

	P.W. Scott	pwscott@pwscott.com
	Engineering & Architecture, P.C.	www.pwscott.com
	3871 Danbury Rd (Route 6)	(845) 278-2110
	Brewster, NY 10509	

December 12, 2024

Richard Fon, Chairmen
Town of Yorktown Planning Board
Yorktown Town Hall
363 Underhill Avenue
Yorktown Heights, NY 10598

RECEIVED
PLANNING DEPARTMENT
DEC 18 2024
TOWN OF YORKTOWN

Re: 3850 Foothill Street

Dear Chairman and Board Members,

It is our pleasure to submit the Comparative Analysis for development options of the 16.8 acre parcel on Foothill Street. The property is within the R1-40 zone, which permits a 7-lot subdivision, referred to as the Residential Project. The location of the property across from the Solar Farm and the various site constraints has led the applicant to pursue a more efficient design to eliminate the suburban sprawl across the property. This in the form of an apartment alternative, in this case 20 units referred to as the Multi-family Project.

The study attached designs both projects, including grading, stormwater management and architectural components. The Residential Project is presented on drawing SY1 with a town road and individual driveways extending to house locations. Individual subsurface septic system and public water serve each lot. The project meets the regulations within the R1-40 zone. The drainage Overlay D2A is presented in a 11x17 format for technical review with the Existing Condition Overlay D1. The drainage meets the requirements of NYSDEC treatment in the form of an off-line Bio-retention Basin.

The Multi-family alternative is presented on drawing SY1A with the units located centrally along the lower edge of the property. The development concept is to connect to the sewer lines to the east through a pump station on site with public water service. The project provides 2 parking spaces per unit plus 5 visitor and handicapped parking spaces. The drainage Overlay D2B is presented in a 11x17 format for technical review. The drainage meets the requirements of NYSDEC treatment in the form of an off-line Infiltration Basin and a Treatment Swale. The plan also includes an emergency accessway extending from Foothill Street to the end of the common driveway. The reduced footprint for this alternative provides additional space for 0.40 acres of planted buffers and additional green spaces. The neighbors to the north, above this project, also have the benefit of twice the amount of open space where original forest area shall remain. Street lighting has been proposed facing the building or shielded with the tree buffers. The dumpster enclosures and other amenities have not been provided for clarity.

Architectural plans were submitted at previous meetings and are attached in 11x17 format for reference. A photographic representation of the buildings of a similar project completed in New

Fairfield, CT is also provided for reference. These unit floor plans are flexible for flat and step grade sites. At the presentation, full-size plans will be presented for further review.

Drawing SY2 has been provided to compare the two concepts with a parameter list for review. An additional text is provided dealing with concepts that are not readily clear in a tabular context. This can be discussed at the next meeting.

Please review the plans submitted. It is our wish that the Board share in our opinion that the site is better served with the Multi-family concept and that a positive referral is provided to the Town Board for a rezoning.

With regards,

Peder Scott

Peder W. Scott, P.E., R.A.
President

FOOTHILL SUBDIVISION

RECEIVED
PLANNING DEPARTMENT
DEC 18 2024
TOWN OF YORKTOWN

STORMWATER MANAGEMENT REPORT COMPARATIVE ANALYSIS

Pre-Development
Post-Development: R1-40 (7) Lots
Post-Development: Multi-Family (20) Units

Prepared By:

Peder W. Scott, P.E., R.A.
P.W. Scott Engineering & Architecture, P.C.
3871 Danbury Road (Route 6)
Brewster, NY 10509

December 10, 2024

3850 Foothill Street Development
Town of Yorktown, NY

TABLE OF CONTENTS

- i. General Project Description
 - ii. Existing Conditions
 - iii. Proposed Conditions – Residential & Multi-family
 - iv. Storm Event
- I. PRE-EXISTING CONDITIONS**
Watershed Descriptions & Quantities
Pre & Post Development Discharge Rate
Treatment Analysis at Analysis Point A
RRv & RRv imp
- II. POST-DEVELOPMENT ANALYSIS -Residential**
Watershed Descriptions & Quantities
Pre & Post Development Discharge Rate
Treatment Analysis at Analysis Point A
RRv & RRv imp
- III. POST-DEVELOPMENT ANALYSIS -Multi-family**
Watershed Descriptions & Quantities
Pre & Post Development Discharge Rate
Treatment Analysis at Analysis Point A
RRv & RRv imp
- IV. COMPONENT DESIGN SYNOPSIS- separate cover**

Appendices

- Appendix A: Pre-Development Watershed
Watershed Computer Outputs
- Appendix BR: Post-Development Watershed-residential
Watershed Computer Outputs
- Appendix CR: Stormwater Management Structures
- Appendix BR: Post-Development Watershed-residential
Watershed Computer Outputs
- Appendix CR: Stormwater Management Structures
- Appendix D: Figures
 - Figure D1: Soils Map
 - Figure D2: NYSDEC Mapper

Project Description

The following is an analysis of the stormwater management systems proposed for the 3850 Foothill Street project; Tax Map 15.07-1-7; 16.80 acres

There are two proposals for the property consisting of a conforming 7 lot R1-40 zoning development and an alternative 20 unit multi-family project. The analysis presented is for the design of the two alternatives to meet the NYSDEC and NYCDEP regulations for stormwater attenuation and treatment for the first flush of each project. The analysis is completed using the TR-55 Pondpack computer modeling with proposed watersheds prepared on Drainage Overlays attached to this study. The report details the compliant treatment options for each proposal.

Existing Condition

The site is a large wooded site with a NYSDEC Wetland located on the west side of the lot. There are remnants of a single-family site including a house, garage and pool located on the west side and a dam(opened) on the east side. A watercourse extends along the east side within the confines of the wetland and extends through the dam to a culver beneath Foothill Street, extending to the south..

The soils within the site consist of class B soils along the street frontage, class D soils within the wetland and C soils on the upper reaches of the site. These are depicted on the drainage overlays per the NRCS soil program and are listed below.

SOIL TYPES

<u>SYMBOL</u>	<u>SOIL NAME</u>	<u>Hydraulic Soil Group</u>
NoA	Natcham & Catden Mucks - Rends 0-2%	D
Pnb	Paxton Fine Sandy Loam 3-8%	C
PnD	Paxton Fine Sandy Loam 15%-25%	C
Sh	Sun loam	C/D
SuB	Sutton Loam - 3-8%	B
LeB	Leicester Loam 3-8%	D
CHE	Charlton Loam - 25-35%	B
CIF	Charlton Loam - 35-45%	B
FF	Frequently flooded	D

The existing site is depicted on the Pre-Development Plan with 2-foot topography. The overall site watershed is detailed using the topographic mapping. The total watersheds are required to determine the existing and proposed drainage structures receiving these flows. The watershed

map prepared depicts the watershed areas that drain to the west to the existing culverts Analysis Points A and to the wetlands to the east, at the culvert beneath Foothill Street, Analysis Point B.

The drainage analysis determines the pre and post runoff to the Analysis Points. The analysis considers the total watersheds and the respective runoff paths for determination of Travel Times. The resulting watersheds at each Analysis point are determined for the Pre-development conditions for all the NYSDEC (Extreme precipitation) regulated Storm Events.

Runoff from the site is estimated using TR-55 method. The PondPack computer program developed by Haestad Methods is used for computing runoff hydrographs for the denoted Pre-development condition. Please refer to the Pre-Development Drainage Analysis and Pre- Development Drainage Overlays, Figure 1.0, (drawing D1).

Proposed Condition- Residential Development

The proposed subdivision consists of a town road of 650 lineal feet with a cul-de-sac and 7 house sites located along the roadway. The houses are served by municipal water and individual septic systems proposed is 3000 sf areas.

The typical development of a subdivision includes lawns in the front of the houses, concrete walkways, paved driveways and lawns along the shoulder of the proposed roadway. The remainder of the site remains woods, as noted by the edge of tree line provided and brush cover in areas where there are steep slopes and no trees. This includes most of the septic areas which are not mowed consistently. These coverages are provided in Excel worksheets for each watershed attached in the report.

The Proposed treatment is an off-line Bio-retention basin, with a splitter box to divert the flow through a ADS Barracuda Hydro-dynamic separator and the main flow to a non BMP detention basin at the entrance to the site. The soils are Charlton which means there may be some infiltration into the detention basin, this is not considered on this analysis.

Runoff from the site is estimated using TR-55 method. The PondPack computer program developed by Haestad Methods is used for computing runoff hydrographs for the denoted Post Development Condition. Please refer to the Post Development Drainage Analysis and Post Development Drainage Overlays, Figure 2.0, Drawing D2.

Proposed Condition- Multi-Family Development

The proposed subdivision consists of a private road of 650 lineal feet 20 units sites located along the roadway. The houses are served by municipal water and municipal sewer extension located to the east of the site. A pump station is required, the flow is gravity from the units with a pump over a high-point to the east of the driveway.

The typical development of a site plan includes lawns in the front of the units, concrete walkways, paved driveways and parking and lawns along the shoulder of the proposed roadway. The remainder of the site remains woods, as noted by the edge of tree line provided and brush cover in areas where there are steep slopes and no trees. These coverages are provided in Excel worksheets for each watershed attached in the report.

The Proposed treatment is an off-line Infiltration basin, with a splitter box to divert the flow through a ADS Barracuda Hydro-dynamic separator and the main flow to a non BMP detention

basin at the entrance to the site. The soils are Charlton which means there may be some infiltration in the detention basin, this is not considered on this analysis.

Runoff from the site is estimated using TR-55 method. The PondPack computer program developed by Haestad Methods is used for computing runoff hydrographs for the denoted Post Development Condition. Please refer to the Post Development Drainage Analysis and Post Development Drainage Overlays, Figure 3.0, Drawing D3.

Storm Events

The analysis is based upon the NRCC Storm Flows determined from the location of 101 Main Street Extreme Precipitation Tables, utilizing the event. The rain fall values are as follows, with the NRCC printout in the Appendix:

- 1-year 2.74 inch/24hrs
- 2-year 3.34 inch/24hrs.
- 10-year 5.04 inch/24hrs
- 100-year 9.15 inch/24hrs

I. PRE-DEVELOPMENT ANALYSIS

WATERSHED DESCRIPTIONS & QUANTITIES

The Pre-Development watershed areas are listed as follows. Please also refer to the Pre-Development Drainage Overlay. The site is modeled at one drainage analysis point with each watershed below draining as noted below.

Computer Input:

WATERSHED #	AREA	CN	Tc HOUR	Tt HOUR	ANALYSIS POINT
EX1	10.28	54.5	.236	0.0	Point A
EX2	6.52	73.6	0.226	0.0	Point B

Total = 16.80 Acres to Point A and B, the acreage of the lot.

Refer to the tabular worksheets, Tc calculations and storm event hydrographs, for the above listed watershed areas in Appendix A.

TREATMENT ANALYSIS

WQv Analysis

The following is the WQv analysis for the various alternatives.

$$WQv = \{(P)(Rv)(A)\}/12$$

Where P = 90% Rainfall = 1.2 inches

Where I = Percent of Impervious Cover

Reference Limit of Disturbance: Disturbed Area

Existing Site Condition to Point A

Pre-development

1. WQv analysis

P= 1.4 inches
 Area = 10.28 acres
 Impervious Area = 0.02 acres
 I = 0.2%
 $R_v = 0.05 + 0.009 I$
 $R_v = 0.0518$

$$WQ_v = \{(1.4)(.0518)(10.28)\} / 12 = .062 \text{ Acre Feet}$$

2A. RRv – Runoff Reduction Volume

$RR_v = \{(P)R_v * A_i\} / 12$
 $A_i = (S) A_{ic} = \text{Total impervious area} = 0.02 \text{ acres}$
 RRv Based upon B/C Class: S = 0.45
 $R_v^* (\text{impervious}) = .05 + 0.009 (R) = 0.95$
 $RR_v = 1.4 (0.95) (0.45) (0.02) / 12 = 0.0010 \text{ acre-feet}$

2B. 1-Year Storm Event Calculation

P = 2.74(NRCC)
 Volume = .104 acre-ft = 4530 cf

No treatment on site

II. POST-DEVELOPMENT ANALYSIS -Residential

WATERSHED DESCRIPTIONS & QUANTITIES

The Post-Development Watersheds are listed as follows. Please also refer to the Post-Development Watershed Plan, and the tabular worksheets, Tc calculations and storm event hydrographs, for the watershed areas listed below in Appendix B.

Computer Input: Model Analysis Point A

WATERSHED #	AREA	CN	Tc HOUR	Tt HOUR	ANALYSIS POINT
WSR1	7.82	69.3	.210	0.1	Point A
WSR2	2.46	58.9	.149	0.1	Point A

Total = 10.28 Acres to Point A. The flow to Analysis Point B remains unchanged.

PRE & POST DEVELOPMENT DISCHARGE RATE

The Pre & Post Discharges are listed as follows:

Analysis Point A			
	1 YR	10 YR	100 YR
PRE	0.75	6.87	30.55
POST	0.31	6.52	30.53
NET	-.044	-0.35	-.02
%	-60%	-5.1%	-0.5%

NYSDEC Attenuation Requirements

- A) 1 Year Storm Event – Channel Protection
 Reduce by 50% from pre-development levels
 Attenuation level met.

- B) 10 Year Storm Event – Overbank Control
Attenuate to below Pre-Development Levels
- C) 100 Year Storm Event – Extreme Flood Control
Attenuate to below Pre-Development Levels.

TREATMENT ANALYSIS

**Proposed Site Condition to Point A: Single Family Project(7 lots)
Post-development**

- 1. WQv analysis
P= 1.4 inches
Area = 7.82 acres
Impervious Area = 1.16 acres
I = 14.8%
Rv = 0.05 + 0.009 I
Rv = 0.183

$WQv = \{(1.4)(.183)(7.82)\} / 12 = 0.167 \text{ Acre Feet}$

- 2A. RRv – Runoff Reduction Volume
 $RRv = \{(P)Rv* Ai\} / 12$
 $Ai = (S) Aic = \text{Total impervious area} = 1.16 \text{ acres}$
 RRv Based upon B/C Class: S = 0.45
 $Rv* (\text{impervious}) = .05 + 0.009 (R) = 0.95$
 $RRv = 1.4 (0.95) (0.45) (1.16) / 12 = 0.057 \text{ acre-feet}$

- 2B. 1-Year Storm Event Calculation
 P = 2.74(NRCC)
 Volume = .356 acre-ft = 15,300 cf

- 3. Green Practices
 - A. Roof water is collected by stormwater leaders to collection piping.
 - B. ADS Hydrodynamic separator treats first flush
 - C. Bio-retention Basin, Off-line treats the first flush(1 year)
 - D. Lot Perimeter areas and wetland remain untouched with wood cover

- 4. WQv REDUCTION ANALYSIS
 Note: Bio-retention is 90% size of Af.

WS #	Treatment Type	Soil Class	Efficiency	WQv	RRv Reduction
1	Bio-retention	B	40%	0.356(90%)	0.128 acre-feet
			Total:		0.288 acre-feet

The treatment exceeds RRv min. of 0.057 acre-feet and is totally treated through filtration.

III. POST-DEVELOPMENT ANALYSIS -Multi-family

WATERSHED DESCRIPTIONS & QUANTITIES

The Post-Development Watersheds are listed as follows. Please also refer to the Post-Development Watershed Plan, and the tabular worksheets, Tc calculations and storm event hydrographs, for the watershed areas listed below in Appendix B.

Computer Input: Model Analysis Point A

WATERSHED #	AREA	CN	Tc HOUR	Tt HOUR	ANALYSIS POINT
WS1M	7.40	71.5	.207	0.1	Point A
WS2M	1.67	56.9	.136	0.0	Point A
WS3M	1.21	70.0	.149	0.1	Point A

Total = 10.28 Acres to Point A. The flow to Analysis Point B remains unchanged.

PRE & POST DEVELOPMENT DISCHARGE RATE

Comparison at Analysis Point A

The Pre & Post Discharges are listed as follows:

Analysis Point A			
	1 YR	10 YR	100 YR
PRE	0.75	6.87	30.55
POST	0.58	4.90	29.60
NET	-0.17	-1.97	-0.95
%	-22%	-29%	-3.1%

NYSDEC Attenuation Requirements

- D) 1 Year Storm Event – Channel Protection
Reduce by 50% from pre-development levels
Attenuation level not met due to large areas undisturbed.
- E) 10 Year Storm Event – Overbank Control
Attenuate to below Pre-Development Levels
- F) 100 Year Storm Event – Extreme Flood Control
Attenuate to below Pre-Development Levels.

TREATMENT ANALYSIS

Proposed Site Condition to Point A: Multi-Family

Post-development: includes WS 1 &2, WS3 is undisturbed

1. WQv analysis
P= 1.4 inches
Area = 9.07 acres
Impervious Area = 1.14 acres
I = 12.5%
Rv = 0.05 + 0.009 I
Rv = 0.117

$$WQv = \{(1.4)(.117)(9.07)\} / 12 = 0.123 \text{ Acre Feet}$$

- 2A. RRv – Runoff Reduction Volume
RRv = {(P)Rv* Ai }/12

$A_i = (S) A_{ic} = \text{Total impervious area} = 1.14 \text{ acres}$
 $RR_v \text{ Based upon B Class: } S = 0.40$
 $R_{v^*} (\text{impervious}) = .05 + 0.009 (R) = 0.95$
 $RR_v = 1.4 (0.95) (0.40) (1.14) / 12 = 0.050 \text{ acre-feet}$

2B. 1-Year Storm Event Calculation

$P = 2.74(\text{NRCC})$

Volume = .416 acre-ft = 18120 cf

3. Green Practices

- A. Roof water is collected by stormwater leaders to collection piping.
- B. (2) ADS Hydrodynamic separator treats first flush
- C. Offline discharge to Quality Swale in front yard- pre-treatment
- D. Infiltration Basin, Off-line treats the first flush(1 year)
- E. Large percentage of the Lot Perimeter areas and wetland remain untouched with wood cover

4. WQv REDUCTION ANALYSIS

Entire First Flush Volume is collected in the Infiltration Basin

WS #	Treatment Type	Soil Class	Efficiency	WQv	RRv Reduction
1	Water quality swale	B	20%	.393	.0786 acre-feet
2	Infiltration-direct	B	90%	.024	.0216 acre-ft
	Swale infiltration	B	80%(90%)	.393	0.283 acre-feet
				Total:	0.383 acre-ft

The treatment exceeds RRv min. of 0.050 acre-feet and is totally treated through infiltration.

The Individual Stormwater Component Design Outlines for each project are provided in a separate package for Town engineer review.

COMPONENT DESIGN ANALYSIS- Residential Project

SPLITTER BOX DESIGN

The splitter boxes consist of the entrance pipe, discharge pipe to offline practice and weir plate with a top set at the top of the 1 year headwater for the diverter plate. Each splitter box is first analyzed to determine the headwater height for the 1 year storm event, then the depth above the plate is calculated for the 10 and 100 year storm events based upon inlet control of the diverter pipe and weir flow. This height is determined on an iterative basis in the Excell Worksheet provided in the drainage report, based upon entrance flow only. This data is then entered into the Pond Pack model where the diverter pipe and weir are simultaneously applied during the basin routing to complete the same analysis as the worksheet, defining the flow to the BMP and overflow across the weir for each storm event.

SYSTEM DESIGN DESCRIPTION: Splitter Box #1

Rim: 362.5
Pipe out(6") Inv: 360.0, Slope .5%
Pipe out(12") Inv: 358.0
Overflow weir: 360.70 X 3' wide steel plate.

Splitter calculations (CFS)

Year Storm	1	2	10	100
Weir flow:	0	0.11	0.49	1.44
Pipe Flow(6")	0.57	0.61	0.68	0.78

The computer program provides the flow under category: weir Flow & cultic detention flow in
Note: Stored Volume elevations within the cultic units are less than weir elevation, no back flow.

DETENTION BASIN RESIDENTIAL

SYSTEM DESIGN DESCRIPTION: Open basin, 2 on 1 side slopes, fence along perimeter

THIS IS NOT A TREATMENT BMP

DESIGN TYPE: DETENTION STRUCTURE

HYDROGRAPH NAME; IN: CULTEC DETENTION (1, 2, 10, 100)
OUT: CULTEC DETENTION (1, 2, 10, 100)

1) BASIN GEOMETRY: CULTEC RECHARGER MODEL 330 XLHD
BOTTOM: UNIT INV: 357.0 WITH SAND BASE @356.0
TOP OF STRUCTURE: 30.5"

WIDTH EACH UNIT: 52" + 12" SAND COVER

TOTAL SYSTEM: 147 lf (consisting of 21 units)
3 ROWS OF 7/ROW @ 5.0' ON CENTER
CAPACITY IS: 2207 CF.

2) OUTLET STRUCTURES: TYPE: CONCRETE MANHOLE WITH WEIR PLATE
RIM ELEVATION: 360.5 x 3' wide Emergency only

3) HYDRAULIC ROUTING
STANDARD STORMS:

Storm Event	Input (CFS)	Discharge (CFS)	Elevation
1 Year	0.0	0.0	356.0
10 Year	0.11	0.0	356.28
25 Year	0.49	0.0	357.38
100 Year	1.44	1.02	360.23

BIO-RETENTION DESIGN- RESIDENTIAL

Bio-Retention Sizing Calculations

The discharge to the Bio-Retention is the diverted flow from WS1.

Area collected: 7.82 acres

P=1.4

Area Impervious = 1.16 acre

WQV = 0.167 acre-ft= 7272 cf

Required Bio-retention geometry

$A_f = (WQV) df / [(k) (hf + df) (tf)]$

df = 2.0 feet

For using Mulch & sand mixture $k = 1.0$ f t/ day Bioretention values in 2022 NYSDEC Manual

hf = 0.50 feet

tf = 2.0 days

*Using Wood chips and sand mixture

$A_f = WQ_v (.40) = 6200$ sf Provided: 5600 sf (332 contour)

Volume = 75% $WQ_v = 4650$ cf

The basin is routed for the 1, 10 and 100 year storm events with an infiltration rate of 0.5 inch /hour based upon k value. The first flush is 100% contained in the basin. Larger storms will discharge through the outlet structure to drainage on Foothill Street.

Refer to Appendix M for geometry and the sizing of anti-seep collars.

System Design Description

This is a treatment BMP

Soil Test: DT-BR3 basin moved lower down
 Existing grade at Soil Deep Test: 516.0
 Depth to restricted layer: 3.5' to seep
 Grade at bio-retention – 515.5
 Water at 511.5

Design Type: Bio-Retention Basin

Hydrograph Name: Bio-Retention In (1, 2, 10, 100)
 Bio-Retention Out (1, 2, 10, 100)

- 1) Basin Geometry: 3,942 sf area at top
 Excavated at 3/1 Slope: 519 to 577.5
 Top of Berm: 519.0
 Total System Capacity: 0.114 acre-ft
- 2) Outlet Structures: Type: 15" HDPE Riser
 Rim Elev: 518.50
 Note: Underdrain in place: Discharge to Level Spreader
- 3) Storage Confirmation
 Note: 1-year discharge is 0.0 cfs
- 4) Water Table Depth:
 Top of Berm: 519.0; top of Filter: 517.5
 Bottom of Filter: 3.0 deep = 514.5
 Bottom of Gravel: 12" = 513.5
 Distance to Water Table: 513.5 – 511.5 = 2.0 ft

Anti-Seep Collars – 12" Ø Pipe @ 16%

$$L_s = y(z + 4) \left[1 + \frac{\text{Pipe Slope}}{.25 - \text{Pipe Slope}} \right]$$

$$= 1.5(3 + 4) \left[1 + \frac{.16}{.07} \right] = 34.5$$

Use 2 collars = 4.0 x 4.0 (@10.0' o.c.)

Anti-Seep Collars – 8" Ø Pipe @ 0.5% under drain

$$L_s = y(z + 4) \left[1 + \frac{\text{Pipe Slope}}{.25 - \text{Pipe Slope}} \right]$$

$$= 1.5(3 + 4) \left[1 + \frac{.005}{.245} \right] = 11$$

Use 2 collars = 3.5 x 3.5 (@ 10.0' o.c.)

Emergency Outlet Weir – Bio Retention Basin

Peak Input from Splitter 100-Year = 2.05 cfs
 Capacity of 15" riser – head 1.5 ft = 6.5 cfs- no emerg weir required

Bio-Retention Routing

	Flow In	Flow Out	Peak Elevation	Storage
1-Year	1.35	0.08	518.24	.051
10-Year	1.50	0.80	518.65	.083
100-Year	1.63	1.44	518.74	.091

*Note: 1.0 in/hr infiltration applied

Riparian Buffers

There are two buffers on the property.

The west side of the project is not collected and remains undisturbed. This tree covered area drains to the neighbor below.

The lower house sites have septic systems area which are not collected by any treatment structures. The flow extends across the septic areas and brush buffer areas before discharging through a stone wall along Foothill Street and the street gutters. There is no impervious cover in this watershed and treatment is satisfied by the brush cover across this area.

COMPONENT DESIGN ANALYSIS- Multi-family Project

SPLITTER BOX DESIGN

The splitter boxes consist of the entrance pipe, discharge pipe to offline practice and weir plate with a top set at the top of the 1 year headwater for the diverter plate. Each splitter box is first analyzed to determine the headwater height for the 1 year storm event, then the depth above the plate is calculated for the 10 and 100 year storm events based upon inlet control of the diverter pipe and weir flow. This height is determined on an iterative basis in the Excell Worksheet provided in the drainage report, based upon entrance flow only. This data is then entered into the Pond Pack model where the diverter pipe and weir are simultaneously applied during the basin routing to complete the same analysis as the worksheet, defining the flow to the BMP and overflow across the weir for each storm event.

SYSTEM DESIGN DESCRIPTION: Splitter Box #2

Rim: 362.5

Pipe out(6") Inv: 360.0, Slope .5%

Pipe out(12") Inv: 358.0

Overflow weir: 360.70 X 3' wide steel plate.

Splitter calculations (CFS)

Year Storm	1	2	10	100
Weir flow:	0	0.11	0.49	1.44

Pipe Flow(6")	0.57	0.61	0.68	0.78
---------------	------	------	------	------

The computer program provides the flow under category: weir Flow & cultic detention flow in
Note: Stored Volume elevations within the cultic units are less than weir elevation, no back flow.

DETENTION BASIN multi-family

THIS IS NOT A TREATMENT BMP

SOIL TEST COMPLETED BY SOIL TESTING THROUGH THE USE OF A 2" BORING DRILL AT THE LOCATIONS NOTED ON THE PLANS.

EXISTING GRADE AT SOIL DEEP TEST: 362.0

Tests indicate sand to depths of 20 feet with no evidence of water or mottling.

Refer to detail sheet #: SY2

DESIGN TYPE: DETENTION STRUCTURE

HYDROGRAPH NAME; IN: CULTEC DETENTION (1, 2, 10, 100)
OUT: CULTEC DETENTION (1, 2, 10, 100)

- 1) **BASIN GEOMETRY:** CULTEC RECHARGER MODEL 330 XLHD
 BOTTOM: UNIT INV: 357.0 WITH SAND BASE @356.0
 TOP OF STRUCTURE: 30.5”
 WIDTH EACH UNIT: 52” + 12” SAND COVER
 TOTAL SYSTEM: 147 lf (consisting of 21 units)
 3 ROWS OF 7/ROW @ 5.0’ ON CENTER
 CAPACITY IS: 2207 CF.

- 2) **OUTLET STRUCTURES:** TYPE: CONCRETE MANHOLE WITH WEIR PLATE
 RIM ELEVATION: 360.5 x 3’ wide Emergency only

- 3) **HYDRAULIC ROUTING
 STANDARD STORMS:**

Storm Event	Input (CFS)	Discharge (CFS)	Elevation
1 Year	0.0	0.0	356.0
10 Year	0.11	0.0	356.28
25 Year	0.49	0.0	357.38
100 Year	1.44	1.02	360.23

INFILTRATION BASIN multi-family

SYSTEM DESIGN DESCRIPTION: OPEN BASIN WITH PRE-TREAT WITH ADS HYD SEPARATOR

THIS IS A TREATMENT BMP

SOIL TEST COMPLETED BY SOIL TESTING THROUGH THE USE OF A 2” BORING DRILL AT THE LOCATIONS NOTED ON THE PLANS.

EXISTING GRADE AT SOIL DEEP TEST: 362.0

Tests indicate sand to depths of 20 feet with no evidence of water or mottling.

Refer to detail sheet #: SY2

DESIGN TYPE: INFILTRATION STRUCTURE

HYDROGRAPH NAME; IN: CULTEC INFILTRATOR (1, 2, 10, 100)
 OUT: CULTEC INFILTRATOR (1, 2, 10, 100)

- 1) **BASIN GEOMETRY:** CULTEC RECHARGER MODEL 330 XLHD
 BOTTOM: UNIT INV: 357.0 WITH SAND BASE @356.0
 TOP OF STRUCTURE: 30.5”

WIDTH EACH UNIT: 52" + 12" SAND COVER

TOTAL SYSTEM: 84 lf (consisting of 21 units)
2 ROWS OF 6/ROW @ 5.0' ON CENTER
CAPACITY IS: 1294 CF.

2) OUTLET STRUCTURES: TYPE: CONCRETE MANHOLE WITH WEIR PLATE
RIM ELEVATION: 360.5 x 3' wide Emergency only

3) HYDRAULIC ROUTING
STANDARD STORMS:

Storm Event	Input (CFS)	Discharge (CFS)	Elevation
1 Year	0.57	0	360.08
2 Year	0.61	0.03	360.51
10 Year	0.68	0.46	360.63
100 Year	0.78	0.78	360.70

INFILTRATION RATE: 2.5"/ HOUR (50%) OF DETERMINED PERCOLATION RATE

SYSTEM DESIGN DESCRIPTION: Detention Contec Units

SYSTEM DESIGN DESCRIPTION: Level Spreader, flow from Cultec Detention system

The flows from the cultic units are(cfs):

Storm event Yr	1	10	100
Discharge Flow:	0.0	0.0	1.02

The concrete level spreader is sized to keep the I year flow under 2" in depth.

The concrete level spreader is sized to keep the flow under the flow depth for the 100 year storm\ on a brush slope with a CN of 48 with P = 8.8 inch results in a flow depth of 2.51 inch.

$$\text{Weir Flow: } Q = CLH^{3/2} \text{ (Set C = 2.7)}$$
$$L \text{ reg'd} = 3.5 \text{ feet} \quad \text{Set L} = 10.0' \quad H = 1.3 \text{ inches}$$

Elevation @: 354.0

V. VEGETATED SWALE ANALYSIS (Chapter 5)

Length = 200 lf

Slope = 1.5%

Flow Area: Roof Greenhouses III & IV: 28,160 sf

Brush Strip: 200 (20' including swale)

Refer to Appendix B

$$CN = 1,000 / [10 + 5P + 10Q - 10(Q^2 + 1.25QP)^{1/2}]$$

P = 1-Year Storm = 2.77 inches

$Q_{wv} = \text{Runoff volume inches} = (P_{90}) R_v \text{ or } (P_{1\text{-year}}) R_v \text{ (water quality event)}$

Watershed : 32,700 sf = 0.75 acres = .0012 sq miles

I = 86%

$R_v = .05 + .009I = 0.824$

$Q_{wv} = 2.77 (.824) = 2.28$ inches

$C_N = 95.6$ Using equation above

$S = 1,000/C_N - 10 = .45$

$I_a = .2 (S) = .09$

$I_a/P = .009/2.77 = .032$

Refer to SCS Type III Unit Peak Discharge Chart

Tc Swale Flow as follows: = .1 hr.

$q_v = 650$ csm / inch

$Q_{wq} = q_v (A) Q_{wv} = 650 (.0012) (2.28) = 1.77$ cfs

This is under 4.0 cfs with a 4 ft wide bottom/3 on 1 sides and 1.5% slope & 1.77 cfs

Depth 4" N = (Figure L1) = .15 Velocity = .60 fps

Capacity Analysis Sizing - Rationale – 10-Year Storm

Area = .64 acre Roof C = .98

.11 acre Brush C = .16

C (Class C Soils) = .85

$I_{10\text{-Year}} = 170 / t_c + 23$

$Q = C_i A = 3.20$ cfs

With FlowMaster – 4' bottom / 3 on 1 side slopes / Depth 12" / Slope 1.5%

N (Figure: L-1) = .11 Flow Depth: 7" (overall depth 14") Velocity = 0.72 fps

Safely passes 10-year Storm

Time of Travel: 200' / .60 fps = 5.6 min. (with multiple roof leader discharge points at 100' o.c. time greater than 5.0 min. achieved)

Yr Storm event:	1	2	10	100
Swale in cfs:	1.37	1.78	3.01	5.90

Treatment achieved as a green practice.

V. PIPING ANALYSIS

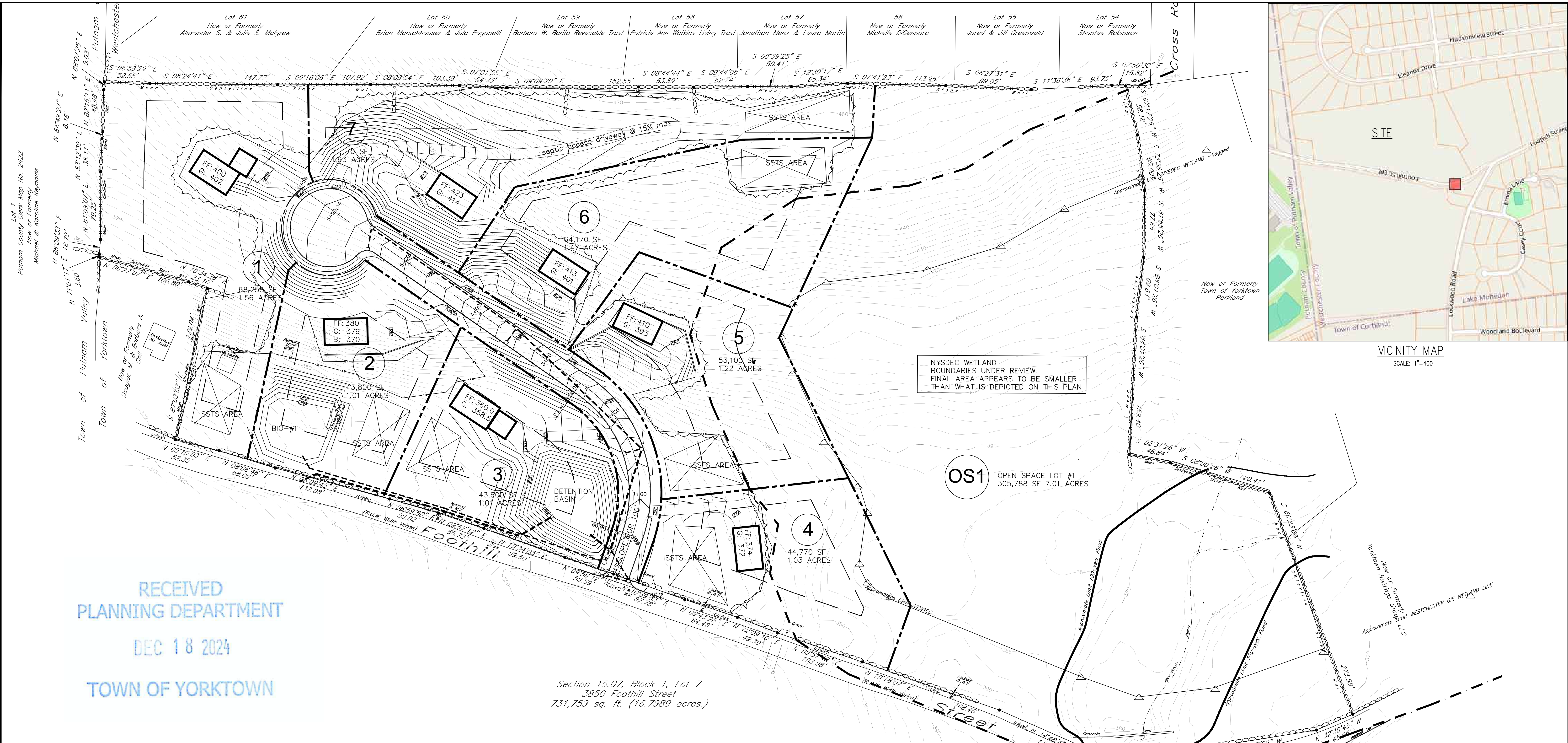
Limited to the connector pipes for the Infiltration and Detention Piping

Pipe max flow = Splitter input: 2.22 cfs.

From the splitter box: flow to the infiltration System is 0.78 cfs for the 100 year storm.

From the splitter box, the flow to the detention System is 1.44 cfs for the 100 year storm.

Connector piping is 12" at 1% min slope has a full capacity of 3.83 cfs which meets the peak flow.



VICINITY MAP
SCALE: 1"=400

RECEIVED
PLANNING DEPARTMENT
DEC 18 2024
TOWN OF YORKTOWN

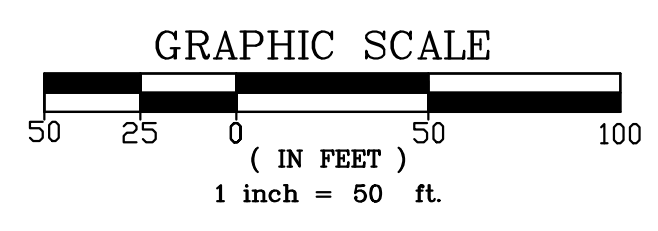
SUBDIVISION FEASIBILITY PLAN

R1-40 RESIDENTIAL

Section 15.07, Block 1, Lot 7
3850 Foothill Street
731,759 sq. ft. (16.7989 acres.)

R1-40 ZONING

- LOT AREA: 45,000 SF, 1.00 ACRES
- LOT FRONTAGE: 150 FT.
- LOT DEPTH: 150 FT @ FYSB
- LOT WIDTH: 150 FT @ MAIN BUILDING
- FRONT SETBACK: 50 FEET
- SIDE/TOTAL SETBACK: 20:50 FEET
- REAR SETBACK: 50 FEET
- MAXIMUM COVERAGE: 15%
- FAR: N/A FEET
- MAX HEIGHT: 35 FEET
- HOUSE MIN USABLE AREA: 1000 SF



GENERAL NOTES:
ROADWAY MAXIMUM GRADE OF 8 PERCENT, 100 FEET ENTRANCE @ 4 PERCENT BEYOND VERTICAL CURVE.

DRIVEWAY GRADED AT 10%

STORM WATER MANAGEMENT, CENTRAL DETENTION/ TREATMENT IN INFILTRATION BASIN OR POCKET WETLAND BASIN. LOT #2 IS TREATED BY AN OFF-LINE BIO-RETENTION BASIN

SEPTIC AREAS ARE 4000 SF PLUS ADEQUATE FOR 4 BEDROOM SSTS SYSTEMS

NOTE: DO NOT SCALE DRAWINGS DIMENSIONS SUPERCEDE SCALE

LEGEND

NOT TO SCALE

- PROPERTY LINE
- ZONING SETBACK LINE
- NYS DEC WETLAND
- NYSDEC 100' CONTROL AREA
- ZONE A FLOOD LINE
- 10' CONTOUR
- 2' CONTOUR
- STREAM COURSE
- SCS SOIL LINE

- CB = CATCH BASIN
- YD = YARD DRAIN (ROOF DRAINAGE ONLY)
- MHE = EMERGENCY MANHOLE
- MH = DRAINAGE MANHOLE
- OS = OUTLET STRUCTURE
- FES = FLARED END SECTION
- FD = FOOTING DRAIN
- RD = ROOF DRAIN
- SP = SPLITTER BOX

THESE DRAWINGS ARE THE SOLE PROPERTY OF P.W. SCOTT ENGINEERING AND ARCHITECTS, P.C. AND WILL NOT BE REPRODUCED BY ANY MEANS AND BE GIVEN TO ANY OTHER TRADES/PERSONS WITHOUT THE EXPRESS PERMISSION OF P.W. SCOTT ENGINEERING AND ARCHITECTS, P.C.

P. W. SCOTT ENGINEERING & ARCHITECTURE, P.C. 3871 ROUTE 6 BREWSTER, NY 10509 845-278-2110	Revisions		Dwg. Title SUBDIVISION FEASIBILITY PLAN	Dwg. No. SY1	
	No.	Date			Description
	A	3/20/24			ADDED GRADING
	Project Title	FOOTHILL STREET SUBDIVISION		Seal 	
	Proj. No.	23-165	Drawn by		PWS
	Date	1/10/24	Scale		1" = 50'

Map No. 3 ~ Strawberry Hill Park
Westchester County Clerk Map No. 10246

Lot 1
Putnam County Clerk Map No. 2422
Now or Formerly
Michael & Barbara Reynolds

Lot 61
Now or Formerly
Alexander S. & Julie S. Mulgrew

Lot 60
Now or Formerly
Brian Marschhauser & Julia Paganelli

Lot 59
Now or Formerly
Barbara W. Barito Revocable Trust

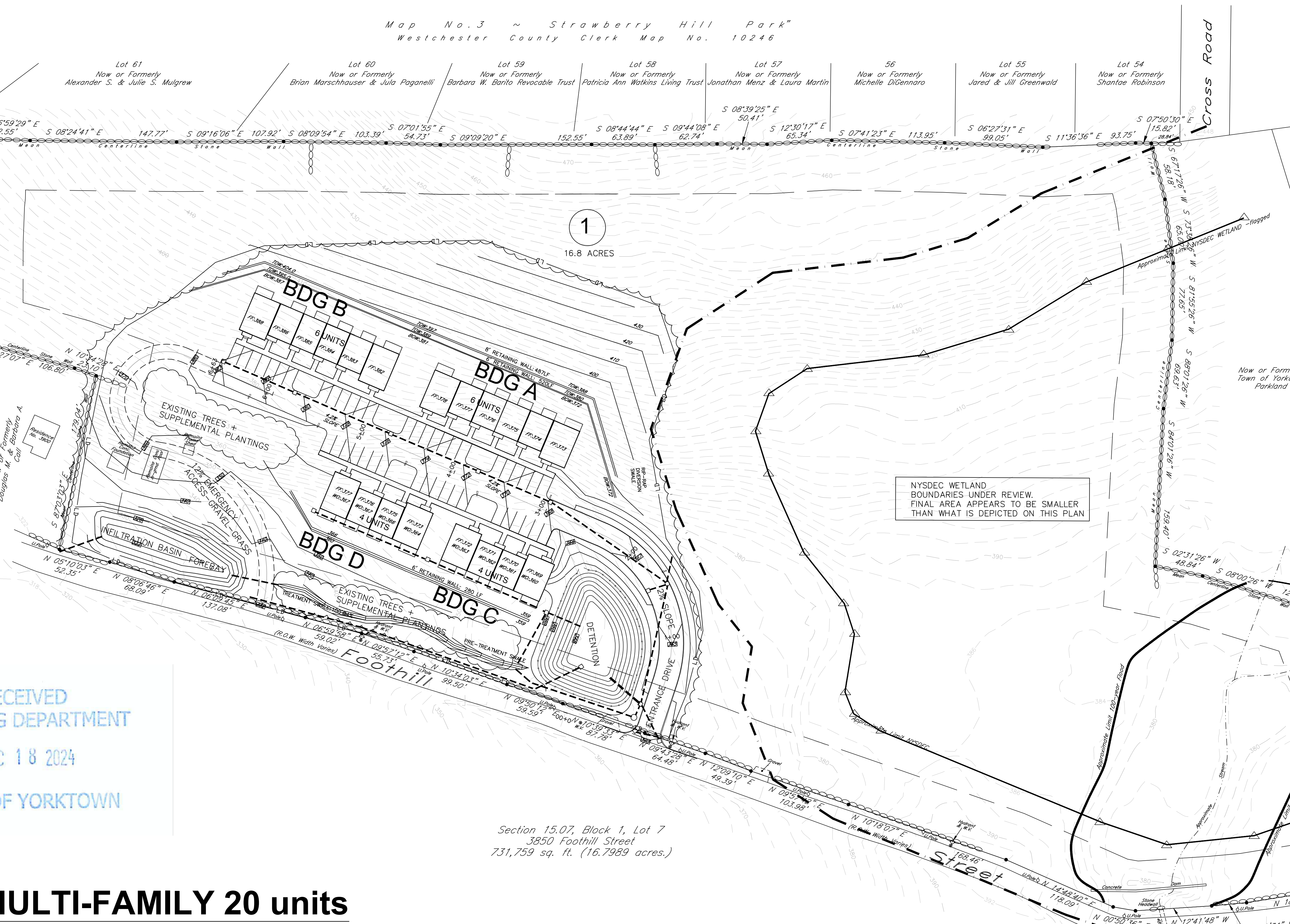
Lot 58
Now or Formerly
Patricia Ann Watkins Living Trust

Lot 57
Now or Formerly
Jonathan Menz & Laura Martin

56
Now or Formerly
Michelle DiCennaro

Lot 55
Now or Formerly
Jared & Jill Greenwald

Lot 54
Now or Formerly
Shantae Robinson



1
16.8 ACRES

NYSDEC WETLAND
BOUNDARIES UNDER REVIEW.
FINAL AREA APPEARS TO BE SMALLER
THAN WHAT IS DEPICTED ON THIS PLAN

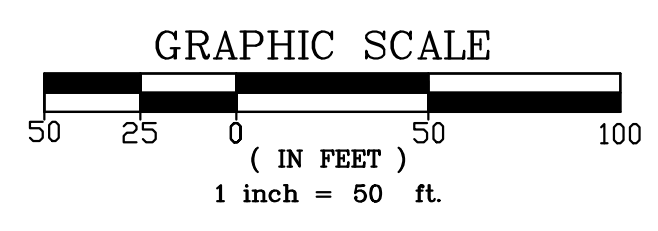
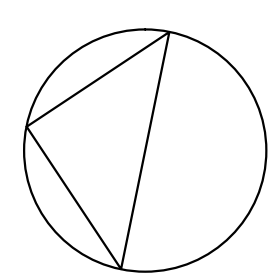


VICINITY MAP
SCALE: 1"=400

RECEIVED
PLANNING DEPARTMENT
DEC 18 2024
TOWN OF YORKTOWN

Section 15.07, Block 1, Lot 7
3850 Foothill Street
731,759 sq. ft. (16.7989 acres.)

MULTI-FAMILY 20 units



GENERAL NOTES:
ROADWAY GRADE OF 2' TO THE PARKING AREA
ROADWAY ALONG PARKING SPACES: 4.2%

VISUALLY, THE TWO 4-UNIT BUILDINGS ARE FACING THE ROAD, WHILE THE 6-UNIT BUILDINGS ARE LOCATED ON THE HILLSIDE. THE BUILDINGS ARE SCREENED FROM THE ROAD BY TREE PLANTING AREAS NOTED.

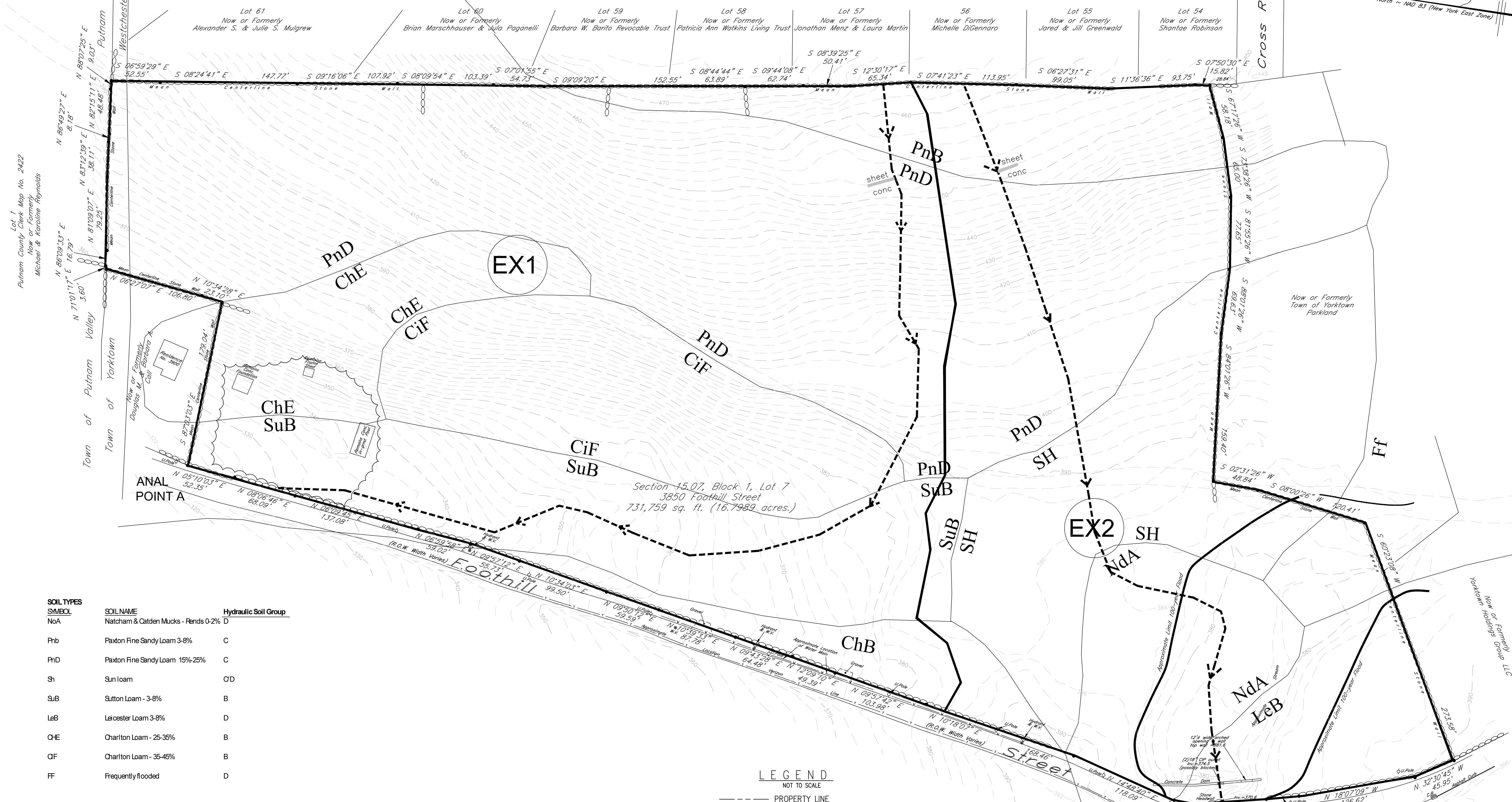
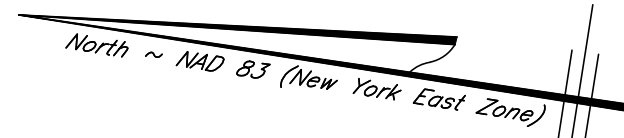
STORM WATER MANAGEMENT, CENTRAL DETENTION/ TREATMENT IN OFF-LINE WATER QUALITY SWALE AND INFILTRATION BASIN UTILITIES INCLUDE: PUBLIC WATER AND SEWER

NOTE: DO NOT SCALE DRAWINGS DIMENSIONS SUPERCEDE SCALE

THESE DRAWINGS ARE THE SOLE PROPERTY OF P.W. SCOTT ENGINEERING AND ARCHITECTS, P.C. AND WILL NOT BE REPRODUCED BY ANY MEANS AND BE GIVEN TO ANY OTHER TRADES/PERSONS WITHOUT THE EXPRESS PERMISSION OF P.W. SCOTT ENGINEERING AND ARCHITECTS, P.C.

- LEGEND**
NOT TO SCALE
- PROPERTY LINE
 - ZONING SETBACK LINE
 - ▲ NYS DEC WETLAND
 - NYSDEC 100' CONTROL AR
 - FLOOD --- ZONE A FLOOD LINE
 - MH --- DRAINAGE MANHOLE
 - OS --- OUTLET STRUCTURE
 - FES --- FLARED END SECTION
 - FD --- FOOTING DRAIN
 - RD --- ROOF DRAIN
 - SP --- SPLITTER BOX
 - SCS SOIL LINE

P. W. SCOTT ENGINEERING & ARCHITECTURE, P.C. 3871 ROUTE 6 BREWSTER, NY 10509 845-278-2110	Revisions		Dwg. Title MULTI-FAMILY SITE PLAN Project Title FOOTHILL STREET SUBDIVISION Proj. No. 23-165 Date 1/10/24	Seal 	Dwg. No. SY1A	
	No.	Date				Description
	A	9/6/24				ARCH FOOTPRINTS
	A	11/12/24	PROPOSED GRADING: 10'			
			Drawn by PWS			
			Scale 1" = 50'			



SOIL TYPES SYMBOL	SOIL NAME	Hydraulic Soil Group
NoA	Natcham & Catden Mucks - Rends 0-2%	D
Phb	Paxton Fine Sandy Loam 3-8%	C
PhD	Paxton Fine Sandy Loam 15%-25%	C
Sh	Sun loam	O/D
SuB	Sutton Loam - 3-8%	B
LeB	Leicester Loam 3-8%	D
ChE	Charlton Loam - 25-35%	B
ChF	Charlton Loam - 35-45%	B
Ff	Frequently flooded	D

PRE-DEVELOPMENT DRAINAGE OVERLAY



LEGEND

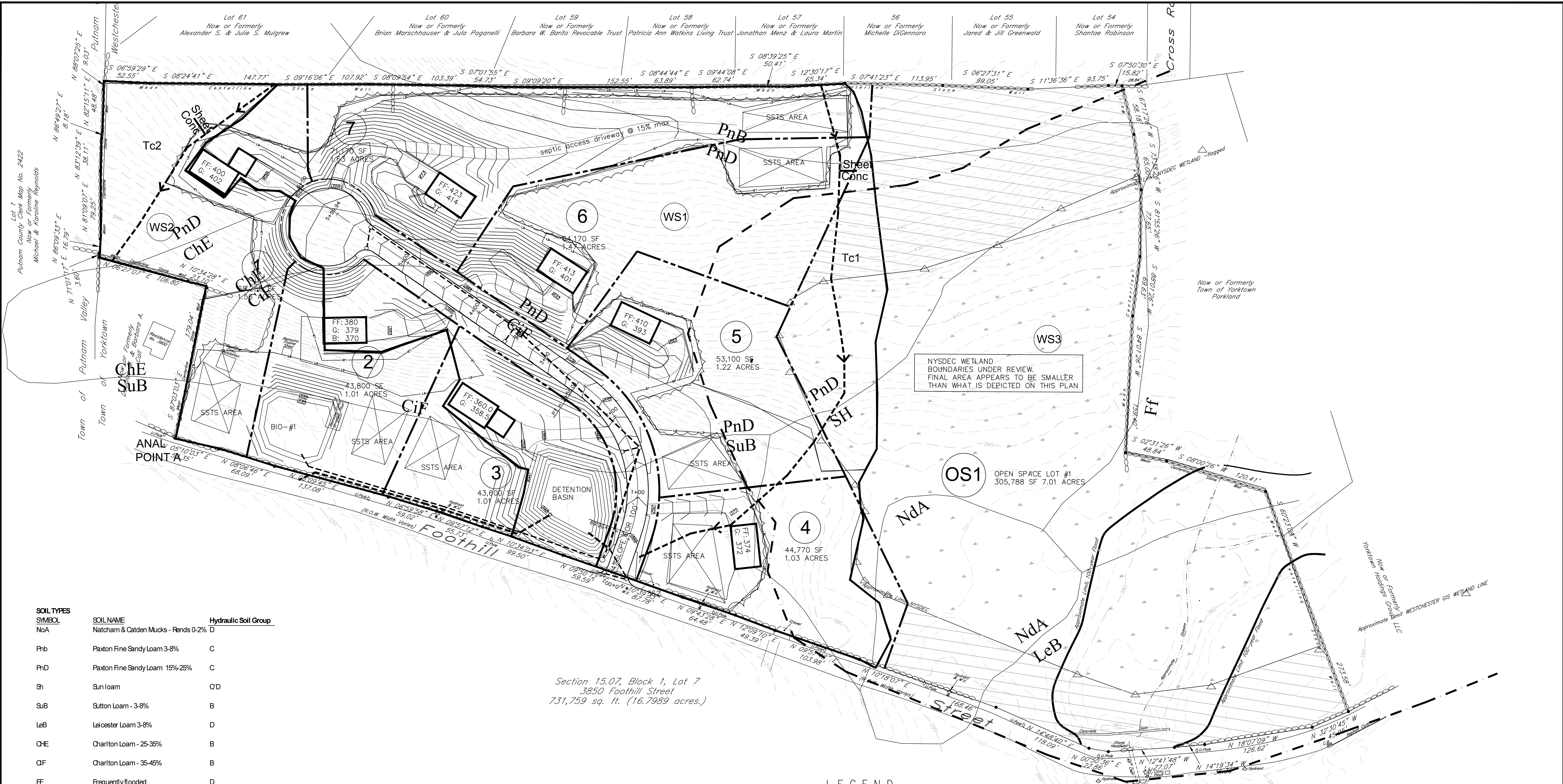
NOT TO SCALE

- PROPERTY LINE
- ZONING SETBACK LINE
- WLF# WLF# NYS DEC WETLAND
- NYSDEC 100' CONTROL AREA
- FLOOD ZONE A FLOOD LINE
- 10' CONTOUR
- 2' CONTOUR
- STREAM COURSE
- SCS SOIL LINE

THESE DRAWINGS ARE THE SOLE PROPERTY OF P.W. SCOTT ENGINEERING AND ARCHITECTS, P.C. AND WILL NOT BE REPRODUCED BY ANY MEANS AND BE GIVEN TO ANY OTHER TRADES/PERSONS WITHOUT THE EXPRESS PERMISSION OF P.W. SCOTT ENGINEERING AND ARCHITECTS, P.C.

NOTE: DO NOT SCALE DRAWINGS DIMENSIONS SUPERCEDE SCALE

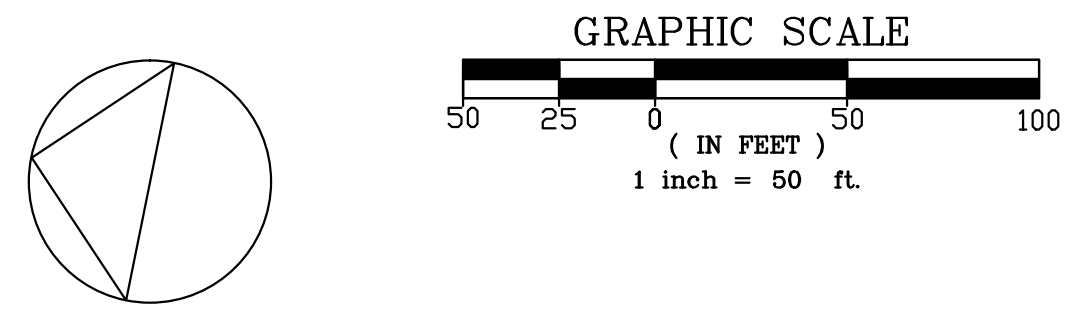
P. W. SCOTT ENGINEERING & ARCHITECTURE, P.C. 3871 ROUTE 6 BREWSTER, NY 10509 845-278-2110	Revisions		Dwg. Title PRE-DEVELOPMENT OVERLAY Project Title FOOTHILL STREET SUBDIVISION Proj. No. 23-165 Date 12/10/24	Seal	Dwg. No. D1
	No.	Date			



SOIL TYPES	SOIL NAME	Hydraulic Soil Group
NoA	Natcham & Catden Mucks - Fends 0-2%	D
Phb	Paxton Fine Sandy Loam 3-8%	C
PhD	Paxton Fine Sandy Loam 15%-25%	C
Sh	Sun loam	OD
SuB	Sutton Loam - 3-8%	B
LeB	Leicester Loam 3-8%	D
ChE	Charlton Loam - 25-35%	B
ChF	Charlton Loam - 35-45%	B
FF	Frequently flooded	D

Section 15.07, Block 1, Lot 7
 3850 Foothill Street
 731,759 sq. ft. (16.7989 acres.)

RESIDENTIAL POST-DEVELOPMENT DRAINAGE OVERLAY



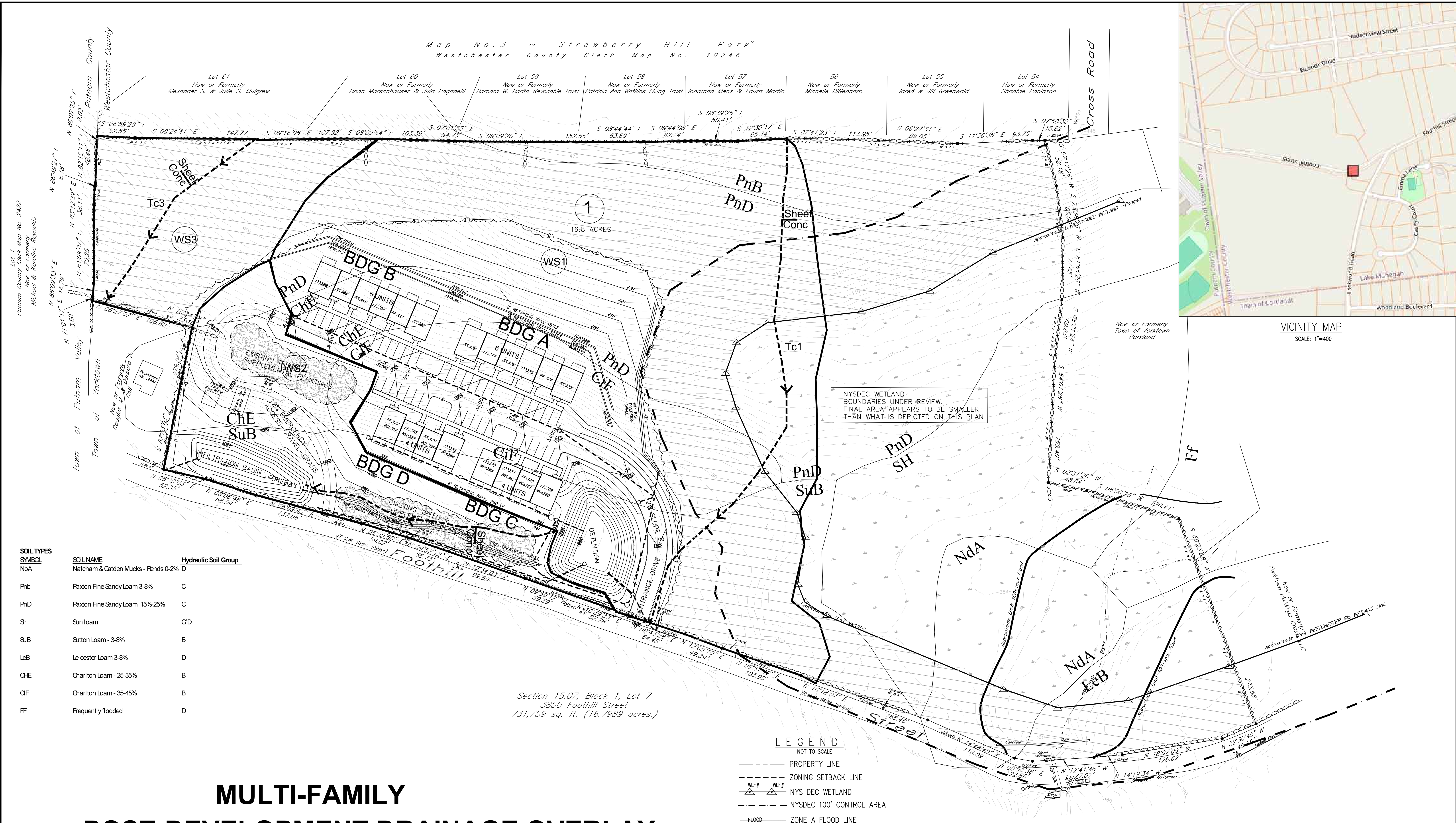
LEGEND
 NOT TO SCALE

- PROPERTY LINE
- ZONING SETBACK LINE
- WLF# WLF# NYS DEC WETLAND
- NYSDEC 100' CONTROL AREA
- FLOOD ZONE A FLOOD LINE
- 10' CONTOUR
- 2' CONTOUR
- STREAM COURSE
- SCS SOIL LINE

THESE DRAWINGS ARE THE SOLE PROPERTY OF P.W. SCOTT ENGINEERING AND ARCHITECTS, P.C. AND WILL NOT BE REPRODUCED BY ANY MEANS AND BE GIVEN TO ANY OTHER TRADESPERSONS WITHOUT THE EXPRESS PERMISSION OF P.W. SCOTT ENGINEERING AND ARCHITECTS, P.C.

NOTE: DO NOT SCALE DRAWINGS DIMENSIONS SUPERCEDE SCALE

P. W. SCOTT ENGINEERING & ARCHITECTURE, P.C. 3871 ROUTE 6 BREWSTER, NY 10509 845-278-2110	Revisions		Dwg. Title	Seal 	Dwg. No. D2A	
	No.	Date	Description			Dwg. Title
						Project Title
						Project No. 23-165
			Drawn by PWS			
			Date 12/20/24	Scale 1" = 50'		



VICINITY MAP
SCALE: 1"=400

SOIL TYPES

SYMBOL	SOIL NAME	Hydraulic Soil Group
NoA	Natcham & Catden Mucks - Pends 0-2%	D
Phb	Paxton Fine Sandy Loam 3-8%	C
PhD	Paxton Fine Sandy Loam 15%-25%	C
Sh	Sun loam	OD
SuB	Sutton Loam - 3-8%	B
LeB	Leicester Loam 3-8%	D
ChE	Charlton Loam - 25-35%	B
ChF	Charlton Loam - 35-45%	B
FF	Frequently flooded	D

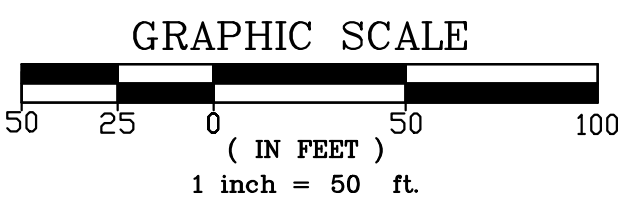
Section 15.07, Block 1, Lot 7
3850 Foothill Street
731,759 sq. ft. (16.7989 acres.)

NYSDEC WETLAND
BOUNDARIES UNDER REVIEW.
FINAL AREA* APPEARS TO BE SMALLER
THAN WHAT IS DEPICTED ON THIS PLAN

LEGEND
NOT TO SCALE

- PROPERTY LINE
- ZONING SETBACK LINE
- WLF# NYS DEC WETLAND
- NYSDEC 100' CONTROL AREA
- FLOOD ZONE A FLOOD LINE
- 10' CONTOUR
- 2' CONTOUR
- STREAM COURSE
- SCS SOIL LINE

MULTI-FAMILY POST-DEVELOPMENT DRAINAGE OVERLAY

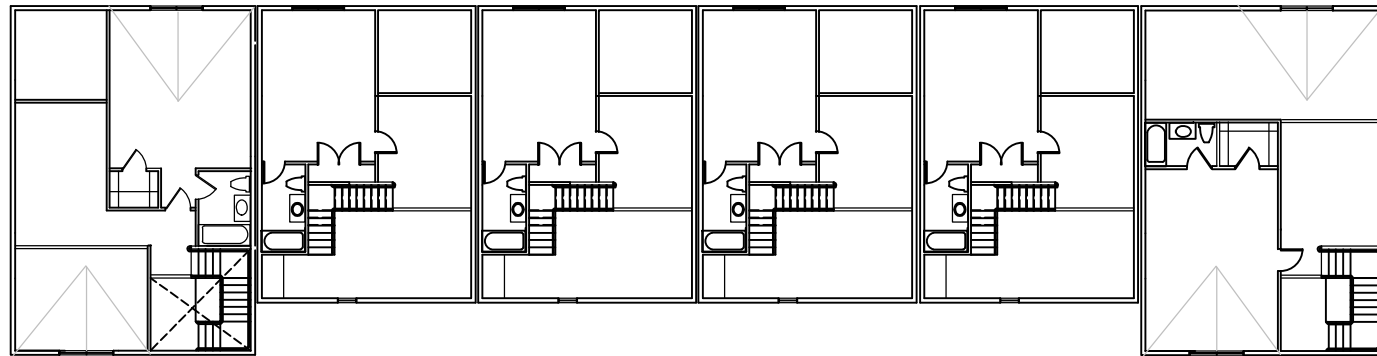


THESE DRAWINGS ARE THE SOLE PROPERTY OF P.W. SCOTT ENGINEERING AND ARCHITECTS, P.C. AND WILL NOT BE REPRODUCED BY ANY MEANS AND BE GIVEN TO ANY OTHER TRADES/PERSONS WITHOUT THE EXPRESS PERMISSION OF P.W. SCOTT ENGINEERING AND ARCHITECTS, P.C.

NOTE: DO NOT SCALE DRAWINGS
DIMENSIONS SUPERCEDE SCALE

P. W. SCOTT ENGINEERING & ARCHITECTURE, P.C. 3871 ROUTE 6 BREWSTER, NY 10509 845-278-2110	Revisions		Dwg. Title	Seal	Dwg. No.	
	No.	Date	Description			MULTI-FAMILY SITE PLAN
						FOOTHILL STREET SUBDIVISION
						Project Title
			Proj. No. 23-165	Drawn by PWS		
			Date 12/10/24	Scale 1" = 50'		

D2B



UNIT TYPE:
UNIT A1 - MF-MIR
SECOND FLOOR

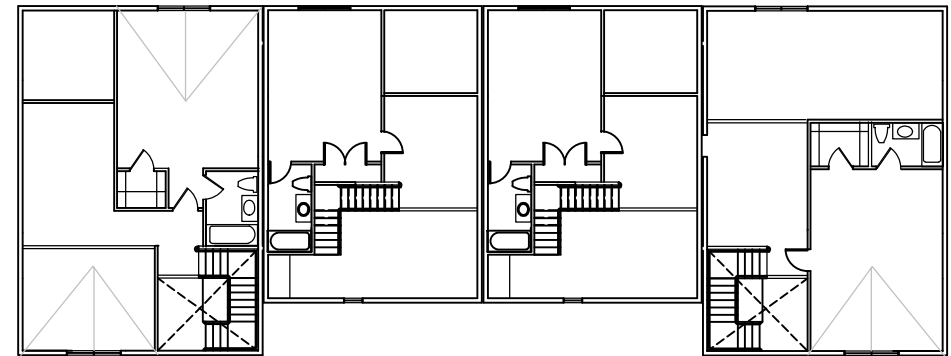
UNIT TYPE:
UNIT A2
SECOND FLOOR

UNIT TYPE:
UNIT A2
SECOND FLOOR

UNIT TYPE:
UNIT A2
SECOND FLOOR

UNIT TYPE:
UNIT A2
SECOND FLOOR

UNIT TYPE:
UNIT A1 - MF
SECOND FLOOR



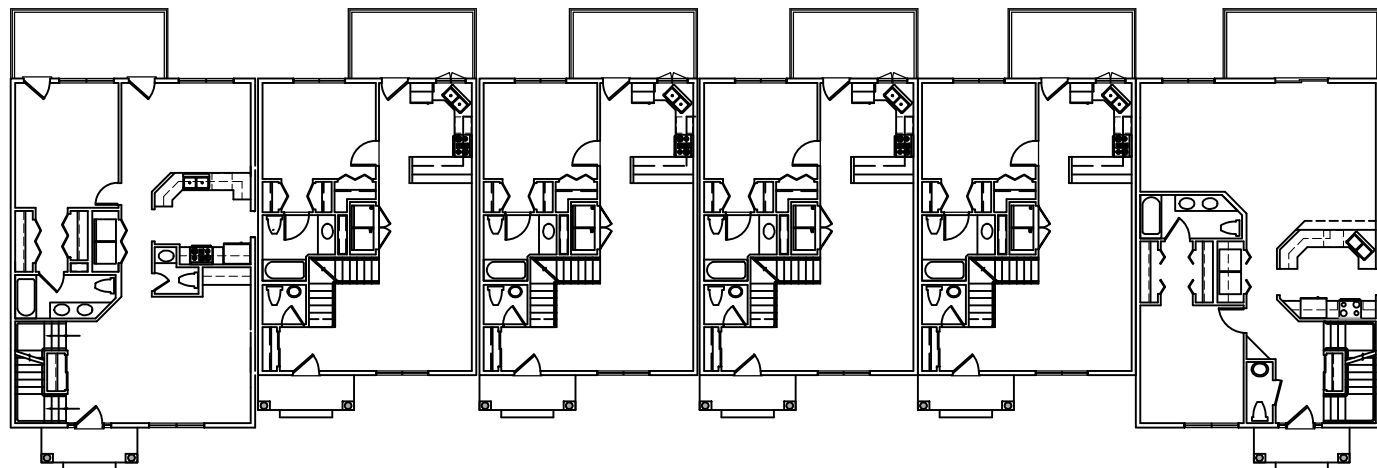
UNIT TYPE:
UNIT A1 - MR-MIR
SECOND FLOOR

UNIT TYPE:
UNIT A2
SECOND FLOOR

UNIT TYPE:
UNIT A2
SECOND FLOOR

UNIT TYPE:
UNIT A1 - MF
SECOND FLOOR

1 SECOND FLOOR PLANS
SCALE = 1/8" = 1'-0"



UNIT TYPE:
UNIT A1 - MF-MIR
FIRST FLOOR

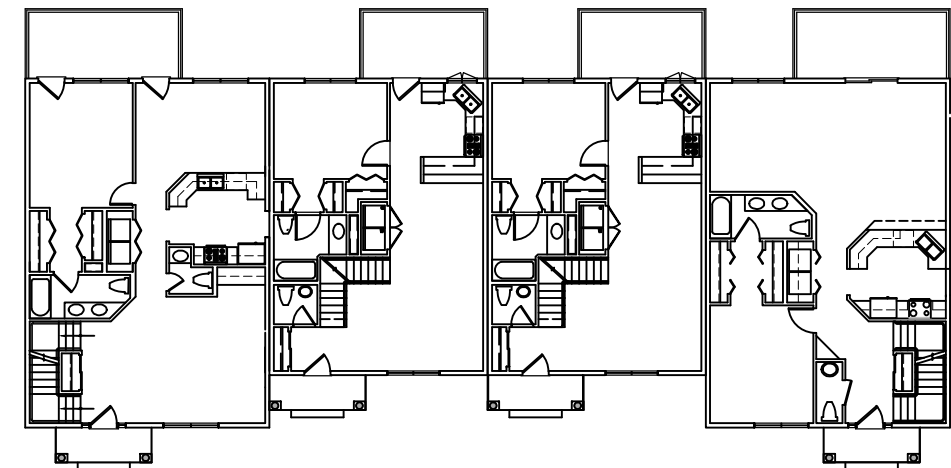
UNIT TYPE:
UNIT A2
FIRST FLOOR

UNIT TYPE:
UNIT A2
FIRST FLOOR

UNIT TYPE:
UNIT A2
FIRST FLOOR

UNIT TYPE:
UNIT A2
FIRST FLOOR

UNIT TYPE:
UNIT A1 - MF
FIRST FLOOR



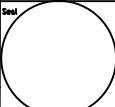
UNIT TYPE:
UNIT A1 - MR-MIR
FIRST FLOOR

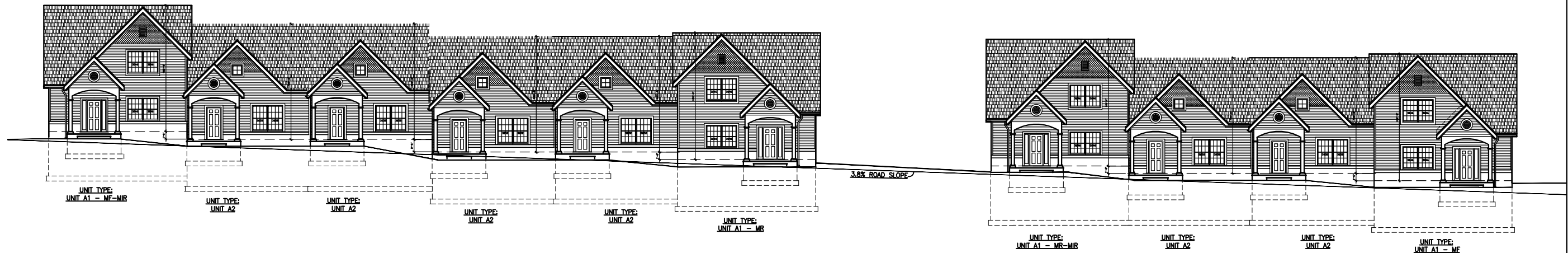
UNIT TYPE:
UNIT A2
FIRST FLOOR

UNIT TYPE:
UNIT A2
FIRST FLOOR

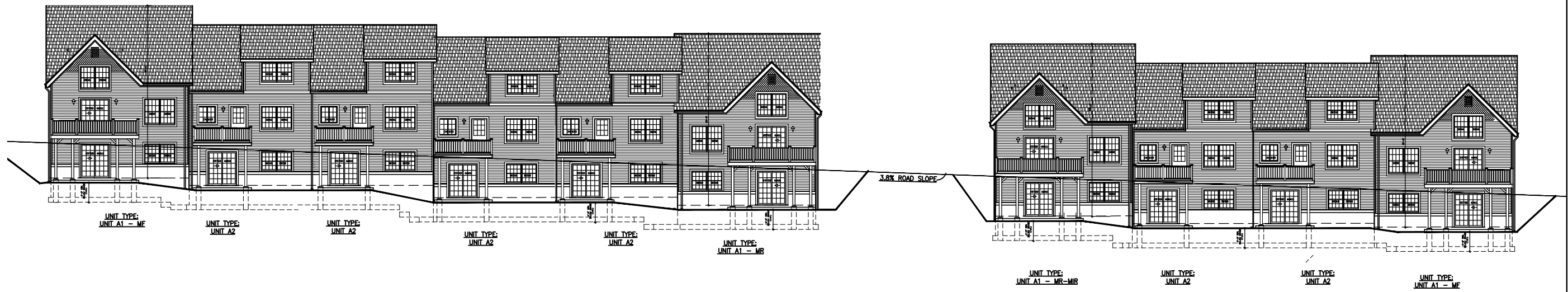
UNIT TYPE:
UNIT A1 - MF
FIRST FLOOR

2 FIRST FLOOR PLANS
SCALE = 1/8" = 1'-0"

P. W. SCOTT ENGINEERING & ARCHITECTURE, P.C. 3871 ROUTE 6 BREWSTER, NY 10509 845-278-2110	No.	Date	Revision Description	Proj. Title	FLOOR PLANS			Proj. No. 23-135 Date 9/2/24 Scale 1/8"=1'-0"	Drawn by PWS A1	
				Project Title	FOOTHILL APARTMENTS					
				Proj. No.	23-135	Drawn by				PWS
				Date	9/2/24	Scale				1/8"=1'-0"

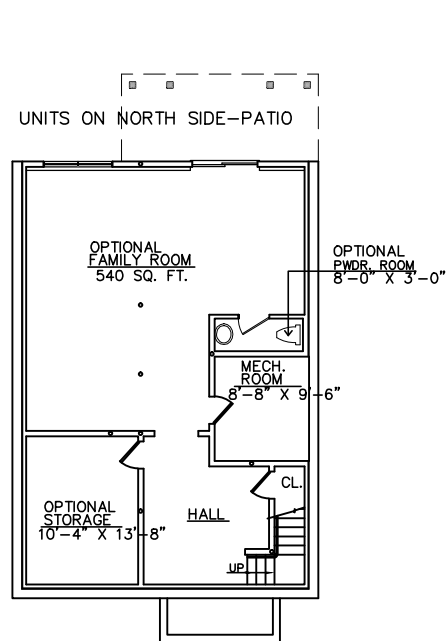


1 FRONT ELEVATION - FACING PARKING
SCALE = 1/8" = 1'-0"

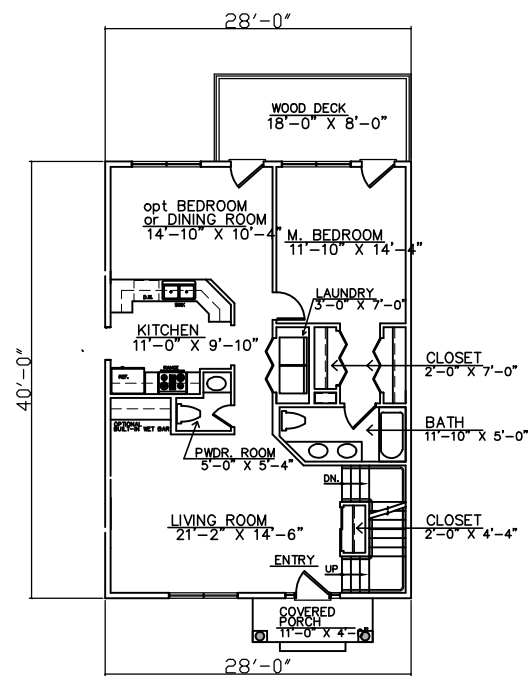


2 REAR ELEVATION - ONLY 4-UNITS BLGS FACE FOOTHILL ROAD
SCALE = 1/8" = 1'-0"

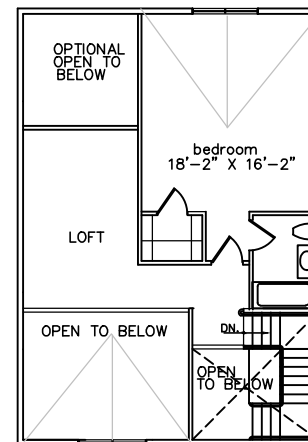
P. W. SCOTT ENGINEERING & ARCHITECTURE, P.C. 3871 ROUTE 6 BREWSTER, NY 10509 845-278-2110	No.	Date	Revision Description	Sheet Title	ELEVATIONS Project Title FOOTHILL APARTMENTS Proj. No. 23-135 Date 9/2/24 Drawn by PWS Scale 1/8"=1'-0"		A2



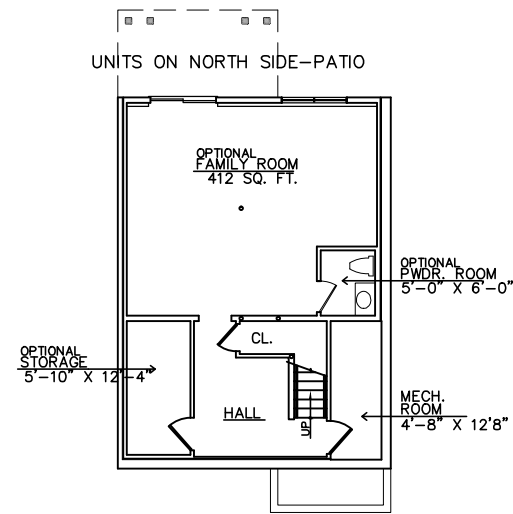
FAIRFIELD - MR - MODEL
BASEMENT FLOOR PLAN
1,015 SQ. FT. WITHOUT MECH. RM.



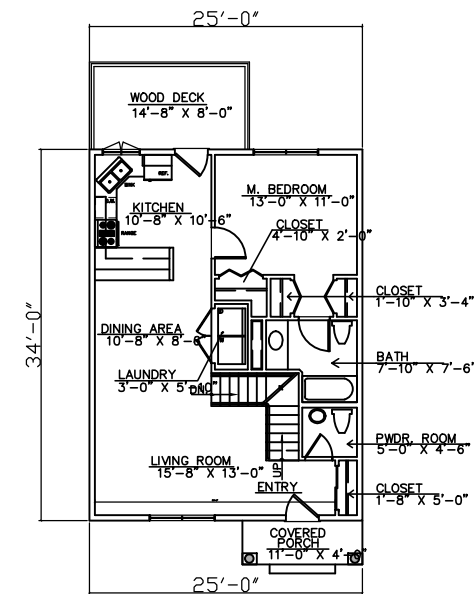
FAIRFIELD - MR - MODEL
FIRST FLOOR PLAN
1,120 SQ. FT.: MB IN REAR



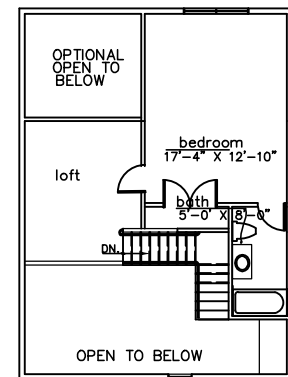
FAIRFIELD - MR - MODEL
SECOND FLOOR PLAN
604 SQ. FT.



SHERMAN MODEL
BASEMENT FLOOR PLAN
776 SQ. FT. WITHOUT MECH. RM.



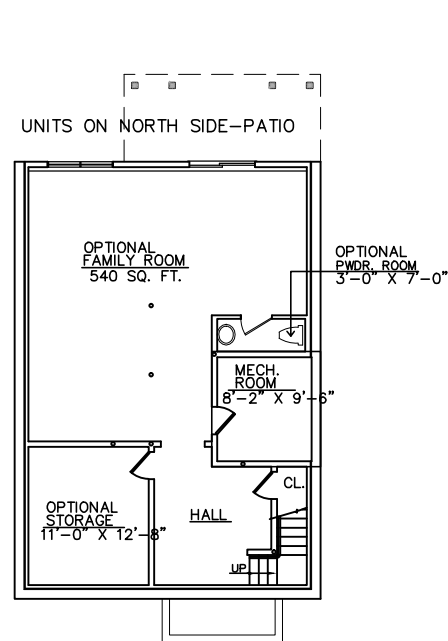
SHERMAN MODEL
FIRST FLOOR PLAN
850 SQ. FT.



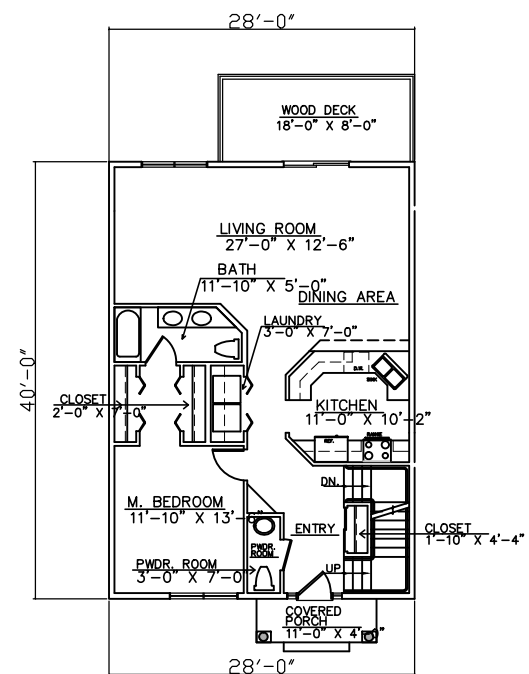
SHERMAN MODEL
SECOND FLOOR PLAN
476 SQ. FT.

UNIT A1-MR

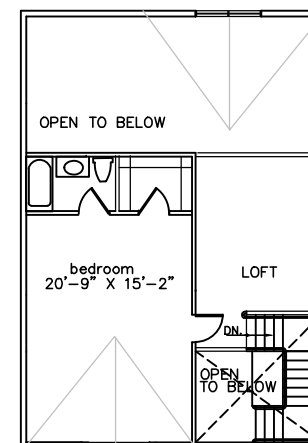
THE DIMENSIONS, SIZES, CONFIGURATIONS, AND INFORMATION ON THE ABOVE PLAN ARE MEANT TO BE ILLUSTRATIVE ONLY.



FAIRFIELD - MF - MODEL
BASEMENT FLOOR PLAN
1,015 SQ. FT. WITHOUT MECH. RM.



FAIRFIELD - MF - MODEL
FIRST FLOOR PLAN
1,120 SQ. FT.: MB IN FRONT



FAIRFIELD - MF - MODEL
SECOND FLOOR PLAN
452 SQ. FT.

UNIT A1-MF

THE DIMENSIONS, SIZES, CONFIGURATIONS, AND INFORMATION ON THE ABOVE PLAN ARE MEANT TO BE ILLUSTRATIVE ONLY.

UNIT A2

THE DIMENSIONS, SIZES, CONFIGURATIONS, AND INFORMATION ON THE ABOVE PLAN ARE MEANT TO BE ILLUSTRATIVE ONLY.

	P. W. SCOTT		Revision		Dwg. Title			UNIT TYPES FOOTHILL APARTMENTS	No. Date Description
	ENGINEERING & ARCHITECTURE, P.C.		Description		Project Title				
	3871 ROUTE 6				23-135				
	BREWSTER, NY 10509 845-278-2110				9/2/24				
				Drawn by		PWS		Scale	
						1/4"=1'-0"			



STREET VIEW



STREET VIEW



SINGLE UNIT ENTRY



REAR VIEW OF UNITS



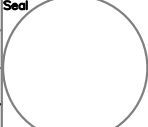
REAR OF UNITS NORTH SIDE



REAR OF UNIT SOUTH SIDE

THESE DRAWINGS ARE THE SOLE PROPERTY OF P.W. SCOTT ENGINEERING AND ARCHITECTS, P.C. AND WILL NOT BE REPRODUCED BY ANY MEANS AND BE GIVEN TO ANY OTHER TRADES/PERSONS WITHOUT THE EXPRESS PERMISSION OF P.W. SCOTT ENGINEERING AND ARCHITECTS, P.C.

NOTE: DO NOT SCALE DRAWINGS
DIMENSIONS SUPERCEDE SCALE

P. W. SCOTT ENGINEERING & ARCHITECTURE, P.C. 3871 ROUTE 6 BREWSTER, NY 10509 845-278-2110	Revisions		Dwg. Title	PRELIMINARY ARCHITECTURAL DESIGN	Seal 	Dwg. No.			
	No.	Date	Description	Project Title		FOOTHILL STREET SUBDIVISION	PH		
				Proj. No.		23-135		Drawn by	MA
				Date		12/6/24		Scale	NTS