

**Dolph Rotfeld Engineering Division** 

## MEMORANDUM (1)

то:	Stephen Hunter, Planning Board Chairman
CC:	Planning Board Members Dan Roemer, Building Inspector Dan Pozin, Planning Board Attorney Valerie Monastra, Village Planner
FROM:	Anthony Oliveri, P.E.
DATE:	November 23, 2022
RE:	Site Plan Review 111 Bellair Drive Village of Dobbs Ferry, New York

With regard to the above-mentioned project, this office has reviewed the following plans and submittals:

- Site Plans and details prepared by NcCStudio, dated 10/11/2022
- Architectural Survey, Prepared by Summit Land Surveying P.C.,
- Various PB application documents (Coastal Assessment Form, Plan Submittal Form, Title Sheet 1/2, Land Use Approval Application, Site Development Plan Review Checklist, Short Environmental Assessment Form) Various Dates

This plan has not been reviewed by this office for compliance with the zoning code.

Project Description: Addition and Alteration to owners' single family home including landscaping and retaining walls.

Our preliminary comments are as follows:

1. Percolation Tests and Deep test pits must be performed to establish the infiltration rates used in the stormwater calculations. Test logs must be submitted for review demonstrating conformance with methodology used. The locations of the percolation tests and test pits must be shown on the plan. Percolation tests must be performed at a depth of 6" below the bottom of each proposed infiltration practice. Deep test pits should show a minimum of 3' clearance between the bottom of an infiltration practice and groundwater or bedrock.



- 2. The net increase/decrease of impervious coverage must be <u>clearly</u> noted and delineated on the plan. The impervious lot coverage table and stormwater calculations have conflicting information. The drywell design must account for all impervious surfaces tributary. If existing impervious surfaces are not connected then that should be clearly shown and the connection / discharge identified.
- 3. All catch basins and drainage structures must provide a minimum of a 2' sump for water quality treatment.
- 4. The plan must show top and bottom wall elevations at any change in height. The details provided show locations where the proposed retaining wall will be over 4 feet tall which will require engineered plans to be submitted and approved prior to building permit issuance.
- 5. With regard to the legalization of the existing rear retaining wall: the provided report offers only a visual observation and opinion. Engineering calculations and certification of the design of the wall and the underlying existing wall must be provided. Also certification of the fill materials utilized. A geotechnical/structural engineering analysis must be provided to establish the adequacy of the design.
- 6. A cross section depicting the interaction of the infiltration system and rear wall must be included to demonstrate no effect on the retaining wall structure. Drainage provisions behind the rear wall must be depicted, if not used then this must be accounted for in the design.
- 7. Provide the elevations for the rim and invert for all proposed drainage structures.
- 8. At least one inspection port per row of infiltrators must be provided on the proposed infiltration system and identified on the plan. It appears the driveway drain inlet is connected to the footing drain drywell unit, this may be in error.
- 9. Pipe sizes should be included on the plan for all proposed piping.
- 10. All sediment and erosion control practices should be shown on a separate plan, include staging areas, stockpiling, inlet protection as appropriate.

The applicant should provide annotated responses to each of the comments outlined herein with any subsequent submissions. We will be happy to continue our review once responses are provided.

Thank you