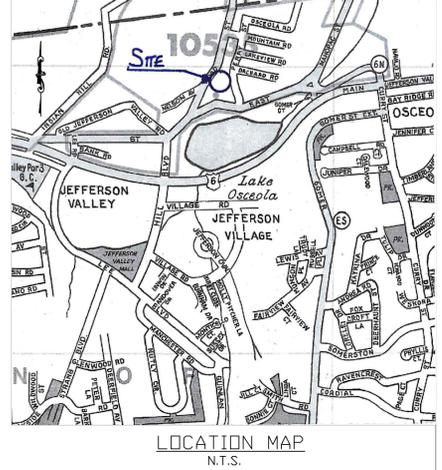


ZONING ANALYSIS TABLE			
ZONING DISTRICT	R1-10 DISTRICT		
REQUIRED PERMIT	SINGLE FAMILY DWELLING ALLOWED	LOT 57 AREA = 21,265 S.F.	
ZONE CRITERIA	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA (SQUARE FEET)	20,000	21,265	21,265
LOT WIDTH AT MAIN BUILDING (FEET)	80	81.18	81.18
LOT DEPTH (FEET)	100	128.29	128.29
FRONT YARD (FEET)	30	0	31.30
MINIMUM SIDE YARD (ONE) (FEET)	12	0	47.29
MINIMUM SIDE YARD (TWO COMBINED) (FEET)	24	0	114.28
REAR YARD, MAIN BUILDING (FEET)	30	0	30
MAXIMUM BUILDING HEIGHT, MAIN BUILDING (FEET)	35	0	30
MINIMUM USABLE FLOOR AREA OF DWELLING UNIT (SQUARE FEET)	800	0	2,652
MAXIMUM BUILDING COVERAGE OF ACTUAL LOT AREA (ALL BUILDINGS)	25%	0	8.5%
PARKING SPACES REQUIRED	1	0	2
ROAD FRONTAGE (FEET)	80	201.80	201.80



ENGINEER'S REPORT:

THIS APPLICATION IS TO CONSTRUCT A SERVED 4 BEDROOM SINGLE FAMILY RESIDENTIAL DWELLING TO BE SERVED BY MUNICIPAL WATER AND PRIVATE DWTS.

THE PROPOSED 4-BEDROOM SYSTEM CONSISTS OF 1,250 GALLON SEPTIC TANK, DISTRIBUTION TANK AND 220 L.F. OF FIELDS, 2 FOOT WIDE AND 6 FEET ON CENTER. THERE IS ALSO A 100% EXPANSION AREA PROVIDED.

THE PROPOSED SYSTEM COMPLIES WITH ALL CURRENT WCDOH RULES and REGULATIONS.

ADORNO PROPERTY										
DEEP TEST PIT RESULTS:					PERCOLATION TEST RESULTS:					
CONDUCTED ON: 09/17/2025										
PERFORMED BY: JEFFREY A. ECONOM, P.E.										
WITNESSED BY: RUBEN BERRIOS										
HOLE NUMBER	TOTAL DEPTH	ROCK DEPTH	MOLTING DEPTH	WATER DEPTH	SOIL DESCRIPTION	PERC HOLE DEPTH	RUN #1	RUN #2	RUN #3	RUN #4
#1	7'-0"	NONE	NONE	NONE	0'-2" TOPSOIL 2'-8" SANDY LOAM	24"	5 MIN	6 MIN	6 MIN	
#2	7'-0"	NONE	NONE	6'-2"	0'-2" TOPSOIL 2'-8" SANDY LOAM	24"	6 MIN	7 MIN	7 MIN	
#3	7'-0"	NONE	NONE	5'-10"	0'-2" TOPSOIL 2'-8" SANDY LOAM	24"	6 MIN	6 MIN	7 MIN	7 MIN

NOTES:

- NO TREES ARE BEING PROPOSED TO BE REMOVED AS PART OF THIS PROJECT.
- THE CURTAIN DRAIN IS ALREADY INSTALLED AS REQUIRED AS PART OF THE WCDOH APPROVAL.
- THE TOTAL LIMIT OF DISTURBANCE FOR THE PROJECT IS 11,853 S.F. HOWEVER, THE PROJECT IS TO BE PHASED TO LIMIT OVERALL DISTURBANCE AT ANY GIVEN TIME.

- PHASE 1:**
- EXCAVATE AND CONSTRUCT DRIVEWAY AND HOUSE FOUNDATION. INSTALL UTILITIES, FRAME HOUSE AND SEED/MULCH ANY DISTURBED AREAS: 4,966 S.F. DISTURBANCE
- PHASE 2:**
- INSTALL DWTS SYSTEM. ONCE AS-BUILT IS SUBMITTED TO WCDOH AND SEED/MULCH ANY DISTURBED AREAS: 6,887 S.F. DISTURBANCE

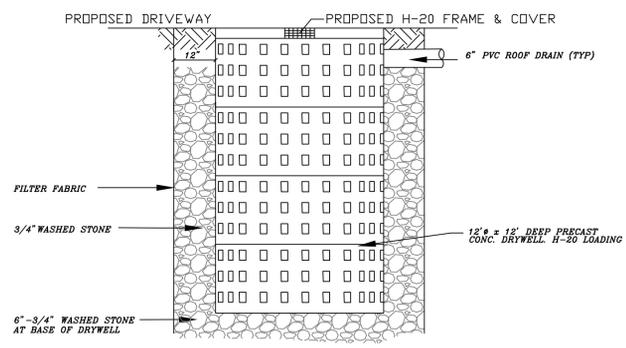
THERE ARE 3 MAIN COMPONENTS FOR CUT/FILL OPERATIONS:

HOUSE: THERE IS BOTH A CUT AND FILL PORTION FOR THE HOUSE, THE CUT PORTION IS 138 C.Y. AND THE FILL PORTION IS 8.4 C.Y. FOR A NET OF 130 C.Y. OF CUT

GARAGE: 195 FT BY 20 FT BY AVERAGE 2 FT OF FILL YIELDS 28 C.Y. FILL

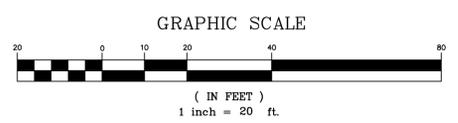
DWTS SYSTEM: 220 L.F. OF FIELDS BY 2 FT WIDE BY 2 FT CUT FOR GRAVEL YIELDS 33 C.Y. CUT

BASED UPON THE ABOVE CALCULATIONS, THE TOTAL AMOUNT OF CUT AND/OR FILL OPERATIONS IS 207.4 C.Y.



Adorno Residence - Stormwater Calculations
3771 Perry Street, Jefferson Valley, NY 10535
(Design Storm: 25 year Storm Event - Rainfall Intensity- 6.0 inches)

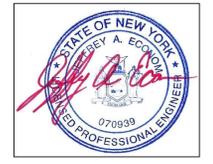
Item:	Size:	Area (S.F.):	Volume (C.F.):
Proposed House		1,072.0	536.0
Proposed Garage	20'-0" x 19'-6"	390.0	195.0
Proposed Driveway		861.0	430.5
Total Impervious Area:		2,323.0	1,161.5
Total Impervious Area/Volume:		2,323.0	1,161.5
Total Impervious Area to be Captured by Drywells:		2,323.0	1,161.5
Proposed House		1,072.0	536.0
Proposed Garage	20'-0" x 19'-6"	390.0	195.0
Proposed Driveway		861.0	430.5
Total Volume Captured:		2,323.0	1,161.5
Total Volume Provided to capture house, garage and driveway w/ (1) 12' diameter by 12' deep drywell:			1,210.5



OWNER:
MRS. RIMA ADORNO
146 CORDIAL ROAD
YORKTOWN, NY 10598

PROPOSED STARTING DATE: 10/25
PROPOSED FINISHING DATE: 12/25

No.	Revision/Issue	Date
5	TOWN ENGINEER COMMENTS	12/16/25
4	WCDOH COMMENTS	10/16/25
3	REVISED DWTS LOCATION w/CURTAIN DRAIN	9/17/25



LEGEND:

- TREES TO BE REMOVED: [Symbol]
- SILT FENCE/LIMIT OF DISTURBANCE: [Symbol]
- PROPOSED CONTOUR: [Symbol]
- PROPOSED PRIMARY DWTS: [Symbol]
- PROPOSED EXPANSION DWTS: [Symbol]
- TEST PITS (DEEP/PERC): TP#1, PT#1 [Symbol]
- ZONING SETBACK LINE: [Symbol]
- DWTS SETBACK LINE: [Symbol]

General Notes

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209(2) OF NYS EDUCATION LAW.

NOTES:

SURVEY and TOPOGRAPHY INFORMATION PROVIDED BY:
LINK LAND SURVEYORS, P.C.
21 CLARK PLACE, SUITE 1B
MAHPAC, NY 10541
PH: (845) 628-5857

THE LOCATION OF UNDERGROUND UTILITIES ARE NOT SHOWN OR CERTIFIED. SUBJECT TO COVENANTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND AGREEMENTS OF RECORD.

THE PREMISES SHOWN HEREON BEING KNOWN AND DESIGNATED AS LOT NO. 3 AND A SOUTHERLY PORTION OF LOT 4 AS SHOWN ON A CERTAIN MAP ENTITLED, 'MAP OF OSCEOLA HEIGHTS', PREPARED BY WILBUR D. LOCKWOOD, CIVIL ENGINEER & SURVEYOR ON SEPTEMBER 25, 1923 AND FILED IN THE WESTCHESTER COUNTY CLERK'S OFFICE, DIVISION OF LAND RECORDS, FORMERLY THE WESTCHESTER COUNTY REGISTER'S OFFICE, ON OCTOBER 19, 1923 AS FILED MAP No. 2542. PREMISES ARE MORE PARTICULAR DESCRIBED IN DEED RECORDED UNDER CONTROL No. 563083225.

TOPOGRAPHY SHOWN HEREON GENERALLY IN ACCORDANCE WITH NAVD 88.

PARCEL INFORMATION:
TO B SECTION 0617, BLOCK 1, LOT 57
3771 PERRY STREET
0.4882 ACRES (21,265.99 S.F.)

ZONE:
R1-10: RESIDENCE DISTRICT - 20,000 S.F.

LOCATED IN:
HUDSON RIVER WATERSHED

SOIL TYPE:
ChB - CHARLTON LOAM, 2 to 8% SLOPE
HYDROLOGIC GROUP: B
HIGH WATER TABLE >6.0'
BEDROCK DEPTH >60'

THERE ARE NO NYSDEC WETLANDS, STREAMS, PONDS, ETC. WITHIN 200 FT OF THE SITE.
THERE IS NO RESERVOIR/RESERVOIR STEM WITHIN 500 FT OF THE SITE.
THERE ARE NO WELLS WITHIN 100 FT. OF THE PROPOSED DWTS.

PROPERTY IS SERVED BY MUNICIPAL WATER
THE PROPOSED SINGLE FAMILY DWELLING CONSISTS OF FOUR (4) BEDROOMS.
THE TOTAL LINEAR FEET OF FIELDS IS 220 L.F. WITH A PERCOLATION DESIGN RATE OF 7 MINUTES/1' DROP.
SEPTIC TANK SIZE = 1,250 GALLONS
SLOPE OF DWTS AREA = 15.0% +/-

DWTS LIMIT OF DISTURBANCE: 3,448.8 S.F.
LIMIT OF DISTURBANCE SHALL BE STAKED IN FIELD PRIOR TO CONSTRUCTION

No.	Revision/Issue	Date
2	WCDOH COMMENTS	4/30/25
1	WCDOH COMMENTS	4/6/25

JEFFREY A. ECONOM, P.E.
CONSULTING ENGINEER
48 LOGANBERRY COURT
HOPEWELL JUNCTION, N.Y. 12533
PHONE: (845) 554-8442
EMAIL: jaeconom@optonline.net

PROPOSED DWTS SITE PLAN
for
ADORNO PROPERTY - LOT 57
3771 PERRY STREET
JEFFERSON VALLEY, NY 10535

Project: c:\jobs\24-25\ADORNO DWTS SITE PLAN.dwg
Date: 10/15/24
Scale: AS NOTED
Sheet: C-1