

JMER Engineering, P.C.

55 Park Ave - 1st Floor, Ossining, NY 10562

Tel: 914-255-5780

To: Village of Sleepy Hollow
Dept. of Architecture, Land Use Development,
Buildings & Building Compliance
28 Beekman Ave
Sleepy Hollow, NY 10591

From: Jonathan Merheb, P.E.

Date: February 4, 2026

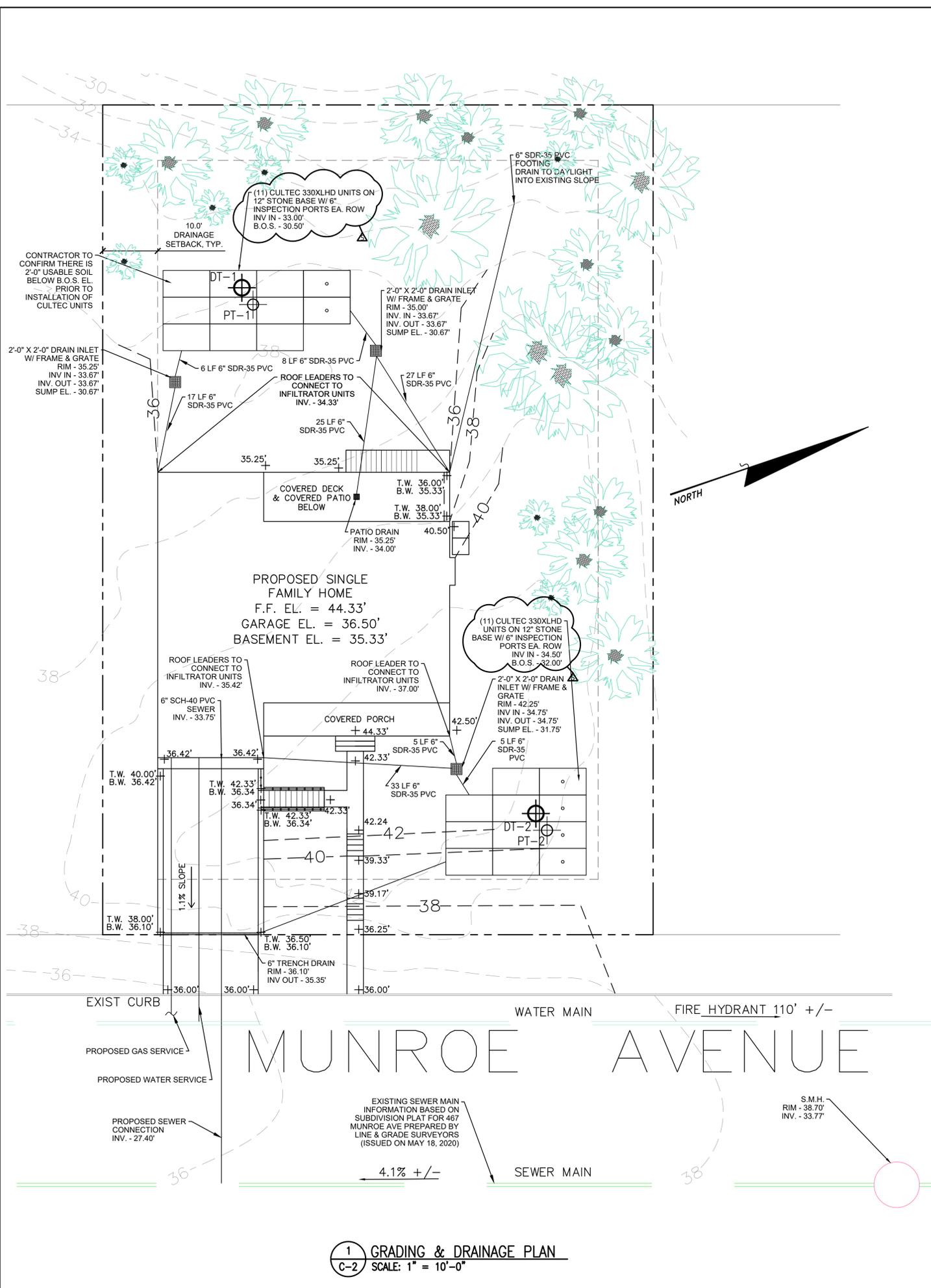
Re: Revision 4 Narrative
Proposed Single Family Home
Site Plan & Architectural Review Approval
467 ½ Munroe Ave
Sleepy Hollow, NY 10591
Tax ID: 115.7-4-10

Revision 3 Summary

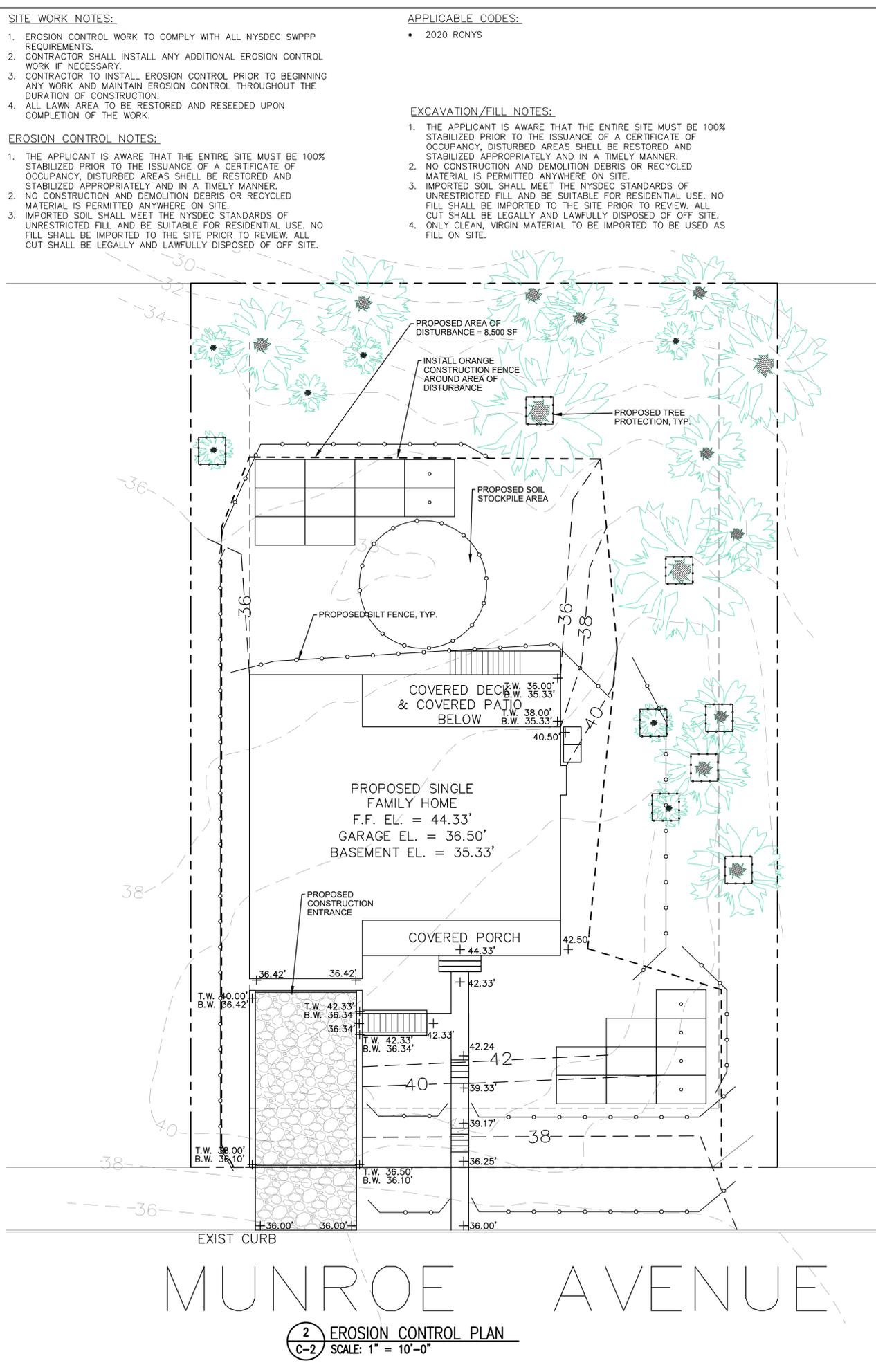
1. Site Plan C-2 has been revised (revision date 2/2/26) with following changes:
 - a. 1/C-2 Proposed Grading & Drainage Plan has been revised to add 3 additional Cultec 330XL HD infiltrator units (making 22 total units).
2. Site Plan C-3 has been revised (revision date 2/2/26) with the following changes:
 - a. 1/C-3 Proposed Landscape Plan has been revised to change tree species and quantity of trees in the town right of way at the front of the home.
 - b. 1/C-3 Proposed Landscape Plan has been revised to add additional trees around the home & at the Northern property line.
 - c. 1/C-3 Proposed Landscape Plan has been revised to add more dense shrubbery along the driveway retaining walls to serve as a buffer in order to eliminate railings.
 - d. 1/C-3 Proposed Landscape Plan has been revised to add differing species of shrubbery around the perimeter of the home.
 - e. 1/C-3 Proposed Landscape Plan has been revised to delineate mulched landscape beds.
3. House Plan A-3 has been revised (revision date 2/2/26) with the following changes:
 - a. 1/A-3 Proposed Front Elevation has been revised to change the style of the garage door.
 - b. 1,3&4/A-3 Proposed Elevations have been revised to show a beam at the front and rear porches.
4. Drainage calculations have been revised.
5. Renderings have been updated to reflect changes to the home.

Respectfully,

Jonathan Merheb, P.E.
JMER Engineering, P.C.



1 GRADING & DRAINAGE PLAN
C-2 SCALE: 1" = 10'-0"



2 EROSION CONTROL PLAN
C-2 SCALE: 1" = 10'-0"

- SITE WORK NOTES:**
1. EROSION CONTROL WORK TO COMPLY WITH ALL NYSDEC SWPPP REQUIREMENTS.
 2. CONTRACTOR SHALL INSTALL ANY ADDITIONAL EROSION CONTROL WORK IF NECESSARY.
 3. CONTRACTOR TO INSTALL EROSION CONTROL PRIOR TO BEGINNING ANY WORK AND MAINTAIN EROSION CONTROL THROUGHOUT THE DURATION OF CONSTRUCTION.
 4. ALL LAWN AREA TO BE RESTORED AND RESEEDED UPON COMPLETION OF THE WORK.
- EROSION CONTROL NOTES:**
1. THE APPLICANT IS AWARE THAT THE ENTIRE SITE MUST BE 100% STABILIZED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, DISTURBED AREAS SHALL BE RESTORED AND STABILIZED APPROPRIATELY AND IN A TIMELY MANNER.
 2. NO CONSTRUCTION AND DEMOLITION DEBRIS OR RECYCLED MATERIAL IS PERMITTED ANYWHERE ON SITE.
 3. IMPORTED SOIL SHALL MEET THE NYSDEC STANDARDS OF UNRESTRICTED FILL AND BE SUITABLE FOR RESIDENTIAL USE. NO FILL SHALL BE IMPORTED TO THE SITE PRIOR TO REVIEW. ALL CUT SHALL BE LEGALLY AND LAWFULLY DISPOSED OF OFF SITE.

- APPLICABLE CODES:**
- 2020 RCNYS
- EXCAVATION/FILL NOTES:**
1. THE APPLICANT IS AWARE THAT THE ENTIRE SITE MUST BE 100% STABILIZED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, DISTURBED AREAS SHALL BE RESTORED AND STABILIZED APPROPRIATELY AND IN A TIMELY MANNER.
 2. NO CONSTRUCTION AND DEMOLITION DEBRIS OR RECYCLED MATERIAL IS PERMITTED ANYWHERE ON SITE.
 3. IMPORTED SOIL SHALL MEET THE NYSDEC STANDARDS OF UNRESTRICTED FILL AND BE SUITABLE FOR RESIDENTIAL USE. NO FILL SHALL BE IMPORTED TO THE SITE PRIOR TO REVIEW. ALL CUT SHALL BE LEGALLY AND LAWFULLY DISPOSED OF OFF SITE.
 4. ONLY CLEAN, VIRGIN MATERIAL TO BE IMPORTED TO BE USED AS FILL ON SITE.

JMER ENGINEERING, P.C.
55 PARK AVE
OSSINGEN, NY 10562
PHONE: 914-255-5780

CLIENT:
Main/Broadway LLC
68 S Highland Ave
Ossining, NY 10562

PROJECT TITLE:
PROPOSED SINGLE FAMILY RESIDENCE
467 1/2 MUNROE AVE
SLEEPY HOLLOW, NY 10591
TAX ID: 115.7-4-10

NO.	DATE	REVISION
1	11/4/2025	Rev 1
2	12/3/2025	Rev 2
4	1/2/2026	Rev 4
5	2/2/2026	Rev 5

DRAWING TITLE:
GRADING & DRAINAGE PLAN

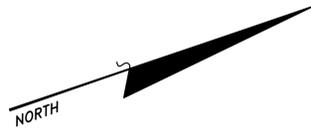
DRAWING NUMBER:
C-2

DRAWING DATE:
9/18/2025

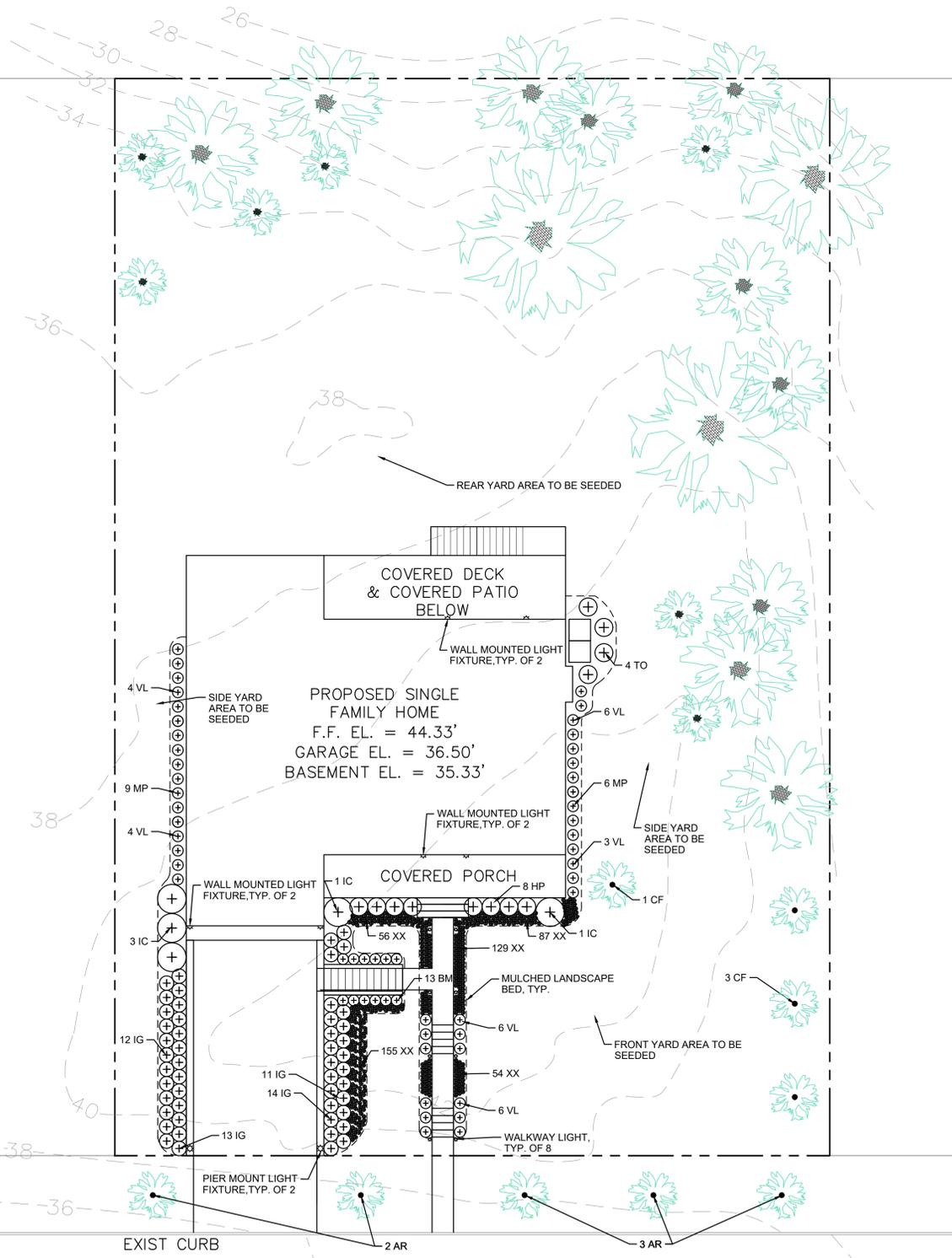
SCALE:
1" = 10'-0"

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF NEW YORK STATE EDUCATIONAL LAW 7209 ARTICLE 145

2-2-2026



N/F DEVRIES PARK
(VILLAGE OF SLEEPY HOLLOW)

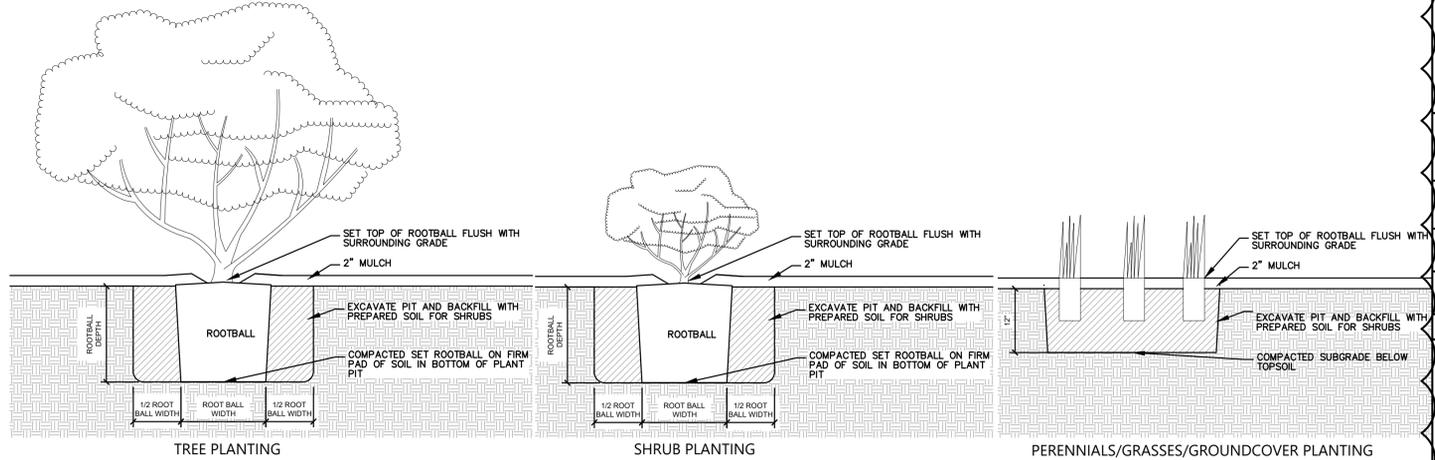


PLANT LIST:

KEY	QTY	BOTANICAL/Common Name	SIZE	COMMENTS
TREES				
CF	4	CORNUS FLORIDA/FLOWERING DOGWOOD	2.5" CAL.	
AR	5	ACER REBRUM 'ARMSTRONG'/ARMSTRONG RED MAPLE	2.5" CAL.	
IC	5	ILEX CONAF/OAK LEAF HOLLY	4'-5'	
SHRUBS				
HP	8	HYDRANGEA PANICULATA/LIMELIGHT HYDRANGEA	2'-3'	48" SPACING
TO	4	THUJA OCCIDENTALIS/GOLDEN GLOBE ARBORVITAE	2'-3'	30" SPACING
IG	50	ILEX GLABRA/INKBERRY HOLLY	2'-3'	30" SPACING
MP	15	MYRICA PENNSYLVANICA/NORTHERN BAYBERRY	#5	24" SPACING
BM	13	BUXUS MICROPHYLLA/SPRINTER BOXWOOD	#5	24" SPACING
VL	29	VIBURNUM LENTAGO/NANNYBERRY	#5	30" SPACING
XX	481	PERENNIALS & GROUND COVERS T.B.D. BY OWNER	#1	12" SPACING

LANDSCAPE NOTES:

- ALL PLANTINGS MUST TAKE PLACE IN THE ACCEPTED FALL OR SPRING PLANTING SEASONS.
- ALL PLANTS MUST BE HEALTHY AND REPRESENTATIVE OF THE FORM OF THE SPECIES.
- LANDSCAPE CONTRACTOR TO ENSURE SUITABLE SOIL CONDITIONS. IF NECESSARY, PROVIDE ORGANIC MATERIAL OR COMPOST, NUTRIFIED BARK IN THE PROPORTION OF 2 PARTS SOIL FOR 1 PART OF ORGANIC MATTER.
- TOPSOIL SHALL BE STABILIZED AS FOLLOWS:
 - REMOVE LOOSE ROCK, STONE, AND CONSTRUCTION DEBRIS.
 - PERFORM ALL CULTURAL OPERATIONS PARALLEL TO THE CONTOURS OF THE SLOPE.
 - PLACE A MIN OF 4" OF TOP SOIL.
 - APPLY LIME AT A RATE OF 2 TONS GROUND LIMESTONE PER ACRE (100 LBS/1000 SQFT)
 - SPRING SEEDING: APPLY FERTILIZER AT A RATE OF 300 LBS OF 5-10-10 MIX PER ACRE (7 LBS/1000 SQ FT) WORKED INTO THE SOIL BEFORE SEEDING.
 - FALL SEEDING: APPLY FERTILIZER AT A RATE OF 600 LBS OF 5-10-10 MIX PER ACRE (14 LBS/1000 SQ FT) WORKED INTO THE SOIL BEFORE SEEDING.
- ALL PLANT BEDS AND SAUCERS SHALL BE MULCHED TO A 2" DEPTH WITH DARK BROWN PINE BARK CHIPS.



NO.	DATE	REVISION
2	12/3/2025	Rev 2
4	1/2/2026	Rev 4
5	2/2/2026	Rev 5

DRAWING TITLE:
LANDSCAPE & LIGHTING PLAN

DRAWING NUMBER:
C-3

DRAWING DATE:
9/18/2025

SCALE:
1" = 10'-0"

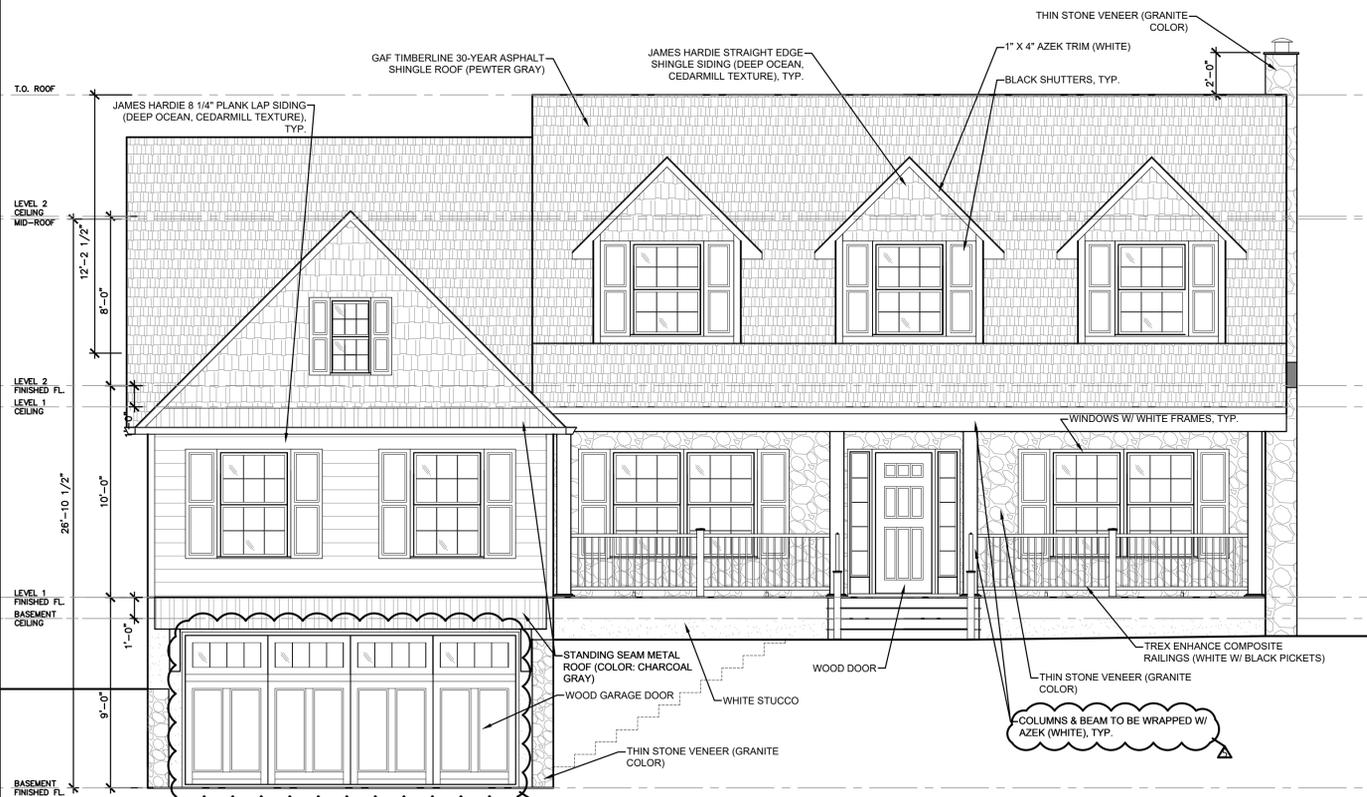
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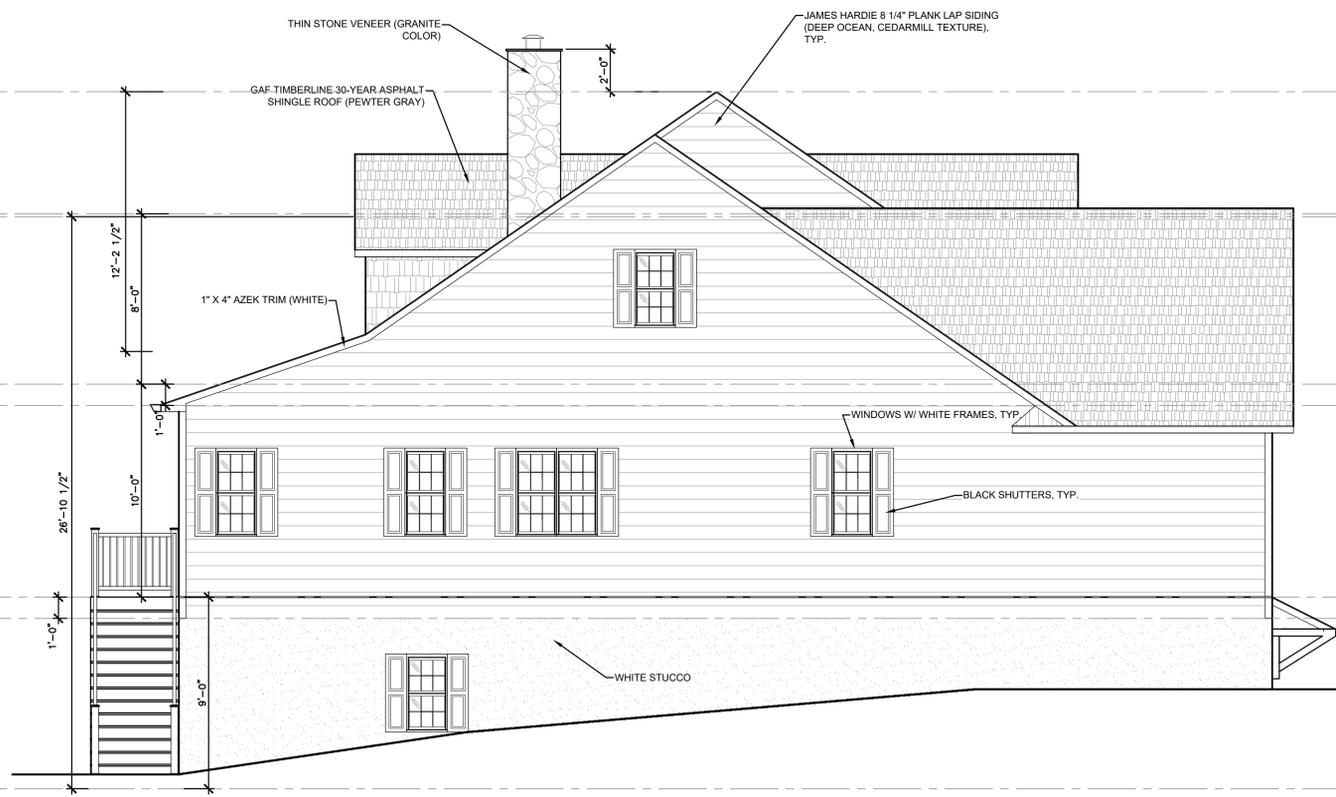
1 PROPOSED LANDSCAPE PLAN
SCALE: 1" = 10'-0"

2 TYPICAL PLANTING DETAILS
SCALE: 3/4" = 1'-0"

MUNROE AVENUE



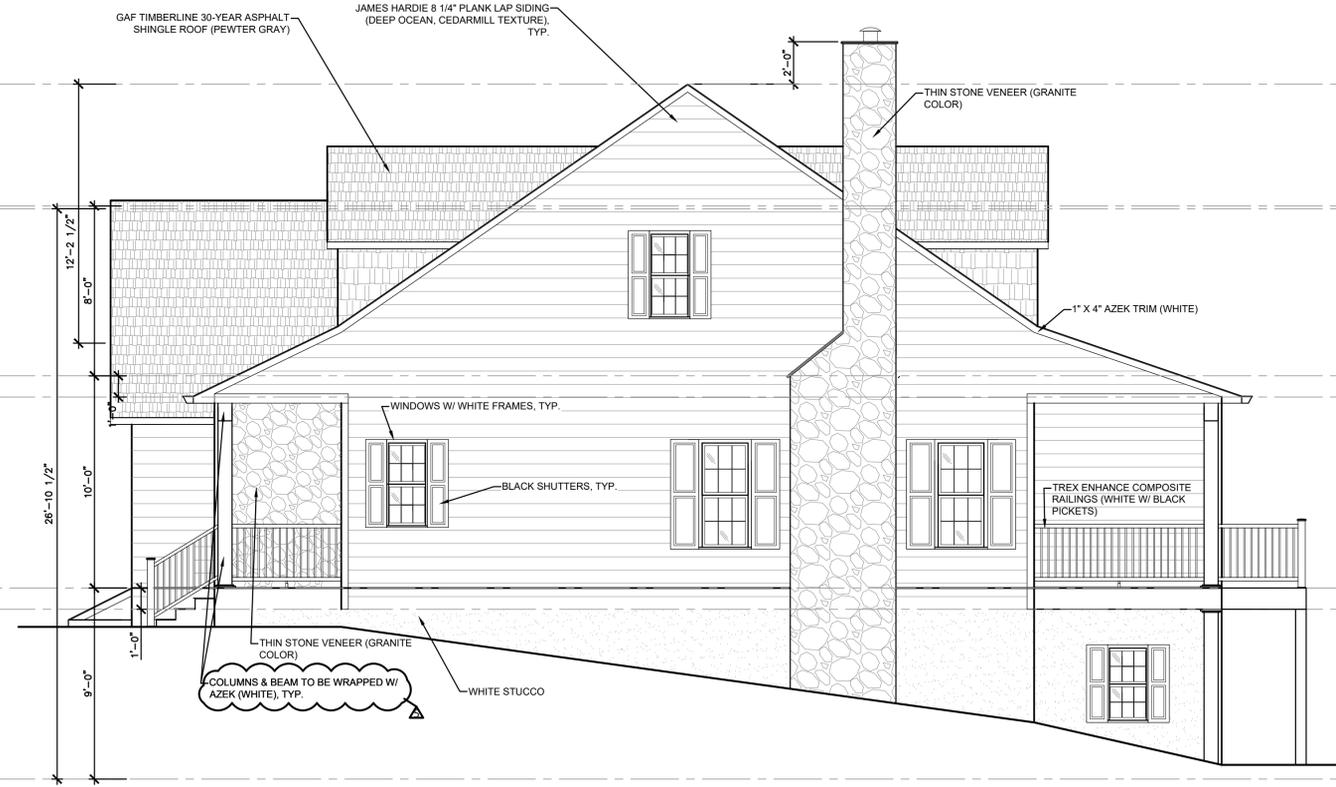
1 FRONT ELEVATION (EAST)
A-3 SCALE: 1/4" = 1'-0"



2 SIDE ELEVATION (SOUTH)
A-3 SCALE: 1/4" = 1'-0"



3 REAR ELEVATION (WEST)
A-3 SCALE: 1/4" = 1'-0"



4 SIDE ELEVATION (NORTH)
A-3 SCALE: 1/4" = 1'-0"

NO.	DATE	REVISION
1	11/4/2025	Rev 1
2	12/3/2025	Rev 2
3	12/16/2025	Rev 3
4	1/2/2026	Rev 4
5	2/2/2026	Rev 5

DRAWING TITLE:
PROPOSED ELEVATIONS

DRAWING NUMBER:
A-3

DRAWING DATE:
9/18/2025

SCALE:
1/4" = 10'-0"

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METHODOLOGY:

- Design for 100 Year Storm (24 hour rainfall = 9.13 inches)
- Soil Classification is IvB - Urban Land-Riverhead Complex, 2-8% Slopes
- Hydrologic Soil Group A

DESIGN CONSIDERATIONS:

- The design area under consideration is for a proposed single family home on a vacant wooded lot in fair condition (CN = 36) which will create **3,400 SF** of of impervious area.

PERCOLATION RATE:

***Maximum allowable design infiltration rate: 5 in/hr or 12 min/in, per 11/6/25 infiltration test witnessed by James Natarelli, P.E. (AI Engineers)**

Ap = 0.087 SF (4-in pipe)

Vp = 0.175 CF (4-in pipe filled 24-in)

Percolation Rate (Sr): $Sr = Vp / Ap / t$

= $0.175 \text{ CF} / 0.087 \text{ SF} = 2.01 \text{ CF/SF}$ for 24-in drop

$24 \text{ in} / 5 \text{ in/hr} = 4.8 \text{ hr}$ (to drop 24-in)

$2.01 \text{ CF/SF} / 4.8 \text{ hr} = 0.419 \text{ CF/SF}$ (per 24-in drop)

= $0.419 \text{ CF/SF} \times 24 \text{ hr} / 4.8 \text{ hr}$

= $2.09 \text{ CF/SF/Day} = \mathbf{1.57 \text{ CF/SF/Day}}$ (minus 25% for clogging)

VOLUME PROVIDED FROM PERCOLATION:

Side Area of 330XL HD Chamber = 21.60 SF

$Vp = A \times Sr$

= $21.60 \text{ SF} \times 1.57 \text{ CF/SF/Day}$

= **33.9 CF/Day**

REQUIRED STORAGE VOLUME:

	Impervious (SF)	Pervious (SF)	CN Runoff No.	Runoff (In.)
Existing Condition	0	3,400	0	0.00
Proposed Condition	3,400	0	98	8.89
Total	+3,400 SF			8.89 Inches of Runoff

Volume Required = Added Impervious Area x Runoff/12

= $3,400 \text{ SF} \times 8.89 \text{ in} / 12$

= **2,518.8 CF of Storage**

VOLUME TO BE PROVIDED:

- Use Cultec 330XL HD Chambers
- Capacity = 86.0 CF per unit (based on manufacturer's data w/12" gravel base and 40% voids)
- $86.0 \text{ CF} + 33.9 \text{ CF}$ (Volume Added from Percolation) = **119.9 CF/Unit**
- Use 22 Units x 119.9 CF/Unit = 2,637.8 CF Storage

Required Storage

2,518.8 CF

<

Storage Provided

2,637.8 CF

OK

USE (22) CULTEC 330XL HD CHAMBERS W/ 12" GRAVEL BASE