

Village of Dobbs Ferry  
Site Plan Application

Please check appropriate box:

☒ Preliminary Date 11/16/21 ☐ Final Date \_\_\_\_\_

Name of proposed development WORKOUT ROOM ADDITION

Applicant:

Name MITCHELL KOCH

Address 76 MAIN STREET

IRVINGTON, NY

Telephone 914-623-0230

Plan Prepared By:

Name MITCHELL KOCH

Address 76 MAIN STREET

IRVINGTON, NY

Telephone 914-623-0230

Owner (if different): JONATHAN DOHERTY

If more than one owner, provide information for each:

Name JONATHAN DOHERTY

Address 167 JUDSON AVENUE

DOBBS FERRY, NY

Telephone (917) 331-2894

Ownership intentions, i.e., purchase options \_\_\_\_\_

OWNER RESIDES @ SITE

Location of site 167 JUDSON AVENUE

DOBBS FERRY, NY

Tax map description: 3.170-151-7

Sheet \_\_\_\_\_ Block \_\_\_\_\_ Lot/Parcel \_\_\_\_\_

Current Zoning Classification OF-3

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State and federal permits needed (list type and appropriate department):

NONE

Proposed uses(s) of site ONE FAMILY RESIDENCE

Total site area (square feet or areas) 23,204

Anticipated construction time 4 MONTHS

Will development be staged? NO

Current land use of site (agriculture, commercial, undeveloped, etc.)

RESIDENTIAL

Current condition of site (buildings, rush, etc.) ONE FAMILY RESIDENCE

Character of surrounding lands (suburban, agriculture, wetlands, etc.)

SUBURBAN

Estimated cost of proposed improvement \$ \$60,000

Anticipated increase in number of residents, shoppers, employees, etc. (as applicable)

NA

Describe the proposed use, including primary and secondary uses; ground floor area; height; and number of stories for each building:

For residential buildings, include number of dwelling units by size (efficiency, one-bedroom, two-bedroom, three or more bedrooms) and number of parking spaces to be provided.

for nonresidential buildings, include total floor area and total sales area; number of automobile and truck parking spaces.

other proposed structures.

(Use separate sheet if needed)

WORKOUT ROOM WITH  
ATTACHED FULL BATHROOM  
.208sf ADDITION

STATE OF NEW YORK )  
COUNTY OF WESTCHESTER ) ss:  
VILLAGE OF DOBBS FERRY )

MITCHELL KOCH

being duly sworn, deposes

and says, that (s)he resides at 76 MAIN STREET

IRVINGTON, NY 10533

that (s)he is the authorized owner/representative of the owner and that the foregoing answers are true to the best of (his) knowledge and belief, that the plat if approved by the Planning Board will be filed in the Office of the County Clerk within ninety (90) days following the date approval and that all regulations of the Planning Board have been complied.

SWORN TO BEFORE ME THIS \_\_\_\_ DAY

OF \_\_\_\_\_ 20\_\_

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Proposed Development:

Name WORKOUT ROOM  
ADDITION

Applicant:

Name MITCHELL KOCH  
76 MAIN STREET  
Address IRVINGTON, NY

Telephone 914-623-0230

Procedural Sequence

Initial contact with enforcement  
Officer

Presubmission conference

Preliminary application

Fee paid: Amount \$ \_\_\_\_\_

Public hearing notice

Public hearing

Tentative action:

Approval

Approval with modification

Disapproval \_\_\_\_\_

Resubmitted \_\_\_\_\_

Lapse date for final approval

Final application

Referral

Comments returned

Final Action:

Approval

Approval with modifications

Conditions satisfied

Disapproval \_\_\_\_\_

Resubmitted \_\_\_\_\_

Building permit granted

Performance bond required

Amount \_\_\_\_\_

Period \_\_\_\_\_

Improvements covered \_\_\_\_\_

Performance bond satisfied \_\_\_\_\_

Date

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Site Development Plan Review

Checklist (cont'd)

Technical Considerations

Item Satisfied

North arrow, scale date

\_\_\_\_\_

Property boundary, dimensions  
and angles

\_\_\_\_\_

Easements and deed restrictions

\_\_\_\_\_

Names, locations and widths of  
adjacent streets

\_\_\_\_\_

Land use, zoning, ownership and  
physical improvement of adjacent  
properties

\_\_\_\_\_

Conformity with comprehensive plan

\_\_\_\_\_

Impact on environs:

Land use

\_\_\_\_\_

Transportation

\_\_\_\_\_

Community facilities and services

\_\_\_\_\_

Aesthetics

\_\_\_\_\_

Environmental, i.e. air, water,  
noise, etc.

\_\_\_\_\_

Energy conservation

\_\_\_\_\_

Historic preservation

\_\_\_\_\_

Environmental impact statement

\_\_\_\_\_

Existing, on-site physical improvements

\_\_\_\_\_

Existing natural features:

Geological features

\_\_\_\_\_

Soil characteristics

\_\_\_\_\_

Topography

\_\_\_\_\_

Vegetation

\_\_\_\_\_

Hydrologic features

\_\_\_\_\_

Proposed development:

Grading and drainage plan

\_\_\_\_\_

Buildings and other structures

\_\_\_\_\_

Improvements such as parking,  
storage and recreation areas

\_\_\_\_\_

Vehicular and pedestrian ways  
including ingress and egress

\_\_\_\_\_

Utility lines and appurtenances

\_\_\_\_\_

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**Outdoor lighting and public  
address systems**

**Outdoor signs**  
**Landscaping plans**  
**Architectural plans**  
**Materials specifications**  
**Construction schedule**

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### SUBDIVISION/SITE PLAN REVIEW

All requirements of Site Plan Review and/or Subdivision Ordinances must be adhered to. (Copies may be obtained from the Village Clerk's Office.)

The following information must be addressed on the plans to avoid rejection by the Village for Staff and Consulting Engineer review.

All plans are to be submitted to the Building Department for approval before being placed on the agenda.

#### SEWER:

1. Eight (8") PVC sewer pipe for all main line sewers. The pipe to conform to the specifications on file in the Building Department.
2. Use D.I.P. CL56 when grade is 15% or more.
3. Use concrete piers when grade is 20% or more.
4. Minimum of 4' of cover is required.
5. Maximum distance between manholes is 300 feet. Additionally, they shall be placed at every change in line or grade.
6. Manholes are to be 5' in diameter or after 9' depth.
7. Drop connection manholes must be C.I.P. or D.I.P.
8. All house connections to be 4" diameter cast iron. Each individual residence or unit to have its own individual connection.
9. All main line sewers to be a minimum of 10'0" set back of structures.
10. All manholes to be supplied with covers entitled "Sewer".
11. Length of pipe run, per cent slope, and invert and rim elevations of manholes, to be shown.
12. Show all easements.

#### DRAINAGE

1. Drainage calculations as required.
2. Minimum cover 2'0".
3. Pipe size and type to be indicated.

4. Roof drains and leaders to be piped to dry wells or drainage system.
5. Details of Catch Basin, Manholes and Lawn Inlets.
6. Drainage arrows should be shown to indicate flow.
7. Detail design of all retention systems where applicable.
8. Length of pipe, run, per cent slope and invert, and rim elevations, to be shown.

**ROADWAY IMPROVEMENTS:**

1. Stone or concrete curbing detail.
2. Minimum width of roadway pavement is 35'.
3. Road grade not to exceed 10%.
4. Road grade not be less than 1.0%.
5. Grades across cul-de-sac shall not exceed 6% and not be less than 2%.
6. Guide rail must be shown on all shoulders with slopes 6 feet or greater in height.
7. Where road or drive enters State or County Roads, owner must obtain the necessary permits.
8. Detail of road and driveway sections.

**NOTES TO BE PUT ON DRAWINGS:**

1. All work to conform to the satisfaction of the Building Inspector.
2. Provide retaining walls on all slopes exceeding one (1) foot vertical on one and one-half (1½) feet horizontal.
3. The builder shall furnish 6" perforated CMP encased in stone wherever directed by the Building Inspector.
4. Swales to be installed as directed by the Building Inspector.
5. All grading to be performed to create positive drainage.
6. All driveways sloping down to garages shall have a drain inlet with a pipe extending beyond the rear of the house to carry rain run-off.
7. All driveways sloping down shall rise 6" the first 5' and then slope down.



8. A Code 53 to be called in.

**GENERAL:**

1. All drawings for cluster shall show the proposed units numbered in sequence, for reference purposes.
2. All drawings for cluster are to show the required parking spaces, and said spaces shall be NUMBERED.
3. All drawings shall have THE SIGNATURE OF THE OWNER, THE LAND SURVEYOR AND THE PROFESSIONAL ENGINEER.
4. If the application is a subdivision, applicant must review Section 268.20 Improvement of the Village of Dobbs Ferry Code.

Attachment #2

RESTORATION SPECIFICATIONS

SIDEWALKS: In the case of sidewalks, each slab of concrete cut or damaged by the opening shall be replaced by new concrete, and no patching will be permitted.

ROADWAYS: On streets paved with blacktop or macadam, the existing pavement shall be cut back eighteen (18) inches beyond the original cut and the entire area repaved with blacktop or macadam to a depth of 2".

On streets paved with concrete or with a concrete base, the existing pavement shall be cut back twenty-four (24) inches beyond the original cut and the entire area repaved with concrete to match the existing street pavement.

Where an excavation is in a public roadway, the trench shall be filled to the level of the roadway with 50 PSI K-crete or equivalent (cap-crete, etc.). For final restoration, the road shall be cut back as directed above, and the finished pavement shall be installed.


CURBS AND  
DRIVEWAYS:

Curbs shall be 16" stone or 18" concrete, with a 6" reveal. Where a curb crosses a driveway, a minimum 1½" reveal is required to the finished pavement.

PROJECT I.D. NUMBER

617.21  
Appendix C  
State Environmental Quality Review  
**SHORT ENVIRONMENTAL ASSESSMENT FORM**  
For UNLISTED ACTIONS Only

**PART I-PROJECT INFORMATION (To be completed by Applicant or Project sponsor)**

1. APPLICANT/SPONSOR MITCHELL KOCH	2. PROJECT NAME WORKOUT ROOM ADDITION
3. PROJECT LOCATION: Municipality DOBBS FERRY County WESTCHESTER	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc. or provide map) 167 JUDSON AVENUE	
5. IS PROPOSED ACTION: <input type="checkbox"/> New <input checked="" type="checkbox"/> Expansion <input type="checkbox"/> Modification/Alteration	
6. DESCRIBE PROJECT BRIEFLY: 208sf 1 STORY ADDITION TO HOUSE	
7. AMOUNT OF LAND AFFECTED: Initially 500sf Ultimately 500sf	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly.	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open Space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, list agency(s) and permit/approvals	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, list agency name and permit/approval	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/Sponsor Name: MITCHELL KOCH Signature: 	Date: 11/16/2021

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment.

**PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)**

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.4? If yes, coordinate the review process and use the FULL EAF.  
☐ Yes ☐ No

B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency.  
☐ Yes ☐ No

C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)

C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:

C2. Aesthetic, agricultural, archaeological, historic or other natural or cultural resources; or community or neighborhood character? Explain briefly.

C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly.

C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly.

C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly.

C6. Long term, short term, cumulative, or other affects not identified in C1-C5? Explain briefly.

C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly.

D. WILL THE PROJECT HAVE AN IMPACT ON THE ENVIRONMENTAL CHARACTERISTICS THAT CAUSED THE ESTABLISHMENT OF A CEA?  
☐ Yes ☐ No

E. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?  
☐ Yes ☐ No If Yes, explain briefly.

**PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)**

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed. If question D or Part II was checked yes, the determination and significance must evaluate the potential impact of the proposed action on the environmental characteristics of the CEA.

- ☐ Check this box if you have identified one or more potentially large or significant adverse impacts which MAY occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.
- ☐ Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action WILL NOT result in any significant adverse environmental impacts AND provide on attachments as necessary, the reasons supporting this determination:

\_\_\_\_\_  
 Name of Lead Agency

\_\_\_\_\_  
 Print or Type Name of Responsible Officer in Lead Agency

\_\_\_\_\_  
 Title of Responsible Officer

\_\_\_\_\_  
 Signature of Responsible Officer in Lead Agency

\_\_\_\_\_  
 Signature of Preparer (If different from responsible officer)

\_\_\_\_\_  
 Date

§300-72. Site plan requirements.

- A. The site plan design shall, at a minimum, meet the requirements for improvements established in this chapter. Supplementary drawings which contain any required information shall be submitted with and made part of the site plan. The site plan shall show the following information:
- (1) Existing zoning, land use, property owners as shown on the latest tax records and the location of existing buildings on adjoining properties, all within a one-hundred-foot radius of the subject site in all directions.
  - (2) Sheet, block and lot numbers of the site taken from the latest tax records, and the name and address of the owner of record.
  - (3) Name and address of the person or firm preparing the map, along with the date, North arrow and written and graphic scale.
  - (4) Property lines and names of related streets, rights-of way and easement lines as determined by survey. Tie distances to an established street intersection shall be shown. Any relevant deed restrictions or covenants shall also be noted.
  - (5) Existing topography of the site as revealed by five-foot contours or key elevations as may be required by the Planning Board.
  - (6) Location, arrangement and dimensions of existing and/or proposed buildings and structures.
  - (7) Layout of existing and proposed off-street parking and loading areas, showing the details of aisles, driveways and each parking or loading space.
  - (8) Proposed location, arrangement and dimensions of all vehicular entrances, exits and driveways; curbs, sidewalks and pedestrian walks.
  - (9) Proposed final grades, including detailed information relative to methods to be used to retain, stabilize and/or refurbish regraded areas, e.g., sod, retaining walls, etc.
  - (10) Existing and proposed water lines, stormwater drainage facilities, sewage disposal facilities, telephone-electric poles and other utility installations.
  - (11) Existing and proposed trees, vegetation, landscaping and fences, including watercourses, marshes, wooded areas, rock outcrops and isolated trees with a diameter of eight (8) inches or more as measured three (3) feet above the base of the trunk.
  - (12) Existing and proposed outdoor lighting and sign locations, including their direction and dimensions.
- B. If the site plan indicates only a first stage or a section of development, a supplementary plan shall be submitted indicating ultimate development and the full relationship of the first stage or section thereto.
- C. Any other information deemed by the Planning Board to be necessary to determine conformity of the site plan with the spirit and intent of this chapter shall also be provided.
- D. A site plan, following approval by the Village Board of Trustees, shall be valid for a period of six (6) months from the date of such approval, and provided that work is commenced and diligently executed within this period, such approval shall be valid for a period of one (1) year from the date of approval. Upon application, the Village Board of Trustees shall have the right to extend this period of approval to not more than two (2) years from the date of original approval. [Amended 2-3-76 by L.L. No. 4-1976]

# VILLAGE OF DOBBS FERRY

## SITE PLAN CHECK LIST

The items listed below should be reviewed by the applicant's design professional to aid in providing a complete submission.

### AGENCY APPROVALS

#### YES

#### NO

Westchester County Department of Health  
Septic and Water.

\_\_\_\_\_



New York State Department Environmental  
Conservation Stormwater SPDES.

\_\_\_\_\_



New York City Department Environmental  
Protection Joint Septic.

\_\_\_\_\_



New York City Department of Environmental  
Protection SWPPP.

\_\_\_\_\_



### VILLAGE PERMITS/APPROVALS

Zoning Board of Appeals.

\_\_\_\_\_



Blasting and Explosives Permit.

\_\_\_\_\_



Fill Permit.

\_\_\_\_\_



Freshwater Wetlands Permit.

\_\_\_\_\_



Site Plan to comply with Subdivision

Plat approval requirements

\_\_\_\_\_



Stormwater Pollution Prevention Plan (SWPPP)

\_\_\_\_\_



Architectural Review

\_\_\_\_\_

Building Permit

\_\_\_\_\_

Excavation/Grading Permit

\_\_\_\_\_



Demolition Permit

\_\_\_\_\_



Electrical Permit

\_\_\_\_\_



### SITE PLAN INFORMATION

1. 24" x 36" maximum drawing size.



2. Minimum scale: (1" = 30').



3. Project Name.



4. Name and address of engineer and surveyor.



5. Name and address of owner of record and applicant.



6. Drawings signed and sealed by P.E. or R.A.



7. Original drawing date & revision dates.



8. Tax map section and lot numbers.



- |     |  |   |       |
|-----|--|---|-------|
| 9.  | Location plan with existing and adjacent zoning district.  | ✓ | _____ |
| 10. | Scale, north arrow, date of survey, property acreage, drawings numbered (i.e., 1 of 3, 2 of 3, etc.) & identify adjoining property owners. | ✓ | _____ |
| 11. | Minimum yard setbacks.   | ✓ | _____ |
| 12. | Provide bulk zoning table with all existing, proposed and required conditions.   | ✓ | _____ |

### AGENCY APPROVALS


- |     |   |   |       |
|-----|---|---|-------|
| 12. | Estimated quantity of cut or fill to be imported or removed from site or provide note stating that A No material is to be imported or removed from this site. @ | ✓ | _____ |
| 13. | Topography at two feet maximum intervals.   | ✓ | _____ |
| 14. | Topography along streets adjacent to property.  | ✓ | _____ |
| 15. | Existing buildings, retaining walls, fences, rock outcrops, wooded areas, watercourses, water bodies, wetlands and wetland controlled areas, etc.               | ✓ | _____ |
| 16. | Total amount of site area disturbed   | ✓ | _____ |

### DRAINAGE


- |     |  |       |       |
|-----|--|-------|-------|
| 1.  | Collect and convey driveway runoff. Mitigate increases in site runoff due to site development.   | _____ | NA    |
| 2.  | Roof drains to discharge to existing or proposed drainage system. Mitigate increases from roof runoff.   | ✓     | _____ |
| 3.  | Surface inlets provided where low points cannot be graded to drain .   | _____ | NA    |
| 4.  | Swale provided between buildings and embankment which slopes toward building.  | _____ | NA    |
| 5.  | Culverts provided where roads or driveways cross watercourses.   | _____ | NA    |
| 6.  | Catch basin spacing adequate.  | _____ | NA    |
| 7.  | All rim and invert elevations provided.  | _____ | NA    |
| 8.  | Two feet minimum cover of storm drains in roads, driveways and parking areas. 18" minimum elsewhere.   | _____ | NA    |
| 9.  | Drywells provided with emergency overflow outlet pipes to grade. Multiple drywell systems should be connected by equalization pipes with rim and invert elevations posted. | ✓     | _____ |
| 10. | Minimum storm drain pipe size 15" diameter.  | _____ | NA    |

- |     |  |       |           |
|-----|--|-------|-----------|
| 11. | Headwalls or end sections provided at pipe inlets and outlets. | _____ | <u>NA</u> |
| 12. | Rip-rap provided at headwalls and end sections.                | _____ | <u>NA</u> |
| 13. | Provide cross section for pond or detention facility.          | _____ | <u>NA</u> |

### **SITE INGRESS/EGRESS**

- |    |   |   |           |
|----|---|---|-----------|
| 1. | Adequate sight distance at driveway intersection with road.   |  | <u>NA</u> |
| 2. | Site accessible to fire trucks, emergency vehicles, tractor trailers for fill deliveries, moving vans, oil trucks, etc. | _____   | <u>NA</u> |
| 3. | Backup space for parking area.  | _____   | <u>NA</u> |
| 4. | Driveways intersecting existing road at 90E.  | _____   | <u>NA</u> |

### **SITE GRADING**

- |     |   |   |           |
|-----|---|---|-----------|
| 1.  | All proposed grading on property for house, driveway and septic. Show limit line of disturbance.  |  | _____     |
| 2.  | Driveway platform sloped at 4% maximum within 25 feet of centerline of street or within 35 feet from the Right-of-Way, whichever is the greater distance. | _____   | <u>NA</u> |
| 3.  | Driveway slope 14% maximum.   | _____   | <u>NA</u> |
| 4.  | Parking area 5% maximum.  | _____   | <u>NA</u> |
| 5.  | Paved areas 1% minimum grade at curb line.  | _____   | <u>NA</u> |
| 6.  | Lawn area 2% minimum.   | _____   | <u>NA</u> |
| 7.  | Top and bottom of retaining wall elevations provided.   | _____   | <u>NA</u> |
| 8.  | Outside grade pitched away from residence.  | _____   | <u>NA</u> |
| 9.  | Guide rail provided at steep drop offs.   | _____   | <u>NA</u> |
| 10. | Spot elevations at corners of residence and parking area where necessary to ensure positive drainage.   | _____   | <u>NA</u> |
| 11. | Finished floor elevations provided including basement.  | _____   | _____     |
| 12. | Plans and calculations for walls $\geq$ 4 feet Signed & Sealed by P.E., R.A.  | _____   | _____     |
| 13. | Provide profiles of proposed roads with vertical geometry.  | _____   | <u>NA</u> |
| 14. | Provide horizontal geometry.  | _____   | <u>NA</u> |







### **GENRAL**

- |    |   |       |           |
|----|---|-------|-----------|
| 1. | Show existing and proposed utilities(water, sewer,etc.) | _____ | <u>NA</u> |
| 2. | Show snow piling areas.                                 | _____ | <u>NA</u> |



3.	Show refuse areas with enclosures.	_____	<u>NA</u>
4.	Show zoning map with districts(school,fire,etc).	_____	<u>NA</u>
5.	Show signage.	_____	<u>NA</u>
6.	Show landscaping.	_____	<u>NA</u>
7.	Provide sections and details of wall.	_____	<u>NA</u>
8.	Provide phasing plan for areas over 5ac.	_____	<u>NA</u>
9.	Provide lighting plan.	_____	
10.	Maintain low noise level at property line.	_____	<u>NA</u>
11.	ADA compliance	_____	<u>NA</u>
12.	-Village Construction Standard Compliance	_____	<u>NA</u>

### **SITE PLAN NOTES**

1.	General construction notes.	 _____	_____
2.	Construction Sequence shown on plans.	 _____	_____
3.	The following notes shall be provided on the plans: 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 disturbed soils.@	 _____	_____
	AAAs-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.@	 _____	_____
	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”.



4. The following notes shall be provided on plans that involve SWPPP’s:

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”.

**SITE CONSTRUCTION DETAILS**

Driveway Profile

NA

Driveway and shoulder section	_____	NA
Roadway replacement	_____	_____
Pavement section	_____	_____
Sidewalk Details	_____	_____
Rip-rap slopes, embankments and aprons	_____	_____
Paved, rip-rapped, grass gutters	_____	_____
NYSDOT material item numbers	_____	_____
Detention basin	_____	_____
Catch basin	_____	_____
Surface inlet	_____	_____
Drain manhole	_____	_____
Headwall	_____	_____
Curb	_____	_____
Drywell	_____	_____
Underdrain	_____	_____
Retaining wall	_____	_____
Silt fence	_____	_____
Haybales	_____	_____
Inlet protection	_____	_____
Anti-tracking strip	_____	_____
Guiderail	_____	_____
Energy dissipater	_____	_____
Sediment traps or basins	_____	_____

### **EROSION CONTROL PLAN**

Erosion control measures implemented as per New York Guidelines for Urban Erosion and Sediment Control.	_____	NA
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### **MISCELLANEOUS ITEMS**

- |   |       |       |
|---|-------|-------|
| 1. Proposed easements   |       | NA    |
| a) Temporary construction   | _____ | _____ |
| b) Drainage   | _____ | _____ |
| c) Sight  | _____ | _____ |
| d) Slope  | _____ | _____ |
| e) Driveway access  | _____ | _____ |
| 2. Existing sanitary disposal system in the vicinity of construction activity protected with temporary fencing. | _____ | NA    |