



Jim Metzger Architect
427 Warburton Avenue #2
Hastings-on-Hudson, NY 10706
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5-29-16

Curtis / DeNatale Residence
328 Warburton Avenue, Hastings on Hudson
4.100-96.4

Village Code, 249-7.A (4): Architects Statement regarding Steep Slopes

To Chair Kathy Sullivan and Members of the Planning Board,

The scope of work for this project includes removal of a deteriorated stone, brick and concrete stair in the front yard and excavation in this area to construct a courtyard with direct access to the basement level of the house. Please note that the existing stair, constructed in 1954 already serves as a retaining wall for the front yard steep slopes. The existing front yard steep slope is heavily planted with ground cover, plants, shrubs, bushes and mature trees and is held by an existing stone retaining wall.

The property contains 2342 S.F. of slopes in excess of 25% grade. 1244 S.F. of these steep slopes are located in the front yard where we are proposing the construction of a courtyard. (Please see Site Survey). In addition to removing the existing stair construction (approx. 332 S.F.) we will be disturbing approximately 98 S.F. of steep slopes. This includes the area required to be disturbed to place footings for a new retaining wall.

We will be disturbing 4.1% of the total Steep Slopes on the property and 7.8% of the steep Slopes within the front yard. The area of disturbance is well within the 25% max limit indicated in 249-5.B. and C. Please note when the site is regarded after the construction of the new retaining wall we will be replacing about 40 S.F. of the steep slope to fill in between the retaining wall construction and existing slope to remains.

The only structural issue we face in dealing with the steep slopes on the site will require a standard concrete retaining wall with "tee" footings to be constructed on the south side of the excavation / courtyard. A structural engineer, Dan Connelly Engineers, is currently designing this retaining wall. The wall, projecting perpendicular to the front porch, will be approximately 7' tall at the porch and will step down along its length to follow the contour of the slope as it approaches Warburton Avenue.

The existing-to-remain stone retaining wall (from the original 1954 construction) along the front property line will continue to control erosion from the site.

The nearest disturbance of the steep slope is approximately 22' from the existing house and will have **no effect** on the existing foundations.

There is an existing carport on the north side of the proposed courtyard that will be the defining wall on that side. The existing house creates the east side of the courtyard and a concrete stair and the existing stone retaining wall define the west side.

The courtyard will be flat and filled with pervious (gravel and or grass) and semi-pervious pavers within the pervious field. The new stair will be of an open riser design, any water falling on the stair will be contained within the courtyard. The new retaining wall and existing walls will ensure that any water impacting the new construction will be strictly confined to rain falling directly into the courtyard. There will be no appreciable change to the conditions on the existing slope and the construction will have **no effect** on any adjacent properties or watersheds.

The existing steep slopes on the property are completely planted with grass, ground cover, shrubs, bushes, plants and mature trees. Any disturbance created during the actual construction will be contained with appropriate barriers such as temporary tarps, staked hay bales or other measures as required by the Village. At the completion of construction all exposed soil will be replanted with vegetation to match the existing plantings.

Regards,

Jim Metzger Architect

3. **Steep Slopes Approval – Application of Michael Curtis & Nancy DeNatale for the creation of a patio, stairs and retaining walls in front of their two-family dwelling at 328 Warburton Avenue. Said property is located in the R-7.5 Zoning District and is known as SBL: 4.100-96-4 on the Village Tax Maps.**

Chairman Cameron: Again, this one also had a view preservation waiver, which I will bring up at the end of the presentation. Jim, if you could turn your board slightly, we all have copies of this. If people in the audience, someone wanted to look it, we also have a trusty camera over there.

Mr. Metzger: You want me to turn this around?

Chairman Cameron: Not that the prior one wasn't just as interesting. Perfect.

Mr. Metzger, project architect: I'm the architect for Michael Curtis and Nancy DeNatale. We have an interesting situation here. We want to do work on this house and we're putting an addition on. But we're not building up: we're building out, we're building down. That's something that was a little bit confusing, but hopefully I can explain that this evening and everybody will understand what we're talking about.

The subject property is across the street from the dog park down on Warburton Avenue, a brick house. It sits up on a hill and is a little bit more than a story above grade. What we want to do is accomplish a couple of things. We want to create a more inviting entry into the house. The existing stairs that go up to the house have been in very poor condition. They need to be replaced, they're stone and concrete, been there since 1954.

We have a basement in the house. This is a two-family house. There are two 2-bedroom apartments in the house. We want to be able to use the basement possibly as a bedroom or as an office space, and we want to create a nicer entry into the house. Because the house is up on a hill we want to excavate in front of the house, create a courtyard situation that would give us a walk-out basement into the courtyard. That's where it gets confusing. We're excavating down about 8-1/2 feet from the porch; we're putting in retaining walls, which is one of the reasons why walls have come for you; and we're creating a courtyard that's going to be done – and we had this discussion a little earlier – with pervious surface. We're planning on using grass and pervious paving stones in this area – what is now stone and concrete – and moving or actually increasing the amount of pervious surface in the entry to the house.

The other thing we want to do with the entry, there's an old asphalt driveway. There is no sidewalk on this property, just a grass strip. We want to take the asphalt out from the carport down to the street and put either grass pave or gravel pave in. Which for those of you that are not familiar, it's a plastic grid that's 93 percent open. You either backfill it with gravel or with grass and it becomes a pervious surface. We're going to be removing asphalt here and

putting pervious surface back in in its place. We're hoping to create a better situation for stormwater than what's existing now.

The issue we have on the interior of the house is a somewhat separate project. Both tenants of the house – the owner and the person who rents the upstairs – use a central hallway in the front. What we'd like to do is give both people who use the house more privacy. Again, this is not part of the project that's before you now, but it explains why we're doing what we're doing. There is a secondary stair up to the kitchen of the tenant's apartment in the back of the house. We want to create a new stair that goes up on the side of the carport, which would then have a path around and give the tenant a completely private entrance in and out of their unit, while the owners would use this primary entrance, come up onto their existing porch, and go into the property.

One of the key issues we have here – and this has been driving the design – you'll notice, if you look at the drawings, there is a large, beautiful Japanese maple on the property. It happens to be right on the edge of where we want to build. We'd ideally like to keep that tree in place. We've had two arborists on-site. And one of the contractors who's starting to look at the project, their other business is doing landscaping work. Everybody feels somewhat confident that we'll be able to save the tree because where we're putting in the new retaining wall is going to be replacing a retaining wall that's already existing. We believe the root structure of the tree is actually growing away from the house and into the hillside, as opposed to into where the existing stairs are. So we're hoping to save that tree, in addition to all of the other work we're doing.

I wanted to minimize the courtyard, give it some privacy. Because if the basement becomes a bedroom you don't want people walking down the street looking in. This courtyard is about this high off the street. There's a preliminary set of stairs – and I'm going to flip the page – that'll be done out of concrete that will come up into this courtyard area. The retaining walls we're putting in will follow the slope. They step. If you've looked at the elevations in the sections, the retaining wall closest to the house is at the same level as the porch itself. So it does not stick up above grade at all. As the slope comes down, the retaining wall as it steps in also slopes down. The retaining wall is going to come across, turn, step, come across, turn, step. We're keeping the retaining wall the bare minimum we can above the grade of the slope so we're not affecting any view preservation. Because the 8-1/2 foot high wall we're building in this area will be totally below the existing grade. If you look at the photographs, basically nothing is going to change from what you see in the existing photographs. Everything happens below existing grade in this area.

You'll come up to a landing here. All of this will be grass and pervious paving stones that will get you back to the entry into the basement. Then there'll be a secondary stair which we're planning on doing in some sort of open stair. It's something we're still designing, whether we do an open tread metal stair or a wood stair. This is going to be a floating stair in the space. It'll be sculptural decorative. It'll allow water on the stair to just run down into this area. Again, we'll be capturing all the water on-site; nothing will need to leave the site to

go out into the street from what we're doing.

On this side, the other side of the carport, we're putting in a stair that runs up alongside. This stair would be concrete, but we would want to use pervious concrete so, again, any water that's flowing on that would have the opportunity to go back into the landscape. Some of the water will come down the stair and come out into the driveway but, again, we're doing a pervious surface in the driveway so even that water will have less of a chance of working its way down into the street. We're really trying to keep all the stormwater situation on-site and not affect anything else that's going on. Aside from that, I'm just going to flip to the elevation.

By the way, the cellar plan on A-003 shows you where we're talking about doing the pervious pavers and then the grass infill around that. We're hopefully going to put a piece of sculpture in there. It's going to become a very decorative space. Then we'll have the doors going into the basement. One of the other things we want to do is, the top of the carport is going to be redone as part of the construction when we file this for a building permit. It already is this way. We're going to be putting planting up on top of the carport. That carport was put up in 1967, I believe. It needs refurbishing, but it's going to stay on-site.

If you take a look at the south elevation on drawing A-004 you can see where these concrete walls are starting at about 30 inches high. Then as they go across, they step up but step into the landscape. None of the construction we're proposing goes above the existing grade on the site, except for a little bit of the walls where the site is sloping down relative to where we're building the wall.

Any other questions?

Chairman Cameron: Anybody have a question?

Boardmember Bass: The existing lot coverage and the proposed lot coverage in terms of impervious surface, can you ...

Mr. Metzger: We're reducing the amount. We had a discussion before about what's considered pervious and impervious. The code's a little bit unclear. If you look at the grass pave or the gravel pave as a pervious surface – like I said, it's only 4 percent plastic grid, the rest is pervious – we're actually increasing the amount of pervious surface, I believe, by over 500 square feet. I know it's on the documentation I gave you. I don't remember whether it was part of the drawings. It was part of the paperwork that was submitted.

Boardmember Bass: I had trouble finding that.

Mr. Metzger: Oh, here is it. I'm sorry, it's on drawing A-002. There's a drainage site work photo location plan. The impervious surface that's being removed, which is this entry walk area and the driveway, is 667-1/2 square feet. The impervious surface that we're adding back

in – because we're putting in some stairs and doing this stair up alongside the carport – is 143 square feet. So we're taking out 667, we're adding back in 143. That gives us a net gain of 524 square feet of pervious surface.

Boardmember Bass: You could see why I missed it.

Mr. Metzger: Oh, yeah.

Boardmember Sullivan: Jim, you're saying you're removing a certain amount and then adding back impervious. But what are you doing, with your ...

Mr. Metzger: I'll show you where we're moving.

Boardmember Sullivan: ... pervious pavement that's at 100 percent.

Mr. Metzger: OK. Right now, there is a concrete and stone stair that occupies almost this entire space. This is all concrete and stone. We're removing all of that, and the only thing that's going to be impervious is that first four or five treads going up to the courtyard. We're removing all of that.

The other thing we're doing is, we're taking out pervious surface in the drive area going into the carport. Currently, there is a walkway along the side of the house to get to the backyard that's a concrete walkway. We're removing that concrete walkway and putting pervious surface in there as well.

Am I answering your question?

Boardmember Sullivan: I guess I'm confused, but I think it's because the drawings didn't necessarily show those things clearly. I mean, it's a lot of information, when you gave us a full permit set or almost a construction set. So to look at it as a steep slopes application, it's hard to sort of sort out what the issues are. That's why I'm a little thrown by the math: this is going away, and then that being put back in.

Mr. Metzger: I appreciate what you're asking. If you take a look, again, at this drainage site plan on drawing A-002 – and I apologize for the fact that we're obviously now submitting things in PDF format and it's not as easy to read some of the drawings – there is a hatch line with a simple diagonal hatch which is showing the impervious surface that we're removing. Then there is a darker hash line by the stairs going up to the courtyard and the stairs going up alongside the carport. That's the impervious surface that we have to add back in after we do the construction. It's this newfangled technology.

Boardmember Sullivan: No, it's too much stuff on it.

Village Attorney Whitehead: That's the drawing where it shows, like on the side, where

the walkway is coming out, the hatch that is coming out. Then he's got the calculation of the impervious being removed and new impervious.

Boardmember Bass: Can I digress for just a second? If we're going to just do it by PDF, I can't read these. Plans need to be then broken into separate pages and put on a scale that can be printed.

Building Inspector Minozzi: Excuse me?

Village Attorney Whitehead: When you print it, it's too small.

Boardmember Bass: When you print, even with my reading glasses I can't read it. I understand we're trying to save paper, but then we need to make the applicant have instead of three drawings on a page put one drawing on a page and make it large enough to ...

Boardmember Gould-Schmit: I need to print it landscape.

Boardmember Bass: I had a floater.

Mr. Metzger: They're very difficult to read regardless. If you had rotated the image so it filled up the page it would be a little bit – and I just mean a little bit – easier to read. The other thing is, as many of you know I'm one of those antiquated architects that still draws by hand. When these get copied and reduced they probably don't hold up quite as well as a CAD drawing would.

Village Attorney Whitehead: Jim, my suggestion would be when you're submitting for just a steep slope permit ...

Mr. Metzger: Separate drawing.

Village Attorney Whitehead: Yeah. Give, really, just the plans the Board needs to understand the steep slopes, not all the extra.

Boardmember Sullivan: Yeah. It's nice to see it all because it's fun to see, but ...

At the end of the day, in the steep slopes application we require an engineer to certify and talk about how the drainage is being taken care of. I don't think we have that in this map.

Mr. Metzger: I understand what you're asking. This may actually talk to that. We do have ... it won't affect the drainage patterns. This was part of the package. We do have engineering drawings for all the retaining wall work that's being done, just in terms of proper retaining walls for steep slopes. In terms of the drainage, we can calculate the rainfall, I can calculate how much water is going to be retained. We're not doing anything substantial here. We're reducing the amount of pervious surface, we're reducing the amount of water that

would potentially go back. I understand you want to know about retention of the water in this courtyard, and I can calculate all of that.

Boardmember Sullivan: I think a licensed engineer has to do it, Jim. It just seems to be what our code requires. We've seen that with some of the other things, and rarely see single-family homes except for steep slopes. That seems to be a consultant that folks typically bring just to deal with that.

Mr. Metzger: OK, we'll take care of that.

Boardmember Sullivan: Buddy, that seems correct I think.

Chairman Cameron: Any other questions? Anybody in the audience wish to address this?

So we have the issue of needing an engineer's drawing.

Village Attorney Whitehead: Is that a drawing or a calculation?

Chairman Cameron: A calculation. I hate contingent approvals so I think we better come back next time and get it then. I don't think we have anything but confirming that we have the capacity to take care of the water since it's a much larger area and there's no more water. But we don't know the 100-year storm.

Mr. Metzger: Right. The calculations I do when I'm running through this to make sure I'm ... obviously, nobody wants to create problems for their neighbors.

Chairman Cameron: Right.

Mr. Metzger: I go through whatever the most current codes are in terms of rainfall inches per hour, drainage off the building, all those things.

Chairman Cameron: Well, I personally have a high level of confidence it'll turn out right. But as Kathy said, we do need the ...

Mr. Metzger: No, we'll have an engineer put together a calculation for you. Absolutely.

Building Inspector Minozzi: Terrific. So he'll be coming back next month?

Chairman Cameron: Coming back next month just for the ... so thank you very much.

Mr. Metzger: Thank you.



VILLAGE OF HASTINGS-ON-HUDSON
Municipal Building
7 Maple Avenue
Hastings-on-Hudson, New York 10706
(914) 478-3400
Fax: (914) 478-4624
hastings@hastingsgov.org <http://hastingsgov.org>

LEGAL NOTICE

THE PLANNING BOARD

Pursuant to the provisions of Section 295-143B of the Village of Hastings-on-Hudson Code, Notice is hereby given that:

A Public Hearing will be held on **Thursday, September 17, 2015 at 8:15 PM**, in the Meeting Room, Municipal Building, 7 Maple Avenue, Hastings-on-Hudson, New York.

The Hearing will be held on the application of Michael Curtis & Nancy DeNatale for the Steep Slopes approval as per sections 249-4 of the Village Code, for the creation of a patio, stairs and retaining walls in front of their 2 family dwelling at 328 Warburton Avenue. Said property is located in the R-7.5 Zoning District and is known as SBL: 4.100-96-4 on the Village Tax Maps.

The Planning Board will at this time and place hear all persons in support of such matter and any objections thereto.

THE ZONING BOARD OF APPEALS

Pursuant to the provisions of Section 295-143B of the Village of Hastings-on-Hudson Code, Notice is hereby given that:

A Public Hearing will be held by the Zoning Board of Appeals on **Thursday, October 22, 2015 at 8:00 PM** in the Meeting Room, Municipal Building, 7 Maple Avenue, Hastings-on-Hudson, New York.

The Hearing will be held on the application of Michael Curtis & Nancy DeNatale for relief from the strict application of code sections 295-69.F.(1)(a) and 295-20.B(8) of the Village Code for the for the creation of a patio, stairs and retaining walls in front of their 2 family dwelling at 328 Warburton Avenue. Said property is located in the R-7.5 Zoning District and is known as SBL: 4.100-96-4 on the Village Tax Maps.

Variances are sought for the following:

Front yard setback: Existing – approx.26 ft.; Proposed for the Patio – approx. 16.5 ft.; Required min. - 25 ft. { 295-69.F.(1)(a)}
Seeking 8.5 ft. variance.

Retaining wall height – proposed 8.43 ft.; required maximum 6.5 ft. { 295-20.B(8)}
Seeking 1.93 ft. variance.

The Zoning Board of Appeals will at this time and place hear all persons in support of such matter and any objections thereto.

Matthew Collins, Chair, ZBA

Jamie Cameron, Chair, PB

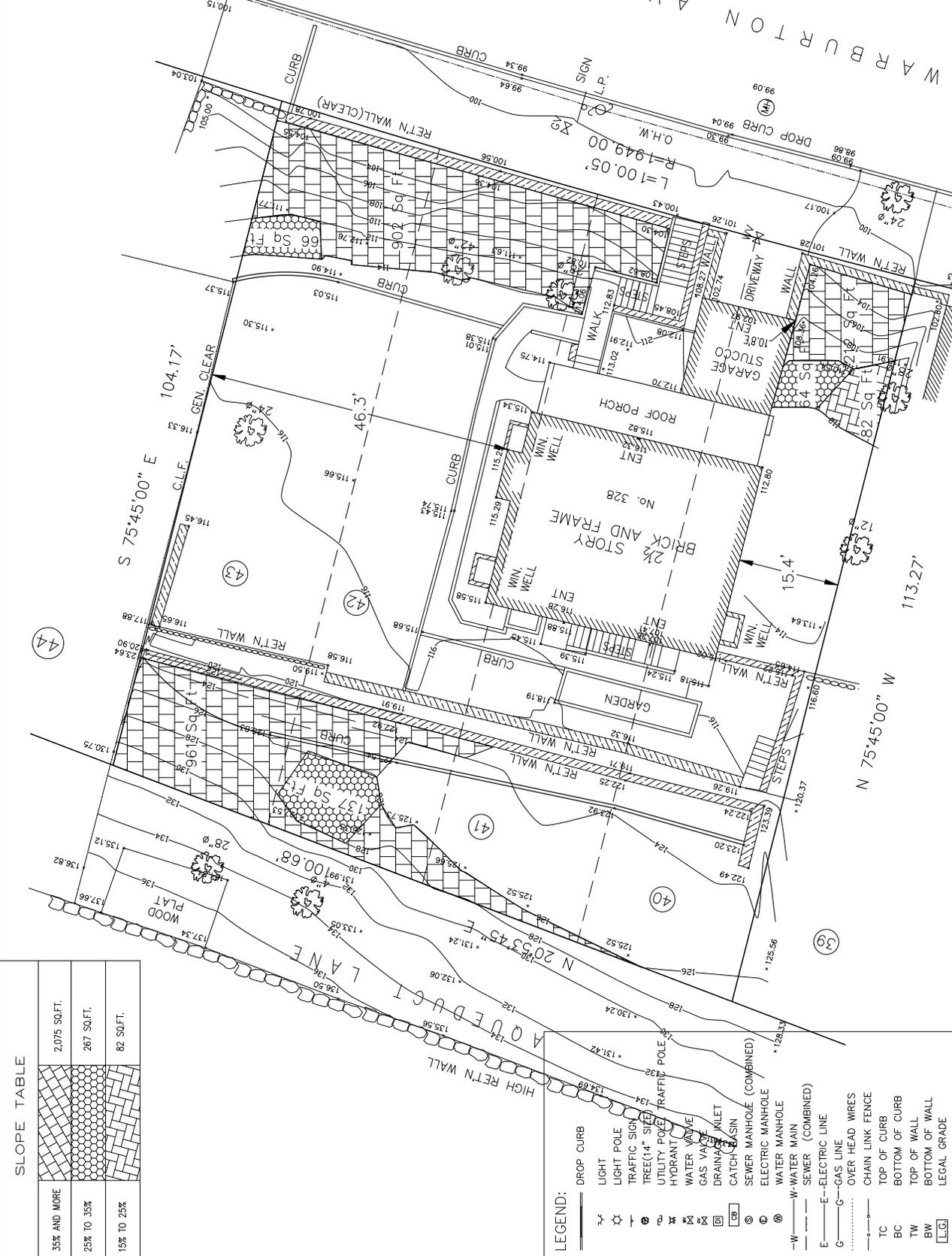
Case No.: 10-15
Publish: The Journal News
September 8, 2015



This is to certify that this map and the survey on which it is based were made in accordance with the "Minimum Standard" Detail Requirements for the New York State Association of Land Surveyors.
 Ralph R. Hohl, L.S., New York State License Number 09066.
 64 Virginia Avenue
 Dobbs Ferry NY 10522
 Tel. 9146297758
Summit Land Surveying P.C.

**TOPOGRAPHICAL SURVEY AT
 328 WARBURTON AVENUE
 LOCATED IN THE
 VILLAGE OF HASTINGS-ON-HUDSON
 WESTCHESTER COUNTY STATE OF NEW YORK.
 ALSO SHOWN AS TAX LOT NUMBER 4 IN BLOCK 94,
 SECTION 4.00 IN THE OFFICIAL TAX MAPS OF
 HASTINGS-ON-HUDSON.**

SCALE: 1" = 10.0'
 Measurement in U.S. Standard.
 DATE: MAY 21, 2014.
 COPYRIGHT © 2014 SUMMIT LAND SURVEYING P.C.



LEGEND:

- DROP CURB
- LIGHT POLE
- TRAFFIC SIGN
- TREE (14" SIZE)
- UTILITY POLE
- HYDRANT
- WATER WAVE
- GAS VALVE
- DRAINAGE INLET
- CATCH BASIN
- SEWER MANHOLE (COMBINED)
- WATER MANHOLE
- W-WATER MAIN
- S-SEWER (COMBINED)
- E-ELECTRIC LINE
- G-GAS LINE
- OVER HEAD WIRES
- CHAIN LINK FENCE
- TC TOP OF CURB
- BC BOTTOM OF CURB
- TW TOP OF WALL
- BW BOTTOM OF WALL
- LEGAL GRADE

SLOPE TABLE

35% AND MORE	2,075 SQ.FT.
25% TO 35%	267 SQ.FT.
15% TO 25%	82 SQ.FT.

NOTE:

1. ELEVATIONS SHOWN HEREON REFER TO AN ASSUMED RELATIVE VERTICAL DATUM
2. THE INFORMATION GIVEN ON THIS SURVEY PERTAINING TO UTILITIES AND OR SUBSTRUCTURES IS NOT CERTIFIED TO ACCURACY OR COMPLETENESS.
3. SEWER MANHOLE, RIM AND INVERT ELEVATIONS SHOWN HEREON WERE OBTAINED FROM FIELD MEASUREMENTS.
4. CONSULT THE APPROPRIATE UTILITY COMPANY PRIOR TO DESIGNING IMPROVEMENTS.
5. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT AND IS SUBMITTED AS SUCH TO THE STATE OF FACTS THAT MAY BE REVEALED BY AN EXAMINATION OF SUCH.

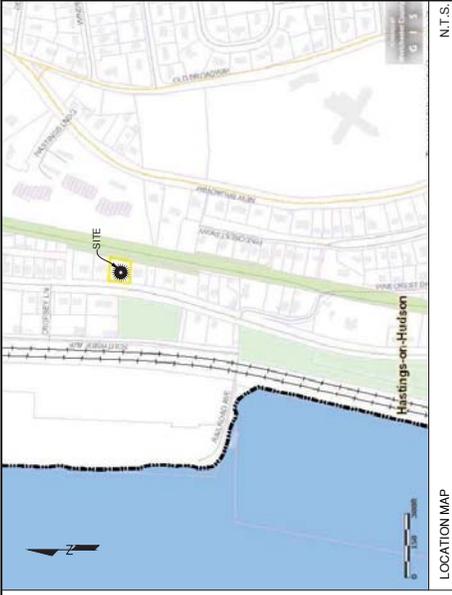
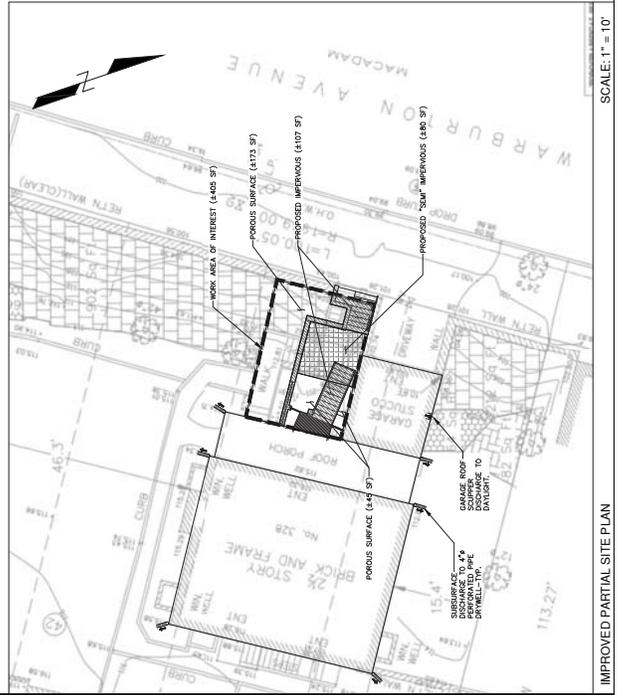
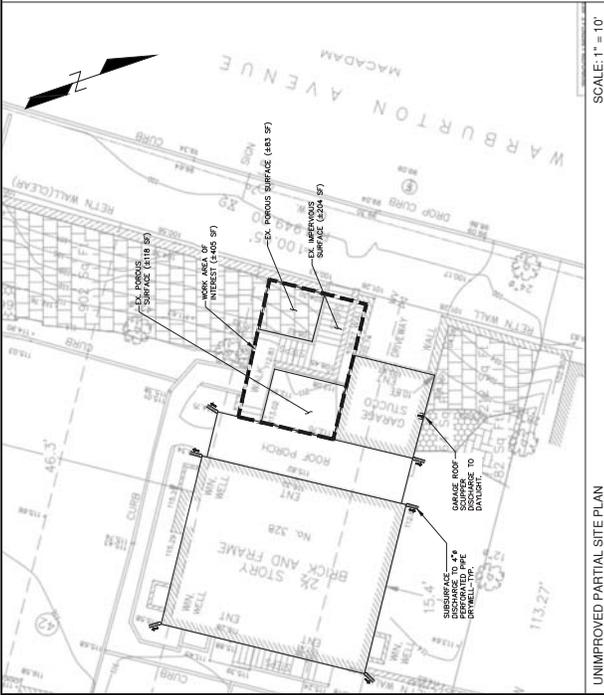
CALL BEFORE YOU DIG:
 PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION CALL 1800-272-4480.

GRAPHIC SCALE

(IN FEET)
 1 inch = 10.0' ft.

Certification: I am a duly licensed Professional Engineer in the State of New York, and I hereby certify that the information contained herein is true and correct to the best of my knowledge and belief, and that I am not providing any professional services in violation of the provisions of the Engineering Law of the State of New York.

Certified To: NOT FOR TITLE TRANSFER.



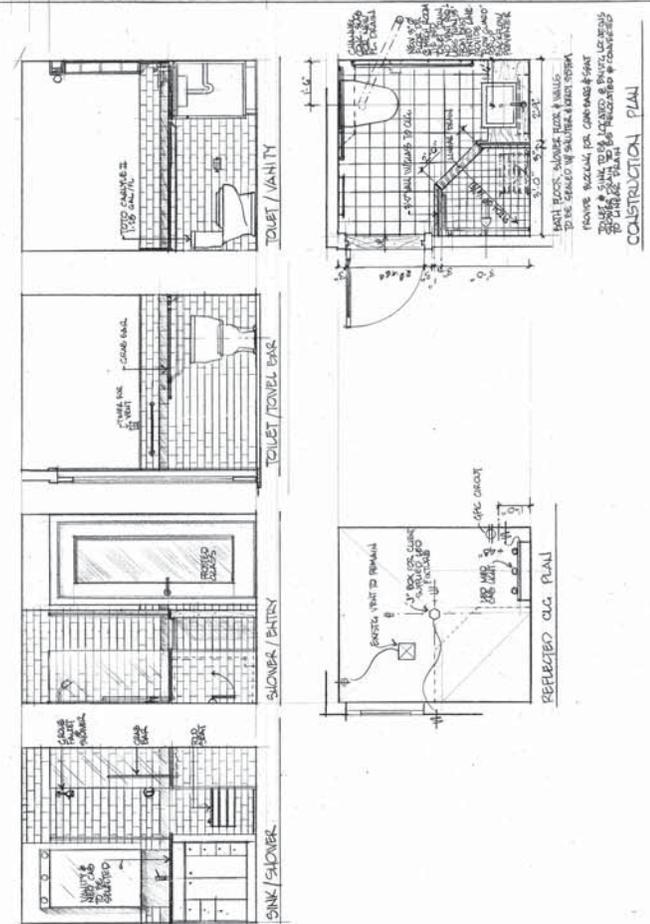
- GENERAL NOTES:
1. APPLICANT MUST OBTAIN ALL NECESSARY PERMITS / APPROVALS PRIOR TO ANY CONSTRUCTION.
 2. ALL EROSION CONTROL MEASURES MUST BE INSTALLED PRIOR TO THE START OF CONSTRUCTION.
 3. PER NEW YORK STATE LAW, THE CONTRACTOR SHALL CALL DIG SAFELY BY (800) 487-4874 PRIOR TO ANY EXCAVATION WORK.
 4. FOR THE STEP 4, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROVISION OF THE PERMITS REQUIRED FOR THE PROJECT.

- MAP NOTES:
1. EXISTING AND PROPOSED DRAINAGE SURVEY INFORMATION WAS TAKEN FROM THE RECORD DRAWINGS FOR THE PROJECT.
 2. THE PROPOSED DRAINAGE SYSTEM WAS DESIGNED BY JIM METZER, ARCHITECT.
 3. GRADE/DISCHARGE INFORMATION SHOWN WAS PROVIDED BY JIM METZER, ARCHITECT.

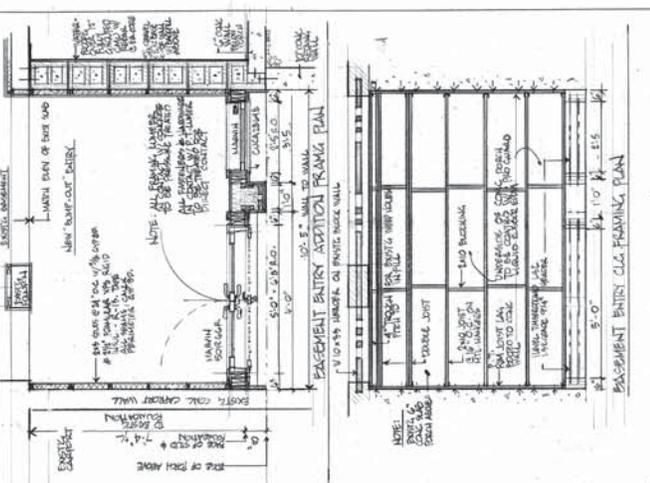
SITE DATA - LOCATION:
1. 328 WARBURTON AVE
HAVERINGS-ON-HUDSON
2. 100 MAPY 4100-6P-4

Connolly Engineering, P.C.
36 Great Hill Lane
P.O. Box 12569
845 S. S. 144
845 633-0476 fax
P.O. Box 116
Millbrook, NY 12545
845 677-6788
www.connollyeng.com

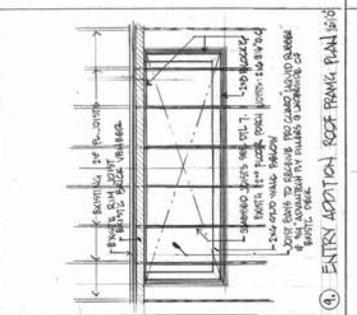
PROJECT: 328 WARBURTON AVENUE		VILLAGE OF HAVERINGS-ON-HUDSON, WESTCHESTER COUNTY, NEW YORK	
DRAWING: DRAINAGE ANALYSIS PLAN		DRAWING NO. JTC	
DATE: JUNE 3, 2016	DRAWING NO. JTC	SHEET: 1	TOTAL SHEETS: 1
PROJECT NO.:	DRAWING BY: JTC	SCALE: AS SHOWN	
DRAWN BY: DANIEL T. CONNOLLY, P.E., ICP 29143			



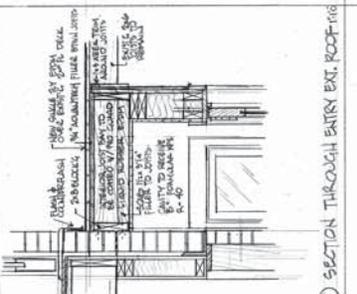
① BASEMENT BATHROOM FINISHES & ELEVATIONS 14'-0"



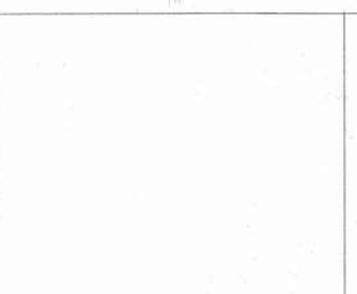
② BASEMENT ENTRY ADDITION FRAMING PLAN 14'-0"



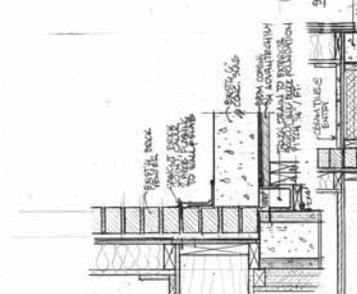
③ ENTRY ADDITION ROOF FRAMING PLAN 14'-0"



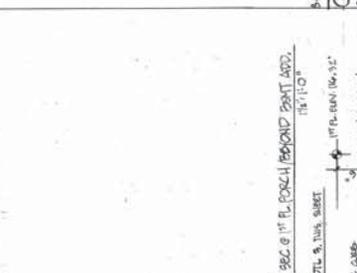
④ SECTION THROUGH ENTRY EXT. ROOF 14'-0"



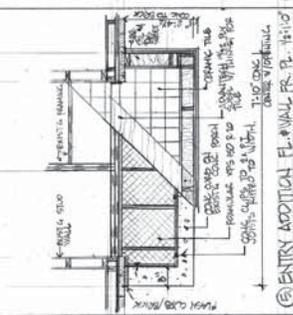
⑤ WALL SECTION @ NEW ENTRY ADDITION 14'-0"



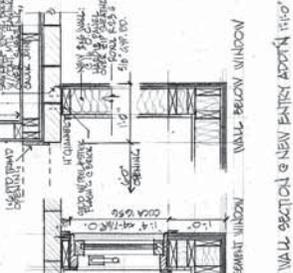
⑥ SECTION THRU BASEMENT FR. DOOR 14'-0"



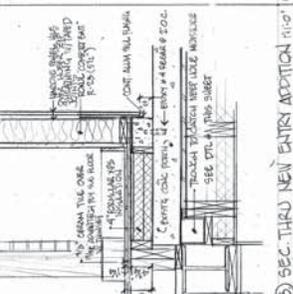
⑦ BASEMENT ADDITION SECTION 14'-0"



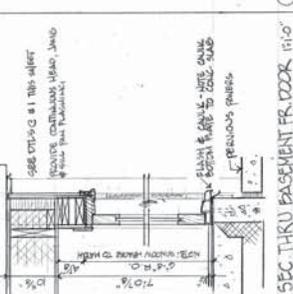
⑧ ENTRY ADDITION FL. PLAN 14'-0"



⑨ WALL SECTION @ WINDOW 14'-0"



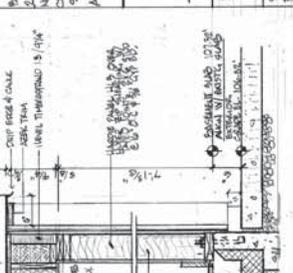
⑩ SECTION THRU NEW WINDOW 14'-0"



⑪ SECTION THRU BASEMENT FR. DOOR 14'-0"



⑫ BASEMENT ADDITION SECTION 14'-0"



⑬ BASEMENT ADDITION FRAMING PLAN 14'-0"

⑬ 2015 10/14 FOR THE STREET WORKS

QUARTIS DENAVALE 19810
 918 WASHINGTON AVENUE
 WASHINGTON ON HUDON NY 10786

TRUCK CRACK LOTS 8 ZONETS
 2' FLOOR
 NO CHANGE TO USE / OCCUPANCY
 OR VERY MINOR CHANGES TO
 SCORES APPROVED
 ADDITIONAL 4' ATTENTION

A005

SECTIONS / DETAILS

SCALE AS NOTED
 FEB. 7. 2016



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ARCHITECT

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Dobbs Ferry NY 10522
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This is to certify that this map and the survey on which it is based were made in accordance with the "Minimum Standard" Detail requirements for the New York State Association of Land Surveyors.
Richard R. Behal, L.S. New York State License Number 050666.

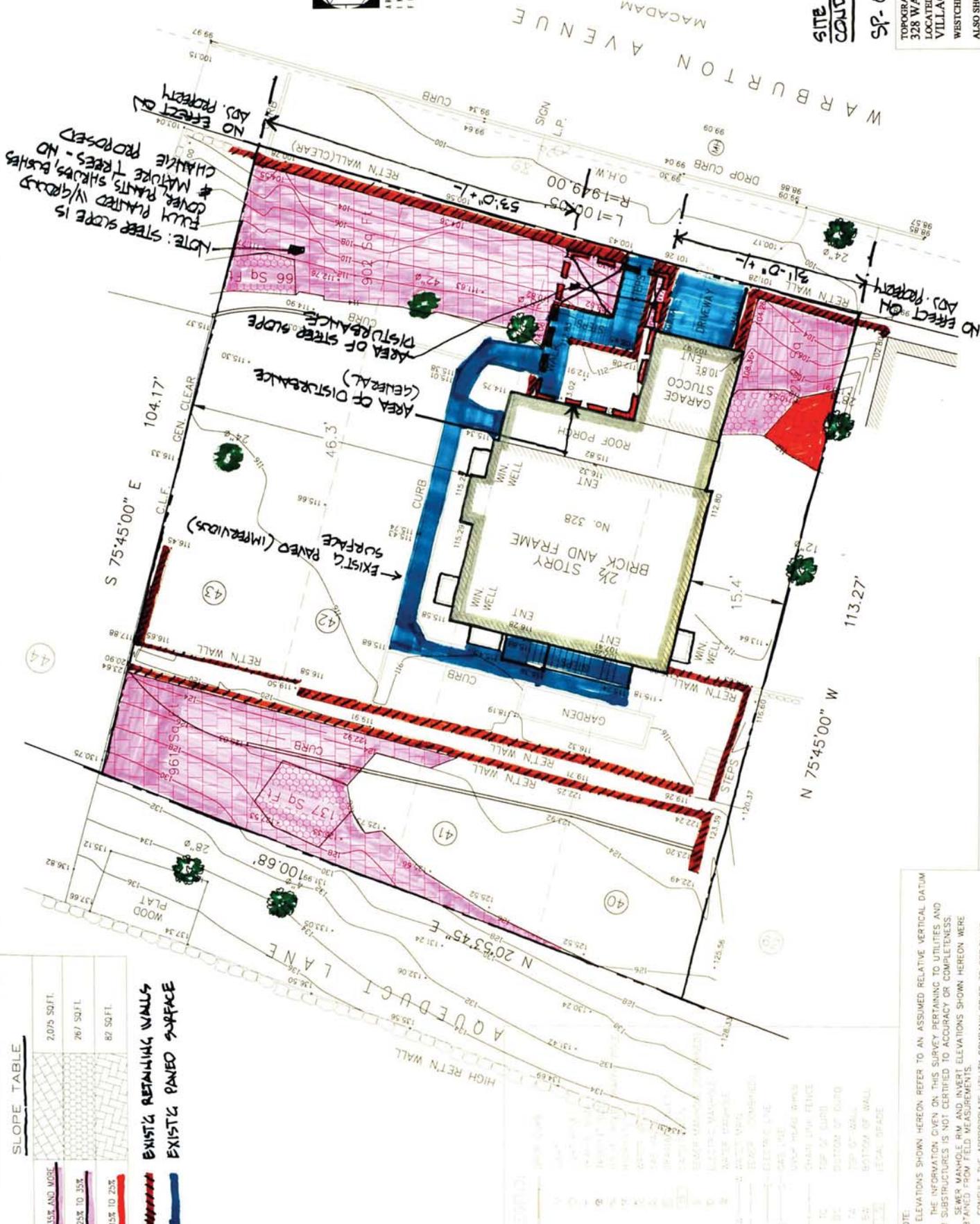
TOPOGRAPHICAL SURVEY AT
328 WARBURTON AVENUE
VILLAGE OF HASTINGS-ON-HUDSON
WESTCHESTER COUNTY STATE OF NEW YORK

ALSO SHOWN AS TAX LOT NUMBER 4 IN BLOCK 96,
SECTION 4.100 IN THE OFFICIAL TAX MAPS OF
HASTINGS-ON-HUDSON.

SCALE: 1" = 10.0'
Measurement in U.S. Standard

DATE: MAY 21, 2014.
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SITE PLAN: EXISTING CONDITIONS
SP-001 5-31-16



SLOPE TABLE

15% AND MORE	2.0/75 SQ.FT.
25% TO 15%	76/7 SQ.FT.
15% TO 25%	82 SQ.FT.

EXISTG. RETAINING WALLS
EXISTG. PAVED SURFACE



NOTE:

- ELEVATIONS SHOWN HEREON REFER TO AN ASSUMED RELATIVE VERTICAL DATUM
- THE INFORMATION GIVEN ON THIS SURVEY PERTAINING TO UTILITIES AND OR SUBSTRUCTURES IS NOT CERTIFIED TO ACCURACY OR COMPLETENESS.
- SEWER MANHOLE RIM AND INVERT ELEVATIONS SHOWN HEREON WERE OBTAINED FROM FIELD MEASUREMENTS.
- CONSULT THE APPROPRIATE UTILITY COMPANY PRIOR TO DESIGNING IMPROVEMENTS.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS THAT MAY BE REVEALED BY AN EXAMINATION OF SUCH.

CALL BEFORE YOU DIG:
914-629-7758 TO COMMENCEMENT OF ANY CONSTRUCTION CALL 1800-272-4480.

Certifications indicated are limited only to the person for whom this survey was prepared and to the title hereon. No other title, governmental or otherwise, is intended to be certified. The title hereon is not a deed and no deed is intended to be certified. The title hereon is not a deed and no deed is intended to be certified. The title hereon is not a deed and no deed is intended to be certified.

