ANY FRAME AND GRATE ON THE SIDEWALK SHALL BE FLUSH WITH THE WALKWAY AND A.D.A. COMPLIANT.
7. ALL NEW CATCH BASINS AND INLETS SHALL BE PROTECTED FROM SILTATION.
8. ALL BACKFILL AROUND STRUCTURES :I.E. MANHOLES, CATCH BASINS, ETC: MUST BE COMPACTED TO 95: PROCTOR DENSITY TO AVOID SETTLEMENT OF MATERIAL AROUND THE STRUCTURE.
9. SIZE, MATERIAL, PITCH AND INVERT ELEVATIONS OF ALL PIPING TO BE AS SPECIFIED ON SITE DEVELOPMENT PLANS.
10. GRATE INVERTS SHALL BE SET AS SHOWN ON THE SITE DEVELOPMENT PLANS.
11. EACH OUTLET TO BE E: UIPPED WITH A STANDARD CAST IRON TRAP :CAMPBELL FOUNDRY MODEL 2564 ANCHORED WITH STAINLESS STEEL ANCHOR HOOKS SECURELY TO CATCH BASIN WALL:.
12. BASINS TO BE CHECKED PERIODICALLY DURING CONSTRUCTION BY A : UALIFIED INSPECTOR AND CLEANED OUT AS NECESSARY DURING CONSTRUCTION.

CATCH BASIN (CURB INLET) N.T.S.



VICINITY MAP SCALE: 1" 500:

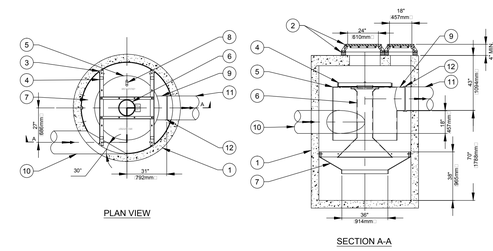
SCALE: AS SHOWN



DRAIN PIPE INSTALLATION NOTES

1. SHEETING AND BRACING SHALL BE USED IN ACCORDANCE WITH OSHA AND THE NYS DEPARTMENT OF LABOR INDUSTRIAL CODE, RULE 753 WHERE REQUIRED. SHEETING & BRACING ARE REQUIRED WHERE TRENCH DEPTHS EXCEED 5' IN HEIGHT. SHEETING & BRACING ARE ALSO REQUIRED WHEN CLAY, SILT LOAM OR NON SOILS ARE ENCOUNTERED.
2. THE CONTRACTOR SHALL CALL IN A "CODE 753" PRIOR TO EXCAVATION.
3. ALL DRAINAGE PIPING TO BE AS SPECIFIED ON SITE DEVELOPMENT PLANS.
4. DRAINAGE PIPING SHALL HAVE A MINIMUM OF 1'-0" COVER OVER PIPE. IF THIS IS NOT POSSIBLE THE OWNER/APPLICANT SHALL CONTACT THE DESIGN ENGINEER PRIOR TO CONSTRUCTION.
5. DRAINAGE PIPE RUNS SHALL HAVE A MINIMUM SLOPE OF 0.5%.
6. NO ROCK SHALL PROJECT WITHIN THE SURFACE OF THE TRENCH AND ALL ROCK SHALL BE A MINIMUM OF 12" FROM THE PIPE HORIZONTALLY. IF BEDROCK IS ENCOUNTERED DURING INSTALLATION, IT SHALL BE EXCAVATED TO A MINIMUM DEPTH OF 6" BELOW BOTTOM OF PIPE AND REPLACED WITH 6" OF SAND.
7. DEBRIS, FROZEN MATERIAL, LARGE CLODS OR STONES, ORGANIC MATTER OR OTHER UNSUITABLE MATERIALS SHALL NOT BE USED AS BACKFILL.
8. BACKFILL SHALL BE PLACED SO AS NOT TO DISTURB THE PIPE ALIGNMENT.
9. SELECT AND BACKFILL MATERIAL SHALL BE PLACED IN 12" LIFTS (PRIOR TO COMPACTION) AND COMPACTED WITH A MECHANICAL TAMPER.

DRAINAGE PIPE INSTALLATION NTS



PARTS LIST		
ITEM	SIZE	DESCRIPTION
1	72 in.	I.D. CONCRETE MANHOLE
2	24 in.	MANHOLE LID, FRAME & COVER
	18 in.	MANHOLE LID, FRAME & COVER
3		LEDGER ANGLE :TYP.:
4		SUPPORT FRAME
5		DIP PLATE
6		CENTER SHAFT & CONE
7		BENCHING SKIRT:
8		FLOATABLES LID W/ VENT
9	12 in.	OVERFLOW PIPE STUB
10	12 in.	TANGENTIAL INLET PIPE :BY OTHERS:
11	12 in.	OVERFLOW PIPE :BY OTHERS:
12	12 in.	PIPE COUPLING :BY OTHERS:

E: UIPMENT PERFORMANCE

The stormwater treatment unit shall adhere to the hydraulic parameters :iven below and provide stora :e capacities as follows:

1. Performance objectives: The unit shall be capable of treatin: the peak flow rate below.
2. Peak treatment flow: 8.0 cfs :227 L/s:.
3. Depth of flow in overflow pipe at 8.0 cfs: 11 in. :280 mm:.
4. Estimated headloss: at 8.0 cfs: 8 in. :204 mm:.
5. Sediment stora :e capacity: 2.10 cu. yd. :1.61 cu.m.:.
6. Oil stora :e capacity: 230 Gal. :871 liters:.
7. Sediment shall be stored in a : one that is isolated from the main flow path and protected from reintrainment by a benchin: skirt.

:Headloss is defined as the difference between static water level at the inlet of the Downstream Defender to the free water surface in the overflow pipe, assumin: free dischar :e.

Dimensions are : eneral and intended for : uidance only. The orientation of the inlet pipe and overflow pipe can be adjusted to site re: uirements. See site plan for orientation.

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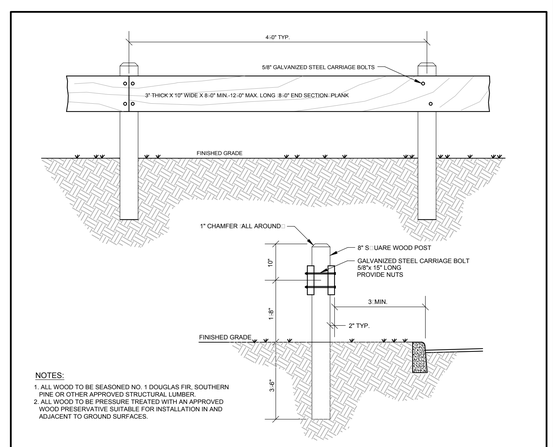
	RC	02/02/09	PROPOSAL
Rev	By	Date	Description

Date 02/02/09	Rev ¼" □ 1 : 0"
Drawn By RC	Checked En:
Checked Prod.	Approved By

Title
6-FT DIAMETER DOWNSTREAM DEFENDER® :1829 mm:
STANDARD UNIT
GENERAL ARRANGEMENT

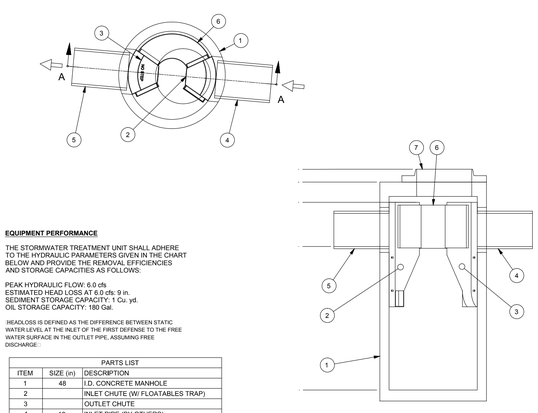
Hydro International stormwater
94 HUTCHINS DRIVE
PORTLAND, ME 04102
TEL: 207.756.6200
FAX: 207.756.6212
EMAIL:
STORMWATERIN: UIRY
HIL-TECH.COM

CAD Ref: DD6GA2
Project No.
Drawin: s No. DD6GA2 Rev.



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

GUIDE RAIL N.T.S.



EQUIPMENT PERFORMANCE

THE STORMWATER TREATMENT UNIT SHALL ADHERE TO THE HYDRAULIC PARAMETERS GIVEN IN THE CHART BELOW AND PROVIDE THE REMOVAL EFFICIENCIES AND STORAGE CAPACITIES AS FOLLOWS:

PEAK HYDRAULIC FLOW: 6.0 cfs
ESTIMATED HEAD LOSS AT 6.0 cfs: 9 in.
SEDIMENT STORAGE CAPACITY: 1 Cu. yd.
OIL STORAGE CAPACITY: 180 Gal.

:HEADLOSS IS DEFINED AS THE DIFFERENCE BETWEEN STATIC WATER LEVEL AT THE INLET OF THE FIRST DEFENSE TO THE FREE WATER SURFACE IN THE OUTLET PIPE, ASSUMING FREE DISCHARGE:

PARTS LIST		
ITEM	SIZE (in)	DESCRIPTION
1	48	I.D. CONCRETE MANHOLE
2		INLET CHUTE (W/ FLOATABLES TRAP)
3		OUTLET CHUTE
4	12	INLET PIPE (BY OTHERS)
5	12	OUTLET PIPE (BY OTHERS)
6		HIGH FLOW BYPASS
7	30	FRAME AND COVER [OR GRATE]

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	RC	02/02/09	PROPOSAL
Rev	By	Date	Description

Date 02/02/09	Rev NTS
Drawn By RC	Checked En:
Checked Prod.	Approved By

Title
4-FT DIAMETER FIRST DEFENSE
:1219 mm:
STANDARD UNIT
GENERAL ARRANGEMENT

Hydro International stormwater
94 HUTCHINS DRIVE
PORTLAND, ME 04102
TEL: 207.756.6200
FAX: 207.756.6212
EMAIL:
STORMWATERIN: UIRY
HIL-TECH.COM

CAD Ref: FD4GA2
Project No.
Drawin: s No. FD4GA2 Rev.

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www.digsafelynewyork.or:
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- Wait The Required Time
- Confirm Utility Response
- Respect the Marks
- Dig With Care

LANDSCAPE ARCHITECT
WESLEY STOUT ASSOCIATES, LLC
C/O JAN GOLDFLUSS
96 MAIN STREET
NEW CANAAN, CT 06840

SURVEYOR
RKW LAND SURVEYING
C/O FRANK WALSH
PO BOX 788, 22 EAST AVENUE
NEW CANAAN, CT 06840

ENVIRONMENTAL CONSULTANT
EVANS ASSOCIATES
C/O BETH EVANS
205 AMITY ROAD
BETHANY, CT 06524

ATTORNEY
MICHAEL FULLER SIRIGNANO, ES:.
OLD POST ROAD PROFESSIONAL BUILDING
892 ROUTE 35, PO BOX 784
CROSS RIVER, NY 10518

ARCHITECT
KG&D ARCHITECTS & ENGINEERS, PC
C/O RUSSELL DAVIDSON
285 MAIN STREET
MT KISCO, NY 10549

OWNER/APPLICANT
ELEGANT BAN UETS, LLC
C/O SIMON CURTIS
506 CANDLEWOOD LAKE ROAD
BROOKFIELD, CT 06804

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REVISIONS

2	KELLARD SESSIONS MEMO, PLANNING BOARD COMMENTS	JUNE 30, 2016
1	KELLARD SESSIONS MEMO, PLANNING BOARD COMMENTS	APRIL 27, 2016
	REASON	DATE

MUNICIPAL TAX IDENTIFICATION:

SECTION:	55.01
BLOCK:	2
LOT:	6
SUBLOT:	-----
DRAWN BY:	KCS
CHECKED:	KCS/TC3
PROJECT:	CURTIS-LE CHATEAU
DATE:	FEBRUARY 25, 2016
JOB :	150504

STATE OF NEW YORK · TIMOTHY L. CRONIN · 062980 · LICENSED PROFESSIONAL ENGINEER

TIMOTHY L. CRONIN III, P.E.
LICENSE : 062980

CRONIN ENGINEERING
PROFESSIONAL ENGINEERING & CONSULTING
(914) 736-3664

39 Arlo Lane
Cortlandt Manor, New York 10567

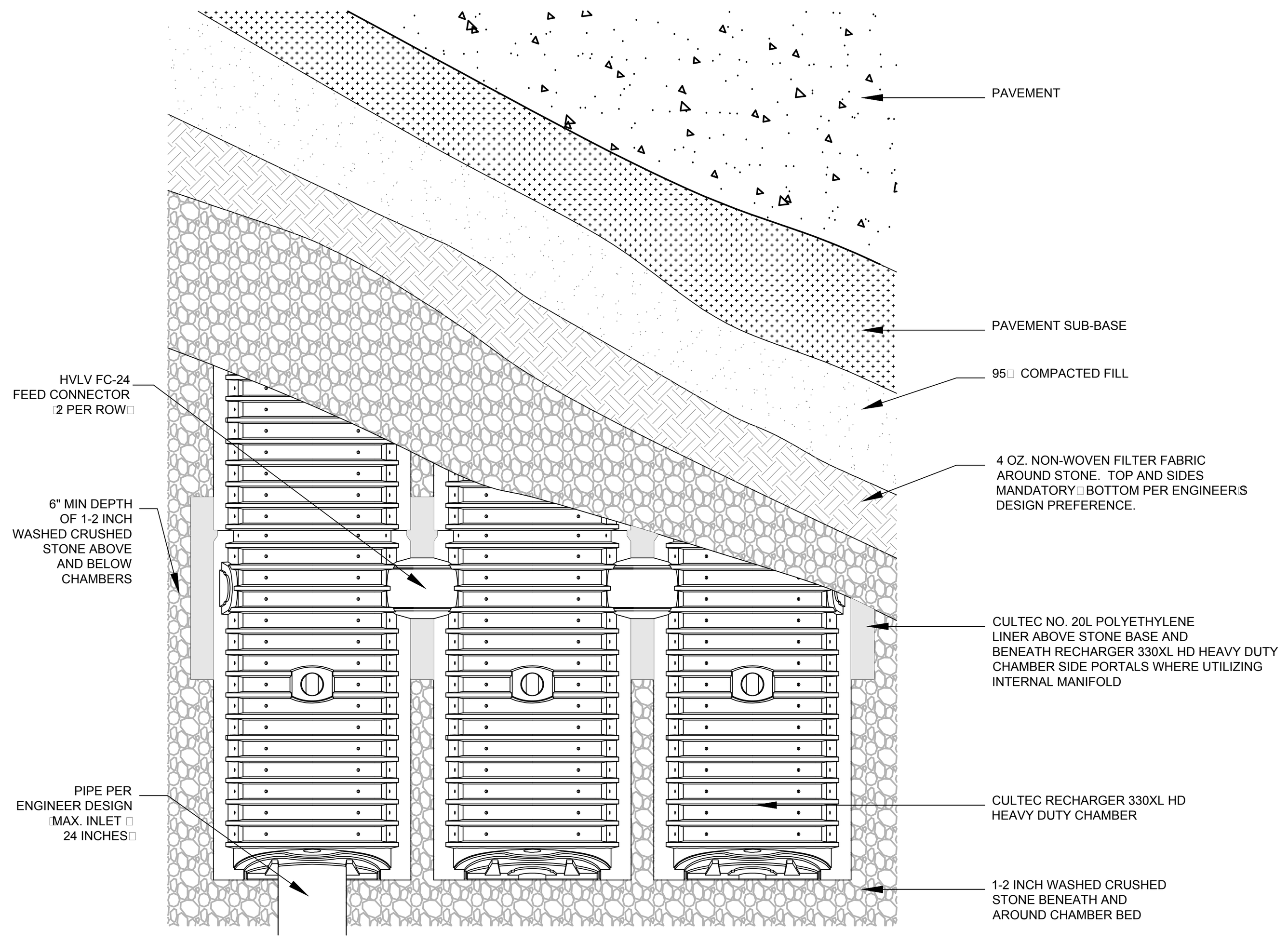
CONSTRUCTION DETAILS

SITE DEVELOPMENT PLAN FOR LE CHATEAU

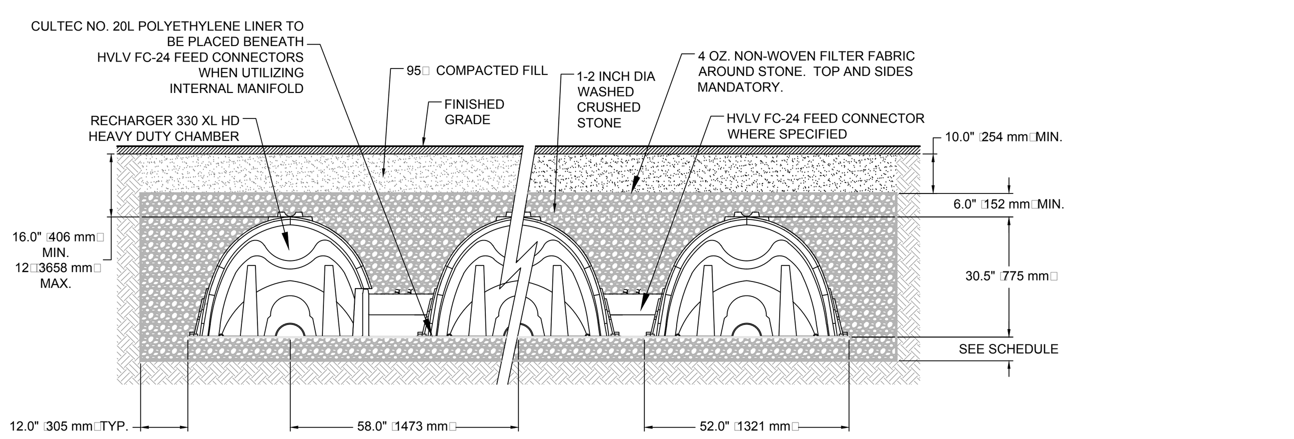
LOCATION:
1410 ROUTE 35
TOWN OF LEWISBORO, NEW YORK

SHEET 12 OF 14

UD-6.2



PLAN VIEW



GENERAL NOTES
RECHARGER 330XL HD BY CULTEC, INC. OF BROOKFIELD, CT.
STORAGE PROVIDED □ 11.32 CF/FT PER DESIGN UNIT.
REFER TO CULTEC, INC.□S CURRENT RECOMMENDED INSTALLATION GUIDELINES.
USE RECHARGER 330XL HD HEAVY DUTY FOR TRAFFIC AND/OR H-25 APPLICATIONS.

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

SECTION VIEW

CULTEC RECHARGER® 330XLHD PRODUCT SPECIFICATIONS

GENERAL
CULTEC RECHARGER® 330XLHD CHAMBERS ARE DESIGNED FOR UNDERGROUND STORMWATER MANAGEMENT. THE CHAMBERS MAY BE USED FOR RETENTION, RECHARGING, DETENTION OR CONTROLLING THE FLOW OF ON-SITE STORMWATER RUNOFF.

CHAMBER PARAMETERS

1. THE CHAMBERS WILL BE MANUFACTURED BY CULTEC, INC. OF BROOKFIELD, CT. □203-775-4416 OR 1-800-428-5832□
2. THE CHAMBER WILL BE VACUUM THERMOFORMED OF BLACK HIGH MOLECULAR WEIGHT HIGH DENSITY POLYETHYLENE □HMWHDPE□
3. THE CHAMBER WILL BE ARCHED IN SHAPE.
4. THE CHAMBER WILL BE OPEN-BOTTOMED.
5. THE CHAMBER WILL BE JOINED USING AN INTERLOCKING OVERLAPPING RIB METHOD. CONNECTIONS MUST BE FULLY SHOULDERED OVERLAPPING RIBS, HAVING NO SEPARATE COUPLINGS OR SEPARATE END WALLS
6. THE NOMINAL CHAMBER DIMENSIONS OF THE CULTEC RECHARGER® 330XLHD SHALL BE 30.5 INCHES □775 MM□TALL, 52 INCHES □1321 MM□WIDE AND 8.5 FEET □2.59 M□LONG. THE INSTALLED LENGTH OF A JOINED RECHARGER® 330XLHD SHALL BE 7 FEET (2.13 M).
7. MAXIMUM INLET OPENING ON THE CHAMBER ENDWALL IS 24 INCHES □600 MM□
8. THE CHAMBER WILL HAVE TWO SIDE PORTALS TO ACCEPT CULTEC HVLV™ FC-24 FEED CONNECTORS TO CREATE AN INTERNAL MANIFOLD. THE NOMINAL DIMENSIONS OF EACH SIDE PORTAL WILL BE 10.5 INCHES □267 MM□HIGH BY 12 INCHES □305 MM□WIDE. MAXIMUM ALLOWABLE PIPE SIZE IN THE SIDE PORTAL IS 10 INCHES □250 MM□
9. THE NOMINAL CHAMBER DIMENSIONS OF THE CULTEC HVLV™ FC-24 FEED CONNECTOR SHALL BE 12 INCHES □305 MM□TALL, 16 INCHES □406 MM□WIDE AND 24.2 INCHES □614 MM□LONG.
10. THE NOMINAL STORAGE VOLUME OF THE RECHARGER® 330XLHD CHAMBER WILL BE 7.459 FT3 / FT (0.693 M3 / M) - WITHOUT STONE. THE NOMINAL STORAGE VOLUME OF A JOINED RECHARGER® 330XLHD SHALL BE 52.213 FT3 / UNIT □1.478 M3 / UNIT□- WITHOUT STONE.
11. THE NOMINAL STORAGE VOLUME OF THE HVLV™ FC-24 FEED CONNECTOR WILL BE 0.913 FT3 / FT (0.085 M3 / M□- WITHOUT STONE.
12. THE RECHARGER® 330XLHD CHAMBER WILL HAVE FIFTY-SIX DISCHARGE HOLES BORED INTO THE SIDEWALLS OF THE UNIT□S CORE TO PROMOTE LATERAL CONVEYANCE OF WATER.
13. THE RECHARGER® 330XLHD CHAMBER SHALL HAVE 16 CORRUGATIONS.
14. THE ENDWALL OF THE CHAMBER, WHEN PRESENT, WILL BE AN INTEGRAL PART OF THE CONTINUOUSLY FORMED UNIT. SEPARATE END PLATES CANNOT BE USED WITH THIS UNIT.
15. THE RECHARGER® 330XLRHD STAND ALONE UNIT MUST BE FORMED AS A WHOLE CHAMBER HAVING TWO FULLY FORMED INTEGRAL ENDWALLS AND HAVING NO SEPARATE END PLATES OR SEPARATE END WALLS.
16. THE RECHARGER® 330XLSHD STARTER UNIT MUST BE FORMED AS A WHOLE CHAMBER HAVING ONE FULLY FORMED INTEGRAL ENDWALL AND ONE PARTIALLY FORMED INTEGRAL ENDWALL WITH A LOWER TRANSFER OPENING OF 14 INCHES □356 MM□HIGH X 34.5 INCHES □876 MM□WIDE.
17. THE RECHARGER® 330XLIHD INTERMEDIATE UNIT MUST BE FORMED AS A WHOLE CHAMBER HAVING ONE FULLY OPEN ENDWALL AND ONE PARTIALLY FORMED INTEGRAL ENDWALL WITH A LOWER TRANSFER OPENING OF 14 INCHES □356 MM□HIGH X 34.5 INCHES □876 MM□WIDE.
18. THE RECHARGER® 330XLEHD END UNIT MUST BE FORMED AS A WHOLE CHAMBER HAVING ONE FULLY FORMED INTEGRAL ENDWALL AND ONE FULLY OPEN END WALL AND HAVING NO SEPARATE END PLATES OR END WALLS.
19. THE HVLV™ FC-24 FEED CONNECTOR MUST BE FORMED AS A WHOLE CHAMBER HAVING TWO OPEN END WALLS AND HAVING NO SEPARATE END PLATES OR SEPARATE END WALLS. THE UNIT WILL FIT INTO THE SIDE PORTALS OF THE RECHARGER® 330XLHD AND ACT AS CROSS FEED CONNECTIONS.
20. CHAMBERS MUST HAVE HORIZONTAL STIFFENING FLEX REDUCTION STEPS BETWEEN THE RIBS.
21. THE CHAMBER WILL BE DESIGNED TO WITHSTAND AASHTO H-25 LOAD RATING WHEN INSTALLED ACCORDING TO CULTEC□S RECOMMENDED INSTALLATION INSTRUCTIONS.
22. HEAVY DUTY UNITS ARE DESIGNATED BY A COLORED STRIPE FORMED INTO THE PART ALONG THE LENGTH OF THE CHAMBER.
23. THE CHAMBER WILL HAVE A RAISED INTEGRAL CAP AT THE TOP OF THE ARCH IN THE CENTER OF EACH UNIT TO BE USED AS AN OPTIONAL INSPECTION PORT OR CLEAN-OUT.
24. THE UNITS MAY BE TRIMMED TO CUSTOM LENGTHS BY CUTTING BACK TO ANY CORRUGATION
25. THE CHAMBER SHALL BE MANUFACTURED IN AN ISO 9001:2000 CERTIFIED FACILITY.

REFER TO CULTEC SCHEDULE FOR NUMBER OF UNITS, UNIT ORIENTATION AND STONE BASE DEPTH

CULTEC HVLV™ FC-24 FEED CONNECTOR PRODUCT SPECIFICATIONS

GENERAL
CULTEC HVLV™ FC-24 FEED CONNECTORS ARE DESIGNED TO CREATE AN INTERNAL MANIFOLD FOR CULTEC RECHARGER MODEL 180HD, 280HD AND 330XLHD STORMWATER CHAMBERS.

CHAMBER PARAMETERS

1. THE CHAMBERS WILL BE MANUFACTURED BY CULTEC, INC. OF BROOKFIELD, CT. □203-775-4416 OR 1-800-428-5832□
2. THE CHAMBER WILL BE VACUUM THERMOFORMED OF BLACK HIGH MOLECULAR WEIGHT HIGH DENSITY POLYETHYLENE □HMWHDPE□
3. THE CHAMBER WILL BE ARCHED IN SHAPE.
4. THE CHAMBER WILL BE OPEN-BOTTOMED.
5. THE NOMINAL CHAMBER DIMENSIONS OF THE CULTEC HVLV™ FC-24 FEED CONNECTOR SHALL BE 12 INCHES □305 MM□TALL, 16 INCHES □406 MM□WIDE AND 24.2 INCHES □614 MM□LONG.
6. THE NOMINAL STORAGE VOLUME OF THE HVLV™ FC-24 FEED CONNECTOR WILL BE 0.913 FT3 / FT □0.085 M3 / M□- WITHOUT STONE.
7. THE HVLV™ FC-24 FEED CONNECTOR CHAMBER SHALL HAVE 2 CORRUGATIONS.
8. THE HVLV™ FC-24 FEED CONNECTOR MUST BE FORMED AS A WHOLE CHAMBER HAVING TWO OPEN END WALLS AND HAVING NO SEPARATE END PLATES OR SEPARATE END WALLS. THE UNIT WILL FIT INTO THE SIDE PORTALS OF THE CULTEC RECHARGER STORMWATER CHAMBER AND ACT AS CROSS FEED CONNECTIONS CREATING AN INTERNAL MANIFOLD.
9. THE CHAMBER WILL BE DESIGNED TO WITHSTAND AASHTO H-25 LOAD RATING WHEN INSTALLED ACCORDING TO CULTEC□S RECOMMENDED INSTALLATION INSTRUCTIONS.
10. THE CHAMBER SHALL BE MANUFACTURED IN AN ISO 9001:2000 CERTIFIED FACILITY.

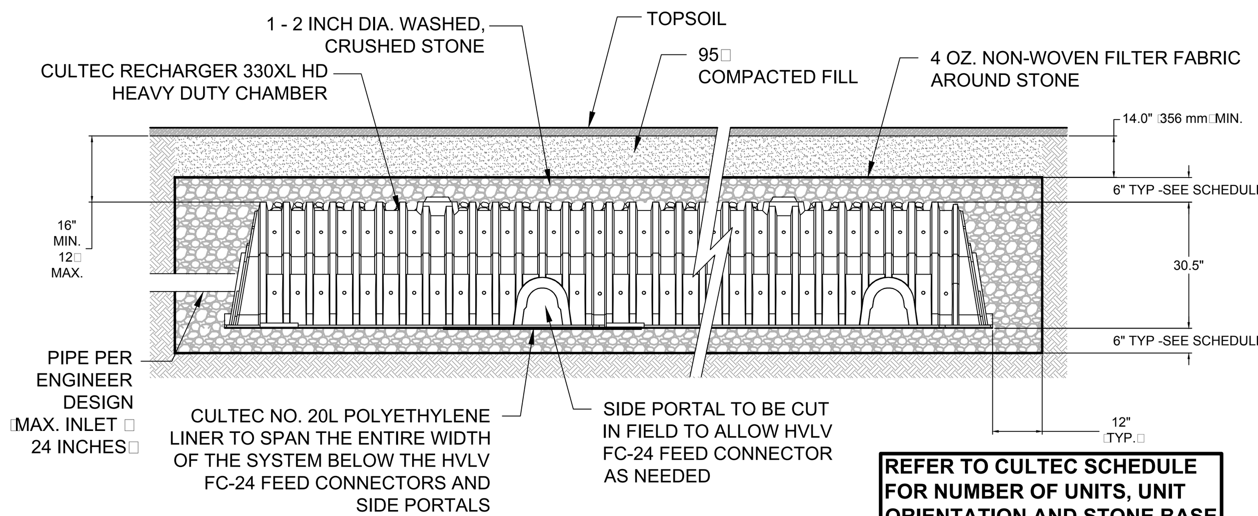
CULTEC NO. 20L™ POLYETHYLENE LINER

GENERAL
CULTEC NO.™ 20L POLYETHYLENE LINER IS DESIGNED AS AN IMPERVIOUS UNDERLAYMENT TO PREVENT SCOURING CAUSED BY WATER MOVEMENT WITHIN THE CULTEC CHAMBERS AND FEED CONNECTORS UTILIZING THE CULTEC MANIFOLD FEATURE.

LINER PARAMETERS

1. THE LINER WILL BE PROVIDED BY CULTEC, INC. OF BROOKFIELD, CT. □203-775-4416 OR 1-800-428-5832□
2. THE LINER WILL BE BLACK IN APPEARANCE.
3. THE LINER WILL HAVE A NOMINAL THICKNESS OF 20 MIL □0.51 MM□
4. THE LINER WILL HAVE A WEIGHT OF 93 LBS/MSF □453 G/M2□
5. THE LINER WILL HAVE A TENSILE STRENGTH □ BREAK 1" □2.54 CM□OF 75 LBS □334 N□PER ASTM D6693 TESTING METHOD.
6. THE LINER WILL HAVE AN ELONGATION AT BREAK OF 800□ PER ASTM D6693 TESTING METHOD.
7. THE LINER WILL HAVE A TEAR RESISTANCE OF 11 LBF □49 N□PER ASTM D1004 TESTING METHOD.
8. THE LINER WILL HAVE A HYDROSTATIC RESISTANCE OF 100 PSI □689 KPA□PER ASTM D751 TESTING METHOD
9. THE LINER WILL HAVE A PUNCTURE RESISTANCE OF 30 LBF □133 N□PER ASTM D4833 TESTING METHOD.
10. THE LINER WILL HAVE A VOLATILE LOSS OF □1□ PER ASTM D1203 TESTING METHOD.
11. THE LINER WILL HAVE A DIMENSIONAL STABILITY OF □2□ PER ASTM D1204 TESTING METHOD.
12. THE LINER WILL HAVE A MAXIMUM USE TEMPERATURE OF 180O F □82O C□
13. THE LINER WILL HAVE A MINIMUM USE TEMPERATURE OF -70O F □57O C□
14. THE LINER WILL HAVE A PERM RATING OF 0.041 U.S. PERMS □0.027 METRIC PERMS□PER ASTM E96 METHOD A.
15. THE LINER WILL CONSIST OF A BLENDED LINEAR POLYETHYLENE.
16. THE LINER WILL NOT CONTAIN PLASTICIZERS.

CULTEC® RECHARGER 330 XLHD HEAVY DUTY STORMWATER SYSTEM INSTALLATION PARKING LOT INSTALLATION N.T.S.



REFER TO CULTEC SCHEDULE FOR NUMBER OF UNITS, UNIT ORIENTATION AND STONE BASE DEPTH

CULTEC® RECHARGER 330 XLHD HEAVY DUTY STORMWATER SYSTEM INSTALLATION N.T.S.

CULTEC SCHEDULE						
DRAINAGE AREA	LF RE□UIRED	UNITS RE□UIRED	ORIENTATION	STONE DEPTH BOTH BASE AND ABOVE	TOP OF BASE GRAVEL ELEV	TOP OF CHAMBER ELEV.
1 - SOUTH OF PARKING AREA 1	286□	40	4 ROWS OF 10 UNITS	6" THICK	693.5	696.0
2 - PARKING AREA 2 SOUTH	626.5□	88	4 ROW OF 13 UNITS 3 ROW OF 12 UNITS	6" THICK	698.7	701.2
3 - PARKING AREA 2 NORTH	151.5□	21	3 ROWS OF 7 UNITS	6" THICK	697.4	699.90
4 - PARKING AREA 3	219	30	3 ROWS OF 10 UNITS	6" THICK	710.1	712.6
5 - PARKING AREA 4 WEST	235.5	33	3 ROWS OF 11UNITS	6" THICK	728.0	730.5
TOTAL	1518	212				

INFILTRATION BASIN NOTE

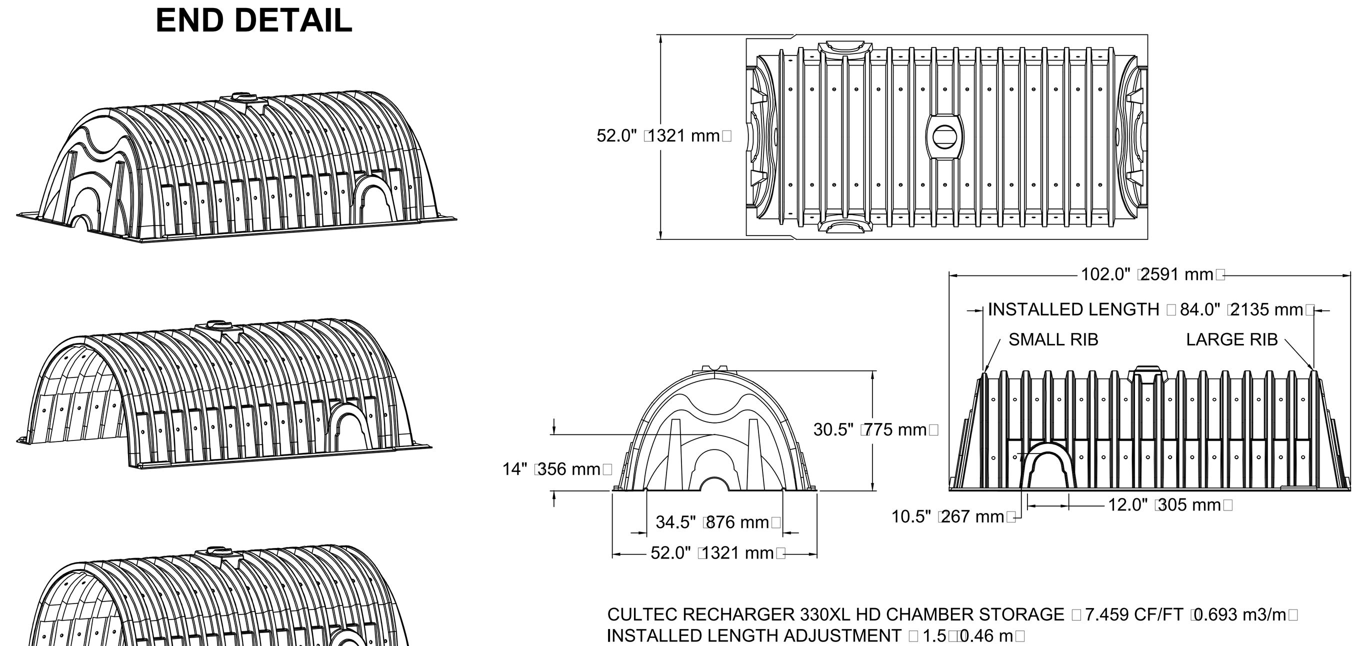
ALL INFILTRATION BEDS ARE TO BE INSTALLED LEVEL.

LARGE RIB END DETAIL

MODEL 330 XL SHD STARTER UNITS ARE USED TO BEGIN A LINE.

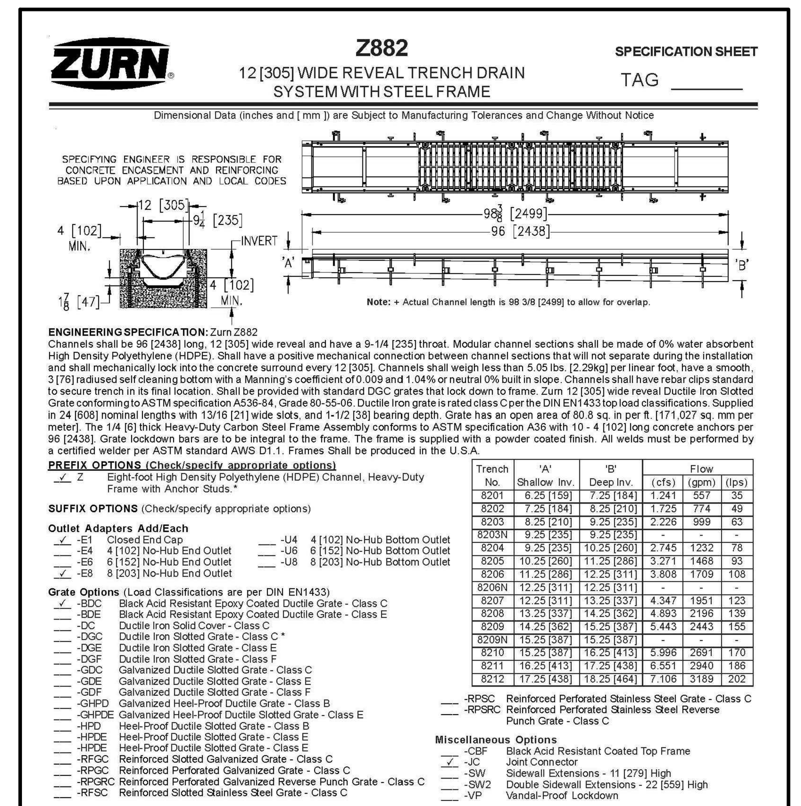
MODEL 330 XL IHD INTERMEDIATE UNITS ARE USED AS MIDDLE SECTIONS TO EXTEND THE LENGTH OF A LINE.

MODEL 330 XL EHD END UNITS ARE USED TO END THE LENGTH OF A LINE.



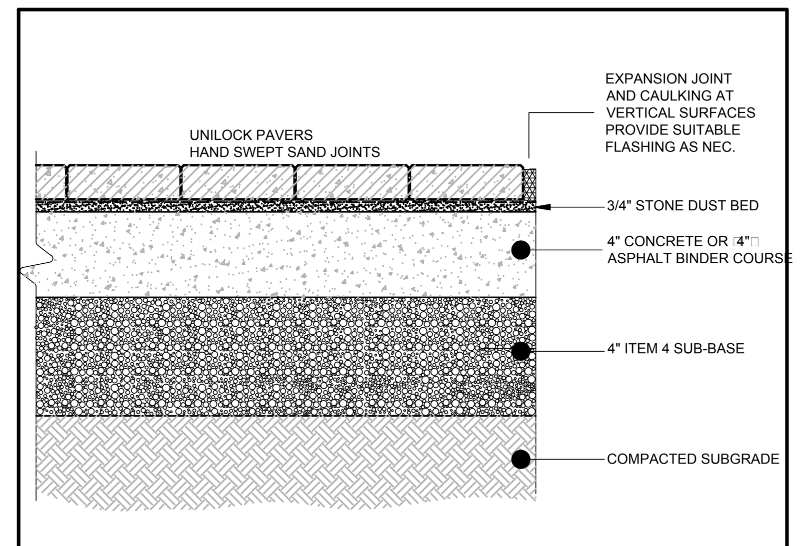
CULTEC RECHARGER 330XL HD CHAMBER STORAGE □7.459 CF/FT □0.693 m3/m□
INSTALLED LENGTH ADJUSTMENT □1.5□0.46 m□
ALL RECHARGER 330XL HD HEAVY DUTY UNITS ARE MARKED WITH A COLORED STRIPE FORMED INTO THE PART ALONG THE LENGTH OF THE CHAMBER.
SIDE PORTAL ACCEPTS CULTEC HVLV FC-24 FEED CONNECTOR.

CULTEC® RECHARGER 330 XLHD HEAVY DUTY UNIT DIMENSIONS N.T.S.

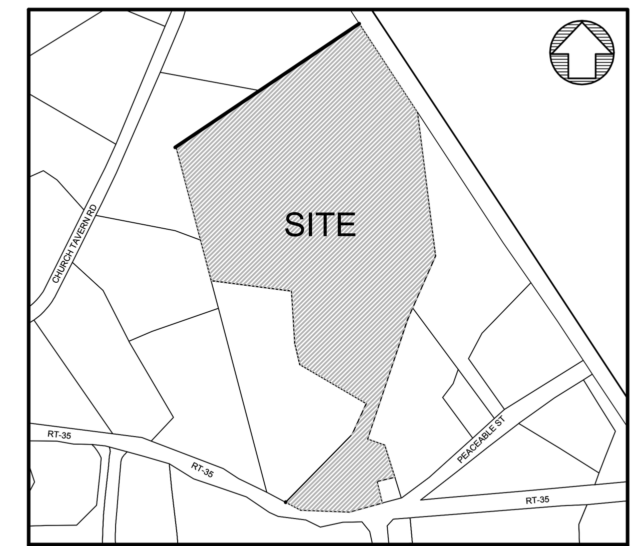


Trench No.	'A' Shallow Inv.	'B' Deep Inv.	Flow (cfs)	Flow (gpm)	Flow (lps)
8201	6.25 [159]	7.25 [184]	1.241	557	35
8202	7.25 [184]	8.25 [210]	1.725	774	49
8203	8.25 [210]	9.25 [235]	2.226	999	63
8203N	9.25 [235]	9.25 [235]	-	-	-
8204	9.25 [235]	10.25 [260]	2.745	1232	78
8205	10.25 [260]	11.25 [286]	3.271	1468	93
8206	11.25 [286]	12.25 [311]	3.808	1709	108
8206N	12.25 [311]	12.25 [311]	-	-	-
8207	12.25 [311]	13.25 [337]	4.347	1951	123
8208	13.25 [337]	14.25 [362]	4.893	2196	139
8209	14.25 [362]	15.25 [387]	5.443	2443	155
8209N	15.25 [387]	15.25 [387]	-	-	-
8210	15.25 [387]	16.25 [413]	5.996	2691	170
8211	16.25 [413]	17.25 [438]	6.551	2940	186
8212	17.25 [438]	18.25 [464]	7.106	3189	202

TRENCH DRAIN DETAIL N.T.S.



COURTYARD PAVER DETAIL N.T.S.



VICINITY MAP SCALE: 1" □500□

SCALE: AS SHOWN

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C/O SIMON CURTIS
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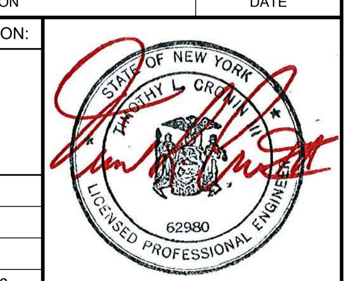
□	REASON	DATE
2	KELLARD SESSIONS MEMO, PLANNING BOARD COMMENTS	JUNE 30, 2016
1	KELLARD SESSIONS MEMO, PLANNING BOARD COMMENTS	APRIL 27, 2016

MUNICIPAL TAX IDENTIFICATION:	
SECTION:	55.01
BLOCK:	2
LOT:	6
SUBLOT:	-----
DRAWN BY:	KCS
CHECKED:	KCS/TC3
PROJECT:	CURTIS-LE CHATEAU
DATE:	FEBRUARY 25, 2016
JOB □:	150504



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SHEET 13 OF 14 UD-6.3

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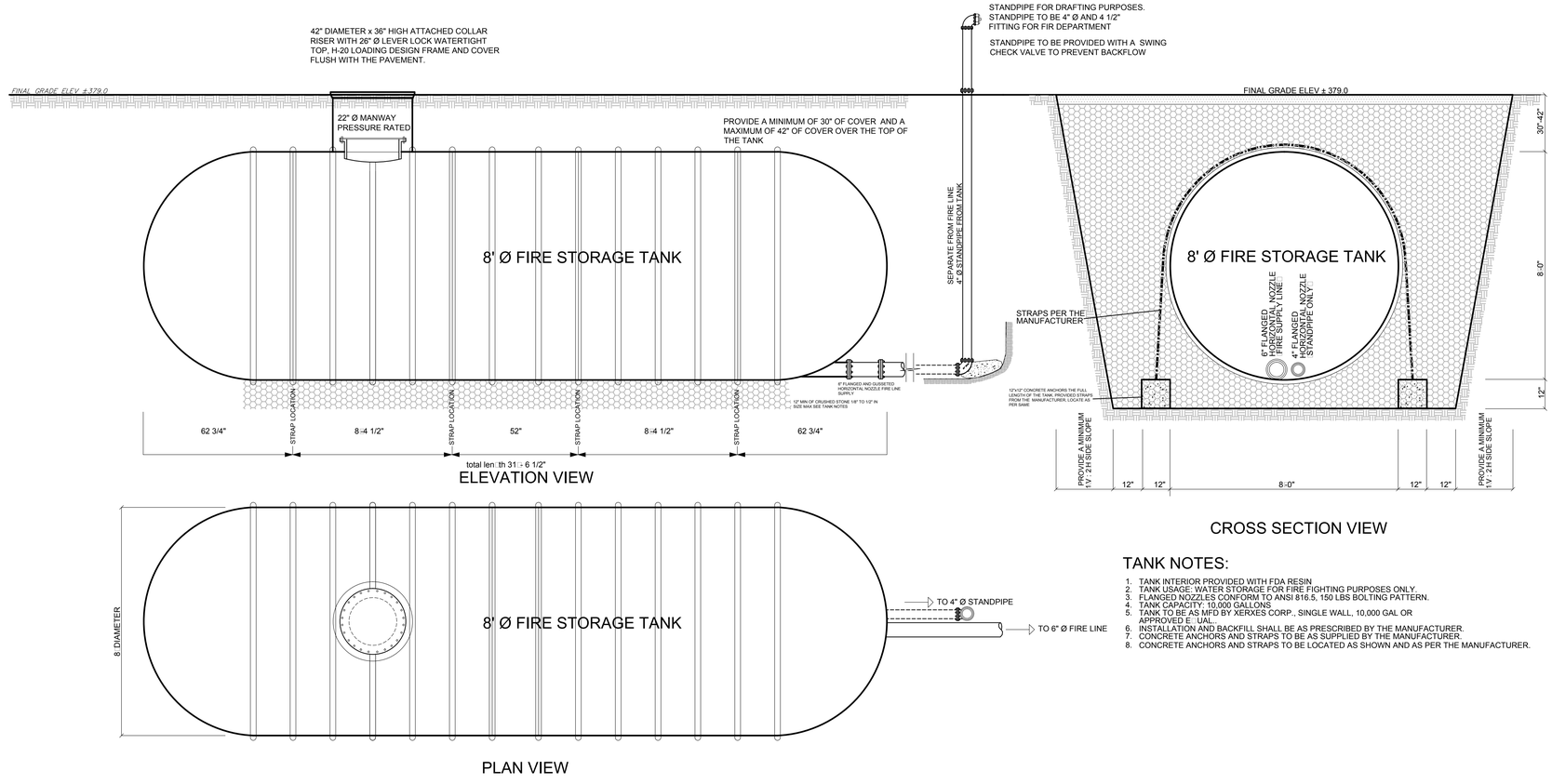

TANK NOTES:

1. TANK INTERIOR PROVIDED WITH FDA RESIN.
2. TANK USAGE: WATER STORAGE FOR FIRE FIGHTING PURPOSES ONLY.
3. FLANGED NOZZLES CONFORM TO ANSI B16.5, 150 LBS BOLTING PATTERN.
4. TANK CAPACITY: 10,000 GALLONS.
5. TANK TO BE AS MFD BY XERXES CORP., SINGLE WALL, 10,000 GAL OR APPROVED E□UAL..
6. INSTALLATION AND BACKFILL SHALL BE AS PRESCRIBED BY THE MANUFACTURER.
7. CONCRETE ANCHORS AND STRAPS TO BE AS SUPPLIED BY THE MANUFACTURER.
8. CONCRETE ANCHORS AND STRAPS TO BE LOCATED AS SHOWN AND AS PER THE MANUFACTURER.

10,000 GALLON FIRE STORAGE TANK

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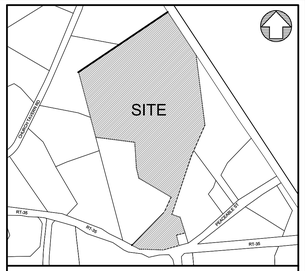

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SCALE: AS SHOWN

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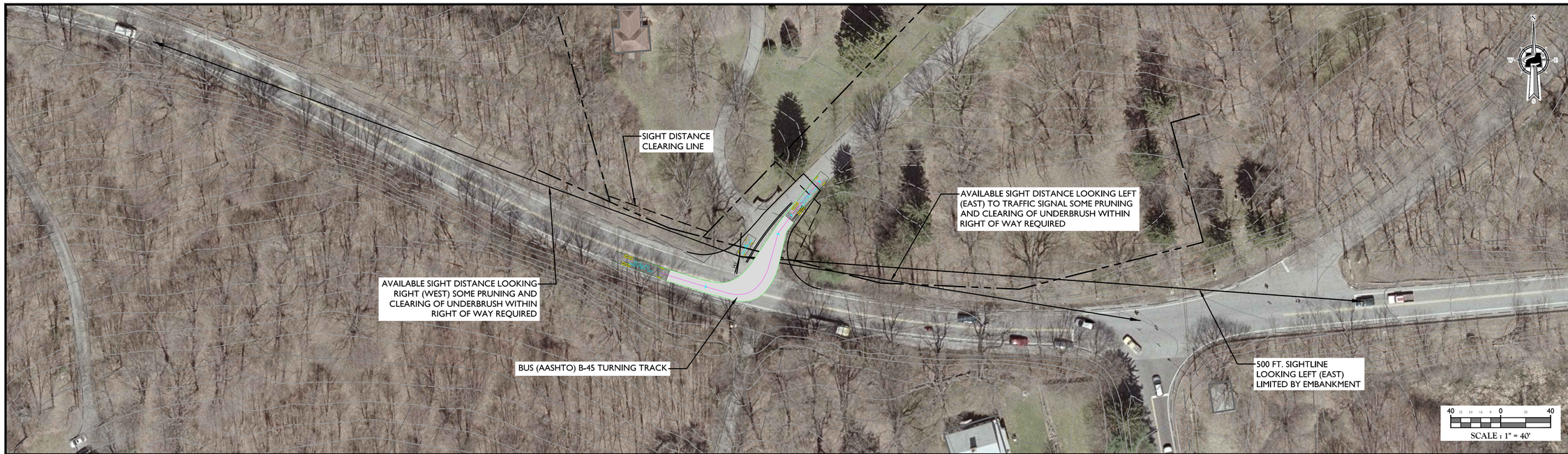
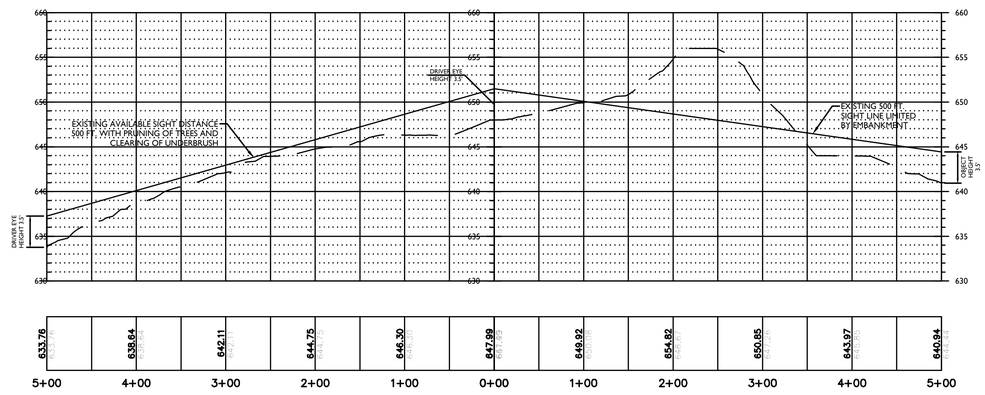


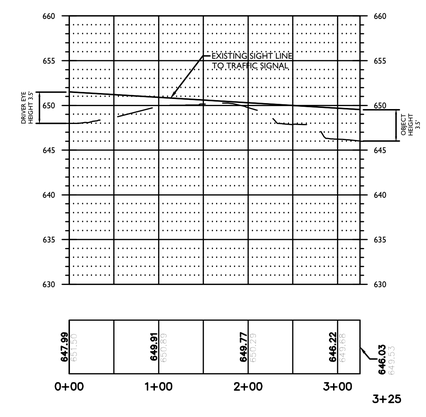


PROFILE OF SIGHT LINE LOOKING RIGHT (WEST)
1" = 80' HORIZ. / 1" = 8' VERT.

PROFILE OF SIGHT LINE LOOKING LEFT (EAST)
1" = 80' HORIZ. / 1" = 8' VERT.

8 0 8
SCALE : 1" = 8'
VERTICAL

80 0 80
SCALE : 1" = 80'



PROFILE OF SIGHT LINE LOOKING LEFT (EAST) TO INTERSECTION
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PHILIP J. GREALY
NEW YORK LICENSED PROFESSIONAL ENGINEER - LICENSE NUMBER: 059858-1

INTERSECTION PLAN
FOR
LE CHATEAU

NYS ROUTE 35

TOWN OF LEWISBORO
WESTCHESTER COUNTY
NEW YORK

WESTCHESTER OFFICE
11 Bradhurst Avenue
Hawthorne, NY 10532
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PROJECT NUMBER: 16000517A	DRAWING NAME: R-SGHT		

SHEET TITLE:
ACCESS MODIFICATION PLAN AND SIGHT DISTANCE PROFILES

SHEET NUMBER:
1 of 1

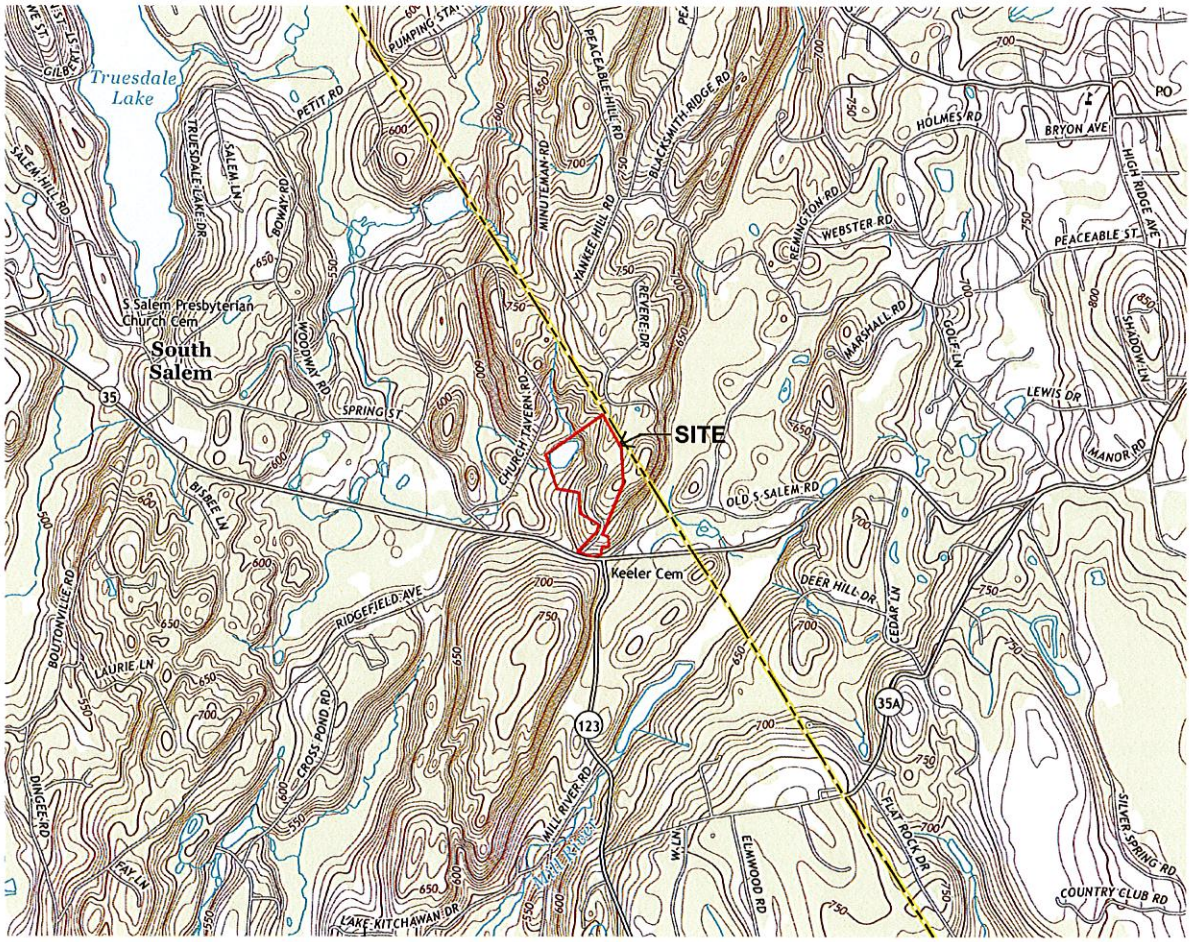
16000517A/Transportation\Sight Distance Plan\R-SGHT.dwg\R-01-SGHT By: RDANDREA

LE CHATEAU

STORMWATER POLLUTION PREVENTION PLAN

TOWN OF LEWISBORO, WESTCHESTER COUNTY, NEW YORK

JUNE 2016



Prepared by: Cronin Engineering, P.E., P.C.
Owner/Operator: Elegant Banquets, LLC
Approving Authority: Town of Lewisboro Planning Board, NYSDEC

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1.0 INTRODUCTION

1.1 Project Description

Reference is made to the Plans prepared by this office entitled, "Site Development Plan for Le Chateau", dated April 4, 2016, last revised June 30, 2016. Said plans and this report together complete this Stormwater Pollution Prevention Plan (SWPPP).

1.1.1 Proposed Project

The proposed construction on the Le Chateau property consists of the redevelopment of an existing restaurant / catering facility with a building addition and the expansion / improvement of the existing parking facilities on the site. The site is located on the north side of State Route 35 in the Town of Lewisboro, approximately 400 feet east of its intersection with State Route 123. See **Figure 1**.

The Le Chateau redevelopment will involve construction of a +/- 8,000 square foot addition onto an existing restaurant / catering facility with improvements to and some expansion of the existing on site parking areas to accommodate the increase in size of the restaurant. There will be a total site disturbance of approximately 1.8 acres for the proposed building and parking area construction.

The site tax map designation is: section 55.01; block 2; lot 6. The site zoning designation is R-4A, One Family Residence on 4 acre minimum sized lots.

The property owner is Elegant Banquets, LLC c/o Simon Curtis, 506 Candlewood Lake Road, Brookfield, CT 06804.

1.1.2 Physical Features

The project site encompasses a total of approximately 24.2 acres in size. The site is already developed as a restaurant / catering facility with an internal driveway for circulation, parking areas, a +/- 6,600 square foot restaurant building, a +/- 900 square foot caretakers cottage and a +/- 1,600 square foot garage. The site also contains garden areas, lawn and landscape areas, wooded areas and a +/-2.2 acre pond. The pond, as well as another portion of the site, are locally regulated wetlands. The pond is also regulated by the Army Corps of Engineers. The majority of the site is located within the East of Hudson New York City drinking water watershed and New York City Department of Environmental Protection (NYCDEP) regulated watercourses are also located on and in the vicinity of the site.

Topographically, the southeast boundary of the site generally follows the ridgeline of the New York City watershed. The property climbs from its southeast corner at an elevation of approximately 650 feet to an elevation of approximately 760 feet, the high point of the property, at the center of its eastern boundary. From this point to the north, the site dips along its eastern property line to an elevation of approximately 710 feet and climbs and dips back to the northeast property corner at an elevation of approximately 690 feet. The property tends to drop from the east to the west with the northern portion of the property draining toward the onsite pond that sits at an elevation of approximately 625. The low point on the property is on its northwestern boundary, just west of the pond discharge at an elevation of approximately 616 feet. All of the on site and nearby wetlands and regulated watercourses have been flagged by project consultants and survey located. The NYCDEP regulated watercourses have been confirmed by that agency.

1.1.3 Approving Authority

This application is for a site Development Plan in the Town of Lewisboro. As such, the Town of Lewisboro Planning Board has taken the lead agency status for the environmental review.

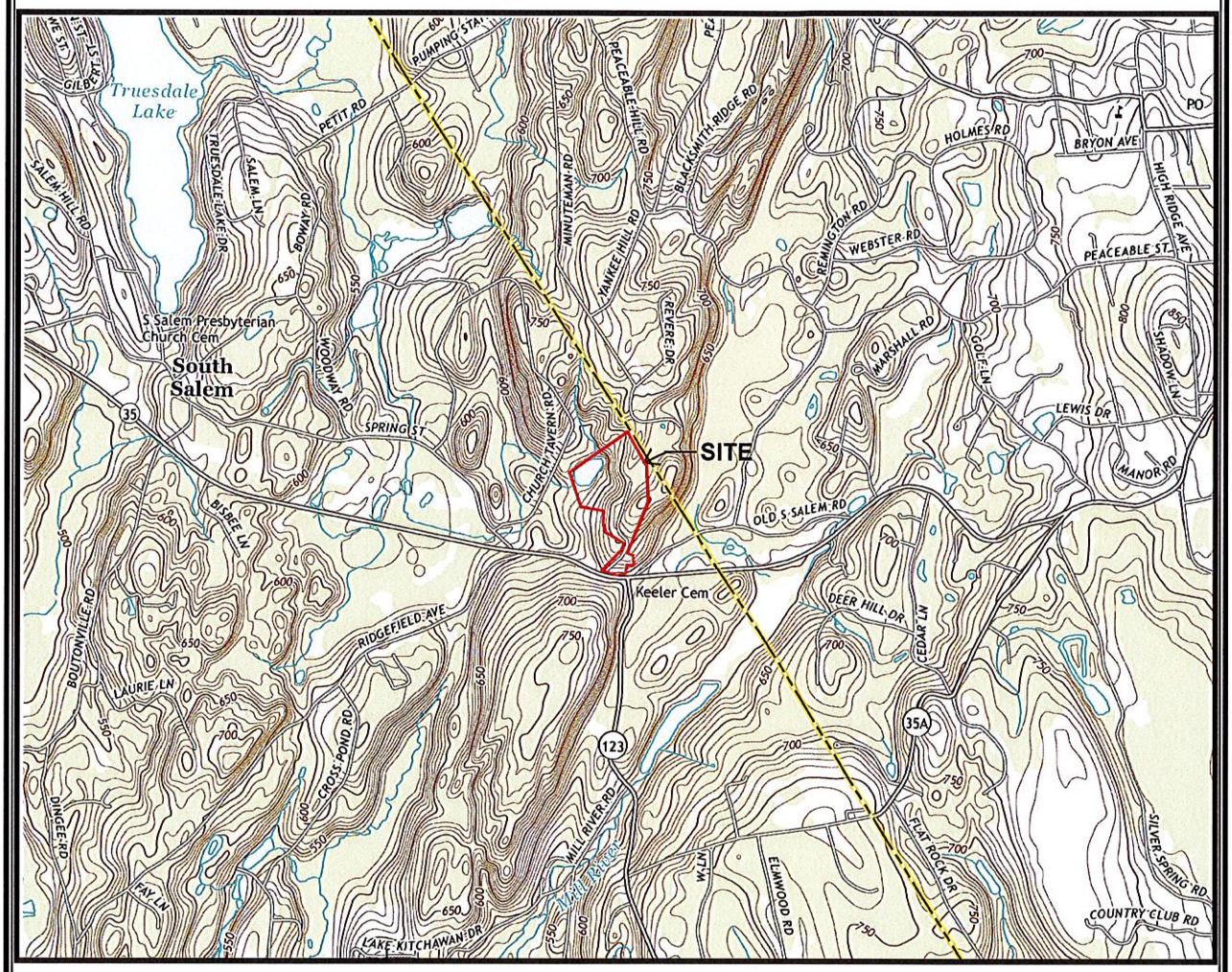


Figure1, Project location

Source: Peach Lake USGS quadrangle.

Approvals required from the Town of Lewisboro are as follows:

Town of Lewisboro Planning Board
- Site Development Plan Approval, Wetland Permit, Stormwater Permit

Town of Lewisboro Zoning Board of Appeals
- Expansion of a Preexisting Nonconforming Use

Additional approvals are also required by various agencies for this subdivision. The approving agencies, required permits and the permit status are listed below

Westchester County Department of Health
- Change of use approval for existing Sewage Disposal facilities

NYS Dept. of Environmental Conservation
- Stormwater SPDES Permit, GP-0-15-002

The New York City Department of Environmental Protection (DEP) has confirmed that the project does not meet their thresholds of jurisdiction as there is less than two acres of disturbance proposed and no disturbance is proposed within 100 feet of a regulated watercourse.

1.2 Stormwater Management Objective

The Le Chateau project will result in approximately 1.8 acres of disturbance for a commercial redevelopment and is therefore subject to the requirements of the New York State Department of Environmental Conservation (NYSDEC) SPDES General Permit for stormwater discharges from construction activity, Permit GP-0-15-002.

The stormwater management objective for Le Chateau is to develop a Stormwater Pollution Prevention Plan (SWPPP) in accordance with the New York State Pollutant Discharge Elimination System (SPDES) General Permit, GP-0-15-002 for stormwater discharges associated with construction activities. The SWPPP is a plan for controlling runoff and pollutants from a site both during and after construction activities by utilizing and implementing the following practices:

- reduction or elimination of erosion and sediment loading to waterbodies during construction
- control of the impact of stormwater runoff on the water quality of the receiving waters
- control of the increased volume and peak rate of runoff during and after construction
- maintenance of stormwater controls during and after completion of construction

This SWPPP will utilize properly selected, sized and located stormwater management practices to protect water resources from stormwater impacts due to erosion and sedimentation or increases in peak flowrates caused by construction. This result will be realized with the implementation of the erosion and sediment control plan and the water quantity and quality control plans in this report.

1.3 NYSDEC SPDES General Permit GP-0-15-002 Applicability and Requirements

Disturbance >1 acre	yes (1.8 acres)
Disturbance > 5 acres	no (1.8 acres)
Construction other than single family residential	yes (commercial redevelopment)
Project located in TMDL watershed or 303(d) listed water	yes (Truesdale Lake)*
Enhanced Phosphorous removal required	yes (east of Hudson NYC watershed)

*Truesdale Lake is listed as a TMDL watershed for Phosphorous loading. Implementing stormwater treatment to enhanced Phosphorous removal standards will reduce the Phosphorous loading to this waterbody.

SWPPP components required pursuant to NYSDEC:

Erosion & sediment control plan	required and provided
Water quality control plan	required and provided
Water quantity control plan	required and provided

This report includes an Erosion and Sediment Control program a Water Quality Control plan and a Water Quantity Control plan.

2.0 SOILS

2.1 On Site Soils

On site soils were determined utilizing the USDA Web Soil Survey. The soils found on site consist of Charlton loam (ChC), Charlton-Chatfield complex (CrC), Chatfield-Hollis-Rock outcrop complex (CtC, CuD), Hollis-Rock outcrop complex ((HrF), Sun loam (Sh), Sutton Loam (SuB) and Water. For the soil boundaries, see **Appendix C.**

2.2 Soils descriptions

The following soil descriptions are as presented in the aforementioned soil survey.

ChC, Charlton loam: consists of very deep, well-drained soils typically located on hilltops and hillsides. Slopes range from 2% to 8%.

Charlton soils within this category have the following properties:

Water table	usually greater than 6 feet
Permeability	moderate or moderately rapid
Surface runoff	medium.
Erosion hazard	slight to severe, depending on slope
Depth to bedrock	greater than 5 feet

CrC, Charlton-Chatfield complex: consists of very deep and moderately deep, well-drained soils typically located on hilltops and hillsides. Slopes range from 2% to 15%.

Charlton-Chatfield soils within this category have the following properties:

Water table	usually greater than 6 feet
Permeability	moderate or moderately rapid
Surface runoff	medium
Erosion hazard	moderate
Depth to bedrock	greater than 5 feet, 20 to 40 inches for the Chatfield soils

CtC, CuD, Chatfield-Hollis-Rock outcrop complex: consists of moderately deep and shallow, well-drained and somewhat excessively drained soils typically located on hilltops and hillsides. Slopes range from 3% to 15% for CtC, 15% to 35% for CuD.

Chatfield-Hollis-Rock outcrop soils within this category have the following properties:

Water table	usually greater than 6 feet
Permeability	moderate or moderately rapid
Surface runoff	medium for CtC, rapid for CuD
Erosion hazard	moderate for CtC, severe for CuD
Depth to bedrock	20 to 40 inches for Chatfield soils, 10 to 20 inches for Hollis soils

HrF, Hollis-Rock outcrop complex: consists of shallow, well-drained and somewhat excessively drained soils and areas of rock outcrop typically located on hillsides. Slopes range from 35% to 60%.

Hollis-Rock outcrop soils within this category have the following properties:

Water table	usually greater than 6 feet
Permeability	moderate or moderately rapid
Surface runoff	very rapid
Erosion hazard	very severe
Depth to bedrock	10 to 20 inches

Sh, Sun loam: consists of very deep, nearly level and poorly to very poorly drained soils typically located in small depressions and along drainage ways on till plains. Slopes range from 0% to 3%.

Leicester soils within this category have the following properties:

Water table	1 foot above to .5 feet below surface from November through April
Permeability	moderate in surface and slow to very slow in subsoils
Surface runoff	very slow
Erosion hazard	none or slight
Depth to bedrock	greater than 5 feet

SuB, Sutton loam: consists of very deep, gently sloping, moderately well drained soils typically located on concave foot slopes and along drainage ways in the uplands. Slopes range from 3% to 8%.

Sutton soils within this category have the following properties:

Water table	at a depth of 1.5 feet to 2.5 feet from November through April
Permeability	moderate or moderately rapid
Surface runoff	medium
Erosion hazard	moderate
Depth to bedrock	greater than 5 feet

For the Le Chateau project, the limits of disturbance encompass approximately 1.8 acres which includes predominantly Charlton Loam (ChC) and Chatfield-Hollis-Rock outcrop (CtC), (CuD) soils with small portions of Charlton-Chatfield complex (CrC) and Sutton loam (SuB) soils near the site entrance. The remaining soils on site are outside of the limits of disturbance.

2.3 Hydrologic Soils Group (HSG)

ChC Charlton loam	HSG = B
CrC, Charlton-Chatfield complex	HSG = B
CtC, CuD, Chatfield-Hollis-Rock outcrop complex:	HSG = B
HrF, Hollis-Rock outcrop complex:	HSG = D
Sh, Sun loam:	HSG = C/D*
SuB, Sutton loam:	HSG = B

*Sun loam is assigned a dual hydrologic group (C/D). The first letter is for drained areas and the second letter is for undrained areas. These values are not considered in the hydrologic analysis of the site as the Sun loam soils do not fall within the watersheds analyzed in this analysis.

2.4 Soil Testing

Deep and infiltration tests were conducted at the proposed stormwater management locations and witnessed by the Town's professional consultants on May 20, 2016 and June 21, 2016. The test results indicated suitable materials for the installation of the proposed infiltration facilities.

3.0 STORMWATER MANAGEMENT PLAN - QUANTITY

3.1 Description

Pursuant to the NYSDEC General Permit GP-0-15-002, stormwater quantity controls are required for Stream Channel Protection Volumes (1 year storm), Overbank Flood Control (10 year storm) and Extreme Flood Control (100 year storm).

There are two drainage basins within the development which will be provided with stormwater quantity controls. The stormwater management plan for quantity is to provide infiltration for the 1 year storm event and limit the peak rates of stormwater runoff from the site to or below the pre-development peak rates of runoff in the larger rainfall events. This analysis shows that upon completion of the site drainage improvements as recommended in the analysis, the project will achieve its treatment objectives by providing the necessary facilities to capture and infiltrate the post developed 1 year storm event and ensuring that there will not be an increase in the rate of stormwater discharge from this site in the 1, 10 and 100 year design storms at the two drainage design points. The drainage improvements will provide for runoff reduction, stream channel protection, overbank flood control and extreme flood control respectively.

The site is located in the Truesdale Lake drainage basin with eventual discharge into the Cross River Reservoir.

Hydrologically, the project site is broken into two pre-development drainage basins discharging to two designated design points. The design points are the points of discharge for modeling the stormwater characteristics for the site.

3.2 Methodology

The procedure employed to analyze and quantify the stormwater characteristics of the site is the USDA Soil Conservation Service Technical Release TR-20. The TR-20 method of stormwater modeling is an accepted standard by both the US Soil Conservation Service and the US Army Corps of Engineers.

This study was performed using the computer-modeling program HydroCad version 10.00 that is based on TR-20. The HydroCad Stormwater Modeling System is a computer program formulated by Applied Microcomputer Systems and was utilized in determining the stormwater hydrographs. This program requires that each of the hydrologically distinct areas, or sub-basins, be analyzed with the appropriate data input to the program. These distinct areas are referred to as "subcatchments" in HydroCad. Flow from the subcatchments are then routed to either a stream or drainage course, which are referred to as "reaches" in HydroCad, for conveyance to ponds or wetlands. In the description of the travel paths of the subcatchments, the use of culverts is allowed. This will result in the direct discharge of the subcatchments directly into the ponds or wetlands. The detention ponds, first flush basins, first flush basin control structures and wetlands are all modeled as "ponds" in the HydroCad program.

The TR-20 procedure requires the input of data that is based on the subcatchments and their discharge points. Select discharge points are considered as design points in this report. These include values for time of concentration, Tc, and runoff curve numbers, CN, which are defined as follows:

> The runoff curve number (CN) indicates the runoff potential of a particular soil cover in an unfrozen state. The CN is determined by evaluating the hydrologic soil group, land use and treatment condition (cover). The higher the curve number (such as 98 for pavement), the greater the runoff potential, while a low CN (such as 55 for some wooded areas), indicates a

large infiltration capacity or minimal runoff potential. The CN value is not a percentage of the amount of runoff from a specific storm event.

The time of concentration (Tc) is a key element in the calculation of peak rate of runoff and can be defined as the time required for runoff to travel from the most hydrologically distant point of the watershed to the point of discharge. The time of concentration is determined by summing the travel time (Tt) for each consecutive flow segment along the hydrologic path for the drainage basin which requires the identification of the type of flow occurring in each segment.

The procedure requires that site specific factors are initially determined. This information along with the size of the drainage basins and other physical characteristics of the basins are input into the computer program for the generation of stormwater flows.

The soil types comprising the study area are an important component in the hydrologic analysis. Based on the USDA Web Soil Survey, the soils in the studied Le Chateau drainage basins are primarily B type soils.

Once the specific components of the project have been described, hydrographs for each drainage area are generated. Based on the site layout and flow paths, the stormwater flows resulting from each of the design storms considered in both the pre and post-development condition are calculated. The appropriate values are summed to determine the extent to which treatment is required. Based on the computations, improvements are recommended that upon completion, will result in the peak rate of runoff from the Le Chateau site development being equal to or less than that which currently exists in the sub drainage basins.

Stormwater hydrographs and subsequent routings for both the pre and post-development conditions have been generated for all of the basins and sub basins showing the peak flows based on the time of concentration and runoff curve numbers. The storms analyzed in this study are the 1, 10 and 100 year recurrence storms. A complete set of data is presented for these design storms.

3.3 Rainfall Data

For this site an SCS Type III rainfall distribution is utilized. The 24 hour rainfall amounts are as follows:

1 year storm	2.85"
10 year storm	5.11"
100 year storm	9.08"

The above values have been taken from the Northeast Regional Climate Center Extreme Precipitation Tables for the Le Chateau site.

3.4 Pre-development Hydrologic Analysis

For information, including drainage basin delineation and design point locations, for the pre-development condition see **Figure 2**.

The total drainage basin delineated for this project is 13.66 acres in size and includes off-site lands in the vicinity of the project site. This analysis focuses on the primary areas of disturbance for the project and provides stormwater treatment above what is required for the work proposed as a redevelopment project. Certain areas of the site are not analyzed as no or minimal disturbance is proposed in these areas.

3.4.1 Basin 1 to Design Point 1

The contributing area for this basin is 13.12 acres in size with a mostly wooded cover. With the exception of just under one acre of offsite wooded area in Connecticut containing "D" soils, this

entire basin is comprised of "B" soils. 25% of this basin originates offsite from the east and northeast. The onsite areas include the majority of areas to be developed including the north portion of the existing restaurant / catering hall building as well as all existing onsite parking areas north of this point and an existing caretaker's cottage and garage. Other onsite areas in this basin include the wetland to the north, wooded areas within and to the east, north and west of the developed areas and a meadow area to the west of these developed areas. Design point 1 is the boundary where these areas enter the onsite pond on the northwest portion of the parcel. The flows to design point 1 will drain through the onsite pond and follow small drainage channels to Truesdale Lake with eventual discharge to the Cross River Reservoir.

3.4.2 Basin 2 to Design Point 2

The contributing area for this entirely onsite basin is 0.54 acres in size and consists of wooded, landscaped and impervious areas. The impervious areas include the southeast portion of the roof of the existing restaurant / catering building and the parking area immediately in front of and to the south of the building. The design point for this basin is at the south end of a wall on the west side of the existing driveway where flows from this watershed are concentrated at design point 2. Design point 2 discharges via overland flow to eventually reach the same small drainage channels to Truesdale Lake that the basin 1 discharge follows with eventual discharge to the Cross River Reservoir.

3.4.3 Peak Flows

Peak flows are based on a Type III, 24-hour rainfall distribution using design rainfalls of 2.85", 5.11" and 9.08" for the 1, 10 and 100 year recurrence storms, respectively. The calculated peak flows for the site are presented in Table 1 below. The drainage basin detailed data including the Cn calculations, time of concentration calculations, ground cover data and stormwater hydrographs are shown for the 1, 10 and 100 year storm events in **Appendix B**.

Table 1 Pre-development Peak Discharges (cfs)

basin	1 year storm	10 year storm	100 year storm
1 to DP1	1.6	10.3	32.4
2 to DP2	0.4	1.4	3.5

It is the above peak discharge rates that are the basis to insure the post-development peak discharge rates are less than those presented above. All numbers shown have been rounded to the nearest tenth.

3.5 Post-development Hydrologic Analysis

For information on the post-development drainage basins see **Figure 3**.

In the post development condition, the drainage basin shapes, drainage patterns, runoff curve numbers and areas change due to the construction of the building addition, driveway and parking areas.

3.5.1 Basin 11 to Design Point 1

This drainage basin consists of the areas that are generally not disturbed and will not be receiving stormwater treatment that will be draining toward design point 1. It consists of all the offsite areas from pre development basin 1 and the onsite areas downslope of the proposed improvements in the pre development drainage basin 1. The areas excluded from this basin when comparing it to the pre development basin 1 include all the existing and proposed onsite parking areas and the vast majority of the existing and proposed onsite buildings. A very small portion of roof drainage from the existing and proposed building will not receive treatment due to limitations of site

topography, however these areas will be more than offset by the existing site areas that will receive stormwater treatment where none is currently being provided. The stormwater from this basin will leave the site through design point 1 which remains the same as in the pre development condition for basin 1.

3.5.1 Basins 13, 14, 15 and 16 to Design Point 1

These drainage basins consist of the existing and proposed on site parking and building areas that will receive stormwater treatment by means of subsurface infiltration. The subsurface infiltration systems for each of these basins are sized to provide storage and treatment of the entire one year rainfall event with pretreatment to the infiltration systems being provided using New York State Verified Proprietary Stormwater Management Practice vortex units. Each of these basins, as shown in Figure 3, consist of different areas of the proposed development and will discharge through their respective control structures to overland flow to design point 1 at the edge of the onsite pond. This is the same design point as described in the pre development condition.

3.5.2 Basin 12 to Design Point 2

This drainage basin approximately follow the boundary of pre development basin 2, however it is slightly larger than in the pre development condition due to some regrading at the building entrance to accommodate a revised parking / access driveway layout. This basin will be 0.59 acres in size and will provide treatment for the southeast portion of the roof of the existing restaurant / catering building and the updated parking area immediately in front of and to the south of the building. Design point 2 will remain the same as in the pre development condition for basin 2.

3.5.3 Post Development Peak Flows

The peak flows presented in table 2 below are based on a Type III, 24 hour rainfall distribution with design rainfalls of 2.85", 5.11" and 9.08" for the 1, 10 and 100 year recurrence storms, respectively. The drainage basin detailed data including the Cn calculations, time of concentration calculations, ground cover data and stormwater hydrographs are shown for the 1, 10 and 100 year storm events in **Appendix B**.

Table 2 Post development Peak Discharges (cfs)

Drainage basin	1 year storm	10 year storm	100 year storm
11, 13, 14, 15 and 16 to DP1	1.0	9.1	30.5
12 to DP2	0.0	0.1	2.2

The above values were rounded to the nearest tenth.

3.5.4 Summary table of pre and post development peak flows

Table 3 below compares the pre development peak flow rates to the post development peak flow rates at design points 1 and 2. As can be seen, for both of the design points, it can be expected that the post development flow rates are equal to or less than the pre development rates and that mitigation is accomplished.

Table 3 Pre and Post Development Peak Discharge Comparison

Design point	Design storm	Pre development discharge *(cfs)	Post development discharge *(cfs)	Net change (cfs) % reduction ( )
Dp1	**1**	1.6	1.0	-0.6(37.5%)
	10	10.3	9.1	-1.2(11.7%)
	100	32.4	30.5	-1.9(5.9%)
Dp2	**1**	0.4	0.0	-0.4(100.0%)
	10	1.4	0.1	-1.3(92.9%)
	100	3.5	2.2	-1.3(37.1%)

* The flow values shown in this table have been rounded to the nearest tenth from the values generated by the computer model and are appropriate for this type of analysis. See **Appendix B** for the pre-development and post development stormwater summaries, calculations and hydrographs.

Based on the above table, the Le Chateau development as proposed with its stormwater management system will not result in an increase in the peak rate of discharge at design points 1 or 2 for all of the analyzed storms in the post-development condition as compared to the pre development condition.

With respect to the NYSDEC General Stormwater SPDES Permit requirement, the above described post development peak flow attenuation satisfies the requirements for Overbank Flood Control (Qp), and Extreme Flood Control (Qf).

4.0 STORMWATER MANAGEMENT PLAN - QUALITY

4.1 Introduction

The stormwater water quality program presented herein is designed to meet the NYSDEC required sizing criteria and pollutant removal goals. As part of the water quality program and sizing criteria, a water quality volume, WQv, shall be provided to capture and treat stormwater runoff from the site. As the site is located in a phosphorous restricted watershed, the WQv will be based upon the one year rainfall event and the proposed infiltration facilities will be sized to capture and treat the runoff from this one year rainfall event. The WQv is directly related to the amount of impervious cover on a site. The following equation is utilized to determine the water quality volume in acre-feet of storage for the Mill Court Crossing development:

$$WQv = \frac{(P)\,(Rv)\,(A)}{12}$$

WQv	=	water quality volume	(acre-feet)
P	=	one year rainfall event	(2.85")
Rv	=	0.05 + 0.009 (I)	(I = percent of impervious cover)*
A	=	site area	(acres)

The P value of the one year rainfall event is taken from the Extreme Precipitation Table for the Le Chateau site as provided by the Northeast Regional Climate Center.

The minimum value for Rv shall be 0.2

4.2 Water Quality Treatment – Drainage Basins

4.2.1 post-development basin 13 (parking lot 2 – south)

WQv	=	water quality volume (acre-feet)	
P	=	2.85	
Rv	=	0.608	(I = 62%)
A	=	1.09 acres	

WQv = (2.85) (0.608) (1.09) / 12 = 0.1574 acre-feet
WQv = 0.1574 acre-feet or 6,856 cubic feet

For post-development basin 13, a set of prefabricated infiltrators is proposed to collect and treat the required stormwater quality volume as well as provide the required stream channel protection volume and some flow attenuation. The basin will utilize a Downstream Defender vortex separator as manufactured by Hydro International. The Downstream defender is on the New Jersey DEP's list of NJCAT verified devices and is therefore suitable for use as a pretreatment device for the infiltration basin for this project. The infiltration system will provide a storage volume of 7,016 cubic feet which is in excess of the 6,858 cubic feet required water quality volume for its drainage basin. Post development basin 13 will have its eventual discharge to design point 1.

4.2.2 post-development basin 14 (parking lot 3)

WQv	=	water quality volume (acre-feet)	
P	=	2.85	
Rv	=	0.284	(I = 26%)
A	=	0.77 acres	

WQv = (2.85) (0.284) (0.77) / 12 = 0.0519 acre-feet
WQv = 0.0519 acre-feet or 2,260 cubic feet

For post-development basin 14, a set of prefabricated infiltrators is proposed to collect and treat the required stormwater quality volume as well as provide the required stream channel protection volume and some flow attenuation. The basin will utilize a Downstream Defender vortex separator as manufactured by Hydro International for pretreatment purposes. The infiltration system will provide a storage volume of 2,570 cubic feet which is in excess of the 2,260 cubic feet required water quality volume for its drainage basin. Post development basin 14 will have its eventual discharge to design point 1.

4.2.3 post-development basin 15 (parking lot 2 - north)

WQv	=	water quality volume (acre-feet)	
P	=	2.85	
Rv	=	0.788	(I = 82%)
A	=	0.17 acres	

WQv = (2.85) (0.788) (0.17) / 12 = 0.0318 acre-feet
WQv = 0.0318 acre-feet or 1,385 cubic feet

For post-development basin 15, a set of prefabricated infiltrators is proposed to collect and treat the required stormwater quality volume as well as provide the required stream channel protection volume and some flow attenuation. The basin will utilize a Downstream Defender vortex separator as manufactured by Hydro International for pretreatment purposes. The infiltration system will

provide a storage volume of 1,763 cubic feet which is in excess of the 1,385 cubic feet required water quality volume for its drainage basin. Post development basin 15 will have its eventual discharge to design point 1.

4.2.4 post-development basin 16 (parking lot 4)

WQv	=	water quality volume (acre-feet)	
P	=	2.85	
Rv	=	0.446	(I = 44%)
A	=	0.54 acres	

WQv = (2.85) (0.446) (0.54) / 12 = 0.0572 acre-feet
WQv = 0.0572 acre-feet or 2,492 cubic feet

For post-development basin 16, a set of prefabricated infiltrators is proposed to collect and treat the required stormwater quality volume as well as provide the required stream channel protection volume and some flow attenuation. The basin will utilize a Downstream Defender vortex separator as manufactured by Hydro International for pretreatment purposes. The infiltration system will provide a storage volume of 2,639 cubic feet which is in excess of the 2,492 cubic feet required water quality volume for its drainage basin. Post development basin 16 will have its eventual discharge to design point 1.

4.2.5 post-development basin 12 (parking lot 1)

WQv	=	water quality volume (acre-feet)	
P	=	2.85	
Rv	=	0.401	(I = 39%)
A	=	0.59 acres	

WQv = (2.85) (0.401) (0.59) / 12 = 0.0562 acre-feet
WQv = 0.0562 acre-feet or 2,448 cubic feet

For post-development basin 12, a set of prefabricated infiltrators is proposed to collect and treat the required stormwater quality volume as well as provide the required stream channel protection volume and some flow attenuation. The basin will utilize a Downstream Defender vortex separator as manufactured by Hydro International for pretreatment purposes. The infiltration system will provide a storage volume of 3,258 cubic feet which is in excess of the 2,448 cubic feet required water quality volume for its drainage basin. Post development basin 12 will have its discharge at design point 2.

4.3 Runoff Reduction Volume and Green Infrastructure

Runoff Reduction is the reduction of the total Water Quality Volume by application of Green Infrastructure techniques and standard Stormwater Management Practices with Runoff Reduction capacity to replicate pre development hydrology. The use of infiltration practices for the Le Chateau redevelopment project to treat the Water Quality Volume requirements makes the project compliant with the NYSDEC Runoff Reduction requirements as Infiltration is a standard Stormwater Management Practice with Runoff Reduction capacity.

As the project satisfies the Runoff Reduction requirement through standard practices, the inclusion or calculation of additional stormwater water quality volume is not required for green infrastructure. The project will incorporate green measures such as tree plantings to be incorporated into the project.

The planning practices of Green Infrastructure including Preservation of Undisturbed Areas, Preservation of Buffers, Reduction of Clearing and Grubbing and locating Development in Less Sensitive Areas are inherently incorporated into the project as a redevelopment. As the site is already disturbed and mostly developed, it's re-use will eliminate the need to recreate the existing driveway, building and site features that already exist at the site as well as eliminating the need for all but some minor grading to accommodate the proposed site changes.

4.4 Additional Water Quality Features

The redevelopment of the Le Chateau site will involve the removal and reconstruction of existing impervious areas, the construction on new impervious areas, and the maintenance of existing impervious areas. While the NYSDEC requires different levels of treatment for all of these areas with no treatment being required for the existing impervious areas to remain, all of these impervious areas within the primary redevelopment area are being provided with stormwater treatment meeting new development standards. The NYSDEC considers gravel areas, some of which are being resurfaced, to be impervious.

In the existing condition, 1.15 acres of the primary redevelopment area has impervious ground coverage that receives no quality treatment. As proposed, 0.50 acres of this impervious area will remain undisturbed, 0.65 acres of this impervious area will be disturbed and redeveloped with impervious coverage and an additional 0.34 acres of new impervious coverage is proposed. Of these areas, no water quality treatment is required for the undisturbed areas, 25% treatment is required for the redeveloped areas and full treatment is required for the new impervious areas.

While reductions in the treatment can be taken in accordance with NYSDEC regulations, this project is providing water quality treatment as if all of the existing and proposed impervious areas within the primary redevelopment area were new development. This will provide improved water quality from the site when compared to the existing condition with infiltration of the one year rainfall event being provided for all of the existing and proposed impervious areas in the redevelopment area. The proposed infiltration facilities will remove pollutants from stormwater runoff and increase groundwater recharge when compared to the existing conditions and then act to improve surface water and wetland quality downslope of the site as well as increase watercourse base flow.

The oversizing of the infiltrating water quality features provides the additional benefit of allowing them to provide stormwater attenuation. As these practices are sized to capture and completely infiltrate at least the one year storm event, they are also large enough to provide attenuation of the larger storm events and therefore eliminate the need for additional practices to provide this attenuation.

Also, as the site is a redevelopment project, the project utilizes land that is already disturbed and therefore reduces the impact to undisturbed land in general.

5.0 EROSION AND SEDIMENT CONTROL PLAN

5.1 Introduction and Narrative

This erosion and sedimentation control plan has been prepared for the Le Chateau redevelopment site, with mitigating measures specified for the construction of the building addition, parking area, and related site work and other site improvements. This control plan includes a description of each erosion, sedimentation, and site control practice planned; a construction schedule identifying the sequence of site development activities; and a maintenance schedule stipulating the maintenance requirements of the mitigating measures during, immediately after, and beyond construction.

The control plan has been prepared in accordance with the latest editions of:

- "New York State Standards and Specifications for Erosion and Sediment Control"
- "Westchester County Best Management Practices Manual for Erosion and Sediment Control"
- "NYSDEC Stormwater Management Design Manual"
- "NYSDEC Instruction Manual for the Stormwater Construction Permit

In general, prior to the commencement of clearing, the developer will have the site clearly marked and staked by the surveyor, including the establishing of any necessary control and datum points. The owner/developer will identify all trees scheduled for protection, located within or adjacent to the construction area; install tree protection measures as necessary; erect construction fencing to control the site and to protect the construction boundaries; install silt fences and straw bale barriers; and provide a stabilized construction entrance (if necessary) and staging areas.

During the construction process, silt fences, straw bale barriers, temporary diversion dikes, temporary swales, rip rap and vegetative channels, and sediment traps and basins will be provided as required or as determined by the engineer, to prevent soil erosion and sedimentation of the surrounding areas. Temporary drop inlet protection measures will be implemented to protect catch basins and yard drains. Mitigating measures will be inspected weekly and after every rainfall event ½" or greater. Needed repairs will be made immediately to maintain measures as designed. Sediment will be removed from sediment traps, basins, or from behind all barriers when the storage capacity is approximately 50 percent filled. Gravel, filter fabric, silt fences and straw bales will be replaced as required.

Stormwater runoff will be managed both during the construction process and following completion of construction to prevent flooding, erosion, and sedimentation of existing watercourses, wetlands, or the storm drainage system. The erosion and sedimentation control measures will be implemented to reduce the velocity of stormwater runoff, increase infiltration, and direct stormwater runoff into permanent or temporary sediment basins, first flush basins, or other control devices. Direct discharge of runoff from disturbed site areas or lawn areas into wetlands, watercourses, or water bodies without water quality enhancement features adequate to prevent sedimentation, siltation, or pollution of downstream areas with fertilizers, herbicides, and pesticides will not be permitted.

Clearing or grubbing of the ground cover within the proposed limits of disturbance will be done on a selective basis with great care. Ground cover will not be removed sooner than necessary to avoid exposing soils to erosion.

Clearing outside of the limits of disturbance, which is delineated on the subdivision plans and which will be flagged on the site is generally prohibited except for special conditions subject to approval of the Town.

Because of the slope conditions on some portions of the site, grading and drainage measures will be critical to successful erosion control. In general, grading of slopes will not exceed 1:2 vertical to horizontal. Slopes with grades of 1:2 vertical to horizontal or greater will require special consideration and the implementation of specific site stabilizing measures as deemed necessary by the engineer. Topsoil will be stripped, stockpiled, and reused on-site. Areas disturbed by vehicular or equipment traffic will be stabilized temporarily with gravel. This gravel will be removed as required upon completion of the work and may be reused on-site as is practical. Site areas disturbed by grading or excavation will be stabilized as soon as practical. Until ground cover and plantings have become established, disturbed areas will be stabilized with straw, mulch, and soil fabric. Snow fences, netting, and silt fences will also be used to control air currents and airborne dust due to wind.

Temporary cuts may be sloped 1:1 maximum in silty sand soils and 1 vertical to 1.5 horizontal maximum in sandy gravelly soils. Excavations for utilities may be cut at a steeper cut, provided that precautions are taken to prevent instability and unsafe working conditions and that all requirements of OSHA are maintained.

All stockpiles of topsoil or excavated materials, as well as materials delivered as fill to the site, will be scheduled to avoid excessive quantities stored on-site for an extended period of time.

Stockpiles will be located in dry and stable areas away from swales, drainage channels, watercourses, wetlands, or steep slopes. Stockpiles will be surrounded by silt fences and straw bale barriers, as required. Maximum slope of stockpiled loose material will be 1 vertical to 2 horizontal and will be keyed into a stable subbase to prevent slides. Stockpiled loose material will be mulched or covered to prevent erosion by wind or water.

Site areas disturbed by the construction process will be stabilized by replanting or paving as soon as practical. The construction site will be replanted with material specifically selected to quickly establish soil stability and prevent erosion and sedimentation. Primary to this effort will be reestablishment of ground cover, including critical area seeding. Mulching and Geo-Mat netting fabric will be used in conjunction with critical area seeding and site planting to establish plant cover, conserve moisture, and reduce erosion and sedimentation.

5.2 Temporary Erosion, Sedimentation and Site Control Practices

Reference is made to the subdivision and site development plans for details and locations of the proposed temporary erosion and sediment control devices to be implemented prior to and during construction. This report is an integral part of the site development plans previously referenced.

All devices and structures shall be constructed and maintained in accordance with the design guidelines as set forth in the latest edition of the "New York Guidelines for Urban Erosion and Sediment Control". Additional measures may be required as deemed necessary by the design engineer and/or Town Environmental Inspector, if field conditions warrant.

5.2.1 Security Fencing:
Temporary chain link fences with lockable gates or other similar fencing will be installed at locations as required or desired to control access to the site or other areas of the site and to restrict unauthorized personnel from entering the construction areas or the conservation areas.

5.2.2 Stabilized Construction Entrance:
A temporary gravel construction entrance will be installed at the access points to wooded areas being developed as required. During wet weather it may be necessary to wash vehicle tires at this location. The contractor will ensure that runoff water will be directed to an inlet protection structure or erosion control barrier and not into the streets, onto neighboring properties or to regulated wetland areas.

5.2.3 Traffic Control:
The on-site developer will provide necessary traffic control to maintain and promote the safe passage of vehicles and delivery trucks to and from the site as well as within the site

5.2.4 Silt Fence - Protection of Off-Site and Wetland Areas:
Temporary silt fences will be constructed as shown on the plans, generally along the down hill slope edge of all construction.

5.2.5 Silt Fence - Construction:
Temporary silt fences will be constructed around material stockpiles, around the base of large fill areas, and along channel berms adjacent to deep cut areas as necessary to prevent sediment from entering channels. Silt fences will be installed prior to the commencement of construction.

5.2.6 Straw Bale Sediment Barrier:
Temporary straw bale dike barriers will be installed to intercept sediment laden runoff from small drainage areas of disturbed soil and to prevent erosion from sheet stormwater flow as depicted on the plans and as deemed necessary by the site engineer.

5.2.7 Temporary Diversion:
Temporary diversion dikes will be constructed as is required or deemed necessary by the engineer above cut slopes and near the middle of long re-graded sloped areas to prevent surface runoff from eroding these banks. Temporary diversion dikes will be constructed along the top edge of cut or fill slopes at the end of each day during filling operations to protect the fill slope. Temporary diversions will outlet to temporary inlet protection devices or to swales channeling runoff towards sediment traps.

5.2.8 Temporary Drop Inlet Protection:
Temporary drop inlet protection measures will be installed at the catch basins and yard drains using straw bale details to prevent sediment laden runoff from silting pipes and to reduce the burden on the sediment traps.

5.2.9 Sediment Trap:
Sediment traps will be used in conjunction with temporary diversion methods and swales to intercept and control sediment laden runoff as required to prevent siltation of watercourses, wetland areas and off-site areas.

5.2.10 Soil Stockpiling:
Topsoil will be stripped from areas scheduled for construction and stockpiled for reuse on site. Stockpiles will be located in dry and stable areas away from swales and drainage channels and will be surrounded with silt fences and with straw bales as required. Maximum slope of stockpiled material is 1 vertical to 2 horizontal. Stockpiles will be mulched or covered to prevent erosion by wind or water. Stockpiles will be keyed into a stable subbase to prevent slides.

5.2.11 Dust Control:
Construction work will be scheduled to avoid premature or unnecessary disturbance of site areas. Mulch or gravel will be placed on disturbed areas as required to reduce dust levels. Water sprinkling will be used as is necessary during the placement of fill material to reduce dust levels. Snow fences, netting, and silt fences will be used as necessary to control air currents and airborne dust due to wind when and where it is deemed necessary.

5.2.12 Limits of Disturbance:
The site development plan and erosion and sediment control plan includes a Limit of Disturbance clearly defined. These Limits of Disturbance define those areas on the site which may be disturbed during construction. The boundaries of the Limits of Disturbance will be staked on the parcel and shall not be extended without the prior approval of the Town.

5.2.13 Property Line Protection:
Due to the permissible areas of disturbance on the lot being restricted by the limits of disturbance, there will be a natural buffer between construction areas and neighboring properties to obviate concerns with disturbance to trees and other vegetation on the neighboring properties. These buffers, as well as the other mitigating measures described above, will prevent disturbance to or adverse impacts on neighboring properties. If in the event damage is caused to a neighboring property, the damages shall be replaced in kind at the expense of the owner/developer.

5.2.14 Vegetation Preservation and Protection:
Trees to be protected shall be identified, clearly marked and protected as detailed on the site plan. Snow fencing will be installed at the canopy drip line prior to initiating clearing or grubbing of the site and this fencing will be maintained until all heavy equipment work has been completed. The fencing is intended to prevent stockpiled fill material or building materials from being placed within the canopy drip line of the protected trees as well as to prohibit heavy equipment from compacting the soil and damaging the root system. Where construction is required within the canopy drip line or where drip line protection measures will block access or significantly impede construction activities, the fencing will be placed so as to restrict unnecessary disturbance to the tree. In cases where the fencing is placed closer than 5 feet to the tree trunk, trunk armoring will be used to

protect the tree from damage to the bark. Snow fences will also be used to restrict access to site areas which are not scheduled for construction activity and to prevent the unnecessary removal of existing vegetation.

5.2.15 Temporary Check Dams:
Stone check dams will be constructed as required during construction to reduce erosion and degradation of the channels prior to stabilization.

5.3 Permanent Erosion, Sedimentation and Site Control Practices

Reference is made to the project plan set for details and locations of the proposed permanent erosion and sediment control devices to be implemented prior to and during construction. This report is an integral part of the site development plans previously referenced.

All devices and structures shall be constructed and maintained in accordance with the design guidelines as set forth in the "New York Guidelines for Urban Erosion and Sediment Control". Additional measures may be required as deemed necessary by the design engineer and/or Town Engineer, if field conditions warrant.

5.3.1 Vegetated Channels:
Vegetated drainage channels will be provided to control the surface flow of drainage from disturbed areas down-slope of the construction areas and divert the stormwater as required. The channels will be planted with suitable material to provide for the safe transport of the surface water without damage from erosion.

5.3.2 Surface Stabilization:
Since areas of existing vegetation will be removed or disturbed on the property by the proposed construction, a substantial replanting of all disturbed vegetated areas will be required. The site will be replanted with material specifically selected to quickly establish soil stability and prevent erosion and sedimentation. Primary to this effort is reestablishment of groundcover, including critical area seeding, since this is the most effective method to reduce sources of siltation and dust. Mulching and Geo-Mat netting fabric will be used, as required, in conjunction with critical area seeding and with site planting to help establish plant cover, conserve moisture, and reduce erosion and sedimentation.

5.3.3 Level Spreader:
Level spreaders will be provided to create a non-erosive outlet for concentrated runoff and disperse flows uniformly over the slope as sheet flow. The level spreaders will be provided to capture runoff that is conveyed through piping and vegetated swales.

The vegetated swales will convey runoff to level spreaders and convert the concentrated flow into sheet flow for dispersal into the wooded areas.

5.3.4 Erosion Control Matting:
Erosion control matting will be placed on steep slopes as deemed necessary by the site engineer or Town Environmental Inspector. The matting will stabilize the slopes and protect them from erosion and subsequently causing sedimentation down slope.

5.4 Pre-Construction Schedule

1. Satisfy all applicable conditions of Site Plan Approval by the Planning Board and identify what other applicable permits for site development are required.
2. File pertinent documents with the Westchester County Department of Health, Con Edison, the Town of Lewisboro, and any other involved agency, for necessary reviews and approvals.
3. Obtain the services of a Site Engineer, licensed in the State of New York and as approved by the Town of Lewisboro.
4. Post all necessary Performance Bonds for the proposed site work.
5. Submit all required insurance riders to the appropriate authorities.

6. Stake the property lines, flag the work limits, identify trees to be protected, if any, and establish elevation reference points (bench marks) on site.
7. Meet with representatives from the appropriate Town Departments to establish acceptable time restrictions for the scheduled delivery of materials and equipment to the site. This is intended to mitigate unnecessary conflicts between construction related traffic and rush hour related traffic.
8. Obtain any required Excavation Permits, Tree Permits, Street Opening Permits, etc. from the Town of Lewisboro.
9. Confirm that all required fees to the Town of Lewisboro and any other involved agency have been paid in full.
10. Contact the Underground Line Location Service (Code 53) at 800-962-7962.
11. Secure the site with required fencing and gates, as necessary.
12. Confirm utility mark out with the Site Engineer and Contractor.

With the completion of the Pre-Construction Schedule, the construction can commence as follows:

5.5 Construction Schedule

The construction schedule is presented on plan sheet ESC-5.2, "Erosion and Sediment Control Details". The schedule shows a construction phasing plan in accordance with the requirements of the NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activity, GP-0-15-002.

5.6 Construction Operation and Maintenance

It is important during all phases of construction that all the erosion and sediment control devices remain stable and effective to protect down slope areas and off site areas from sedimentation and erosion. Therefore, all erosion control measures shall be inspected on a regular basis. During construction, the owner/developer will inspect and maintain the erosion control devices in accordance with the construction schedule and the following:

1. All erosion, sediment, and site stability control measures will be checked for protection, stability, and operation prior to and following every runoff-producing rainfall but in no case less than once every week. Any needed repairs will be made immediately to maintain practices as designed. The Site Engineer will also make inspections of protection measures and all corrective measures will be implemented without delay.
2. The street areas adjacent to the site entrance will be broom swept and washed down as necessary at the end of each day on which fill material has been delivered to the site and at other times as is necessary or directed by the Site Engineer. During wet weather, vehicle tires will be checked and washed down, if necessary, at the site / construction entrance before the trucks leave the site to prevent mud and dirt from being tracked onto the streets.
3. Sediment basins will be checked for protection, stability, and operation following every runoff-producing rainfall but in no case less than once every week and will be cleaned out when the level of sediment reaches 50% capacity of the basin. Gravel will be cleaned or replaced when the sediment pool no longer drains properly.
4. Sediment traps, catch basins and drop inlet protection devices will be checked for protection, stability, and operation prior to and following every runoff-producing rainfall but in no case less than once every week and sediment will be removed when storage capacity has been approximately 50% filled. Gravel will be cleaned or replaced when the sediment pool no longer drains properly. Filter fabric will be replaced as necessary.
5. Silt fences and straw bale barriers will be checked for stability and operation following every runoff-producing rainfall but in no case less than once every week and sediment will be removed from behind devices when storage capacity has been approximately 50% filled. Silt fence will be repaired and straw bales will be replaced as necessary and as directed by the Site Engineer to maintain a barrier.

6. Drainage channels will be inspected following every runoff producing rainfall but in no case less than once every month to insure that the side slopes remain stable and to check for points of scour and breaches. Channels will be repaired and lined with riprap as necessary.
7. A minimum of 30 additional straw bales will be stored at the site from prior to initiating any cut or fill operation until final site stabilization has been completed. Stacked straw bales will be protected with a tarp cover. These straw bales are available for use as temporary measures to reduce stormwater runoff velocities and, in emergency situations, to prevent failures in the operation of drainage channels, temporary diversions, and silt fences. The stockpile of straw bales will be replenished following each event.
8. Markers and fencing utilized for traffic control, if any, will be inspected periodically to insure they are placed and functioning properly. All efforts will be taken to keep traffic off of all structural erosion control measures at all times. Where traffic must cross a structural measure, a suitable crossing will be constructed in accordance with the instructions and specifications of the Site Engineer.
9. Any tree protection fences and silt fences defining construction boundaries will be inspected weekly to insure that they are properly placed and will be repaired as necessary.
10. Mulch and gravel used to reduce dust in disturbed areas and parking areas will be inspected weekly and will be cleaned off with water, replenished or replaced as necessary.
11. Construction debris will be stored in designated refuse areas either in fenced enclosures or in dumpsters and will be removed from the site to a proper facility on a regular schedule. Full dumpsters will be removed from the site within 3 days. The site will be policed weekly and more often, if necessary, to collect debris which has not been properly placed in a designated refuse area.
12. All maintenance work on construction equipment will be done in a safe area away from drainage and drainage control structures. Maintenance items such as cans, boxes, and cartridges will be stored in a suitable structure. Following use, all such items will be disposed of in a safe and proper manner and at a suitable facility.
13. All seeded areas will be fertilized, re-seeded as necessary, and mulched to maintain a vigorous, dense vegetative cover. Temporary seeding will be inspected every 30 days and damaged areas will be re-seeded and re-mulched as necessary.
14. The developer and/or owner of the project will have the site inspected each spring and each fall for three years following final stabilization. Plant material will be replaced as required and deficiencies in site stability corrected immediately.
15. A maintenance schedule for the proper watering, fertilizing, pruning, mowing, and weeding of planted materials as well as the use of herbicides and pesticides will be implemented and the ongoing responsibility for this maintenance schedule will be the developer and/or owner.
16. The sump sediment trap in each catch basin will be inspected following every runoff-producing rainfall. Following the completion of construction, catch basins shall be inspected and cleaned semi-annually.
17. Ongoing site maintenance requirements of the completed project will be identified and the responsible parties so advised.

5.7 Critical Area Seeding

Once a section of earthwork is completed, all disturbed areas (shoulders, staging areas, and miscellaneous disturbed areas) will require critical seeding to re-establish a vegetative cover. This will consist of the removal of debris, the final grading of these areas, seeding and mulching. This final grade will be left at the prescribed grades in an even and properly compacted condition so as to prevent the formation of depressions where water will stand.

During this entire process, the perimeter erosion control barrier shall be maintained in good working order and checked daily for breach or failure, and repaired or replaced as necessary. This perimeter barrier will prevent any sediment from leaving the site proper and onto the perimeter road or off site areas or entering the wetland system.

After final grading of the site has been brought to the proper grade, and immediately prior to the placement of top soil, this sub-grade shall be loosened by scarifying to a depth of at least 2" to permit bonding of the topsoil to the sub-grade.

Within 30 days of the completion of the final grading, topsoil shall be placed over the area. The topsoil used shall be free of stones >2", trash, debris, and have less than 10% gravel by volume. The soil shall have > 6% by weight fine textured stable organic material, muck soil will not be considered topsoil.

The topsoil shall not be placed in a frozen or muddy condition. Topsoil shall be uniformly distributed over the target areas and evenly spread to a depth of 4". After the topsoil installation is complete, ground limestone (calcium carbonate) shall be spread uniformly and thoroughly over the topsoil at a rate of approximately 100 lbs. per 1000 square feet or to achieve a soil pH of 6.0. Upon completion of the lime, the site soil shall be fertilized with 600 lbs. of 5-10-10 or equivalent per acre.

Immediately after the soil has been prepared, permanent seeding shall be applied. The seed mix shall contain the following ratios:

Kentucky Blue Grass	65%
Perennial Rye Grass	20%
Fine Fescue	15%

This seed mixture shall be applied at a rate of 175-200 lbs. per acre within a day of the completion of the soil placement. Upon placement of the seed mixtures, the entire seeded area shall be mulched. The mulch shall consist of Hay or Straw and shall be applied at a rate of 2 tons per acre or 100-200 bales per acre.

The erosion controls in place for these operations shall remain until a stable vegetative (grass) cover is established. The removal of the erosion control barriers shall be at the direction of the Site Engineer only. The above described critical area seeding as well as the establishment of any trees and shrubs shall be in conformance with the standards presented in "New York Standards and Specifications for Erosion and Sediment Control", 2005 or current and the Westchester County Best Management Practices Manual on Erosion and Sediment Control, 1991 or current.

This stormwater pollution prevention plan is for the proposed improvements as shown of the site plan only. Additional site work outside of the scope of this document is not necessarily protected by the proposed erosion and sediment control devices shown herein.

6.0 SUPPORT DATA

6.1 Support Data

The following items were used as support data for the preparation of this analysis:

Survey and topographic information shown on the plans is based on a map prepared by RKW Land Surveyors with additional topography taken from Westchester County GIS.

Soils information is taken from the USDA Web Soil Survey.

Peach Lake USGS quadrangle dated 2013.

NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activity, GP-0-15-002.

NYSDEC Stormwater Management Design Manual, January 2015.

New York Standards and Specifications for Erosion and Sediment Controls, August 2005.

Westchester County Best Management Practices Manual on Stormwater Management, prepared by the Westchester County Department of Planning dated Spring 1984.

Hydrocad Stormwater Modeling System computer program, version 10.0, was used to manage raw data, design structures and calculate all necessary stormwater flows and routing. Hydrocad is based on the SCS TR-20 method of computing stormwater runoff.

Numerous site inspections made by this office to the site proper and areas to which the site is tributary.

7.0 SWPPP Conditions

It is the responsibility of the Owner/Operator to be familiar with this report and the herein referenced Site Development Plan set. All conditions of the Stormwater General Permit, GP-0-15-002 shall be complied with prior to and during construction and until all disturbed areas are stabilized.

Cronin Engineering, P.E., P.C.

Ronald Wegner, Professional Engineer

APPENDIX A

Le Chateau

Owner/Operator and Contractor Certifications

Le Chateau SWPPP

Owner / Operator Certification

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those directly responsible for gathering the information. The information submitted is, to the best of my knowledge and belief, true, accurate and complete. I am aware that false statements made herein are punishable as a class A misdemeanor pursuant to Section 210.45 of the penal Law.

signature	company
name	address
title	contact number
date	

Le Chateau SWPPP

Contractor Certification

The SWPPP must clearly identify for each measure specified in the SWPPP, the contractor(s) and subcontractor(s) that will implement the measure. All contractors and subcontractors identified in the SWPPP must sign a copy of this certification statement. All certifications must be included in this SWPPP. Additionally, new contractors and subcontractors need to similarly certify.

All contractors and subcontractors identified in the SWPPP shall sign a copy of the following certification statement before undertaking any construction activity at the site identified in the SWPPP.

The certification must include the name and title of the person providing the signature. The name, address and telephone numbers of the contracting firm, the address (or other identifying description) of the site and the date the certification is made.

I certify under penalty of law that I understand and agree to comply with the terms and conditions of the SWPPP for the construction site identified in such SWPPP as a condition of authorization to discharge stormwater. I also understand that the owner/operator must comply with the terms and conditions of the New York State Pollutant Discharge Elimination System (SPDES) General Permit for Stormwater Discharges from Construction Activities and that it is unlawful for any person to cause or contribute to a violation of water quality standards.

General Contractor

signature	company
name	address
title	contact number
date	

Subcontractor

signature	company
name	address
title	contact number
date	

Le Chateau SWPPP

Contractor Certification

Subcontractor

signature _____ company _____

name _____ address _____

title _____ contact number _____

date _____

Subcontractor

signature _____ company _____

name _____ address _____

title _____ contact number _____

date _____

Subcontractor

signature _____ company _____

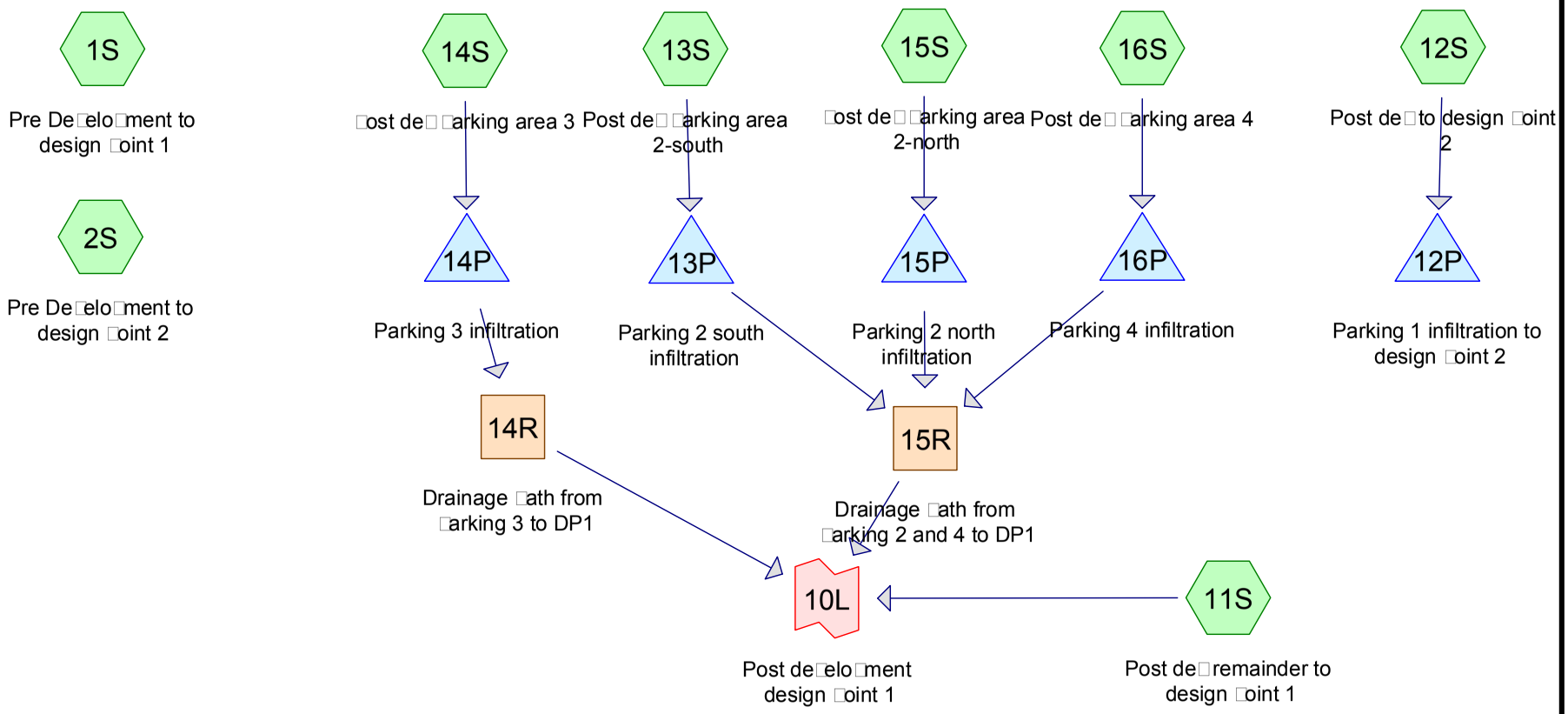
name _____ address _____

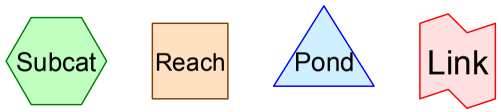
title _____ contact number _____

date _____

APPENDIX B

Pre and Post Development Stormwater Quantity Calculations





Routing Diagra□ □or Le Chateau

Pre□ared b□ □enter □our com□an□name here□, Printed 6/28/2016

H□droCAD□ 10.00 s/n 00826 □ 2011 H□droCAD Software Solutions LLC

Su ary or Su catch ent S: re De elo ent to design oint

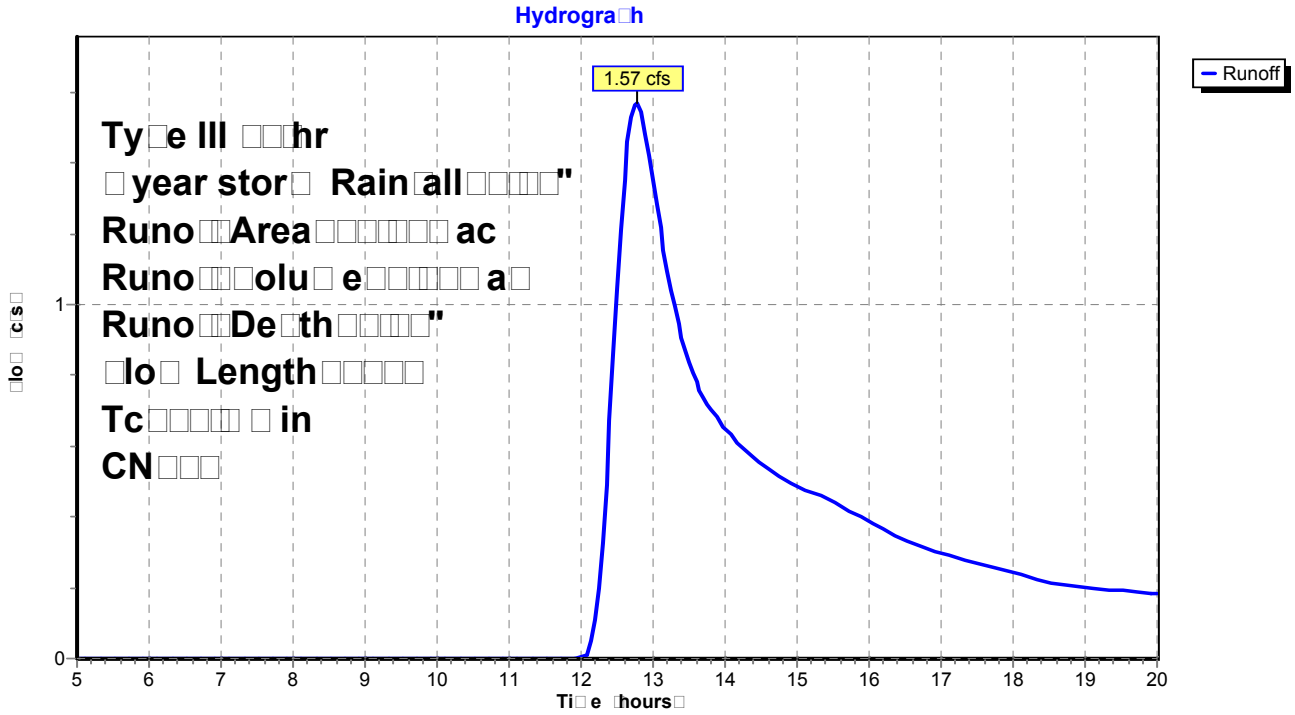
Runoff = 1.57 cfs 12.77 hrs, Volume= 0.314 af, De th 0.29"

Runoff b SCS TR-20 method, UH=SCS, Time S an= 5.00-20.00 hrs, dt= 0.05 hrs
T e III 24-hr 1 ear storm Rainfall=2.85"

Area ac	CN	Descri tion
0.210	98	CT im er ious, HSG B
0.200	61	CT 75 Grass co er, Good, HSG B
1.070	55	CT Woods, Good, HSG B
0.940	77	CT Woods, Good, HSG D
0.140	98	offsite im er ious, HSG B
0.340	61	offsite 75 Grass co er, Good, HSG B
0.370	55	offsite Woods, Good, HSG B
0.800	98	im er oius, HSG B
0.160	96	Gra el surface, HSG B
1.950	61	75 Grass co er, Good, HSG B
6.940	55	Woods, Good, HSG B
13.120	62	Weighted A erage
11.970		91.23 Per ious Area
1.150		8.77 Im er ious Area

Tc min	Length feet	Slo e ft/ft	Velocit ft/sec	Ca acit cfs	Descri tion
30.0	100	0.0100	0.06		**Sheet lo sheet** Woods Light underbrush n= 0.400 P2= 2.85"
8.0	240	0.0100	0.50		**Shallo Concentrated lo shallo conc** Woodland K= 5.0 f s
4.0	490	0.1700	2.06		**Shallo Concentrated lo shallo conc** Woodland K= 5.0 f s
42.0	830	Total			

Su catch ent S: re De elo ent to design oint



Su ary or Su catch ent S: re De elo ent to design oint

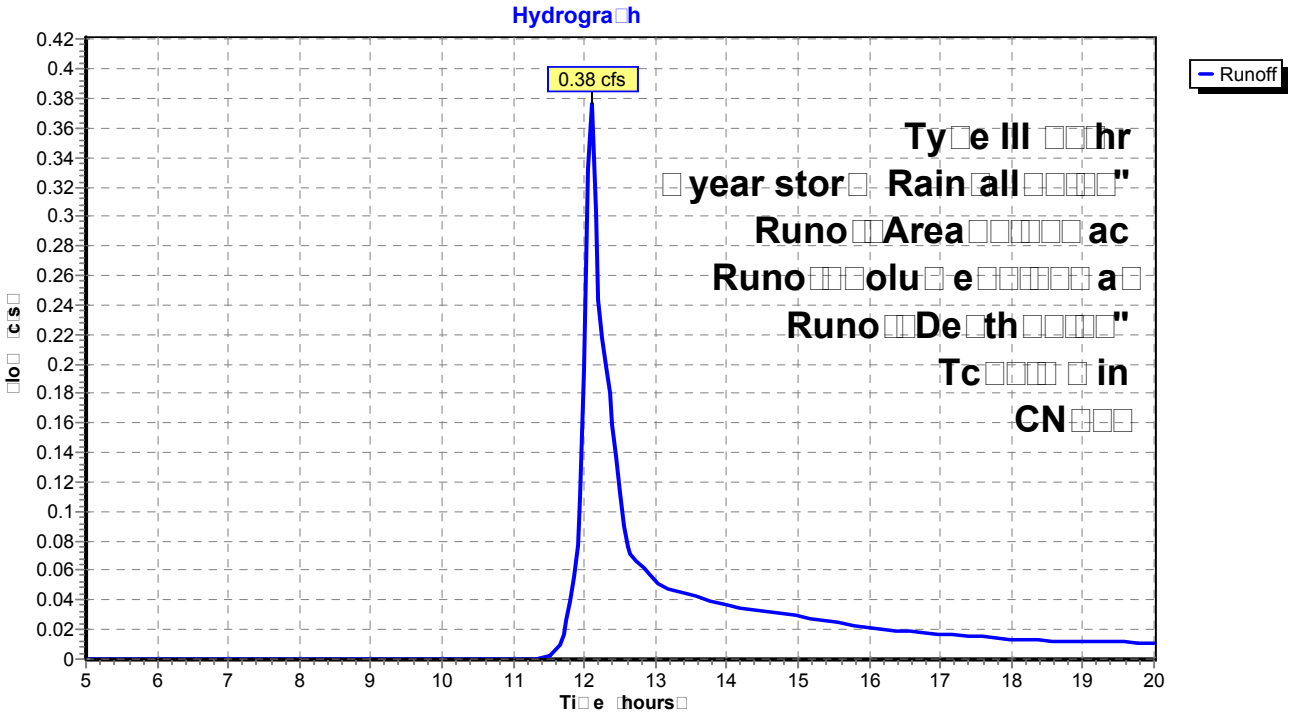
Runoff = 0.38 cfs 12.09 hrs, Volume= 0.027 af, De th 0.61"

Runoff b SCS TR-20 method, UH=SCS, Time S an= 5.00-20.00 hrs, dt= 0.05 hrs
T e III 24-hr 1 ear storm Rainfall=2.85"

Area ac	CN	Descri tion
0.190	98	im er ious, HSG B
0.040	61	75 Grass co er, Good, HSG B
0.310	55	Woods, Good, HSG B
0.540	71	Weighted A erage
0.350		64.81 Per ious Area
0.190		35.19 Im er ious Area

Tc min	Length feet	Slo e ft/ft	Velocit ft/sec	Ca acit cfs	Descri tion
5.0					**Direct Entry inute ini u**

Su catch ent S: re De elo ent to design oint



Su□ □ary □or Su□catch□ ent □□S: □ost de□re□ainder to design □oint □

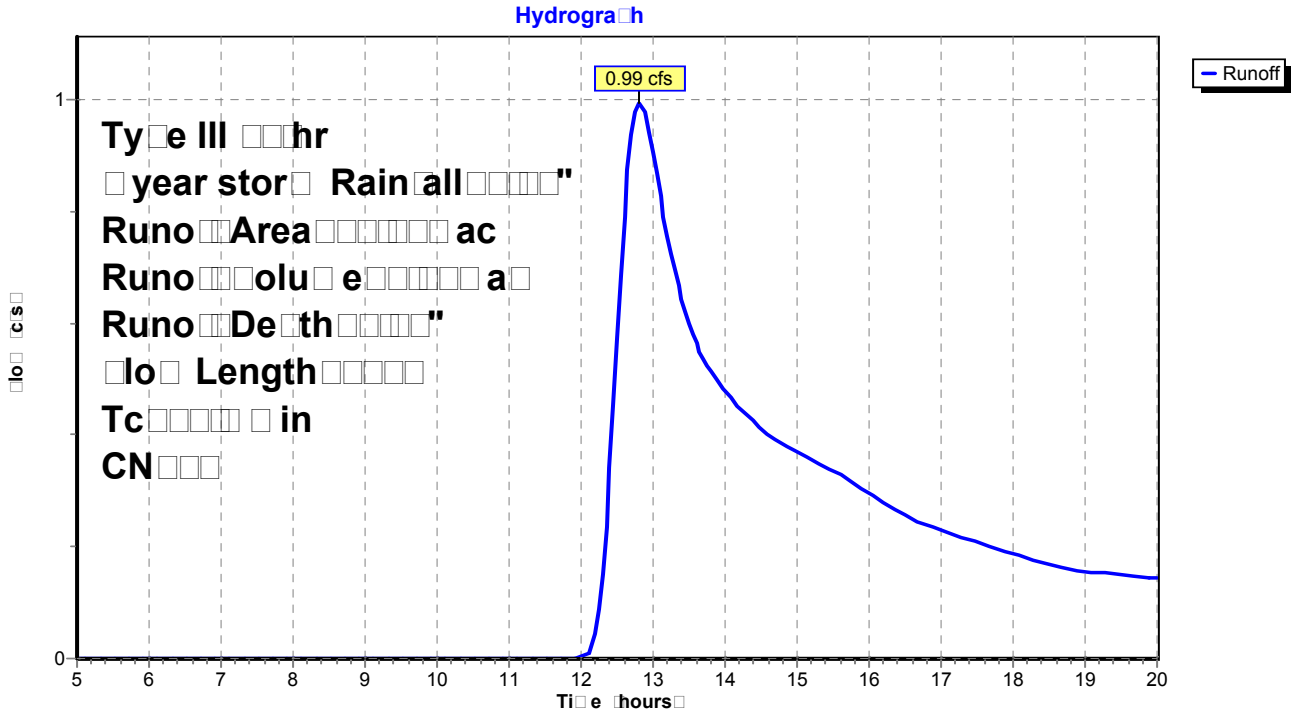
Runoff = 0.99 cfs □ 12.82 hrs, Volume= 0.223 af, De□th□ 0.23"

Runoff b□SCS TR-20 method, UH=SCS, Time S□an= 5.00-20.00 hrs, dt= 0.05 hrs
T□□e III 24-hr 1 □ear storm Rainfall=2.85"

Area □ac□	CN	Descri□tion
□ 0.210	98	CT im□er□ious, HSG B
□ 0.200	61	CT □75□ Grass co□er, Good, HSG B
□ 1.070	55	CT Woods, Good, HSG B
□ 0.940	77	CT Woods, Good, HSG D
□ 0.140	98	offsite im□er□ious, HSG B
□ 0.340	61	offsite □75□ Grass co□er, Good, HSG B
□ 0.370	55	offsite Woods, Good, HSG B
□ 0.030	98	im□er□oius, HSG B
2.060	61	□75□ Grass co□er, Good, HSG B
6.090	55	Woods, Good, HSG B
11.450	60	Weighted A□erage
11.070		96.68□ Per□ious Area
0.380		3.32□ Im□er□ious Area

Tc □min□	Length □feet□	Slo□e □ft/ft□	Velocit□ □ft/sec□	Ca□acit□ □cfs□	Descri□tion
30.0	100	0.0100	0.06		**Sheet □lo□ □sheet** Woods□Light underbrush n= 0.400 P2= 2.85"
8.0	240	0.0100	0.50		**Shallo□ Concentrated □lo□ □shallo□ conc** Woodland K□= 5.0 f□s
4.0	490	0.1700	2.06		**Shallo□ Concentrated □lo□ □shallo□ conc** Woodland K□= 5.0 f□s
42.0	830	Total			

Su catch ent S: ost de re ainder to design oint



Su□ □ary □or Su□catch□ent □□S: □ost de□to design □oint □

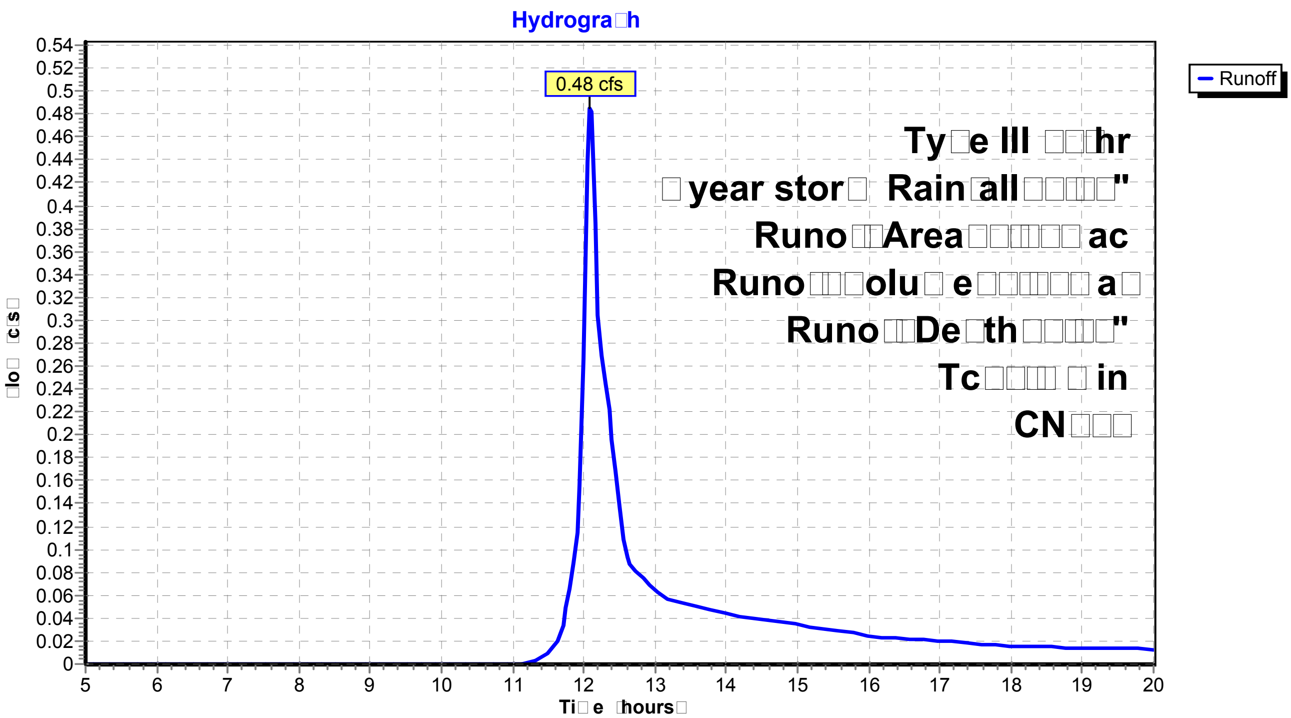
Runoff = 0.48 cfs □ 12.09 hrs, Volume= 0.034 af, De□th□ 0.69"

Runoff b□SCS TR-20 method, UH=SCS, Time S□an= 5.00-20.00 hrs, dt= 0.05 hrs
T□□e III 24-hr 1 □ear storm Rainfall=2.85"

	Area □ac□	CN	Descri□tion
□	0.230	98	im□er□ious, HSG B
	0.080	61	□75□ Grass co□er, Good, HSG B
	0.280	55	Woods, Good, HSG B
	0.590	73	Weighted A□erage
	0.360		61.02□ Per□ious Area
	0.230		38.98□ Im□er□ious Area

Tc □min□	Length □feet□	Slo□e □ft/ft□	Velocit□ □ft/sec□	Ca□acit□ □cfs□	Descri□tion
5.0					**Direct Entry□□ □inute □ini□u□**

Su□catch□ent □□S: □ost de□to design □oint □



Su□ □ary □or Su□catch□ ent □□S: □ost de□ □ar□ing area □□south

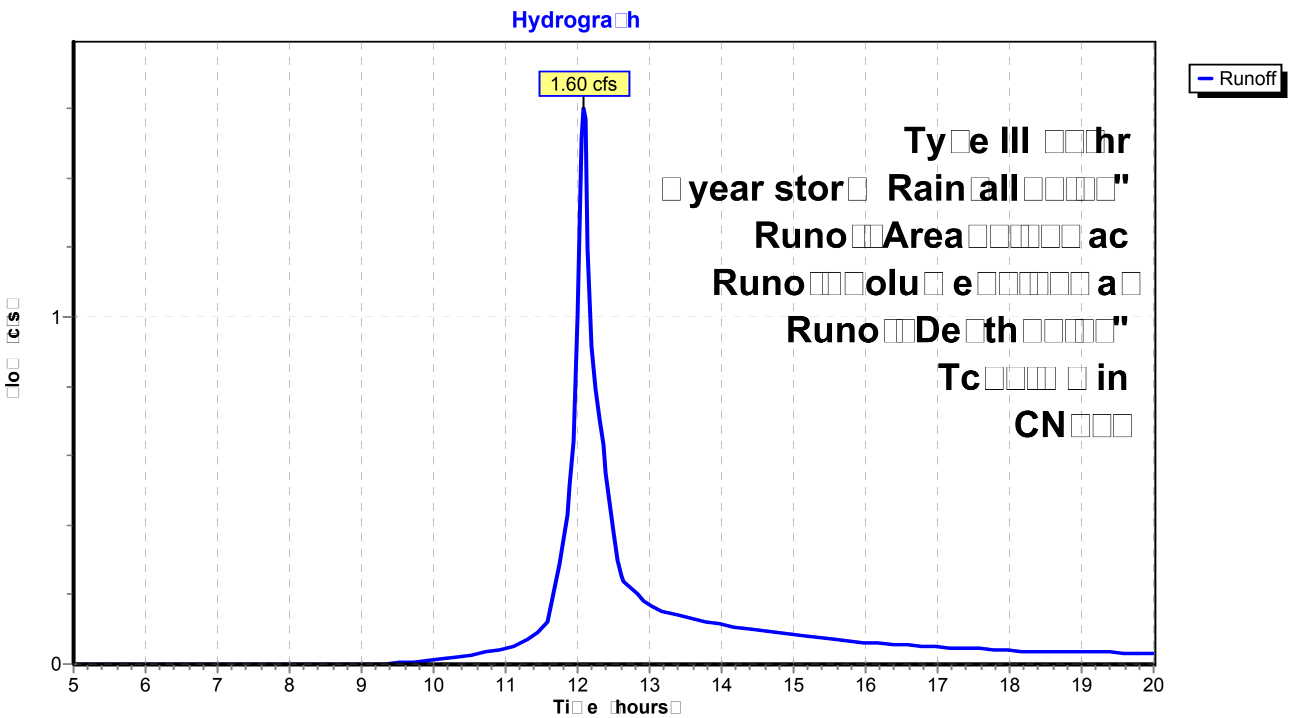
Runoff = 1.60 cfs □ 12.08 hrs, Volume= 0.106 af, De□th□ 1.17"

Runoff b□SCS TR-20 method, UH=SCS, Time S□an= 5.00-20.00 hrs, dt= 0.05 hrs
T□□e III 24-hr 1 □ear storm Rainfall=2.85"

	Area □ac□	CN	Descri□tion
□	0.680	98	im□er□ious, HSG B
	0.080	61	□75□ Grass co□er, Good, HSG B
	0.330	55	Woods, Good, HSG B
	1.090	82	Weighted A□erage
	0.410		37.61□ Per□ious Area
	0.680		62.39□ Im□er□ious Area

Tc □min□	Length □feet□	Slo□e □ft/ft□	Velocit□ □ft/sec□	Ca□acit□ □cfs□	Descri□tion
5.0					**Direct Entry□□ □inute □ini□ u□**

Su□catch□ ent □□S: □ost de□ □ar□ing area □□south



Su□ □ ary □or Su□catch□ ent □□S: □ost de□ □ar□ing area □

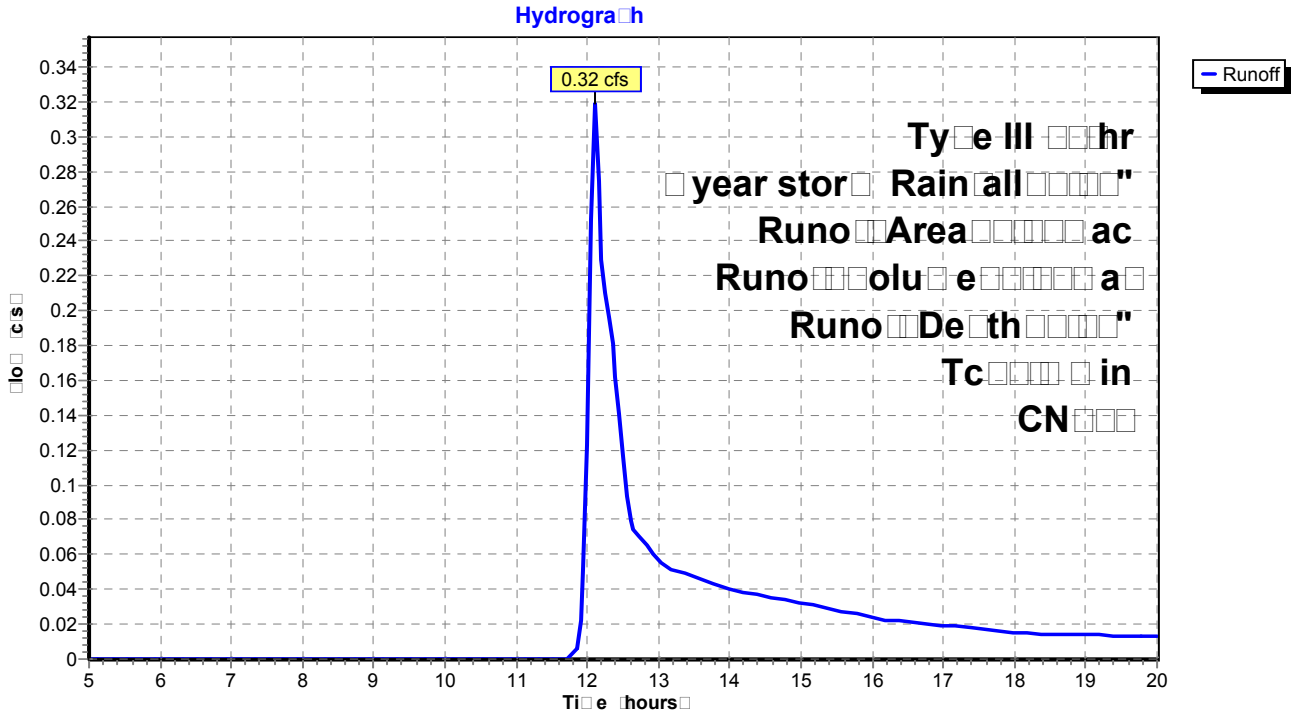
Runoff = 0.32 cfs □ 12.10 hrs, Volume= 0.027 af, De□th□ 0.42"

Runoff b□SCS TR-20 method, UH=SCS, Time S□an= 5.00-20.00 hrs, dt= 0.05 hrs
T□□e III 24-hr 1 □ear storm Rainfall=2.85"

Area □ac□	CN	Descri□tion
□ 0.200	98	im□er□ious, HSG B
0.020	61	□75□ Grass co□er, Good, HSG B
0.550	55	Woods, Good, HSG B
0.770	66	Weighted A□erage
0.570		74.03□ Per□ious Area
0.200		25.97□ Im□er□ious Area

Tc □min□	Length □feet□	Slo□e □ft/ft□	Velocit□ □ft/sec□	Ca□acit□ □cfs□	Descri□tion
5.0					**Direct Entry□□ □inute □ini□u□**

Su□catch□ ent □□S: □ost de□ □ar□ing area □



Su ary or Su catch ent S: ost de ar ing area north

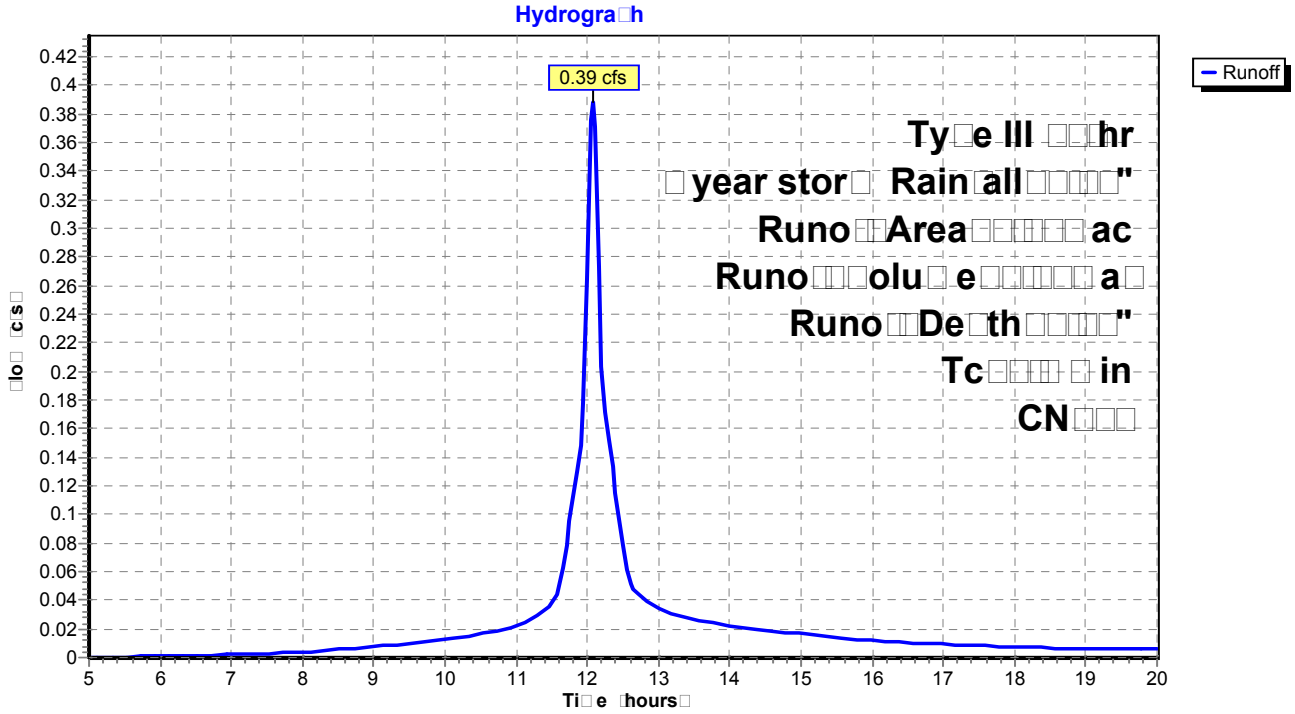
Runoff = 0.39 cfs 12.07 hrs, Volume= 0.027 af, De th 1.99"

Runoff b SCS TR-20 method, UH=SCS, Time S an= 5.00-20.00 hrs, dt= 0.05 hrs
T e III 24-hr 1 ear storm Rainfall=2.85"

Area ac	CN	Descri tion
0.140	98	im er ious, HSG B
0.020	61	75 Grass co er, Good, HSG B
0.160	93	Weighted A erage
0.020		12.50 Per ious Area
0.140		87.50 Im er ious Area

Tc min	Length feet	Slo e ft/ft	Velocit ft/sec	Ca acit cfs	Descri tion
5.0					**Direct Entry inute ini u**

Su catch ent S: ost de ar ing area north



Su□ □ ary □or Su□catch□ ent □□S: □ost de□ □ar□ing area □

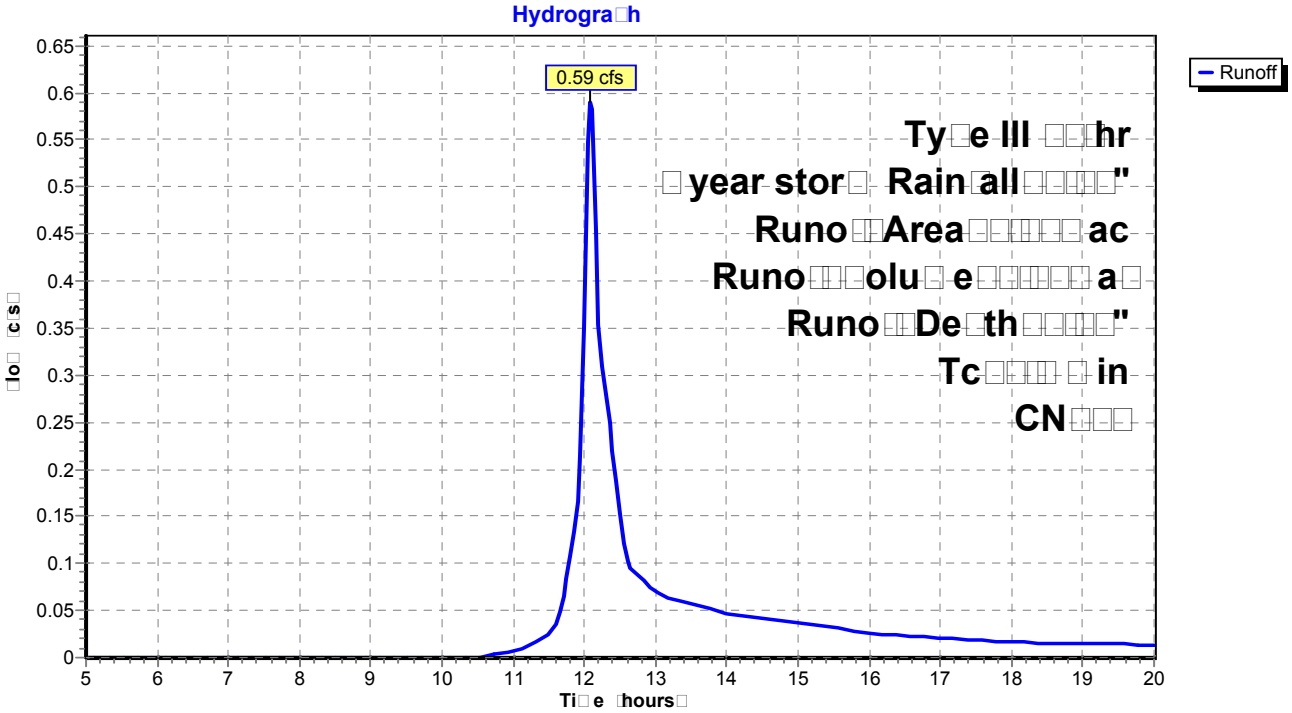
Runoff = 0.59 cfs □ 12.09 hrs, Volume= 0.040 af, De□th□ 0.89"

Runoff b□SCS TR-20 method, UH=SCS, Time S□an= 5.00-20.00 hrs, dt= 0.05 hrs
T□□e III 24-hr 1 □ear storm Rainfall=2.85"

Area □ac□	CN	Descri□tion
□ 0.170	98	im□er□ious, HSG B
0.070	96	Gra□el surface, HSG B
0.010	61	□75□ Grass co□er, Good, HSG B
0.290	60	Woods, Fair, HSG B
0.540	77	Weighted A□erage
0.370		68.52□ Per□ious Area
0.170		31.48□ Im□er□ious Area

Tc □min□	Length □feet□	Slo□e □ft/ft□	Velocit□ □ft/sec□	Ca□acit□ □cfs□	Descri□tion
5.0					**Direct Entry□□ □inute □ini□u□**

Su□catch□ ent □□S: □ost de□ □ar□ing area □



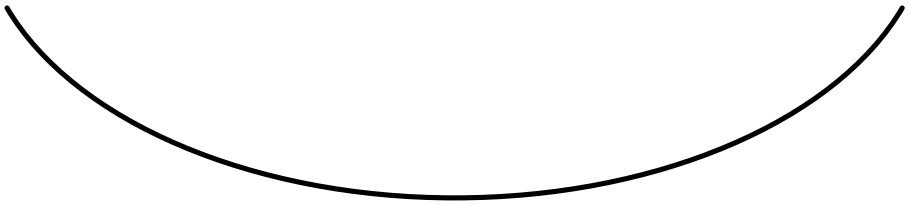
Su ary or Reach R: Drainage ath ro ar ing to D

Inflow Area = 0.770 ac, 25.97 Im er ious, Inflow De th = 0.00" for 1 ear storm e ent
Inflow = 0.00 cfs 5.00 hrs, Volume= 0.000 af
Outflow = 0.00 cfs 5.00 hrs, Volume= 0.000 af, Atten= 0 , Lag= 0.0 min

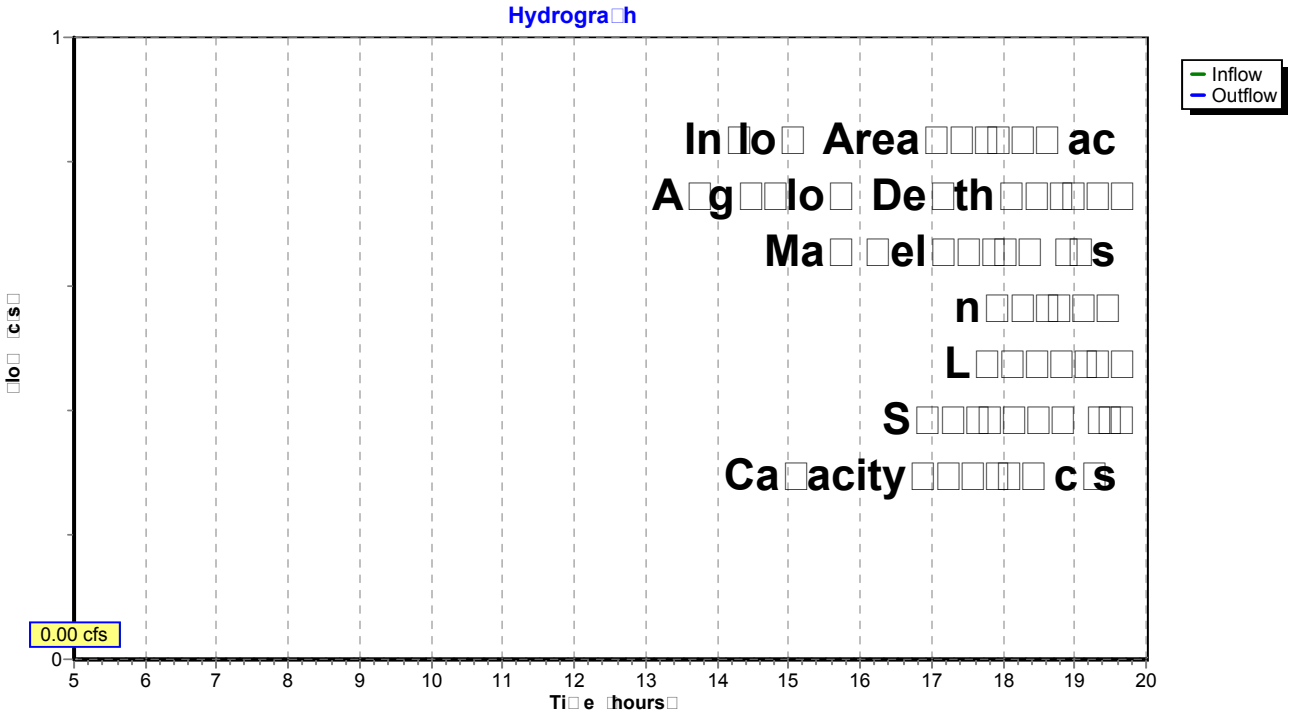
Routing b Stor-Ind Trans method, Time S an= 5.00-20.00 hrs, dt= 0.05 hrs
Ma . Velocit = 0.00 f s, Min. Tra el Time= 0.0 min
A g. Velocit = 0.00 f s, A g. Tra el Time= 0.0 min

Peak Storage= 0 cf 5.00 hrs
A erage De th at Peak Storage= 0.00'
Bank-Full De th= 1.00' Flow Area= 3.3 sf, Ca acit = 48.28 cfs

5.00' 1.00' dee Parabolic Channel, n= 0.030 Stream, clean straight
Length= 505.0' Slo e= 0.1663 '/'
Inlet In ert= 708.00', Outlet In ert= 624.00'



Reach R: Drainage ath ro ar ing to D



Su ary or Reach R: Drainage ath ro ar ing and to D

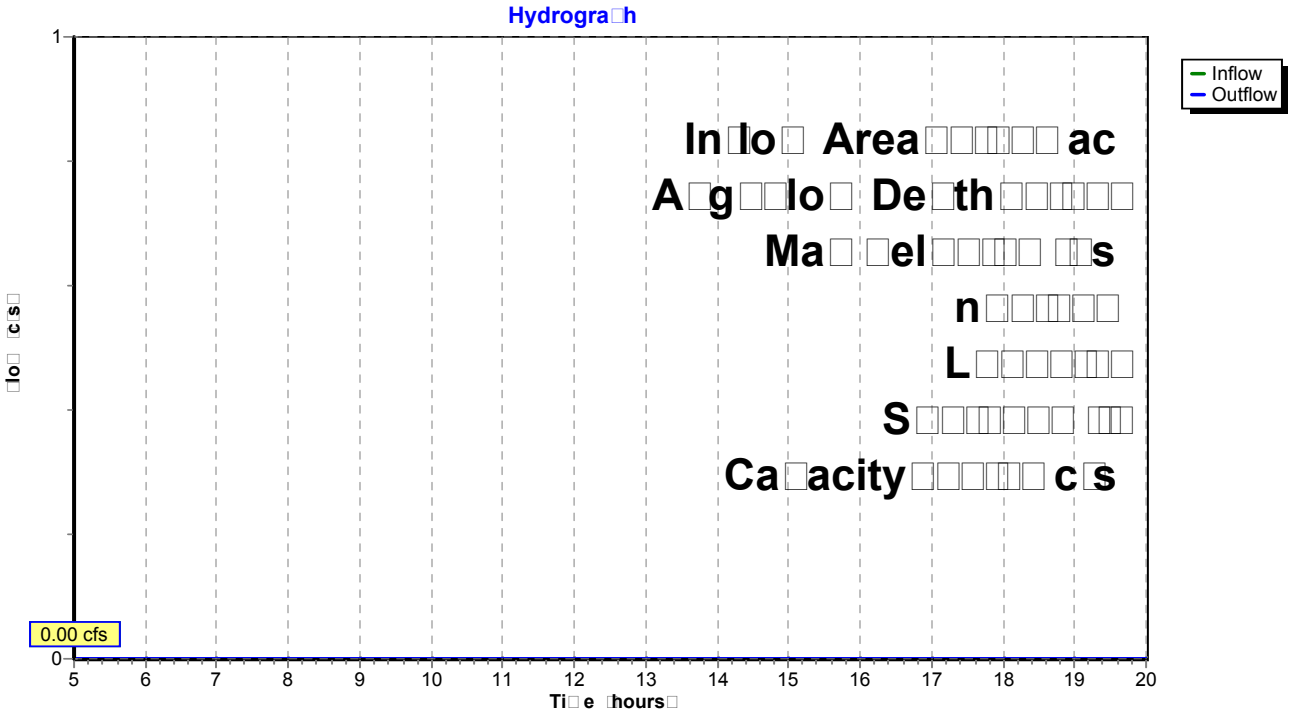
Inflow Area = 1.790 ac, 55.31 Im er ious, Inflow De th = 0.00" for 1 ear storm e ent
Inflow = 0.00 cfs 5.00 hrs, Volume= 0.000 af
Outflow = 0.00 cfs 5.00 hrs, Volume= 0.000 af, Atten= 0 , Lag= 0.0 min

Routing b Stor-Ind Trans method, Time S an= 5.00-20.00 hrs, dt= 0.05 hrs
Ma . Velocit = 0.00 f s, Min. Tra el Time= 0.0 min
A g. Velocit = 0.00 f s, A g. Tra el Time= 0.0 min

Peak Storage= 0 cf 5.00 hrs
A erage De th at Peak Storage= 0.00'
Bank-Full De th= 1.00' Flow Area= 14.0 sf, Ca acit = 56.01 cfs

10.00' 1.00' dee channel, n= 0.130 Sheet flow o er Range
Side Slo e -alue= 4.0 '/' To Width= 18.00'
Length= 430.0' Slo e= 0.1744 '/'
Inlet In ert= 699.00', Outlet In ert= 624.00'

Reach R: Drainage ath ro ar ing and to D



Su□ □ ary □or □ond □□□: □ar□ing □in□iltration to design □oint □

Inflow Area = 0.590 ac, 38.98□ Im□er□ious, Inflow De□th □ 0.69" for 1 □ear storm e□ent
Inflow = 0.48 cfs □ 12.09 hrs, Volume= 0.034 af
Outflow = 0.01 cfs □ 11.90 hrs, Volume= 0.007 af, Atten= 98□, Lag= 0.0 min
Discarded = 0.01 cfs □ 11.90 hrs, Volume= 0.007 af
Primar□ = 0.00 cfs □ 5.00 hrs, Volume= 0.000 af

Routing b□Stor-Ind method, Time S□an= 5.00-20.00 hrs, dt= 0.05 hrs / 4
Peak Ele□= 694.23' □ 20.00 hrs Surf.Area= 1,533 sf Storage= 1,187 cf

Plug-Flow detention time= 233.3 min calculated for 0.007 af □20□ of inflow□
Center-of-Mass det. time= 126.5 min □952.4 - 825.9 □

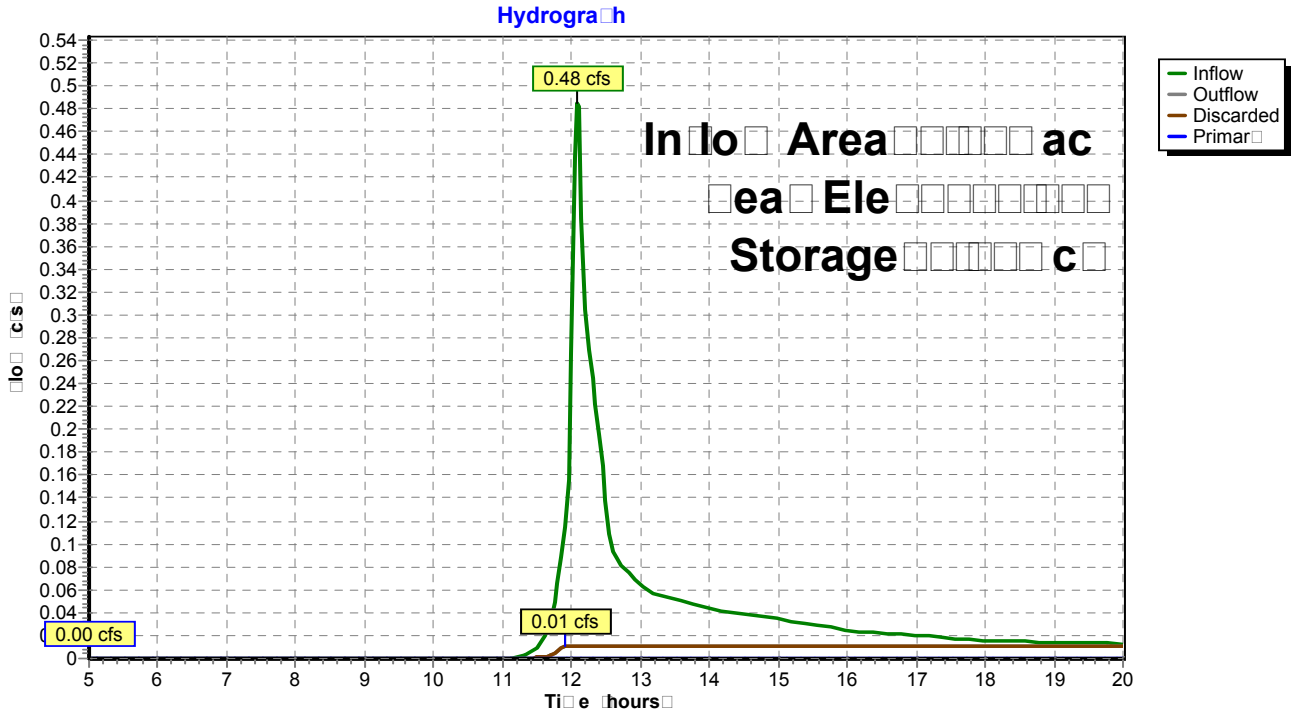
Volume	In□ert	A□ail.Storage	Storage Descri□tion
□1	693.00'	1,127 cf	□□□□□**W** □ □□□□□**L** □ □□□□□**H** □**ris**□ **atoid** 5,351 cf O□erall - 2,131 cf Embedded = 3,220 cf □35.0□ Voids
□2	693.50'	2,131 cf	**Cultec R**□□□□□**L** □ □□□□□□□**L** Inside □1 Effecti□e Si□e= 47.8"W □30.0"H =□7.45 sf □284.50'L = 2,119.8 cf O□erall Si□e= 52.0"W □30.5"H □8.50'L with 1.50' O□erla□ Row Length Ad□ustment= □1.50' □7.45 sf □1 rows
□3	693.00'	36 cf	□□□□**W** □ □□□□**L** □ □□□□**H** □**ris**□ **atoid**
		3,294 cf	Total A□ailable Storage

De□ice	Routing	In□ert	Outlet De□ices
□1	Primar□	700.20'	□□□**long** □ □□□□**readth Broad□Crested Rectangular Weir** Head □feet□ 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. □English□ 2.43 2.54 2.70 2.69 2.68 2.68 2.66 2.64 2.64 2.64 2.65 2.65 2.66 2.66 2.68 2.70 2.74
□2	Discarded	693.00'	□□□**c□s E□iltration at all ele□ations**

Discarded Out□lo□ Ma□=0.01 cfs □ 11.90 hrs HW=693.11' □Free Discharge□
└□□**E□iltration** □E□filtration Controls 0.01 cfs□

□ri□ ary Out□lo□ Ma□=0.00 cfs □ 5.00 hrs HW=693.00' □Free Discharge□
└□□**Broad□Crested Rectangular Weir** □Controls 0.00 cfs□

ond : ar ing in iltration to design oint



Su□ □ary □or □ond □□□: □ar□ing □south in□iltration

Inflow Area = 1.090 ac, 62.39□ Im□er□ious, Inflow De□th □ 1.17" for 1 □ear storm e□ent
Inflow = 1.60 cfs □ 12.08 hrs, Volume= 0.106 af
Outflow = 0.00 cfs □ 5.00 hrs, Volume= 0.000 af, Atten= 100□ , Lag= 0.0 min
Primar□ = 0.00 cfs □ 5.00 hrs, Volume= 0.000 af

Routing b□Stor-Ind method, Time S□an= 5.00-20.00 hrs, dt= 0.05 hrs / 2
Peak Ele□= 700.24' □ 20.00 hrs Surf.Area= 3,256 sf Storage= 4,613 cf

Plug-Flow detention time= □not calculated□initial storage e□cedes outflow□
Center-of-Mass det. time= □not calculated□no outflow□

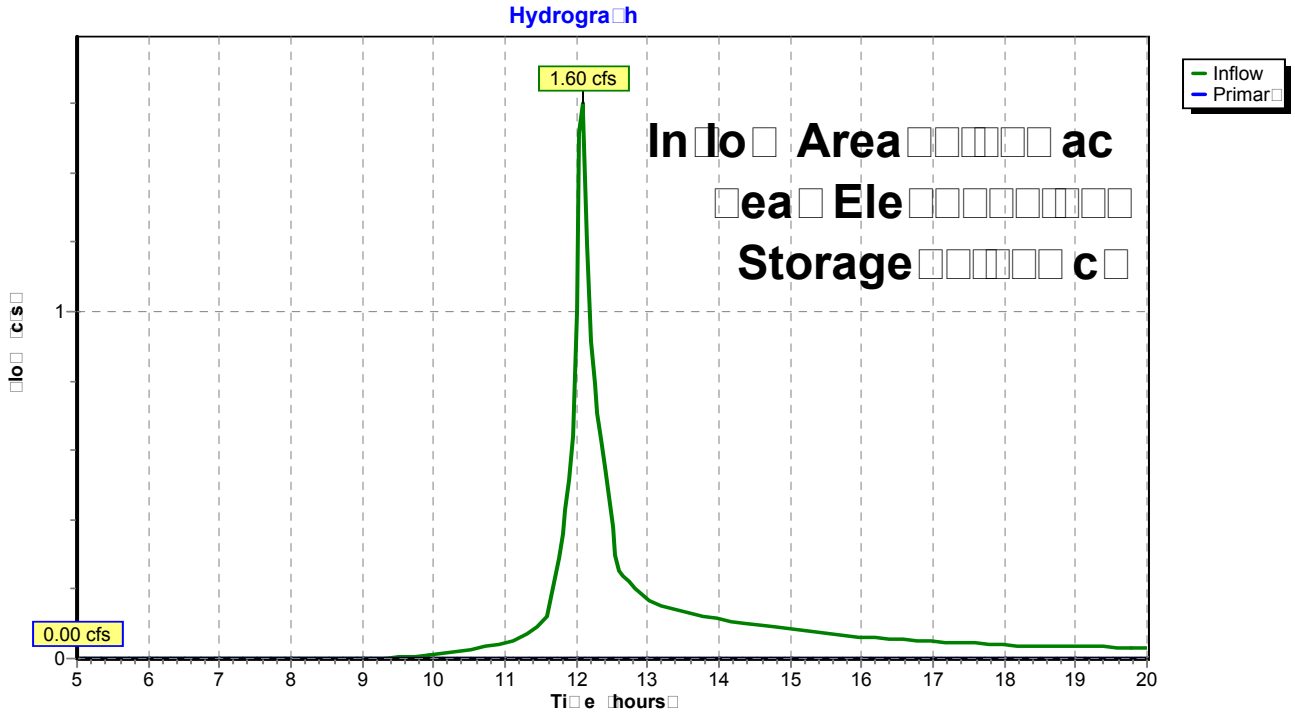
Volume	In□ert	A□ail.Storage	Storage Descri□tion
□1	698.20'	2,348 cf	**Custo□ Stage Data □□ris□ atic**□Listed below □Recalc□ 11,377 cf O□erall - 4,668 cf Embedded = 6,709 cf □35.0□ Voids
□2	698.70'	4,668 cf	**Cultec R□□□□□L □ □□□□□□L** Inside □1 Effecti□e Si□e= 47.8"W □30.0"H =□7.45 sf □625.00'L = 4,656.9 cf O□erall Si□e= 52.0"W □30.5"H □8.50'L with 1.50' O□erla□ Row Length Ad□ustment= □1.50' □7.45 sf □1 rows
□3	699.00'	55 cf	**□□□□W □ □□□□L □ □□□□H □ris□ atoid**
		7,071 cf	Total A□ailable Storage

Ele□ation □feet□	Surf.Area □s□-ft□	Inc.Store □cubic-feet□	Cum.Store □cubic-feet□
698.20	3,246	0	0
701.70	3,246	11,361	11,361
701.71	0	16	11,377

De□ice	Routing	In□ert	Outlet De□ices
□1	Primar□	701.70'	**□□□□" Round Cul□ert** L= 30.0' RCP, s□uare edge headwall, Ke= 0.500 Inlet / Outlet In□ert= 701.70' / 700.00' S= 0.0567 '/' Cc= 0.900 n= 0.012, Flow Area= 1.23 sf
□2	Primar□	703.70'	**□□□□□long □ □□□□□readth Broad□Crested Rectangular Weir** Head □feet□ 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 Coef. □English□ 2.69 2.72 2.75 2.85 2.98 3.08 3.20 3.28 3.31 3.30 3.31 3.32

□ri□ ary Out□lo□ Ma□=0.00 cfs □ 5.00 hrs HW=698.20' □Free Discharge□
└─ **□□Cul□ert** □Controls 0.00 cfs□
└─ **□□Broad□Crested Rectangular Weir** □Controls 0.00 cfs□

ond : ar ing south in iltration



Su□ □ ary □or □ond □□□: □ar□ing □in□iltration

Inflow Area = 0.770 ac, 25.97□ Im□er□ious, Inflow De□th □ 0.42" for 1 □ear storm e□ent
Inflow = 0.32 cfs □ 12.10 hrs, Volume= 0.027 af
Outflow = 0.00 cfs □ 5.00 hrs, Volume= 0.000 af, Atten= 100□ , Lag= 0.0 min
Primar□ = 0.00 cfs □ 5.00 hrs, Volume= 0.000 af

Routing b□Stor-Ind method, Time S□an= 5.00-20.00 hrs, dt= 0.05 hrs / 2
Peak Ele□= 711.07' □ 20.00 hrs Surf.Area= 1,242 sf Storage= 1,172 cf

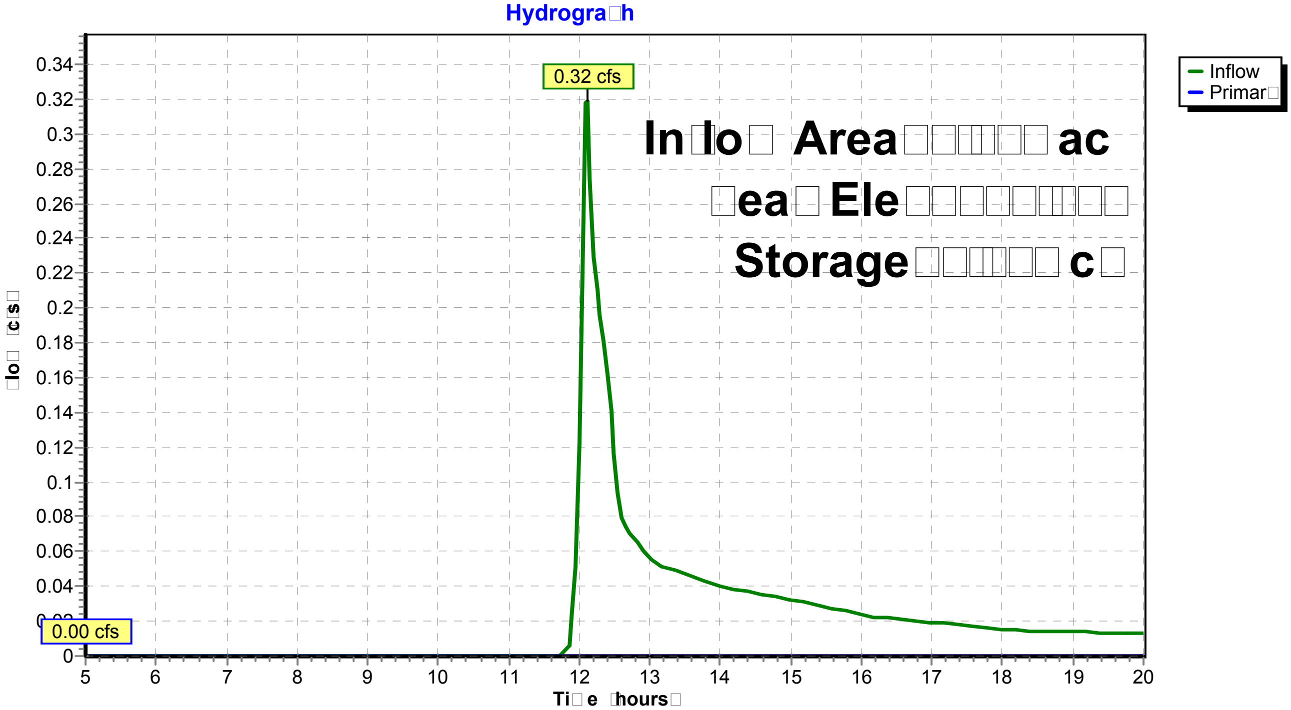
Plug-Flow detention time= □not calculated□initial storage e□cedes outflow□
Center-of-Mass det. time= □not calculated□no outflow□

Volume	In□ert	A□ail.Storage	Storage Descri□tion
□1	709.60'	716 cf	□□□□□**W** □ □□□□□**L** □ □□□□□**H** □**ris**□ **atoid** 3,332 cf O□erall - 1,285 cf Embedded = 2,047 cf □35.0□ Voids
□2	710.10'	1,285 cf	**Cultec R**□□□□□**L** □ □□□□□□**L** Inside □1 Effecti□e Si□e= 47.8"W □30.0"H =□7.45 sf □171.00'L = 1,274.1 cf O□erall Si□e= 52.0"W □30.5"H □8.50'L with 1.50' O□erla□ Row Length Ad□ustment= □1.50' □7.45 sf □1 rows
□3	709.60'	222 cf	□□□□□**W** □ □□□□□**L** □ □□□□□**H** □**ris**□ **atoid** 980 cf O□erall - 346 cf Embedded = 634 cf □35.0□ Voids
□4	710.10'	346 cf	**Cultec R**□□□□□**L** □ □□□□□□**L** Inside □3 Effecti□e Si□e= 47.8"W □30.0"H =□7.45 sf □45.00'L = 335.3 cf O□erall Si□e= 52.0"W □30.5"H □8.50'L with 1.50' O□erla□ Row Length Ad□ustment= □1.50' □7.45 sf □1 rows
□5	710.00'	60 cf	□□□□□**W** □ □□□□□**L** □ □□□□□**H** □**ris**□ **atoid**
		2,630 cf	Total A□ailable Storage

De□ice	Routing	In□ert	Outlet De□ices
□1	Primar□	713.10'	□□□□**" Round Cul□ert** L= 72.0' RCP, s□uare edge headwall, Ke= 0.500 Inlet / Outlet In□ert= 713.10' / 712.00' S= 0.0153 '/' Cc= 0.900 n= 0.012, Flow Area= 0.79 sf
□2	Primar□	715.10'	□□□□□**long** □ □□□□□**readth Broad□Crested Rectangular Weir** Head □feet□ 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 Coef. □English□ 2.69 2.72 2.75 2.85 2.98 3.08 3.20 3.28 3.31 3.30 3.31 3.32

□**ri**□ **ary Out□lo**□ Ma□=0.00 cfs □ 5.00 hrs HW=709.60' □Free Discharge□
└─□□**Cul□ert** □Controls 0.00 cfs□
└─□□**Broad□Crested Rectangular Weir** □Controls 0.00 cfs□

□ond □□□: □ar□ing □in□iltration



Su□ □ ary □or □ond □□□: □ar□ing □north in□iltration

Inflow Area = 0.160 ac, 87.50□ Im□er□ious, Inflow De□th □ 1.99" for 1 □ear storm e□ent
Inflow = 0.39 cfs □ 12.07 hrs, Volume= 0.027 af
Outflow = 0.00 cfs □ 5.00 hrs, Volume= 0.000 af, Atten= 100□ , Lag= 0.0 min
Primar□ = 0.00 cfs □ 5.00 hrs, Volume= 0.000 af

Routing b□Stor-Ind method, Time S□an= 5.00-20.00 hrs, dt= 0.05 hrs / 2
Peak Ele□= 698.94' □ 20.00 hrs Surf.Area= 850 sf Storage= 1,157 cf

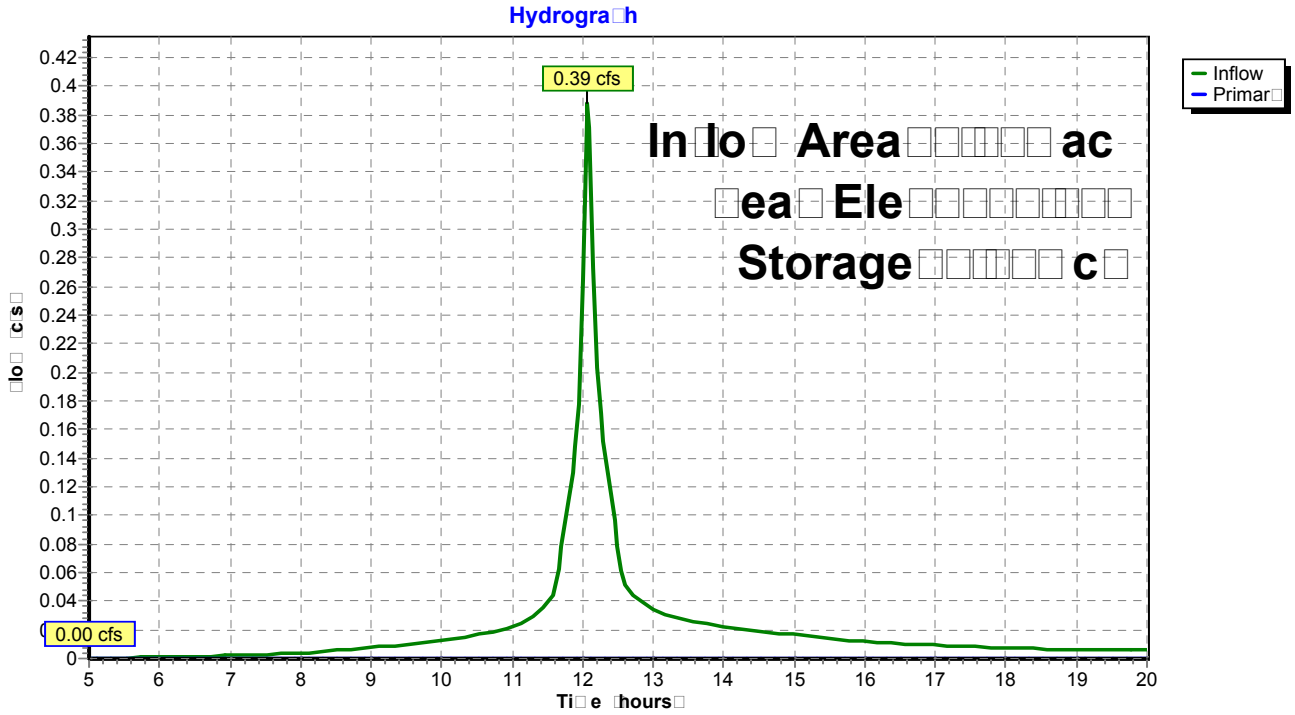
Plug-Flow detention time= □not calculated□initial storage e□cedes outflow□
Center-of-Mass det. time= □not calculated□no outflow□

Volume	In□ert	A□ail.Storage	Storage Descri□tion
□1	696.90'	634 cf	□□□□□**W** □ □□□□□**L** □ □□□□**H** □**ris**□**atoid** 2,940 cf O□erall - 1,129 cf Embedded = 1,811 cf □35.0□ Voids
□2	697.40'	1,129 cf	**Cultec R**□□□□□**L** □ □□□□□□**L** Inside □1 Effecti□e Si□e= 47.8"W □30.0"H =□7.45 sf □150.00'L = 1,117.7 cf O□erall Si□e= 52.0"W □30.5"H □8.50'L with 1.50' O□erla□ Row Length Ad□ustment= □1.50' □7.45 sf □1 rows
□3	698.40'	50 cf	□□□□**W** □ □□□□**L** □ □□□□**H** □**ris**□**atoid**
		1,813 cf	Total A□ailable Storage

De□ice	Routing	In□ert	Outlet De□ices
□1	Primar□	700.40'	□□□**" Round Cul□ert** L= 6.0' RCP, s□uare edge headwall, Ke= 0.500 Inlet / Outlet In□ert= 700.40' / 699.00' S= 0.2333 '/' Cc= 0.900 n= 0.012, Flow Area= 0.79 sf
□2	Primar□	702.40'	□□□□**long** □ □□□□**readth Broad□Crested Rectangular Weir** Head □feet□ 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 Coef. □English□ 2.69 2.72 2.75 2.85 2.98 3.08 3.20 3.28 3.31 3.30 3.31 3.32

□**ri**□**ary Out□lo**□ Ma□=0.00 cfs □ 5.00 hrs HW=696.90' □Free Discharge□
└─□□**Cul□ert** □Controls 0.00 cfs□
└─□□**Broad□Crested Rectangular Weir** □Controls 0.00 cfs□

ond : ar ing north in iltration



Su ary or ond : ar ing in iltration

Inflow Area = 0.540 ac, 31.48 Im er ious, Inflow De th 0.89" for 1 ear storm e ent
Inflow = 0.59 cfs 12.09 hrs, Volume= 0.040 af
Outflow = 0.00 cfs 5.00 hrs, Volume= 0.000 af, Atten= 100 , Lag= 0.0 min
Primar = 0.00 cfs 5.00 hrs, Volume= 0.000 af

Routing b Stor-Ind method, Time S an= 5.00-20.00 hrs, dt= 0.05 hrs / 3
Peak Ele = 729.54' 20.00 hrs Surf.Area= 1,298 sf Storage= 1,734 cf

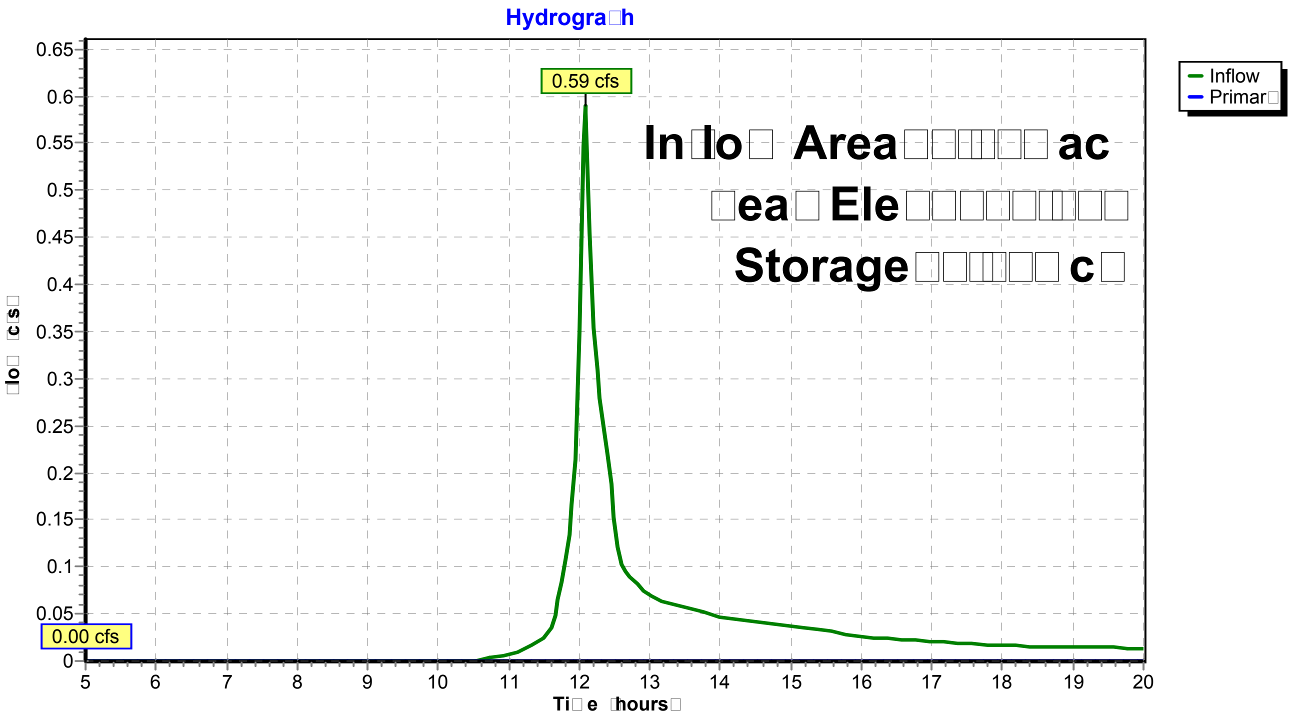
Plug-Flow detention time= not calculated initial storage e cedes outflow
Center-of-Mass det. time= not calculated no outflow

Volume	In ert	A ail.Storage	Storage Descri tion
1	727.50'	1,007 cf	**W L H ris atoid** 4,508 cf O erall - 1,632 cf Embedded = 2,876 cf 35.0 Voids
2	728.00'	1,632 cf	**Cultec R L L** Inside 1 Effecti e Si e= 47.8"W 30.0"H = 7.45 sf 217.50'L = 1,620.6 cf O erall Si e= 52.0"W 30.5"H 8.50'L with 1.50' O erla Row Length Ad ustment= 1.50' 7.45 sf 1 rows
3	728.00'	60 cf	**W L H ris atoid**
		2,698 cf	Total A ailable Storage

De ice	Routing	In ert	Outlet De ices
1	Primar	731.00'	**" Round Cul ert** L= 12.0' RCP, s uare edge headwall, Ke= 0.500 Inlet / Outlet In ert= 731.00' / 730.00' S= 0.0833 '/' Cc= 0.900 n= 0.012, Flow Area= 0.79 sf
2	Primar	733.00'	**long readth Broad Crested Rectangular Weir** Head feet 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 Coef. English 2.69 2.72 2.75 2.85 2.98 3.08 3.20 3.28 3.31 3.30 3.31 3.32

ri ary Out lo Ma =0.00 cfs 5.00 hrs HW=727.50' Free Discharge
└─ **Cul ert** Controls 0.00 cfs
└─ **Broad Crested Rectangular Weir** Controls 0.00 cfs

Pond [illegible]: Parking Infiltration

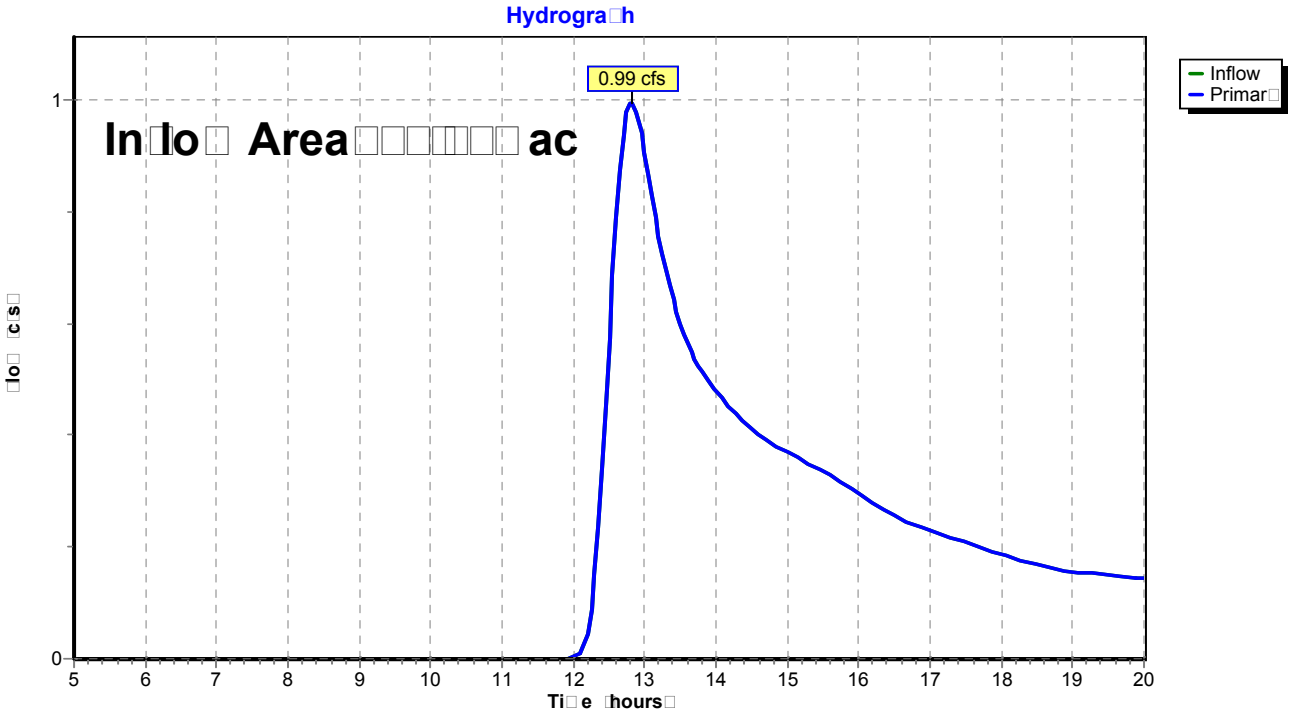


Su ary or Lin L: ost de elo ent design oint

Inflow Area = 14.010 ac, 11.21 Im er ious, Inflow De th 0.19" for 1 ear storm e ent
Inflow = 0.99 cfs 12.82 hrs, Volume= 0.223 af
Primar = 0.99 cfs 12.82 hrs, Volume= 0.223 af, Atten= 0 , Lag= 0.0 min

Primar outflow = Inflow, Time S an= 5.00-20.00 hrs, dt= 0.05 hrs

Lin L: ost de elo ent design oint



Su ary or Su catch ent S: re De elo ent to design oint

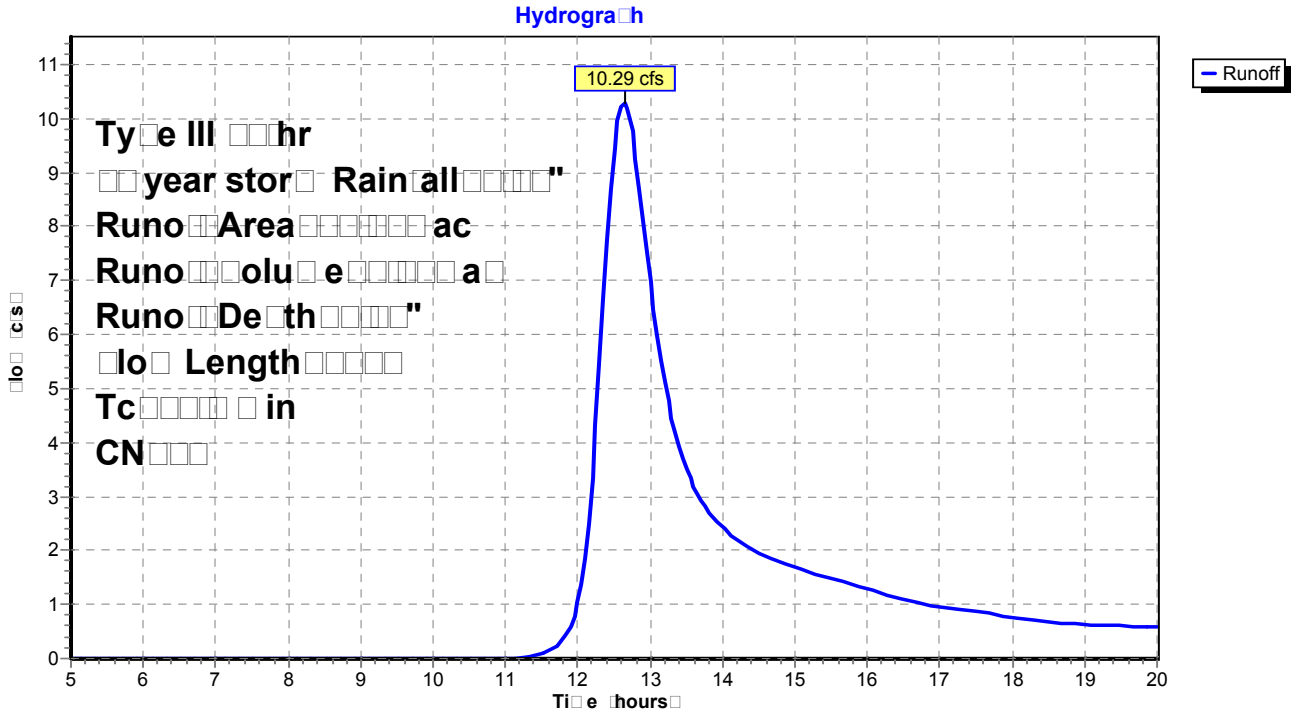
Runoff = 10.29 cfs 12.64 hrs, Volume= 1.470 af, De th 1.34"

Runoff b SCS TR-20 method, UH=SCS, Time S an= 5.00-20.00 hrs, dt= 0.05 hrs
T e III 24-hr 10 ear storm Rainfall=5.11"

Area ac	CN	Descri tion
0.210	98	CT im er ious, HSG B
0.200	61	CT 75 Grass co er, Good, HSG B
1.070	55	CT Woods, Good, HSG B
0.940	77	CT Woods, Good, HSG D
0.140	98	offsite im er ious, HSG B
0.340	61	offsite 75 Grass co er, Good, HSG B
0.370	55	offsite Woods, Good, HSG B
0.800	98	im er oius, HSG B
0.160	96	Gra el surface, HSG B
1.950	61	75 Grass co er, Good, HSG B
6.940	55	Woods, Good, HSG B
13.120	62	Weighted A erage
11.970		91.23 Per ious Area
1.150		8.77 Im er ious Area

Tc min	Length feet	Slo e ft/ft	Velocit ft/sec	Ca acit cfs	Descri tion
30.0	100	0.0100	0.06		**Sheet lo sheet** Woods Light underbrush n= 0.400 P2= 2.85"
8.0	240	0.0100	0.50		**Shallo Concentrated lo shallo conc** Woodland K= 5.0 f s
4.0	490	0.1700	2.06		**Shallo Concentrated lo shallo conc** Woodland K= 5.0 f s
42.0	830	Total			

Su catch ent S: re De elo ent to design oint



Su ary or Su catch ent S: re De elo ent to design oint

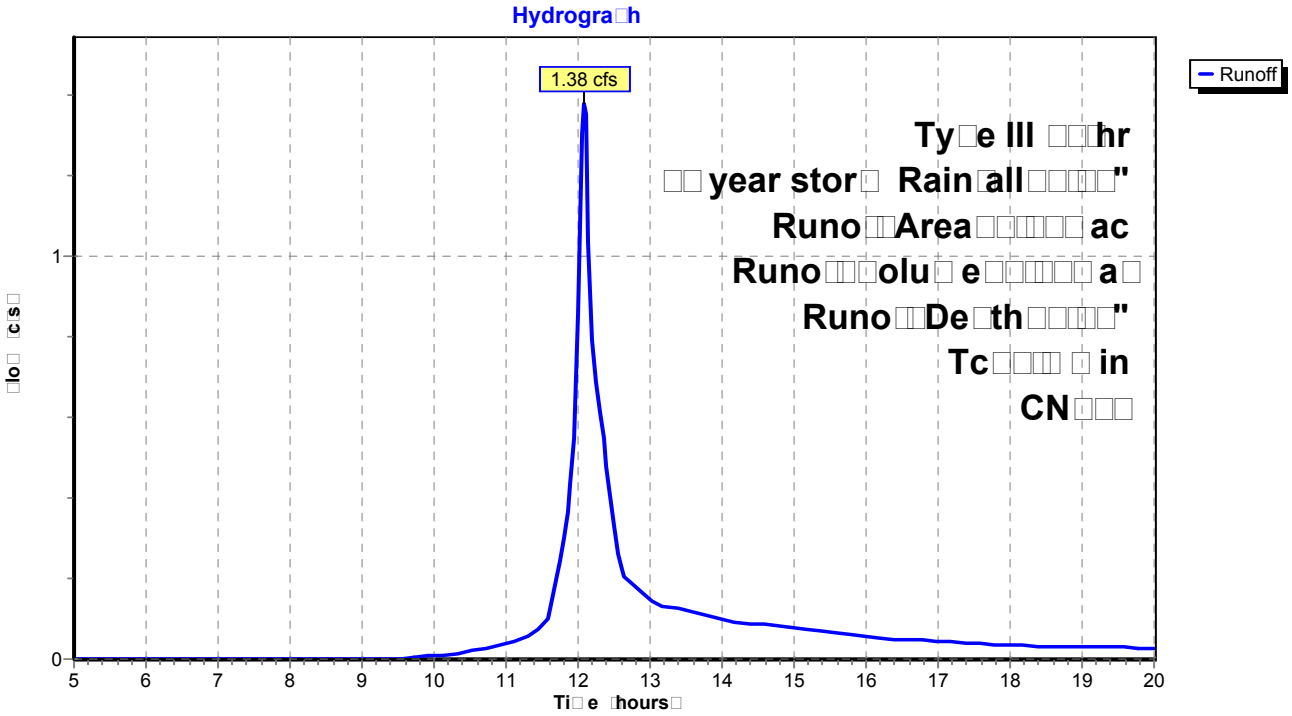
Runoff = 1.38 cfs 12.08 hrs, Volume= 0.091 af, De th 2.03"

Runoff b SCS TR-20 method, UH=SCS, Time S an= 5.00-20.00 hrs, dt= 0.05 hrs
T e III 24-hr 10 ear storm Rainfall=5.11"

Area ac	CN	Descri tion
0.190	98	im er ious, HSG B
0.040	61	75 Grass co er, Good, HSG B
0.310	55	Woods, Good, HSG B
0.540	71	Weighted A erage
0.350		64.81 Per ious Area
0.190		35.19 Im er ious Area

Tc min	Length feet	Slo e ft/ft	Velocit ft/sec	Ca acit cfs	Descri tion
5.0					**Direct Entry inute ini u**

Su catch ent S: re De elo ent to design oint



Su□ □ary □or Su□catch□ ent □□S: □ost de□re□ainder to design □oint □

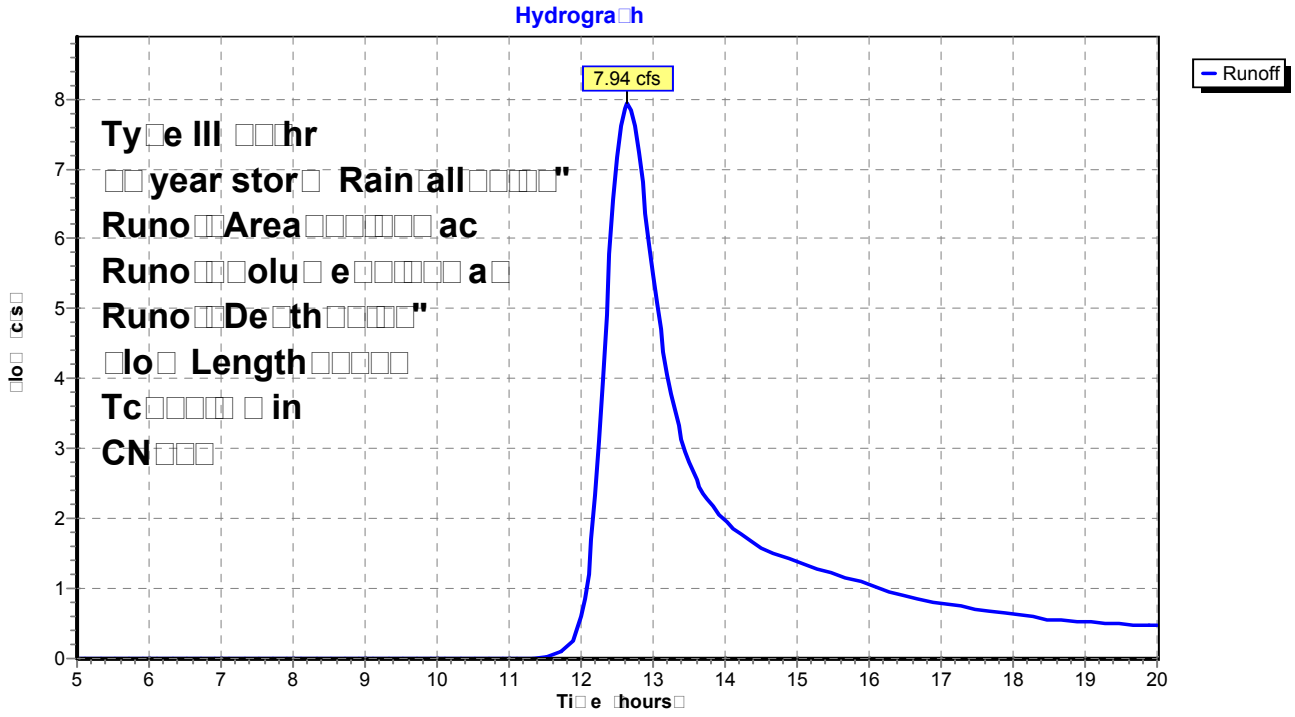
Runoff = 7.94 cfs □ 12.65 hrs, Volume= 1.157 af, De□th□ 1.21"

Runoff b□SCS TR-20 method, UH=SCS, Time S□an= 5.00-20.00 hrs, dt= 0.05 hrs
T□□e III 24-hr 10 □ear storm Rainfall=5.11"

	Area □ac□	CN	Descri□tion
□	0.210	98	CT im□er□ious, HSG B
□	0.200	61	CT □75□ Grass co□er, Good, HSG B
□	1.070	55	CT Woods, Good, HSG B
□	0.940	77	CT Woods, Good, HSG D
□	0.140	98	offsite im□er□ious, HSG B
□	0.340	61	offsite □75□ Grass co□er, Good, HSG B
□	0.370	55	offsite Woods, Good, HSG B
□	0.030	98	im□er□oius, HSG B
	2.060	61	□75□ Grass co□er, Good, HSG B
	6.090	55	Woods, Good, HSG B
	11.450	60	Weighted A□erage
	11.070		96.68□ Per□ious Area
	0.380		3.32□ Im□er□ious Area

Tc □min□	Length □feet□	Slo□e □ft/ft□	Velocit□ □ft/sec□	Ca□acit□ □cfs□	Descri□tion
30.0	100	0.0100	0.06		**Sheet □lo□ □sheet** Woods□Light underbrush n= 0.400 P2= 2.85"
8.0	240	0.0100	0.50		**Shallo□ Concentrated □lo□ □shallo□ conc** Woodland K□= 5.0 f□s
4.0	490	0.1700	2.06		**Shallo□ Concentrated □lo□ □shallo□ conc** Woodland K□= 5.0 f□s
42.0	830	Total			

Su catch ent S: ost de re ainder to design oint



Su ary or Su catch ent S: ost de to design oint

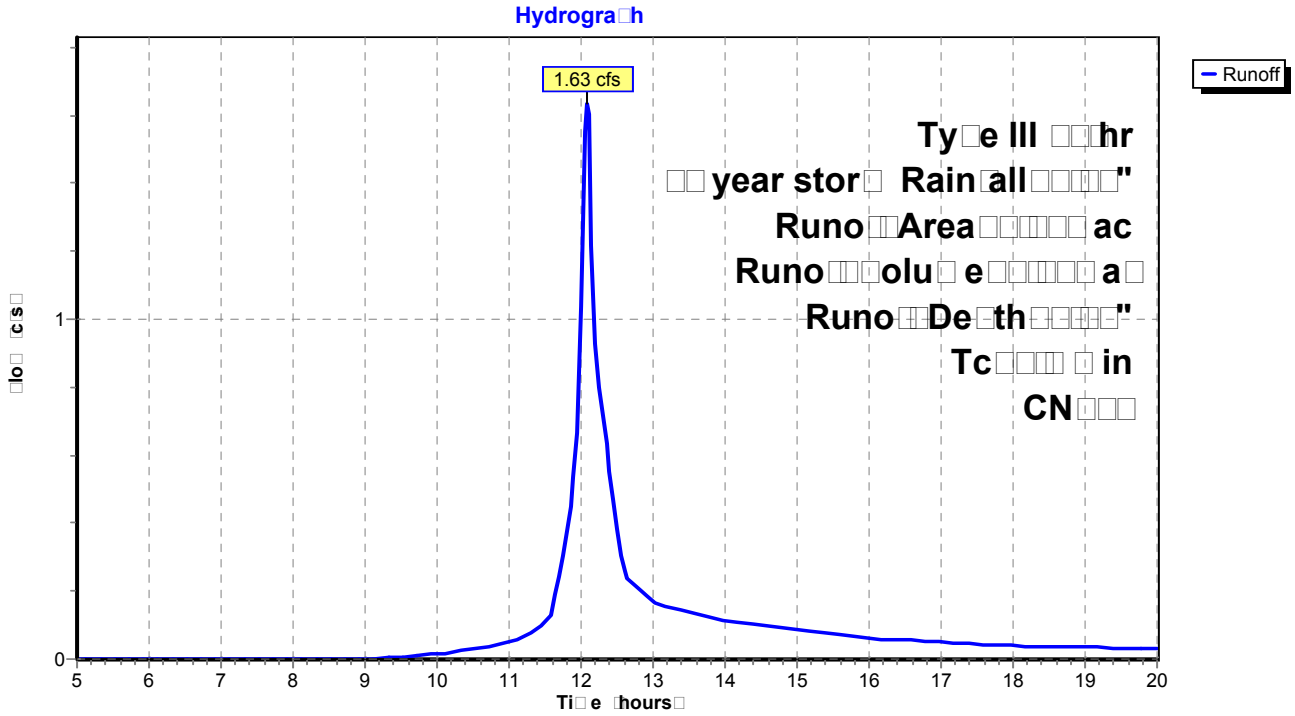
Runoff = 1.63 cfs 12.08 hrs, Volume= 0.108 af, De th 2.19"

Runoff b SCS TR-20 method, UH=SCS, Time S an= 5.00-20.00 hrs, dt= 0.05 hrs
T e III 24-hr 10 ear storm Rainfall=5.11"

Area ac	CN	Descri tion
0.230	98	im er ious, HSG B
0.080	61	75 Grass co er, Good, HSG B
0.280	55	Woods, Good, HSG B
0.590	73	Weighted A erage
0.360		61.02 Per ious Area
0.230		38.98 Im er ious Area

Tc min	Length feet	Slo e ft/ft	Velocit ft/sec	Ca acit cfs	Descri tion
5.0					**Direct Entry inute ini u**

Su catch ent S: ost de to design oint



Su ary or Su catch ent S: ost de ar ing area south

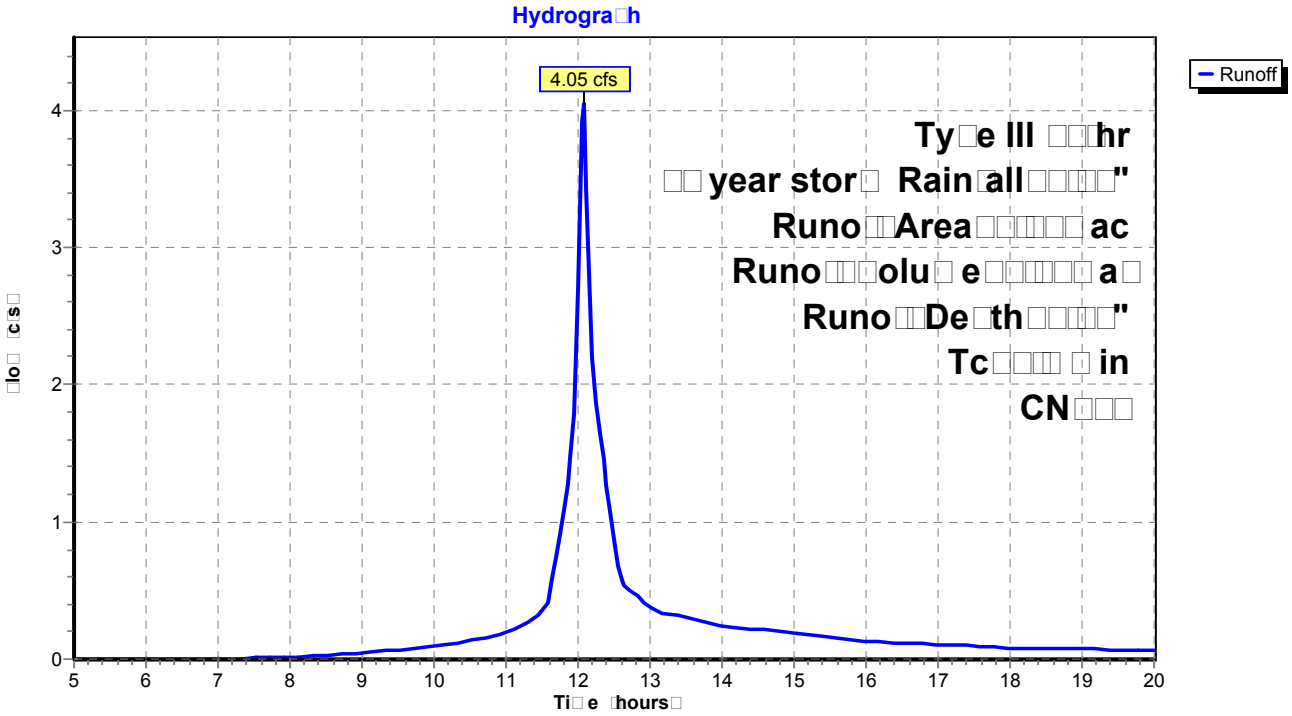
Runoff = 4.05 cfs 12.08 hrs, Volume= 0.271 af, De th 2.98"

Runoff b SCS TR-20 method, UH=SCS, Time S an= 5.00-20.00 hrs, dt= 0.05 hrs
T e III 24-hr 10 ear storm Rainfall=5.11"

Area ac	CN	Descri tion
0.680	98	im er ious, HSG B
0.080	61	75 Grass co er, Good, HSG B
0.330	55	Woods, Good, HSG B
1.090	82	Weighted A erage
0.410		37.61 Per ious Area
0.680		62.39 Im er ious Area

Tc min	Length feet	Slo e ft/ft	Velocit ft/sec	Ca acit cfs	Descri tion
5.0					**Direct Entry inute ini u**

Su catch ent S: ost de ar ing area south



Su ary or Su catch ent S: ost de ar ing area

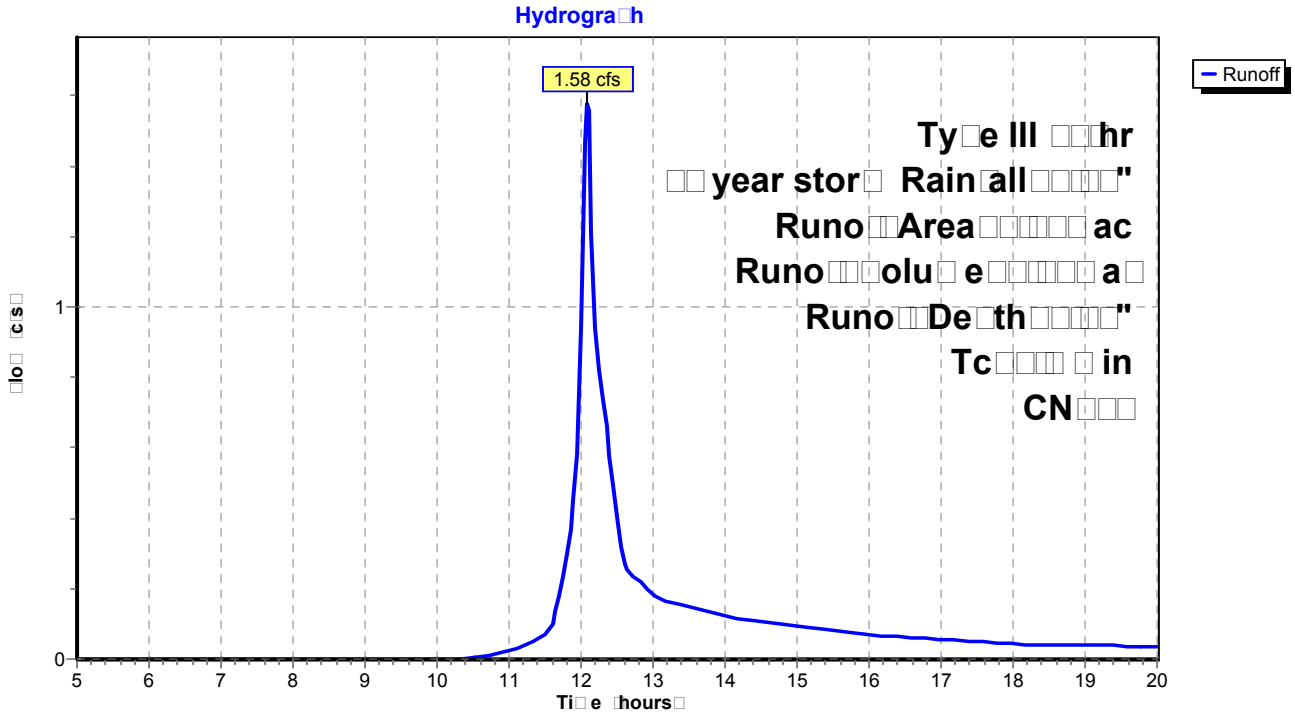
Runoff = 1.58 cfs 12.09 hrs, Volume= 0.106 af, De th 1.65"

Runoff b SCS TR-20 method, UH=SCS, Time S an= 5.00-20.00 hrs, dt= 0.05 hrs
T e III 24-hr 10 ear storm Rainfall=5.11"

Area ac	CN	Descri tion
0.200	98	im er ious, HSG B
0.020	61	75 Grass co er, Good, HSG B
0.550	55	Woods, Good, HSG B
0.770	66	Weighted A erage
0.570		74.03 Per ious Area
0.200		25.97 Im er ious Area

Tc min	Length feet	Slo e ft/ft	Velocit ft/sec	Ca acit cfs	Descri tion
5.0					**Direct Entry inute ini u**

Su catch ent S: ost de ar ing area



Su ary or Su catch ent S: ost de ar ing area north

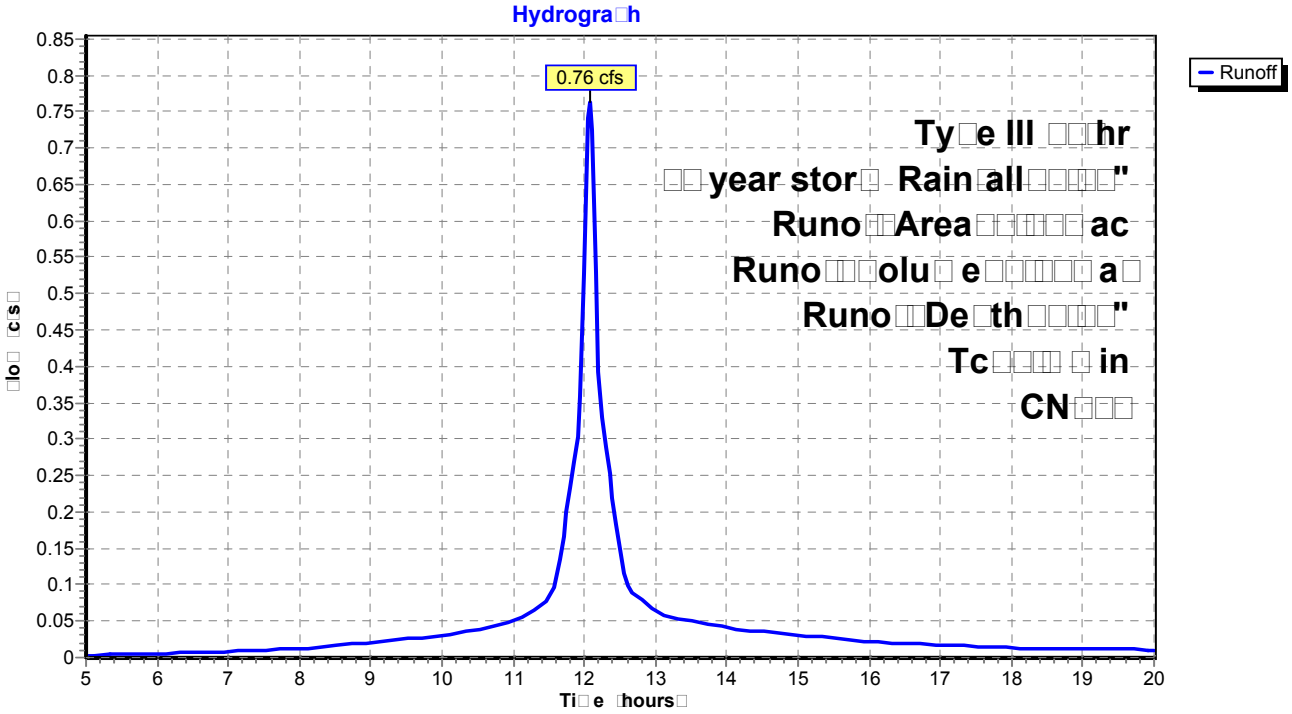
Runoff = 0.76 cfs 12.07 hrs, Volume= 0.054 af, De th 4.07"

Runoff b SCS TR-20 method, UH=SCS, Time S an= 5.00-20.00 hrs, dt= 0.05 hrs
T e III 24-hr 10 ear storm Rainfall=5.11"

Area ac	CN	Descri tion
0.140	98	im er ious, HSG B
0.020	61	75 Grass co er, Good, HSG B
0.160	93	Weighted A erage
0.020		12.50 Per ious Area
0.140		87.50 Im er ious Area

Tc min	Length feet	Slo e ft/ft	Velocit ft/sec	Ca acit cfs	Descri tion
5.0					**Direct Entry inute ini u**

Su catch ent S: ost de ar ing area north



Su□ □ ary □or Su□catch□ ent □□S: □ost de□ □ar□ing area □

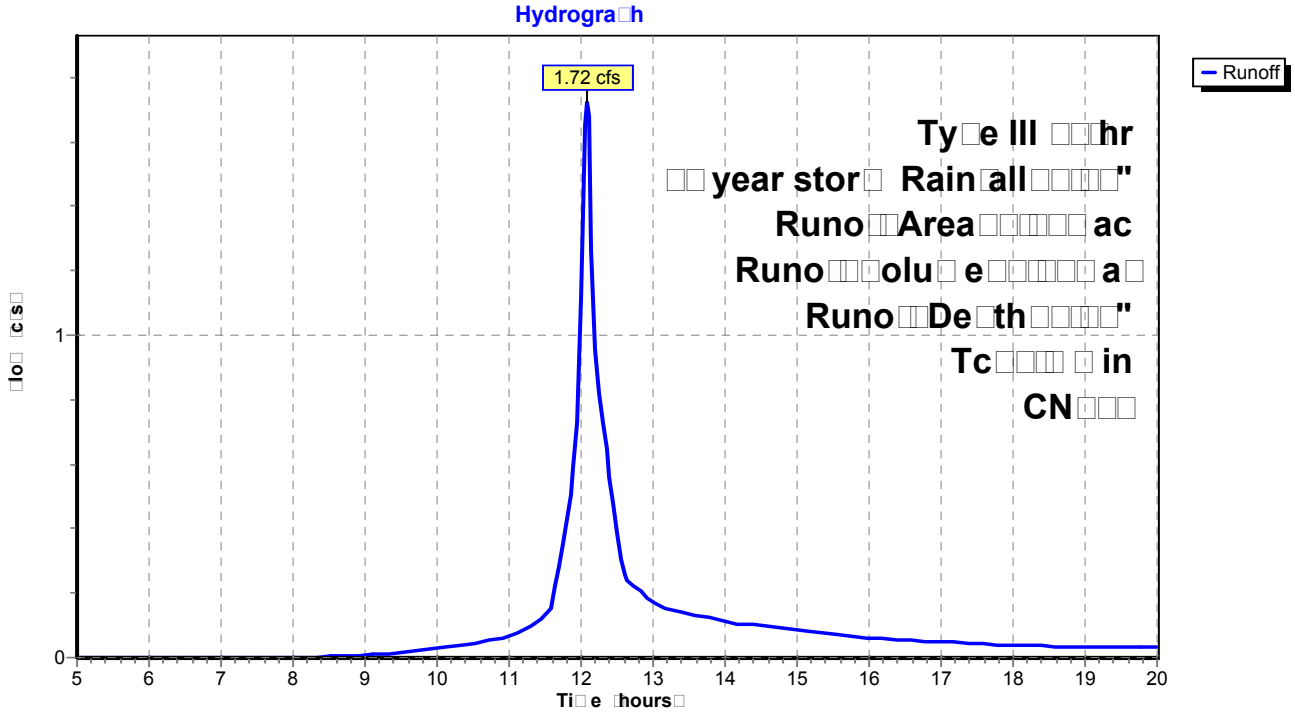
Runoff = 1.72 cfs □ 12.08 hrs, Volume= 0.114 af, De□th□ 2.53"

Runoff b□SCS TR-20 method, UH=SCS, Time S□an= 5.00-20.00 hrs, dt= 0.05 hrs
T□□e III 24-hr 10 □ear storm Rainfall=5.11"

Area □ac□	CN	Descri□tion
□ 0.170	98	im□er□ious, HSG B
0.070	96	Gra□el surface, HSG B
0.010	61	□75□ Grass co□er, Good, HSG B
0.290	60	Woods, Fair, HSG B
0.540	77	Weighted A□erage
0.370		68.52□ Per□ious Area
0.170		31.48□ Im□er□ious Area

Tc □min□	Length □feet□	Slo□e □ft/ft□	Velocit□ □ft/sec□	Ca□acit□ □cfs□	Descri□tion
5.0					**Direct Entry□□ □inute □ini□u□**

Su□catch□ ent □□S: □ost de□ □ar□ing area □



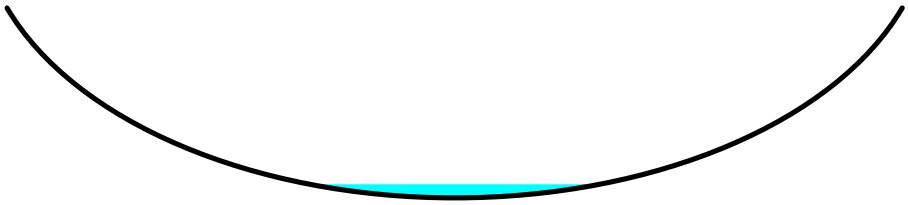
Su ary or Reach R: Drainage ath ro ar ing to D

Inflow Area = 0.770 ac, 25.97 Im er ious, Inflow De th 0.70" for 10 ear storm e ent
Inflow = 0.16 cfs 13.19 hrs, Volume= 0.045 af
Outflow = 0.16 cfs 13.29 hrs, Volume= 0.044 af, Atten= 0 , Lag= 6.1 min

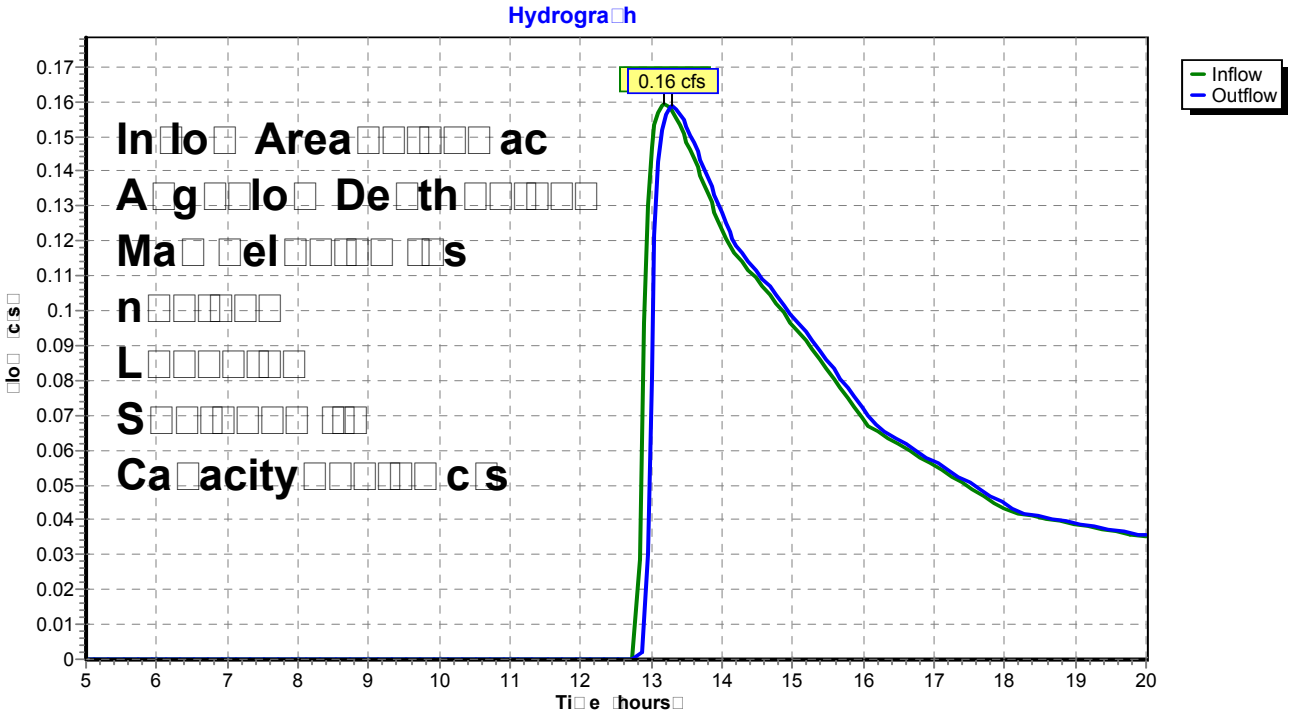
Routing b Stor-Ind Trans method, Time S an= 5.00-20.00 hrs, dt= 0.05 hrs
Ma . Velocit = 2.60 f s, Min. Tra el Time= 3.2 min
A g. Velocit = 2.02 f s, A g. Tra el Time= 4.2 min

Peak Storage= 31 cf 13.24 hrs
A erage De th at Peak Storage= 0.07'
Bank-Full De th= 1.00' Flow Area= 3.3 sf, Ca acit = 48.28 cfs

5.00' 1.00' dee Parabolic Channel, n= 0.030 Stream, clean straight
Length= 505.0' Slo e= 0.1663 '/'
Inlet In ert= 708.00', Outlet In ert= 624.00'



Reach R: Drainage ath ro ar ing to D



Su ary or Reach R: Drainage ath ro ar ing and to D

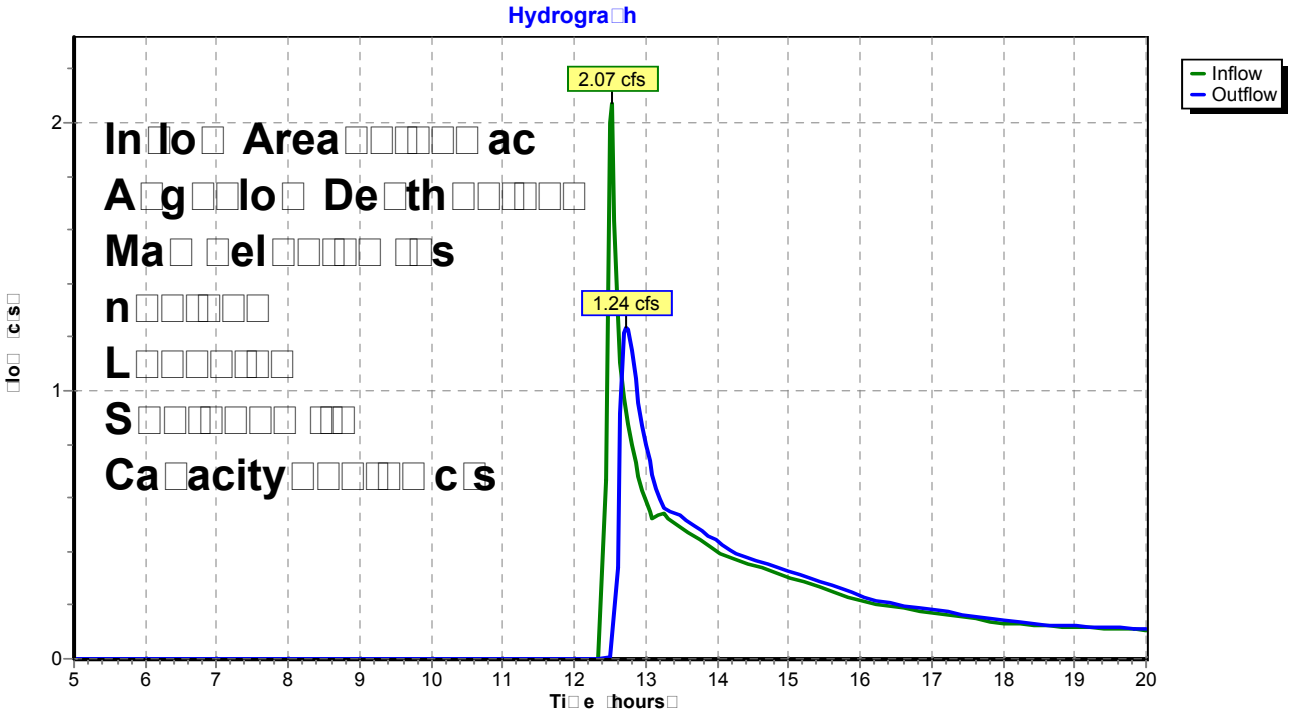
Inflow Area = 1.790 ac, 55.31 Im er ious, Inflow De th 1.25" for 10 ear storm e ent
Inflow = 2.07 cfs 12.51 hrs, Volume= 0.187 af
Outflow = 1.24 cfs 12.73 hrs, Volume= 0.183 af, Atten= 40 , Lag= 13.1 min

Routing b Stor-Ind Trans method, Time S an= 5.00-20.00 hrs, dt= 0.05 hrs
Ma . Velocit = 1.08 f s, Min. Tra el Time= 6.6 min
A g. Velocit = 0.58 f s, A g. Tra el Time= 12.3 min

Peak Storage= 507 cf 12.62 hrs
A erage De th at Peak Storage= 0.11'
Bank-Full De th= 1.00' Flow Area= 14.0 sf, Ca acit = 56.01 cfs

10.00' 1.00' dee channel, n= 0.130 Sheet flow o er Range
Side Slo e -alue= 4.0 '/' To Width= 18.00'
Length= 430.0' Slo e= 0.1744 '/'
Inlet In ert= 699.00', Outlet In ert= 624.00'

Reach R: Drainage ath ro ar ing and to D



Su□ □ ary □or □ond □□□: □ar□ing □in□iltration to design □oint □

Inflow Area = 0.590 ac, 38.98□ Im□er□ious, Inflow De□th □ 2.19" for 10 □ear storm e□ent
Inflow = 1.63 cfs □ 12.08 hrs, Volume= 0.108 af
Outflow = 0.14 cfs □ 13.97 hrs, Volume= 0.032 af, Atten= 91□, Lag= 113.4 min
Discarded = 0.01 cfs □ 10.55 hrs, Volume= 0.008 af
Primar□ = 0.13 cfs □ 13.97 hrs, Volume= 0.024 af

Routing b□Stor-Ind method, Time S□an= 5.00-20.00 hrs, dt= 0.05 hrs / 4
Peak Ele□= 700.33' □ 13.95 hrs Surf.Area= 1,533 sf Storage= 3,287 cf

Plug-Flow detention time= 245.2 min calculated for 0.032 af □30□ of inflow□
Center-of-Mass det. time= 149.9 min □949.8 - 799.9 □

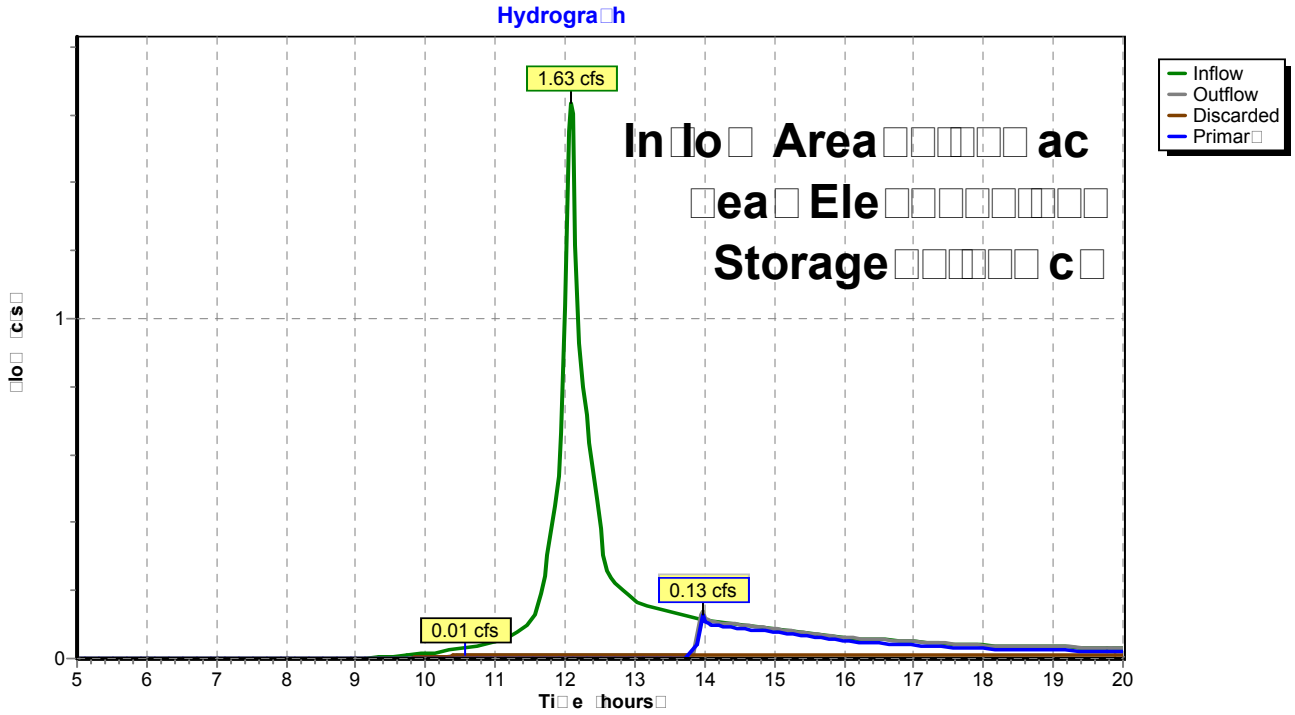
Volume	In□ert	A□ail.Storage	Storage Descri□tion
□1	693.00'	1,127 cf	□□□□□**W** □ □□□□□**L** □ □□□□**H** □**ris**□ **atoid** 5,351 cf O□erall - 2,131 cf Embedded = 3,220 cf □35.0□ Voids
□2	693.50'	2,131 cf	**Cultec R**□□□□□**L** □ □□□□□□**L** Inside □1 Effecti□e Si□e= 47.8"W □30.0"H =□7.45 sf □284.50'L = 2,119.8 cf O□erall Si□e= 52.0"W □30.5"H □8.50'L with 1.50' O□erla□ Row Length Ad□ustment= □1.50' □7.45 sf □1 rows
□3	693.00'	36 cf	□□□□**W** □ □□□□**L** □ □□□□**H** □**ris**□ **atoid**
		3,294 cf	Total A□ailable Storage

De□ice	Routing	In□ert	Outlet De□ices
□1	Primar□	700.20'	□□□**long** □ □□□□**readth Broad□Crested Rectangular Weir** Head □feet□ 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. □English□ 2.43 2.54 2.70 2.69 2.68 2.68 2.66 2.64 2.64 2.64 2.65 2.65 2.66 2.66 2.68 2.70 2.74
□2	Discarded	693.00'	□□□**c□s E□iltration at all ele□ations**

Discarded Out□lo□ Ma□=0.01 cfs □ 10.55 hrs HW=693.09' □Free Discharge□
└□□**E□iltration** □E□filtration Controls 0.01 cfs□

□**ri□ ary Out□lo□** Ma□=0.11 cfs □ 13.97 hrs HW=700.33' □Free Discharge□
└□□**Broad□Crested Rectangular Weir** □Weir Controls 0.11 cfs □ 0.87 f□s□

ond : ar ing in iltration to design oint



Su□ □ary □or □ond □□□: □ar□ing □south in□iltration

Inflow Area = 1.090 ac, 62.39□ Im□er□ious, Inflow De□th □ 2.98" for 10 □ear storm e□ent
Inflow = 4.05 cfs □ 12.08 hrs, Volume= 0.271 af
Outflow = 1.80 cfs □ 12.52 hrs, Volume= 0.121 af, Atten= 56□ , Lag= 26.4 min
Primar□ = 1.80 cfs □ 12.52 hrs, Volume= 0.121 af

Routing b□Stor-Ind method, Time S□an= 5.00-20.00 hrs, dt= 0.05 hrs / 2
Peak Ele□= 702.39' □ 12.52 hrs Surf.Area= 10 sf Storage= 7,050 cf

Plug-Flow detention time= 184.2 min calculated for 0.121 af □45□ of inflow□
Center-of-Mass det. time= 98.3 min □879.2 - 780.9 □

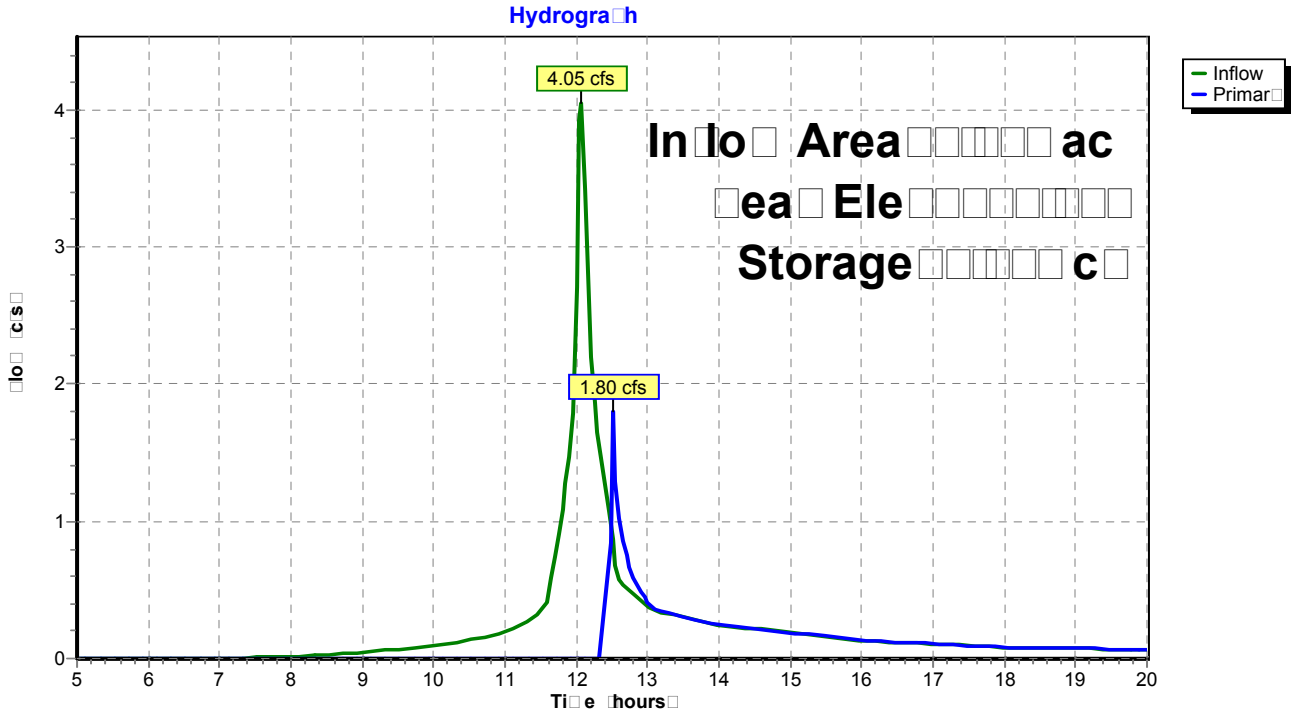
Volume	In□ert	A□ail.Storage	Storage Descri□tion
□1	698.20'	2,348 cf	**Custo□ Stage Data □□ris□ atic□**Listed below □Recalc□ 11,377 cf O□erall - 4,668 cf Embedded = 6,709 cf □35.0□ Voids
□2	698.70'	4,668 cf	**Cultec R□□□□□L □ □□□□□□L** Inside □1 Effecti□e Si□e= 47.8"W □30.0"H =□7.45 sf □625.00'L = 4,656.9 cf O□erall Si□e= 52.0"W □30.5"H □8.50'L with 1.50' O□erla□ Row Length Ad□ustment= □1.50' □7.45 sf □1 rows
□3	699.00'	55 cf	**□□□□W □ □□□□L □ □□□□H □ris□ atoid**
		7,071 cf	Total A□ailable Storage

Ele□ation □feet□	Surf.Area □s□-ft□	Inc.Store □cubic-feet□	Cum.Store □cubic-feet□
698.20	3,246	0	0
701.70	3,246	11,361	11,361
701.71	0	16	11,377

De□ice	Routing	In□ert	Outlet De□ices
□1	Primar□	701.70'	**□□□□" Round Cul□ert** L= 30.0' RCP, s□uare edge headwall, Ke= 0.500 Inlet / Outlet In□ert= 701.70' / 700.00' S= 0.0567 '/' Cc= 0.900 n= 0.012, Flow Area= 1.23 sf
□2	Primar□	703.70'	**□□□□long □ □□□□readth Broad□Crested Rectangular Weir** Head □feet□ 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 Coef. □English□ 2.69 2.72 2.75 2.85 2.98 3.08 3.20 3.28 3.31 3.30 3.31 3.32

□**ri□ ary Out□lo□** Ma□=1.57 cfs □ 12.52 hrs HW=702.31' □Free Discharge□
└─□□**Cul□ert** □Inlet Controls 1.57 cfs □ 2.65 f□s□
└─□□**Broad□Crested Rectangular Weir** □Controls 0.00 cfs□

ond : ar ing south in iltration



Su ary or ond : ar ing in iltration

Inflow Area = 0.770 ac, 25.97 Im er ious, Inflow De th 1.65" for 10 ear storm e ent
Inflow = 1.58 cfs 12.09 hrs, Volume= 0.106 af
Outflow = 0.16 cfs 13.19 hrs, Volume= 0.045 af, Atten= 90 , Lag= 66.4 min
Primar = 0.16 cfs 13.19 hrs, Volume= 0.045 af

Routing b Stor-Ind method, Time S an= 5.00-20.00 hrs, dt= 0.05 hrs / 2
Peak Ele = 713.29' 13.19 hrs Surf.Area= 1,242 sf Storage= 2,603 cf

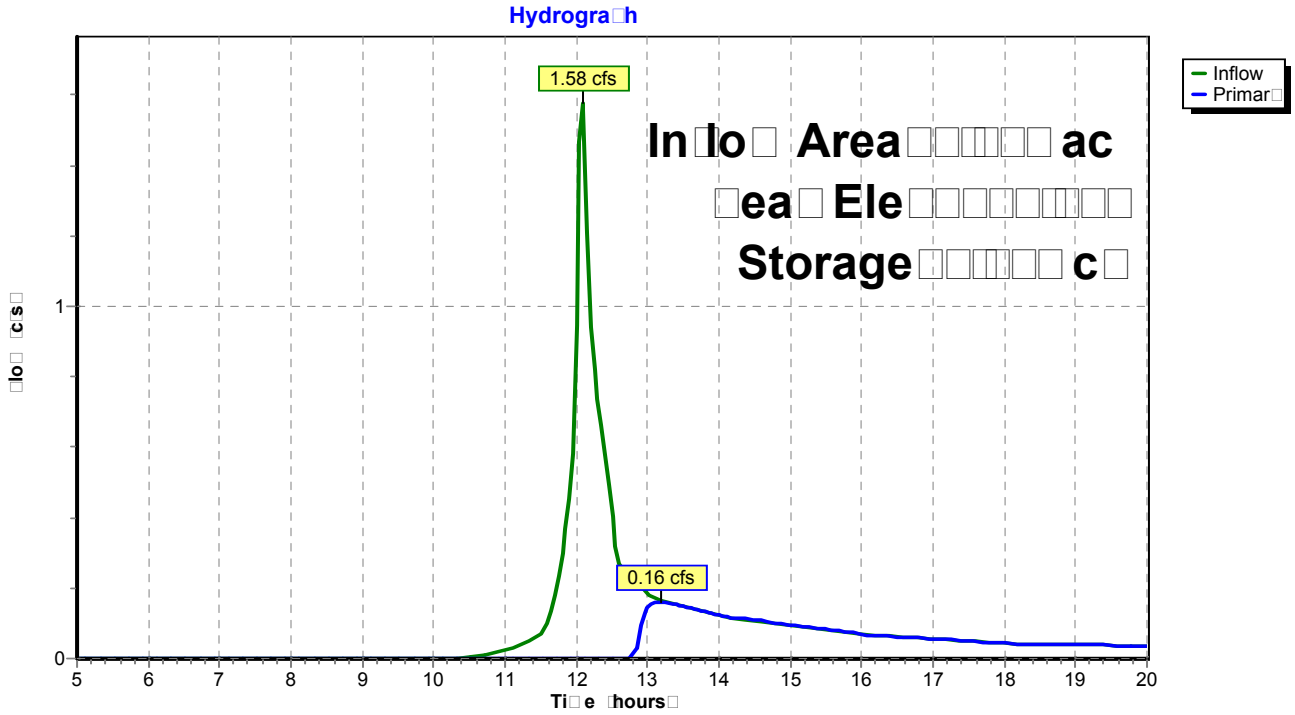
Plug-Flow detention time= 205.9 min calculated for 0.045 af 42 of inflow
Center-of-Mass det. time= 114.3 min 927.9 - 813.7

Volume	In ert	A ail.Storage	Storage Descri tion
1	709.60'	716 cf	**W L H ris atoid** 3,332 cf O erall - 1,285 cf Embedded = 2,047 cf 35.0 Voids
2	710.10'	1,285 cf	**Cultec R L L** Inside 1 Effecti e Si e= 47.8"W 30.0"H = 7.45 sf 171.00'L = 1,274.1 cf O erall Si e= 52.0"W 30.5"H 8.50'L with 1.50' O erla Row Length Ad ustment= 1.50' 7.45 sf 1 rows
3	709.60'	222 cf	**W L H ris atoid** 980 cf O erall - 346 cf Embedded = 634 cf 35.0 Voids
4	710.10'	346 cf	**Cultec R L L** Inside 3 Effecti e Si e= 47.8"W 30.0"H = 7.45 sf 45.00'L = 335.3 cf O erall Si e= 52.0"W 30.5"H 8.50'L with 1.50' O erla Row Length Ad ustment= 1.50' 7.45 sf 1 rows
5	710.00'	60 cf	**W L H ris atoid**
		2,630 cf	Total A ailable Storage

De ice	Routing	In ert	Outlet De ices
1	Primar	713.10'	**" Round Cul ert** L= 72.0' RCP, s uare edge headwall, Ke= 0.500 Inlet / Outlet In ert= 713.10' / 712.00' S= 0.0153 '/' Cc= 0.900 n= 0.012, Flow Area= 0.79 sf
2	Primar	715.10'	**long readth Broad Crested Rectangular Weir** Head feet 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 Coef. English 2.69 2.72 2.75 2.85 2.98 3.08 3.20 3.28 3.31 3.30 3.31 3.32

ri ary Out lo Ma =0.16 cfs 13.19 hrs HW=713.29' Free Discharge
└─ **Cul ert** Inlet Controls 0.16 cfs 1.49 f s
└─ **Broad Crested Rectangular Weir** Controls 0.00 cfs

ond : ar ing in iltration



Su□ □ ary □or □ond □□□: □ar□ing □north in□iltration

Inflow Area = 0.160 ac, 87.50□ Im□er□ious, Inflow De□th □ 4.07" for 10 □ear storm e□ent
Inflow = 0.76 cfs □ 12.07 hrs, Volume= 0.054 af
Outflow = 0.08 cfs □ 13.22 hrs, Volume= 0.013 af, Atten= 89□ , Lag= 68.7 min
Primar□ = 0.08 cfs □ 13.22 hrs, Volume= 0.013 af

Routing b□Stor-Ind method, Time S□an= 5.00-20.00 hrs, dt= 0.05 hrs / 2
Peak Ele□= 700.55' □ 13.22 hrs Surf.Area= 850 sf Storage= 1,784 cf

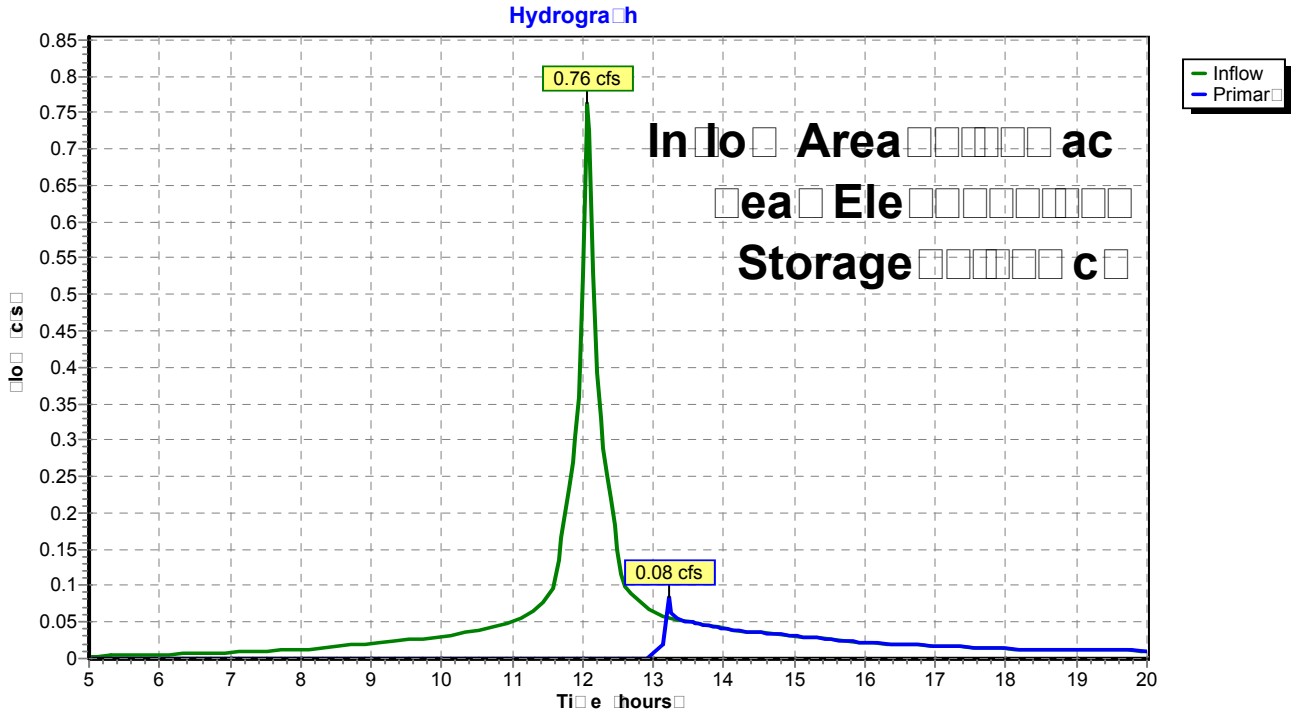
Plug-Flow detention time= 333.0 min calculated for 0.013 af □25□ of inflow□
Center-of-Mass det. time= 184.7 min □935.0 - 750.2 □

Volume	In□ert	A□ail.Storage	Storage Descri□tion
□1	696.90'	634 cf	□□□□□**W** □ □□□□□**L** □ □□□□**H** □**ris**□ **atoid** 2,940 cf O□erall - 1,129 cf Embedded = 1,811 cf □35.0□ Voids
□2	697.40'	1,129 cf	**Cultec R**□□□□□**L** □ □□□□□□**L** Inside □1 Effecti□e Si□e= 47.8"W □30.0"H =□7.45 sf □150.00'L = 1,117.7 cf O□erall Si□e= 52.0"W □30.5"H □8.50'L with 1.50' O□erla□ Row Length Ad□ustment= □1.50' □7.45 sf □1 rows
□3	698.40'	50 cf	□□□□**W** □ □□□□**L** □ □□□□**H** □**ris**□ **atoid**
		1,813 cf	Total A□ailable Storage

De□ice	Routing	In□ert	Outlet De□ices
□1	Primar□	700.40'	□□□**" Round Cul□ert** L= 6.0' RCP, s□uare edge headwall, Ke= 0.500 Inlet / Outlet In□ert= 700.40' / 699.00' S= 0.2333 '/' Cc= 0.900 n= 0.012, Flow Area= 0.79 sf
□2	Primar□	702.40'	□□□□**long** □ □□□□**readth Broad□Crested Rectangular Weir** Head □feet□ 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 Coef. □English□ 2.69 2.72 2.75 2.85 2.98 3.08 3.20 3.28 3.31 3.30 3.31 3.32

□**ri**□ **ary Out□lo**□ Ma□=0.07 cfs □ 13.22 hrs HW=700.53' □Free Discharge□
└─□□**Cul□ert** □Inlet Controls 0.07 cfs □ 1.21 f□s□
└─□□**Broad□Crested Rectangular Weir** □Controls 0.00 cfs□

ond : ar ing north in iltration



Su□ □ ary □or □ond □□□: □ar□ing □in□iltration

Inflow Area = 0.540 ac, 31.48□ Im□er□ious, Inflow De□th □ 2.53" for 10 □ear storm e□ent
Inflow = 1.72 cfs □ 12.08 hrs, Volume= 0.114 af
Outflow = 0.68 cfs □ 12.46 hrs, Volume= 0.052 af, Atten= 61□, Lag= 22.8 min
Primar□ = 0.68 cfs □ 12.46 hrs, Volume= 0.052 af

Routing b□Stor-Ind method, Time S□an= 5.00-20.00 hrs, dt= 0.05 hrs / 3
Peak Ele□= 731.43' □ 12.46 hrs Surf.Area= 1,298 sf Storage= 2,673 cf

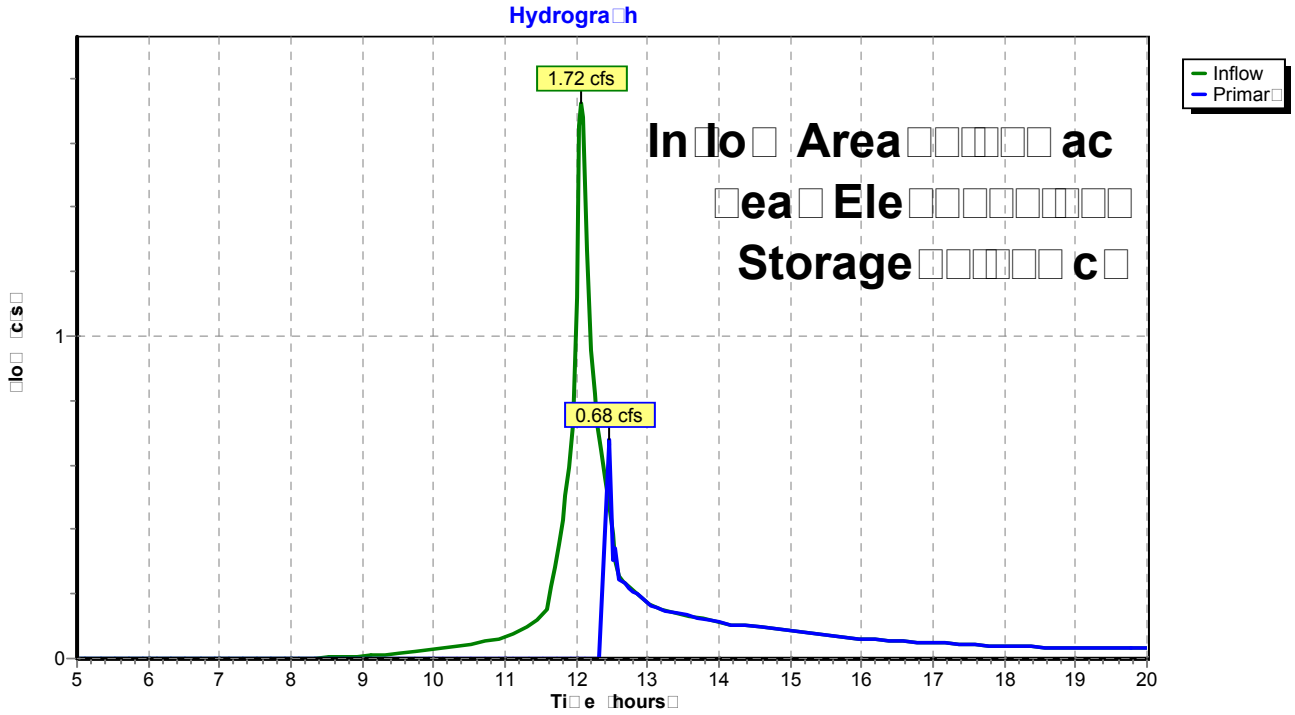
Plug-Flow detention time= 180.8 min calculated for 0.052 af □46□ of inflow□
Center-of-Mass det. time= 95.6 min □887.4 - 791.8 □

Volume	In□ert	A□ail.Storage	Storage Descri□tion
□1	727.50'	1,007 cf	□□□□□**W** □ □□□□□**L** □ □□□□□**H** □**ris**□ **atoid** 4,508 cf O□erall - 1,632 cf Embedded = 2,876 cf □35.0□ Voids
□2	728.00'	1,632 cf	**Cultec R**□□□□□**L** □ □□□□□□**L** Inside □1 Effecti□e Si□e= 47.8"W □30.0"H =□7.45 sf □217.50'L = 1,620.6 cf O□erall Si□e= 52.0"W □30.5"H □8.50'L with 1.50' O□erla□ Row Length Ad□ustment= □1.50' □7.45 sf □1 rows
□3	728.00'	60 cf	□□□□□**W** □ □□□□□**L** □ □□□□□**H** □**ris**□ **atoid**
		2,698 cf	Total A□ailable Storage

De□ice	Routing	In□ert	Outlet De□ices
□1	Primar□	731.00'	□□□□**" Round Cul□ert** L= 12.0' RCP, s□uare edge headwall, Ke= 0.500 Inlet / Outlet In□ert= 731.00' / 730.00' S= 0.0833 '/' Cc= 0.900 n= 0.012, Flow Area= 0.79 sf
□2	Primar□	733.00'	□□□□□**long** □ □□□□□**readth Broad□Crested Rectangular Weir** Head □feet□ 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 Coef. □English□ 2.69 2.72 2.75 2.85 2.98 3.08 3.20 3.28 3.31 3.30 3.31 3.32

□**ri□ ary Out□lo□** Ma□=0.60 cfs □ 12.46 hrs HW=731.39' □Free Discharge□
└─□□**Cul□ert** □Inlet Controls 0.60 cfs □ 2.13 f□s□
└─□□**Broad□Crested Rectangular Weir** □Controls 0.00 cfs□

ond : ar ing in iltration

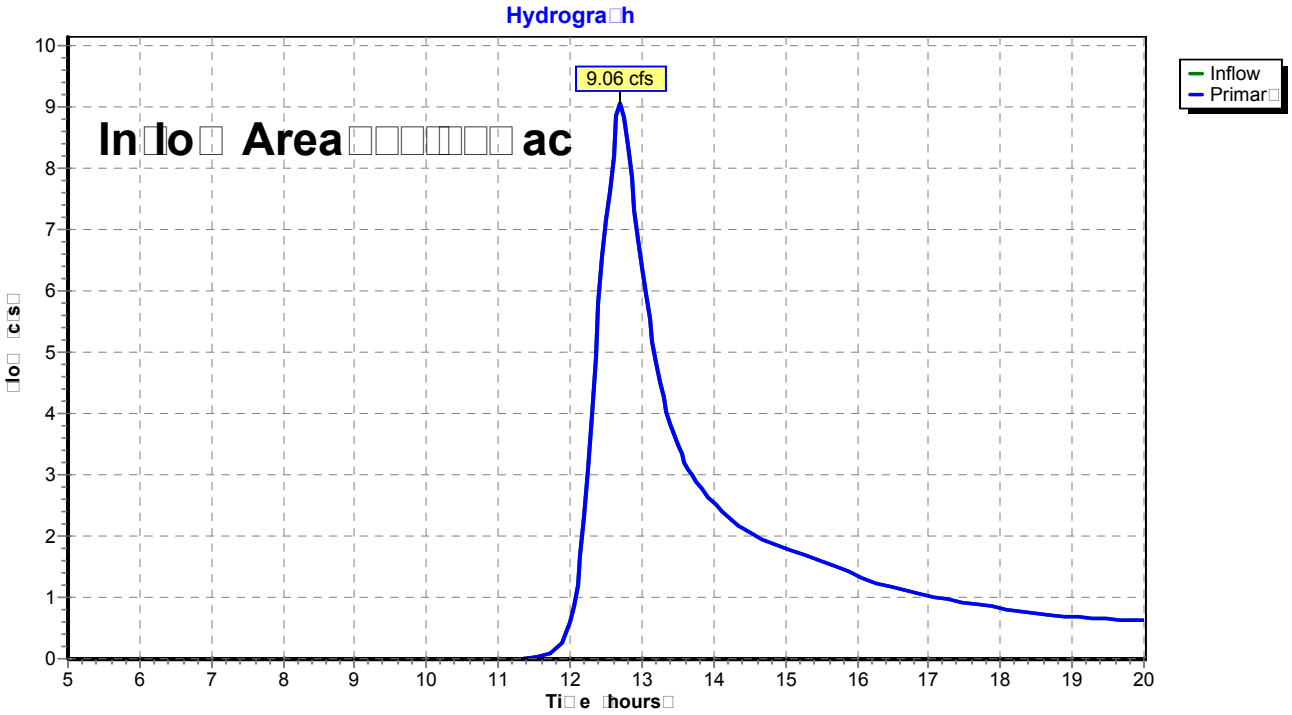


Su□ □ary □or Lin□ □□L: □ost de□elo□□ ent design □oint □

Inflow Area = 14.010 ac, 11.21□ Im□er□ious, Inflow De□th □ 1.19" for 10 □ear storm e□ent
Inflow = 9.06 cfs □ 12.70 hrs, Volume= 1.385 af
Primar□ = 9.06 cfs □ 12.70 hrs, Volume= 1.385 af, Atten= 0□ , Lag= 0.0 min

Primar□outflow = Inflow, Time S□an= 5.00-20.00 hrs, dt= 0.05 hrs

Lin□ □□L: □ost de□elo□□ ent design □oint □



Su□ □ary □or Su□catch□ ent □S: □re De□elo□□ ent to design □oint □

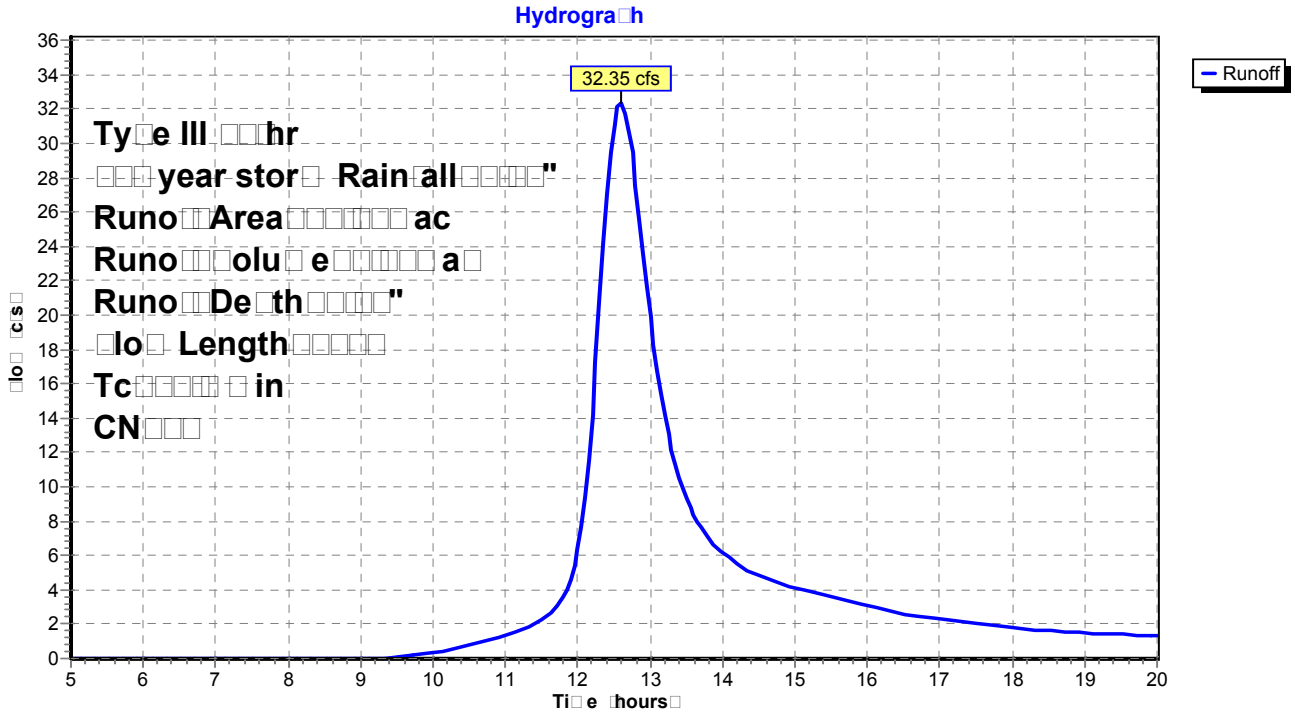
Runoff = 32.35 cfs □ 12.59 hrs, Volume= 4.414 af, De□th□ 4.04"

Runoff b□SCS TR-20 method, UH=SCS, Time S□an= 5.00-20.00 hrs, dt= 0.05 hrs
T□□e III 24-hr 100 □ear storm Rainfall=9.08"

Area □ac□	CN	Descri□tion
□ 0.210	98	CT im□er□ious, HSG B
□ 0.200	61	CT □75□ Grass co□er, Good, HSG B
□ 1.070	55	CT Woods, Good, HSG B
□ 0.940	77	CT Woods, Good, HSG D
□ 0.140	98	offsite im□er□ious, HSG B
□ 0.340	61	offsite □75□ Grass co□er, Good, HSG B
□ 0.370	55	offsite Woods, Good, HSG B
□ 0.800	98	im□er□oius, HSG B
0.160	96	Gra□el surface, HSG B
1.950	61	□75□ Grass co□er, Good, HSG B
6.940	55	Woods, Good, HSG B
13.120	62	Weighted A□erage
11.970		91.23□ Per□ious Area
1.150		8.77□ Im□er□ious Area

Tc □min□	Length □feet□	Slo□e □ft/ft□	Velocit□ □ft/sec□	Ca□acit□ □cfs□	Descri□tion
30.0	100	0.0100	0.06		**Sheet □lo□ □sheet** Woods□Light underbrush n= 0.400 P2= 2.85"
8.0	240	0.0100	0.50		**Shallo□ Concentrated □lo□ □shallo□ conc** Woodland K□= 5.0 f□s
4.0	490	0.1700	2.06		**Shallo□ Concentrated □lo□ □shallo□ conc** Woodland K□= 5.0 f□s
42.0	830	Total			

Su catch ent S: re De elo ent to design oint



Su ary or Su catch ent S: re De elo ent to design oint

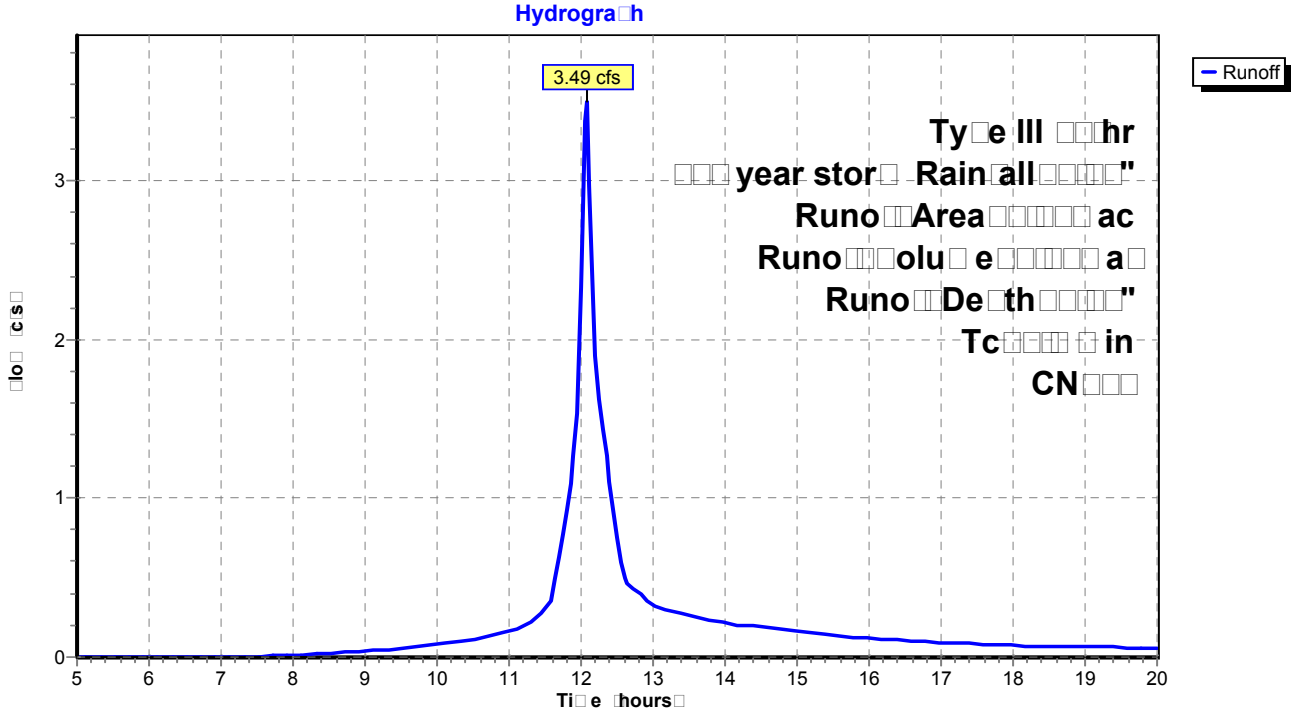
Runoff = 3.49 cfs 12.08 hrs, Volume= 0.233 af, De th 5.18"

Runoff b SCS TR-20 method, UH=SCS, Time S an= 5.00-20.00 hrs, dt= 0.05 hrs
T e III 24-hr 100 ear storm Rainfall=9.08"

Area ac	CN	Descri tion
0.190	98	im er ious, HSG B
0.040	61	75 Grass co er, Good, HSG B
0.310	55	Woods, Good, HSG B
0.540	71	Weighted A erage
0.350		64.81 Per ious Area
0.190		35.19 Im er ious Area

Tc min	Length feet	Slo e ft/ft	Velocit ft/sec	Ca acit cfs	Descri tion
5.0					**Direct Entry inute ini u**

Su catch ent S: re De elo ent to design oint



Su□ □ary □or Su□catch□ ent □□S: □ost de□re□ainder to design □oint □

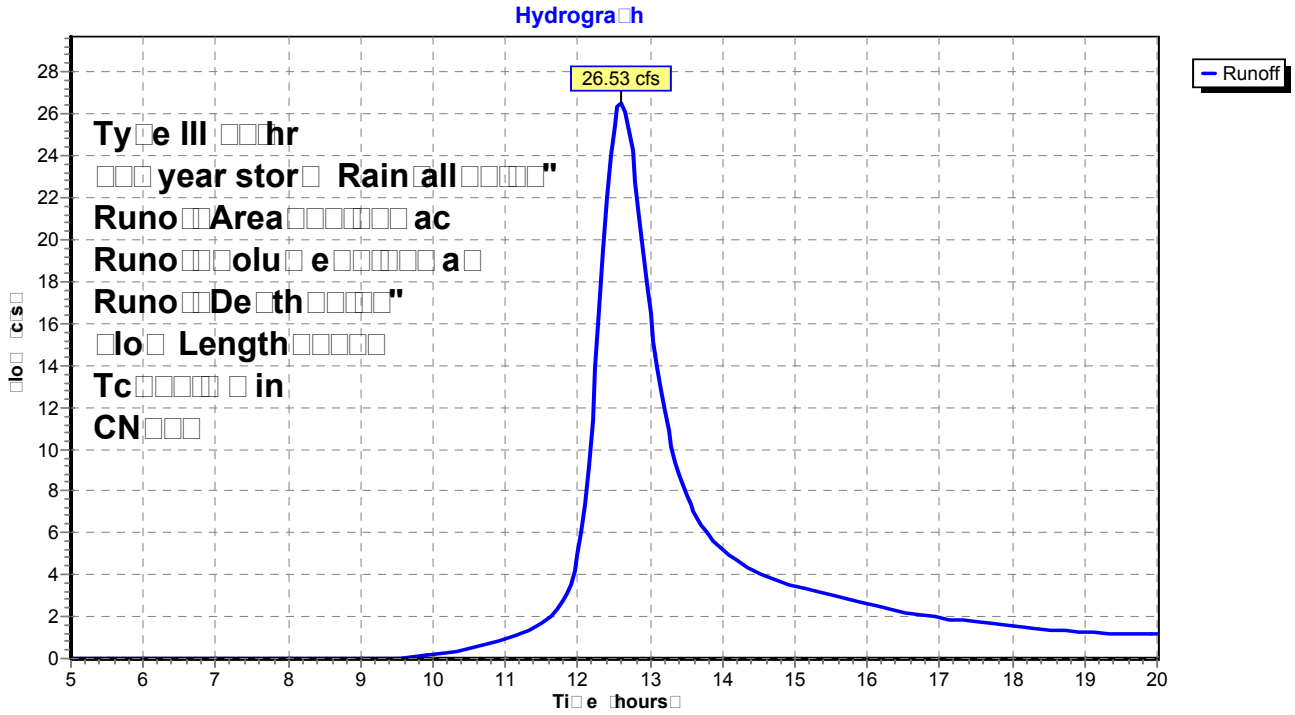
Runoff = 26.53 cfs □ 12.60 hrs, Volume= 3.625 af, De□th□ 3.80"

Runoff b□SCS TR-20 method, UH=SCS, Time S□an= 5.00-20.00 hrs, dt= 0.05 hrs
T□□e III 24-hr 100 □ear storm Rainfall=9.08"

	Area □ac□	CN	Descri□tion
□	0.210	98	CT im□er□ious, HSG B
□	0.200	61	CT □75□ Grass co□er, Good, HSG B
□	1.070	55	CT Woods, Good, HSG B
□	0.940	77	CT Woods, Good, HSG D
□	0.140	98	offsite im□er□ious, HSG B
□	0.340	61	offsite □75□ Grass co□er, Good, HSG B
□	0.370	55	offsite Woods, Good, HSG B
□	0.030	98	im□er□oius, HSG B
	2.060	61	□75□ Grass co□er, Good, HSG B
	6.090	55	Woods, Good, HSG B
	11.450	60	Weighted A□erage
	11.070		96.68□ Per□ious Area
	0.380		3.32□ Im□er□ious Area

Tc □min□	Length □feet□	Slo□e □ft/ft□	Velocit□ □ft/sec□	Ca□acit□ □cfs□	Descri□tion
30.0	100	0.0100	0.06		**Sheet □lo□ □sheet** Woods□Light underbrush n= 0.400 P2= 2.85"
8.0	240	0.0100	0.50		**Shallo□ Concentrated □lo□ □shallo□ conc** Woodland K□= 5.0 f□s
4.0	490	0.1700	2.06		**Shallo□ Concentrated □lo□ □shallo□ conc** Woodland K□= 5.0 f□s
42.0	830	Total			

Su catch ent S: ost de re ainder to design oint



Su ary or Su catch ent S: ost de to design oint

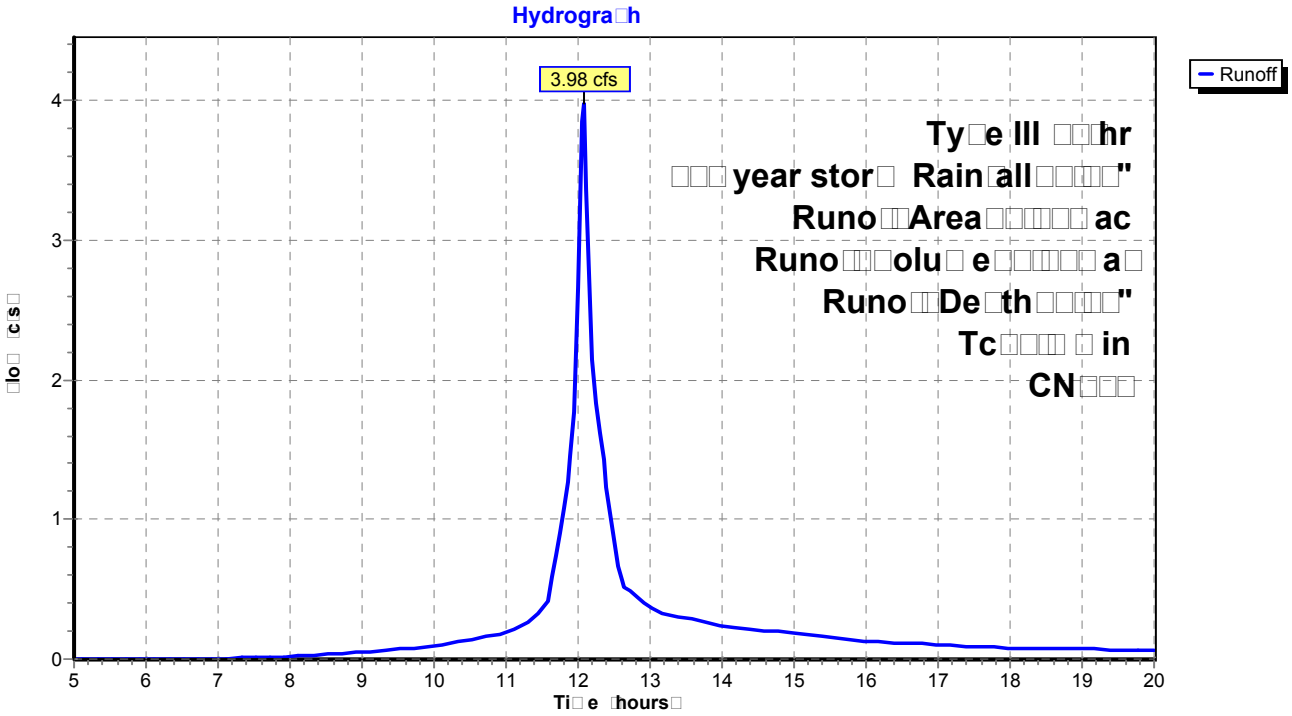
Runoff = 3.98 cfs 12.08 hrs, Volume= 0.266 af, De th 5.42"

Runoff b SCS TR-20 method, UH=SCS, Time S an= 5.00-20.00 hrs, dt= 0.05 hrs
T e III 24-hr 100 ear storm Rainfall=9.08"

Area ac	CN	Descri tion
0.230	98	im er ious, HSG B
0.080	61	75 Grass co er, Good, HSG B
0.280	55	Woods, Good, HSG B
0.590	73	Weighted A erage
0.360		61.02 Per ious Area
0.230		38.98 Im er ious Area

Tc min	Length feet	Slo e ft/ft	Velocit ft/sec	Ca acit cfs	Descri tion
5.0					**Direct Entry inute ini u**

Su catch ent S: ost de to design oint



Su ary or Su catch ent S: ost de ar ing area south

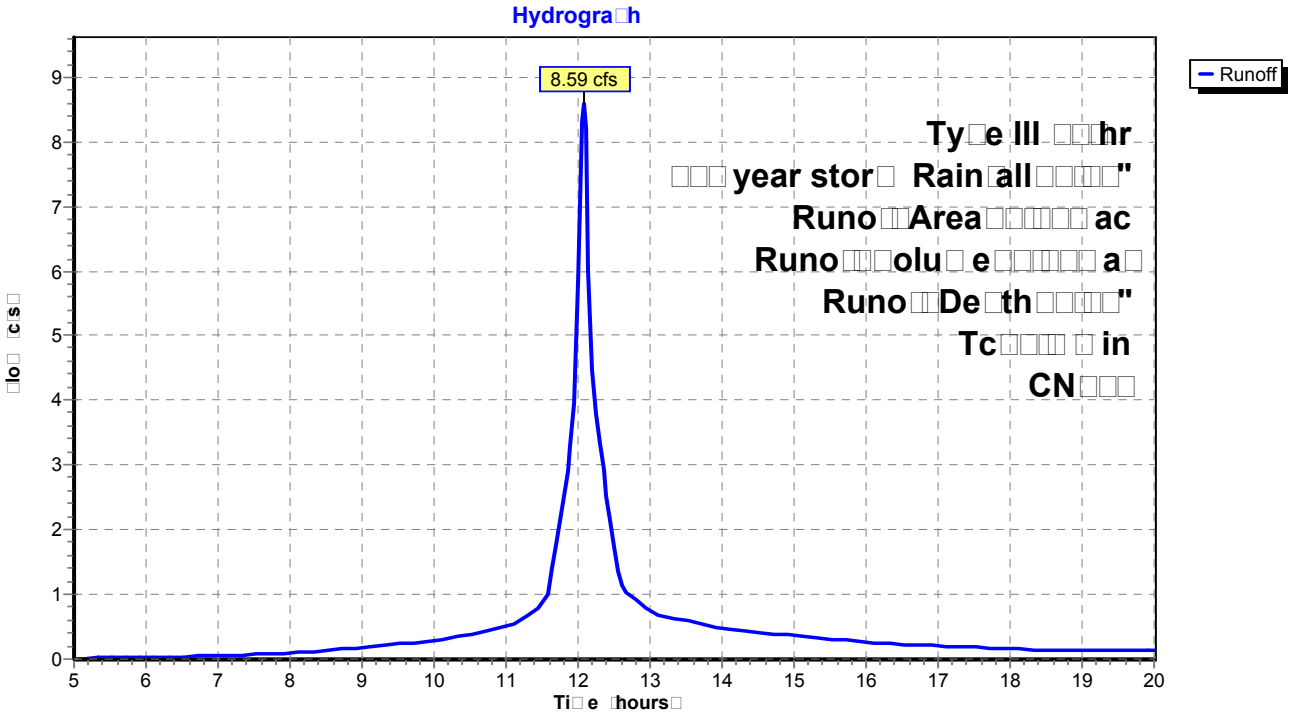
Runoff = 8.59 cfs 12.07 hrs, Volume= 0.591 af, De th 6.51"

Runoff b SCS TR-20 method, UH=SCS, Time S an= 5.00-20.00 hrs, dt= 0.05 hrs
T e III 24-hr 100 ear storm Rainfall=9.08"

Area ac	CN	Descri tion
0.680	98	im er ious, HSG B
0.080	61	75 Grass co er, Good, HSG B
0.330	55	Woods, Good, HSG B
1.090	82	Weighted A erage
0.410		37.61 Per ious Area
0.680		62.39 Im er ious Area

Tc min	Length feet	Slo e ft/ft	Velocit ft/sec	Ca acit cfs	Descri tion
5.0					**Direct Entry inute ini u**

Su catch ent S: ost de ar ing area south



Su□ □ ary □or Su□catch□ ent □□S: □ost de□ □ar□ing area □

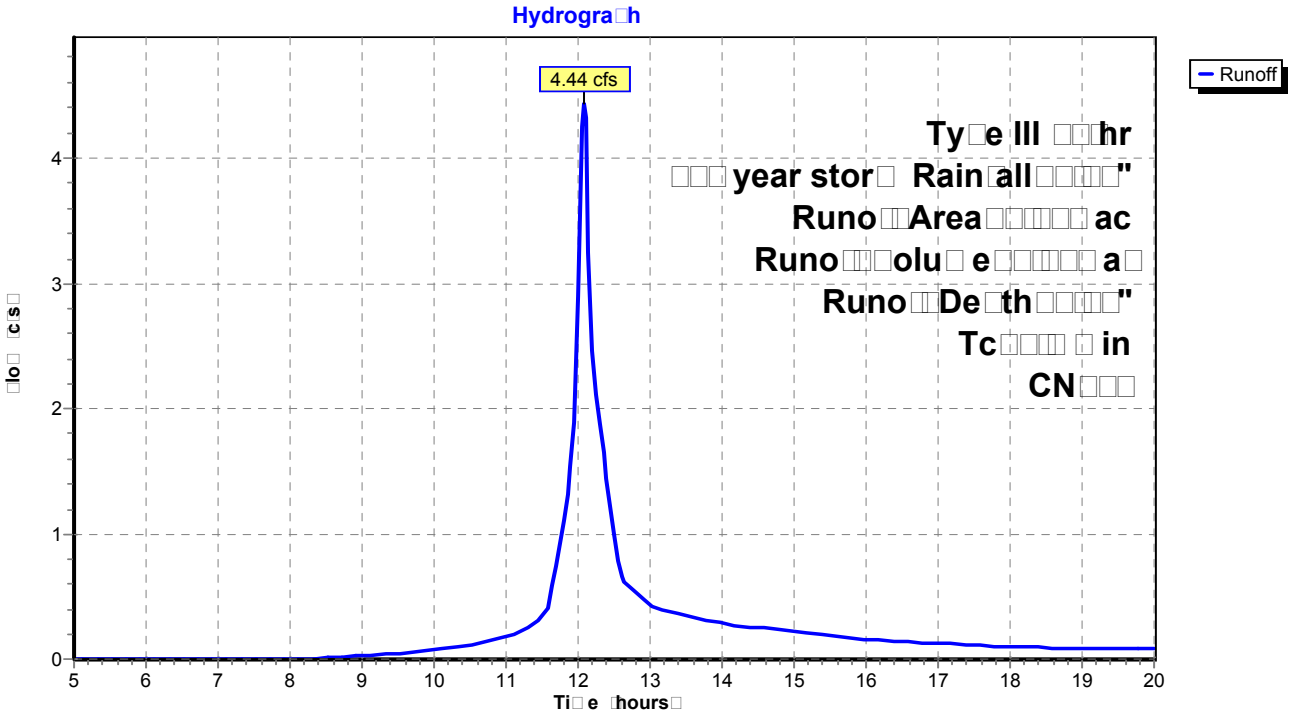
Runoff = 4.44 cfs □ 12.08 hrs, Volume= 0.294 af, De□th□ 4.57"

Runoff b□SCS TR-20 method, UH=SCS, Time S□an= 5.00-20.00 hrs, dt= 0.05 hrs
T□□e III 24-hr 100 □ear storm Rainfall=9.08"

Area □ac□	CN	Descri□tion
□ 0.200	98	im□er□ious, HSG B
0.020	61	□75□ Grass co□er, Good, HSG B
0.550	55	Woods, Good, HSG B
0.770	66	Weighted A□erage
0.570		74.03□ Per□ious Area
0.200		25.97□ Im□er□ious Area

Tc □min□	Length □feet□	Slo□e □ft/ft□	Velocit□ □ft/sec□	Ca□acit□ □cfs□	Descri□tion
5.0					**Direct Entry□□ □inute □ini□u□**

Su□catch□ ent □□S: □ost de□ □ar□ing area □



Su□ □ary □or Su□catch□ ent □□S: □ost de□ □ar□ing area □□north

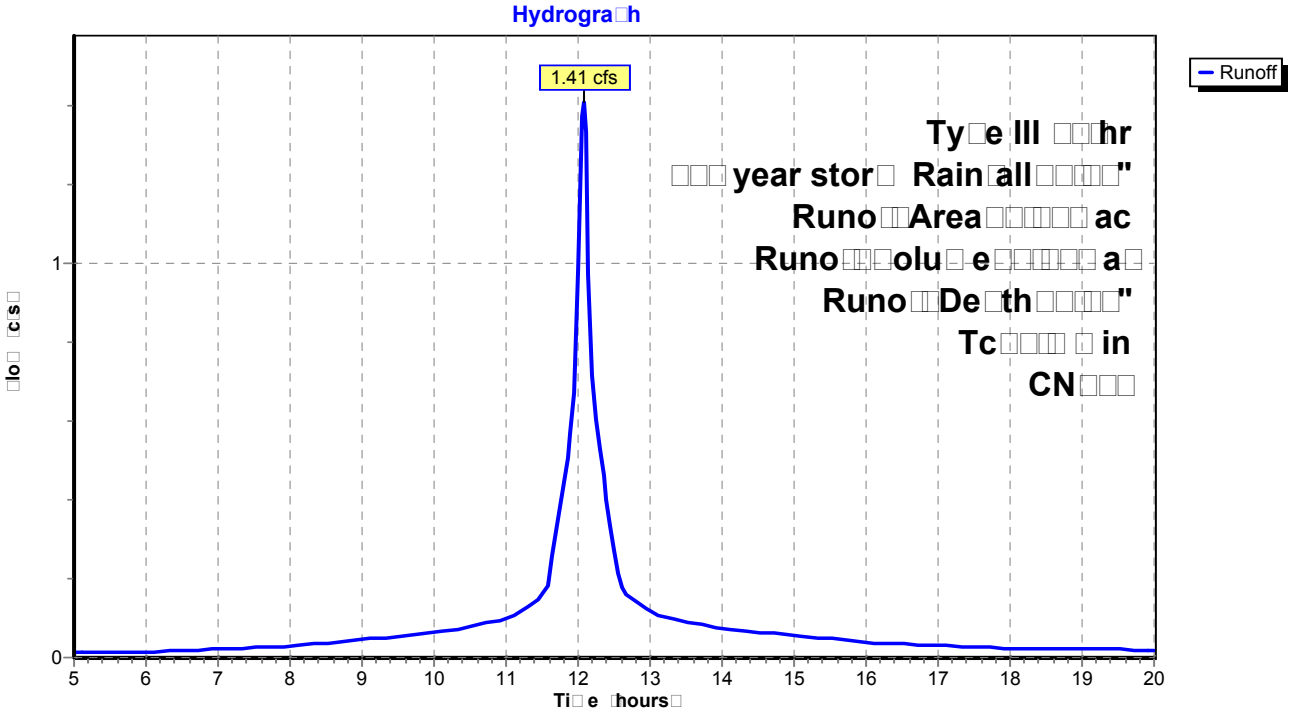
Runoff = 1.41 cfs □ 12.07 hrs, Volume= 0.103 af, De□th□ 7.73"

Runoff b□SCS TR-20 method, UH=SCS, Time S□an= 5.00-20.00 hrs, dt= 0.05 hrs
T□□e III 24-hr 100 □ear storm Rainfall=9.08"

Area □ac□	CN	Descri□tion
□ 0.140	98	im□er□ious, HSG B
0.020	61	□75□ Grass co□er, Good, HSG B
0.160	93	Weighted A□erage
0.020		12.50□ Per□ious Area
0.140		87.50□ Im□er□ious Area

Tc □min□	Length □feet□	Slo□e □ft/ft□	Velocit□ □ft/sec□	Ca□acit□ □cfs□	Descri□tion
5.0					**Direct Entry□□ □inute □ini□u□**

Su□catch□ ent □□S: □ost de□ □ar□ing area □□north



Su□ □ary □or Su□catch□ ent □□S: □ost de□ □ar□ing area □

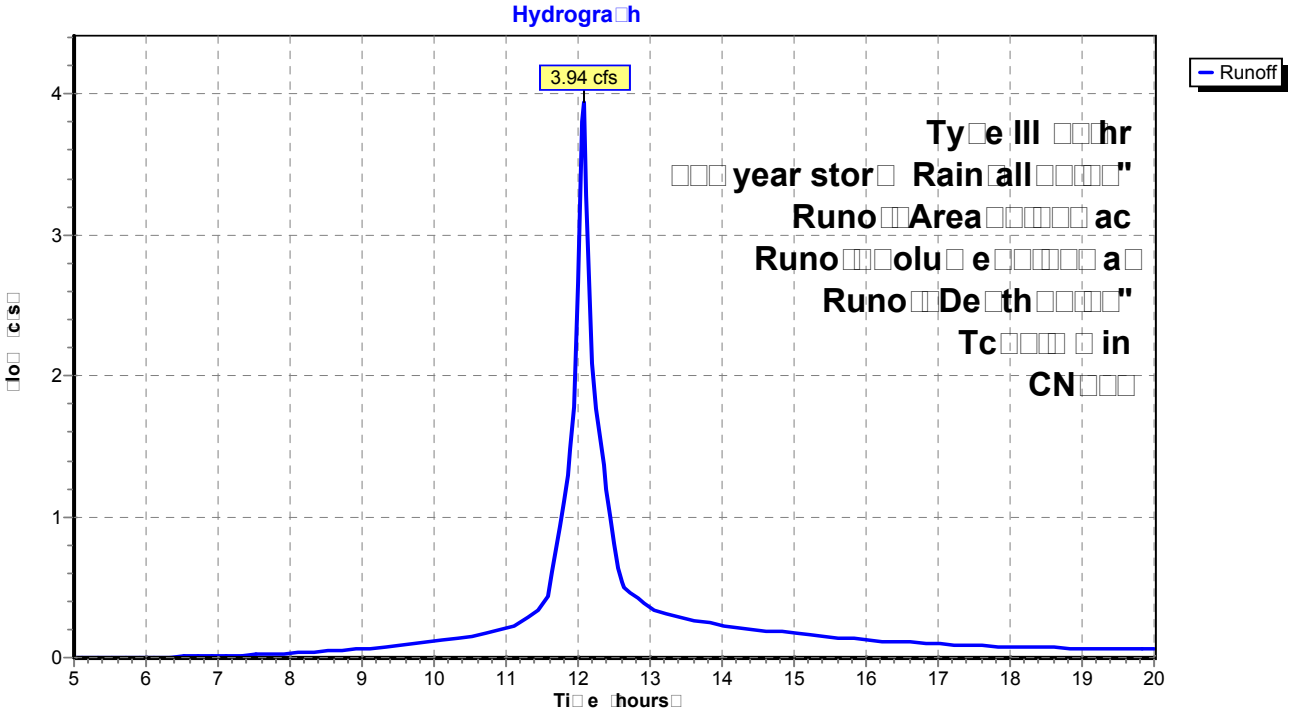
Runoff = 3.94 cfs □ 12.07 hrs, Volume= 0.266 af, De□th□ 5.90"

Runoff b□SCS TR-20 method, UH=SCS, Time S□an= 5.00-20.00 hrs, dt= 0.05 hrs
T□□e III 24-hr 100 □ear storm Rainfall=9.08"

Area □ac□	CN	Descri□tion
□ 0.170	98	im□er□ious, HSG B
0.070	96	Gra□el surface, HSG B
0.010	61	□75□ Grass co□er, Good, HSG B
0.290	60	Woods, Fair, HSG B
0.540	77	Weighted A□erage
0.370		68.52□ Per□ious Area
0.170		31.48□ Im□er□ious Area

Tc □min□	Length □feet□	Slo□e □ft/ft□	Velocit□ □ft/sec□	Ca□acit□ □cfs□	Descri□tion
5.0					**Direct Entry□□ □inute □ini□u□**

Su□catch□ ent □□S: □ost de□ □ar□ing area □



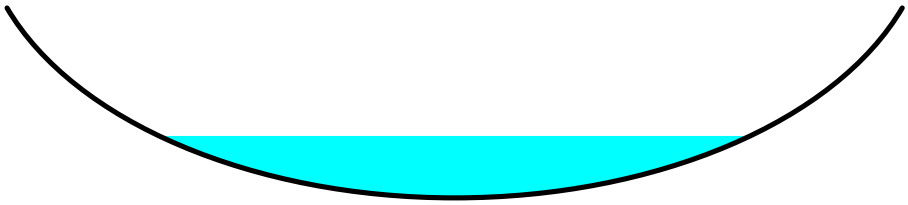
Su ary or Reach R: Drainage ath ro ar ing to D

Inflow Area = 0.770 ac, 25.97 Im er ious, Inflow De th 3.63" for 100 ear storm e ent
Inflow = 4.46 cfs 12.08 hrs, Volume= 0.233 af
Outflow = 4.34 cfs 12.11 hrs, Volume= 0.232 af, Atten= 3 , Lag= 2.2 min

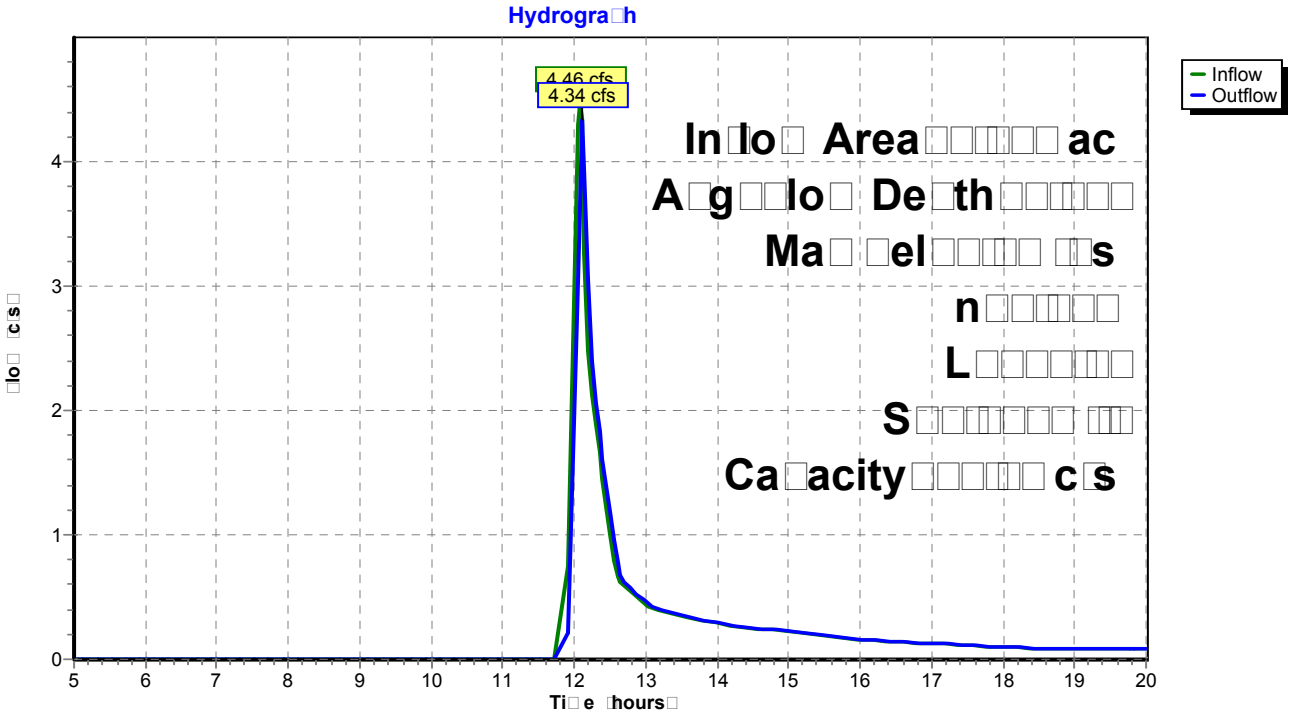
Routing b Stor-Ind Trans method, Time S an= 5.00-20.00 hrs, dt= 0.05 hrs
Ma . Velocit = 7.12 f s, Min. Tra el Time= 1.2 min
A g. Velocit = 2.89 f s, A g. Tra el Time= 2.9 min

Peak Storage= 312 cf 12.09 hrs
A erage De th at Peak Storage= 0.33'
Bank-Full De th= 1.00' Flow Area= 3.3 sf, Ca acit = 48.28 cfs

5.00' 1.00' dee Parabolic Channel, n= 0.030 Stream, clean straight
Length= 505.0' Slo e= 0.1663 '/'
Inlet In ert= 708.00', Outlet In ert= 624.00'



Reach R: Drainage ath ro ar ing to D



Su□ □ary □or Reach □□R: Drainage □ath □ro□ □ar□ing □and □to D□□

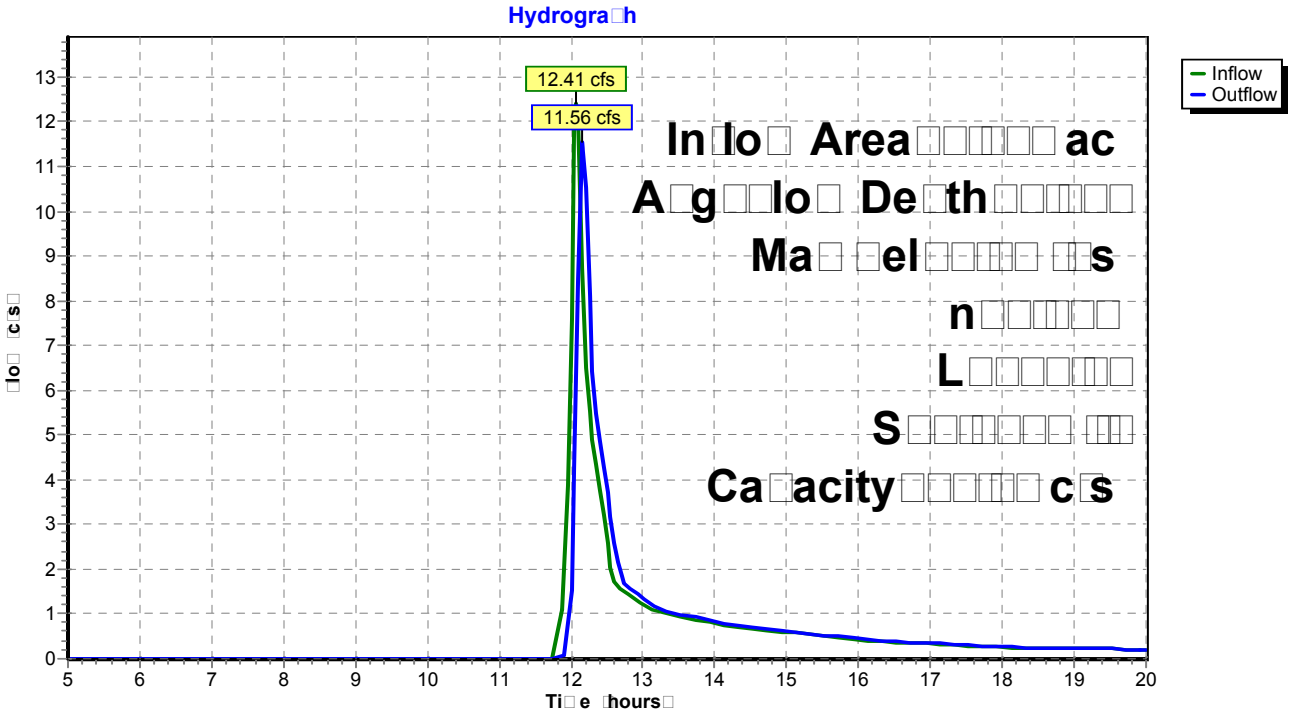
Inflow Area = 1.790 ac, 55.31□ Im□er□ious, Inflow De□th □ 4.35" for 100 □ear storm e□ent
Inflow = 12.41 cfs □ 12.08 hrs, Volume= 0.648 af
Outflow = 11.56 cfs □ 12.16 hrs, Volume= 0.644 af, Atten= 7□ , Lag= 5.2 min

Routing b□Stor-Ind□Trans method, Time S□an= 5.00-20.00 hrs, dt= 0.05 hrs
Ma□. Velocit□= 2.40 f□s, Min. Tra□el Time= 3.0 min
A□g. Velocit□= 0.83 f□s, A□g. Tra□el Time= 8.6 min

Peak Storage= 2,066 cf □ 12.11 hrs
A□erage De□th at Peak Storage= 0.41'
Bank-Full De□th= 1.00' Flow Area= 14.0 sf, Ca□acit□= 56.01 cfs

10.00' □ 1.00' dee□channel, n= 0.130 Sheet flow o□er Range
Side Slo□e □-□alue= 4.0 '/' To□Width= 18.00'
Length= 430.0' Slo□e= 0.1744 '/'
Inlet In□ert= 699.00', Outlet In□ert= 624.00'

Reach □□R: Drainage □ath □ro□ □ar□ing □and □to D□□



Su□ □ ary □or □ond □□□: □ar□ing □in□iltration to design □oint □

Inflow Area = 0.590 ac, 38.98□ Im□er□ious, Inflow De□th □ 5.42" for 100 □ear storm e□ent
Inflow = 3.98 cfs □ 12.08 hrs, Volume= 0.266 af
Outflow = 2.23 cfs □ 12.10 hrs, Volume= 0.161 af, Atten= 44□, Lag= 1.6 min
Discarded = 0.01 cfs □ 8.35 hrs, Volume= 0.010 af
Primar□ = 2.22 cfs □ 12.10 hrs, Volume= 0.151 af

Routing b□Stor-Ind method, Time S□an= 5.00-20.00 hrs, dt= 0.05 hrs / 4
Peak Ele□= 701.08' □ 12.10 hrs Surf.Area= 1,533 sf Storage= 3,290 cf

Plug-Flow detention time= 131.0 min calculated for 0.161 af □60□ of inflow□
Center-of-Mass det. time= 56.1 min □835.2 - 779.1 □

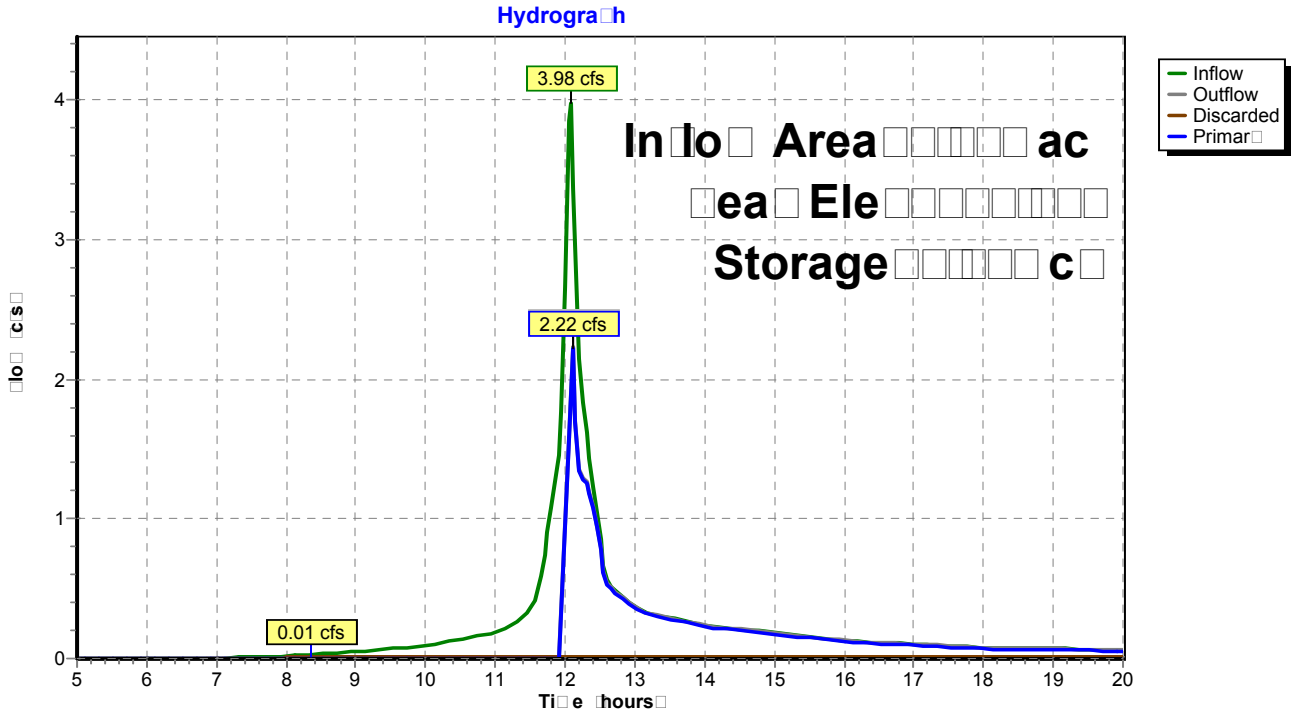
Volume	In□ert	A□ail.Storage	Storage Descri□tion
□1	693.00'	1,127 cf	□□□□□**W** □ □□□□□**L** □ □□□□□**H** □**ris**□ **atoid** 5,351 cf O□erall - 2,131 cf Embedded = 3,220 cf □35.0□ Voids
□2	693.50'	2,131 cf	**Cultec R**□□□□□**L** □ □□□□□□□**L** Inside □1 Effecti□e Si□e= 47.8"W □30.0"H =□7.45 sf □284.50'L = 2,119.8 cf O□erall Si□e= 52.0"W □30.5"H □8.50'L with 1.50' O□erla□ Row Length Ad□ustment= □1.50' □7.45 sf □1 rows
□3	693.00'	36 cf	□□□□□**W** □ □□□□□**L** □ □□□□□**H** □**ris**□ **atoid**
		3,294 cf	Total A□ailable Storage

De□ice	Routing	In□ert	Outlet De□ices
□1	Primar□	700.20'	□□□□**long** □ □□□□□**readth Broad□Crested Rectangular Weir** Head □feet□ 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. □English□ 2.43 2.54 2.70 2.69 2.68 2.68 2.66 2.64 2.64 2.64 2.65 2.65 2.66 2.66 2.68 2.70 2.74
□2	Discarded	693.00'	□□□□**c□s E□iltration at all ele□ations**

Discarded Out□lo□ Ma□=0.01 cfs □ 8.35 hrs HW=693.09' □Free Discharge□
└□□**E□iltration** □E□filtration Controls 0.01 cfs□

□**ri□ ary Out□lo□** Ma□=2.19 cfs □ 12.10 hrs HW=701.07' □Free Discharge□
└□□**Broad□Crested Rectangular Weir** □Weir Controls 2.19 cfs □ 2.51 f□s□

ond : ar ing in iltration to design oint



Su□ □ary □or □ond □□□: □ar□ing □south in□iltration

Inflow Area = 1.090 ac, 62.39□ Im□er□ious, Inflow De□th □ 6.51" for 100 □ear storm e□ent
Inflow = 8.59 cfs □ 12.07 hrs, Volume= 0.591 af
Outflow = 7.67 cfs □ 12.07 hrs, Volume= 0.389 af, Atten= 11□ , Lag= 0.1 min
Primar□ = 7.67 cfs □ 12.07 hrs, Volume= 0.389 af

Routing b□Stor-Ind method, Time S□an= 5.00-20.00 hrs, dt= 0.05 hrs / 2
Peak Ele□= 703.84' □ 12.07 hrs Surf.Area= 10 sf Storage= 7,065 cf

Plug-Flow detention time= 124.5 min calculated for 0.388 af □66□ of inflow□
Center-of-Mass det. time= 54.9 min □817.3 - 762.4 □

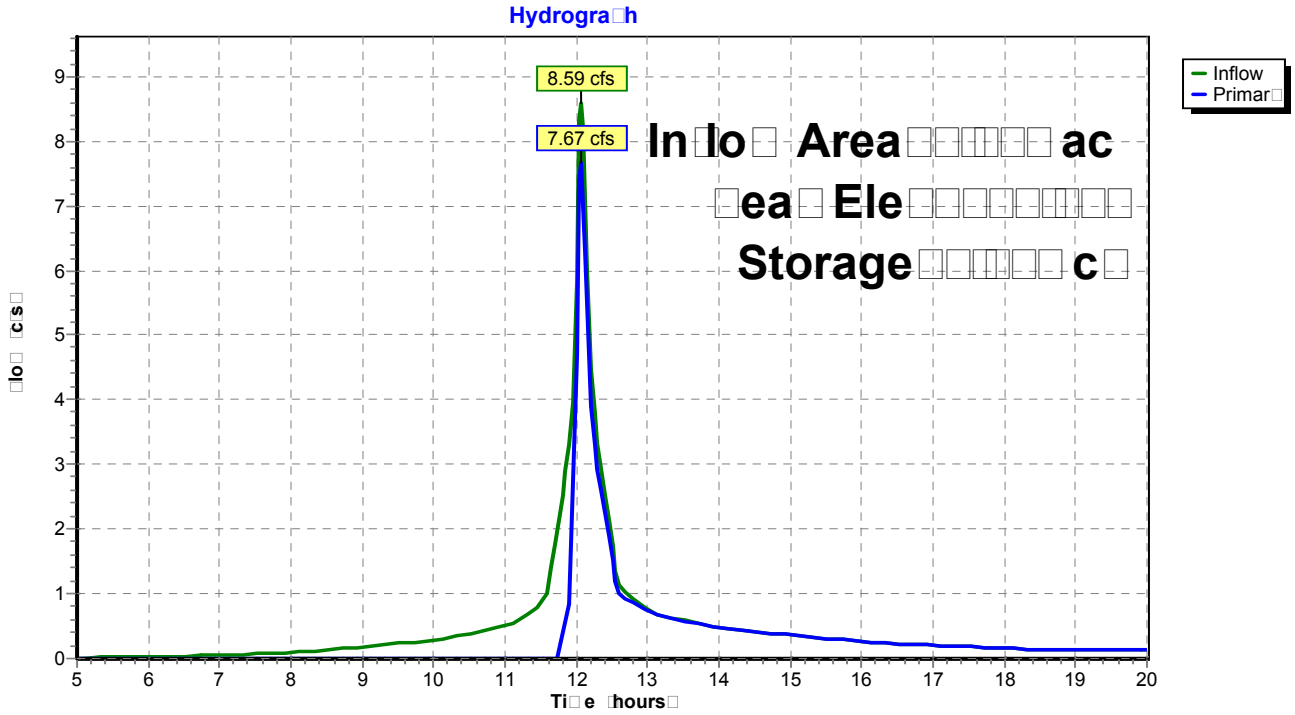
Volume	In□ert	A□ail.Storage	Storage Descri□tion
□1	698.20'	2,348 cf	**Custo□ Stage Data □□ris□ atic**□Listed below □Recalc□ 11,377 cf O□erall - 4,668 cf Embedded = 6,709 cf □35.0□ Voids
□2	698.70'	4,668 cf	**Cultec R□□□□□L □ □□□□□□L** Inside □1 Effecti□e Si□e= 47.8"W □30.0"H =□7.45 sf □625.00'L = 4,656.9 cf O□erall Si□e= 52.0"W □30.5"H □8.50'L with 1.50' O□erla□ Row Length Ad□ustment= □1.50' □7.45 sf □1 rows
□3	699.00'	55 cf	**□□□□W □ □□□□L □ □□□□H □ris□ atoid**
		7,071 cf	Total A□ailable Storage

Ele□ation □feet□	Surf.Area □s□-ft□	Inc.Store □cubic-feet□	Cum.Store □cubic-feet□
698.20	3,246	0	0
701.70	3,246	11,361	11,361
701.71	0	16	11,377

De□ice	Routing	In□ert	Outlet De□ices
□1	Primar□	701.70'	**□□□□" Round Cul□ert** L= 30.0' RCP, s□uare edge headwall, Ke= 0.500 Inlet / Outlet In□ert= 701.70' / 700.00' S= 0.0567 '/' Cc= 0.900 n= 0.012, Flow Area= 1.23 sf
□2	Primar□	703.70'	**□□□□long □ □□□□□readth Broad□Crested Rectangular Weir** Head □feet□ 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 Coef. □English□ 2.69 2.72 2.75 2.85 2.98 3.08 3.20 3.28 3.31 3.30 3.31 3.32

□**ri□ ary Out□lo□** Ma□=7.32 cfs □ 12.07 hrs HW=703.74' □Free Discharge□
└─□□**Cul□ert** □Inlet Controls 7.03 cfs □ 5.73 f□s□
└─□□**Broad□Crested Rectangular Weir** □Weir Controls 0.29 cfs □ 0.54 f□s□

ond : ar ing south in iltration



Su□ □ ary □or □ond □□□: □ar□ing □in□iltration

Inflow Area = 0.770 ac, 25.97□ Im□er□ious, Inflow De□th □ 4.57" for 100 □ear storm e□ent
Inflow = 4.44 cfs □ 12.08 hrs, Volume= 0.294 af
Outflow = 4.46 cfs □ 12.08 hrs, Volume= 0.233 af, Atten= 0□ , Lag= 0.0 min
Primar□ = 4.46 cfs □ 12.08 hrs, Volume= 0.233 af

Routing b□Stor-Ind method, Time S□an= 5.00-20.00 hrs, dt= 0.05 hrs / 2
Peak Ele□= 714.98' □ 12.08 hrs Surf.Area= 1,242 sf Storage= 2,620 cf

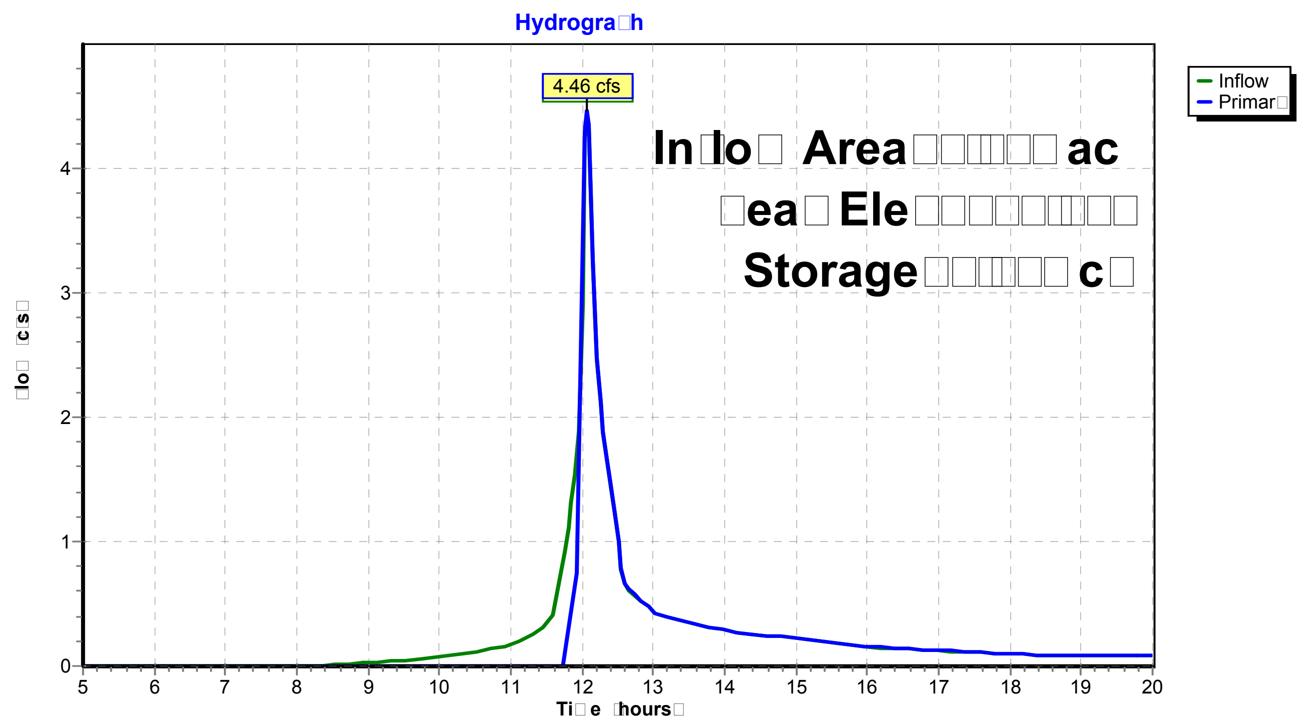
Plug-Flow detention time= 82.2 min calculated for 0.232 af □79□ of inflow□
Center-of-Mass det. time= 28.8 min □819.6 - 790.7 □

Volume	In□ert	A□ail.Storage	Storage Descri□tion
□1	709.60'	716 cf	**W □ L □ H □ris□ atoid** 3,332 cf O□erall - 1,285 cf Embedded = 2,047 cf □35.0□ Voids
□2	710.10'	1,285 cf	**Cultec R L □ L** Inside □1 Effecti□e Si□e= 47.8"W □30.0"H =□ 7.45 sf □171.00'L = 1,274.1 cf O□erall Si□e= 52.0"W □30.5"H □8.50'L with 1.50' O□erla□ Row Length Ad□ustment= □1.50' □7.45 sf □1 rows
□3	709.60'	222 cf	**W □ L □ H □ris□ atoid** 980 cf O□erall - 346 cf Embedded = 634 cf □35.0□ Voids
□4	710.10'	346 cf	**Cultec R L □ L** Inside □3 Effecti□e Si□e= 47.8"W □30.0"H =□ 7.45 sf □45.00'L = 335.3 cf O□erall Si□e= 52.0"W □30.5"H □8.50'L with 1.50' O□erla□ Row Length Ad□ustment= □1.50' □7.45 sf □1 rows
□5	710.00'	60 cf	**W □ L □ H □ris□ atoid**
		2,630 cf	Total A□ailable Storage

De□ice	Routing	In□ert	Outlet De□ices
□1	Primar□	713.10'	**" Round Cul□ert** L= 72.0' RCP, s□uare edge headwall, Ke= 0.500 Inlet / Outlet In□ert= 713.10' / 712.00' S= 0.0153 '/' Cc= 0.900 n= 0.012, Flow Area= 0.79 sf
□2	Primar□	715.10'	**long □ readth Broad□Crested Rectangular Weir** Head □feet□ 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 Coef. □English□ 2.69 2.72 2.75 2.85 2.98 3.08 3.20 3.28 3.31 3.30 3.31 3.32

□**ri□ ary Out□lo□** Ma□=4.32 cfs □ 12.08 hrs HW=714.91' □Free Discharge□
└─□□**Cul□ert** □Inlet Controls 4.32 cfs □ 5.50 f□s□
└─□□**Broad□Crested Rectangular Weir** □Controls 0.00 cfs□

Pond □□□: Parking Infiltration



Su ary or ond : ar ing north in iltration

Inflow Area = 0.160 ac, 87.50 Im er ious, Inflow De th 7.73" for 100 ear storm e ent
Inflow = 1.41 cfs 12.07 hrs, Volume= 0.103 af
Outflow = 0.94 cfs 12.09 hrs, Volume= 0.052 af, Atten= 33 , Lag= 0.9 min
Primar = 0.94 cfs 12.09 hrs, Volume= 0.052 af

Routing b Stor-Ind method, Time S an= 5.00-20.00 hrs, dt= 0.05 hrs / 2
Peak Ele = 700.90' 12.09 hrs Surf.Area= 850 sf Storage= 1,788 cf

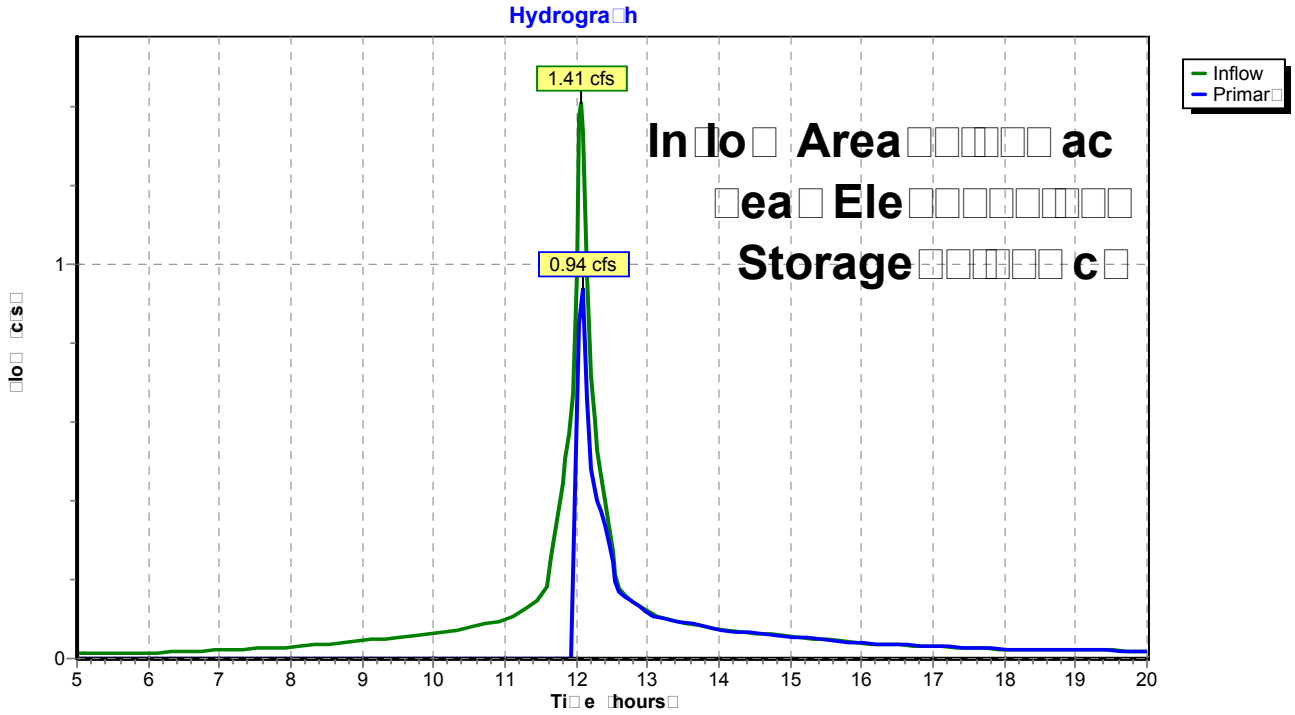
Plug-Flow detention time= 182.4 min calculated for 0.052 af 50 of inflow
Center-of-Mass det. time= 91.1 min 831.8 - 740.8

Volume	In ert	A ail.Storage	Storage Descri tion
1	696.90'	634 cf	**W L H ris atoid** 2,940 cf O erall - 1,129 cf Embedded = 1,811 cf 35.0 Voids
2	697.40'	1,129 cf	**Cultec R L L** Inside 1 Effecti e Si e= 47.8"W 30.0"H = 7.45 sf 150.00'L = 1,117.7 cf O erall Si e= 52.0"W 30.5"H 8.50'L with 1.50' O erla Row Length Ad ustment= 1.50' 7.45 sf 1 rows
3	698.40'	50 cf	**W L H ris atoid**
		1,813 cf	Total A ailable Storage

De ice	Routing	In ert	Outlet De ices
1	Primar	700.40'	**" Round Cul ert** L= 6.0' RCP, s uare edge headwall, Ke= 0.500 Inlet / Outlet In ert= 700.40' / 699.00' S= 0.2333 '/' Cc= 0.900 n= 0.012, Flow Area= 0.79 sf
2	Primar	702.40'	**long readth Broad Crested Rectangular Weir** Head feet 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 Coef. English 2.69 2.72 2.75 2.85 2.98 3.08 3.20 3.28 3.31 3.30 3.31 3.32

ri ary Out lo Ma =0.90 cfs 12.09 hrs HW=700.89' Free Discharge
└─ **Cul ert** Inlet Controls 0.90 cfs 2.38 f s
└─ **Broad Crested Rectangular Weir** Controls 0.00 cfs

ond : ar ing north in iltration



Su ary or ond : ar ing in iltration

Inflow Area = 0.540 ac, 31.48 Im er ious, Inflow De th 5.90" for 100 ear storm e ent
Inflow = 3.94 cfs 12.07 hrs, Volume= 0.266 af
Outflow = 3.91 cfs 12.08 hrs, Volume= 0.207 af, Atten= 1 , Lag= 0.4 min
Primar = 3.91 cfs 12.08 hrs, Volume= 0.207 af

Routing b Stor-Ind method, Time S an= 5.00-20.00 hrs, dt= 0.05 hrs / 3
Peak Ele = 732.56' 12.08 hrs Surf.Area= 1,298 sf Storage= 2,684 cf

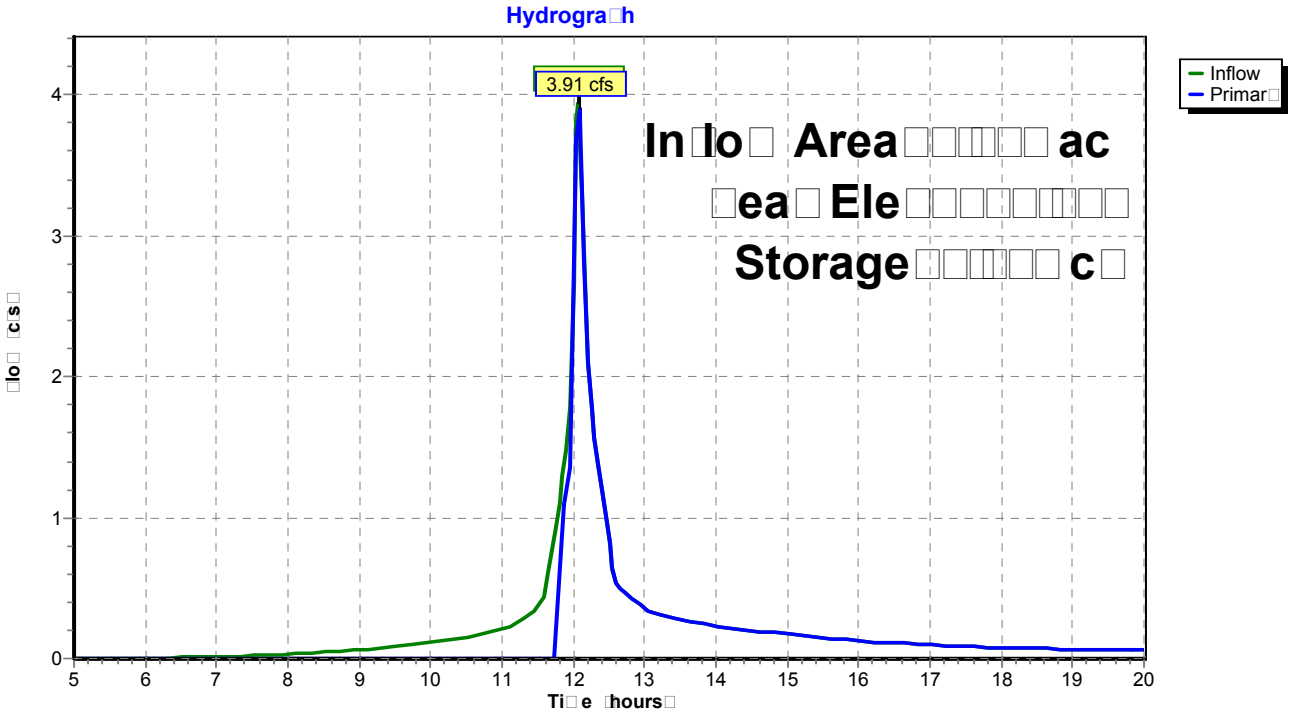
Plug-Flow detention time= 92.0 min calculated for 0.207 af 78 of inflow
Center-of-Mass det. time= 36.1 min 808.1 - 772.0

Volume	In ert	A ail.Storage	Storage Descri tion
1	727.50'	1,007 cf	**W L H ris atoid** 4,508 cf O erall - 1,632 cf Embedded = 2,876 cf 35.0 Voids
2	728.00'	1,632 cf	**Cultec R L L** Inside 1 Effecti e Si e= 47.8"W 30.0"H = 7.45 sf 217.50'L = 1,620.6 cf O erall Si e= 52.0"W 30.5"H 8.50'L with 1.50' O erla Row Length Ad ustment= 1.50' 7.45 sf 1 rows
3	728.00'	60 cf	**W L H ris atoid**
		2,698 cf	Total A ailable Storage

De ice	Routing	In ert	Outlet De ices
1	Primar	731.00'	**" Round Cul ert** L= 12.0' RCP, s uare edge headwall, Ke= 0.500 Inlet / Outlet In ert= 731.00' / 730.00' S= 0.0833 '/' Cc= 0.900 n= 0.012, Flow Area= 0.79 sf
2	Primar	733.00'	**long readth Broad Crested Rectangular Weir** Head feet 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 Coef. English 2.69 2.72 2.75 2.85 2.98 3.08 3.20 3.28 3.31 3.30 3.31 3.32

ri ary Out lo Ma =3.77 cfs 12.08 hrs HW=732.49' Free Discharge
└─ **Cul ert** Inlet Controls 3.77 cfs 4.80 f s
└─ **Broad Crested Rectangular Weir** Controls 0.00 cfs

ond : ar ing in iltration

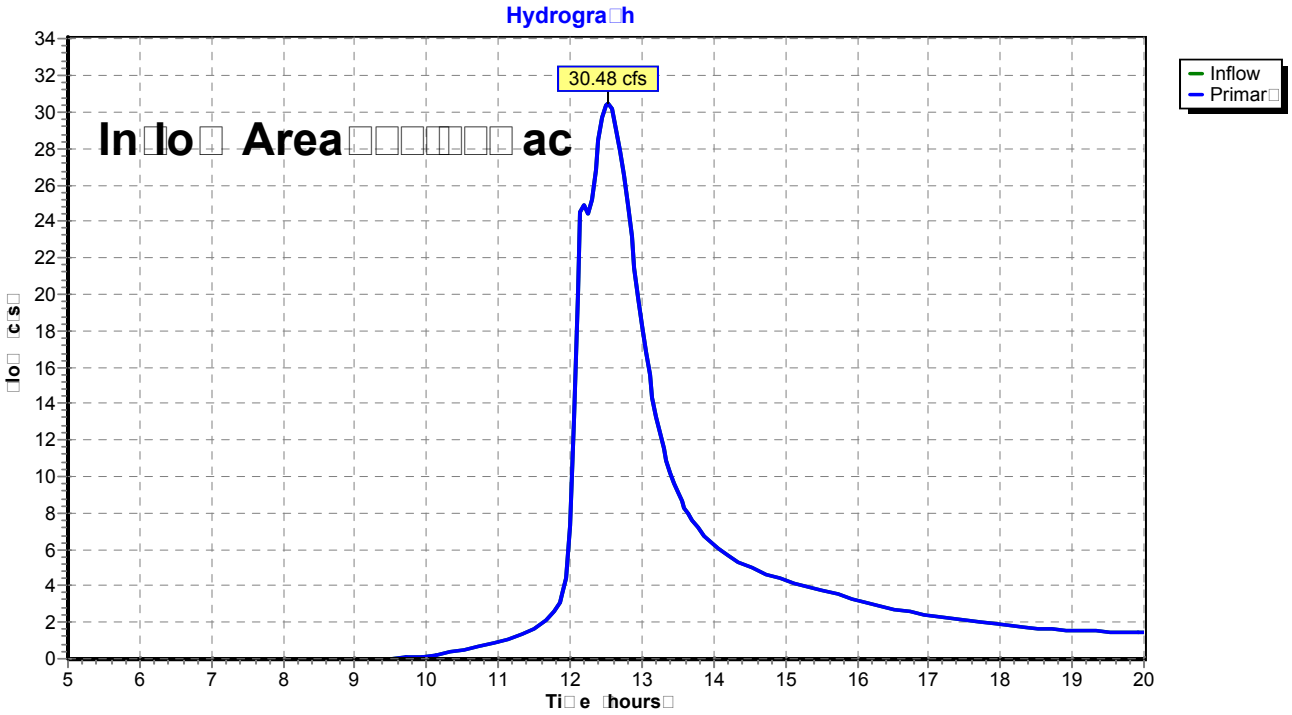


Su□ □ary □or Lin□ □□L: □ost de□elo□□ ent design □oint □

Inflow Area = 14.010 ac, 11.21□ Im□er□ious, Inflow De□th □ 3.86" for 100 □ear storm e□ent
Inflow = 30.48 cfs □ 12.53 hrs, Volume= 4.501 af
Primar□ = 30.48 cfs □ 12.53 hrs, Volume= 4.501 af, Atten= 0□ , Lag= 0.0 min

Primar□outflow = Inflow, Time S□an= 5.00-20.00 hrs, dt= 0.05 hrs

Lin□ □□L: □ost de□elo□□ ent design □oint □



APPENDIX C

Soil Data

73° 32' 2" W 73° 31' 38" W

41° 16' 14" N 41° 16' 14" N

41° 15' 50" N 41° 15' 50" N

73° 32' 2" W 73° 31' 38" W

Map Scale: 1:3,560 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 50 100 200 300

Feet: 0 150 300 600 900

Map projection: Web Mercator Corner coordinates: WGS84

Legend

This report presents general information about the map units in the selected area. It shows map unit symbols and names for each map unit.

Report—Legend

Legend–State of Connecticut	
Map unit symbol and name	**Map unit acres**
3—Ridgebury, Leicester, and Whitman soils, 0 to 8 percent slopes, extremely stony	150,426
17—Timakwa and Natchaug soils, 0 to 2 percent slopes	29,463
18—Catden and Freetown soils, 0 to 2 percent slopes	39,543
50B—Sutton fine sandy loam, 3 to 8 percent slopes	10,818
60B—Canton and Charlton soils, 3 to 8 percent slopes	52,995
60C—Canton and Charlton soils, 8 to 15 percent slopes	23,739
75C—Hollis-Chatfield-Rock outcrop complex, 3 to 15 percent slopes	69,281
75E—Hollis-Chatfield-Rock outcrop complex, 15 to 45 percent slopes	103,291
76F—Rock outcrop-Hollis complex, 45 to 60 percent slopes	6,915
273C—Urban land-Charlton-Chatfield complex, rocky, 3 to 15 percent slopes	9,392

Legend–Westchester County, New York	
Map unit symbol and name	**Map unit acres**
ChC—Charlton loam, 8 to 15 percent slopes	7,562
ClE—Charlton loam, 25 to 35 percent slopes, very stony	302
CrC—Charlton-Chatfield complex, rolling, very rocky	42,635
CsD—Chatfield-Charlton complex, hilly, very rocky	25,384
CtC—Chatfield-Hollis-Rock outcrop complex, rolling	9,186
CuD—Chatfield-Hollis-Rock outcrop complex, hilly	10,901
HrF—Hollis-Rock outcrop complex, very steep	6,160
LcA—Leicester loam, 0 to 3 percent slopes, stony	1,484
LcB—Leicester loam, 3 to 8 percent slopes, stony	3,580
Pa—Palms muck	2,034
Sh—Sun loam	3,323
SuB—Sutton loam, 3 to 8 percent slopes	3,812
W—Water	43,084

Data Source Information

Soil Survey Area: State of Connecticut
Survey Area Data: Version 14, Sep 22, 2015

Soil Survey Area: Westchester County, New York
Survey Area Data: Version 11, Sep 25, 2015

RECIPROCAL DRIVEWAY/SIGHT
EASEMENT & MAINTENANCE AGREEMENT

WHEREAS, SOUTH SALEM OWNERS, LLC, a New York Limited Liability Company having its principal place of business at 62 West 45th Street, 8th Floor, New York, New York 10036, is the owner of real property with improvements thereon located at 1410 Old Post Road (NYS Route 35), South Salem, New York in the Town of Lewisboro, said parcel consisting of 24.226 acres and being more particularly identified as Sheet 39, Block 10549, Lot 17 on the Tax Map of the Town of Lewisboro and more particularly described in Schedule A-17 annexed hereto (hereinafter referred to as Lot 17); and

WHEREAS, MONIQUE JAFFRE and LENAICK LOIL-CEA (hereinafter hereinafter referred to as Jaffre/Loil-Cea) are the owners of real property located at 1404 Old Post Road (NYS Route 35), South Salem, New York in the Town of Lewisboro, said parcel consisting of 5.823 acres and being identified as Sheet 39, Block 10549, Lot 21 of the Tax Map of the Town of Lewisboro and more particularly described in Schedule A -21annexed hereto (hereinafter referred to as Lot 21); and

WHEREAS, Lot 17 and Lot 21 are contiguous parcels that share a common boundary line and a common driveway entrance/exit; and

WHEREAS, the common driveway entrance/exit at Old Post Road (NYS Route 35) shared by Lot 17 and Lot 21 is located entirely on Lot 17 (hereinafter referred to as Driveway Easement Area); and

WHEREAS, South Salem Owners, LLC shall allow Jaffre/Loil-Cea to continue to use said shared section of driveway for the benefit of Lot 21 for vehicular and pedestrian ingress from and egress to Old Post Road (NYS Route 35) and said shared portion of the driveway on Lot 17 is

more particularly bounded and described in Schedule B annexed hereto (the "Driveway Easement Area"); and

WHEREAS, South Salem Owners, LLC wish to clear trees and brush within a fifteen (15') foot wide strip along the front (southerly) property line of Lot 21 adjacent to Old Post Road (NYS Route 35) to improve safety for vehicles exiting the common driveway by increasing available site distance in a westerly direction along Old Post Road (NYS Route 35) and said fifteen (15') foot wide strip is more particularly bounded and described in the Schedule C annexed hereto ("Site Easement Area"); and

WHEREAS, South Salem Owners, LLC and Jaffre/Loil-Cea agree that is in the best interest of all parties to enter into this Reciprocal Driveway/Site Easement & Maintenance Agreement and record same in the Office of the Westchester County Clerk so that the rights and obligations hereinafter set forth herein shall run with these lands in perpetuity and inure to the benefit of future owners of Lot 17 and Lot 21.

NOW, THEREFORE, IT IS AGREED BY THE UNDERSIGNED AS FOLLOWS:

1. For One ($1.00) Dollar in hand and other good and valuable consideration, South Salem Owners, LLC hereby grants to Jaffre/Loil-Cea a permanent easement on, over and across Lot 17 as necessary for the existing driveway exclusively serving Lot 17 to continue to have said means of ingress from and egress to Old Post Road (NYS Route35) within the Driveway Easement Area (Schedule B).

2. For One ($1.00) Dollar in hand and other good and valuable consideration, Jaffre/Loli-Cea hereby grants to South Salem Owners, LLC a permanent sight easement on, over and across a 15 foot wide strip of land along the front (southerly) property line of Lot 21 running parallel to Old Post Road (NYS Route 35) within the Sight Easement Area (Schedule C). Current

and future owners of Lot 17 shall have the right to clear trees and brush within the 15' wide Site Easement Area.

3. South Salem Owners, LLC shall maintain, at its sole expense, the common driveway entrance and shared portion of driveway within the Driveway Easement Area in a good, clean, attractive and safe condition. Said maintenance includes, but is not limited to, future macadam repairs and/or replacement as may be necessary.

4. The rights and obligations created by this Reciprocal Driveway/Sight Easement & Maintenance Agreement shall run with said affected lands, inure to the benefit of and/or bind the parties to this Agreement and their respective heirs, executors, administrators, distributees, assigns and successors in interest, now and forever.

WHEREFORE, the parties have set their hands and seals this ___ day of April, 2016.

SOUTH SALEM OWNERS, LLC

By:_____
David Roth, Manager/Member

_____
MONIQUE JAFFRE

_____
LENAICK LOIL-CEA

STATE OF NEW YORK)
) ss:
COUNTY OF WESTCHESTER)

On the _____ day , in the year 2016, before me, the undersigned, personally appeared MONIQUE JAFFRE, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the individual executed the instrument.

_____
Notary Public

STATE OF NEW YORK)
) ss:
COUNTY OF WESTCHESTER)

On the _____ day of in the year 201, before me, the undersigned, personally appeared LENAICK LOIL-CEA, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual executed the instrument.

_____
Notary Public

STATE OF NEW YORK)
) ss:
COUNTY OF WESTCHESTER)

On the _____ day of , in the year 2016, before me, the undersigned, personally appeared DAVID ROTH, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual executed the instrument.

_____
Notary Public

SCHEDULE A - 17

DESCRIPTION

The land referred to in this Certificate of Title is described as follows:

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

BEGINNING at a point in the boundary line between the States of New York and Connecticut, distant 1250 feet northerly as measured along said State line, from the point where the northerly line of land described as Parcel I in the deed to Jack Sharp and Gretchen C. Sharp, his wife, recorded in Liber 4907 Cp. 391 intersects said State boundary line;

RUNNING THENCE South 20 degrees 00 minutes 05 seconds East, 521.60 feet;

THENCE South 8 degrees 17 minutes 10 seconds West, 477.64 feet;

THENCE South 39 degrees 45 minutes West, 210 feet;

THENCE South 33 degrees 09 minutes 10 seconds West, 564.91 feet;

THENCE South 56 degrees 50 minutes 50 seconds East, 85 feet;

THENCE South 1 degree 18 minutes East, 115.82 feet to the northerly line of the cemetery;

THENCE along the northerly line of the cemetery, South 87 degrees 57 minutes West, 69.57 feet the westerly line of the cemetery;

THENCE along the westerly line of the cemetery, South 1 degree 24 minutes East, 98.90 feet to the northerly line of the Old Post Road;

THENCE along the northerly line of the Old Post Road, the following courses and distances:

1) South 89 degrees 26 minutes West, 151.25 feet;
2) North 73 degrees 51 minutes 20 seconds West, 111.74 feet;
3) North 61 degrees 27 minutes 20 seconds West, 175.80 feet;
4) North 62 degrees 12 minutes 20 seconds West, 50 feet;

THENCE North 1 degree 50 minutes 30 seconds West, 1410.62 feet;

THENCE North 69 degrees 36 minutes 07 seconds East, 880 feet to the boundary line between the State of New York and Connecticut, at the point or place of BEGINNING.

SCHEDULE A-21

DESCRIPTION

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Lewisboro, County of Westchester, and State of New York, known and designated as Parcel 2 on a certain Map entitled, "Les Lillas Subdivision", survey prepared for Sansome Estates, Inc., filed in the Westchester County Clerk's Office on July 18, 1983, as Map No. 21270.

BEING A PORTION OF THE SAME PREMISES CONVEYED TO: Sansome Estates Inc., who acquired title by a deed from Bedford Lake Park Corporation, dated December 12, 1975, recorded January 14, 1976 in Liber 7309 on Page 36.

TOGETHER with all the right, title and interest of the party of the first part, of, in and to the land lying in the street in front of and adjoining said premises.

RECIPROCAL DRIVEWAY/SIGHT EASEMENT
& MAINTENANCE AGREEMENT

Affected Parcels in
Town of Lewisboro:

Sheet	39
Block	10549
Lots	17 & 21

RECORD & RETURN TO:

Michael Fuller Sirignano, Esq.
Post Office Box 784
Cross River, New York 10518

AREA TO REQUEST SIGHT
DISTANCE CLEARING EASEMENT
85'
10'
145'
SIGHT LINE - AASHTO
INTERSECTION SIGHT
DISTANCE AT 50 MPH
N
W
E
S
20
0
20
SCALE : 1" = 20'

MASER CONSULTING P.A.

Engineers
Planners
Surveyors
Landscape Architects
Environmental Scientists

11 Bradhurst Avenue
Hawthorne, NY 10532
T: 914.347.7500
F: 914.347.7266
www.maserconsulting.com

MEMORANDUM

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

From: **Philip J. Grealy, Ph.D., P.E.**
Richard G. D'Andrea, P.E., PTOE

Date: **June 28, 2016**

Re: **Le Chateau Banquet Hall Addition (Elegant Banquets)**
1410 NYS Route 35
MC Project No. 16000517A

The following items are in response to the Kellard Sessions' memorandum, dated May 11, 2016. The items are numbered according to his review comments.

Plan Comments

4. The maximum occupancy of the Le Chateau development is 280 persons based on the capacity of the septic system. This would include approximately 20 employees/staff including approximately 5 additional persons for event vendors (i.e. DJ, Photographers, Etc.) and up to 260 guests. 136 parking spaces are proposed to be provided on the site. Assuming 20 spaces will be occupied by the employees/staff including vendors, there would be 116 spaces available for guest usage. This equates to an approximate vehicle occupancy of 2.24 guests per vehicle which is consistent with the peak currently experienced at Candlewood Inn for which the survey results are contained in Table P-1 of the Traffic and Parking Study, dated April 26, 2016. This data indicated an average peak parking ratio of 1 space per 2.40 persons (total guests and staff) and a peak parking ratio of approximately 1 space per 2.20 persons.

12. The sightline profiles have been identified on the Access Modification and Sightline Profiles Plan dated June 27, 2016 prepared by Maser Consulting, P.A. This plan identifies the areas of required clearing/pruning of vegetation and the proposed sightlines with these improvements including the sightline looking to the east to the traffic signal at the NYS Route 35/NYS Route 123 intersections. This plan also identifies the relocation of the existing Croton Watershed sign, located approximately 150 ft. east of the site access driveway, such that it is outside of the sightline area.

13. The Access Modification and Sightline Profiles Plan also provides the details of other proposed improvements to the site access intersection including:

    1) The resurfacing of the driveway at its intersection with NYS Route 35..
    2) The removal of the existing stone wall on the east side of the site access driveway along with the installation of full depth pavement in this area to better accommodate buses, fire trucks and other emergency vehicles and any delivery vehicles turning into the site.
    3) The installation of double yellow centerline striping on the portion of the driveway proximate to NYS Route 35.
    4) The clearing/pruning of vegetation identified above.

R:\Projects\2016\16000517A_Le Chateau\Correspondence\OUT\160628PJG_Kerner R2C.docx

WESLEY STOUT
ASSOCIATES
Landscape Architecture

Mr. Michael Fuller Sirignano
Attorney and Counselor at Law
Old Post Road Professional Building
892 Route 35, PO Box 784
Cross River, NY 10518

June 22, 2016

Via Email: michael@sirignano.us

Re: **Le Chateau Banquet Hall Addition**
Response to Kellard Sessions Comments Dated 05/11/2016

Dear Michael:

As per the Kellard Sessions Site Plan Review Memo dated 05/11/2016, we are submitting the following responses as they pertain to our work:

Plan Comments

Item #	Response
14.	A revised **photometric lighting study** has been prepared and submitted. This plan reflects changes to light fixtures and locations. A detail for the pole foundation has also been included. The comment stated that *"typically, illuminance levels in parking areas are higher (than our stated range of 0.18-0.74 fc) and average 2.5 fc. As previously requested, the applicant should ensure that proposed illuminance levels are sufficient and revise the photometric plan accordingly."* The Town of Lewisboro has no documented regulation for illuminance levels. Other than Sec. 22-14 EXTERIOR LIGHTING, "Exterior lights shall be placed or shielded so that no direct light source (i.e., bulb, lamp, tube) shall be visible at any property line at a height of more than four feet above grade.", there are no stated illuminance levels. According to the industry standard IES Recommended Practices (RP-33-99) Lighting for Exterior Environments and RP-20-98 Parking Lots (see enclosed), **recommended illuminance levels for private parking lots average 0.8 fc with a minimum of 0.2 fc.** Sidewalks should average 0.2 fc and not to exceed 5.0 fc. Designing for an average of 2.5 fc seems excessive and will have negative impacts on the visibility of the facility from nearby residential areas. We don't believe this facility should be subject to typical illuminance levels recommended for commercial developments as the property is located on a ridge and in a single family residential area. I would encourage the Town to

	permit a more appropriate illuminance level consistent with the setting.
15.	Instead of bollard lights along the walk, a pole light was added to provide additional illuminance.
16.	A revised detail (Detail 1/LP-2.1) shows the light a min. of 2' from the curb/edge of pavement. Placing the pole on a raised foundation is typically used in commercial parking lots such as malls and institutions and is not appropriate for this type of facility. Light pole at Parking Lot #5 has been relocated.
17.	Hours of Operation -
18.	The parking lot is cut out of a mature forest. The intent of the Zoning Code is to provide shade trees for large commercial lots to reduce a mass of paving and to provide shade for parked cars. In this application, we have provided for new trees along the parking lot and have preserved many trees along the parking areas to maintain a shaded lot and reduce the perception of a mass of paving. We respectfully disagree with the application of this requirement in this instance.
21.	No new plantings are planned for along the entry roadway. However, in the event trees/shrubs need to be removed during construction, the Owner has agreed to replace these plants in kind with native/adaptive plants.

Please let me know if there's anything else you might need.

Sincerely,

Jan M. Goldfluss, RLA
Senior Associate

Westchester gov.com

Robert P. Astorino
County Executive

Sherlita Amler, M.D.
Commissioner of Health

June 24, 2016

Timothy Cronin, III, P.E.
Cronin Engineering, P.E., P.C.
39 Arlo Lane
Cortlandt Manor, NY 10567

Re: Change of Use Application
Le Chateau / Elegant Banquets
Route 35
Lewisboro (T)
Section: 55.2; Block: 2; Lot: 6

Dear Mr. Cronin:

The above captioned submittal was received and reviewed by this Department and the New York City Department of Environmental Protection (NYCDEP) and the following comments must be addressed before further consideration can be given to this application:

1. Please complete and submit a Change of Use application.
2. Please complete and submit the attached Subsurface Sewage Treatment System Inspection Form.
3. On Drawing A-202 – Second Level Plan, it appears to show another banquet hall. Please clarify and verify that the proposed banquet hall addition is single level only.
4. Most banquet halls often book two (2) parties a day: afternoon and evening, especially on weekends. Please verify that this is not proposed for this project as two (2) parties a day will exceed the capacity of the septic system.
5. Please clarify if smaller parties or meetings can be held in the existing restaurant wing at the same time larger parties are held in the banquet hall.
6. Please provide calculations, using NYSDEC design standards, demonstrating the existing grease trap can handle the proposed flows.
7. With regard to the Engineer's Evaluation, please address the following:
    - Page 1 indicates Elegant Banquets operates four (4) banquet facilities in western Connecticut. Please clarify if these facilities have daily water meter readings and if so, please provide these readings and note their respective occupancy capacity
    - Page 2 states, "The existing Le Chateau will generally be utilized for the cocktail hour prior to the main celebration." Please clarify
    - Page 3 discusses alternating between the two (2) treatment system trains on a rotating four (4) month basis. Please be advised that if the alternating between the trains is

Department of Health
25 Moore Avenue
Mount Kisco, NY 10549 Telephone: (914) 813-5000 Fax: (914) 864-7341

accepted by the Department and will be included as an operating condition stated within the Change of Use approval and will include a reporting requirement

- Page 4 states, "...the total number of parking spaces currently proposed is 135 which, practically speaking, will limit the number of guests." The number of parking spaces does not necessarily limit the number of guests, as offsite parking is an option for the guests or may be provided by the facility

If you have any questions, please contact this writer at (914) 864-7347.

Very Truly Yours,

Frederick Beck, Jr., P.E.
Senior Engineer
Bureau of Environmental Quality

Cc: Simon Curtis, Elegant Banquets
Danny Shedlo, P.E., NYCDEP
File

Evans Associates
Environmental Consulting, Incorporated

WETLAND DELINEATION AND PRELIMINARY VEGETATION AND WILDLIFE REPORT

DATE: **February 20, 2016 (Revised June 28, 2016)**

PROPERTY: **Elegant Banquets, LLC Property at 1410 Route 35**
Town of Lewisboro (Hamlet of South Salem)
Westchester County, New York

REPORT BY: **Evans Associates Environmental Consulting, Inc.**

INTRODUCTION

Wetlands on the above-captioned property were confirmed or re-delineated in accordance with Chapter 217, Wetlands and Watercourses, of the Code of the Town of Lewisboro, and the technical criteria in the 1987 Army Corps of Engineers (ACOE) Wetland Delineation Manual (TR-Y-87-1) as updated. The initial site visit was conducted on November 13, 2015 by a Professional Wetland Scientist and a Certified Professional Soil Scientist of Evans Associates Environmental Consulting, Inc. (Evans Associates), and a follow-up visit to evaluate the boundary of the off-site wetland ("Wetland C") was made on March 23, 2016.

The approximately 24-acre property is located on the north side of Route 35, just west of the Connecticut border. The property is a former restaurant, and the Tudor-style country manor, built in 1907, remains. A field and a small pond are located in the northwest corner of the property. The remainder of the undeveloped portion of the site is wooded, with a small wetland and drainage watercourse located in the northeast corner of the property. The existing conditions of the wetlands and uplands on the property are discussed below, followed by a discussion of the wetlands regulatory jurisdictions, and a preliminary assessment of the vegetation and wildlife habitat on the site (including photos).

205 Amity Road
Bethany, CT 06524
Tel: 203.393.0690
Fax: 203.393.0196

EXISTING CONDITIONS

Wetlands

The first area of wetlands on the property consists of the open water of the small pond that is located in the northwestern portion of the property, along with small areas of seep wetlands that are adjacent to the pond (see Photo 1 at end of report). The pond and associated wetlands in the northwest section of the property had been delineated by Mr. Paul Jaehnig, CPSS, in 2006. This wetland boundary was visually inspected and confirmed as accurate, but new flags were not installed as no activity is proposed near the pond or associated wetlands.

The second wetland area is a small, mainly depressional wetland located in the northeast corner of the property (see Photo 2 at end of report). This wetland begins off site from the north, and may intermittently drain downhill to the southwest through a man-made ditch after very large storm events. However, there is no evidence of a stream channel on the slope between the upper wetland and the wetland associated with the pond. The wetland/upland boundary of the on-site portion of the upper wetland was flagged using sequentially-numbered, orange ribbon flagging depicting the words "Wetland Boundary." Wetland flags were numbered A-1 through A-15.

Vegetation

Vegetation in the wetlands includes red maple *(Acer rubrum)*, American elm *(Ulmus americana)*, green ash *(Fraxinus pennsylvanica)*, yellow birch *(Betula alleghaniensis)*, and pin oak *(Quercus palustris)* trees and saplings, winterberry *(Ilex verticillata)*, spicebush *(Lindera benzoin)*, and high-bush blueberry *(Vaccinium corymbosum)* shrubs, along with skunk cabbage *(Symplocarpus foetidus)*, cinnamon fern *(Osmunda cinnamomea)*, nettle *(Urtica sp.)*, and some tussock sedge *(Carex stricta)*.

Soils

Soil in the wetlands is Sun loam. This soil is poorly drained, very deep to bedrock, and is found in low areas and depressions. Sun loam has an aquic moisture regime and is listed on hydric soils lists. Sun loam is formed in glacial till. The ponded portion of the wetlands contains open water.

Hydrology

The wetlands are sustained by the interception of the groundwater table, along with runoff from up gradient areas, including lawns and driveways from residences to the west and north of the property. Evidence of wetland hydrology includes ponded water, saturated soils, drainage patterns, and the presence of seeps.

An off-site wetland area, designated as "Wetland C" on the project site plans, was evaluated on March 23, 2016. This wetland area had originally been delineated by Paul Jaehnig in 2006, and is fed primarily by runoff from the driveway and upland areas on the subject property. The boundary of Wetland C was confirmed as substantially accurate based on soil samples taken (the area is currently maintained as lawn).

Uplands

The uplands immediately surrounding the restaurant consist of some lawn and landscaped areas. The majority of the uplands on the property contain a large field / meadow and wooded areas (see Photos 3 & 4).

Vegetation

Vegetation in the forested uplands includes tulip-tree *(Liriodendron tulipifera)*, American beech *(Fagus grandifolia)*, red oak *(Quercus rubra)*, white oak *(Quercus alba)*, sugar maple *(Acer saccharum)*, black birch *(Betula lenta)*, and shag-bark hickory *(Carya ovata)* trees and saplings, winged euonymus *(Euonymous alatus)*, and Japanese barberry *(Berberis thunbergii)* shrubs, grape *(Vitis sp.)* vines, along with Christmas fern *(Polystichum acrostichoides)*.

Soils

Soils in the uplands are mainly Charlton-Chatfield complex. Areas of Hollis loam and rock outcrops are also present, with small areas of Sutton loam located near the pond. Charlton, Chatfield, and Hollis loams are well drained to somewhat excessively drained and are found on hilltops and hillsides. Charlton is very deep, Chatfield is moderately deep, and Hollis is shallow to bedrock. These soils are often found complexed with each other and with rock outcrops. Sutton loam is very deep, moderately well drained, and is found in lower parts of the landscape, along shallow drainageways and swales in the uplands. Sutton loam has a depth to water table of 1.5 to 2.5 feet below the surface from November through April of most years.

REGULATORY JURISDICTIONS

Town of Lewisboro Wetland Regulations

The Town of Lewisboro regulates wetlands and watercourses, along with their surrounding 150-foot upland areas, as defined in Chapter 217 of the Town Code. All of the wetlands and watercourses delineated on and off site, along with their 150-foot buffers (which may extend onto the property from off-site wetlands or watercourses), are regulated by the Town.

New York State DEC Article 24 Wetland Regulations

The DEC regulates wetlands in accordance with the New York State Freshwater Wetlands Act (Article 24 of the New York State Environmental Conservation Law). The DEC regulates wetlands that are 12.4 acres in size or greater, primarily based on vegetation, that are shown on, or are connected to wetlands shown on, the DEC Freshwater Wetland maps. In addition to regulating wetlands, the DEC also regulates 100-foot adjacent areas around the wetlands. The on-site wetlands are not DEC Freshwater wetlands, and are therefore not regulated by the DEC under these regulations.

Federal Army Corps of Engineers Wetland Regulations

The United States ACOE is the federal agency that regulates wetlands under the Clean Water Act. The ACOE regulates wetlands based on the presence of hydrophytic vegetation, hydric soils, and wetland hydrology as defined in the 1987 ACOE Wetland Delineation Manual (TR-Y-87-1) as modified by the 2012 Regional Supplement for the Northcentral and Northeast Region (TR-12-1). The ACOE regulates watercourses that connect to navigable waters, along with the wetlands that are associated with these watercourses. There is no wetland buffer regulated under federal jurisdiction. The outflow from the ponded wetland flows off site to larger streams that are considered navigable waters. Therefore, the northwestern wetland is regulated by the ACOE. The northeastern wetland would most likely be considered isolated. If so, it would not be regulated by the ACOE.

New York City Watershed Regulations (NYC Department of Environmental Protection)

The majority of the property (including the wetlands) is located within the New York City Watershed as part of the Croton River Basin. Therefore, the property is subject to regulation by the NYC DEP. A site investigation was conducted with NYC DEP on January 4, 2016 to determine if there were any regulated watercourses on the subject property. Based on this inspection, it was determined that the only area that would meet the NYC DEP definition of an intermittent watercourse was the ditch that exited the upper wetland, but NYC DEP agreed that the ditch terminated at the last wetland flag and the watercourse did not continue downslope.

VEGETATION AND WILDLIFE HABITAT

As discussed in the existing conditions above, the subject property consists of the development associated with the restaurant, a field where the septic disposal fields are located, a small pond, a small isolated wetland and man-made drainage channel, and second growth hardwoods. No unique or rare habitats were identified on the site. The property is located within an area of low-density residential development. Most nearby parcels contain a single-family residence with associated driveways and lawns; some have pools and other amenities. The remainder of the properties are generally wooded with habitat similar to that located on the subject property. There are no large wildlife corridors associated with the property, due to the surrounding residential development and roads (including Route 35). The lawn and forested communities on and near the site can provide habitat for a variety of species of animals. However, the ability of the subject property to support less disturbance-tolerant species that require large blocks of undisturbed land is greatly diminished. Therefore, species that would be expected to be found on the site are those species that are tolerant of human disturbance and are capable of using a variety of habitats.

Potential for Protected Species

In addition to an on-site field review of the property for wildlife habitat, the potential for threatened, endangered or protected species to occur on the site was also assessed. The New York Natural Heritage Program (NY NHP) was contacted regarding known records of protected species on and in the vicinity of the site, and the United States Fish and Wildlife

Service (US F&WS) online list of federally-listed species for the site was reviewed. The results of these analyses are discussed below.

State-Listed Species

A request was made by Evans Associates to the NY NHP regarding any known occurrences of endangered, threatened or special concern species of plants or animals or significant habitats on, or in the vicinity of, the site. The response letter from the NY NHP dated December 11, 2015 indicates that they have no known records of rare or State-listed animals or plants, significant natural communities, or other significant habitats, on, or in the immediate vicinity of, the site. A copy of the response letter from the NY NYP is included at the end of this report.

Federally-Listed Species

The US F&WS website provided an unofficial list of federally-listed endangered and threatened species and candidate species for the site. Three species were listed: Indiana bat (Federal and State-listed Endangered species), Long-eared bat (Federal and State-listed Threatened species), and Bog turtle (Federal-listed Threatened and State-listed Endangered species). These three species are discussed below along with their habitat requirements and potential to be impacted by the proposed project.

Bog Turtle

Bog Turtles (*Glyptemys muhlenbergii*) inhabit a variety of wetland types throughout their range, but generally prefer spring-fed wetlands with shallow surface water or saturated soils present year-round, although in summer the wet areas may be restricted to near spring heads. Shallow rivulets are often present. Typically, the wetlands are interspersed with dry and wet pockets. The preferred substrate is soft muck or peat, and dominant vegetation consists of low grasses and sedges (emergent wetland), often with a scrub-shrub wetland component. Nesting habitat consists of tussocky or hummocky vegetation in areas with an open forest canopy. Based on the field investigation, the wetlands on the site do not meet the criteria for potential bog turtle habitat. Therefore, there is little opportunity for this species to be present on the site and any proposed improvements to the site would not pose a threat to this species.

Indiana bat

The major potential impact to the Indiana bat (*Myotis sodalis*) is disturbance of the hibernacula, since this is the most vulnerable period in the life-cycle of this species. Outside the hibernation period, Indiana bats roost during the day in a variety of species of live, dying or dead trees (snags). Roost trees are typically mature, deciduous trees that have exfoliating, peeling or loose bark, or contain cracks or crevices that could be used as shelter by the bats. Overall, roost tree structure and solar exposure tends to be more important than the species of tree.

During the spring and summer months, Indiana bats utilize a wide variety of foraging habitats where flying insects are present. Streams associated with floodplain forests and impounded water bodies (ponds, wetlands, reservoirs, etc.), where abundant supplies of flying insects are present, provide preferred foraging habitat for Indiana bats. Indiana bats also forage in the canopy of upland forests, over clearings with early successional vegetation, along the borders of croplands, along wooded fencerows, and over farm ponds in pastures.

There are no caves or abandoned mines on or near the site that could be utilized as potential Indiana bat hibernating habitat. Although the Indiana bat was not documented during the site-specific species search and Westchester County is not within this species normal geographic range, the on-site forested areas could potentially provide roosting and foraging habitat for the Indiana bat. In order to avoid potential disturbance to roosting bats, the removal of potential roost trees should be conducted between October 1 and March 31, when the bats would not be present at the site.

Northern Long-eared Bat

Although not officially listed as occurring on or near the subject site, the Northern Long-eared Bat (*Myotis septentrionalis*) has a range that includes most of the eastern and north-central United States (which includes New York State). As with the Indiana bat, reproduction and hibernation occurs in and near hibernacula (consisting of caves or mines). Because no caves or mines are present on or near the site, the bats would not hibernate there. However, Northern Long-eared Bats are opportunistic in choosing roosts which include cavities and crevices of live and dead

trees; they also have a variety of feeding habitats, including those found on the site. Therefore, summer feeding, and possibly roosting, habitat for this bat could include areas on or near the site. The main threat to this bat is white-nose syndrome, which is the reason this species was chosen for protection. Significant population declines have not been observed due to loss or degradation of summer habitat. However, recent 4(d) guidance from FWS recommends avoidance and potential disturbance to roosting bats with pups, and recommends that the removal of potential roost trees should be avoided between June 1and July 31, when the bats may be present at the site with young (the pup season).

CONCLUSIONS AND RECOMMENDATIONS FOR MITIGATION

The undeveloped portions of the property contain wildlife habitat including wooded areas and wetlands. No unique or rare habitats were identified on the site, and the habitat on site is typical of much of northern Westchester County. In addition, no Federal or State-protected species were found, or would be expected to be found, on the site, with the exception of bats, which were not observed, but could be present on site during the warmer months of the year. The bats could be present in the larger roost trees within the forested portions of the site. If potential roost trees are to be removed, the removal should occur while the bats are not present (in the winter months, October 1 to March 15) or outside of pup season (June 1 to July 31), which also corresponds to the peak breeding season for birds.

The minor encroachment (±6000 square feet) into wetland buffer areas proposed are associated with the widening of the driveway near the property entrance, and expansion of the proposed parking lots near the northern end of the development. To offset this proposed encroachment, the stormwater management plan for the project is providing water quality treatment for all of the existing, presently untreated, and proposed impervious areas within the primary redevelopment area. This will provide improved water quality from the site when compared to the existing condition, with infiltration of the one-year rainfall event. The proposed infiltration facilities will remove pollutants from stormwater runoff and increase groundwater recharge when compared to the existing conditions, which in turn will act to improve surface water and wetland quality downslope of the site, as well as increase watercourse baseflow.

REFERENCES

New York Natural Heritage Program. 2015. Online Conservation Guide for Bog Turtle *(Glyptemys muhlenbergii)*. Available from: www.acris.nynhp.org/guide.php?id=7507.

New York Natural Heritage Program. 2015. Online Conservation Guide for Indiana Bat *(Myotis sodalis)*. Available from: acris.nynhp.org/guide.php?id=7405.

Soil Survey Staff, Natural Resources Conservation Service, United States Department of Agriculture. Web Soil Survey. Available online at http://websoilsurvey.nrcs.usda.gov/. Accessed November 12, 2015.

U.S. Fish and Wildlife Service: Information, Planning, and Conservation System (IPAC). Natural Resources of Concern. Available online at http://ecos.fws.gov/IPAC. Accessed November 12, 2015.

U.S. Fish and Wildlife Service. Northern Long-Eared Bat Fact Sheet, updated April 2015. Online at: http://www.fws.gov/midwest/endangered/mammals/nleb/nlebFactSheet.html

PHOTOS

Photo 1: Ponded Wetland

Photo 2: Depressional Wetland

Photo 3: Upland Field Habitat

Photo 4: Upland Wooded Habitat

ARCHITECTURE AND COMMUNITY APPEARANCE REVIEW COUNCIL

TOWN OF LEWISBORO

RECEIVED
MAY 20 REC'D 2016
TOWN CLERK
TOWN OF LEWISBORO

CAL. NO. 16-16-ACARC

Applicant(s):	Simon Curtis, Elegant Banquets
Owner(s) of Record:	South Salem Owners, LLC
Reason for Referral:	Planning Board
Tax Map I.D.:	Sheet 39, Block 10549, Lot 17 Address: 1410 Old Post Road, South Salem
Decision Date:	May 11, 2016
The Vote: To Approve:	Virginia LoBosco, Chair Rose Bonanno Alan Kaufman Kenneth McGahren Craig Pillon
Presentation by:	Russell Davidson, FAIA, KG&D Architects
Nature of Application:	Application for an addition to the existing building and modification to the existing site.
Evidence Presented:	The following drawings were prepared by KG&D Architects:

A0.1 Title Sheet/Architectural Plan, dated 4/28/16
A2.1 Lower Floor Plan, dated 4/28/16
A2.2 Main Floor Plan, dated 4/28/16
A2.13 Roof Plan, dated 4/28/16
A3.1 Front and Rear Elevations, dated 4/28/16
A3.1a Building Elevations, dated 5/11/16
A3.1b Building Elevations, dated 5/11/16
A3.2 Right and Left Elevations, dated 4/28/16
A3.3 Building Sections, dated 4/28/16
A302 Building Elevations, dated 5/11/16
LP-1.1 Overall Planting Plan, dated 4/27/16
LP-1.2 Planting Plan Enlargement, dated 4/27/16

Based on the foregoing, the members of ACARC resolved to approve the application to restore the ceremonial garden; construct a one-story, one-room, 8,000 sf banquet hall addition to be connected to the existing 1907 Le Chateau building; renovate the entry way turnaround with pavers; the addition of an enclosed seamless-glass, semi-conditioned front porch area constructed on a dark wood frame pergola and applicant will supply ACARC with final materials and street signage design.

Virginia LoBosco, Chair

Dated in South Salem, New York
This 17th day of April, 2016

KELLARD SESSIONS
CONSULTING, P.C.

John Kellard, P.E.
David Sessions, RLA, AICP

MEMORANDUM

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

CC: Ciorsdan Conran
Judson Siebert, Esq.

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

DATE: July 13, 2016

RE: Wetland Permit Application
Michael Jackson
39 Truesdale Lake Drive
Sheet 36J, Block 10815, Lot 17

This office has reviewed the materials submitted by the applicant in connection with the proposed dock to be located at 39 Truesdale Lake Drive. The proposed floating dock will be constructed of aluminum frame and synthetic decking. The dock is proposed to measure 12' x 8' and will be accessed by a 12' x 3.5' pressure treated catwalk; the Truesdale Estates Association (TEA) has approved the dock location and configuration.

This office has no objection to the design or location of the dock as proposed.

Documents Reviewed:

- Wetland Permit Application
- Harry T. Tucker & Sons, Inc. Estimate, dated June 7, 2016
- Dock Application Permission – TEA President, dated June 21, 2016
- Site Photo
- Survey Sections

JKJ/JMC/DJS/dc
T:\Lewisboro\Correspondence\LW4101JJ-LWPB-Jackson-Review-Memo-7-13-16.docx

Application No.: 28-16 WP
Fee: $150 Date: 6/20/16
ck # 3025

TOWN OF LEWISBORO
WETLAND PERMIT APPLICATION

Town Offices @ Orchard Square, Suite L (Lower Level), 20 North Salem Road, Cross River, NY 10518
Phone: (914) 763-3060
Fax: (914)533-0097

Project Information

Project Address: 39 TRUESDALE LK. RD. S. SALEM NY 1050

Sheet: 36J Block: 10815 Lot(s): 17

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

Owner's Information

Owner's Name: MICHAEL JACKSON Phone: 914.469.1256

Owner's Address: ~~R.F. LACEY~~ 39 TRUESDALE LK RD. Email: MJCO15@AOL.COM

Applicant's Information (if different)

Applicant's Name: MICHAEL JACKSON Phone: 914.469.1256

Applicant's Address: SAME Email:

Authorized Agent's Information (if applicable)

Agent's Name: Palley Jackson Phone: 659-0048

Agent's Adress: Email:

To Be Completed By Owner/Applicant

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

   ☐ Administrative ☐ Planning Board

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

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

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

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: 6.20.16

TOWN OF LEWISBORO PLANNING BOARD

PO Box 725, 20 North Salem Road, Cross River, NY 10518
Email: planning@lewisboro.gov.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 JACKSON
Name of Applicant

39 TRUESDALE LAKE DR DOCK
Project Name

Property Description

Tax Block(s): 10815

Tax Lot(s): 17

Tax Sheet(s): 36J

Property Assessed to:

M.A. JACKSON / R.F. LACHEY
Name

39 TRUESDALE DR.
Address

SOUTH SALEM NY 10590
City State Zip

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

Signature - Receiver of Taxes: [signature] 6/20/2016
Date

Sworn to before me this

20th **day of** June, 2016

[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

Dock Application Permission

GENERAL PERMISSION TO INSTALL AND MAINTAIN DOCK

Truesdale Estates Assocation (TEA), a homeowner's association incorporated in the Town of Lewisboro, County of Westchester, and State of New York, owns a parcel of land situated in the Town of Lewisboro, County of Westchester and State of New York, which is more particularly described as Assessor's Map 36, Lot 10810-008 as shown on the tax assessor's map in the Lewisboro Town House and as described in the Town Clerk's records.

Michael Jackson (APPLICANT), a homeowner with property on 39 Truesdale Lake Drive requested permission to build the proposed dock encroaching over the property owned by Truesdale Estates Assocation (TEA).

The construction work to be undertaken is described in the attached dock drawing (Attachment B) as submitted by Michael Jackson Stipulated in the application Michael Jackson agrees to the TEA's ***Reasonable Use Criteria(RUC) for Building and Maintaining a Dock on Truesdale Lake,*** as defined in Attachment A.

Based on the apparent conformance of the applicant's work proposal as described in attachment B, and applicant's commitment to continue to adhere to the TEA's Reasonable Use Criteria (RUC) as defined in attachment A, the TEA hereby consents to the applicant's proposed use of the TEA lake and lake bed. Failure to uphold the stated, and agreed upon, Reasonable Use Criteria will result in this permission being revoked.

By signing below, all parties understand and agree to abide by the terms and conditions set forth above.

Approved by Duly Authorized Persons:

[TEA President Name] Robert J. Cummings
TEA Corresponding Secretary

[Applicant Name] MICHAEL A. JACKSON

Witness – [Howard Citron, TLPOA Dock Committee Representative]

In South Salem, NY, on the 21st day of June, 2016.

TOWN OF LEWISBORO PLANNING BOARD

PO Box 725, 20 North Salem Road, Cross River, NY 10518
Email: planning@lewisborogov.com
Tel: (914) 763-5592
Fax: (914) 763-3637

Affidavit of Ownership

State of : NEW YORK

County of: WESTCHESTER

MICHAEL A. JACKSON, being duly sworn, deposes and says that he/she

resides at 39 TRUESDALE LAKE DR. S. SALEM

in the County of WESTCHESTER, State of NY

and that he/she is (check one) X the owner, or ____ the _____
Title

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 10815, Lot 17, on Sheet 36 J.

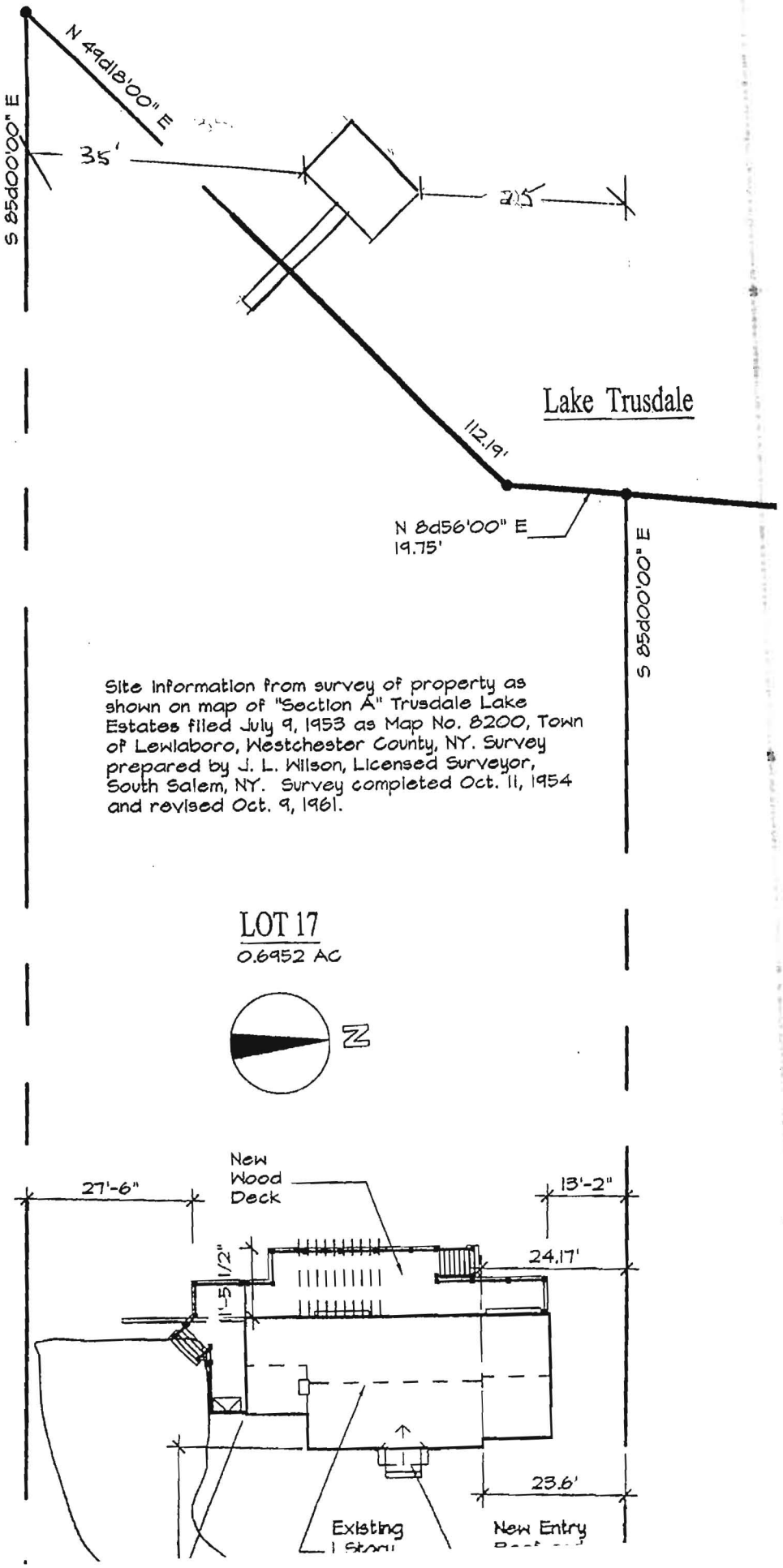
Owner's Signature

Sworn to before me this

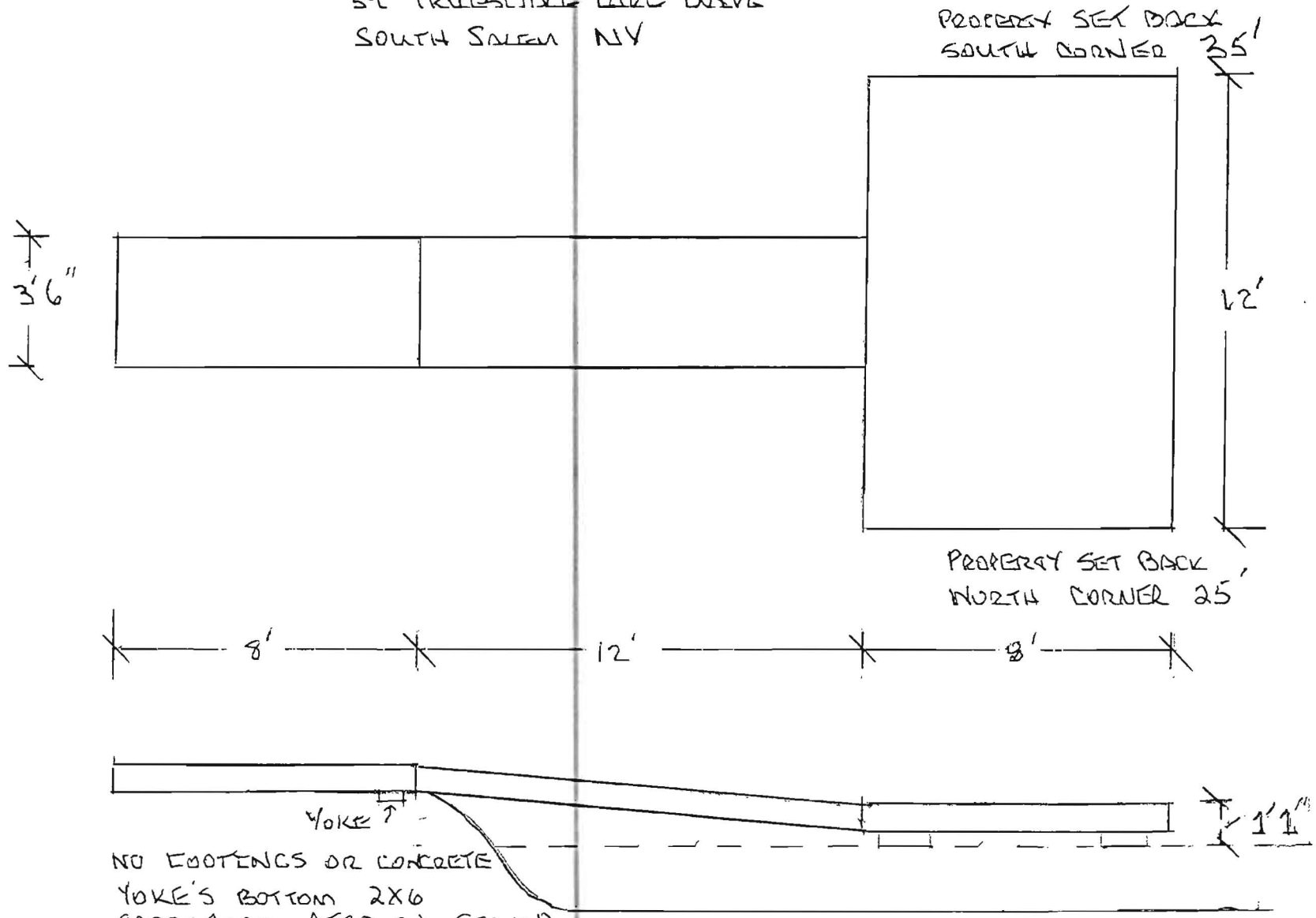
9th **day of** June, 2016

AMANDA HARRISON
Notary Public - State of New York
NO. 01HA6301194
Qualified in Westchester County
My Commission Expires Apr 14, 2018

Notary Public – affix stamp


N 49d18'00" E
S 85d00'00" E
35'
21.5
Lake Trusdale
112.19'
N 8d56'00" E
19.75'
S 85d00'00" E
Site information from survey of property as shown on map of "Section A" Trusdale Lake Estates filed July 9, 1953 as Map No. 8200, Town of Lewisboro, Westchester County, NY. Survey prepared by J. L. Wilson, Licensed Surveyor, South Salem, NY. Survey completed Oct. 11, 1954 and revised Oct. 9, 1961.
LOT 17
0.6952 AC
N
New Wood Deck
27'-6"
13'-2"
24.17'
1/2"
11'-5
23.6'
Existing
New Entry

JACKSON/LACHEY
39 TRUESTADLE LAKE DRIVE
SOUTH SALEM NY



NO FOOTINGS OR CONCRETE
YOKE'S BOTTOM 2X6
CROSS BOOS REST ON GROUND
BELOW THAT 4X4 POSTS
EXTEND 1½"

Harry T. Tucker & Sons, Inc.
490 Candlewood Lake Rd.
Brookfield, CT 06804

Estimate

Date
6/7/2016

Estimate #
2545B

Name / Address
Mr. Michael A. Jackson 39 Truesdale Lake Drive South Salem, NY 10590

Description	Qty
(1) New 8' x 12' Aluminum frame floating dock, with 8" Ace polyvinyl floatation, with Gossen synthetic decking, in Moroccan cedar and Tuscan cherry fascia. Includes: (2) Nylon cleats to tie boats.	1
(1) New light post (customer supplies light and installs it).	1
(40') of new Black vinyl edge bumper.	40
(4) Black vinyl corner bumpers.	4
(1) New 8' pressure treated frame catwalk, without handrails and with Gossen synthetic decking in Moroccan cedar.	1
(1) New 12' pressure treated catwalk, without handrails and with Gossen synthetic decking in Moroccan cedar.	1
(1) New 4' yoke (vertical support between catwalks).	1
To deliver and install (2) new single anchor set-ups on the dock. Labor.	1
(2) New 250 lb. concrete anchors.	2
(40') of 1/4" Galv. chain.	40
(2) 5/16" Galv. shackles.	2

To Accept estimate and have work done, sign and return one copy. Thank You.

Phone #	Fax #	E-mail
203-775-9672	203-740-7281	andrea@tuckerdocks.com

Harry T. Tucker & Sons, Inc.
490 Candlewood Lake Rd.
Brookfield, CT 06804

Estimate

Date
6/7/2016

Estimate #
2545B

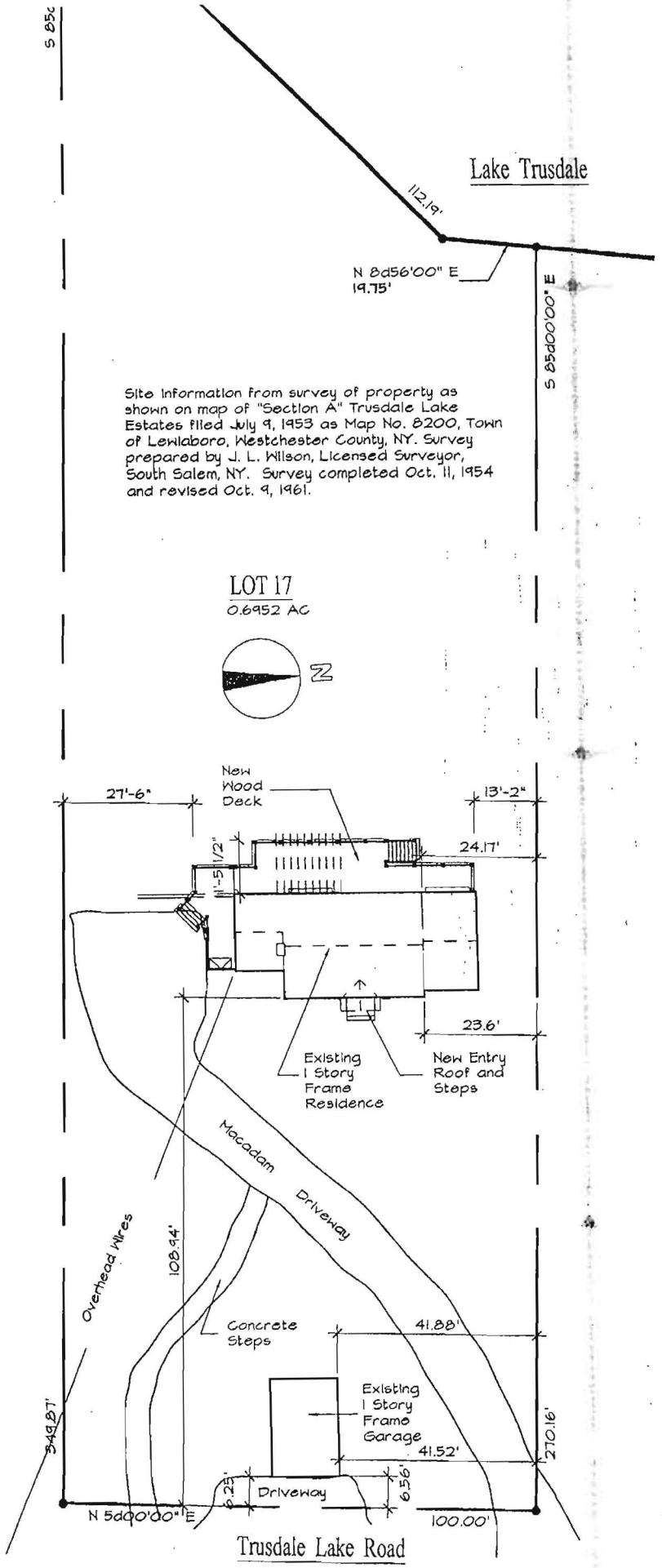
Name / Address
Mr. Michael A. Jackson 39 Truesdale Lake Drive South Salem, NY 10590

Description	Qty
Spring Dock Installation, includes (2) catwalk and setting the yoke. DEPOSIT: Cash, check or money orders only, required upon ordering, final billing will be upon completion of work. Net due upon receipt, 1.5% service charge on balances over 30 days. Customer will be responsible for any and all collection/attorney fees. Prices are good for 30 days.	1

To Accept estimate and have work done, sign and return one copy. Thank You.

Phone #	Fax #	E-mail
203-775-9672	203-740-7281	andrea@tuckerdocks.com

Signature _____


S 85c
Lake Trusdale
112.19'
N 8d56'00" E
19.75'
S 85d00'00" E
Site information from survey of property as shown on map of "Section A" Trusdale Lake Estates filed July 9, 1953 as Map No. 8200, Town of Lewisboro, Westchester County, NY. Survey prepared by J. L. Wilson, Licensed Surveyor, South Salem, NY. Survey completed Oct. 11, 1954 and revised Oct. 9, 1961.
LOT 17
0.6952 AC
N
New Wood Deck
27'-6"
13'-2"
24.17'
11'-5 1/2"
23.6'
Existing 1 Story Frame Residence
New Entry Roof and Steps
Macadam Driveway
Overhead Wires
108.94'
Concrete Steps
41.88'
Existing 1 Story Frame Garage
41.52'
349.87'
270.16'
6.25'
Driveway
6.56'
N 5d00'00" E
100.00'
Trusdale Lake Road

37 Truesdale Lake Drive
South Salem, NY 10590

July 11, 2016

Ms. Ciorsdan Conran, Planning Board Secretary
TOWN OF LEWISBORO
P.O. Box 725
Cross River, NY 10518

Dear Ms. Conran;

We have reviewed the plans for the proposed dock at the Jackson/Lachey Residence, 39 Truesdale Lake Drive, and we have no objection to the project.

Sincerely yours,

Kathleen E. Ward

41 Truesdale Lake Drive
South Salem, NY 10590

July 11, 2016

Ms. Ciorsdan Conran, Planning Board Secretary
TOWN OF LEWISBORO
P.O. Box 725
Cross River, NY 10518

Dear Ms. Conran;

We have reviewed the plans for the proposed dock at the Jackson/Lachey Residence, 39 Truesdale Lake Drive, and we have no objection to the project.

Sincerely yours,

Karen Nussbaumer
41 Truesdale Lake Dr.
South Salem, NY 10590

KELLARD SESSIONS
CONSULTING, P.C.

John Kellard, P.E.
David Sessions, RLA, AICP

MEMORANDUM

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

CC: Ciorsdan Conran
Judson Siebert, Esq.

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

DATE: July 13, 2016

RE: Subidivison Plat Approval Application
SSEL Corp. (Scott Frey)
Boway Road & Woodway Road
Sheet 38, Block 10808, Lot 1

Project Description

The subject property is located at the corner of Boway and Woodway Roads, consists of ±9.4 acres of land and is within the R-4A Zoning District. The subject property is currently vacant woodlands and contains wetlands that are jurisdictional to the Town of Lewisboro. The applicant is proposing a 2-lot subdivision and the construction of two (2) single family homes to be served by individual driveways, septic systems and private potable water wells.

SEQRA

The proposed action is an Unlisted Action under the State Environmental Quality Review Act (SEQRA) and a coordinated review is not required. Prior to taking action on this pending application, the Planning Board must first issue a Determination of Significance.

Required Approvals/Referrals

1. Preliminary and Final Subdivision Plat Approval is required from the Planning Board; a public hearing is required.

2. A Town Stormwater Permit is required from the Planning Board.

3. To the extent that any disturbance is proposed within the Town of Lewisboro regulated wetland buffer, a wetland permit would be required from the Planning Board (currently no disturbance within the wetland buffer is proposed).

4. Work proposed within the Town right-of-way will require a permit(s) from the Town Highway Superintendent.

5. Realty Subdivision Approval and the installation of proposed septic systems and wells will require the approval of the Westchester County Department of Health (WCDH).

6. Land disturbance will exceed 5,000 s.f. within the NYC East of Hudson Watershed and, therefore, coverage under the NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activity (GP-0-15-002) is required.

Plan Comments

The applicant has submitted a Step 1 (Sketch Plan) application for conceptual review by the Planning Board. As such, the comments below should be considered preliminary in nature. More technical comments will be provided as the project progresses.

1. The majority of the comments contained within our June 15, 2016 memorandum have not been addressed. The submitted EAF will be reviewed during the course of preliminary subdivision application.

2. The limits of the contiguous buildable area on Lot 2 must be revised to comply with Section 220-10E(2)(b) of the Zoning Code, so as to eliminate any portion not having a minimum width of 50 feet between opposing limits of said contiguous buildable area. The resulting contiguous buildable area must be recalculated.

3. It is recommended that the Board conduct a site visit and that the centerline of the driveways and house corners be staked in the field.

Plans Reviewed, prepared by John Karell, Jr., P.E., dated (last revised) June 29, 2016:

- Sketch Plan (S-1)
- Profiles (S-2)
- Contiguous Area Map (S-3)

JKJ/JMC/DJS/dc

T:\Lewisboro\Correspondence\LW2106JJ-LWPB-SSEL Corp-Review-Memo-7-13-16.docx

LEGEND

- SOIL BOUNDARY
- WETLAND (WL-5A)
- 100 FT WETLAND BUFFER
- 150 FT WETLAND BUFFER
- EXISTING GRADE (MAJOR) (600)
- EXISTING GRADE (MINOR)
- PROPOSED GRADE (600)
- LIMIT OF DISTURBANCE
- SETBACK LINES
- STEEP SLOPE
- CONTIGUOUS AREA

ZONING SCHEDULE

BOWAY ROAD REALTY SUBDIVISION– LEWISBORO(T)

R 4 RESIDENTIAL	REQUIRED	PROPOSED	
		Lot # 1	Lot # 2
MIN LOT AREA (acres)	4.0	4.3014	5.0975
MIN LOT WIDTH (FT)	250	<250	<250
MIN LOT DEPTH (FT)	700	625	425
MIN YARD DIMENSIONS (FT)			
FRONT STREET CL	75	130	210
FRONT LOT	50	108	170
SIDE	50	66 / 152	102 / 166
REAR	50	218	166
MAX BUILDING HEIGHT (FT)	35	<35	<35
MAX BLDG COVERAGE	6	1	1
CONTIGUOUS AREA (SF)	50,000	51,410	59,384

NOTES:
1. OWNER: SSEL CORP., SCOTT FREY
PO BOX 644
CROSS RIVER, N.Y. 10518
2. LIMIT OF DISTURBANCE: LOT 1 = 19,785 S.F
LOT 2 = 23,298 S.F.
3. SOILS: CrC - CHARLTON CHATFIELD COMPLEX
CsD - CHATFIELD CHARLTON COMPLEX

STATE OF NEW YORK · JOHN KARELL, JR. · No.53277 · LICENSED PROFESSIONAL ENGINEER

Survey & Topographic Survey prepared by David L. Odell. P.L.S. on December 12, 2015

WETLANDS SHOWN HEREON(WL-1, B-5, C-1 & D-1ETC.) FLAGGED BY TED KOZLOWSKI - CERTIFIED WETLAND DELINEATOR ON NOVEMBER 8, 2015, SURVEYED BY DAVID ODELL.

ALTERATION OF THIS DRAWING EXCEPT BY A LICENSED P.E. OR ARCHITECT OR LICENSED LAND SURVEYOR IS ILLEGAL. ANY ALTERATION BY A P.E. OR ARCHITECT OR SURVEYOR MUST BE INDICATED AND BEAR HIS SEAL SIGNATURE AND DATE OF ALTERATION.

REVISIONS:

NO.	DATE:	COMMENTS:
2	6–29–16	POOL, WELL AND DRIVE GRADING ADDED
1	3–12–16	DRIVEWAY REVISION LOT 2

JOHN KARELL, JR. P.E.
121 CUSHMAN ROAD
PATTERSON, NEW YORK
845-878-7894 phone
845-878-4939 fax
jack4911@yahoo.com

SCOTT FREY
BOWAY ROAD& WOODWAY ROAD
LEWISBORO
WESTCHESTER, N.Y.

DATED:
FEBRUARY 16, 2016

TAX MAP: 43.4-3-2

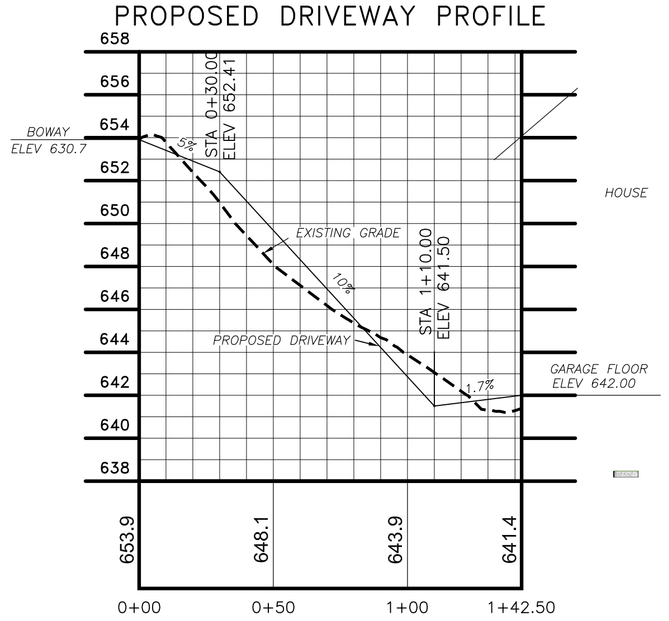
SHEET No.
S-3

CONTIGUOUS AREA MAP

SCALE:
1" = 40'

LOT 1

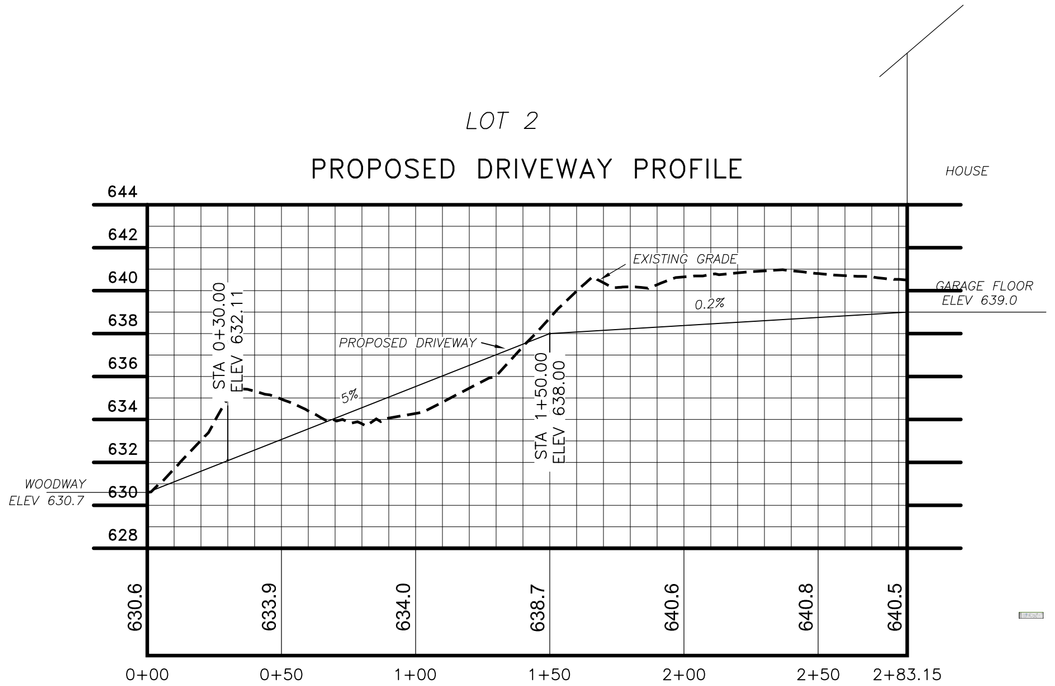
PROPOSED DRIVEWAY PROFILE



PROFILE SCALE:
HORIZ: 1"=40'
VERT: 1"=5'

LOT 2

PROPOSED DRIVEWAY PROFILE



PROFILE SCALE:
HORIZ: 1"=40'
VERT: 1"=5'

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2	6-29-16	POOL, WELL AND DRIVE GRADING ADDED
1	3-12-16	DRIVEWAY REVISION LOT 2

JOHN KARELL, JR. P.E.
121 CUSHMAN ROAD
PATTERSON, NEW YORK
845-878-7894 phone
845-878-4939 fax
jack4911@yahoo.com

STATE OF NEW YORK
JOHN KARELL, JR.
No. 53277
LICENSED PROFESSIONAL ENGINEER

SCOTT FREY
BOWAY ROAD& WOODWAY ROAD
LEWISBORO
WESTCHESTER, N.Y.

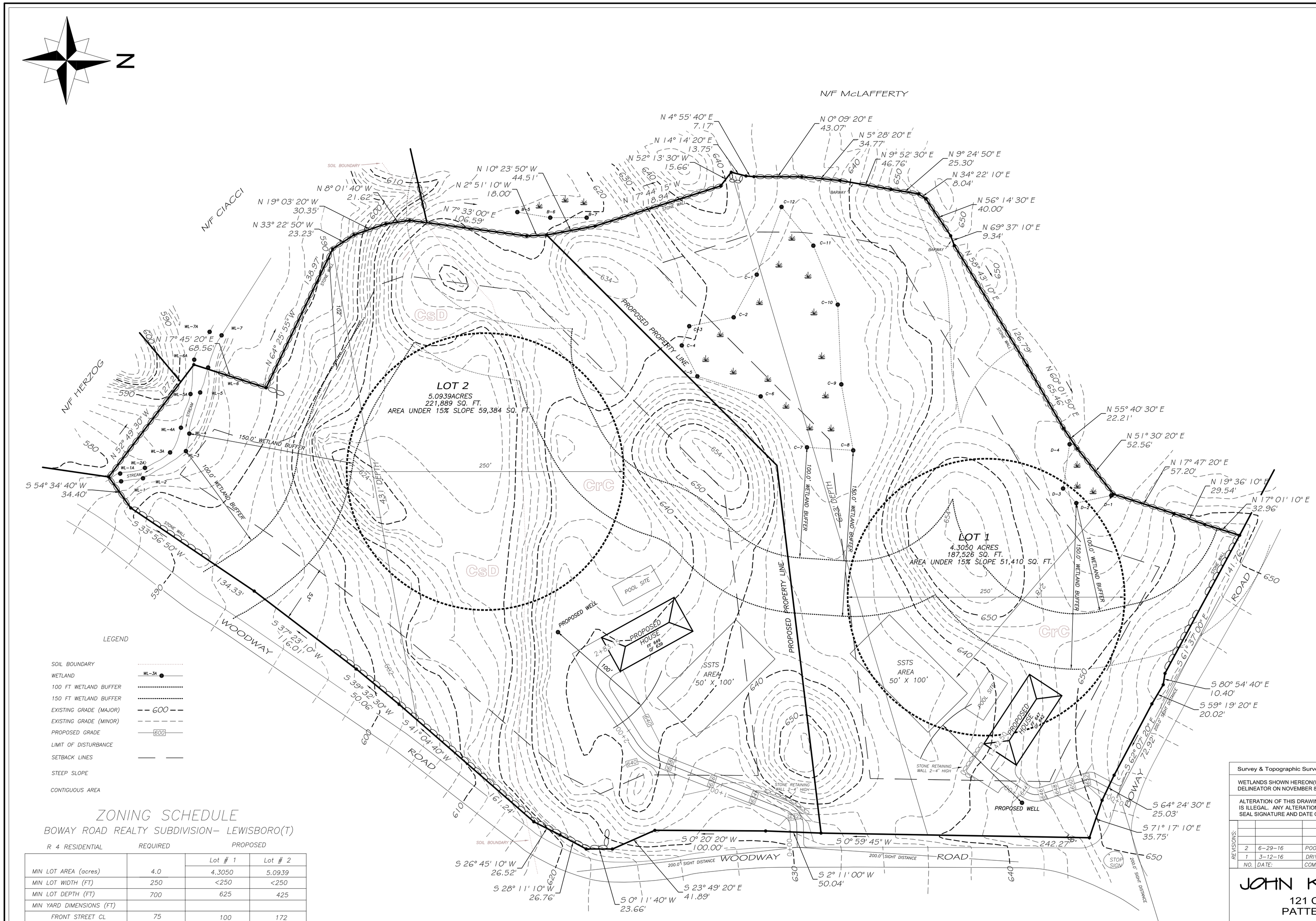
DATED:
FEBRUARY 16, 2016

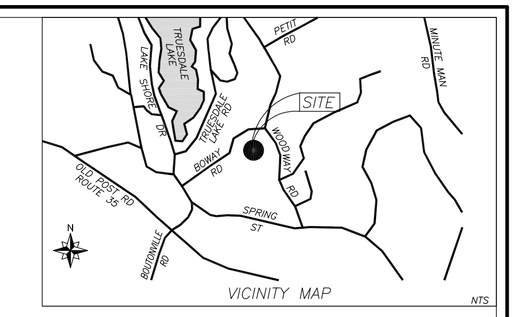
TAX MAP: 43.4-3-2

SHEET No.
S-2

PROFILES

SCALE:
1" = 40'





ZONING SCHEDULE

BOWAY ROAD REALTY SUBDIVISION– LEWISBORO(T)

R 4 RESIDENTIAL	REQUIRED	PROPOSED	
		Lot # 1	Lot # 2
MIN LOT AREA (acres)	4.0	4.3050	5.0939
MIN LOT WIDTH (FT)	250	<250	<250
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MIN YARD DIMENSIONS (FT)			
FRONT STREET CL	75	100	172
FRONT LOT	50	75	147
SIDE	50	64 / 187	93 / 377
REAR	50	156	347
MAX BUILDING HEIGHT (FT)	35	<35	<35
MAX BLDG COVERAGE	6	1	1
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STATE OF NEW YORK
JOHN KARELL, JR.
No.53277
LICENSED PROFESSIONAL ENGINEER

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JOHN KARELL, JR. P.E.
121 CUSHMAN ROAD
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845-878-7894 phone
845-878-4939 fax
jack4911@yahoo.com

SCOTT FREY
BOWAY ROAD& WOODWAY ROAD
LEWISBORO
WESTCHESTER, N.Y.

DATED:
FEBRUARY 16, 2016

TAX MAP: 43.4-3-2

SHEET No.
S-1

SKETCH PLAN

SCALE:
1" = 40'

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.

Part 1 - Project and Sponsor Information

Name of Action or Project:
FREY TWO LOT REALTY SUBDIVISION

Project Location (describe, and attach a location map):
WEST SIDE OF THE INTERSECTION OF BOWAY ROAD AND WOODWAY ROAD, TOWN OF LEWISBORO

Brief Description of Proposed Action:
TWO LOT SUBDIVISION OF A 9.4 ACRE PARCEL OF LAND

Name of Applicant or Sponsor:	Telephone: 914 804 9028
SSEL CORPORATION	E-Mail: SCOTTWFREY@YAHOO.COM

Address:
P.O. BOX 664

City/PO:	State:	Zip Code:
CROSS RIVER	NY	10518

	NO	YES
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.	☑	☐
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:	☑	☐

3.a. Total acreage of the site of the proposed action? 9.4 acres
b. Total acreage to be physically disturbed? 1.3 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 9.4 acres

4. Check all land uses that occur on, adjoining and near the proposed action.
☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☑ Residential (suburban)
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____
☐ Parkland

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☑	☐
b. Consistent with the adopted comprehensive plan?	☐	☑	☐

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☑
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify:	☑	☐
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☑	☐
b. Are public transportation service(s) available at or near the site of the proposed action?	☑	☐
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	☑	☐
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:	☐	☑
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: DRILLED WELLS	☑	☐
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: SEPTIC SYSTEMS	☑	☐
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	☑	☐
b. Is the proposed action located in an archeological sensitive area?	☑	☐
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?	☐	☑
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:	☑	☐

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:
☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional
☐ Wetland ☐ Urban ☑ Suburban

	NO	YES
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?	☑	☐
16. Is the project site located in the 100 year flood plain?	☑	☐
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? ☑ NO ☐ YES	☐	☑
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: ☑ NO ☐ YES		

	NO	YES
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:	✓	
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:	✓	
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:	✓	

I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

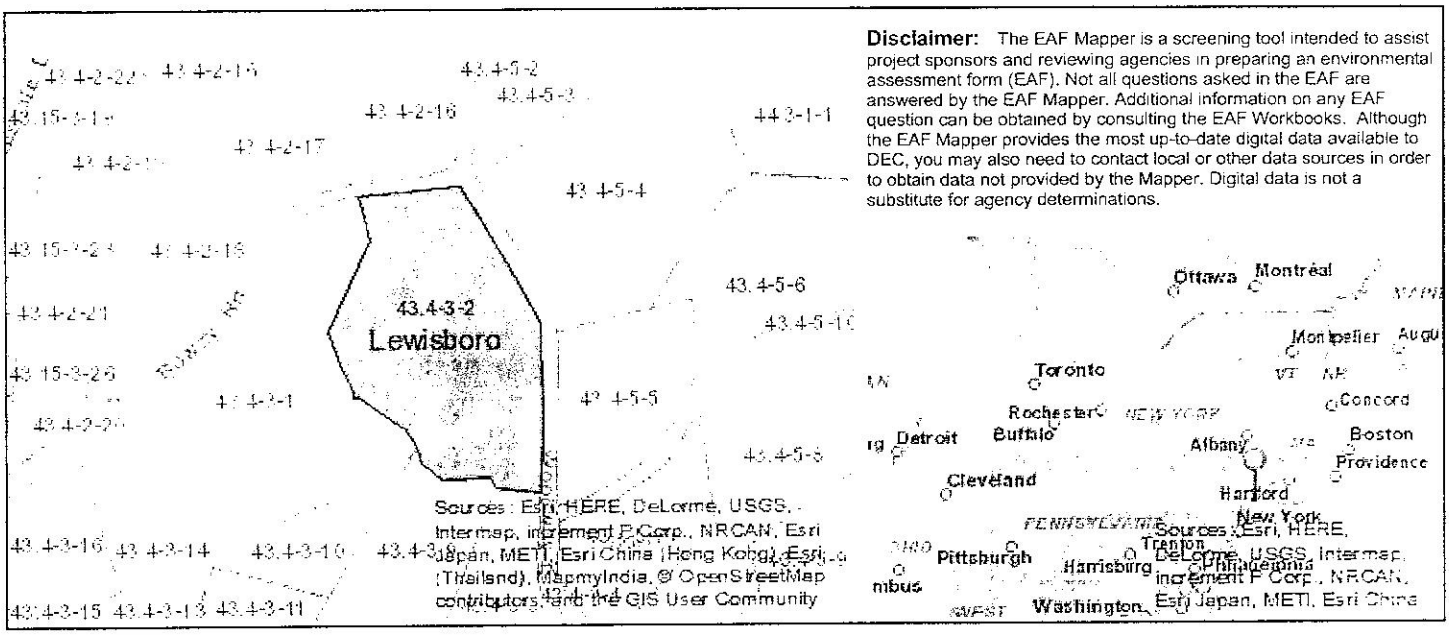
Applicant/sponsor name: SCOTT FREY, SSEL CORP. Date: MARCH 11, 2016

Signature:

PRINT FORM

EAF Mapper Summary Report

Friday, March 11, 2016 7:46 PM



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]	No
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

NO:_____

PLANNING BOARD SUMMONS
NOTICE OF HEARING
VIOLATION OF WETLAND AND WATERCOURSE LAW OF THE TOWN OF LEWISBORO

TO: Arthur Mogil and Mary McCarty Mogil

92 Waccabuc Road, Goldens Bridge, New York 10526

Sheet: 10 Block: 11152 Lot: 6

You are hereby summoned to appear personally before the Planning Board, Town of Lewisboro at Orchard Square, 20 Orchard Square, Suite L (Lower Level), Cross River, New York 10518 on June 21, 2016 at 7:30 p.m. to answer a charge of violation of the Wetland and Watercourse Law of the Town of Lewisboro as described in the attached Notice of Violation.

Please take notice that there exists a violation of Chapter 217, Wetlands and Watercourses, of the Town of Lewisboro Town Code, as follows:

X REGULATED ACTIVITY CONDUCTED WITHOUT BENEFIT OF WRITTEN WETLAND PERMIT (Sections 217-2.B.(2) and (3) of the Wetland and Watercourses Law)

_ NONCOMPLIANCE WITH APPROVED PERMIT AND/OR APPROVED PLAN(S)

Issued this 15th day of June, 2016

Wetland Inspector

I, Arthur Mogil plead guilty to the charges listed above and admit all liability for these actions. I understand with this admission of liability the Planning Board may assess a civil penalty in accordance with Section 217-11 of Chapter 217, Wetlands and Watercourses.

Signature of owner or agent

6/21/2016

NOTICE TO ALLEGED VIOLATER

A. Listing of alleged violations per attached Noticed of Violation.
B. You have the right to present evidence.
C. You have the right to examine and cross examine witnesses.
D. You have the right to be represented by counsel.
E. In the event you fail to appear, this shall constitute a default and the hearing may proceed in our absence and a determination made solely upon the evidence submitted by the Wetland Inspector or his/her agent.

KELLARD SESSIONS
CONSULTING, P.C.

John Kellard, P.E.
David Sessions, RLA, AICP

MEMORANDUM

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

CC: Ciorsdan Conran
Judson Siebert, Esq.

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

DATE: July 13, 2016

RE: Special Use Permit Exemption Request
New Cingular Wireless (AT & T)
Routes 35 & 123 (Leon Levy Preserve
Sheet 40, Block 10263, Lot 62

The subject property consists of a ±4.0 acre landlocked parcel owned by American Tower, Inc. and surrounded by the Leon Levy Preserve; the parcel is located within the R-4A Zoning District and is proximate to the intersection of NYS Route 35 and NYS Route 123. AT&T currently operates on the existing lattice tower at elevation 99' AGL and its tower-mounted equipment generally consists of nine (9) panel antennas, three (3) remote radio head units (RRH), one (1) Raycap dome, and various cables. Reference is made to the Planning Board's July 13, 2004 Special Use Permit and October 15, 2013 Exemption of Requirements Resolution. The applicant is currently proposing to replace three (3) of the existing panel antennas, install three (3) new RRH units on the existing antennas array, and install ground mounted equipment within the existing building.

While the number of antennas will remain the same (9 antennas), the size of the antennas appear to be larger than those previously approved and the number of RRH units are proposed to increase by three (3) units.

In order for a determination to be made as to whether the application meets the waiver provisions provided under Section 220-41.1H(1)(a)[2] of the Zoning Code, the applicant must demonstrate that the proposed antennas and tower mounted equipment will not exceed 5% of the previously approved combined physical volume, as measure in cubic feet. The applicant shall provide a

calculation to this effect, comparing the volume of the previously approved and proposed tower mounted equipment.

It would also be helpful to have details of both the existing (to be removed) and proposed antennas and RRH units.

Plans Reviewed, prepared by Tectonic Engineering and dated (last revised) April 13, 2016:

- Title Sheet (T01(
- Site Plan & Notes (A01)
- Equipment Plan (A02)
- Elevation (A03)
- Antenna Plan & Mounting Detail (A04)
- Antenna & Equipment Details (A05)

Documents Reviewed:

- Letter, prepared by Cuddy & Feder, LLP, dated June 21, 2016
- Resolutions, dated October 15, 2013 and July 13, 2004
- Application for Building Permit, dated June 17, 2016
- Letter of Authorization, dated May 24, 2016
- RF Exposure Analysis for Proposed Upgrade, prepared by Sharo RF Services, LLC, dated May 27, 2016
- Structural Evaluation, dated March 15, 2015

JKJ/JMC/dc

T:\Lewisboro\Correspondence\LW2109JJ-LWPB-NewCing(AT&T)LeonLevyUpgrades-Review-Memo-7-13-16.docx

TO: Town of Lewisboro Planning Board
Town of Lewisboro Parks and Recreation
Town of Lewisboro Building Ins□ector
Town of Lewisboro Antenna Ad□isor□Board

□ROM: Lewisboro Conser□ation Ad□isor□Council

SUB□ECT: AT□T antenna u□grade at Leon Le□□
Cal □ □ending
Sheet 40, Block 10263, Lot 40
Route 35 □ 123, South Salem N□ 10590

DATE: Jul□13, 2016

The Conser□ation Ad□isor□Council re□iewed the materials related to the antenna u□grade at our Jul□meeting.

Visitors to Leon Le□□ha□e noted that the maintenance e□ui□ment traffic for the telecommunications tower at the site has damaged the tra□eled wa□, es□eciall□during the s□ring □eriod. This access □oint is also a trail for □reser□e □isitors who find the mud and ruts an im□ediment. For this reason, we are concerned about the damage that construction or maintenance □ehicles or a diesel refueling truck ma□do to the access road.

Attached below is a trail ma□for Leon Le□□Preser□e which highlights in green the affected trail section that is also □art of the truck access to the tower. This is on the blue trail which is one of the hea□il□used main trails in the □ark and needs to be □rotected from ruts and erosion caused b□trucks.

The CAC understands that as □art of the easement, it is the obligation of the tower owner to ensure that this □art of the trail is not ad□ersel□affected b□the trucks. This most likel□would mean maintaining, remediating, or restoring with materials that can withstand truck traffic without causing damage such as ruts, retention of water or other im□acts that can lead to trail damage or erosion. The CAC suggests that this maintenance should be a condition of an□ u□grades to the cell tower in Leon Le□□Preser□e.

In addition, the CAC would like to reiterate some comments □re□iousl□made to the Planning Board but now included for all those on distribution. The CAC is concerned with the □rotection from diesel s□ills while the generator is being refilled. All □recautions should be made to minimi□e the chance of s□ills or leakage. The □ro□osed generator fuel tank a□□ears to be double walled, but it is not clear that an□s□ill that occurs while refueling the tank would be contained. While this □rotection is u□to the a□□licant, we wonder if a small li□on the base would be considered. We also note that the generator noise is rated at 71 db and so would □refer the e□ercise time to be as limited as □ossible since this is a □reser□e with both human and wildlife □isitors.

LEON LEVY PRESERVE Lewisboro, NY

CUDDY
+FEDER
LLP

445 Hamilton Avenue, 14th Floor
White Plains, New York 10601
T 914 761 1300
F 914 761 5372
cuddyfeder.com

June 21, 2016

By Hand Delivery
And E-mail
Chairman Jerome Kerner
and Members of the Lewisboro Planning Board
Town of Lewisboro
P.O. Box 725
Cross River, NY 10518

Re: New Cingular Wireless PCS, LLC ("AT&T")
Antenna and Equipment Upgrade at Existing AT&T Site
Confirmation of Prior Approval & Exemption Request
Premises: Route 35 & Route 123, South Salem, New York
Tax Map Designation: Sheet 40, Block 10263, Lot 62

Dear Chairman Kerner and Members of the Planning Board:

On behalf of our client, New Cingular Wireless PCS, LLC ("AT&T"), we respectfully submit this request for confirmation of AT&T's prior approval and exemption from further special permit and site development plan approvals in connection with AT&T's proposed upgrade to its existing wireless telecommunication facility located at the intersection of Route 35 & Route 123 (the "Premises"). This proposed upgrade, which is consistent with AT&T's existing Planning Board approvals and the prior exemption granted by this Board, is in furtherance of AT&T's Long Term Evolution ("LTE") deployment and the provision of enhanced voice and data services to the public.

AT&T's Existing Wireless Facility

AT&T's existing, approved facility includes panel antennas at a centerline height of approximately 99.0 feet above grade level on an existing self-support tower on the Premises. AT&T's associated equipment is located at grade within the existing multi-carrier equipment building located in the easterly portion of the existing fenced-in compound (collectively, the "Existing Facility"). The existing communications tower also accommodates the installations of Verizon, T-Mobile and Sprint.

In 2004, the Town of Lewisboro Planning Board granted approvals for AT&T to alter its existing wireless facility on and around the existing tower, which approval consisted of replacing nine (9) antennas and coax cables as well as adding one equipment cabinet within the existing equipment building. A copy of the Planning Board Resolution of Approval, dated July 13, 2004, is attached as Exhibit A. In 2013, AT&T obtained Planning Board Exemption Approval in accordance with Section 220-41.1(H) of the Town of Lewisboro Code, for an LTE upgrade at this location. A copy of this Planning Board Exemption Resolution of Approval dated October 15, 2013, is also attached in Exhibit A.

CUDDY +FEDER LLP

AT&T's Proposed Upgrade

Throughout the State of New York, AT&T is performing minor modifications to upgrade its existing wireless telecommunications facilities in the furtherance of the deployment of AT&T's LTE technology, and the provision of enhanced voice and data services.

In particular, in order to provide these enhanced wireless services to the community, AT&T needs to install new antennas and related equipment at its Existing Facility. This upgrade is consistent with AT&T's original approvals and with the Planning Board's prior resolution granting an exemption for prior proposed modifications to its Existing Facility. Indeed, the proposed modification does not increase the overall height or profile of the tower. More specifically, it involves replacing one (1) LTE antenna per sector with a new Hexport antenna. As a result, the Existing Facility will remain with a total of nine (9) panel antennas.

Each replacement antenna will be mounted on the existing antenna mounts and will be painted to blend-in with the Existing Facility. In addition, three new (3) Remote Radio Head ("RRH") units will be installed on new mounts, behind the respective replacement antennas on each sector. As previously noted above, the proposed upgrade will not result in an increase in the number of existing antennas, and AT&T's Existing Facility will remain in compliance with its original approval, which authorized the installation of nine (9) antennas.

AT&T will also need to install a small amount of associated equipment within the existing equipment building that is necessary to operate this Existing Facility.[1] This equipment will be installed completely within the footprint of the existing equipment building, thereby avoiding any noticeable changes to the Premises. In fact, there will be no additional site work at grade. All of these improvements are detailed on the drawings accompanying this application, prepared by Tectonic Engineering & Surveying Consultants, P.C., last revised April 13, 2016 (collectively, the "Proposed Upgrade").

AT&T's Proposed Upgrade & Federal Communications Commission Regulations

We understand that the Planning Board is fully familiar with the federal Telecommunications Act of 1996, the November 18, 2009 Federal Communications Commission ("FCC") Declaratory Ruling (the "Shot-Clock Ruling") and the more recent 2012 enactment of the Middle Class Tax Relief and Job Creation Act of 2012 ("TRA"). Section 6409 of the TRA contains, among others, a provision requiring the approval of certain wireless facility applications by state and local agencies, and specifically states:

> Notwithstanding Section 704 of the Telecommunications Act of 1996 or any other provision of law, a state or local government may not deny and shall approve any eligible

[1] This narrative provides a summary of the project based on the enclosed drawings, last revised April 13, 2016 (prepared by Tectonic Engineering & Surveying Consultants, P.C.). Please refer to the drawings for a complete description of the Upgrade.

CUDDY +FEDER LLP

facilities request for a modification of an existing wireless tower or base station that does not substantially change the physical dimensions of such tower or base station. [2]

This Section of the TRA was specifically adopted to expedite permitting for tower site collocations and modifications, such as this Proposed Upgrade, for the benefit of the public and access to enhanced wireless services.

As you are likely aware, AT&T's application for the Proposed Upgrade is governed by Section 6409(a) of the Spectrum Act and recently published Federal Communications Commission ("FCC") regulations. Federal law establishes a non-discretionary 60 day review process for the Town to approve and issue permits for eligible facility applications, such as AT&T's proposal. As noted above, AT&T's proposal does not constitute a "substantial change" to the physical dimensions of the existing facility as that term is intended by Section 6409(a) and defined by the FCC.

Support for Exemption

AT&T's Proposed Upgrade does not involve a physical change to the dimension of the tower or base station because neither the height of the existing tower nor the area of the tower compound are being increased. Accordingly, Section 6409 of the TRA and FCC Regulations require approval of AT&T's Proposed Upgrade. Pursuant to Section 220-41.1(H) of the Town of Lewisboro Zoning Code (the "Zoning Code"), the Planning Board is authorized to grant an exemption, as it has done previously for this same site, from the requirements of special use and site development plan approvals for the upgrade, replacement, and addition of antennas or other equipment onto the Existing Facility for projects such as the Proposed Upgrade. AT&T respectfully submits that an exemption should be granted and the requested Building Permit issued. [3] A complete Building Permit application has been filed simultaneously with the enclosed exemption request.

Materials Submitted in Support of AT&T's Request

In support of its confirmation and exemption request, AT&T respectfully submits thirteen (13) sets of drawings, prepared by Tectonic Engineering & Surveying Consultants, P.C., together with thirteen (13) copies of this cover letter and the following exhibits:

Exhibit A: Copies of AT&T's Planning Board Resolution of Approval and AT&T's Planning Board Exemption Resolution.

---

[2] See, Section 6409 (a)(1) of the Act which is attached hereto as Exhibit F. Note that Any eligible facilities request means any request for modification of an existing tower or base station that involves: (a) co-location of new transmission equipment; (b) removal of transmission equipment; or (c) replacement of transmission equipment.

[3] AT&T's Proposed Upgrade to the Existing Facility is exempt from the State Environmental Quality Review Act as a Type II action. See, 6 NYCRR Section 617.5(c)(7) and NYSDEC guidance on pg. 31 of the Department's SEQRA Handbook. As such, no environmental assessment form or SEQRA action is required by the Town of Lewisboro.

CUDDY +FEDER LLP

Exhibit B: Completed Application for Building Permit, Application for Certificate of Occupancy and associated insurance documentation.

Exhibit C: Letter of Authorization from the Tower Owner granting AT&T authority to submit this exemption request.

Exhibit D: Cumulative Radio Frequency ("RF") Exposure Analysis, prepared by Azad Karim, Senior RF Engineer at Sharo RF Services LLC, dated May 27, 2016, certifying that the proposed, upgraded facility and existing facilities of others comply with all applicable emissions standards promulgated by the FCC.

Exhibit E: Structural Analysis Report, dated March 15, 2016, prepared by American Tower Corporation, confirming that the existing tower and foundation are adequate to support the Proposed Upgrade.

Exhibit F: Copies of Section 6409(a) of the Middle Class Tax Relief and Job Creation Act of 2012 (codified as 47 U.S.C.A. § 1455) and recently published FCC regulations.[4]

Also enclosed please find three (3) checks made payable to the Town of Lewisboro in the amounts of $205.00 (Check #1088), $302.00 (Check #1089) and $40.00 (Check #1090) representing the application filing fee and the building permit and certificate of occupancy fees, respectively.

Conclusion

AT&T looks forward to appearing before the Planning Board at its next regularly scheduled meeting and respectfully requests that AT&T's exemption request be included on the agenda for that purpose. In the interim, should the Planning Board or Town Staff have any questions regarding this information, please do not hesitate to contact me.

Very truly yours,

Taylor M. Palmer

Enclosures

cc: Margaret Clark, Esq., Attorney for Lewisboro Planning Board (w/o attachments)
Peter C. Barrett, Building Inspector for the Town of Lewisboro (original w/2 copies)
Harold Nankoo, AT&T (via email)

[4] Copies of the FCC Report and Order, adopted October 17, 2014 (FCC 14-153) are available upon request, as they are not included with this submission due to the voluminous size of the Report and Order.

Jung Lee, Bechtel Communications (via email)
TR Revella, Bechtel Communications (via email)
Christopher B. Fisher, Esq., Cuddy & Feder LLP

Exhibit A

RESOLUTION
TOWN OF LEWISBORO PLANNING BOARD

AT&T WIRELESS
SEQR NEGATIVE DECLARATION
and
SPECIAL PERMIT APPROVAL
ALTERATION OF AN EXISTING COMMUNICATIONS FACILITY
UNLISTED ACTION - NON-COORDINATED ENVIRONMENTAL REVIEW
Sheet 40, Block 10263, Lot 62
Cal. No. 7-04 PB

JULY 13, 2004

WHEREAS, the Town of Lewisboro Planning Board has received an application for Special Permit Approval from Cellular Telephone Company d/b/a AT&T Wireless (applicant) and American Tower Corporation (tower and property owner) for the alteration of an existing communication facility located on an existing tower structure (hereinafter referred to as the "proposed action"); and

WHEREAS, the proposed action involves the removal of three (3) existing panel antennas per sector (measuring approximately 52" h x 11.4" w x 11.4" d, each), for a total of nine (9) antennas located on three (3) sides of the existing tower structure, and installation of the following:

- Replacement of the existing antennas as noted above with new antennas, with the *central* panel antenna of each sector with a slightly reduced-sized panel antenna (approximately 51.2" h x 5" w x 3.2" d), mounted at the same elevation as existing;
- Replacement of the coax lines running up the height of the tower, connecting the new antennas to the existing ground equipment located within the existing equipment building located at the base of the existing tower structure;
- The addition of one (1) Nokia radio cabinet within the existing equipment building; and

WHEREAS, the proposed action affects an approximately 4.044 acre parcel located to the south of NYS Route 35 and west of NYS Route 123, within an R-4A One Family Residence District situated in the South Salem hamlet of the Town of Lewisboro, Westchester County, New York, as shown on the Town of Lewisboro Tax Maps as Sheet 40, Block 10263, Lot 62 (hereinafter referred to as the "subject property"); and

WHEREAS, the existing tower structure and equipment building also serves other existing communication facility service providers, which have also obtained Special Permit Approvals prior to their installation; and

WHEREAS, the proposed action affects only the existing tower structure and existing equipment building at its base, there are no changes proposed or needed to other aspects of the subject property, including site topography, landscaping, parking, and access; and

WHEREAS, according to the applicant, the proposed replacement panel antennas are intended to improve the applicant's quality of the applicant's text and voice services, and not to improve existing service coverage; and

WHEREAS, the application for Special Permit Approval is subject to the review and approval of the Town of Lewisboro Planning Board, and is required pursuant to §220-23A(14) of the Town of Lewisboro Zoning Ordinance in order to implement the proposed action; and

WHEREAS, the proposed Special Permit action relates to the utilization and modification of a collocated "Communication Facility" on the subject property and existing lattice tower structure, including the installation of antennas and associated equipment, as indicated herein, pursuant to the definitions and use requirements set forth in the Town's Zoning Ordinance; and

WHEREAS, in accordance with §220-32B and C of the Zoning Ordinance, an application for a Special Permit shall be reviewed and acted upon by the Planning Board in accordance with the Site Development Plan Approval procedures; and

WHEREAS, the review for the proposed action and the submitted Site Development Plan (hereinafter referred to as the "Special Permit Site Plans" or "Plans") and other supporting information is accordingly incorporated into the Special Permit Approval process; and

WHEREAS, materials submitted in support of the proposed action include:

- Letter to the Planning Board from Anthony B. Gioffre III, Cuddy & Feder LLP, dated May 7, 2004:
  Exhibit A, Application for Special Permit Use Approval;
  Exhibit B, FCC License, effective December 5, 2002, expiration October 1, 2005;
  Exhibit C, Existing and Proposed Service Coverage Maps;
  Exhibit D, Structural Certification by Terrence R. Lulay, P.E., dated June 19, 2002;
  Exhibit E, Health and Safety Emissions Report, Dan Hardiman and James P. Stroke, P.E.., dated March 7, 2002;
  Exhibit F, Full Environmental Assessment Form, dated June 17, 2002;
  Exhibit G, Non-Interference Certification by Joe Savino, dated July 3, 2002;
  Exhibit H, Technological Modifications Scope, Galen A Belen, dated October 31, 2003;
  Exhibit I, Specifications for Existing Electric Incinerating Toilet;
  Exhibit J, Underground Storage Tank Removal Confirmation by Frederick Beck, Jr., Sanitarian, Westchester County Office of Environmental Health Risk Control
  dated July 3, 2003;
- Special Permit Site Plans:
  Title Sheet, Z-1, Narayanaswamy Subramanian, P.E., dated March 5, 2002, revised to May 10, 2004;
  Site Plan & Easement Plan, Z-2, Narayanaswamy Subramanian, P.E., dated March 5, 2002, revised to May 10, 2004;
  Tower Elevation and Detailed Site Plans, Z-3, Narayanaswamy Subramanian, P.E., dated March 5, 2002, revised to May 10, 2004;
  Equipment Room Plan & Antenna Details, Z-4, Narayanaswamy Subramanian, P.E., dated March 5, 2002, revised to May 10, 2004;
  Bill of Materials, Notes & Details, Z-5, Narayanaswamy Subramanian, P.E., dated March 5, 2002, revised to May 10, 2004; and

WHEREAS, the Planning Board's familiarity, and that of its consultants, with the subject property and the general surrounding area is well known based on its past review of the site and the facilities thereon, and that of the surrounding area in conjunction with a number of other similar applications involving the collocation and alteration of the existing lattice tower structure and existing equipment building; and

WHEREAS, the proposed action is an Unlisted action pursuant to SEQR 6 NYCRR Part 617 and the Lewisboro Environmental Quality Review Law (LEQR); and

WHEREAS, the Planning Board has duly referred the proposed action and application materials and plans to the Town's Architecture and Community Appearance Review Council (ACARC) and Antenna Advisory Board (AAB) in accordance with the Town's requirements as set forth in the Lewisboro Zoning Ordinance; and

WHEREAS, no objections to the proposed action have been made by AAB; and

WHEREAS, in response to a referral to the Westchester County Planning Board in accordance with §239-l, m and n of General Municipal Law and §277.61 of the County Administrative Code, the Westchester County Planning Board responded May 21, 2004, that the proposed action is "a matter for local determination"; and

WHEREAS, the Planning Board has considered the proposed action at a duly noticed Public Hearing held and closed on June 8, 2004, at which time all interested parties were heard; and

WHEREAS, the Planning Board has considered the Full Environmental Assessment Form, Special Permit Application materials and plans and other materials submitted by the applicant in support of its proposal, the written and verbal comments of the Board's professional consultants made via memoranda to the Planning Board (which memoranda are incorporated herein by reference), the verbal commentary made during the Planning Board's meetings and Public Hearing pertaining to the review and evaluation of the proposed action, the recommendations and comments of the AAB and Westchester County Planning Board, and the comments of the public;

SEQR NEGATIVE DECLARATION

NOW THEREFORE BE IT RESOLVED, that the Planning Board of the Town of Lewisboro hereby determines, pursuant to the provisions of SEQR 6 NYCRR Part 617, that the proposed Unlisted action will not have a significant effect on the environment and that preparation of an Environmental Impact Statement will not be required, thereby issuing a Negative Declaration; and

BE IT FURTHER RESOLVED, that the Planning Board has relied upon the facts and information contained in its record file regarding the proposed action, as well as discussions with and mitigation measures proposed by the applicant, in making the above SEQR determination of non-significance (Negative Declaration); and

BE IT FURTHER RESOLVED, that the Planning Board relies on the following reasons to support its SEQR determination of non-significance:

A. Implementation of the proposed action is not anticipated to result in any significant adverse environmental impacts on air quality, wetlands, topography, soils, groundwater, air quality, aquatic and terrestrial resources, agricultural land resources, public health, or historic and archeological resources, as no new ground disturbances or land alteration are proposed or involved;

B. According to the applicant's October 31, 2003 "RF Exposure Analysis for Proposed AT&T Wireless Antenna," prepared by Galen A. Belen, RF Engineer, the maximum level of RF energy will be in compliance with Federal regulations;

C. The proposed action is limited to the replacement of one (1) of three (3) existing panel antennas with slightly more streamlined antennas (approximately the same height, but substantially less in depth and width than the existing) onto the existing tower structure in the same location and height. There will be no enlargement of the existing tower or existing equipment building located at the base of the tower structure. The proposed action also does not involve any land disturbances to the site, its access, driveway or off-street parking and loading provisions.

D. The new antennas, cables and other equipment and hardware to be mounted to the existing lattice tower structure will be painted to match the existing color of the existing lattice tower structure;

E. Implementation of the proposed action will not generate increased traffic to the site or on area roads, or require any additional trips to maintain the communications facility;

F. No lighting or advertising signage will be installed as a result of implementation of the proposed action;

G. The visibility of the existing tower structure, replacement panel antennas, and associated equipment building, from surrounding and distant properties, will remain limited, primarily due to existing variations in topography and the presence of undeveloped woodlands;

H. As established under previous Special Permit Approvals granted to the existing permitted operators pertaining to the subject property and its existing facilities, the existing woodland landscaping located on the subject property, surrounding the existing lattice tower structure and the existing equipment building, is required to remain unaltered and in its natural state in compliance with the applicable Special Permit supplementary zoning standards for such uses, to provide needed and required buffering and screening, in acknowledgment that the larger surrounding off-site undeveloped woodlands are not in the control of the owner or its tenants and could be removed, thereby increasing the visibility of the existing and proposed communication facilities to the visual detriment of existing community image and character; and

BE IT FURTHER RESOLVED, that with respect to the general conditions and standards required for all Special Permits, pursuant to Section 220-32E of the Zoning Ordinance, the Planning Board hereby finds the following:

I. The Planning Board hereby finds that the location and size of the subject property has not changed since the construction of the existing tower structure and implementation of the proposed action will not significantly or adversely alter the nature or intensity of its operations, nor substantially increase the use of the subject property or the access driveway via NYS Route 35. Implementation of the proposed action will not adversely affect the appropriate and orderly development of properties surrounding the subject property within the underlying R-4A One Family Residence District.

J. The Planning Board hereby finds that the location, nature and height of the replacement antennas will be consistent with those that are existing and being replaced. With regard to associated equipment, all such facilities will be located within an existing ground structure and no increased land disturbance will occur. The existing woodland landscaping located on the subject property will remain unaltered and is considered, to the limited extent it provides, as required landscape buffering and screening as required by the Zoning Ordinance. Under current conditions, the new antennas are anticipated to be no more or less visible to surrounding properties than those which currently exist on the communication facility support tower;

K. The Planning Board hereby finds that the utilization and operations in connection with the proposed action will not significantly alter the current use and operational characteristics of the existing facilities and subject property. The existing site facilities will continue to be utilized in the same manner as they currently are. Both existing and proposed facilities are not more objectionable to nearby properties by reason of noise, fumes, vibration or other characteristics than would be the operations of any permitted use not requiring a Special Permit;

L. The Planning Board hereby finds that the existing parking areas are adequately sized and suitably improved for the existing and proposed site utilization, and further finds that the existing off-street parking areas are suitably located; and

SPECIAL PERMIT APPROVAL

BE IT FURTHER RESOLVED, that upon full consideration of the above, the Planning Board of the Town of Lewisboro hereby grants the application by Cellular Telephone d/b/a AT&T Wireless (applicant) and American Tower Corporation (tower and property owner) for Special Permit Approval to permit the installation of replacement antennas in association with an existing communications facility, existing lattice tower structure and existing ground equipment building as indicated on the Special Permit Site Plans, subject to the following conditions:

PRIOR TO PLANNING BOARD ENDORSEMENT OF THE FINAL PLANS

The following conditions shall be completed by the applicant prior to endorsement of the Plans as Final by the Planning Board Chair and Secretary:

SP1. Within six (6) months of the date of this Resolution of Approval, the applicant shall submit revised plans, prepared in *final form* in accordance with the conditions below, for final review by the Town Consulting Engineer and signature by the Planning Board Chairman and Secretary. This Resolution authorizes only the activities approved herein and as delineated on the *signed* and *filed final* Plans. *Any alterations or modifications to the approved Plans or approved facilities shall require the prior review and approval of the Planning Board of the Town of Lewisboro.*

SP2. Favorable acceptance of the proposed action shall be received from ACARC, and any suggested changes or alteration of the proposed action or its components shall require the prior review and approval by the Planning Board.

SP3. The applicant shall pay to the Town of Lewisboro, by certified check, all outstanding professional review fees in accordance with §220-77 of the Zoning Ordinance.

SP4. The applicant shall pay to the Town of Lewisboro, by certified check, an engineering and inspection fee in the amount of $300.00.

SP5. The applicant shall revise the Plans as follows, and said revised Plans shall be reviewed and recommended for signature by the Town Consulting Engineer:

a. Each and every individual Sheet included in the final Plan set shall include:

(1) An original signature of the applicant and owner (as indicated by deed). Also, said signature blocks shall include the typed name of the person signing on behalf of the corporation and the address of record.
(2) An original signature and certification seal of the professional(s) responsible for its preparation.
(3) A common revision date.

b. The Special Permit Site Plans shall be revised as follows:

Drawing Z-1

(1) Revise the title to read: ***Special Permit Site Plan.***

Drawing Z-2

(2) Revise the title to read: ***Special Permit Site Plan.***
(3) Note #1 (center of page), correct the misspelling of the word *"improvements"*.
(4) Note #1D (right side of page), delete in its entirety
(5) Delete the entire legend.
(6) Revise Site Plan Detail #2 to match the detail provided on the other approved Special Permit Site Plans on file in the office of the Planning Board (as shown on Detail #1, Enlarged Site Plan, on Sheet Z-3 of the approved Nextel plans).
(7) Delete the asterisks and associated footnote in the Zoning Table.
(8) Label ***Route 35*** on Easement Plan Detail #1.
(9) Add the following notes:

All improvements shall be in accordance with the signed final Site Plans only; any changes or alteration of said improvements shall require the prior review and approval by the Lewisboro Planning Board (and other agencies as appropriate) as an Amendment Application.

Prior to the issuance of a Certificate of Occupancy or Compliance, by the Building Inspector, all Special Use Permit improvements shall be completed and confirmed complete by the Town Consulting Engineer.

Drawing Z-3

(10) Delete the entire legend.
(11) Label the unidentified room (previously proposed for Omnipoint) as ***Empty room for future provider or potential expansion area for existing carriers.***

Drawing Z-4

(12) Revise *"99' ASL"* to ***100' ASL*** in General Note #1.

SP6. The applicant shall furnish the Planning Board with two (2) mylar sets of the following plans, revised as conditioned above, for *final* review by the Town Consulting Engineer and endorsement by the Planning Board Chairman and Secretary as the *final* Plans:

- Z-1 TITLE SHEET
- Z-2 SITE PLAN AND EASEMENT MAP
- Z-3 TOWER ELEVATION AND DETAILED SITE PLAN
- Z-4 EQUIPMENT ROOM PLAN AND ANTENNA DETAILS
- Z-5 BILL OF MATERIALS, NOTES AND DETAILS

SP7. Upon payment of all required fees and submission of copies of revised *final* Plans evidencing the applicant's compliance with the conditions of this Resolution of Approval, including confirmation of such revisions by the Town Consulting Engineer, the Planning Board Chair and Secretary shall be authorized to endorse the revised Plans as *final.*

SP8. Following the endorsement of the Plans by the Planning Board Chair and Secretary as *final*, one mylar set will be returned to the applicant for copying; the second mylar set will be retained by the Planning Board as a record copy.

SP9. Within ten (10) days after endorsement of the Plans by the Planning Board Chair and Secretary as *final*, the applicant shall deliver to the Planning Board Secretary nine (9) printed sets, collated and folded, of the *final signed* Plans. ***No Building Permit shall be granted by the Building Inspector until the required final signed print sets are provided to the Planning Board Secretary.***

PRIOR TO ISSUANCE OF A BUILDING PERMIT

The following conditions shall be completed by the applicant prior to the authorized issuance by the Building Inspector of a Building Permit:

SP10. The Building Inspector is not authorized to issue a Building Permit pertaining to the activities and communication facility improvements approved herein until the applicant has provided to the Planning Board the required copies of the revised *signed final* Plans as stipulated herein.

SP11. Authorized issuance of a Building Permit by the Building Inspector shall be fully based on, and in accordance with this Resolution of Approval and the *signed final* Plans by the Planning Board Chair and Secretary. Any alteration or deviation from the *signed final* Plans shall require the prior review and approval by the Planning Board of the Town of Lewisboro. The Building Inspector shall include reference to the *final* Plans and this Resolution of Approval on any issued Building Permit.

CONDITIONS OF SPECIAL PERMIT IMPLEMENTATION AND CONSTRUCTION

SP12. The applicant shall provide a minimum of forty-eight (48) hour notification to the Town Consulting Engineer and Building Inspector prior to the commencement of the installation of approved facilities. No activity shall commence prior to the issuance of an authorized Building Permit.

SP13. All approved tower and ground equipment facilities, cables, and antennas shall be mounted and installed in strict compliance with the *final* Plans as *signed* by the Planning Board Chairman and Secretary.

SP14. All exterior surfaces of the antennas, cables, related equipment and mounting hardware shall be painted the same color as the color of the existing lattice tower structure. Upon the event that the existing tower is painted in the course of its maintenance, all attached facilities shall also be painted to match the tower color, which color shall be approved by the Planning Board prior to said painting.

CONDITIONS OF OPERATION

SP15. The Approved and constructed Communication Facility shall be owned and operated at all times by a current and valid FCC licensee; the Planning Board, Building Inspector and AAB shall be notified, in writing, within thirty (30) days of any assignments, changes, renewals, or terminations of said FCC license, including changes in name and address.

SP16. The cumulative maximum level of RF energy or emissions associated with all communication facilities at this location shall at no time be permitted to exceed applicable health and safety limits of RF radiation (irradiation), as may be amended from time to time, pertaining to such facilities. Should the standards be exceeded for any reason, all operations shall immediately cease until the cause of same is fully corrected. A shared responsibility is required among all permitted service facilities occurring at the site to fully comply with applicable health and safety standards and regulations.

SP17. Within forty-five (45) days of initial operation, the applicant shall submit to the Building Inspector and Planning Board, written certification and test data by a qualified engineer of actual compliance with all applicable health and safety limits, including but not limited to RF safety standards of ANSI, IEEE, FCC (as mandated by the Telecommunications Act of 1996), NCRP, New York State Health Department, relating to the maximum output operation of the Approved and existing Communication Facilities occurring at the subject property.

SP18. The applicant shall conduct and test annually to determine RF emissions and tower structural soundness. A written report, including all test data, certified by a qualified engineer, shall be provided to the Planning Board, Building Inspector and AAB within thirty days of said testing. Said monitoring results shall be compared to previous years of testing and to the prevailing Federal, State and local standards and regulations pertaining to same. Any non-compliance shall be corrected immediately or operations shall cease immediately until appropriate modifications are completed to the satisfaction of the Planning Board and Building Inspector. Said testing and Report shall consider the combined and maximum operating powers and RF emissions of all communication facilities occurring at the site.

SP19. All facilities shall be maintained at all times in a safe and proper working manner, and the owner and operator of said facilities shall at all times maintain an authorizing FCC license, and shall ensure that the applicable established RF radiation emission standards, as may be amended from time to time, are not at anytime exceeded, based on the combined and maximum operating powers and RF emissions of all communication facilities occurring at the subject property.

SP20. No signs, lights, flags or other materials or devices shall be permitted to be supported, hung, flown or otherwise attached to the existing building or existing lattice tower structure, at any elevation.

SP21. Permitted signage shall be limited to the required site emergency identification sign required by the Town's Zoning Ordinance and only as shown on the *signed final* Plans.

SP22. The applicant and owner, by implementing this Special Permit Approval, shall take all reasonable efforts to make the existing tower, building and subject property available to other public utility service providers, for the purpose of collocation of communication facilities, as mandated by the Town's Zoning Ordinance and in furtherance of the Federal Telecommunications Act of 1996.

SP23. All existing woodlands on the subject property shall remain unaltered as "visual screening". Any alteration or tree clearing or removal, anywhere within the subject property limits, by the applicant or owner, shall require the prior review and approval by the Planning Board.

SP24. Vehicle access shall not generally exceed one (1) to two (2) vehicle trips per month; any substantial change in vehicle activity from that characterized by the applicant during the application review shall be deemed to require an amendment review and approval by the Planning Board.

SP25. The existing access driveway and access restrictive controls shall be maintained in good working order at all times, and all site and structure improvements shall be regularly maintained in a neat and orderly manner, free of debris, sediments or litter; no refuse shall be stored on-site in conjunction with the site facilities at any time.

SP26. No facilities for sanitary sewer or water supply shall be constructed, as no such facilities have been approved or authorized pursuant to this Resolution.

SP27. In the event that the Approved Communication Facility is no longer needed due to technological changes or because of a continuous discontinuation of use (i.e., a period of six months in any twelve month period), all related facilities shall be appropriately dismantled and removed from the subject property by and at the expense of the applicant and/or owner.

SP28. A clean and legible copy of this Resolution (as signed by the Planning Board Chairman) and a copy of the *signed final* Plans (as signed by the Planning Board Chairman and Secretary) shall be maintained on the subject property at all times and made available upon request by an authorized Town official or inspector.

SP29. Any subsequent alterations, modifications, additions or changes to the existing or approved facilities, including facilities associated with potential collocated facilities, shall require the prior Special Permit review and approval by the Planning Board.

PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY or COMPLIANCE

The following conditions shall be completed by the applicant prior to the issuance of a Certificate of Occupancy by the Building Inspector:

SP30. Prior to the issuance of a Certificate of Occupancy or Compliance by the Building Inspector, all associated improvements shall be completed, all exterior improvements shall be painted to match the color of the existing tower structure, and the Town Consulting Engineer shall confirm that all such approved site improvements have been completed in accordance with the *final signed* Plans.

SP31. Prior to the issuance of a Certificate of Occupancy or Compliance by the Building Inspector, an "As-Built" plan, certified by a New York State licensed Land Surveyor, shall be provided to the Building Inspector and Town Consulting Engineer, with a copy to the Planning Board. Said As-built plan shall evidence compliance with the approved *signed final* plans.

SP32. All improvements shall be maintained in strict accordance with all applicable rules, regulations, ordinances and laws as a condition of maintenance of a Certificate of Occupancy or Compliance.

SP33. Failure to comply with any of the conditions set forth herein shall be deemed a violation of this Amendment Approval, which may lead to the revocation of said Approval, or the revocation by the Building Inspector of any issued Certificate of Occupancy or Compliance pertaining thereto.

SP34. A Certificate of Occupancy or Compliance shall be deemed to authorize and is required for both initial and continued occupancy and use of the building or land to which it applies, and shall continue in effect as long as such building and the use thereof, or use of such land, is in full conformity with the provisions of Lewisboro Zoning Ordinance and any requirements made pursuant thereto.

APPROVAL EXPIRATION

BE IT FURTHER RESOLVED, that this Special Permit shall be deemed to authorize only the particular site use specified herein, and shall expire if work is not initiated pursuant thereto within one (1) year, or if said use ceases for more a period of six (6) months in any twelve (12) month period for any reason, or if all required improvements are not completed within two (2) years from the date of this Resolution, or if all required improvements are not maintained and all conditions and standards complied with throughout the duration of the Special Permit use; and

BE IT FURTHER RESOLVED, that the time frames set forth in this Resolution of Approval may only be amended or extended by the Planning Board. Any request for extension of the Approvals granted herein shall be made in writing a minimum of forty-five (45) days prior to the expiration date as stipulated in this Resolution of Approval, and shall state the circumstances for the requested extension. In considering any such requests, the Planning Board may require an Amendment review and may require a Public Hearing.

ADOPTION OF RESOLUTION

WHEREUPON, the Resolution herein was declared adopted by the Planning Board of the Town of Lewisboro as follows:

The motion was moved by Frieda Halpern.

The motion was seconded by J. DeCamendada.

The vote was as follows:

JACQUELINE DZALUK	AYE	Jacqueline A Dzaluk
FRIEDA HALPERN	AYE	*Jacqueline Dzaluk, Chair*
JOSEPH DECAMINADA	AYE	
P.J. ROSSI	Absent	July 13, 2004
MAUREEN MAGUIRE	AYE	*Date*

STATE OF NEW YORK)
COUNTY OF WESTCHESTER)
TOWN OF LEWISBORO)

I, AIMEE M. HODGES, Secretary of the Planning Board of the Town of Lewisboro, County of Westchester, State of New York, do hereby certify that I have compared the preceding copy of a resolution adopted by the Planning Board of the Town of Lewisboro at a meeting held on the 13th day of July, 2004, and that the same is a true and correct copy of said original and of the whole thereof.

Aimee M. Hodges
Planning Board Secretary

Dated at South Salem, New York
this 14th day of July, 2004.

TOWN OF LEWISBORO
Westchester County, New York

Planning Board
PO Box 725
Cross River, New York 10518

Tel: (914) 763-5592
Fax: (914) 763-3637
Email: planning@lewisborogov.com

October 18, 2013

Ms. Jeanene Chambliss
Cuddy & Feder LLP
445 Hamilton Avenue
White Plains, New York 10601

Re: New Cingular Wireless PCS, LLC (AT&T)
Block 10263, Lot 62 Sheet 40
Cal# 5-13PB

Dear Ms. Chambliss:

Please find enclosed a certified copy of the resolution adopted by the Planning Board at the October 15, 2013 Planning Board meeting for your information and subsequent action.

Very truly yours,

Lisa M. Pisera
Planning Board Secretary

Enclosure

cc: Planning Board Members
Jan Johannessen, AICP, Town Planning/Wetland Consultant
Margaret Clark, Esq.
Janet Donahue, Town Clerk
Conservation Advisory Board Members

RECEIVED
OCT 18 2013
TOWN OF LEWISBORO

RESOLUTION
LEWISBORO PLANNING BOARD

EXEMPTION FROM REQUIREMENTS

NEW CINGULAR WIRELESS PCS, LLC (AT&T)
NYS ROUTE 35 AND NYS ROUTE 123

Sheet 40, Block 10263, Lot 62
Cal. #5-13 P.B.

October 15, 2013

WHEREAS, the subject property consists of a ±4.0 acre landlocked parcel, identified on the Town of Lewisboro Tax Maps as Sheet 40, Block 10263, Lot 62, owned by American Tower, Inc. (hereafter referred to as "the subject property"); and

WHEREAS, the subject property is surrounded by lands known as the Leon Levy Preserve, is accessed from NYS Route 35, and is located within the R-4A Zoning District; and

WHEREAS, the subject property is developed with a telecommunication facility consisting of a ±125-foot tall lattice tower, a ±75' x 35' equipment building, and a ±2,900 s.f. fenced equipment compound area; and

WHEREAS, on July 13, 2004, the Planning Board issued AT&T Wireless a Negative Declaration of Significance and granted Special Use Permit Approval in connection with the replacement of nine (9) antennas and coax cables and the installation of one (1) equipment cabinet within the existing equipment building; and

WHEREAS, New Cingular Wireless PCS, LLC (AT&T), hereafter referred to as "the applicant", is proposing to replace one (1) antenna per sector, install two (2) Remote Radio Head units per sector, install one (1) GPS unit on the existing ice bridge, and install associated equipment within the enclosed equipment building (hereafter referred to as "the proposed action"); and

WHEREAS, the proposed action will not increase the total number of panel antennas associated with the applicant's antenna array; and

WHEREAS, the proposed action is consistent with the Planning Board's July 13, 2004 Resolution and will not increase the overall height or profile of the tower; and

WHEREAS, the proposed new antennas will be painted to match the existing facility; and

WHEREAS, the applicant has submitted a Radio Frequency (RF) Exposure Analysis Report, prepared by Bechtel Communications, Inc., dated July 18, 2013, which demonstrates that the facility will continue to operate well below the maximum permissible exposure limits established by the FCC; and

WHEREAS, the applicant has submitted a structural certification letter, prepared by American Tower Corporation, dated June 20, 2013, which demonstrates that the existing tower will continue to meet structural design standards following the proposed upgrade; and

WHEREAS, the applicant has submitted a request that the Planning Board consider the proposed action exempt from the requirements for Special Use Permit Approval in accordance with §220-41.1H of the Zoning Code; and

WHEREAS, materials submitted by the applicant have been referred to the Antenna Advisory Board (AAB); and

WHEREAS, in an email from Mr. Ted Sohonyay, Chairman of the AAB, Mr. Sohonyay states that the AAB has no formal input on the proposed action and recommends that the Planning Board confirm to the applicant that the application is exempt.

NOW THEREFORE BE RESOLVED THAT, the Planning Board, in its discretion, hereby finds that the proposed upgrade/alteration meets the criteria outlined under §220-41.1H of the Zoning Code and is therefore exempt from the requirements for Special Use Permit Approval; and

BE IT FURTHER RESOLVED THAT, work shall not commence without the benefit of a Building Permit as issued by the Town of Lewisboro Building Inspector; and

BE IT FURTHER RESOLVED THAT, all new antennas, Remote Radio Head units, mounting platforms/brackets, wiring, etc. to be mounted on the communication tower shall be painted to match the color of the tower to which same will be affixed; and

BE IT FURTHER RESOLVED THAT, should the proposed action be modified from that depicted on the below-referenced drawings, revised drawings shall be re-submitted to the Planning Board for review; and

BE IT FURTHER RESOLVED THAT, the Planning Board has based this decision on the following documents and plans submitted by the applicant:

1. Letter from Cuddy & Feder, LLP, dated August 16, 2013, including Exhibits A through G; and

2. Verbal commentary between the Planning Board, its consultants and Anthony Morando, Esq. of Cuddy & Feder, LLP (acting on behalf of the applicant) during the September 17, 2013 Planning Board meeting; and

3. The following plans prepared by Tectonic Engineering & Surveying Consultants, P.C., dated (last revised) July 31, 2013:

- "Title Sheet" (T01)
- "Site Plan & General Notes" (A01)
- "Equipment Layout Plan & Notes" (A02)
- "Elevation, Antenna Plan & Details" (A03)
- "RRH Mounting & Details" (A04)
- "Details" (A05)
- "Notes, Abbreviations & Symbols" (E01)
- "Grounding Details & Notes" (E02)
- "Grounding Details" (E03)
- "System Diagram" (E04)
- "Wiring Diagram" (E05)
- "Detail" (E06)

ADOPTION OF RESOLUTION

WHEREUPON, the Resolution herein was declared adopted by the Planning Board of the Town of Lewisboro as follows:

The motion was moved by: John O' Donnell

The motion was seconded by: Greg La Sorsa

The vote was as follows:

JEROME KERNER	Aye
JOHN O'DONNELL	Aye
RON TETELMAN	Aye
ROBERT GOETT	Aye
GREG LASORSA	Aye

Jerome Kerner, Chairman **October 15, 2013**

STATE OF NEW YORK
COUNTY OF WESTCHESTER
TOWN OF LEWISBORO

I, Lisa Pisera, Secretary to the Planning Board of the Town of Lewisboro, County of Westchester, State of New York, do hereby certify that I have compared the preceding copy of a resolution adopted by the Planning Board of the Town Lewisboro, County Westchester at a meeting held on the 15th day of October, 2013 and that the same is a true and correct copy of said original and of the whole thereof.

Lisa M. Pisera
Planning Board Secretary

Dated at Cross River, New York
This 17th day of October, 2013

Exhibit B

TOWN OF LEWISBORO
WESTCHESTER COUNTY
NEW YORK

DATE: _____ ____

Application for Building Permit

INSTRUCTIONS
(attached)

NO. _____

Owner American Tower Corporation (NAME) 10 Presidential Way, Woburn, MA 01801 (ADDRESS) 751-926-4660 (PHONE)

Location Rt 35 & Rt 123 (Give street number, name, side and distance from nearest cross street)

Sheet: 40 Block: 10263 Lot: 62 Zone Dist. R-4A

1. Existing use and occupancy Telecommunications Tower
2. Intended use and occupancy No change in Use
3. Nature of Work: New Building: _____ Repair: _____ Demolition: _____ Other: X
   Addition: _____ Alteration: _____ Plumbing: _____
4. Description of work: The swapping and replacement of existing Antennas and Radio-heads for current model versions.
5. Rooms and Spaces:
   Existing Liv. Rm. ____ Din. Rm. ____ Kit. ____ Dinette ____ Bedrms. ____ Decks ____ Porches ____
   Half Baths ____ Full Baths ____ Playroom ____ Fam. Rm. ____ Other _____
   New Liv. Rm. ____ Din. Rm. ____ Kit. ____ Dinette ____ Bedrms. ____ Decks ____ Porches ____
   Half Baths ____ Full Baths ____ Playroom ____ Fam. Rm. ____ Other _____
6. Plumbing:
   Will there be additional plumbing fixtures? _____ Will plumbing fixtures be relocated? _____
   If answer to either question is yes, then plumbing diagram is required to be submitted for approval prior to starting plumbing work.
7. Electrical:
   Will there be electrical work? _____ If Yes, then certificate from Board of Fire Underwriters will be required.
8. Name of Compensation Insurance and Disability Insurance Carrier _____
   Number of Policy _____ Date of Expiration _____ License No. _____
9. Architect _____ (NAME) _____ (ADDRESS) _____ (PHONE)
   Builder Bechtel Infrastructure & Power (NAME) 3000 Broadacres Drive, Bloomfield, NJ 07003 (ADDRESS) 201-571-0684 (PHONE)
   Plumber _____ (NAME) _____ (ADDRESS) _____ (PHONE)
   Electrician _____ (NAME) _____ (ADDRESS) _____ (PHONE)
10. Estimated Cost* $20,000 Bldg. Permit Fee _____ C.O. Fee _____

*Estimated costs for the work described in the Application for Building Permit include the value of all of the construction and other work done in connection therewith, exclusive of the cost of the land. If final cost should exceed estimated cost, an additional fee may be required before the issuance of Certificate of Occupancy.

STATE OF NEW ~~YORK~~ Jersey
COUNTY OF Bergen ss:

John Oakes being duly sworn deposes and says that he is theowner, contractor, agent, corporate officer, etc. (choose one) for this property, and is duly authorized to perform or have performed the said work and to make and file this application; that all statements contained in this application are true to the best of his knowledge and belief, and that the work will be performed in the manner set forth in the application and in the plans and specifications filed therewith.

Sworn to before me
this 17 day of June 2016

Notary Public Bergen County

SUE JIN LEE
NOTARY PUBLIC OF NEW JERSEY
I.D. # 50021475
My Commission Expires 8/18/2020

DO NOT WRITE BELOW THIS LINE

ACTION BY BUILDING INSPECTOR

Examined _____, ____

Approved _____, ____ Permit No. _____, ____

Disapproved a/c _____

ACTION BY THE BOARD OF APPEALS

_____
(Building Inspector)

TOWN OF LEWISBORO

WESTCHESTER COUNTY
NEW YORK

Application for Certificate of Occupancy

No. .....

Date 6/02/2016,

TO THE BUILDING INSPECTOR
Town House
South Salem, New York 10590

(1) Application is hereby made for the issuance of a Certificate of Occupancy to apply to the following described premises:

(2) Location RT. 35 & RT. 123
(Give street number, name, side and distance from nearest cross street)

Sheet: ~~SWM~~ 40 Block: 10263 Lot: ~~MS~~ 62

(3) The dimensions, shape and location of the lot to be built upon; and the positions and dimensions of the existing and proposed buildings and their projections thereon are as shown on the plans, drawn to scale, submitted herewith and made a part of this Application.

(4) It is proposed to occupy or use the premises, buildings or structures or part thereof for the following purposes:

Existing Telecommunications Tower to be used for existing continued use.

NOTE: If to be used for manufacturing or business purposes, state exact nature thereof; if for residential purposes, state number of families. In either case, give full particulars respecting each building or structure. If only part of the premises is to be used, and Certificate desired for only that part, state just what is desired.

(5) The height of the proposed main and accessory buildings or structures are as follows:

125' Lattice Tower

(6) The buildings or structures now on the lot are used for the following purposes:

Telecommunication Transmission

(7) The premises which are the subject of this application are owned by:

American Tower Corporation

Address .....

(8) My position with respect to this application is that of .....
(Owner, Leasee, Tenant or Agent)

(9) I am familiar with the Zoning Ordinance and Building Code Ordinance and submit this application in conformity with its provisions.

(10) I hereby certify that the above statements and data are correct and true to the best of my knowledge and belief.

(Signature of applicant)

300 Broadacres Drive Bloomfield NJ 07003
(Address of applicant)

Estimated Cost .....
(from Application for Building Permit)

Fee .....
(to be paid on filing this application)

(over)

Affidavit of Final Cost of Construction

State of New York
County of ..... } ss:

..... John Oakes ....., being duly sworn, deposes and says:
(Applicant or agent)

that he (she) is the applicant (or agent of the applicant) named in the Application for Building Permit dated June 2nd, ~~19~~ 2016 relating to construction or other work to be performed on, or in connection with, the premises located as indicated above; that the estimated cost stated in said application of the construction or other work described therein was ..... Dollars ($.....);

that the actual final cost of such construction or other work was .....

..... Dollars ($.....).

Applicant states that he has examined the approved plans and that to the best of his knowledge and belief, the structure has been erected in accordance therewith and in accordance with the applicable provision of law. Applicant further states that he was the (Note: Strike out items a, b, or c not applicable)

(a) Licensed Architect, or (b) Professional Engineer, or
(c) Superintendent of construction who supervised the said construction or other work and that by reason of his experience he is qualified to supervise such work on the structure for which a Certificate of Occupancy is requested.

Sworn to before me .....
(Applicant or Agent)

this ..... day of ....., ...

..... Filed Cost $.....
Notary Public

Fee Paid $.....

Additional Fee $.....

(Costs for the work described in the Application for Building Permit include the cost of all of the construction and other work done in connection therewith, exclusive of the cost of the land. If the final cost is less than the estimated cost stated in the Application for Building Permit, no portion of the fee paid upon the filing of the application will be refunded.)

ACTION BY BUILDING INSPECTOR

Examined ....., ...

Approved ....., ... Certificate No. ....., ...

Disapproved a/c .....

.....

.....
(Building Inspector)

ACTION BY BOARD OF APPEALS OR OTHER BOARD

CERTIFICATE OF INSURANCE

DATE (MM/DD/YY)
06/06/16

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
AON RISK INSURANCE SERVICES WEST, INC.
425 Market Street, Suite 2800
San Francisco, CA 94105

PHONE (A/C No. Ext): 415-486-7436 | FAX (A/C, No.) 415-486-7040
E-MAIL ADDRESS:
PRODUCER CUSTOMER ID #:

INSURED
BECHTEL INFRASTRUCTURE AND POWER CORPORATION

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A: INSURANCE COMPANY OF THE STATE OF PA	
INSURER B:	
INSURER C:	
INSURER D:	
INSURER E:	
INSURER F:	

COVERAGES

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YY)	POLICY EXP (MM/DD/YY)	LIMITS	
A	**GENERAL LIABILITY** ☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS MADE ☒ OCCUR ☐ ☐ GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PRO-JECT ☐ LOC	X		GL 5610594	04/01/16	04/01/17	EACH OCCURRENCE	$ 1,000,000
							DAMAGE TO RENTED PREMISES (Each occurrence)	$ 100,000
							MED EXP (Any one person)	$ 5,000
							PERSONAL & ADV INJURY	$ 1,000,000
							GENERAL AGGREGATE	$ 1,000,000
							PRODUCTS–COMP/OP AG	$ 1,000,000
	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ ALL OWNED AUTOS ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ☐ NON-OWNED AUTOS						COMBINED SINGLE LIMIT (Each accident)	$
							BODILY INJURY (Per person)	$
							BODILY INJURY (Per accident)	$
							PROPERTY DAMAGE (Per accident)	$
	☐ **UMBRELLA LIAB** ☐ OCCUR ☐ **EXCESS LIAB** ☐ CLAIMS-MADE						EACH OCCURRENCE	$
							AGGREGATE	$
	☐ DEDUCTIBLE ☐ RETENTION $							$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? **(Mandatory in NH)** **YES** ☐ **NO** ☐ If Yes, describe under DESCRIPTION OF OPERATIONS below	N/A					WC STATU-TORY LIMITS / OTH-ER	$
							E.L. EACH ACCIDENT	$
							E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$

DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES

License/Permit

CERTIFICATE HOLDER

TOWN OF LEWISBORO
11 Main Street
South Salem, NY 10590

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

STATE OF NEW YORK
WORKERS' COMPENSATION BOARD

CERTIFICATE OF NYS WORKERS' COMPENSATION INSURANCE COVERAGE

1a. Legal Name & Address of Insured (Use street address only) **Bechtel Infrastructure and Power Corporation** **5275 Westview Drive** **Frederick, MD 21703** **Work Location of Insured** ***(Only required if coverage is specifically limited to certain locations in New York State, i.e., a Wrap-Up Policy)***	**1b. Business Telephone Number of Insured** **301-228-6129** **1c. NYS Unemployment Insurance Employer Registration Number of Insured** **48-05771-4** **1d. Federal Employer Identification Number of Insured or Social Security Number** **20-5784228**
2. Name and Address of the Entity Requesting Proof of Coverage (Entity Being Listed as the Certificate Holder) **Town of Lewisboro** **11 Main Street** **South Salem, NY 10590**	**3a. Name of Insurance Carrier** **Insurance Company of the State of Pennsylvania** **3b. Policy Number of entity listed in box "1a"** **WC 493-42-532** **3c. Policy effective period** **04/01/2016 to 04/01/2017** **3d. The Proprietor, Partners or Executive Officers are** ☒ **included.** **(Only check box if all partners/officers included)** ☐ **all excluded or certain partners/officers excluded.**

This certifies that the insurance carrier indicated above in box "3" insures the business referenced above in box "1a" for workers' compensation under the New York State Workers' Compensation Law. **(To use this form, New York (NY) must be listed under Item 3A on the INFORMATION PAGE of the workers' compensation insurance policy).** The Insurance Carrier or its licensed agent will send this Certificate of Insurance to the entity listed above as the certificate holder in box "2".

The Insurance Carrier will also notify the above certificate holder within 10 days IF a policy is canceled due to nonpayment of premiums or within 30 days IF there are reasons other than nonpayment of premiums that cancel the policy or eliminate the insured from the coverage indicated on this Certificate. (These notices may be sent by regular mail.) ***Otherwise, this Certificate is valid for one year after this form is approved by the insurance carrier or its licensed agent, or until the policy expiration date listed in box "3c", whichever is earlier.***

Please Note: Upon the cancellation of the workers' compensation policy indicated on this form, if the business continues to be named on a permit, license or contract issued by a certificate holder, the business must provide that certificate holder with a new Certificate of Workers' Compensation Coverage or other authorized proof that the business is complying with the mandatory coverage requirements of the New York State Workers' Compensation Law.

Under penalty of perjury, I certify that I am an authorized representative or licensed agent of the insurance carrier referenced above and that the named insured has the coverage as depicted on this form.

Approved by: Thomas Morrissey
(Print name of authorized representative or licensed agent of insurance carrier)

Approved by: Thomas Morrissey 6/6/16
(Signature) (Date)

Title: Vice President Senior Underwriter

Telephone Number of authorized representative or licensed agent of insurance carrier: 212-770-7000

Please Note: *Only insurance carriers and their licensed agents are authorized to issue Form C-105.2. Insurance brokers are* ***NOT*** *authorized to issue it.*

Workers' Compensation Law

Section 57. Restriction on issue of permits and the entering into contracts unless compensation is secured.

1. The head of a state or municipal department, board, commission or office authorized or required by law to issue any permf for or in connection with any work involving the employment of employees in a hazardous employment defined by this chapter, and notwithstanding any general or special statute requiring or authorizing the issue of such permits, shall not issue such permit unless proof duly subscribed by an insurance carrier is produced in a form satisfactory to the chair, that compensation for all employees has been secured as provided by this chapter. Nothing herein, however, shall be construed as creating any liability on the part of such state or municipal department, board, commission or office to pay any compensation to any such employee if so employed.

2. The head of a state or municipal department, board, commission or office authorized or required by law to enter into any contract for or in connection with any work involving the employment of employees in a hazardous employment defined by this chapter, notwithstanding any general or special statute requiring or authorizing any such contract, shall not enter into any such contract unless proof duly subscribed by an insurance carrier is produced in a form satisfactory to the chair, that compensation for all employees has been secured as provided by this chapter.

STATE OF NEW YORK
WORKERS' COMPENSATION BOARD

CERTIFICATE OF INSURANCE COVERAGE UNDER THE NYS DISABILITY BENEFITS LAW

PART 1. To be completed by Disability Benefits Carrier or Licensed Insurance Agent of that Carrier

1a. Legal Name and Address of Insured (Use street address only) Bechtel Infrastructure and Power Corporation 5275 Westview Drive Frederick, Maryland 21703	1b. Business Telephone Number of Insured 301-228-6129 1c. NYS Unemployment Insurance Employer Registration Number of Insured 1d. Federal Employer Identification Number of Insured or Social Security Number 20-5784228
2. Name and Address of the Entity Requesting Proof of Coverage (Entity Being Listed as the Certificate Holder) Town of Lewisboro 11 Main Street South Salem, New York 10590	3a. Name of Insurance Carrier **CIGNA LIFE INSURANCE COMPANY OF NEW YORK** 3b. Policy Number of entity listed in box "1a": NYD 074559 3c. Policy effective period: 1/1/2016 to 1/1/2017

4. Policy covers:

☒a. All of the employer's employees eligible under the New York Disability Benefits Law

☐b. Only the following class or classes of the employer's employees:

Under penalty of perjury, I certify that I am an authorized representative or licensed agent of the insurance carrier referenced above and that the named insured has NYS Disability Benefits insurance coverage as described above.

Date Signed June 7, 2016 By: Amy K. Guinan

(Signature of insurance carrier's authorized representative or NYS Licensed Insurance Agent of that insurance carrier)

Telephone Number 1.866-761-4236 Title Underwriting Director

IMPORTANT:

If box "4a" is checked, and this form is signed by the insurance carrier's authorized representative or NYS Licensed Insurance Agent of that carrier, this certificate is COMPLETE. Mail it directly to the certificate holder.

If box "4b" is checked, this certificate is NOT COMPLETE for purposes of Section 220, Subd. 8 of the Disability Benefits Law. It must be mailed for completion to the Workers' Compensation Board, DB Plans Acceptance Unit, 328 State Street, Schenectady, New York 12305.

PART 2. To be completed by NYS Workers' Compensation Board (Only if box "4b" of Part 1 has been checked)

State Of New York
Workers' Compensation Board

According to information maintained by the NYS Workers' Compensation Board, the above-named employer has complied with the NYS Disability Benefits Law with respect to all of his/her employees.

Date Signed_____ By_____

(Signature of NYS Workers' Compensation Board Employee)

Telephone Number_____ Title_____

Please Note: Only insurance carriers licensed to write NYS disability benefits insurance policies and NYS licensed insurance agents of those insurance carriers are authorized to issue Form DB-120.1. Insurance brokers are NOT authorized to issue this form.

Additional Instructions for Form DB-120.1

By signing this form, the insurance carrier identified in box "3" on this form is certifying that it is insuring the business referenced in box "1a" for disability benefits under the New York State Disability Benefits Law. The Insurance Carrier or its licensed agent will send this Certificate of Insurance to the entity listed as the certificate holder in box "2". ***This Certificate is valid for <u>the earlier of</u> one year after this form is approved by the insurance carrier or its licensed agent, or the policy expiration date listed in box "3c".***

Please Note: Upon the cancellation of the disability benefits policy indicated on this form, if the business continues to be named on a permit, license or contract issued by a certificate holder, the business must provide that certificate holder with a new Certificate of NYS Disability Benefits Coverage or other authorized proof that the business is complying with the mandatory coverage requirements of the New York State Disability Benefits Law.

DISABILITY BENEFITS LAW

§220. Subd. 8

(a) The head of a state or municipal department, board, commission or office authorized or required by law to issue any permit for or in connection with any work involving the employment of employees in employment as defined in this article, and not withstanding any general or special statute requiring or authorizing the issue of such permits, shall not issue such permit unless proof duly subscribed by an insurance carrier is produced in a form satisfactory to the chair, that the payment of disability benefits for all employees has been secured as provided by this article. Nothing herein, however, shall be construed as creating any liability on the part of such state or municipal department, board, commission or office to pay any disability benefits to any such employee if so employed.

(b) The head of a state or municipal department, board, commission or office authorized or required by law to enter into any contract for or in connection with any work involving the employment of employees in employment as defined in this article, and notwithstanding any general or special statute requiring or authorizing any such contract, shall not enter into any such contract unless proof duly subscribed by an insurance carrier is produced in a form satisfactory to the chair, that the payment of disability benefits for all employees has been secured as provided by this article.

Exhibit C

AMERICAN TOWER®
CORPORATION

LETTER OF AUTHORIZATION

ATC SITE # / NAME: 88166/ South Salem NY
SITE ADDRESS: Route 35, Lewisboro, NY
LICENSEE: New Cingular Wireless PCS, LLC d/b/a AT&T Mobility

I, Margaret Robinson, Senior Counsel for American Tower*, owner of the tower facility and property located at the address identified above (the "Tower Facility"), do hereby authorize **New Cingular Wireless PCS, LLC,** successors and assigns, and/or its agent, (collectively, the "Licensee") to act as American Tower's non-exclusive agent for the sole purpose of filing and consummating any land-use or building permit application(s) as may be required by the applicable permitting authorities for Licensee's telecommunications' installation.

We understand that this application may be denied, modified or approved with conditions. The above authorization is limited to the acceptance by Licensee only of conditions related to Licensee's installation and any such conditions of approval or modifications will be Licensee's sole responsibility.

Signature:

Print Name: Margaret Robinson
Senior Counsel
American Tower*

NOTARY BLOCK

Commonwealth of MASSACHUSETTS
County of Middlesex

This instrument was acknowledged before me by Margaret Robinson, Senior Counsel for American Tower*, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

WITNESS my hand and official seal, this 24th day of May, 2016.

NOTARY SEAL

SUSANA P. RIBEIRO
Notary Public
Commonwealth of Massachusetts
My Commission Expires
March 16, 2018

Notary Public

My Commission Expires: March 16, 2018

*American Tower includes all affiliates and subsidiaries of American Tower Corporation.

Exhibit D

Sharo RF Services LLC
9 Punta RD, New City, NY 10956

RF Exposure Analysis for Proposed Upgrade To New Cingular Wireless PCS LLC (AT&T) Antenna Facility

Site ID: NYNYNY0290

May, 27, 2016

Prepared by

Azad Karim
Senior RF Engineer

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3. RF EXPOSURE PREDICTION 5
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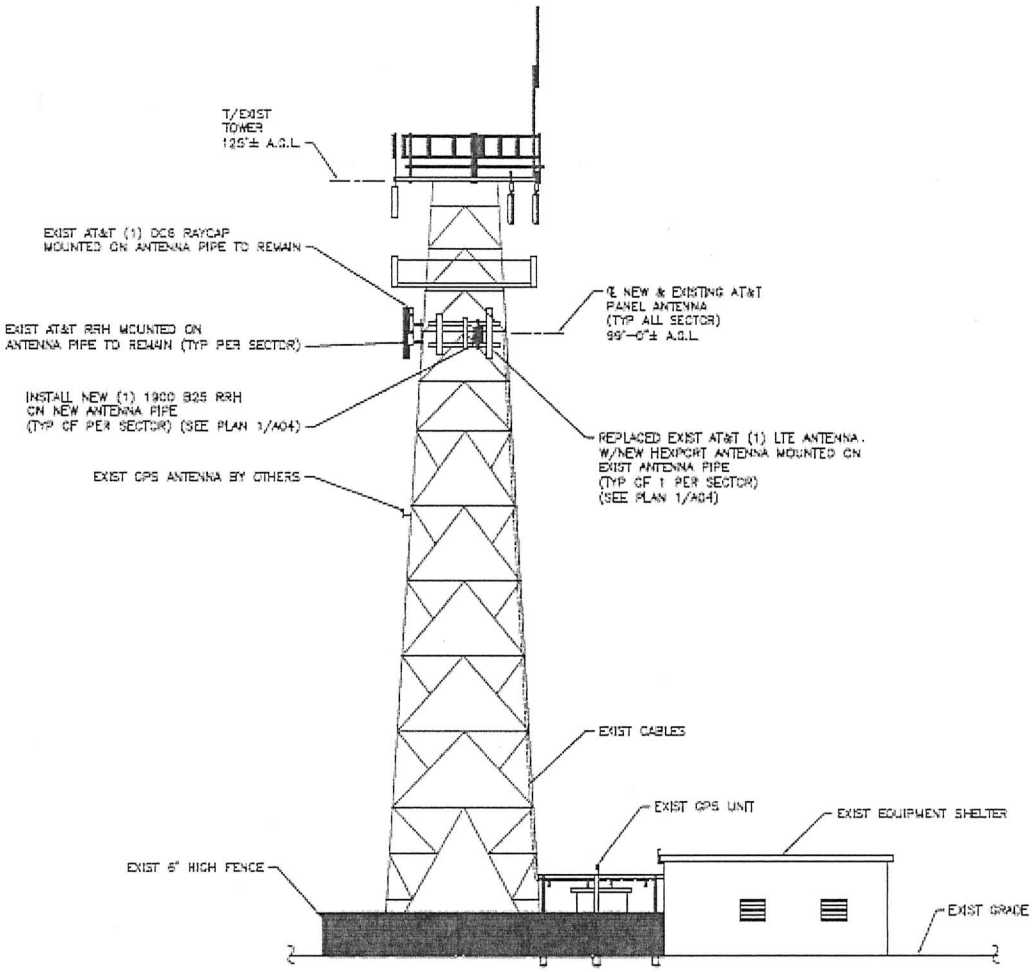
1. Introduction

This report constitutes an RF exposure analysis for the proposed upgrade to the existing New Cingular Wireless PCS, LLC (AT&T) antenna facility located at Route 135 and Route 123, South Salem, NY 10590. This analysis uses site-specific engineering data to determine the predicted levels of radio frequency (RF) electromagnetic energy in the vicinity of the proposed facility and compares those levels with the Maximum Permissible Exposure (MPE) limits established by the Federal Communications Commission.

2. Site Data

AT&T Site Name:	NYNYNY0290
Number of simultaneously operating channels	GSM850: 2-2-2 LTE 1900: 2-2-2 UMTS1900: 1-1-1 UMTS850: 2-2-2 LTE700:2-2-2
Type of antenna	Decibel 731DG85V1EXM for GSM Andrew DBXLH-9090A-VTM for UMTS Andrew SBNHH-1D6565C for LTE
Power per channel (Watts ERP)	GSM850: 316 Watts LTE 1900: 600 Watts UMTS850: 316 Watts UMTS1900: 600 Watts LTE700: 524 Watts
Antenna Centerline (feet AGL)	99'

Other Carriers included in the study: T-Mobile, Sprint/Nextel, Verizon and Whip antenna.



NOTE: NOT ALL EXISTING FEATURES SHOWN FOR CLARITY.

1 / A03 ELEVATION
SCALE: 3/32" = 1'-0"

3. RF Exposure Prediction

The following equations established by the FCC, in conjunction with the site data, were used to determine the levels of RF electromagnetic energy present in the vicinity of the proposed facility[1]:

$$PowerDensity = \frac{0.64 * N * EIRP(\theta)}{\pi * R^2} \ (mw/cm^2) \qquad \textit{Eq. 1-Far-field}$$

Where, N= Number of channels, R= distance in cm from the RC (Emission Center) of antenna, and $EIRP(\theta)$ = The isotropic power expressed in milliwatts in the direction of prediction point.

$$PowerDensity = \frac{P_{in} / ch * N * 10^3}{2 * \pi * R * h * \alpha / 360} \ (mw/cm^2) \qquad \textit{Eq. 2-Near-field}$$

Where P_{in}/ch = Input power to antenna terminals in watts/ch, R = distance to center of emission, h = aperture height in meters, α = 3 dB band-width of horizontal pattern.

4. FCC Guidelines for Evaluating the Environmental Effects of RF Emission

In 1985, the FCC established rules to regulate radio frequency (RF) exposure from FCC licensed antenna facilities. In 1996, the FCC updated these rules, which were further amended in August 1997 by a Second Memorandum Opinion and Order. These new rules represent a consensus of the federal agencies responsible for the protection of public health and the environment, including the Environmental Protection Agency (EPA), the Food and Drug Administration (FDA), the National Institute for Occupational Health and Safety (NIOSH), and the Occupational Safety and Health Administration (OSHA).

Under the laws that govern the delivery of wireless communications services in the United States, as amended by the Telecommunications Act of 1996, the FCC has exclusive jurisdiction over RF emissions from personal wireless antenna facilities, which include cellular, PCS, messaging and aviation sites. [2] Pursuant to its authority under federal law, the FCC has established rules to regulate the safety of emissions from these facilities.

---

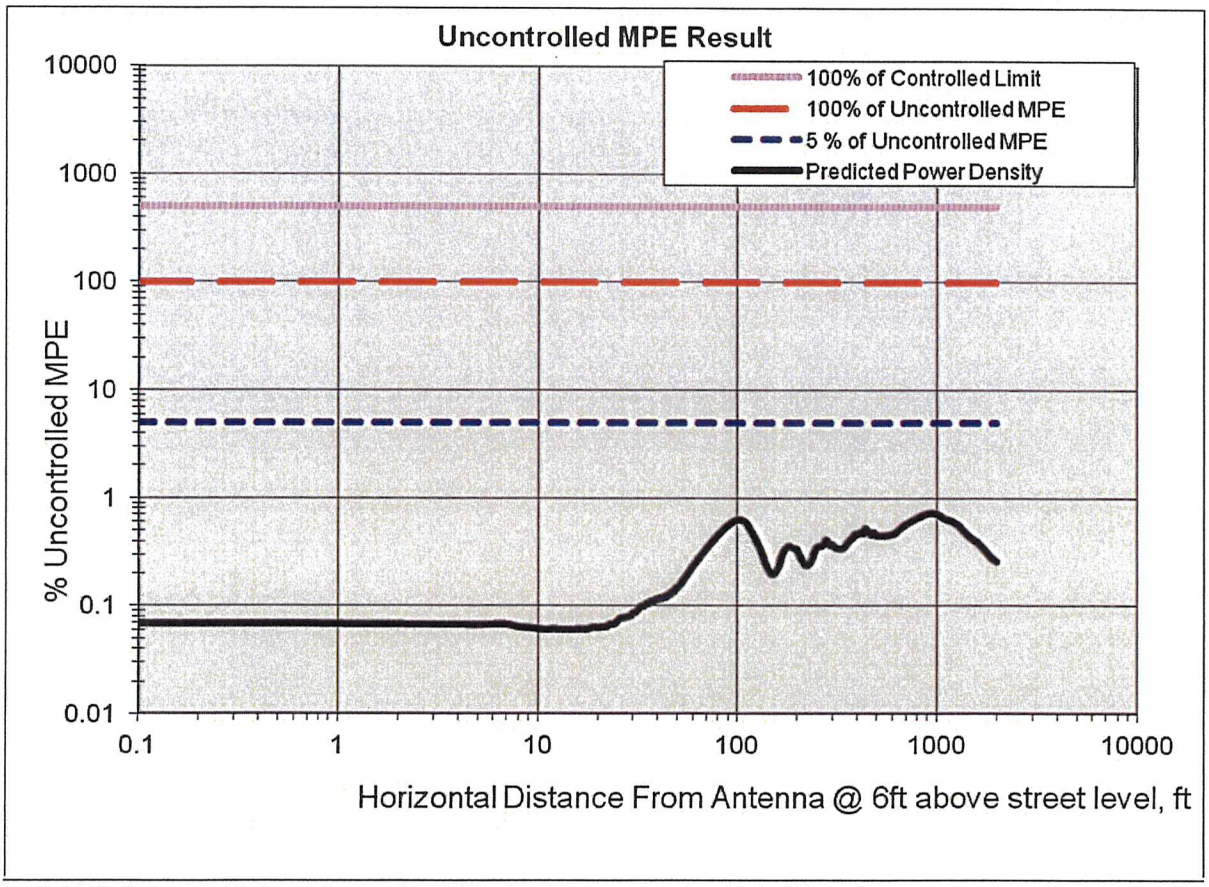
[1] RF exposure is measured and predicted in terms of power density in units of milliwatts (mW), a thousandth of a watt, or microwatts (μ W), a millionth of a watt, per square centimeter (cm^2). Data comparing predictive analysis with on site measurements has demonstrated that power density can be effectively predicted at given locations in the vicinity of a wireless antenna facility.

[2] 47 U.S. C. Section 332 (c) (7)(B)(iv) states that "[n]o State or local government or instrumentality thereof may regulate the placement, construction, and modification of personal wireless service facilities on the basis of the environmental effects of radio frequency emissions to the extent that such facilities comply with the Commission's regulations concerning such emissions."

5. Comparison with Standards at street level

The maximum **cumulative** power density at the proposed facility represents 0.714% of the public/uncontrolled MPE limit. This is at 6 feet above ground and approximately 900 feet from the antenna facility.

Cumulative percentage of FCC uncontrolled limit by distance.



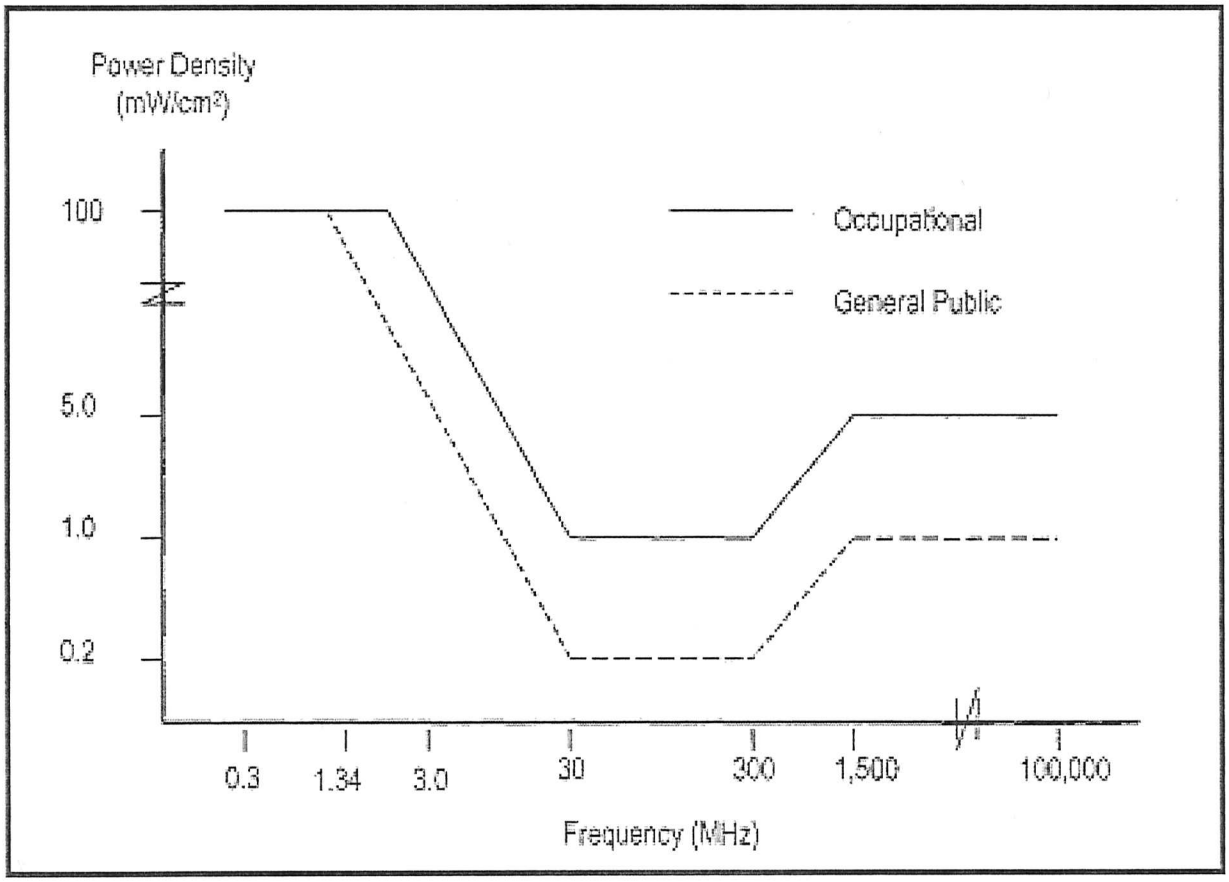
See Exhibit A for graphic breakdown of individual systems power density by distance.

6. Conclusion at street level

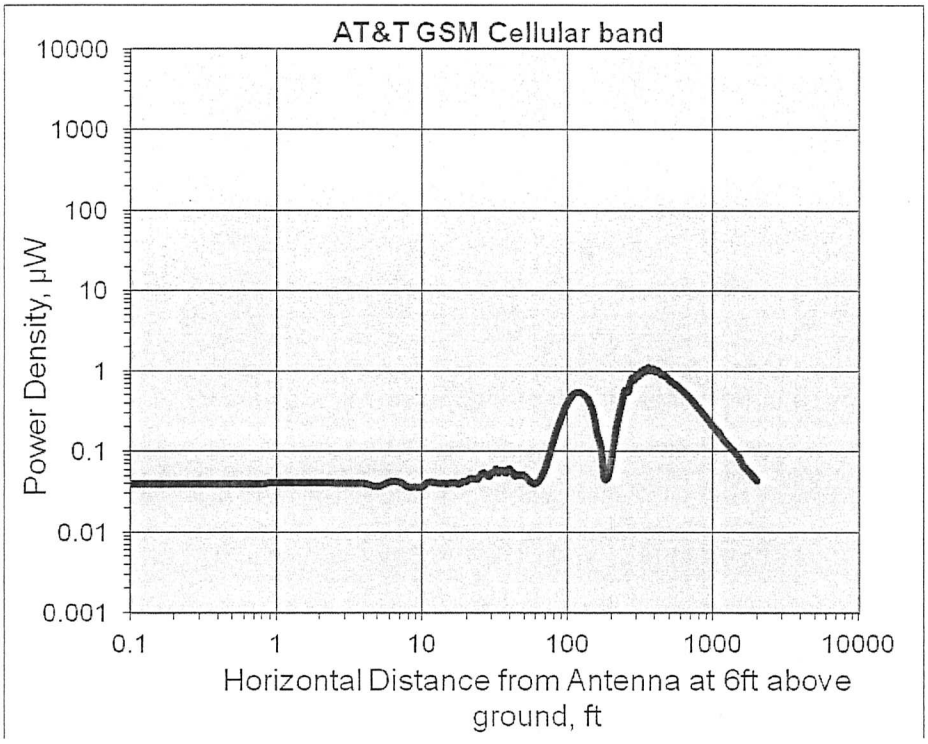
This analysis requires a conservative methodology and is based on the simultaneous and continuous operation of all existing and proposed transmitters. In actual operation, many of the transmitters will operate intermittently and therefore the actual levels will be even lower. This analysis shows that the maximum power density in accessible areas at this location is well below the Maximum Permissible Exposure limit established by the FCC.

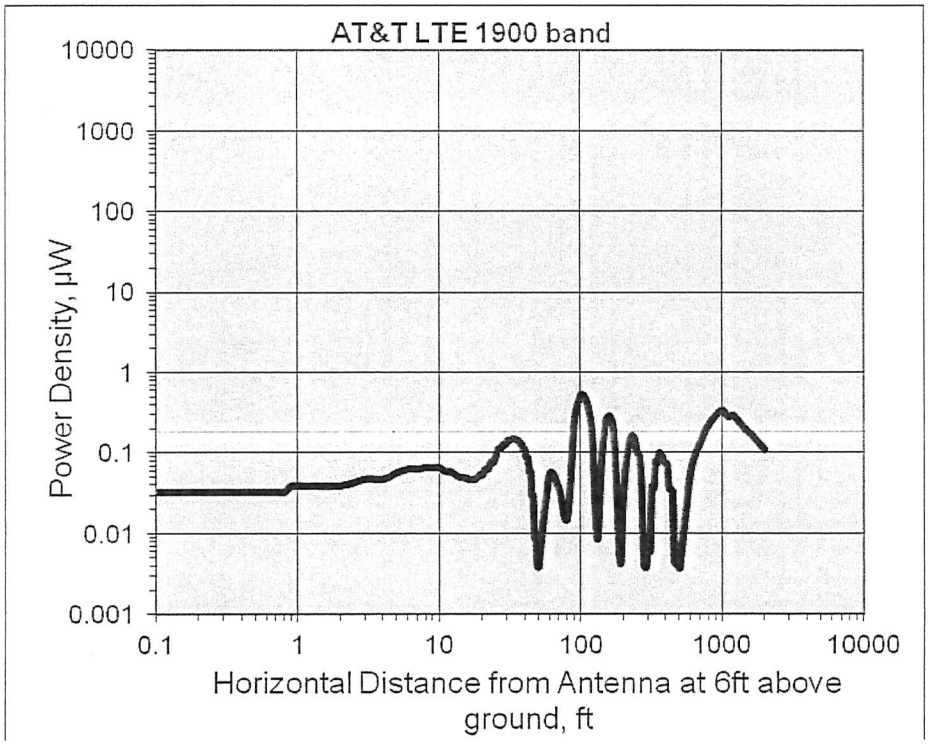
Note: Workers on the tower may enter areas close to the antennas where the maximum power density is above the Maximum Permissible Exposure limits established by the FCC.

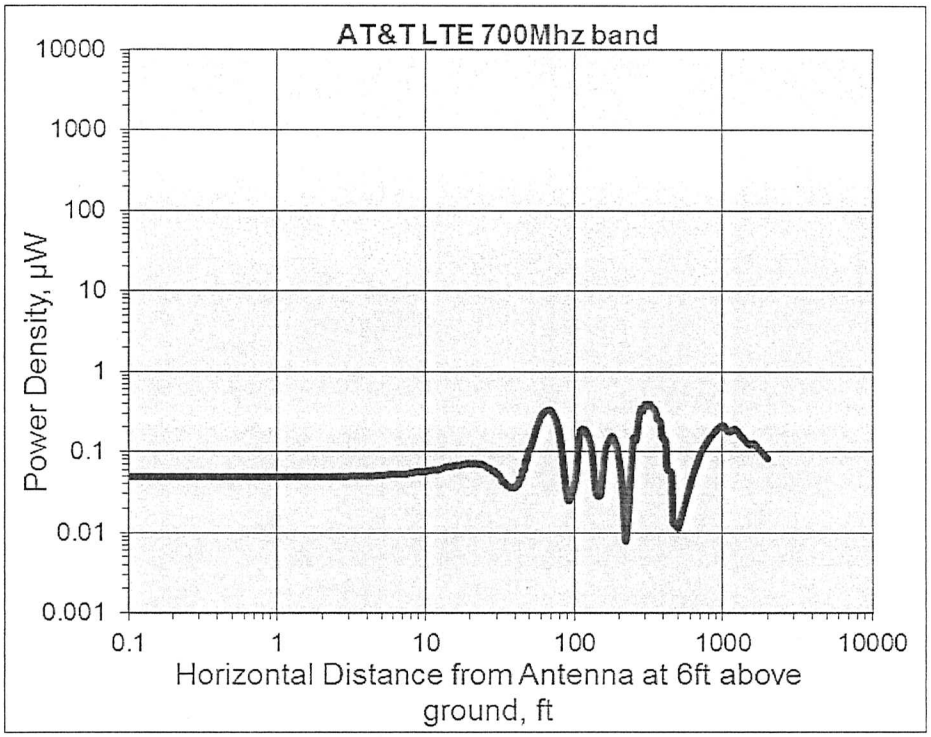
7. FCC Limits for Maximum Permissible Exposure (MPE)

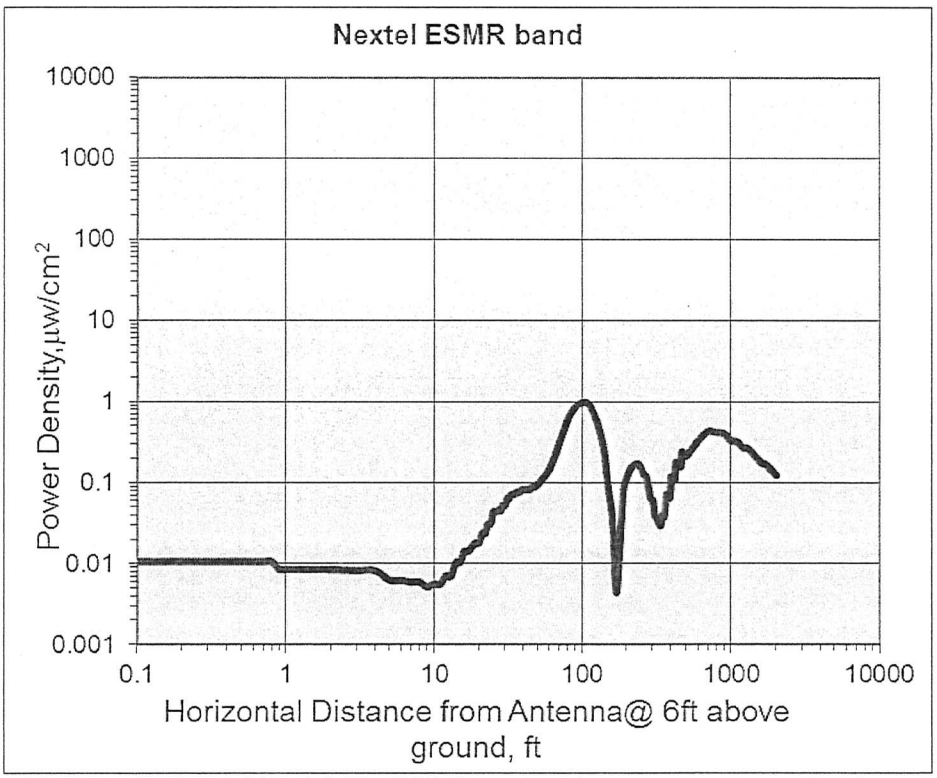


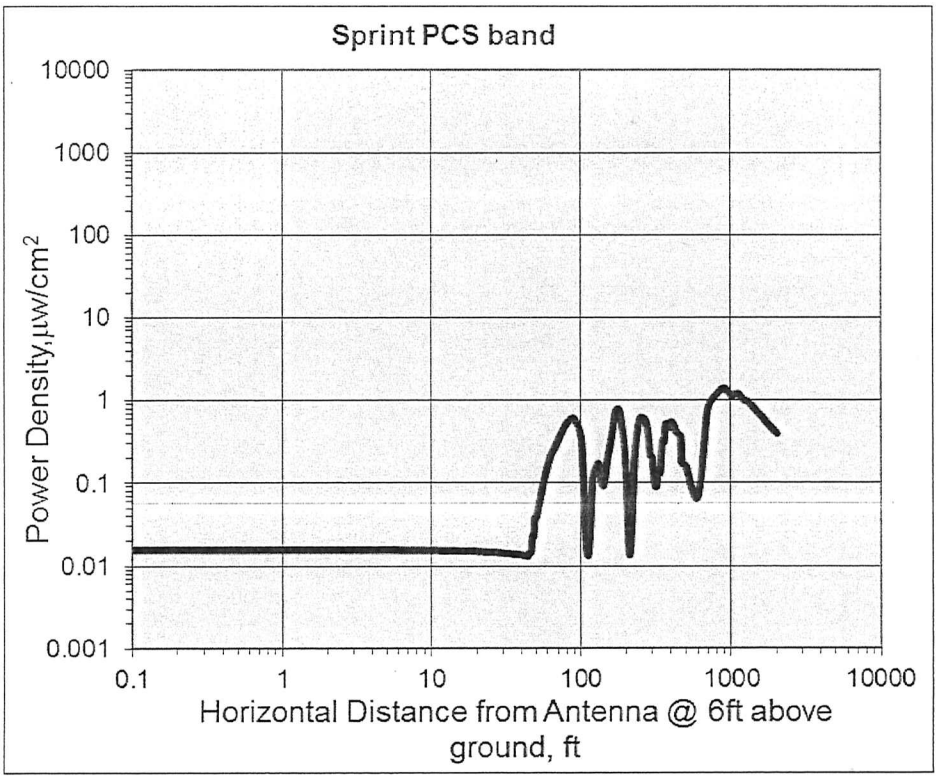
8. **Exhibit A – individual systems power density by distance**

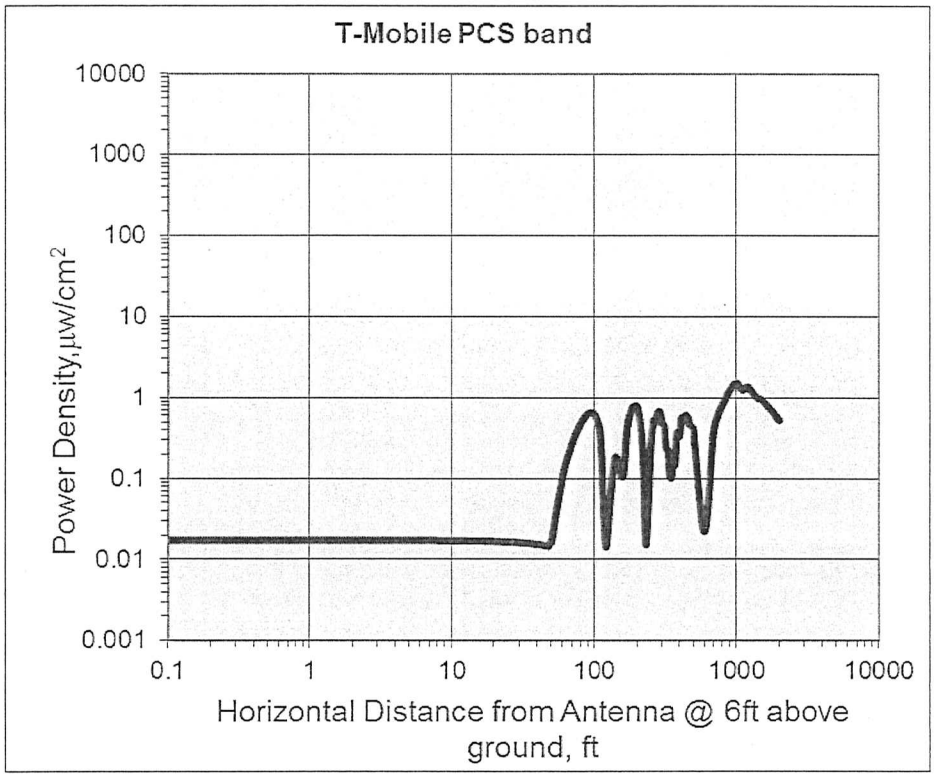


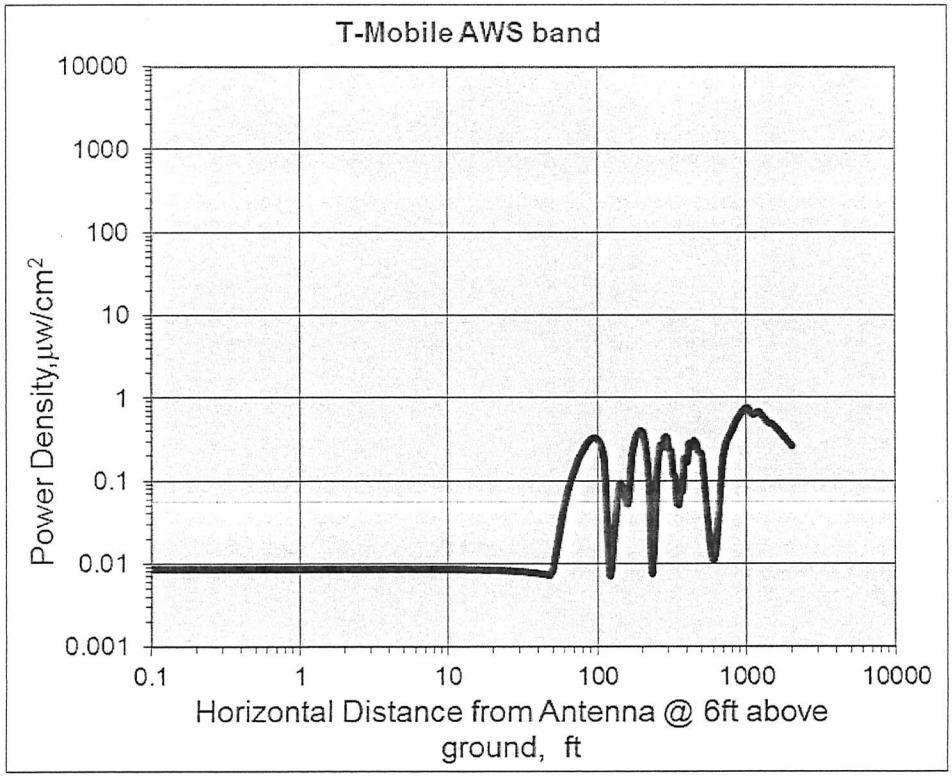


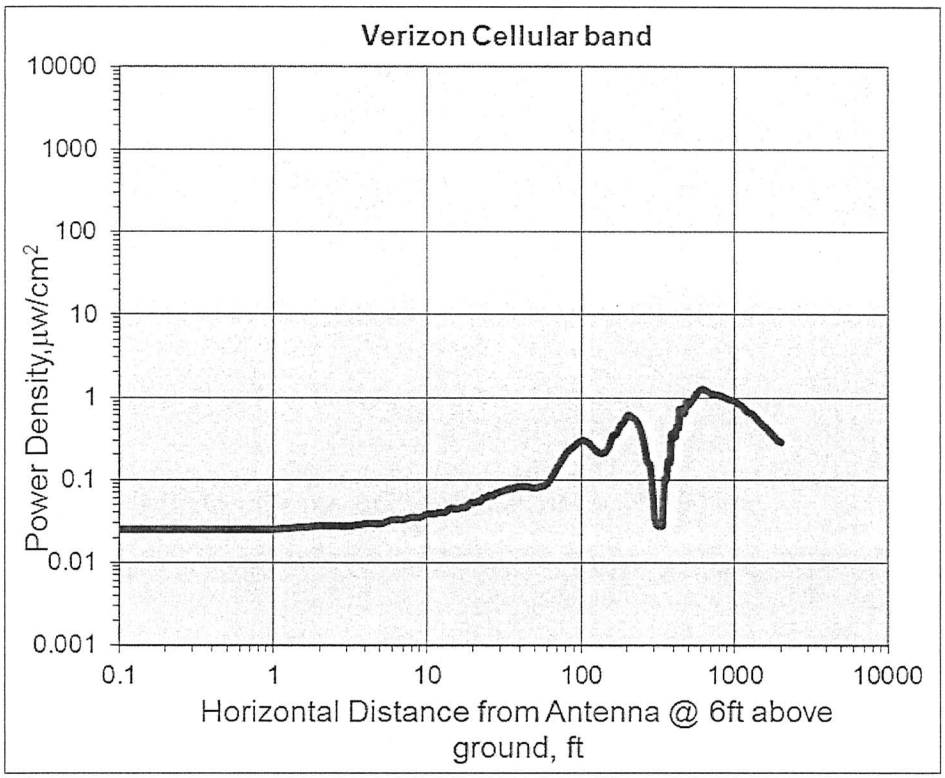

AT&T LTE 700Mhz band
Power Density, µW
10000
1000
100
10
1
0.1
0.01
0.001
0.1
1
10
100
1000
10000
Horizontal Distance from Antenna at 6ft above ground, ft

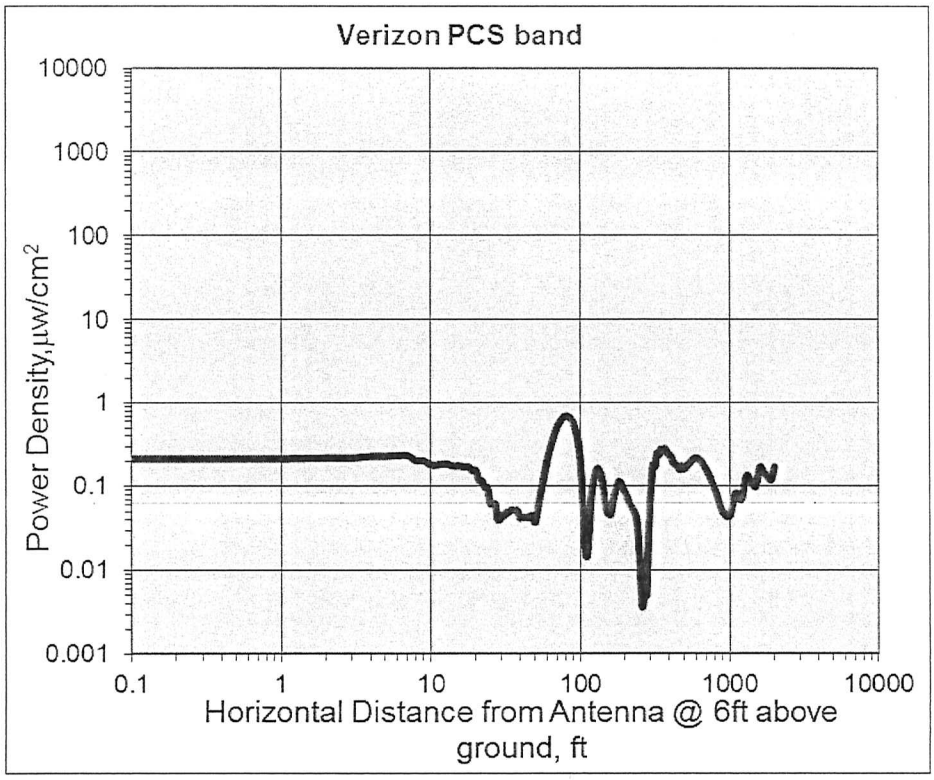

Nextel ESMR band
10000
1000
100
10
1
0.1
0.01
0.001
Power Density,µw/cm2
0.1
1
10
100
1000
10000
Horizontal Distance from Antenna@ 6ft above ground, ft


Sprint PCS band
10000
1000
100
10
1
0.1
0.01
0.001
Power Density,µw/cm2
0.1
1
10
100
1000
10000
Horizontal Distance from Antenna @ 6ft above ground, ft


T-Mobile PCS band
10000
1000
100
10
1
0.1
0.01
0.001
Power Density,µw/cm2
0.1
1
10
100
1000
10000
Horizontal Distance from Antenna @ 6ft above ground, ft


T-Mobile AWS band
10000
1000
100
10
1
0.1
0.01
0.001
Power Density,µw/cm2
0.1
1
10
100
1000
10000
Horizontal Distance from Antenna @ 6ft above ground, ft


Verizon Cellular band
10000
1000
100
10
1
0.1
0.01
0.001
Power Density,µw/cm2
0.1
1
10
100
1000
10000
Horizontal Distance from Antenna @ 6ft above ground, ft


Verizon PCS band
10000
1000
100
10
1
0.1
0.01
0.001
Power Density,µw/cm2
0.1
1
10
100
1000
10000
Horizontal Distance from Antenna @ 6ft above ground, ft

9. Attachments

ATTACHMENT A.

- LIMITS FOR MAXIMUM PERMISSIBLE EXPOSURE (MPE)

(A) Limits for Occupational/Controlled Exposure

Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm^2)	Averaging Time $\|E\|^2$, $\|H\|^2$ or S (minutes)
0.3-3.0	614	1.63	(100)*	6
3.0-30	1842/f	4.89/f	(900/f^2)*	6
30-300	61.4	0.163	1.0	6
300-1500	--	--	f/300	6
1500-100,000	--	--	5	6

(B) Limits for General Population/Uncontrolled Exposure

Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm^2)	Averaging Time $\|E\|^2$, $\|H\|^2$ or S (minutes)
0.3-1.34	614	1.63	(100)*	30
1.34-30	824/f	2.19/f	(180/f^2)*	30
30-300	27.5	0.073	0.2	30
300-1500	--	--	f/1500	30
1500-100,000	--	--	1.0	30

f = frequency in MHz*Plane-wave equivalent power density

NOTE 1: ***Occupational/controlled*** limits apply in situations in which persons are exposed as a consequence of their employment provided those persons are fully aware of the potential for exposure and can exercise control over their exposure. Limits for occupational/controlled exposure also apply in situations when an individual is transient through a location where occupational/controlled limits apply provided he or she is mac aware of the potential for exposure.

NOTE 2: ***General population/uncontrolled*** exposures apply in situations in which the general public may be exposed, or in which persons that are exposed as a consequence of their employment may not be fully aware of the potential for exposure or can not exercise control over their exposure.

ATTACHMENT B

INFORMATION

AT&T operates telecommunications antennas at this location. Remain at least 3 feet away from any antenna and obey all posted signs.

Contact the owner(s) of the antenna(s) before working closer than 3 feet from the antenna(s).

Contact AT&T at 800-638-2822 Option _____ prior to performing any maintenance or repairs near AT&T antennas.

This is Site #

Contact the management office if this door/hatch/gate is found unlocked.

INFORMACION

En este propiedad se ubican antenas de telecomunicaciones operadas por AT&T. Favor mantener una distancia de no menos de 3 pies y obedecer todos los avisos

Comuniquese con el propietario o los propietarios de los andes de trabajar o caminar de menos de 3 pies de la antena

Comuniquese con AT&T 800-638-2822 Option _____ antes de realizar cualquier mantenimiento o reparaciones cerca de las antenas de AT&T.

Esta es la estacion base numero _____

Favor comunicarse con la oficina de la administracion del edificio si esta puerta o compuerta se encuentra sin candado

INFORMATION 1

The signs must be posted in a visible area at each entrance to the site and at localized areas.

10. For Further Information

Additional information about the environmental impact of RF energy from personal wireless antenna facilities can be obtained from the Federal Communications Commission:

Dr. Robert Cleveland
Federal Communications Commission
Office of Engineering and Technology
Washington, DC 20554

RF Safety Program: 202-418-2464
Internet address: rfsafety@fcc.gov
RF Safety Web Site: www.fcc.gov/oet/rfsafety

11. References

[1] The Communications Act of 1934, as amended by the Telecommunications Act of 1996, 47 U.S.C. Section 332 (c)(7)(B)(iv).

[2] *Guidelines for Evaluating the Environmental Effects of Radio frequency Radiation*, Notice of Proposed Rulemaking, ET Docket 93-62, 8 FCC Rcd 2849 (1993).

[3] *Guidelines for Evaluating the Environmental Effects of Radio frequency Radiation*, Report and Order, ET Docket 93-62, FCC 96-326, adopted August 1, 1996. 61 Federal Register 41006 (1996).

[4] *Guidelines for Evaluating the Environmental Effects of Radio frequency Radiation*, Second Memorandum Opinion and Order, ET Docket 93-62, adopted August 25, 1997.

[5] *Evaluating Compliance with FCC Guidelines for Human Exposure to Radio frequency Electromagnetic Fields*, OET Bulletin 65, August, 1997.

Exhibit E

AMERICAN TOWER®
CORPORATION

Structural Evaluation	
ATC Site Number & Name	**88166, South Salem NY, NY**
Carrier Site Number & Name	**NYNYNY0290/FA#10074814, SOUTH SALEM**
Site Location	ROUTE 35 South Salem, NY 10590-1923, Westchester County 41.258472 N / -73.534722 W
Tower Description	**125 ft Self Supported Tower**
Basic Wind Speed Basic Wind Speed w/ Ice Code	80 mph (Fastest Mile) 69 mph (Fastest Mile) w/ ½" ice TIA/EIA-222-F / 2006 IBC, Sec. 1609.1.1, Exception (4) & Sec. 3108.4 / 2010 New York State Building Code

Existing and Reserved Equipment

Elevation[1] (ft) Mount	Elevation[1] (ft) RAD	Qty	Antenna	Mount Type	Lines	Carrier
143.0	143.0	1	12' Omni	Pole Mount	(1) 7/8" Coax	--
135.0	135.0	3	Antel BXA-70090/6CF	Platform w/ Handrails	(6) 1 5/8" Coax	Verizon
129.0	129.0	3	Antel BXD-90429082CF	Platform w/ Handrails	(9) 1 5/8" Coax	
128.0	128.0	12	Decibel DB844H90E-XY	-	(12) 1 5/8" Coax	Sprint Nextel
123.0	123.0	6	RFS ATMAA1412D-1A20	-	(18) 1 5/8" Coax (1) 3/8" Coax	T-Mobile
		3	RFS APX16DWV-16DWVS-E-A20			
		3	RFS APXVFW24-C-A20			
		6	RFS FD9R6004/1C-3L	Platform w/ Handrails		Verizon
122.0	122.0	3	Antel BXA-171085-12CF-EDIN-X	Platform w/ Handrails	(3) 1 5/8" Coax	
114.0	114.0	3	RFS ACU-A20-N	Sector Frame	(3) 1 1/4" Hybriflex (1) 5/8" Hybriflex	Sprint Nextel
		3	Alcatel-Lucent 1900MHz RRH			
		3	Alcatel-Lucent 800MHz RRH w/ Notch Filter			
		3	Alcatel-Lucent TD-RRH8x20-25 w/ Solar Shield			
		3	RFS RFS APXV9TM14-ALU-I20			
		3	RFS APXVSPP18-C			
104.0	104.0	3	ClearComm CCDP-565-1W	Sector Frame	(6) 7/8" Coax (2) 0.78" 8 AWG 6 (1) 0.39" Fiber Trunk (1) 2" conduit	AT&T Mobility
		3	Diplexer / Coupler			
		1	Raycap DC6-48-60-18-8F			
		6	Andrew ETD819G-12UB			
		3	Alcatel-Lucent 9442 RRH2x40-07			
		3	Decibel 731DG85V1EXM			
		3	Andrew DBXLH-9090A-VTM			
76.0	76.0	1	GPS	Sector Frame	(1) 1/2" Coax	Sprint Nextel
56.0	56.0	2	GPS	Stand-Off	(1) 1/2" Coax (1) 7/8" Coax	Verizon

Equipment to be Removed

Elevation[1] (ft) Mount	Elevation[1] (ft) RAD	Qty	Antenna	Mount Type	Lines	Carrier
99.0	99.0	3	Andrew SBNH-1D6565C	-	-	AT&T Mobility
		3	Alcatel-Lucent 9442 RRH2x40-AWS			

AMERICAN TOWER®
CORPORATION

Proposed Equipment

Elevation[1] (ft)		Qty	Antenna	Mount Type	Lines	Carrier
Mount	RAD					
104.0	104.0	3	Alcatel-Lucent B25 RRH4x30	Sector Frame	(6) 7/8" Coax	AT&T Mobility
		3	Commscope SBNHH-1D65C			

[1] Mount elevation is defined as height above bottom of steel structure to bottom of mount, RAD elevation is defined as center of antenna above grade level (AGL).

Double stack proposed coax alongside existing AT&T Mobility coax.

The existing and proposed loads listed in the tables above are compared to the tower's current design capacity or previous structural analysis. The tower should be re-evaluated as future loads are added or if actual loads are found different from those listed in the tables. The subject tower and foundation ***are adequate*** to support the above stated loads in conformance with specified requirements.

Reviewed by:
Neil Kuplic, PE
Director of Structural
Engineering

STATE OF NEW YORK
NEIL J. KUPLIC
078173-1
LICENSED PROFESSIONAL ENGINEER

Mar 15 2016 4:11 PM

CCP/NEK

Exhibit F

AUTHENTICATED
U.S. GOVERNMENT
INFORMATION
GPO

H. R. 3630

One Hundred Twelfth Congress of the United States of America

AT THE SECOND SESSION

Begun and held at the City of Washington on Tuesday, the third day of January, two thousand and twelve

An Act

To provide incentives for the creation of jobs, and for other purposes.

Be it enacted by the Senate and House of Representatives of the United States of America in Congress assembled,

SECTION 1. SHORT TITLE; TABLE OF CONTENTS.

(a) SHORT TITLE.—This Act may be cited as the "Middle Class Tax Relief and Job Creation Act of 2012".

(b) TABLE OF CONTENTS.—The table of contents for this Act is as follows:

Sec. 1. Short title; table of contents.

TITLE I—EXTENSION OF PAYROLL TAX REDUCTION

Sec. 1001. Extension of payroll tax reduction.

TITLE II—UNEMPLOYMENT BENEFIT CONTINUATION AND PROGRAM IMPROVEMENT

Sec. 2001. Short title.

Subtitle A—Reforms of Unemployment Compensation to Promote Work and Job Creation

Sec. 2101. Consistent job search requirements.
Sec. 2102. State flexibility to promote the reemployment of unemployed workers.
Sec. 2103. Improving program integrity by better recovery of overpayments.
Sec. 2104. Data exchange standardization for improved interoperability.
Sec. 2105. Drug testing of applicants.

Subtitle B—Provisions Relating To Extended Benefits

Sec. 2121. Short title.
Sec. 2122. Extension and modification of emergency unemployment compensation program.
Sec. 2123. Temporary extension of extended benefit provisions.
Sec. 2124. Additional extended unemployment benefits under the Railroad Unemployment Insurance Act.

Subtitle C—Improving Reemployment Strategies Under the Emergency Unemployment Compensation Program

Sec. 2141. Improved work search for the long-term unemployed.
Sec. 2142. Reemployment services and reemployment and eligibility assessment activities.
Sec. 2143. Promoting program integrity through better recovery of overpayments.
Sec. 2144. Restore State flexibility to improve unemployment program solvency.

Subtitle D—Short-Time Compensation Program

Sec. 2160. Short title.
Sec. 2161. Treatment of short-time compensation programs.
Sec. 2162. Temporary financing of short-time compensation payments in States with programs in law.
Sec. 2163. Temporary financing of short-time compensation agreements.
Sec. 2164. Grants for short-time compensation programs.
Sec. 2165. Assistance and guidance in implementing programs.

Sec. 2166. Reports.

Subtitle E—Self-Employment Assistance

Sec. 2181. State administration of self-employment assistance programs.
Sec. 2182. Grants for self-employment assistance programs.
Sec. 2183. Assistance and guidance in implementing self-employment assistance programs.
Sec. 2184. Definitions.

TITLE III—MEDICARE AND OTHER HEALTH PROVISIONS

Subtitle A—Medicare Extensions

Sec. 3001. Extension of MMA section 508 reclassifications.
Sec. 3002. Extension of outpatient hold harmless payments.
Sec. 3003. Physician payment update.
Sec. 3004. Work geographic adjustment.
Sec. 3005. Payment for outpatient therapy services.
Sec. 3006. Payment for technical component of certain physician pathology services.
Sec. 3007. Ambulance add-on payments.

Subtitle B—Other Health Provisions

Sec. 3101. Qualifying individual program.
Sec. 3102. Transitional medical assistance.

Subtitle C—Health Offsets

Sec. 3201. Reduction of bad debt treated as an allowable cost.
Sec. 3202. Rebase Medicare clinical laboratory payment rates.
Sec. 3203. Rebasing State DSH allotments for fiscal year 2021.
Sec. 3204. Technical correction to the disaster recovery FMAP provision.
Sec. 3205. Prevention and Public Health Fund.

TITLE IV—TANF EXTENSION

Sec. 4001. Short title.
Sec. 4002. Extension of program.
Sec. 4003. Data exchange standardization for improved interoperability.
Sec. 4004. Spending policies for assistance under State TANF programs.
Sec. 4005. Technical corrections.

TITLE V—FEDERAL EMPLOYEES RETIREMENT

Sec. 5001. Increase in contributions to Federal Employees' Retirement System for new employees.
Sec. 5002. Foreign Service Pension System.
Sec. 5003. Central Intelligence Agency Retirement and Disability System.

TITLE VI—PUBLIC SAFETY COMMUNICATIONS AND ELECTROMAGNETIC SPECTRUM AUCTIONS

Sec. 6001. Definitions.
Sec. 6002. Rule of construction.
Sec. 6003. Enforcement.
Sec. 6004. National security restrictions on use of funds and auction participation.

Subtitle A—Reallocation of Public Safety Spectrum

Sec. 6101. Reallocation of D block to public safety.
Sec. 6102. Flexible use of narrowband spectrum.
Sec. 6103. 470–512 MHz public safety spectrum.

Subtitle B—Governance of Public Safety Spectrum

Sec. 6201. Single public safety wireless network licensee.
Sec. 6202. Public safety broadband network.
Sec. 6203. Public Safety Interoperability Board.
Sec. 6204. Establishment of the First Responder Network Authority.
Sec. 6205. Advisory committees of the First Responder Network Authority.
Sec. 6206. Powers, duties, and responsibilities of the First Responder Network Authority.
Sec. 6207. Initial funding for the First Responder Network Authority.
Sec. 6208. Permanent self-funding; duty to assess and collect fees for network use.
Sec. 6209. Audit and report.
Sec. 6210. Annual report to Congress.
Sec. 6211. Public safety roaming and priority access.

Sec. 6212. Prohibition on direct offering of commercial telecommunications service directly to consumers.
Sec. 6213. Provision of technical assistance.

Subtitle C—Public Safety Commitments

Sec. 6301. State and Local Implementation Fund.
Sec. 6302. State and local implementation.
Sec. 6303. Public safety wireless communications research and development.

Subtitle D—Spectrum Auction Authority

Sec. 6401. Deadlines for auction of certain spectrum.
Sec. 6402. General authority for incentive auctions.
Sec. 6403. Special requirements for incentive auction of broadcast TV spectrum.
Sec. 6404. Certain conditions on auction participation prohibited.
Sec. 6405. Extension of auction authority.
Sec. 6406. Unlicensed use in the 5 GHz band.
Sec. 6407. Guard bands and unlicensed use.
Sec. 6408. Study on receiver performance and spectrum efficiency.
Sec. 6409. Wireless facilities deployment.
Sec. 6410. Functional responsibility of NTIA to ensure efficient use of spectrum.
Sec. 6411. System certification.
Sec. 6412. Deployment of 11 GHz, 18 GHz, and 23 GHz microwave bands.
Sec. 6413. Public Safety Trust Fund.
Sec. 6414. Study on emergency communications by amateur radio and impediments to amateur radio communications.

Subtitle E—Next Generation 9–1–1 Advancement Act of 2012

Sec. 6501. Short title.
Sec. 6502. Definitions.
Sec. 6503. Coordination of 9–1–1 implementation.
Sec. 6504. Requirements for multi-line telephone systems.
Sec. 6505. GAO study of State and local use of 9–1–1 service charges.
Sec. 6506. Parity of protection for provision or use of Next Generation 9–1–1 services.
Sec. 6507. Commission proceeding on autodialing.
Sec. 6508. Report on costs for requirements and specifications of Next Generation 9–1–1 services.
Sec. 6509. Commission recommendations for legal and statutory framework for Next Generation 9–1–1 services.

Subtitle F—Telecommunications Development Fund

Sec. 6601. No additional Federal funds.
Sec. 6602. Independence of the Fund.

Subtitle G—Federal Spectrum Relocation

Sec. 6701. Relocation of and spectrum sharing by Federal Government stations.
Sec. 6702. Spectrum Relocation Fund.
Sec. 6703. National security and other sensitive information.

TITLE VII—MISCELLANEOUS PROVISIONS

Sec. 7001. Repeal of certain shifts in the timing of corporate estimated tax payments.
Sec. 7002. Repeal of requirement relating to time for remitting certain merchandise processing fees.
Sec. 7003. Treatment for PAYGO purposes.

TITLE I—EXTENSION OF PAYROLL TAX REDUCTION

SEC. 1001. EXTENSION OF PAYROLL TAX REDUCTION.

(a) IN GENERAL.—Subsection (c) of section 601 of the Tax Relief, Unemployment Insurance Reauthorization, and Job Creation Act of 2010 (26 U.S.C. 1401 note) is amended to read as follows:

"(c) PAYROLL TAX HOLIDAY PERIOD.—The term 'payroll tax holiday period' means calendar years 2011 and 2012.".

(b) CONFORMING AMENDMENTS.—Section 601 of such Act (26 U.S.C. 1401 note) is amended by striking subsections (f) and (g).

(c) UNLICENSED USE IN GUARD BANDS.—The Commission may permit the use of such guard bands for unlicensed use.

(d) DATABASE.—Unlicensed use shall rely on a database or subsequent methodology as determined by the Commission.

(e) PROTECTIONS AGAINST HARMFUL INTERFERENCE.—The Commission may not permit any use of a guard band that the Commission determines would cause harmful interference to licensed services.

SEC. 6408. STUDY ON RECEIVER PERFORMANCE AND SPECTRUM EFFICIENCY.

(a) IN GENERAL.—The Comptroller General of the United States shall conduct a study to consider efforts to ensure that each transmission system is designed and operated so that reasonable use of adjacent spectrum does not excessively impair the functioning of such system.

(b) REQUIRED CONSIDERATIONS.—In conducting the study required by subsection (a), the Comptroller General shall consider—

(1) the value of—

(A) improving receiver performance as it relates to increasing spectral efficiency;

(B) improving the operation of services that are located in adjacent spectrum; and

(C) narrowing the guard bands between adjacent spectrum use;

(2) the role of manufacturers, commercial licensees, and government users with respect to their transmission systems and the use of adjacent spectrum;

(3) the feasibility of industry self-compliance with respect to the design and operational requirements of transmission systems and the reasonable use of adjacent spectrum; and

(4) the value of action by the Commission and the Assistant Secretary to establish, by rule, technical requirements or standards for non-Federal and Federal use, respectively, with respect to the reasonable use of portions of the radio spectrum that are adjacent to each other.

(c) REPORT.—Not later than 1 year after the date of the enactment of this Act, the Comptroller General shall submit a report on the results of the study required by subsection (a) to the Committee on Energy and Commerce of the House of Representatives and the Committee on Commerce, Science, and Transportation of the Senate.

(d) TRANSMISSION SYSTEM DEFINED.—In this section, the term "transmission system" means any telecommunications, broadcast, satellite, commercial mobile service, or other communications system that employs radio spectrum.

SEC. 6409. WIRELESS FACILITIES DEPLOYMENT.

(a) FACILITY MODIFICATIONS.—

(1) IN GENERAL.—Notwithstanding section 704 of the Telecommunications Act of 1996 (Public Law 104–104) or any other provision of law, a State or local government may not deny, and shall approve, any eligible facilities request for a modification of an existing wireless tower or base station that does not substantially change the physical dimensions of such tower or base station.

(2) ELIGIBLE FACILITIES REQUEST.—For purposes of this subsection, the term "eligible facilities request" means any

request for modification of an existing wireless tower or base station that involves—

(A) collocation of new transmission equipment;

(B) removal of transmission equipment; or

(C) replacement of transmission equipment.

(3) APPLICABILITY OF ENVIRONMENTAL LAWS.—Nothing in paragraph (1) shall be construed to relieve the Commission from the requirements of the National Historic Preservation Act or the National Environmental Policy Act of 1969.

(b) FEDERAL EASEMENTS AND RIGHTS-OF-WAY.—

(1) GRANT.—If an executive agency, a State, a political subdivision or agency of a State, or a person, firm, or organization applies for the grant of an easement or right-of-way to, in, over, or on a building or other property owned by the Federal Government for the right to install, construct, and maintain wireless service antenna structures and equipment and backhaul transmission equipment, the executive agency having control of the building or other property may grant to the applicant, on behalf of the Federal Government, an easement or right-of-way to perform such installation, construction, and maintenance.

(2) APPLICATION.—The Administrator of General Services shall develop a common form for applications for easements and rights-of-way under paragraph (1) for all executive agencies that shall be used by applicants with respect to the buildings or other property of each such agency.

(3) FEE.—

(A) IN GENERAL.—Notwithstanding any other provision of law, the Administrator of General Services shall establish a fee for the grant of an easement or right-of-way pursuant to paragraph (1) that is based on direct cost recovery.

(B) EXCEPTIONS.—The Administrator of General Services may establish exceptions to the fee amount required under subparagraph (A)—

(i) in consideration of the public benefit provided by a grant of an easement or right-of-way; and

(ii) in the interest of expanding wireless and broadband coverage.

(4) USE OF FEES COLLECTED.—Any fee amounts collected by an executive agency pursuant to paragraph (3) may be made available, as provided in appropriations Acts, to such agency to cover the costs of granting the easement or right-of-way.

(c) MASTER CONTRACTS FOR WIRELESS FACILITY SITINGS.—

(1) IN GENERAL.—Notwithstanding section 704 of the Telecommunications Act of 1996 or any other provision of law, and not later than 60 days after the date of the enactment of this Act, the Administrator of General Services shall—

(A) develop 1 or more master contracts that shall govern the placement of wireless service antenna structures on buildings and other property owned by the Federal Government; and

(B) in developing the master contract or contracts, standardize the treatment of the placement of wireless service antenna structures on building rooftops or facades, the placement of wireless service antenna equipment on

rooftops or inside buildings, the technology used in connection with wireless service antenna structures or equipment placed on Federal buildings and other property, and any other key issues the Administrator of General Services considers appropriate.

(2) APPLICABILITY.—The master contract or contracts developed by the Administrator of General Services under paragraph (1) shall apply to all publicly accessible buildings and other property owned by the Federal Government, unless the Administrator of General Services decides that issues with respect to the siting of a wireless service antenna structure on a specific building or other property warrant nonstandard treatment of such building or other property.

(3) APPLICATION.—The Administrator of General Services shall develop a common form or set of forms for wireless service antenna structure siting applications under this subsection for all executive agencies that shall be used by applicants with respect to the buildings and other property of each such agency.

(d) EXECUTIVE AGENCY DEFINED.—In this section, the term "executive agency" has the meaning given such term in section 102 of title 40, United States Code.

SEC. 6410. FUNCTIONAL RESPONSIBILITY OF NTIA TO ENSURE EFFICIENT USE OF SPECTRUM.

Section 103(b)(2) of the National Telecommunications and Information Administration Organization Act (47 U.S.C. 902(b)(2)) is amended by adding at the end the following:

"(U) The responsibility to promote the best possible and most efficient use of electromagnetic spectrum resources across the Federal Government, subject to and consistent with the needs and missions of Federal agencies.".

SEC. 6411. SYSTEM CERTIFICATION.

Not later than 6 months after the date of the enactment of this Act, the Director of the Office of Management and Budget shall update and revise section 33.4 of OMB Circular A–11 to reflect the recommendations regarding such Circular made in the Commerce Spectrum Management Advisory Committee Incentive Subcommittee report, adopted January 11, 2011.

SEC. 6412. DEPLOYMENT OF 11 GHZ, 18 GHZ, AND 23 GHZ MICROWAVE BANDS.

(a) FCC REPORT ON REJECTION RATE.—Not later than 9 months after the date of the enactment of this Act, the Commission shall submit to the Committee on Energy and Commerce of the House of Representatives and the Committee on Commerce, Science, and Transportation of the Senate a report on the rejection rate for the spectrum described in subsection (c).

(b) GAO STUDY ON DEPLOYMENT.—

(1) IN GENERAL.—The Comptroller General of the United States shall conduct a study to assess whether the spectrum described in subsection (c) is being deployed in such a manner that, in areas with high demand for common carrier licenses for the use of such spectrum, market forces—

(A) provide adequate incentive for the efficient use of such spectrum; and

§ 1.40001 Wireless Facility Modifications.

(a) *Purpose.* These rules implement section 6409 of the Spectrum Act (codified at 47 U.S.C. 1455), which requires a State or local government to approve any eligible facilities request for a modification of an existing tower or base station that does not substantially change the physical dimensions of such tower or base station.

(b) *Definitions.* Terms used in this section have the following meanings.

(1) *Base station.* A structure or equipment at a fixed location that enables Commission-licensed or authorized wireless communications between user equipment and a communications network. The term does not encompass a tower as defined in this subpart or any equipment associated with a tower.

(i) The term includes, but is not limited to, equipment associated with wireless communications services such as private, broadcast, and public safety services, as well as unlicensed wireless services and fixed wireless services such as microwave backhaul.

(ii) The term includes, but is not limited to, radio transceivers, antennas, coaxial or fiber-optic cable, regular and backup power supplies, and comparable equipment, regardless of technological configuration (including Distributed Antenna Systems and small-cell networks).

(iii) The term includes any structure other than a tower that, at the time the relevant application is filed with the State or local government under this section, supports or houses equipment described in paragraphs (b)(1)(i) through (ii) of this section that has been reviewed and approved under the applicable zoning or siting process, or under another State or local regulatory review process, even if the structure was not built for the sole or primary purpose of providing such support.

(iv) The term does not include any structure that, at the time the relevant application is filed with the State or local government under this section, does not support or house equipment described in paragraphs (b)(1)(i)-(ii) of this section.

(2) *Collocation.* The mounting or installation of transmission equipment on an eligible support structure for the purpose of transmitting and/or receiving radio frequency signals for communications purposes.

(3) *Eligible facilities request.* Any request for modification of an existing tower or base station that does not substantially change the physical dimensions of such tower or base station, involving:

(i) Collocation of new transmission equipment;

(ii) Removal of transmission equipment; or

(iii) Replacement of transmission equipment.

(4) *Eligible support structure.* Any tower or base station as defined in this section, provided that it is existing at the time the relevant application is filed with the State or local government under this section.

(5) *Existing.* A constructed tower or base station is existing for purposes of this section if it has been reviewed and approved under the applicable zoning or siting process, or under another State or local regulatory review process, provided that a tower that has not been reviewed and approved because it was not in a zoned area when it was built, but was lawfully constructed, is existing for purposes of this definition.

(6) *Site.* For towers other than towers in the public rights-of-way, the current boundaries of the leased or owned property surrounding the tower and any access or utility easements currently related to the site, and, for other eligible support structures, further restricted to that area in proximity to the structure and to other transmission equipment already deployed on the ground.

(7) *Substantial change.* A modification substantially changes the physical dimensions of an eligible support structure if it meets any of the following criteria:

(i) For towers other than towers in the public rights-of-way, it increases the height of the tower by more than 10% or by the height of one additional antenna array with separation from the nearest existing antenna not to exceed twenty feet, whichever is greater; for other eligible support structures, it increases the height of the structure by more than 10% or more than ten feet, whichever is greater;

(A) Changes in height should be measured from the original support structure in cases where deployments are or will be separated horizontally, such as on buildings' rooftops; in other circumstances, changes in height should be measured from the dimensions of the tower or base station, inclusive of originally approved appurtenances and any modifications that were approved prior to the passage of the Spectrum Act.

(ii) For towers other than towers in the public rights-of-way, it involves adding an appurtenance to the body of the tower that would protrude from the edge of the tower more than twenty feet, or more than the width of the tower structure at the level of the appurtenance, whichever is greater; for other eligible support structures, it involves adding an appurtenance to the body of the structure that would protrude from the edge of the structure by more than six feet;

(iii) For any eligible support structure, it involves installation of more than the standard number of new equipment cabinets for the technology involved, but not to exceed four cabinets; or, for towers in the public rights-of-way and base stations, it involves installation of any new equipment cabinets on the ground if there are no pre-existing ground cabinets associated with the structure, or else involves installation of ground cabinets that are more than 10% larger in height or overall volume than any other ground cabinets associated with the structure;

(iv) It entails any excavation or deployment outside the current site;

(v) It would defeat the concealment elements of the eligible support structure; or

(vi) It does not comply with conditions associated with the siting approval of the construction or modification of the eligible support structure or base station equipment, provided however that this limitation does not apply to any modification that is non-compliant only in a manner that would not exceed the thresholds identified in § 1.40001(b)(7)(i) through (iv).

(8) *Transmission equipment.* Equipment that facilitates transmission for any Commission-licensed or authorized wireless communication service, including, but not limited to, radio transceivers, antennas, coaxial or fiber-optic cable, and regular and backup power supply. The term includes equipment associated with wireless communications services including, but not limited to, private, broadcast, and public safety services, as well as unlicensed wireless services and fixed wireless services such as microwave backhaul.

(9) *Tower.* Any structure built for the sole or primary purpose of supporting any Commission-licensed or authorized antennas and their associated facilities, including structures that are constructed for wireless communications services including, but not limited to, private, broadcast, and public safety services, as well as unlicensed wireless services and fixed wireless services such as microwave backhaul, and the associated site.

(c) *Review of applications.* A State or local government may not deny and shall approve any eligible facilities request for modification of an eligible support structure that does not substantially change the physical dimensions of such structure.

(1) *Documentation requirement for review.* When an applicant asserts in writing that a request for modification is covered by this section, a State or local government may require the applicant to provide documentation or information only to the extent reasonably related to determining whether the request meets the requirements of this section. A State or local government may not require an applicant to submit any other documentation, including but not limited to documentation intended to illustrate the need for such wireless facilities or to justify the business decision to modify such wireless facilities.

(2) *Timeframe for review.* Within 60 days of the date on which an applicant submits a request seeking approval under this section, the State or local government shall approve the application unless it determines that the application is not covered by this section.

(3) *Tolling of the timeframe for review.* The 60-day period begins to run when the application is filed, and may be tolled only by mutual agreement or in cases where the reviewing State or local government determines that the application is incomplete. The timeframe for review is not tolled by a moratorium on the review of applications.

(i) To toll the timeframe for incompleteness, the reviewing State or local government must provide written notice to the applicant within 30 days of receipt of the application, clearly and specifically delineating all missing documents or information. Such delineated information is limited to documents or information meeting the standard under paragraph (c)(1) of this section.

(ii) The timeframe for review begins running again when the applicant makes a supplemental submission in response to the State or local government's notice of incompleteness.

(iii) Following a supplemental submission, the State or local government will have 10 days to notify the applicant that the supplemental submission did not provide the information identified in the original notice delineating missing information. The timeframe is tolled in the case of second or subsequent notices pursuant to the procedures identified in this paragraph (c)(3). Second or subsequent notices of incompleteness may not specify missing documents or information that were not delineated in the original notice of incompleteness.

(4) *Failure to act.* In the event the reviewing State or local government fails to approve or deny a request seeking approval under this section within the timeframe for review (accounting for any tolling), the request shall be deemed granted. The deemed grant does not become effective until the applicant notifies the applicable reviewing authority in writing after the review period has expired (accounting for any tolling) that the application has been deemed granted.Show citation box

(5) *Remedies.* Applicants and reviewing authorities may bring claims related to Section 6409(a) to any court of competent jurisdiction.

SITE NUMBER: NYNYNY0290
FA #: 10074814
SITE NAME: SOUTH SALEM
SCOPE: "LTE 2C-B25"

PROJECT INFORMATION

SITE ADDRESS:	RT 35 & RT 123 SOUTH SALEM, NY 10590
PROPERTY OWNER:	ATC
APPLICANT ADDRESS:	AT&T MOBILITY ONE AT&T WAY BEDMINSTER, NJ 07921
JURISDICTION:	TOWN OF LEWISBORO
PROPERTY TAX ID:	SHEET 40, BLOCK 10263, LOT 62
ZONING DISTRICT:	R4A – ONE FAMILY RESIDENTIAL
LATITUDE:	41° 15' 30.51" N (NAD 83)
LONGITUDE:	73° 32' 04.86" W" (NAD 83)
ELEVATION:	756.4'± AMSL
CURRENT USE:	TELECOMMUNICATIONS FACILITY
PROPOSED USE:	TELECOMMUNICATIONS FACILITY

DRAWING INDEX

		REV.
T01	TITLE SHEET	0
A01	SITE PLAN & NOTES	0
A02	EQUIPMENT PLAN	0
A03	ELEVATION	0
A04	ANTENNA PLAN & MOUNTING DETAIL	0
A05	ANTENNA & EQUIPMENT DETAILS	0

STRUCTURAL STATEMENT

THE EXISTING ANTENNA MOUNTING SYSTEM HAS BEEN EVALUATED FOR THE PROPOSED AT&T INSTALLATION. NO MODIFICATIONS ARE REQUIRED. SEE STRUCTURAL ANALYSIS BY TECTONIC ENGINEERING DATED 03/03/16. THE EXISTING SUPPORTING STRUCTURE SHALL BE ANALYZED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF NEW YORK PRIOR TO THE PROPOSED AT&T INSTALLATION.

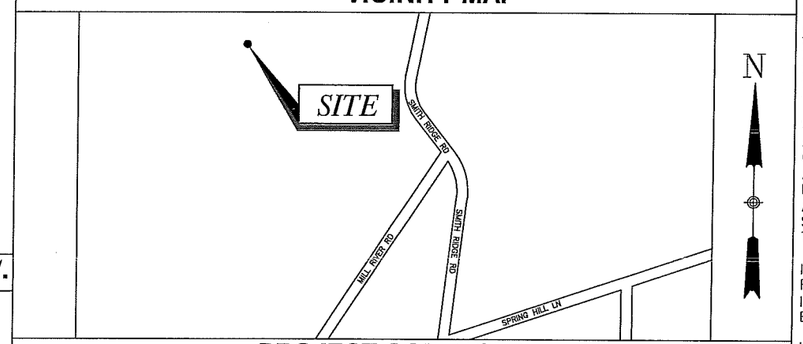
DO NOT SCALE DRAWINGS

THESE DRAWINGS ARE FORMATTED FOR 22"x34". OTHER SIZED VERSIONS ARE NOT PRINTED TO THE SCALE SHOWN.

PROJECT DESCRIPTION

MODIFICATION TO EXISTING TELECOM FACILITY COMPRISING OF EQUIPMENT, ANTENNAS AND ASSOCIATED CABLES

VICINITY MAP



PROJECT CONTACTS

	NAME	COMPANY	CONTACT NUMBER
A/E	MIKE PATEL	TECTONIC	(845) 567-6656
ENGINEER	ILIYASSOU MOUTAIROU	BECHTEL	(201) 571-0768
CONSTRUCTION	MIKE OAKES	BECHTEL	(201) 571-0634

APPLICABLE BUILDING CODES AND STANDARDS

SUBCONTRACTOR'S WORK SHALL COMPLY WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES AS ADOPTED BY THE LOCAL AUTHORITY HAVING JURISDICTION (AHJ) FOR THE LOCATION. THE EDITION OF THE AHJ ADOPTED CODES AND STANDARDS IN EFFECT ON THE DATE OF CONTRACT AWARD SHALL GOVERN THE DESIGN.

NY STATE ADOPTED CODES AND STANDARDS:
2010 BUILDING CODE OF NEW YORK STATE
2008 NATIONAL ELECTRICAL CODE
2010 FIRE CODE OF NEW YORK STATE
2010 ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE

SUBCONTRACTOR'S WORK SHALL COMPLY WITH THE LATEST EDITION OF THE FOLLOWING STANDARDS.
AMERICAN CONCRETE INSTITUTE (ACI) 318, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE
AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC), MANUAL OF STEEL CONSTRUCTION, ASD, NINTH EDITION
ANSI/TIA/EIA-222-F-1996, STRUCTURAL STANDARDS FOR STEEL ANTENNA TOWER AND ANTENNA SUPPORTING STRUCTURES:
TIA 607, COMMERCIAL BUILDING GROUNDING AND BONDING REQUIREMENTS FOR TELECOMMUNICATIONS

INSTITUTE FOR ELECTRICAL AND ELECTRONICS ENGINEERS (IEEE) 81, GUIDE FOR MEASURING EARTH RESISTIVITY, GROUND IMPEDANCE, AND EARTH SURFACE POTENTIALS OF A GROUND SYSTEM
IEEE 1100 (1999) RECOMMENDED PRACTICE FOR POWERING AND GROUNDING OF ELECTRONIC EQUIPMENT

IEEE C2 NATIONAL ELECTRIC SAFETY CODE, LATEST VERSION

TELCORDIA GR-1275, GENERAL INSTALLATION REQUIREMENTS

ANSI T1.311, FOR TELECOM – DC POWER SYSTEMS – TELECOM, ENVIRONMENTAL PROTECTION

FOR ANY CONFLICTS BETWEEN SECTIONS OF LISTED CODES AND STANDARDS REGARDING MATERIAL, METHODS OF CONSTRUCTION, OR OTHER REQUIREMENTS, THE MOST RESTRICTIVE REQUIREMENT SHALL GOVERN. WHERE THERE IS CONFLICT BETWEEN A GENERAL REQUIREMENT AND A SPECIFIC REQUIREMENT, THE SPECIFIC REQUIREMENT SHALL GOVERN.

DETAIL 1001 / T01

STATE OF NEW YORK ★ ANTONIO ALBERTO GUALTIERI ★ 071249 LICENSED PROFESSIONAL ENGINEER

TECTONIC
Practical Solutions, Exceptional Service
TECTONIC Engineering & Surveying Consultants P.C.
1279 Route 300 Newburgh, NY 12550
Phone: (845) 567-6656 (800) 829-6531
www.tectonicengineering.com

SITE NAME: SOUTH SALEM
SITE NUMBER: NYNYNY0290
RT 35 & RT 123
SOUTH SALEM, NY 10590

NO.	DATE	REVISIONS	BY	CHK
0	4/13/16	ISSUED FOR CONSTRUCTION	LCT	CB
A	3/01/16	ISSUED FOR REVIEW	JRV	CB

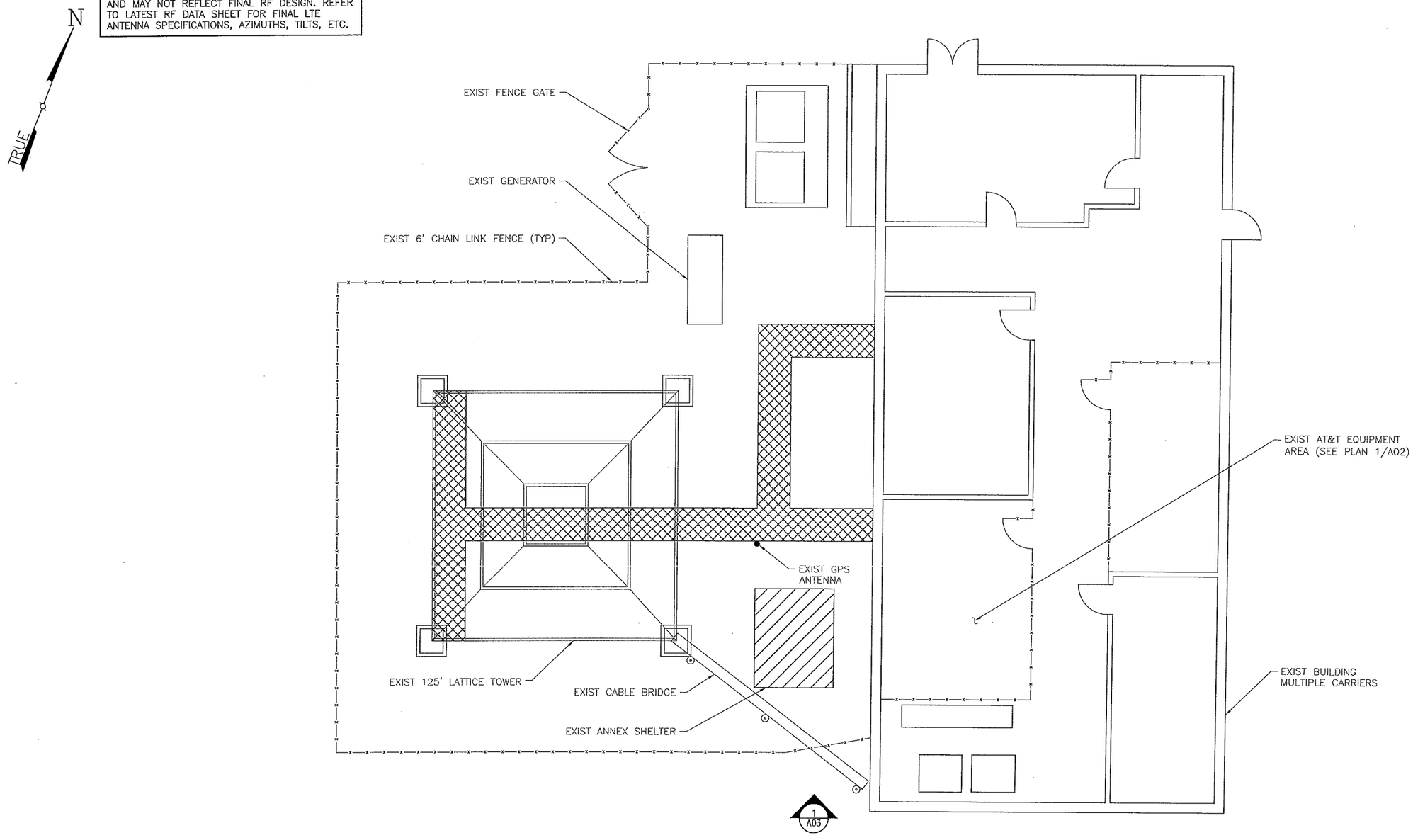
SCALE: AS NOTED | DESIGNED BY: MP | DRAWN BY: JRV

SITE NAME: SOUTH SALEM
SITE NUMBER: NYNYNY0290
2016 LTE AC

TITLE SHEET

JOB NO: 815-LS-NYNYNY0290 | DWG NO: T01 | REV 0

NOTE:
LTE ANTENNA AZIMUTHS SHOWN ARE PRELIMINARY AND MAY NOT REFLECT FINAL RF DESIGN. REFER TO LATEST RF DATA SHEET FOR FINAL LTE ANTENNA SPECIFICATIONS, AZIMUTHS, TILTS, ETC.



1 / A01 SITE PLAN
SCALE: 3/16"=1'-0"

NOTES:
1. ANTENNA ORIENTATION/AZIMUTHS SHALL BE FIELD VERIFIED.
2. EQUIPMENT/ANTENNAS BY OTHERS NOT SHOWN FOR CLARITY.

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RT 35 & RT 123
SOUTH SALEM, NY 10590

at&t

NO.	DATE	REVISIONS	BY	CHK	APP'D
0	4/13/16	ISSUED FOR CONSTRUCTION	LCT	CB	MP
A	3/01/16	ISSUED FOR REVIEW	JRV	CB	MP

SCALE: AS NOTED | DESIGNED BY: MP | DRAWN BY: JRV

STATE OF NEW YORK
ANTONIO ALBERTO GUALTIERI
071249
LICENSED PROFESSIONAL ENGINEER

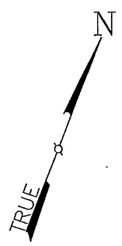
TEL MAP: 2142 NYNYNY0290
2015 GPS AC

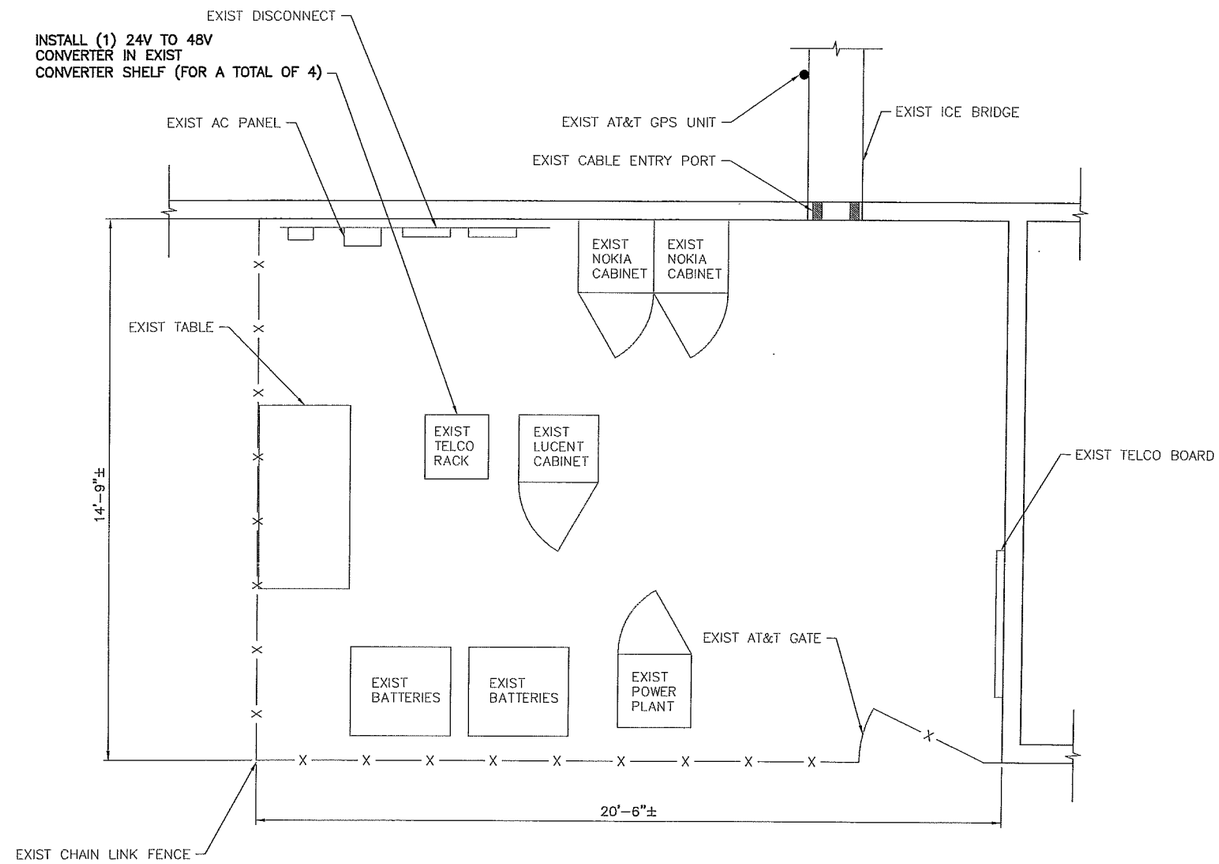
at&t

SITE PLAN & NOTES

JOB NO: 115-LS-NYNYNY0290
DWG NO: A01
REV 0

NOTE:
LTE ANTENNA AZIMUTHS SHOWN ARE PRELIMINARY AND MAY NOT REFLECT FINAL RF DESIGN. REFER TO LATEST RF DATA SHEET FOR FINAL LTE ANTENNA SPECIFICATIONS, AZIMUTHS, TILTS, ETC.





NOTE: A TOTAL (4) 24V TO 48V CONVERTERS AND (6) RECTIFIERS ARE REQUIRED FOR THIS PROJECT.

1 / A02 EXISTING EQUIPMENT PLAN
SCALE: 1/2" = 1'-0"

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SITE NAME: SOUTH SALEM
SITE NUMBER: NYNYNY0290
RT 35 & RT 123
SOUTH SALEM, NY 10590

at&t

NO.	DATE	REVISIONS	BY	CHK	APP
0	4/13/16	ISSUED FOR CONSTRUCTION	LCT	CB	[illegible]
A	3/01/16	ISSUED FOR REVIEW	JRV	CB	[illegible]

SCALE: AS NOTED | DESIGNED BY: MP | DRAWN BY: JRV

TECHNOLOGY: 81-2001 NYNY0290 2016 LTE AC

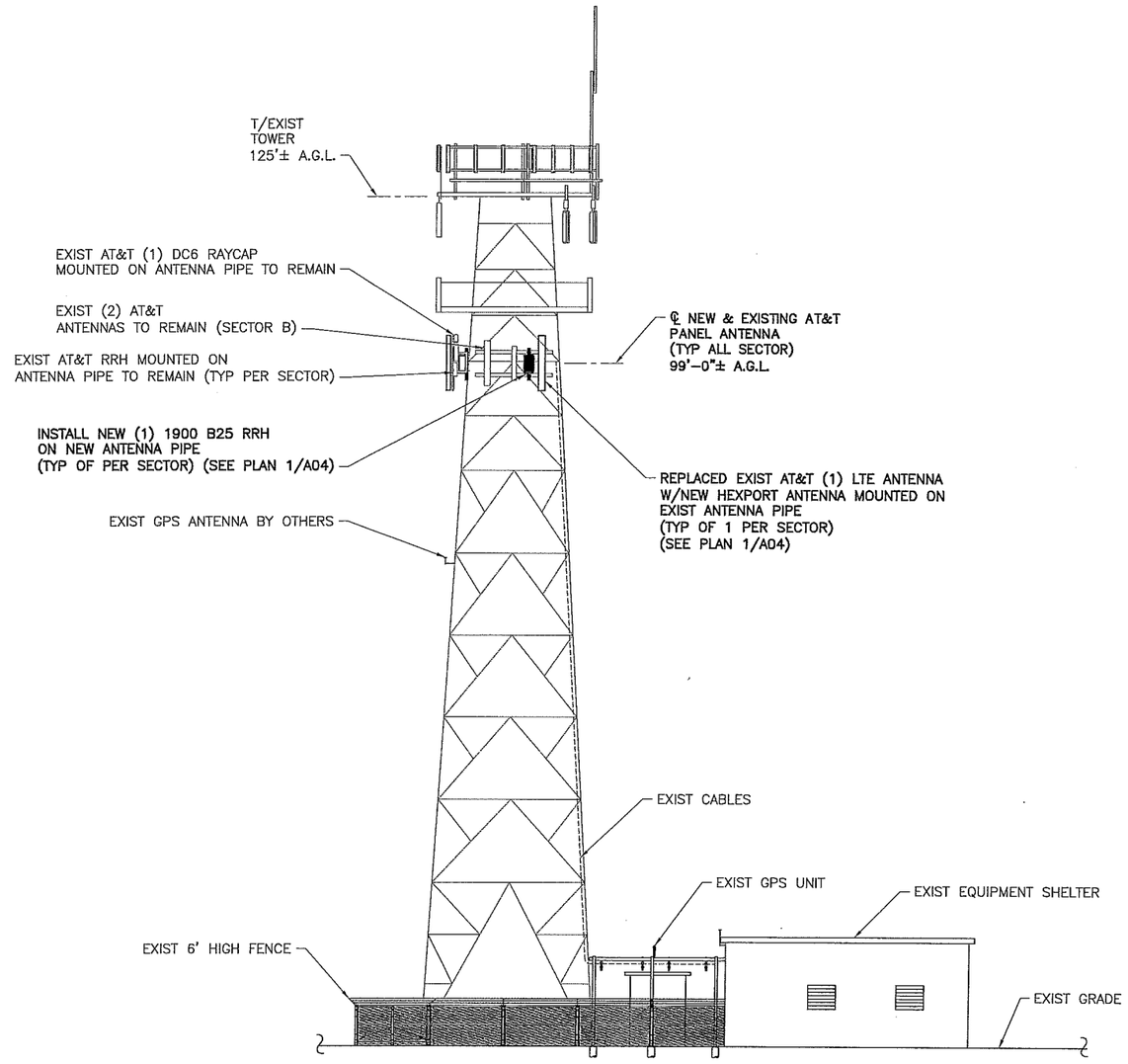
at&t

EQUIPMENT PLAN

JOB NO: 15-LS-NYNYNY0290

DWG NO: A02

REV 0



NOTE: NOT ALL EXISTING FEATURES SHOWN FOR CLARITY.

1 / A03 ELEVATION
SCALE: 3/32" = 1'-0"

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SITE NAME: SOUTH SALEM
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RT 35 & RT 123
SOUTH SALEM, NY 10590

at&t

NO.	DATE	REVISIONS	BY	CHK	APP'D
0	4/13/16	ISSUED FOR CONSTRUCTION	LCT	GEV	MP
A	3/01/16	ISSUED FOR REVIEW	JRV	GEV	MP

SCALE: AS NOTED | DESIGNED BY: MP | DRAWN BY: JRV

DRAWN: 8132 NYNYNY0290 2016 LTE AC

at&t

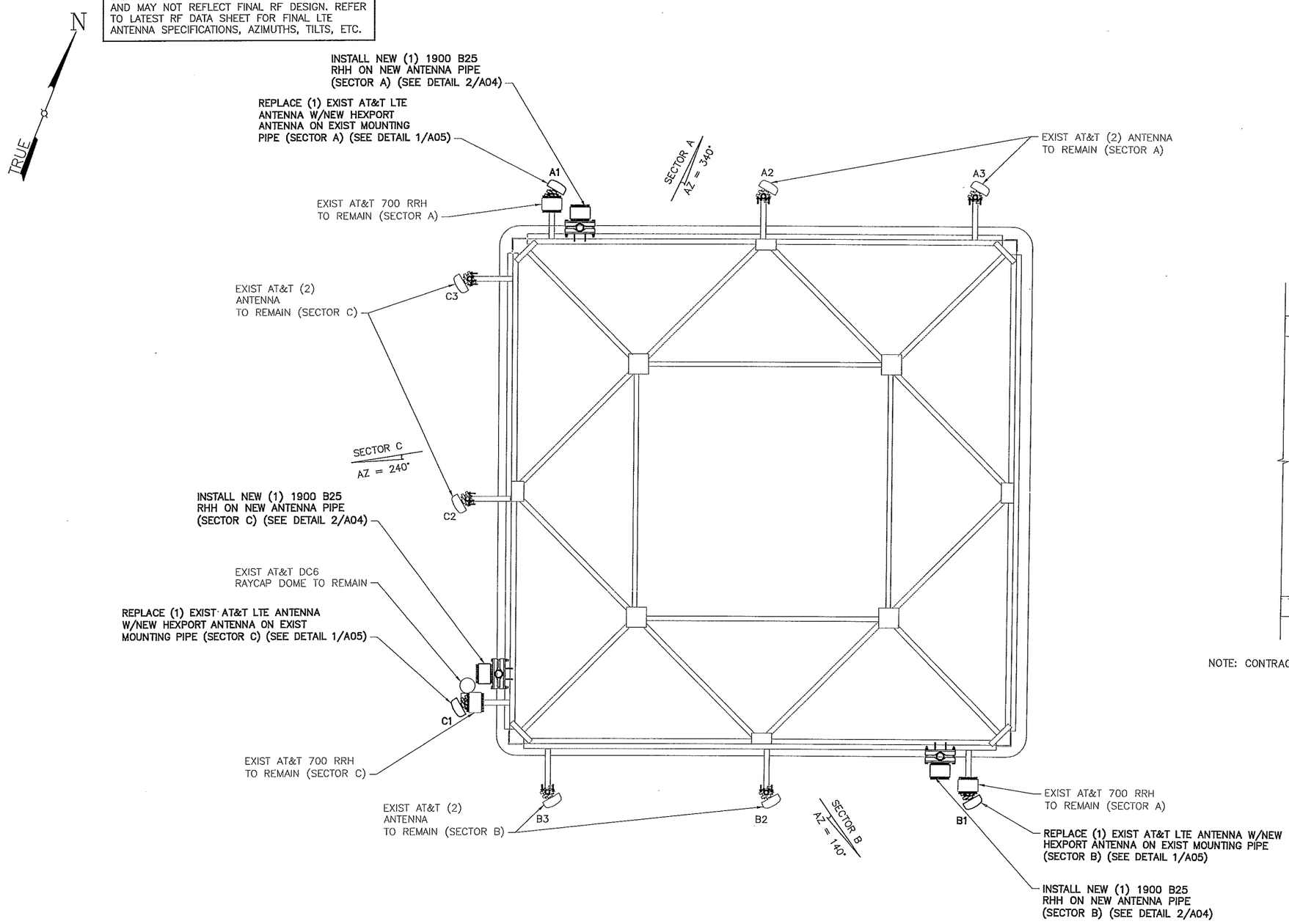
ELEVATION

JOB NO: 415-LS-NYNYNY0290

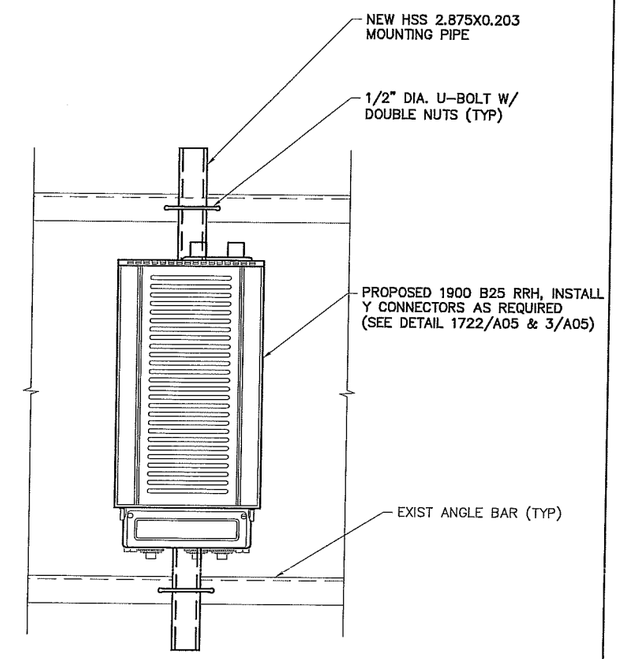
DWG NO: A03

REV 0

NOTE:
LTE ANTENNA AZIMUTHS SHOWN ARE PRELIMINARY AND MAY NOT REFLECT FINAL RF DESIGN. REFER TO LATEST RF DATA SHEET FOR FINAL LTE ANTENNA SPECIFICATIONS, AZIMUTHS, TILTS, ETC.



1 / A04 ANTENNA PLAN (ALL SECTORS)
SCALE: 3/8" = 1'-0"



NOTE: CONTRACTOR TO FIELD DRILL 9/16" DIA. HOLES FOR 1/2" DIA U-BOLTS.

2 / A04 RRH MOUNTING DETAIL
SCALE:1-1/2" = 1'-0"

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SITE NAME: SOUTH SALEM
SITE NUMBER: NYNYNY0290
RT 35 & RT 123
SOUTH SALEM, NY 10590

at&t

NO.	DATE	REVISIONS	BY	CHK	APPRD
0	4/13/16	ISSUED FOR CONSTRUCTION	LCT	CB	MP
A	3/01/16	ISSUED FOR REVIEW	JRV	CB	MP

SCALE: AS NOTED | DESIGNED BY: MP | DRAWN BY: JRV

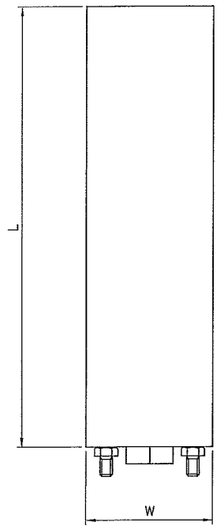
STATE OF NEW YORK
ANTONIO ALBERTO GUALTIERI
071249
LICENSED PROFESSIONAL ENGINEER

TEC WO: 415-LS-NYNYNY0290
2016 LTE AC

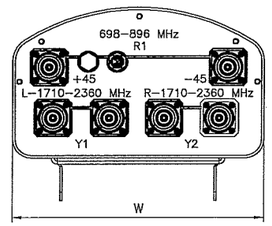
at&t

ANTENNA PLAN & MOUNTING DETAIL

WOB NO: 415-LS-NYNYNY0290
DWG NO: A04
REV 0



FRONT



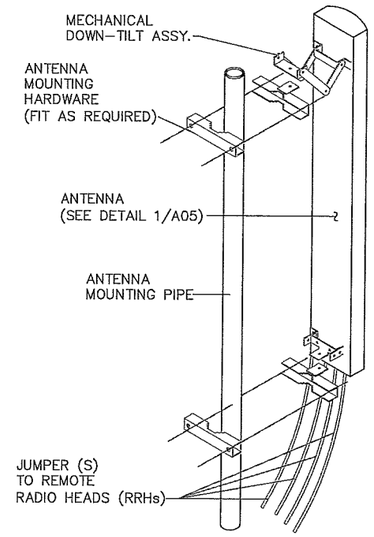
BOTTOM VIEW

ITEMS 17 THROUGH 19

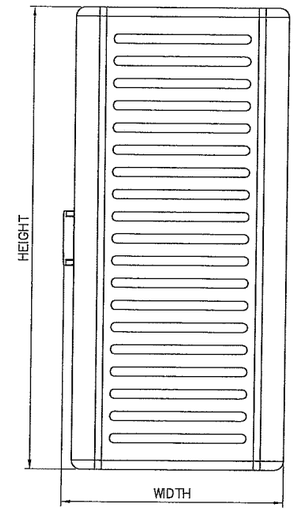
ITEM#	MANUFACTURER	MODEL	BAND	FREQUENCIES, MHZ	POLARIZATION	RET	L, IN	W, IN	D, IN	WEIGHT, LB
17	ANDREW–COMMSCOPE	SBNHH–1D65A	TRI	698–896 (2)1710–2360	DUAL	INSTALLED	55.5	11.9	7.1	40.9
18	ANDREW–COMMSCOPE	SBNHH–1D65B	TRI	698–896 (2)1710–2360	DUAL	INSTALLED	72.0	11.9	7.1	50.7
19	ANDREW–COMMSCOPE	SBNHH–1D65C	TRI	698–896 (2)1710–2360	DUAL	INSTALLED	96.0	11.9	7.1	66.1

ANDREW–COMMSCOPE ANTENNA DETAIL

DETAIL 1500/A05 4
NTS



1/A05 ANTENNA MOUNTING DETAIL
SCALE: NTS



FRONT VIEW

NOTES:

1. USE 1/2" COAXIAL CABLE W/7/16 DIN MALE CONNECTORS ON BOTH ENDS.
2. THE RRH CAN BE MOUNTED IN FOLLOWING STANDARD CONFIGURATIONS:
   - POLE–MOUNTED (USING MANUFACTURER RECOMMENDED APPLICATIONS)
     SMALL POLE MOUNT KIT (2" – 6" DIAMETER)
     LARGE POLE MOUNT KIT (6" – 15" DIAMETER)
   - WALL–MOUNTED (DIRECTLY OR INDIRECTLY USING A UNISTRUT SYSTEM)

SIZE AND WEIGHT TABLE

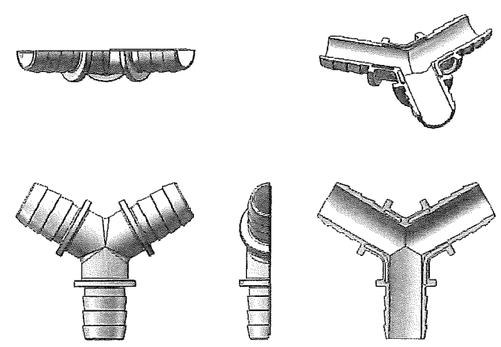
RRH	WIDTH	DEPTH	HEIGHT	WEIGHT (W/O MOUNTING BRACKETS)
RRH B25 RRH 4X30W (WITH SOLAR SHIELD)	12.0"	7.2"	21.2"	53lbs.

MINIMUM CLEARANCE TABLE

RRH CABINET	CLEARANCE (INCHES)	COMMENTS
FRONT	39.4"	INSTALLATION ACCESS
REAR	2"	ZERO REAR CLEARANCE IS ALLOWED USING SUPPLIED MOUNTING BRACKETS
RIGHT	8.2"	AIR FLOW
LEFT	8.2"	AIR FLOW
TOP	11.8"	AIR FLOW
BOTTOM	15.7"	CABLE ROUTING

ALCATEL–LUCENT B25 RRH 4X30W
LTE REMOTE RADIO HEAD (RRH)

DETAIL 1722/A05
NTS



JSOURCE PART #JS007–1YST

2/A05 Y–CONNECTION DETAIL
SCALE: NTS

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SITE NAME: SOUTH SALEM
SITE NUMBER: NYNYNY0290
RT 35 & RT 123
SOUTH SALEM, NY 10590

at&t

NO.	DATE	REVISIONS	BY	CHK	APP'D
0	4/13/16	ISSUED FOR CONSTRUCTION	LCT	GB	MP
A	3/01/16	ISSUED FOR REVIEW	JRV	GB	MP

SCALE: AS NOTED | DESIGNED BY: MP | DRAWN BY: JRV

SITE NAME: SITE NUMBER: NYNYNY0290 SITE TYPE: LTE AC

at&t

ANTENNA & EQUIPMENT DETAILS

JOB NO: 415–LS–NYNYNY0290

DWG NO: A05

REV 0

W.O. 8142.NYNYNY0290 July 14th, 2016
SITE #: NYNYNY0290 FA# 10074814
RT 35 & RT 123, SOUTH SALEM, NY 10590
ANTENNAS & EQUIPMENT BULK VOLUME ASSESSMENT

Tectonic Engineering and Surveying Consultants, P.C. (Tectonic) has performed a bulk volume assessment of the existing and proposed additions to the telecommunications tower at the above-referenced location. Tectonic was contracted by Bechtel as the engineers for the proposed AT&T upgrade at the above-referenced facility owned by the American Tower Cooperation (ATC).

This assessment is based on information in the structural evaluation report provided by ATC dated March 15th, 2016 (Eng. Number 65955212), and from the most-recent Certificates of Occupancy from Sprint/Nextel and AT&T. The existing and reserved antennas and associated equipment with their respective carriers consist of the following:

QTY	Appurtenance	Length (in)	Width (in)	Depth (in)	Unit Volume (in^3)	Total Volume (cub-in)	Status	Carrier
1	12' Omni	144.0	2.0	diam.	452.4	452.4	Remaining	-
3	Antel BXA-70090/6CF	71.0	8.1	5.7	3278.1	9834.2	Remaining	VERIZON
3	ANTEL BXD-90429082CF	47.2	16.5	7.5	5841.0	17523.0	Remaining	
9	Decibel DB844H90E-XY	48.0	6.0	8.0	2304.0	20736.0	Remaining	SPRINT
6	RFS ATMAA1412D-1A20	12.0	10.0	4.0	480.0	2880.0	Remaining	T-MOBILE
3	RFS APX16DWV-16DWVS-E-A20	55.9	13.0	3.2	2289.1	6867.3	Remaining	
3	RFS APXVFW24-C-A20	93.0	14.5	6.9	9304.7	27914.0	Remaining	
6	RFS FD9R6004/1C-3L	5.8	6.5	1.5	56.6	339.3	Remaining	VERIZON
3	Antel BXA-171085-12-CF-EDIN-X	72.5	6.1	4.1	1813.2	5439.7	Remaining	
3	RFS ACU-A20-N	4.0	2.0	3.5	28.0	84.0	Remaining	SPRINT
3	Alcatel-Lucent 1900MHz RRH	20.1	11.2	7.6	1710.9	5132.7	Remaining	
3	Alcatel-Lucent 800MHz RRH w/ Notch Filter	19.0	13.0	8.6	2124.2	6372.6	Remaining	
3	Alcatel-Lucent TD-RRH 8x20-25 w/Solar Shield	26.1	18.8	6.7	3287.6	9862.7	Remaining	
3	RFS RFS APXVTM14-ALU-I20	48.0	11.8	7.9	4474.6	13423.7	Remaining	
3	RFS APXVSPP18-C	72.0	11.8	7.0	5947.2	17841.6	Remaining	
3	ClearComm CCDP-565-1W	7.9	6.9	2.1	114.5	343.6	Remaining	
3	Diplexer/Coupler	9.5	6.3	5.9	353.1	1059.3	Remaining	AT&T
1	Raycap DC6-48-60-18-8F	24.0	11.0	diam.	2280.8	2280.8	Remaining	
6	Andrew ETDB19G-12UB	11.4	13.8	3.5	550.6	3303.7	Remaining	
3	Alcatel-Lucent 9442 RRH2x40-07	20.5	10.6	8.9	1934.0	5801.9	Remaining	
3	Decibel 731DG85V1EXM	48.0	13.0	8.0	4992.0	14976.0	Remaining	
3	Andrew DBXLH-9090A-VTM	51.4	15.4	5.0	3957.8	11873.4	Remaining	
1	GPS (Sprint)	3.0	2.0	12.0	72.0	72.0	Remaining	SPRINT
2	GPS (Verizon)	3.0	2.0	12.0	72.0	144.0	Remaining	VERIZON

The proposed AT&T upgrade consists of the following removals and additions:

QTY	Appurtenance	Length (in)	Width (in)	Depth (in)	Unit Volume (in^3)	Total Volume (cub-in)	Status	Carrier
3	Andrew SBNH-1D6565C	96.4	11.9	7.1	8144.8	24434.5	Remove	AT&T
3	Alcatel-Lucent B25 RRH4x30 (1900 MHz)	21.2	12.0	7.2	1831.7	5495.0	Adding	
3	Commscope SBNHH-1D65C	96.0	11.9	7.1	8111.0	24333.1	Adding	

The new combined bulk volume from the existing and proposed changes is the following:

- Existing 184557.9 in^3 (106.80 ft^3)
- Removing -24434.5 in^3 (-14.14 ft^3)
- Proposed 29828.2 in^3 (17.26 ft^3)
- New Total 189951.6 in^3 (109.93 ft^3)
- **Bulk Volume Increase 2.92%**

The new combined bulk volume of the antennas and equipment compared to the total bulk last approved for the tower structure is less than the 5% limit as stated in municipal code §220-41.1H(1)(a)[2] for the Town of Lewisboro which qualifies for an exemption from special permit approval.

Should you have any questions, please do not hesitate to contact us at 845-567-6656, ext 2808.

Sincerely,

TECTONIC

STATE OF NEW YORK
MANOJKUMAR B. PATEL
084829
LICENSED PROFESSIONAL ENGINEER

Manojkumar Patel, P.E.
Sr. Project Manager

Product Specifications

COMMSCOPE®

POWERED BY ANDREW.

SBNH-1D6565C

Andrew® Dual Band Antenna, 698–896 MHz and 1710–2180 MHz, 65° horizontal beamwidth, internal RET

- Interleaved dipole technology providing for attractive, low wind load mechanical package
- Internal next generation actuator eliminates field installation and defines new standards for reliability

OBSOLETE
This product was discontinued on: December 31, 2014

Electrical Specifications

Frequency Band, MHz	698–806	806–896	1710–1880	1850–1990	1920–2180
Gain, dBi	15.8	16.6	18.0	18.0	18.5
Beamwidth, Horizontal, degrees	72	67	60	59	60
Beamwidth, Vertical, degrees	8.6	7.8	5.6	5.2	4.9
Beam Tilt, degrees	0–11	0–11	0–7	0–7	0–7
USLS, dB	15	15	18	16	16
Front-to-Back Ratio at 180°, dB	25	28	34	31	31
CPR at Boresight, dB	26	20	18	18	18
CPR at Sector, dB	13	8	9	8	9
Isolation, dB	30	30	30	30	30
Isolation, Intersystem, dB	35	35	35	35	35
VSWR | Return Loss, dB	1.5 | 14.0	1.5 | 14.0	1.5 | 14.0	1.5 | 14.0	1.5 | 14.0
PIM, 3rd Order, 2 x 20 W, dBc	-153	-153	-153	-153	-153
Input Power per Port, maximum, watts	400	400	300	300	300
Polarization	±45°	±45°	±45°	±45°	±45°
Impedance	50 ohm	50 ohm	50 ohm	50 ohm	50 ohm

Electrical Specifications, BASTA*

Frequency Band, MHz	698–806	806–896	1710–1880	1850–1990	1920–2180
Gain by all Beam Tilts, average, dBi	15.6	16.3	17.8	17.9	18.2
Gain by all Beam Tilts Tolerance, dB	±0.4	±0.4	±0.3	±0.2	±0.5
Gain by Beam Tilt, average, dBi	0 ° | 15.6 6 ° | 15.7 11 ° | 15.3	0 ° | 16.2 6 ° | 16.4 11 ° | 16.1	0 ° | 18.0 4 ° | 17.9 7 ° | 17.6	0 ° | 17.8 4 ° | 17.9 7 ° | 17.8	0 ° | 18.0 4 ° | 18.2 7 ° | 18.1
Beamwidth, Horizontal Tolerance, degrees	±3	±3.1	±3.2	±2	±3.3
Beamwidth, Vertical Tolerance, degrees	±0.4	±0.4	±0.3	±0.2	±0.4
USLS, dB	17	17	18	18	18
Front-to-Back Total Power at 180° ± 30°, dB	23	21	30	29	27
CPR at Boresight, dB	26	20	18	18	18
CPR at Sector, dB	13	8	9	8	9

* CommScope® supports NGMN recommendations on Base Station Antenna Standards (BASTA). To learn more about the benefits of BASTA, download the whitepaper Time to Raise the Bar on BSAs.

General Specifications

Antenna Brand	Andrew®
Antenna Type	DualPol® multiband with internal RET

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All specifications are subject to change without notice. See www.commscope.com for the most current information. Revised: December 31, 2014

Product Specifications

SBNH-1D6565C

Band	Multiband
Brand	DualPol® | Teletilt®
Operating Frequency Band	1710 – 2180 MHz | 698 – 896 MHz

Mechanical Specifications

Color	Light gray
Lightning Protection	dc Ground
Radiator Material	Aluminum
Radome Material	Fiberglass, UV resistant
RF Connector Interface	7-16 DIN Female
RF Connector Location	Bottom
RF Connector Quantity, total	4
Wind Loading, maximum	879.0 N @ 150 km/h 197.6 lbf @ 150 km/h
Wind Speed, maximum	241.0 km/h | 149.8 mph

Dimensions

Depth	181.0 mm | 7.1 in
Length	2449.0 mm | 96.4 in
Width	301.0 mm | 11.9 in
Net Weight	23.5 kg | 51.8 lb

Remote Electrical Tilt (RET) Information

Input Voltage	10–30 Vdc
Power Consumption, idle state, maximum	2.0 W
Power Consumption, normal conditions, maximum	11.0 W
Protocol	3GPP/AISG 2.0 (Multi-RET)
RET Interface	8-pin DIN Female | 8-pin DIN Male
RET Interface, quantity	1 female | 1 male
RET System	Teletilt®

Regulatory Compliance/Certifications

Agency	Classification
RoHS 2011/65/EU	Compliant by Exemption
China RoHS SJ/T 11364-2006	Above Maximum Concentration Value (MCV)

Included Products

DB380-5083 — Standard two point mounting system to secure BSA panels to pipes with an OD measuring 2.4-4.5" (60-115mm). Includes locking downtilt brackets and heavy guage pipe brackets to provide superior windload performance.

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Michael Fuller Sirignano
Attorney and Counselor at Law

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Cross River, New York 10518

Tel: (914) 763-5500
Fax: (914) 763-9589
e-mail: michael@sirignano.us

July 7, 2016

Via Email: planning@lewisborogov.com

Ciorsdan Conran
Planning Board Secretary
Lewisboro Planning Board
P.O. Box 725
Cross River, New York 10518

Re: Rudolph C. Petruccelli
Section 33B, Lot 26, Block 11157
Cal. #8-12 P.B.

Dear Ciorsdan:

Request is respectfully made for an additional ninety (90) day extension of the Preliminary/Final Subdivision Plat approval in the above matter. Unfortunately, Mr. Petruccelli suffered a serious illness and is undergoing in-patient therapy. We would appreciate this further extension beyond July 13, 2016 in order to finalize the filing of the plat.

Very truly yours,

Michael Fuller Sirignano

MFS/cp

Ciorsdan Conran

From: Joseph Plouffe <joseph.plouffe@gmail.com>
Sent: Thursday, July 14, 2016 11:54 AM
To: Ciorsdan Conran
Subject: Re: Viggiano submission

Hi Ciorsdan,

In reference to 5 Duffy's Bridge Road, due to the current owners relocating to another property I am no longer proceeding with the wetlands application. Please withdraw it from review.

Thank you.

Regards,
Joe

Joseph Plouffé, RA
JP | Architect
914-844-2569
joseph.plouffe@gmail.com
www.JPArchitectSpaces.com

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

July 13, 2016

Mr. Jerome Kerner
Town of Lewisboro Planning Board
P.O. Box 725
Cross River, New York 10518

RE: Oakridge Condominiums
Pool and Recreation Area
Amended Site Development Plan, Wetland Activity Permit and Town Stormwater Permit Application
Town of Lewisboro, New York

Dear Chairman Kerner and Members of the Planning Board:

The Oakridge Condominiums Pool and Recreation Project was originally approved by the Planning Board on November 18, 2014. An extension of said approval was granted on May 20, 2015 to expire November 18, 2015 unless Conditions 1 through 10 of the Resolution were satisfied. Conditions 1 through 10 were satisfied prior to November 18, 2015 and construction started in the fall of 2015. The proposed project has been substantially completed as approved by the Planning Board with the exception of the proposed landscaping outside the fenced in pool area and the proposed pergola. The applicant does not wish to install the pergola due to cost and a revision to the design concept for the pool area. If in the future, it is determined that a pergola or something similar is proposed, the applicant will present to the Planning Board an Amended Site Plan for approval.

Per the recommendation of the Town Planner, please see attached a bond estimate for the remaining landscaping. It is our understanding that bonds have been acceptable in the past and we respectfully request the Planning Board accept this bond so the applicant can obtain a temporary certificate of occupancy in order to open the finished pool. It is the applicant's intention to install the remaining landscaping in the fall when the pool is closed for the season.

We respectfully request being placed on the July 19, 2016 Planning Board agenda for review of a landscape bond for the remaining landscaping and a positive recommendation by the Planning Board to the Building Department to issue a temporary certificate of occupancy for the pool. 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: _____
Richard D. Williams, PE
Senior Project Engineer

RDW/jll

Enclosures:

cc: Michael Lombardo
Frank Sweeney

Insite File No. 11175.100

3 Garrett Place, Carmel, New York 10512 (845) 225-9690 Fax (845) 225-9717
www.insite-eng.com

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

LANDSCAPING BOND ESTIMATE

Prepared For
Oakridge Condominiums
Pool and Recreation Area
400 Oakridge Drive
Town of Lewisboro, New York

July 13, 2016

Item	Quantity	Unit Price	Total
Landscaping Outside Pool Area	1 L.S.	$7,000.00	$7,000.00
		TOTAL	**$7,000.00**

Insite File #11175.100
Landbond071216.doc