

- SITE PLAN NOTES:
1. NO ROCK BLASTING IS REQUIRED
 2. THE TOWN ENGINEER MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES IF DEEMED APPROPRIATE TO MITIGATE UNFORESEEN SILTATION AND EROSION OF DISTURBED SOILS.
 3. AS BUILT PLANS OF THE PROPOSED DRIVEWAY AND DRAINAGE IMPROVEMENTS SHALL BE SUBMITTED TO THE VILLAGE ENGINEER FOR REVIEW PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY
 4. FILL MATERIAL IMPORTED TO THE SITE SHALL BE CERTIFIED IN WRITING BY A NEW YORK LICENSED ENGINEER AS CLEAN, NON-CONTAMINATED FILL SUITABLE FOR THE INTENDED USE.
 5. AS BUILT DRAWINGS OF THE SITE IMPROVEMENTS SHALL BE SUBMITTED TO THE VILLAGE FOR REVIEW PRIOR TO OBTAINING CERTIFICATE OF OCCUPANCY
 6. ALL UNDERGROUND UTILITY LINES ARE TO BE MARKED PRIOR TO START OF CONSTRUCTION. WATER AND GAS LINES ARE TO BE PROTECTED FROM DAMAGE DURING CONSTRUCTION
 7. THERE IS TO BE NO INCREASED RUNOFF TO ADJACENT PROPERTIES AS A RESULT OF THE PROPOSED WORK. ALL RE-GRADING SHALL INSURE THAT RUNOFF TO ADJACENT PROPERTIES IS NOT INCREASED OR ALTERED FROM EXISTING CONDITIONS. ANY NATURAL RUNOFF OF SITE SHALL NOT BE INCREASED OR CREATE ON SITE PONDING.
 8. THE PROPOSED INFILTRATION SYSTEM SHALL NOT BE CONNECTED UNTIL CONSTRUCTION IS COMPLETED AND THE CONTRIBUTING AREA IS STABILIZED
 9. APPROXIMATELY 170 YARDS OF CLEAN FILL MATERIAL IS TO BE IMPORTED TO SITE.
 10. ALL IMPORTED CONSTRUCTION FILL AND AGGREGATES SHALL BE CLEAN AND CONFORM WITH THE SOIL CONSTITUENT CONCENTRATIONS FOR UNRESTRICTED USE AS SPECIFIED BY THE NYSDEC DER-10 PART 375 STANDARDS

- INFILTRATION ACCESS PORTS ARE TO BE SHOWN ON THE AS-BUILT
- CONSTRUCTION SEQUENCE:
1. INSTALLATION OF EROSION CONTROLS
 2. SITE CLEARING/ DEMOLITION
 3. EXCAVATION
 4. ADDITION CONSTRUCTION
 5. SITEWORK - INSTALLATION OF INFILTRATION SYSTEM
 6. REMOVAL OF EROSION CONTROLS
 7. FINAL GRADING, PLANTING

- THE GENERAL CONTRACTOR SHALL NOTIFY THE BUILDING DEPARTMENT AT LEAST 48 HOURS BEFORE ANY OF THE FOLLOWING SO THAT INSPECTIONS MAY BE PERFORMED
1. START OF CONSTRUCTION
 2. INSTALLMENT OF SEDIMENT AND EROSION CONTROL
 3. COMPLETION OF SITE CLEARING
 4. COMPLETION OF ROUGH GRADING
 5. INSTALLATION OF SMP'S
 6. COMPLETION OF FINAL GRADING AND STABILIZATION OF DISTURBED AREAS.
 7. CLOSURE OF CONSTRUCTION
 8. COMPLETION OF FINAL LANDSCAPING

THE IMPROVEMENT WORK PERFORMED WITHIN THE VILLAGE RIGHT OF WAY SHALL BE PERFORMED TO THE SATISFACTION OF THE VILLAGE ENGINEER AND DEPT OF PUBLIC WORKS.

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 THE AMOUNT DETERMINED BY THE PLANNING BOARD AND THE VILLAGE ENGINEER IN A FORM SATISFACTORY TO THE VILLAGE ATTORNEY.

SEE LANDSCAPE PLANS FOR ALL NEW PLANTING AND PAVING DESIGNATIONS

DRYWELL CALCULATIONS
PER WESTCHESTER DEPARTMENT OF HEALTH
BEST PRACTICES GUIDELINES

EXISTING ROOF AREA 3,580 SF

100YR STORM = 9" (.75 ft) OF RAINFALL PER SF
Undeveloped SCS 66 = runoff depth of 4.84"
Developed SCS 66 = runoff depth of 8.76"
8.76 - 4.84 = 3.92" (0.33 ft)
0.33 ft x 3,580 SF = 1,181 CF
1,181 CF CAPACITY DRYWELL REQUIRED

Percolation Rate Calculations
Area of Percolation
Ac = π Dh Avg = 3.14(1ft) x 7.5 in/12in/ft = 1.96 sf
Ab = 3.14r2 = 3.14(.5)2 = .785 sf
Ap = Ac + Ab = 1.96 + 0.785 = 2.75 sf

24 Hour Volume of Percolation
Vp = 0.785 SF x 17/12in/ft = 0.065 cf
Sr = 0.065/2.75 SF/28min = 0.00084
0.00084 x 60min x 24 hr = 1.21 cf/sf/day

Soil Percolation Rate
Sr = 1.21 - 25% (clogging factor)
Sr = 1.21 - 0.30 = 0.91cf/sf/day

24 Hour Volume per Drywell
Vw = 92.79 cf
Vp = 7.0 ft x 4.33 ft x 1.21 = 36.68 cf/chamber
Vt = 92.79cf + 36.68cf = 129.47 cf/chamber

1,181 CF CAPACITY REQUIRED
(9) 330XL CULTEC TANK REQUIRED
SURROUNDED BY 3.76 YDS GRAVEL PER CHAMBER
9 X 129.47 = 1,165 CF

EXISTING SITE DRAINAGE:
EXISTING SITE DRAINAGE HAS BEEN OBSERVED
AND IS FUNCTIONING AS INTENDED AND WILL
NOT POSE ANY CONFLICT WITH THE PROPOSED
STORM WATER MANAGEMENT SYSTEM

STORMWATER RETENTION SYSTEM NOTES:

The area of the proposed infiltration system shall be protected from compaction during construction.

The infiltration system is not to be connected until all construction is complete and the site is stabilized.

The storm water management system shall be inspected periodically and shall be maintained in working order per the Westchester Department of Health requirements.

Utility locations shall be verified prior to excavation. Code 753 shall be performed prior to excavation.

All excavations shall comply with OSHA regulation 1926.650 with regard to excavations over 4 feet.

The grades should pitch away from the building but not cause any deleterious ponding on this property or adjacent property. Any ponding shall be corrected.

* SCS values per TR55 Table 2.1

ZONING CALCULATIONS:

72 COLONIAL AVENUE, ZONING DISTRICT OF5

1,388 SF OF IMPERVIOUS ASPHALT DRIVEWAY IS TO BE REMOVED, TO BE REPLACED BY PERVIOUS PAVERS

4,302 SF OF COMPACTED GRAVEL DRIVEWAY TO BE REMOVED AND REPLACED BY PERVIOUS PAVERS, LAWN AND PLANTING BEDS.

LOT AREA 23,108

MAXIMUM IMPERVIOUS LOT COVERAGE PERMITTED IN OF5 - 44%
EXISTING IMPERVIOUS LOT COVERAGE - 9,270 SF OR 40%
PROPOSED IMPERVIOUS LOT COVERAGE - 4,307 SF OR 18.6%

PROPOSED DECREASE OF IMPERVIOUS AREA OF 4,963 SF

NO IMPERVIOUS SURFACE AREA IS ADDED. THE PROPOSED STORM-WATER SYSTEM IS DESIGNED TO MITIGATE EXISTING SITE DRAINAGE CONDITIONS.

AREA OF DISTURBANCE ENCOMPASSES ENTIRE PROPERTY OF 23,108 SF

AREA OF INFILTRATION IS TO BE PROTECTED FROM COMPACTION THROUGHOUT CONSTRUCTION



Landscaping
72 Colonial Avenue
Dobbs Ferry, NY

100% CONSTRUCTION
DRAWINGS

DATE: JANUARY 28, 2022
REV: JUNE 07, 2022
REV: AUGUST 02, 2022
REV: SEPTEMBER 09, 2022

Scale:
1" = 10 FT

Site:
ZONING
STORMWATER
MANAGEMENT
SEDIMENT CONTROL

number:

LIGHT FIXTURE / DEVICE SCHEDULE					
SYMBOL	LOCATION	DESCRIPTION	MANUF.	CAT. NO.	COMMENTS
	EXTERIOR	RECESSED DIRECTIONAL	HINKLEY	HARDY ISLAND MZ16710	BRONZE
	DRIVEWALL WALL	STEP LIGHTS	HINKLEY	HARDY ISLAND MZ1594-LL	BRONZE
	FOUNTAIN	POND LIGHT	ATLANTIC	SOLWPL1	BLACK

ELECTRICIAN TO VERIFY ALL ELECTRICAL REQUIREMENTS
ALL EXTERIOR LIGHTING COMPLIES WITH VILLAGE CODE 300-41

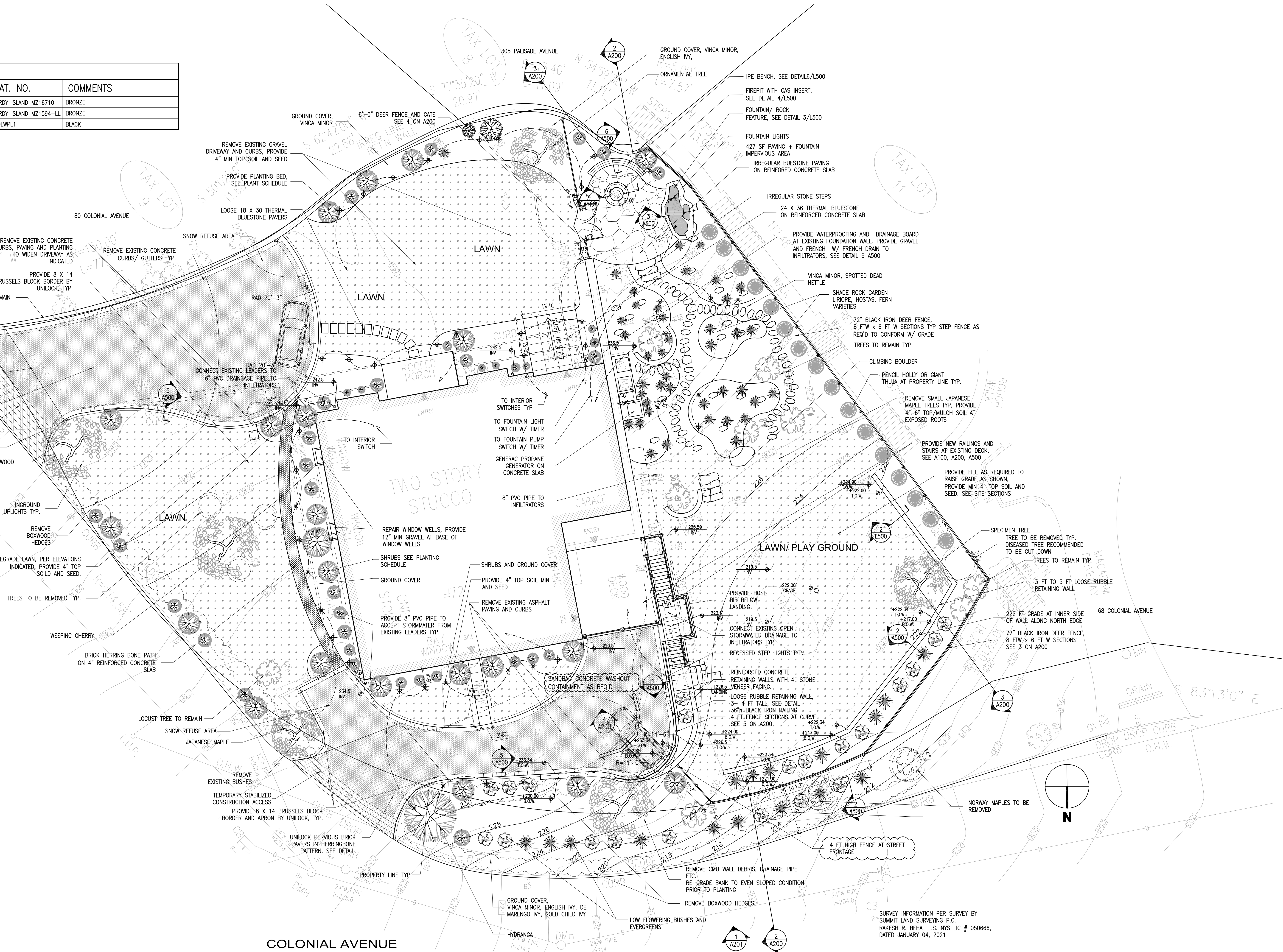
ELECTRICAL DEVICE LEGEND	
SYMBOL	DESCRIPTION/ COMMENTS
	EXTERIOR GFI OUTLET
	LIGHT SWITCH

TREE REMOVALS AND PLANTINGS	
TREES TO BE REMOVED: NORWAY MAPLES IN COLONIAL AVENUE RIGHT OF WAY: (1) AT 16" DIAMETER (1) AT 20" DIAMETER (1) AT 10" DIAMETER (3) UNDER 6" DIAMETER (1) DISEASED 30" OAK AT WEST CORNER OF PROPERTY	
TREES TO BE PLANTED	
(1) VARIEGATED JAPANESE MAPLE	3" DIAM
(2) FLOWERING DOGWOOD	3" DIAM
(1) WEEPING CHERRY	3" DIAM
(1) COPPER BEECH	4" DIAM
(16) PENCIL HOLLY	1 1/2" DIAM

QTY	CODE	TYPE	SIZE	REMARKS
1	VJM	VARIEGATED JAPANESE MAPLE	6 FT MIN	SEE PLAN FOR LOCATION
2	FD	FLOWERING DOGWOOD	6 FT MIN	SEE PLAN FOR LOCATION
1	WC	WEEPING CHERRY	6 FT MIN	SEE PLAN FOR LOCATION
1	CB	COPPER BEECH	6 FT MIN	SEE PLAN FOR LOCATION
16	PH	PENCIL HOLLY	6 FT MIN	SEE PLAN FOR LOCATION
8	A	AZALEA	3 GAL	SEE PLAN FOR LOCATION
8	RB	ROUND BOXWOOD	3 GAL	SEE PLAN FOR LOCATION
8	VMD	VARIEGATED MAIDEN GRASS	3 GAL	SEE PLAN FOR LOCATION
8	FG	FLAME GRASS	3 GAL	SEE PLAN FOR LOCATION
8	AEA	AUTUMN EMBERS AZALEA	3 GAL	SEE PLAN FOR LOCATION
8	BL	BLOOMERANG LILAC	3 GAL	SEE PLAN FOR LOCATION
8	LH	LACE HYDRANGEA	3 GAL	SEE PLAN FOR LOCATION
8	SH	SHIMMER SUMMER HYDRANGEA	3 GAL	SEE PLAN FOR LOCATION
8	AB	AUTUMN EMBERS BARBERRY	3 GAL	SEE PLAN FOR LOCATION
8	RC	RED CHOKEBERRY	3 GAL	SEE PLAN FOR LOCATION
8	SL	SLIP LAUREL	3 GAL	SEE PLAN FOR LOCATION
5	J	JUNIPER	3 GAL	SEE PLAN FOR LOCATION
8	CB	CANADIAN BUNCH BERRY	3 GAL	SEE PLAN FOR LOCATION

PROVIDE PLANTING SOIL AND FERTILIZER AS RECOMMENDED BY NURSERY.
NOTE: SHADE ROCK GARDEN PLANTING NOT INDICATED ON PLANT SCHEDULE

MATERIAL PRODUCT SCHEDULE		
MATERIAL	LOCATION	PRODUCT SPECIFICATION
4X8 PERVIOUS PAVERS	DRIVEWAYS	UNILOCK ECO-PRORIA GRANITE COLOR
8X14 PERVIOUS PAVERS	DRIVEWAY BORDERS	UNILOCK BRUSSELS BLOCK GREY
4" VENEER STONE	RETAINING WALLS	THERMAL BLUESTONE
PAVING	PATHS	THERMAL BLUESTONE
PAVING	PATHS	THERMAL BLUESTONE



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DATE: JANUARY 28, 2022
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Drawn By:

Scale:
1" = 10 FT

Site:
LANDSCAPING
PLAN
STORMWATER
MANAGEMENT

Number:

L100



Landscaping
72 Colonial Avenue
Dobbs Ferry, NY

100% CONSTRUCTION
DRAWINGS

DATE:
JANUARY 28, 2022
REV: JUNE 07, 2022
REV: AUGUST 02, 2022

Drawn By:

Scale:
AS NOTED

Title:

SITE SECTIONS
AND ELEVATIONS

Number:

A201

