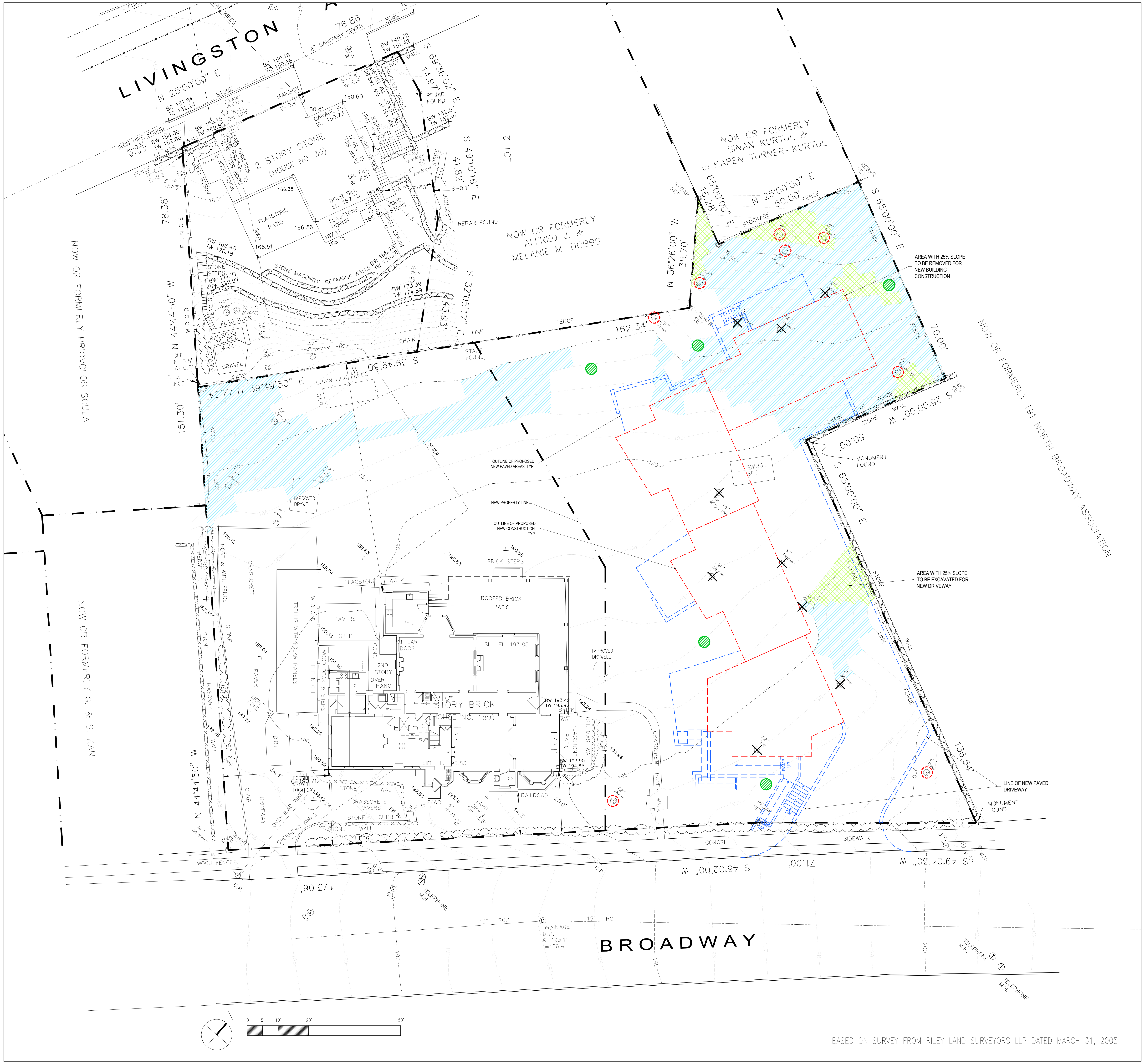

1 EXISTING SITE PLAN
1/16"=1'-0"

BASED ON SURVEY FROM RILEY LAND SURVEYORS LLP DATED MARCH 31, 2005

Steep Slope Reduction
[Per Zoning Ordinance, Sec. 300-34.A.(2)] Preliminary August 2020

		Slope		Total Reduction
		>25%	15%<25%	
Required Area Reduction (%)		50%	25%	
Lot A	Gross Area (square feet)	0	1,927	
	Area Reduction (square feet)	0	482	**482**
Lot B	Gross Area (square feet)	797	4,702	
	Area Reduction (square feet)	399	1,176	**1,574**

NOTES

1. THERE WILL BE NO NEW BUILDING CONSTRUCTION OR NEW LANDSCAPING IN AREAS WITH EXISTING SLOPES OF 35% OR GREATER.

2. THERE WILL BE NO NEW CONSTRUCTION IN AREAS WITH EXISTING SLOPES OF 25% OR GREATER, EXCEPT WHERE INDICATED ON PLAN.

3. SEE EXISTING SITE PLAN FOR EXISTING TREES (OF GREATER THAN 8") TO BE REMOVED.

KEY

- ▨ AREAS WITH 15%<25% SLOPES
- ▨ AREAS WITH >25% SLOPES
- × EXISTING TREES >8" DIA. REMOVED
- ○ EXISTING TREES TO REMAIN
- ● NEW TREES

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OCT 2020

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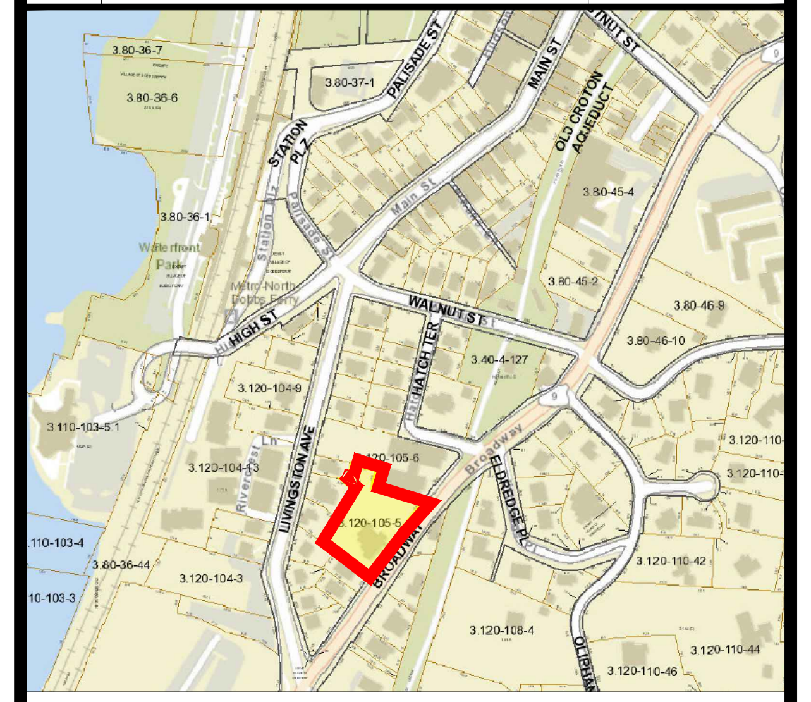


LOCATION PLAN

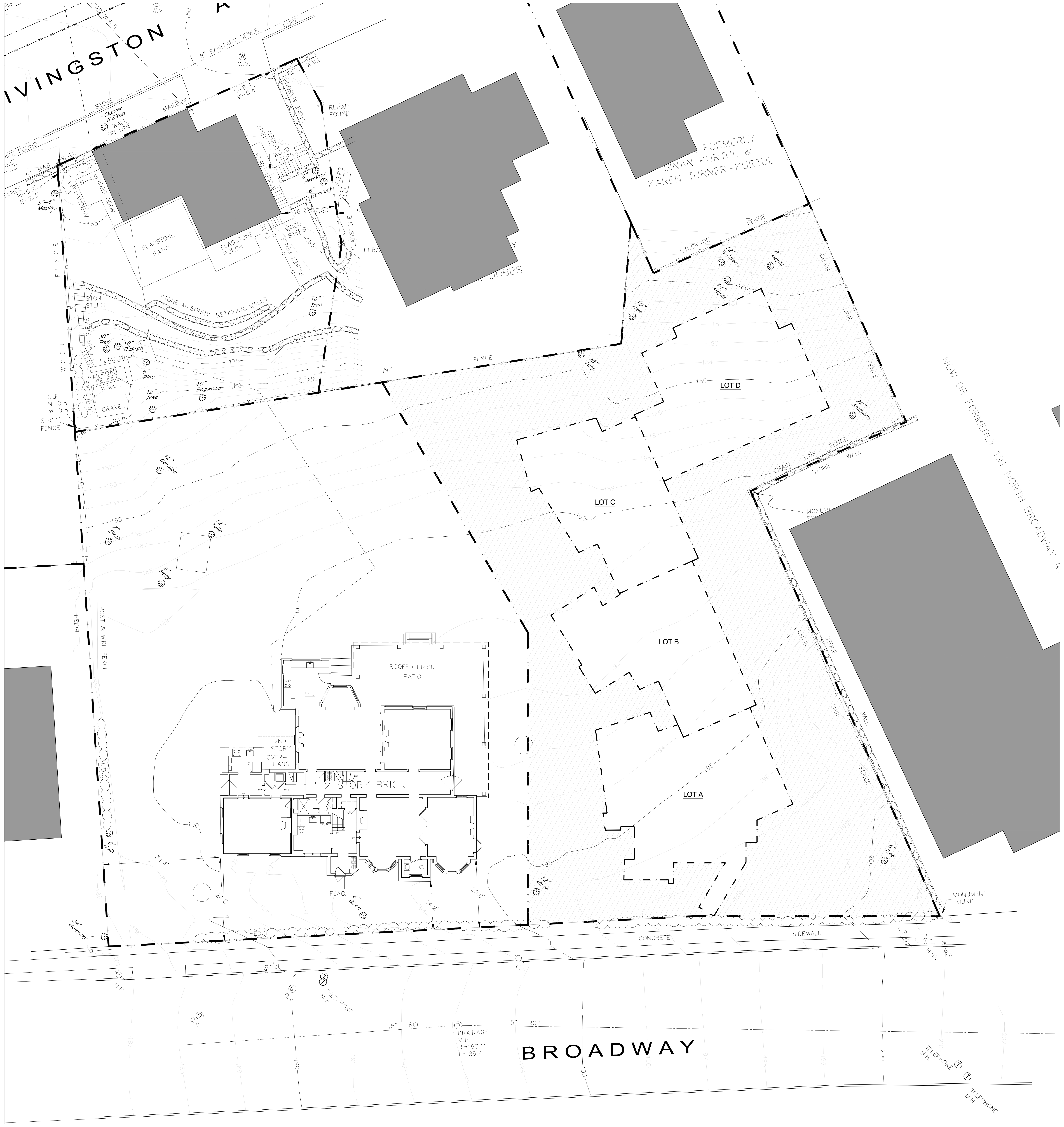
No.	Issue	Date
1	PLANNING BOARD PRE-SUMBISSION	9/23/2020

PROJECT
HOWELL DEVELOPMENT
189 BROADWAY (3.120-105-5)
DOBBS FERRY, NY

DRAWN BY
CHECKED BY JDG

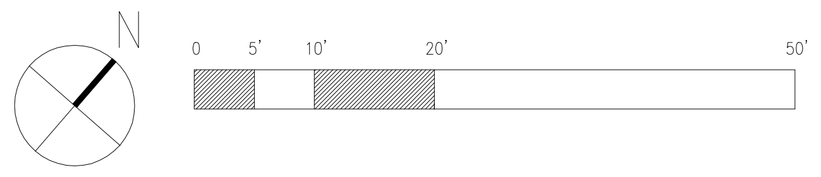
DRAWING TITLE
HOWELL DEVELOPMENT
EXISTING SITE PLAN &
STEEP SLOPE ANALYSIS

SCALE AS INDICATED
SHEET NO. 1 OF 8
JOB NO.
DATE 09/23/2020
A-01



▨ HOMEOWNER'S ASSOCIATION

1 PROPOSED SUBDIVISION PLAN
1/16"=1'-0"



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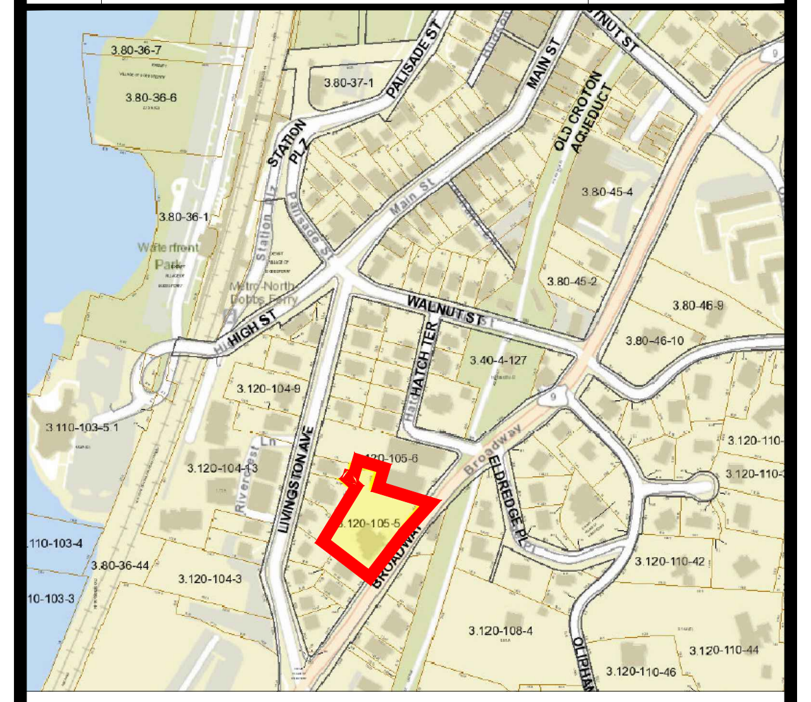

LOCATION PLAN

No.	Issue	Date
1	PLANNING BOARD PRE-SUMBISSION	9/23/2020

PROJECT
HOWELL DEVELOPMENT
189 BROADWAY (3.120-105-5)
DOBBS FERRY, NY

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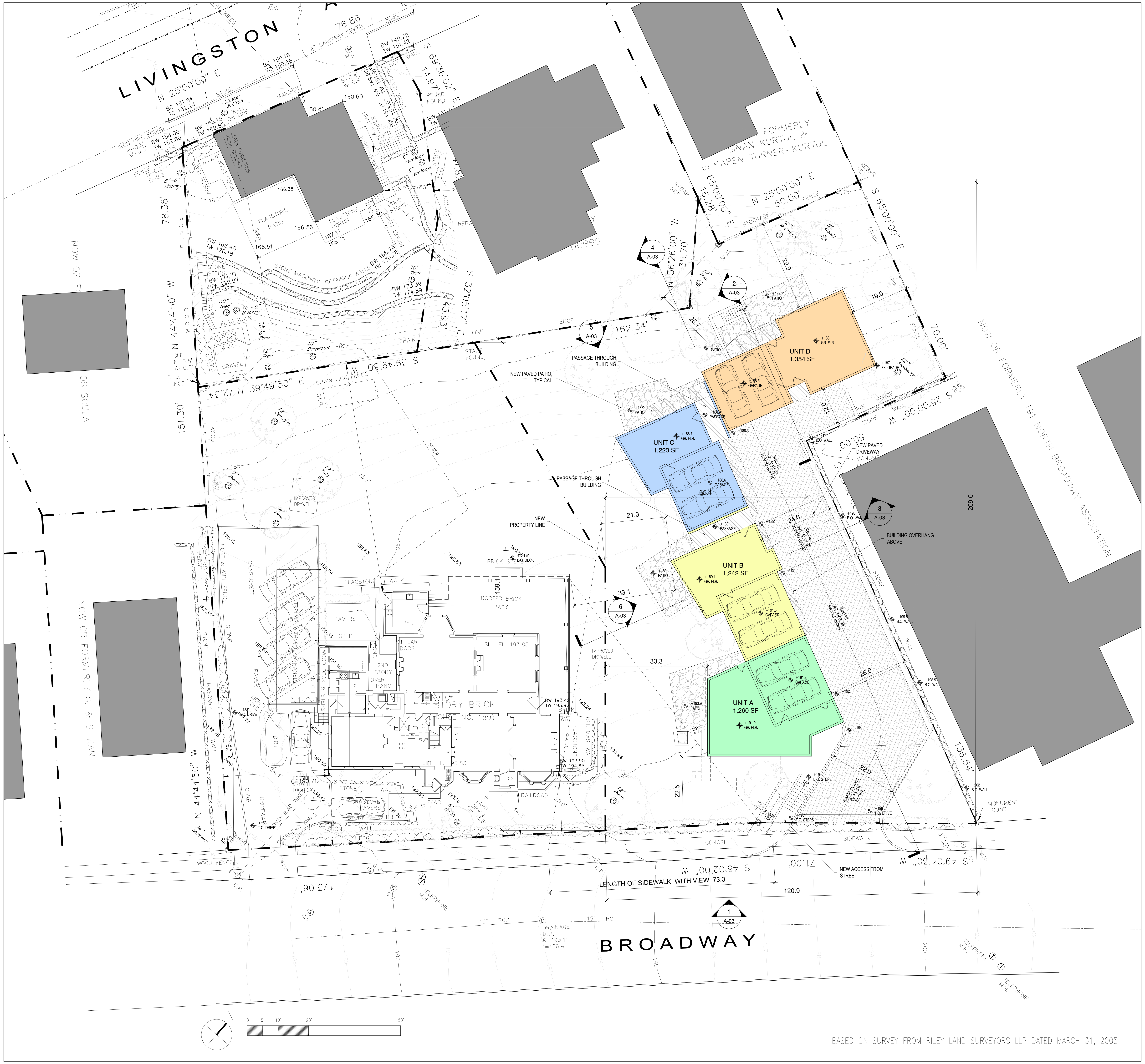
DRAWING TITLE
HOWELL DEVELOPMENT
PROPOSED SUBDIVISION
PLAN

SCALE AS INDICATED
SHEET NO. 2 OF 8
JOB NO.
DATE 07/16/2020
A-01A



1 STREET LEVEL PLAN
1/16"=1'-0"

Table B-2: MDR-1 Dimensional Standards
[Amended 6-14-2011 by L.L. No. 6-2011]
Preliminary Sept 2020

	Req'd	Existing	Proposed Option C	
			Lot A	Lot B
Gross lot area (square feet)		38,193	18,625	19,568
Minimum net lot area (square feet)	5,000	37,508	18,291	19,217
Minimum lot area per dwelling unit (square feet)	2,500	12,503	6,097	4,804
Minimum lot width (feet)	50	243	134	65
Minimum lot depth (feet)	100	222	222	159
Street Frontage (feet)	25	245	134	121
Lot Coverage (sf)		4,558	4,558	5,074
Maximum lot coverage by buildings (%)	27%	12.2%	24.9%	26.4%
Lot coverage by impervious surfaces (sf) *		4,600	5,856	10,534
Maximum lot coverage by impervious surfaces (%)	54%	12.3%	32.0%	53.8%
Minimum front yard setback (feet)	20	15	15	24.1
Minimum rear yard setback (feet)	25	76	76	25.5
Minimum side yard setback (each) (feet)	10	34 and 89	34 and 18	14, 19 and 21
Minimum side yard setback (both) (feet)	20	123	52	42.0

Note:
** - Assumes 15% pervious Patios.*

KEY

🟩 UNIT A	🟨 UNIT B
🟦 UNIT C	🟧 UNIT D
▨ BUILDING ABOVE	
▨ PAVED PATIO	▨ PAVED DRIVEWAY

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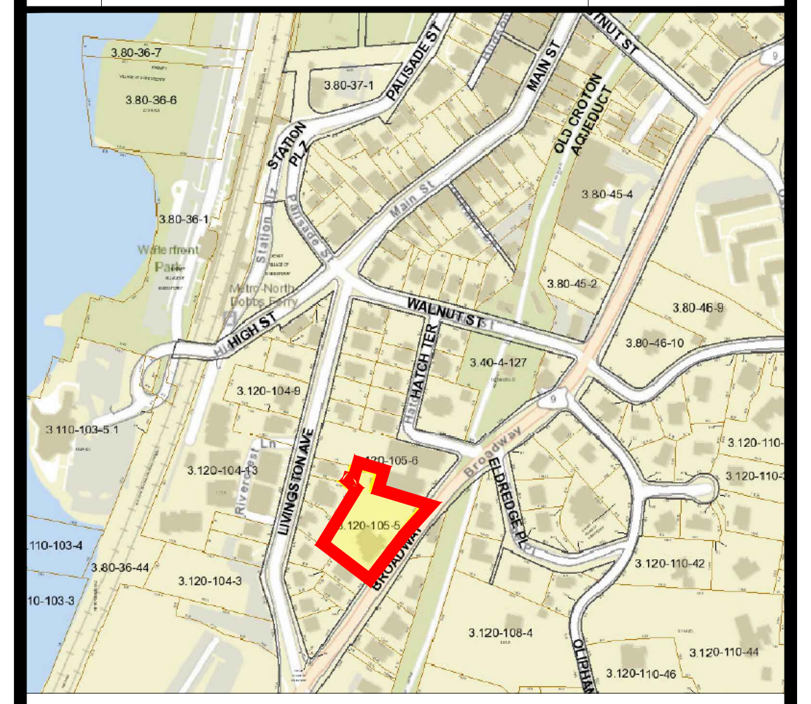

LOCATION PLAN

No.	Issue	Date
1	PLANNING BOARD PRE-SUMBISSION	9/23/2020

PROJECT
HOWELL DEVELOPMENT
189 BROADWAY (3.120-105-5)
DOBBS FERRY, NY

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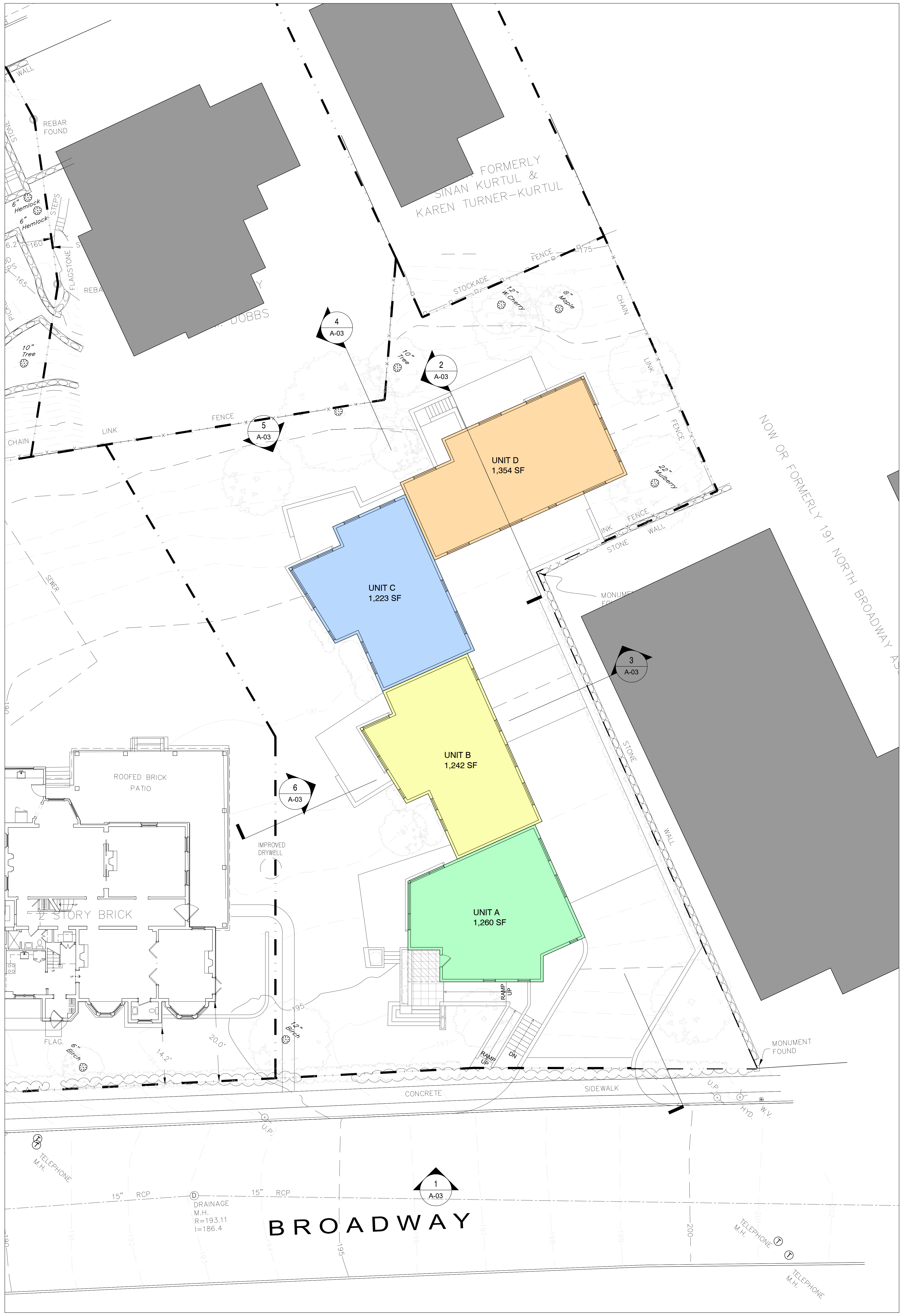
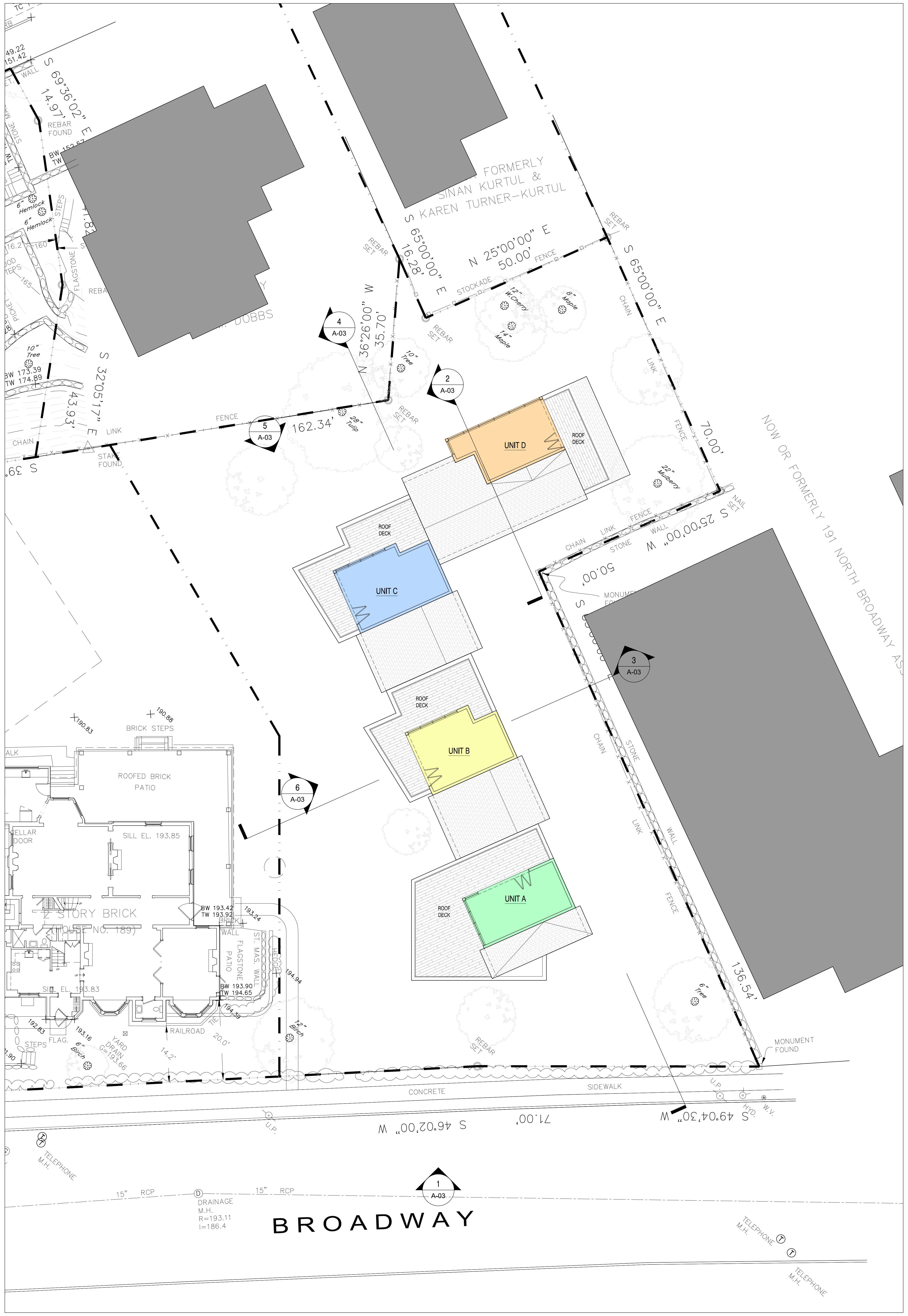
CHECKED BY JDG

DRAWING TITLE
HOWELL DEVELOPMENT
SITE AND GROUND FLOOR
PLAN

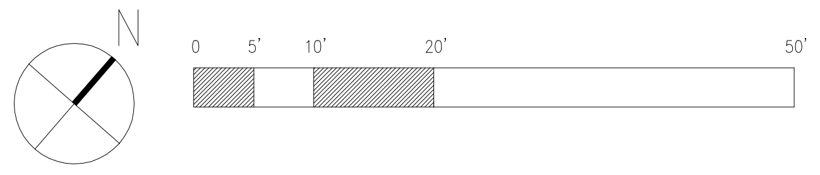
SCALE AS INDICATED
JOB NO.
DATE 07/16/2020
SHEET NO. 3 OF 8
A-02



2 FIRST FLOOR PLAN
1/16"=1'-0"



3 PENTHOUSE/THIRD FLOOR PLAN
1/16"=1'-0"



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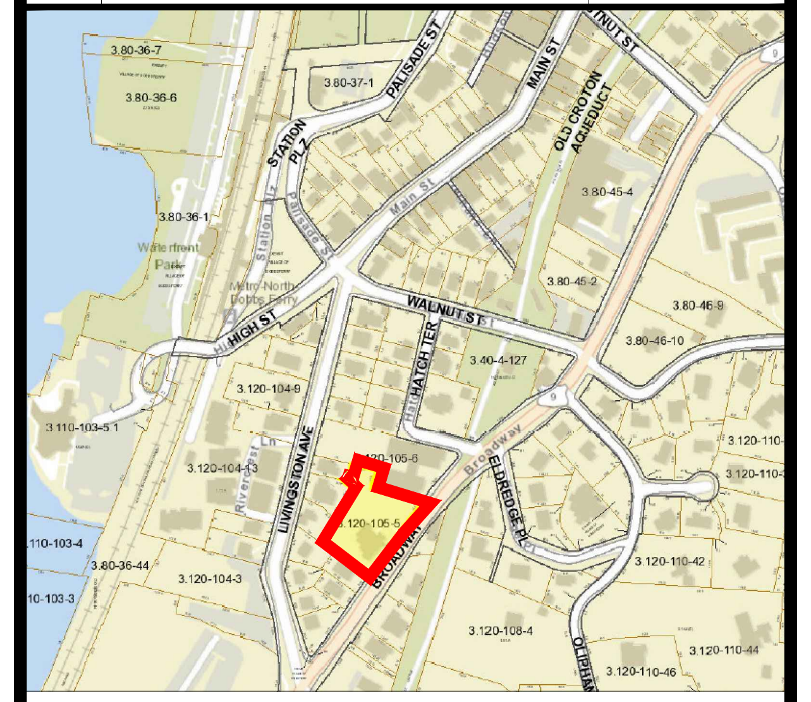

LOCATION PLAN

1	PLANNING BOARD PRE-SUMBISSION	9/23/2020
No.	Issue	Date

PROJECT
HOWELL DEVELOPMENT
189 BROADWAY (3.120-105-5)
DOBBS FERRY, NY

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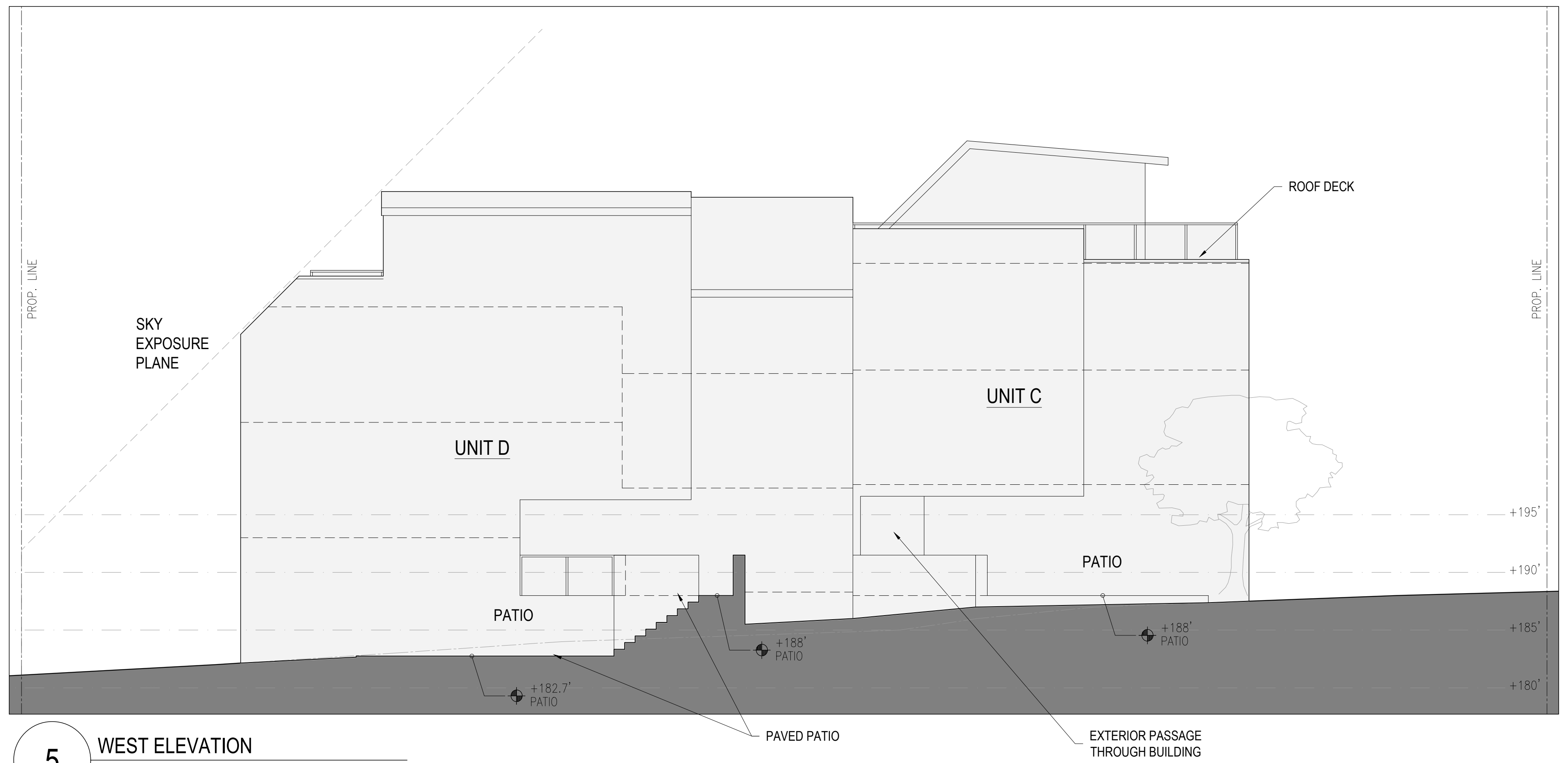
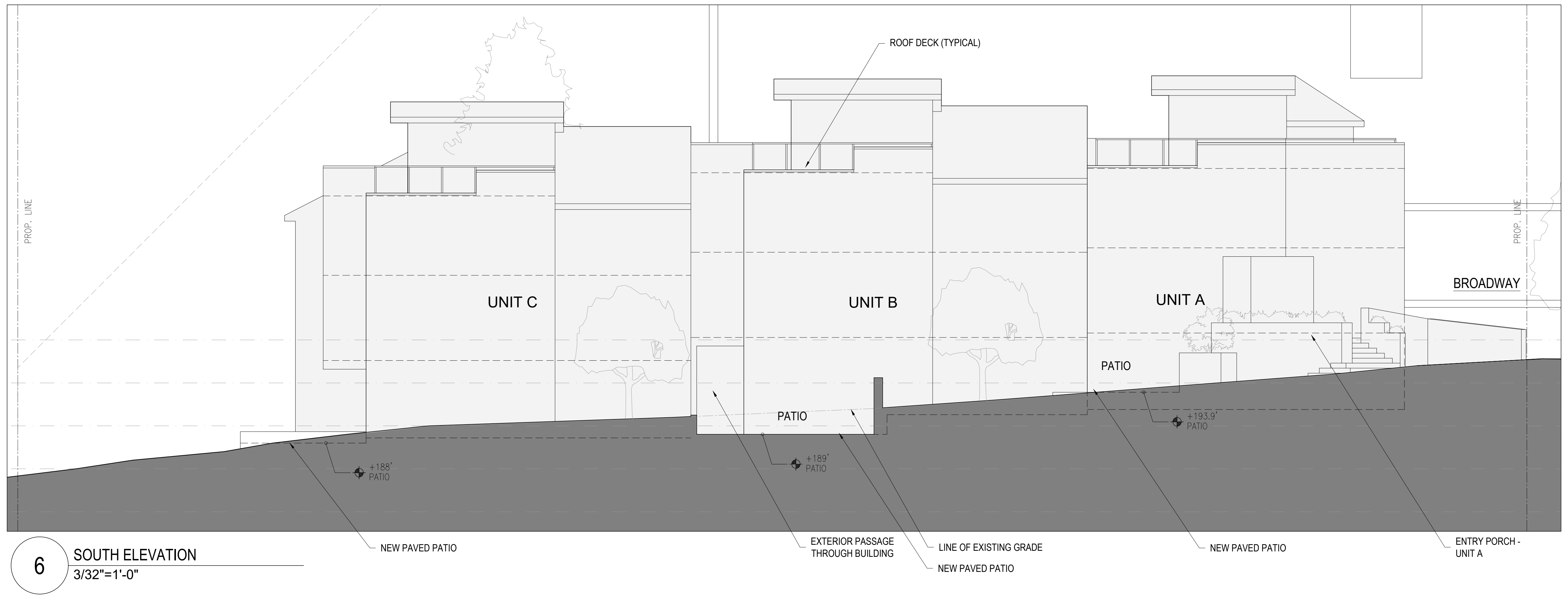
DRAWING TITLE
HOWELL DEVELOPMENT
SECOND AND PENTHOUSE
LEVEL PLANS

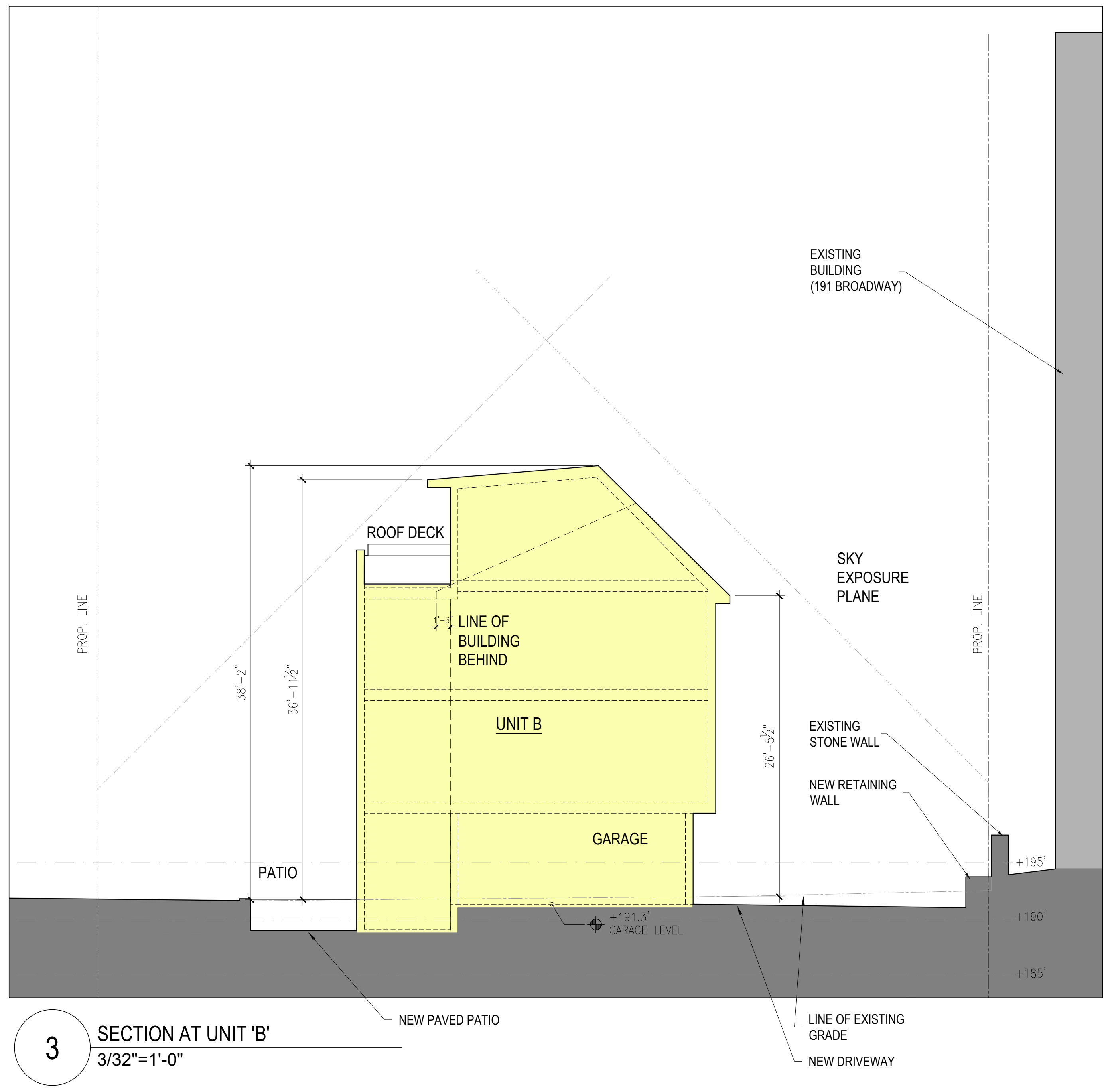
SCALE AS INDICATED
SHEET NO. 4 OF 8
JOB NO.
DATE 07/16/2020
A-03



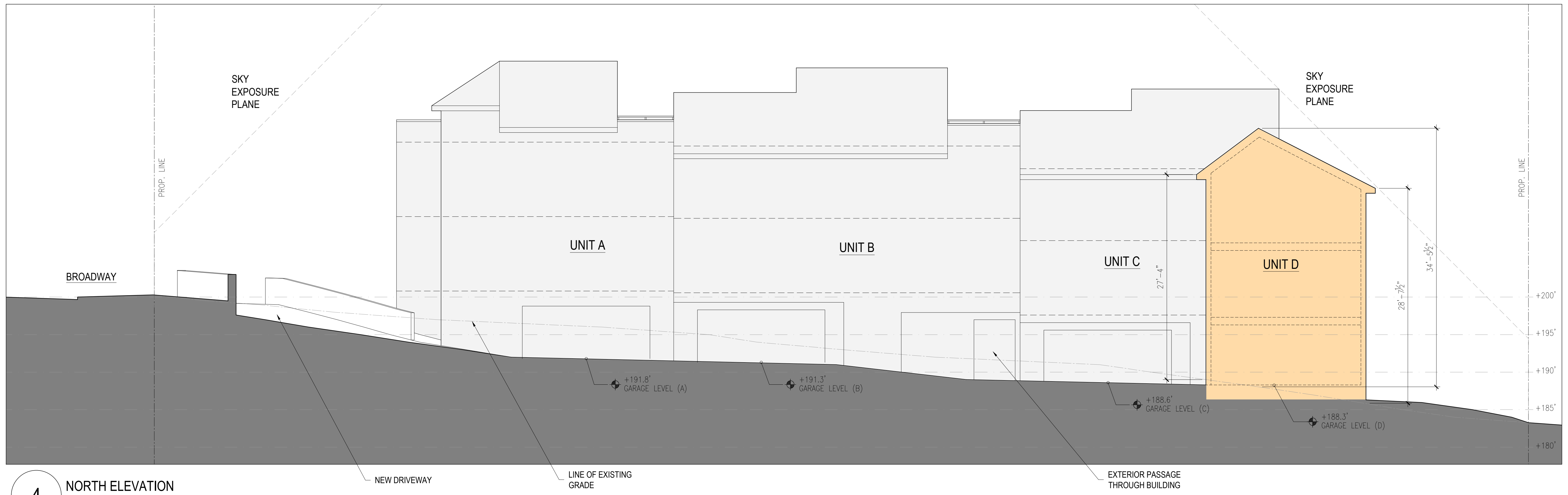
5 WEST ELEVATION
3/32"=1'-0"



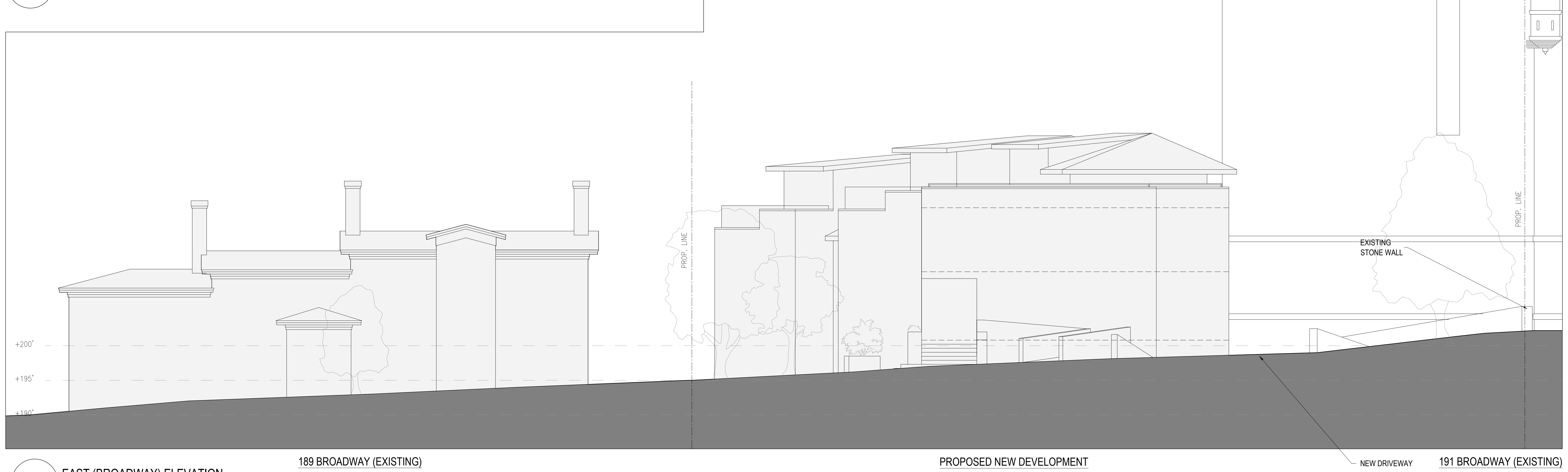
6 SOUTH ELEVATION
3/32"=1'-0"



3 SECTION AT UNIT 'B'
3/32"=1'-0"



4 NORTH ELEVATION
3/32"=1'-0"

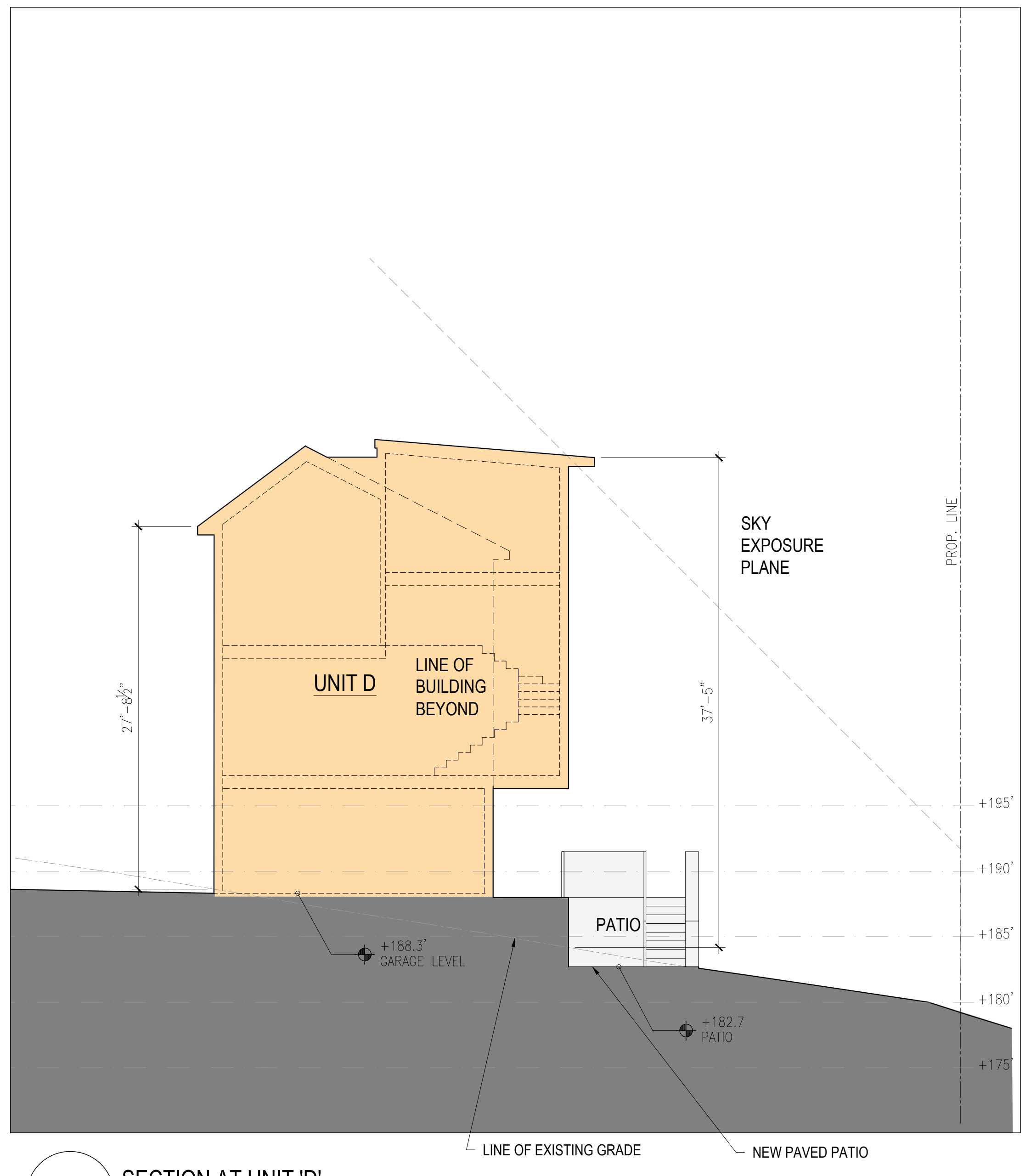


1 EAST (BROADWAY) ELEVATION
3/32"=1'-0"

189 BROADWAY (EXISTING)

PROPOSED NEW DEVELOPMENT

191 BROADWAY (EXISTING)



2 SECTION AT UNIT 'D'
3/32"=1'-0"

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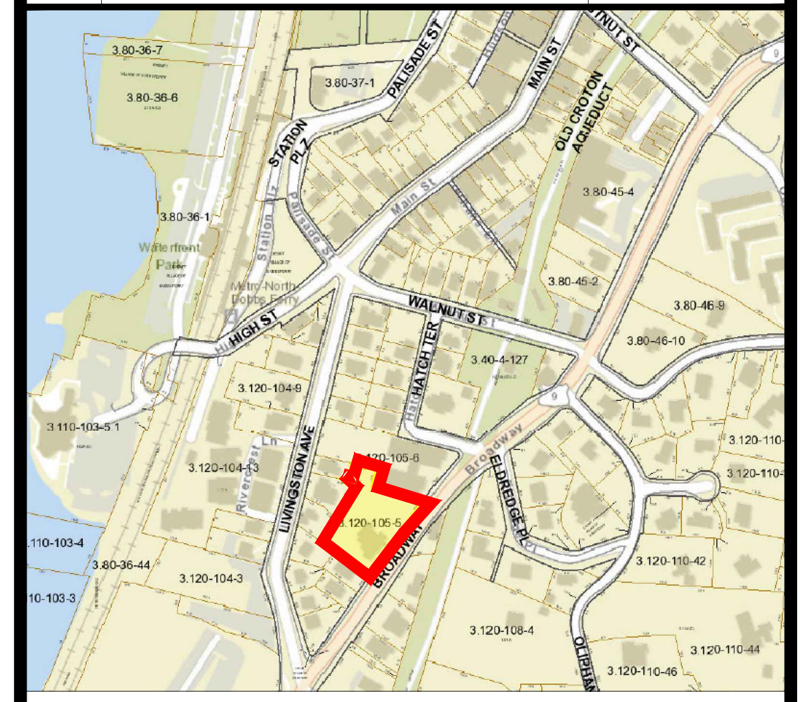

LOCATION PLAN

No.	Issue	Date
1	PLANNING BOARD PRE-SUMBISSION	9/23/2020

PROJECT
HOWELL DEVELOPMENT
189 BROADWAY (3.120-105-5)
DOBBS FERRY, NY

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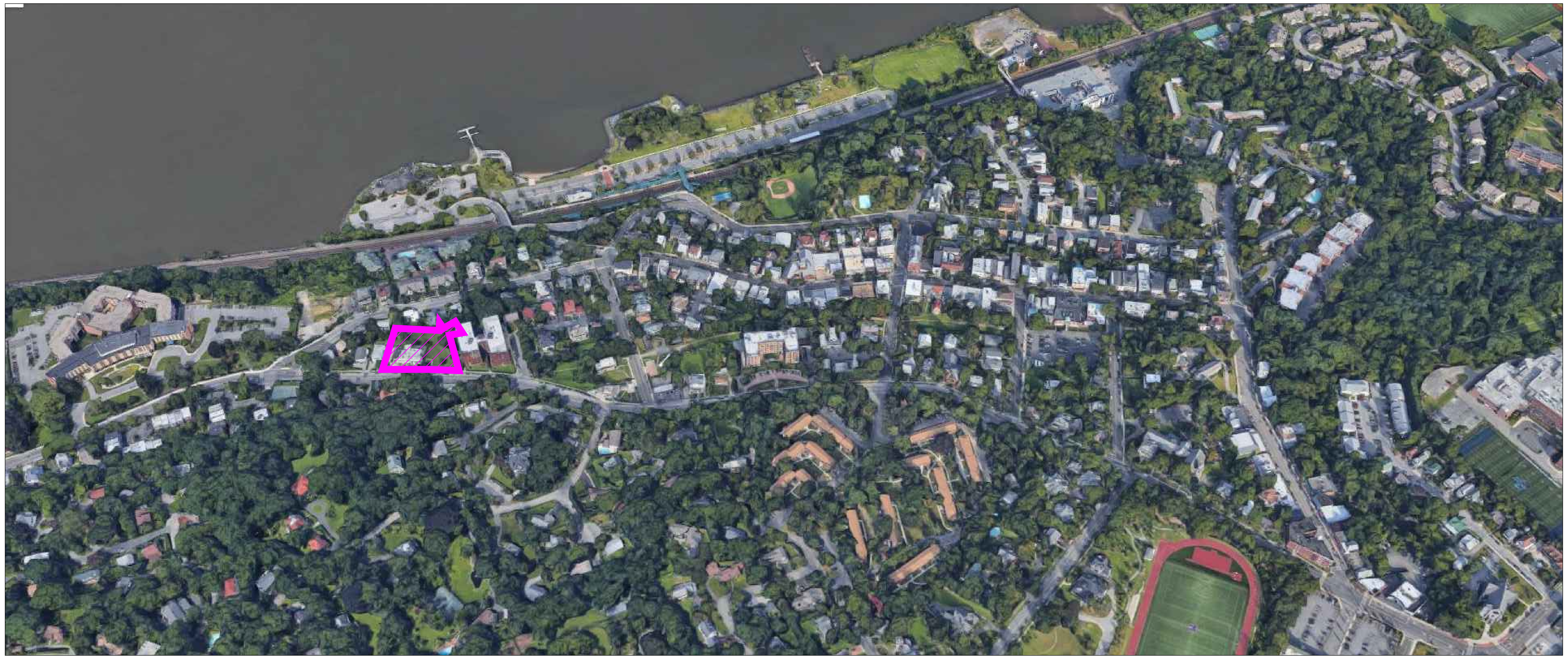
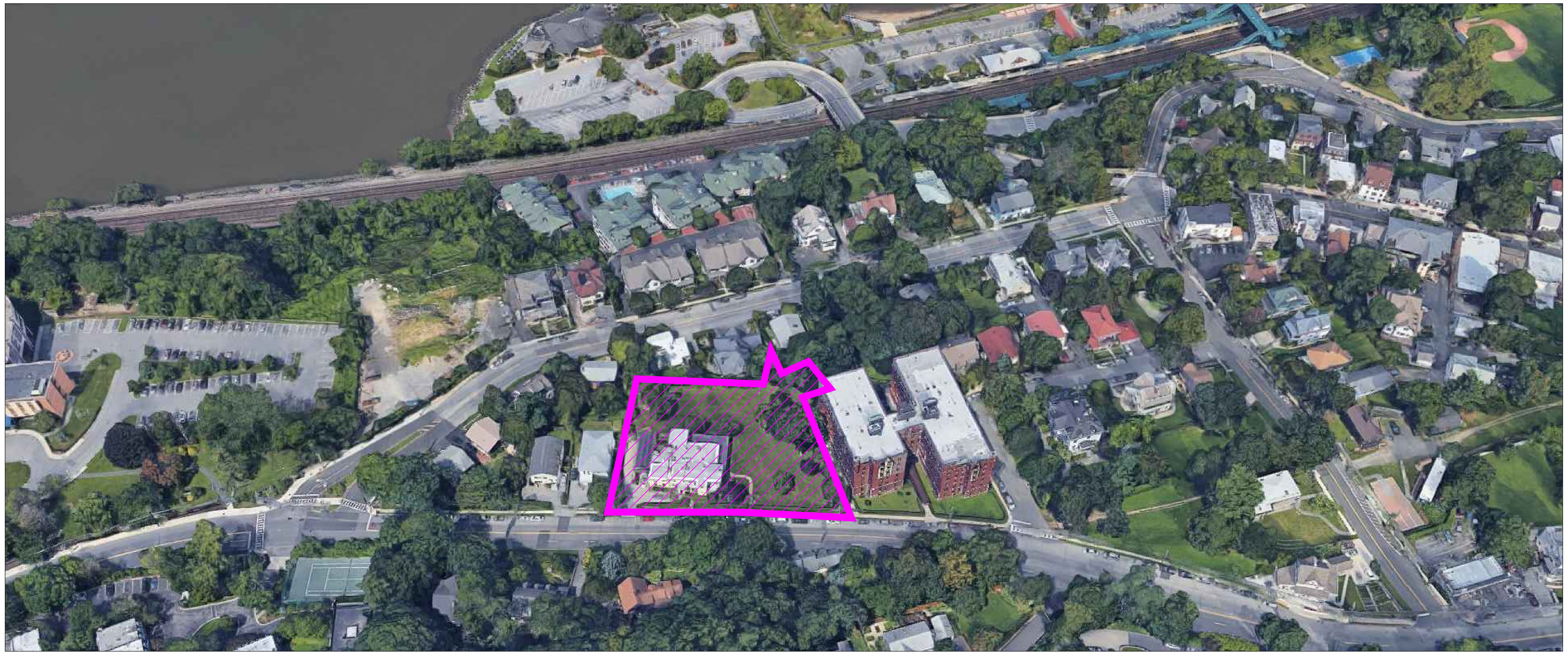
HOWELL DEVELOPMENT
SITE ELEVATIONS AND
SECTIONS

SCALE AS INDICATED
SHEET NO. 5 OF 8
JOB NO.
DATE 07/16/2020
A-04



1 VIEW FROM SOUTH-EAST



2 VIEW FROM SOUTH-EAST

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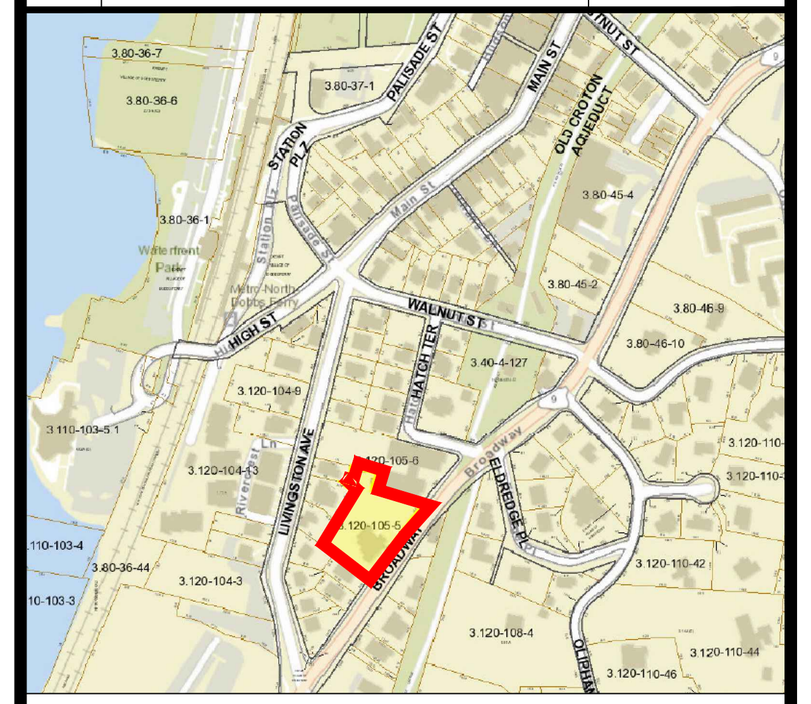

LOCATION PLAN

No.	Issue	Date
1	PLANNING BOARD PRE-SUMBISSION	9/23/2020

PROJECT
HOWELL DEVELOPMENT
189 BROADWAY (3.120-105-5)
DOBBS FERRY, NY

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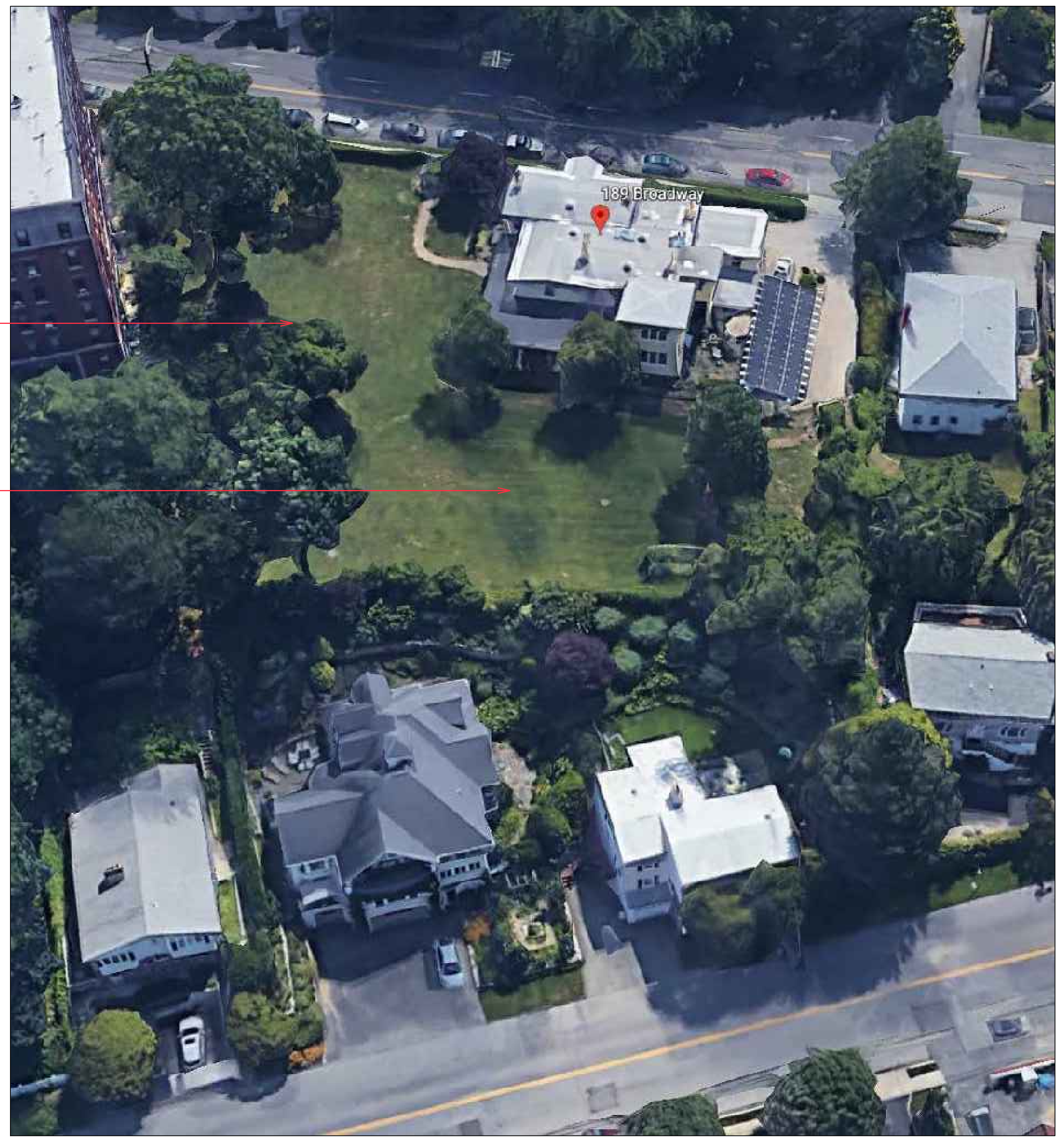
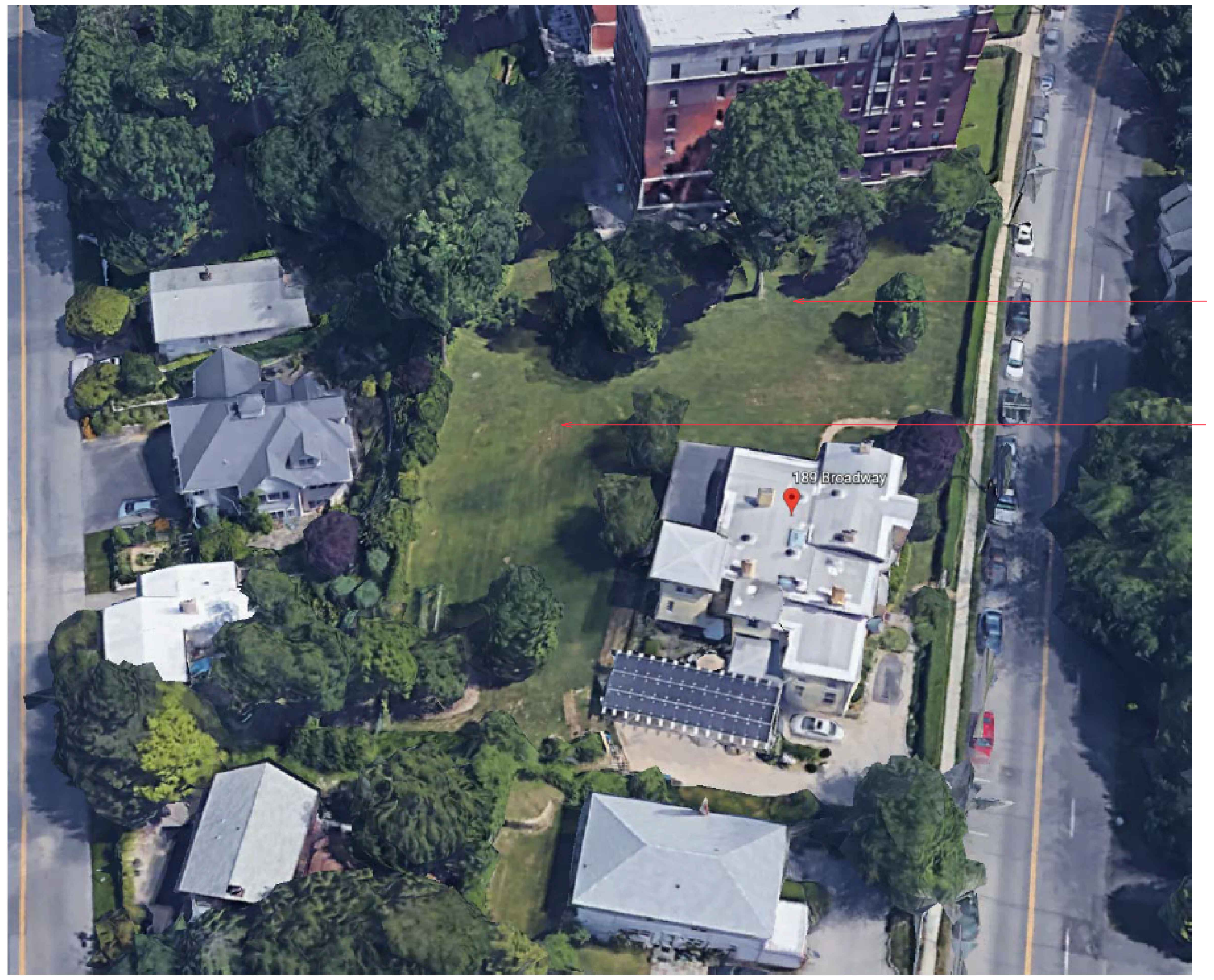
DRAWING TITLE
HOWELL DEVELOPMENT
AERIAL VIEWS
OF SITE

SCALE: N/A
SHEET NO.: 5 OF 7
JOB NO.:
DATE: 07/16/2020

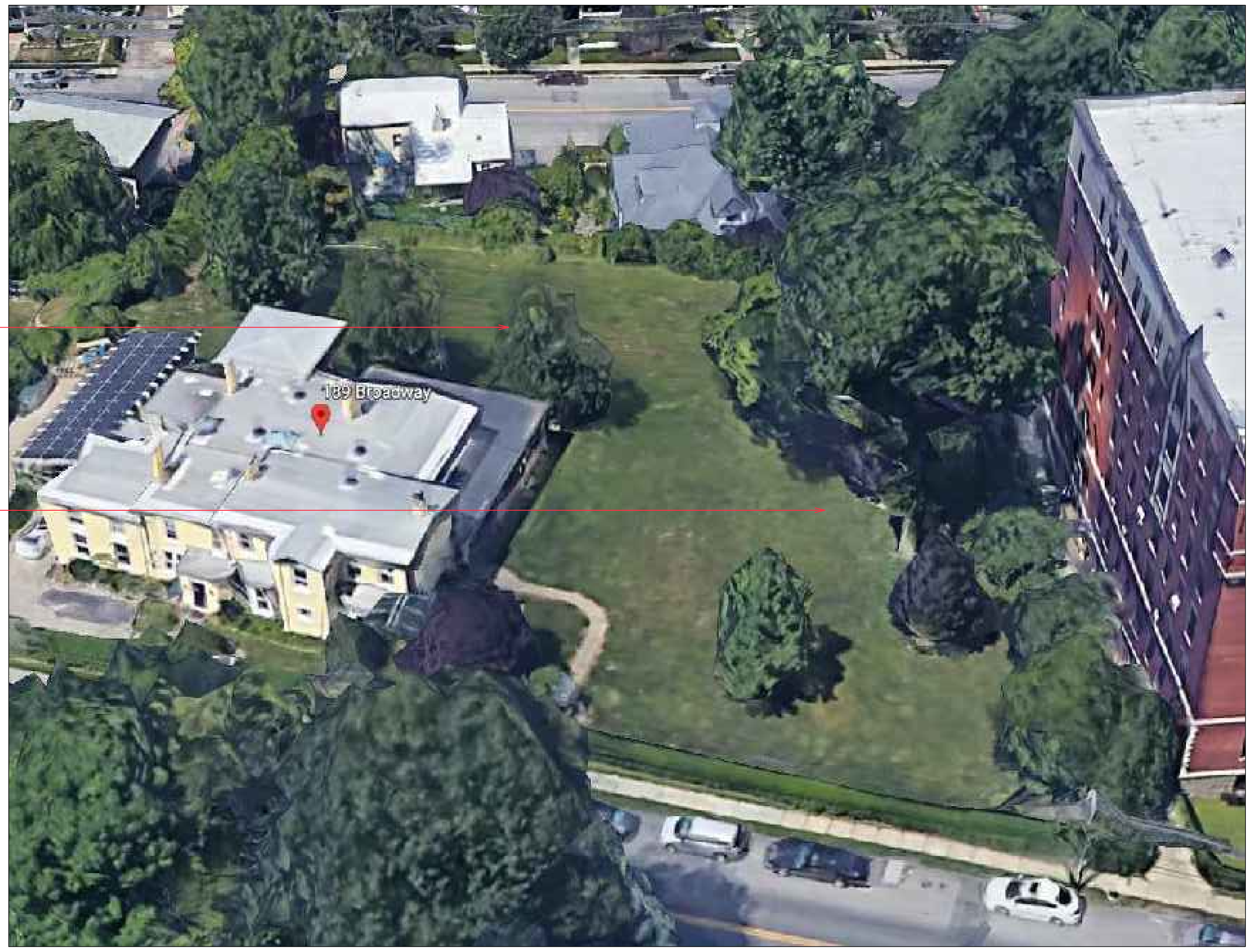
A-05



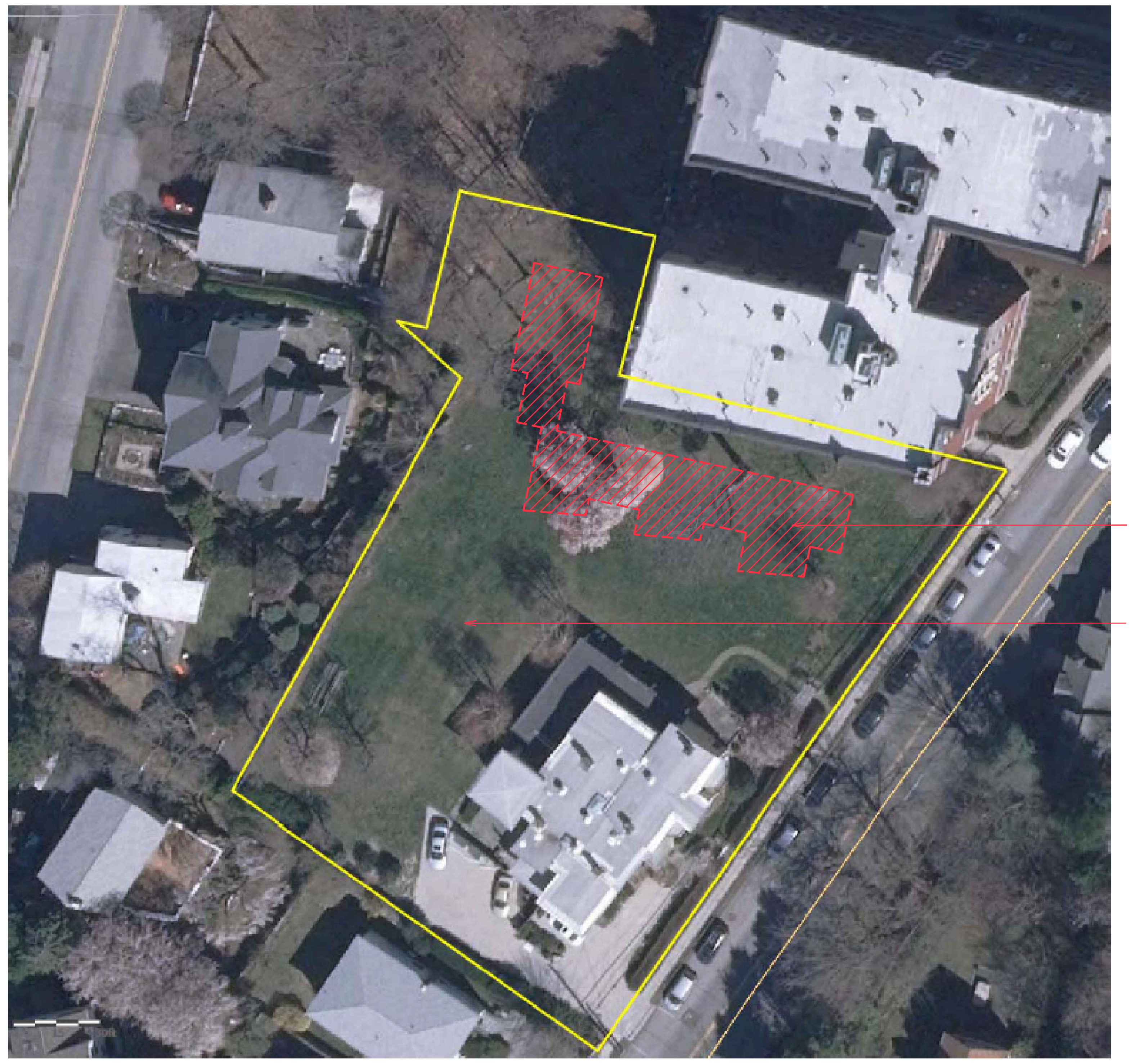
① VIEW FROM NORTH-WEST



② VIEW FROM SOUTH-WEST



④ VIEW FROM EAST



⑤ TOP VIEW FROM SOUTH

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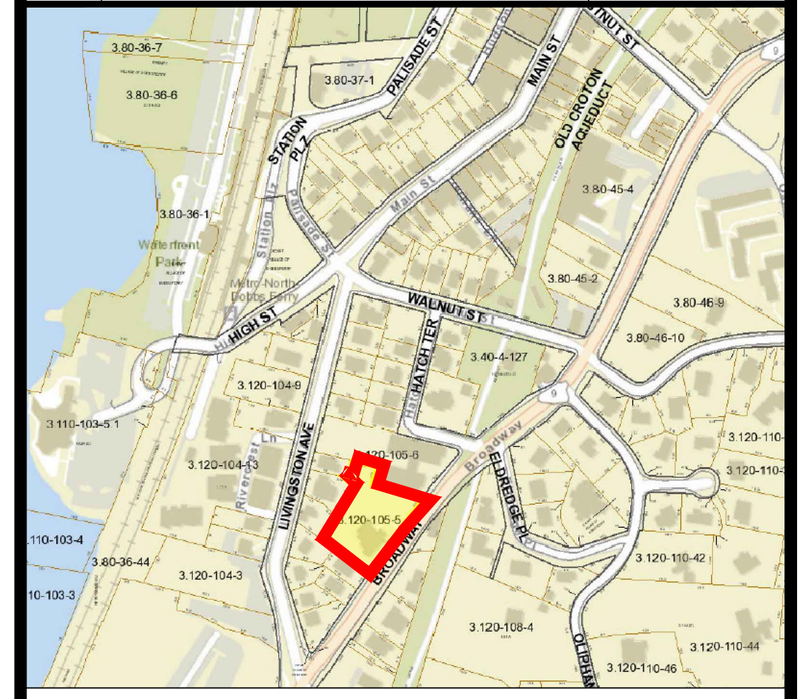

LOCATION PLAN

No.	Issue	Date
1	PLANNING BOARD PRE-SUMBISSION	9/23/2020

PROJECT
HOWELL DEVELOPMENT
189 BROADWAY (3.120-105-5)
DOBBS FERRY, NY

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HOWELL DEVELOPMENT
IMAGES OF
EXISTING CONDITIONS

SCALE N/A
SHEET NO. 7 OF 8
JOB NO.
DATE 07/16/2020
A-06

1 PHOTOGRAPH

2 PHOTOGRAPH

3 PHOTOGRAPH

4 PHOTOGRAPH

5 PHOTOGRAPH

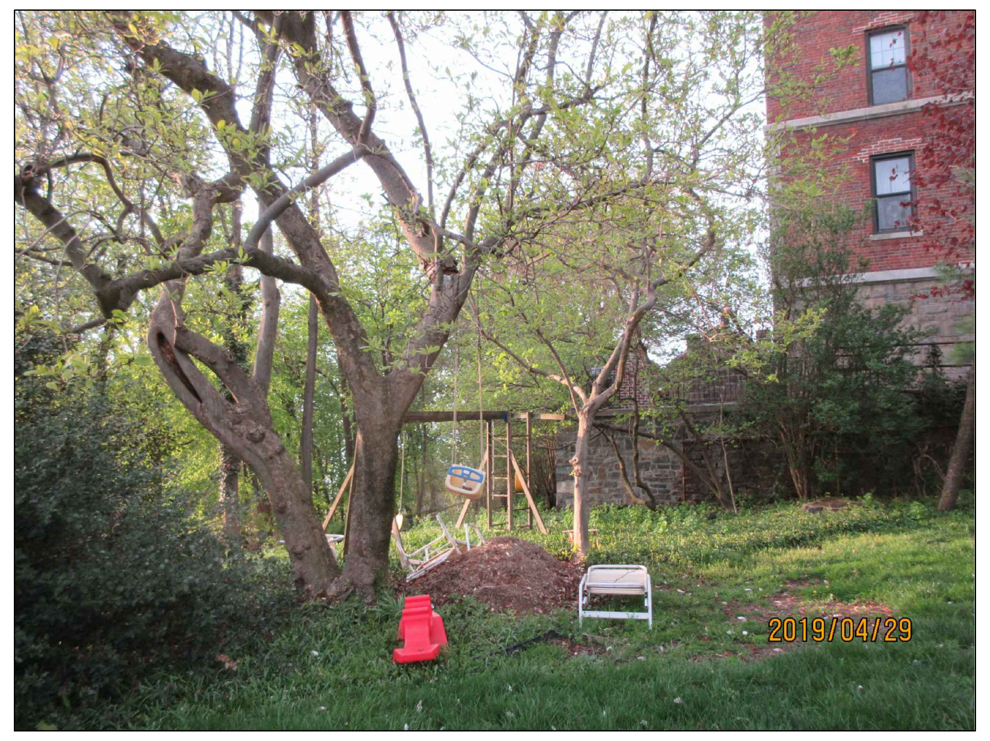
6 PHOTOGRAPH

7 PHOTOGRAPH

8 PHOTOGRAPH

9 PHOTOGRAPH

10 PHOTOGRAPH



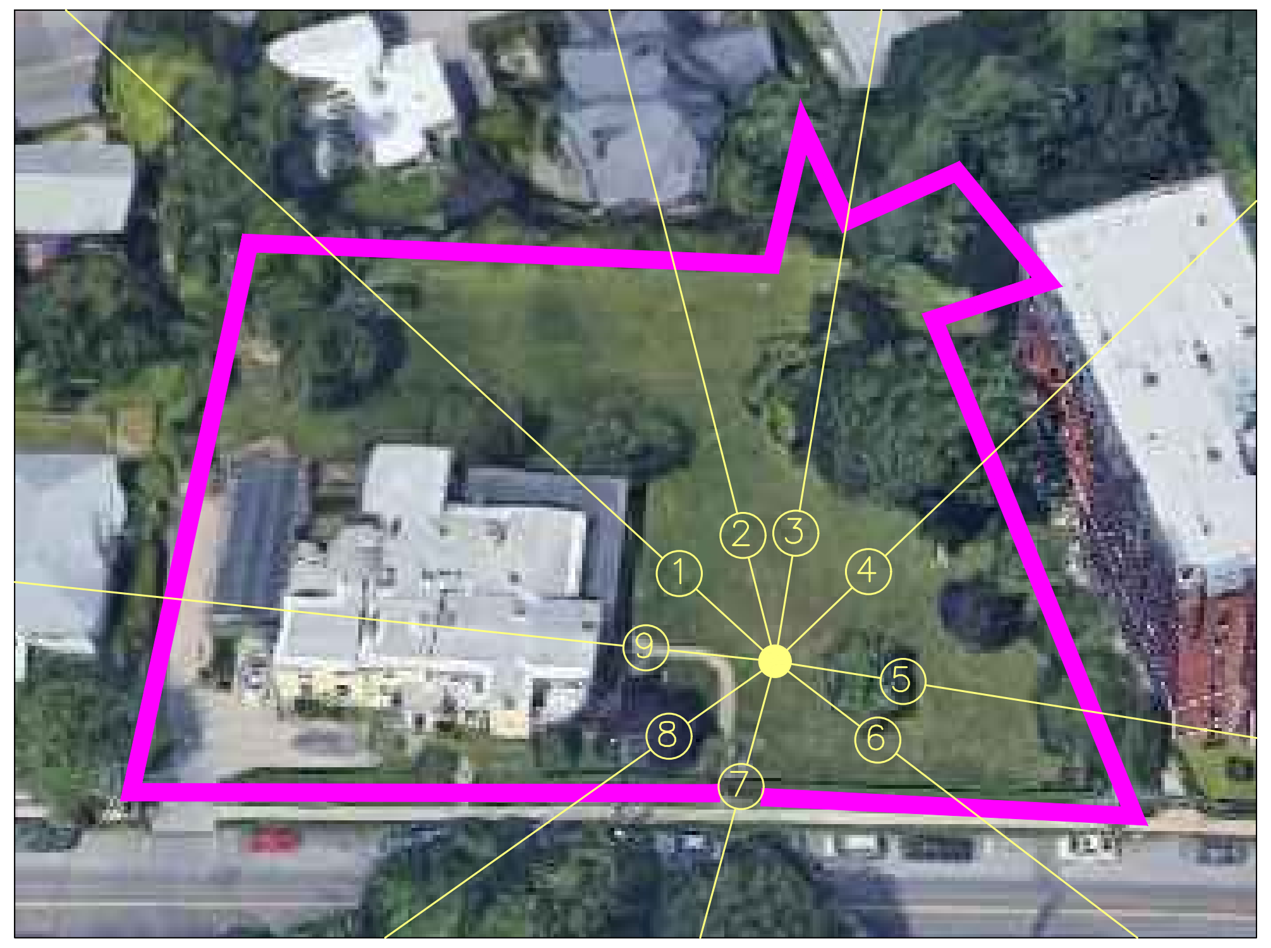
11 PHOTOGRAPH

12 PHOTOGRAPH

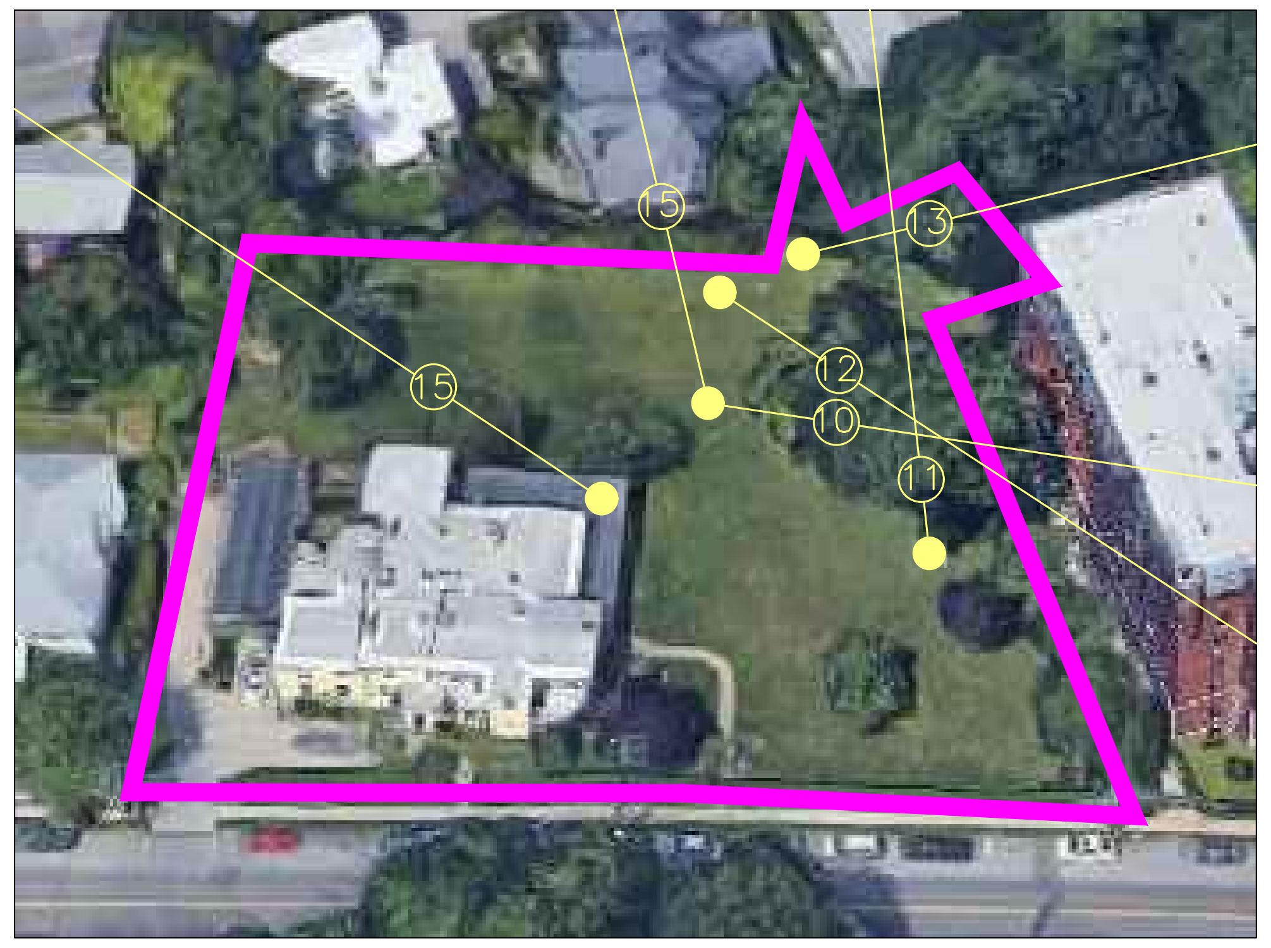
13 PHOTOGRAPH

14 PHOTOGRAPH

15 PHOTOGRAPH



16 REFERENCE PLAN FOR VIEWS



17 REFERENCE PLAN FOR VIEWS

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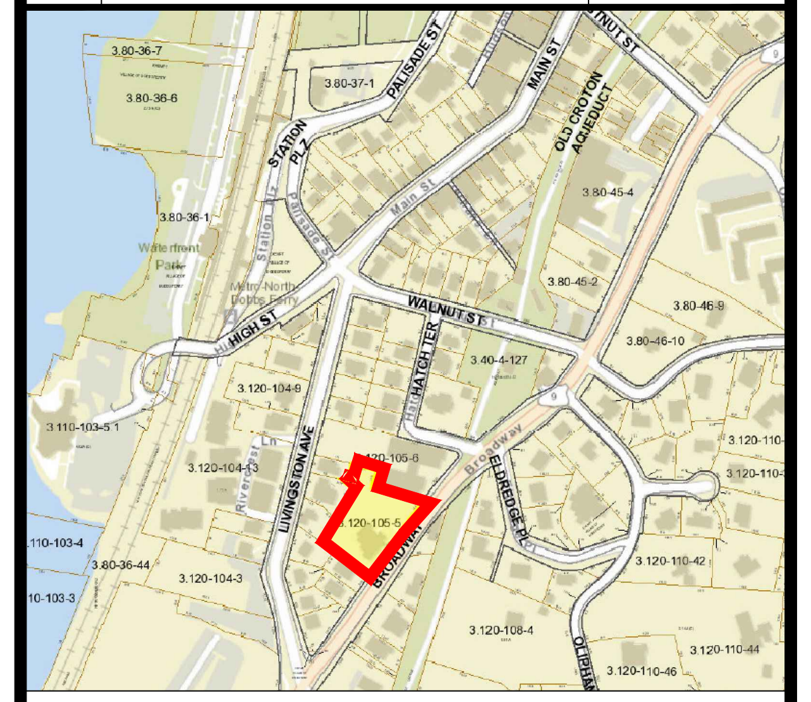

LOCATION PLAN

No.	Issue	Date
1	PLANNING BOARD PRE-SUMBISSION	9/23/2020

PROJECT
HOWELL DEVELOPMENT
189 BROADWAY (3.120-105-5)
DOBBS FERRY, NY

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DRAWING TITLE
HOWELL DEVELOPMENT
IMAGES OF
EXISTING CONDITIONS

SCALE N/A
SHEET NO. 8 OF 8
JOB NO.
DATE 07/16/2020

A-07