

# GOTHAM

**Padriac Steinschneider**  
Gotham Design & Community Development Ltd.  
329 Broadway  
Dobbs Ferry, New York 10522  
(914) 693-5093 ■ Fax: (914) 693-5390  
Cell (914) 906-4802 ■ [arch329@gmail.com](mailto:arch329@gmail.com)

January 30, 2020

Hastings-on-Hudson Building Department  
7 Maple Street  
Hastings-on-Hudson, New York 10706

**Re: Kimber Residence  
0 Pinecrest Parkway**

Dear Mr. Minozzi, Building Inspector:

This letter is to request that the Steep Slopes and View Preservation Review be continued at the February 16, 2020 meeting of the Planning Board.

We are submitting the following for that meeting:

- A. An alternative design for the house consisting of three sheet of drawings prepared by Gotham Design & Community Development Ltd. under the review of Laura Wakefield, R.A., dated as submitted January 30, 2020, for the Planning Board.
- B. A Narrative documenting the fact that the subject property has steep slopes and making a request for a Special Hardship Exception from the Planning Board to permit the limits stipulated in the Code under Section 240-5.A. to be exceeded.

This letter is also to confirm that posts were installed at the subject property demonstrating the height of the proposed house along the ridge that parallels the house and depicts the highest point of the house.

The alternative design has been prepared in direct response to comments heard at the January Planning Board meeting from both Planning Board members and from the neighbors in attendance. As was noted at the meeting by the Village's Planning Consultant, almost the entire site exceeds the 15% slope limit and a substantial portion exceeds to 24% limit. There is no part of the site upon which a house could be built that would not be substantially on the steep slopes. The differences between the original design and the alternative design are as follows:

1. The courtyard in front of the house has been eliminated. This has moved approximately 610 square feet of the footprint of the house to the east.
2. The garage doors will now face the east instead of the south, which means that the vehicles will need to back out into the easement area. To avoid a condition in which cars parked in front of the garage would block the neighbors sharing the easement, we have shifted the garage 10 feet from the easement line.
3. By moving a portion of the house to the east, the width of the house has been reduced from the original design of 59 feet overall running north/south to 50 feet overall running north/south. This has allowed the front yard and rear yard setbacks to be increased from 15 feet to 19.87 feet each.

Letter to the Hastings-on-Hudson Building Inspector  
Re: 0 Pinecrest Parkway - Kimber Residence  
January 30, 2020  
Page two of two.

4. It should be noted that only a small section of the south side of the alternative design house is set back the 19.87 feet from the property line. The bulk of the house is now set back 24.87 feet from the south property line.
5. The height of the house has been reduced from a ridge elevation of 209.29 feet to a ridge elevation of 208.92. There is still a technical encroachment above the 35 foot sky plane, but as noted at the meeting, this is not a result of the house projecting higher but of a small area of the site dropping into the ravine lower. The grade at the front of the house is at approximately el.182, which makes the height of the house to the highest point of the ridge 26 feet as measured at the front. For comparison, the existing house at 115 Pinecrest Parkway has a ridge elevation of 208 with the grade at the curb at elevation 181. By contrast the existing curb elevation in front of the proposed house is elevation 185. (See Note 8 below).
6. The alternative design has a split level such that the west half of the house has a first floor elevation of 178.6 and the east half of the house has a first floor height of 182.4. Similarly, the west half of the house has a second floor height of 189.93 and the east half of the house has a second floor height of 193.73.
7. Both the original design and the alternative design are configured such that the second floor ends significantly short of the extent of the first floor to the west. This is to reduce the mass of the house as perceived from the Aqueduct.
8. The alternative design is predicated on the owner of the subject property having the right to regrade the existing driveway in the easement to be approximately 4 feet lower in height. The intent of the original design was to create a courtyard that would facilitate access to the garage, given the existing grade of the driveway in the easement area.

We understand that this process needs to follow its course and that there are issues to be resolved before the Planning Board could consider granting an approval of the subject applications. However, since the applicant is Contract Vendee and the sale agreement is subject to an approval of the house desired by the purchaser, we would appreciate getting a sense from the Board as to whether this is moving in a positive direction at the February meeting. If it is the feeling of a majority of the Planning Board members that the house would have to be significantly reduced in size to be acceptable, the purchaser would appreciate knowing that at the February meeting so that they can plan accordingly.

If you have any questions, I am available at your convenience. Thank you for your time and attention.

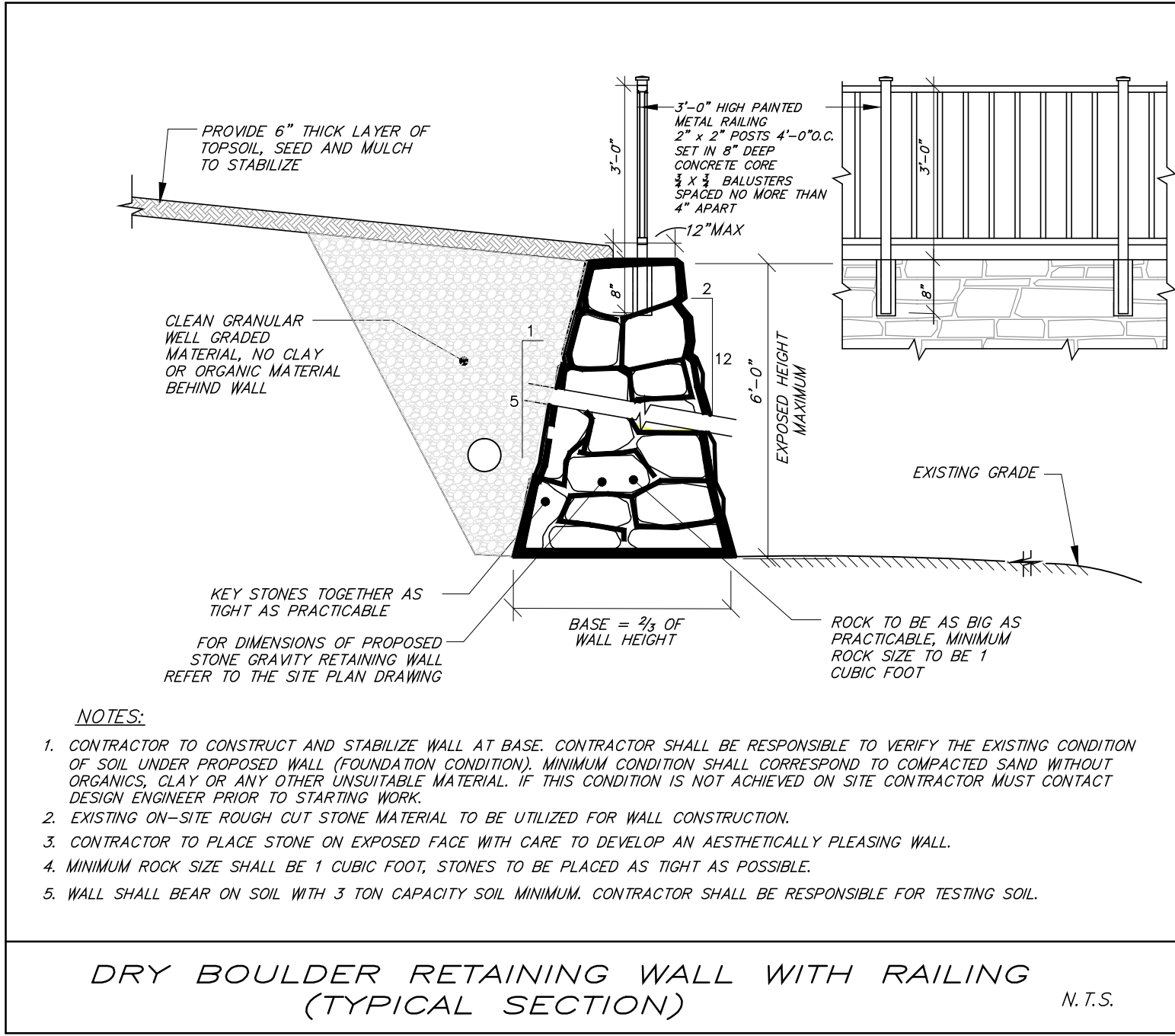
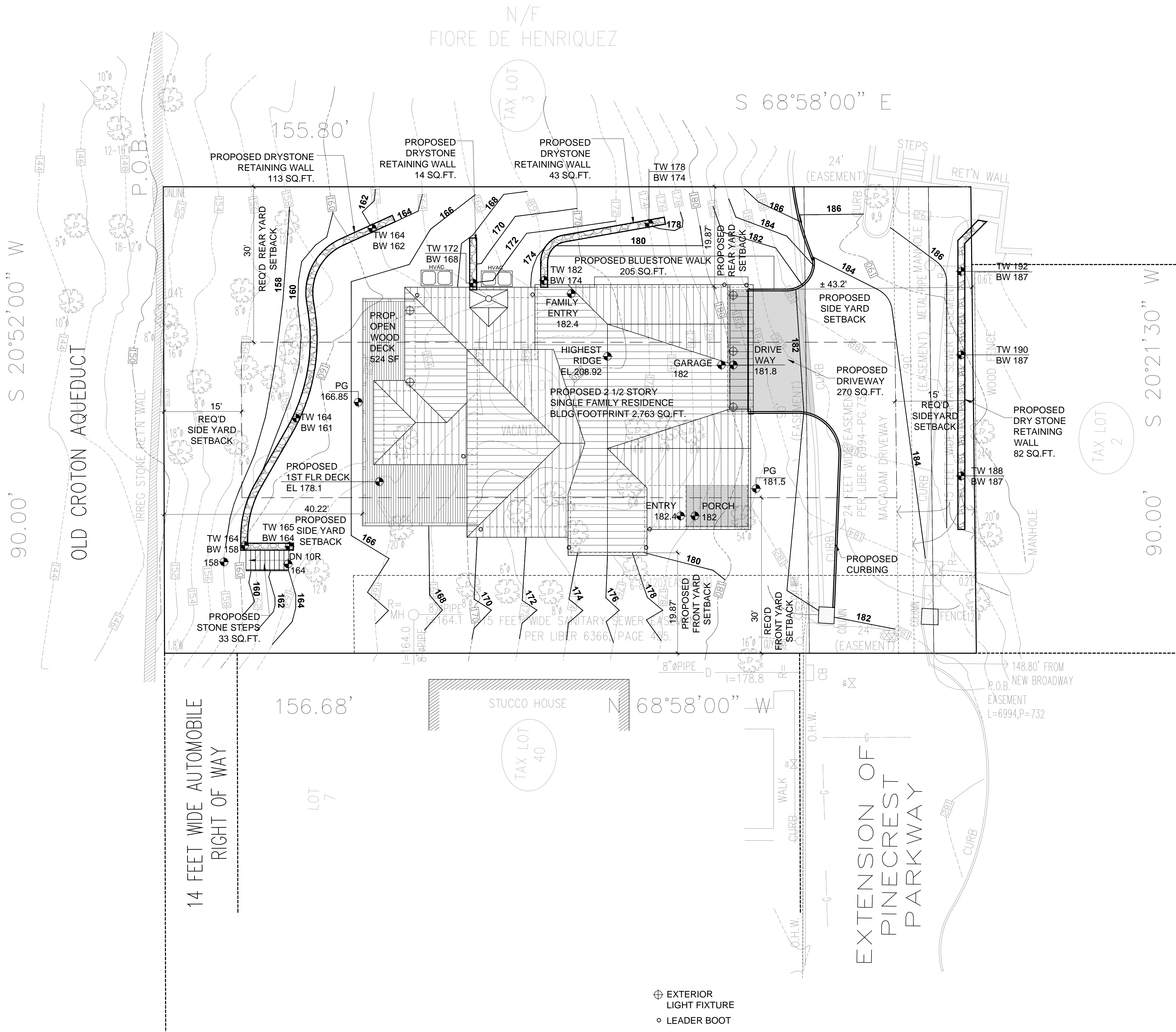
Sincerely,

GOTHAM DESIGN & COMMUNITY DEVELOPMENT LTD.  
Paddy Steinschneider, President  
As Agent for Ryan and Meghan Kimber









PROPOSED LOT ZONING TABLE				
PROPERTY LOCATION : PINECREST PARKWAY HASTINGS - ON-HUDSON NY 10706 TAX ID : 4-100-95-41				
OWNER : ESTATE OF ELISABETH F. DEROW, WILLIAM HANAUER EXECUTOR 11 FAIRVIEW PLACE OSSINING, NY 10562				
CONTRACT VENDEE : RYAN KIMBER AND MEGHAN GOLDEN				
ZONING DISTRICT	R-10			
REQUIREMENT	UNITS	REQUIRED/ALLOWED	PROPOSED	VARIANCE REQUESTED
MINIMUM STREET FRONTAGE	FEET	70	25	YES
MINIMUM NET LOT AREA	SQ.FT.	10,000	14,057	
MINIMUM LOT WIDTH	FEET	100	90	YES
BUILDING COVERAGE	%	25	19.65	
DEVELOPMENT COVERAGE WITHOUT PAVED EASEMENT	%	35	28.79	
DEVELOPMENT COVERAGE WITH PAVED EASEMENT	%	35	43.26	YES
MINIMUM FRONT YARD SETBACK	FEET	30	19.87	YES
MINIMUM REAR YARD SETBACK	FEET	30	19.87	YES
MINIMUM SIDE YARD SETBACK EACH	FEET	12	40.22	
MINIMUM SIDE YARD SETBACK BOTH	FEET	30	83.42	
STORIES	NUMBER	2.5	2.5	
MAXIMUM HEIGHT	FEET	35	33.02 - 39.12	YES
OFF STREET PARKING	NUMBER	2	2	



ALL SURVEYING INFORMATION ON THIS DRAWING IS TAKEN FROM A SURVEY DATED OCTOBER 04, 2019  
REVISED DECEMBER 4, 2019  
PREPARED BY: SUMMIT LAND SURVEYING P.C.  
21 DRAKE LANE  
WHITE PLAINS NY 10607  
TEL 914 629 - 7758

**LAURA WAKEFIELD**  
ARCHITECT  
329 BROADWAY  
DOBBS FERRY, NY 10522  
TEL: 914 693 6165  
N.Y.S STATE LICENSE  
No. 27038

PROJECT TITLE:  
**KIMBER RESIDENCE**  
PINECREST PARKWAY  
HASTINGS-ON-HUDSON, NEW YORK 10706  
PROJECT NO.: **1906**

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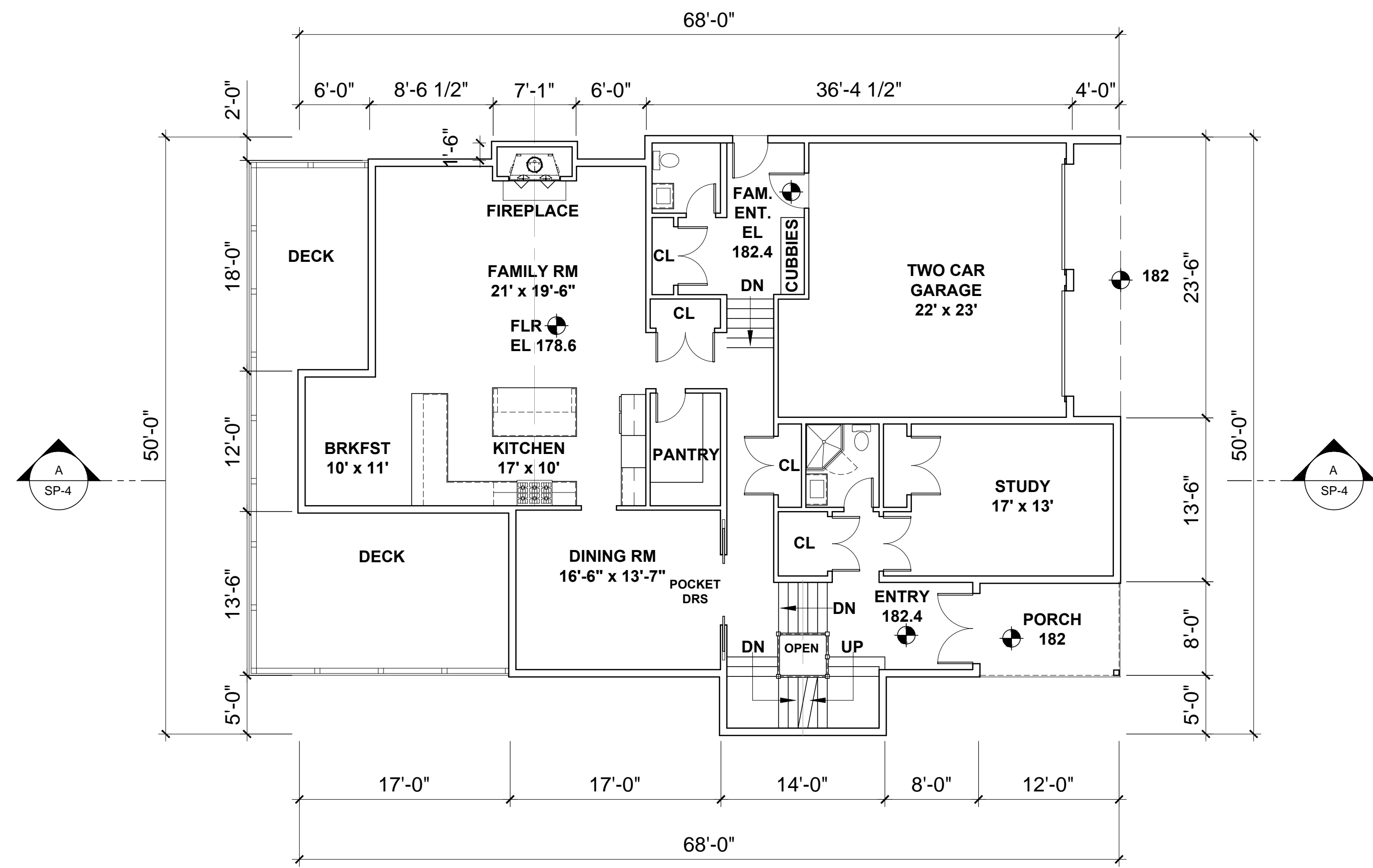
ISSUED / REVISIONS  
SUBMITTED TO PLANNING BOARD AND ZONING BOARD 12-19-2019  
SUBMITTED TO PLANNING BOARD 01-30-2020

SHEET TITLE:  
**SITE PLAN**

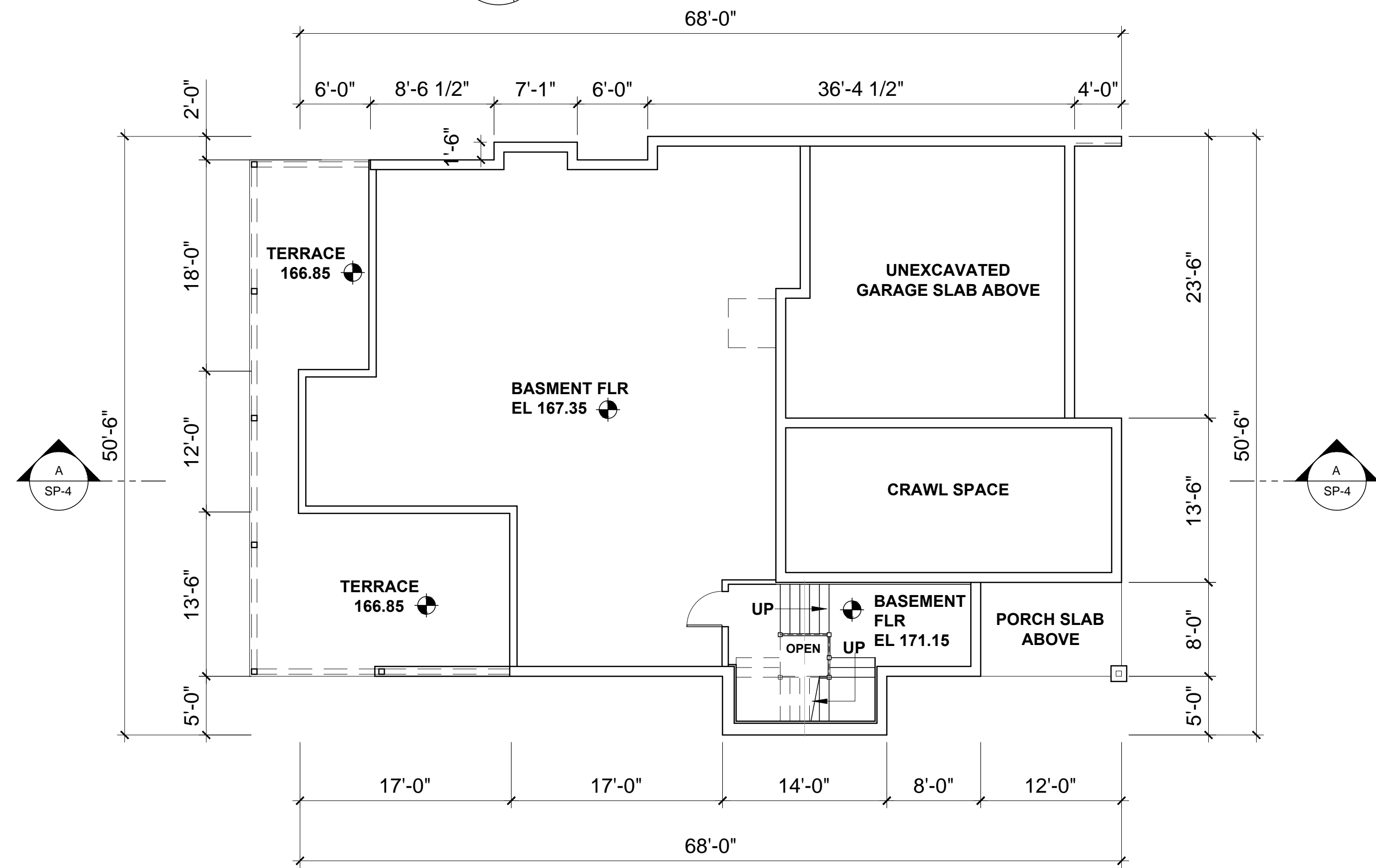
DATE: <b>12-19-2019</b>	DRAWN BY: <b>MB</b>
SCALE: <b>AS NOTED</b>	CHECKED BY: <b>PRS</b>

**SP-1**

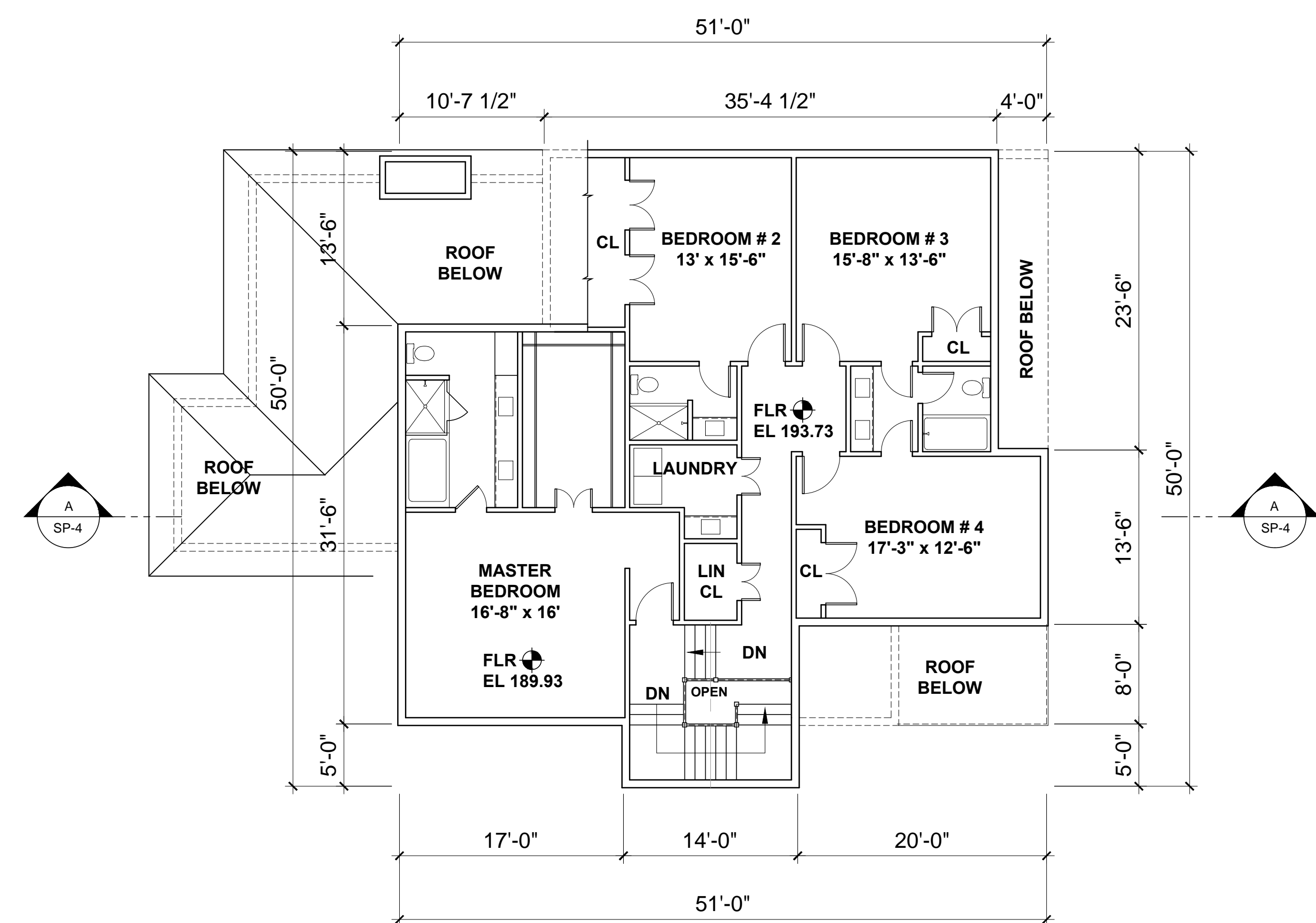




**FIRST FLOOR PLAN**  
SCALE : 1/8" = 1'-0"  
GRAPHIC SCALE IN FEET  
0 1 2 4 8 16



**BASEMENT FLOOR PLAN**  
SCALE : 1/8" = 1'-0"  
GRAPHIC SCALE IN FEET  
0 1 2 4 8 16



**SECOND FLOOR PLAN**  
SCALE : 1/8" = 1'-0"  
GRAPHIC SCALE IN FEET  
0 1 2 4 8 16



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SHEET TITLE:  
**FLOOR PLANS**

DATE: **12-19-2019** DRAWN BY: **MB**  
SCALE: **AS NOTED** CHECKED BY: **PRS**

**SP-2**





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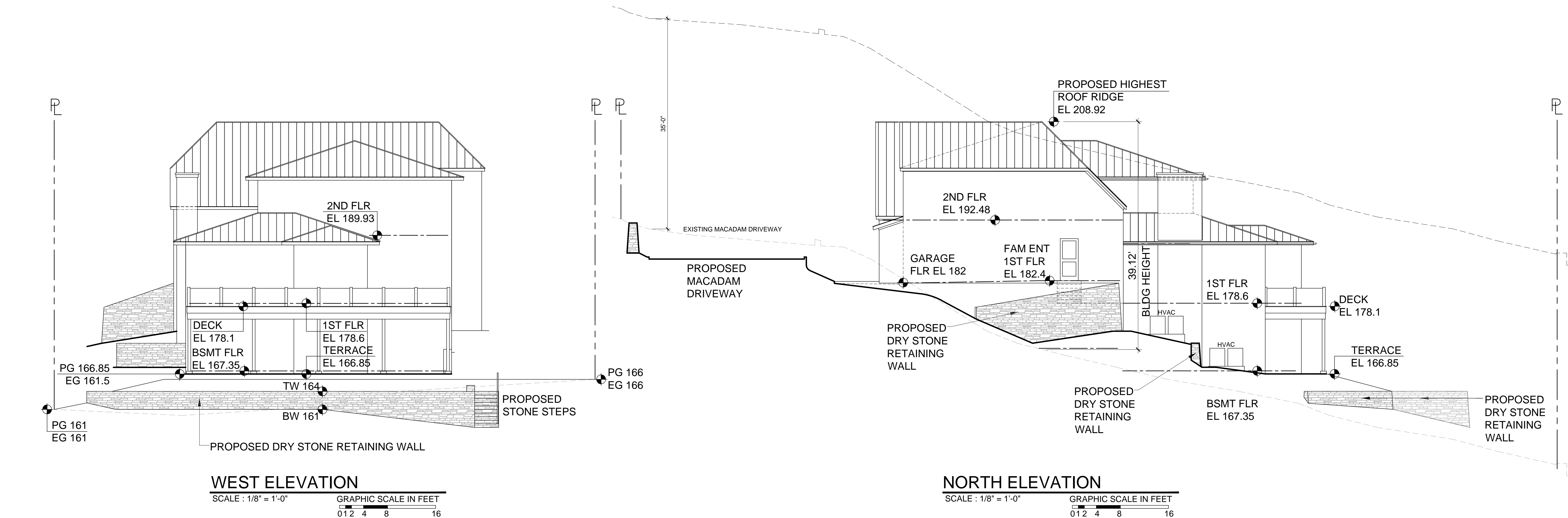
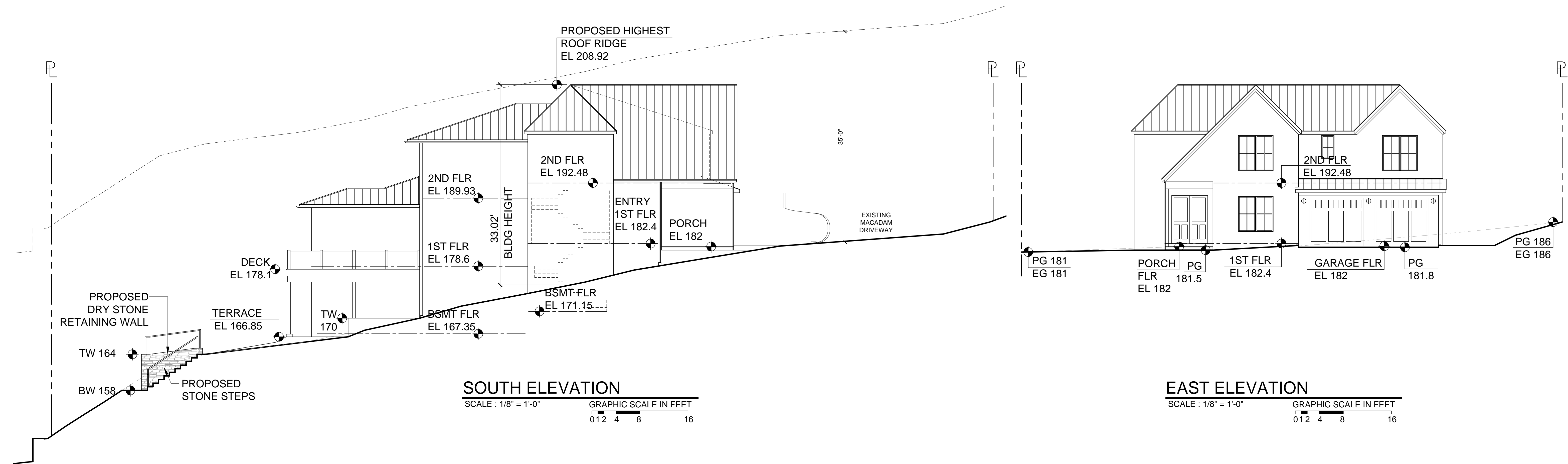
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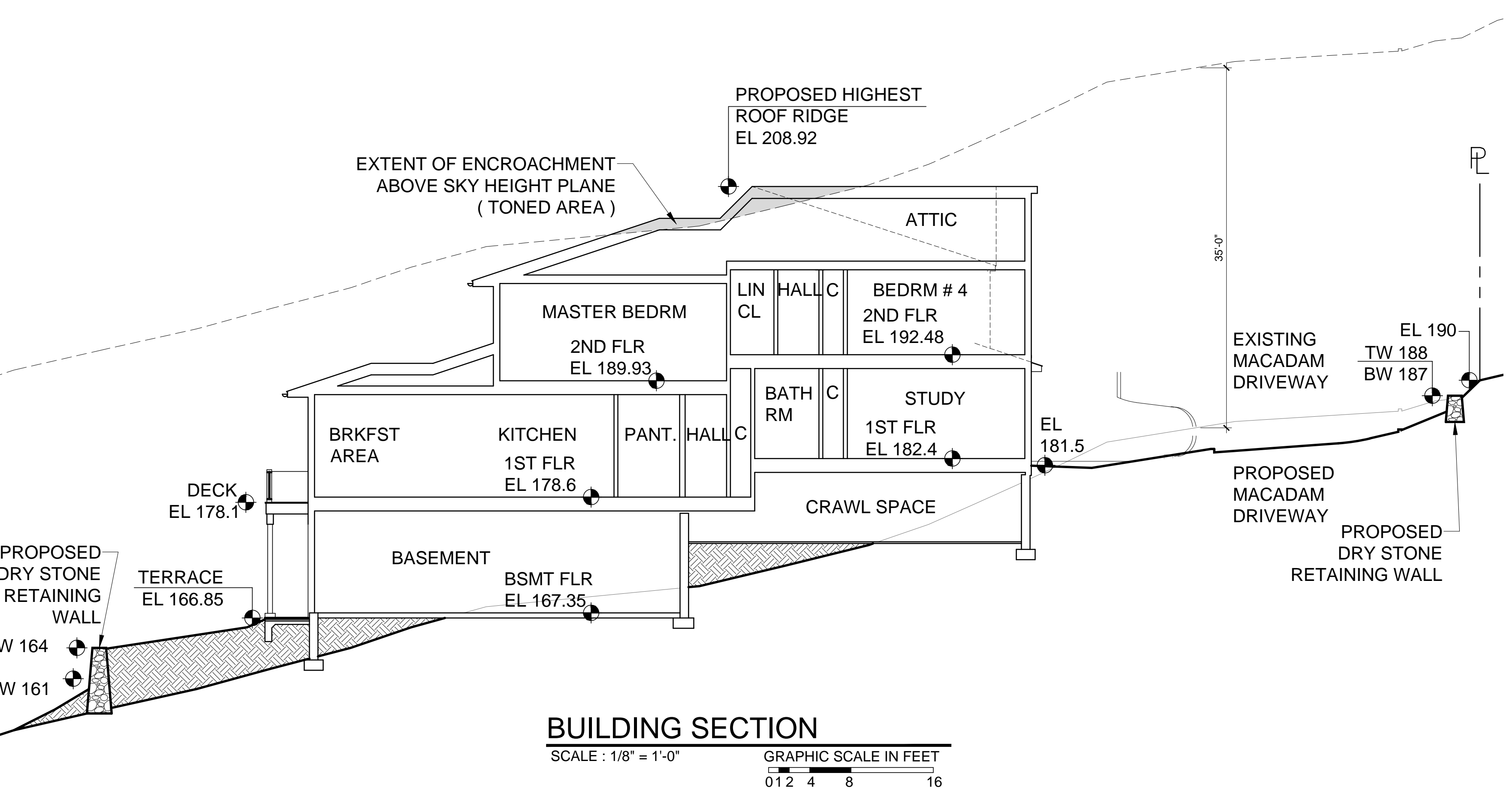
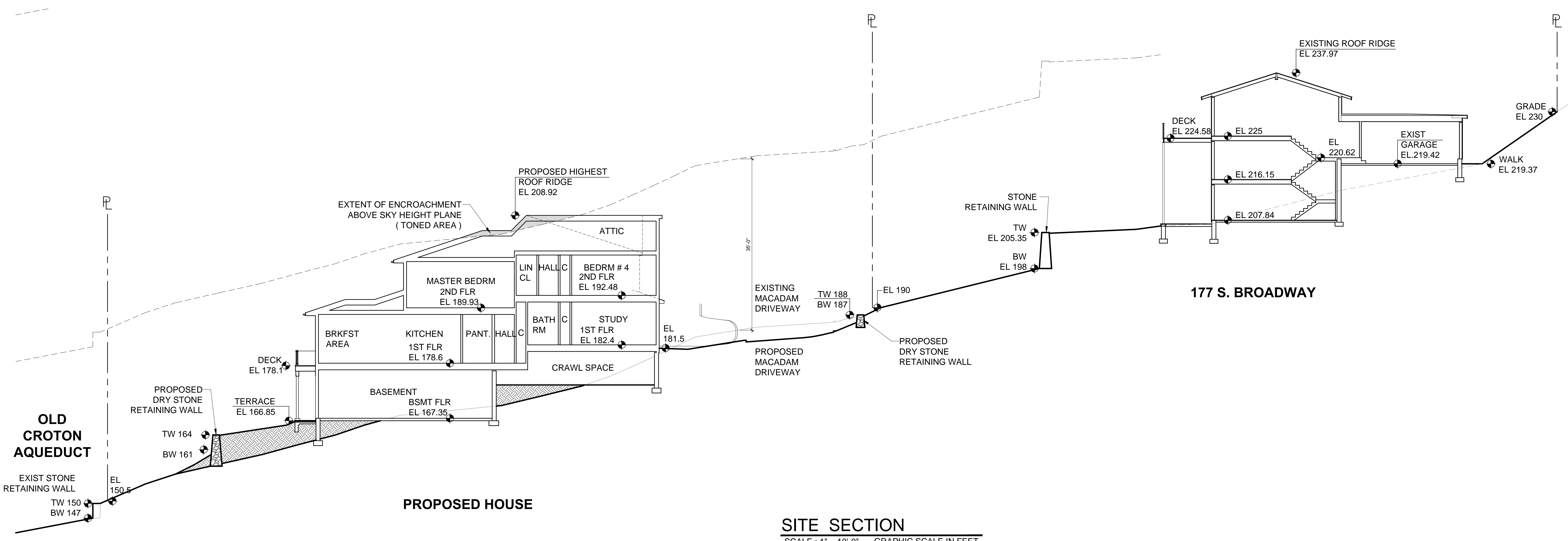
SHEET TITLE:  
**ELEVATIONS**

DATE: <b>12-19-2019</b>	DRAWN BY: <b>MB</b>
SCALE: <b>AS NOTED</b>	CHECKED BY: <b>PRS</b>

**SP-3**









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ISSUED / REVISIONS

SUBMITTED TO PLANNING BOARD AND ZONING BOARD	12-19-2019
SUBMITTED TO PLANNING BOARD	01-30-2020

SHEET TITLE:  
**BUILDING SECTIONS**

DATE: <b>12-19-2019</b>	DRAWN BY: <b>MB</b>
SCALE: <b>AS NOTED</b>	CHECKED BY: <b>PRS</b>

**SP-4**



# **STORMWATER MANAGEMENT PLAN & DRAINAGE ANALYSIS**

**0 Pinecrest Parkway  
Village of Hastings-on-Hudson – New York**

**December 20, 2019**

**Hudson Engineering & Consulting, P.C.**

*45 Knollwood Road – Suite 201  
Elmsford, NY 10523  
(914) 909-0420*







**STORMWATER MANAGEMENT  
PLAN & DRAINAGE ANALYSIS  
0 Pinecrest Parkway  
Village of Hastings-on-Hudson – New York**

***INTRODUCTION***

This Stormwater Management Plan presents the proposed Best Management Practices (BMPs) to control erosion and sedimentation and manage stormwater during and upon construction of proposed dwelling at 0 Pinecrest Parkway in the Village of Hastings-on-Hudson, Westchester County, New York.

This Plan consists of this narrative and a plan set entitled: “Proposed Single Family Residence, 0 Pinecrest Parkway, Village of Hastings-on-Hudson, Westchester County - New York”, all as prepared by Hudson Engineering and Consulting, P.C., Elmsford, New York, dated December 20, 2019. The design is in accordance with the Village of Hastings-on-Hudson requirements. Since the project disturbance is less than one acre the New York State Department of Environmental Conservation [NYSDEC] stormwater regulations are not applicable.

***METHODOLOGY***

The stormwater analysis was developed utilizing the Soil Conservation Service (SCS) TR-20, 24-hour Type III storm events (HydroCad®) to assist with the design of the mitigating practices. The “Curve Number” (CN) value determination is based on soil type, vegetation and land use. The design is in accordance with the Village of Hastings-on-Hudson’s stormwater regulations. The “Time of Concentration” ( $T_c$ ) was determined as a direct entry of one-minute. The CN and  $T_c$  data are input into the computer model. The project site was modeled for the 100-year Type III – 24-hour storm event.

***PRE-DESIGN INVESTIGATIVE ANALYSIS***

A pre-design investigative analysis was performed including percolation and deep tests in the location shown on the plans.

Percolation tests were completed as follows: A 42-inch deep test hole was excavated from grade with an approximate diameter of 8-inches. 4-inch diameter pipes were inserted into the percolation holes and backfilled around. The holes were pre-soaked for 24 hours prior to running the tests. Tests were run until a 3-inch drop in water level as measured or 30 minutes had elapsed, whichever came first. Percolation tests were performed in the vicinity of the potential stormwater mitigation practice [TP-1 & TP-2] until a constant rate was achieved, the result as follows:

- TP-1: A percolation rate of 0.86-minutes per inch (69.77-inches per hour) was observed. A rate of 30-inches per hour was utilized in the design.
- TP-2: A percolation rate of 0.90-minutes per inch (66.67-inches per hour) was observed. This location was not utilized in the design.

Two (2) deep-hole tests were also excavated and labeled TP-1 as shown on the plans.

- TP-1 was excavated to a depth of 96-inches. The test revealed dark loam organics to a depth of 6-inches, sandy loam with rocks to a depth of 56-inches and sandy loam to the invert. No ledge rock or groundwater were observed.
- TP-2 was excavated to a depth of 100-inches. The test revealed dark loam organics to a depth of 6-inches, brown sandy loam with rocks to a depth of 46-inches and sandy loam to the invert. No ledge rock or groundwater were observed.

*The deep-hole test log and percolation test data sheets are attached.*

### **PRE-DEVELOPED CONDITION**

In the pre-developed condition, the site is characterized as moderately sloping from the east to west. The soil classifications based upon Westchester County Soils Mapping are Charlton loam (ChE), 25 to 35 percent slopes, with a hydrologic soil group rating of 'Type B'. The site vegetation can be characterized as lawn woods and low-lying brush.

The site is a vacant lot located along the west side of Pinecrest Parkway.

### **POST-DEVELOPED CONDITION**

The project site was modeled as one watershed, Watershed 1, analyzed as follows:

Watershed 1 contains a tributary area of approximately 4,311 square feet. 325-square feet is pervious in the form of lawn and landscaping and 3,986-square feet is impervious in the form of the proposed roof area and driveway. The CN value for this area is 95 and the Time of Concentration (Tc) is a direct entry of 1 minute. The runoff from this tributary area is conveyed via a comprehensive drainage system to six (6) Cultec® 330XLHD Rechargers, set in 1-foot of gravel at the sides and invert, with 6-inches over top of the system. The system is designed to fully accept (no release) the entire stormwater runoff volume for the 100-year storm event from the watershed and ex-filtrate the runoff into the surrounding soil sub-strata.



## **CONSTRUCTION SEQUENCING**

The following erosion control schedule shall be utilized:

1. Place orange construction fencing around areas to be used for ex-filtration to avoid compaction
2. Install a construction entrance to the development area.
3. Establish construction staging area.
4. Install tree protection on trees as noted on plans.
5. Selective vegetation removal for silt fence installation.
6. Install silt fence down slope of all areas to be disturbed as shown on the plan.
7. Remove trees where necessary (clear & Grub) for the proposed construction.
8. Strip topsoil and stockpile at the locations specified on the plans (up gradient of erosion control measures). Temporarily stabilize topsoil stockpiles (hydroseed during May 1<sup>st</sup> through October 31<sup>st</sup> planting season or by covering with a tarpaulin(s) November 1<sup>st</sup> through April 30<sup>th</sup>. Install silt fence around toe of slope.
9. Demolish any existing site features and/or structures noted as being removed on the construction documents, and dispose of off-site.
10. Rough grade site including the driveway.
11. Excavate and install infiltration/exfiltration systems per manufacturer's recommendations and requirements. Infiltration/exfiltration systems shall be temporarily plugged until the completion of construction and the site is stabilized.
12. Install all pretreatment devices, catch basins and piping.
13. Excavate and construct foundations for new residence.
14. Construct buildings.
15. Install curbing and sub-base course. Fine grade and seed all disturbed areas. Clean drain lines, catch basins, pretreatment devices and infiltration/exfiltration systems. Ensure grass stand is achieved.
16. Unplug infiltration/exfiltration/ systems. Install and connect all roof drain leaders to previously installed exfiltration/attenuation galleries.

17. Install 4"-6" topsoil, fine grade, seed the entire project site and install landscape plantings. Spread salt hay over seeded areas.

18. Install bituminous concrete top course in driveway.

19. Remove all temporary soil erosion and sediment control measures after the site is stabilized with vegetation.

\* Soil erosion and sediment control maintenance must occur weekly and prior to and after every 1/2" or greater rainfall event.

### ***EROSION AND SEDIMENT CONTROL COMPONENTS***

The primary aim of the soil and sediment control measures is to reduce soil erosion from areas stripped of vegetation during and after construction and to prevent silt from reaching the off-site drainage structures and downstream properties. The Sediment and Erosion Control Components are an integral component of the construction sequencing and will be implemented to control sedimentation and re-establish vegetation.

Planned erosion and sedimentation control practices during construction include the installation, inspection and maintenance of the inlet protection, soil stockpile areas, and diversion swales and silt fencing. General land grading practices, including land stabilization and construction sequencing are also integrated into the Sediment and Erosion Control Plan. Dust control is not expected to be a problem due to the relatively limited area of exposure, the undisturbed perimeter of trees around the project area and the relatively short time of exposure. Should excessive dust be generated, it will be controlled by sprinkling.

All proposed soil erosion and sediment control practices have been designed in accordance with the following publications:

- New York State standards and Specifications for Urban Erosion and Sediment Control, August 2005
- New York State General Permit for Stormwater Discharges, GP-0-10-002 (General permit).
- "Reducing the Impacts of Stormwater Runoff from New Development", as published by the New York State Department of Environmental Conservation (NYSDEC), second edition, April, 1993.

The proposed soil erosion and sediment control devices include the planned erosion control practices outlined below. Maintenance procedures for each erosion control practice have also been outlined below.



- **SILT FENCE**

Silt fence (geo-textile filter cloth) shall be placed in locations depicted on the approved plans. The purpose of the silt fence is to reduce the velocity of sediment laden stormwater from small drainage areas and to intercept the transported sediment load. In general, silt fence shall be used at the toe of slopes or intermediately within slopes where obvious channel concentration of stormwater is not present.

Maintenance

Silt fencing shall be inspected at a minimum of once per week and prior to and within 24 hours following a rain event  $\frac{1}{2}$ " or greater. Inspections shall include ensuring that the fence material is tightly secured to the woven wire and the wire is secured to the wood posts. In addition, overlapping filter fabric shall be secured and the fabric shall be maintained a minimum of six (6) inches below grade. In the event that any "bulges" develop in the fence, that section of fence shall be replaced within 24 hours with new fence section. Any sediment build-up against the fence shall be removed within 24 hours and deposited on-site a minimum of 100 feet outside of any wetland or watercourse.

The installation of silt fencing will be maintained or replaced until the fencing is no longer necessary. Once the site is stabilized, all silt fences shall be removed. The immediate area occupied by the silt fence will be shaped to an acceptable grade and stabilized.

- **INLET PROTECTION**

After catch basins and surface inlets have been installed, these drain inlets will receive stormwater from the roadways, driveways, and surrounding overland watersheds. In order to protect the receiving waters from sedimentation, the contractor shall install stone and block inlet protection as shown on the plans. Once installed,  $\frac{3}{4}$  inch stone aggregate shall be installed around the perimeter of all catch basins and surface inlets as illustrated on the approved plans. This barrier will allow stormwater to be filtered prior to reaching the basin inlet grate.

The stone barrier should have a minimum height of 1 foot and a maximum height of 2 feet. Do not use mortar. The height should be limited to prevent excess ponding and bypass flow. Recess the first course of blocks at least 2 inches below the crest opening of the storm drain for lateral support. Subsequent courses can be supported laterally if needed by placing a 2x4 inch wood stud through the block openings perpendicular to the course. The bottom row should have a few blocks oriented so flow can drain through the block to dewater the basin area. The stone should be placed just below the

top of the blocks on slopes of 2:1 or flatter. Place hardware cloth or wire mesh with ½ inch openings over all block openings to hold stone in place.

As an optional design, the concrete blocks may be omitted and the entire structure constructed of stone, ringing the outlet (“doughnut”). The stone should be kept at a 3:1 slope toward the inlet to keep it from being washed into the inlet.

A level area 1 foot wide and four inches below the crest will further prevent wash. Stone on the slope toward the inlet should be at least 3 inches in size for stability and 1 inch or smaller away from the inlet to control flow rate. The elevation of the top of the stone crest must be maintained 6 inches lower than the ground elevation down slope from the inlet to ensure that all storm flows pass over the stone into the storm drain and not past the structure.

The barrier should be inspected after each rain event and repairs made within 24 hours. Remove sediment as necessary to provide for accurate storage volume for subsequent rains. Upon stabilization of contributing drainage area, remove all materials and any unstable soil and dispose of properly. Bring the disturbed area to proper grade, smooth, compact and stabilized in a manner appropriate to the site.

#### Maintenance

Stone Aggregate: The stone aggregate shall be inspected weekly prior to and within 24 hours following a rain event ½” or greater. Care shall be taken to ensure that all stone aggregate is properly located and secure and do not become displaced. The stone aggregate shall be inspected for accumulated sediments and any accumulated sediment shall be removed from the device and deposited not less than 100 feet from wetland or watercourse.

#### • **TREE PROTECTION**

All significant trees to be preserved located within the limits of disturbance and on the perimeter of the disturbance limits shall be protected from harm by erecting a 3’ high (minimum) snow fence completely surrounding the tree. Snow fence should extend to the drip-line of the tree to be preserved. Trees designated to be protected shall be identified during the staking of the limits of disturbance for each construction phase.

#### Maintenance

The snow fence shall be inspected daily to ensure that the perimeter of the fence remains at the drip-line of the tree to be preserved. Any damaged portions of the fence shall be repaired or replaced within 24 hours. Care shall also be taken to ensure that no construction equipment is driven or parked within the drip-line of the tree to be preserved.

- **SOIL/SHOT ROCK STOCKPILING**

All soil and shot rock stripped from the construction area during grubbing and mass grading shall be stockpiled in locations shown on the plans, but in no case shall they be placed within 100' of a wetland or watercourse. The stockpiled soils shall be re-used during finish-grading to provide a suitable growing medium for plant establishment. Soil stockpiles shall be protected from erosion by vegetating the stockpile with rapidly –germinating grass seed (during the May 1<sup>st</sup> – October 30<sup>th</sup>) planting season or covering the stockpile with tarpaulin the remainder of the year. Install silt fence around toe of slope.

Maintenance

Sediment controls (silt fence) surrounding the stockpiles shall be inspected according to the recommended maintenance outline above. *All stockpiles shall be inspected for signs of erosion or problems with seed establishment weekly or tarpaulin and prior to and within 24 hours following a rain event ½" or greater.*

- **GENERAL LAND GRADING**

The intent of the Erosion & Sediment Control Plan is to control disturbed areas such that soils are protected from erosion by temporary methods and, ultimately, by permanent vegetation. Where practicable, all cut and fill slopes shall be kept to a maximum slope of 2:1. In the event that a slope must exceed a 2:1 slope, it will be stabilized with stone riprap. On fill slopes, all material will be placed in layers not to exceed 12 inches in depth and adequately compacted. Diversion swales shall be constructed on the top of all fill embankments to divert any overland flows away from the fill slopes.

- **SURFACE STABILIZATION**

All disturbed areas will be protected from erosion with the use of vegetative measures (i.e., grass seed mix, sod) hydro mulch netting or hay. When activities temporarily cease during construction, soil stockpiles and exposed soil should be stabilized by seed, mulch or other appropriate measures within 7 days after construction activity has ceased, or 24 hours prior to a rain event ½" or greater.

All seeded areas will be re-seeded areas as necessary and mulched according to the site plan to maintain a vigorous, dense vegetative cover,

Erosion control barriers (silt fencing) shall be placed around exposed areas during construction. Where exposed areas are immediately uphill from a wetland or watercourse, the erosion control barrier will consist of double rows of silt fencing. Any areas stripped of vegetation during construction will be vegetated and/or mulch, but in no case more than 14 days to prevent erosion



of the exposed soils. And topsoil removed during construction will be temporarily stockpiled for future use in grading and landscaping.

As mentioned above, temporary vegetation will be established to protect exposed soil areas during construction. If growing conditions are not suitable for the temporary vegetation, mulch will be used to the satisfaction of the Town Engineer. Materials that may be used for mulching include straw, hay, salt hay, wood fiber, synthetic soil stabilizers, mulch netting, sod or hydro mulch. In site areas where significant erosion potential exists (steep slopes) and where specifically directed by the Town's representative, Curlex Excelsior erosion control blankets (manufactured by American Excelsior, or approved equal) shall be installed. A permanent vegetative cover will be established upon completion of construction of those areas that have been brought to finish-grade and to remain undisturbed.

- **Temporary Stabilization(May 1<sup>st</sup> through October 31<sup>st</sup> planting season)**

The following seeding application should be used depending on the time of year.

- Spring/summer or early fall, seed the area with ryegrass (annual or perennial) at 30 lbs. per acre (Approximately 0.7 lb/1000 sq. ft. or use 1 lb/1000 sq. ft.).
- Late fall or early winter, seed Certified 'Aroostook' winter rye (cereal rye) at 100 lbs. per acre (2.5 lbs/1000 sq. ft.).

- **Permanent Stabilization(May 1<sup>st</sup> through October 31<sup>st</sup> planting season)**

1. Provide minimum of four (4) inches topsoil for all new lawn areas. Top dress all existing disturbed lawn areas with two (2) inches of topsoil.
2. Grass seed shall be evenly sown by mechanical seeder at a rate of 3.0-4.0 pounds per 1,000 square feet.
3. Fine rake, roll and water to a depth of one inch all seeded areas.
4. Apply air-dried hay or straw mulch to provide 90% coverage of surface (approximately 90 lbs. per 1,000 SF). Use small grain straw where mulch is maintained for more than three months
5. Contractor shall provide, at his own expense, protection against trespassing and other damage to lawn areas.
6. Lawn seed mix shall include:
  - a. General Recreation areas and lawns:

- 65% Kentucky Bluegrass blend
- 20% Perennial Rye
- 15% Fine fescue

Sod may be used as an alternate to seeding in select areas.

Slow release fertilizers will be applied by hand to horticultural plantings as part of regular horticultural maintenance program and shall be limited to a single spring application.

### ***CONSTRUCTION PRACTICES TO MINIMIZE STORMWATER CONTAMINATION***

Adequate measures shall be taken to minimize contaminant particles arising from the discharge of solid materials, including building materials, grading operations, and the reclamation and placement of pavement, during project construction, including but not limited to:

- Building materials, garbage, and debris shall be cleaned up daily and deposited into dumpsters, which will be periodically removed from the site and appropriately disposed of.
- Dump trucks hauling material from the construction site will be covered with a tarpaulin.
- The paved street adjacent to the site entrance will be swept daily to remove excess mud, dirt, or rock tracked from the site.
- Petroleum products will be stored in tightly sealed containers that are clearly labeled.
- All vehicles on site will be monitored for leaks and receive regular preventive maintenance to reduce the chance of leakage.
- All spills will be cleaned up immediately upon discovery. Spills large enough to reach the storm system will be reported to the National Response Center at 1-800-424-8802.
- Materials and equipment necessary for spill cleanup will be kept in the temporary material storage trailer onsite. Equipment will include, but not be limited to, brooms, dust pans, mops, rags, gloves, goggles, kitty litter, sand, saw dust, and plastic and metal trash containers.
- All paint containers and curing compounds will be tightly sealed and stored when not required for use. Excess paint will not be discharged to the storm system, but will be properly disposed according to the manufacturer's instructions.

- Sanitary waste will be collected from portable units a minimum of two times a week to avoid overfilling.
- Any asphalt substances used on-site will be applied according to the manufacturer's recommendation.
- Fertilizers will be stored in a covered shed and partially used bags will be transferred to a sealable bin to avoid spills and will be applied only in the minimum amounts recommended by the manufacturer and worked into the soil to limit exposure to stormwater.
- No disturbed area shall be left un-stabilized for longer than 14 days during the growing season.
- When erosion is likely to be a problem, grubbing operations shall be scheduled and performed such that grading operations and permanent erosion control features can follow within 24 hours thereafter.
- As work progresses, patch seeding shall be done as required on areas previously treated to maintain or establish protective cover.
- Drainage pipes and swales/ditches shall generally be constructed in a sequence from outlet to inlet in order to stabilize outlet areas and ditches before water is directed to the new installation or any portion thereof, unless conditions unique to the location warrant an alternative method.

### ***STORMWATER MANAGEMENT FACILITIES MAINTENANCE PROGRAM***

The following maintenance plan has been developed to maintain the proper function of all drainage and erosion and sediment control facilities:

- Minimize the use of road salt for maintenance of driveway areas.
- Drainage inlets shall be vacuum swept twice a year, at the conclusion of the landscape season in the fall and at the conclusion of the sand and de-icing season in the spring. Inspect exfiltration/attenuation gallery for sediment and remove same if found.

The permanent maintenance program will be managed by the future homeowners upon completion of construction and acceptance of the improvements.



## ***CONCLUSION***

The stormwater management plan proposed meets all the requirements set forth by the Village of Hastings-on-Hudson. Design modification requirements that may occur during the approval process will be performed and submitted for review to the Village of Hastings-on-Hudson.



# Extreme Precipitation Tables





# Extreme Precipitation Tables

## Northeast Regional Climate Center

Data represents point estimates calculated from partial duration series. All precipitation amounts are displayed in inches.

Smoothing	Yes
State	New York
Location	
Longitude	73.883 degrees West
Latitude	40.987 degrees North
Elevation	0 feet
Date/Time	Mon, 23 Dec 2019 12:33:07 -0500

## Extreme Precipitation Estimates

	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr		1day	2day	4day	7day	10day	
1yr	0.33	0.51	0.63	0.83	1.03	1.29	1yr	0.89	1.23	1.48	1.84	2.28	2.82	3.20	1yr	2.49	3.08	3.57	4.29	4.93	1yr
2yr	0.40	0.62	0.77	1.01	1.27	1.59	2yr	1.10	1.49	1.83	2.26	2.78	3.42	3.84	2yr	3.03	3.70	4.25	5.05	5.72	2yr
5yr	0.47	0.73	0.91	1.22	1.56	1.98	5yr	1.35	1.84	2.28	2.83	3.48	4.27	4.86	5yr	3.78	4.68	5.42	6.32	7.07	5yr
10yr	0.52	0.82	1.04	1.41	1.83	2.34	10yr	1.58	2.17	2.71	3.36	4.14	5.06	5.81	10yr	4.48	5.59	6.51	7.49	8.30	10yr
25yr	0.61	0.97	1.23	1.70	2.27	2.92	25yr	1.96	2.70	3.40	4.23	5.20	6.33	7.36	25yr	5.60	7.07	8.30	9.38	10.27	25yr
50yr	0.69	1.11	1.42	1.98	2.67	3.46	50yr	2.30	3.18	4.03	5.03	6.17	7.50	8.80	50yr	6.64	8.46	9.98	11.13	12.07	50yr
100yr	0.78	1.26	1.62	2.30	3.14	4.10	100yr	2.71	3.76	4.79	5.98	7.34	8.90	10.53	100yr	7.88	10.12	12.01	13.21	14.19	100yr
200yr	0.88	1.44	1.87	2.68	3.70	4.86	200yr	3.19	4.44	5.69	7.11	8.72	10.56	12.60	200yr	9.34	12.12	14.46	15.68	16.68	200yr
500yr	1.05	1.73	2.26	3.28	4.60	6.08	500yr	3.97	5.55	7.15	8.94	10.97	13.25	16.00	500yr	11.73	15.38	18.48	19.67	20.68	500yr

## Lower Confidence Limits

	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr		1day	2day	4day	7day	10day	
1yr	0.29	0.45	0.55	0.74	0.91	1.12	1yr	0.79	1.10	1.30	1.51	2.17	2.46	2.54	1yr	2.18	2.44	3.28	4.02	4.44	1yr
2yr	0.38	0.59	0.73	0.98	1.21	1.46	2yr	1.05	1.43	1.67	2.17	2.69	3.32	3.72	2yr	2.94	3.58	4.12	4.88	5.56	2yr
5yr	0.42	0.64	0.80	1.09	1.39	1.70	5yr	1.20	1.66	1.96	2.53	3.17	3.97	4.52	5yr	3.52	4.35	4.99	5.81	6.53	5yr
10yr	0.45	0.69	0.85	1.19	1.53	1.88	10yr	1.32	1.84	2.18	2.79	3.58	4.56	5.22	10yr	4.03	5.02	5.73	6.62	7.30	10yr
25yr	0.49	0.74	0.92	1.31	1.73	2.14	25yr	1.49	2.09	2.56	3.17	4.22	5.49	6.31	25yr	4.85	6.07	6.87	7.87	8.38	25yr
50yr	0.51	0.78	0.97	1.40	1.88	2.35	50yr	1.62	2.30	2.87	3.48	4.76	6.31	7.28	50yr	5.59	7.00	7.84	8.94	9.20	50yr
100yr	0.54	0.82	1.03	1.49	2.04	2.56	100yr	1.76	2.50	3.21	3.80	5.35	7.29	8.41	100yr	6.45	8.09	8.98	10.17	10.07	100yr
200yr	0.57	0.85	1.08	1.57	2.18	2.76	200yr	1.88	2.69	3.59	4.12	6.04	8.42	9.72	200yr	7.45	9.34	10.25	11.55	10.96	200yr
500yr	0.60	0.89	1.15	1.67	2.37	3.03	500yr	2.04	2.97	4.18	4.56	7.12	10.21	11.68	500yr	9.04	11.23	12.22	13.66	12.18	500yr

## Upper Confidence Limits

	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr		1day	2day	4day	7day	10day	
1yr	0.38	0.58	0.71	0.95	1.17	1.40	1yr	1.01	1.37	1.63	2.09	2.47	3.03	3.47	1yr	2.69	3.34	3.85	4.60	5.21	1yr
2yr	0.42	0.64	0.79	1.07	1.32	1.59	2yr	1.14	1.56	1.82	2.36	2.90	3.54	3.98	2yr	3.14	3.82	4.45	5.23	6.02	2yr
5yr	0.52	0.80	0.99	1.36	1.73	2.05	5yr	1.50	2.00	2.35	3.05	3.81	4.59	5.25	5yr	4.06	5.05	5.83	6.82	7.60	5yr
10yr	0.62	0.95	1.18	1.65	2.14	2.49	10yr	1.84	2.44	2.89	3.73	4.67	5.58	6.50	10yr	4.94	6.25	7.21	8.33	9.21	10yr
25yr	0.80	1.22	1.51	2.16	2.84	3.26	25yr	2.45	3.18	3.75	4.93	6.16	7.22	8.60	25yr	6.39	8.27	9.57	10.91	11.89	25yr
50yr	0.97	1.47	1.83	2.63	3.55	4.01	50yr	3.06	3.92	4.58	6.10	7.59	8.77	10.65	50yr	7.76	10.24	11.85	13.38	14.45	50yr
100yr	1.18	1.79	2.24	3.24	4.44	4.94	100yr	3.83	4.83	5.63	7.58	9.37	10.67	13.21	100yr	9.44	12.70	14.73	16.41	17.61	100yr
200yr	1.45	2.18	2.77	4.01	5.59	6.10	200yr	4.82	5.97	6.91	9.45	11.57	12.98	16.37	200yr	11.48	15.74	18.32	20.14	21.46	200yr
500yr	1.93	2.86	3.69	5.36	7.62	8.09	500yr	6.57	7.91	9.08	12.71	15.29	16.79	21.78	500yr	14.85	20.94	24.47	26.42	27.92	500yr

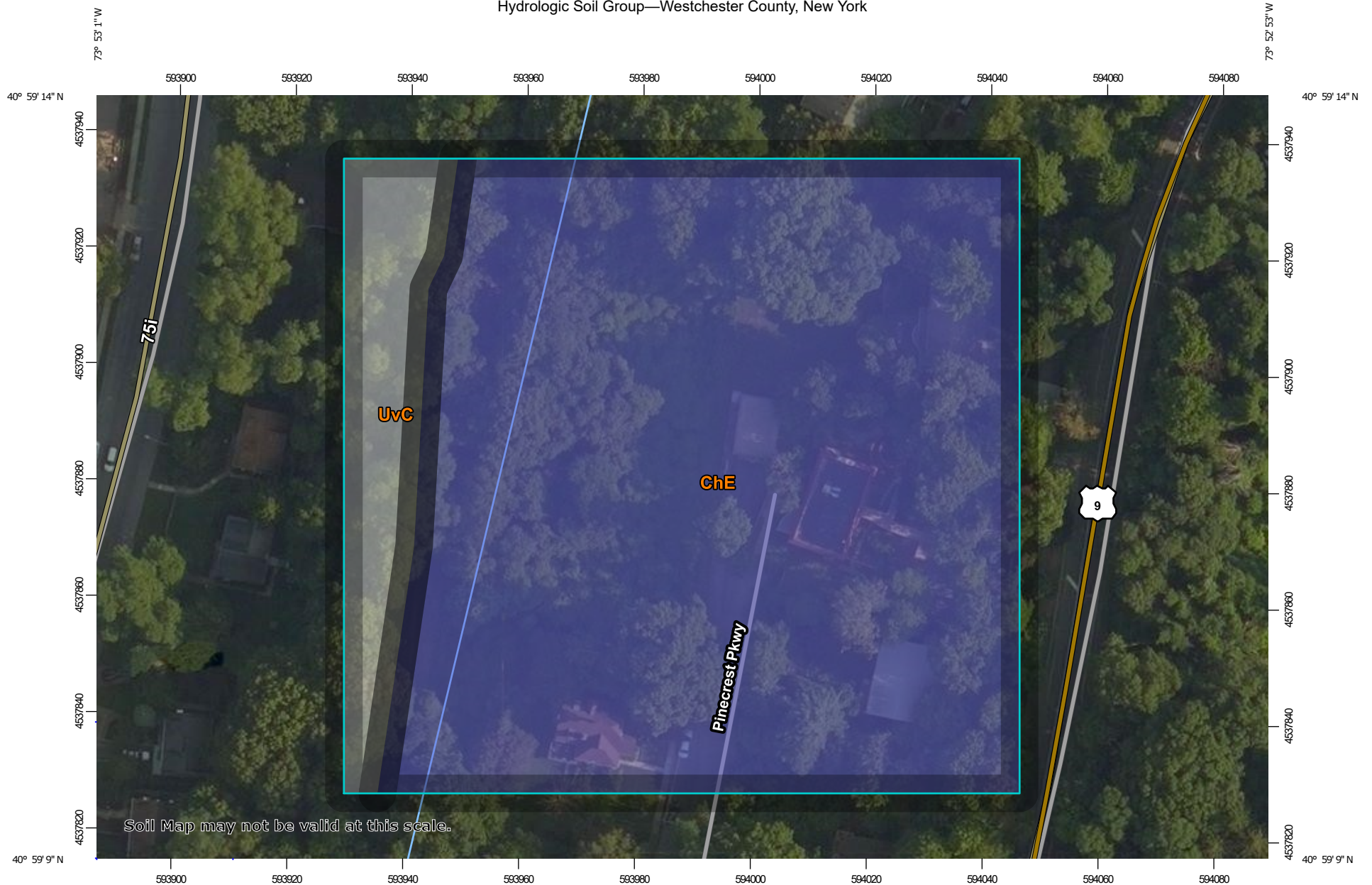




# USDA Hydrologic Soils Data



# Hydrologic Soil Group—Westchester County, New York



Soil Map may not be valid at this scale.

Map Scale: 1:924 if printed on A landscape (11" x 8.5") sheet.

0 10 20 40 60 Meters

0 40 80 160 240 Feet

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84



Natural Resources  
Conservation Service


Web Soil Survey  
National Cooperative Soil Survey

12/23/2019  
Page 1 of 4



## MAP LEGEND

### Area of Interest (AOI)









 Area of Interest (AOI)

### Soils

#### Soil Rating Polygons





 A  
 A/D  
 B  
 B/D  
 C  
 C/D  
 D  
 Not rated or not available

#### Soil Rating Lines

 A  
 A/D  
 B  
 B/D  
 C  
 C/D  
 D  
 Not rated or not available

#### Soil Rating Points






 A  
 A/D  
 B  
 B/D

 C  
 C/D  
 D  
 Not rated or not available


### Water Features

 Streams and Canals

### Transportation

 Rails  
 Interstate Highways  
 US Routes  
 Major Roads  
 Local Roads

### Background

 Aerial Photography

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
 Web Soil Survey URL:  
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Westchester County, New York  
 Survey Area Data: Version 15, Sep 16, 2019

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 21, 2014—Aug 27, 2014

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
ChE	Charlton loam, 25 to 35 percent slopes	B	2.8	89.2%
UvC	Urban land-Riverhead complex, 8 to 15 percent slopes		0.3	10.8%
<b>Totals for Area of Interest</b>			<b>3.2</b>	<b>100.0%</b>

## Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

## Rating Options

*Aggregation Method:* Dominant Condition

*Component Percent Cutoff:* None Specified

*Tie-break Rule:* Higher

# Percolation & Deep Hole Tests







**HUDSON**  
ENGINEERING  
&  
CONSULTING, P.C.

SITE ADDRESS: 0 Pinecrest Parkway

TOWN/VILLAGE: Hastings-on-Hudson

DATE: 11-13-2019 TIME: 10:30am

WEATHER: Sunny TEMP. 27° F

WITNESSED BY: Nicholas S.

**PERCOLATION TEST HOLE DATA SHEET – STORMWATER MANAGEMENT SYSTEM**

Owner Ryan Kimber

HOLE #	CLOCK TIME				PERCOLATION				
Hole Number	Run No.	Start	Stop	Elapse Time (Min.)	Depth to Water From Ground Surface		Water Level in Inches Drop in inches	Soil Rate	
					Start Inches	Stop Inches		Min. per inch	Inches per Hour
# <u>1</u>	1	10:32	10:40	8	28	44	16	0.50	120
	2	10:42	10:54	12	30	44	14	0.86	69.77
	3	11:04	11:16	12	30	44	14	0.86	69.77
	4								
	5								
# <u>2</u>	1	11:26	11:31	5	35	45	10	0.50	120
	2	11:32	11:43	11	35	45	10	0.90	66.67
	3	11:45	11:56	11	35	45	10	0.90	66.67
	4								
	5								
# <u>3</u>	1								
	2								
	3								
	4								
	5								

Notes:

- 1) Tests to be repeated at the same depth until approximately equal soil rates are obtained at each percolation test hole. All data to be submitted for review.
- 2) Depth measurements to be made from top of hole





**HUDSON**  
**ENGINEERING**  
&  
**CONSULTING, P.C.**

SITE ADDRESS: 0 Pinecrest Parkway

TOWN/VILLAGE: Hastings-on-Hudson

DATE: 11-13-2019 TIME: 10:30am

WEATHER: Sunny TEMP. 27° F

WITNESSED BY: Nicholas S.

**DEEP TEST HOLE DATA SHEET – STORMWATER MANAGEMENT SYSTEM**

DEPTH	HOLE NO. <u>1</u>	HOLE NO. <u>2</u>	HOLE NO. <u>3</u>	HOLE NO. <u>4</u>
G.L.	0 – 6" Dark Loam	0 -6 " Dark Loam		
6"	Organics	Organics		
12"				
18"				
24"				
30"				
36"				
42"		6 – 46" Brown		
48"		Sandy Loam w/		
54"	6 – 56" Sandy	rocks		
60"	Loam w/ rocks			
66"				
72"				
78"				
84"				
90"	56 – 96" Sandy	46 – 100" Sandy		
96"	Loam	Loam		
102"	No Ledge	No Ledge		
108"	No GW	No GW		

- Indicate level at which Ground Water (GW), Mottling and/or Ledge Rock is encountered.
- Indicate level for which water level rises after being encountered.

EXCAVATION PERFORMED BY: Jeff Moretti

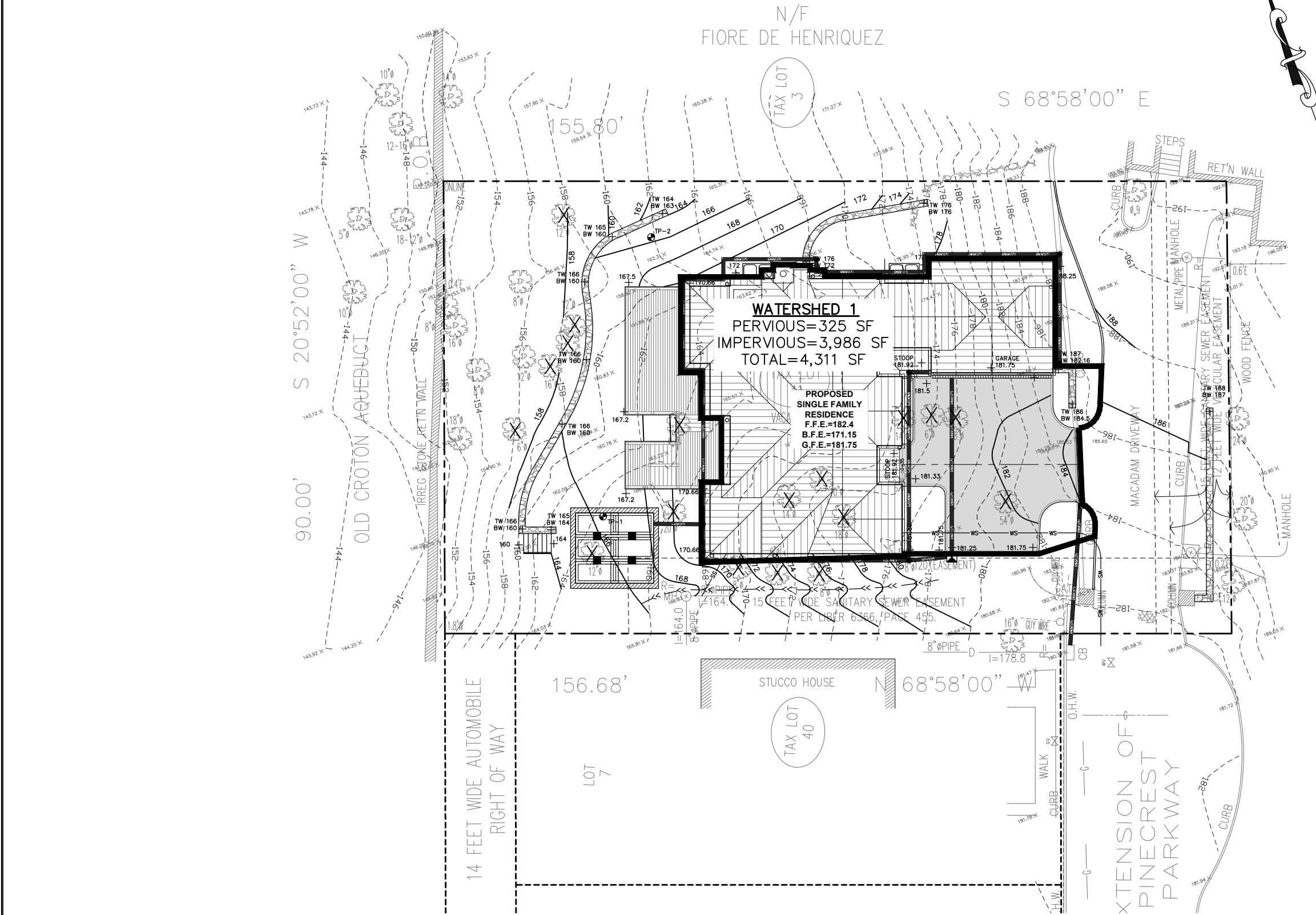




# Watershed Map

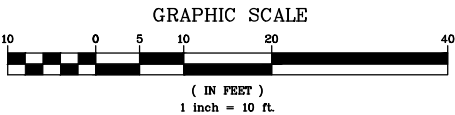


ANY ALTERATIONS OR REVISIONS OF THESE PLANS, UNLESS DONE BY OR UNDER THE DIRECTION OF THE NYS LICENSED AND REGISTERED ENGINEER THAT PREPARED THEM, IS A VIOLATION OF THE NYS EDUCATION LAW.



SITE LAYOUT, GRADING AND ARCHITECTURAL DESIGN PROVIDED BY GOTHAM DESIGN COMMUNITY DEVELOPMENT, LTD, DATED DECEMBER 19, 2019

EXISTING INFORMATION SHOWN HEREON PROVIDED BY SUMMIT LAND SURVEYING, P.C.



<div>THIS PLAN NOT VALID FOR CONSTRUCTION WITHOUT ENGINEERS SEAL &amp; SIGNATURE</div>	<div>Revisions</div>	<div>Date</div>	PROJECT:		<div>Date: 12/20/19 Sheet: 1</div> <div>Scale: 1" = 10'</div> <div>Designed By: D.C.</div> <div>Checked By: M.S.</div> <div>Sheet No.</div>
			PROPOSED SINGLE FAMILY RESIDENCE 0 PINECREST PARKWAY VILLAGE OF HASTINGS-ON-HUDSON WESTCHESTER COUNTY – NEW YORK		
			WATERSHED MAP – PROPOSED		
			<div>HEC</div> <div>HUDSON ENGINEERING &amp; CONSULTING, P.C. 45 Knollwood Road - Suite 201 Elmsford, New York 10523 T: 914-909-0420 F: 914-560-2086 © 2019</div>		

WS-P



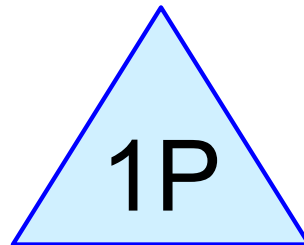
# Post-Development Analysis of the 100-year Storm Frequency



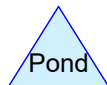
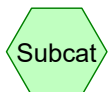




WS1



6 Cultec 330HDXL  
Rechargers



**Routing Diagram for Proposed Conditions**

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## Proposed Conditions

Prepared by Hudson Engineering & Consulting, P.C.

Printed 12/23/2019

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### Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.007	61	>75% Grass cover, Good, HSG B (WS1)
0.092	98	Driveway, Roof, Patio (WS1)
<b>0.099</b>	<b>95</b>	<b>TOTAL AREA</b>

## Proposed Conditions

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### Soil Listing (all nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.000	HSG A	
0.007	HSG B	WS1
0.000	HSG C	
0.000	HSG D	
0.092	Other	WS1
<b>0.099</b>		<b>TOTAL AREA</b>

## Proposed Conditions

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### Ground Covers (all nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.000	0.007	0.000	0.000	0.000	0.007	>75% Grass cover, Good	WS1
0.000	0.000	0.000	0.000	0.092	0.092	Driveway, Roof, Patio	WS1
<b>0.000</b>	<b>0.007</b>	<b>0.000</b>	<b>0.000</b>	<b>0.092</b>	<b>0.099</b>	<b>TOTAL AREA</b>	



**Proposed Conditions***Type III 24-hr 100-Year Rainfall=8.90"*

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Time span=0.00-60.00 hrs, dt=0.01 hrs, 6001 points

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

**Subcatchment WS1: WS1**

Runoff Area=4,311 sf 92.46% Impervious Runoff Depth=8.30"

Tc=1.0 min CN=95 Runoff=1.02 cfs 0.068 af

**Pond 1P: 6 Cultec 330HDXL Rechargers**

Peak Elev=163.65' Storage=617 cf Inflow=1.02 cfs 0.068 af

Outflow=0.19 cfs 0.068 af

**Total Runoff Area = 0.099 ac Runoff Volume = 0.068 af Average Runoff Depth = 8.30"**  
**7.54% Pervious = 0.007 ac 92.46% Impervious = 0.092 ac**

**Proposed Conditions**

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Type III 24-hr 100-Year Rainfall=8.90"

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**Summary for Subcatchment WS1: WS1**

Runoff = 1.02 cfs @ 12.01 hrs, Volume= 0.068 af, Depth= 8.30"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs  
Type III 24-hr 100-Year Rainfall=8.90"

Area (sf)	CN	Description
* 3,986	98	Driveway, Roof, Patio
325	61	>75% Grass cover, Good, HSG B
4,311	95	Weighted Average
325		7.54% Pervious Area
3,986		92.46% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.0					Direct Entry,

**Summary for Pond 1P: 6 Cultec 330HDXL Rechargers**

Inflow Area = 0.099 ac, 92.46% Impervious, Inflow Depth = 8.30" for 100-Year event  
 Inflow = 1.02 cfs @ 12.01 hrs, Volume= 0.068 af  
 Outflow = 0.19 cfs @ 11.65 hrs, Volume= 0.068 af, Atten= 81%, Lag= 0.0 min  
 Discarded = 0.19 cfs @ 11.65 hrs, Volume= 0.068 af

Routing by Stor-Ind method, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs  
 Peak Elev= 163.65' @ 12.40 hrs Surf.Area= 280 sf Storage= 617 cf

Plug-Flow detention time= 14.8 min calculated for 0.068 af (100% of inflow)  
 Center-of-Mass det. time= 14.8 min ( 765.0 - 750.2 )

Volume	Invert	Avail.Storage	Storage Description
#1A	160.00'	314 cf	<b>16.00'W x 17.50'L x 4.04'H Field A</b> 1,132 cf Overall - 346 cf Embedded = 785 cf x 40.0% Voids
#2A	161.00'	346 cf	<b>Cultec R-330XLHD x 6</b> Inside #1 Effective Size= 47.8"W x 30.0"H => 7.45 sf x 7.00'L = 52.2 cf Overall Size= 52.0"W x 30.5"H x 8.50'L with 1.50' Overlap Row Length Adjustment= +1.50' x 7.45 sf x 3 rows
		661 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Discarded	160.00'	<b>30.000 in/hr Exfiltration over Surface area</b>

**Discarded OutFlow** Max=0.19 cfs @ 11.65 hrs HW=160.04' (Free Discharge)↑ **1=Exfiltration** (Exfiltration Controls 0.19 cfs)



January 30, 2020

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**MEMORANDUM AND NARRATIVE**  
**0 PINECREST PARKWAY - KIMBER RESIDENCE**  
**STEEP SLOPES NARRATIVE**

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This Memorandum is to address the proposed development of a 14,057 square foot parcel located at the north end of Pinecrest Parkway for a single family home. The existing street ends at the south property line of the subject parcel.

The subject property is encumbered by four easements:

- A. A 12-foot wide vehicular access easement along the east property line.
- B. A 15-foot wide sanitary sewer easement along the east property line (overlapping the 12-foot wide easement).
- C. A 15-foot wide sanitary sewer easement along the south property line.
- D. A 24-foot wide driveway easement that starts 8 feet west of the east property line and then runs parallel to the east property line across the subject property from the south property line to the north property line. This easement provides vehicular access from Pinecrest Parkway to the property located at 179 Broadway, which shares a property line with the subject property.

While the easement area is relatively level, the property drops sharply to the west from the west edge of the 24-foot wide easement at an elevation ranging from el.182 to el.189 to the west property line at an elevation of approximately el.152. This is a drop averaging approximately 33 feet in a distance of approximately 120 feet, a slope averaging 27.5%.

## **ATTACHMENTS**

The following attachments have been included in this Memorandum

1. A copy of the Property Survey prepared by Summit Land Surveying P.C. "Topographical Survey of Tax Lot 41 in Block 95, Section 4.100 as shown on the Official Tax Maps of the Village of Hastings-on-Hudson," dated as revised December 4, 2019.
2. A copy of the Sheet SA-1 "Slope Analysis Plan" prepared by Hudson Engineering & Consulting, P.C., dated December 20, 2019.
3. A copy of Sheets C-1 "Stormwater Management and Erosion & Sediment Control Plan" and C-2 "Site Details" prepared by Hudson Engineering & Consulting, P.C., dated December 20, 2019.

4. A copy of Sheet L-1 "Landscaping Plan" prepared by Aspect 120 Landscape Architecture P.C., dated December 19, 2019.
5. A copy of a set of five sheets of drawings "Kimber Residence" prepared by Gotham Design & Community Development Ltd., dated as issued to the Planning Board December 19, 2019.

## **PURPOSE OF MEMORANDUM**

This Memorandum has been prepared in accordance with the requirements of Chapter 249 Steep Slopes of the Village of Hastings-on-Hudson Code and intends to satisfy the requirements enumerated in Section 249-7.

The Village of Hastings-on-Hudson has determined that steep slopes are environmentally sensitive areas with value as a natural resource. Section 249-1 stipulates that the intent of this Chapter is to protect the health, safety, and welfare of the residents of the Village. However, Section 249-1 also acknowledges that there is a need to achieve a balance between protecting the public interest and safe guarding the rights of the property owner.

## **PROGRAM**

The Kimber family has contracted to purchase the building lot with the intention of building a single family home for themselves on the property. They have determined that they need four bedrooms, four bathrooms, and a powder room, with a kitchen, family room, dining room, garden room, and a study. There is also a deck on the first floor, a roof deck on the second floor, and a terrace at the basement level, which is full above grade on the west elevations. There is a two car attached garage.

The house is positioned on the site to step down the steep slope. A courtyard for vehicles is proposed adjacent to the easement. The access to the garage is from the courtyard.

The proposed house has a habitable floor area of approximately 3,300 square feet, not including the basement level. The house including the garage has a site coverage of 2,785 square feet. The decks have a coverage of 622 square feet. The retaining walls and site stairs have a coverage of 193 square feet. The paving, excluding the existing paving in the easement, has an area of 960 square feet.

## **SITE COVERAGE**

With a site area of 14,057 square feet, the proposed building coverage is 19.81% of the site, where the Code permits 25%. The proposed development coverage, excluding the pavement in the easement is 32.8%, where 35% is permitted. With the pavement in the easement included, the development coverage is 46.19%.

Because of the location of the easement on the property, the house, garage, and courtyard are located on the sloped area. The Hudson Engineering Sheet C-1 and Slope Analysis Plan show the limits of disturbance and calculate that the limits consist of a site area of approximately 9,277 square feet, which is 66% of the site.



The site area has been analyzed by Hudson Engineering, with the Slope Analysis Plan articulating those areas of the site that are sloped between 0% and 15% (2,801 square feet), greater than 15% but less than 25% (4,131 square feet), and greater than 25% (7,126 square feet). Within the limits of disturbance, 1,268 square feet sloped between 0% and 15%, 3,018 square feet are greater than 15% but less than 25%, and 4,993 square feet are greater than 25%.

This Memorandum is required specifically because the percentage of the site that is scheduled to be within the limits of disturbance sloped greater than 15% but less than 25% is 73%, where the limit by the Code is 35%, and the percentage of the site that is scheduled to be within the limits of disturbance sloped greater than 25% is 70%, where the limit by the Code is 25%.

**The applicant has requested that the Planning Board grant a Special Hardship Exception specifically to permit this increase in the percentage of the steep slopes on the site to be disturbed.**

## **DESIGN APPROACH**

This is not a site on which there would be a way to reposition the house to avoid the steeply sloped areas. Care has been taken by the architect, engineer, and landscape architect to create site improvements that will be stable, avoid erosion and sedimentation, control on-site stormwater runoff, and protect adjacent properties.

It should be noted that, upon restoration of the site, the total area within the limits of disturbance that will be covered by the house, garage, decks, retaining walls, and paving is 4,560 square feet, which is 32.45% of the total site area. The character of the site is such that those areas that are sloped less than 15% is relatively insignificant. Subsequently, the site design has been approached with the acceptance that the entire site needs to be considered steeply sloped and protected accordingly. During construction, the entire site will be protected, as is indicated on the C-1 and C-2 sheets of drawings prepared by Hudson Engineering. Upon completion of construction, the balance of the site will be restored with extensive landscaping as is indicated on the L-1 sheet of drawings prepared by Aspect 120.

## **FOUNDATION**

As Gotham's Sheet SP-4 shows, the foundation for the proposed house has been designed to follow the slope, stepping down the hillside so that the volume of the foundation fits to the terrain. The foundation will be steel reinforced poured concrete walls on steel reinforced poured concrete footings. All footings will be set on undisturbed soil that has been cleared of all debris and organics. Stepped footings will respect a 2 vertical to 4 horizontal relationship, with the steel reinforcing bent and lapped to provide continuous structural integrity and support.

On a steeply sloped site, there is a concern with hydrostatic pressure affecting the stability of the soils upon which the foundation sits. Footing drains will be provided in a bed of clean gravel wrapped in soil fabric. The grade around the house will be sloped to promote positive drainage away from the foundation walls.

Soil borings have been performed to confirm the character of the soil and its strength, as well as to confirm that the water table is not in proximity to the footings. It was also confirmed that there is no rock ledge in the area of the proposed construction at the elevations proposed for the footings.

## **STORMWATER MANAGEMENT**

Hudson Engineering has prepared a site drainage system to collect and control all stormwater runoff. Sheet C-1 prepared by Hudson Engineering shows the structures and piping that will contain runoff. Sheet C-2 prepared by Hudson Engineering shows the details of the stormwater management components. Runoff in the parking courtyard will be directed to a yard drain which will connect to a subsurface retention/detention system. All runoff from roof areas will be collected in gutters and connected via downspouts and drainage pipes to the retention/detention system.

Drainage swales will be created along the south and north property lines between the exterior walls of the house and the property lines to control surface stormwater runoff until it reaches undisturbed areas in the west yard area on the subject property.

A Stormwater Management Plan & Drainage Analysis, prepared by Hudson Engineering and dated December 20, 2019, has been submitted to the Village for review. This Analysis models the volume of stormwater runoff that will be generated by a 100-year Type III - 24-hour storm event. Perc. tests were conducted at the subject parcel and the results of these tests were used for the design and sizing of the subsurface stormwater drainage system.

## **EROSION AND SEDIMENT CONTROL PLAN**

Sheet C-1 prepared by Hudson Engineering shows the erosion control measures that are proposed for the site during construction, which will be maintained until restoration landscaping has taken hold to stabilize site conditions. All swales will be planted with suitable material to avoid erosion and sedimentation. Sheet C-2 prepared by Hudson Engineering shows the details for the erosion and sediment control mitigating measures required.

The Stormwater Management Plan & Drainage Analysis, prepared by Hudson Engineering, includes a narrative of the erosion and sediment control components, as well as provides a description of Construction Practices and Construction Sequencing to be implemented.

## **TOPOGRAPHIC CHANGES RELATIVE TO ADJACENT PROPERTIES**

The regrading of the subject property has been designed to blend seamlessly with the existing grading on all of the adjacent properties. No topographic changes will be required on any adjacent properties. For the most part, the site grading has been designed so that stormwater will be controlled to run to the west yard of the proposed house instead of to either the property to the north or the property to the south. This includes a swale along both of these shared property lines set sufficiently inbound on the subject property.

A dry stone retaining wall has been proposed between the proposed house and the north property line to terrace that yard, reducing the steepness of the slope toward the property to the north. This proposed retaining wall ends approximately 4 feet south of the north property line at the existing grade elevation of el.176., which continues unchanged on the property to the north.

A serpentine dry stone retaining wall has also been proposed running north/south in the west yard of the proposed house. This wall is a minimum of 15 feet from the west property line and ends at the existing elevation grade of el.164 on both ends, approximately 5 feet from the north property line and 15 feet from the south property line. This retaining wall is set a minimum of 15 feet from the west property line to reduce the steepness of the slope running towards the Old Croton Aqueduct.

The proposed regrading of the subject property will not require topographic changes to the adjacent properties and is specifically intended to prevent adverse impacts on the neighbors.

## **LANDSCAPING**

The Landscaping Plan has been carefully designed to replace the trees that are required to be removed, to provide a visual screen between the proposed house and its neighbors, and to restabilize all disturbed site areas. The Landscape Architect has specifically selected appropriate planted materials to stabilize the soils in the proposed swales created by the Civil Engineer along the north and south property lines. The proposed planting plan includes trees, shrubs, grasses and other ground cover that are indigenous and known to be appropriate for stabilizing disturbed steep slopes. It will reestablish relatively dense cover and protect adjacent properties from potential adverse impacts.

## **SUMMARY**

This Memorandum is to support the request for a Special Hardship Exception granted by the Planning Board to permit the development of the subject property with a single family home. Understanding that almost the entire building envelop on the site consists of slopes that exceed 15%, this property cannot be developed without building on the steep sloped areas. The nature of the site and its topographic relationship with its adjacent properties is such that the specific mitigating measures proposed are required regardless of the extent of the site areas that will be occupied by the site improvements. In other words, reducing the size of the footprint of the house does not reduce either the potential impacts of building on the slopes or the extent of the mitigating measures that are required.

Section 249-5.A. of the Code indicates that a total site disturbance of 6,028 square feet of the subject property is permitted for this property. This is 42.89% of the total site area of the parcel. The total area included in the Limits of Disturbance shown on Sheet SA-1 Slope Analysis Plan prepared by Hudson Engineering is 9,279 square feet, which is 66% of the total site area of the parcel. It should be noted that upon completion of construction, all areas disturbed will have been restored. The site area that will be permanently affected by the proposed action is 4,560 square feet, which is 32.45% of the total site area of the parcel.

Section 249-8 stipulates the specific requirements that the Planning Board is to follow in considering the granting of the Special Hardship Exception. We contend the following:

- A. This site cannot be developed without disturbing more than the percentage limits proscribed by Section 249-5.
- B. The proposed construction is consistent with the objectives identified in Chapter 249.
- C. The steep slope areas will be disturbed to the minimum extent consistent with the objectives of Chapter 249.
- D. Appropriate mitigation measures will be taken to prevent, to the maximum extent practical, adverse environmental effects of the disturbance of the steep slope areas on the subject parcel, as well as the neighboring properties and the environment.
- E. All of the requirements listed in Section 249-7 have been met.

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The above Memorandum has been prepared by Gotham Design & Community Development Ltd as the required Narrative for a Steep Slopes Application.

The Memorandum above is accurate and correct to the best of my knowledge and should be accepted as the Narrative required under Chapter 249 in the Village of Hastings-on-Hudson Code for development of a property with steep slopes.

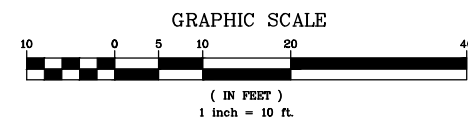
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Laura Wakefield, R.A.

ANY ALTERATIONS OR REVISIONS OF THESE PLANS, UNLESS DONE BY OR UNDER THE DIRECTION OF THE NYS LICENSED AND REGISTERED ENGINEER THAT PREPARED THEM, IS A VIOLATION OF THE NYS EDUCATION LAW.

SITE LAYOUT, GRADING AND ARCHITECTURAL DESIGN PROVIDED BY GOTHAM DESIGN COMMUNITY DEVELOPMENT, LTD, DATED DECEMBER 19, 2019

EXISTING INFORMATION SHOWN HEREON PROVIDED BY SUMMIT LAND SURVEYING, P.C.

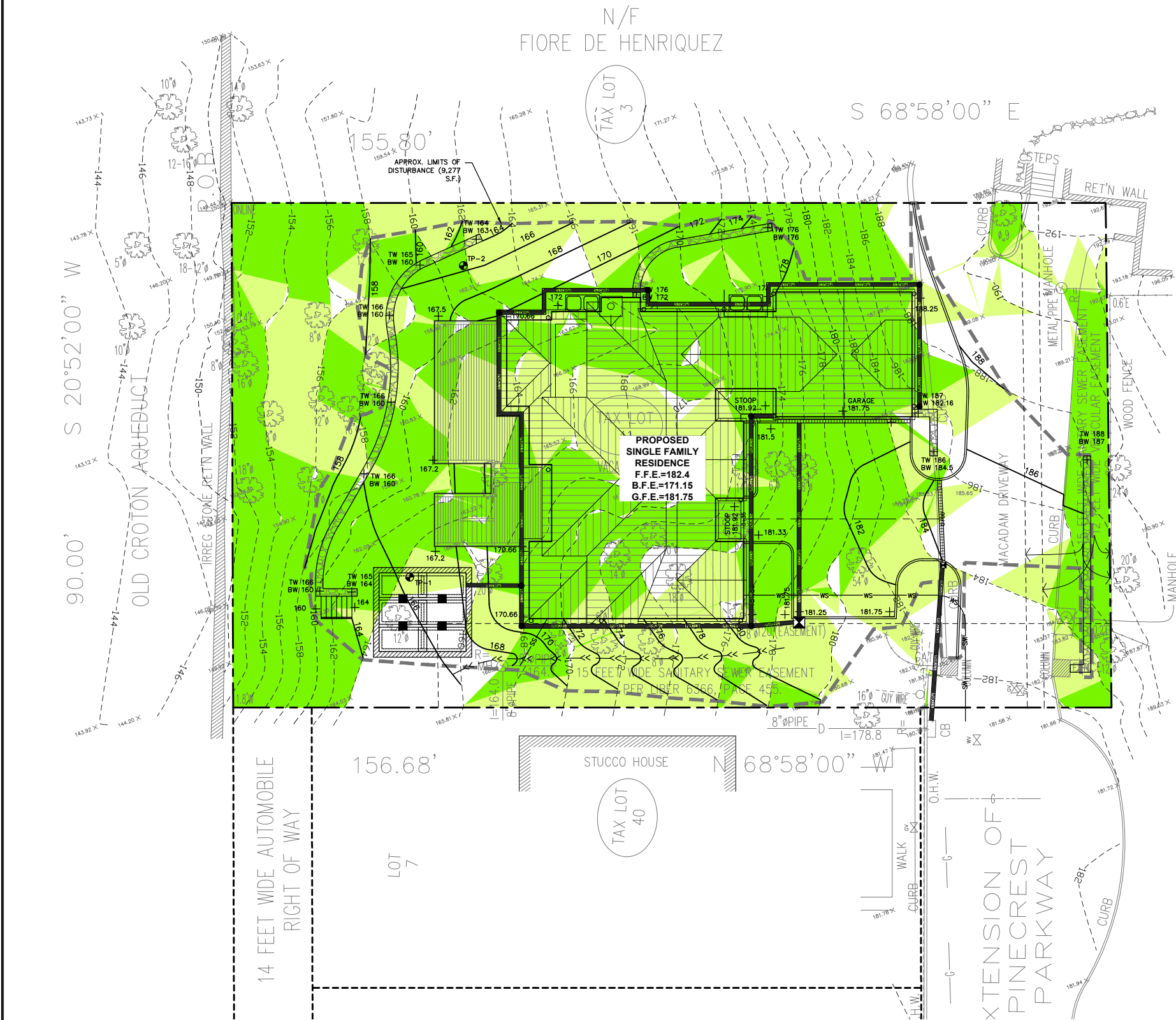


PROJECT:		PROPOSED SINGLE FAMILY RESIDENCE 0 PINECREST PARKWAY VILLAGE OF HASTINGS-ON-HUDSON WESTCHESTER COUNTY - NEW YORK	
SLOPE ANALYSIS PLAN		Date: 12/20/19 Sheet: 1	
HEC		HUDSON ENGINEERING CONSULTING, P.C. 45 Knollwood Road - Suite 201 Elmsford, New York 10523 T: 914-909-0420 F: 914-560-2088 © 2019	
THIS PLAN NOT VALID FOR CONSTRUCTION WITHOUT ENGINEERS SEAL & SIGNATURE		Designed By: D.C. Checked By: M.S. Sheet No. SA-1	

SLOPE ANALYSIS (ENTIRE SITE)				
NO.	MIN. SLOPE	MAX. SLOPE	AREA	COLOR
1	0%	15%	2801	
2	15%	25%	4131	
3	25%	Vertical	7126	

SLOPE ANALYSIS (LIMIT OF DISTURBANCE)				
NO.	MIN. SLOPE	MAX. SLOPE	AREA	COLOR
1	0%	15%	1268	
2	15%	25%	3018	
3	25%	Vertical	4993	

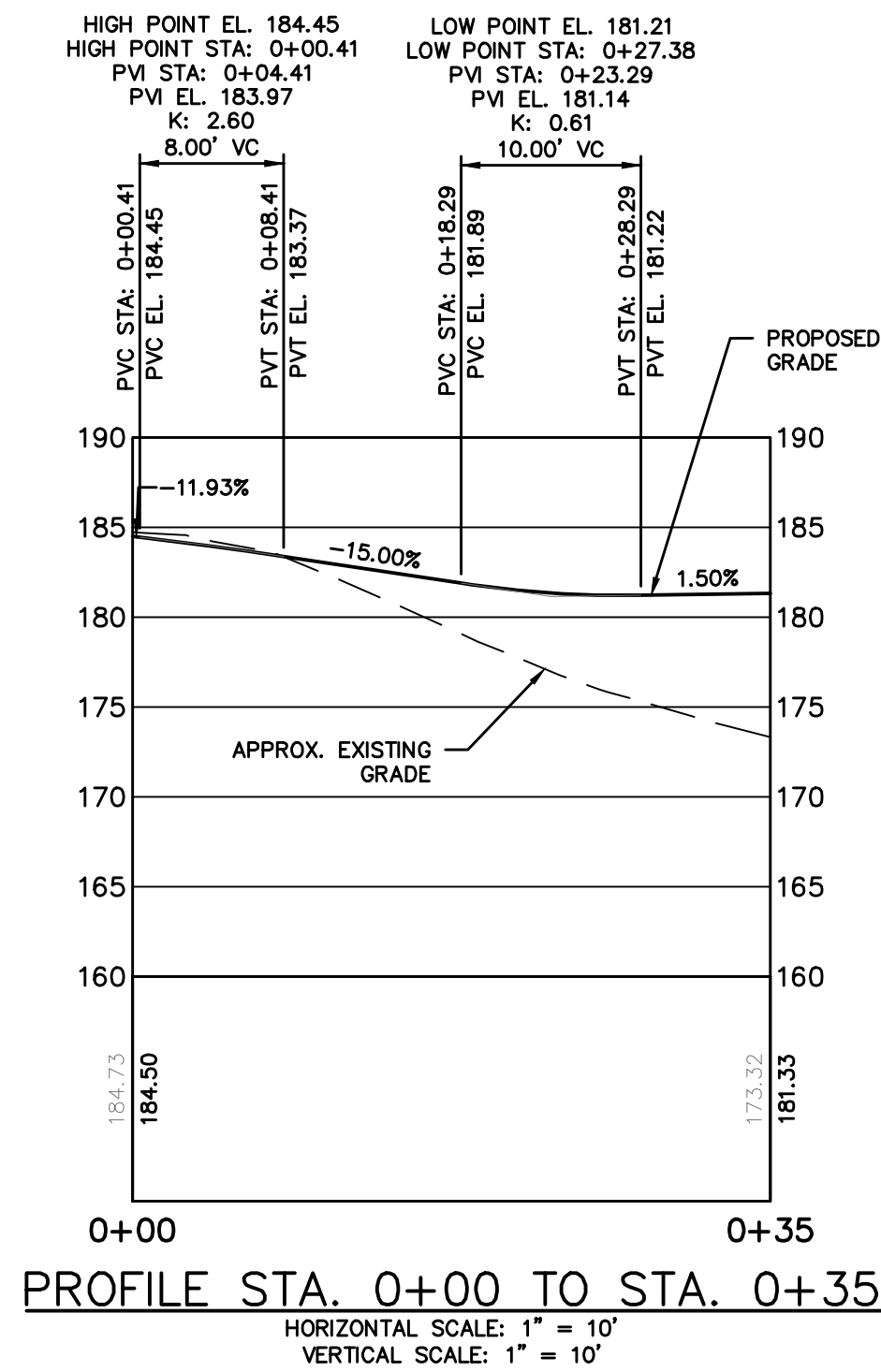
STEEP SLOPE DISTURBANCE							
STEEP SLOPE CATEGORY (%)	TOTAL AREA OF EXISTING STEEP SLOPES ON-SITE (S.F.)	ALLOWABLE PERCENT OF DISTURBANCE PER VILLAGE CODE (%)	ALLOWABLE AREA OF STEEP SLOPE DISTURBANCE (S.F.)	PROPOSED STEEP SLOPE DISTURBANCE		REQUIRED VARIANCE	
				S.F.	%	S.F.	%
0-15%	2,801	100%	2,801	1,268	45%	0	0%
15-25%	4,131	35%	1,446	3,018	73%	1,572	38%
>25%	7,126	25%	1,782	4,993	70%	3,212	45%



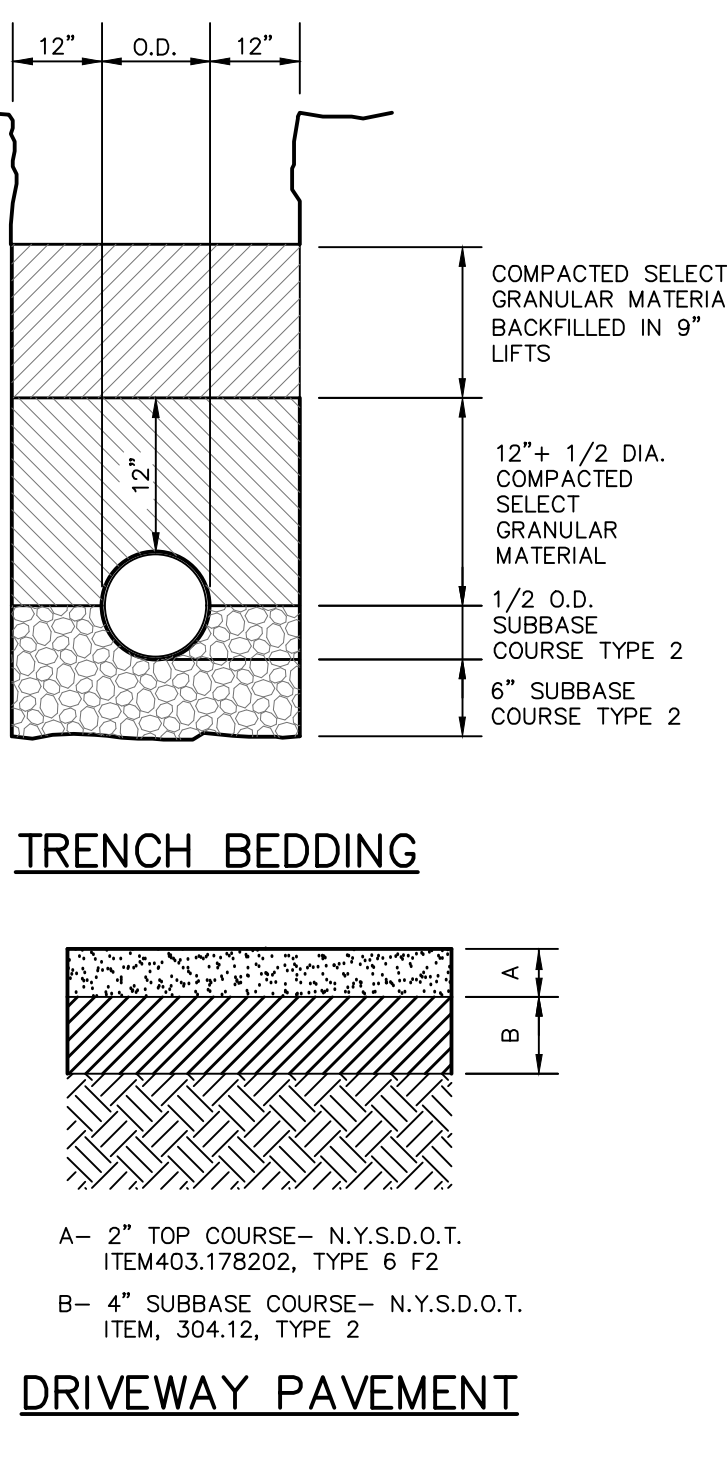
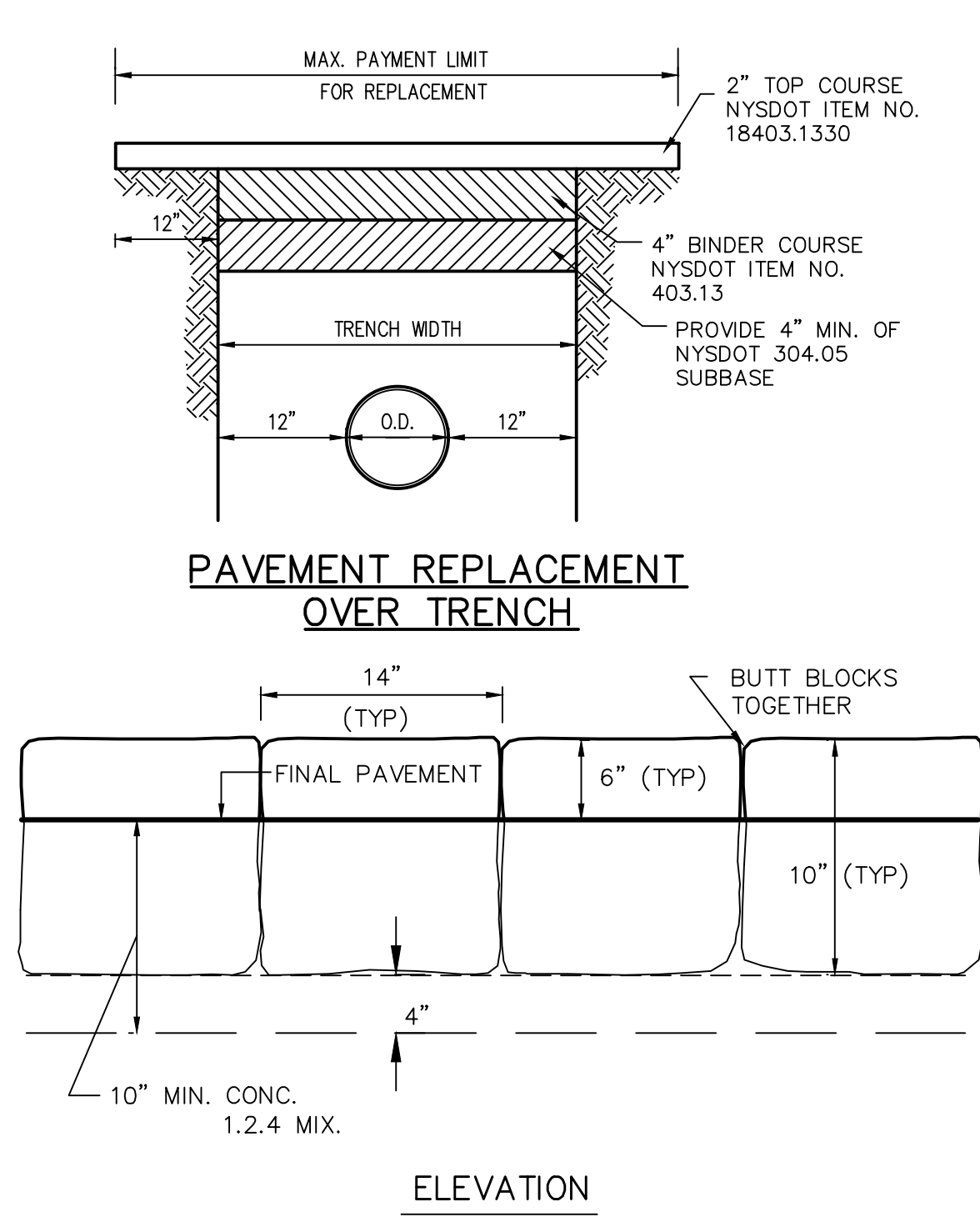




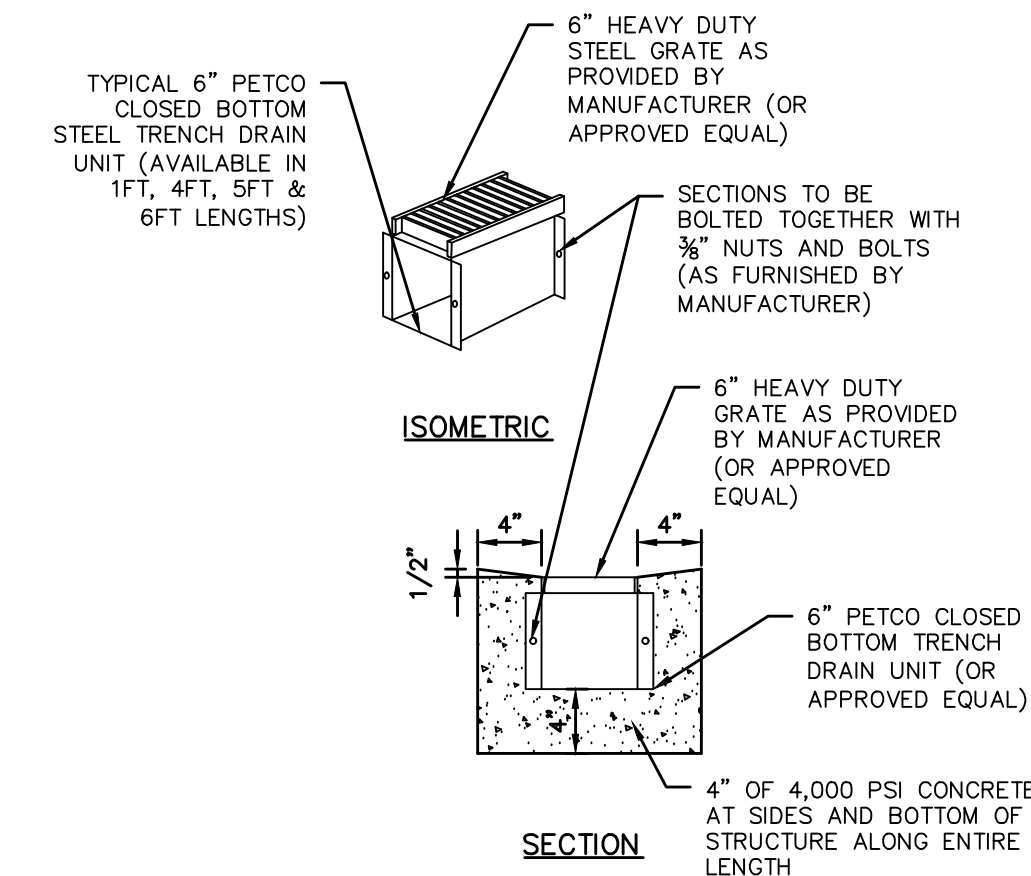




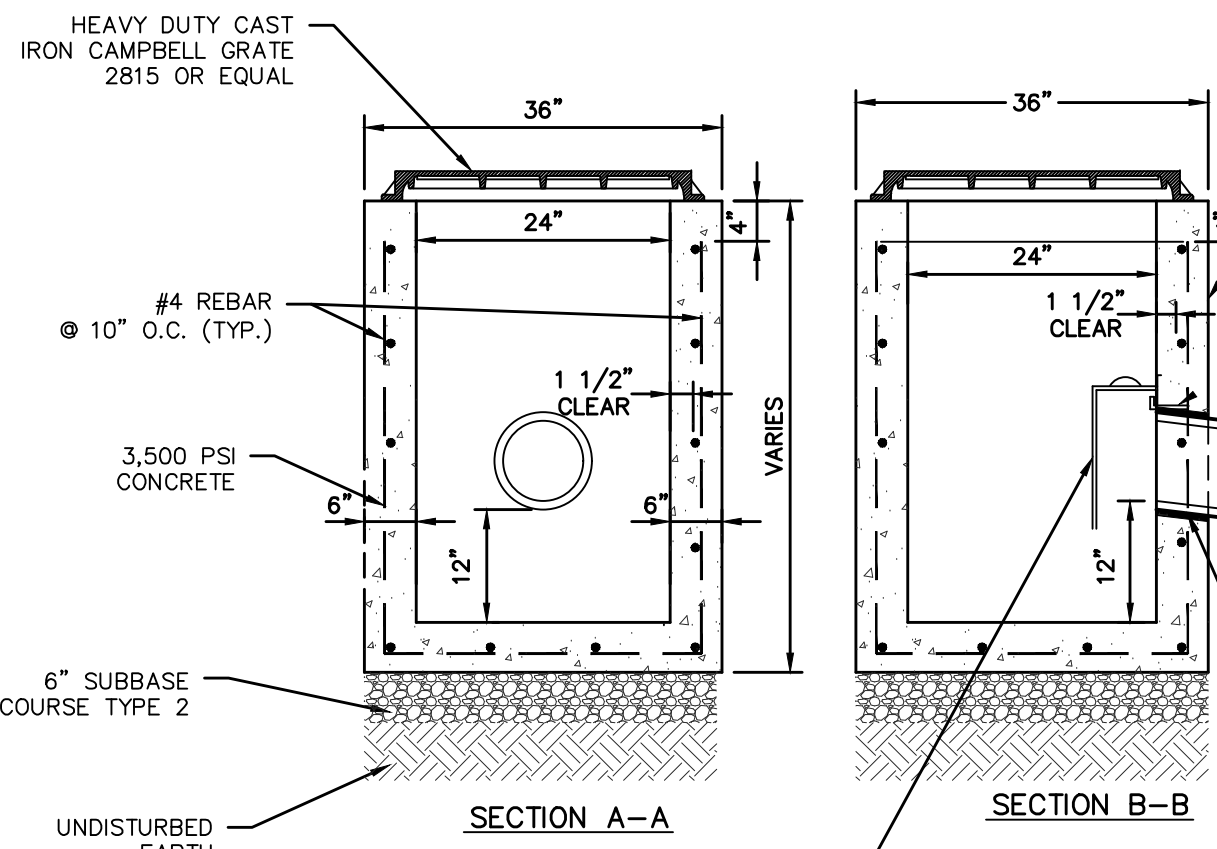
PROFILE STA. 0+00 TO STA. 0+35  
HORIZONTAL SCALE: 1" = 10'  
VERTICAL SCALE: 1" = 10'



DRIVEWAY PAVEMENT

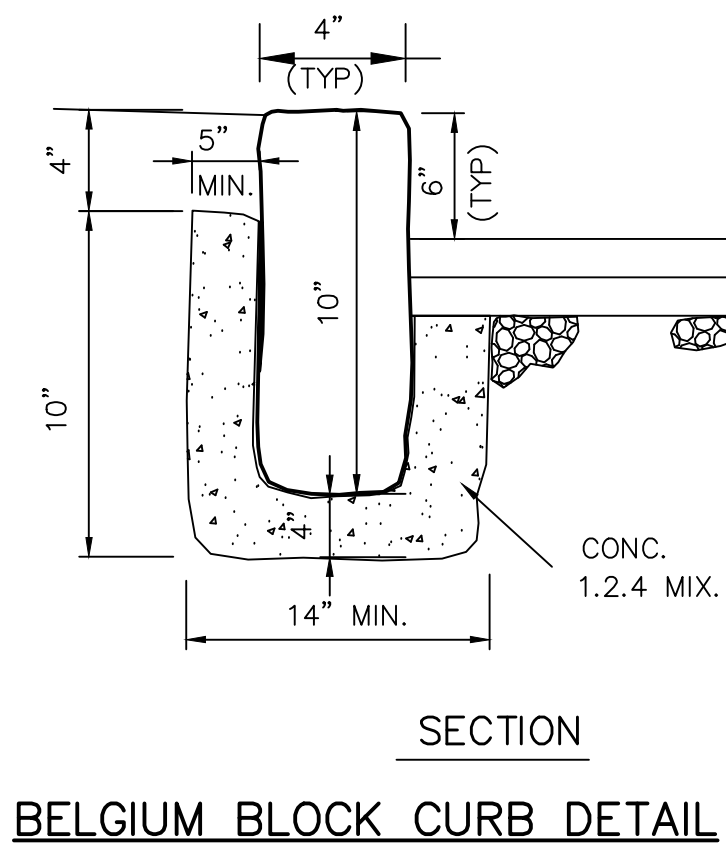


STEEL TRENCH DRAIN

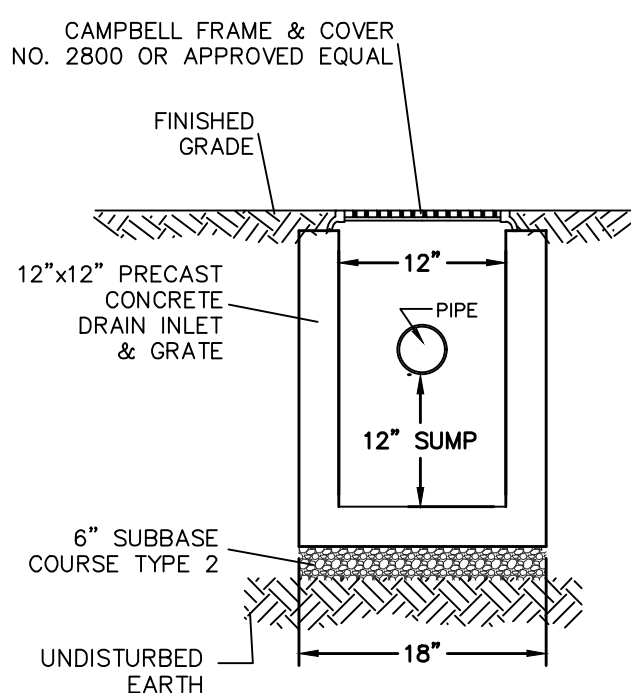


PRECAST DRAIN INLET

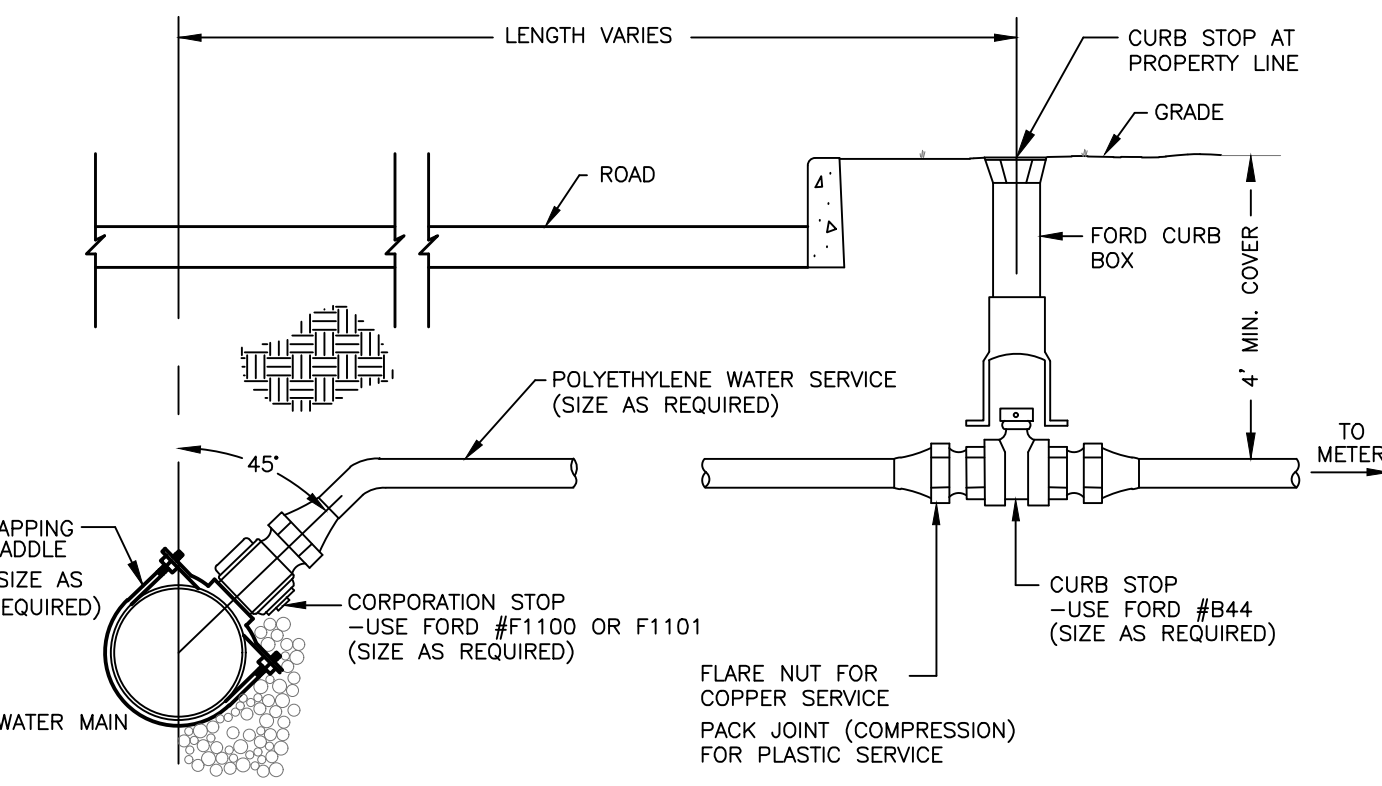
- NOTES:
1. CONCRETE - 3,500 PSI MINIMUM STRENGTH @ 28 DAYS
  2. STEEL REINFORCEMENT - ASTM A-615, # 4 REBAR, GRADE 60
  3. COVER TO STEEL - 1 1/2" MINIMUM
  4. DESIGN LOADING - AASHTO HS20-44
  5. EARTH COVER - TO 5 FEET
  6. CONSTRUCTION JOINT - LAPPED



BELGIUM BLOCK CURB DETAIL

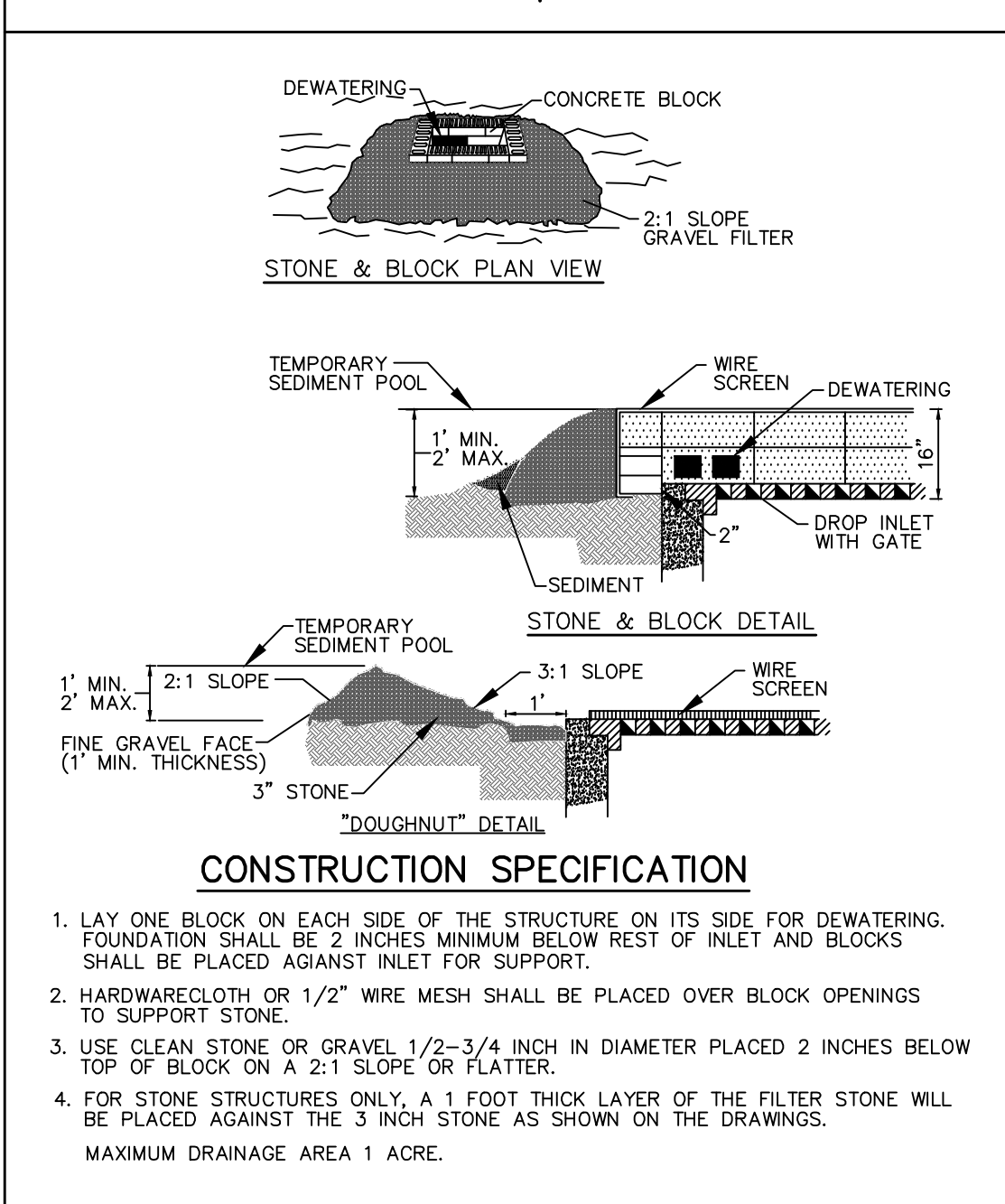


SUMP BOX



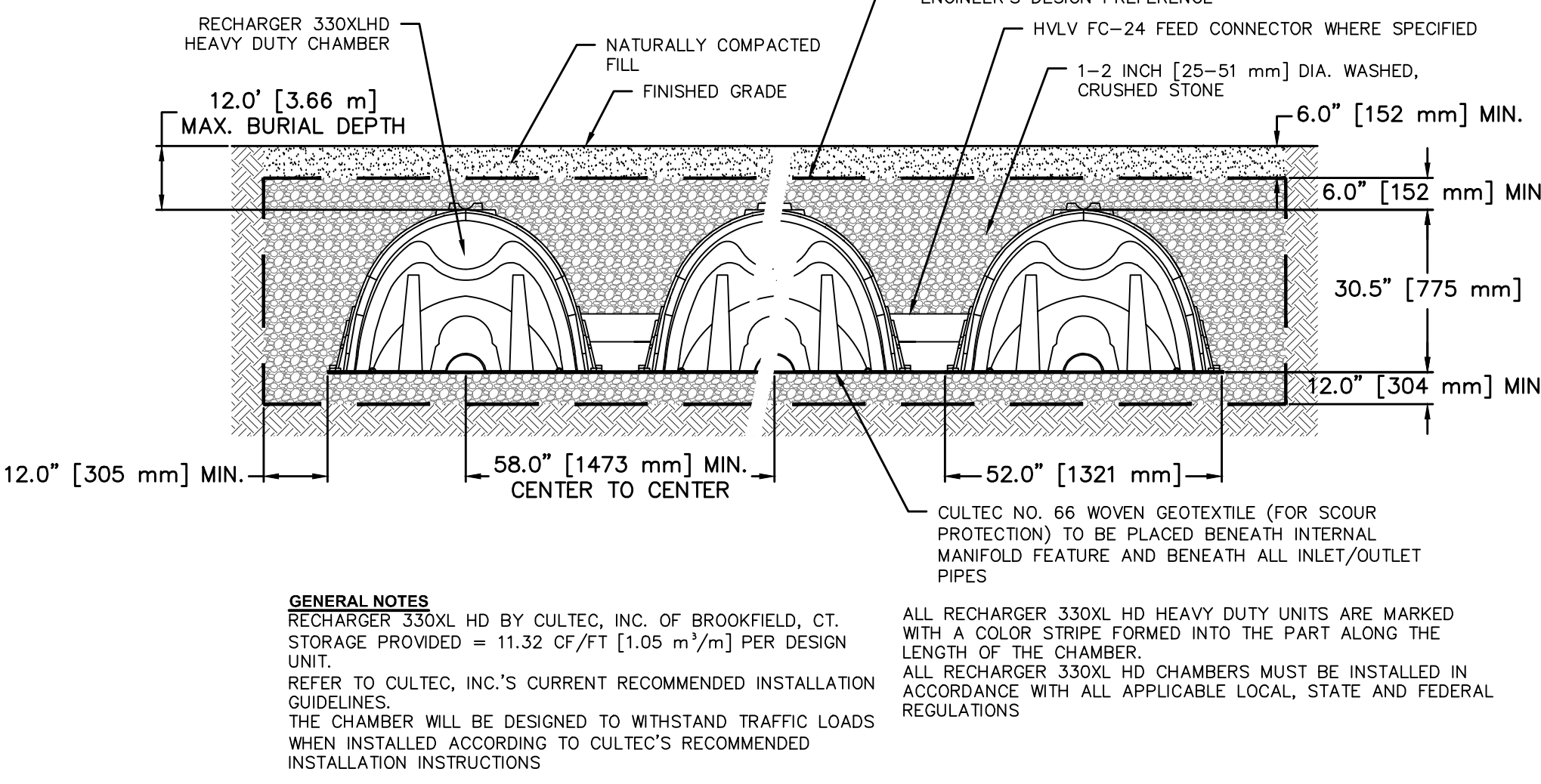
DETAIL OF WATER SERVICE CONNECTION

Stone & Block Drop Inlet Protection

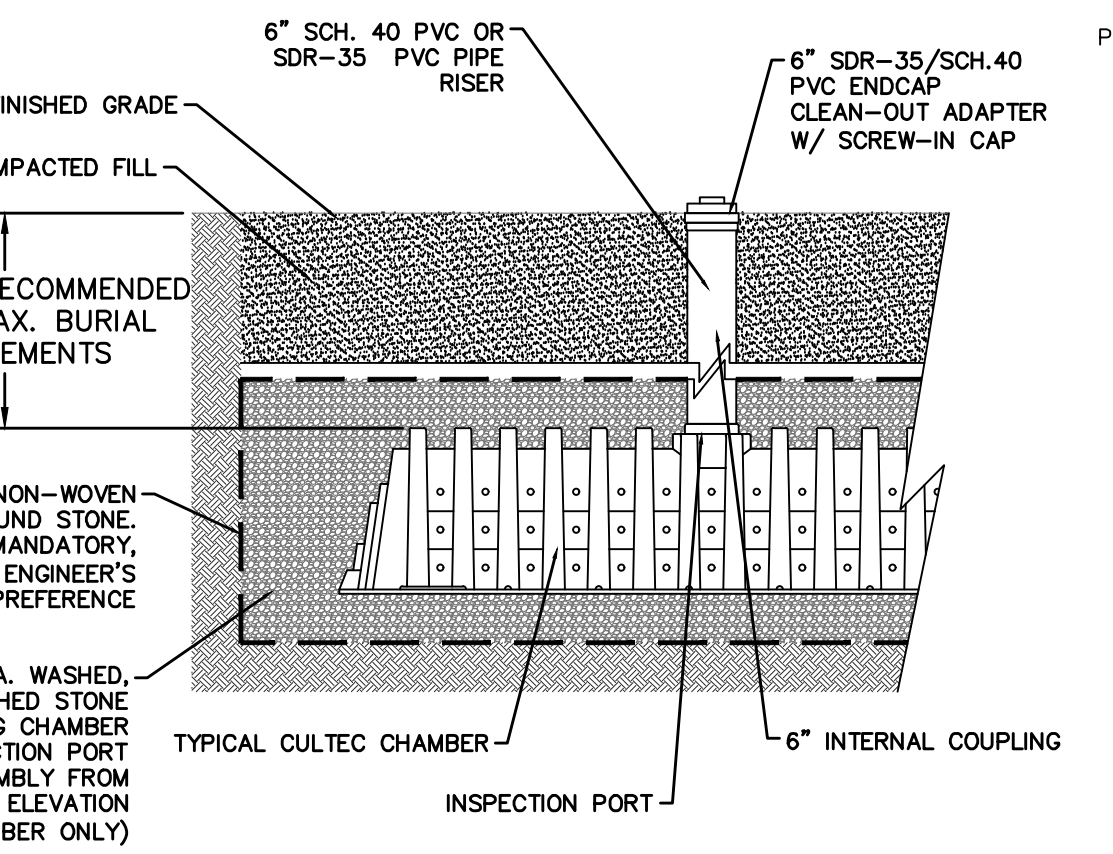


CONSTRUCTION SPECIFICATION

1. LAY ONE BLOCK ON EACH SIDE OF THE STRUCTURE ON ITS SIDE FOR DEWATERING. FOUNDATION SHALL BE 2 INCHES MINIMUM BELOW REST OF INLET AND BLOCKS SHALL BE PLACED AGAINST INLET FOR SUPPORT.
2. HARDWARECLOTH OR 1/2" WIRE MESH SHALL BE PLACED OVER BLOCK OPENINGS TO SUPPORT STONE.
3. USE CLEAN STONE OR GRAVEL 1/2"-3/4" INCH IN DIAMETER PLACED 2 INCHES BELOW TOP OF BLOCK ON A 2:1 SLOPE OR FLATTER.
4. FOR STONE STRUCTURES ONLY, A 1 FOOT THICK LAYER OF THE FILTER STONE WILL BE PLACED AGAINST THE 3 INCH STONE AS SHOWN ON THE DRAWINGS. MAXIMUM DRAINAGE AREA 1 ACRE.

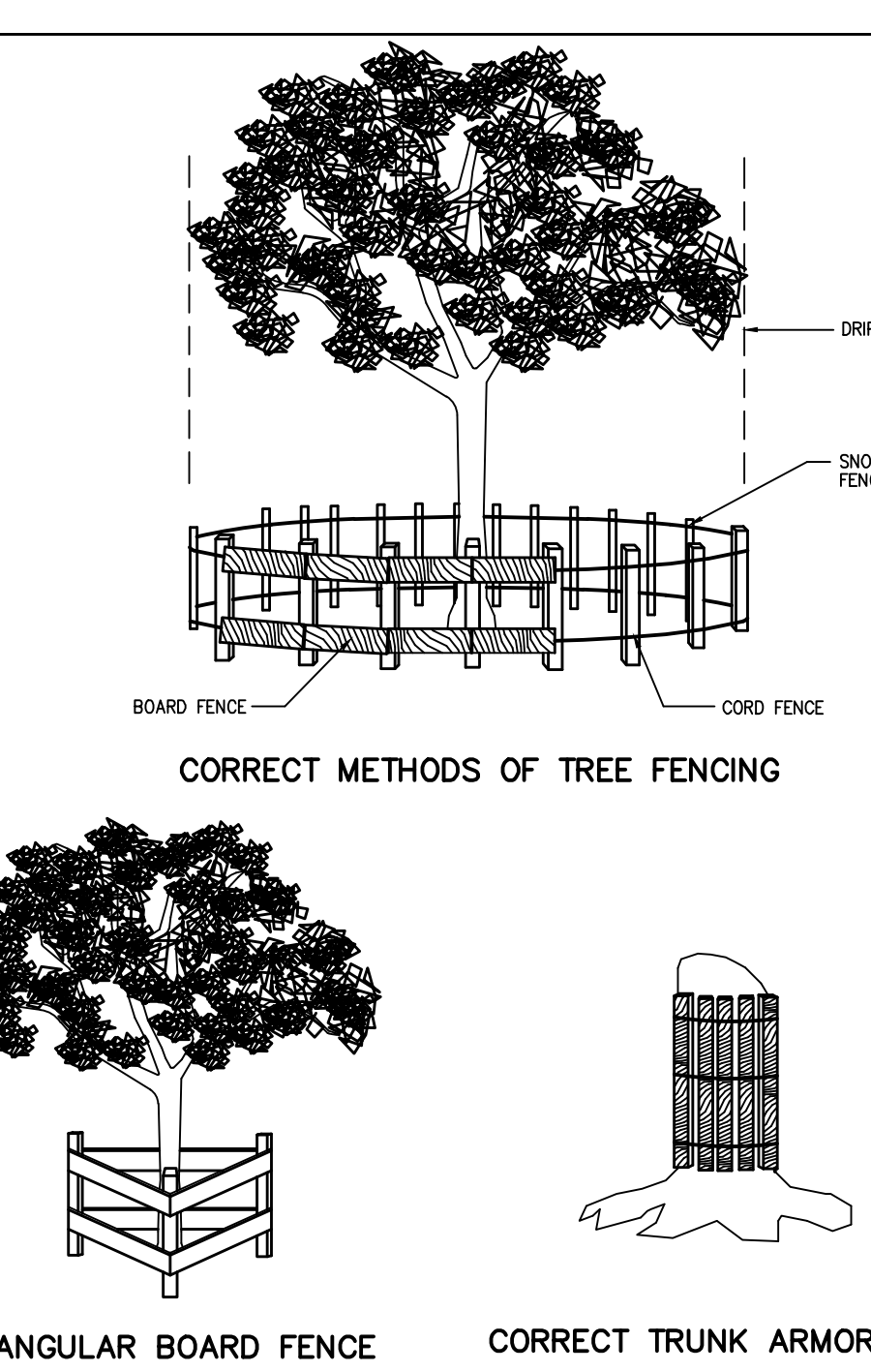


CULTEC RECHARGER 330XL



CULTEC ACCESS PORT

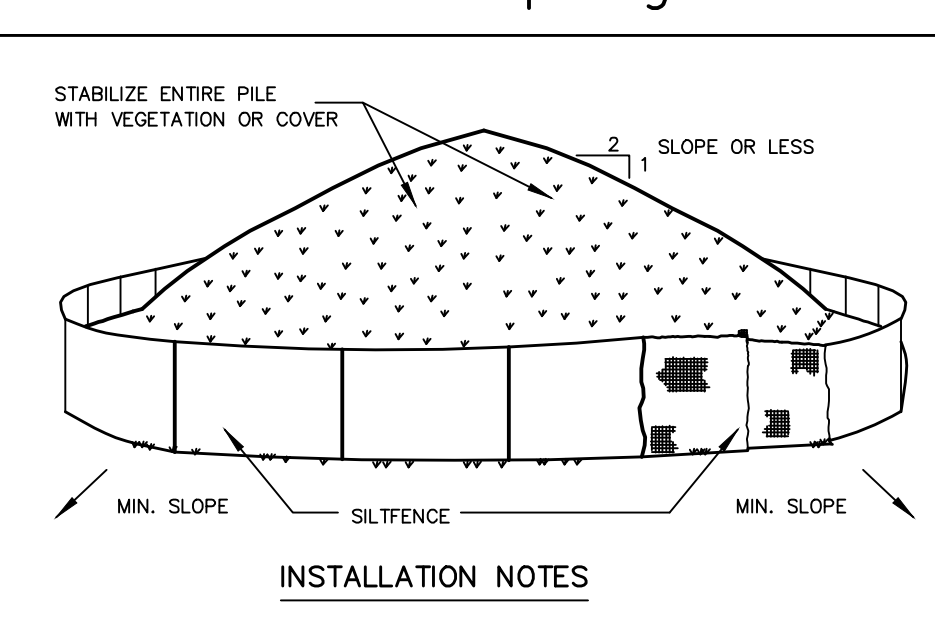
TREE FENCING AND ARMORING



TRIANGULAR BOARD FENCE

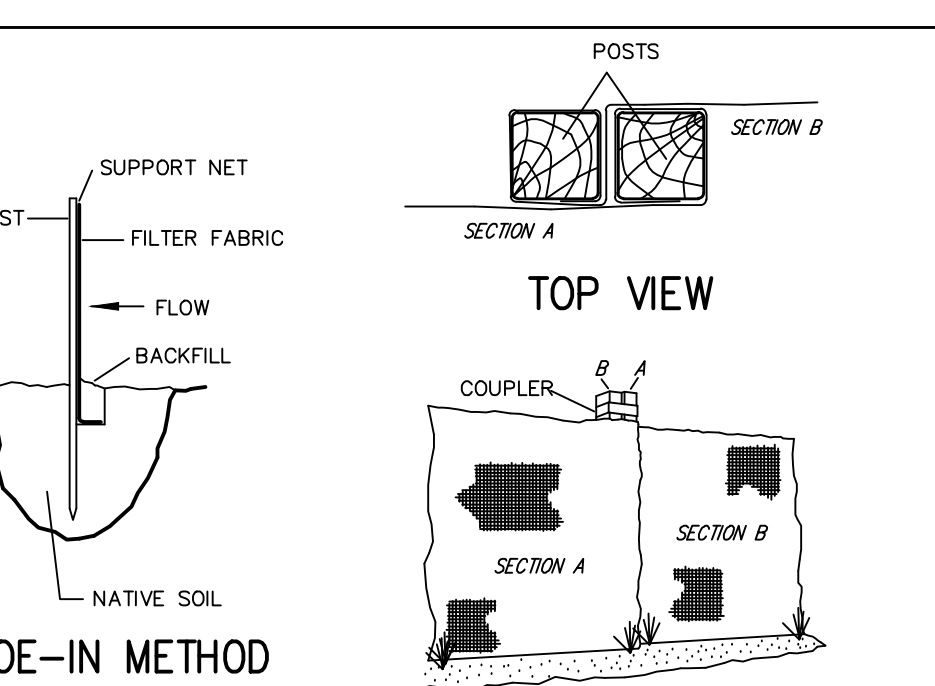
CORRECT TRUNK ARMORING

Soil Stockpiling



- INSTALLATION NOTES:
1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
  2. SOILS OR FILL TO BE STOCKPILED ON SITE DURING CUTTING AND FILLING ACTIVITIES SHOULD BE LOCATED ON LEVEL PORTIONS OF THE SITE WITH A MINIMUM OF 50-75 FOOT SETBACKS FROM TEMPORARY DRAINAGE SWALES.
  3. MAXIMUM SLOPE OF STOCKPILE SHALL BE 1:2.
  4. UPON COMPLETION OF SOIL STOCKPILING, A PILE SHALL BE SURROUNDED WITH EITHER SILT FENCING OR STRAWBALES, THEN STABILIZED WITH VEGETATION OR COVERED.
  5. STOCKPILES REMAINING IN PLACE FOR MORE THAN A WEEK SHOULD BE SEEDED AND MULCHED OR COVERED WITH GEOTEXTILE FABRIC SURROUNDED BY SILT FENCE.
  6. SEE SPECIFICATIONS (THIS MANUAL) FOR INSTALLATION OF SILT FENCE.

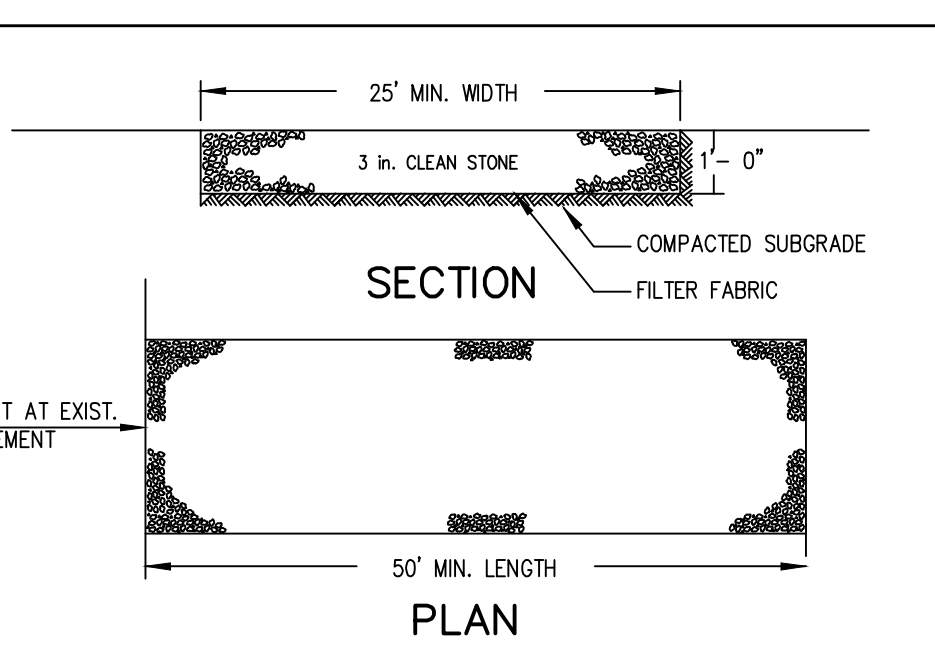
Silt Fence



TOE-IN METHOD

- INSTALLATION NOTES:
1. EXCAVATE A 4 INCH \* 4 INCH TRENCH ALONG THE LOWER PERIMETER OF THE SITE.
  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. 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 ONTO THE UNDISTURBED BOTTOM OF THE TRENCH, BACKFILL THE TRENCH AND TAMP THE SOIL. STEEPER SLOPES REQUIRE AN INTERCEPT TRENCH.
  5. JOIN SECTIONS AS SHOWN ABOVE.

Stabilized Construction Entrance



- 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 30 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 - MUST BE PLACED OVER THE ENTIRE AREA PRIOR TO LAYING 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 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.

ANY ALTERATIONS OR REVISIONS OF THESE PLANS, UNLESS DONE BY OR UNDER THE DIRECTION OF THE ENGINEER AND RECORDED AND REPRODUCED BY THE ENGINEER THAT PREPARED THEM, IS A VIOLATION OF THE NYS EDUCATION LAW.

PROJECT:	PROPOSED SINGLE FAMILY RESIDENCE O PINECREST PARKWAY VILLAGE OF HASTINGS-ON-HUDSON WESTCHESTER COUNTY - NEW YORK
SITE DETAILS	
HEC	HUDSON ENGINEERING CONSULTING, P.C. 45 Knollwood Road - Suite 201 Elmsford, New York 10523 T: 914-909-0420 F: 914-560-2086 © 2019
Revisions	Date: 12/20/19 Scale: AS NOTED Designed By: D.C. Checked By: M.S. Sheet No. 2
C-2	







The map shows an aerial view of a residential area in San Diego. A yellow box labeled "SITE" is located on Pinecrest Way. The site is situated between the R-75 and R-20 zoning districts. To the north of the site is the R-10 zoning district, and to the south is the R-20 zoning district. The map also shows the location of the proposed site relative to the city limits and the San Diego River.

[illegible]

PROJECT TITLE: **KIMBER RESIDENCE**  
PINECREST PARKWAY  
HASTINGS-ON-HUDSON, NEW YORK 10706  
PROJECT NO.: **1906**

329 Broadway  
Dobbs Ferry, N.Y. 10522  
Phone: ( 914 ) 693-5093  
Fax: ( 914 ) 693-5390  
Email: arch329@gmail.com

ISSUED / REVISIONS  
SUBMITTED TO 12-19-2019  
PLANNING BOARD AND  
ZONING BOARD

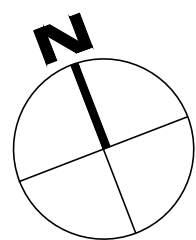
SHEET TITLE:

**COVER SHEET**


DATE: <b>12-19-2019</b>	DRAWN BY: <b>MB</b>
SCALE: <b>AS NOTED</b>	CHECKED BY: <b>PRS</b>

CS





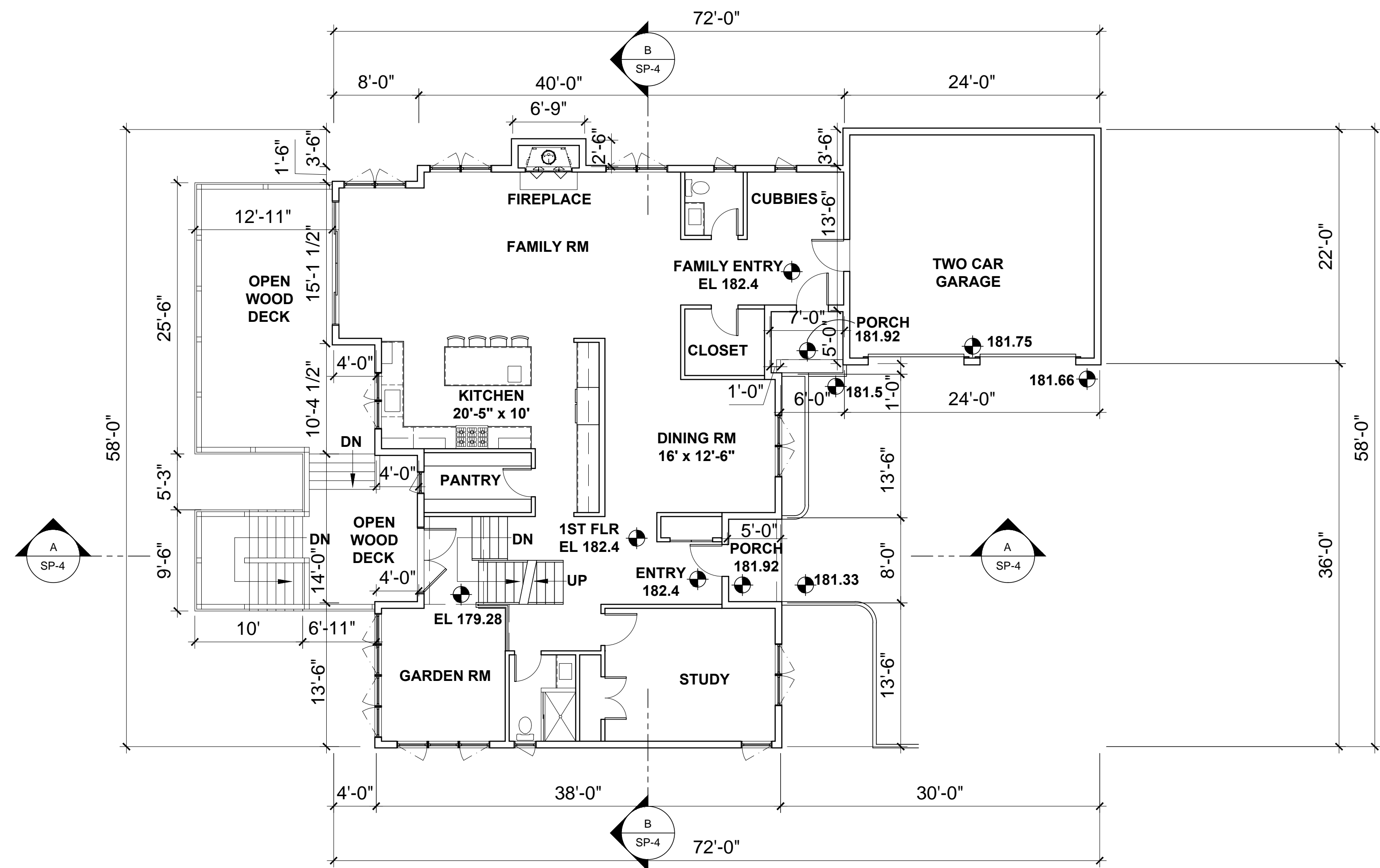
GRAPHIC SCALE IN FEET



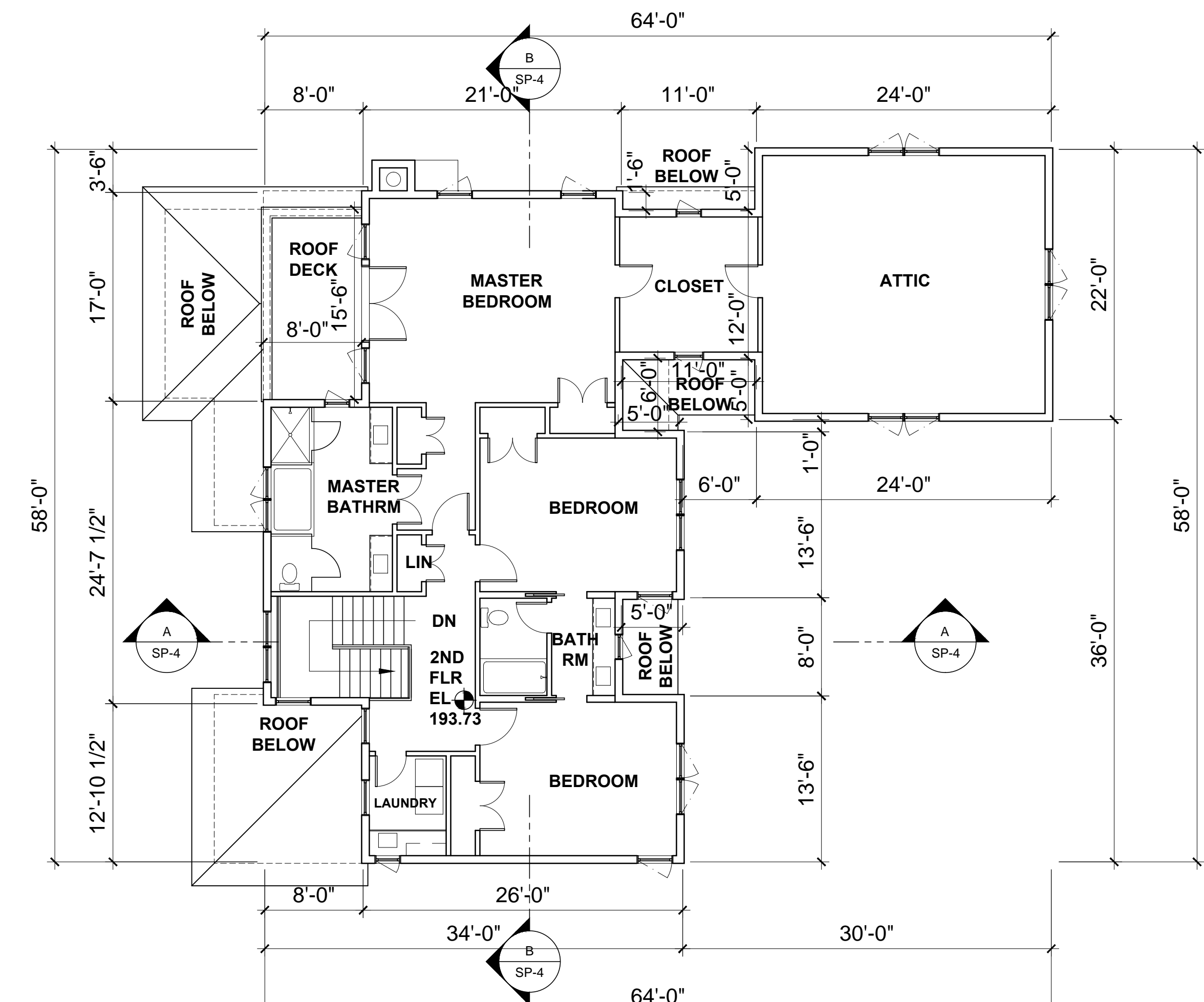
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# SP-1

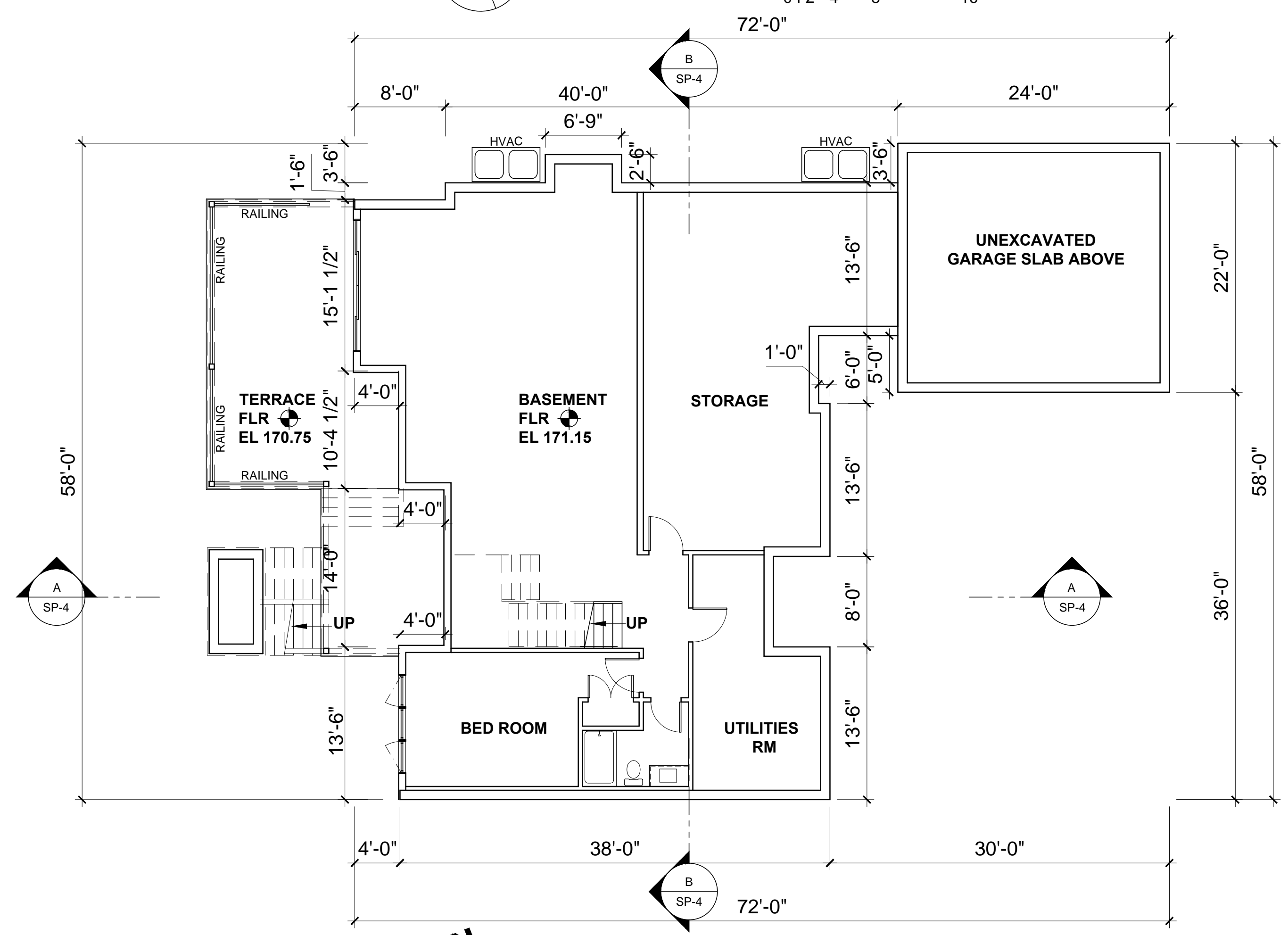




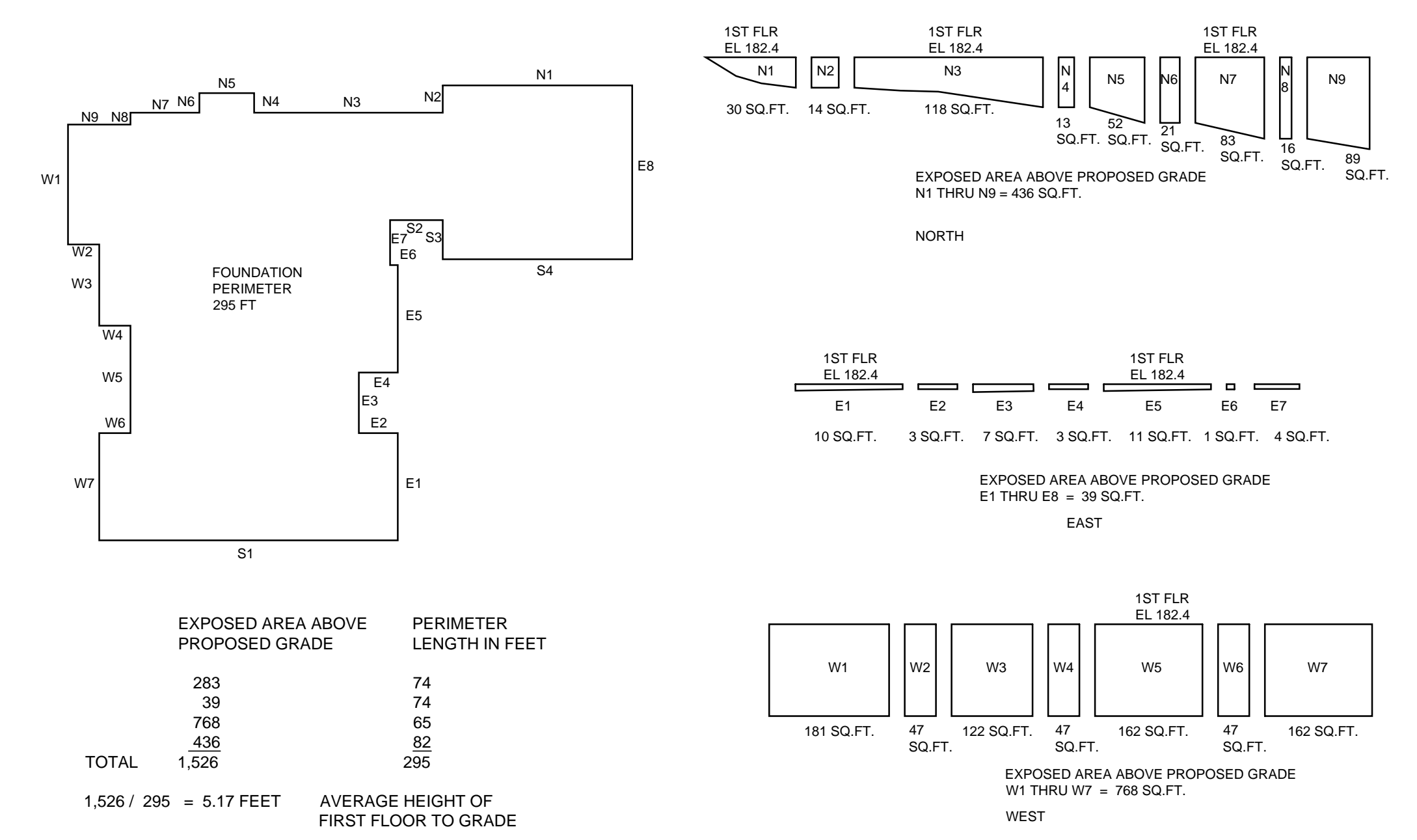
**FIRST FLOOR PLAN**  
SCALE : 1/8" = 1'-0"  
GRAPHIC SCALE IN FEET  
0 1 2 4 8 16



**SECOND FLOOR PLAN**  
SCALE : 1/8" = 1'-0"  
GRAPHIC SCALE IN FEET  
0 1 2 4 8 16



**BASEMENT FLOOR PLAN**  
SCALE : 1/8" = 1'-0"  
GRAPHIC SCALE IN FEET  
0 1 2 4 8 16



**CONFIRMATION OF BASEMENT NOT BEING A STORY:**  
THE NEW YORK STATE BUILDING CODE [CHAPTER 2 DEFINITIONS] STATES THAT A BASEMENT IS NOT A STORY PROVIDED THAT IT MEETS THE FOLLOWING CRITERIA:  
1. THE FIRST FLOOR ABOVE IT IS NOT MORE THAN 6 FEET ABOVE THE GRADE PLANE; AND  
2. NOT MORE THAN 12 FEET ABOVE THE FINISHED GROUND LEVEL AT ANY POINT.  
THE CALCULATED GRADE PLANE IS AT EL. 177.23 AND THE PROPOSED FIRST FLOOR IS AT EL. 182.4. A DIFFERENCE OF 5.17 FEET < 6 FEET. THE LOWEST POINT OF PROPOSED FINISHED GRADE AROUND THE BUILDING IS AT EL.170.66, SUBTRACTING 170.66 FROM 182.4 = 11.75 < 12.

**FOUNDATION WALL ELEVATION DIAGRAMS**  
SCALE : 1/16" = 1'-0"  
GRAPHIC SCALE IN FEET  
0 2 4 8 16 32

**LAURA WAKEFIELD**  
ARCHITECT  
329 BROADWAY  
DOBBS FERRY, NY 10522  
TEL: 914 693 6165  
N.Y.S STATE LICENSE  
No. 27038

PROJECT TITLE:

**KIMBER RESIDENCE**  
PINECREST PARKWAY  
HASTINGS-ON-HUDSON, NEW YORK 10706  
PROJECT NO.: **1906**

**GOTHAM DESIGN**  
AND COMMUNITY DEVELOPMENT LTD.

329 Broadway  
Dobbs Ferry, N.Y. 10522  
Phone: ( 914 ) 693-5093  
Fax: ( 914 ) 693-5390  
email: arch329@gmail.com

ISSUED / REVISIONS  
SUBMITTED TO PLANNING BOARD AND ZONING BOARD  
12-19-2019

SHEET TITLE:  
**FLOOR PLANS**

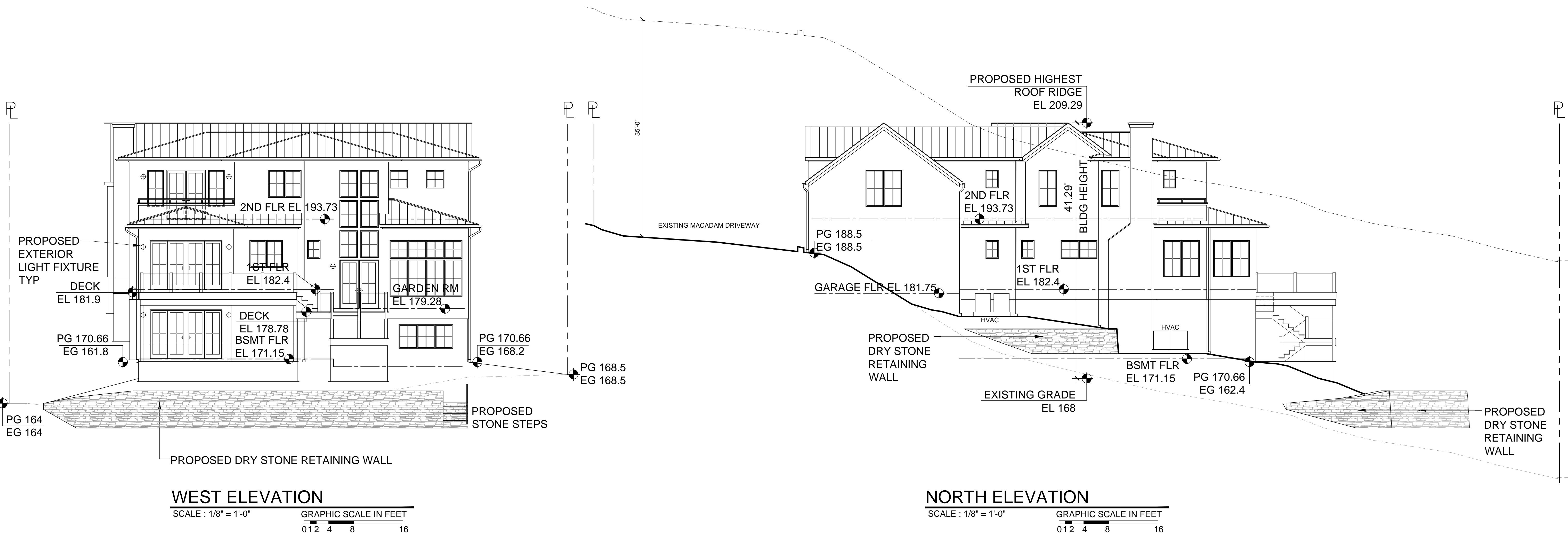
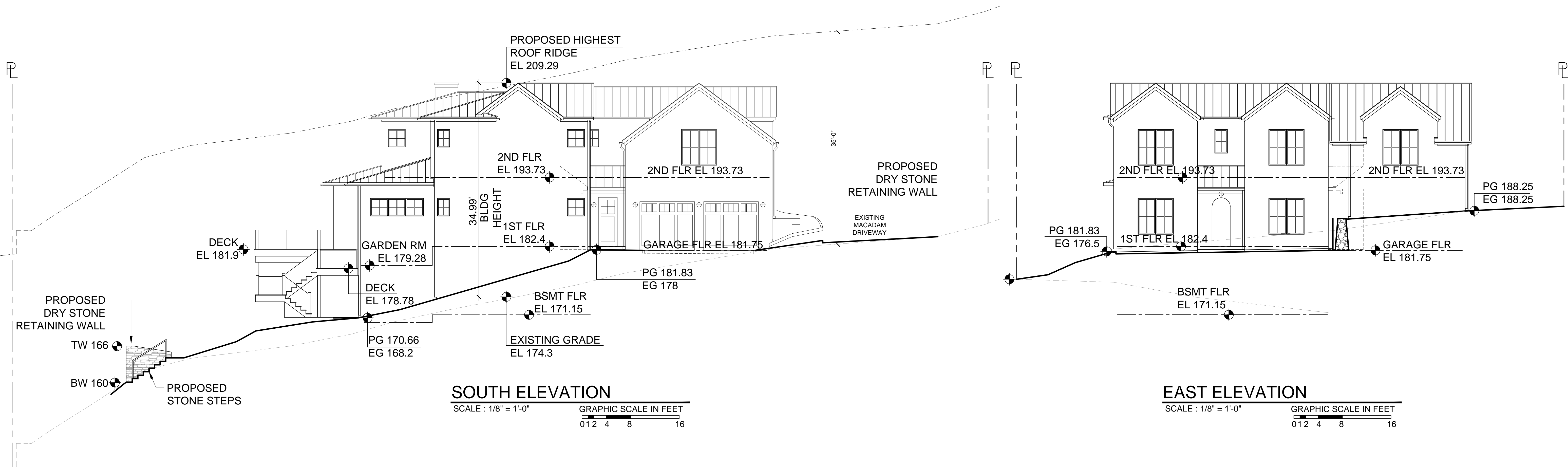
DATE:  
**12-19-2019**

DRAWN BY:  
**MB**

SCALE:  
**AS NOTED**

CHECKED BY:  
**PRS**

**SP-2**



**LAURA WAKEFIELD**  
ARCHITECT  
329 BROADWAY  
DOBBS FERRY, NY 10522  
TEL: 914 693 6165  
N.Y.S STATE LICENSE  
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ISSUED / REVISIONS  
SUBMITTED TO  
PLANNING BOARD AND  
ZONING BOARD

12-19-2019

SHEET TITLE:

**ELEVATIONS**

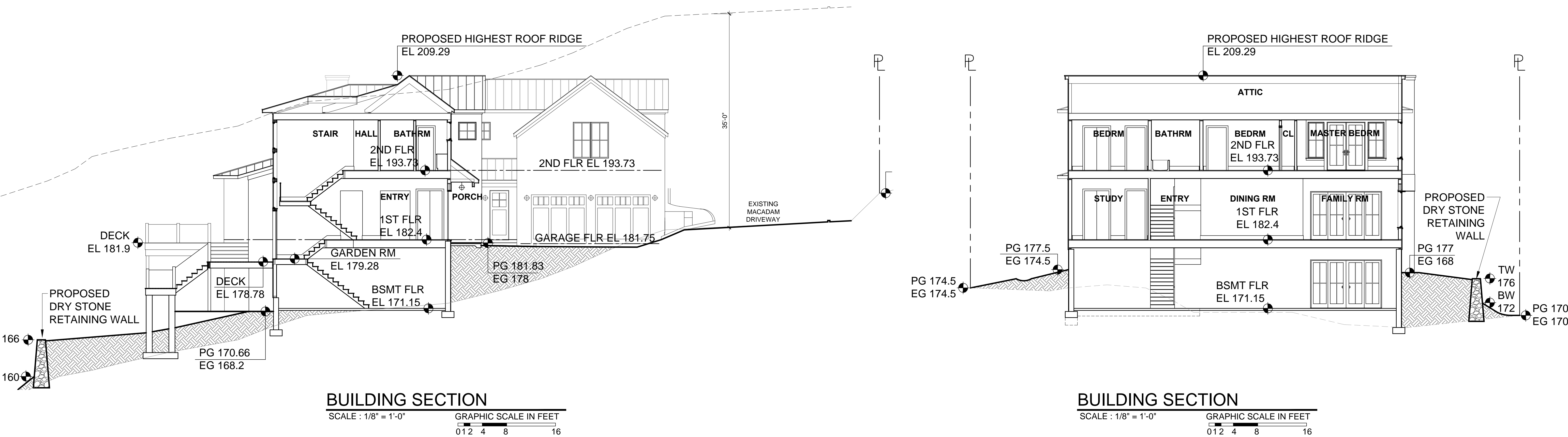
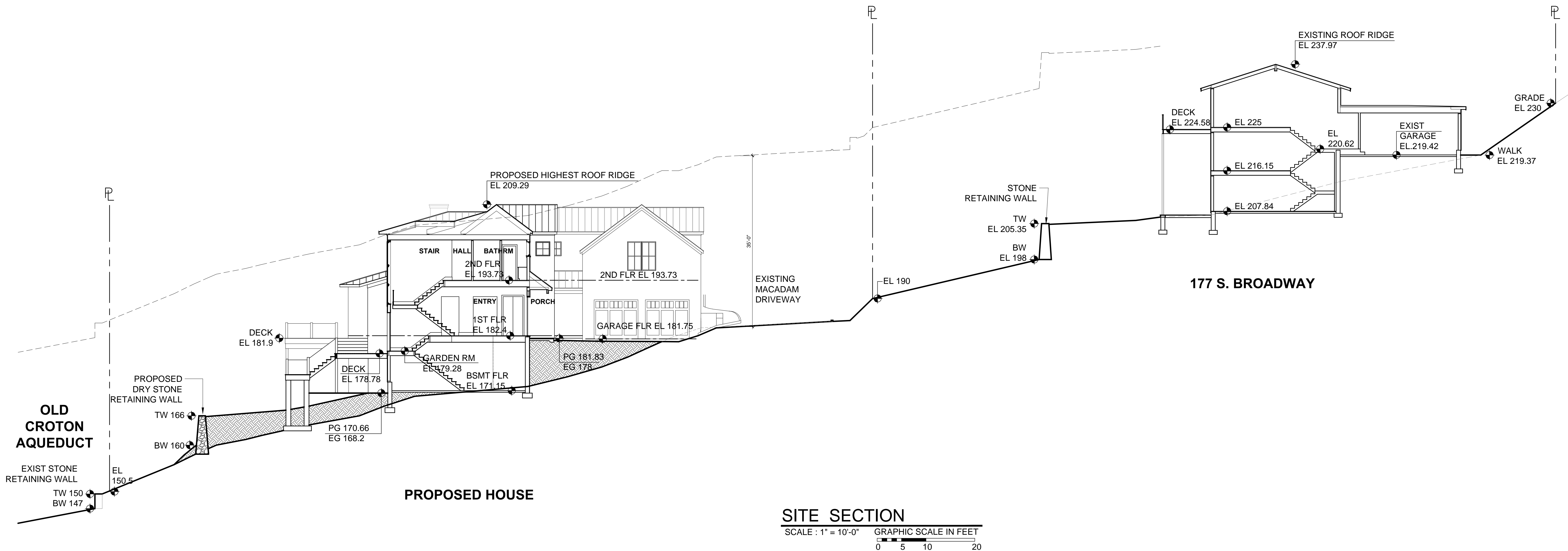
DATE:  
**12-19-2019**

DRAWN BY:  
**MB**

SCALE:  
**AS NOTED**

CHECKED BY:  
**PRS**

**SP-3**



PROJECT TITLE:  
**KIMBER RESIDENCE**

PINECREST PARKWAY  
HASTINGS-ON-HUDSON, NEW YORK 10706

PROJECT NO.: **1906**

**LAURA WAKEFIELD**  
ARCHITECT  
329 BROADWAY  
DOBBS FERRY, NY 10522  
TEL: 914 693 6165  
N.Y.S STATE LICENSE  
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Fax: ( 914 ) 693-5390  
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ISSUED / REVISIONS  
SUBMITTED TO PLANNING BOARD AND ZONING BOARD  
12-19-2019

SHEET TITLE:  
**BUILDING SECTIONS**

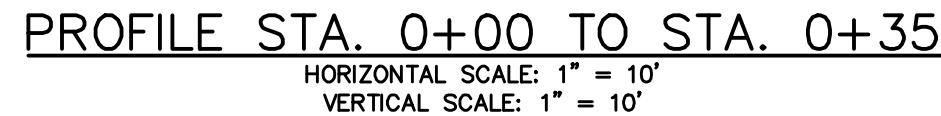
DATE: <b>12-19-2019</b>	DRAWN BY: <b>MB</b>
SCALE: <b>AS NOTED</b>	CHECKED BY: <b>PRS</b>

**SP-4**



C-1





- ### PRECAST DRAIN INLET



- SEWER CLEANOUT DETAIL (GRAVITY)  
(STORM OR SANITARY)



- ## CONSTRUCTION SPECIFICATION



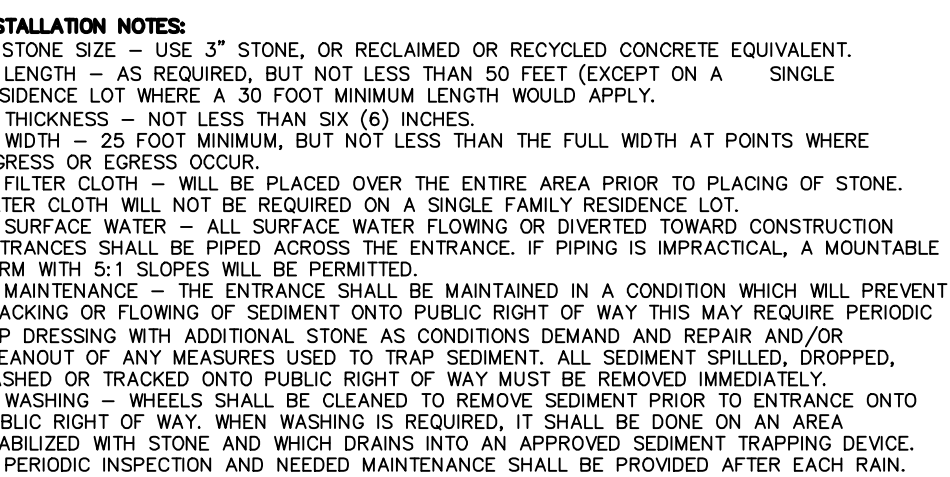
- CULTEC RECHARGER 330XL



- ## INSTALLATION NOTES



- ## TOE-IN METHOD



ANY ALTERATIONS OR REVISIONS OF THESE PLANS, UNLESS DONE BY OR UNDER THE DIRECTION OF THE NYS LICENSED AND REGISTERED ENGINEER THAT PREPARED THEM, IS A VIOLATION OF THE NYS EDUCATION LAW.

[illegible]



