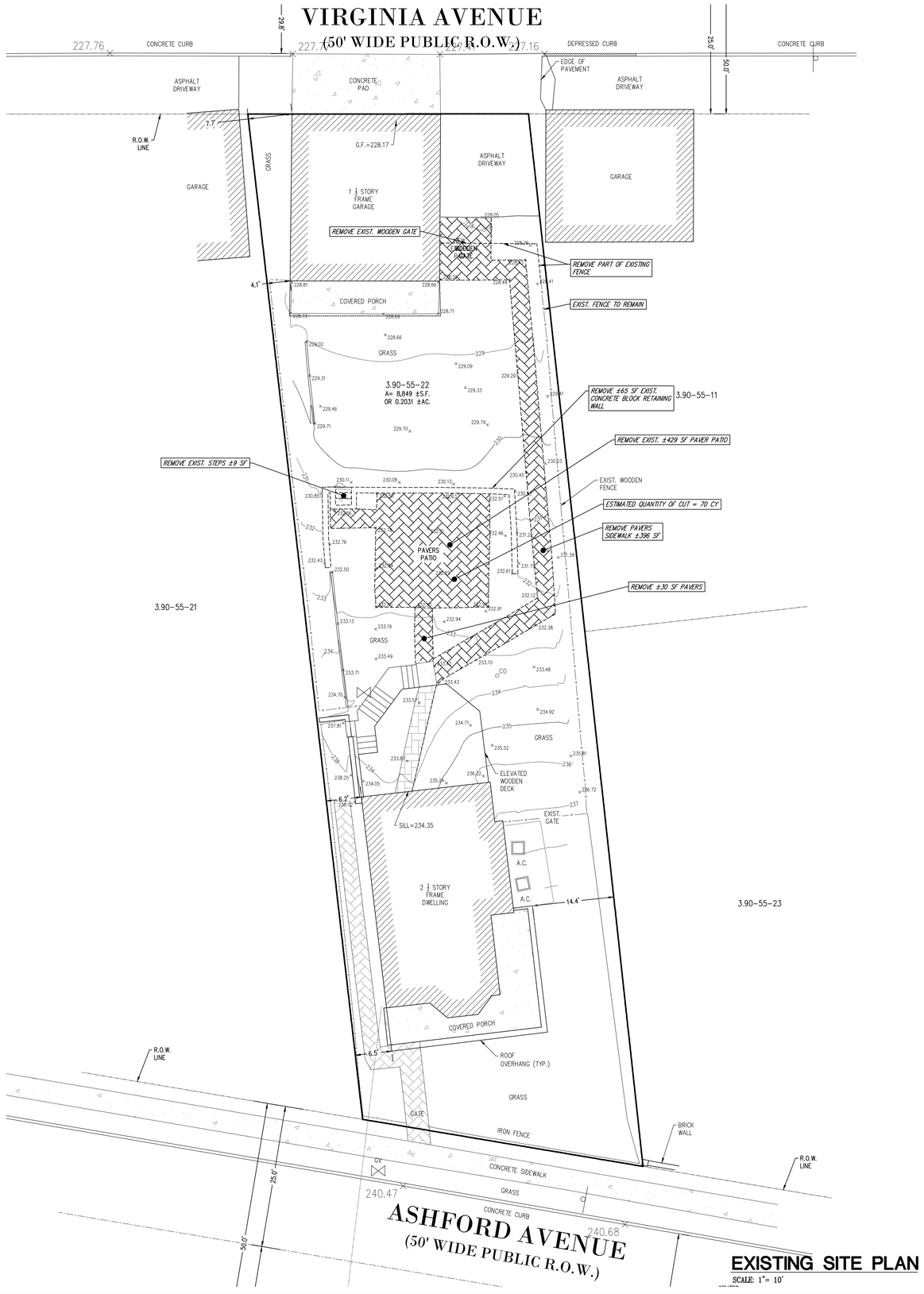


## EXISTING SITE PLAN

SCALE: 1"= 10'

## AERIAL MAP

NOT TO SCALE

## VILLAGE OF DOBBS FERRY SITE PLAN NOTES

1. SHOULD 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.
2. THE VILLAGE ENGINEER MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES IF DEEMED APPROPRIATE TO MITIGATE UNFORESEEN SILTATION AND EROSION OF DISTURBED SOILS.
3. 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 APPLICANT SHALL NOTIFY THE BUILDING DEPARTMENT OR VILLAGE CONSULTING ENGINEER IN WRITING AT LEAST 48 HOURS BEFORE ANY OF THE FOLLOWING SO THAT ANY INSPECTIONS MAY BE PERFORMED: START OF CONSTRUCTION, INSTALLATION OF SEDIMENT AND EROSION CONTROL MEASURES, COMPLETION OF SITE CLEARING, COMPETITION OF ROUGH GRADING, COMPLETION OF FINAL GRADING AND STABILIZATION OF DISTURBED AREAS, CLOSURE OF CONSTRUCTION, COMPLETE OF FINAL LANDSCAPING AND SUCCESSFUL ESTABLISHMENT OF LANDSCAPING IN PUBLIC AREAS
5. 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.

GRAPHIC SCALE

10 0 5 10 20 40

( IN FEET )
1 inch = 10 ft.

## LEGEND

| | EXISTING | PROPOSED | | EXISTING | PROPOSED |
|---|---|---|---|---|---|
| WATER VALVE | | | WATER METER | | |
| FIRE HYDRANT | | | FIRE SHUT OFF | | |
| GAS VALVE | | | GAS METER | | |
| UTILITY POLE | | | IRRIGATION CONT. VALVE | | |
| CATCH BASIN | | | ELECTRIC METER | | |
| SEEPAGE PIT | | | LIGHT POLE | | |
| SANITARY MANHOLE | | | WALL-MOUNTED LIGHT | | |
| ELECTRICAL MANHOLE | | | BOLLARD | | |
| STORM MANHOLE | | | TREE | | |
| MONITORING WELL | | | ROCK / BOULDER | | |
| UNKNOWN MANHOLE | | | FLAGPOLE | | |
| HEADWALL | | | MAILBOX | | |
| SAN. CLEAN OUT | | | DUMPSTER | | |
| HANDICAP SYMBOL | | | SIDEWALK | | |
| SIGN | | | CURB LINE | | |
| PROPERTY LINE (PQ) | | | WATER LINE | | |
| PROPERTY LINE | | | GAS LINE | | |
| SETBACK LINE | | | ELECTRIC LINE | | |
| WETLANDS BOUNDARY | | | TELEPHONE LINE | | |
| STREAM/BROOK | | | OVERHEAD WIRES | | |
| TREE LINE | | | SANITARY SEWER | | |
| CHAINLINK FENCE | | | STORM SEWER | | |
| WOOD FENCE | | | GUIDE RAIL | | |

Know what's below. 811 before you dig.

## OWNER & PROPERTY INFO

LOT: 3.90-55-22
BLOCK 446, LOT 62
173 ASHFORD AVE
DOBBS FERRY, NY

AREA = ±8,849 SF
AREA = ±0.20 ACRES

OWNER/APPLICANT:
EDWARD BUTLER

173 ASHFORD AVE
DOBBS FERRY, NY

## SURVEY REFERENCES

1. EXISTING CONDITIONS REFERENCES A SURVEY PREPARED BY LAN ASSOCIATES, INC., MIDLAND PARK, NEW JERSEY. TITLED: "PARTIAL TOPOGRAPHIC SURVEY", SIGNED BY MATTHEW M. WEBBI, PLS LIC. NO 050851-1 AND DATED 10/31/2022.

| | |
|---|---|
| Date | 2/7/23 |
| Checked | JM |
| Drawn | FX |

JAMES P. MAUER II, P.E.
License No. 106056
Title PROFESSIONAL ENGINEER

Revisions:

LAN ASSOCIATES
Engineering, Planning, Architecture, Surveying LLP
252 Main Street, Goshen, New York 10924 | t. 845-615-0350 | f. 845-615-0351

EXISTING CONDITIONS & DEMO PLAN
SECTION 3.90 – BLOCK 55 – LOT 22
ALSO KNOWN AS 173 ASHFORD AVE
VILLAGE OF DOBBS FERRY
WESTCHESTER COUNTY, NEW YORK

Job No. 164301c1
File No. 1643.01

C.101