

RESIDENCES AT 34 CLINTON AVENUE

DOBBS FERRY, NEW YORK 10522

CGA STUDIO ARCHITECTS

12 SPRING STREET, HASTINGS.ON.HUDSON, NY 10706



PLANNING BOARD SUBMISSION 12-13-22

OWNER	ARCHITECT	CONSULTING ARCHITECT	LANDSCAPE ARCHITECT	CIVIL ENGINEER	DATES	LIST OF DRAWINGS	LIST OF DRAWINGS
LANDMARK BUILDING & DEVELOPMENT, LLC JOHN SARAIVA, 73 BAJART PLACE YONKERS, NY 10705 914.906.1364 john@strelacore.com	CGA STUDIO CHRISTINA GRIFFIN AIA LEED AP CPHC 10 SPRING STREET HASTINGS-ON-HUDSON, NY 10706 914.478.0799 cg@cgastudio.com	DIPTI SHAH ARCHITECTS DIPTI SHAH AIA LEED AP 1 MAIN STREET DOBBS FERRY, NY 10522 914.967.0557 dipti@pbarchgroup.com	LOUIS FUSCO LANDSCAPE ARCHITECTS LOUIS C. FUSCO PLA ASLA PO BOX 362 POUND RIDGE, NY 10576 914.764.9123 louisfusco.com	HUDSON ENGINEERING & CONSULTING MICHAEL F. STEIN, P.E., PRESIDENT 45 KNOLLWOOD ROAD - SUITE 201 ELMSFORD, NEW YORK 10523 914.909.0420 michael@hudsonec.com	BUILDING DEPARTMENT SUBMISSION 11-7-22 PLANNING BOARD SUBMISSION 12-13-22	TITLE TITLE SHEET, PROJECT IMAGERY, LIST OF DRAWINGS S-1 ZONING DATA, AREA MAP, PHOTOS OF EXISTING CONDITIONS S-2 SITE PLAN, DEMOLITION SITE PLAN, AERIAL SITE PHOTOS S-3 NEIGHBORHOOD CONTEXT A-1 BASEMENT FLOOR PLAN A-2 FIRST FLOOR PLAN A-3 SECOND FLOOR PLAN A-4 THIRD FLOOR PLAN A-5 ROOF PLAN A-6 EAST (FRONT) ELEVATION A-7 NORTH (SIDE) ELEVATION A-8 WEST (REAR) ELEVATION A-9 EXIST. SOUTH ELEVATION & COURTYARD NORTH ELEVATION A-10 COURTYARD SOUTH ELEVATION	LANDSCAPE DRAWINGS SP-1 LANDSCAPE SITE PLAN PL-1 PLANTING PLAN & RENDERED SITE PLAN SURVEY DRAWINGS TOPOGRAPHICAL SURVEY SLOPES SURVEY

ZONING CALCULATIONS

34 CLINTON AVENUE, DOBBS FERRY NY 10522			
ZONING DISTRICT: MDR-H; TAX DESIGNATION: SECTION 3.80; BLOCK: 46, LOT: 4			
	REQUIRED	EXISTING	PROPOSED
GROSS LOT AREA	10,000 SF	29,908 SF	29,908 SF
AREA OF SLOPES OVER 25% [EXCL. SLOPE AREAS UNDER 150 SF]	-	3,428 SF	3,428 SF
AREA OF SLOPES OVER 15-25% [EXCL. SLOPE AREAS UNDER 150 SF]	-	1,724 SF	1,724 SF
NET LOT AREA AFTER STEEP SLOPE REDUCTION PER SECTION 300-34.A(2)	LOT AREA- [50% AREA OF SLOPES OVER 25% + 25% AREA OF SLOPES 15-25%] 10,000 SF MIN.	29,908 - [50%(3,428) + 25% (1,724)] = 27,763 SF	29,908 - [50%(3,428) + 25% (1,724)] = 27,763 SF
NUMBER OF DWELLING UNITS	-	(3) RESIDENTIAL UNITS (2) 2-BEDRM & (1) 5-BEDRM 29,908 / 3 = 9,969 SF	(11) 2-BEDROOM UNITS 29,908 / 11 = 2,719 SF
MINIMUM LOT AREA PER DWELLING UNIT	2,500 SF		
NUMBER OF AFFORDABLE DWELLING UNITS PER 300-40.A(1) AND REQUIRED UNIT AREA SEE UNIT SF CHART	10% OF UNITS: (10%) X 11 = 1.1 1 UNIT RQD; MINIMUM UNIT SF = 80% OF AVERAGE MARKET RATE UNIT SF AVERAGE MARKET RATE UNIT: 1,361 SF 80% OF AVG MARKET RATE UNIT: 1,089 SF	N/A	(1) 2-BEDROOM AFFORDABLE UNIT UNIT AREA: UNIT 1: 1,091 SF > 1,089 SF RQD INCL. 1/3 OF UNIT 1 PATIO
MINIMUM RESIDENTIAL UNIT SIZE	N/A FOR THIS DISTRICT	N/A FOR THIS DISTRICT	N/A FOR THIS DISTRICT
DRIVEWAY SLOPE	12%	3%	9%
PARKING REQUIREMENT	1 SPACE PER DWELLING UNIT + 1/4 PER BEDROOM = 17 SPACES REQUIRED FOR 11 x (2-BEDROOM UNITS)	N/A	17 SPACES PROVIDED 7 SPACES IN ENCLOSED GARAGE (1 OF WHICH IS ADA COMPLIANT) & 10 OUTDOOR SPACES
BUILDING COVERAGE FOR LOTS 20,000-40,000 SF	30% x 0.67 = 20.1% OF 29,908 SF 6,011 SF MAX.	8% 2,412 SF	20% 6,002 SF
IMPERVIOUS COVERAGE FOR LOTS 20,000-40,000 SF	60% x 0.67 = 40.2% OF 29,908 SF 12,023 SF MAX.	29% 8,578 SF	40.1% 12,006 SF
MINIMUM LOT WIDTH [TABLE B-3]	100 FT	148.5 FT	148.5 FT
MINIMUM LOT DEPTH [TABLE B-3]	125 FT	193 FT / 221.26 FT	193 FT / 221.26 FT
FRONT YARD SETBACK [LOT DEPTH (193+221)/2 = 207 FT OVER 150 FT]	40 FT	80.9 FT	80.9 FT
REAR YARD SETBACK [LOT DEPTH (193+221)/2 = 207 FT OVER 150 FT]	40 FT	55.25 FT	40 FT
SIDE SETBACK (#1) [TABLE B-4]	15 FT	54.8 FT	15 FT
SIDE SETBACK (#2) [TABLE B-4]	20 FT	23.5 FT	20 FT
TOTAL OF TWO SIDE SETBACKS [TABLE B-4]	35 FT	78.3 FT	35 FT
MAXIMUM STORIES	3 STORIES	2.5 STORIES	3 STORIES
MAXIMUM HEIGHT TO EAVE [ROOF PITCH 0.5]	28 FT	EXISTING	TO MATCH EXISTING; 26.4 FT ABOVE NEW GRADEPLANE EL: 228
MAXIMUM BUILDING HGT TO MIDPOINT OF ROOF [ROOF PITCH 0.5]	35 FT	EXISTING	TO MATCH EXISTING; 34.42 FT ABOVE NEW GRADEPLANE EL: 228
ELEVATOR BULKHEAD AREA (FOR BULKHEAD EXCEEDING MAX. BUILDING HGT) PER SECTION 300-34.C(1)	UNDER 20% OF ROOF AREAS 20% (6,452 SF) = 1,290 SF	-	80 SF (1.25 % OF ROOF AREA)

COVERAGE CALCULATIONS

EXISTING BUILDING COVERAGE		EXISTING IMPERVIOUS COVERAGE	
EXISTING BUILDING	1582	DRIVEWAY	4,124
EXISTING COVERED SIDE PORCH	317	FRONT TERRACE+STEPS	340
REAR ONE-STORY PORTION	230	DECK	545
REAR OVERHANG	111	STEPS, WALK NEAR DECK & REAR STEPS	279
SIDE ONE-STORY PORTION + ROOFED PORCH	125	WALK & METAL STEPS TO SIDE PORCH	258
SHED	47	REAR PATIO	560
TOTAL BUILDING COVERAGE	2,412	REAR STEPS DOWN TO REMAIN	60
	8%	IMPERVIOUS COVERAGE	6,166
		TOTAL IMPERVIOUS COVERAGE INCL. BUILDING	8,578
			29%

PROPOSED BUILDING COVERAGE		PROPOSED IMPERVIOUS COVERAGE	
EXISTING BUILDING	1,582	NEW DRIVEWAY & OUTDOOR PARKING SPOTS	5,224
NEW COVERED PORCH AT MAIN ENTRY	165	DEDUCT 45% OF 3,354 SF PERMEABLE ASPHALT AREA (PARKING SPOTS & DRIVEWAY BETWEEN PARKING SPOTS)	(1,509)
ADDITION	4,212	NEW COURTYARD	906
NEW BAY OVER GARAGE DOOR	43	NEW FRONT ENTRY PLATFORM	104
TOTAL BUILDING COVERAGE	6,002	NEW REAR PATIO (FOR UNIT 1)	352
	20%	RETAINING WALLS	483
		REAR STEPS (EXIST. TO REMAIN)	60
		NEW STEPPING STONES PATH	384
		IMPERVIOUS COVERAGE	6,004
		TOTAL IMPERVIOUS COVERAGE INCL. BUILDING	12,006
			40.1%

CHART OF RESIDENTIAL UNITS

FLOOR	UNIT #	DESCRIPTION	SF	BALCONY/TERRACE SF (FOR AFF UNITS)	AFFORDABLE UNIT SF INCLUDING 1/3 OF TERRACE
BASEMENT	UNIT 1	2BR AFFORDABLE	966	350	1,083
1st FLOOR	UNIT 2	2BR	1,365		
1st FLOOR	UNIT 3	2BR	1,330		
1st FLOOR	UNIT 4	2BR	1,328		
1st-2nd FLOOR	UNIT 5	2BR DUPLEX	1,566		
2nd FLOOR	UNIT 6	2BR	1,365		
2nd FLOOR	UNIT 7	2BR	1,330		
2nd FLOOR	UNIT 8	2BR	1,328		
3rd FLOOR	UNIT 9	2BR	1,016		
3rd FLOOR	UNIT 10	2BR	1,450		
3rd FLOOR	UNIT 11	2BR	1,450		
		AVERAGE MARKET RATE UNIT	1,353		
		80% AVERAGE MARKET RATE UNIT	1,082		

SITE PLAN & CALCULATIONS BASED ON SURVEY
BY SUMMIT LAND SURVEYING PC DATED 9-3-22

AREA MAP

EXISTING CONDITIONS

CGA
studio
ARCHITECTS

12 SPRING STREET
HASTINGS.on.HUDSON
N.Y. 10706
914.478.0799
cg@cgastudio.com
christinagriffinarchitect.com

RESIDENCES AT
34 CLINTON AVENUE
DOBBS FERRY, NEW YORK 10522

Project Submitted
BUILDING PERMIT SUBMISSION 11-7-22
PLANNING BOARD SUBMISSION 12-13-22

Scale As Shown
Drawing Title
ZONING DATA

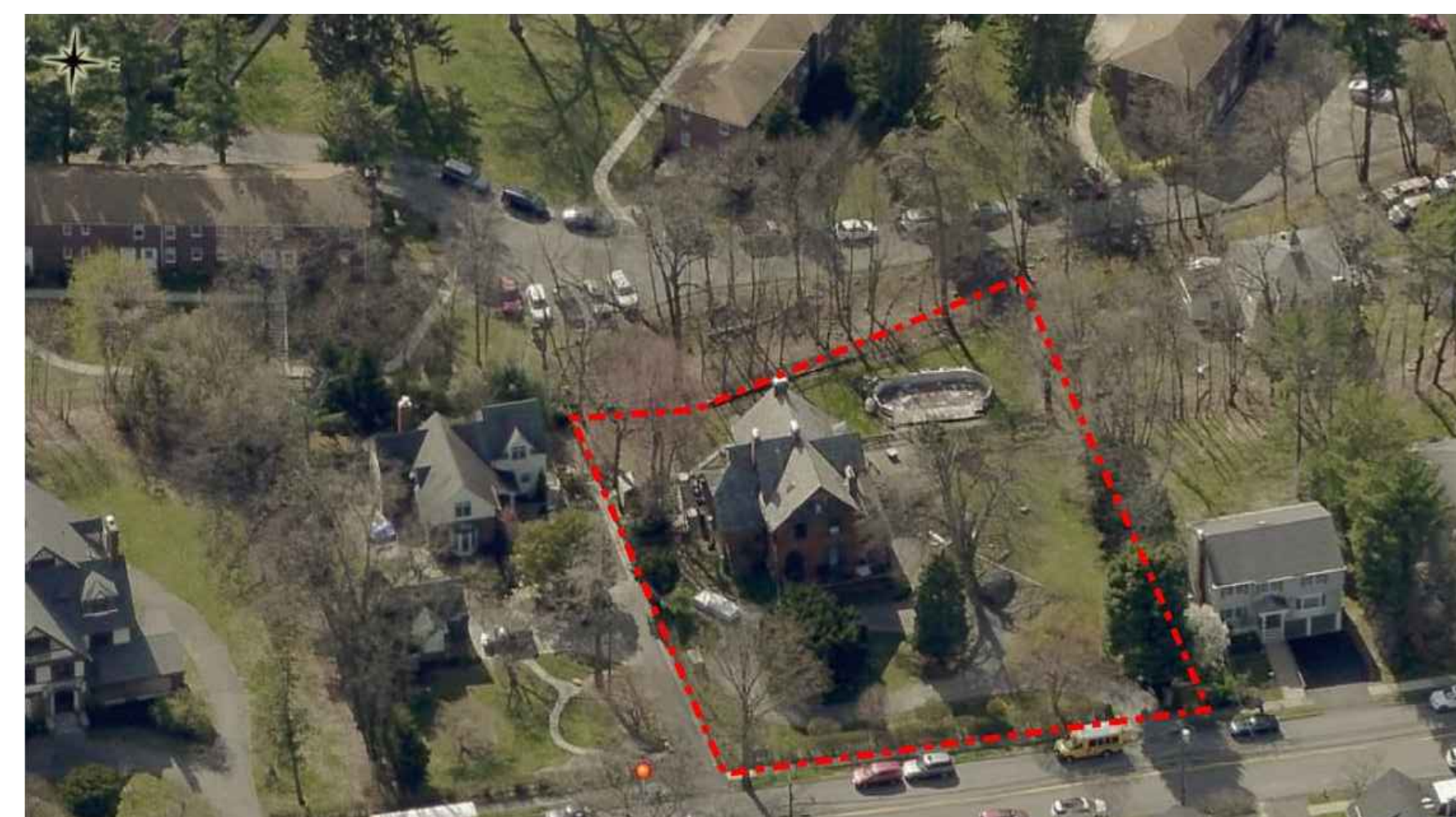
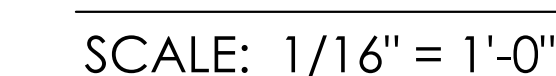
S-1

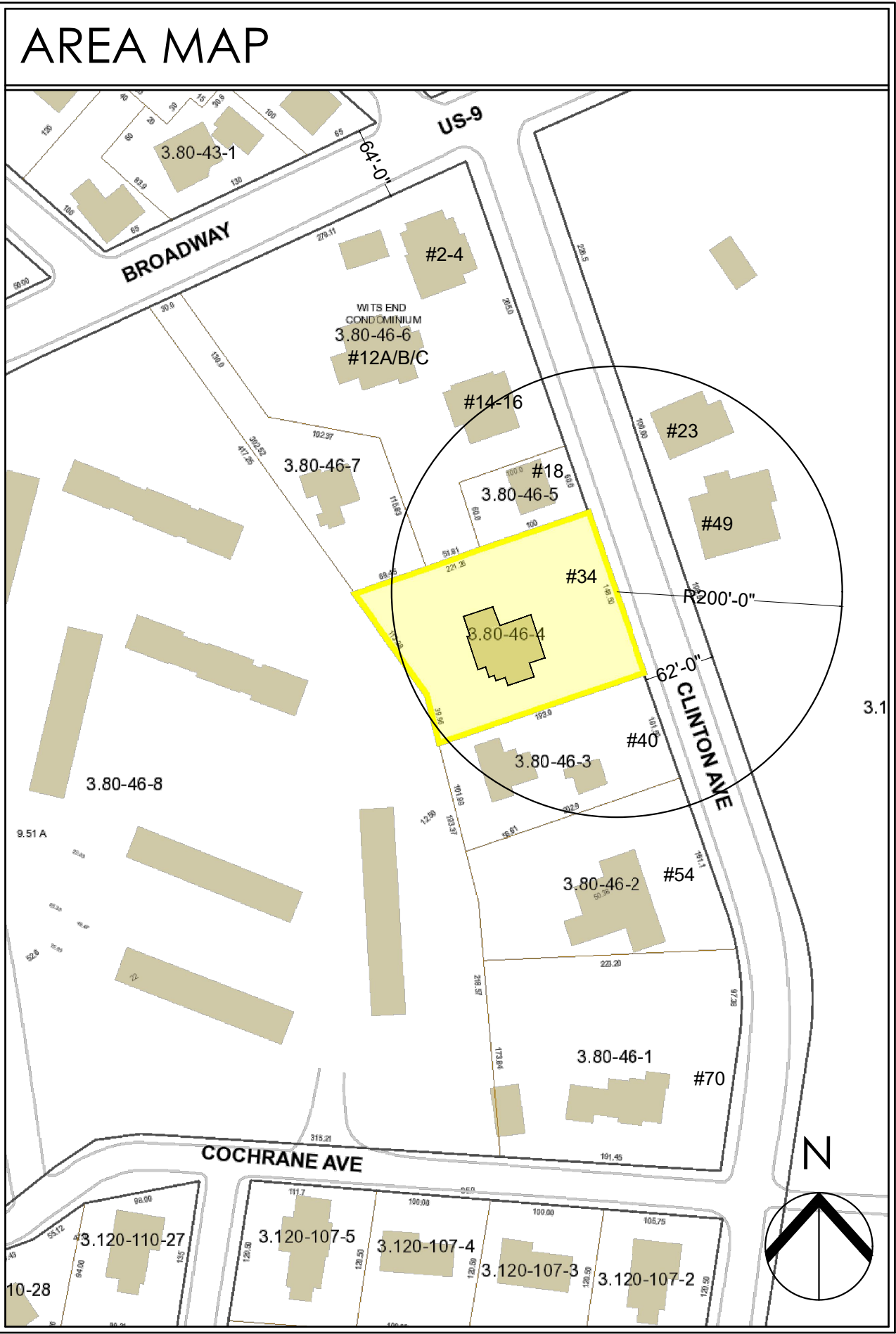
Sheet Number

Project Submitted
BUILDING PERMIT SUBMISSION 11-7-2
PLANNING BOARD SUBMISSION 12-13-

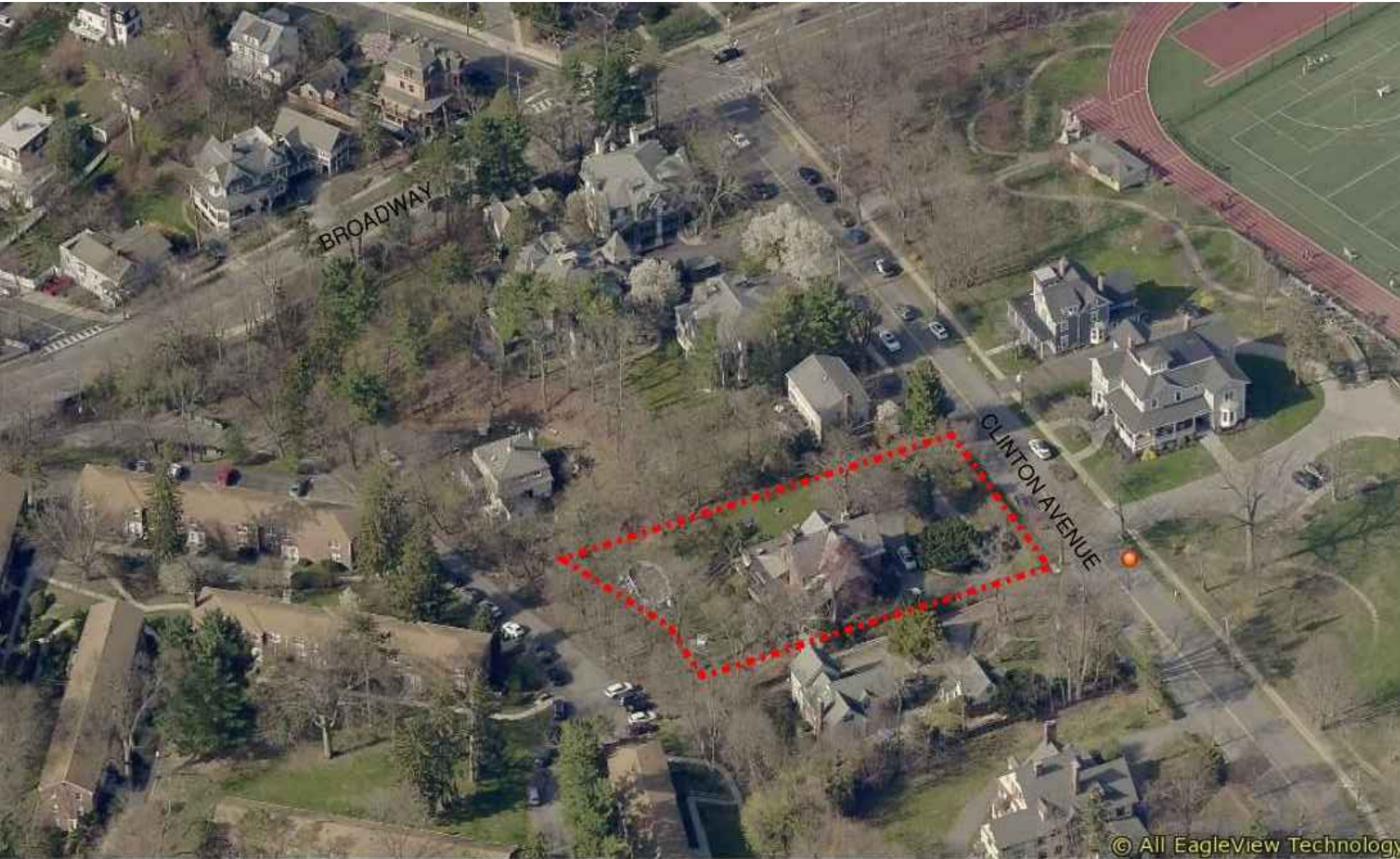


Sheet Number





AERIAL VIEW OF NEIGHBORING PROPERTIES



CONTEXT BASED HEIGHT LIMITS

CONTEXT BASED HEIGHT LIMITS		
INCLUDES PROPERTIES WITHIN 200 FT. OF 34 CLINTON AVENUE		
ADDRESS	EAVE HEIGHT (FT)	RIDGE HEIGHT (FT)
CLINTON AVENUE - WEST SIDE		
14-16 CLINTON AVENUE	29.75	47.00
18 CLINTON AVENUE	26.75	37.50
40 CLINTON AVENUE	20.25	36.50
54 CLINTON AVENUE	23.75	47.08
CLINTON AVENUE - EAST SIDE		
23 CLINTON AVENUE	20.83	40.25
49 CLINTON AVENUE	24.58	38.75
AVERAGE PREVAILING HEIGHT	24.32	41.18
x MULTIPLIER PER ZONING CODE TABLE B-7	AVERAGE x 1.15	AVERAGE x 1.25
CONTEXT-BASED PREVAILING HEIGHT	28	51

PROPOSED FOR 34 CLINTON	26.4 FT	41.75 FT
MEASURED RELATIVE TO AVERAGE FRONT GRADE	TO MATCH EXISTING	TO MATCH EXISTING



NEIGHBORING PROPERTIES

ALONG THE EAST SIDE OF CLINTON AVENUE



#23 WITHIN 200 FT RADIUS



#49 WITHIN 200 FT RADIUS

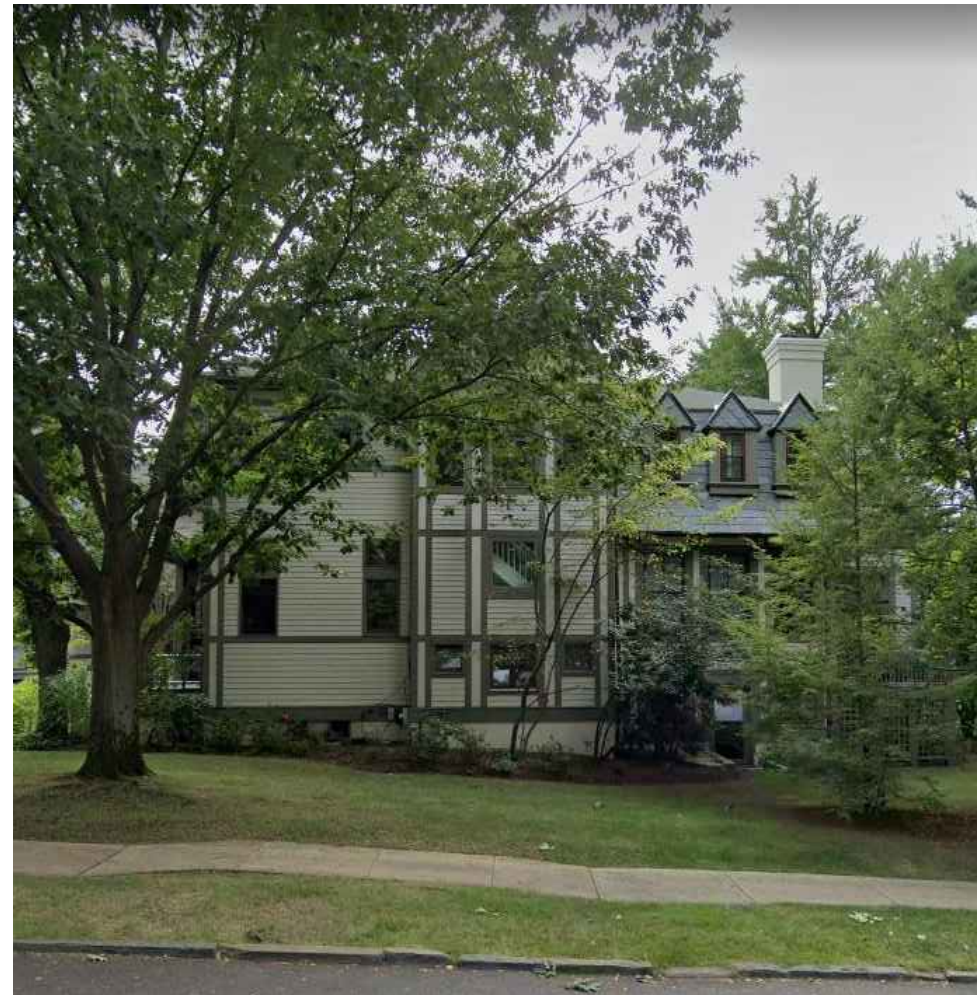


ALONG THE WEST SIDE OF CLINTON AVENUE

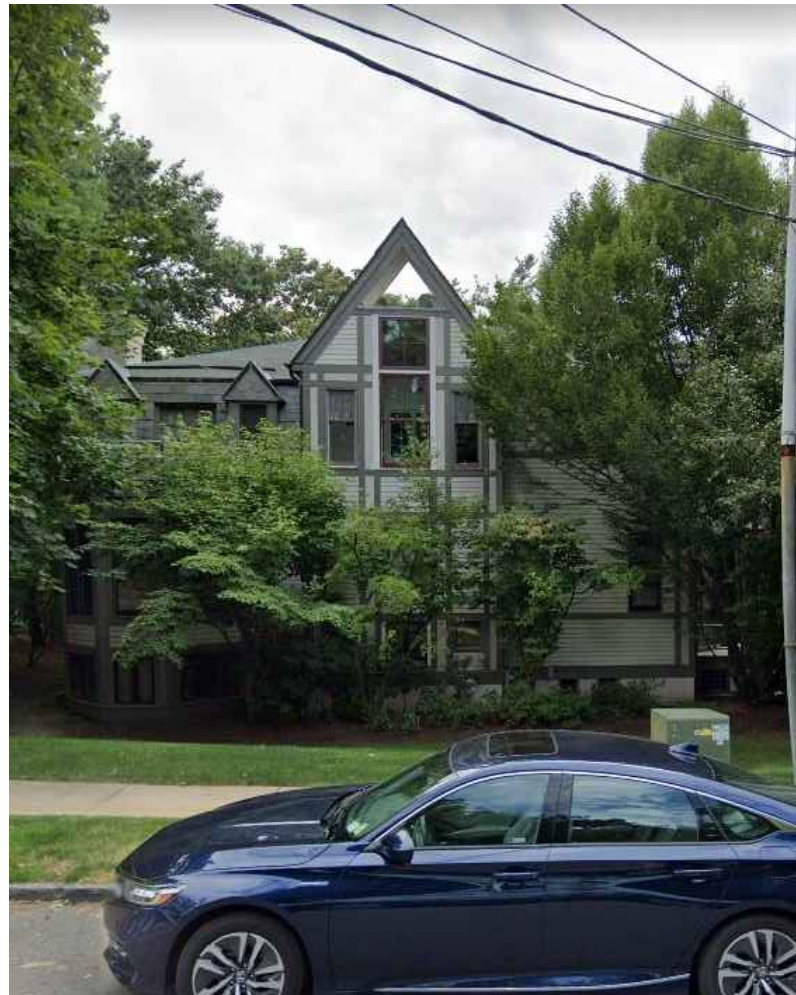
STREETSCAPE OF NEIGHBORING PROPERTIES

SCALE: 1/32" = 1'-0"

ALONG THE WEST SIDE OF CLINTON AVENUE



#2-4



#14-16 WITHIN 200 FT RADIUS



#18 WITHIN 200 FT RADIUS



#40 WITHIN 200 FT RADIUS



#54 WITHIN 200 FT RADIUS



#70

CGAstudioARCHITECTS

12 SPRING STREET
HASTINGS.on.HUDSON
N.Y. 10706
914.478.0799
cg@cgastudio.com
christinagriffinarchitect.com

RESIDENCES AT
34 CLINTON AVENUE
DOBBS FERRY, NEW YORK 10522

Project Submitted

BUILDING PERMIT SUBMISSION 11-7-22
PLANNING BOARD SUBMISSION 12-13-22

REGISTERED ARCHITECT
CHRISTINA MARE GRIFIN
STATE OF NEW YORK
17888

ScaleAs Shown

Drawing Title
NEIGHBORHOOD CONTEXT

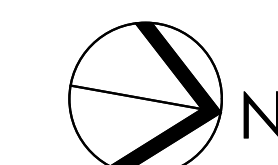
S-3

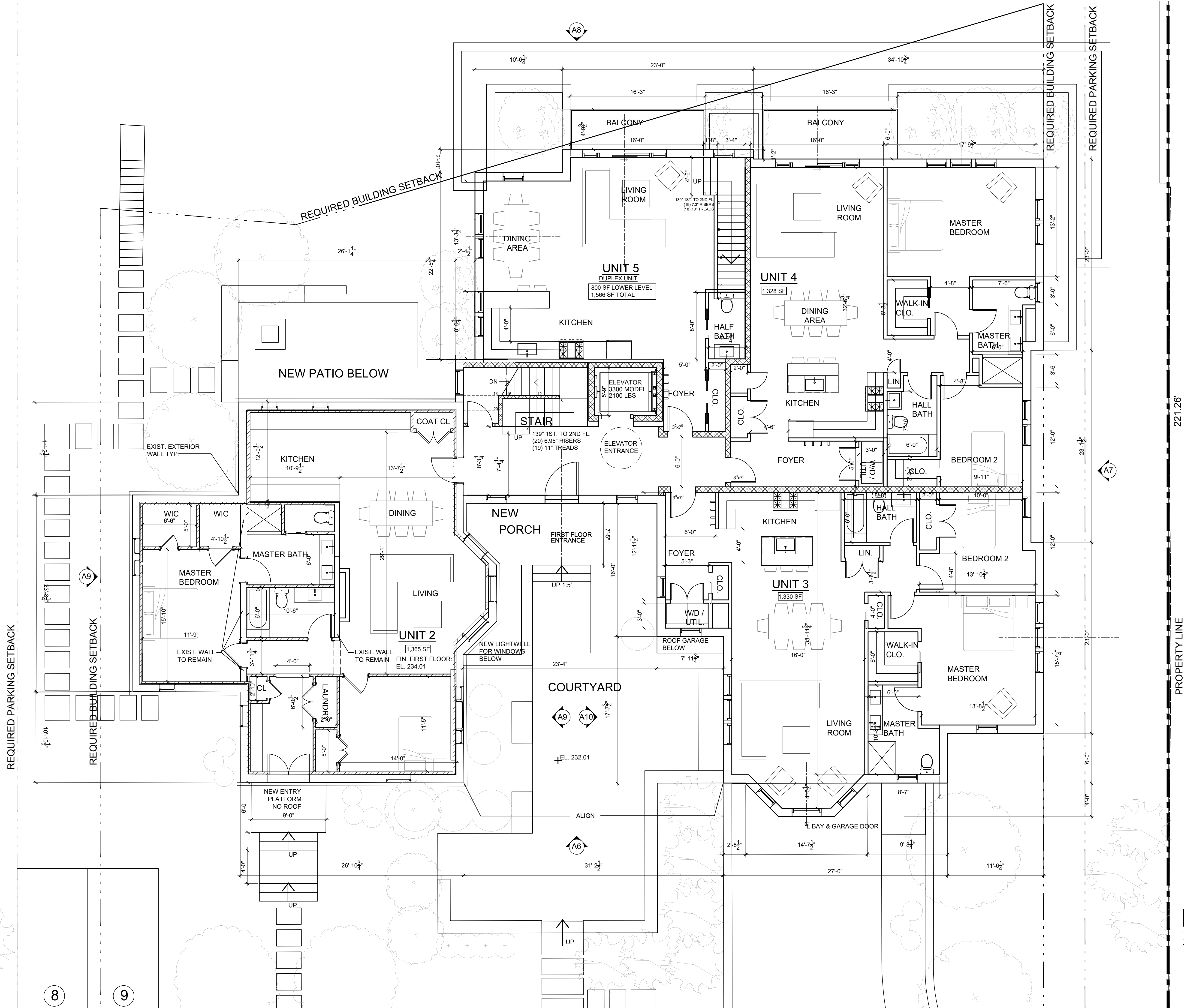
Sheet Number

Project Submitted
BUILDING PERMIT SUBMISSION 11-7-2
PLANNING BOARD SUBMISSION 12-13-



Sheet Number





FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"

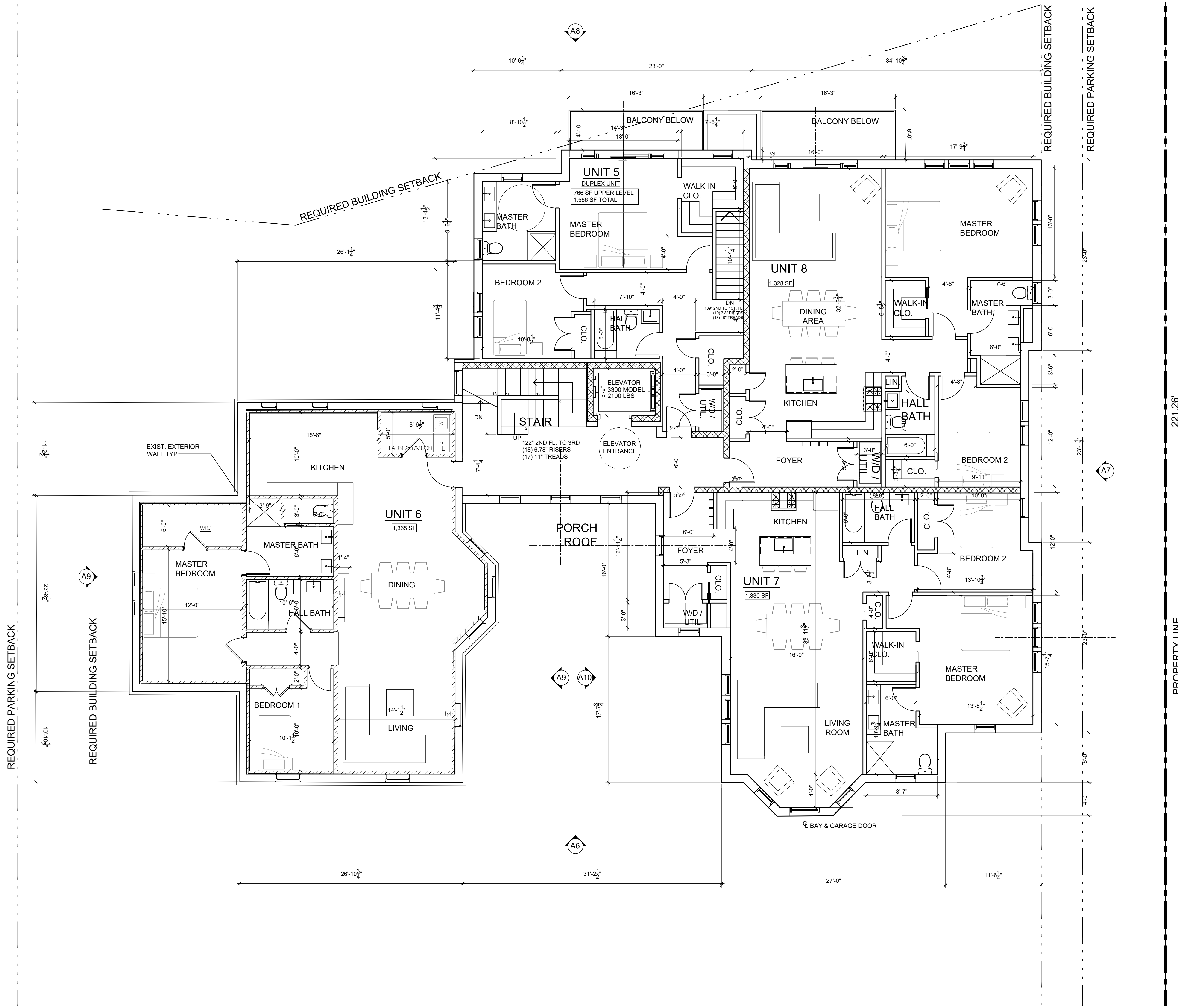


RESIDENCES AT
34 CLINTON AVENUE
DOBBS FERRY, NEW YORK 10522

Project Submitted
BUILDING PERMIT SUBMISSION 11-7-22
PLANNING BOARD SUBMISSION 12-13-22



Scale As Shown
Drawing Title
FIRST FLOOR PLAN



221.26'

PROPERTY LINE

2ND FLOOR PLAN

SCALE: 3/16" = 1'-0"



RESIDENCES AT 34 CLINTON AVENUE

DOBBS FERRY, NEW YORK 10522

Project Submitted
BUILDING PERMIT SUBMISSION 11-7-22
PLANNING BOARD SUBMISSION 12-13-22



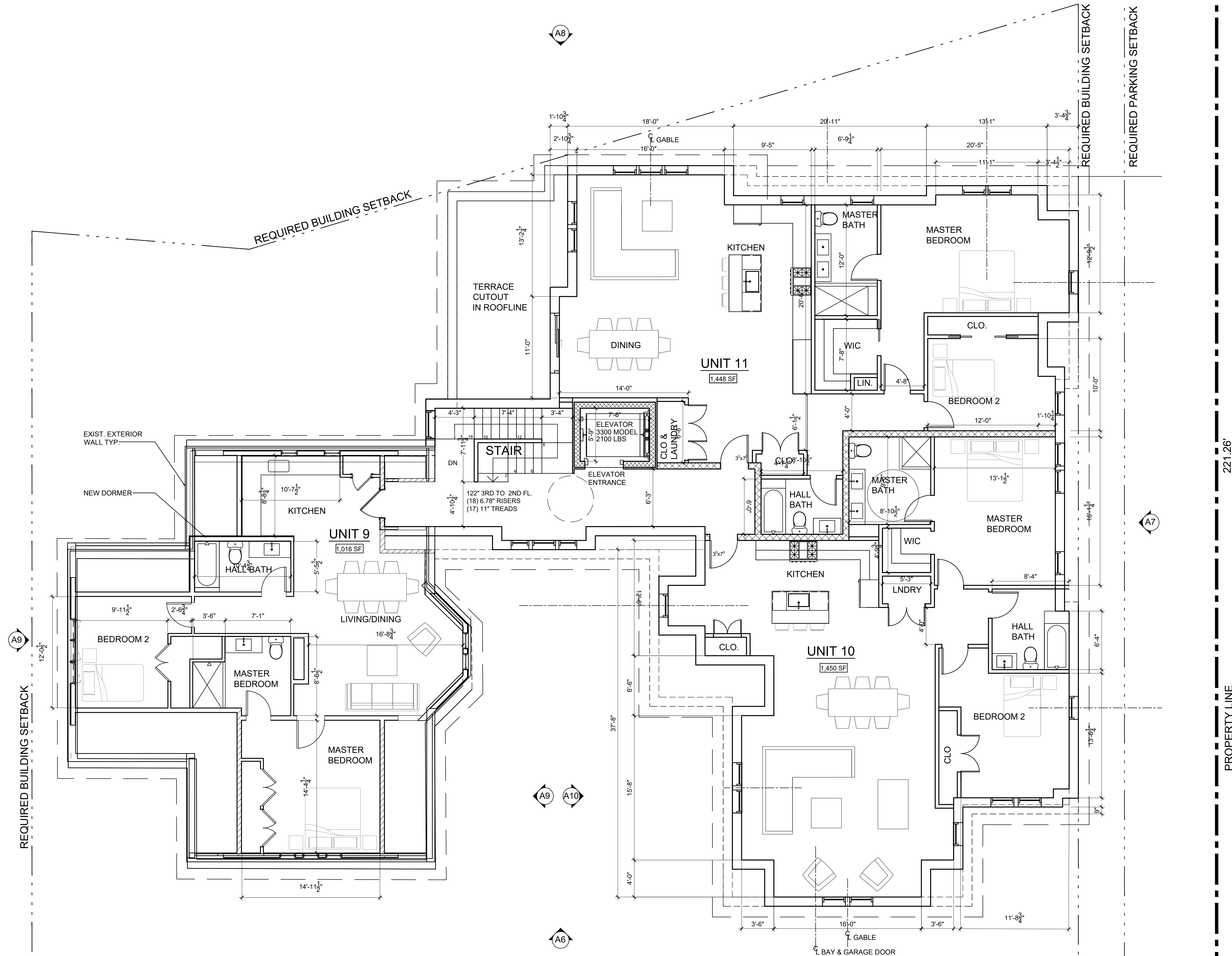
Scale As Shown
Drawing Title
SECOND FLOOR PLAN

A-3

Sheet Number

REQUIRED PARKING SETBACK

REQUIRED BUILDING SETBACK



3RD FLOOR PLAN

SCALE: 3/16" = 1'-0"



RESIDENCES AT 34 CLINTON AVENUE DOBBS FERRY, NEW YORK 10522

Project Submitted
BUILDING PERMIT SUBMISSION 11-7-22
PLANNING BOARD SUBMISSION 12-13-22

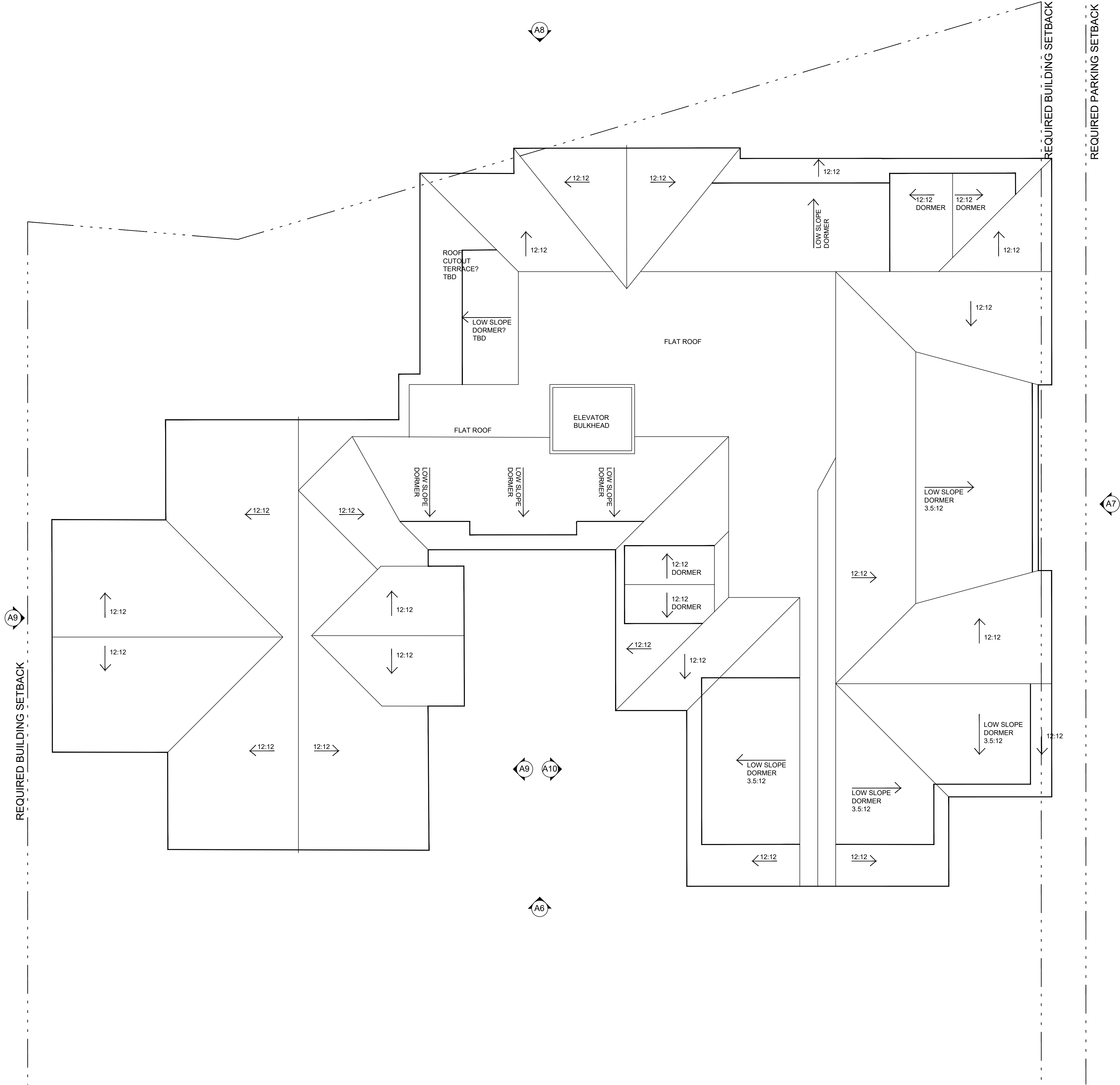


Scale As Shown
Drawing Title
THIRD FLOOR PLAN

A-4

Sheet Number

REQUIRED PARKING SETBACK



ROOF PLAN
SCALE: 3/16" = 1'-0"



RESIDENCES AT
34 CLINTON AVENUE
DOBBS FERRY, NEW YORK 10522

Project Submitted
BUILDING PERMIT SUBMISSION 11-7-22
PLANNING BOARD SUBMISSION 12-13-22



Scale As Shown
Drawing Title
ROOF PLAN

A-5
Sheet Number

RESIDENCES AT
34 CLINTON AVENUE
DOBBS FERRY, NEW YORK 10522

Project Submitted
BUILDING PERMIT SUBMISSION 11-7-22
PLANNING BOARD SUBMISSION 12-13-22



Scale As Shown
Drawing Title
ELEVATIONS

A-6

Sheet Number



EAST (FRONT) ELEVATION

SCALE: 3/16" = 1'-0"

RESIDENCES AT
34 CLINTON AVENUE
DOBBS FERRY, NEW YORK 10522

Project Submitted

BUILDING PERMIT SUBMISSION 11-7-22

PLANNING BOARD SUBMISSION 12-13-22



Scale As Shown

Drawing Title

ELEVATIONS

A-7

Sheet Number



NORTH (SIDE) ELEVATION

SCALE: 3/16" = 1'-0"

RESIDENCES AT
34 CLINTON AVENUE
DOBBS FERRY, NEW YORK 10522

Project Submitted

BUILDING PERMIT SUBMISSION 11-7-22

PLANNING BOARD SUBMISSION 12-13-22



Scale As Shown

Drawing Title

ELEVATIONS

A-8

Sheet Number



WEST (REAR) ELEVATION

SCALE: 3/16" = 1'-0"

Project Submitted
BUILDING PERMIT SUBMISSION 11-7-2
PLANNING BOARD SUBMISSION 12-13-



Scale	As Shown
-------	----------

Drawing Title

ELEVATIONS
EXISTING BUILDING

A-9

Sheet Number



Project Submitted
BUILDING PERMIT SUBMISSION 11-7-2
PLANNING BOARD SUBMISSION 12-13-



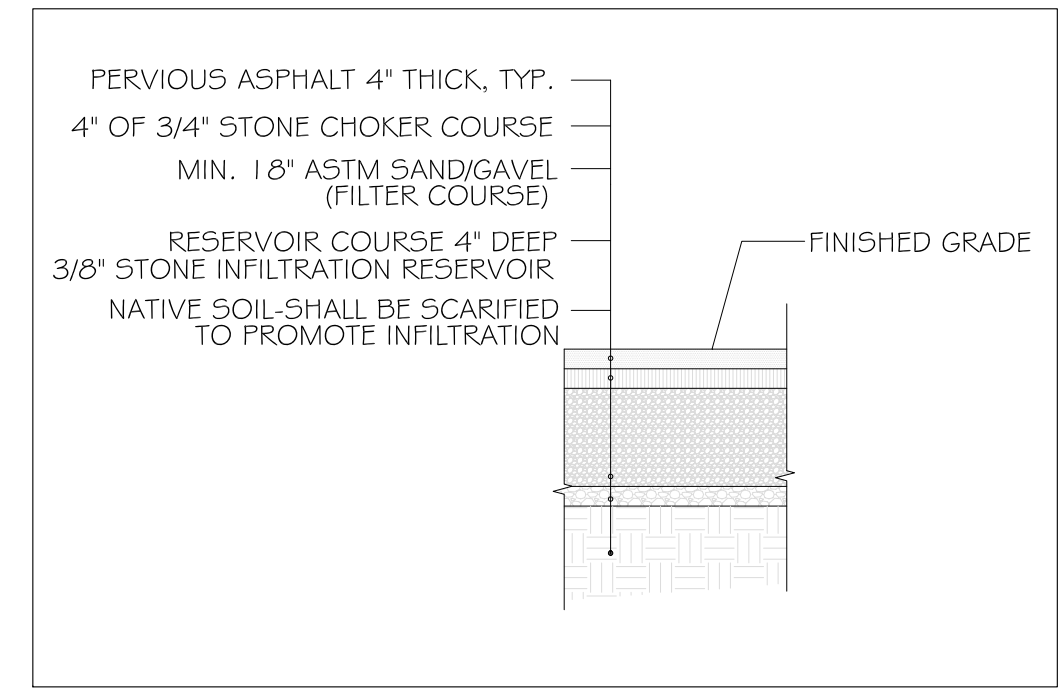
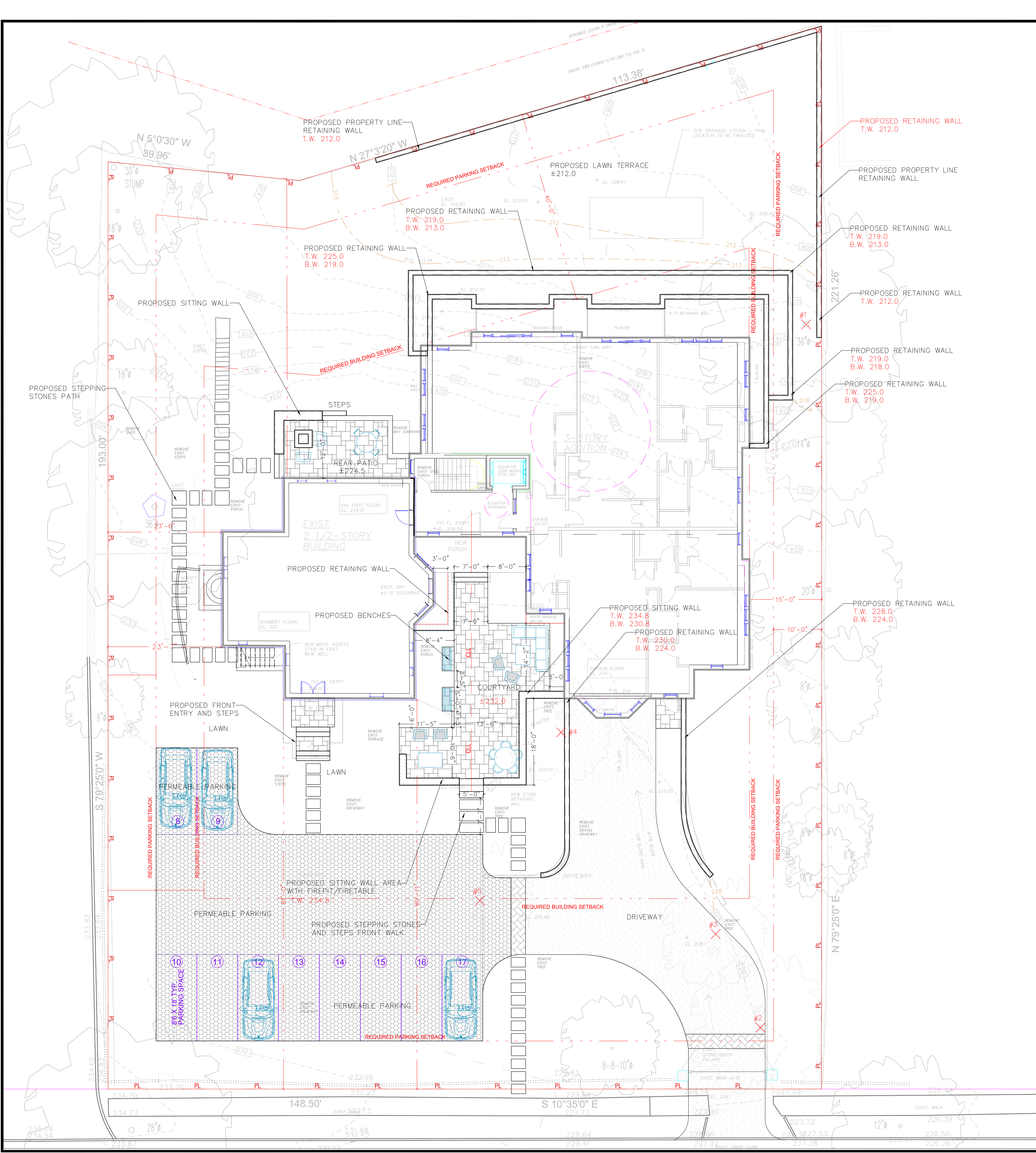
Drawing Title

ELEVATIONS

Sheet Number



SCALE: 3/16" = 1'-0"



PERMEABLE DRIVEWAY

SCALE: NTS

29,908 SF	PROPOSED	
TOTAL BUILDING COVERAGE	6002	SF
DRIVEWAY AND PARKING	5224	SF
DEDUCT 45% OF PARKING AREA PAVED WITH PERMEABLE ASPHALT (3,354 S.F.)	-1509	SF
REAR STEPS	60	SF
COURTYARD	906	SF
FRONT TERRACE	104	SF
REAR PATIO	352	SF
RETAINING WALLS	483	SF
STEPPING STONES PATH	384.0	SF
TOTAL	12,006	SF
TOTAL %	40.100	%

LEGEND:

- EXISTING CONTOURS
- PROPOSED CONTOURS
- TREE PROTECTION
- TREE REMOVAL
- EXISTING LABELS
- PROPERTY LINE
- MIN. SETBACKS
- PERMEABLE ASPHALT PAVING

LOUIS FUSCO
landscape architects
focus • form • function

26 Woodland Road
Pound Ridge, NY 10576
914.764.9123
louisfusco.com

34 CLINTON AVENUE,
DOBBS FERRY, NY 10522

ZONE: MDR-H

DATE: 12-12-2022

SITE PLAN

SCALE: 1"= 10'-0"

REVISED:
12-20-2022

STAMP:





PLANTING PLAN

SCALE: 1" = 16'-0"



RENDERED PLANTING PLAN

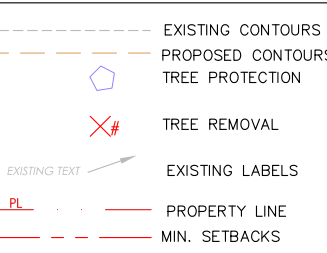
SCALE: 1" = 16'-0"

2022-12-12 PLANTING - 34 CLINTON AVENUE				
Symbol	Latin Name	Common Name	Quantity	Size
TREES				
ACS	<i>Amelanchies Canadensis</i>	Canadian Serviceberry	3	B & B 2 1/2" cal.
BP	<i>Betula papyrifera</i> 'OENCI'	Oasis Paper Birch	5	B & B 12-14"
CF	<i>Cornus florida</i>	White Flowering Dogwood	4	B & B 2 1/2-3" cal.
IDL	<i>Ilex x meservae</i> 'Dragon Lady'	Dragon Lady Holly	1	B & B 7-8'
IO	<i>Ilex opaca</i>	American Holly	4	B & B 8-9'
IO-1	<i>Ilex opaca</i>	American Holly	8	B & B 5-6'
LSF	<i>Liquidambar styraciflua</i> 'Slender Silhouette'	Fastigiata Sweetgum	6	B & B 2 1/2-3" cal.
LSH	<i>Liquidambar styraciflua</i> Hapdaze	Hapdaze Sweetgum	4	B & B 4" cal.
MV	<i>Magnolia virginiana</i>	Sweet Bay Magnolia	3	B & B 6-8'
PSN	<i>Pinus Strobus</i> "Nana"	Dwarf Eastern White Pine	8	10 gal.
QRS	<i>Quercus robur</i> 'Skyrocket'	Fastigiata English Oak	3	B & B 3" cal.
TS	<i>Thuja standishii</i> x <i>plicata</i> 'Green Giant'	Arbortvitae 'Green Giant'	11	B & B 8-9" cal.

SHRUBS			
CSV	<i>Cornus stolonifera</i> 'Variegata'	Variegated Redtwig Dogwood	8
HAA	<i>Hydrangea arborescens</i> 'Annabelle'	Annabelle Hydrangea	19
HQ	<i>Hydrangea quercifolia</i>	Oakleaf Hydrangea	25
IVS	<i>Itea virginica</i> 'Little Henry'	Virginia sweetspire	6
KLE	<i>Kalmia latifolia</i> 'Elf' or 'Minuet'	Mountain Laurel	6
PPF	<i>Potentilla fruticosa</i> 'Pink Beauty'	Happy Face Pink	13
SP	<i>Syringa patula</i> 'Miss Kim'	Dwarf Lilac	19
TO	<i>Thuja occidentalis</i> 'Bobaxam'	Mr. Bowling Ball	18
VDC	<i>Viburnum dentatum</i> 'Christom'	Blue Muffin Arrowwood Viburnum	12
VPT	<i>Viburnum P. tomentosum</i> 'Shasta'	Doublefile Viburnum Summer Shasta	9
VTR	<i>Viburnum trilobum</i>	Highbush Cranberry	12

PERENNIALS AND GRASSES				
CA	<i>Calamagrostis x acutiflora</i> 'Karl Foerster'	Feather-reed Grass	32	2 gal.
CH	<i>Carex hobb</i>	Hobb Sedge	72	2 gal.
CI	<i>Carex morrowii</i> 'Ice Dance'	Ice Dance Sedge	51	2 gal.
CP	<i>Carex pensylvanica</i>	Pennsylvania Sedge	95	2 gal.
EC	<i>Echinacea purpurea</i>	Purple Coneflower	11	2 gal.
GH	<i>Geranium Rozanne</i>	Hardy Geranium Rozanne	41	2 gal.
HP	<i>Helleborus purpurascens</i> 'Waldst. & Kit.'	Helleborus	87	2 gal.
IVB	<i>Iris virginica</i>	Blue Flag Iris	37	2 gal.
RFG	<i>Rudbeckia fulgida</i> 'Goldstrum'	Black Eyed Susan	11	2 gal.
SO	<i>Schizachyrium scoparium</i> 'Standing Ovation'	Little Bluestem Grass	22	2 gal.

LEGEND:



TREE REMOVAL LIST:

- 36" MAPLE TREE
- 24" PINE TREE
- 10" JAPANESE MAPLE TREE
- 42" BEECH TREE
- 18" SPRUCE TREE

TREE PRESERVATION:

- Total number of over 8" DBH trees to be removed = 130 Total DBH (5 trees)
- Total number of required tree replanting's per code section 300-511 (50% minimum) = 65" Total DBH.
- Total Proposed Trees 2.5" DBH or greater = 170.5" Total DBH (131%, 52 trees)

NOTE:

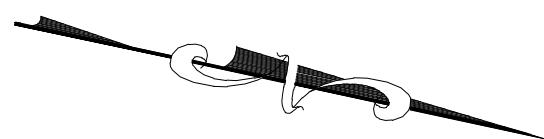
- NEW PLANTINGS TO BE WATERED AND MAINTAINED IN GOOD HEALTH FOR MINIMUM OF 2 YEARS. ANY PLANT MATERIAL THAT DOES NOT SURVIVE OR IN POOR CONDITION AFTER 2 YEARS SHALL BE REPLACED IN KIND AND QUALITY OF ORIGINAL SPECIFICATION.
- EXISTING TREES TO REMAIN SHALL RECEIVE TREE PROTECTION PER DRAWINGS BY HUDSON ENGINEERING.
- LANDSCAPE ARCHITECT TO APPROVE TREE PROTECTION INSTALLATION EXTENDING PROTECTED AREA PAST DRIP LINE OF TREE WHERE POSSIBLE.
- EXISTING TREE TO REMAIN SHALL ALSO RECEIVE ROOT INVIGORATION POST CONSTRUCTION:

- Air-Spade to improve soil health and promote root development and function. A radius of approximately 3 feet from outside the dripline of the tree will be cultivated to a depth of 6-8 inches.
- The cultivated soil should be irrigated regularly following treatment to keep the soil moist if adequate rainfall does not occur.
- Organic matter from degraded mulch will be incorporated into the soil during cultivation.
- Incorporate compost and other amendments per soil analysis report.
- Mulch should be applied to the treated area immediately after treatment.



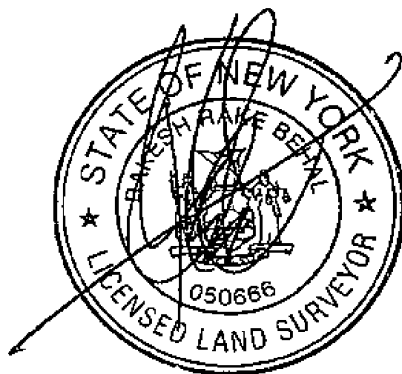
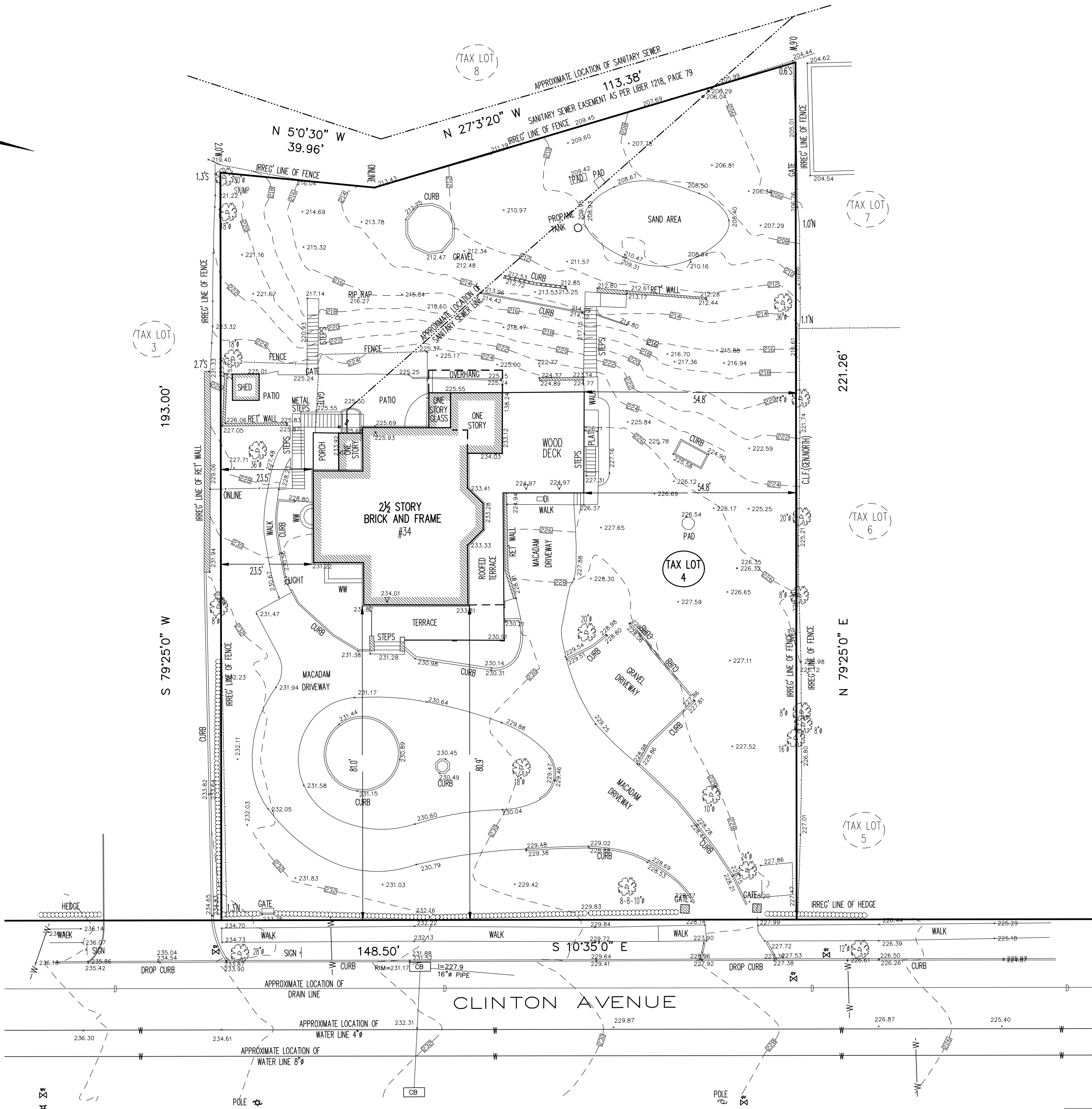
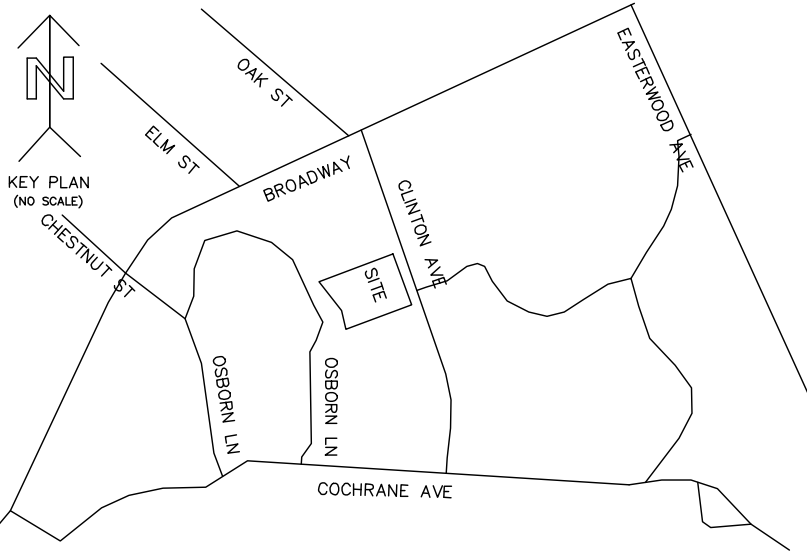
34 CLINTON AVENUE, DOBB'S FERRY, NY 10522		REVISED:		STAMP:	
DATE:	12-12-2022	SCALE:	AS NOTED		
PLANTING PLAN					
Drawing number: PL-1					





LEGEND:

- DROP CURB
- LIGHT
- LIGHT POLE
- TRAFFIC SIGN
- TREE(14" SIZE)
- UTILITY POLE
- HYDRANT
- WATER VALVE
- GAS VALVE
- DRAINAGE INLET
- CATCH BASIN
- SEWER MANHOLE
- ELECTRIC MANHOLE
- WATER MANHOLE
- W-WATER MAIN
- S-SEWER LINE
- E-ELECTRIC LINE
- G-GAS LINE
- OVER HEAD WIRES
- CHAIN LINK FENCE
- TC TOP OF CURB
- BC BOTTOM OF CURB
- TW TOP OF WALL
- BW BOTTOM OF WALL
- L.G. LEGAL GRADE
- C-CABLE LINE



REVISIONS

NO.	DATE	DESC.	BY

LOT AREA = ±29,908 SQ FT ±0.69 AC.

BELOW SURFACE ENCROACHMENTS ARE NOT SHOWN. THE EXISTENCE OF RIGHT OF WAYS AND/OR EASEMENTS OF RECORD, IF ANY, NOT SHOWN HEREON, ARE NOT CERTIFIED.
A TITLE REPORT OF THE SUBJECT PROPERTY WAS NOT PROVIDED, A DEED OF THE SUBJECT PROPERTY WAS NOT PROVIDED

ALL ELEVATIONS HEREON ARE IN NAVD 88 VERTICAL DATUM.

UNAUTHORIZED ALTERATION OR ADDITIONS TO A SURVEY MAP BEARING A LICENSED LAND SURVEYORS SEAL IS VIOLATION OF §209, SUB-DIVISION 2, OF NEW YORK STATE EDUCATION LAW. COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYORS INKED SEAL OR EMBOSSED SEAL NOT BE CONSIDERED TO BE A TRUE AND VALID COPY.
(NOT FOR TITLE TRANSFER)

SCALE: 1"=20'
Measurement in U.S. Standard.
DATE: 09-03-2022.
JOB NUMBER
WCRC648-34(TOPO)

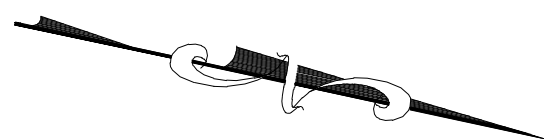
TOPOGRAPHICAL SURVEY OF
TAX LOT 4 IN BLOCK 46, SECTION 3.80
AS SHOWN ON THE OFFICIAL TAX MAPS OF
VILLAGE OF DOBBS FERRY
LOCATED AT
VILLAGE OF DOBBS FERRY
TOWN OF GREENBURGH
WESTCHESTER COUNTY STATE OF NEW YORK.

ADDRESS: 34 CLINTON AVENUE, DOBBS FERRY, N.Y.

COPYRIGHT ©2022 SUMMIT LAND SURVEYING P.C.

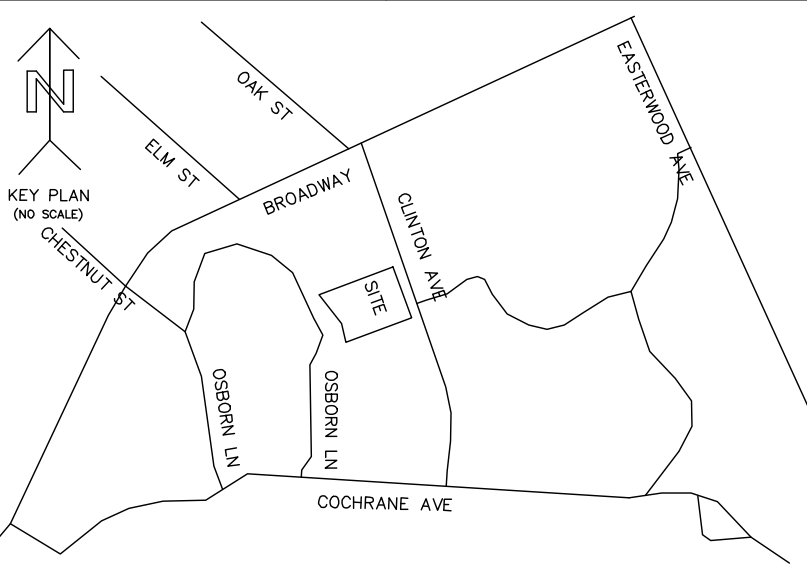
Summit Land Surveying P.C.
21 Drake Lane
White Plains NY 10607
Tel. 9146297758

This is to certify that this map and the survey on which it is based were made in accordance with the "Minimum Standard" Detail Requirements for the New York State Association of Land Surveyors.
Rakesh R. Behal, L.S. New York State License Number 050666.



LEGEND:

- DROP CURB
- LIGHT
- LIGHT POLE
- TRAFFIC SIGN
- TREE(14" SIZE)
- UTILITY POLE
- HYDRANT
- WATER VALVE
- GAS VALVE
- DRAINAGE INLET
- CATCH BASIN
- SEWER MANHOLE
- ELECTRIC MANHOLE
- WATER MANHOLE
- W-WATER MAIN
- S-SEWER LINE
- E-ELECTRIC LINE
- G-GAS LINE
- OVER HEAD WIRES
- CHAIN LINK FENCE
- TC TOP OF CURB
- BC BOTTOM OF CURB
- TW TOP OF WALL
- BW BOTTOM OF WALL
- L.G. LEGAL GRADE
- C-CABLE LINE



REVISIONS			
NO.	DATE	DESC.	BY

LOT AREA = ±29,908 SQ FT ±0.69 AC.

BELOW SURFACE ENCROACHMENTS ARE NOT SHOWN. THE EXISTENCE OF RIGHT OF WAYS AND/OR EASEMENTS OF RECORD, IF ANY, NOT SHOWN HEREON, ARE NOT CERTIFIED.

A TITLE REPORT OF THE SUBJECT PROPERTY WAS NOT PROVIDED, A DEED OF THE SUBJECT PROPERTY WAS NOT PROVIDED

ALL ELEVATIONS HEREON ARE IN NAVD 88 VERTICAL DATUM.

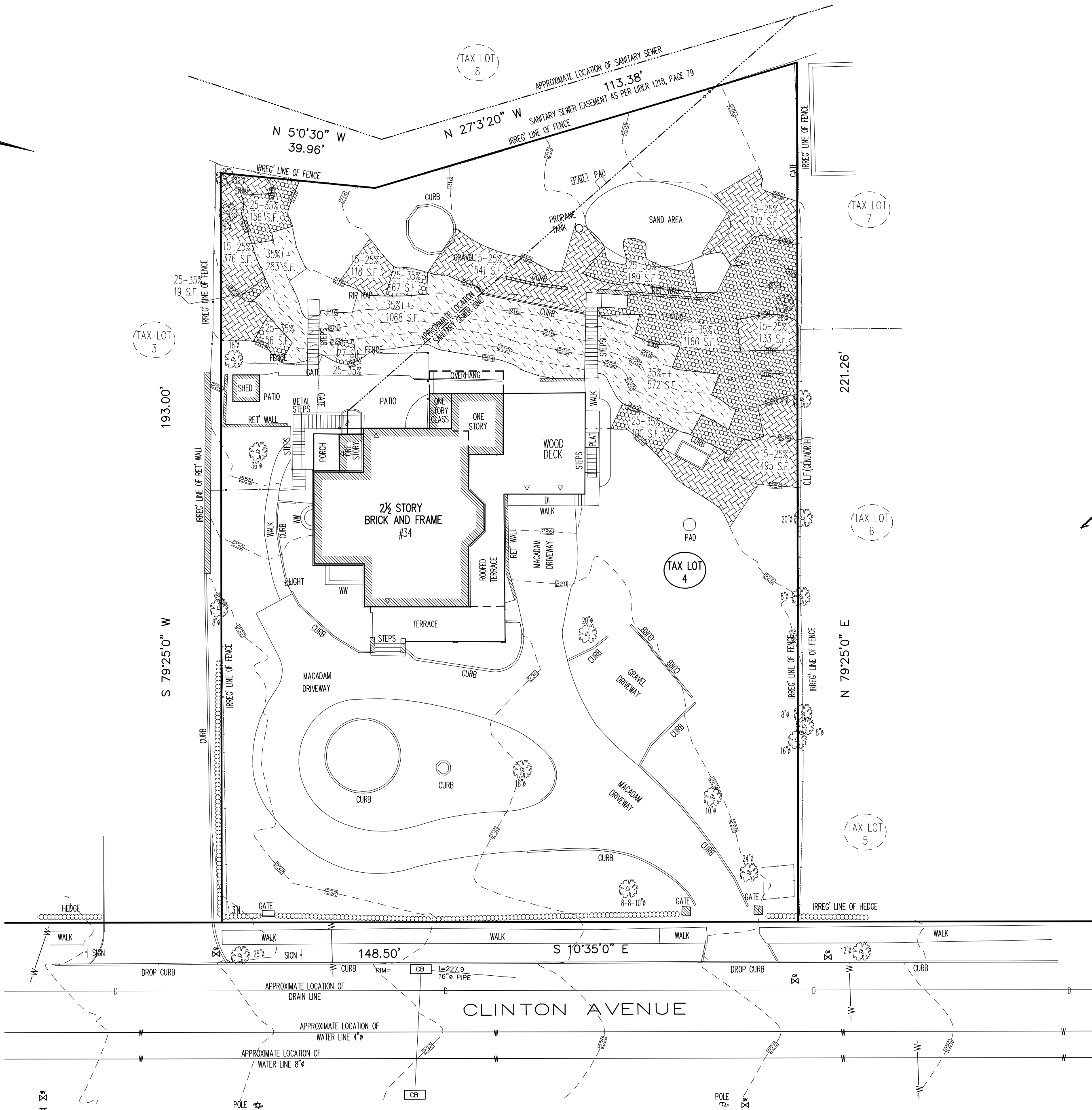
UNAUTHORIZED ALTERATION OR ADDITIONS TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS VIOLATION OF 7209, SUB-DIVISION 2, OF NEW YORK STATE EDUCATION LAW. COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S INKED SEAL OR EMBOSSED SEAL NOT BE CONSIDERED TO BE A TRUE AND VALID COPY.

(NOT FOR TITLE TRANSFER)

SCALE: 1"=20'
Measurement in U.S. Standard.

DATE: 09-03-2022.

JOB NUMBER
WCRO648-34(TOPO)



SLOPES TABLE:		
35%++		1,923 S.F.
25 TO 35%		1,774 S.F.
15 TO 25%		1,975 S.F.
TOTAL SLOPES: 5,672 S.F.		
TOTAL LOT AREA: 29,908 S.F.		

SLOPES AT
TAX LOT 4 IN BLOCK 46, SECTION 3.80
AS SHOWN ON THE OFFICIAL TAX MAPS OF
VILLAGE OF DOBBS FERRY
LOCATED AT
VILLAGE OF DOBBS FERRY
TOWN OF GREENBURGH
WESTCHESTER COUNTY STATE OF NEW YORK.

ADDRESS: 34 CLINTON AVENUE, DOBBS FERRY, N.Y.

COPYRIGHT ©2022 SUMMIT LAND SURVEYING P.C.

This is to certify that this map and the survey on which it is based were made in accordance with the "Minimum Standard" Detail Requirements for the New York State Association of Land Surveyors.

Rakesh R. Behal, L.S. New York State License Number 050666.

Summit Land Surveying P.C.
21 Drake Lane
White Plains NY 10607
Tel. 9146297758