06/02/2022

BY HAND
Ms. Marjorie Hsu, Chairperson, and Members of the Planning Board
Village of Sleepy Hollow
28 Beekman Avenue
Sleepy Hollow, New York 10591

Re: Amended Site Plan Approval for Entry Drive: Landrock, LLC
231 Webber Avenue, Sleepy Hollow, NY (the “Premises”)

Dear Chairperson Hsu and Planning Board Members:

On behalf of Landrock LLC (the “Applicant”), we respectfully submit this letter and enclosures in further support of this request for approval of an Amended Site Plan for the entry drive fronting on Webber Avenue.

Enclosed in further support of this Application are the following documents for your review and consideration:

1. A June 2, 2022 letter from Donna Maiello of DTS Provident, LLP;
2. The following plans entitled “Landrock LLC, dated June 2, 2022, prepared by DTS Provident, LLP:
   A. Fire Truck Turn Movements (Exhibit 1);
   B. Driveway Entrance – View from Webber Avenue, dated June 1, 2022, showing dimensions of Wood Gate, Stone Piers, Wood Pier and Stone and Brick Wall (Exhibit 2);
   C. Driveway Entrance – View Looking East, dated June 1, 2022 (Exhibit 3);
3. The following Worksheets prepared by DTS Provident, LLP:
   A. Rain Garden Worksheet, Landrock Entrance Revisions; and
   B. Total Water Quality Volume Calculation, Landrock Entrance Revisions; and
4. As requested by the Village’s consultants, a full-sized set of the plans, prepared by DTS Provident, LLP, have been revised and updated to June 2, 2022.¹

¹ The following plan set, prepared by DTS Provident Engineering, LLP, was submitted to the Planning Board on May 5, 2022:
   A. Cover Sheet
   B. Site Plan Amendment - Master Site Plan (SP-1.0)
   C. Driveway Area - Site Layout Plan (SP-1.1)
   D. Driveway Area - Grading & Drainage/ Erosion & Sediment Control Plan (SP-2.0)
   E. Driveway Area - Site Details (SP-3.1)
In response to Mr. James Natarelli’s comment about the Final Plat needing to be amended to show an easement for the maintenance of the rain garden, as confirmed at the May 19, 2022 Planning Board meeting, we confirm that the “Declaration of Covenants, Restrictions and Easements” (the “Declaration”) that will be recorded against the Premises creates an easement for maintenance of landscaping along and near the Common Driveway, which easement also requires the owners of the three (3) lots to share the responsibility for maintenance of the landscaping, including the rain garden.

Further, as confirmed at the prior Planning Board meeting, the Declaration also creates easements for the benefit of the Village, including an easement of access through the entry gate along Webber Avenue for which the Village will be provided a key fob or other method of entry. In addition, the Village has been granted easements for access to public utilities both on the Filed Map and by the Declaration.

For your convenience, we are enclosing relevant pages from the draft Declaration that have been highlighted to focus on the rain garden maintenance and Village access issues.

Thank you for your consideration in this matter.

Respectfully yours,

William S. Null

Enclosures

cc: (By Email): Sean McCarthy, Village Architect; Joshua Subin, Esq., Village Attorney; David Smith; James Natarelli; Michael Rockefeller & Tara Rockefeller; Andrew V. Tung and Donna Maiello; and William Kenny

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F. Driveway Area - Site Details (SP-3.2)
G. Driveway Area - Erosion & Sediment Control Details (SP-4.0)
H. Plans prepared by H. Stanley Johnson & Co., P.C., land surveyors:
   i. Survey of Property (Site), dated 06/25/2010
   ii. As-Built Topographic Survey (Driveway Area), dated 07/22/2016

WESTCHESTER | NEW YORK CITY | HUDSON VALLEY | CONNECTICUT
RECORD AND RETURN TO:
CUDDY & FEDER LLP
445 Hamilton Avenue
Fourteenth Floor
White Plains, New York 10601
ATT: William S. Null, Esq.

LANDROCK, L.L.C.
DECLARATION OF COVENANTS,
RESTRICTIONS AND EASEMENTS

THIS DECLARATION, dated as of June 1, 2022, by LANDROCK, L.L.C., a New York limited liability company having an address at 34 Gramercy Park East, New York, New York 10003 ("Landrock" or "Declaratant").

WITNESSETH:

WHEREAS, Declarant is the current owner of record of certain real property situated in the Village of Sleepy Hollow, Town of Mount Pleasant, Westchester County, New York (the "Landrock Parcels Owner") comprising approximately 35 acres of land known as Lots A and A1 (the "Premises") designated on the official tax map of the Town of Mount Pleasant as Section 115.08, Block 1, Lot 2 as earlier shown on a certain map entitled "Final Plat Douglass Hill Subdivision situate in the Village of Sleepy Hollow, Town of Mount Pleasant, Westchester County, New York," prepared by H. Stanley Johnson and Company Land Surveyors, P.C., which was filed in the Westchester County Clerk's Office, Division of Land Records on December 27, 2002 as Map No. 27107 ("Map 27107"); and

WHEREAS, on July 22, 2021, the Premises were granted Final Subdivision Approval by the Planning Board of the Village of Sleepy Hollow (the "Planning Board") for development of three (3) single-family residential homes on lots ranging from 10 acres to 13 acres in size, as shown on the "Final Subdivision Plat for Landrock, L.L.C. situate in the Village of Sleepy Hollow, Town of Mount Pleasant, Westchester County, New York," last revised June 19, 2020, prepared by H. Stanley Johnson and Company Land Surveyors, P.C., a copy of which map is annexed hereto as Exhibit A and made a part hereof, which map has been simultaneously has

1 Notwithstanding anything stated herein to the contrary, Map 27107 has been modified and amended by the "Pedestrian Easement Abandonment Agreement," dated July 6, 2005, by and between David Rockefeller, as party of the first part, and Landrock, L.L.C., as party of the second part, which agreement was recorded in the Westchester County Clerk's Office at Control No. 460480555 and expressly states, as follows:

1. The Pedestrian Easement created by Subdivision Map, filed in the Office of the Clerk of Westchester County on December 27, 2002 as Map No. 27107 is hereby abandoned, terminated and released. The party of the first part shall have no right, title or interest in and to said Easement.
trim plants, irrigate plants (including installation and operation of irrigation systems) and maintain plants within such designated area, provided, such landscaping shall not unreasonably interfere with safe visibility and clear and appropriate vehicular access over the Common Driveway for passenger vehicles, trucks or other vehicles.

C. The owner of Lot 2 shall use reasonable efforts to remove and control the spread of Invasive Plants.

D. In no event, however, shall the owner of Lot 2 have any right to construct or install any buildings, structures, fences or other improvements within such areas of Lot 1 or Lot 3, which fall within the Lot 2 Landscaping Easement Area.

6. **Maintenance of Landscaping along and within Driveway Access Easement.**

A. Initially, Declarant has prepared a conceptual plan for landscaping along and within the areas adjacent to the Common Driveway, including a rain garden in the wetland area to the south of the Webber Avenue entrance to the Common Driveway (collectively the "Initial Landscaping"). Declarant will coordinate implementation of the Initial Landscaping, including installation of a rain garden. However, the actual plants and layout of the Initial Landscaping will vary from the details shown on the plan identified in Footnote 5 below, including but not limited to such plan not showing the above-referenced rain garden. The Declarant shall be responsible for the costs and expenses associated with the installation of the rain garden and associated plantings in the area adjacent to Webber Avenue.

B. The Initial Landscaping may be enhanced over time with additional landscaping (collectively the "Driveway Landscaping"), which will be located along the Common Driveway in the area indicated and labeled on the Information Plan as “Common Driveway Landscaping Area”. To perform work to the Driveway Landscaping, each of the owners of the Subdivision Lots shall have a temporary right of access on, over, across and through those portions

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Minute (Persicaria perfoliata), Mugwort (Artemisia vulgaris), Black Swallow Wort (Vincetoxicum nigrum); and (b) toxic plants such as poison ivy, poison oak, and poison sumac.

5 The Initial Landscaping is conceptually detailed on a plan entitled, “Landscape Design Concepts for Main Driveway Areas,” dated April 11, 2022, prepared by Asher Browne Gardens LLC, which plan may be modified in the discretion of the Declarant.
of Lots 1, 2 or 3 through which the Common Driveway passes, only in
the area labeled on the Information Plan as the Common Driveway
Landscaping Area in order to manage the Driveway Landscaping, as
it may be changed from time-to-time, maintain the rain garden,
remove dead plants, remove weeds and Invasive Plants, trim plants,
irrigate plants (including installation and operation of irrigation
systems) and maintain plants within such designated area
(collectively the "Driveway Landscaping Maintenance").

C. The Driveway Landscaping shall be suitably maintained, including
but not limited to repairs to the rain garden and replacement of plants
if they die.

D. Such Driveway Landscaping Maintenance shall include trimming of
plants and weeding, among other things, to provide clear line-of-sight
for vehicles using the Common Driveway, including entering and
exiting at Webber Avenue.

E. The costs and expenses arising out of, or in connection with such
Driveway Landscaping and Driveway Landscaping Maintenance
(including, but not limited to, costs for electricity, water and
maintenance related to any irrigation system) shall be borne equally
by the owners of Lots 1, 2 & 3, each of whom shall pay one-third (1/3)
thereof.

F. Notwithstanding the foregoing, the costs and expenses arising out of,
or in connection with such Driveway Landscaping and Driveway
Landscaping Maintenance shall be shared one-half (1/2) each
between the owner of Lot 1 and the owner of Lots 2 and 3, only for as
long as: (i) Lots 2 and 3 are owned by the same person(s) or entity,
and (ii) no more than one (1) single family residence exists on both
Lots 2 and 3.

7. **Lot 1 Hudson River Viewshed Easement.**

A. A non-exclusive perpetual scenic easement for the purpose of
preserving existing views of the Hudson River, unobstructed by man-
made objects or landscaping, is hereby established on Lot 3 for the
benefit of the owner of Lot 1, which easement shall run with the land
in perpetuity.

B. As illustrated by the topographic map annexed hereto and made a
part hereof as Exhibit D, the topography of the Premises running
iv. The owners of Lot 2 and Lot 3, their respective guests and invitees, are granted an easement of pedestrian access on, over, across and through that portion of the RSPP Path that lies between the Common Driveway and RSPP, excluding access onto Lot 1.

v. The RSPP Path and the gate thereto shall be suitably maintained by the owner of Lot 1, at its sole cost and expense.

c. **Limitations on Building Size:**
   i. The footprint of any Principal residence on any of the Subdivision Lots shall not exceed Five Thousand (5,000) square feet in area.

   ii. The footprint of any Accessory building on any of the Subdivision Lots shall not exceed Two Thousand (2,000) square feet in area. Notwithstanding the foregoing, following the death of Tara Scully Rockefeller, a horse-riding ring contained within a single-story building or structure, not exceeding a footprint of sixty (60) feet by one-hundred twenty (120) feet, may be permitted each on Lot 2 and Lot 3 solely in the areas labeled on the Information Plan as “60’ x 120’ Structure Min. 100’ from East Edge of Gorey Brook Road Pavement.”

d. **Entrance Gate at Webber Avenue:**
   i. At its sole cost and expense, the Declarant shall install a gate on the Common Driveway at the Webber Avenue entrance frontage (the “Entrance Gate”).

   ii. The Entrance Gate shall be maintained in a first-class condition and shall be closed when not actively providing access to the Premises. All owners of Lots 1, 2 & 3 shall be provided with a key fob, wireless control, or other method to open the Entrance Gate for access to the Premises.

   iii. **The Village of Sleepy Hollow shall always have a functioning means of access through the Entrance Gate to the Common Driveway for access to maintain the public water and sewer utilities in accordance with the Village Easement granted herein-below and also for emergency access over the Common Driveway.”**
A. Within the area shown on the Filed Map as "Easement C (Private)" (the "Utility Easement"), Declarant grants to the owners of Lots 1, 2 & 3 a perpetual, non-exclusive easement on, under, over, across and through the Utility Easement to install, maintain, repair, and replace within the area of the Utility Easement all water, sewer, gas, electric, telecommunications or other utility improvements and infrastructure, as now or in the future may typically service any single-family house and/or improvements constructed on such Lots 1, 2 and/or 3 (the "Private Utility Infrastructure"). The Utility Easement is identified and described by metes & bounds on the Filed Map.

B. The owners of Lots 1, 2 & 3 shall each be responsible for one-third (1/3) of the costs and expenses arising out of, or in connection with the maintenance, repair and replacement of the Private Utility Infrastructure. Notwithstanding the foregoing, the costs and expenses arising out of, or in connection with Private Utility Infrastructure shall be shared one-half (1/2) each between the owner of Lot 1 and the owner of Lots 2 and 3, only for as long as: (i) Lots 2 and 3 are owned by the same person(s) or entity, and (ii) no more than one (1) single family residence exists on both Lots 2 and 3.

C. To facilitate the appropriate management and functioning of the Private Utility Infrastructure, Declarant hereby grants easements to the owners of Lots 1, 2 & 3 for temporary access over each of Lots 1, 2 & 3 to perform work to maintain, repair, and replace said Private Utility Infrastructure (the "Private Utility Infrastructure Work"); and

D. Each of the owners of Lots 1, 2 & 3 hereby assumes any and all responsibility for:

   i. Such Private Utility Infrastructure Work, including but not limited to liability for any damage caused to the Premises, as well as any buildings or improvements situated thereon by reason of such Private Utility Infrastructure Work; and

   ii. Any liability arising out of, or in connection with access to any of said properties pursuant to the rights granted in this Declaration.

12. Village of Sleepy Hollow Easement for Water and Sanitary Sewer (Easement D on Filed Map).
A. Declarant hereby grants to the Village of Sleepy Hollow (the "Village") a perpetual non-exclusive easement on, under, across and through that area of the Premises described on the Filed Map as "Easement D (Public) Village of Sleepy Hollow Water and Sanitary Sewer" (the "Village Easement"), including but not limited to vehicular access over the Common Driveway, to install, maintain, repair, and replace all public water and sanitary sewer infrastructure therein (the "Village Utilities"), at the Village’s own cost and expense. The Village Easement is identified and described by metes & bounds on the Filed Map; and

B. To facilitate the appropriate management and functioning of the Village Utilities, Declarant hereby grants to the Village an easement for temporary access on, under, across and through those portions of Lots 1, 2 & 3 reasonably necessary to be accessed to perform work to maintain, repair, and replace said Village Utilities (the "Village Work"), including but not limited to vehicular access over the Common Driveway, provided that should the Village disturb any portion of Lots 1, 2 & 3 in connection with such Village Work, at its own cost and expense, the Village shall promptly and reasonably restore said area of Lots 1, 2 & 3 to their condition existing immediately prior to the performance of such Village Work.

13. Additional Easements on Lots 1, 2 & 3 for Governmental and Public Utilities.

The Declarant hereby authorizes the owners of Lots 1, 2 & 3 to grant one or more easements to permit any governmental and/or public utility entity to install, maintain, repair and/or replace any utility services (the "Public Utility Services") that may now or in the future customarily serve homes and appurtenant structures on Lots 1, 2 and/or 3 (the "Public Utility Easements"), provided such Public Utility Easements are situated solely within the Driveway Access Easement, Stormwater Easement and/or Utility Easement. Such Public Utility Easements shall be granted at no cost to the providers of such Public Utility Services, including but not limited to the Village of Sleepy Hollow, it being recognized that these rights to grant Public Easements are intended to ensure that Lots 1, 2 & 3 shall have continuous and uninterrupted Public Utility Services provided to them. To the extent feasible, such Public Utility Easements shall be located within the paved bed of the Common Driveway, as shown on the Filed Map.

14. General Conditions.
shall be deemed given on the third business day following the date of mailing the same, except that any notice shall be deemed given only upon receipt and each Notice delivered in person or by overnight courier shall be deemed given when delivered, or when delivery was first refused or rejected.

IN WITNESS WHEREOF, the undersigned Declarant has duly executed this Declaration on the date set forth above.

LANDROCK, L.L.C.

By: ________________________________

MICHAEL ROCKEFELLER, Member
Dear Chairperson Hsu and Members of the Planning Board:

On behalf of Landrock LLC, in response to comments from James Natarelli of Dolph Rotfeld Engineering’s office in his May 16, 2022 memorandum to the Planning Board, we offer the following responses. At the end of these responses, we are also including responses to comments made at the May 19th Planning Board meeting.

1. **Comment:** With respect to the proposed gate, it must be demonstrated how emergency vehicle and DPW access (for operation and maintenance of public water and sewer utilities) will be maintained. Additionally, it must be shown how sanitation pick-up and deliveries are proposed to be accommodated.

   **Response:** For emergency vehicle and DPW maintenance and access, there will be a fob that will allow them to open the gate. Also, the driveway’s call box will have a connection to security at the main gate on 200 Lake Road and they can remotely open the gate.

   For sanitation pickup, on pickup days, standard Village recyclable and refuse containers will be placed on the provided paved pad adjacent to the driveway near Webber Avenue.
2. Comment: *It is recommended that the truck turning analysis that was provided with previous applications for this property be updated with respect to the proposed pier and gate placement and the proposed limit of the new asphalt apron.*
   
   Response: A fire truck turning diagram (Exhibit 1) has been provided to show turn movements into the site from Webber Avenue.

3. Comment: *The existing wetland is proposed to be developed as a rain garden which is a stormwater management practice. Supporting calculations must be provided for the sizing of the rain garden.*
   
   Response: NYS DEC rain garden sizing calculations have been included with the 06/02/22 submission.

4. Comment: *The Final Plat for the Landrock, LLC Subdivision will need to be updated with respect to an easement for the rain garden and the party(ies) responsible for its maintenance.*
   
   Response: The Final Plat will not need to be updated as the maintenance of the rain garden is included within the scope of the declaration of covenants, restrictions and easements which includes maintenance of the entire communal front yard of the property.

5. Comment: *The plans for the proposed rain garden must be updated to show the locations of the existing water and sewer mains.*
   
   Response: Updated plans showing the existing water and sewer mains have been submitted with this response letter.

6. Comment: *Invert elevations must be provided for the proposed pipe for which there is a note to “extend existing storm pipe”.*
   
   Response: Invert elevation information has been added to sheet SP-2.0.

7. Comment: *The limits of the proposed asphalt apron and “stone walkway/pad” must be more clearly defined. A detail must be provided for the “stone walkway/pad”.*
   
   Response: Additional dimensions and labels for the asphalt apron and stone walkway/pad have been added to the plans to clarify their extents. A detail for the stone walkway/pad has been added to the set.
In response to Mr. Natorelli’s comment at the May 19th Planning Board meeting requesting that we remove the underdrain from the rain garden detail, we offer the following response:
The underdrain has been removed from the rain garden detail.

In response to Mr. Smith’s comment at the May 19th Planning Board meeting asking that we address the Village’s code requirement for 2:1 mitigation in areas of wetland disturbance, we offer the following response:
We are preparing a response to this comment which will be submitted to the Board prior to the June 16th public hearing.

In response to the Planning Board’s request that we provide an elevation of the proposed entry drive walls, gates and piers, we offer the following response:
Exhibits showing a front and side view of the proposed entry drive are included with this submission. The exhibits show the vertical and horizontal relationships between the various elements. The materials and colors in the exhibits are represented conceptually; the previously provided photographs are more representative of the actual materials.

Very truly yours,

DTS PROVIDENT, LLP

[Signature]

Donna Maiello
Senior Associate

DM:dm/lg
Enclosure(s)

cc:  S. McCarthy, M. Rockefeller, W. Null, J. Schwalbe, M. Shogren
     File
## Rain Garden Worksheet

#### Design Point: 1

### Enter Site Data For Drainage Area to be Treated by Practice

<table>
<thead>
<tr>
<th>Catchment Number</th>
<th>Total Area (Acres)</th>
<th>Impervious Area (Acres)</th>
<th>Percent Impervious %</th>
<th>Rp</th>
<th>WQv (ft³)</th>
<th>Precipitation (in)</th>
<th>Description</th>
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<td>969.21</td>
<td>1.50</td>
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Enter Impervious Area Reduced by Disconnection of Rooftops:

- 0.00
- 9%
- 0.13
- 969

<<WQv after adjusting for Disconnected Rooftops

### Soil Information

- **Soil Group:** B
- **Using Underdrains:** No
- **Infiltration Rate:** 2.00 in/hour

### Rain Garden Parameters

- **Enter number of Rain Gardens:** 1
- **Enter area of each Rain Garden:** 1,155 sf
- **Enter Rain Garden Surface area:** ARG 1,155 sf
- **Enter depth of Soil Media:** DSM 1.50 ft (1 to 1.50)
- **Enter depth of drainage layer:** DDL 0.50 ft (≥ 0.50 ft)
- **Enter ponding depth above surface:** DP 0.50 ft (≤ 0.50)
- **Enter porosity of Soil Media:** nSM 0.20 (≥20%, enter as a decimal)
- **Enter porosity of Drainage Layer:** nDL 0.40 (≥40%, enter as a decimal)
- **Volume Provided In Soil Media:** VSM 347 ft³
- **Volume Provided in Drainage Layer:** VDL 231 ft³
- **Volume Provided In Ponding Area:** VDL 578 ft³
- **Total Volume Provided:** 1,155 ft³

### Determine Runoff Reduction

- **Percent Reduction:** 100%
- **Runoff Reduction:** 969 ft³

**WQv ≤ VSM + VDL + (DP x ARG) V**

OK
**Total Water Quality Volume Calculation**

WQv(acre-feet) = [(P)(Rv)(A)] /12

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**Design Point:**

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<tr>
<th>Catchment Number</th>
<th>Total Area (Acres)</th>
<th>Impervious Area (Acres)</th>
<th>Percent Impervious</th>
<th>Rv</th>
<th>WQv (ft³)</th>
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<td>1.40</td>
<td>0.12</td>
<td>9%</td>
<td>0.13</td>
<td>969</td>
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<td>Subtotal (1-30)</td>
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<td>9%</td>
<td>0.13</td>
<td>969</td>
<td>Initial WQv</td>
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**Breakdown of Subcatchments**

**Identify Runoff Reduction Techniques By Area**

<table>
<thead>
<tr>
<th>Technique</th>
<th>Total Contributing Area (Acre)</th>
<th>Contributing Impervious Area (Acre)</th>
<th>Notes</th>
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<tbody>
<tr>
<td>Conservation of Natural Areas</td>
<td>0.00</td>
<td>0.00</td>
<td>minimum 10,000 sf</td>
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<tr>
<td>Riparian Buffers</td>
<td>0.00</td>
<td>0.00</td>
<td>maximum contributing length 75 feet to 150 feet</td>
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<tr>
<td>Filter Strips</td>
<td>0.00</td>
<td>0.00</td>
<td></td>
</tr>
<tr>
<td>Tree Planting</td>
<td>0.00</td>
<td>0.00</td>
<td>Up to 100 sf directly connected impervious area may be subtracted per tree</td>
</tr>
<tr>
<td>Total</td>
<td>0.00</td>
<td>0.00</td>
<td></td>
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</table>

**Recalculate WQv after application of Area Reduction Techniques**

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<tr>
<th>&quot;&lt;&lt;Initial WQv&quot;</th>
<th>Total Area (Acres)</th>
<th>Impervious Area (Acres)</th>
<th>Percent Impervious</th>
<th>Runoff Coefficient Rv</th>
<th>WQv (ft³)</th>
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<td>Subtract Area</td>
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<td>0.00</td>
<td>9%</td>
<td>0.13</td>
<td>969</td>
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<tr>
<td>WQv adjusted after Area Reductions</td>
<td>1.40</td>
<td>0.12</td>
<td>9%</td>
<td>0.13</td>
<td>969</td>
</tr>
<tr>
<td>Disconnection of Rooftops</td>
<td></td>
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<td></td>
<td></td>
<td></td>
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<tr>
<td>Adjusted WQv after Area Reduction and Rooftop Disconnect</td>
<td>1.40</td>
<td>0.12</td>
<td>9%</td>
<td>0.13</td>
<td>969</td>
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<tr>
<td>WQv reduced by Area Reduction techniques</td>
<td></td>
<td></td>
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<td>0</td>
</tr>
</tbody>
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Is this project subject to Chapter 10 of the NYS Design Manual (i.e. WQv is equal to post-development 1 year runoff volume)?

No

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**Manually enter P, Total Area and Impervious Cover.**

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Landrock Entrance Revisions
7' HIGH (MAX.) STONE PIER
48" HIGH (MAX.) STONE AND BRICK WALL
6' HIGH WOOD PIER
5' HIGH (MAX.) WOOD GATE
7' HIGH (MAX.) STONE PIER
±18'
NOTES:

1. WETLAND LINE AS DELINEATED BY H. STANLEY JOHNSON ASSOCIATES 09/08/09
2. DIMENSIONS FOR STONE WORK IS SHOWN AS "+/-"
3. MAIL BOX LOCATIONS WILL BE COORDINATED DUE TO THE DIMENSIONAL VARIATIONS IN STONE.
4. WIDENED DRIVEWAY CLEARANCE MAY VARY SLIGHTLY FROM SUPPORTING PIERS.
5. CALL BOX SHOWN BY THESE DRAWINGS.
6. STREETS HOUSING REVERSE CURVES AT ENTRANCE, EXISTING DRIVEWAY NOISE WALL, ETC.
7. WALL SPACED +/- 6' O.C.
8. (2) +/-24" SQUARE X +/- 6' HIGH WOOD FENCES; (2) +/-24" SQUARE X +/- 6' HIGH WOOD SWING GATES
9. DISTURBANCE (TYP.) LIMIT OF 100' WETLAND BUFFER
10. DISTURBANCE (TYP.) LIMIT OF 100' WETLAND BUFFER
11. STORMWATER BASIN, WIDENED DRIVEWAY, NO PROPOSED CHANGES TO PREVIOUSLY APPROVED
12. PROPOSED RAIN GARDEN AREA
13. STONE TRANSITION FROM +/-30" HIGH STONE WALL EXTENSION
14. WALL STRUCTURE CHANGES TO DRIVEWAY ENTRANCE EXISTING, KITCHEN, BATHROOM AREAS, EXISTING DRIVEWAY APRON
15. CALL BOX SHOWN BY THESE DRAWINGS.
LIGHTS WILL BE PIER TOP MOUNTED RATHER THAN SIDE MOUNTED. TO BE COORDINATED WITH OWNER AND GATE MANUFACTURER. WOOD PIERS APPROXIMATELY 6' HIGH X 2' SQUARE.

IMAGE SHOWS DESIGN INTENT FOR ENTRY GATE; FINAL DESIGN AND DIMENSIONS OF GATE AND PIERS

IRREGULAR PATTERN WITH IRREGULAR SPACING
BOULDER PLACEMENT TO BE DETERMINED IN THE FIELD;

20-30% LEAF COMPOST
20-30% TOPSOIL WITH <5% CLAY CONTENT
50% CONCRETE SAND ASTM 33

AMENDED SOIL COMPOSITION (CLEAN AND WEED SEED FREE):

3'-0" 2'-3' DIAM. DECORATIVE (BURY 2/3, EXPOSE 1/3)
Boulder (Typ.);

PROPOSED ENTRY GATE AND WOOD PIERS

PROPOSED PIERS (NOT TO SCALE)

PIER RULES (SEE PLAN)

6" DIAMETER CEMENTATED FOR MORTAR

CURVED ENTRY WALL (AT DRIVEWAY PLANT BEDS)

ASPHALT PAVEMENT - NO CURB (AT DRIVEWAY APRON) (NOT TO SCALE)

RAIN GARDEN (NOT TO SCALE)

DRAINAGE MANHOLE (NOT TO SCALE)

WOOD POST AND RAIL FENCE (NOT TO SCALE)

CARRIAGE TRAIL PAVEMENT (NOT TO SCALE)

PROPOSED ENTRY GATE AND WOOD PIERS (NOT TO SCALE)

CURVED ENTRY WALL (AT DRIVEWAY PLANT BEDS) (NOT TO SCALE)

ERAIN BASIN (NOT TO SCALE)
1. Area chosen for stockpiling operations shall be dry and stable.
2. Maximum slope of stockpile shall be 1:2.
3. Upon completion of soil stockpiling, each pile shall be surrounded with either silt fencing or strawbales, then stabilized as noted.
4. Temporarily stabilize as noted in specifications.
5. Maintenance shall be performed as needed and material removed when necessary.

**SILT FENCE**

- Prefabricated units shall be Geofab, Envirowall, or approved equivalent.
- Woven wire fence to be fastened securely to fence posts with wire ties, spaced every 24" at top and mid section.
- Fence shall be woven wire, 12 1/2 gauge, 6" maximum mesh opening.
- When two sections of filter cloth adjoin each other, they shall be overlapped by six inches and folded.
- Filter cloth shall be either Filter X, Mirafi 100X, Stabilink 140X, or approved equivalent.
- Filter cloth to be fastened securely to woven wire fence with ties spaced every 24" at top and mid section.
- Fence with ties spaced every 24" at top and mid section.
- Posts shall be steel either "T" or "U" type or hardwood.

**SOIL STOCKPILING**

- Minimum of 6" in ground.
- E embeddings filter cloth.
- Flow compacted soil.