





ZONING TABLE FOR OF-5			
	REQ'D	EXIST'G	PROP'D
		HOUSE/GARAGE	
FRONT	25	49.2/63	49.2/63
REAR	25	28.6/50	28.6/50
1 SIDE	10	4.0/6.5	4.0/6.5
2 SIDES	25	53.7/NA	45.8/NA
AREA			
LOT	7500	13,584	13,584
BLDG	25% - 1875	17.8% - 2418	18.1% - 2451
IMPERV	44% - 3300	45.5% - 6189	45.6% - 6201

SITE PLAN NOTES
Garage structural design plans, including req'd sheeting and shoring, will be submitted for permit.

AShould rock blasting be required, a permit application in accordance with Chapter 125 - Blasting and Explosives of the Village of Dobbs Ferry Code must be submitted to the Village by the applicant for review/approval. This should be noted on the plans as follows:

AThe Village Engineer may require additional erosion control measures if deemed appropriate to mitigate unforeseen siltation and erosion of isturbed soils.@

AAAs-Built plans of the proposed driveway and drainage improvements shall be submitted to the Village Engineer for review prior to issuance f Certificate of Occupancy.@

AFill material 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 plan is 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 and in a form satisfactory to the Village Attorney”.

Perc tests and drywell calcs shall be provided with permit drawings.
The applicant shall notify the Building Department or Village’s Consulting Engineer in writing at least 48 hours before any of the following so that any inspection may be performed.

- 1) Start of construction
- 2) Installation of sediment and erosion control measures.
- 3) Completion of site clearing.
- 4) Completion of rough grading.
- 5) Installation of SMP’s.
- 6) Completion of final grading and stabilization of distured areas.
- 7) Closure of construction.
- 8) Completion of final landscaping; and
- 9) Successful establishment of landscaping in public areas.

“The owner or operator shall have a qualified inspector inspect and document the effectiveness of all erosion and sedimentation control practices and prepare inspection reports at least once a month. These reports must be kept on site and available for review”.

