

Paul J. Petretti
Civil Engineer & Land Surveyor
Certified Wetland Delineator
Certified Floodplain Manager

CIVIL ENGINEERING - LAND SURVEYING & MAPPING - SITE DESIGN & PLANNING
ENVIRONMENTAL & GEOTECHNICAL - DRAINAGE & STORMWATER QUALITY
EROSION & SEDIMENT CONTROL STORMWATER POLLUTION PREVENTION PLANS
FLOODPLAIN MANAGEMENT & HYDROLOGY

September 14, 2017, October 12, 2017 Revised for November Planning Board meeting

Village of Hastings-on-Hudson
7 Maple Avenue
Hastings-on-Hudson, New York 10707

Attention: Kathleen Sullivan, Chairperson and Planning Board

Re: Subdivision Application of Dean L. Wetherell and Marie T. de Bethune
Wetherell, 196 Warburton Avenue, Hastings-on-Hudson, NY 10706.

Submission for November Planning Board meeting.

Dear Chairperson Sullivan and Planning Board:

We are submitting plans to appear before the Planning Board for Subivision, View Preservation and Steep Slopes Approval.

We appeared before the Zoning Board of Appeals for the area variances; the following variances were granted.

Section 295-68 One-Family Residence (R-10) Districts

A variance from section 295-68 E. Minimum Lot Width of 100 feet for proposed lot No. 1 to 72.92 feet, (average at the front and the rear with the rear measure line set parallel with the front line).

A variance from section 295-68 E. Minimum Lot Width of 100 feet for proposed lot No. 2 to 74.01 feet (average at the front and the rear with the rear measure line set parallel with the front line).

A variance for development coverage is required as set forth herein:

For Lot No. 2 a variance from Section 295-68 F. (2) (a) [2], Development coverage 35% to 39.12 %.

Proposed Lot No. 1, the new lot will comply for the minimum side, two sides, building coverage and development coverage with the proposed coverage's well below the required 25% (17.03 %) and 35% (23.54%).

Please take note that the site plan before you is a real location of a house and driveway that as I stated at the July 27, 2017 ZBA meeting it is based on a site plan brought before the Planning Board. This plan shows the house to be constructed; it is not a hypothetical.

As a result of the action before the ZBA lots lines were changed.

“ In response to the discussion at the July 27, 2017 ZBA meeting we are submitting a revised subdivision plan for consideration at the next ZBA that addresses the balancing of the average lot widths. We can accomplish the balancing with the average width of Lot -1 at 72.92 and Lot-2 at 74.01.”

The revised lots are balanced in size with Lot-1 being 10,930 square feet and Lot-2 being 11,017 square feet.

As per the request of the board we are submitting north and south side elevations; please note that the north side elevation shows no change from the existing grade on the north side. The south side proposed grade at the building line has been raised to allow for the installation of the new drain line.

Please place this matter on the agenda of the Planning Board at the earliest possible convenience. We appreciate the opportunity to bring this matter before the Planning Board in the Village of Hasting-on-Hudson.

Very truly yours,



Paul J. Petretti, P.E., L.S., CFM

cc: C:\My Documents\VOH Projects\196 Warburton Avenue\ 196 Warburton Avenue
Correspondence.doc
Applicant Dean L. Wetherell and Marie T. de Bethune
Project Representative, Mr. Tomasz Lopinski

30 GOULD AVENUE DOBBS FERRY, NY 10522
914-674-9827 - Fax 693-0124 - Cell 672-1518
E-Mail PJPCELS@aol.com

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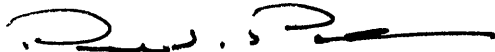
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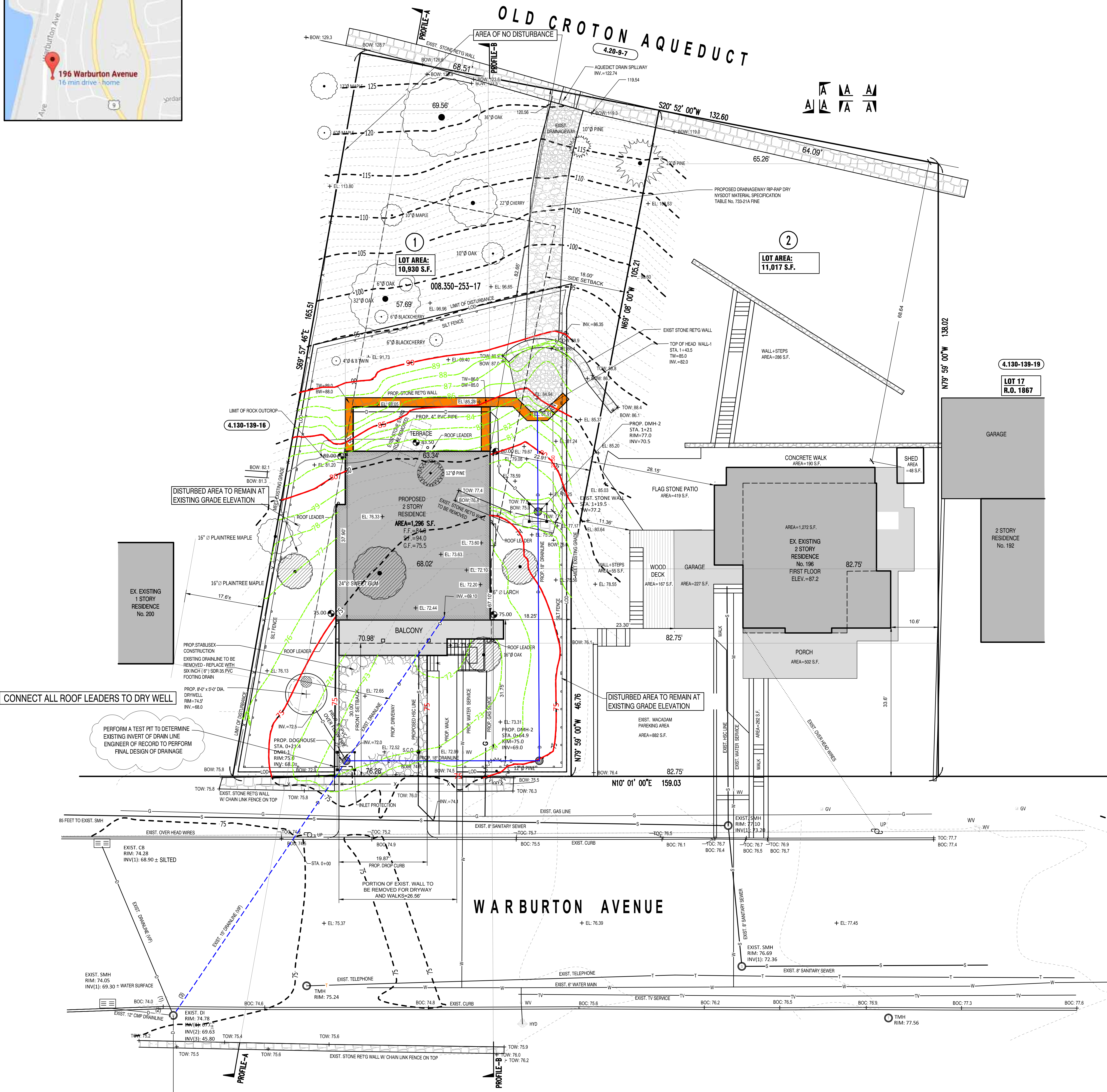
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Very truly yours,



Paul J. Petretti, P.E., L.S., CFM

cc: C:\My Documents\VOH Projects\196 Warburton Avenue\ 196 Warburton Avenue
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Applicant Dean L. Wetherell and Marie T. de Bethune
Project Representative, Mr. Tomasz Lopinski



LEGEND

	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	EXISTING SPOT ELEVATION
	PROPOSED SPOT ELEVATION
TOW	TOP OF WALL
BOB	BOTTOM OF WALL
TOC	TOP OF CURB
BOC	BOTTOM OF CURB
	TREES TO BE REMAIN
	TREES TO BE REMOVED
	TREES TO BE PLANTED
	LIMIT OF DISTURBANCE
	DRAINING
	SEWER SERVICE LINE
	WATER MAIN
	WATER SERVICE
	HOUSE SEWER SERVICE
	SEWER MANHOLE
	RAIN MANHOLE
	TELEPHONE MANHOLE
	CATCH BASIN
	YARD DRAIN
	PROPOSED WATER VALVE
	EXISTING HYDRANT
	PROPOSED HYDRANT
	EXISTING UTILITY POLE
	PROPOSED SEWER CLEAN OUT
	PROPOSED STONE RET'G WALL
	ANTI - TRACKING PAD
	SILT FENCE
	TREE PROTECTION
	FILTER FABRIC INLET PROTECTION

UNLESS OTHERWISE SHOWN AS PROPOSED
ALL FEATURES AND UTILITIES SHOWN ON
THE PLAN ARE EXISTING.

VILLAGE OF HASTINGS-ON-HUDSON GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND PRESERVATION OF ALL PUBLIC AND PRIVATE UNDERGROUND AND SURFACE UTILITIES AND STRUCTURES AT OR ADJACENT TO THE SITE OF THE CONSTRUCTION INsofar AS THEY MAY BE ENHANCED BY HIS OPERATIONS. THIS SHALL HOLD TRUE WHETHER OR NOT THEY ARE SHOWN ON THE PROPOSED PLAN OR MAPS OF RECORD. LOCATIONS NOT GUARANTEED EVEN THOUGH THE INFORMATION WAS OBTAINED FROM THE BEST AVAILABLE SOURCES, AND IN ANY EVENT, OTHER UTILITIES NOT SHOWN ON THESE PLANS MAY BE ENCOUNTERED IN THE FIELD. THE CONTRACTOR SHALL AT HIS OWN EXPENSE, REPAIR OR REPLACE ANY STRUCTURES OR UTILITIES THAT HE DAMAGES AND SUCH CLAIMANTS WILL PROCEED WITH CAUTION TO PREVENT UNDESIRABLE INTERRUPTIONS TO UTILITY SERVICE.
2. THE CONTRACTOR SHALL VERIFY THE LOCATION OF EXISTING UTILITIES WHETHER UNDERGROUND OR OVERHEAD AND SHALL MAINTAIN IN PROPER WORKING ORDER AND OPERATING CONDITION ALL UTILITIES. IF TEMPORARY UTILITIES CONNECTIONS SERVICES ARE REQUIRED, THE CONTRACTOR SHALL SEE TO IT THAT THEY ARE PROVIDED, AND IT SHALL BE HIS RESPONSIBILITY TO MAINTAIN SUCH TEMPORARY FACILITIES FOR THE DURATION OF THE PROJECT.
3. THE CONTRACTOR SHALL CONTACT ALL OF THE APPROPRIATE PARTIES WITH JURISDICTION OVER THE UTILITIES ENTERING ON OR NEAR THE PROJECT AREA PRIOR TO THE INITIATION OF CONSTRUCTION ACTIVITIES.
4. THE CONTRACTOR'S ATTENTION IS DIRECTED TO THE STATE OF NEW YORK DEPARTMENT OF LABOR, BOARD OF STANDARDS AND APPEALS INDUSTRIAL CODE RULE 53," CONSTRUCTION, EXCAVATION AND DEMOLITION OPERATIONS AT OR NEAR UNDERGROUND FACILITIES" EFFECTIVE APRIL 1, 1976. THE CONTRACTOR WILL BE REQUIRED TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF INDUSTRIAL CODE RULE 53. INFORMATION IS AVAILABLE AT #800-362-1982.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED BY THE VILLAGE OF HASTING ON HUDSON, THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT) OR ANY OTHER AGENCY WITH JURISDICTION OVER THE PROJECT.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING ALL ARRANGEMENTS FOR ALL NECESSARY INSPECTIONS REQUIRED BY THE VILLAGE OF HASTING ON HUDSON OR ANY OTHER AGENCY WITH JURISDICTION OVER THIS PROJECT.
7. THE CONTRACTOR IS RESPONSIBLE FOR THE RESTORATION OR REPLACEMENT OF ALL (OFF-SITE) NATURAL AND MAN MADE FEATURES DISTURBED BY HIS CONSTRUCTION ACTIVITIES WHETHER SHOWN ON THE PROPOSED PLAN OR ENCOUNTERED IN THE FIELD. IT IS THE INTENTION OF THE PROPOSED PLAN TO SHOW ONLY major FEATURES TO BE PROTECTED, RESTORED OR REPLACED. HOWEVER, OTHER PHYSICAL FEATURES MAY BE ENCOUNTERED WHICH WILL REQUIRE RESTORATION OR REPLACEMENT WHETHER OR NOT THEY ARE SHOWN ON THE PLAN.
8. THE CONTRACTOR SHALL VERIFY ALL THE FIELD CONDITIONS AND DIMENSIONS AND SHALL BE RESPONSIBLE FOR FIELD FITTING AND QUANTITY OF WORK. NO ALLOWANCES SHALL BE MADE ON THE BEHALF OF THE CONTRACTOR FOR ANY ERROR OR NEGLIGENCE ON HIS PART.
9. BY HEREBY ACKNOWLEDGE THAT SUBSURFACE INVESTIGATIONS AND BORINGS HAVE BEEN PERFORMED. SUBSURFACE INFORMATION IS NOT AVAILABLE FOR THIS PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL FIELD CONDITIONS AND SATISFYING ALL CONTRACTUAL CONDITIONS WITH RESPECT TO UNFORESEEN CONDITIONS PRIOR TO ENTERING INTO AGREEMENT TO PERFORM THE WORK SHOW HEREON.

STEEP SLOPE CERTIFICATION

- A PLAN SUBMITTED UNDER THE SEAL OF A LICENSED PROFESSIONAL ENGINEER SHOWING AND CERTIFYING THE FOLLOWING:
- (A)
- ALL EXISTING AND PROPOSED NATURAL AND ARTIFICIAL DRAINAGE COURSES AND OTHER FEATURES FOR THE CONTROL OF DRAINAGE, EROSION AND WATER.
- THE PLANS SHOW ALL NATURAL DRAINAGE PATHS AND FEATURES.
- (B)
- THE CALCULATED VOLUME OF WATER RUNOFF FROM THE SLOPE(S) AND FROM THE LOT IN QUESTION, AS UNIMPROVED.
- VOLUME OF RUNOFF FROM THE SLOPES = AREA X RUNOFF COEFFICIENT X
6 INCHES OF RAINFALL = AREA X 0.60 X 6 /12" = 2,572 S.F. X 0.60 X 6 /12" = 771.6 CUBIC FEET.
- (C)
- THE CALCULATED VOLUME OF WATER RUNOFF FROM THE SLOPE(S) AND FROM THE LOT IN QUESTION, AS IMPROVED.
- VOLUME OF RUNOFF FROM THE SLOPES = AREA X RUNOFF COEFFICIENT X
6 INCHES OF RAINFALL = AREA X 0.00 X 6 /12" = 2,572 S.F. X 0.00 X 6 /12" = 115.74 CUBIC FEET.
- (D)
- THE EXISTENCE, LOCATION AND CAPACITY OF ALL NATURAL AND ARTIFICIAL DRAINAGE COURSES AND FACILITIES WITHIN 500 FEET OF THE LOT WHICH ARE OR WILL BE USED TO CARRY OR CONTAIN THE WATER RUNOFF FROM THE SLOPE(S) AND THE LOT.
- THE PLANS SHOW ALL NATURAL AND ARTIFICIAL DRAINAGE COURSES AND FACILITIES.
- (E)
- A STATEMENT MADE UNDER THE SEAL OF A LICENSED PROFESSIONAL ENGINEER CERTIFYING THAT:
- (A)
- THE PROPOSED ACTIVITY WILL DISTURB THE STEEP SLOPE AREA TO THE MINIMUM EXTENT POSSIBLE; AND
- THE PROPOSED ACTION, THE CONSTRUCTION OF A HOUSE AND RELATED FEATURES, WILL IMPACT THE STEEP SLOPES TO THE MINIMUM EXTENT POSSIBLE. THE STEEPEST AND WOODED PORTION OF THE LOT WITH THE DRAINAGE WAY THAT CONVEYS RUNOFF FROM THE OLD CRISTON LAKEQUET WILL NOT BE DISTURBED.
- (B)
- THE PROPOSED MITIGATION MEASURE WILL PREVENT, TO THE MAXIMUM EXTENT PRACTICAL, THE ADVERSE EFFECT OF ANY DISTURBANCE OF THE STEEP SLOPE AREA ON THE ENVIRONMENT AND ANY NEIGHBORING PROPERTIES.
- RUNOFF FROM THE STEEP SLOPES, ESPECIALLY THAT FROM THE OLD CRISTON LAKEQUET DRAIN WILL BE CONVEYED TO THE EXISTING DRAINAGE WORKS BY WAY OF A NEW DRAIN LINE AND THE LAND DISTURBANCE WILL HAVE NO ADVERSE IMPACT ON THE STEEP SLOPES, THE ENVIRONMENT AND ANY NEIGHBORING PROPERTIES.
- RUNOFF FROM THE DISTURBED STEEP SLOPES, THE IMPROVED AREA WITH THE HOUSE AND DRIVEWAY AND RELATED IMPROVING AREA WILL BE CONNECTED TO A DITCHWELL WITH AN OVERFLOW TO THE PROPOSED DRAINAGE DRAIN LINE.

APPROVAL NOTES

NO DEMOLITION MATERIAL TO BE BURIED ON SITE.

CUT AND FILL

CUT = 115 CUBIC YARDS
FILL = 12 CUBIC YARDS
NET EXPORT = 103 CUBIC YARDS

CONSTRUCTION SEQUENCE

1. CUT TREES THEN CLEAR AND GRUB.
2. INSTALL STABILIZED CONSTRUCTION ENTRANCE AND EROSION AND SEDIMENT CONTROL.
3. INSTALL THE DRAIN LINE.
4. INSTALL STABILIZED CONSTRUCTION ENTRANCE AND EROSION AND SEDIMENT CONTROL.
5. EXCAVATE FOR THE FOUNDATION AND INSTALL THE FOUNDATION.
6. BEGIN HOUSE CONSTRUCTION.
7. REMOVE EROSION AND SEDIMENT CONTROL, RESTORATION AND LANDSCAPING.

R-10 Zoning Table Lot-1		
	Required	Lot 1
AREA (sq. ft.)	10,000	10,930
Width	100	72.92 *
Front yard (ft.)	30	30.17
Side Yard (ft.)	12	12.17
2 Side yards (ft.)	30	30.50
Rear Yard (ft.)	30	82.65
Building Coverage (%)	25%	17.03%
Development Coverage (%)	35%	23.54%
Height of Building (ft.)	35	34.9

* VARIANCE REQUIRED


	Required	Lot 2
AREA (sq. ft.)	10,000	11,017
Width	100	74.01 **
Front yard (ft.)	30	33.6 **
Side Yard (ft.)	12	10.6 **
2 Side yards (ft.)	30	33.90
Rear Yard (ft.)	30	68.64 **
Building Coverage (%)	25%	15.29%
Development Coverage (%)	35%	39.12% *
Height of Building (ft.)	35	<35

* VARIANCE REQUIRED

EXISTING

RAVE LOT WIDTH = $\frac{82.75+65.26}{2} = 74.01'$

SITE, GRADING AND UTILITY

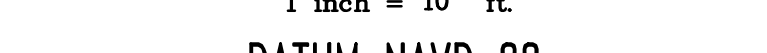
	REVISIONS		CONSTRUCTION PLANS PREPARED FOR SUBDIVISION MAP OF PALISADES VIEW VILLAGE OF HASTINGS-ON-HUDSON TOWN OF GREENBURGH WESTCHESTER COUNTY, NEW YORK	<div>1</div> <div>3</div>	
	NO.	DATE			DESCRIPTION
	1	4.4.2017			AS PER P.A.P
	2	4.26.2017			MAY 2017 P.B. MEETINGS
	3	6.19.2017			AS PER P.A.P
	4	7.31.2017			FOR ZBA
	5	11.02.2017			FOR NOVEMBER P.B.
N. Y. S. E. P. No. 55191		ORIGINAL: FEBRUARY 10, 2017	PAUL J. PETRETTI CIVIL ENGINEER & LAND SURVEYOR 30 GOLD AVENUE, DOBBS FERRY, NEW YORK 10522. Phone Number 914-674-9827 Cell 914-672-1518 E-Mail PAJCS@aol.com		

ENCROACHMENTS BELOW GRADE AND OR SUB-GRADE FEATURES, IF ANY, NOT
LOCATED OR SHOWN HEREON.

ANY ALTERATION OR ADDITIONS TO THE PLANS AND SPECIFICATIONS SHOWN HEREON IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PER SECTION 7209, SUBDIVISION 2.

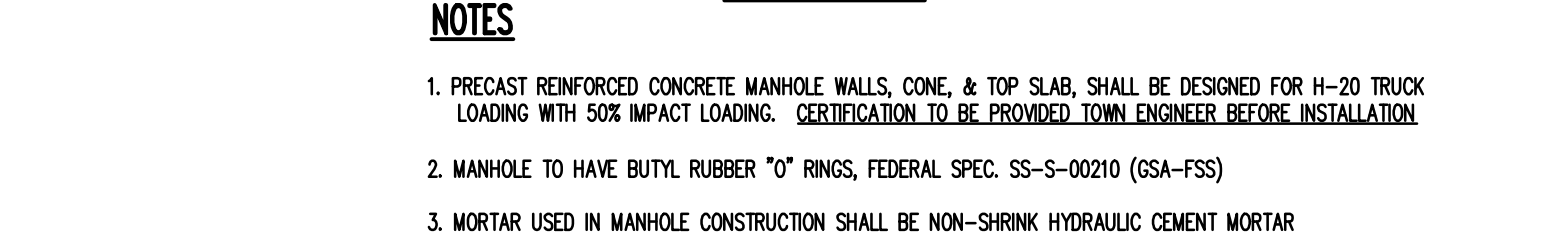
OWNER/APPLICANT
DEAN WETHERELL &
MARIE T. DeBETHUME WETHERELL
196 WARBURTON AVENUE
HASTINGS -ON-HUDSON
NEW YORK 10706
PHONE No. 1-914-584-0742

GRAPHIC SCALE

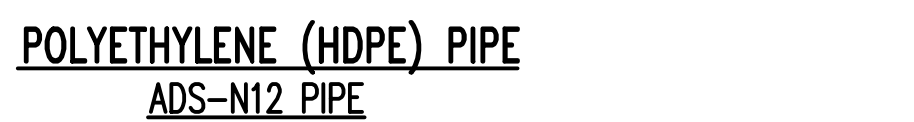


(IN FEET)
1 inch = 10 ft.

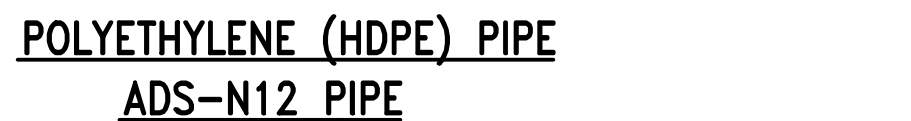
DATUM NAVD 88



SCALE N.T.S.

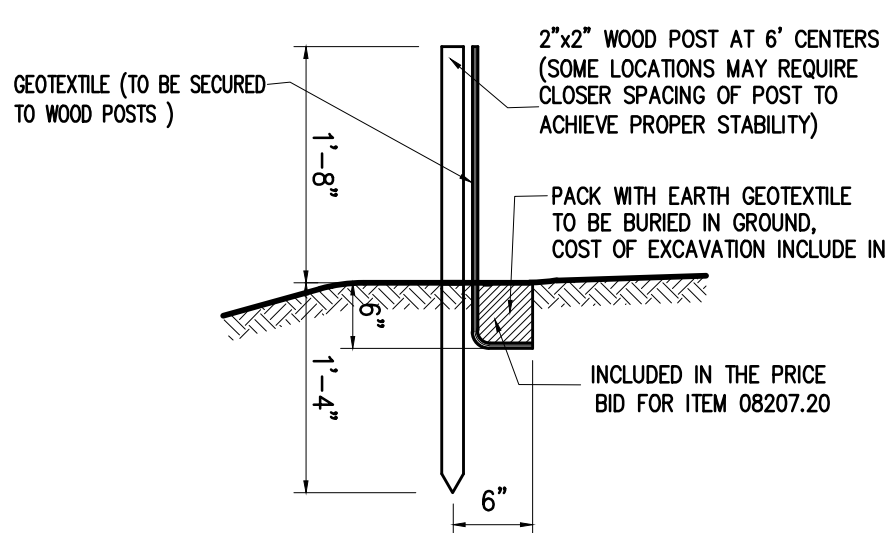


SCALE N.T.S.



SCALE N.T.S.

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SILT FENCE



SCALE N.T.S.




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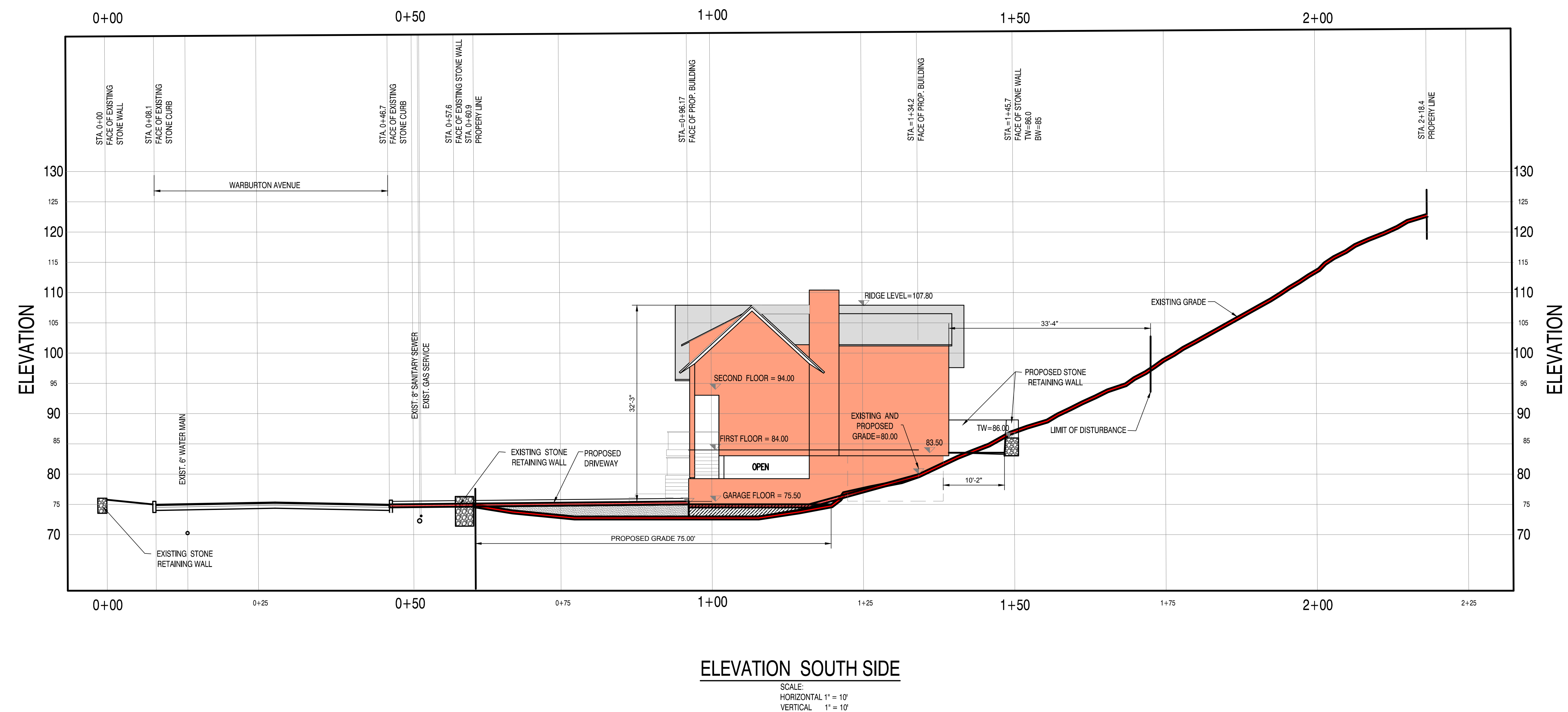


SCALE N.T.S.

SCALENTS



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SCALE:
HORIZONTAL 1" = 10'
VERTICAL 1" = 10'

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Phone Number 914-674-9827 Cell 914-672-1518 E-Mail PJPCELS@ol.com

SUBDIVISION MAP
OF
PALISADES VIEW
VILLAGE OF HASTINGS-ON-HUDSON
TOWN OF GREENBURGH
WESTCHESTER COUNTY, NEW YORK.

COUNTY SHEET No. 40, COUNTY BLOCK No. 4391

A RE-SUBDIVISION OF LOTS 18 & 19, AND PART OF AN UNNUMBERED LOT BLOCK AS SHOWN ON A CERTAIN FILED MAP ENTITLED "MAP ONE OF PINECREST-ON-THE-HUDSON, HASTINGS, WESTCHETSER COUNTY, NEW YORK PROPERTY OF METROPOLIS EXTENSION CO. DATED JULY 1 ST. 19099, MADE BY M. LORIN, C.E., AND FILED IN THE WESTCHESTER COUNTY CLERK'S OFFICE, DIVISION OF LAND RECORDS ON JULY 26, 1909 AS MAP NO. 1867.

THE PREMISES SHOWN HEREON BE LOTS 17 & 18, BLOCK 140, MAP 004.130 AS SHOWN ON THE TAX MAP OF THE VILLAGE OF HASTINGS-ON-HUDSON, TOWN OF GREENBURGH

WESTCHESTER COUNTY DEPARTMENT OF HEALTH
NEW ROCHELLE, NEW YORK

EXISTING PUBLIC WATER/PUBLIC SEWER

APPROVED PURSUANT TO CHAPTER 873, ARTICLE X, SECTIONS 873.951 AND 873.1021 OF THE WESTCHESTER COUNTY SANITARY CODE SUBJECT TO THE PROVISION OF PUBLIC WATER SUPPLY AND PUBLIC SANITARY SEWER FACILITIES TO SERVE ALL STRUCTURES INTENDED FOR HUMAN OCCUPANCY CONSTRUCTED HEREIN.

EACH PURCHASER OF PROPERTY SHOWN HEREON SHALL BE FURNISHED A TRUE COPY OF THIS PLAT SHOWING ENDORSEMENT. ANY EXASURES, CHANGES, ADDITIONS OR ALTERATIONS OF ANY KIND EXCEPT THE ADDITION OF SIGNATURES OF OTHER APPROVING AUTHORITY AND THE DATE THEREOF MADE ON THIS PLAN AFTER THIS APPROVAL, SHALL INVALIDATE THIS APPROVAL.

DATE:
APPROVED BY THE ASSISTANT COMMISSIONER OF HEALTH ON BEHALF OF THE DEPARTMENT OF HEALTH

APPROVED BY THE PLANNING BOARD OF THE VILLAGE OF HASTINGS-ON-HUDSON

APPROVED BY THE PLANNING BOARD OF THE VILLAGE OF HASTINGS-ON-HUDSON BY
RESOLUTION DATED

KATHLEEN SULLIVAN, CHAIRPERSON
DATE

OWNERS CERTIFICATION

THE UNDERSIGNED OWNERS OF THE PROPERTY SHOWN HEREON IS FAMILIAR WITH THIS MAP AND THE LEGENDS, NOTES AND CONDITIONS SHOWN HEREON, THE CONDITIONS OF THE APPROVAL, THE SEORA FINDINGS AND DETERMINATION, THE RESOLUTION FOR THE APPROVAL OF THIS SUBDIVISION AND PERMITS REQUIRED AND APPROVES THE SAME FOR FILING WITH THE COUNTY CLERKS OFFICE, DIVISION OF LAND RECORDS.

MARIE T. DUBETHUNE WETHERELL
DATE

DEAN WETHERELL
DATE

ALL TAXES DUE TO DATE HAVE BEEN PAID

ANNE M. POVELLA
RECEIVER OF TAXES TOWN OF GREENBURGH
DATE

SUSAN MAGGIOTTO
VILLAGE CLERK
DATE

SUEZ WATER NEW YORK INC.
360 WEST WYACK ROAD
NEW YORK 10994
PROPOSED WATER MAIN AND APPEARANCES APPROVED BY UNITED WATER NEW ROCHELLE
DATE:
BY: FRANK MCGLYNN NEW BUSINESS MANAGER.

SUBDIVISION MAP PREPARED BY:

PAUL J. PETRETTI
CIVIL ENGINEER AND LAND SURVEYOR
30 CLOUD AVENUE, DOBBS FERRY, NEW YORK 10522
Phone Number 914-674-9827 E-Mail PJP@CSE8@aol.com

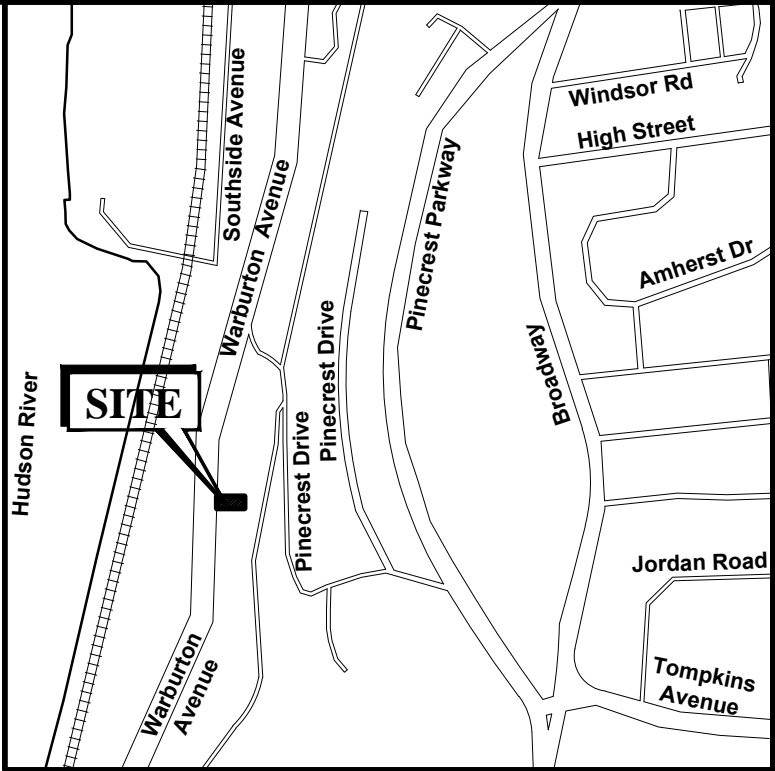
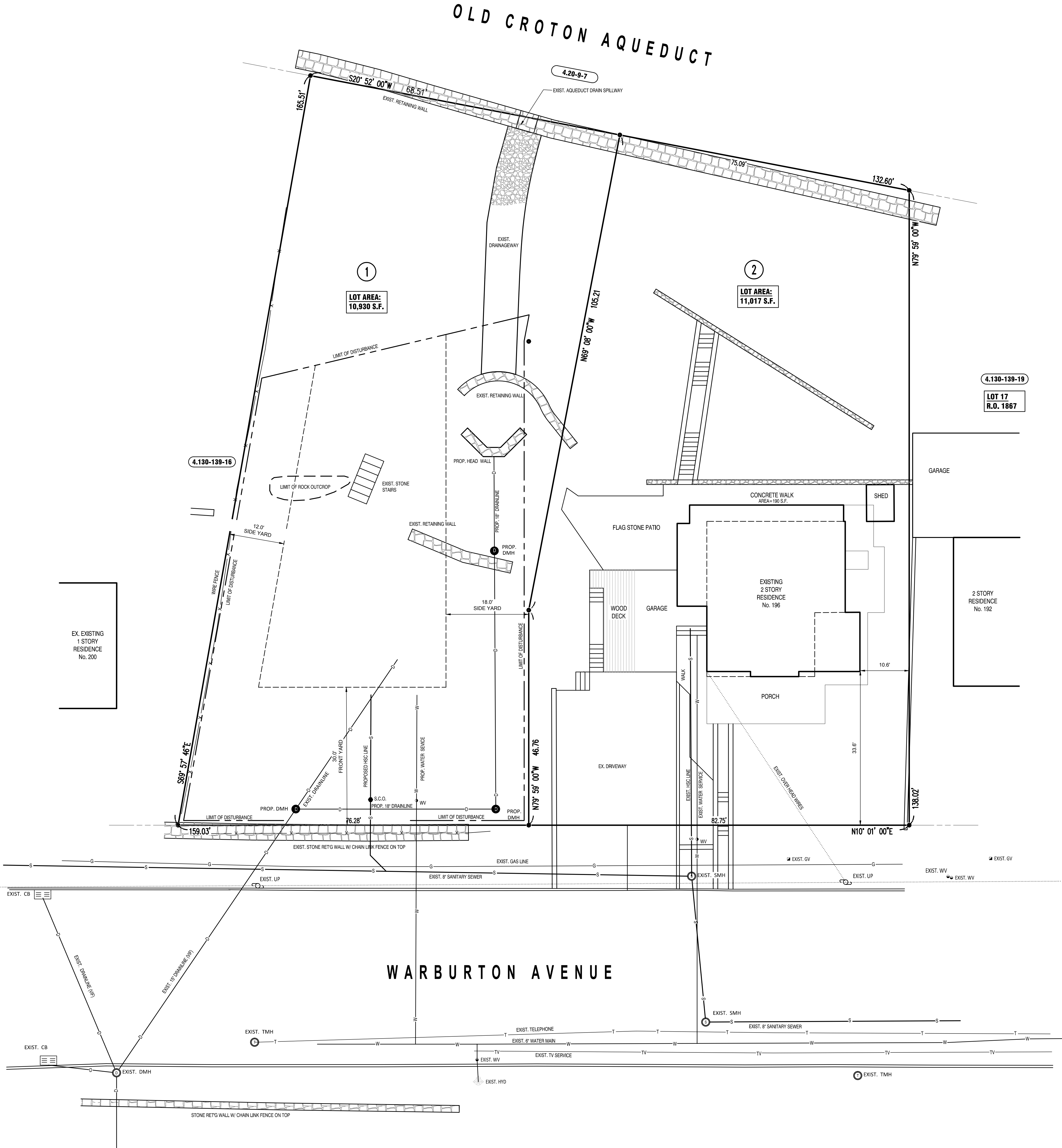
I, PAUL J. PETRETTI, P.E., THE SURVEYOR WHO MADE THIS MAP DO HEREBY CERTIFY THAT THE SURVEY OF THE PROPERTY SHOWN HEREON IS BASED ON A FIELD SURVEY COMPLETED ON FEBRUARY 28, 2017
REVISED ON APRIL 4, 2017, REVISED ON JULY 31, 2017,
REVISED ON SEPTEMBER 30, 2017.



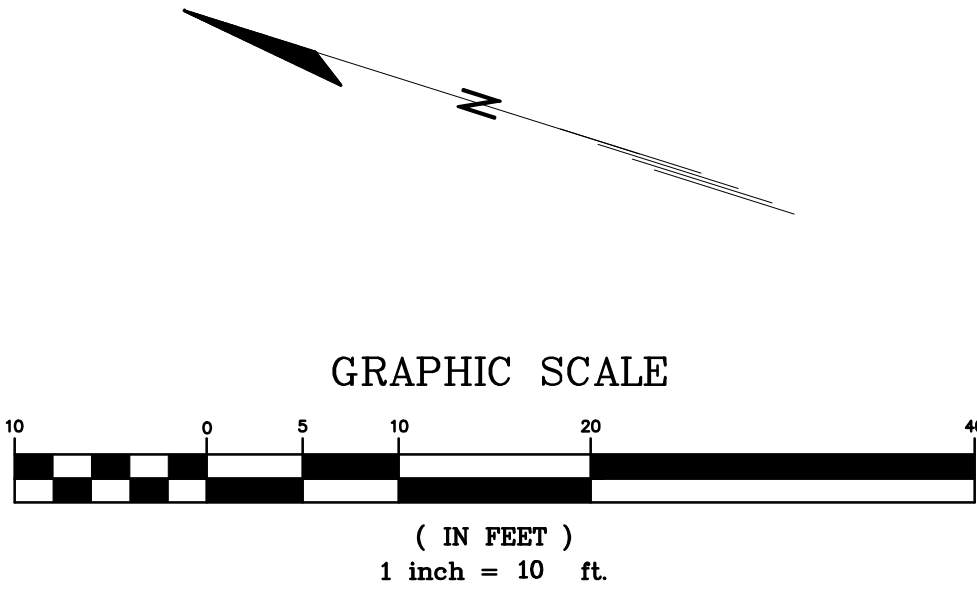
N. Y. S. P. E. LIC. NO. 055191

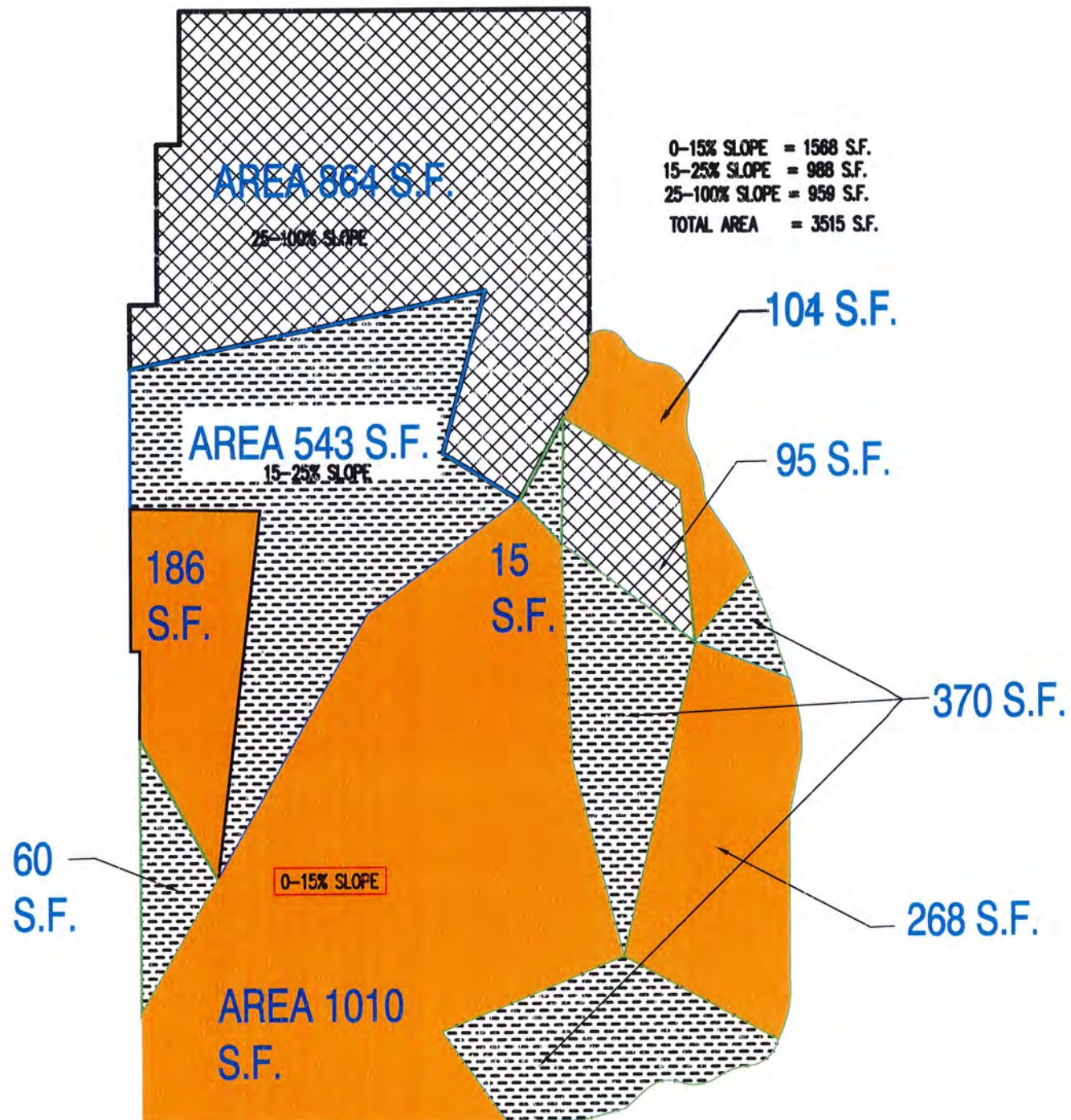


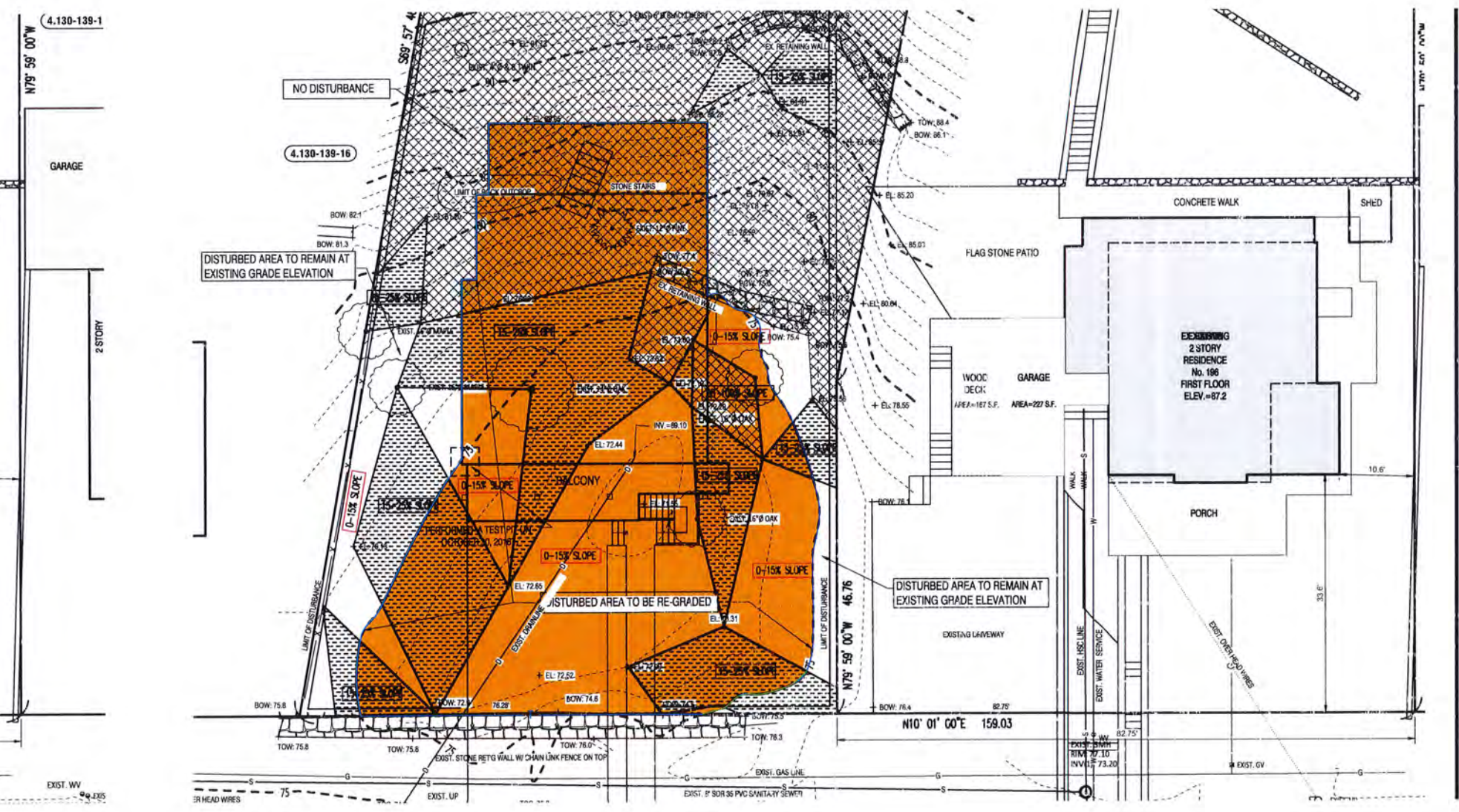
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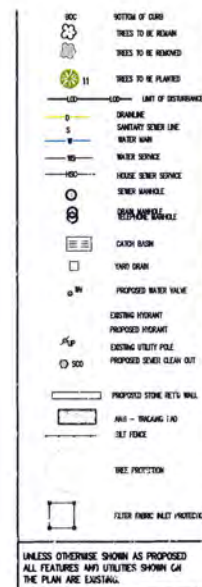
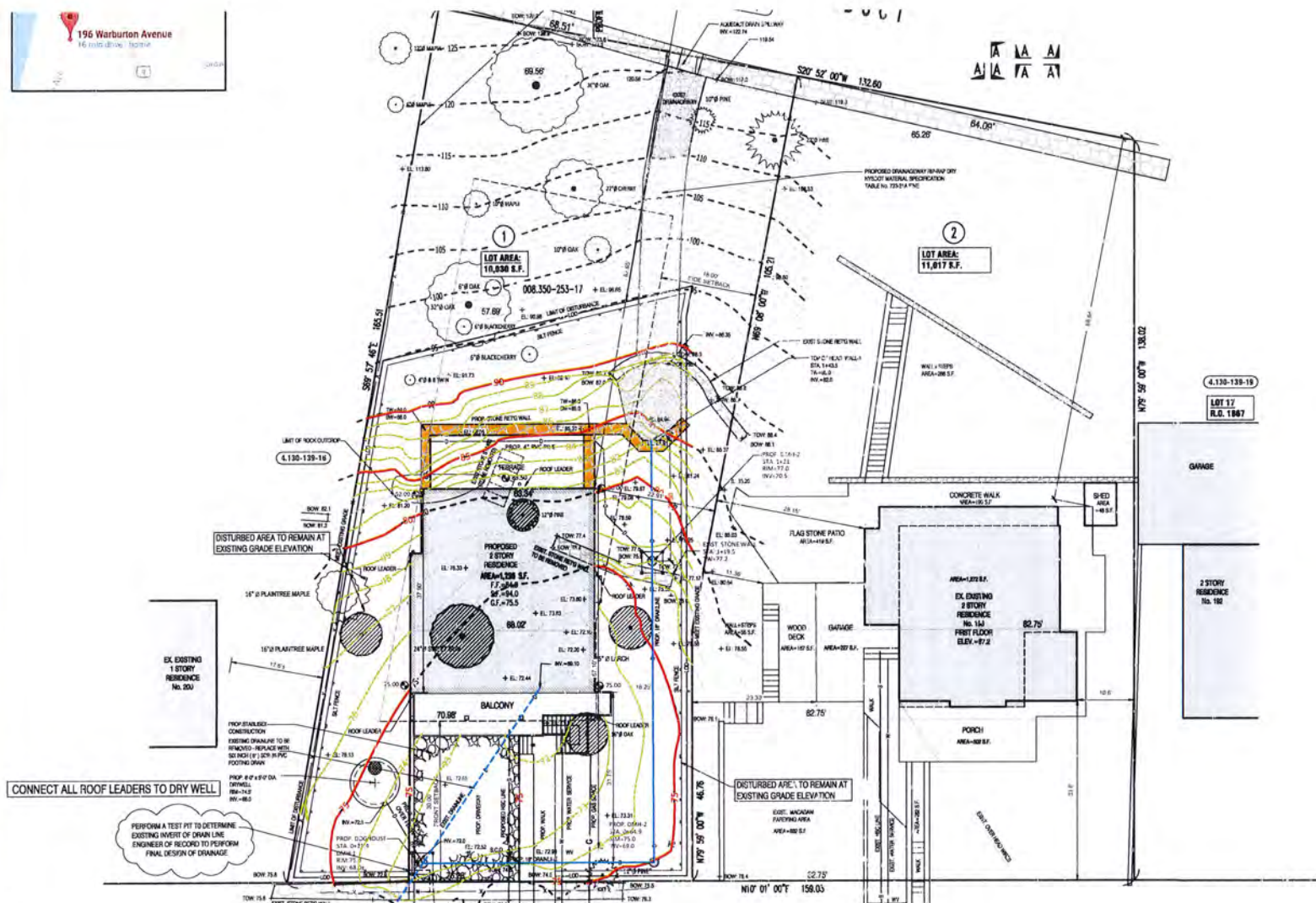


SITE LOCATION MAP
SCALE: N.T.S.









4. THE CONTRACTOR CONSTRUCTION, I COMPLY WITH ALL
5. THE CONTRACTOR TRANSPORTATION
6. THE CONTRACTOR OTHER AGENCY !
7. THE CONTRACTOR ACTIVITIES WHICH BE PROTECTED, I NOT THEY ARE !
8. THE CONTRACTOR WORK NO ALL
9. I HEREBY ACKNO THE CONTRACTOR PROOK TO ENTER

STEEP

- (5)
A PLAN SUBMITTED BY
(A)
ALL EXISTING AND PRO
THE PLANT SHALL ALL
(B)
THE CALCULATED VOLUME OF RUNOFF FROM
THE VOLUME OF RUNOFF FROM
(C)
THE CALCULATED VOLUME OF RUNOFF FROM
THE VOLUME OF RUNOFF FROM

- (D)
THE EXISTENCE, LOCATION, AND
RANOFF FROM THE
THE PLANT, SHOWING
(6)
A STATEMENT MADE BY
(A)
THE PROPOSED ACTING
THE PROPOSED ACTING
THE DRAINAGE DISTRICT
(B)
THE PROPOSED METEOROLOGICAL
PROPERTIES.
RANOFF FROM THE ST
WELL NOT HAVE ANY /
RANOFF FROM THE ST
DRAINAGE DRAIN LINE

APPROV

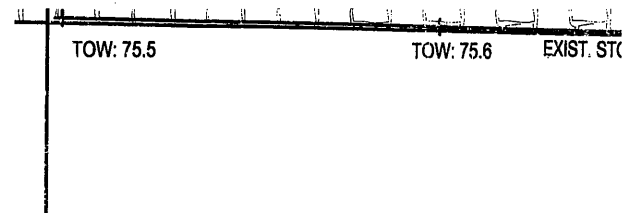
- "THE VILLAGE ENGINE"
- "AS CURT" DRAINAGE
- "NO DEMOLITION WASTE"

CUT AP

CUT = 115 CUBIC YD
FILL = 12 CUBIC YD
NET EXPORT = 103

CONSTF

1. CUT BRICKS THEN C



Slopes Table – Total Site And Disturbed Area

Number	Minimum Slope	Maximum Slope	Area (sq. ft.)	Percent	Disturbed area (sq. ft.)	Percent Area Disturbed Allowed	Percent Disturbed	
1	0	15	2,148	19.65%	1,568	100%	73.03%	-580
2	15	25	1,913	17.50%	988	35%	51.65%	319
3	25	100	6,028	62.85%	959	25%	15.91%	-5,069
				100%	3,515			
		TOTAL LOT AREA	10,930					-5,330