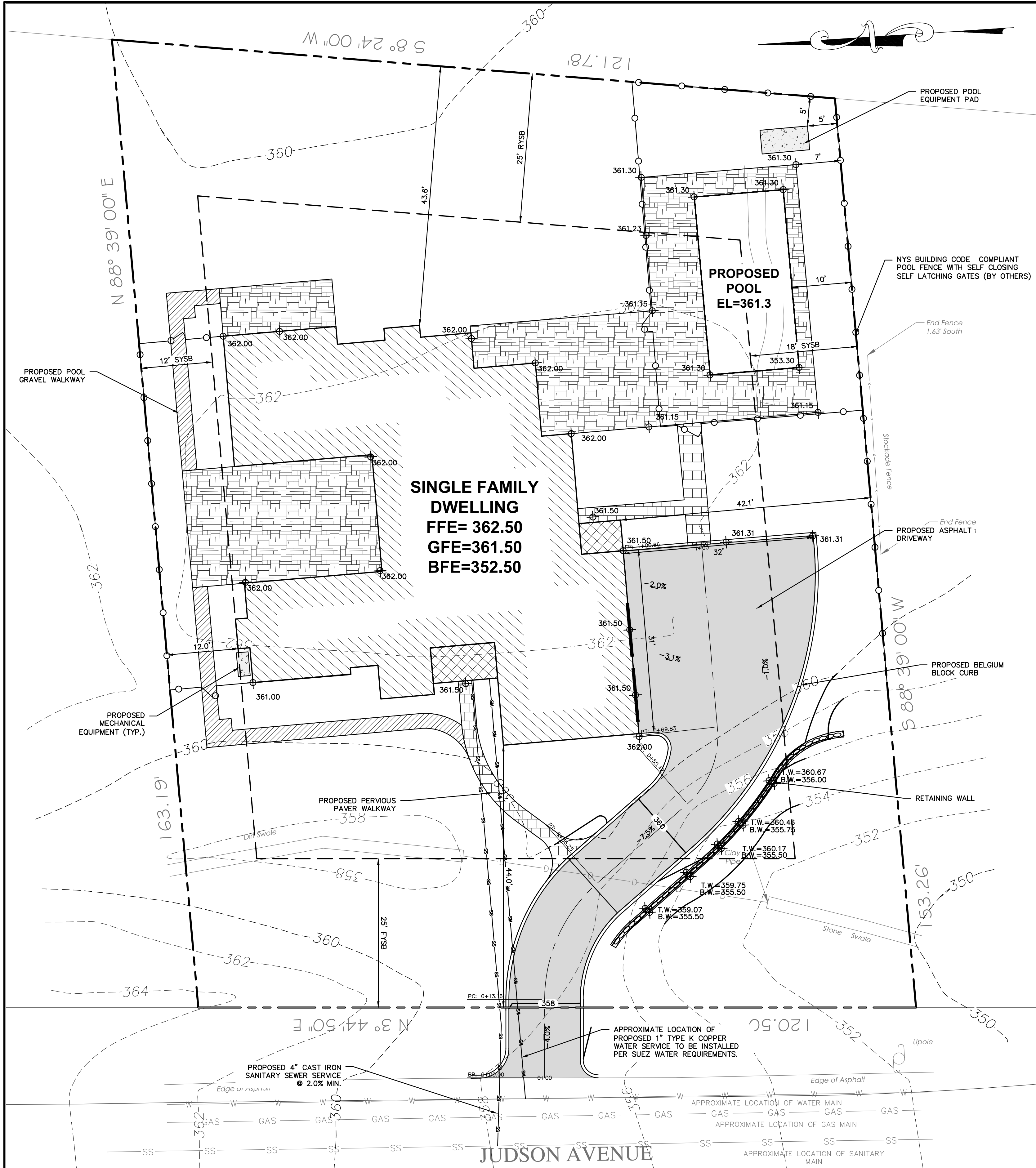




PROJECT INFORMATION:
PROPERTY OWNER & APPLICANT:
MICHAEL MARRIONE
41 CEDAR STREET APT 3
DOBBS FERRY, NY 10522

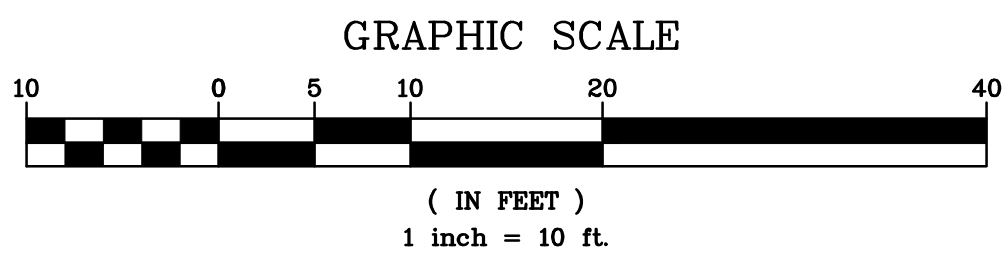
SURVEYOR:
TC MERRITTS LAND SURVEYORS
394 BEDFORD ROAD
PLEASANTVILLE, NY 10570

ENGINEER:
HUDSON ENGINEERING & CONSULTING
45 KNOLLWOOD ROAD - SUITE 201
ELMSFORD, NY 10523

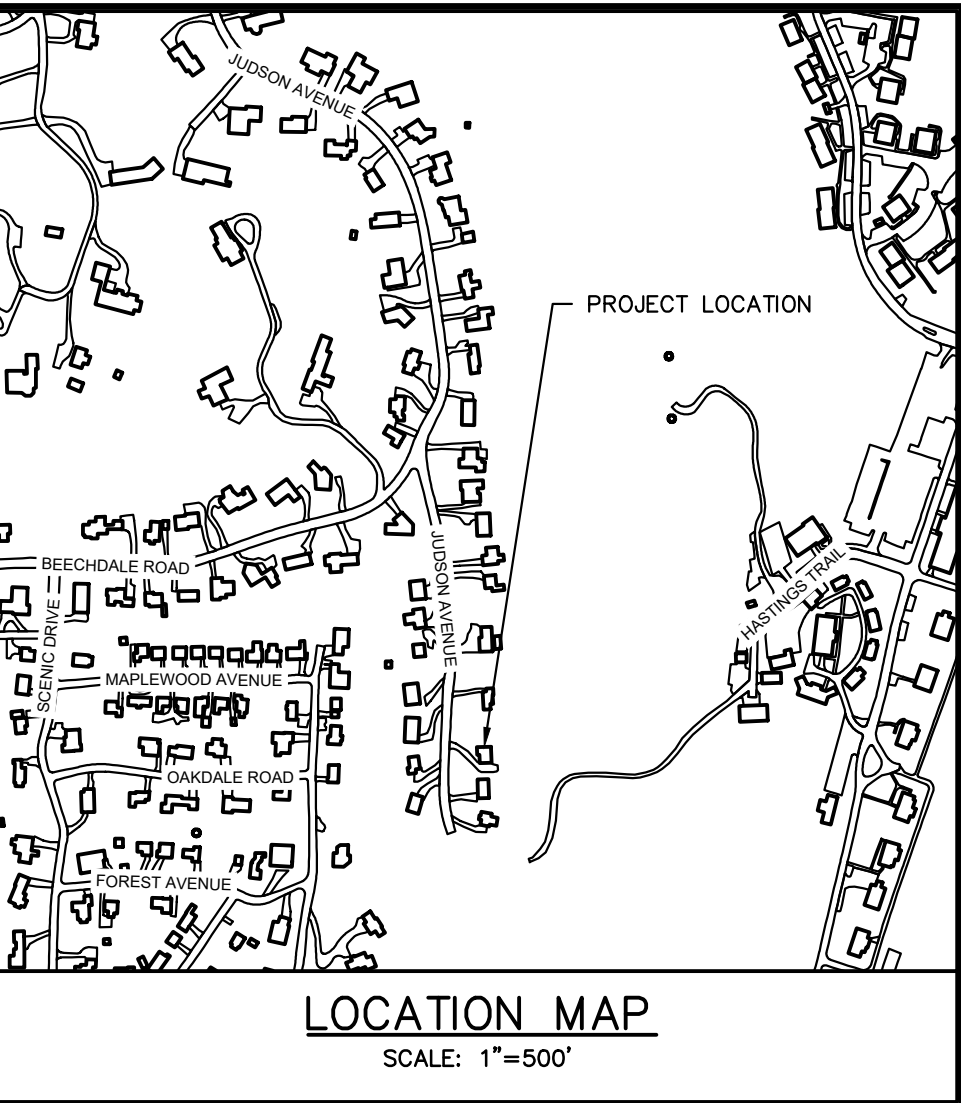
ARCHITECT:
EVANS ARCHITECTS
470 CHAMBERLAIN AVENUE
PATERSON, NJ 07522

LANDSCAPE ARCHITECT:
ASPECT 120 LANDSCAPE
ARCHITECTURE
90 NORTH BROADWAY SUITE 223
IRVINGTON, NY 10533

EXISTING INFORMATION SHOWN HEREON
PROVIDED BY TC MERRITTS LAND
SURVEYORS DATED JUNE 2, 2021



ZONING ANALYSIS TABLE			
SECTION: 3.70 BLOCK: 151 LOT: 18	DISTRICT: OF4 (One-Family Residence)		
	REQ'D	EXISTING	PROPOSED
REGULATION			
Lot size (s.f.)	10,000	18,991.0	18,991.0
Net lot area (per 300-34A(2))	10,000	17,910.0	17,910.0
Min. Lot Width (ft.)	100	120.5	120.5
Min. Lot Depth (ft.)	100	152.7	152.7
Min. Yards			
- Front (ft.)	25	66.0	44.0
- Side 1 (ft.)	12	31.3	12.0
- Side Both (ft.)	30	80.4	54.1
- Rear (ft.)	25	56.5	43.6
Max. Bldg. Coverage (sf)	4,178	1,239	3,158
Max. Bldg. Coverage (%)	22.0%	6.5%	16.6%
Max. Impervious Cov. (sf)	7596.4	4580	7548
Max. Impervious Cov. (%)	40.0%	24.1%	39.7%



LEGEND	
PROPERTY LINE	---
PROPOSED BELGIAN BLOCK CURB	=====
PROPOSED ASPHALT DRIVEWAY	=====
PROPOSED BLUESTONE PATIO	=====
PROPOSED CONCRETE MECHANICAL PAD	=====
PROPOSED PERVIOUS PAVEMENT WALKWAY	=====
PROPOSED GRAVEL WALKWAY	=====
PROPOSED STONE MASONRY WALL	=====
PROPOSED CONTOUR	=====
PROPOSED SPOT GRADE	=====
PROPOSED STORM PIPE	=====
PROPOSED DRAIN INLET	=====
PROPOSED FENCE	=====
PROPOSED TRENCH DRAIN	=====
PROPOSED WATER SERVICE	=====
PROPOSED SANITARY SEWER SERVICE	=====

AERIAL MAP
SCALE: 1"=30'

LEGEND

PROJECT:
PROPOSED DWELLING
253 JUDSON AVENUE
VILLAGE OF DOBBS FERRY
WESTCHESTER COUNTY - NEW YORK

SITE PLAN

HUDSON ENGINEERING & CONSULTING, P.C.
45 Knollwood Road, Suite 201
Elmsford, New York 10523
T: 914-909-0420
F: 914-560-2086

HEC

STATE OF NEW YORK
MICHAEL J. STERN
LICENSED PROFESSIONAL ENGINEER
No. 60851

Date: 06/10/21
Scale: 1" = 10'
Designed By: T.K.
Checked By: M.S.
Sheet No. 5

C-2

ANY ALTERATIONS OR REVISIONS OF THESE PLANS, UNLESS DONE BY OR UNDER THE DIRECTION OF THE NYS LICENSED AND REGISTERED ENGINEER THAT PREPARED THEM, IS A VIOLATION OF THE NYS EDUCATION LAW.