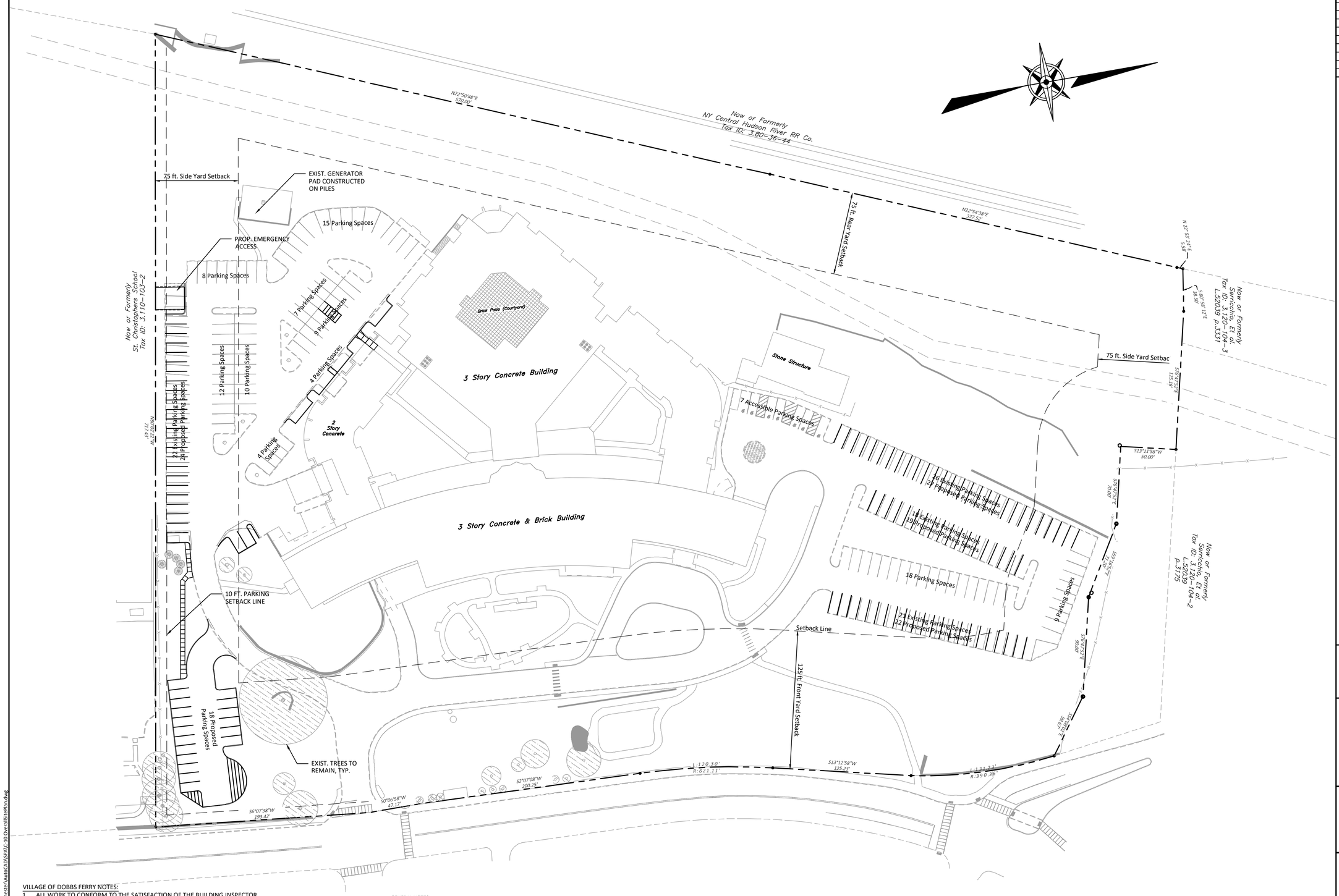
NO.	REVISION	DATE
1	COORDINATION WITH LANDSCAPE PLANS	5/22/19
2	REVISED PER VILLAGE COMMENTS	7/02/19
3	REVISED PER VILLAGE COMMENTS	10/23/19
4	REVISED PER BOT SPECIAL MTG HELD 7/27/2020	8/3/2020



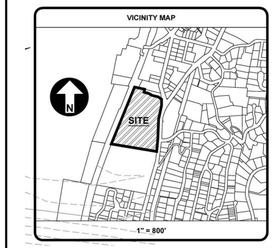
VILLAGE OF DOBBS FERRY NOTES:

1. ALL WORK TO CONFORM TO THE SATISFACTION OF THE BUILDING INSPECTOR.
2. PROVIDE RETAINING WALLS ON ALL SLOPES EXCEEDING ONE (1) FOOT VERTICAL ON ONE AND ONE-HALF (1-1/2) FEET HORIZONTAL.
3. THE BUILDER SHALL FURNISH 6" PERFORATED CMP ENCASED-IN STONE WHEREVER DIRECTED BY THE BUILDING INSPECTOR.
4. SWALES TO BE INSTALLED AS DIRECTED BY THE BUILDING INSPECTOR.
5. ALL GRADING TO BE PERFORMED TO CREATE POSITIVE DRAINAGE.
6. ALL DRIVEWAYS SLOPING DOWN TO GARAGES SHALL HAVE A DRAIN INLET WITH A PIPE EXTENDING BEYOND THE REAR OF THE HOUSE TO CARRY RAIN RUN-OFF.
7. ALL DRIVEWAYS SLOPING DOWN SHALL RISE 6" THE FIRST 5' AND THEN SLOPE DOWN.
8. A CODE 53 TO BE CALLED IN.

GENERAL NOTES:

1. EXISTING TOPOGRAPHIC AND UTILITY INFORMATION TAKEN FROM SURVEY PREPARED BY TEC LAND SURVEYING, DATED DECEMBER 7, 2018.

VICINITY MAP



Vicinity Map

Zoning Map

Dwg. No.	TITLE
C-10	OVERALL SITE PLAN
C-101	SITE PLAN (SOUTH LOT)
C-102	SITE PLAN (NORTH LOT)
C-201	GRADING & DRAINAGE PLAN
C-301	EROSION CONTROL PLAN
C-401	DETAILS - SHEET 1
C-402	DETAILS - SHEET 2
C-403	INFILTRATION BED DETAILS
LP-101	LIGHTING PLAN

40 30 20 10 0 40 80

SCALE IN FEET

Owner/Applicant

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Cabrini of Westchester
115 Broadway
Village of Dobbs Ferry, NY
Section 003.120, Block 104, Lot 1

TITLE:

OVERALL SITE PLAN

Seal

STATE OF NEW YORK
RALPH P. PERAGINE
No. 064262
LICENSED PROFESSIONAL ENGINEER

Scale:	1"=40'
Date:	2/5/2019
Drawn By:	KMM
Checked By:	RPP
Project No.:	18-022
Sheet No.:	1 of 9
Dwg. No.:	C-10

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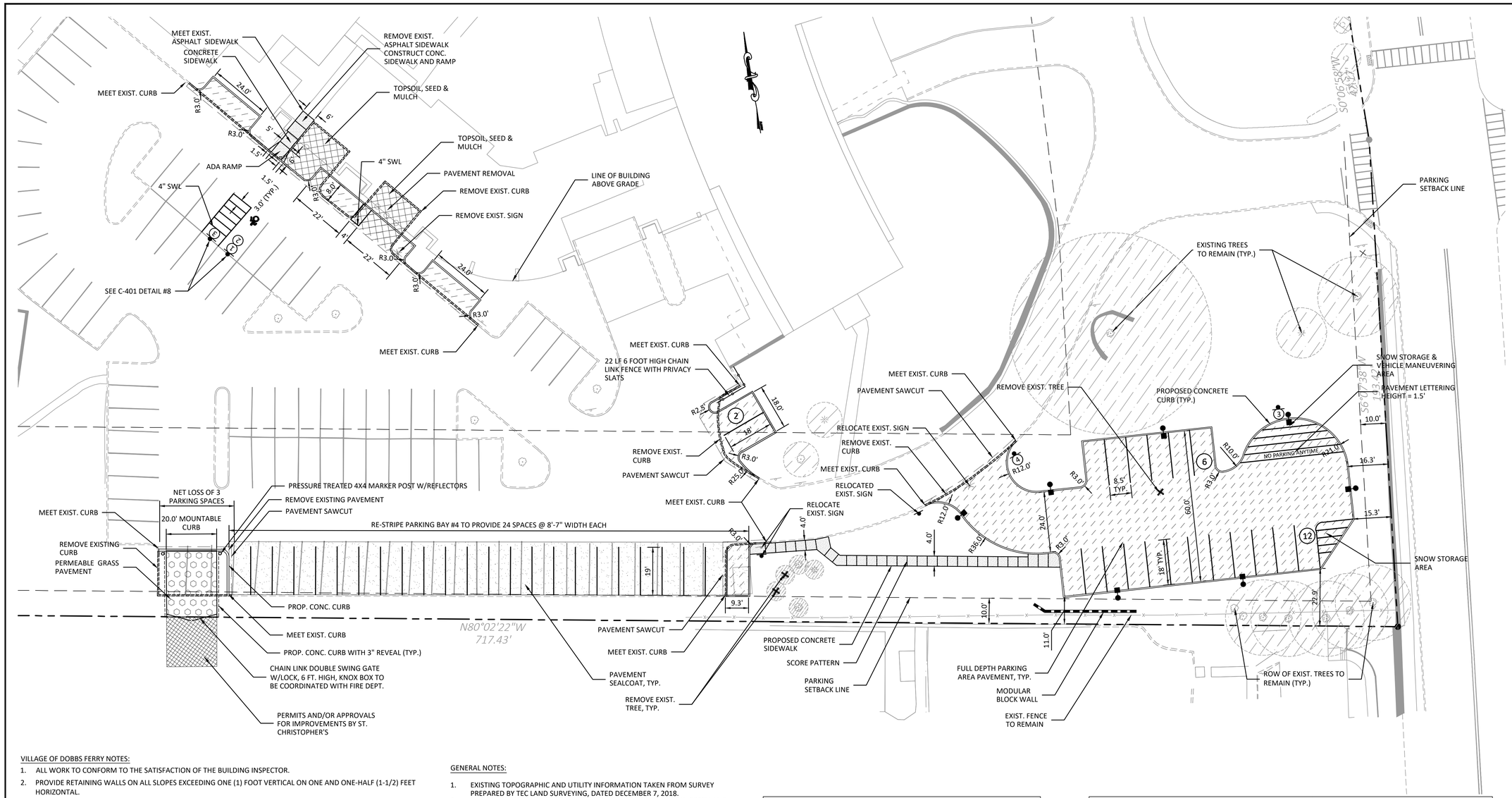

NO.	REVISION	DATE
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2	REVISED PER VILLAGE COMMENTS	07/02/19
3	REVISED PER VILLAGE COMMENTS	10/23/19
4	REVISED PER BOT SPECIAL MTG HELD 7/27/2020	8/3/2020

LAYOUT LEGEND

- PROPOSED CURB
- PROPOSED DROP CURB
- PROPOSED CURB WITH 3" REVEAL
- PROPOSED FENCE LINE
- PROPOSED CONCRETE SIDEWALK
- PARKING AREA PAVEMENT SECTION
- PROPOSED TRAFFIC SIGN LOCATION AND DESIGNATION
- SW (4") SOLID WHITE LINE
- NUMBER OF PARKING STALLS PER BAY LINE
- ADA SYMBOL

DEMOLITION LEGEND

- PAVEMENT SAWCUT LINE
- PAVEMENT REMOVAL
- REMOVE EXISTING TREE
- REMOVE EXISTING SIGN
- REMOVE EXISTING CURB

20 15 10 5 0 20 40
SCALE IN FEET

VILLAGE OF DOBBS FERRY NOTES:

1. ALL WORK TO CONFORM TO THE SATISFACTION OF THE BUILDING INSPECTOR.
2. PROVIDE RETAINING WALLS ON ALL SLOPES EXCEEDING ONE (1) FOOT VERTICAL ON ONE AND ONE-HALF (1-1/2) FEET HORIZONTAL.
3. THE BUILDER SHALL FURNISH 6" PERFORATED CMP ENCASED-IN STONE WHEREVER DIRECTED BY THE BUILDING INSPECTOR.
4. SWALES TO BE INSTALLED AS DIRECTED BY THE BUILDING INSPECTOR.
5. ALL GRADING TO BE PERFORMED TO CREATE POSITIVE DRAINAGE.
6. ALL DRIVEWAYS SLOPING DOWN TO GARAGES SHALL HAVE A DRAIN INLET WITH A PIPE EXTENDING BEYOND THE REAR OF THE HOUSE TO CARRY RAIN RUN-OFF.
7. ALL DRIVEWAYS SLOPING DOWN SHALL RISE 6" THE FIRST 5' AND THEN SLOPE DOWN.
8. A CODE 53 TO BE CALLED IN.
9. THE INFILTRATION SYSTEM MUST NOT BE CONNECTED UNTIL CONSTRUCTION IS COMPLETE AND THE CONTRIBUTING AREA IS STABILIZED.
10. THE APPLICANT SHALL NOTIFY THE VILLAGE BUILDING INSPECTOR AT LEAST 48 HOURS BEFORE ANY OF THE FOLLOWING AS REQUIRED BY THE STORMWATER MANAGEMENT OFFICER:
    - START OF CONSTRUCTION
    - INSTALLATION OF SEDIMENT AND EROSION CONTROL MEASURES
    - COMPLETION OF SITE CLEARING
    - COMPLETION OF ROUGH GRADING
    - INSTALLATION OF STORMWATER MANAGEMENT FACILITIES
    - COMPLETION OF FINAL GRADING
    - CLOSE OF THE CONSTRUCTION SEASON
    - COMPLETION OF FINAL LANDSCAPING
    - SUCCESSFUL ESTABLISHMENT OF LANDSCAPING IN PUBLIC AREAS
11. THE BUILDING INSPECTOR OR VILLAGE ENGINEER MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES IF DEEMED APPROPRIATE TO MITIGATE UNFORESEEN SILTATION AND EROSION OF DISTURBED SOILS.
    - "AS-BUILT" DRAWINGS OF THE SITE IMPROVEMENTS SHALL BE SUBMITTED TO THE VILLAGE ENGINEER FOR REVIEW PRIOR TO OBTAINING CERTIFICATE OF OCCUPANCY.
    - INFILTRATION SYSTEM ACCESS PORTS SHALL BE SHOWN ON THE "AS-BUILT".
    - PROPOSED SOIL SLOPES EXCEEDING 1 :2 (V :H) SHALL BE RIP-RAPPED AND SHALL NOT EXCEED
    - 1: 1 (V:H).
    - FILL IMPORTED TO THE SITE SHALL BE CERTIFIED IN WRITING BY A NEW YORK LICENSED PROFESSIONAL ENGINEER AS CLEAN, NON-CONTAMINATED FILL SUITABLE FOR THE INTENDED USE.
    - BEFORE THE SITE PLANS ARE SIGNED BY THE CHAIRMAN OF THE PLANNING BOARD, THE APPLICANT SHALL BE REQUIRED TO POST A PERFORMANCE BOND OR OTHER TYPE OF ACCEPTABLE MONETARY GUARANTY WHICH SHALL BE IN AN AMOUNT DETERMINED BY THE PLANNING BOARD AND THE VILLAGE ENGINEER IN A FORM SATISFACTORY TO THE VILLAGE ATTORNEY.

GENERAL NOTES:

1. EXISTING TOPOGRAPHIC AND UTILITY INFORMATION TAKEN FROM SURVEY PREPARED BY TEC LAND SURVEYING, DATED DECEMBER 7, 2018.
2. THE CONTRACTOR SHALL FIELD VERIFY THE EXACT SIZE, LOCATION, DEPTH AND INVERT OF ALL EXISTING UTILITIES WITHIN THE LIMITS OF WORK PRIOR TO COMMENCING HIS OPERATIONS AND REPORT ANY DISCREPANCIES TO THE ENGINEER FOR RESOLUTION.
3. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES 72 HOURS PRIOR TO THE START OF OPERATIONS AND SHALL COMPLY WITH THE LATEST INDUSTRIAL CODE RULE 53 REGULATIONS.
4. THE CONTRACTOR SHALL INSTALL CONSTRUCTION FENCE TO PROTECT ALL AREAS OUTSIDE OF THE LIMITS OF DISTURBANCE.

TRAFFIC SIGN LEGEND

Plan Legend	MUTCD	Size	Sign Legend
1	R7-8X	12" x 18"	Reserved Parking (Symbol)
2	R7-8P	12" x 9"	Van Accessible
3	NYPI-2	12" x 18"	No Parking Anytime
4	R1-1	24" x 24"	Stop

Notes:

1. Signs shall conform to the National Manual on Uniform Traffic Control Devices for Streets and Highways and the New York State Supplement, latest revision.
2. A minimum of two cross braces shall be provided on all single channel signs having any dimension greater than 24 inches.
3. Signs shall have a mounting height of 7'-0" to the bottom of the sign.
4. Signs shall utilize a channel-type mounting.
5. Signs shall be reflectorized.

Net Lot Area Calculation

					11.70	Acres
Lot Area				=	509,521	S.F.
Slopes Between 15-25% =	45,074	x	25%	=	11,269	S.F.
Slopes 25% and > =	140,966	x	50%	=	70,483	S.F.
Net Lot Area				=	427,770	S.F.
Net Lot Area					9.82	Acres

Zoning Summary Chart
Section 003.120, Block 104, Lot 1
Zoning District: EI - Educational / Institutional

Code Ref.	Description	Permitted/ Required	Existing	Proposed	Total
N/A	Lot Area (acres)	NA	11.697	NC	11.697
	Lot Area (sq. ft.)	NA	509,521	NC	509,521
	Net Lot Area (acres)	9.82	9.82	NC	9.82
	Lot Width (at Setback)	NA	855.2	NC	855.2
	Lot Depth (Average)	NA	570.2	NC	570.2
Table B-10	Building height				
	Maximum stories	4	3	NC	3
	Maximum height (feet)	50	40	NC	40
	Lot coverage				
	Maximum lot coverage by buildings	50%	15.7%	NC	15.7%
	Maximum lot coverage by impervious cover, %	80%	39.9%	1.6%	41.5%
	Maximum lot coverage by impervious cover, s.f.	407,617	203,397	7,935	211,332.00
	Setbacks				
	Minimum front yard setback (feet)	25	178.7	NC	178.7
	Minimum rear yard setback (feet)	25	84.1	NC	84.1
	Minimum side yard setback (each)(feet)	10	114.6	NC	114.6
	Minimum side yard setback (both)(feet)	25	416.0	NC	416.0
300-48.C(4)	Maximum Grade	5%	5%	5%	5%
300-48.C(5)(a)	Side or rear property line, ft.	10	10	10	10
300-48.D(2)	Parking Stalls	9 x 18	NC	8.5 MIN. x 18	8.5 MIN. x 18
300-48.D(3)	Aisle Width, two-way	24 feet	NC	24 feet	24 feet
300-48.E(4)	One tree per 10 Spaces	10 spaces	NC	3 Trees	10 spaces
	Contiguous spaces	12 Spaces Max.	NC	12 Spaces	12 Spaces
Table C-1	No. of Parking Spaces (Sect. 12D-2)	Per BOT	190	25	215
BCNY 1106.1	Number of Accessible Parking Spaces	7	7	1	8
BCNY 1106.5	Van Spaces	1 for each 6	2	1	3
BCNY 1106.5	Accessible Aisle Width	8 feet	8 feet	8 feet	8 feet
NA	Number of Beds	N/A	304	NC	304

NA - Not Applicable
NC - No Change

Owner/Applicant
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Cabrini of Westchester
115 Broadway
Village of Dobbs Ferry, NY
Section 003.120, Block 104, Lot 1

TITLE:
SITE PLAN
(SOUTH LOT)

Seal
STATE OF NEW YORK · RALPH P. PERAGINE · No. 084262 · LICENSED PROFESSIONAL ENGINEER

Scale:	1"=20'
Date:	2/5/2019
Drawn By:	KMM
Checked By:	RPP
Project No.:	18-022
Sheet No.:	2 of 9
Dwg. No.:	C-101

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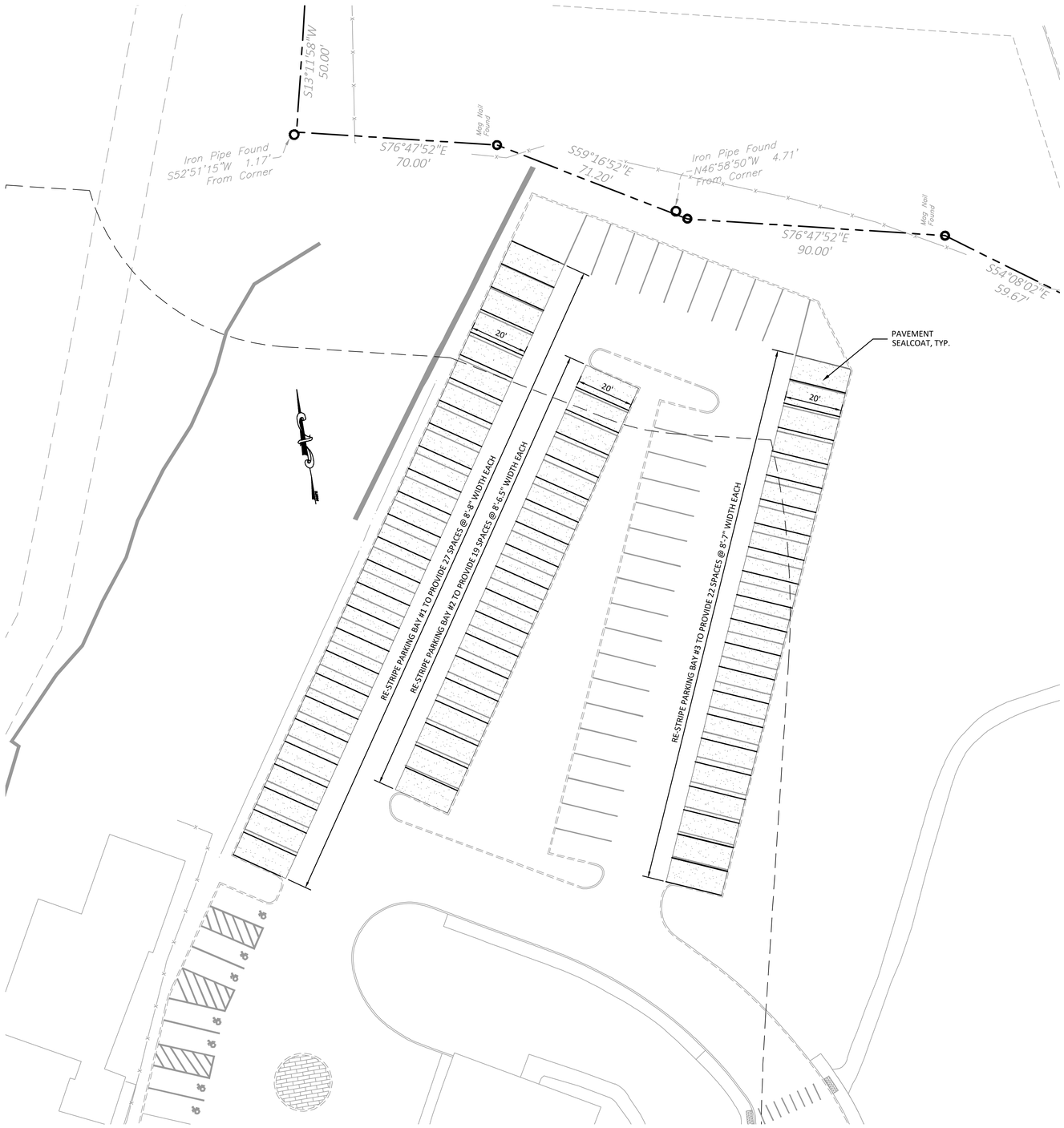

NO.	REVISION	DATE
1	REVISED PER BOT SPECIAL MTG HELD 7/27/2020	8/3/2020

20 15 10 5 0 20 40

SCALE IN FEET

Owner/Applicant

Cabrini of Westchester
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Dobbs Ferry, NY 10522
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Cabrini of Westchester
115 Broadway
Village of Dobbs Ferry, NY
Section 003.120, Block 104, Lot 1

TITLE:

SITE PLAN
(NORTH LOT)

Seal

STATE OF NEW YORK
RALPH P. PERAGINE
No. 064262
LICENSED PROFESSIONAL ENGINEER

Scale:	1"=20'
Date:	TBD
Drawn By:	KMM
Checked By:	RPP
Project No.:	18-022
Sheet No.:	3 of 9
Dwg. No.:	C-102

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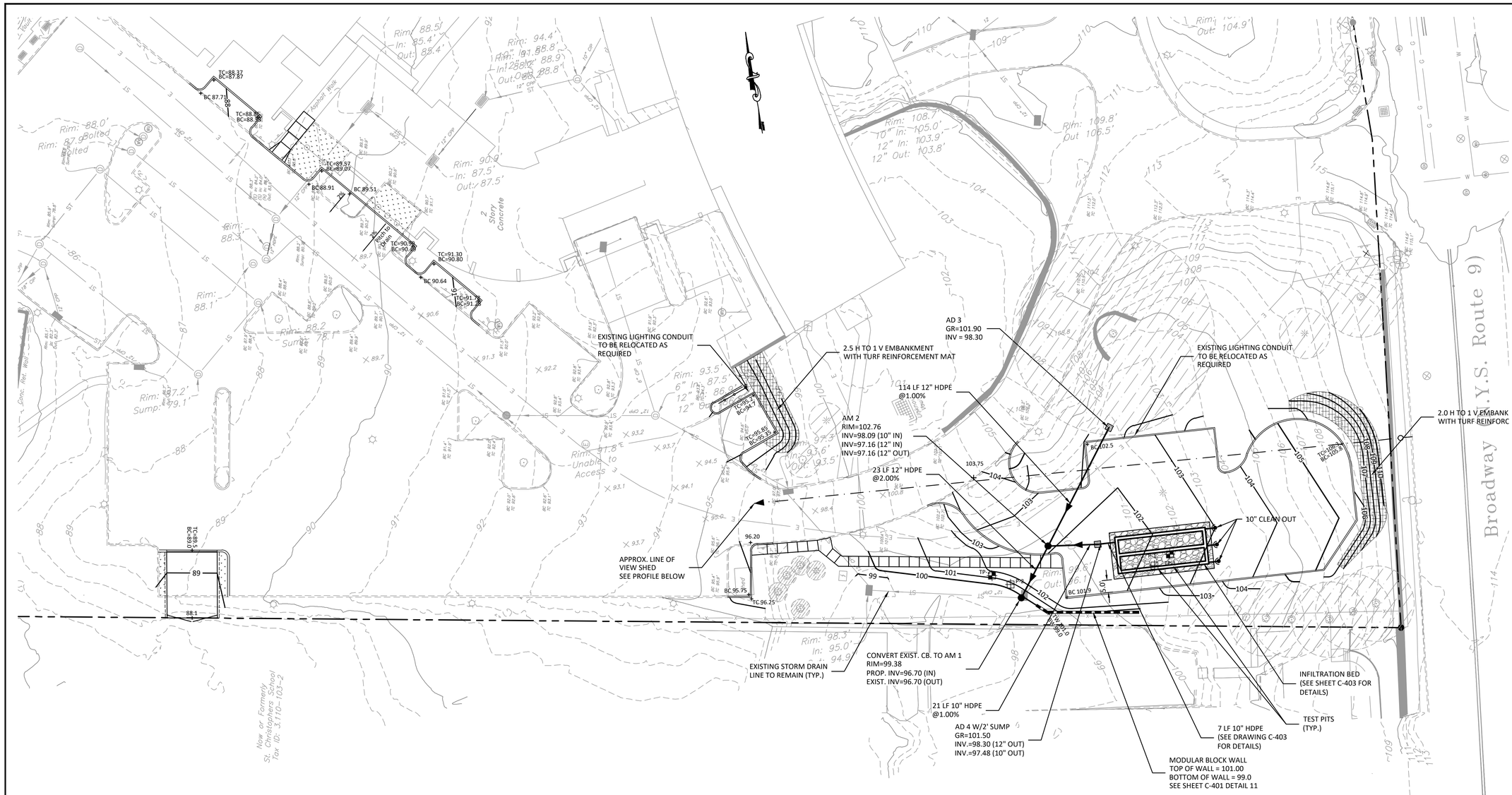


NO.	REVISION	DATE
1	REVISED PER VILLAGE COMMENTS	07/02/19
2	REVISED PER VILLAGE COMMENTS	10/23/19
3	REVISED PER BOT SPECIAL MTG HELD 7/27/2020	8/3/2020

GRADING & UTILITY LEGEND

- 210 — PROPOSED CONTOUR LINE
- + 210.5 — PROPOSED SPOT ELEVATION
- PROPOSED MANHOLE
- PROPOSED CATCH BASIN (CB)
- PROPOSED DRY WELL
- PROPOSED RETAINING WALL
- TP-1 — TEST PIT LOCATION & DESIGNATION
- 12" ST — PROPOSED STORM DRAIN

20 15 10 5 0 20 40

SCALE IN FEET

GRADING NOTES

1. LANDSCAPED AREAS AND CURBED ISLANDS SHALL RECEIVE A MINIMUM OF 4" OF TOPSOIL.
2. UTILITY STRUCTURE CASTINGS SHALL BE ADJUSTED TO BE FLUSH WITH PROPOSED FINISHED GRADE.
3. EARTH EMBANKMENTS SHALL HAVE A SLOPE OF 2.5 HORIZONTAL MINIMUM TO 1 VERTICAL.

STORM DRAINS

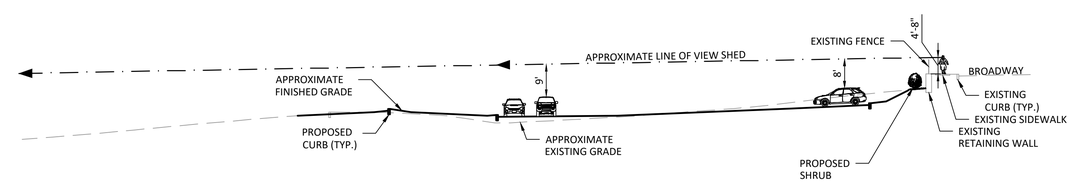
1. STORM DRAINS SHALL BE CONSTRUCTED OF CORRUGATED POLYETHYLENE PIPE (TYPE S).
2. PRECAST CONCRETE MANHOLES SHALL BE UTILIZED IN THE CONSTRUCTION OF THE STORM DRAINAGE SYSTEM AND SHALL CONFORM TO ASTM C478.
3. PRECAST CONCRETE DRAINAGE STRUCTURES SHALL CONFORM TO ASTM C913.

Earthwork Volume Calculations		
Item	Description	
1	Cut Volume (cy) =	246
2	Fill Volume (cy) =	252
3	Compaction Factor =	15%
4	Fill Volume Adjustment (cy) (3 times 2) =	38
5	Total Fill Volume (cy) (2 plus 4) =	290
6	Import Volume (cy) (5 less 1) =	44
Topsoil Volume		
Topsoil Export Volume (cy) =		445
Topsoil Stockpile Volume (cy) =		75

TEST PIT DATA TABLE			
TEST DATE	OCTOBER 18, 2018		
DEEP TEST NO.	SURFACE ELEV.	SOIL PROFILE BGS	DESCRIPTION
TP-1	102.0	0 TO 1'	DK BROWN TO BLACK TOPSOIL W/ORGANICS
		1' TO 7'	LT BROWN M-F SAND, W/SILT, MOIST
TP-2	99.6	0 TO 1'	DK BROWN TO BLACK TOPSOIL W/ORGANICS
		1' TO 7'	LT BROWN M-F SAND, W/SILT, MOIST
BGS - BELOW GROUND SURFACE			

INFILTRATION TEST DATA TABLE	
TEST DATE	OCTOBER 19, 2018
TEST NO.	INFILTRATION DESIGN RATE
PT-1	3.30 MIN./INCH
PT-2	3.75 MIN./INCH

NOTES:
POTENTIAL VIEWS OF THE HUDSON RIVER WILL NOT BE OBSTRUCTED POST CONSTRUCTION.



VIEW SHED PROFILE FROM BROADWAY TOWARD HUDSON RIVER

Owner/Applicant
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Cabrini of Westchester
115 Broadway
Village of Dobbs Ferry, NY
Section 003.120, Block 104, Lot 1

TITLE:

GRADING & DRAINAGE PLAN

Seal: STATE OF NEW YORK · RALPH P. PERAGINE · No. 064262 · LICENSED PROFESSIONAL ENGINEER

Scale:	1"=20'
Date:	2/5/2019
Drawn By:	KMM
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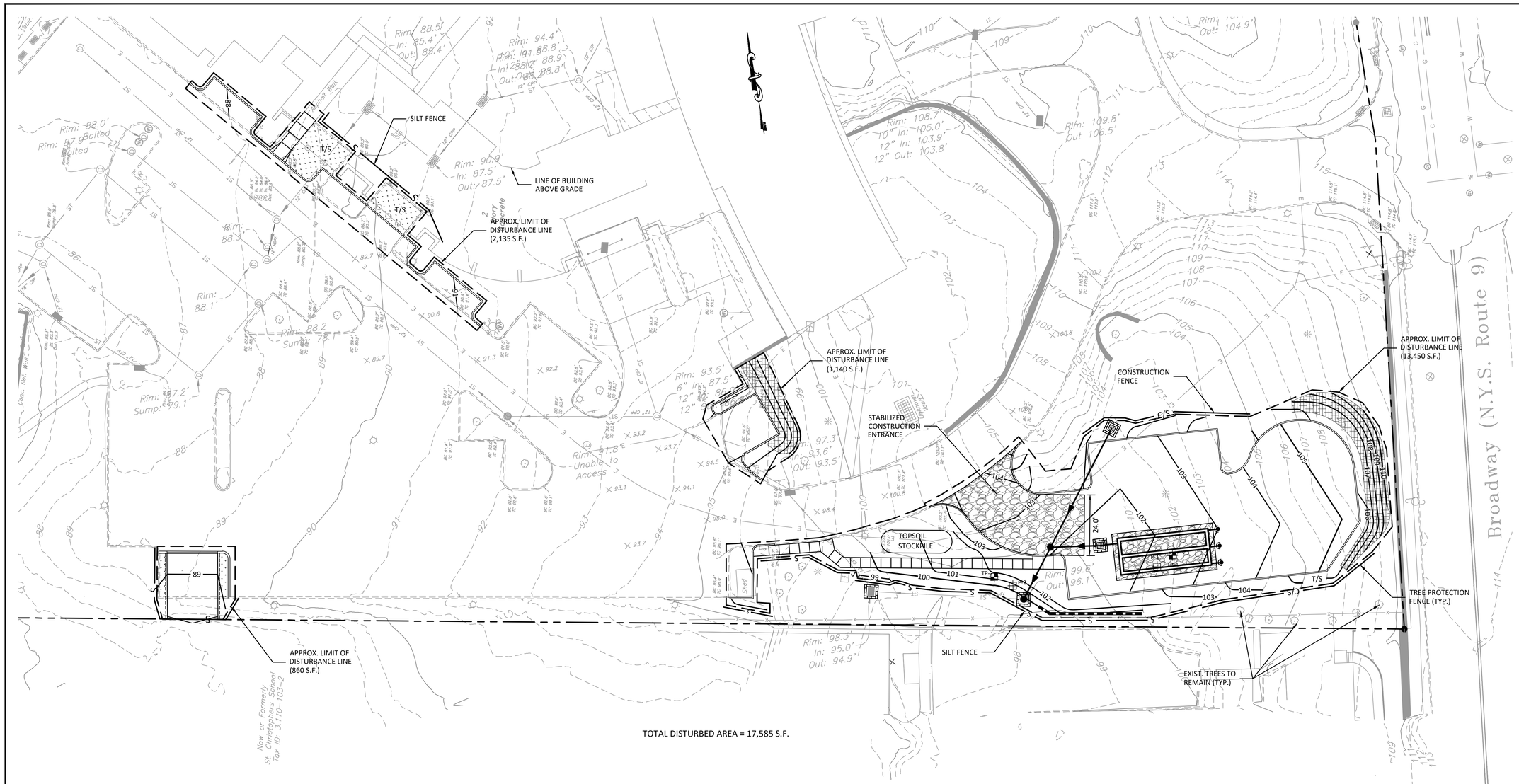

NO.	REVISION	DATE
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2	REVISED PER VILLAGE COMMENTS	10/23/19
4	REVISED PER BOT SPECIAL MTG HELD 7/27/2020	8/3/2020

EROSION CONTROL LEGEND

- STABILIZED CONSTRUCTION ENTRANCE
- INLET SEDIMENT BAG
- —S— SILT FENCE/SEDIMENT BARRIER
- —C/S— CONSTRUCTION FENCE
- T/S TOPSOIL / SEED

20 15 10 5 0 20 40

SCALE IN FEET

NEW YORK SOIL EROSION AND SEDIMENT CONTROL NOTES

1. SOIL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE INSTALLED IN ACCORDANCE WITH NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL, LATEST REVISION AND THE NYSDEC SPDES GENERAL PERMIT FOR STORMWATER DISCHARGES FROM CONSTRUCTION ACTIVITY.

2. CONSTRUCTION SHALL BE SEQUENCED IN ACCORDANCE WITH THE CONSTRUCTION SEQUENCE NOTES.

3. DISTURBED AREAS THAT ARE LEFT EXPOSED MORE THAN 14 DAYS, AND ARE NOT SUBJECT TO CONSTRUCTION TRAFFIC, WILL IMMEDIATELY RECEIVE A TEMPORARY SEEDING. IF THE SEASON PREVENTS THE ESTABLISHMENT OF A TEMPORARY COVER, THE DISTURBED AREAS WILL BE MULCHED WITH STRAW, OR EQUIVALENT MATERIAL. THE SEEDING WILL BE DONE IN ACCORDANCE WITH STANDARDS, AS FOLLOWS:

   A. FERTILIZER: FERTILIZER SHALL BE APPLIED AT THE RATE OF 14-LBS/1000 S.F. OR 600 LBS./ACRE, USING 5-10-10 OR EQUIVALENT.
   B. SEED: ANNUAL RYEGRASS APPLIED AT THE RATE OF 30 LBS./ACRE, OR OTHER SELECT MIXTURE DESCRIBED IN THE STANDARDS.
   C. MULCH: SMALL GRAIN STRAW MULCH APPLIED AT A RATE OF 90-LBS/1000 S.F. OR 2 TONS/ACRE, TO BE APPLIED AND ANCHORED ACCORDING TO THE STANDARDS.

4. GRADED AREAS NOT SUBJECT TO FURTHER DISTURBANCE OR CONSTRUCTION TRAFFIC SHALL, WITHIN 10 DAYS OF FINAL GRADING, RECEIVE PERMANENT VEGETATIVE COVER IN COMBINATION WITH SUITABLE MULCH AS FOLLOWS:

   A. FERTILIZER: FERTILIZER APPLIED AT THE RATE OF 20-LBS/1000 S.F. USING 5-10-10 OR EQUIVALENT. SELECT MIXTURE DESCRIBED IN THE STANDARDS.
   B. SEED MIXTURE: TO BE PLANTED BETWEEN APRIL 1 AND MAY 15, OR BETWEEN AUGUST 15 AND OCTOBER 15.
   C. MULCH: SMALL GRAIN STRAW MULCH APPLIED AT A RATE OF 90-LBS/1000 S.F. OR 2 TONS/ACRE, TO BE APPLIED AND ANCHORED ACCORDING THE STANDARDS.

5. CUT OR FILL SLOPES STEEPER THAN 2.5:1 SHALL BE STABILIZED IMMEDIATELY AFTER GRADING.

6. PAVED ROADWAYS SHALL BE KEPT CLEAN AT ALL TIMES.

7. THE SITE SHALL AT ALL TIMES BE GRADED AND MAINTAINED SUCH THAT STORMWATER RUNOFF IS DIVERTED TO SOIL EROSION AND SEDIMENT CONTROL FACILITIES.

8. STORM DRAINAGE OUTLETS SHALL BE STABILIZED, AS REQUIRED, BEFORE THE DISCHARGE POINTS BECOME OPERATIONAL.

9. CONSTRUCTION FENCING SHALL BE USED TO PROTECT EXISTING TREES TO REMAIN, WETLANDS AND OTHER SENSITIVE AREAS.

10. IF FOR ANY REASON THE CONSTRUCTION IS HALTED FOR PROTRACTED PERIODS, THE CONTRACTOR SHALL STABILIZE THE SELECT MATERIAL BY HYDRO-SEED OR OTHER MEANS, TO THE SATISFACTION OF THE ENGINEER FOR ALL AREAS DENUDE OF VEGETATION.

11. STORM WATER FROM DISTURBED AREAS MUST BE PASSED THROUGH A SEDIMENT BARRIER OR OTHER CONTROL DEVICE BEFORE BEING DISCHARGE BEYOND DISTURBED AREAS OR DISCHARGED INTO INLETS OR OTHER DRAINAGE SYSTEMS.

12. DUST CONTROL - WATER SHALL BE APPLIED BY SPRINKLER OR WATER TRUCK DURING GRADING OPERATIONS TO MINIMIZE SEDIMENT TRANSPORT AND MAINTAIN ACCEPTABLE AIR QUALITY CONDITIONS. REPETITIVE TREATMENTS SHALL BE DONE AS NEEDED UNTIL GRADES ARE STABILIZED.

13. CONTRACTOR SHALL INSPECT THE EFFECTIVENESS AND CONDITION OF EROSION CONTROL DEVICES DURING STORM EVENTS, AFTER EACH RAINFALL OF ONE-HALF (1/2) INCH MAGNITUDE OR GREATER, PRIOR TO WEEKENDS AND PRIOR TO FORECASTED STORM EVENTS.

14. CONTRACTOR SHALL REPAIR OR REPLACE DAMAGED EROSION CONTROL DEVICES IMMEDIATELY, AND IN NO CASE, MORE THAN TWENTY FOUR (24) HOURS AFTER OBSERVING SUCH DEFICIENCIES.

15. CONTRACTOR SHALL BE PREPARED TO IMPLEMENT INTERIM DRAINAGE CONTROLS AND EROSION CONTROL MEASURES AS MAY BE NECESSARY DURING THE COURSE OF CONSTRUCTION.

16. CONTRACTOR SHALL MAKE AVAILABLE ONSITE ALL EQUIPMENT, MATERIALS AND LABOR NECESSARY TO EFFECT EMERGENCY EROSION CONTROL AND DRAINAGE IMPROVEMENTS WITHIN TWENTY FOUR (24) HOURS OF ANY IMPENDING EMERGENCY SITUATION.

17. SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL FINAL ACCEPTANCE OF THE SITE WORK BY THE OWNER. UPON CERTIFICATION OF FINAL ACCEPTANCE, THE OWNER WILL ASSUME RESPONSIBILITY FOR THE CONTINUED MAINTENANCE OF PERMANENT SOIL EROSION AND SEDIMENTATION CONTROL MEASURES.

18. VILLAGE OF DOBBS FERRY OR THE SITE ENGINEER MAY REQUEST ADDITIONAL MEASURES TO MINIMIZE THE POTENTIAL FOR ONSITE OR OFFSITE EROSION PROBLEMS THAT MAY OCCUR DURING CONSTRUCTION.

CONSTRUCTION SEQUENCE (4 MONTHS)

1. STAGING AREA SET-UP: INSTALL SEDIMENT BARRIERS IN DISTURBED AREAS, STABILIZE CONSTRUCTION ACCESS AND ERECT PROTECTIVE FENCING AROUND TREES AND BUFFER AREAS. IMPLEMENT DUST CONTROL MEASURES AS REQUIRED.
2. CLEARING AND GRUBBING, TOPSOIL, STRIPPING AND STOCKPILING: INSTALL SEDIMENT BARRIERS IN DISTURBED AREAS. IMPLEMENT DUST CONTROL MEASURES AS REQUIRED.
3. ROUGH GRADING: INSTALL TEMPORARY DIVERSIONS AND STONE OUTLET SEDIMENT TRAPS. ESTABLISH TEMPORARY VEGETATIVE COVER ON DISTURBED AREAS AS REQUIRED AND PERMANENT VEGETATIVE COVER IN AREAS OF NO FURTHER DISTURBANCE. IMPLEMENT DUST CONTROL MEASURES AS REQUIRED.
4. STORM SEWER INSTALLATION: MAINTAIN TEMPORARY DIVERSIONS AND STONE SEDIMENT TRAPS UNTIL STORM INLET SEDIMENT TRAPS ARE ESTABLISHED. INSTALL INLET AND OUTLET PROTECTION AT DRAINS. ESTABLISH TEMPORARY VEGETATIVE COVER IN DISTURBED AREAS AS REQUIRED. ESTABLISH PERMANENT VEGETATIVE COVER IN AREAS OF NO FURTHER DISTURBANCE. IMPLEMENT DUST CONTROL MEASURES AS REQUIRED.
5. GRADING AND CONSTRUCTION, FRINGE AND BUFFER AREA LANDSCAPE INSTALLATION: INSTALL SEDIMENT BARRIERS IN DISTURBED AREAS. ESTABLISH PERMANENT VEGETATIVE COVER IN AREAS OF NO FURTHER DISTURBANCE. IMPLEMENT DUST CONTROL MEASURES AS REQUIRED.
6. FINE GRADING: ESTABLISH PERMANENT VEGETATIVE COVER IN AREAS OF NO FURTHER DISTURBANCE. IMPLEMENT DUST CONTROL MEASURES AS REQUIRED.
7. MISCELLANEOUS SITE WORK AND LANDSCAPE INSTALLATION: ESTABLISH PERMANENT VEGETATIVE COVER IN REMAINING DISTURBED AREAS AND IN TEMPORARY VEGETATIVE COVER AREAS. IMPLEMENT DUST CONTROL MEASURES AS REQUIRED.
8. CLEAN-UP: REMOVE SEDIMENT BARRIERS AFTER ESTABLISHMENT OF PERMANENT VEGETATIVE COVER.

Owner/Applicant
Cabrini of Westchester
115 Broadway
Dobbs Ferry, NY 10522
Tel: 914-693-6800
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7 SKYLINE DRIVE, HAWTHORNE, NEW YORK 10532
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UNDER NEW YORK STATE EDUCATION LAW ARTICLE 145 (ENGINEERING), SECTION 7209 (2), IT IS A VIOLATION OF THIS LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT
© PROVIDENT DESIGN ENGINEERING, PLLC

Cabrini of Westchester
115 Broadway
Village of Dobbs Ferry, NY
Section 003.120, Block 104, Lot 1

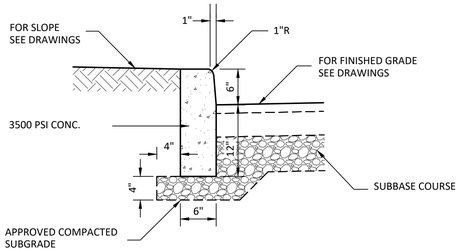
TITLE:

EROSION CONTROL PLAN

Seal: STATE OF NEW YORK · RALPH P. PERAGINE · No. 064282 · LICENSED PROFESSIONAL ENGINEER

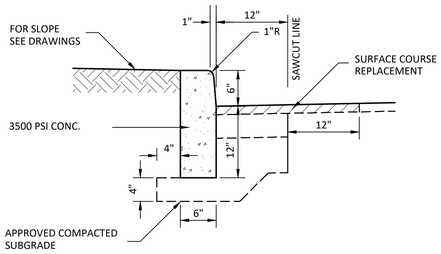
Scale:	1"=20'
Date:	2/5/2019
Drawn By:	KMM
Checked By:	RPP
Project No.:	18-022
Sheet No.:	5 of 9
Dwg. No.:	C-301

Q:\PROJECTS-18\18-022 Cabrini Westchester\AutoCAD\SPA\Cabrini SitePlan.dwg



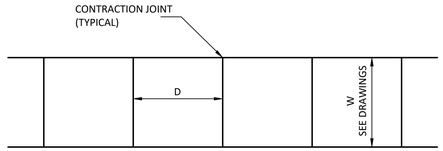
CONCRETE CURB (6"x18")
NOT TO SCALE

1

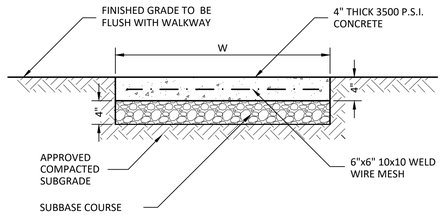


CONCRETE CURB IN EXISTING PAVEMENT
NOT TO SCALE

2



PLAN



SECTION

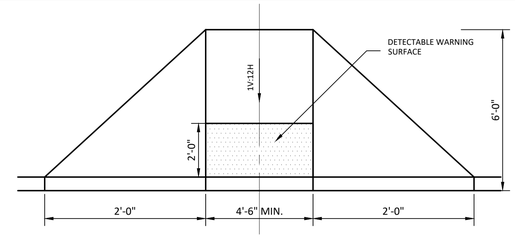
NOTE:

1. MINIMUM CROSS SLOPE 1/8"/FT. UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
2. PROVIDE 1/4" PREMOULDED EXPANSION JOINTS AT 20' INTERVALS.

W	D
3'	4'
4'	4'
5'	5'
>5'	5'

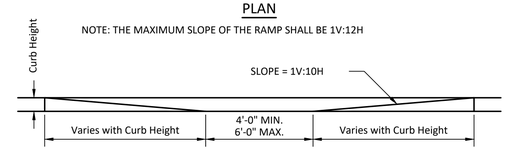
CONCRETE SIDEWALK
NOT TO SCALE

3

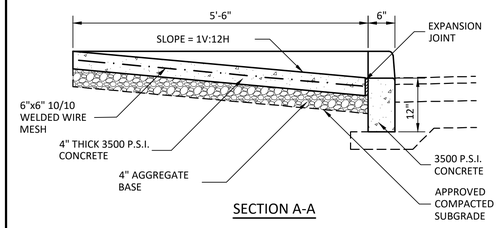


PLAN

NOTE: THE MAXIMUM SLOPE OF THE RAMP SHALL BE 1V:12H



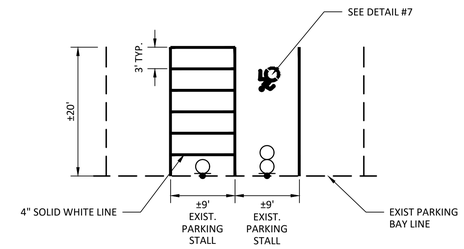
ELEVATION



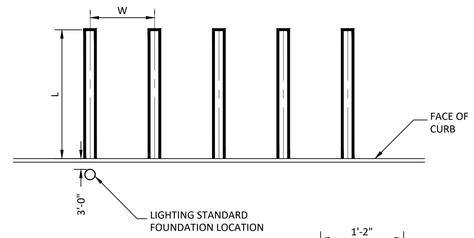
SECTION A-A

CURB RAMP
NOT TO SCALE

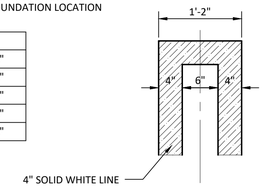
4



ACCESSIBLE PARKING STALL LAYOUT
NOT TO SCALE

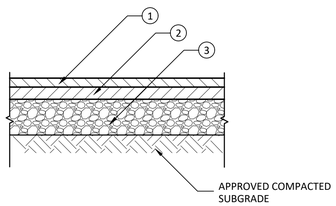


PARKING BAY	W	L
1	8'-8"	20'-0"
2	8'-6.5"	20'-0"
3	8'-7"	20'-0"
4	8'-7"	19'-0"
NEW LOT	8'-6"	18'-0"



PARKING STALL LAYOUT
NOT TO SCALE

5

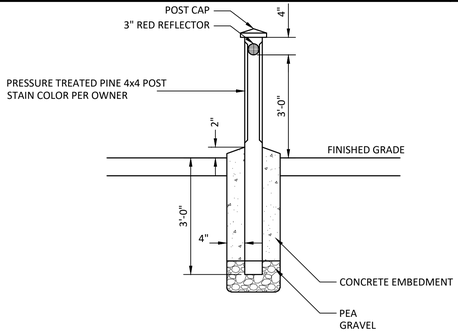


PAVEMENT DESIGN LEGEND:

1. $1\frac{3}{4}$" TOP COURSE, NYSDOT ITEM 403.1701, TYPE 6F
2. 2" BINDER COURSE, NYSDOT ITEM 403.13, TYPE 3
3. 6" SUBBASE COURSE, NYSDOT ITEM 304.03, TYPE 2

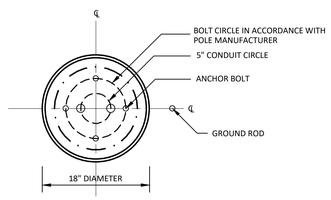
PARKING AREA PAVEMENT
NOT TO SCALE

6

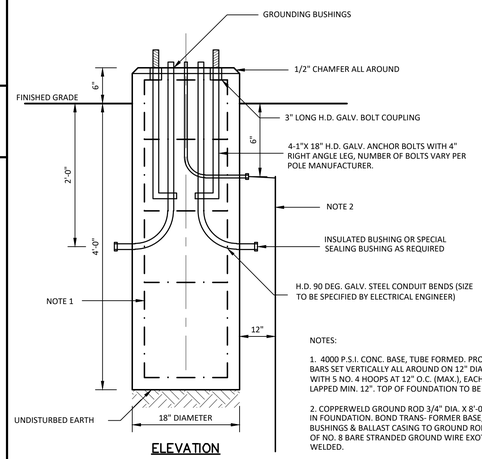


WOOD SIGN POST
NOT TO SCALE

8



PLAN



ELEVATION

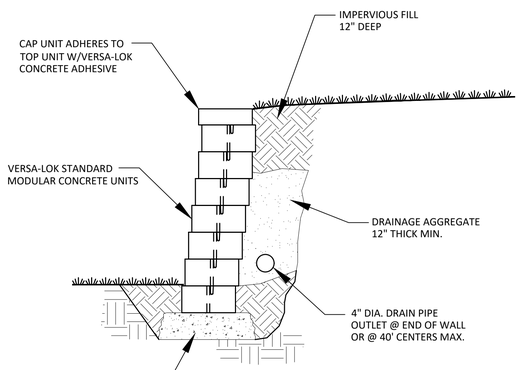
NOTES:

1. 4000 P.S.I. CONC. BASE, TUBE FORMED. PROVIDE 8 NO. 6 BARS SET VERTICALLY ALL AROUND ON 12" DIA. CIRCLE, TIED WITH 5 NO. 4 HOOPS AT 12" O.C. (MAX.), EACH HOOP TO BE LAPPED MIN. 12". TOP OF FOUNDATION TO BE LEVEL.

2. COPPERWELD GROUND ROD 3/4" DIA. X 8'-0" LONG CAST IN FOUNDATION. BOND TRANS- FORMER BASE, CONDUIT BUSHINGS & BALLAST CASING TO GROUND ROD BY MEANS OF NO. 8 BARE STRANDED GROUND WIRE EXOTHERMICALLY WELDED.

LIGHT POLE FOUNDATION
NOT TO SCALE

10



NOTES:
1. THE HEIGHT OF THE PROPOSED WALL FALLS BELOW TOWN OF DOBBS FERRY LIMITS FOR REQUIRING DESIGN BY A PROFESSIONAL ENGINEER.

THESE PRELIMINARY DETAILS ARE INTENDED AS AN AID IN DESIGNING ATTRACTIVE, DURABLE RETAINING WALLS WITH VERSA-LOK UNITS. FINAL DETERMINATION OF THE SUITABILITY OF ANY INFORMATION OR MATERIAL FOR THE USE CONTEMPLATED, AND ITS MANNER OF USE, IS THE SOLE RESPONSIBILITY OF THE USER. A FINAL PROJECT SPECIFIC DESIGN SHOULD BE PREPARED BY A QUALIFIED, LICENSED, PROFESSIONAL ENGINEER.

VERSA-LOK® Retaining Wall Systems
(800)770-4625 fax(651)770-4089
6348 Hwy36 Ste1, Oakdale,MN 55128
Solid Solutions.™

VERSA-LOK® UNREINFORCED SECTION DETAIL
NOT TO SCALE

11

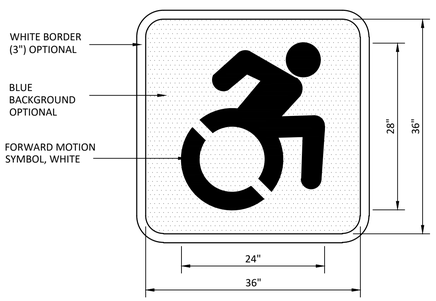
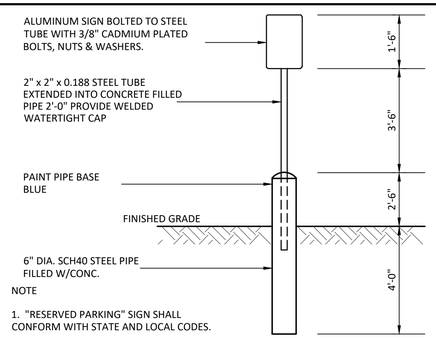


FIGURE 3B-2 OF THE 2009 MUTCD HAS BEEN MODIFIED TO REFLECT THE NYS 2014 ACCESSIBILITY SYMBOL LAW. THE MUCTD AND NYS SUPPLEMENT HAVE NOT BEEN AMENDED TO REFLECT THE NYS LAW

ACCESSIBLE PAVEMENT MARKING SYMBOL
NOT TO SCALE

7



NOTE

1. "RESERVED PARKING" SIGN SHALL CONFORM WITH STATE AND LOCAL CODES.

HANDICAP PARKING SIGN & FOUNDATION
NOT TO SCALE

9

NO.	REVISION	DATE
1	REVISED PER VILLAGE COMMENTS	07/02/19
2	REVISED PER VILLAGE COMMENTS	10/23/19
3	REVISED PER BOT SPECIAL MTG HELD 7/27/2020	8/3/2020

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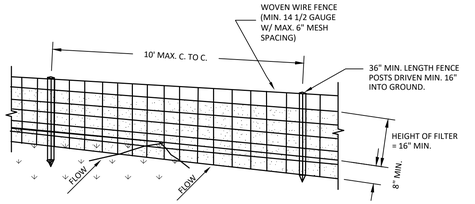
Cabrini of Westchester
115 Broadway
Village of Dobbs Ferry, NY
Section 003.120, Block 104, Lot 1

TITLE:
DETAILS

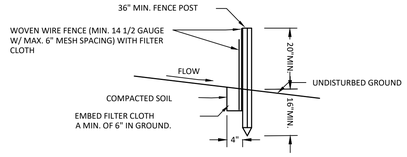
Seal
STATE OF NEW YORK · RALPH P. PERAGINE · No. 064262 · LICENSED PROFESSIONAL ENGINEER

Scale:	NTS
Date:	2/5/2019
Drawn By:	KMM
Checked By:	RPP
Project No.:	18-022
Sheet No.:	6 of 9
Dwg. No.:	C-401

Q:\PROJECTS-18\18-022 Cabrini Westchester\AutoCAD\SPA\C-401 Details.dwg



PERSPECTIVE VIEW

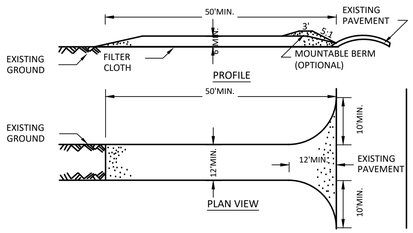


SECTION VIEW

CONSTRUCTION SPECIFICATIONS

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.
2. FILTER CLOTH TO BE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 12 1/2 GAUGE, 6" MAXIMUM MESH OPENING.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
4. PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE, OR APPROVED EQUIVALENT.
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

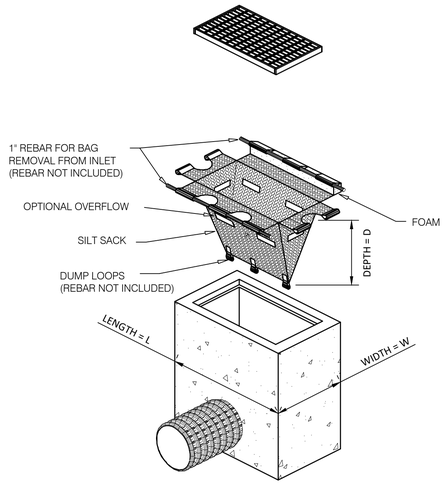
SILT FENCE
NOT TO SCALE
1



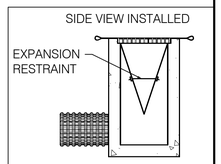
CONSTRUCTION SPECIFICATIONS

1. STONE SIZE - USE 1-4" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
4. WIDTH - TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.
5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY, ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACTED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON A AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE
2

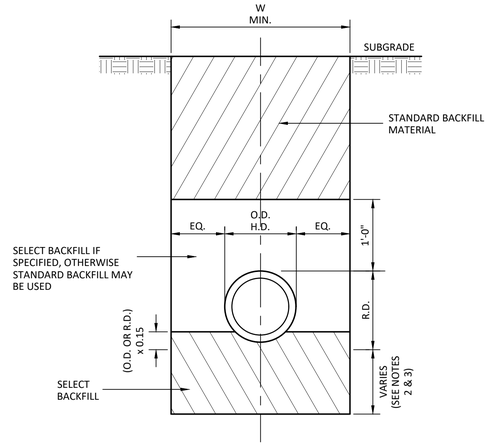


NOTE:
THE SILT SACK WILL BE MANUFACTURED FROM A WOVEN POLYPROPYLENE FABRIC. SEE SPECIFICATIONS.



INSTALLATION DETAIL

CATCH BASIN SILT SACK
NOT TO SCALE
3



D = INSIDE DIAMETER, SPAN
R.D. = OUTSIDE RISE AT BELL OR BAND
O.D. = OUTSIDE BARREL DIAMETER, SPAN, OR RISE
H.D. = OUTSIDE DIAMETER, SPAN, OR RISE @ BELL OR BAND
W = O.D. +2.0' - CONDUIT 48" OR LESS DIAMETER OR SPAN
W = O.D. +2.5' - CONDUIT GREATER THAN 48" DIAMETER OR SPAN

NOTES:

1. FILL SECTION AREA MUST BE GRADED TO 2'-0" MIN. ABOVE TOP OF PIPE BEFORE EXCAVATING TRENCH.

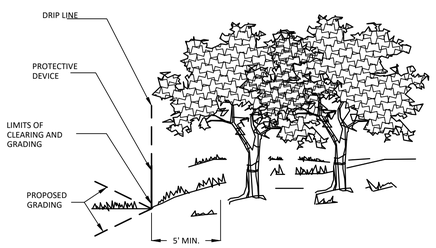
2. WHERE ROCK IS ENCOUNTERED IN TRENCH BOTTOM, UNDERCUT MIN. OF 12" TO MAX OF 24" (1/2" FOR EACH 1 FT. OF COVER ABOVE O.D. OR R.D.)

3. WHERE UNSUITABLE MATERIAL IS ENCOUNTERED IN TRENCH BOTTOM, UNDERCUT AS DIRECTED BY OWNER'S FIELD REPRESENTATIVE.

4. PAYMENT LIMIT IN ROCK NOT TO EXCEED W (MIN.) AND UNDERCUT EQUALS 24 INCHES.

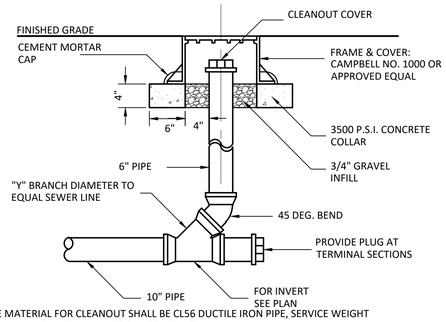
PIPE TRENCH EXCAVATION & BACKFILL
NOT TO SCALE
4

NO.	REVISION	DATE
1	REVISED PER VILLAGE COMMENTS	07/02/19
2	REVISED PER VILLAGE COMMENTS	10/23/19
3	REVISED PER BOT SPECIAL MTG HELD 7/27/2020	8/3/2020



CONSTRUCTION OPERATIONS RELATIVE TO THE LOCATION OF PROTECTED TREES

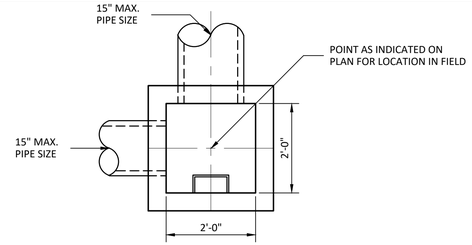
TREE PROTECTION
NOT TO SCALE
5



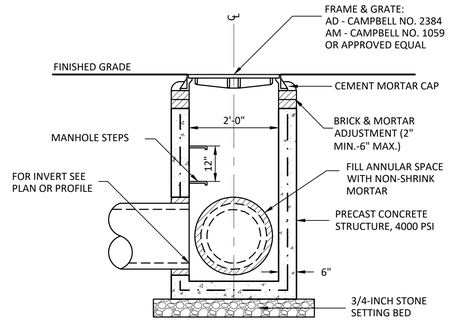
NOTE:
1. ALL PIPE MATERIAL FOR CLEANOUT SHALL BE CL56 DUCTILE IRON PIPE, SERVICE WEIGHT CAST IRON PIPE, OR PVC DWV PIPE (SCHEDULE 40).

CLEANOUT
NOT TO SCALE
6

NOT USED
NOT TO SCALE
7



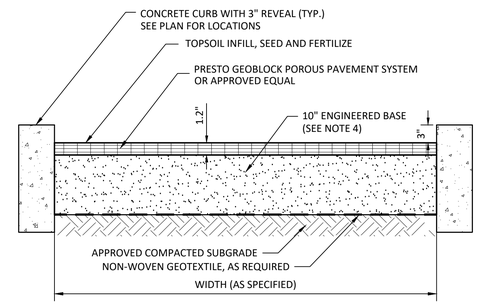
PLAN BELOW GRATE



SECTION

NOTES:
1. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF EACH INLET FOR THE ENGINEERS APPROVAL PRIOR TO FABRICATION.
2. PRECAST INLETS SHALL BE CERTIFIED AS CONFORMING TO ASTM C913, LATEST REVISION.
3. PRECAST INLETS SHALL BE DESIGNED FOR HS-20 LOADING.
4. MANHOLE STEPS ARE NOT REQUIRED FOR INLET DEPTHS LESS THAN 4 FEET.
5. "KNOCKOUT" TYPE INLET STRUCTURES SHALL NOT BE PERMITTED.

AREA DRAIN (AD)/AREA MANHOLE (AM)
NOT TO SCALE
8



NOTES:

1. GEOBLOCK UNITS SHALL BE BACKFILLED WITH TOPSOIL TO WITHIN 1/4" OF THE TOP OF THE UNIT.
2. GEOBLOCK UNITS SHALL BE ANCHOR AS INDICATED ABOVE OR IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
3. ENGINEERED BASE IS A HOMOGENOUS MIXTURE CONSISTING OF OPEN GRADED CRUSHED AGGREGATE HAVING AN AASHTO #5 OR SIMILAR DESIGNATION BLENDED WITH PULVERIZED TOPSOIL AND A VOID COMPONENT GENERALLY CONTAINING AIR AND/OR WATER. THIS HOMOGENOUS MIXTURE WILL PROMOTE VEGETATIVE GROWTH AND PROVIDE REQUIRED STRUCTURAL SUPPORT. THE AGGREGATE PORTION SHALL HAVE A PARTICLE RANGE FORM 9.5 mm TO 25 mm (0.375 TO 1.0 IN) WITH A d50 OF 13 MM (0.5 IN). THE PERCENTAGE VOID SPACE OF THE AGGREGATE PORTION WHEN COMPACTED SHALL BE AT LEAST 30%. THE PULVERIZED TOPSOIL PORTION SHALL EQUAL 33%± OF THE TOTAL VOLUME AND BE ADDED AND BLENDED TO PRODUCE A HOMOGENOUS MIXTURE PRIOR TO PLACEMENT.
4. IF REQUIRED, PROVIDE NON-WOVEN GEOTEXTILE SEPARATION LAYER AND INSTALL IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS INCLUDING OVERLAPS BASED ON SUB GRADE CBR.
5. CONNECT GEOBLOCK® PANELS WITH THE INTERLOCKING OFFSET TAB SO THAT ADJACENT SECTIONS HAVE HORIZONTALLY LEVEL PROFILES.
6. REFER TO THE GEOBLOCK® DESIGN AND CONSTRUCTION OVERVIEW FOR A COMPLETE DESCRIPTION OF THE DESIGN AND CONSTRUCTION METHODS.

GEOBLOCK EMERGENCY ACCESS ROAD
NOT TO SCALE
9

Owner/Applicant
Cabrini of Westchester
115 Broadway
Dobbs Ferry, NY 10522
Tel: 914-693-6800
Fax: 914-693-0919

Provident design engineering
7 SKYLINE DRIVE, HAWTHORNE, NEW YORK 10532
TEL: (914) 592-4040 WWW.PDERESULTS.COM

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Cabrini of Westchester
115 Broadway
Village of Dobbs Ferry, NY
Section 003.120, Block 104, Lot 1

TITLE:
DETAILS

Seal
STATE OF NEW YORK · RALPH P. PERGAME · No. 064262 · LICENSED PROFESSIONAL ENGINEER

Scale:	NTS
Date:	2/5/2019
Drawn By:	KMM
Checked By:	RPP
Project No.:	18-022
Sheet No.:	7 of 9
Dwg. No.:	C-402

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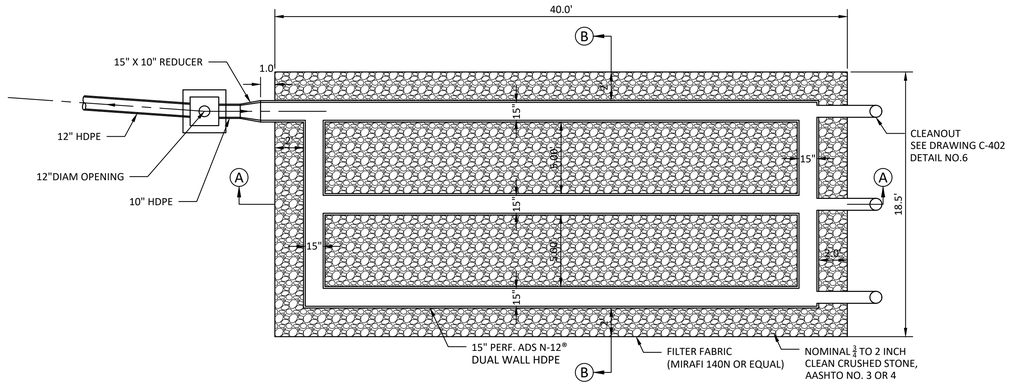
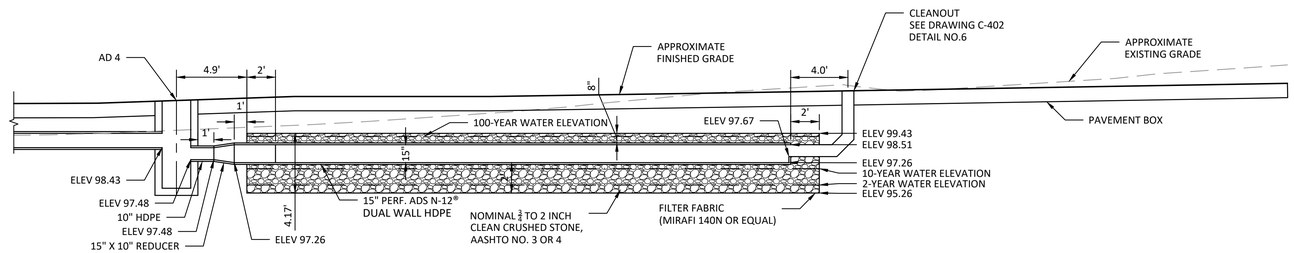
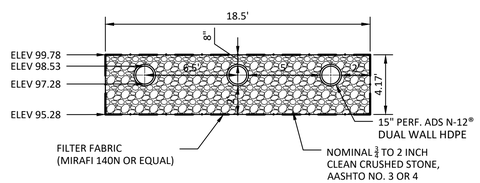


PLAN VIEW



SECTION A-A



SECTION B-B

NO.	REVISION	DATE
1	REVISED PER VILLAGE COMMENTS	07/02/19
2	REVISED PER VILLAGE COMMENTS	10/23/19
3	REVISED PER BOT SPECIAL MTG HELD 7/27/2020	8/3/2020

5 4 3 2 1 0 5 10
SCALE IN FEET

Owner/Applicant
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Cabrini of Westchester
115 Broadway
Village of Dobbs Ferry, NY
Section 003.120, Block 104, Lot 1

TITLE:
INFILTRATION BED DETAILS

Seal
STATE OF NEW YORK
RALPH P. PERACCHI
No. 064262
LICENSED PROFESSIONAL ENGINEER

Scale:	1"=5'
Date:	2/5/19
Drawn By:	JLM
Checked By:	RPP
Project No.:	18-022
Sheet No.:	8 of 9
Dwg. No.:	C-403

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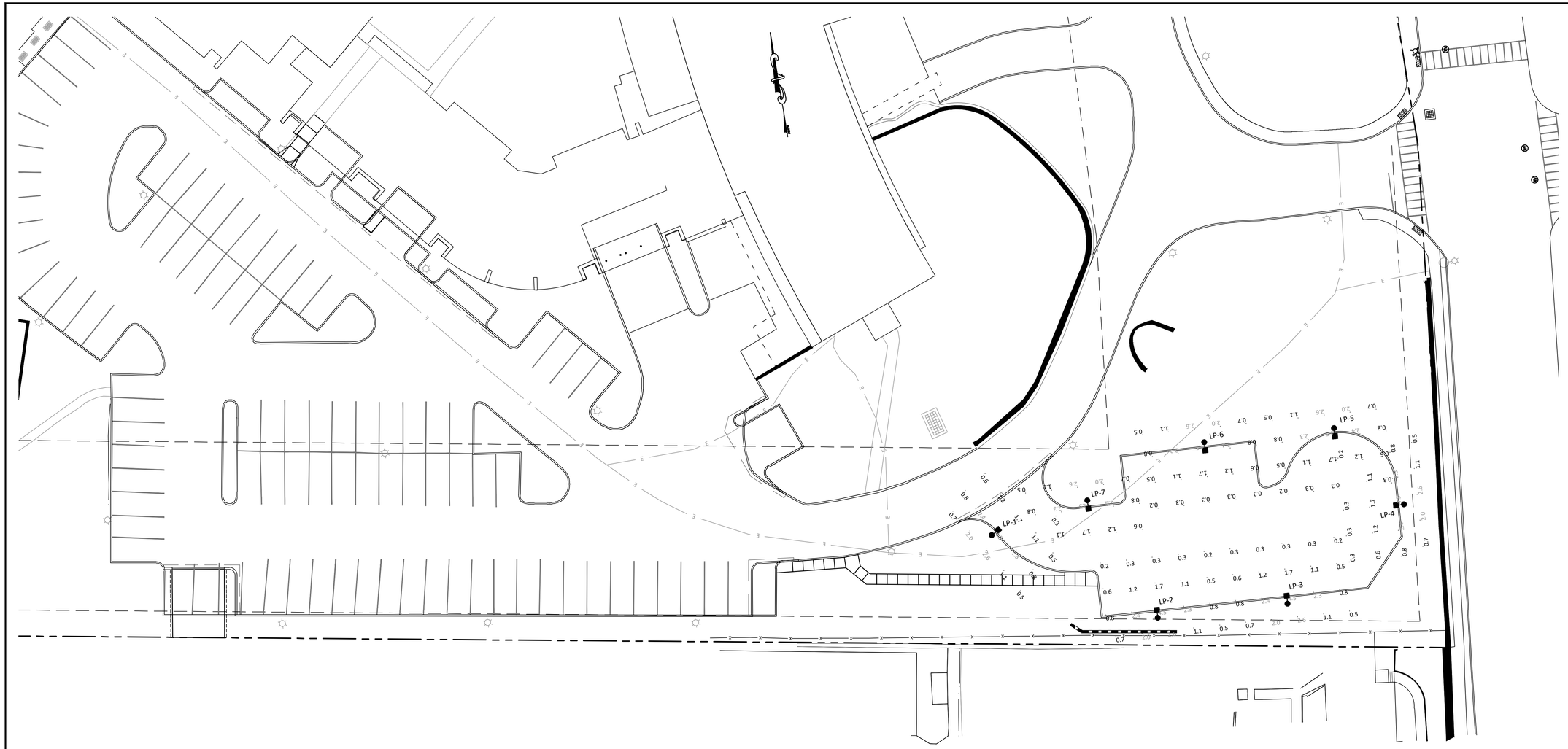

NO.	REVISION	DATE
1	REVISED PER VILLAGE COMMENTS	10/23/19
2	REVISED PER BOT SPECIAL MTG HELD 7/27/2020	8/3/2020

20 15 10 5 0 20 40

SCALE IN FEET

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking	Illuminance	Fc	1.45	4.8	0.1	14.50	48.00
Property Line	Illuminance	Fc	0.56	2.6	0.0	N.A.	N.A.

Luminaire Schedule					
Symbol	Qty	Label	Lumens	Description	Mtg. Height
	9	A1-T3	2618.3	LED-6098A070	12

NOTES

1. LIGHT POLES AND FIXTURES SHALL BE AS MANUFACTURED BY GREEN LUMENS, 6421 CONGRESS AVENUE, SUITE 120, BOCA RATON, FLORIDA 33487, TELE: 1-800-458-6367, WWW.GREENLUMENS.COM.
2. POLES AND LIGHT FIXTURES SHALL BE WHITE.
3. CUT OFF SHIELDS SHALL BE PROVIDED IN THE FIXTURES LP-1, LP-2 AND LP-3.
4. THE ILLUMINANCE VALUES SHOWN ARE PRELIMINARY ARE SUBJECT TO FINAL DESIGN.
5. FINAL LIGHTING DESIGN IS SUBJECT TO A LIGHTING ANALYSIS TO BE PREPARED BY LIGHT EMITTING DESIGN, LLC PO BOX 186, SALERNO, FL 34996, LEDESIGN.FL@GMAIL.COM, 772-220-5908

Owner/Applicant

Cabrini of Westchester
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Cabrini of Westchester
115 Broadway
Village of Dobbs Ferry, NY
Section 003.120, Block 104, Lot 1

TITLE:

LIGHTING PLAN

Seal

STATE OF NEW YORK
RALPH P. PERAGINE
No. 084262
LICENSED PROFESSIONAL ENGINEER

Scale:	1"=20'
Date:	2/5/2019
Drawn By:	KMM
Checked By:	RPP
Project No.:	18-022
Sheet No.:	9 of 9
Dwg. No.:	LP-101

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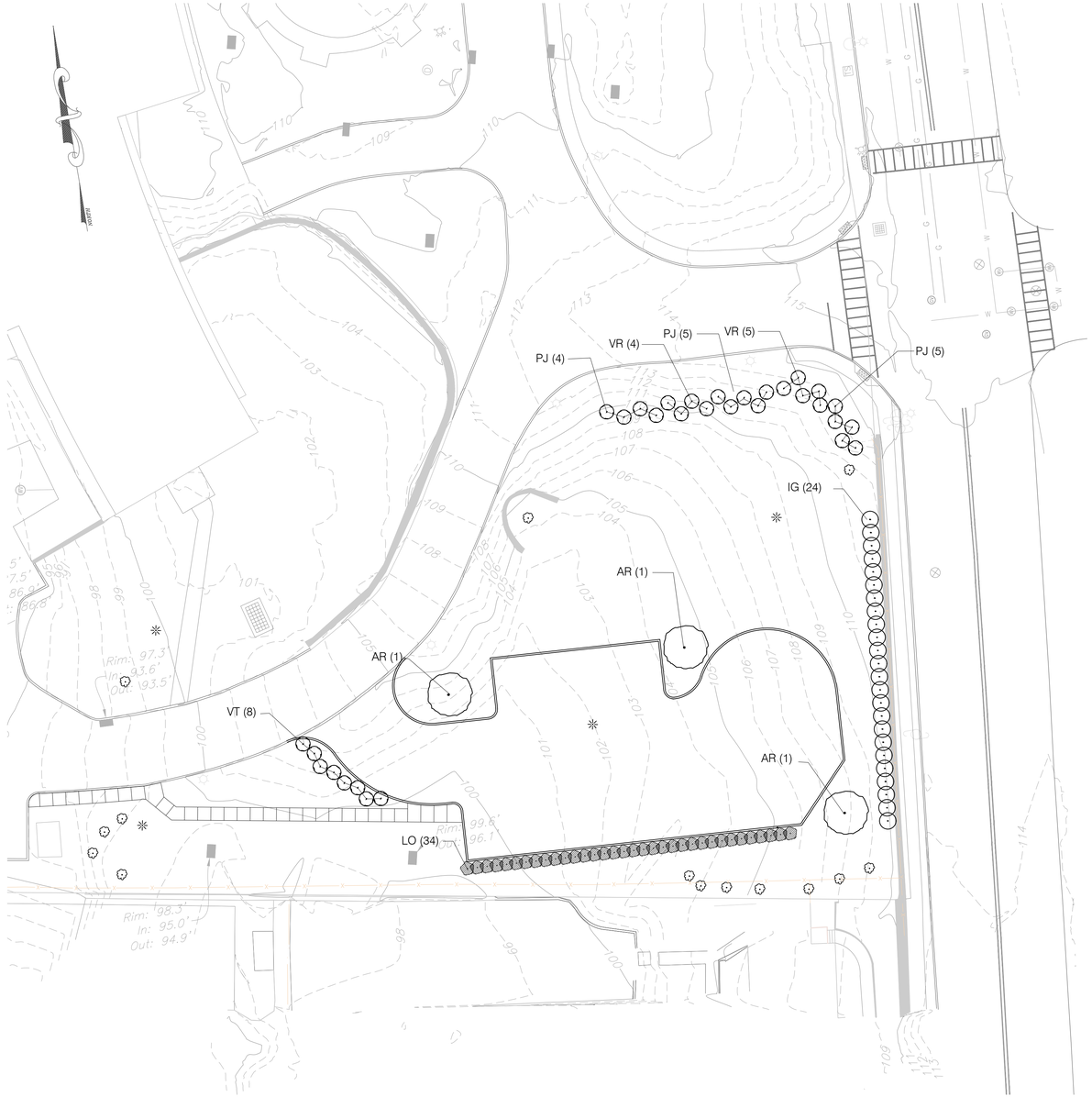
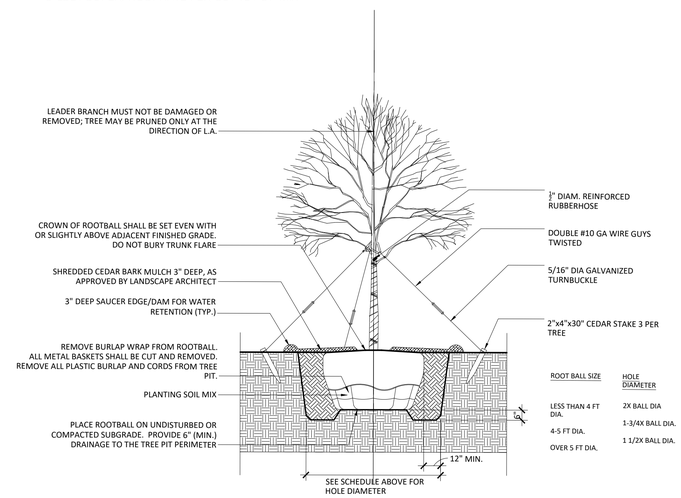


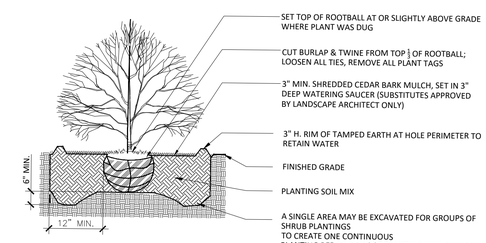
PLANTING NOTES:

1. PROTECT ALL EXISTING VEGETATION TO REMAIN FROM DAMAGE DURING CONSTRUCTION.
2. USE EXTREME CAUTION TO PROTECT UTILITIES.
3. IT IS THE INTENT OF THIS CONTRACT TO AVOID ANY DISTURBANCE TO EXISTING VEGETATION ON THE SITE OTHER THAN THOSE SPECIFICALLY DESIGNATED FOR REMOVAL. ADJUSTMENTS SHALL BE MADE IN THE FIELD AT THE DIRECTION OF THE LANDSCAPE ARCHITECT.
4. ALL PLANT MATERIAL SHALL BE NURSERY GROWN UNLESS OTHERWISE NOTED.
5. PROVIDE QUALITY, SIZE, GENUS, SPECIES, AND VARIETY OF TREES AND SHRUBS INDICATED, COMPLYING WITH APPLICABLE REQUIREMENTS OF ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK."
6. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE LOCATION OF MECHANICAL EQUIPMENT AND UTILITIES EXISTING OR PROPOSED IN THE AREA TO BE PLANTED AND SHALL, WHERE NECESSARY, RELOCATE PLANTS AT THE DIRECTION OF THE LANDSCAPE ARCHITECT.
7. QUANTITIES GIVEN IN THE PLANT LIST ARE FOR REFERENCE ONLY. THE CONTRACTOR SHALL VERIFY ALL QUANTITIES SHOWN ON THE LIST ANS SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIALS REQUIRED TO COMPLETE THE PLANS.
8. THE CONTRACTOR SHALL VERIFY ALL GRADES, DIMENSIONS, AND EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT.
9. LOCATIONS OF NEW PLANTS SHALL BE STAKED BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
10. ALL PLANTS SHALL BE SUBJECT TO THE LANDSCAPE ARCHITECT'S INSPECTION AND APPROVAL AT THE NURSERY AND AT THE SITE BEFORE ANY PLANTING WORK IS BEGUN.
11. ALL BEDS AND TREE SAUCERS AND OTHER AREAS NOTED SHALL RECEIVE 3 INCH (MINIMUM) OF APPROVED MULCH (SHREDDED CEDAR).
12. CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR ONE YEAR FROM TIME OF LANDSCAPE ARCHITECT'S FINAL WRITTEN APPROVAL.
13. CONTRACTOR TO COORDINATE PLANTING, SEEDING AND TREE WORK WITH OTHER TRADES.
14. CONTRACTOR RESPONSIBLE FOR OBTAINING ALL PERMITS WHERE REQUIRED.
15. CONTRACTOR RESPONSIBLE FOR RESTORING ALL AREAS DISTURBED DUE TO PLANTING OPERATIONS.
16. PERCOLATION TEST: PRIOR TO ANY TREE PLANTING, THE CONTRACTOR SHALL FILL A MINIMUM OF 25% OF THE PLANTING PITS WITH WATER AND OBSERVE THE RATE OF PERCOLATION. IF IN THE OPINION OF THE CONTRACTOR, SLOW PERCOLATION INDICATES A SOIL CONDITION MIGHT ENDANGER THE HEALTH OF MATERIALS TO BE PLANTED, HE SHALL CONTACT THE LANDSCAPE ARCHITECT TO ESTABLISH A MUTUALLY ACCEPTABLE METHOD OF PROVIDING ADEQUATE DRAINAGE. COMPENSATION FOR ANY NECESSARY DRAINAGE PROVISIONS SHALL BE AT A NEGOTIATED PRICE. NO CLAIMS FOR ADDITIONAL COMPENSATION ARISING FROM THE LOSS OF PLANT MATERIAL DUE TO GROUND WATER PROBLEMS WILL BE ACCEPTED UNLESS THIS PROCEDURE IS FOLLOWED.
17. TOP SOIL MIX SHALL INCLUDE:
    - 3 PARTS SCREENED TOPSOIL
    - 1 PART SAND
    - 1 PART HUMUS
    - 5 LBS. SUPERPHOSPHATE PER CU. YD. OF MIX



DECIDUOUS TREE PLANTING–OVER 6" CAL.

Not to Scale



NOTE:
1) DO NOT ADD FERTILIZER TO FALL PLANTINGS.

SHRUB PLANTING

Not to Scale

PLANT LIST

TREES

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
3	AR	Acer rubrum	Red maple 'October Glory'	2 1/2"-3 CAL	Branching HGT. 6'-0" B&B

SHRUBS

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
24	IG	Ilex glabra	Inkberry	3 1/2"-4' HGT.	B&B full to ground
34	LO	Ligustrum ovalifolium	California privet	4'-5' HGT.	B&B full to ground
9	VR	Viburnum x rhytidophylloides 'Alleghany'	Alleghany Viburnum	4'- 4' 1/2" HGT.	B&B full to ground
8	VT	Viburnum tomentosum mariesii	Doublefile viburnum	4'- 4' 1/2" HGT.	B&B full to ground
14	PJ	Pieris japonica 'Mountain Fire'	Andromeda 'Mountain Fire'	3 1/2"-4' HGT.	B&B full to ground

NO.	REVISION	DATE
1	Planning Board Submission	5/23/19
2	Planning Board Submission	10/23/19
3	Revised per BOT Special Mtg Held 7/27/2020	08/3/2020

Imbiano · Quigley
Landscape Architects

31 Mamaroneck Ave.
White Plains, New York 10601
admin@iqlandarch.com
(914) 232-0200

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Cabrini of Westchester
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Dobbs Ferry, NY 10522
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Cabrini of Westchester
115 Broadway
Village of Dobbs Ferry, NY
Section 003.120, Block 104, Lot 1

TITLE:

L1 LANDSCAPE PLAN AND DETAILS

Seal

Scale:	1"=20'
Date:	10-21-2019
Drawn By:	NHJS
Checked By:	
Project No.:	18-022
Sheet No.:	of
Dwg. No.:	

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