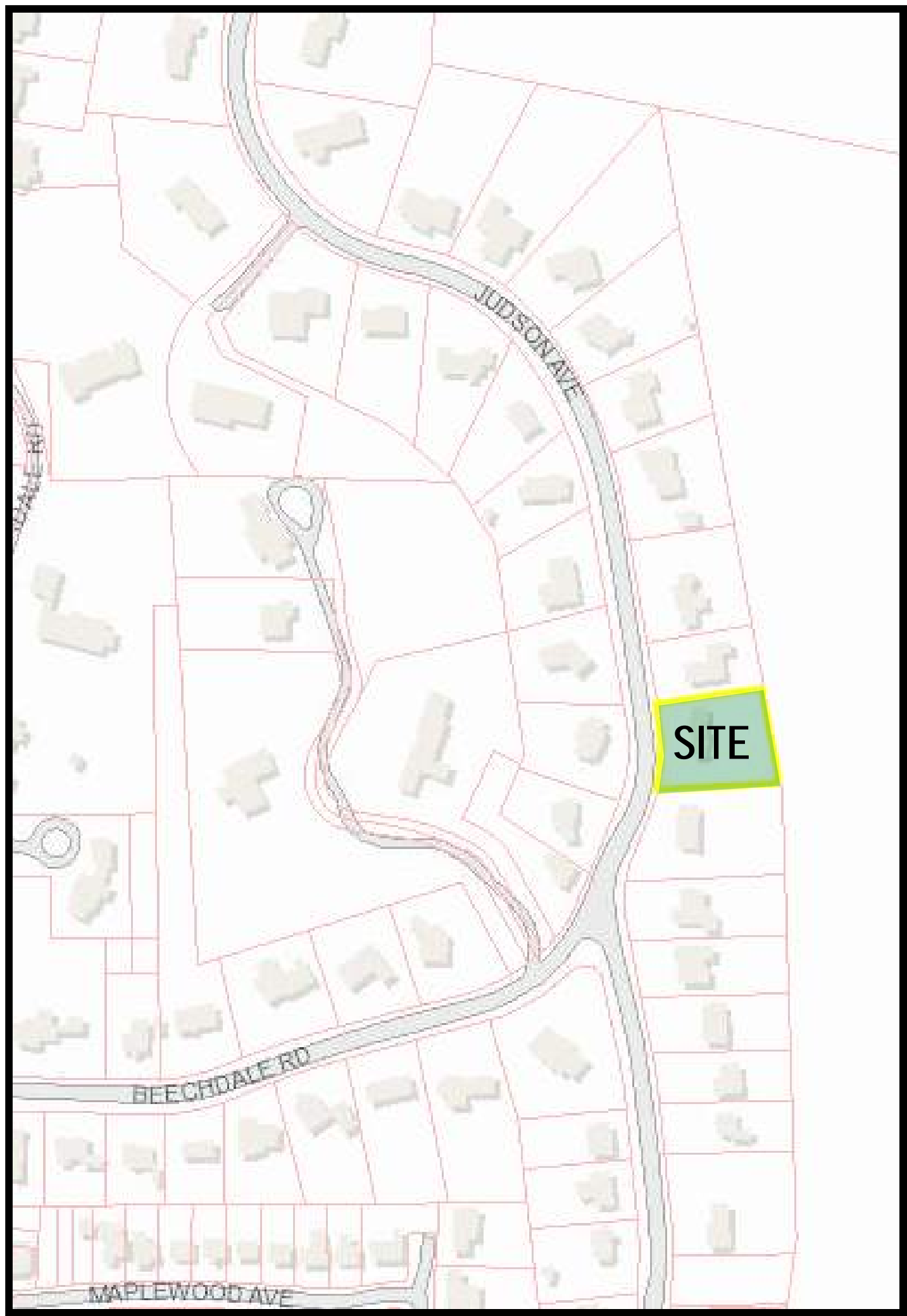
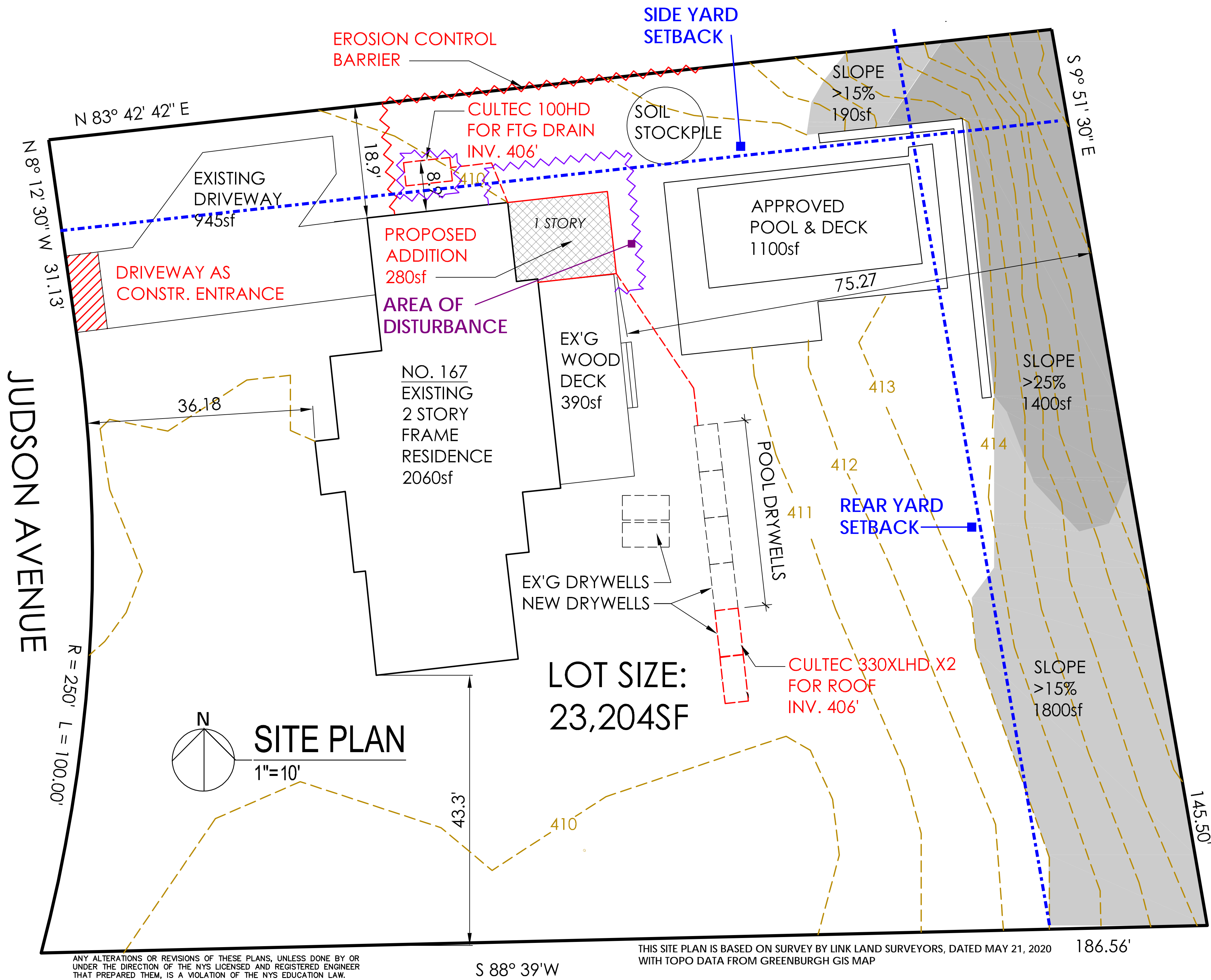
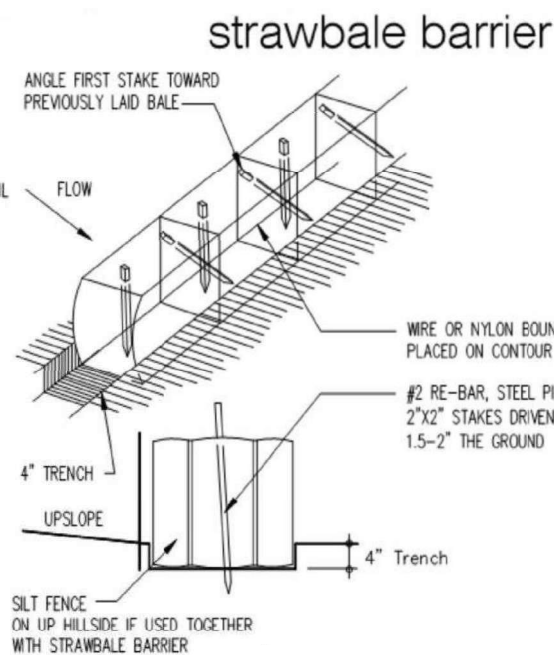
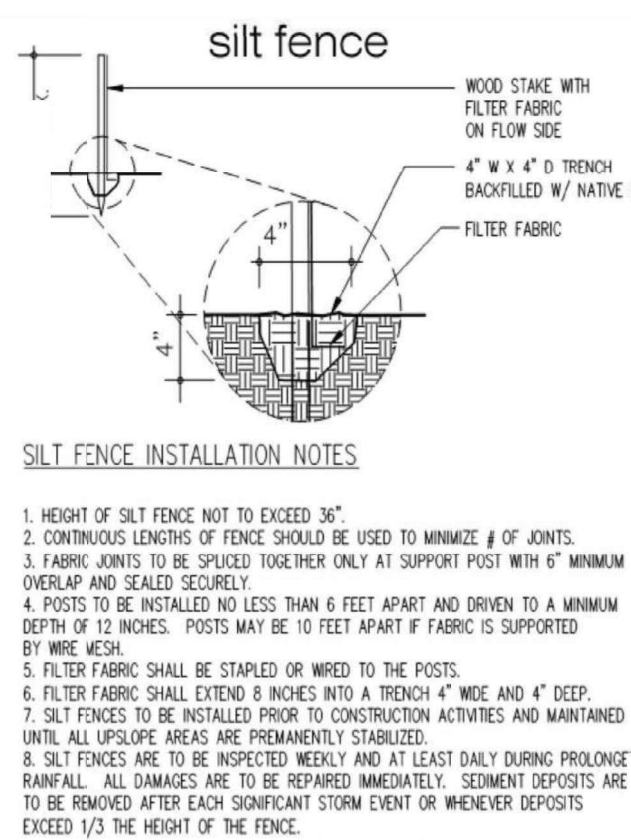
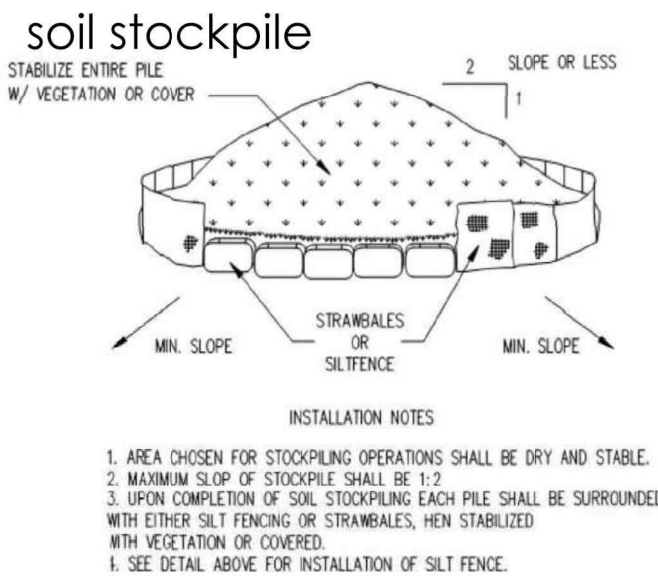


DRYWELL SECTION

DRYWELL CALCULATIONS:  
280SF NEW IMPERVIOUS X 0.75CF PSF (100 YEAR STORM EVENT) = 210CF DISCHARGE  
CULTEC 330XLHD INSTALLED FOOTPRINT: 50SF  
SANDY LOAM PERCOLATION: 0.6"/HR. X 24 HR. = 14.4"  
50SF X 14.4"= 60CF/24HR. PERCOLATION  
CULTEC 330XLHD INSTALLED STORAGE CAPACITY: 80CF  
+ 60CF/24HR. PERCOLATION = 140CF  
2 DRYWELLS ARE REQUIRED

TEST HOLE DATA FROM  
POOL ENGINEERS  
DEPTH - 96"  
0-12" TOPSOIL  
12 - 96" FINE SANDY LOAM  
NO GROUNDWATER  
LEDGE ROCK @ 96"



SITE LOCATION MAP

SITE PLAN NOTES

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.@

AAs-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".

ZONING CHART FOR OF-3			
	REQ'D	EXIST'G	PROPOSED
LOT SIZE	15,000sf	21,414"	NO CHANGE
FRONT YARD	30'	36.2'	
1 SIDE YARD	15'	18.9'	
2 SIDE YARDS	40'	62.2'	
REAR YARD	25'	76.3'	75.3'
BLDG COVER	20%	11.4%	12.7%
IMPERVIOUS	40%	19.1%	20.4%
* 23,204sf - 1790sf STEEP SLOPE DEDUCTION			
NO ZONING VARIANCE IS REQUIRED			

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.

REVISION	
11/16/21	SITE PLAN REVIEW

Owner: JONATHANDOHERTY  
167 JUDSON AVE  
DOBBS FERRY, NY 10522  
917-331-2894



WORKOUT ROOM ADDITION  
DOHERTY ROSAS RESIDENCE  
167 JUDSON AVENUE  
DOBBS FERRY, NY  
SBL:3.170-151-7

SITE PLAN, SITE PLAN NOTES,  
ZONING CHART,  
SITE LOCATION MAP, EROSION  
CONTROL DETAILS, DRYWELL  
CALCULATIONS & DIAGRAM