



March 23, 2021

Mr. Timothy Moot, PG CLP, acting as Town Engineer Town of Wappinger 20 Middlebush Road Wappinger Falls, NY 12590

RE: Sanitary Sewer Flow Analysis
Parcel 135689-6157-02-707773-000
Diamond Properties
1404 Route 9
Wappinger, NY

Dear Mr. Moot:

In accordance with the staff meeting at Town Hall on October 15, 2020, as well as subsequent emails and conversations with you, Dakota Partners and Diamond Properties are exploring the potential to construct approximately 144 residential units on the subject property, referenced above. The Existing Site Plan is included as Attachment A and a Proposed Concept Plan (specific to the residential addition) is included as Attachment B. The exact proposed unit and bedroom count is still being defined but at this point our most conservative count is 280 bedrooms.

It is our understanding that sanitary flows generated at the subject property discharge to a wastewater treatment facility owned and operated by Tri-Muni Sewer Commission (Tri-Muni). In order to obtain a "will serve" letter from Tri-Muni, we are required to perform a sanitary flow analysis that indicates that total discharge from the site, after final construction of the proposed residential program, will be less than the current amount of discharge allotted/permitted by Tri-Muni.

The required methodology consists of the following steps:

1. Estimated Theoretical Flow – a daily flow based on the following parameters of the subject property. The flow is determined by total acreage, assumptions for non-developable portions of the property (roads/parking), maximum building coverage [based on the zoning code and assumed sanitary flows (based on New York Department of Environmental Conservation (NYDEC)]. This flow is the amount allotted from the site by Tri-Muni.



- 2. Actual Theoretical Flow a daily flow based upon the existing and proposed development program. The flow is determined by assigning NYDEC design flow rates, applied to the existing and proposed uses within the development program.
- 3. Actual Flow a flow that is based on historic meter data, where available. For existing portions of the development, actual theoretical flow can be substituted with known flows, which provides a higher level of accuracy.

Estimated Theoretical Flow

Following are parameters/assumptions utilized in this computation:

- Property Size 86.82 acres (based on property card and the survey "<u>ALTA/SPS Land Title Survey, Alpine Commons Shopping Center</u>, 1357 Route 9, by Republic National, Longwood, Fl, dated 11/7/19." This has been included as Attachment C.
- Non-developable property (roads and parking lots) 15%.
- Building Footprint 20% maximum (based on the SC use in the "Schedule of Dimensional Regulations Nonresidential Districts" from the zoning regulations.)
- Sanitary flow rate of 0.1 gpd/sf building (based on the NYDEC, Design Standards for Intermediate Sized Wastewater Treatment Systems, 2014, Table B-3 Shopping Center/Grocery Store/Department Sore.) This has been included as Attachment D.

Estimated Theoretical Flow = $86.82 \text{ ac } \times 0.85 \text{ (usable property)} \times 0.2 \text{ (max building footprint)} \times 43,560 \text{ sf/ac } \times 0.1 \text{ gpd/sf} = 64,292 \text{ gpd}$. This represents the daily flow allotted to the site by Tri-Muni.

Actual Theoretical Flow

Following are parameters/assumptions utilized in this computation:

- Existing Building Footprint 212,376 sf (107,553 sf BJs building+ 104,823 sf shopping center building) [based on the 2019 ALTA.]
- Retail sanitary flow rate of 0.1 gpd/sf building (based on NYDEC, Design Standards for Intermediate Sized Wastewater Treatment Systems, 2014, Table B-3 Shopping Center/Grocery Store/Department Sore.)
- Proposed Residential Development 280 bedrooms.
- Residential sanitary flow rate of 110 gpd/bedroom for apartments (based on NYDEC, Design Standards for Intermediate Sized Wastewater Treatment Systems, 2014, Table B-3 Residential Use.)

Actual Theoretical Flow = 21,238 gpd (212,376 sf retail/grocery x 0.1 gpd/sf) + 30,800 gpd (280 bedrooms x 110 gpd/bedrooms) = 52,038 gpd. This represents the anticipated flow from the site with the proposed residential program, based on NYDEC design flows.

Actual Flow

The owner has historical monthly water usage that only extends back to January 2020 (Attachment E). There is a noticeable reduction in water usage from February to March and beyond, which is to be expected as Covid-related



government restrictions started in March 2020. We are therefore using February 2020 metered flows for this computation. In February 2020, the site consisted of four (4) spaces, three (3) of which were operating and one (1) which was abandoned. The operating businesses were AC Moore, BJs and Salvation Army. The abandoned space was a 64,900-sf space formerly operated as a grocery store. Since there are no records of actual flows for the abandoned grocery store, we have assumed a flow of 0.1 gpd/sf, based on Table B-3 referenced above. Additionally, we are utilizing NYDEC published data for future flows associated with the proposed residential development.

- AC Moore 5,960 gallons (February 2020 29 days) 5,960 gallons/29 days = 206 gpd
- BJ's 72,930 gallons (February 2020 29 days) 72,930 gallons/29 days = 2,515 gpd
- Salvation Army 1,760 (February 2020 29 days) 1,760 gallons/29 days = 61 gpd
- Abandoned Grocery Store Space 0.1 gpd/sf x 64,900 sf = 6,490 gpd
- Proposed Residential Development 110 gpd/bedroom x 280 bedrooms = 30,800 gpd

Total Actual Flow = 40,072 apd

CONCLUSIONS

Based on accepted methodology, the site is permitted by Tri-Muni to accept 64,292 gpd sanitary flow. Utilizing NYDEC published data and methodology, as well as actual measured flows, we have provided additional analyses to compare anticipated flows with the permitted flows. Following are the results:

- Estimated Theoretical Flows (Tri-Muni Permitted Flows) 64,292 gpd
- Actual Theoretical Flows 52,038 gpd
- Actual Flows 40,072 gpd

It can be seen that, utilizing two (2) methodologies to determine actual projected flows, both analyses indicate the total site sanitary flows (with the proposed residential development) will be less than that which has already been permitted by Tri-Muni.

We are requesting a "will serve" letter from Tri Muni indicating they can serve the site with the increased flows associated with the proposed conceptual residential development consisting of 280 bedrooms. If you have any questions about this information, please call or me at 860-494-4359 or wwalter@benesch.com.

Sincerely,

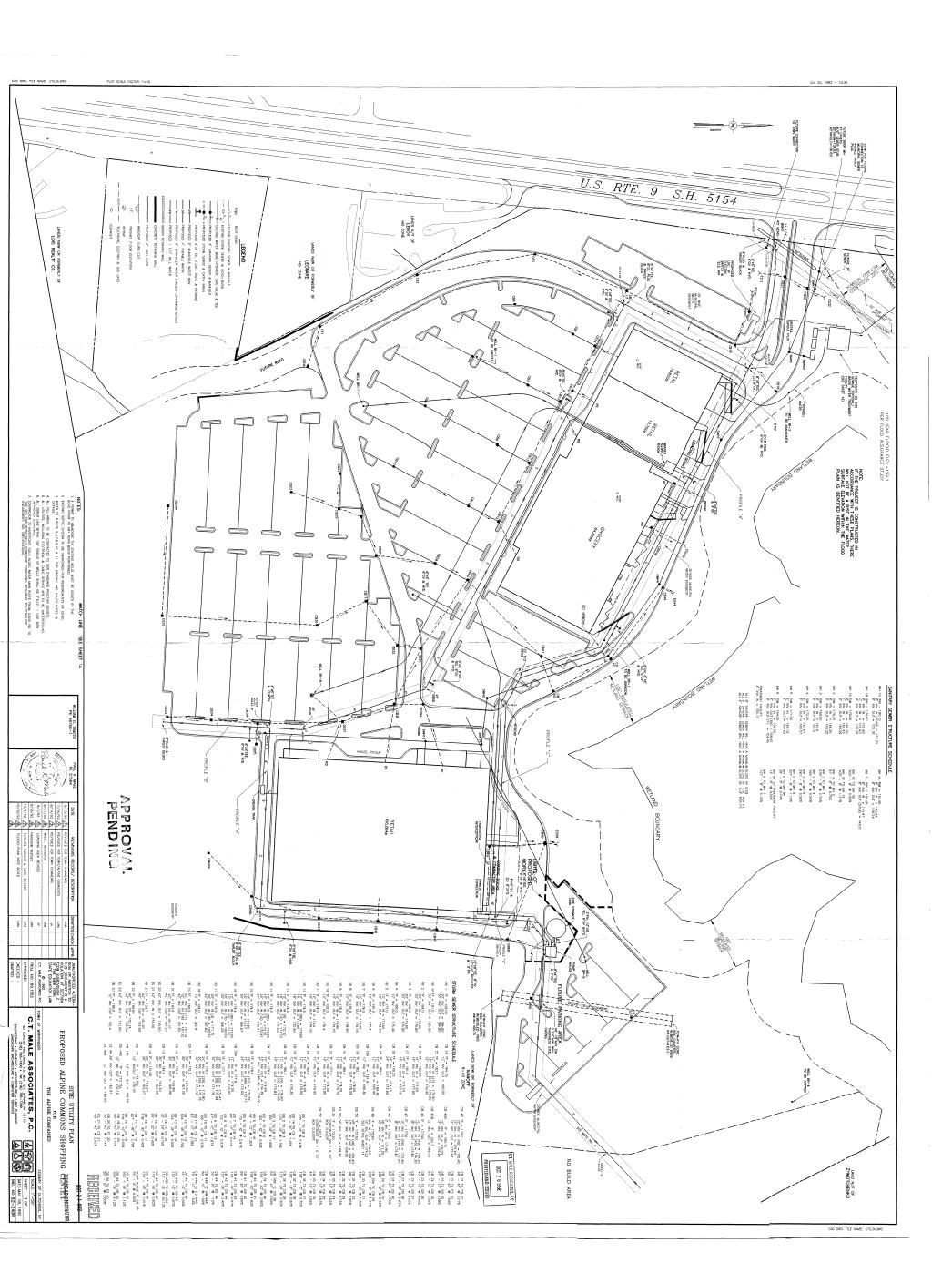
Benesch Engineering

Will Walter, PE

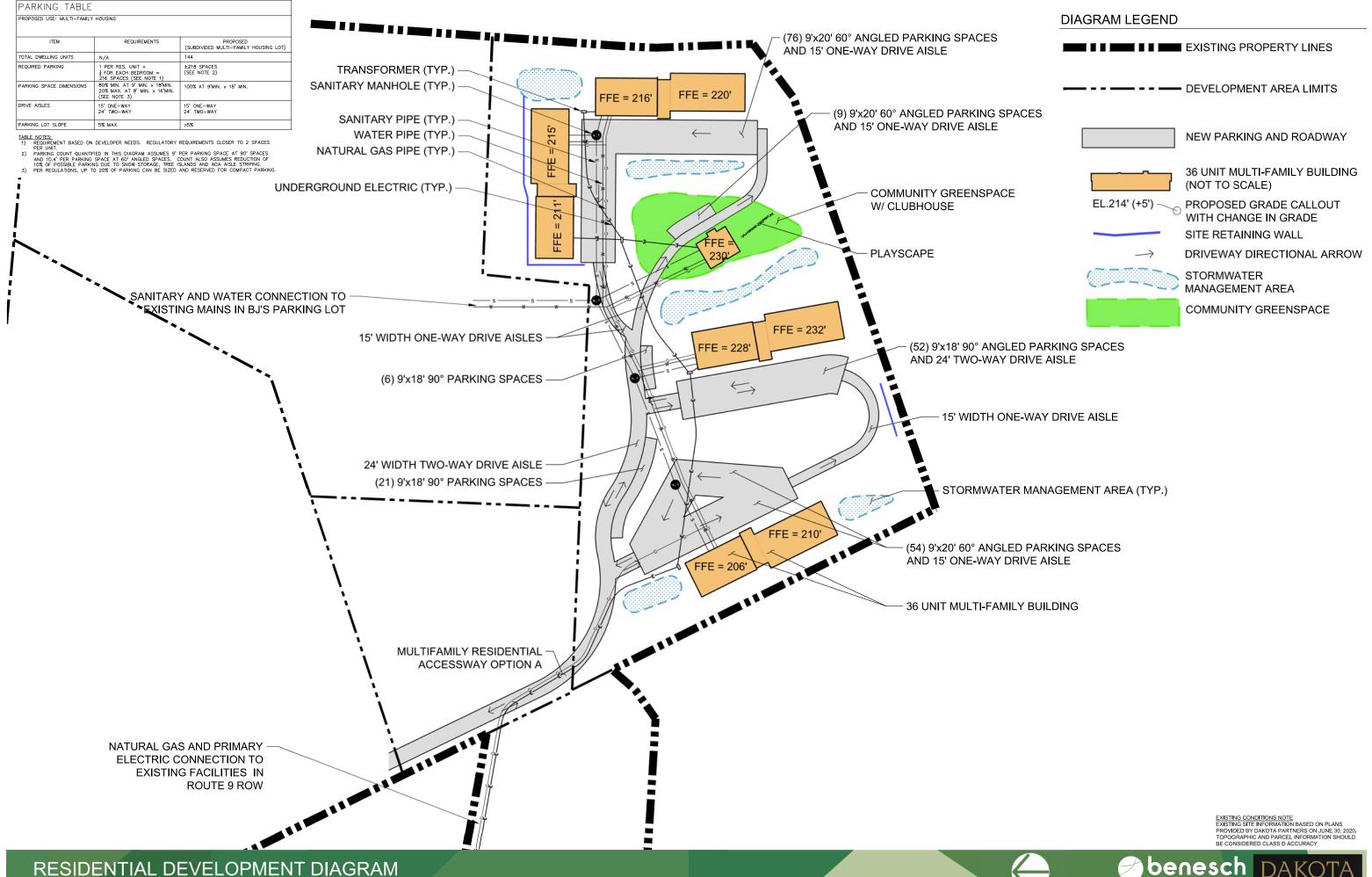
Senior Project Engineer

will halt

Attachment A
Existing Site Plan



Attachment B Proposed Residential Site Plan



Attachment C ALTA Survey

THE PROPERTY HERGON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN THIST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT FILE NO.: 3020-981037, WITH AN EFFECTIVE DATE OF 08/30/2019. TITLE COMMITMENT INFORMATION

EUNINIO TERUCE FROM SUD POINT OF BECINNING, NORTH 49" 07" OF EAST ALONG THE ABOVE MENTIONED DIVISON UNE: 1902. IEET TO 178, INTERECTION WITH THE DIVISON UNE BETWEEN HE SUD LANGS OF ALPRE COMPANY OF POLICHEEPSE ON THE SUD LANGS OF ALPRE COMPANY OF POLICHEEPSE ON THE SUD LANGS OF ALPRE COMPANY OF POLICHEEPSE ON THE SOUTHWEST AND THE LANGS NOW OF FORMERLY F. RESSEN AS DESCRIBED IN BOOK 1014 OF DEEDS AT PAGE 351 ON THE MORTHEAST.

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THENCE ALONG THE ABOVE LAST MENTIONED COMMON DIVISION LINE THE FOLLOWING THREE (3) COURSES:

THENCE NORTH 73' 48' 08" EAST ALONG THE LAST MENTIONED DIVISION LINE, 305.20 FEET TO A POINT ON THE WESTERLY BOUNDARY OF LOSEE ROAD;

HERCE SOUTH 50: 53' 11" WEST LONG THE LAST MENTIONED DIVISON LINE. 47:00 FEET TO ITS POINT OF INTERSECTION WITH THE DIVISON LINE BETWEEN THE SAID LANDS OF ALPINE COMPANY OF POLICHEPSIE ON THE NORTHEAST AND THE SAID LANDS OF ROBBINS ON THE SOUTHWEST;

HERICE SOUTH 50° 53° 11" WEST ALONG THE LAST MENTIONED DIVISION 125.00 FEET TO ITS POINT OF INTERSECTION WITH THE DIVISION LINE BETWEEN SAID LANDS OF ALPINE COMPANY OF POLIGHKEEPSE ON THE SOUTHWEST AND SAID LANDS OF ROBBINS ON THE NORTHEAST; 対対

THENCE ALONG THE LAST MENTIONED COMMON DIVISION LINE THE FOLLOWING TWO (2) COURSES:

1. SOUTH 26: 35: 54* EAST, 320.79 FEET TO A POINT; AND
2. SOUTH, 27: 36: 71: EAST, 62.31 FEET, TO, ITS NIERSECTION, WITH THE COMMON DIVISION, UNITE BETTERENT THE SAID, LANDS, NOW, OR FORMERLY, OF ALDRES ON THE LANDS HOW OR FORMERLY, OF KEEDAMY AS DESCRIBED IN MEDICAL PART AND THE LANDS HOW OR FORMERLY OF HANDS OF HEEDAMD AS DESCRIBED IN BOOK 1001 OF DEEDS AT PAGE 184, (FORMERLY LANDS OF HEEDAMD AS DESCRIBED IN BOOK 372 OF DEEDS AT PAGE 525) ON THE SOUTH;

BUILDING SETBACKS

941

FRONT 75'
SIDE 50'
REAR 50'
S: SC = SHOPPING CENTER DISTRIC

RESOURCE

THE PLANNING & ZONING COMPANY; 405 840-4344

WTH HTM 오류

THENCE SOUTH 52: 25' 05" WEST ALONG THE ABOVE LAST MENTIONED DIVISION LINE TOOL 44 FEET TO ITS INTERSECTION WITH THE COMMON DIVISION LINE BETWEEN THE SAID LANDS OF APPRIC COMPANY OF POODMEETPSE ON THE NORTH AND THE LANDS NOW OR FORMERLY OF NANCY C. WORLEY (N/K/A MEDDAUGH) AS DESCRIBED IN BOOK 1419 OF DEEDS AT PACE 722. THE LANDS NOW OR PROMERLY OF REDUCED AND THE LANDS NOW OR FORMERLY OF CVALANOVICH, ALL ON THE SOUTH:

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REVISION HISTORY

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RN JOB NUMBER:
191024
SCALE:
1" = 50'
DRAWN BY:
JS/MO/MWS
APPROVED BY:

SQUARE FEET
CONCRETE SURFACE
NO PARKING AREA

LEGEND

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CENERATOR
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TRAFFIC SIGNAL BOX

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ICE SOUTH 30" 58" 10" EAST ALONG THE ABOVE LAST MENTIONED DIVISION E825.28 EEET TO ITS INTERSECTION WITH THE DIVISION UNE BETWEEN THE SAID NS OF ALPINE COMPANY OF POWEREEPSE ON THE SOUTH AND THE LANDS OR FORMERLY OF NIESSEN ON THE NORTH;

1. SOUTH 25' 59' 04" EAST, 570.48 FEET TO A POINT:
2. SOUTH 26' 57' 22" EAST, 272.00 FEET TO A POINT: AND
3. SOUTH 36' 57' 30" EAST, 262.68 FEET TO ITS POINT OF INTERSECTION
THE DIVISION LINE BETWEEN THE SAID LANDS OF ALDRIE COMPANY
POHEMETERSE ON THE SOUTH AND THE SAID LANDS OF ZYMOTCHENKO ON
NORTH: ∄유불

HENCE SOUTH 69: 25: 39" EAST ALONG SAID MESTERLY BOUNDARY OF LOSEE ROAD, 101.00 FEET TO ITS POUT OF INTERSCTION WITH THE DIVISION LINE BETWEEN THE SAID LANDS OF ALPINE COMPANY OF POUGHEEPINE ON THE NORTHWEST AND THE LANDS WOR FORWERLY OF ROBBINS AS DESCRIBED IN BOOK 1596 OF DEEDS AT PAGE 140 ON THE SOUTHEAST.

E NORTH 39' 06' 49" WEST ALONG THE LAST MENTIONED DIVISION LINE, 2 TO 1TS POINT OF INTERSECTION WITH THE DIVISION LINE BETWEEN THE OF ALPINE COMPANY OF POLICEPISE ON THE NORTHWEST AND THE OF ROBBINS ON THE SOUTHEAST; 25.00 E SAID E SAID

E SOUTH 39: 06' 49" EAST ALONG THE LAST MENTIONED DIVISION LINE, 25.00 TO 1TS POINT OF INTERSECTION WITH THE DIVISION LINE BETWEEN THE SAID OF ALPHIC COMPANY OF POLIGHKEEPSE ON THE NORTHWEST AND THE SAID OF ROBBINS ON THE SOUTHEAST;

HEBICE SOUTH 50: 53' 11" WEST ALONG THE LAST MENTIONED DIVISION LINE 103.60 FEET TO 11'S POINT OF METRESCENON WITH THE COMMOND DIVISION LINE BETWEEN THE SAID LANDS OF ALPINE COMPANY OF POUGHEEFEST ON THE SOUTHWEST AND THE SAID LANDS OF ROBBINS, LANDS NOW OR FORMERLY OF ALCKSON AS DESCRIBED IN BOOK 1590 OF DEEDS AT PAGE 503, LANDS NOW OR FORMERLY OF CHARLES AS DESCRIBED IN BOOK 507 OF DEEDS AT PAGE 202 AND LANDS NOW OR FORMERLY OF CHEEFS. AN SO DESCRIBED IN BOOK 1737 OF DEEDS AT PAGE 503, LANDS NOW OR FORMERLY OF CHEEFS. AN SO DESCRIBED IN BOOK 1737 OF DEEDS AT PAGE 214, ALL ON THE NORTHELEST.

THENCE ALONG THE ABOVE LAST MENTIONED COMMON DIVISION LINE THE FOLLOWING FOUR (4) COURSES:

SOUTH 74' 59' 10" WEST, 317.82 FEET TO A POINT,
NORTH 76' 18' 51" WEST, 228.77 FEET TO A POINT,
SOUTH 88' 30' 10" WEST, 12.84 FEET TO A POINT, AND
NORTH 88' 71" 51" WEST, 24.56 TO ITS POINT OF INTERSECTION
NORTH 80' 17' 51" WEST, 24.56 TO ITS POINT OF INTERSECTION
NORTH 80' 17' 15" WEST, 24.56 TO ITS POINT OF POINTERSECTION
TO INTERSECTION OF THE SAID LANDS OF IVANOFF ON THE EAST,

HENCE ALONG SAID DIVISION LINE THE FOLLOWING FIVE (5) COURSES:

1. SOUTH 07' 51' 13" WEST, 164.66 FEET TO A POINT;
2. SOUTH 00' 43' 19" KAST, 54.39 FEET TO A POINT;
3. SOUTH 05' 23" WEST, 26.419 FEET TO A POINT;
4. SOUTH 05' 12' 42" WEST, 268.75 FEET TO A POINT; AND
5. SOUTH 05' 12' 42" WEST, 268.75 FEET TO A POINT; AND THE DIM'SION LINE
EMPETA THE SAID LANGS OF FAPINE COMPANY OF POLICHEEPSIE ON THE
NORTHWEST AND THE LANGS ON OF FORMERLY OF MUDRES SUCICIA AS DESCRIBED
IN BOOK 1021 OF DEEDS AT PAGE 321 ON THE SOUTHEAST;

ALONG SAID COMMON DIVISION LINE THE FOLLOWING FOUR (4) COURSES:

1. SOUTH 70: 29; 16" MEST, 22216 FEET TO A POINT.
2. SOUTH 72: 32" MEST, 2242E FEET TO A POINT.
3. SOUTH 71: 31" 52" MEST, 2242E FEET TO A POINT. AND
4. SOUTH 69: 16" MEST, 2242E FEET TO A POINT. AND
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6. SOUTH 69:

THENCE ALONG THE ABOVE LAST MENTIONED THREE (3) COURSES: COMMON DIVISION LINE THE FOLLOWING

NORTH 26: 49: 09" WEST, 303.17 FEET TO A POINT; AND NORTH 26: 29: 09" WEST, 24.62; FEET TO A POINT; AND NORTH 26: 29: 09" WEST, 15.99 FEET TO ITS INTERSECTION WITH THE DIVISION NORTH 26: 29: 09" WEST, 15.99 FEET TO ITS INTERSECTION WITH THE SUND LAMBS OF ALPINE COMPANY OF POUNHEEPER ON THE CHARLES OF THE SUND THE LAMDS NOW OF POINLERY OF JONES ON THE SOUTHEAST;

THENCE ALONG THE ABOVE LAST MENTIONED DIVISION COURSES: TINE THE FOLLOWING TWO

1. SOUTH 40" 10" ST WEST, 4922 FEET TO A POINT; AND
2. SOUTH 53" OF 35" WEST, 4924 FEET TO IS NITESCETION WITH THE DIVISION
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BOOK 1654 OF DEEDS AT PAGE 268 ON THE SOUTH; THENCE NORTH 86: 02' 37" WEST ALONG THE ABOVE LAST MENTIONED DIVISION LINE. 386.78 FEET TO ITS INTERSECTION WITH THE EASTERLY BOUNDARY OF U.S ROUTE 9 (S.H. 5164);

HENCE (NORTH 65: 04' 22' EAST ALONG THE SAID ABOVE MENTIONED EASTERLY HIGHMAY BOUNDARY 304-20 FEET OI IS INTERSECTION WITH THE DIVISIONAL UNE BETWEEN THE ABOVE DESCRIBED LANDS OF ALVINE COMPANY OF POUGHEETPSE ON THE SOUTH AND THE LANDS NOW OR FORMERLY OF LEONARD AS DESCRIBED IN BOOK 1630 OF DEEDS AT PAGE 206 ON THE MORTH;

THENCE SOITH 80' 05' 43" EAST ALONG THE LAST ABOVE MENTIONED DIVISION LINE.
\$43.51 FEET TO ITS, INTERSECTION, WITH THE COMMON DIVISION LINE BETWEEN THE
SAID LANDS OF ALPINE COMPANY OF POUGHEEPSIE ON THE NORTHEAST AND SAID
LANDS OF LEONARD AND THE LANDS NOW OR FORMERY OF LERVY AS DESCRIBED
IN BOOK 1704 OF DEEDS AT PACE 287 BOTH ON THE SOUTHWEST;

HENCE ALONG SAID COMMON DIVISION LINE THE FOLLOWING FOUR (4) COURSES:

1. NORTH 26: 44: 44" MEST 179:19 FEET TO A POINT.
2. NORTH 26: 12-50" MEST, 369.31 FEET TO A POINT.
3. NORTH 27: 02: 15" MEST, 389.31 FEET TO A POINT. AND
4. NORTH 26: 22: 35" MEST, 687 FEET TO A POINT ON THE HEREINABOVE
DESCRIBED EASTERLY BOUNDARY OF U.S. ROUTE 9 (S.H. 5154);

THENCE ALONG THE SAID ABOVE MENTIONED EASTERLY HIGHWAY BOUNDARY FOLLOWING FOUR (4) COURSES:

NORTH 07: 29' 15" EAST, 17.85 FEET TO A POINT; NORTH 07' 58' 52" EAST, 622.35 FEET TO A POINT; NORTH 04' 44' 17" EAST, 350.09 FEET TO A POINT; NORTH 06' 57' 15" EAST, 695.09 FEET TO THE POINT NT OR PLACE OF

BEGINNING.

THE PREMISES, WHICH 명

THE POLICY TO BE ISSUED UNDER THIS REPORT BUILDINGS AND IMPROVEMENTS ERECTED ON CONSTITUTE REAL PROPERTY. CONVEXANONG ONLY. TOOETHER WITH ALL THE RIGHT, TITLE AND INTEREST OF PARTY OF THE RIGHST PART, OF INA AND TO THE LAND LYING IN THE STREET IN TOF AND ADJOINING SAID PREMISES.

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NOTES CORRESPONDING TO SCHEDULE

- (b) DECLARATION OF COVENANTS, RESTRICTIONS AND RIGHT-OF-BY ALKL CORP. DATED 11/24/1992, RECORDED 2/8/1993 IN OF DEEDS, AT PAGE 550. (AFFECTS, AGREEMENT) LIBER MADE 1924
- DECLARATION OF CONSERVATION COVENANTS AND RESTRICTIONS MADE BY ALPINE COMPANY OF POLICHKEEPSE DATED 4/28/1993, RECORDED 4/28/1993 IN LIBER 1927 OF DEEDS, AT PAGE 306. (AFFECTS AS SHOWN) WITH REGARD THERETO:

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- CORRECTION TO DECLARATION OF CONSERVATION COVENANTS AND RESTRICTIONS MADE BY ALPINE COMPANY OF POUGHKEEPSIE DATED AS OF 9/13/1999, RECORDED 5/5/2000 IN DOCUMENT NO. 02 2000 3973. (SEE POST)
- COVENANTS CONTAINED IN IRREVOCABLE OFFER OF ROAD CESSION MADE BY ALPINE COMPANY OF POUGHEEPSE TO THE TOWN OF MAPPINGER DATED 4/28/1993. RCGROED 4/28/1993 IN LIBER 1927 OF DEEDS, AT PAGE 307. (AFFECTS AS SHOWN)

DECLARATION OF PARKING COVENANT MADE BY ALPINE COMPANY OF POUGHKEEPSIE FOR THE BENETT OF THE TOWN OF WAPPINGER DATED 4/28/1993, RECORDED 4/28/1993 IN LIBER 1927 OF DEEDS, AT PAGE 316. (AFFECTS, AGREEMENT)

(2)

- 0 DECLARATION OF GRADING COVENANT MADE POUGHKEEPSIE AND VALDEMARS IVANOFF / 4/28/1993, RECORDED 430/1993 IN LIBER 340. (AFFECTS AS SHOWN) E BY ALPINE COMPANY OF AND ILSE IVANOFF DATED 1927 OF DEEDS, AT PAGE
- 6 DECLARATION OF PARKING COMENANT MADE BY ALPINE COMPANY OF POUGHKEEPSE FOR THE BENETIT OF THE TOWN OF WAPPINGER DATED 4/30/1993, RECORDED 4/30/1993 IN LIBER 1927 OF DEEDS, AT PAGE 342. (AFFECTS, AGREEMENT)
- WITH REGARD THERETO:
- AMENDMENT OF DECLARATION MADE BY ALPINE COMPANY POUGHKEEPSIE DATED 7/26/1996, RECORDED 3/16/1999 IN LIBER OF DEEDS, AT PAGE 232. (AFFECTS, AGREEMENT)
- DECLARATION OF COVENANTS AND RESTRICTIONS MADE BY ALPINE COMPANY OF POUGHKEEPSE FOR THE BENEFIT OF THE TOWN OF WAPPINGER DATE 12/15/1999, RECORCED 4/15/1999 IN LIBER 2027 OF DEEDS, AT PAGE 111. (AFFECTS, AGREEMENT)

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- ₿ EASEMENT TO THE WAPPINGERS ELECTRIC CORPORATION DATED 7/12/1923, RECORDED 7/16/1923 IN LIBER 435 OF DEEDS, AT PAGE 380. (AFFECTS, BLANKET IN NATURE)
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- EASEMENT TO CENTRAL HUDSON GAS & ELECTRIC CORPORATION DATED 2/16/1933, RECORDED 4/4/1933 IN LIBER 530 OF DEEDS, AT PAGE 378. (AFFECTS, BLANKET IN NATURE)
- EASEMENT TO CENTRAL HUDSON GAS & ELECTRIC 5/29/1936, RECORDED 6/12/1936 IN LIBER 552 146. (AFFECTS AS SHOWN) CORPORATION DATED OF DEEDS, AT PAGE

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EASEMENT TO CENTRAL HUDSON RECORDED 6/12/1936 IN LIBER 552 AS SHOWN) GAS & ELECTRIC CORPORATION OF DEEDS, AT PAGE 147. (AFFECTS

6

6 EASEMENT TO THE CENTRAL HUDSON GAS AND ELECTRIC CORPORATION AND NEW YORK TELEPHONE CO. DATED 2/10/1958, RECORDED 3/13/958 IN LIBER 965 OF DEEDS, AT PAGE 392. (AFFECTS, BLANKET IN NATURE)

- ₿
- RESERVATIONS AND EASEMENTS CONTAINED IN NOTICE OF APPROPRIATION DATED 11/10/1086, RECORDED 4/8/1966 IN LIBER 1200 OF DEEDS, AT PAGE 605. (AFFECTS AS SHOWN)

SENECA LN SENECA LN SENECA LN SENECA LN SENECA LN SENECA LN SENECA SENEC

PARKING
REGULAR= 1185
HANDICAP= 20
TOTAL= 1205

VICINITY MAP

SHEET 1 OF

6

WYERS CORNERS RO

Z

CCG-4550

SITE

3,781,780± SQUARE FEET 86.818± ACRES (INCLUDES ± 1.489 AND 1.112 AC. PARCELS OF CESSION LANDS)

LAND AREA

A STONE WALLS IN POOR CONDITION MEANDER ON PROPERTY LINES AS SHOWN B BUILDING IN WATER EASEMENT AS DEPICTED ON FM10753.

STATEMENT OF ENCROACHMENTS

TOTE, BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY
(EMA) AUGUST, CEMAN JAMURALE CAMURE AT WANNESCERIAGOV, AND BY
BOTTING ONLY, THIS PROPERTY IS LOCATED IN 200E. "A, AE AND X "ON
SURANCE FAITE MAPS ENUMERED SEASOTCO-645E WHICH
METERSTINE DATE OF 5/02/2012 AND IS MAY SECONAL FLOOD HAZARD
REVERMING FLOOD MARS PROVINGED BY THE NATIONAL FLOOD HAZARD
IN EL HAVE LEARNED THIS COMMUNITY DOES PARTICIPATE IN THE

SITE PICTURE

- GRANT OF PERMANENT EASEMENT FOR SEMER TRUM: LINE AND TRANSMISSION
 LINE AND TRANSMISSION FOR CONSTRUCTION PROPOSES MADE BY
 AND ESTMEN MY. PROPERTIES, LID. AND THE TOWN BOARD OF THE TOWN
 OF MAPPINGER ON BEHALF OF THE MAPPINGER SEMER
 TRANSMISSION/TREATMENT MAPPINGENEDT DATED 6.4/1922, EECOROEDE
 7/1/1992 IN LIBER 1914 OF DEEDS, AT PAGE 83. (AFFECTS AS SHOWN)
- GRANT OF PERMANENT EASEMENT IN COMMON FOR WATER LINE MADE BY AND BETWEEN ALPINE COMPANY OF POUGHEEPSE AND THE TOWN OF WAPPINGER, NEW YORK DATED 4/28/1993, RECORRED 4/20/1993 IN LIBER 1927 OF DEEDS, AT PAGE 363. (AFFECTS, AS SHOWN)

<u>P</u>

IRREVOCABLE OFFER OF CESSION OF SEWER LINE EASEMENT MADE BY ALPINE COMPANY OF POLGHKEEPSE TO THE TOWN OF WAPPINGER DATED 9/20/1999. RECORDED 9/20/1999 IN DOCUMENT NO. OZ 1999 8638. (AFFECTS AS SHOWN)

- WITH REGARD THERETO:
- CONSOLDATED WATER AND SEMER LINE EASEMENT MADE BY AND BETWEEN ALPINE COMPANY OF POUGHKEEPSE AND THE TOWN OF WAPPINGER DATED 9/20/1999. RECORDED 9/20/1999 IN DOCUMENT NO. 02 1999 8639. (AFFECTS A SHOWN)
- GRANT OF PERMANENT EASEMENT FOR SANITARY SEMER PURPOSES MADE BY AND BETWEEN ALPINE MPROVEMENTS, LLC AND THE TOWN BOARD OF THE TOWN OF WAPPINGER DATED 5/11/2001, RECORDED 5/15/2001 IN DOCUMENT NO. 02 2001 3730. (AFFECTS AS SHOWN)

➅ EASEMENT TO THE CENTRAL HUDSON GAS AND ELECTRIC CORPORATION NEW YORK TELEPHONE COMPANY DATED 6/29/1962, RECORDED 7/25/IN LIBER 1083 OF DEEDS, AT PAGE 697. (AFFECTS, BLANKET IN NATURE)

6

WAITER PIPELINE EASEMENT MADE BY AND BETWEEN CORDON J. ROBBINS AND THE ALPINE COMPANY OF POUGHKEEPSIE DAIED 5/30/1991, RECORDED 4/30/1993 IN LUBER 1927 OF DEEDS, AT PAGE 346. (IMABLE TO DETENMINE POINT OF BECINNING)

- WITH REGARD THERETO:
- ASSIGNMENT OF EASEMENT MADE BY THE ALPINE COMPANY OF POUGHKEEPSIE TO THE TOWN OF MAPPINGER DATED 4/30/1993, RECORDED 8/11/1993 IN LIBER 1931 OF DEEDS, AT PAGE 113.
- MADE BY ALFINE COMPANY OF POUGHETSENE TOWN OZ 1999 8638.

 DATED 9/20/1999, RECORDED 9/20/1999 IN DOCUMENT NO. 02 1999 8638.

- CONSOLIDATED WATER AND SEWER LINE EASEMENT (CORRECTION) MADE AND RETWEEN ALPINE COMPANY OF POUGHEEPSE AND THE TOWN WAPPINGER DATED 9/22/1999, RECORDED 9/22/1999 IN DOCUMENT NO. 1999 8728 WITH REGARD THERETO: 2 유무

BEARINGS SHOWN HEREON ARE BASED ON THE EAST RIGHT OF WAY LINE OF ROUTE 9, AS BEING N6'04'22"E, PER DESCRIPTION.



AND JAPPAREN CHANGES IN STREET ROGHT OF MAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION ON CORSERVABLE EVIDENCE OF RECENT STREET OR SDEWARK CONSTRUCTION OR REPARKS.

10. NO ATTICATE MAY AMOET TO DETERMINE MEDITAL ON CONTROLLING AND AVAILABLE FOWNMENTAL ISSUES, UNLESS OTHERWES, MOTED JUE AND THE GORIANA, SEAL OF A LICENSED SURVEYOR WAN UNAPER THOO THE SAME AND DELIFIORS OF SHEET AND AVERAGE TO SHEET AND AVERAGE OF THE SHEET HAM THE SHOWNE PARTY OR PARTIES. IS PROHIBITED WITHOUT CONSENT OF THE SOUNCE PARTY OR PARTIES.

12. PROFESSIONAL LUBBILTY INSURANCE FOLICY OBTINACE OF THE STREAM PARTY OR PARTIES.

TERM CERTIFICATE OF RESIDENCE TO BE TURNISHED UPON HEDUCST. WAS METCH.

DUCHESS COUNTY

WAPPINGERS FALLS,

ALPINE COMMONS SHOPPING CENTER 1357 ROUTE 9

ALTA/NSPS LAND TITLE SURVEY





DATE

De 728, LLC, PP126, LLC, PP123, LLC, PRINEECK, BAIK ITS SUCCESSORS AND ASSEMS, LLS BAIK MATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST OF BAIK OF MARRICA, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR TO WILLS FARGO BAIKN MA, FOR THE REGISTERED HOUBERS OF DO 2006—202 COMMERCIAL MORTGAGE PASS—THROUGH CRATIFICATES, DAMAONA ACQUISTIONS LLC, FRIST MARRICAN TILL INSURANCE COMPANY; CONSOLIDATED CONSULTING GROUP, LLC.

SURVEYOR'S CERTIFICATE



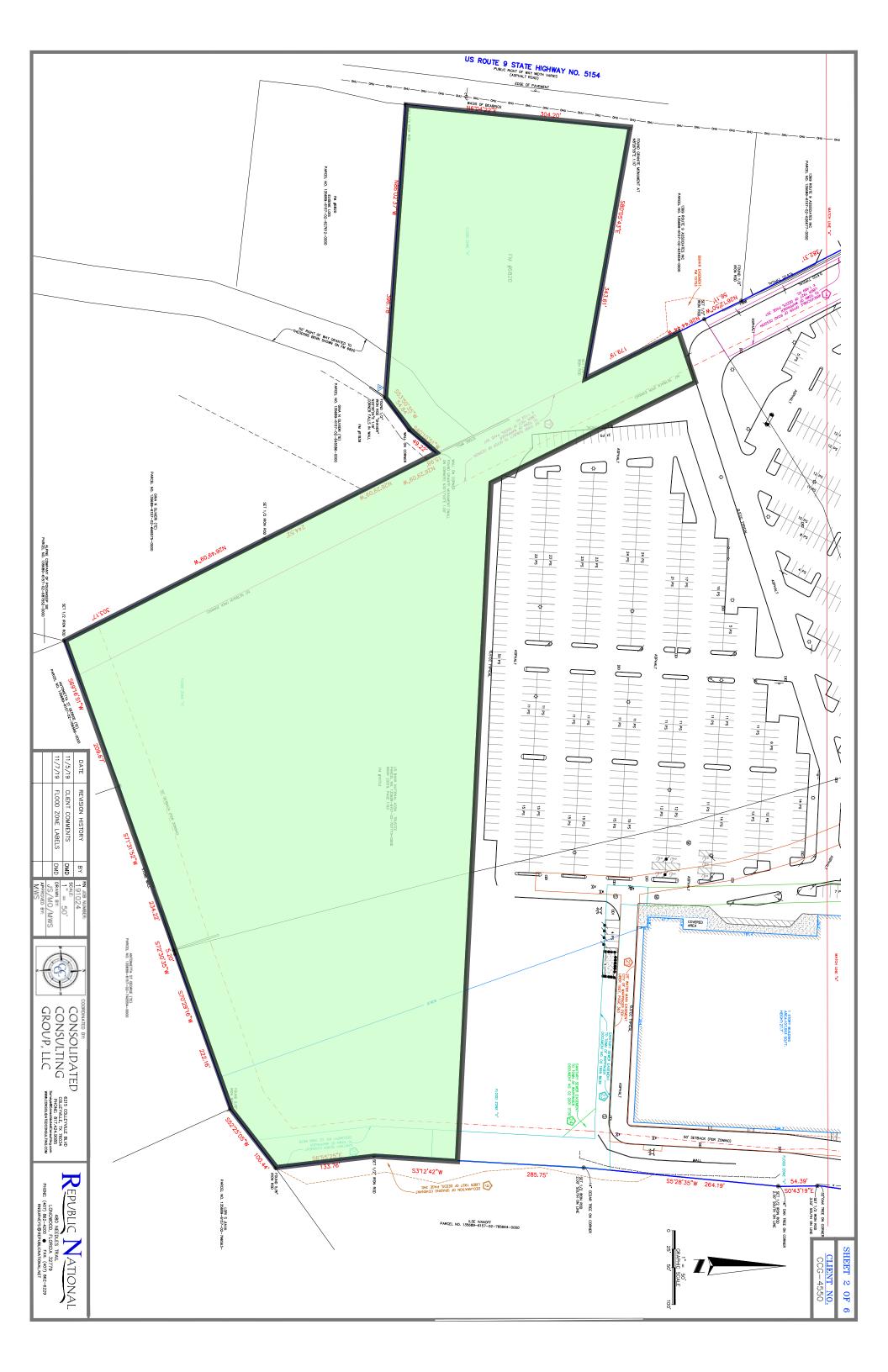


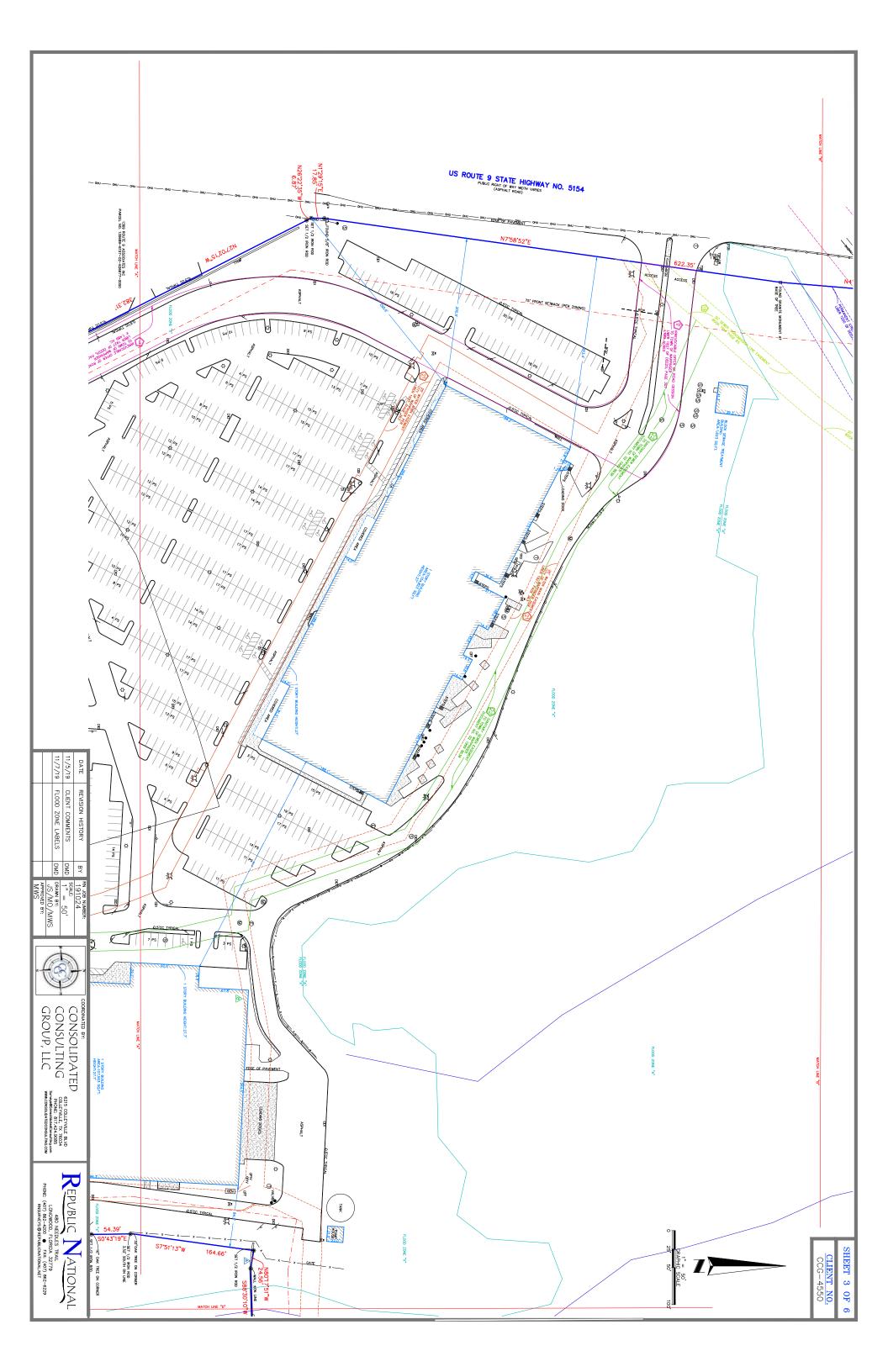


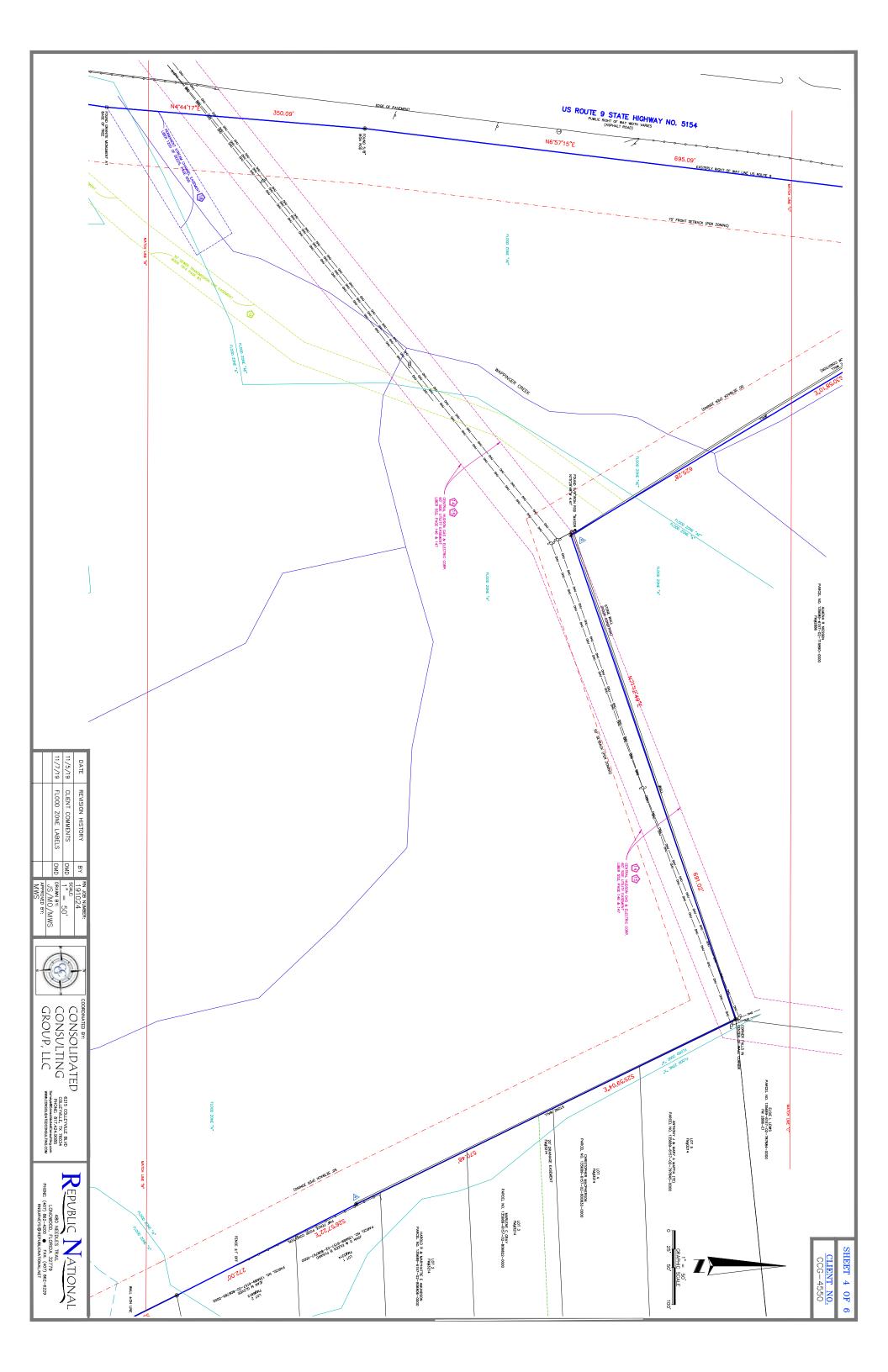


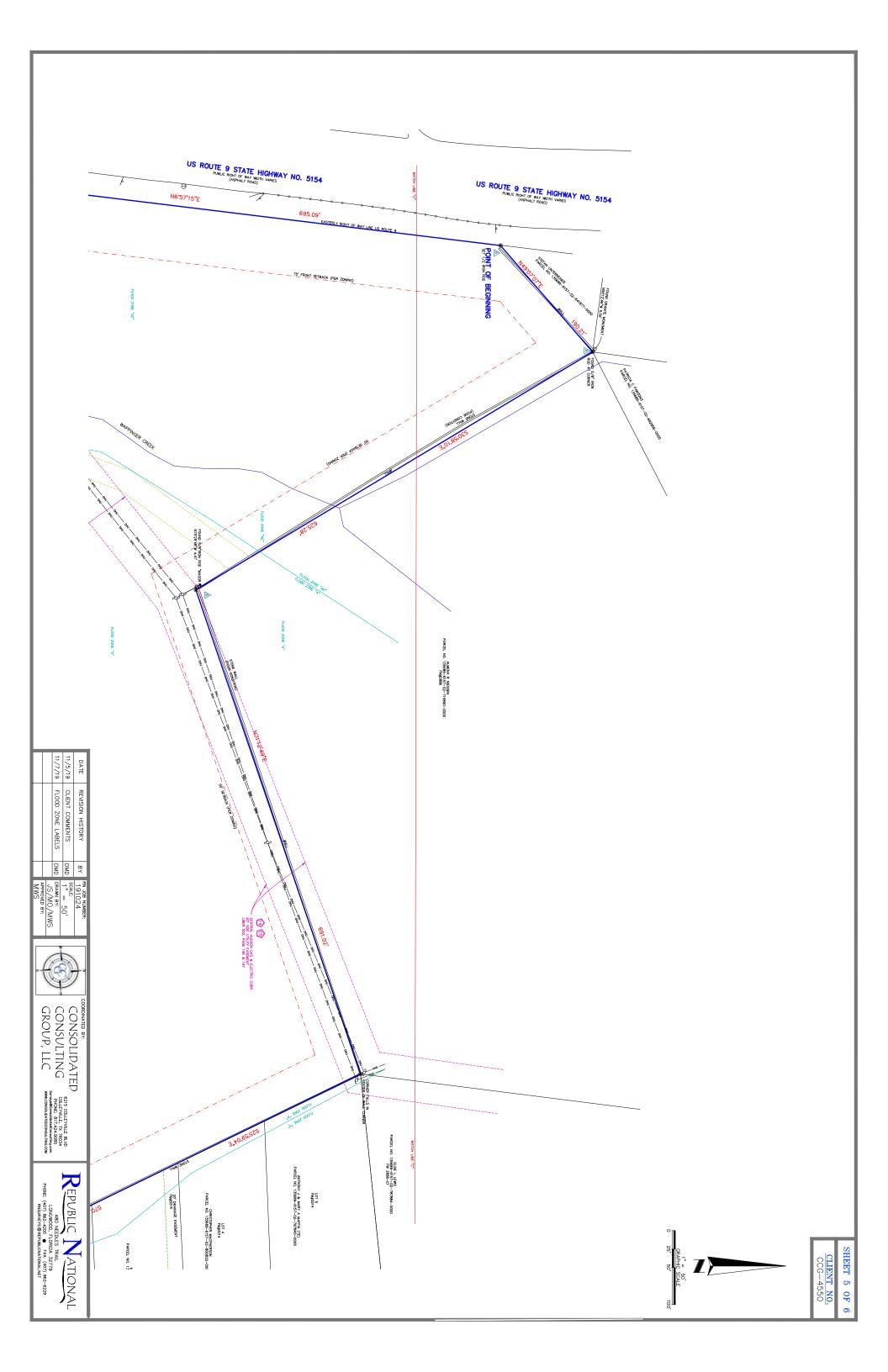


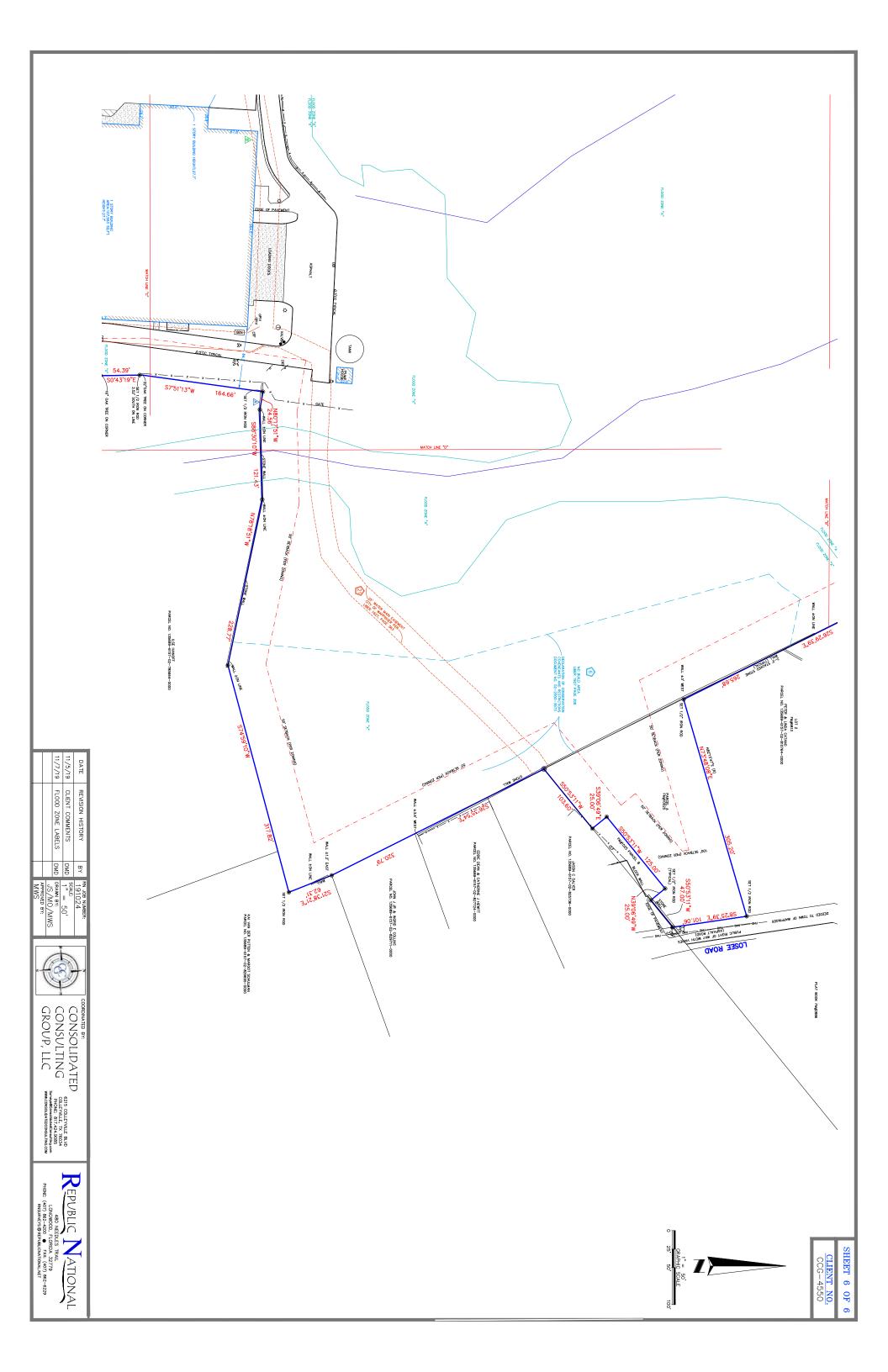
GROUP,











Attachment D

NYDEC Design Standards for Intermediate Sized WWTS

Table B-3

etc.) and exclude extraneous data. There should be a reasonable explanation for the operational variations and any extraneous data excluded.

Method 3: Water Usage Data

A minimum of one year of data collected during similar operational conditions may be required by the Reviewing Engineer. If sufficient measured water usage data is not available, Method 3 should not be used. The average of the daily (24-hour) flow over the duration of the data collection period is an acceptable method for determining the average daily flow rate. The largest daily (24-hour) measured volume during the same period expressed in volume per unit time is an acceptable method for determining the maximum day flow rate. The analysis should account for operational variations (e.g. peak seasonal, weekends, special events, delivery period, etc.) and exclude extraneous data. There should be a reasonable explanation for operational variations and any extraneous data excluded.

For each of these methods, the peak hourly flow rate (largest hourly volume expressed in volume per unit time) should also be identified. When variation in the wastewater flow rate is expected to be substantial, it is necessary to examine the significant delivery period of the wastewater and base the system design upon this information to prevent an excessive rate of flow through wastewater collection and treatment systems. Flow equalization prior to treatment units should be considered to avoid hydraulic overloading of treatment units during peak loading periods (peak hourly flow and maximum daily flow).

Table B-3 Typical Per-Unit Hydraulic Loading Rates

Residential

Type of Use

Unit

Gallons per Day

Apartment	Per Bedroom	110/130/150 ¹⁶
Mobile Home Park	"Single-Wide" Home	220
	"Double-Wide" Home	330
Single Family	Per Bedroom	110 / 130/ 150 ¹⁷
Residence		

¹⁶ 110 gpd for post 1994 plumbing code fixtures; 130 gpd for pre 1994 fixtures; and 150 gpd for pre 1980 fixtures. Homes over 1,000 gpd, community systems, or lodging establishments with high flow fixtures must account for any higher peak flow periods.

¹⁷ For individual household systems under 1,000 gpd, use design flows in the NYSDOH's *Wastewater Treatment Standards Residential Onsite Systems - Appendix 75- A.*

Campgrounds

Type of Use Unit Gallons per Day

Day Camp	Per Person	15
	Add for Shower	5
	Add for Lunch	5
Campground	Per Unsewered Site ¹⁸	55(includes showers)
	Per Sewered Site – with water hookups	100
	Per Sewered Site – without water hookups	55
Campground Day Use	Per Person	5
Dumping Station 19	Per Unsewered Site	10
	Per Sewered Site	5

Institutional

Type of Use Unit Gallons per Day

Assisted Living	Per Bed ^{20,21} –	
Facility/Complex	add 10 gpd for in room kitchen	110/130/150
Group Home	Per Bed ²⁰ -	
(residential-style	add 150 gpd per house for	110/130/150
building)	garbage grinder	
Nursing Home (hospital care)	Per Bed ^{20,21}	175
Hospital	Per Bed ^{20,21}	175
	Per Outpatient	30
Church	Per Seat ²⁰	3
Church Hall/Fire Hall	Per Seat ²¹	10

¹⁸ Additional wastewater flow due to food service or laundry shall be accounted for. Structures available for overnight occupancy other than those meeting the definition of a camping unit shall be based on 150 gpd / unit for design flow purposes, pursuant to NYSDOH – *Chapter 1 State Sanitary Code Subpart 7-3 Campgrounds*.

¹⁹ The addition of flow for dump station sewage may be prorated by using an estimated percentage of sites suited for RV use based on historical data. No reduction for low flow fixture usage should be applied here.

²⁰ Add 15 gpd per employee

²¹ Add for Food Service (e.g. 24-hour restaurant; refer to Food Service Operations Table)

Library/ Museum	Per Patron ^{20,21}	5
Public Park	Per Person (toilet only)	5
Prison / Jail	Per Inmate ^{20,21}	150
School – Day	Per Student	10
- or -	Elem./ Jr. High / Sr. High	7/9/12
- and -	Add for meals / showers	5 / 5
School Boarding	Per Student ^{20,21}	75

Commercial

Type of Use Unit Gallons per Day

Airport/Bus/Rail Terminal	Per Passenger ²²	5
	Per Toilet	400
Barber Shop / Beauty Salon	Per Station without and with hair care	50/
	sink	200
Bowling Alley	Per Lane ^{22,23}	75
Bed & Breakfast	Per Room (see note under Residential)	110/130/150
Casino	Per Employee/shift plus	15
	Per Sq. Ft. for non-lodging customer	0.3
	use	
Country Clubs & Golf Courses	Per Round of Golf ^{21,22}	20
	(add for bar, banquet, shower or pool	
	facilities and golf tournaments)	
Concert Hall / Arena /	Per Seat ^{21,22}	5
Assembly Hall / Theater /		
Stadium / Skating Rink		
Day Care	Per Child ²¹	20
Doctors Office	Per Doctor	250
Dog / Pet Grooming	Per Station	500
Also see Kennel and Veterin	nary Office below.	1
Dentist	Per Chair ²⁴	250

²² Add 15 gpd per employee/shift

²³ Add for Food Service (e.g. 24 hour restaurant; refer to Food Service Operations Table)

²⁴ Dental offices must recycle mercury amalgam instead of washing it down the drain. NYSDEC's website has

Drive-In Theater	Per Car Space ²⁵	5
Factory / Distribution	Per Employee/shift;	15
Warehouse	add for showers	10
Fairgrounds	Per Visitor ²⁵	5
Health Club	Per Patron	20
Highway Rest Area	Per Traveler ²⁵	5
	Per Dump Station Vehicle	7
Hotel	Per Sleeping Unit ²⁵	110/130/150
	add for banquet hall, night club,	
	pool/spa, theatre, etc.	
Kennel	Per Kennel/Run/Cage	50
Laundromat	Per Machine	580
Marina	Per Slip ²⁵	20
	with shore side restroom facilities	
	including shower;	
	add per slip for dump station	7
Migrant Worker Housing	Per Person	50
Motel	Per Sleeping Unit;	110/130/150
	add for in-room kitchen;	10
	add for in-room jacuzzi/spa	20
Office Building	Per Employee ²⁵ ;	15
	add for showers	5
Service station/Convenience	Per Toilet ²⁵	400
store		
Shopping Center / Grocery Store	Per Sq. Ft. ^{25,26} ;	0.1
/ Department Store	add for deli, bakery, butcher	
Swimming Pool /	Per Swimmer	10
Bath House		
Veterinary Office	Per Veterinarian	200

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guidance referencing the 2002 law.

²⁵ Add for Food Service (e.g. 24-hour restaurant; refer to Food Service Operations Table)

²⁶ Add 15 gpd per employee/shift

Food Service Operations²⁷

Type of Use Unit Gallons per Day

Ordinary Restaurant	Per Seat	35
24-Hour Restaurant	Per Seat (for cafeterias: pro rate	50
	flow in proportion to the hours)	
Fast Food	Per Seat	25
Restaurant	Per Drive-Up Window	500
Lounge, Bar	Per Seat	20
Drive-In	Per Car Space	50
Banquet Hall	Per Seat	10
Restaurant along Freeway	Per Seat	75

B.6.c Infiltration, Inflow, Non-Sanitary and Prohibited Flows

Cooling water, roof drains, footing, sump and basement floor drains should not be discharged to the treatment system. Clean water from ice machines, water cooled refrigerators or coolers should also be excluded. Undetected leaks from plumbing fixtures, typically toilets and faucets, can waste significant amounts of water and subsequently increase the volume of wastewater to be treated. Simple repairs and routine operation and maintenance of plumbing fixtures can save water and increase the efficiency of wastewater treatment system.

Similarly, leaking sewer joints, pipe tank seals, tank riser seals, cracks in treatment tanks and manhole covers that are not watertight can be significant sources of infiltration of the system. These extraneous flows can cause periodic hydraulic overloads and affect treatment performance which can lead to system failure. Exfiltration from the system can have a negative impact on groundwater quality.

The discharge of swimming pool filter backwash wastewater should not be directed to a septic tank

²⁷ Garbage grinder use should be evaluated in the design phase of the project and accounted for in tank sizing per Section D.6 Septic Tanks.

Attachment E Site Historical Water Usage

Chestnut Plaza Water Meter Readings 2019

MONTH	DATE	AC Moore	USAGE	BJ's	USAGE	Salvation A.	USAGE	Abandoned	USAGE	
		Gallons	Gallons	Cu. Feet	Gallons	Cu. Feet	Gallons	Cu. Feet	Gallons	
January	1/1/2020	2210000	0	2519200	0	201270	0	72472	0	
February	2/1/2020	2210000	5,960	2519200	72,930	201270	1,760	72472	0	
March	3/1/2020	2215960	0	2528950	32,388	203030	224	72472	0	
April	4/1/2020	2215960	10	2533280	43,908	203060	210	72472	0	
May	5/1/2020	2215970	0	2539150	81,682	203270	0	72472	0	
June	6/1/2020	2215970	0	2550070	34,857	203270	0	72472	0	
July	7/1/2020	2215970	0	2554730	36,353	203270	0	72472	0	
August	8/1/2020	2215970	0	2559590	0	203270	70	72472	0	
September	9/1/2020	2215970	140	2559590	45,927	203340	0	72472	0	
October	10/1/2020	2216110	0	2565730	34,558	203340	10	72472	0	
November	11/1/2020	2216110	10	2570350	35,380	203350	10	72472	0	
December	12/1/2020	2216120	505	2575080	42,636	203360	0	72472	0	
Jan-21		2216625		2580780		203360		72472		

Comments: Walgreen's Actual Usage- Usage for Irrigation is tied in with Walgreen's meter so actual usage for Walgreen's is the difference

between the total gals. of the two readings.	AC Moore	BJ's	Salvation A.	
Total	6,625	460,618	2,284	0
Average	552	38,385	190	0