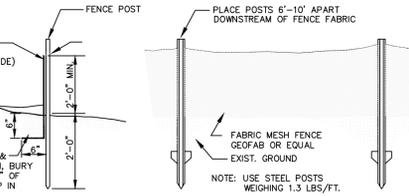


SILT FENCE DETAIL

SCALE: N.T.S.

INSTALLATION NOTES

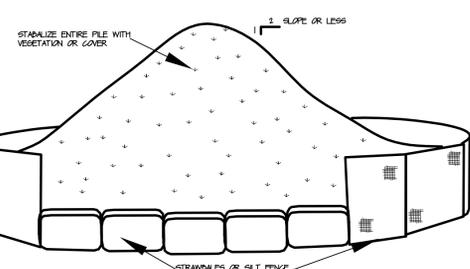
1. EXCAVATE A 4 INCH X 4 INCH TRENCH ALONG THE LOWER PERIMETER OF THE SITE.
2. UNROLL A SECTION AT A TIME AND POSITION THE POSTS AGAINST THE BACK (DOWNSTREAM) WALL OF THE TRENCH (NET SIDE AWAY FROM DIRECTION OF FLOW).
3. DRIVE THE POST INTO THE GROUND UNTIL THE NETTING IS APPROXIMATELY 2 INCHES FROM THE TRENCH BOTTOM.
4. LAY THE TOE-IN FLAP OF FABRIC ONTO THE UNDISTURBED BOTTOM OF THE TRENCH. BACKFILL THE TRENCH AND TAMP THE SOIL. STEEPER SLOPES REQUIRE AN INTERCEPT TRENCH.
5. JOIN SECTIONS AS SHOWN ABOVE.



SILT FENCE DETAIL

SCALE: N.T.S.

NOTE:
AT THE COMPLETION OF THE PROJECT AND AFTER SOIL STABILIZATION AND VEGETATIVE GROWTH HAVE BEEN ASSURED, THE SILT FENCE MUST BE COMPLETELY REMOVED AND THE EMBEDED TRENCH RESTORED TO A NATURAL CONDITION.

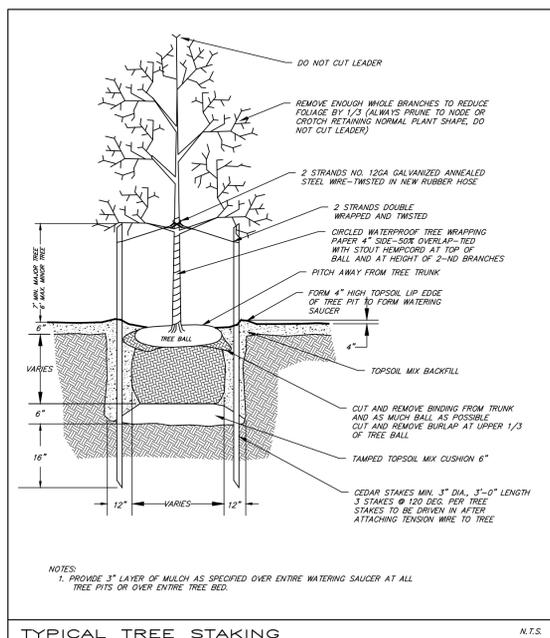


TOPSOIL STOCKPILE

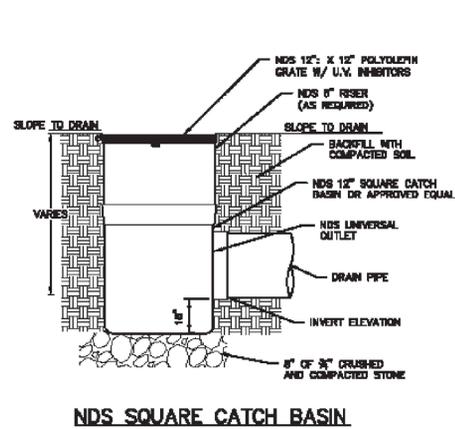
SCALE: N.T.S.

INSTALLATION NOTES:

1. AREA CHOSEN FOR STOCKPILE 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 STRIBALES, THEN STABILIZED WITH VEGETATION OR COVERED.
4. SEE SPECIFICATIONS (THIS MANUAL) FOR INSTALLATION OF SILT FENCE.

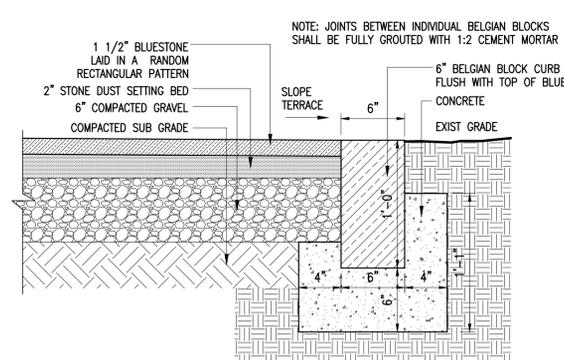
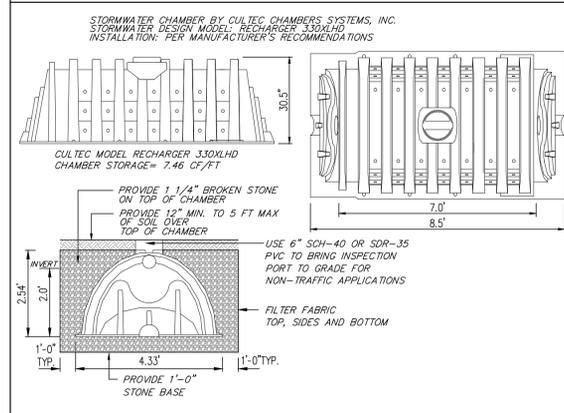


TYPICAL TREE STAKING



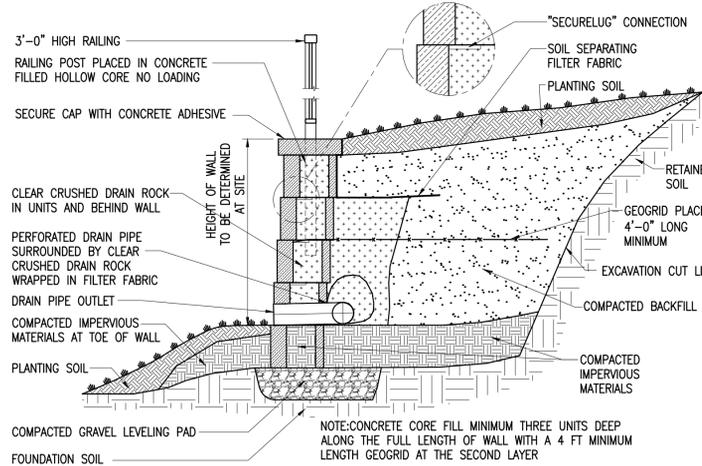
NDS SQUARE CATCH BASIN

STORMWATER SUBSURFACE INFILTRATOR SYSTEM



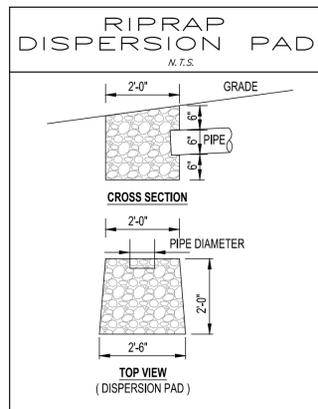
BLUESTONE PAVING DETAIL

SCALE: NONE



MASONRY RETAINING WALL SYSTEM DETAIL
"LIBERTYSTONE" OR EQUAL

SCALE: 3/4" = 1'-0" GRAPHIC SCALE IN FEET



HOT TUB CONCRETE PAD DETAIL

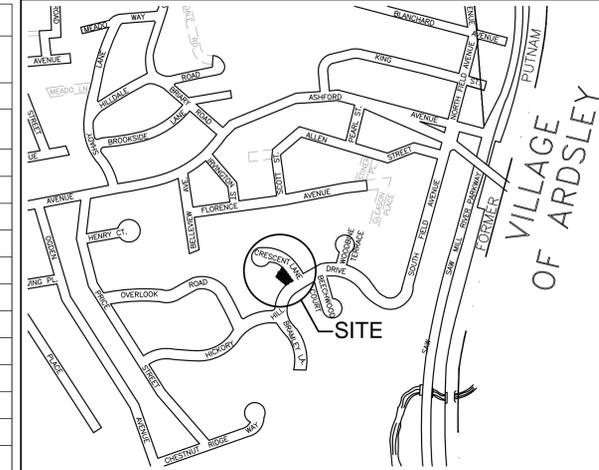
SCALE: 1/2" = 1'-0" GRAPHIC SCALE IN FEET

3 CRESCENT LANE ZONING TABLE

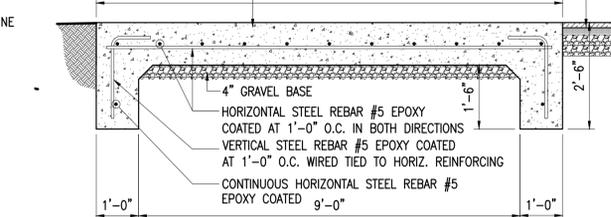
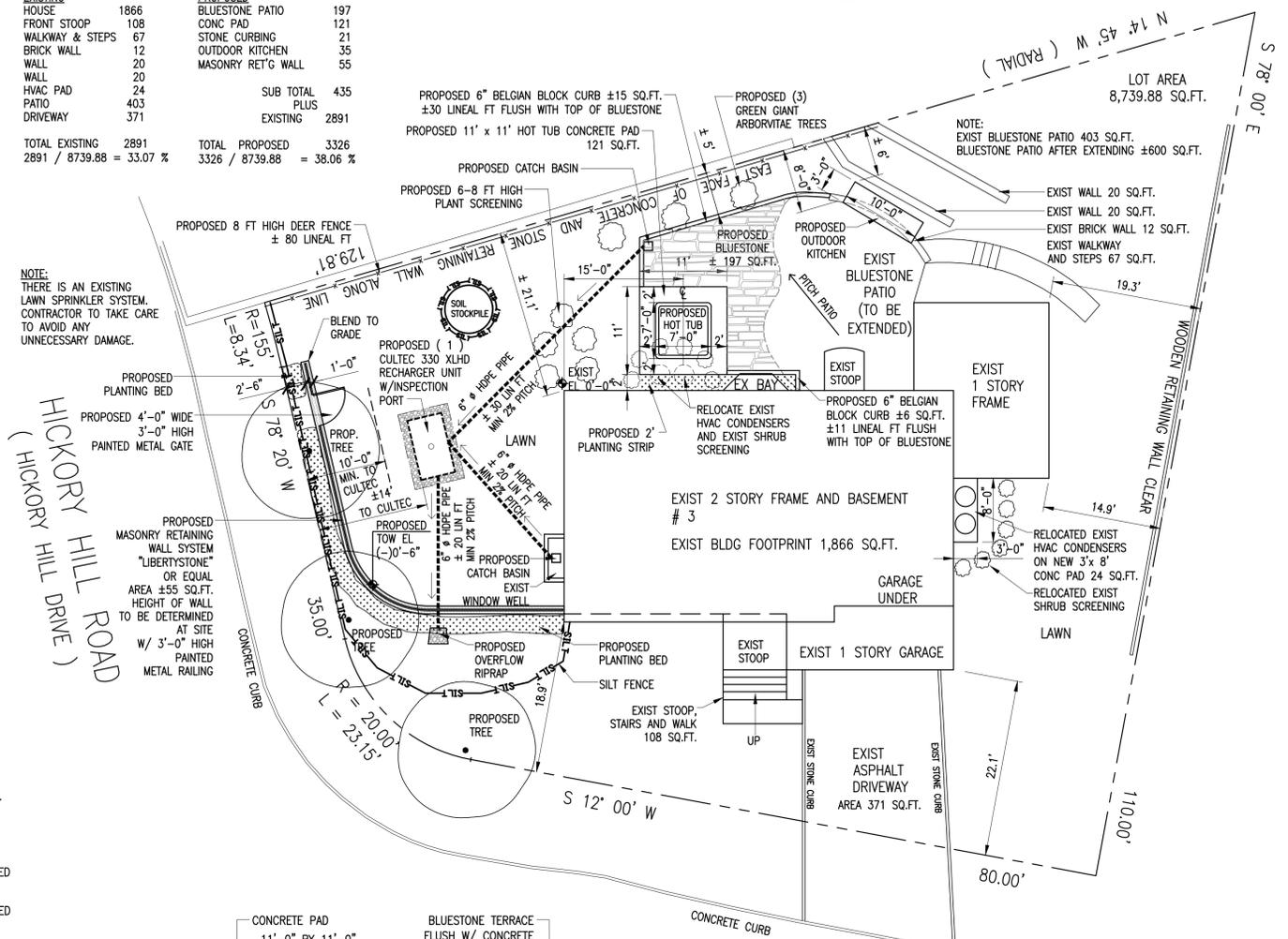
PROPERTY LOCATION: 3 CRESCENT LANE TAX ID NO. 3.100-97-51
OWNER: RICHARD LAMENDOLA 3 CRESCENT LANE DOBBS FERRY, NY 10522

REQUIREMENT	UNITS	REQUIRED/ ALLOWED	EXISTING	PROPOSED
MINIMUM NET LOT AREA	SQ.FT.	10,000	8,739.88	UNCHANGED
MINIMUM LOT WIDTH	FEET	100	100	UNCHANGED
MINIMUM LOT DEPTH	FEET	100	80	UNCHANGED
MAX. LOT COVERAGE BY BUILDINGS	%	22	21.35	UNCHANGED
MAX. LOT COVERAGE BY IMPERVIOUS SURFACES	%	40	32.35	38.06
MINIMUM FRONT YARD SETBACK	FEET	25	18.9	UNCHANGED
MINIMUM REAR YARD SETBACK	FEET	25	21.1	UNCHANGED
MINIMUM SIDE YARD SETBACK EACH	FEET	12	11.7	UNCHANGED
MINIMUM SIDE YARD SETBACK BOTH	FEET	30	35.3	UNCHANGED
STORIES	NUMBER	2.5	2	UNCHANGED
MAXIMUM HEIGHT (GREATER THAN 0.30)	FEET	35	EXISTING	UNCHANGED
OFF STREET PARKING	NUMBER	2	2	UNCHANGED

LOT COVERAGE		LOT COVERAGE	
EXISTING	PROPOSED	EXISTING	PROPOSED
HOUSE	1866	BLUESTONE PATIO	197
FRONT STOOP	108	CONC PAD	121
WALKWAY & STEPS	67	STONE CURBING	21
BRICK WALL	12	OUTDOOR KITCHEN	35
WALL	20	MASONRY RET'G WALL	55
WALL	20		
HVAC PAD	24		
PATIO	403		
DRIVEWAY	371		
		SUB TOTAL PLUS EXISTING	435 2891
TOTAL EXISTING	2891	TOTAL PROPOSED	3326
			3326 / 8739.88 = 38.06 %
			2891 / 8739.88 = 33.07 %

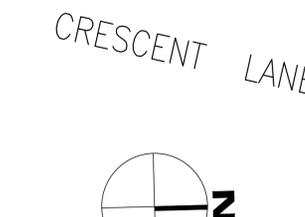


SITE LOCATION MAP
NOT TO SCALE



HOT TUB CONCRETE PAD DETAIL

SCALE: 1/2" = 1'-0" GRAPHIC SCALE IN FEET



SITE PLAN

SCALE: 1" = 10'-0" GRAPHIC SCALE IN FEET

TAX PARCEL ID : 3.100-97-51

NOTE:
ALL LIGHTING SHALL COMPLY WITH SECTION 300-11.4

ALL SURVEYING INFORMATION ON THIS DRAWING IS TAKEN FROM A SURVEY DATED JUNE 17, 1998

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WARNING:
IT IS A VIOLATION OF THE NEW YORK STATE EDUCATIONAL LAW FOR ANY PERSON UNLESS HE OR SHE IS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT TO ALTER AN ITEM ON THESE DRAWINGS IN ANY WAY.

LAMENDOLA RESIDENCE
3 CRESCENT LANE
DOBBS FERRY, NEW YORK 10522
PROJECT NO.: 2101

GOTHAM DESIGN
AND COMMUNITY DEVELOPMENT LTD.

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ISSUED / REVISIONS
PLANNING BOARD SUBMISSION 04-15-2021

SHEET TITLE:
SITE PLAN

DATE: 04-15-2021 DRAWN BY: MB
SCALE: AS NOTED CHECKED BY: PRS

A-1
OF 1