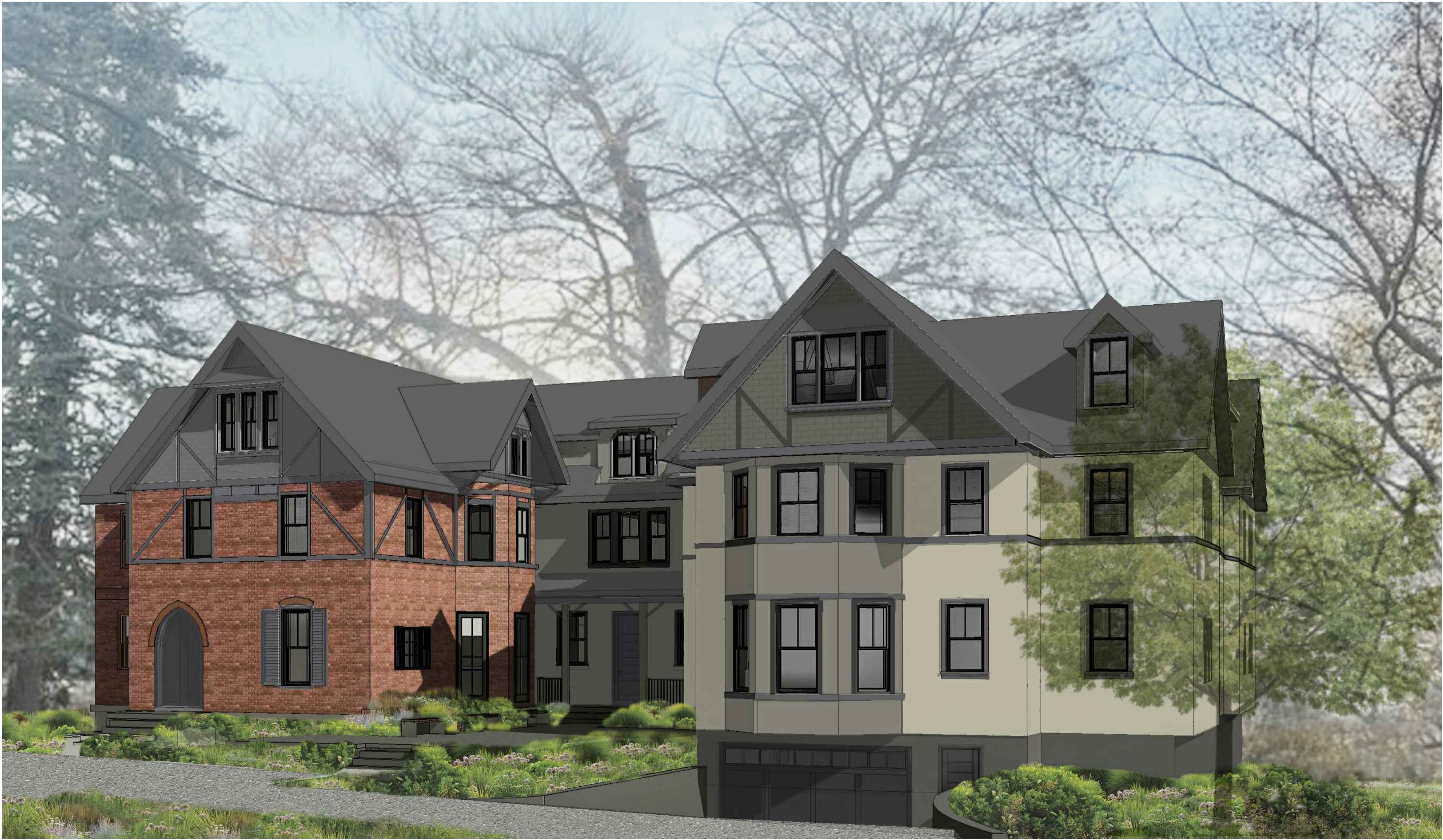


RESIDENCES AT 34 CLINTON AVENUE

DOBBS FERRY, NEW YORK 10522

CGA STUDIO ARCHITECTS

12 SPRING STREET, HASTINGS.ON.HUDSON, NY 10706



PLANNING BOARD SUBMISSION 1-19-23

OWNER	ARCHITECT	CONSULTING ARCHITECT	LANDSCAPE ARCHITECT	CIVIL ENGINEER	DATES	LIST OF DRAWINGS	LIST OF DRAWINGS
LANDMARK BUILDING & DEVELOPMENT, LLC JOHN SARAIVA, 73 BAJART PLACE YONKERS, NY 10705 914.906.1364 john@strelacore.com	CGA STUDIO CHRISTINA GRIFFIN AIA LEED AP CPHC 10 SPRING STREET HASTINGS-ON-HUDSON, NY 10706 914.478.0799 cg@cgastudio.com	DIPTI SHAH ARCHITECTS DIPTI SHAH AIA LEED AP 1 MAIN STREET DOBBS FERRY, NY 10522 914.967.0557 dipti@pbarchgroup.com	LOUIS FUSCO LANDSCAPE ARCHITECTS LOUIS C. FUSCO PLA ASLA PO BOX 362 POUND RIDGE, NY 10576 914.764.9123 louisfusco.com	HUDSON ENGINEERING & CONSULTING MICHAEL F. STEIN, P.E., PRESIDENT 45 KNOLLWOOD ROAD - SUITE 201 ELMSFORD, NEW YORK 10523 914.909.0420 michael@hudsonec.com	BUILDING DEPARTMENT SUBMISSION 11-7-22 PLANNING BOARD SUBMISSION 12-13-22 PLANNING BOARD PRESENTATION 01-05-23 PLANNING BOARD SUBMISSION 01-19-23	TITLE TITLE SHEET, PROJECT IMAGERY, LIST OF DRAWINGS S-1 ZONING DATA & AREA MAP S-2 EXISTING CONDITION PHOTOS S-3A-B NEIGHBORHOOD CONTEXT S-4A-B SITE PLAN, DEMOLITION SITE PLAN & STEEP SLOPE SITE ANALYSIS A-1 BASEMENT FLOOR PLAN A-2 FIRST FLOOR PLAN A-3 SECOND FLOOR PLAN A-4 THIRD FLOOR PLAN A-5 ROOF PLAN A-6 EAST (FRONT) ELEVATION A-7 NORTH (SIDE) ELEVATION A-8 WEST (REAR) ELEVATION A-9 EXIST. SOUTH ELEVATION & COURTYARD NORTH ELEVATION A-10 COURTYARD SOUTH ELEVATION	LANDSCAPE DRAWINGS SP-1 LANDSCAPE SITE PLAN PL-1 PLANTING PLAN & RENDERED SITE PLAN PL-2 RENDERED VIEWS OF THE SITE  CIVIL ENGINEERING DRAWINGS C-1 STORMWATER MANAGEMENT PLAN C-2 STORMWATER DETAILS  SURVEY DRAWINGS TOPOGRAPHICAL SURVEY SLOPES SURVEY



ZONING CALCULATIONS

34 CLINTON AVENUE, DOBBS FERRY NY 10522			
ZONING DISTRICT: MDR-H; TAX DESIGNATION: SECTION 3.80; BLOCK: 46, LOT: 4			
	REQUIRED	EXISTING	PROPOSED
GROSS LOT AREA	10,000 SF	29,908 SF	29,908 SF
AREA OF SLOPES OVER 25% [EXCL. SLOPE AREAS UNDER 150 SF]	-	3,428 SF	3,428 SF
AREA OF SLOPES OVER 15-25% [EXCL. SLOPE AREAS UNDER 150 SF]	-	1,724 SF	1,724 SF
NET LOT AREA AFTER STEEP SLOPE REDUCTION PER SECTION 300-34.A(2)	LOT AREA- [50% AREA OF SLOPES OVER 25% + 25% AREA OF SLOPES 15-25%] 10,000 SF MIN.	29,908 - [50%(3,428) + 25% (1,724)] = 27,763 SF	29,908 - [50%(3,428) + 25% (1,724)] = 27,763 SF
NUMBER OF DWELLING UNITS	-	(3) RESIDENTIAL UNITS (2) 2-BEDRM & (1) 5-BEDRM	(11) 2-BEDROOM UNITS
MINIMUM LOT AREA PER DWELLING UNIT	2,500 SF	29,908 / 3 = 9,969 SF	29,908 / 11 = 2,719 SF
NUMBER OF AFFORDABLE DWELLING UNITS PER 300-40.A(1) AND REQUIRED UNIT AREA SEE UNIT SF CHART	10% OF UNITS: (10%) X 11 = 1.1 1 UNIT RQD; MINIMUM UNIT SF = 80% OF AVERAGE MARKET RATE UNIT SF AVERAGE MARKET RATE UNIT: 1,361 SF 80% OF AVG MARKET RATE UNIT: 1,089 SF	N/A	(1) 2-BEDROOM AFFORDABLE UNIT UNIT AREA: UNIT 1: 1,091 SF > 1,089 SF RQD INCL. 1/3 OF UNIT 1 PATIO
MINIMUM RESIDENTIAL UNIT SIZE	N/A FOR THIS DISTRICT	N/A FOR THIS DISTRICT	N/A FOR THIS DISTRICT
DRMEWAY SLOPE	12%	3%	9%
PARKING REQUIREMENT	1 SPACE PER DWELLING UNIT + 1/4 PER BEDROOM = 17 SPACES REQUIRED FOR 11 x (2-BEDROOM UNITS)	N/A	17 SPACES PROVIDED: 7 SPACES IN ENCLOSED GARAGE (1 OF WHICH IS ADA COMPLIANT) & 10 OUTDOOR SPACES
BUILDING COVERAGE FOR LOTS 20,000-40,000 SF	30% x 0.67 = 20.1% OF 29,908 SF 6,011 SF MAX.	8% 2,412 SF	20.1% 6,011 SF
IMPERVIOUS COVERAGE FOR LOTS 20,000-40,000 SF	60% x 0.67 = 40.2% OF 29,908 SF 12,023 SF MAX.	29% 8,578 SF	39.9% 11,946 SF
MINIMUM LOT WIDTH [TABLE B-3]	100 FT	148.5 FT	148.5 FT
MINIMUM LOT DEPTH [TABLE B-3]	125 FT	193 FT / 221.26 FT	193 FT / 221.26 FT
FRONT YARD SETBACK [LOT DEPTH (193+221)/2 = 207 FT OVER 150 FT]	40 FT	80.9 FT	80.9 FT
REAR YARD SETBACK [LOT DEPTH (193+221)/2 = 207 FT OVER 150 FT]	40 FT	55.25 FT	40 FT
SIDE SETBACK (#1) [TABLE B-4]	15 FT	54.8 FT	15 FT
SIDE SETBACK (#2) [TABLE B-4]	20 FT	23.5 FT	20 FT
TOTAL OF TWO SIDE SETBACKS [TABLE B-4]	35 FT	78.3 FT	35 FT
MAXIMUM STORIES	3 STORIES	2.5 STORIES	3 STORIES
MAXIMUM HEIGHT TO EAVE [ROOF PITCH 0.5]	28 FT	EXISTING	TO MATCH EXISTING; 26.4 FT ABOVE NEW GRADEPLANE EL: 228
MAXIMUM BUILDING HGT TO MIDPOINT OF ROOF [ROOF PITCH 0.5]	35 FT	EXISTING	TO MATCH EXISTING; 34.42 FT ABOVE NEW GRADEPLANE EL: 228
ELEVATOR BULKHEAD AREA (FOR BULKHEAD EXCEEDING MAX. BUILDING HGT) PER SECTION 300-34-C(1)	UNDER 20% OF ROOF AREAS 20% (6,452 SF) = 1,290 SF	-	80 SF (1.25 % OF ROOF AREA)

AREA MAP

GRADE PLANE CALCULATION

	AVG GRADE	FAÇADE LENGTH (FT)	AVG GRADE x FAÇADE LENGTH
EAST (FRONT) ELEVATION (@ NEW BUILDING)	225.3	44.5	10,024
SOUTH ELEVATION (@ NEW BUILDING FROM CTYD)	232.8	41.6	9,682
EAST ELEVATION (@ NEW BUILDING FROM CTYD)	233.5	23.3	5,441
NORTH ELEVATION (@ EXIST BUILDING FROM CTYD)	232.8	37	8,612
EAST (FRONT) ELEVATION (@ EXIST BUILDING)	231.6	50.75	11,754
SOUTH ELEVATION (@ EXIST BUILDING)	228.5	47.5	10,852
WEST (REAR) ELEVATION (@ EXIST BUILDING)	224.5	26.16	5,873
SOUTH ELEVATION (@ NEW BUILDING FROM REAR)	225.3	30	6,759
WEST (REAR) ELEVATION (@ NEW BUILDING)	225.0	68.3	15,368
NORTH (SIDE) ELEVATION (@ NEW BUILDING)	225.7	69.16	15,606
TOTAL		438.27	99,970

GRADE PLANE

(AVG GRADE x FAÇADE LENGTH/TOTAL LENGTH)

FIRST FLOOR - GRADE PLANE = 234 - 228 = 5.90 < 6 FT

CHART OF RESIDENTIAL UNITS

FLOOR	UNIT #	DESCRIPTION	SF
BASEMENT	UNIT 1	2BR AFFORDABLE	966
		UNIT 1 PATIO	352
	UNIT 1 INCLUDING 1/3 PATIO SF		1,083
1st FLOOR	UNIT 2	2BR	1,365
1st FLOOR	UNIT 3	2BR	1,330
1st FLOOR	UNIT 4	2BR	1,295
1st-2nd FLOOR	UNIT 5	2BR DUPLEX	1,506
2nd FLOOR	UNIT 6	2BR	1,365
2nd FLOOR	UNIT 7	2BR	1,330
2nd FLOOR	UNIT 8	2BR	1,295
3rd FLOOR	UNIT 9	2BR	1,016
3rd FLOOR	UNIT 10	2BR	1,361
3rd FLOOR	UNIT 11	2BR	1,513
	AVERAGE MARKET RATE UNIT		1,338
	80% AVERAGE MARKET RATE UNIT		1,070

COVERAGE CALCULATIONS

EXISTING BUILDING COVERAGE	
EXISTING BUILDING	1582
EXISTING COVERED SIDE PORCH	317
REAR ONE-STORY PORTION	230
REAR OVERHANG	111
SIDE ONE-STORY PORTION + ROOFED PORCH	125
SHED	47
TOTAL BUILDING COVERAGE	2,412
	8%

EXISTING IMPERVIOUS COVERAGE	
DRIVEWAY	4,124
FRONT TERRACE+STEPS	340
DECK	545
STEPS, WALK NEAR DECK & REAR STEPS	279
WALK & METAL STEPS TO SIDE PORCH	258
REAR PATIO	560
REAR STEPS DOWN TO REMAIN	60
IMPERVIOUS COVERAGE	6,166
TOTAL IMPERVIOUS COVERAGE INCL. BUILDING	8,578
	29%

PROPOSED BUILDING COVERAGE	
EXISTING BUILDING	1,582
NEW COVERED PORCH AT MAIN ENTRY	138
BUILDING ADDITION (INCL. FRONT, REAR BAY & TOWER)	4,291
TOTAL BUILDING COVERAGE	6,011
	20%

PROPOSED IMPERVIOUS COVERAGE	
NEW DRIVEWAY & OUTDOOR PARKING SPOTS	5,220
DEDUCT 45% OF 2,955 SF AREA PAVED WITH PERMEABLE PAVERS (SEE SITE PLAN)	(1,330)
NEW COURTYARD	766
NEW FRONT ENTRY PLATFORM	75
NEW REAR PATIO (FOR UNIT 1)	352
RETAINING WALLS	483
REAR STEPS (EXIST. TO REMAIN)	60
NEW STEPPING STONES PATH	309
IMPERVIOUS COVERAGE	5,935
TOTAL IMPERVIOUS COVERAGE INCL. BUILDING	11,946
	39.9%

CGA studio ARCHITECTS

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9 1 4 . 4 7 8 . 0 7 9 9  
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RESIDENCES AT  
34 CLINTON AVENUE  
DOBBS FERRY, NEW YORK 10522

Project Submitted

BUILDING PERMIT SUBMISSION 11-7-22

PLANNING BOARD SUBMISSION 12-13-22

ADDED CHART PB PRESENTATION 1-5-23

PLANNING BOARD SUBMISSION 1-19-23

REGISTERED ARCHITECT  
CHRISTINA MARIE GRIFFIN  
STATE OF NEW YORK  
17880

Scale As Shown

Drawing Title

ZONING DATA & AREA MAP

S-1

Sheet Number



EXISTING CONDITIONS



EXISTING AERIAL SITE VIEWS




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DOBBS FERRY, NEW YORK 10522

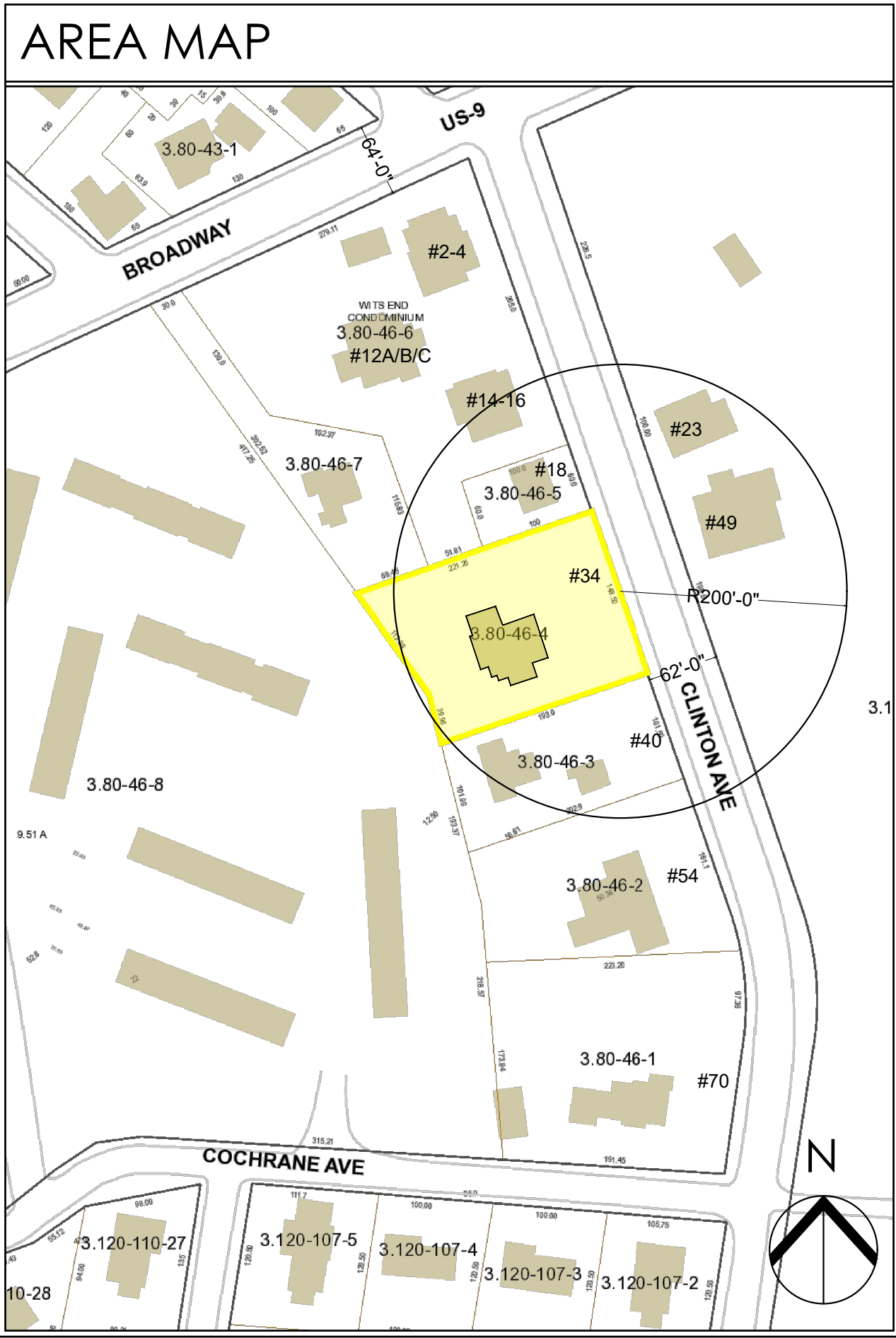
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PLANNING BOARD SUBMISSION 1-19-23

Scale As Shown  
Drawing Title  
EXISTING CONDITION PHOTOS

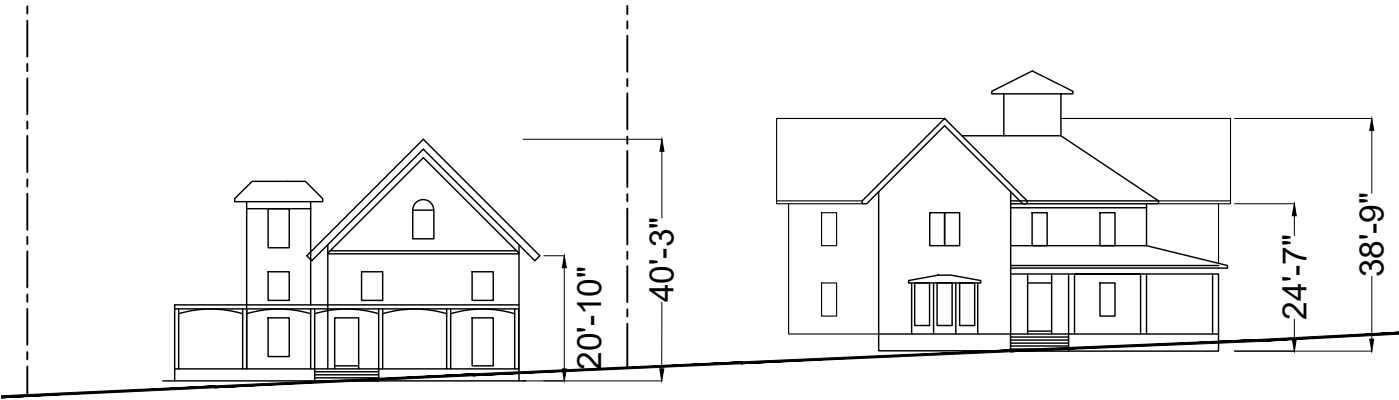
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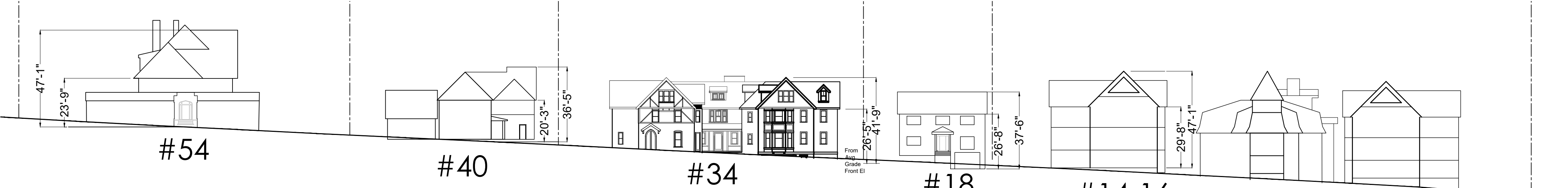


STREETSCAPE ELEVATIONS

SCALE: 1/32" = 1'-0"



ALONG THE EAST SIDE OF CLINTON AVENUE



ALONG THE WEST SIDE OF CLINTON AVENUE

NEIGHBORING PROPERTIES

ALONG THE EAST SIDE OF CLINTON AVENUE



#23

WITHIN 200 FT RADIUS



#49

WITHIN 200 FT RADIUS



#49

(SIDE VIEW)

NEIGHBORING PROPERTIES

ALONG THE WEST SIDE OF CLINTON AVENUE



#78



#70



#54



#40

WITHIN 200 FT RADIUS

#40

WITHIN 200 FT RADIUS



#18

WITHIN 200 FT RADIUS

ALONG THE WEST SIDE OF CLINTON AVENUE



#14-16

WITHIN 200 FT RADIUS



#14-16

#12

#2-4



#12

#2-4



#2-4

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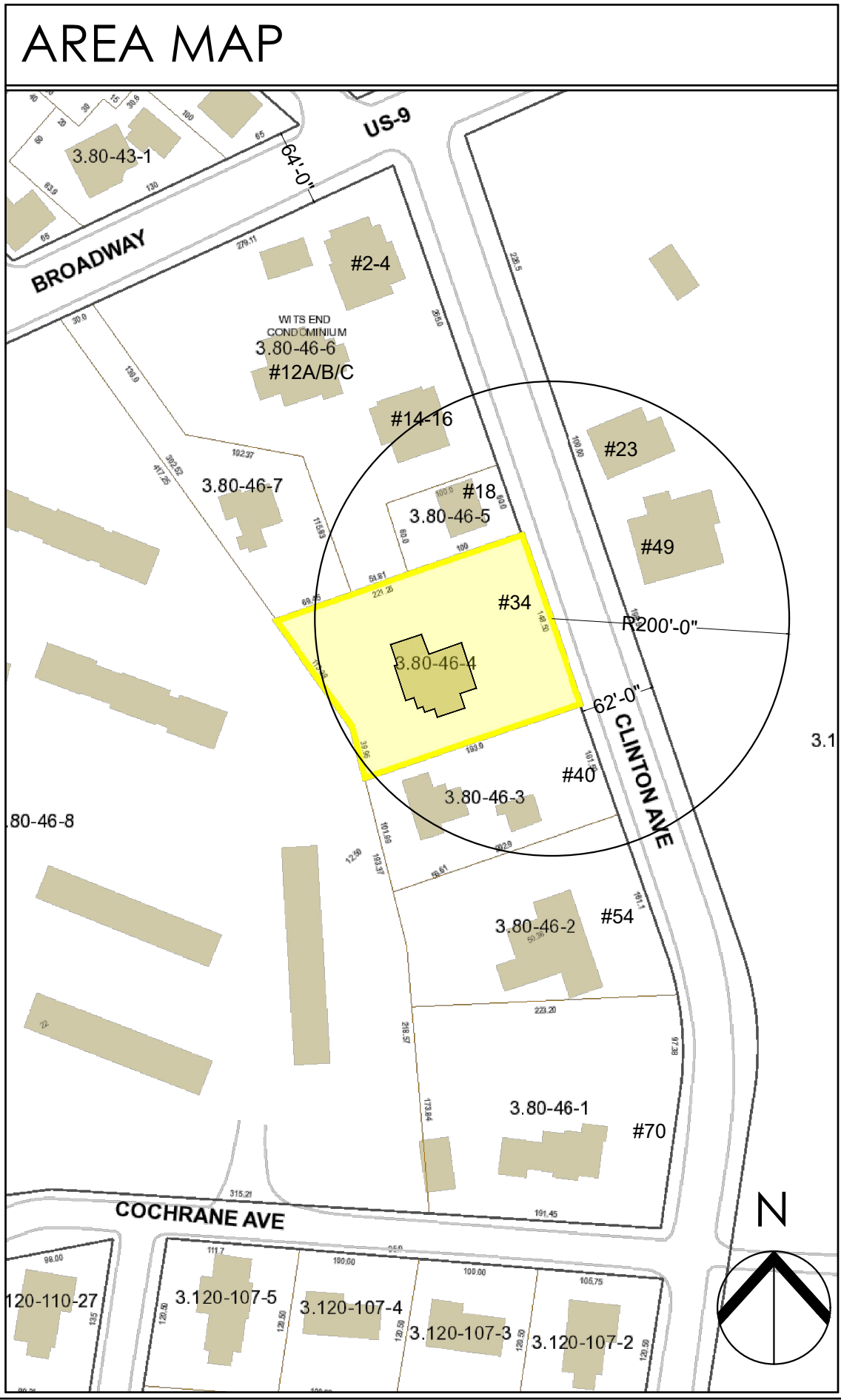


Scale As Shown  
Drawing Title  
NEIGHBORHOOD CONTEXT

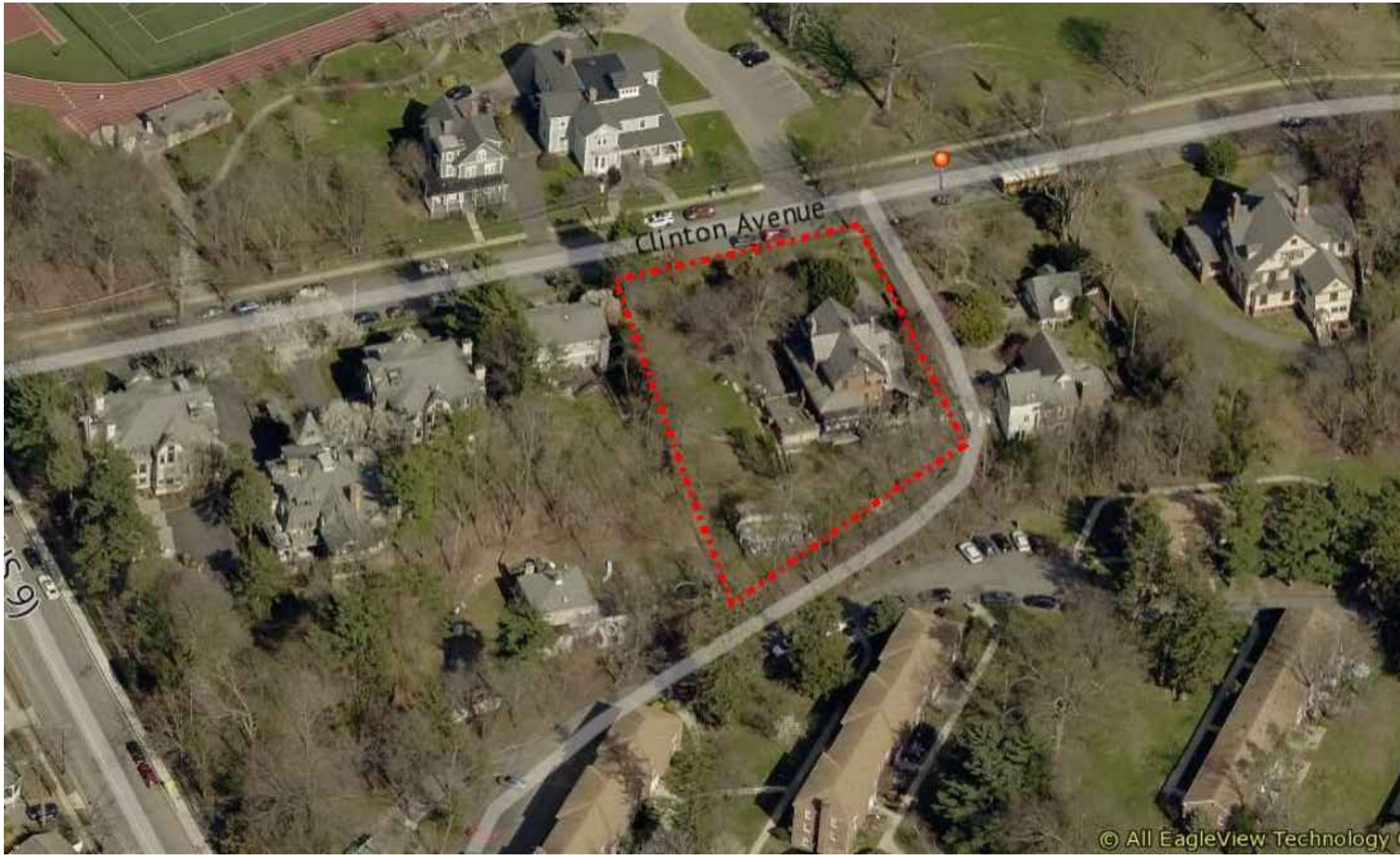
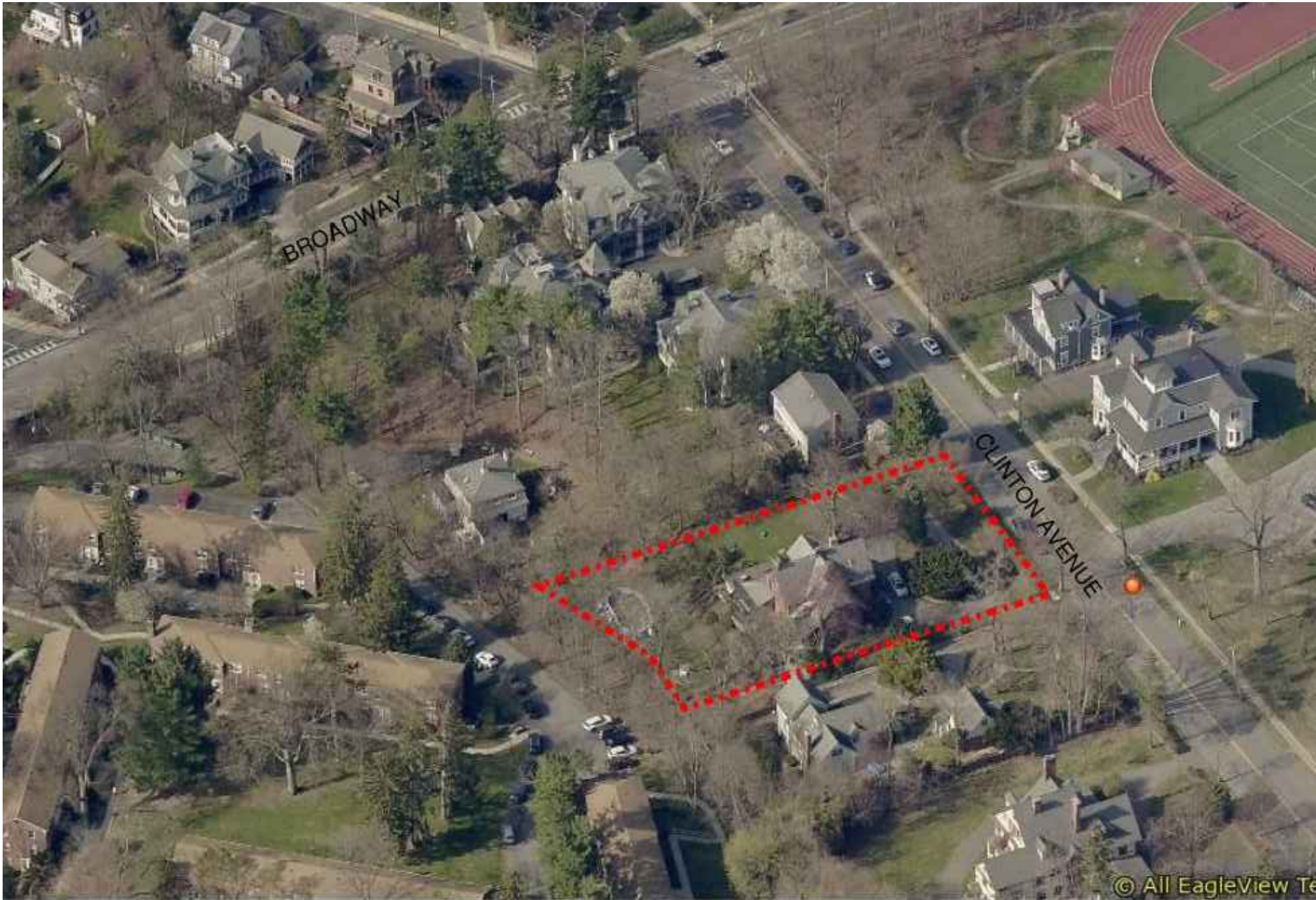
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Sheet Number



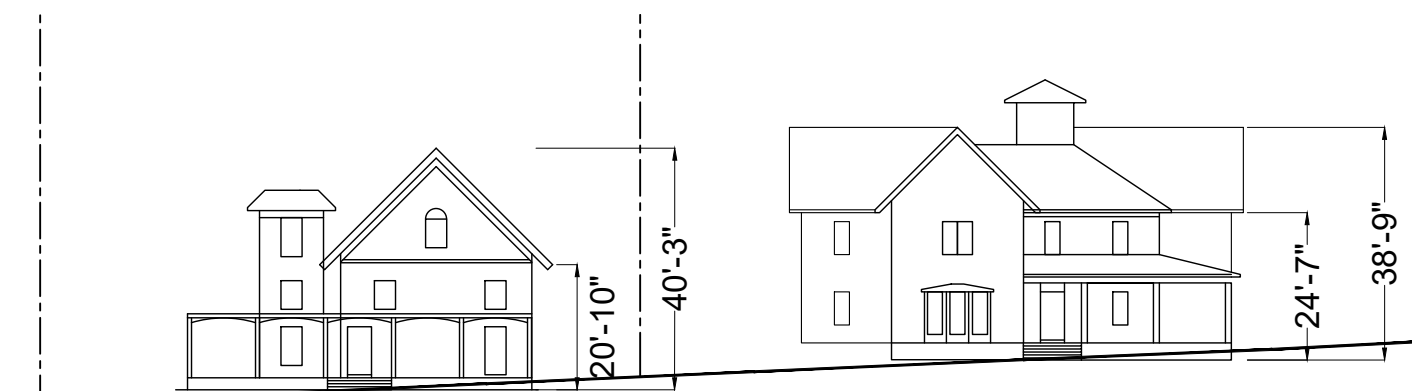


AERIAL VIEW OF NEIGHBORING PROPERTIES

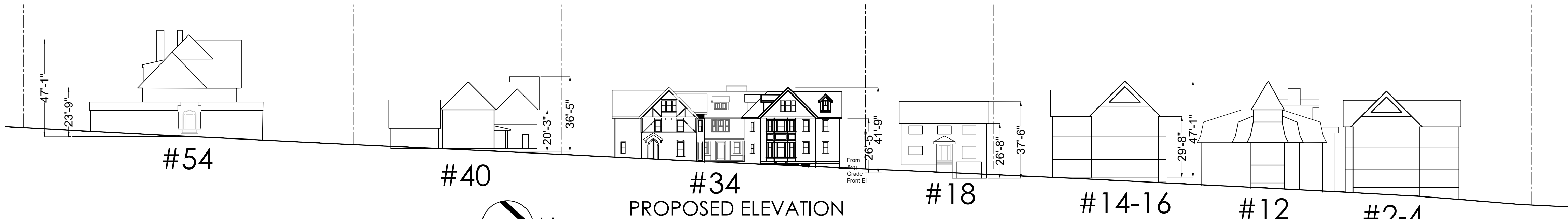


STREETSCAPE ELEVATIONS

SCALE: 1/32" = 1'-0"



ALONG THE EAST SIDE OF CLINTON AVENUE



ALONG THE WEST SIDE OF CLINTON AVENUE

CONTEXT BASED HEIGHT LIMITS

INCLUDES PROPERTIES WITHIN 200 FT. OF 34 CLINTON AVENUE		
ADDRESS	EAVE HEIGHT (FT)	RIDGE HEIGHT (FT)
CLINTON AVENUE - WEST SIDE		
14-16 CLINTON AVENUE	29.75	47.00
18 CLINTON AVENUE	26.75	37.50
40 CLINTON AVENUE	20.25	36.50
54 CLINTON AVENUE	23.75	47.08
CLINTON AVENUE - EAST SIDE		
23 CLINTON AVENUE	20.83	40.25
49 CLINTON AVENUE	24.58	38.75
AVERAGE PREVAILING HEIGHT	24.32	41.18
x MULTIPLIER PER ZONING CODE TABLE B-7	AVERAGE x 1.15	AVERAGE x 1.25
CONTEXT-BASED PREVAILING HEIGHT	28	51

PROPOSED FOR 34 CLINTON	26.4 FT	41.75 FT
MEASURED RELATIVE TO GRADE PLANE	TO MATCH EXIST.	TO MATCH EXIST.

**CGA**  
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BUILDING PERMIT SUBMISSION 11-7-22  
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Scale As Shown  
Drawing Title  
NEIGHBORHOOD CONTEXT

S-3B

Sheet Number



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Scale As Shown

Drawing Title

SITE PLAN

S-4A

Sheet Number

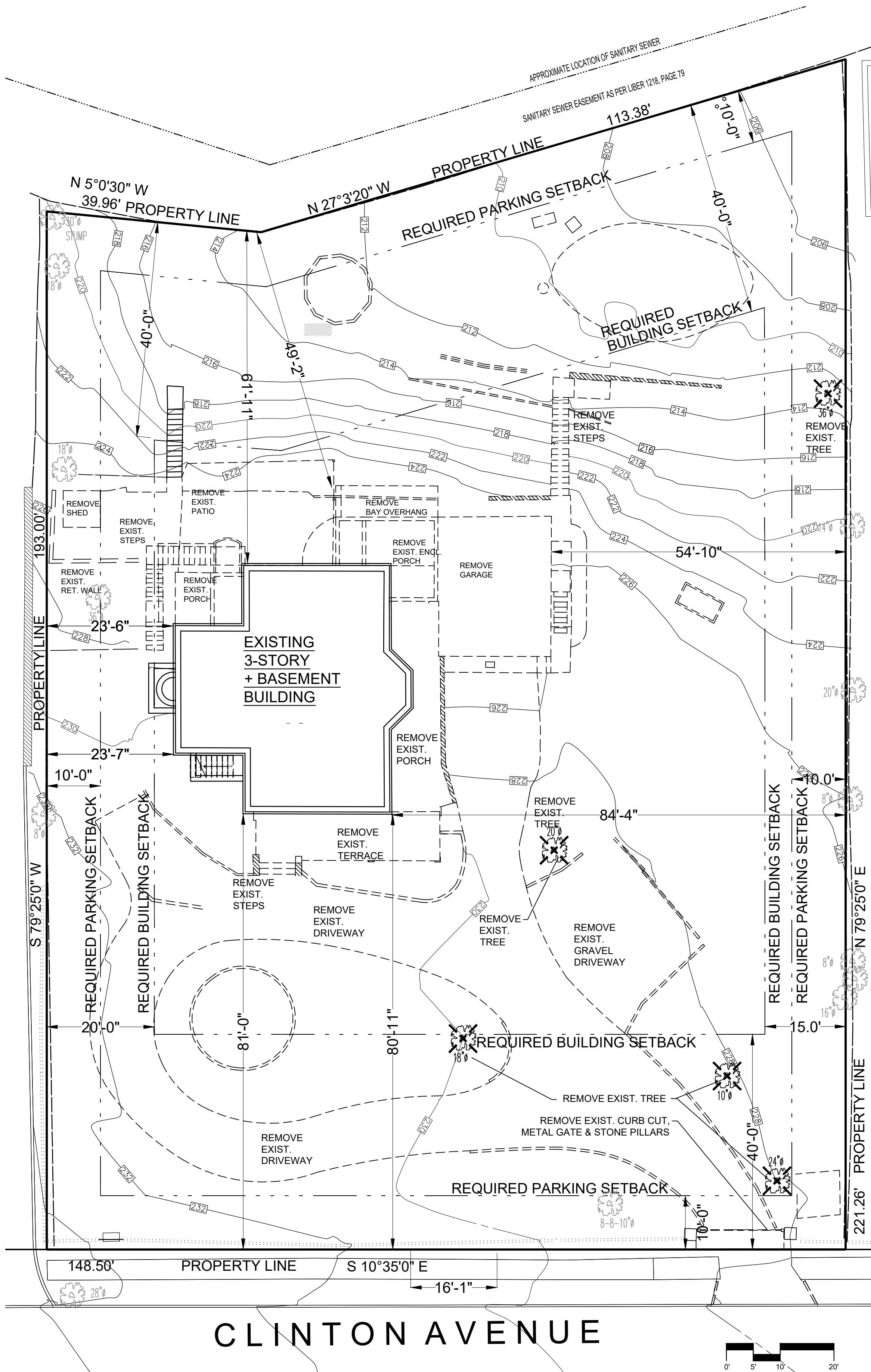
COVERAGE CALCULATIONS

EXISTING BUILDING COVERAGE	
EXISTING BUILDING	1582
EXISTING COVERED SIDE PORCH	317
REAR ONE-STORY PORTION	230
REAR OVERHANG	111
SIDE ONE-STORY PORTION + ROOFED PORCH	125
SHED	47
<b>TOTAL BUILDING COVERAGE</b>	<b>2,412</b>
	8%

EXISTING IMPERVIOUS COVERAGE	
DRIVEWAY	4,124
FRONT TERRACE+STEPS	340
DECK	545
STEPS, WALK NEAR DECK & REAR STEPS	279
WALK & METAL STEPS TO SIDE PORCH	258
REAR PATIO	560
REAR STEPS DOWN TO REMAIN	60
<b>IMPERVIOUS COVERAGE</b>	<b>6,166</b>
<b>TOTAL IMPERVIOUS COVERAGE INCL. BUILDING</b>	<b>8,578</b>
	29%

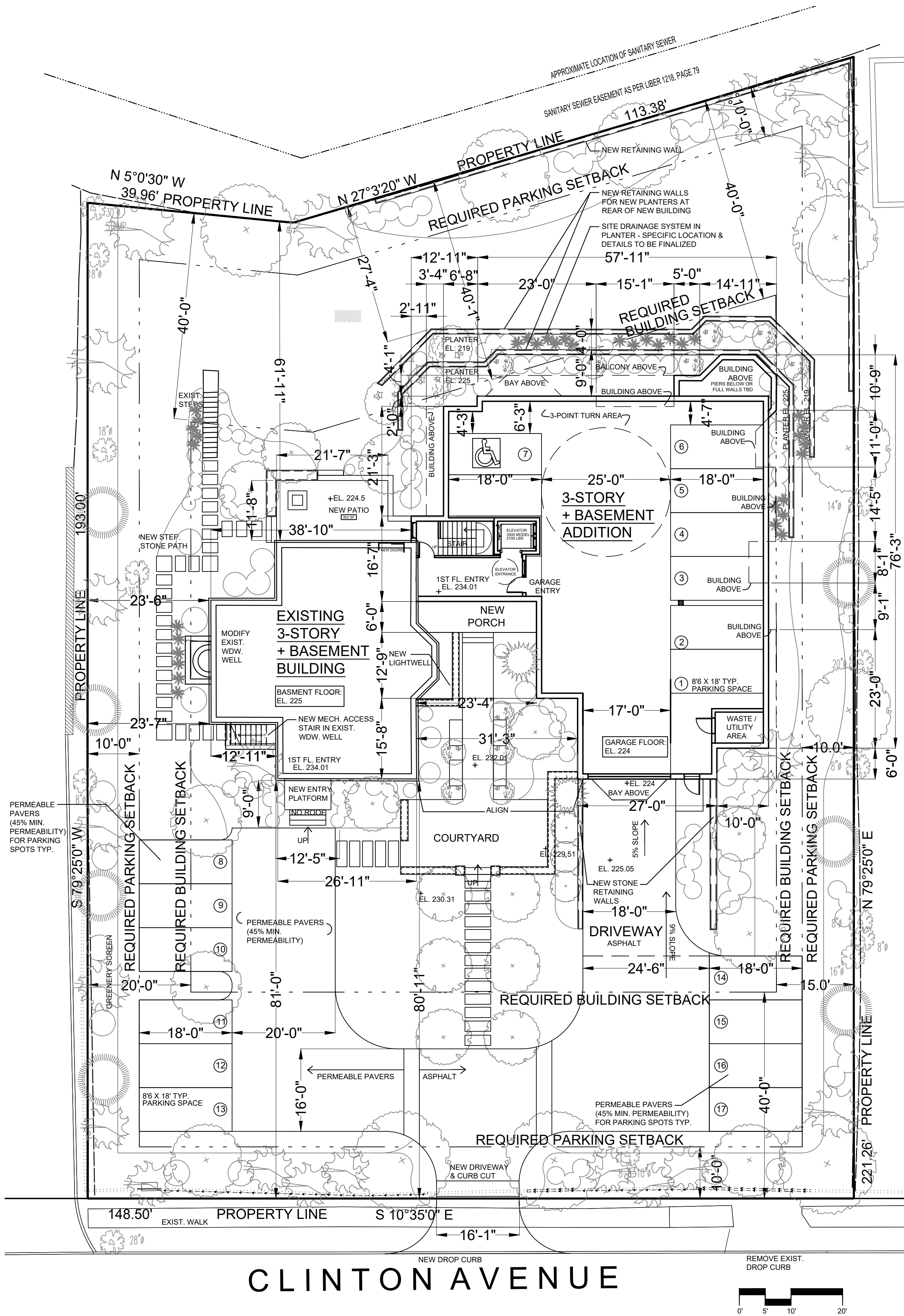
PROPOSED BUILDING COVERAGE	
EXISTING BUILDING	1,582
NEW COVERED PORCH AT MAIN ENTRY	138
<b>BUILDING ADDITION (INCL. FRONT, REAR BAY &amp; TOWER)</b>	<b>4,291</b>
<b>TOTAL BUILDING COVERAGE</b>	<b>6,011</b>
	20%

PROPOSED IMPERVIOUS COVERAGE	
NEW DRIVEWAY & OUTDOOR PARKING SPOTS	5,220
DEDUCT 45% OF 2,955 SF AREA PAVED WITH PERMEABLE PAVERS (SEE SITE PLAN)	(1,330)
NEW COURTYARD	766
NEW FRONT ENTRY PLATFORM	75
NEW REAR PATIO (FOR UNIT 1)	352
RETAINING WALLS	483
REAR STEPS (EXIST. TO REMAIN)	60
NEW STEPPING STONES PATH	309
<b>IMPERVIOUS COVERAGE</b>	<b>5,935</b>
<b>TOTAL IMPERVIOUS COVERAGE INCL. BUILDING</b>	<b>11,946</b>
	39.9%



DEMOLITION SITE PLAN

SHOWING TOPOGRAPHY



PROPOSED SITE PLAN



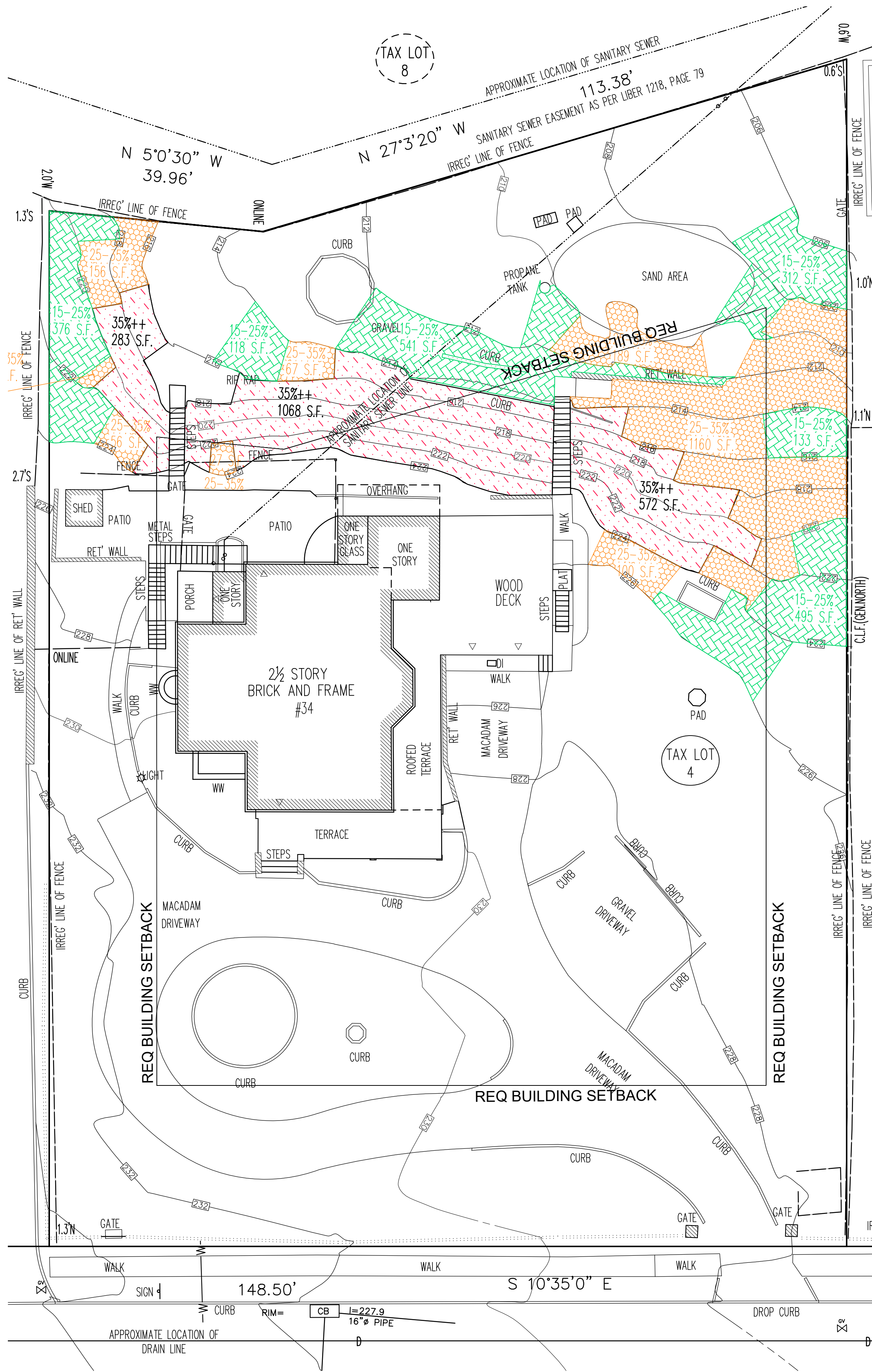
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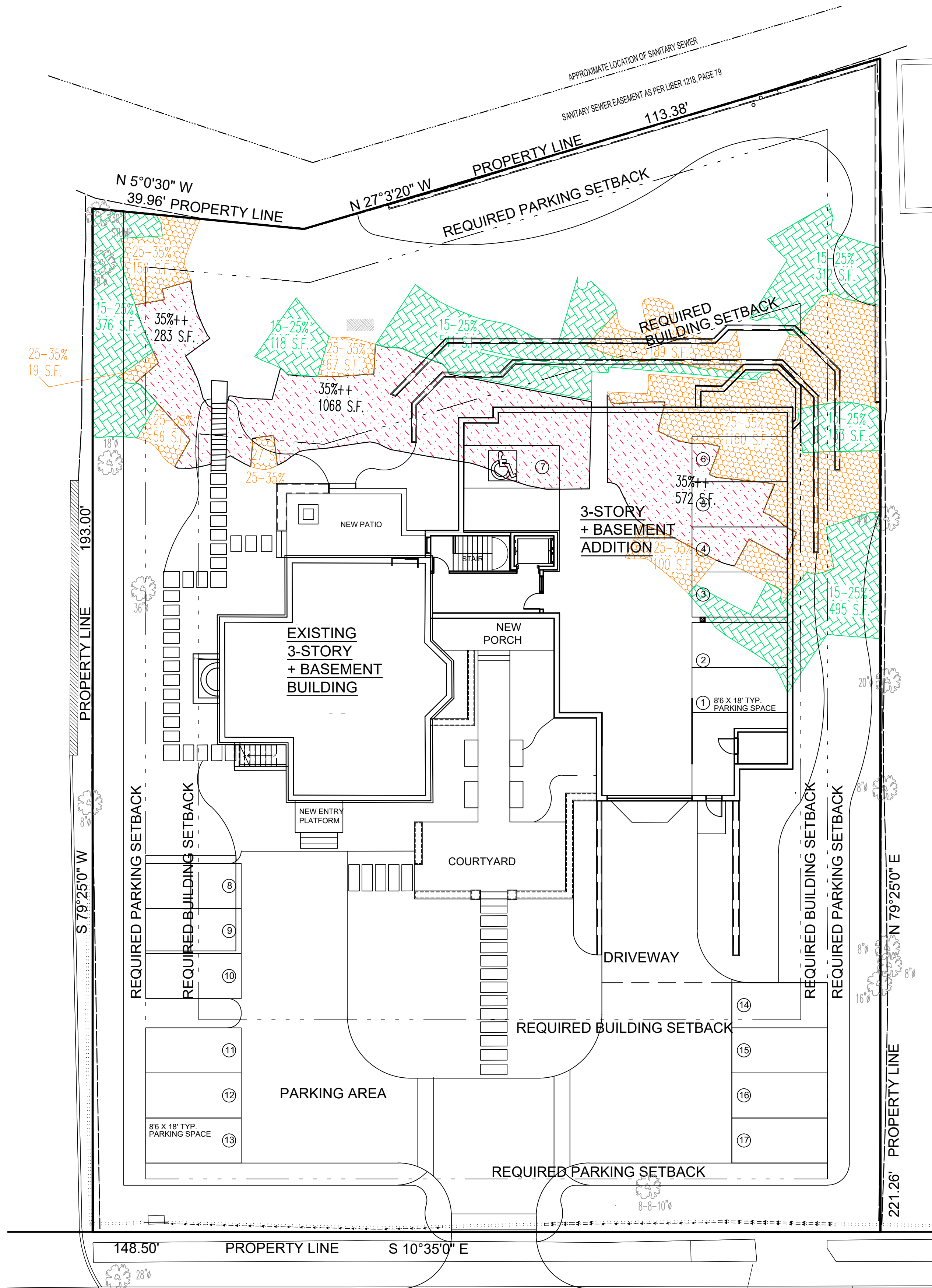


Scale As Shown  
Drawing Title  
SITE PLAN

S-4B  
Sheet Number



EXISTING SITE PLAN  
SHOWING STEEP SLOPES



PROPOSED SITE PLAN  
SHOWING STEEP SLOPES

TOTAL AREA OF SLOPES  
OVER 35% ON SITE:  
1,923 SF

AREA OF SLOPES OVER 35%  
DISTURBED BY BUILDING:  
1,140 SF

TOTAL DISTURBANCE OF  
SLOPES OVER 35% TO BE  
LESS THAN 1,500 SF

STEEP SLOPE CALCULATIONS

AREA OF SLOPES OVER 35% [ONLY COUNTING AREAS 150 SF OR MORE]	1,923 SF
AREA OF SLOPES OVER 25% (25-35%) [ONLY COUNTING AREAS 150 SF OR MORE]	1,505 SF
AREA OF SLOPES OVER 15% (15-25%) [ONLY COUNTING AREAS 150 SF OR MORE]	1,724 SF
BUILDING OVERLAP WITH SLOPES OVER 35%	1,140 SF
BUILDING OVERLAP WITH SLOPES OVER 25%	901 SF
BUILDING OVERLAP WITH SLOPES OVER 15%	568 SF



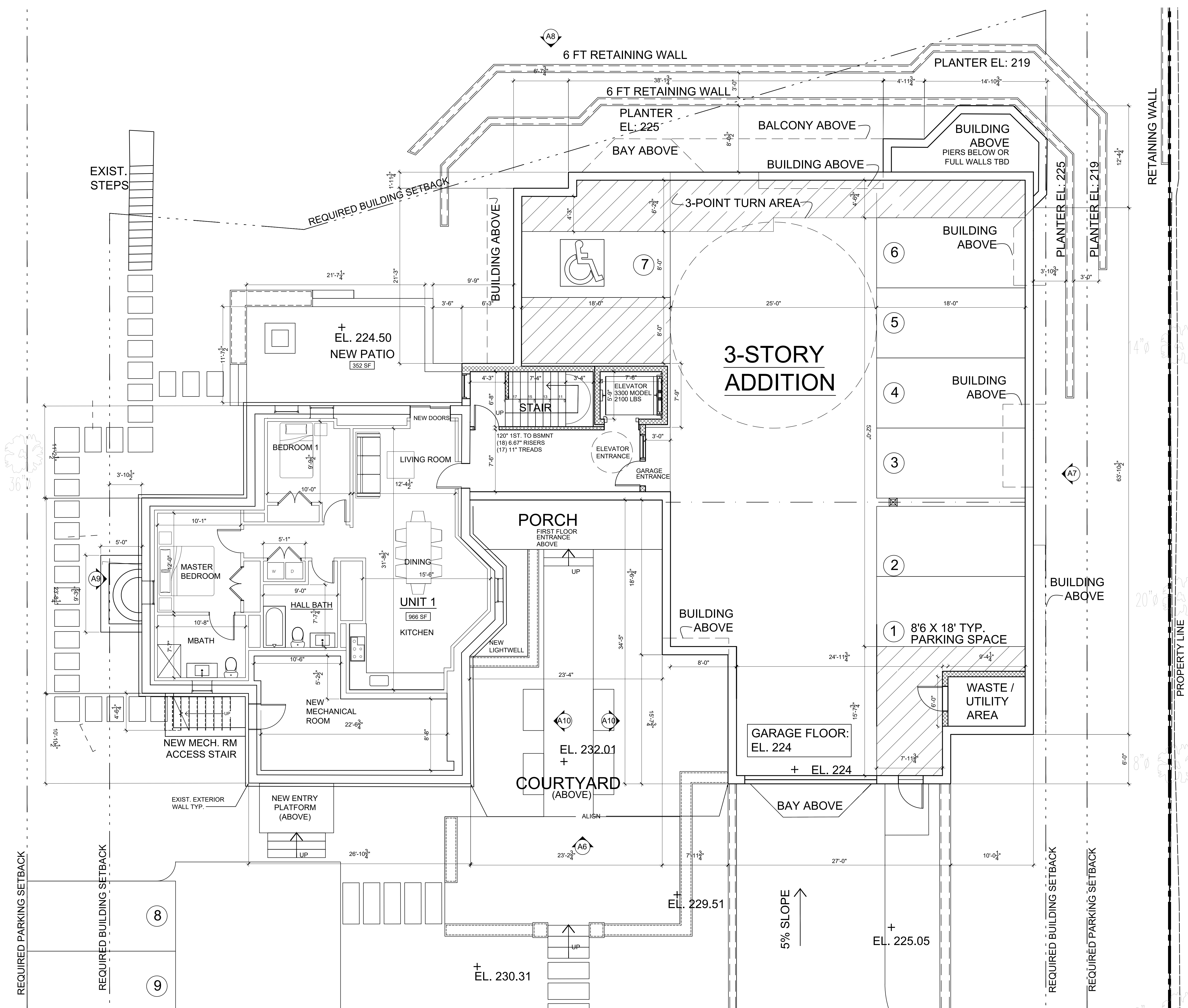


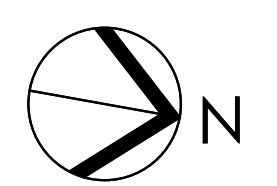
CHART OF RESIDENTIAL UNITS

FLOOR	UNIT #	DESCRIPTION	SF
BASEMENT	UNIT 1	2BR AFFORDABLE	966
		UNIT 1 PATIO	352
		UNIT 1 INCLUDING 1/3 PATIO SF	1,083
1st FLOOR	UNIT 2	2BR	1,365
1st FLOOR	UNIT 3	2BR	1,330
1st FLOOR	UNIT 4	2BR	1,295
1st-2nd FLOOR	UNIT 5	2BR DUPLEX	1,506
2nd FLOOR	UNIT 6	2BR	1,365
2nd FLOOR	UNIT 7	2BR	1,330
2nd FLOOR	UNIT 8	2BR	1,295
3rd FLOOR	UNIT 9	2BR	1,016
3rd FLOOR	UNIT 10	2BR	1,361
3rd FLOOR	UNIT 11	2BR	1,513
AVERAGE MARKET RATE UNIT			1,338
80% AVERAGE MARKET RATE UNIT			1,070

EXISTING BUILDING:  
UNIT 1 (AFFORDABLE 2BR):  
966 SF & 350 SF TERRACE

PROPOSED BUILDING:  
7 PARKING SPOTS INCLUDING  
1 ADA COMPLIANT

**BASEMENT PLAN**  
SCALE: 3/16" = 1'-0"



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Project Submitted

BUILDING PERMIT SUBMISSION 11-7-22  
PLANNING BOARD SUBMISSION 12-13-22  
PLANNING BOARD SUBMISSION 1-19-23

Scale As Shown  
Drawing Title  
BASEMENT FLOOR PLAN

**A-1**  
Sheet Number



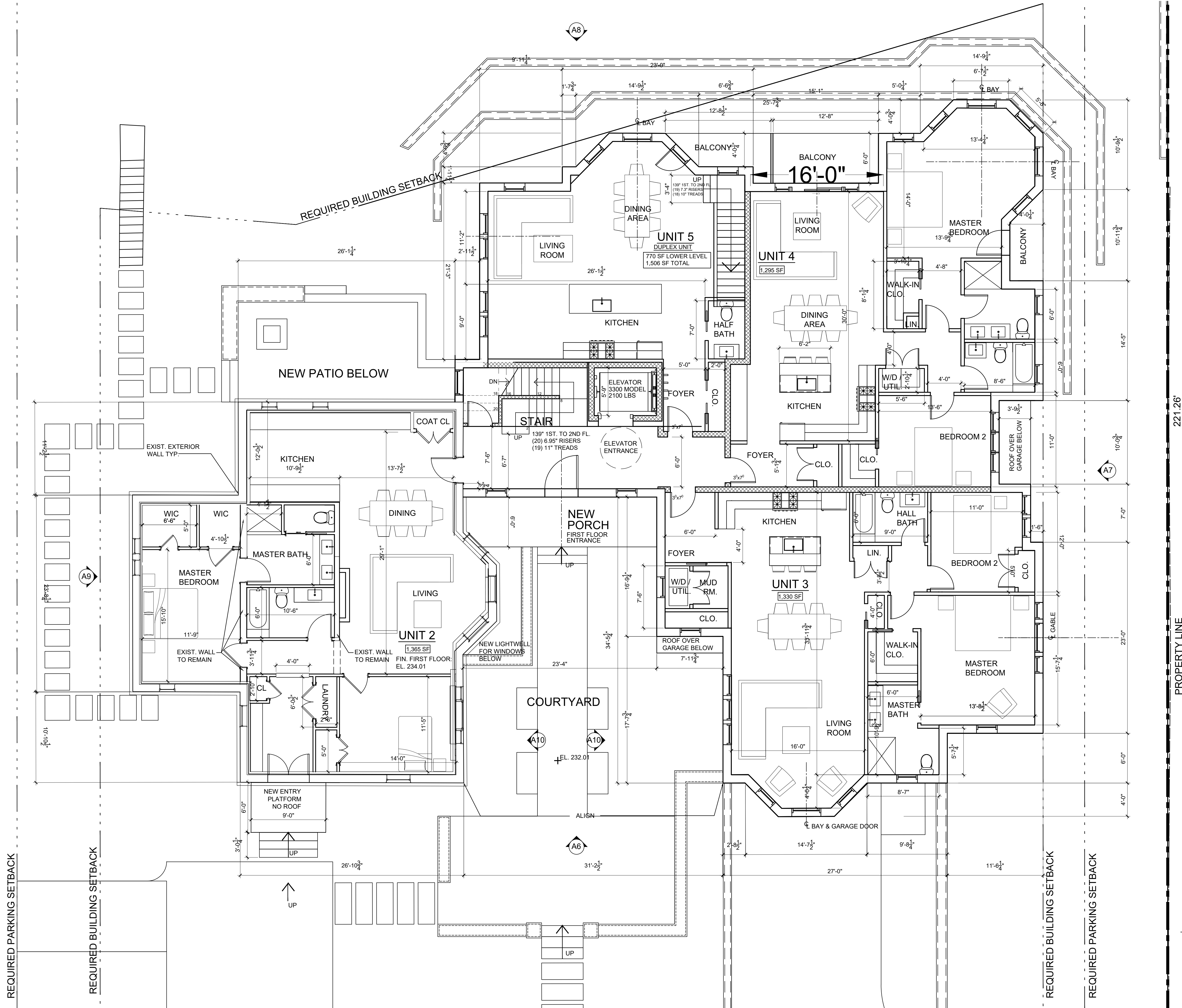


CHART OF RESIDENTIAL UNITS

FLOOR	UNIT #	DESCRIPTION	SF
BASEMENT	UNIT 1	2BR AFFORDABLE	966
		UNIT 1 PATIO	352
	UNIT 1 INCLUDING 1/3 PATIO SF		1,083
1st FLOOR	UNIT 2	2BR	1,365
1st FLOOR	UNIT 3	2BR	1,330
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3rd FLOOR	UNIT 9	2BR	1,016
3rd FLOOR	UNIT 10	2BR	1,361
3rd FLOOR	UNIT 11	2BR	1,513
AVERAGE MARKET RATE UNIT			1,338
80% AVERAGE MARKET RATE UNIT			1,070

EXISTING BUILDING:  
UNIT 2: 1,365 SF

PROPOSED BUILDING:  
UNIT 3: 1,330 SF  
UNIT 4: 1,295 SF  
UNIT 5 (DUPLEX): 1,506 SF TOTAL  
770 SF THIS FLOOR

FIRST FLOOR PLAN

SCALE: 3/16" = 1'-0"



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PLANNING BOARD SUBMISSION 12-13-22  
PLANNING BOARD SUBMISSION 1-19-23

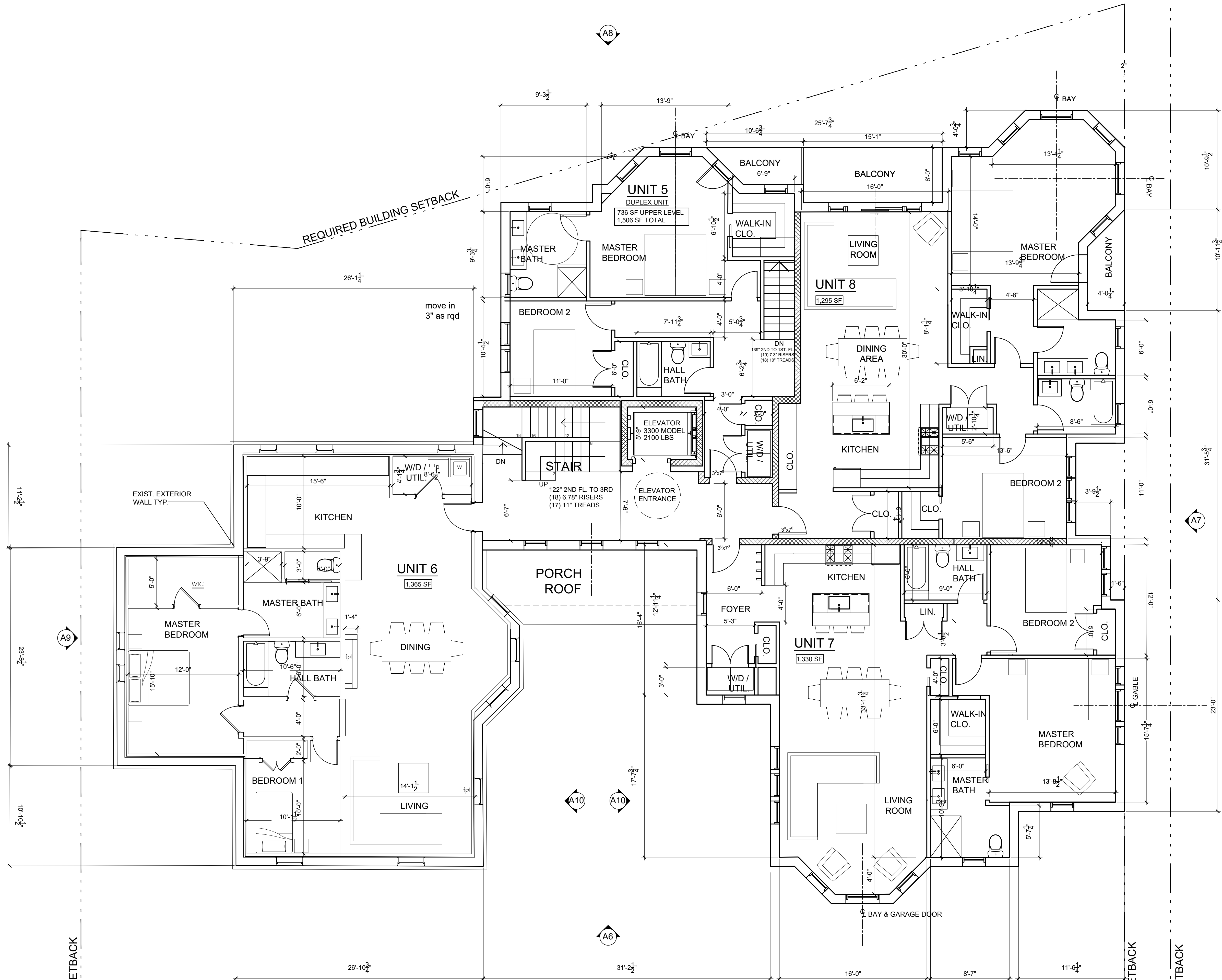


Scale As Shown  
Drawing Title  
FIRST FLOOR PLAN



REQUIRED PARKING SETBACK

REQUIRED BUILDING SETBACK



PROPERTY LINE

221.26'

CHART OF RESIDENTIAL UNITS

FLOOR	UNIT #	DESCRIPTION	SF
BASEMENT	UNIT 1	2BR AFFORDABLE	966
		UNIT 1 PATIO	352
	UNIT 1 INCLUDING 1/3 PATIO SF		1,083
1st FLOOR	UNIT 2	2BR	1,365
1st FLOOR	UNIT 3	2BR	1,330
1st FLOOR	UNIT 4	2BR	1,295
1st-2nd FLOOR	UNIT 5	2BR DUPLEX	1,506
2nd FLOOR	UNIT 6	2BR	1,365
2nd FLOOR	UNIT 7	2BR	1,330
2nd FLOOR	UNIT 8	2BR	1,295
3rd FLOOR	UNIT 9	2BR	1,016
3rd FLOOR	UNIT 10	2BR	1,361
3rd FLOOR	UNIT 11	2BR	1,513
AVERAGE MARKET RATE UNIT			1,338
80% AVERAGE MARKET RATE UNIT			1,070

EXISTING BUILDING:  
UNIT 6: 1,365 SF

PROPOSED BUILDING:  
UNIT 7: 1,330 SF  
UNIT 8: 1,295 SF  
UNIT 5 (DUPLEX): 1,506 SF TOTAL  
736 SF THIS FLOOR

2ND FLOOR PLAN

SCALE: 3/16" = 1'-0"



RESIDENCES AT  
34 CLINTON AVENUE  
DOBBS FERRY, NEW YORK 10522

Project Submitted

BUILDING PERMIT SUBMISSION 11-7-22

PLANNING BOARD SUBMISSION 12-13-22

PLANNING BOARD SUBMISSION 1-19-23



Scale As Shown

Drawing Title

SECOND FLOOR PLAN

A-3

Sheet Number



REQUIRED PARKING SETBACK

REQUIRED BUILDING SETBACK

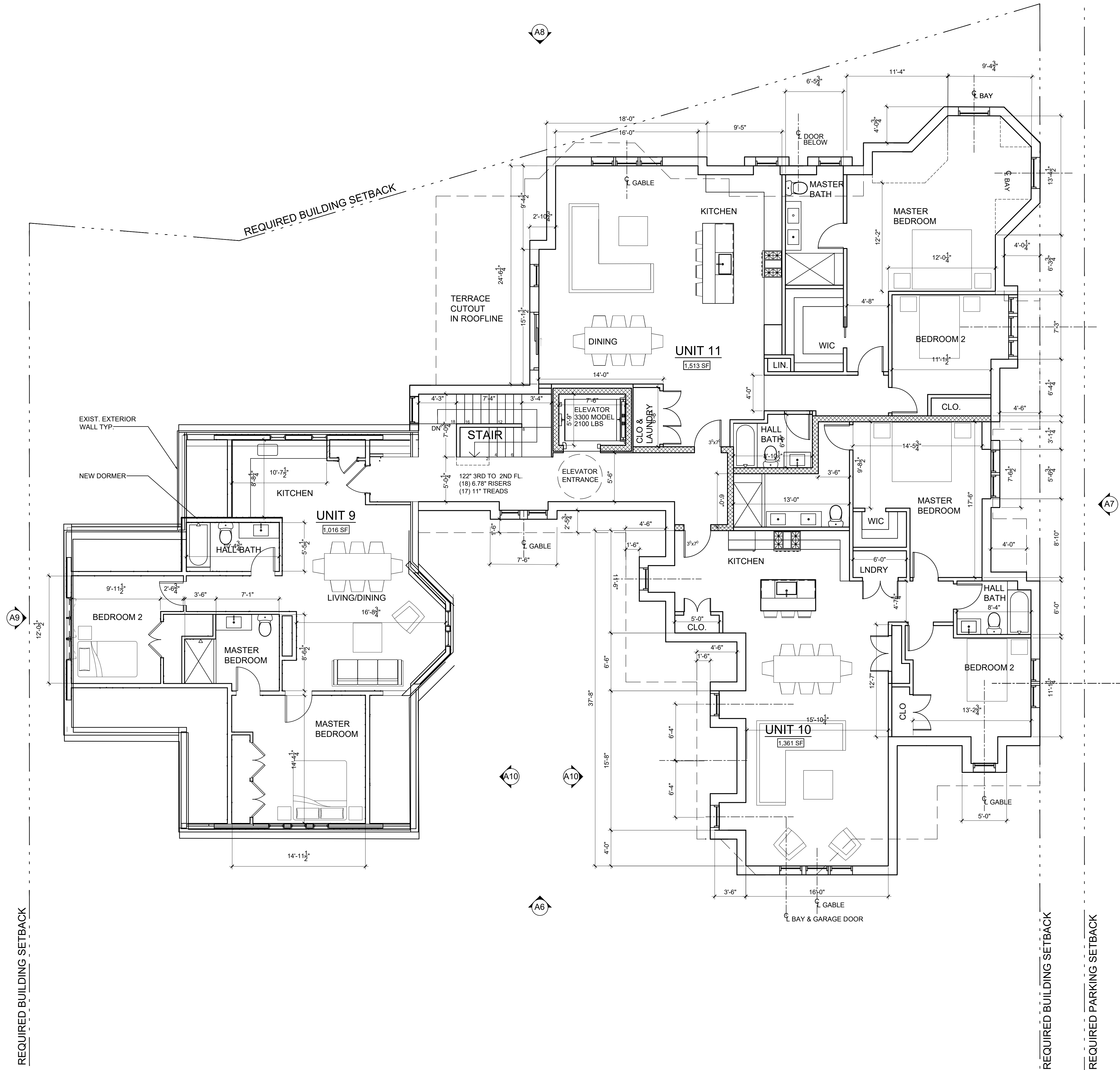


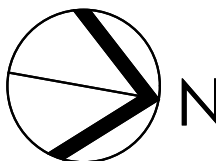
CHART OF RESIDENTIAL UNITS

FLOOR	UNIT #	DESCRIPTION	SF
BASEMENT	UNIT 1	2BR AFFORDABLE	966
		UNIT 1 PATIO	352
	UNIT 1 INCLUDING 1/3 PATIO SF		1,083
1st FLOOR	UNIT 2	2BR	1,365
1st FLOOR	UNIT 3	2BR	1,330
1st FLOOR	UNIT 4	2BR	1,295
1st-2nd FLOOR	UNIT 5	2BR DUPLEX	1,506
2nd FLOOR	UNIT 6	2BR	1,365
2nd FLOOR	UNIT 7	2BR	1,330
2nd FLOOR	UNIT 8	2BR	1,295
3rd FLOOR	UNIT 9	2BR	1,016
3rd FLOOR	UNIT 10	2BR	1,361
3rd FLOOR	UNIT 11	2BR	1,513
AVERAGE MARKET RATE UNIT			1,338
80% AVERAGE MARKET RATE UNIT			1,070

EXISTING BUILDING:  
UNIT 9: 1,016 SF

PROPOSED BUILDING:  
UNIT 10: 1,361 SF  
UNIT 11: 1,513 SF

3RD FLOOR PLAN  
SCALE: 3/16" = 1'-0"



RESIDENCES AT  
34 CLINTON AVENUE  
DOBBS FERRY, NEW YORK 10522

Project Submitted

BUILDING PERMIT SUBMISSION 11-7-22

PLANNING BOARD SUBMISSION 12-13-22

PLANNING BOARD SUBMISSION 1-19-23



Scale As Shown

Drawing Title

THIRD FLOOR PLAN

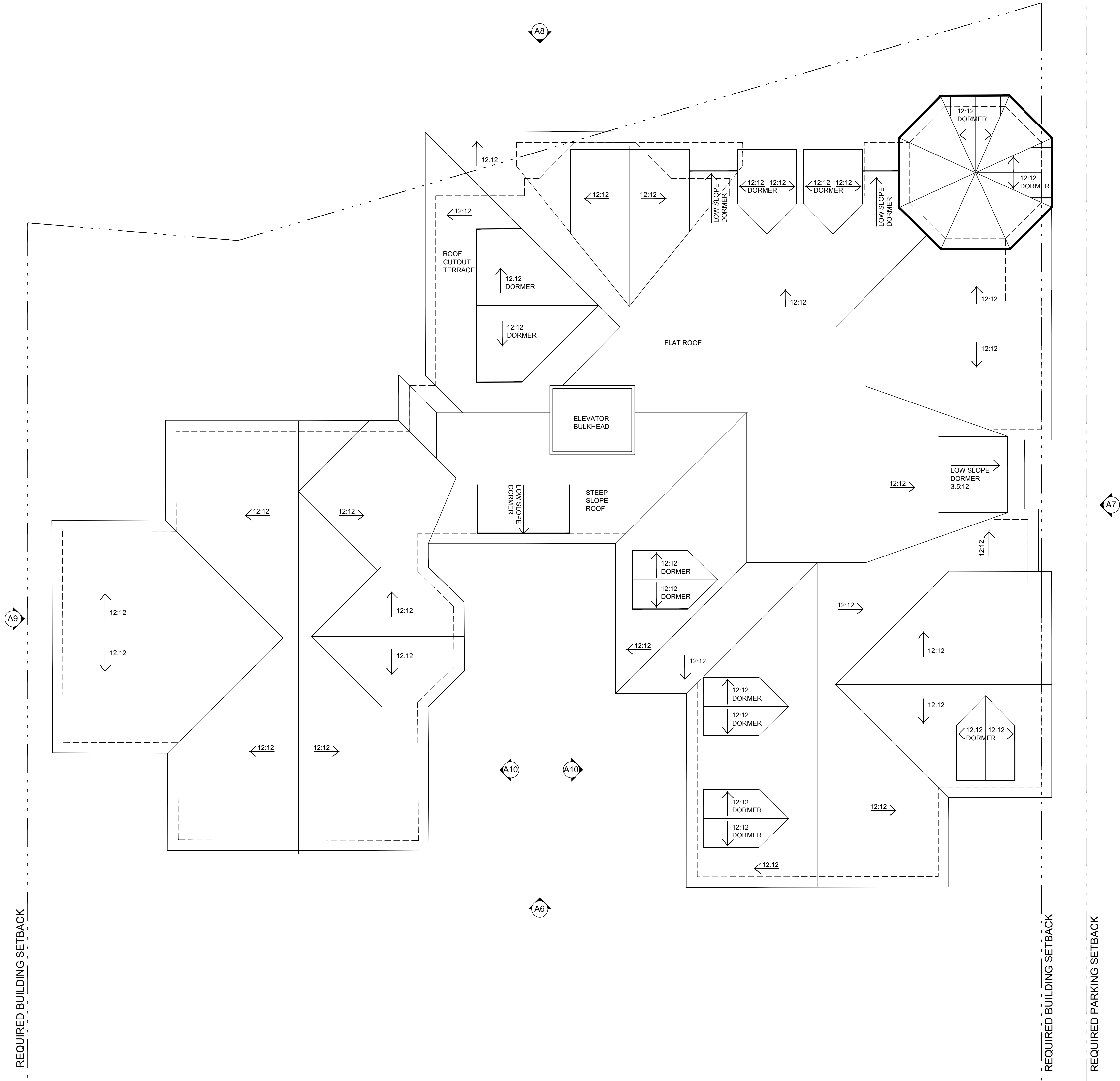
A-4

Sheet Number



REQUIRED PARKING SETBACK

REQUIRED BUILDING SETBACK



ROOF PLAN  
SCALE: 3/16" = 1'-0"



RESIDENCES AT  
34 CLINTON AVENUE  
DOBBS FERRY, NEW YORK 10522

Project Submitted  
BUILDING PERMIT SUBMISSION 11-7-22  
PLANNING BOARD SUBMISSION 12-13-22  
PLANNING BOARD SUBMISSION 1-19-23




Scale As Shown  
Drawing Title  
ROOF PLAN

A-5

Sheet Number



RESIDENCES AT  
34 CLINTON AVENUE  
DOBBS FERRY, NEW YORK 10522

Project Submitted  
BUILDING PERMIT SUBMISSION 11-7-22  
PLANNING BOARD SUBMISSION 12-13-22  
PLANNING BOARD SUBMISSION 1-19-23



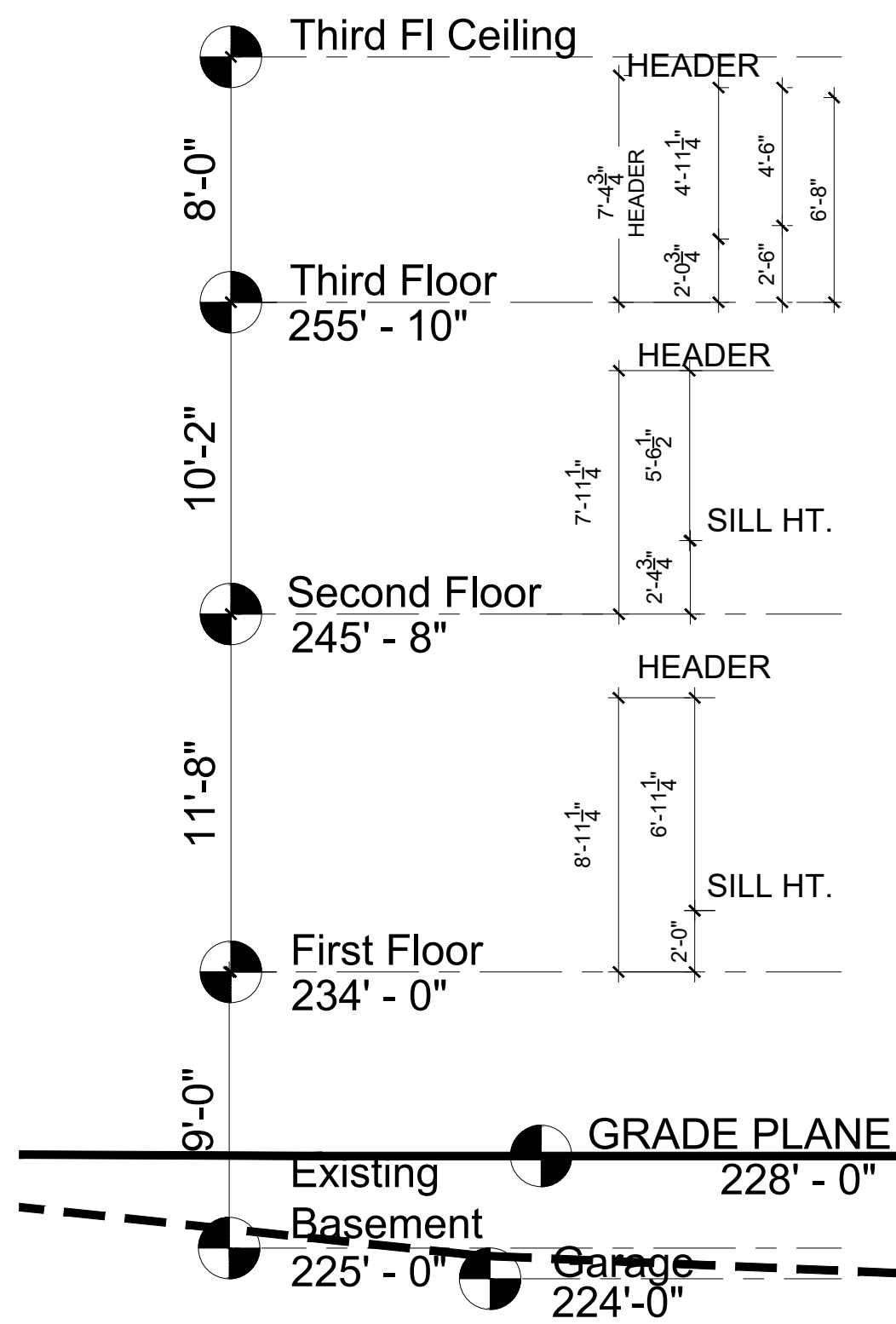
Scale As Shown  
Drawing Title  
ELEVATIONS

A-6

Sheet Number







**NORTH ELEVATION**  
SCALE: 3/16" = 1'-0"

**RESIDENCES AT**  
**34 CLINTON AVENUE**  
DOBBS FERRY, NEW YORK 10522

Project Submitted  
BUILDING PERMIT SUBMISSION 11-7-22  
PLANNING BOARD SUBMISSION 12-13-22  
PLANNING BOARD SUBMISSION 1-19-23



Scale As Shown  
Drawing Title  
ELEVATIONS

**A-7**

Sheet Number



RESIDENCES AT  
34 CLINTON AVENUE  
DOBBS FERRY, NEW YORK 10522

Project Submitted

BUILDING PERMIT SUBMISSION 11-7-22

PLANNING BOARD SUBMISSION 12-13-22

PLANNING BOARD SUBMISSION 1-19-23



Scale As Shown

Drawing Title

ELEVATIONS

A-8

Sheet Number



WEST ELEVATION

SCALE: 3/16" = 1'-0"



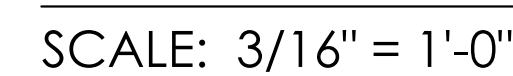
Project Submitted
BUILDING PERMIT SUBMISSION 11-7-20
PLANNING BOARD SUBMISSION 12-13-20
PLANNING BOARD SUBMISSION 1-19-21



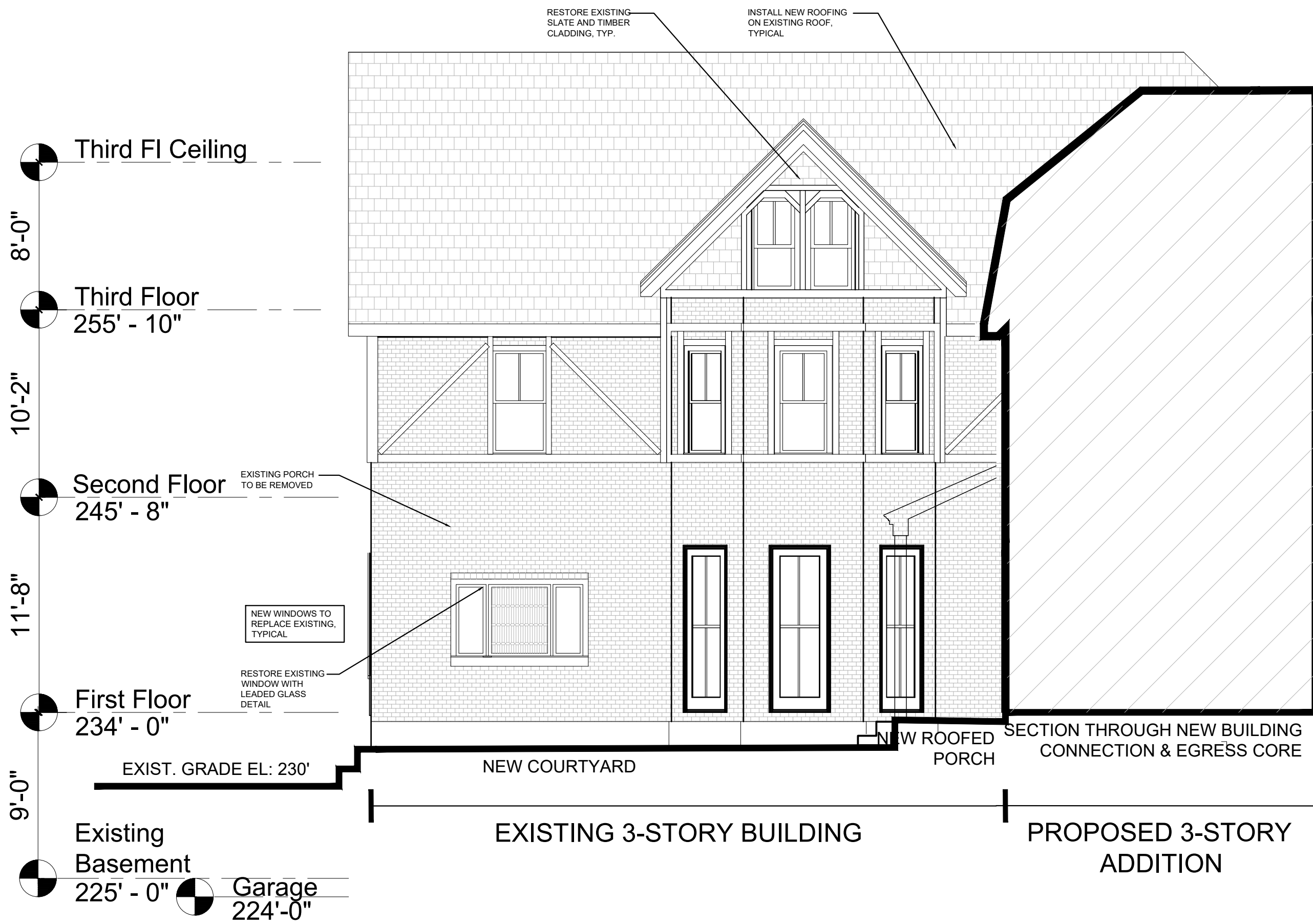
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ELEVATIONS  
EXISTING BUILDING

Sheet Number







## NORTH ELEVATION COURTYARD VIEW

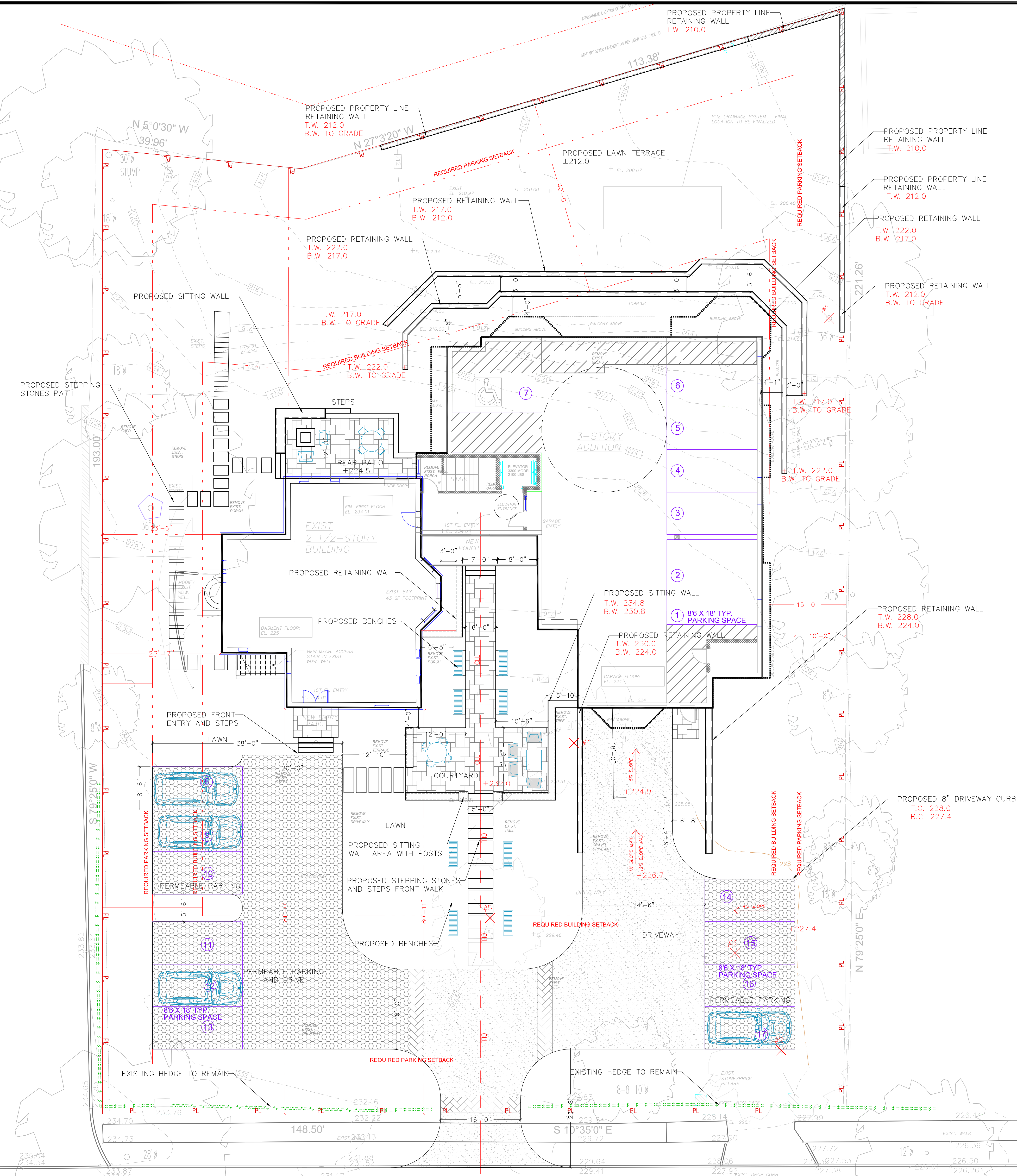
SCALE: 3/16" = 1'-0"



## SOUTH ELEVATION COURTYARD VIEW

SCALE: 3/16" = 1'-0"





### PERMEABLE PAVER

CROSS SECTION - DRIVEWAY

Residential Driveway - Permeable Base

REF: CS\_RES\_Paver\_Driveway\_Permable\_Base

UNILOCK.COM | 1-800-UNILOCK

UNILOCK®  
PAVERS & WALLS

### PERMEABLE PAVER

CROSS SECTION

Residential Patio - Permeable Base

REF: CS\_RES\_Paver\_Patio\_Permable\_Base

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29908	PROPOSED	
TOTAL BUILDING COVERAGE	6011	SF
DRIVEWAY AND PARKING	5220	SF
DEDUCT 45% OF PARKING AREA PAVED WITH PERMEABLE PAVER (2,955 S.F.)	-1330	SF
REAR STEPS	60	SF
COURTYARD	766	SF
FRONT TERRACE	75	SF
REAR PATIO	352	SF
RETAINING WALLS	483	SF
STEPPING STONES PATH	309.0	SF
TOTAL	11946	SF
TOTAL %	39.9	%

LEGEND:

- EXISTING CONTOURS
- PROPOSED CONTOURS
- TREE PROTECTION
- TREE REMOVAL
- EXISTING LABELS
- PROPERTY LINE
- MIN. SETBACKS
- PERMEABLE PAVER

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Pound Ridge, NY 10576  
914 764 9123  
louisfusco.com

34 CLINTON AVENUE,  
DOBBS FERRY, NY 10522

ZONE: MDR-H

DATE: 01-18-2023

SCALE: 1"=10'-0"

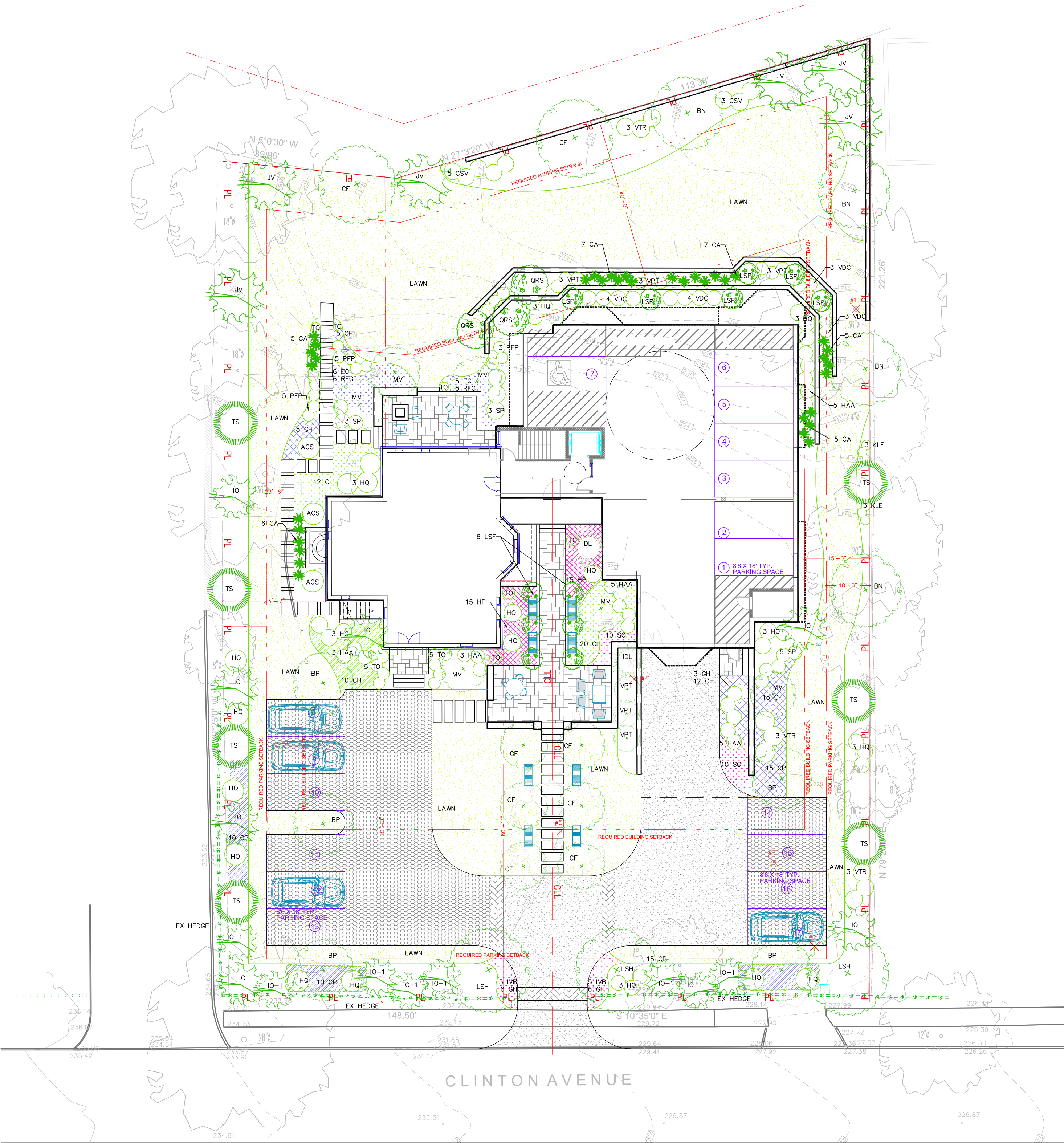
SITE PLAN

REVISED:

STAMP:

WESTERN LANDSCAPE ARCHITECT  
LOUIS CHARLES FUSCO  
L.A. 001915  
STATE OF NEW YORK





PLANTING PLAN

SCALE: 1" = 16'-0"



RENDERED PLAN

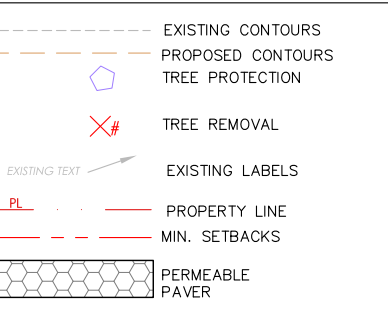
SCALE: 1" = 16'-0"

2023-01-16 PLANTING - 34 CLINTON AVENUE				
Symbol	Latin Name	Common Name	Quantity	Size
TREES				
ACS	<i>Amelanchies Canadensis</i>	Canadian Serviceberry	3	B & B 2 1/2" cal.
BN	<i>Betula nigra 'Heritage'</i>	River Birch	4	B & B 10-12"
BP	<i>Betula papyrifera 'OENCI'</i>	Oasis Paper Birch	5	B & B 12-14"
CF	<i>Cornus florida</i>	White Flowering Dogwood	8	B & B 2 1/2-3" cal.
IDL	<i>Ilex x meservae 'Dragon Lady'</i>	Dragon Lady Holly	2	B & B 7-8"
IO	<i>Ilex opaca</i>	American Holly	7	B & B 8-9"
IO-1	<i>Ilex opaca</i>	American Holly	8	B & B 5-6"
JV	<i>Juniperus virginiana</i>	Eastern Red Cedar	6	B & B 8-9"
LSF	<i>Liquidambar styraciflua 'Slender Silhouette'</i>	Fastigiata Sweetgum	13	B & B 2 1/2-3" cal.
LSH	<i>Liquidambar styraciflua Hapiddaze</i>	Hapiddaze Sweetgum	3	B & B 4" cal.
MV	<i>Magnolia virginiana</i>	Sweet Bay Magnolia	6	B & B 6-8"
QRS	<i>Quercus robur 'Skyrocket'</i>	Fastigiata English Oak	3	B & B 3" cal.
TS	<i>Thuja standishii x plicata 'Green Giant'</i>	Arborvitae 'Green Giant'	7	B & B 8-9" cal.

SHRUBS			
CSV	<i>Cornus stolonifera 'Variegata'</i>	Variegated Redtwig Dogwood	8
HAA	<i>Hydrangea arborescens 'Annabelle'</i>	Annabelle Hydrangea	19
HQ	<i>Hydrangea quercifolia</i>	Oakleaf Hydrangea	25
IVS	<i>Itea virginica 'Little Henry'</i>	Virginia sweetspire	6
KLE	<i>Kalmia latifolia 'Elf' or 'Minuel'</i>	Mountain Laurel	6
PFP	<i>Potentilla fruticosa 'Pink Beauty'</i>	Happy Face Pink	13
SP	<i>Syringa patula 'Miss Kim'</i>	Dwarf Lilac	19
TO	<i>Thuja occidentalis 'Bobaxam'</i>	Mr. Bowling Ball	18
VDC	<i>Viburnum dentatum 'Christom'</i>	Blue Muffin Arrowwood Viburnum	12
VPT	<i>Viburnum P. tomentosum 'Shasta'</i>	Doublefile Viburnum Summer Shasta	9
VTR	<i>Viburnum trilobum</i>	Highbush Cranberry	12

PERENNIALS AND GRASSES				
CA	<i>Calamagrostis x acutiflora 'Karl Foerster'</i>	Feather-reed Grass	32	2 gal.
CH	<i>Carex hobb</i>	Hobb Sedge	72	2 gal.
CI	<i>Carex morrowii 'Ice Dance'</i>	Ice Dance Sedge	51	2 gal.
CP	<i>Carex pensylvanica</i>	Pennsylvania Sedge	95	2 gal.
EC	<i>Echinacea purpurea</i>	Purple Coneflower	11	2 gal.
GH	<i>Geranium 'Rozanne'</i>	Hardy Geranium Rozanne	41	2 gal.
HP	<i>Helleborus purpurascens 'Waldst. &amp; Kit.'</i>	Helleborus	87	2 gal.
IVB	<i>Iris virginica</i>	Blue Flag Iris	37	2 gal.
RFG	<i>Rudbeckia fulgida 'Goldstrum'</i>	Black Eyed Susan	11	2 gal.
SO	<i>Schizachyrium scoparium 'Standing Ovation'</i>	Little Bluestem Grass	22	2 gal.

LEGEND:



TREE REMOVAL LIST:

- 36" MAPLE TREE
- 24" PINE TREE
- 10" JAPANESE MAPLE TREE
- 42" BEECH TREE
- 18" SPRUCE TREE

TREE PRESERVATION:

- Total number of over 8" DBH trees to be removed = 130 Total DBH (5 trees)
- Total number of required tree replanting's per code section 300-511 (50% minimum) = 65" Total DBH.
- Total Proposed Trees 2.5" DBH or greater = 170.5" Total DBH (131%, 52 trees)

NOTE:

- NEW PLANTINGS TO BE WATERED AND MAINTAINED IN GOOD HEALTH FOR MINIMUM OF 2 YEARS. ANY PLANT MATERIAL THAT DOES NOT SURVIVE OR IN POOR CONDITION AFTER 2 YEARS SHALL BE REPLACED IN KIND AND QUALITY OF ORIGINAL SPECIFICATION.
- EXISTING TREES TO REMAIN SHALL RECEIVE TREE PROTECTION PER DRAWINGS BY HUDSON ENGINEERING.
- LANDSCAPE ARCHITECT TO APPROVE TREE PROTECTION INSTALLATION EXTENDING PROTECTED AREA PAST DRIP LINE OF TREE WHERE POSSIBLE.
- EXISTING TREE TO REMAIN SHALL ALSO RECEIVE ROOT INVIGORATION POST CONSTRUCTION:
  - Air-Spade to improve soil health and promote root development and function. A radius of approximately 3 feet from outside the dripline of the tree will be cultivated to a depth of 6-8 inches.
  - The cultivated soil should be irrigated regularly following treatment to keep the soil moist if adequate rainfall does not occur.
  - Organic matter from degraded mulch will be incorporated into the soil during cultivation.
  - Incorporate compost and other amendments per soil analysis report.
  - Mulch should be applied to the treated area immediately after treatment.

NOTE:

The existing 4' Ht. hedge is to remain wherever possible and supplement as necessary with new plantings



34 CLINTON AVENUE, DOBBS FERRY, NY 10522		ZONE: MDR-H	
DATE: 01-18-2023	SCALE: AS NOTED	STAMP:	
PLANTING PLAN		Drawing number: PL-1	







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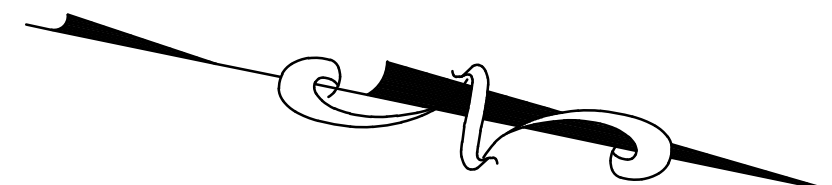
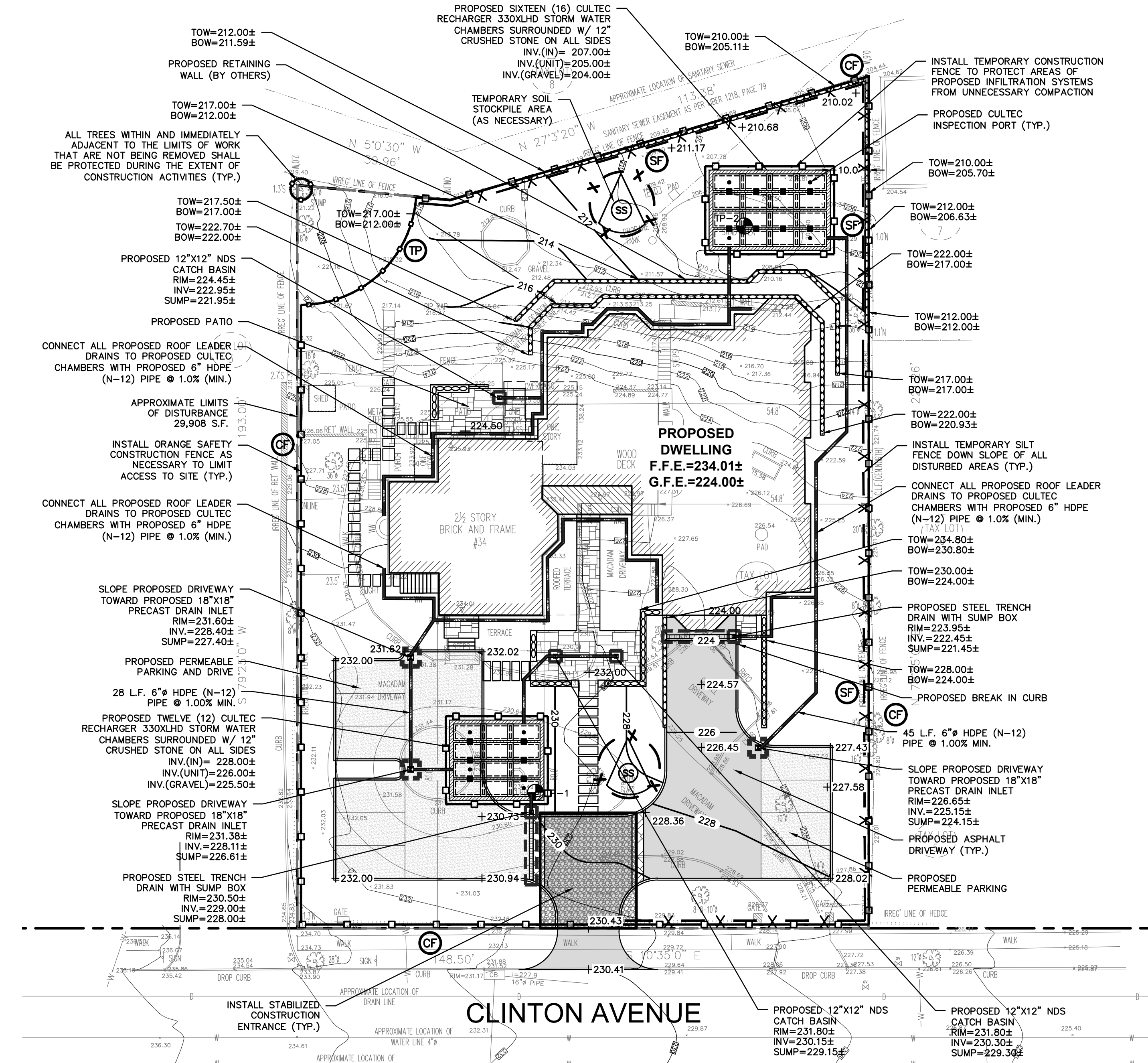


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VIEWS OF LANDSCAPE BUFFER

VIEWS OF ENTRY APPROACH



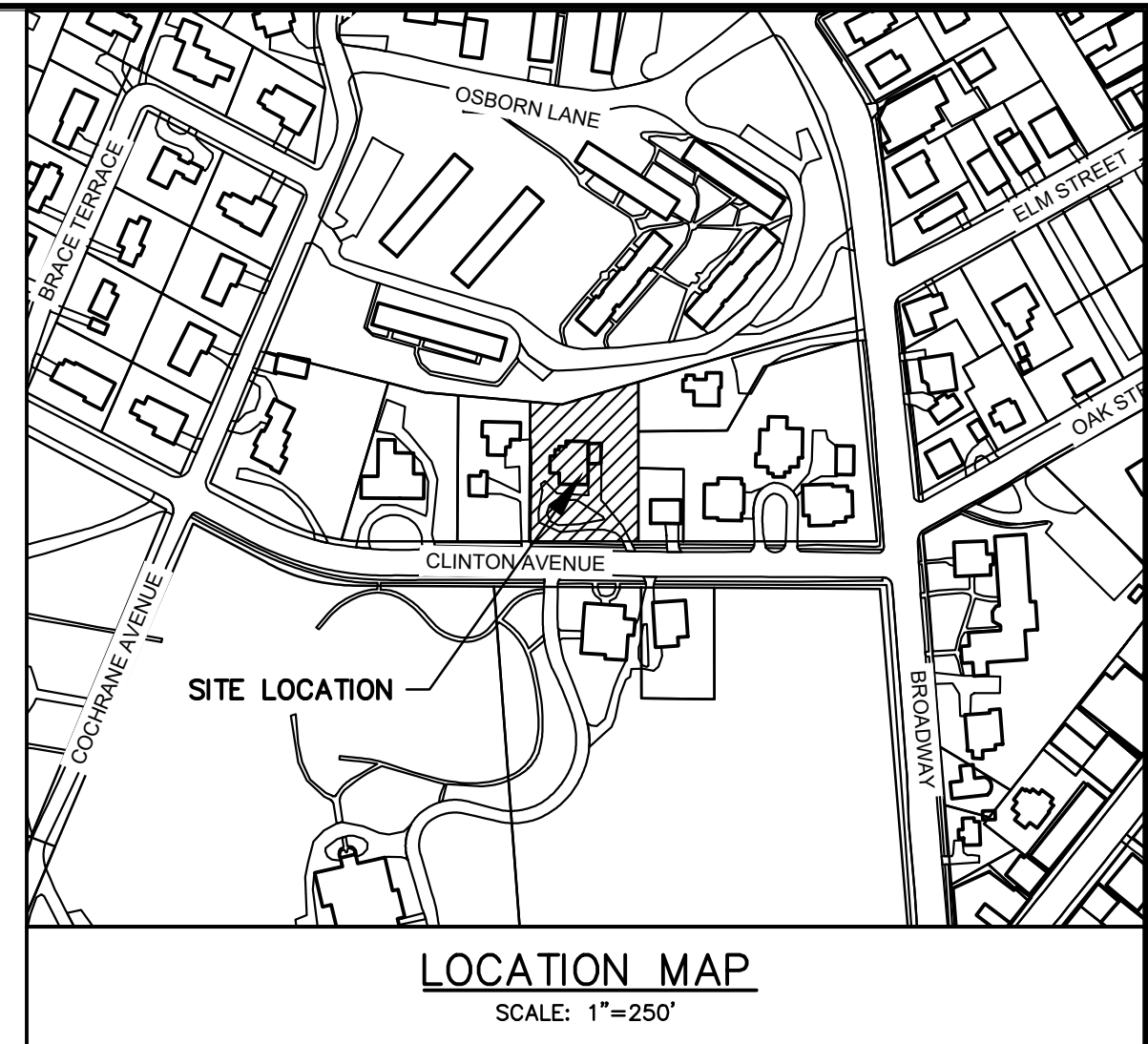


LEGEND

- PROPERTY LINE
- PROPOSED BELGIAN BLOCK CURB
- PROPOSED ASPHALT DRIVEWAY
- PROPOSED WALKWAY/PATIO
- PROPOSED PERMEABLE DRIVEWAY
- PROPOSED STONE MASONRY WALL
- PROPOSED CONTOUR
- PROPOSED SPOT GRADE
- PROPOSED STORM PIPE
- PROPOSED DRAIN INLET
- PROPOSED TRENCH DRAIN
- TEMPORARY INLET PROTECTION
- TEMPORARY SILT FENCE
- TEMPORARY CONSTRUCTION FENCE
- TEMPORARY SOIL STOCKPILE AREA
- STABILIZED CONSTRUCTION ENTRANCE
- TEST PIT LOCATION
- PROPOSED LIMIT OF DISTURBANCE
- PROPOSED TREE PROTECTION
- EXISTING TREE REMOVED

SITE NOTES:

1. SHOULD ROCK BLASTING BE REQUIRED, A PERMIT APPLICATION IN ACCORDANCE WITH CHAPTER 125 - BLASTING OF THE DOBBS FERRY VILLAGE CODE MUST BE SUBMITTED TO THE VILLAGE BY THE APPLICANT FOR REVIEW/APPROVAL.
2. THE VILLAGE 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 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 PROFESSIONAL ENGINEER AS CLEAN, NON-CONTAMINATED FILL SUITABLE FOR THE INTENDED USE.
5. 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.
6. 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:
  - 6.1. START OF CONSTRUCTION.
  - 6.2. INSTALLATION OF SEDIMENT AND EROSION CONTROL MEASURES.
  - 6.3. COMPLETION OF SITE CLEARING.
  - 6.4. COMPLETION OF ROUGH GRADING.
  - 6.5. INSTALLATION OF SMP'S.
  - 6.6. COMPLETION OF FINAL GRADING AND STABILIZATION OF DISTURBED AREAS.
  - 6.7. CLOSURE OF CONSTRUCTION.
  - 6.8. COMPLETION OF FINAL LANDSCAPING; AND
  - 6.9. SUCCESSFUL ESTABLISHMENT OF LANDSCAPING IN PUBLIC AREAS
7. A STREET OPENING PERMIT SHALL BE OBTAINED FOR ALL WORK WITHIN THE RIGHT-OF-WAY.



GENERAL NOTES:

1. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE SUPERVISION OF THE CONSTRUCTION.
2. NO CHANGES SHALL BE MADE TO THESE PLANS EXCEPT AS PER NYS LAW CHAPTER 987.
3. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL APPLICABLE CODES, INCLUDING BUT NOT LIMITED TO A.C.I., A.S.C. ZONING, AND THE NEW YORK STATE BUILDING CODE.
4. ALL CONDITIONS, LOCATIONS AND DIMENSIONS SHALL BE FIELD VERIFIED AND THE ENGINEER SHALL BE IMMEDIATELY NOTIFIED OF ANY DISCREPANCIES.
5. ALL CHANGES MADE TO THE PLANS SHALL BE APPROVED BY THE ENGINEER AND ANY SUCH CHANGES SHALL BE FILED AS AMENDMENTS TO THE ORIGINAL BUILDING PERMIT.
6. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK USING HIS BEST SKILL AND ATTENTION. HE SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
7. THE CONTRACTOR SHALL BE RESPONSIBLE TO THE OWNER FOR THE ACTS AND OMISSIONS OF HIS EMPLOYEES, SUBCONTRACTORS AND THEIR AGENTS AND EMPLOYEES, AND OTHER PERSONS PERFORMING ANY OF THE WORK UNDER A CONTACT WITH THE CONTRACTOR.
8. SAFETY DURING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL CONFORM TO ALL LOCAL, STATE AND FEDERAL AGENCIES IN EFFECT DURING THE PERIOD OF CONSTRUCTION.
9. THE CONTRACTOR AND HIS SUBCONTRACTORS SHALL MAKE APPLICATION TO RECEIVE ALL NECESSARY PERMITS TO PERFORM THE WORK UNDER CONTRACT. THE CONTRACTOR AND HIS SUBCONTRACTORS SHALL BE LICENSED TO DO ALL WORK AS REQUIRED BY THE LOCAL, COUNTY, AND STATE AGENCIES WHICH MAY HAVE JURISDICTION OVER THOSE TRADES, AND SHALL PRESENT THE OWNER WITH COPIES OF ALL LICENSES AND INSURANCE CERTIFICATES.
10. FINAL GRADING AROUND THE BUILDING AREA SHALL SLOPE AWAY FROM THE STRUCTURE.
11. ALL WRITTEN DIMENSIONS ON THE DRAWINGS SHALL TAKE PRECEDENCE OVER ANY SCALED DIMENSIONS.
12. ADJOINING PUBLIC AND PRIVATE PROPERTY SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION, REMODELING AND DEMOLITION WORK. PROTECTION MUST BE PROVIDED FOR FOOTINGS, FOUNDATIONS, PARTY WALLS, CHIMNEYS, SKYLIGHTS AND ROOFS. PROVISIONS SHALL BE MADE TO CONTROL WATER RUNOFF AND EROSION DURING CONSTRUCTION OR DEMOLITION ACTIVITIES. THE PERSON MAKING OR CAUSING AN EXCAVATION TO BE MADE SHALL PROVIDE WRITTEN NOTICE TO THE OWNERS OF ADJOINING BUILDINGS ADVISING THEM THAT THE EXCAVATION IS TO BE MADE AND THAT THE ADJOINING BUILDING SHOULD BE PROTECTED. SAID NOTIFICATION SHALL BE DELIVERED NOT LESS THAN 10 DAYS PRIOR TO THE SCHEDULED STARTING DATE OF THE EXCAVATION.
13. OWNER SHALL INSURE THAT THE INSURANCE PROVIDED BY THE CONTRACTOR HIRED TO PERFORM THE WORK SHALL BE ENDORSED TO NAME HUDSON ENGINEERING & CONSULTING, P.C., AND ANY DIRECTORS, OFFICERS, EMPLOYEES, SUBSIDIARIES, AND AFFILIATES, AS ADDITIONAL INSURED ON ALL POLICIES AND HOLD HARMLESS DOCUMENTS, AND SHALL STIPULATE THAT THIS INSURANCE IS PRIMARY, AND THAT ANY OTHER INSURANCE OR SELF-INSURANCE MAINTAINED BY HUDSON ENGINEERING & CONSULTING, P.C., SHALL BE EXCESS ONLY AND SHALL NOT BE CALLED UPON TO CONTRIBUTE WITH THIS INSURANCE. ISO ADDITIONAL INSURED ENDORSEMENT FORM NUMBER CG2010 1185 UNDER GL. COPIES OF THE INSURANCE POLICIES SHALL BE SUBMITTED TO HUDSON ENGINEERING & CONSULTING, P.C., FOR APPROVAL PRIOR TO THE SIGNING OF THE CONTRACT.
14. INDUSTRIAL CODE RULE 753: THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES 72 HOURS PRIOR TO THE START OF HIS OPERATIONS AND SHALL COMPLY WITH ALL THE LATEST INDUSTRIAL CODE RULE 753 REGULATIONS.

INSTALLATION & MAINTENANCE OF EROSION CONTROL:

CONSTRUCTION SCHEDULE  
NOTIFY APPROPRIATE MUNICIPAL AGENCY HAVING JURISDICTION AT LEAST 5 DAYS PRIOR TO START.

EROSION CONTROL MEASURES  
INSTALL ALL EROSION CONTROL MEASURES PRIOR TO START OF CONSTRUCTION. CALL FOR INSPECTION FROM THE APPROPRIATE MUNICIPAL AGENCY HAVING JURISDICTION AT LEAST 2 DAYS PRIOR TO FINISH.

INSPECTION BY MUNICIPALITY  
MAINTENANCE (TO BE PERFORMED DURING ALL PHASES OF CONSTRUCTION)

AFTER ANY RAIN CAUSING RUNOFF, CONTRACTOR TO INSPECT HAYBALES, ETC. AND REMOVE ANY EXCESSIVE SEDIMENT AND INSPECT STOCKPILES AND CORRECT ANY PROBLEMS WITH SEED ESTABLISHMENT. INSPECTIONS SHALL BE DOCUMENTED IN WRITING AND SUBMITTED TO THE APPROPRIATE MUNICIPAL AGENCY HAVING JURISDICTION.

INSPECTION BY MUNICIPALITY - FINAL GRADING  
REMOVE UNNEEDED SUBGRADE FROM SITE. CALL FOR INSPECTION FROM THE APPROPRIATE MUNICIPAL AGENCY HAVING JURISDICTION AT LEAST 2 DAYS PRIOR TO FINISH.

INSPECTION BY MUNICIPALITY - LANDSCAPING  
SPREAD TOPSOIL EVENLY OVER AREAS TO BE SEED. HAND RAKE LEVEL. BROADCAST 1.25 LB. BAG OF JONATHAN GREEN "FASTGROW" MIX OR EQUAL OVER AREA TO BE SEED. APPLY STRAW MULCH AND WATER WITHIN 2 DAYS OF COMPLETION OF TOPSOILING. CALL FOR INSPECTION FROM THE APPROPRIATE MUNICIPAL AGENCY HAVING JURISDICTION AT LEAST 2 DAYS PRIOR TO FINISH.

INSPECTION BY MUNICIPALITY - FINAL LANDSCAPING  
GRASS ESTABLISHED. CALL FOR INSPECTION FROM THE APPROPRIATE MUNICIPAL AGENCY HAVING JURISDICTION AT LEAST 2 DAYS PRIOR TO FINISH.

INSPECTION BY MUNICIPALITY - FINAL INSPECTION  
ALL EROSION CONTROL MEASURES REMOVED AND GRASS ESTABLISHED. CALL FOR INSPECTION FROM THE APPROPRIATE MUNICIPAL AGENCY HAVING JURISDICTION AT LEAST 2 DAYS PRIOR TO FINISH.

CONTRACTOR SHALL CONTACT DESIGN ENGINEER TO SCHEDULE A SITE INSPECTION PRIOR TO BACKFILLING INFILTRATION/ATTENUATION SYSTEM(S). ALL CONNECTIONS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND VISIBLE AT TIME OF INSPECTION. SHOULD THE CONTRACTOR BACKFILL PRIOR TO INSPECTION, THE CONTRACTOR SHALL EXPOSE THE SYSTEM AT THEIR OWN EXPENSE.

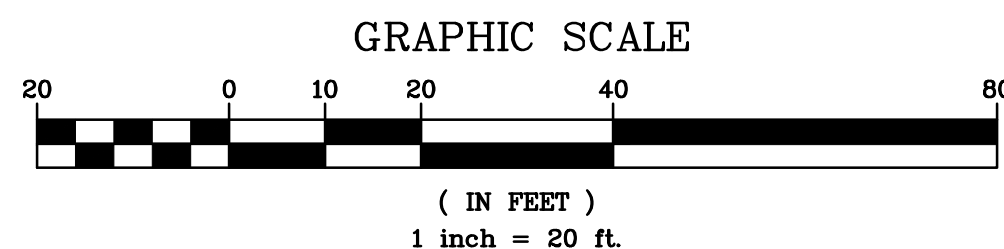
ANY ALTERATIONS OR REVISIONS OF THESE PLANS, UNLESS DONE BY OR UNDER THE DIRECTION OF THE NYS LICENSED AND REGISTERED ENGINEER THAT PREPARED THEM, IS A VIOLATION OF THE NYS EDUCATION LAW.

TEST HOLE DATA:

TEST HOLE #1  
DEPTH - 96"  
0-12" TOPSOIL  
30-36" CLAY  
36-96" SANDY LOAM  
NO GROUNDWATER  
NO LEDGE ROCK  
PERC. = 75.95 INCHES/HOUR

TEST HOLE #2  
DEPTH - 96"  
0-12" TOPSOIL  
30-36" CLAY  
36-96" SILTY LOAM  
NO GROUNDWATER  
NO LEDGE ROCK  
PERC. = 31.91 INCHES/HOUR

EXISTING INFORMATION SHOWN HEREON  
PROVIDED BY SUMMIT LAND SURVEYING  
P.C. DATED SEPTEMBER 3, 2022



PROJECT:  
PROPOSED MULTI-FAMILY RESIDENCE  
34 CLINTON AVENUE  
VILLAGE OF DOBBS FERRY  
WESTCHESTER COUNTY - NEW YORK

STORMWATER MANAGEMENT PLAN

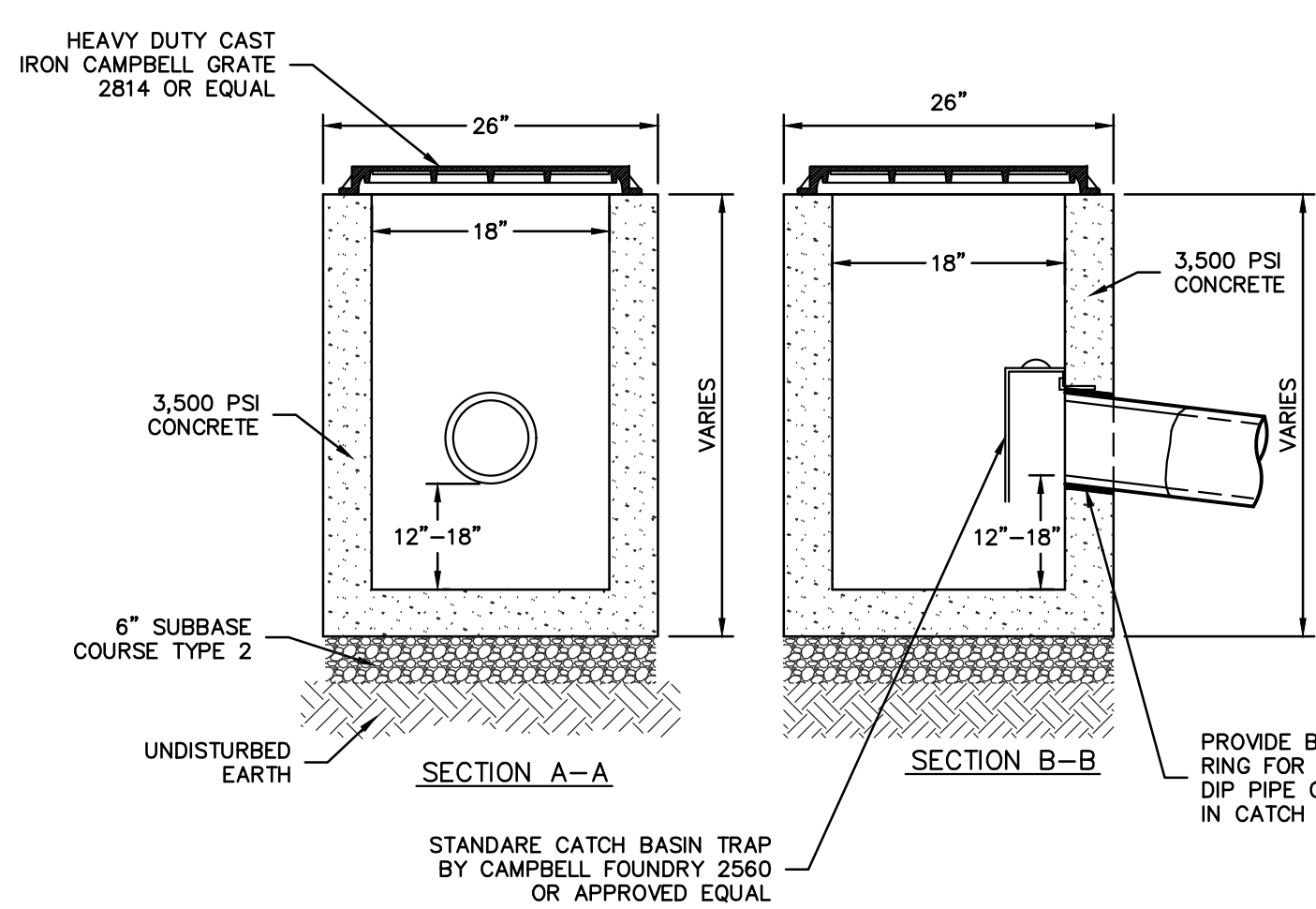
HUDSON  
ENGINEERING  
CONSULTING, P.C.  
45 Knollwood Road, Suite 201  
Elmsford, New York 10523  
T: 914-909-0420  
F: 914-560-2086  
© 2023

State of New York  
MICHAEL J. STEIN  
LICENSED PROFESSIONAL ENGINEER  
No. 60851

Date: 01/19/23 Sheet:  
Scale: 1" = 20' 1  
Designed By: A.Y.  
Checked By: W.S.  
Sheet No. 2

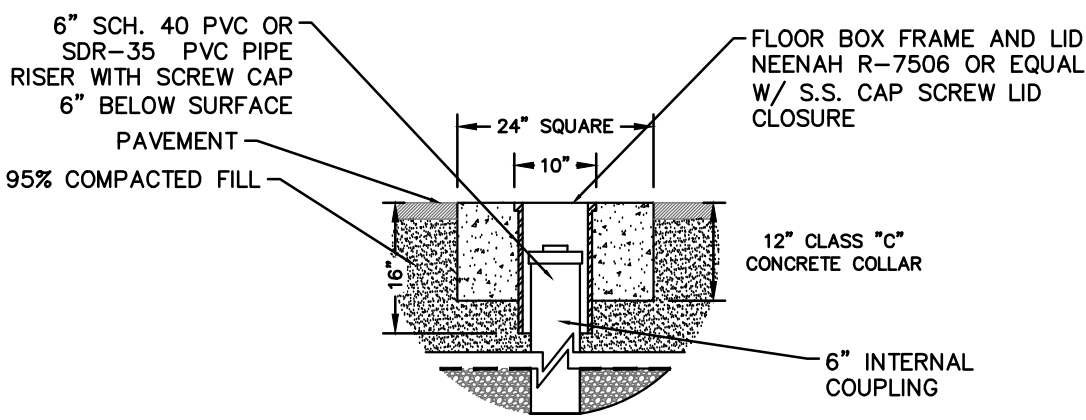
C-1





- NOTES:
1. CONCRETE - 3,500 PSI MINIMUM STRENGTH @ 28 DAYS
  2. DESIGN LOADING - AASHTO HS20-44
  3. EARTH COVER - 0 TO 5 FEET
  4. CONSTRUCTION JOINT - LAPPED

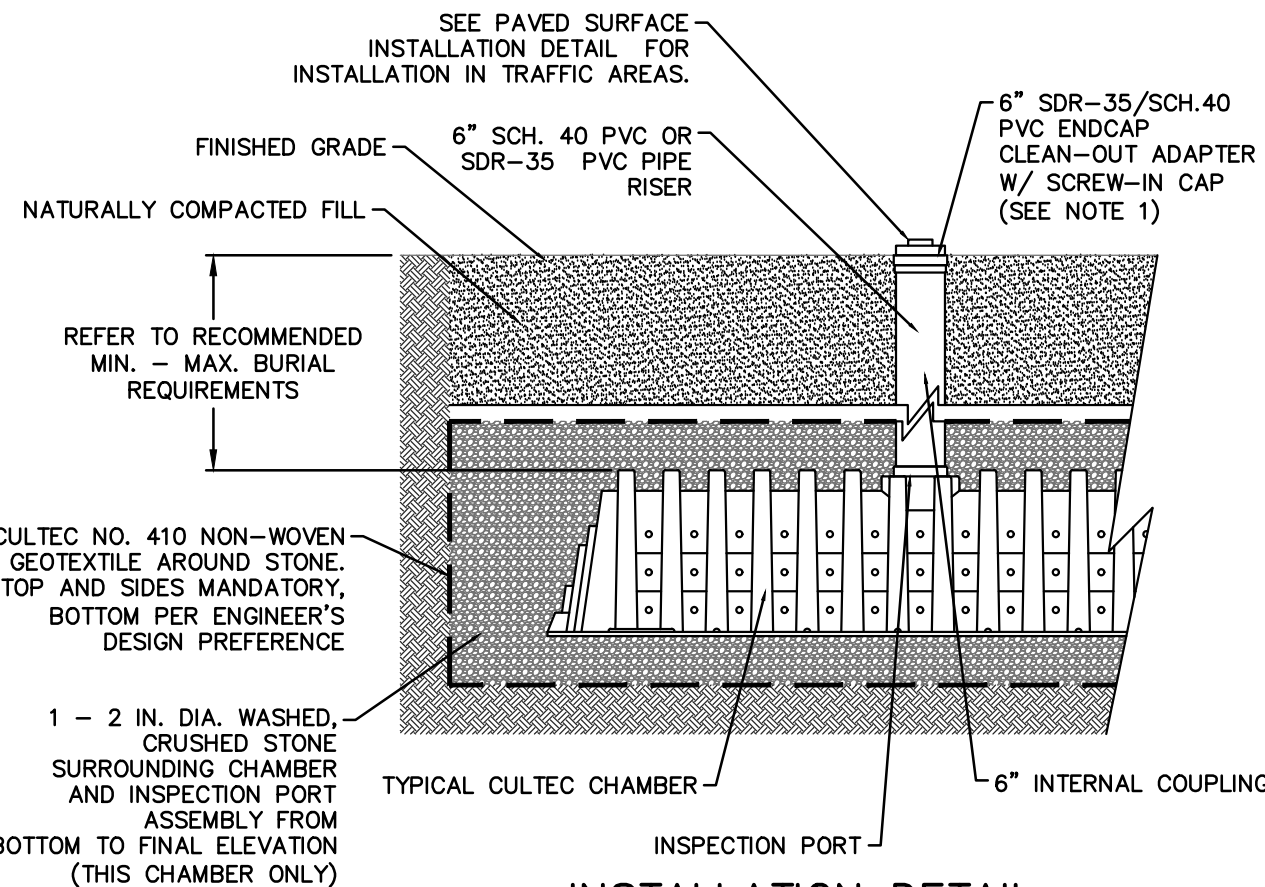
### 18"X18" PRECAST CONCRETE CATCH BASIN



### PAVED SURFACE INSTALLATION DETAIL

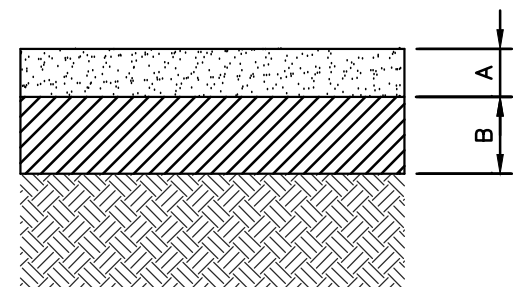
#### NOTES:

1. WHEN ACCESS PORT IS UTILIZED AS SYSTEM OVERFLOW, INSTALL NDS MODEL 50 GRATE. GRATE TO BE SET 1/2" ABOVE ADJACENT GRADE. ADJACENT GRADE TO PITCH AWAY FROM ACCESS PORT IN ALL DIRECTION.
2. INSPECTION PORT NOT TO SERVE AS OVERFLOW WHEN INSTALLED IN PAVED/TRAFFIC AREAS.



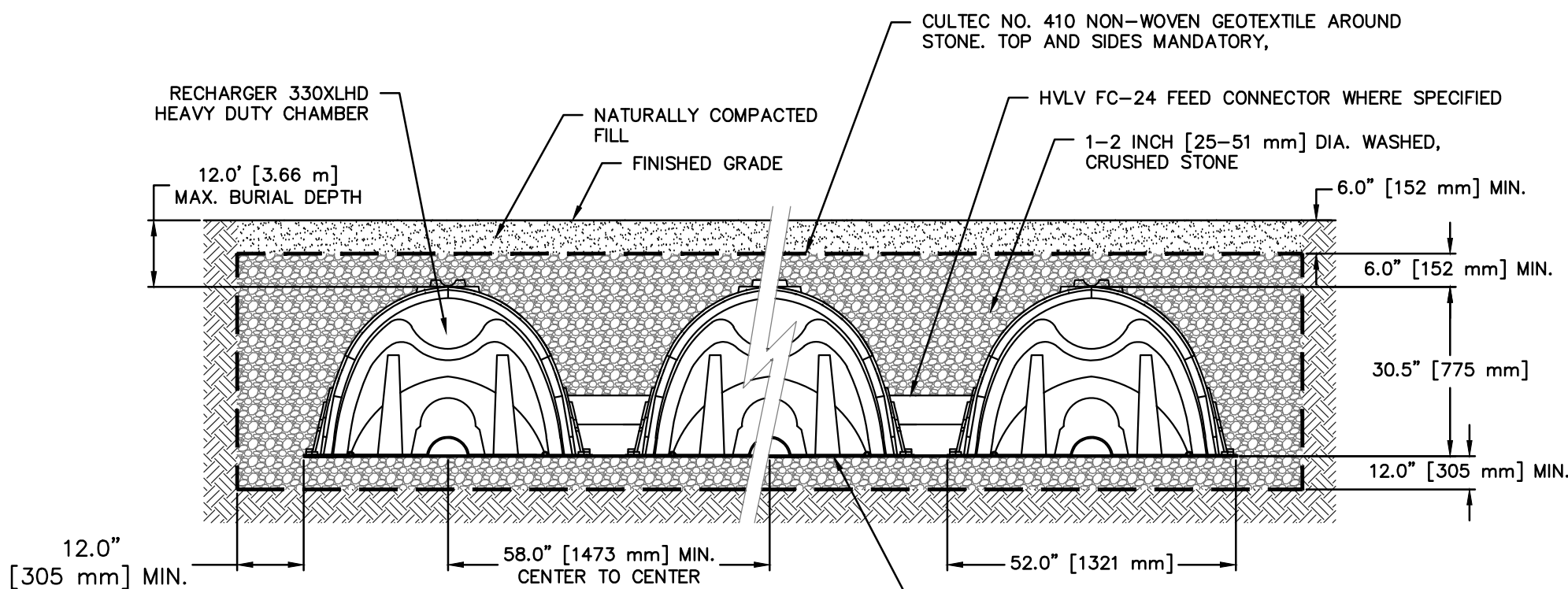
### INSTALLATION DETAIL

### CULTEC INSPECTION PORT



- A- 2" TOP COURSE- N.Y.S.D.O.T. ITEM, 403.178202, TYPE 6 F2  
B- 4" SUBBASE COURSE- N.Y.S.D.O.T. ITEM, 304.12, TYPE 2

### DRIVEWAY PAVEMENT SECTION

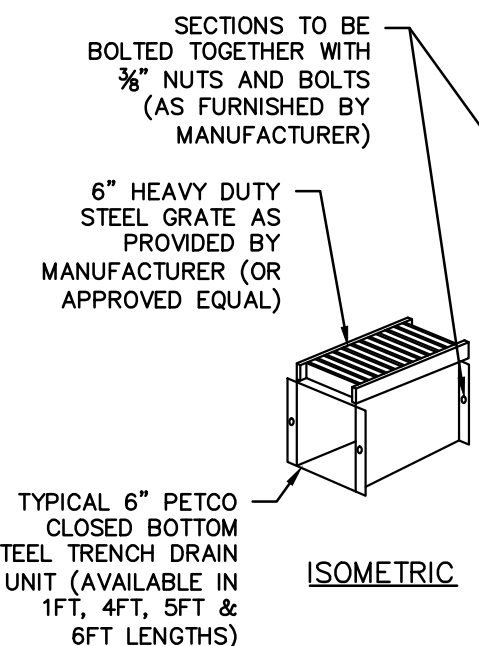


#### GENERAL NOTES

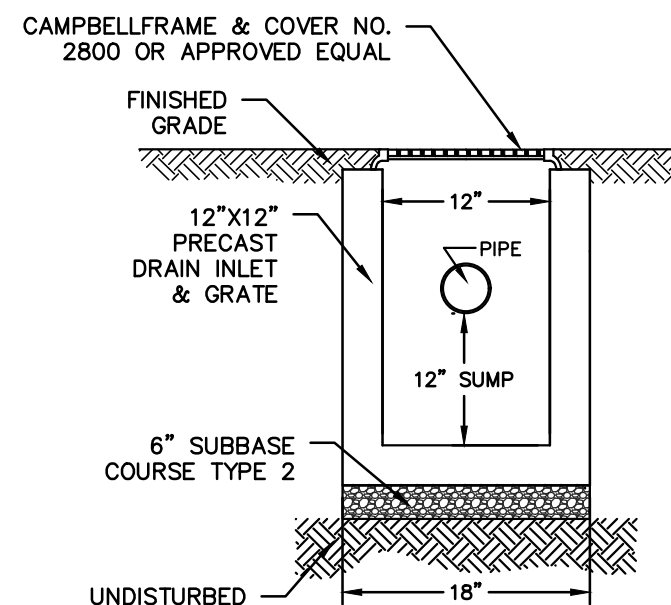
RECHARGER 330XLHD BY CULTEC, INC. OF BROOKFIELD, CT. STORAGE PROVIDED = 11.32 CF/FT [1.05 m<sup>3</sup>/m] PER DESIGN UNIT. REFER TO CULTEC, INC.'S CURRENT RECOMMENDED INSTALLATION GUIDELINES. THE CHAMBER WILL BE DESIGNED TO WITHSTAND TRAFFIC LOADS WHEN INSTALLED ACCORDING TO CULTEC'S RECOMMENDED INSTALLATION INSTRUCTIONS

### CULTEC RECHARGER 330XLHD

ALL RECHARGER 330XLHD HEAVY DUTY UNITS ARE MARKED WITH A COLOR STRIPE FORMED INTO THE PART ALONG THE LENGTH OF THE CHAMBER. ALL RECHARGER 330XLHD CHAMBERS MUST BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS

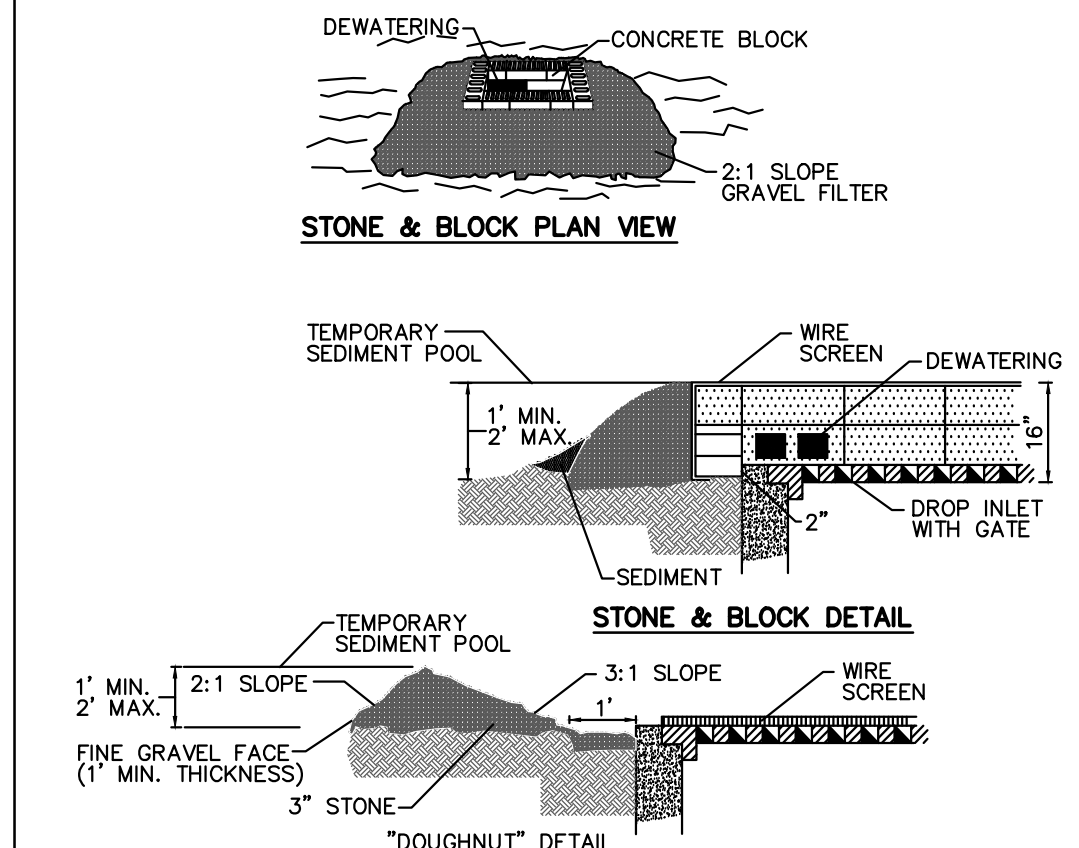


### STEEL TRENCH DRAIN



### SUMP BOX

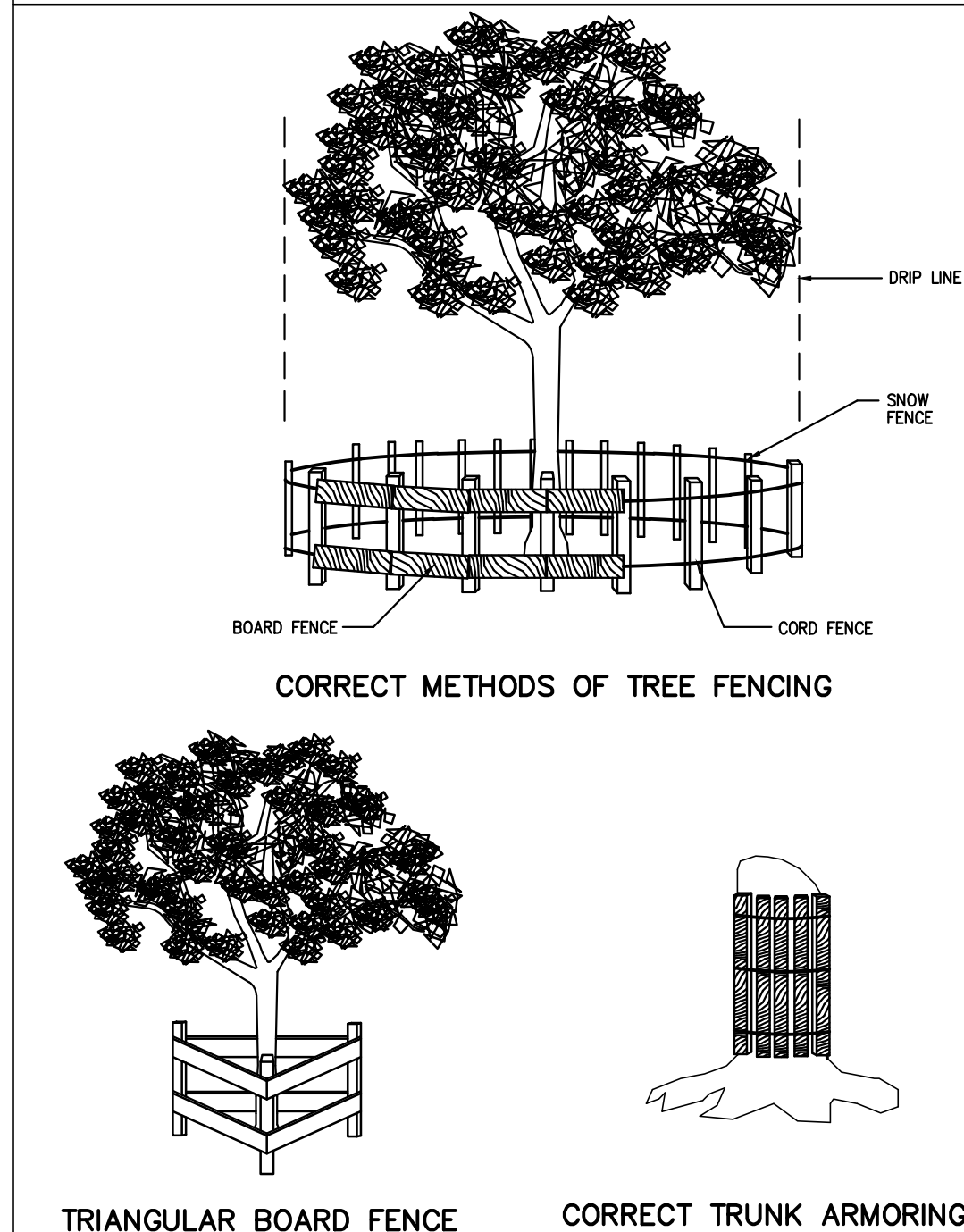
### STONE & BLOCK DROP INLET PROTECTION



### CONSTRUCTION SPECIFICATION

1. LAY ONE BLOCK ON EACH SIDE OF THE STRUCTURE ON ITS SIDE FOR DEWATERING. FOUNDATION SHALL BE 2 INCHES MINIMUM BELOW REST OF INLET AND BLOCKS SHALL BE PLACED AGAINST INLET FOR SUPPORT.
2. HARDWARECLOTH OR 1/2" WIRE MESH SHALL BE PLACED OVER BLOCK OPENINGS TO SUPPORT STONE.
3. USE CLEAN STONE OR GRAVEL 1/2-3/4 INCH IN DIAMETER PLACED 2 INCHES BELOW TOP OF BLOCK ON A 2:1 SLOPE OR FLATTER.
4. FOR STONE STRUCTURES ONLY, A 1 FOOT THICK LAYER OF THE FILTER STONE WILL BE PLACED AGAINST THE 3 INCH STONE AS SHOWN ON THE DRAWINGS. MAXIMUM DRAINAGE AREA 1 ACRE.

### FENCING AND ARMORING

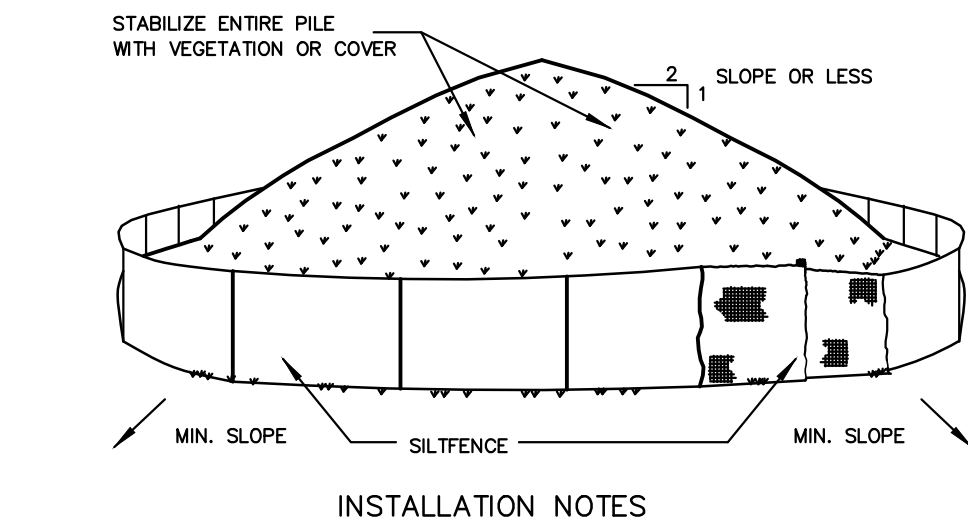


### CORRECT METHODS OF TREE FENCING

### TRIANGULAR BOARD FENCE

### CORRECT TRUNK ARMORING

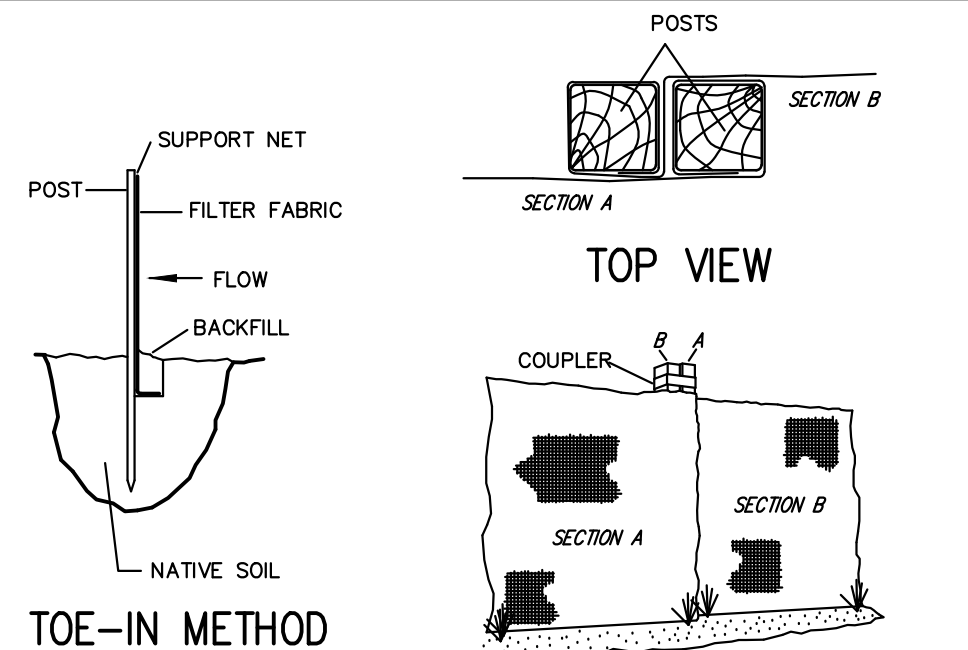
### SOIL STOCKPILING



### INSTALLATION NOTES

1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
2. SOILS OR FILL TO BE STOCKPILED ON SITE DURING CUTTING AND FILLING ACTIVITIES SHOULD BE LOCATED ON LEVEL PORTION OF THE SITE WITH A MINIMUM OF 50-75 FOOT SETBACKS FROM TEMPORARY DRAINAGE SWALES.
3. MAXIMUM SLOPE OF STOCKPILE SHALL BE 1:2.
4. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH EITHER SILT FENCING OR STRAWBALES, THEN STABILIZED WITH VEGETATION OR COVERED.
5. STOCKPILES REMAINING IN PLACE FOR MORE THAN A WEEK SHOULD BE SEEDED AND MULCHED OR COVERED WITH GEOTEXTILE FABRIC SURROUNDED BY SILT FENCE.
6. SEE SPECIFICATIONS (THIS MANUAL) FOR INSTALLATION OF SILT FENCE.

### SILT FENCE



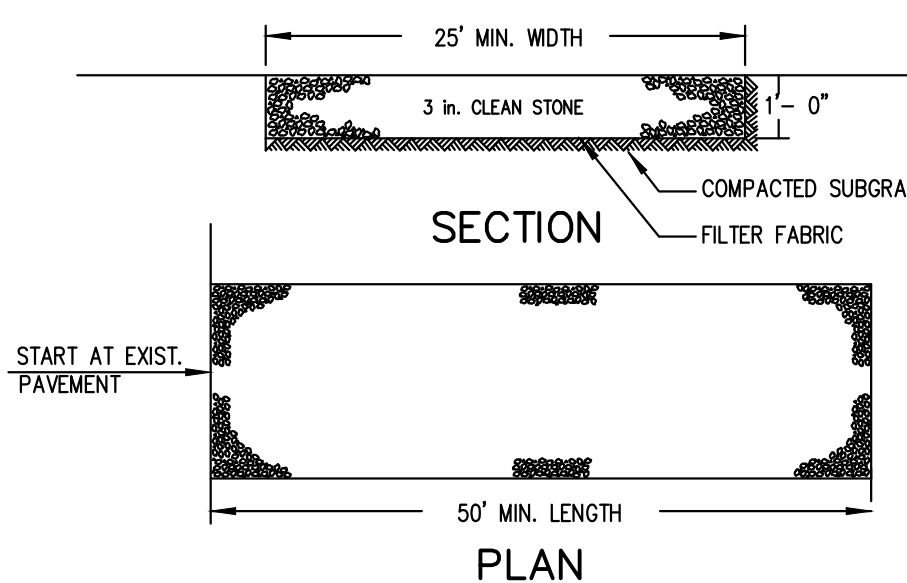
### TOE-IN METHOD

### JOINING SECTIONS OF FENCING

#### INSTALLATION NOTES:

1. EXCAVATE A 4 INCH \* 4 INCH TRENCH ALONG THE LOWER PERIMETER OF THE SITE.
2. LENGTH - AS REQUIRED, BUT NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
3. DRIVE THE POST INTO THE GROUND UNTIL THE NETTING IS APPROXIMATELY 2 INCHES FROM THE TRENCH BOTTOM.
4. LAY THE TOE-IN FLAP OF FABRIC ONTO THE UNDISTURBED BOTTOM OF THE TRENCH. BACKFILL THE TRENCH AND TAMP THE SOIL. STEEPER SLOPES REQUIRE AN INTERCEPT TRENCH.
5. JOIN SECTIONS AS SHOWN ABOVE.

### STABILIZED CONSTRUCTION ENTRANCE

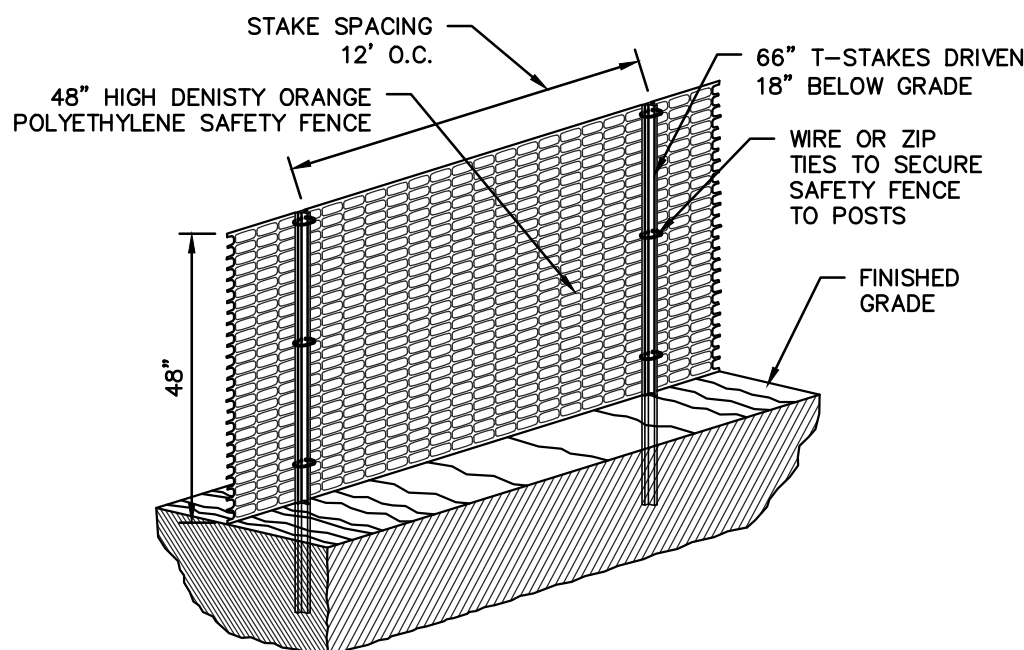


#### INSTALLATION NOTES:

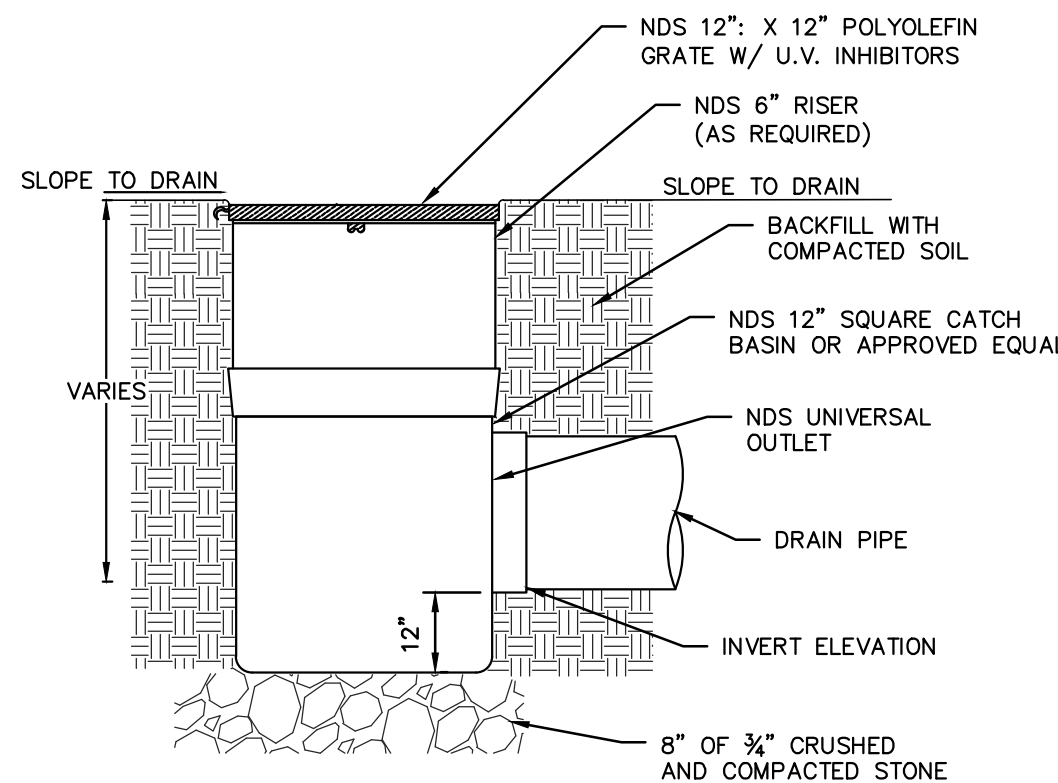
1. STONE SIZE - USE 3" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - AS REQUIRED, BUT NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
4. WIDTH - 25 FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCUR.
5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE. FILTER CLOTH WILL NOT BE REQUIRED ON A SINGLE FAMILY RESIDENCE LOT.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT, ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT OF WAY THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT, ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT OF WAY MUST BE REMOVED IMMEDIATELY.
8. WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT OF WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

CONTRACTOR SHALL CONTACT DESIGN ENGINEER TO SCHEDULE A SITE INSPECTION PRIOR TO BACKFILLING INFILTRATION/ATTENUATION SYSTEM(S). ALL CONNECTIONS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND VISIBLE AT TIME OF INSPECTION. SHOULD THE CONTRACTOR BACKFILL PRIOR TO INSPECTION, THE CONTRACTOR SHALL EXPOSE THE SYSTEM AT THEIR OWN EXPENSE.

ANY ALTERATIONS OR REVISIONS OF THESE PLANS, UNLESS DONE BY OR UNDER THE DIRECTION OF THE NYS LICENSED AND REGISTERED ENGINEER THAT PREPARED THEM, IS A VIOLATION OF THE NYS EDUCATION LAW.



### CONSTRUCTION FENCE



### NDS SQUARE CATCH BASIN

No.	Description	Revisions	Date

#### PROJECT:

PROPOSED MULTI-FAMILY RESIDENCE  
34 CLINTON AVENUE  
VILLAGE OF DOBBS FERRY  
WESTCHESTER COUNTY - NEW YORK

#### DETAILS

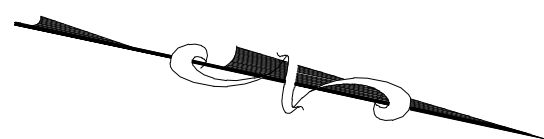
**HEC**  
HUDSON  
ENGINEERING  
CONSULTING, P.C.  
45 Knollwood Road, Suite 201  
Elmsford, New York 10523  
T: 914-909-0420  
F: 914-560-2086 © 2023



Date: 01/19/23 Sheet:  
Scale: N.T.S. 2  
Designed By: A.Y.  
Checked By: M.S.  
Sheet No. 2

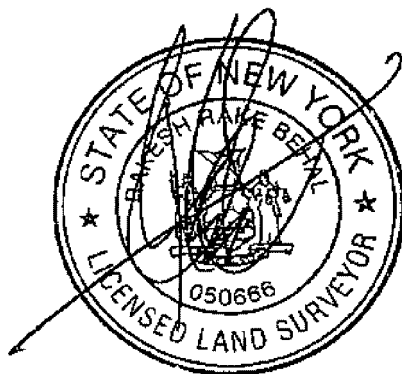
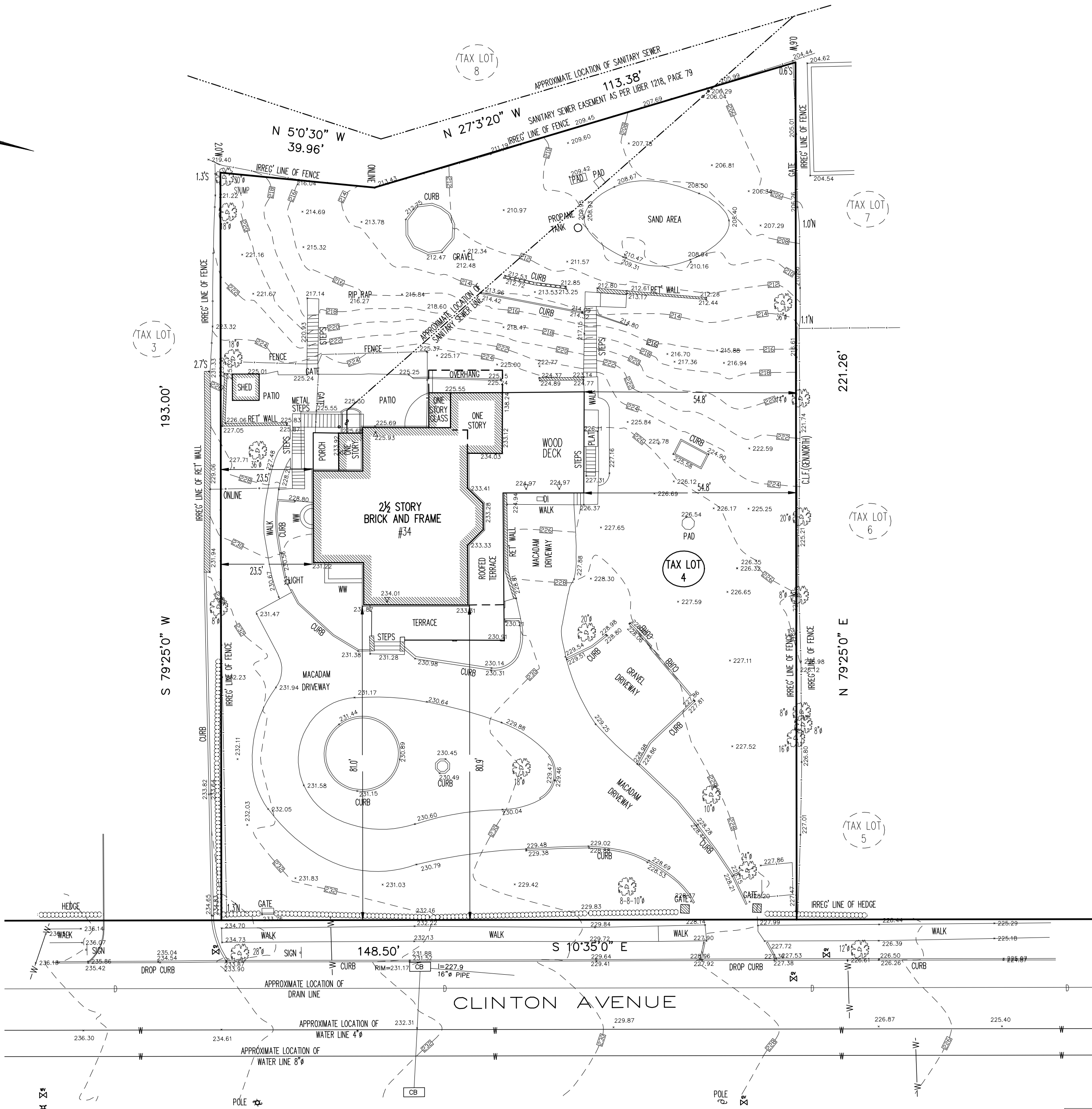
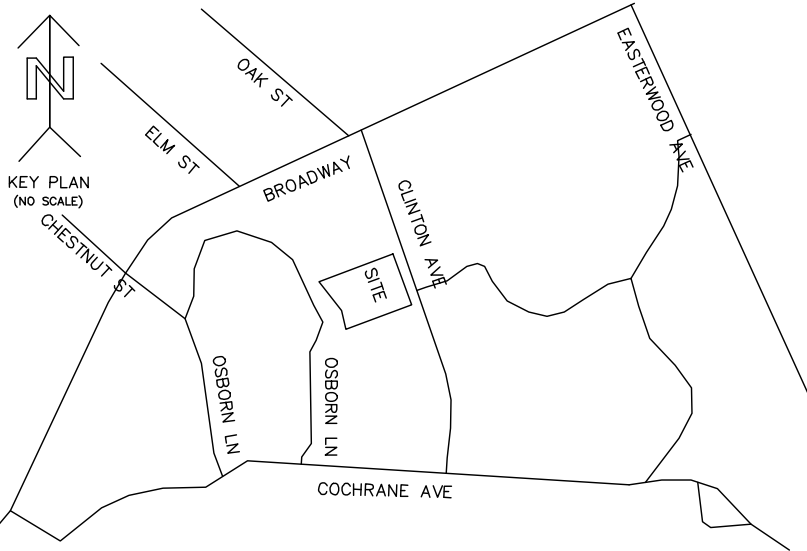
C-2





LEGEND:

- DROP CURB
- LIGHT
- LIGHT POLE
- TRAFFIC SIGN
- TREE(14" SIZE)
- UTILITY POLE
- HYDRANT
- WATER VALVE
- GAS VALVE
- DRAINAGE INLET
- CATCH BASIN
- SEWER MANHOLE
- ELECTRIC MANHOLE
- WATER MANHOLE
- W-WATER MAIN
- S-SEWER LINE
- E-ELECTRIC LINE
- G-GAS LINE
- OVER HEAD WIRES
- CHAIN LINK FENCE
- TC TOP OF CURB
- BC BOTTOM OF CURB
- TW TOP OF WALL
- BW BOTTOM OF WALL
- L.G. LEGAL GRADE
- C-CABLE LINE



REVISIONS

NO.	DATE	DESC.	BY

LOT AREA = ±29,908 SQ FT ±0.69 AC.

BELOW SURFACE ENCROACHMENTS ARE NOT SHOWN. THE EXISTENCE OF RIGHT OF WAYS AND/OR EASEMENTS OF RECORD, IF ANY, NOT SHOWN HEREON, ARE NOT CERTIFIED.  
A TITLE REPORT OF THE SUBJECT PROPERTY WAS NOT PROVIDED, A DEED OF THE SUBJECT PROPERTY WAS NOT PROVIDED

ALL ELEVATIONS HEREON ARE IN NAVD 88 VERTICAL DATUM.

UNAUTHORIZED ALTERATION OR ADDITIONS TO A SURVEY MAP BEARING A LICENSED LAND SURVEYORS SEAL IS VIOLATION OF §209, SUB-DIVISION 2, OF NEW YORK STATE EDUCATION LAW. COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYORS INKED SEAL OR EMBOSSED SEAL NOT BE CONSIDERED TO BE A TRUE AND VALID COPY.  
(NOT FOR TITLE TRANSFER)

SCALE: 1"=20'  
Measurement in U.S. Standard.  
DATE: 09-03-2022.  
JOB NUMBER  
WC0648-34(TOPO)

TOPOGRAPHICAL SURVEY OF  
TAX LOT 4 IN BLOCK 46, SECTION 3.80  
AS SHOWN ON THE OFFICIAL TAX MAPS OF  
VILLAGE OF DOBBS FERRY  
LOCATED AT  
VILLAGE OF DOBBS FERRY  
TOWN OF GREENBURGH  
WESTCHESTER COUNTY STATE OF NEW YORK.

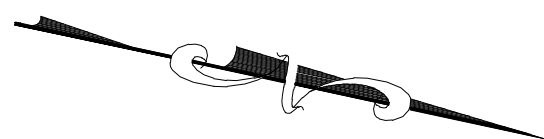
ADDRESS: 34 CLINTON AVENUE, DOBBS FERRY, N.Y.

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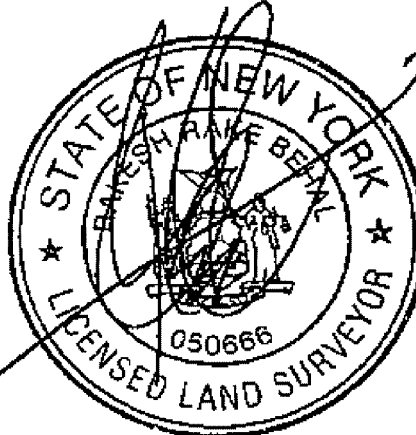
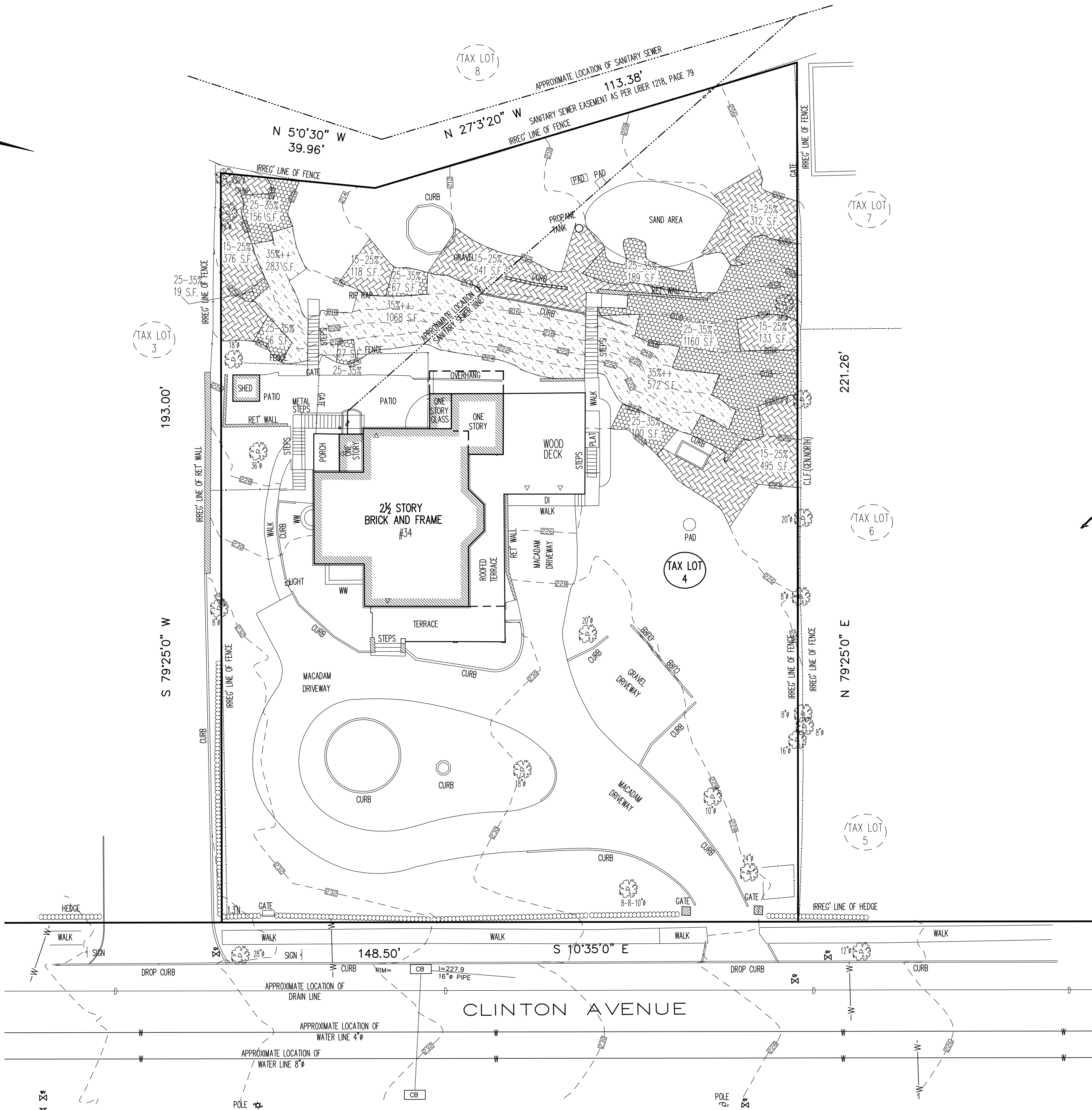
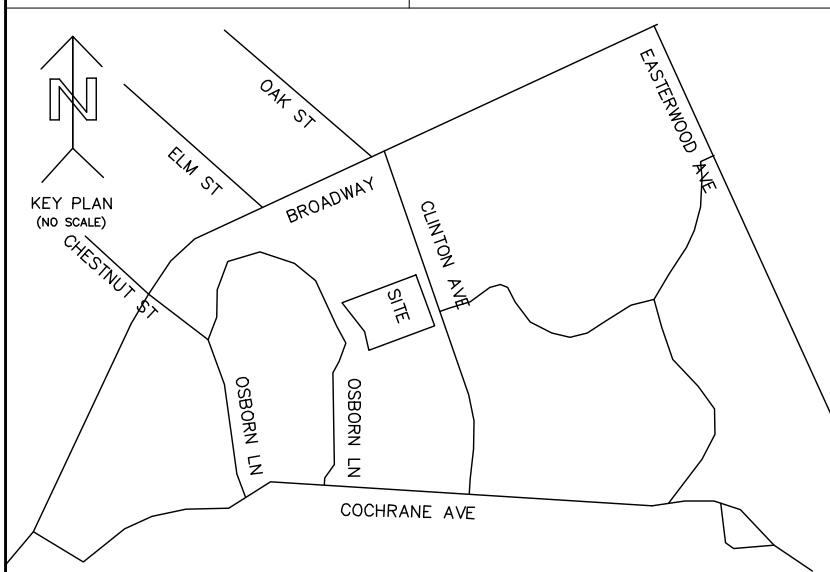
Summit Land Surveying P.C.  
21 Drake Lane  
White Plains NY 10607  
Tel. 9146297758

This is to certify that this map and the survey on which it is based were made in accordance with the "Minimum Standard" Detail Requirements for the New York State Association of Land Surveyors.  
Rakesh R. Behal, L.S. New York State License Number 050666.





- LEGEND:
- DROP CURB
  - LIGHT
  - LIGHT POLE
  - TRAFFIC SIGN
  - TREE(14" SIZE)
  - UTILITY POLE
  - HYDRANT
  - WATER VALVE
  - GAS VALVE
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  - CHAIN LINK FENCE
  - TC TOP OF CURB
  - BC BOTTOM OF CURB
  - TW TOP OF WALL
  - BW BOTTOM OF WALL
  - L.G. LEGAL GRADE
  - C-CABLE LINE



SLOPES TABLE:		
35%++		1,923 S.F.
25 TO 35%		1,774 S.F.
15 TO 25%		1,975 S.F.
TOTAL SLOPES: 5,672 S.F.		
TOTAL LOT AREA: 29,908 S.F.		

SLOPES AT  
TAX LOT 4 IN BLOCK 46, SECTION 3.80  
AS SHOWN ON THE OFFICIAL TAX MAPS OF  
VILLAGE OF DOBBS FERRY  
LOCATED AT  
VILLAGE OF DOBBS FERRY  
TOWN OF GREENBURGH  
WESTCHESTER COUNTY STATE OF NEW YORK.  
ADDRESS: 34 CLINTON AVENUE, DOBBS FERRY, N.Y.  
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REVISIONS				LOT AREA = ±29,908 SQ FT ±0.69 AC.		ALL ELEVATIONS HEREON ARE IN NAVD 88 VERTICAL DATUM.	
NO.	DATE	DESC.	BY	BELOW SURFACE ENCROACHMENTS ARE NOT SHOWN. THE EXISTENCE OF RIGHT OF WAYS AND/OR EASEMENTS OF RECORD, IF ANY, NOT SHOWN HEREON, ARE NOT CERTIFIED.		UNAUTHORIZED ALTERATION OR ADDITIONS TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS VIOLATION OF §209, SUB-DIVISION 2, OF NEW YORK STATE EDUCATION LAW. COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S INKED SEAL OR EMBOSSED SEAL NOT BE CONSIDERED TO BE A TRUE AND VALID COPY.	
				A TITLE REPORT OF THE SUBJECT PROPERTY WAS NOT PROVIDED, A DEED OF THE SUBJECT PROPERTY WAS NOT PROVIDED		SCALE: 1"=20' Measurement in U.S. Standard.	
						DATE: 09-03-2022.	
						JOB NUMBER WCRO648-34(TOPO)	

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