

MIXED-USE BUILDING

185-191 ASHFORD AVENUE , DOBBS FERRY, NY 10522

C H R I S T I N A G R I F F I N A R C H I T E C T P C

1 0 S p r i n g S t r e e t , H a s t i n g s - o n - H u d s o n , N Y 1 0 7 0 6



OWNER	ARCHITECT	CIVIL ENGINEER	DATES	LIST OF DRAWINGS
ASHFORD AVENUE APARTMENTS, LLC ANDREW CORTESE 145 PALISADE ST. SUITE 318E DOBBS FERRY NY 10522 914-478-4250 ANDREW@CORTESECONSTRUCTION.COM	CGA STUDIO CHRISTINA GRIFFIN AIA LEED AP CPHC 10 SPRING STREET HASTINGS-ON-HUDSON, NY 10706 914.478.0799 CG@CGASTUDIO.COM	HUDSON ENGINEERING & CONSULTING, P.C. 45 KNOLLWOOD ROAD SUITE 201 ELMSFORD, NY 10523 914.909.0420 HUDSONEC.COM	BOT SUBMISSION 8-14-20 REVISED BOT SUBMISSION 10-16-20 PLANNING BOARD SUBMISSION 12-12-20 PLANNING BOARD SUBMISSION 12-12-20 PLANNING BOARD / BOT REVISIONS 01-27-21 PLANNING BOARD SUBMISSION 03-24-21	A-0 TITLE SHEET, 3D RENDERING, DATES, LIST OF DRAWINGS S-1 ZONING COMPLIANCE S-2 LOCATION MAP, PHOTOS OF EXISTING CONDITIONS, RESIDENTIAL UNIT AREA CALCULATIONS S-3 STREETScape, AERIAL VIEW OF NEIGHBORING PROPERTIES A-1 FIRST FLOOR PLAN A-2 SECOND FLOOR PLAN A-3 THIRD FLOOR PLAN A-4 ROOF PLAN A-5 SOUTH ELEVATION A-6 WEST & EAST ELEVATION A-7 NORTH ELEVATION R-1 EXTERIOR ELEVATIONS - COLOR SCHEME R-2 3D RENDERINGS HUDSON ENGINEERING DRAWINGS: C-1 EXISTING & DEMOLITION PLAN C-2 EROSION & SEDIMENT CONTROL PLAN C-3 STORMWATER MANAGEMENT PLAN - C-4 DETAILS

TABLE OF ZONING DATA				ZONING DISTRICT: DT	TAX DESIGNATION: SECTION 3.90 BLOCK: 55, LOT 32.4
	REQUIRED	EXISTING	PROPOSED		
LOT AREA	NO MINIMUM LOT AREA	16,712 SF	16,712 SF		
NUMBER OF DWELLING UNITS	N/A	3 RETAIL & 2 RESIDENTIAL	2 RETAIL / LIVE-WORK & 12 RESIDENTIAL		
MINIMUM RESIDENTIAL UNIT SIZE	600 SF PER UNIT	1,800 - 1,900 SF PER UNIT	703 -1,367 SF PER UNIT		
MAXIMUM BUILDING COVERAGE	60% (10,027 SF)	+/- 25% (+/-4,241 SF)	46% (7,643 SF)		
MAXIMUM IMPERVIOUS COVERAGE	80% (13,370 SF)	+/- 92% (+/-15,412)	80% (13,370 SF)		
MINIMUM PERVIOUS COVERAGE	20% (3,342 SF)	+/- 8% (+/-1,300 SF)	20% (3,342 SF) 1,423 SF PLANTINGS + 1,920 SF PERVIOUS PAVING		
MINIMUM LOT WIDTH FRONTAGE	N/A	164.45 FT	164.45 FT		
MAXIMUM BUILDING HEIGHT	3 STORIES / 35 FT	2 STORIES / +/-26.5 FT	3 STORIES / 35 FT		
BULKHEAD AREA	MAX. 20% TOTAL ROOF AREA	N/A	AREA OF ROOF: 5,941 SF AREA OF BULKHEAD: 580 SF (9.7%)		
FRONT YARD SETBACK	0 FT	0 FT	0 FT		
REAR YARD SETBACK	25 FT	45.8 FT	27.8 FT		
SIDE ONE	5 FT	0.3 FT NON-CONFORMING	0.3 FT NON-CONFORMING		
SIDE TWO	5 FT	72.3 FT	42.0 FT		
TOTAL OF TWO SIDES	10 FT	72.6 FT	42.3 FT		
DRIVEWAY SLOPE	14%	5%	2% - 5%		
PARKING REQUIREMENT	19 PARKING SPACES REQUIRED	19 PARKING SPACES	20 PARKING SPACES		
RESIDENTIAL: 1 SPACE PER DWELLING UNIT + 1/4 PER BEDROOM RETAIL: 1 SPACE PER 500 SF OF FLOOR AREA (OFFICE/RETAIL)	PARKING CALCULATION RESIDENTIAL: PROPOSED NUMBER OF UNITS: (8) 2-BEDROOM X 1.5 = 12 PARKING SPACES (4) 1-BEDROOM X 1.25 = 5 PARKING SPACES 17 RESIDENTIAL PARKING SPACES REQUIRED RETAIL / LIVE-WORK: (2) SPACES AT 999 SF / 500 SF = 2 2 RETAIL / LIVE-WORK PARKING SPACES REQUIRED				
AFFORDABLE HOUSING 300-40: FOR RESIDENTIAL DEVELOPMENTS CONTAINING 10 DWELLING UNITS OR MORE, NO LESS THAN 10% OF ALL UNITS IN SUCH DEVELOPMENT SHALL MEET THE DEFINITION OF AN "AFFORDABLE HOUSING UNIT."	10% AFFORDABLE HOUSING UNITS = 10% X 12 = 1.2 OR (1) AFFORDABLE UNIT * AFFORDABLE UNIT MUST BE MIN. 80% OF FLOOR AREA OF COMPARABLE MARKET RATE UNIT. SEE CALCULATION, SHEET S-2.	N/A	(1) AFFORDABLE UNIT		



MIXE-USE BUILDING AT
185 - 191 ASHFORD AVENUE
DOBBS FERRY, NY 10522

Christina Griffin Architect PC

10 Spring Street
Hastings-on-Hudson, New York 10706
914.478.0799
www.christinagriffinarchitect.com

Date

DESIGN DRAWINGS 5-29-20

DESIGN DRAWINGS 6-24-20

REVISION 1 8-14-20

REVISION 2 10-16-20

PLANNING BOARD SUBMISSION 12-21-20

PLANNING BOARD / BOT REVISIONS 1-27-21

PLANNING BOARD SUBMISSION 3-24-21

Drawing Title

ZONING DATA

Scale:

AS SHOWN



STREETSCAPE OF NEIGHBORING PROPERTIES

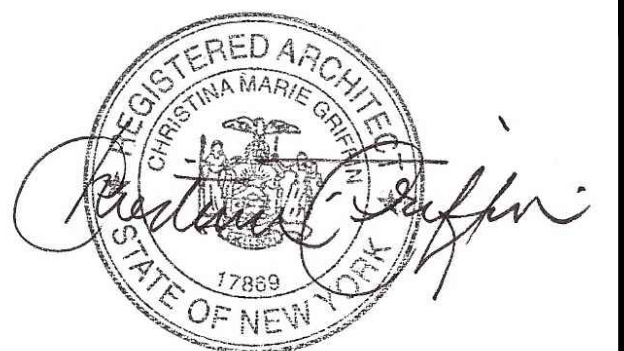
SCALE: $\frac{1}{16}" = 1'-0"$

CHRISTINA GRIFFIN ARCHITECT PC
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 914.478.0799
 www.christinagriffinarchitect.com

Date: _____
 PLANNING BOARD / BOT REVISIONS 1/27/21
 PLANNING BOARD REVISIONS 3/24/21

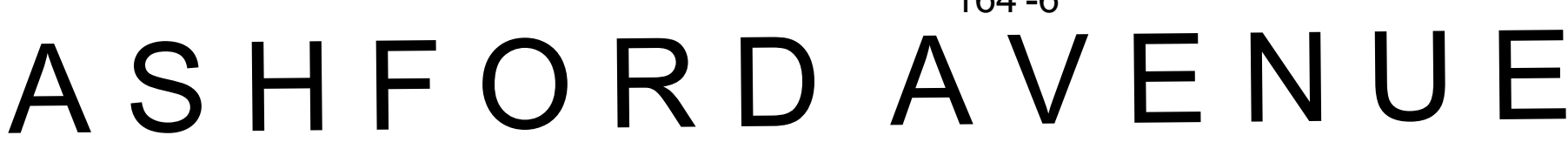
Drawing Title:
 STREETSCAPE

Scale:
 AS SHOWN

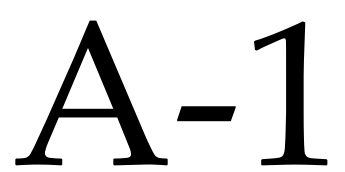


S-3

MULTI-USE BUILDING AT
185 - 191 ASHFORD AVENUE
 DOBBS FERRY, NY 10522



SCALE: 1/8" = 1'-0"

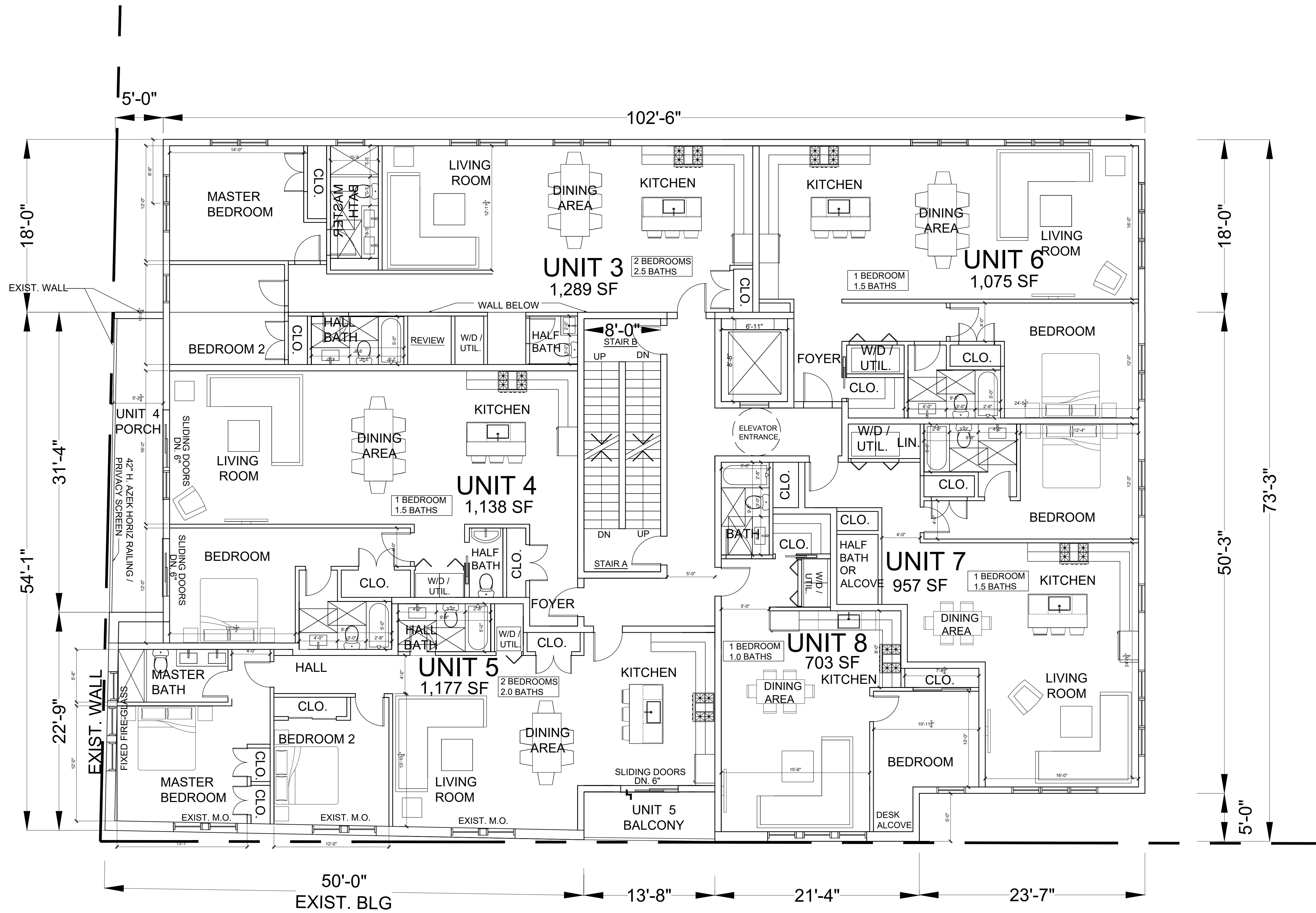


DESIGN DRAWINGS 5-29-20
DESIGN DRAWINGS 6-24-20
BOT SUBMISSION 8-14-20
REVISED BOT SUBMISSION 9-23-20
REVISED BOT SUBMISSION 10-16-20
PLANNING BOARD SUBMISSION 12-21-20
PLANNING BOARD / BOT REVISIONS 1-27-21
PLANNING BOARD SUBMISSION 3-24-21

Drawing Title
SITE PLAN

Scale:
AS SHOWN

MIXE-USE BUILDING AT
185 - 191 ASHFORD AVENUE
DOBBS FERRY, NY 10522



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



Date: BOT SUBMISSION 8-14-20
REVISIONS 9-22-20
REVISED FOR SUBMISSION 10-15-20
REVISED FOR SUBMISSION 12-21-20
PLANNING BOARD / BOT REVISIONS 1-27-21
PLANNING BOARD REVISIONS 3-12-21
PLANNING BOARD SUBMISSION 3-24-21

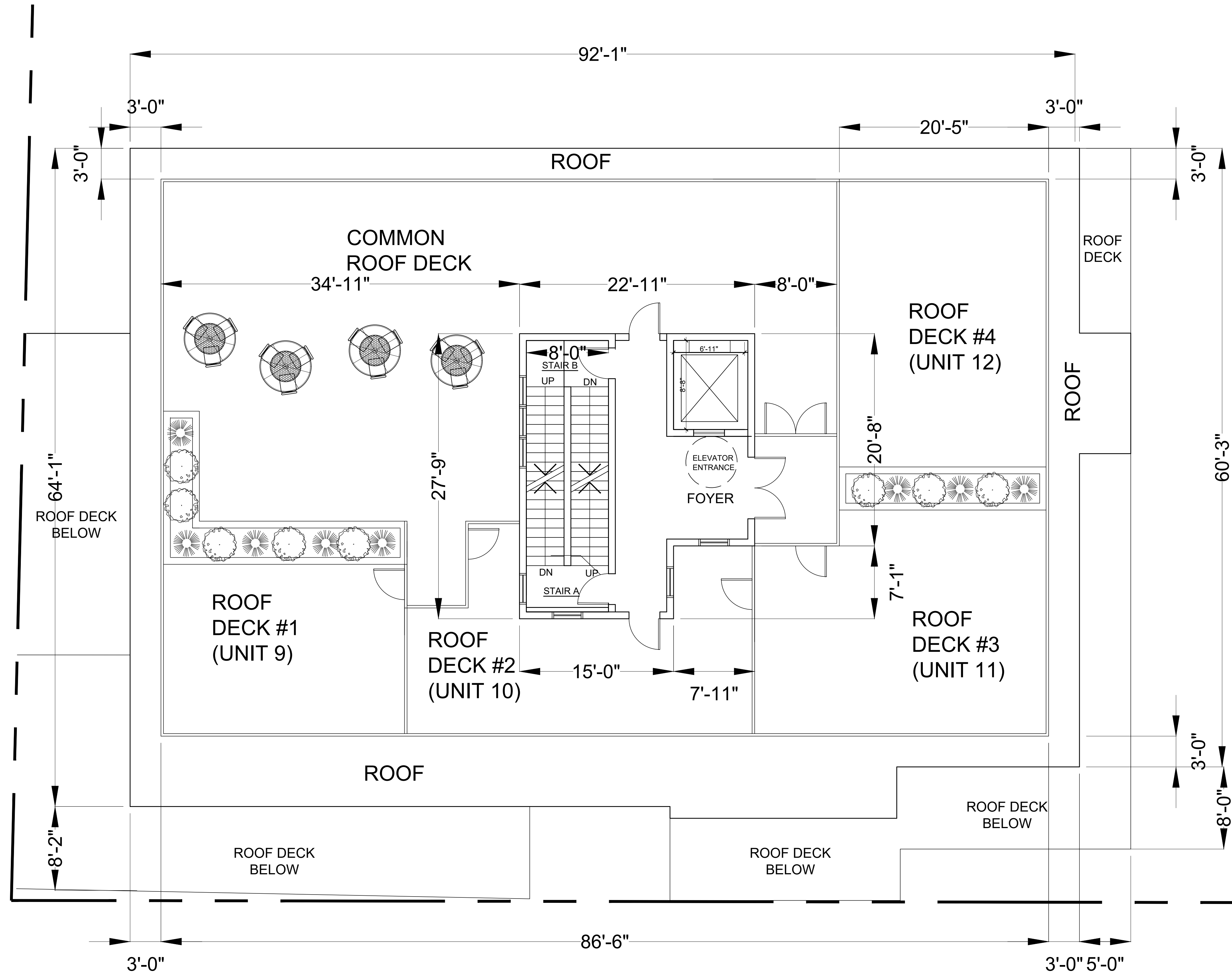
Drawing Title:
SECOND FLOOR PLAN

Scale:
AS SHOWN

MIXED-USE BUILDING AT
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A-2



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



MIXED-USE BUILDING AT
185 - 191 ASHFORD AVENUE
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Date BOT SUBMISSION 8-14-20 REVISIONS 9-23-20 PLANNING BOARD SUBMISSION 10-16-20 PLANNING BOARD SUBMISSION 11-21-20 PLANNING BOARD / BOT REVISIONS 1-27-21 PLANNING BOARD SUBMISSION 3-24-21	CHRISTINA GRIFFIN ARCHITECT PC 10 Spring Street Hastings-on-Hudson, New York 10706 914.478.0799 www.christinagriffinarchitect.com
	Drawing Title
	ROOF PLAN
	Scale:
	AS SHOWN



SOUTH ELEVATION

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

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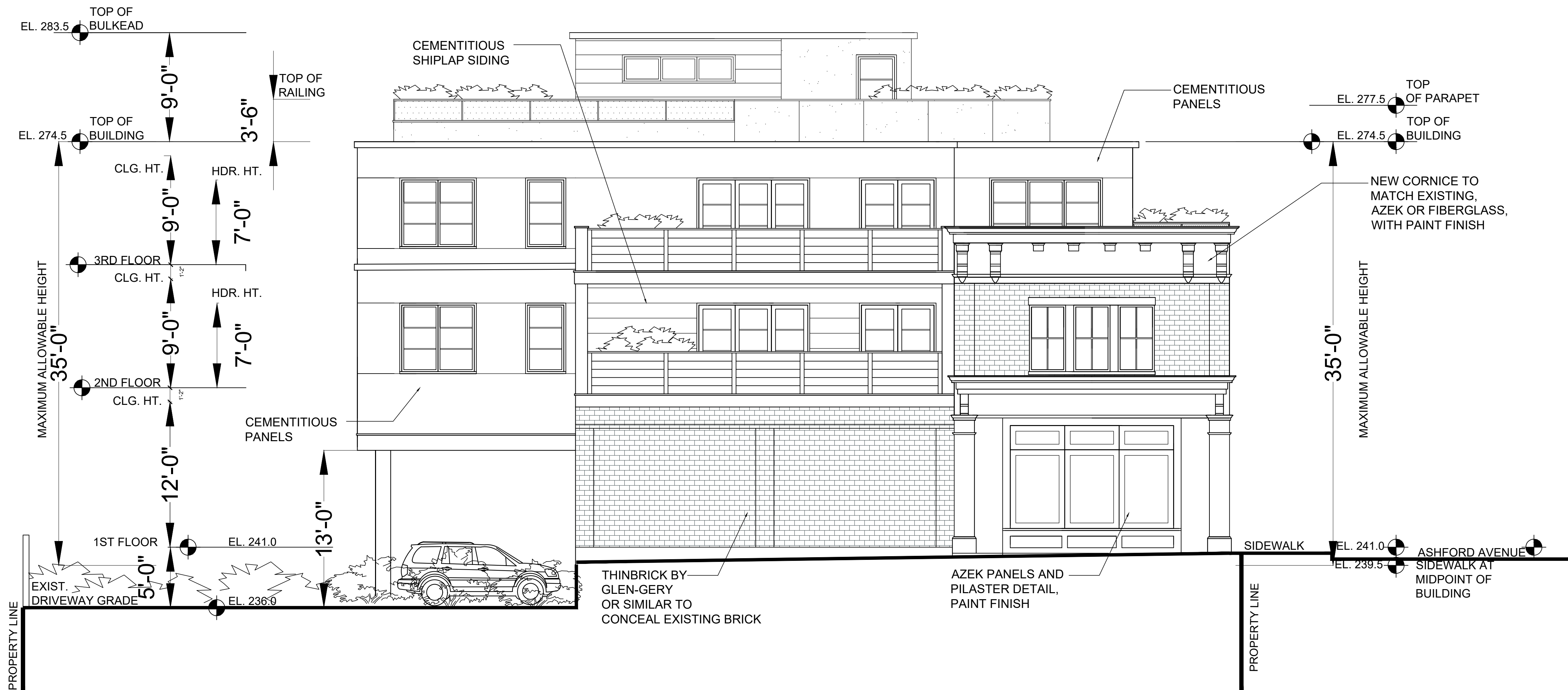
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914.478.0799
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Date	BOT SUBMISSION 8-14-20
Revised	REVISED BOT SUBMISSION 10-16-20
Planning Board Submission	PLANNING BOARD SUBMISSION 10-21-20
Planning Board Revisions	PLANNING BOARD REVISIONS 3-12-21
Planning Board Submission	PLANNING BOARD SUBMISSION 3-24-21

Drawing Title
EXTERIOR ELEVATIONS
Scale:
AS SHOWN

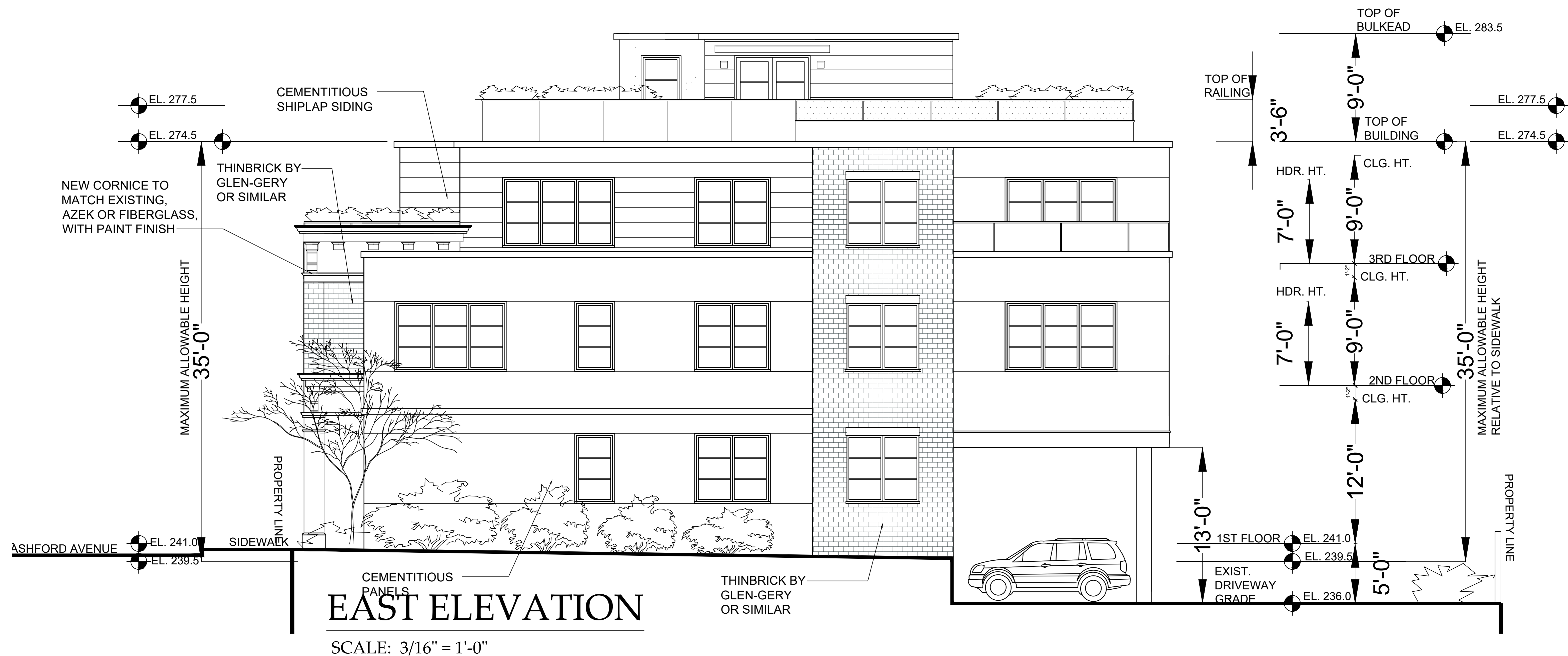


A-5



WEST ELEVATION

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



EAST ELEVATION

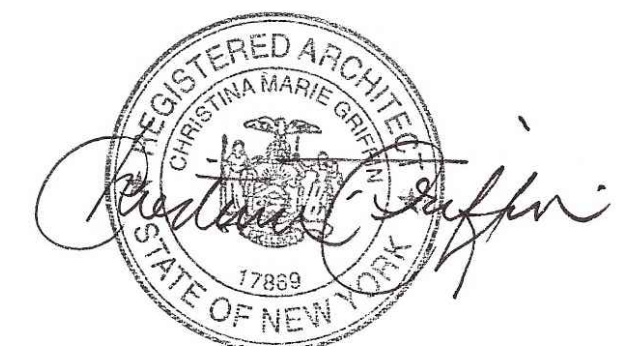
SCALE: 3/16" = 1'-0"

MIXE-USE BUILDING AT
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Date: BOT SUBMISSION 8.14.20
REVISED BOT SUBMISSION 10.16.20
PLANNING BOARD SUBMISSION 10.21.20
PLANNING BOARD SUBMISSION 10.21.20
PLANNING BOARD SUBMISSION 10.21.20
PLANNING BOARD SUBMISSION 10.21.20
PLANNING BOARD SUBMISSION 10.21.20
PLANNING BOARD SUBMISSION 10.21.20

Drawing Title: EXTERIOR ELEVATIONS
Scale: AS SHOWN



A-6



NORTH ELEVATION

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



MIXE-USE BUILDING AT
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Drawing Title
EXTERIOR ELEVATIONS

Date
BOT SUBMISSION 8.14.20
REVISED BOT SUBMISSION 10.16.20
PLANNING BOARD SUBMISSION 10.21.20
PLANNING BOARD REVISIONS 3.12.21
PLANNING BOARD SUBMISSION 3.24.21

Scale:
AS SHOWN

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A-7



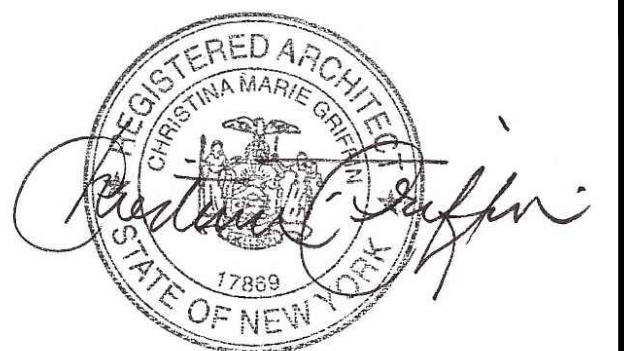
RENDERING OF PROPOSED BUILDING
SCALE: NTS

MULTI-USE BUILDING AT
185 - 191 ASHFORD AVENUE
DOBBS FERRY, NY 10522

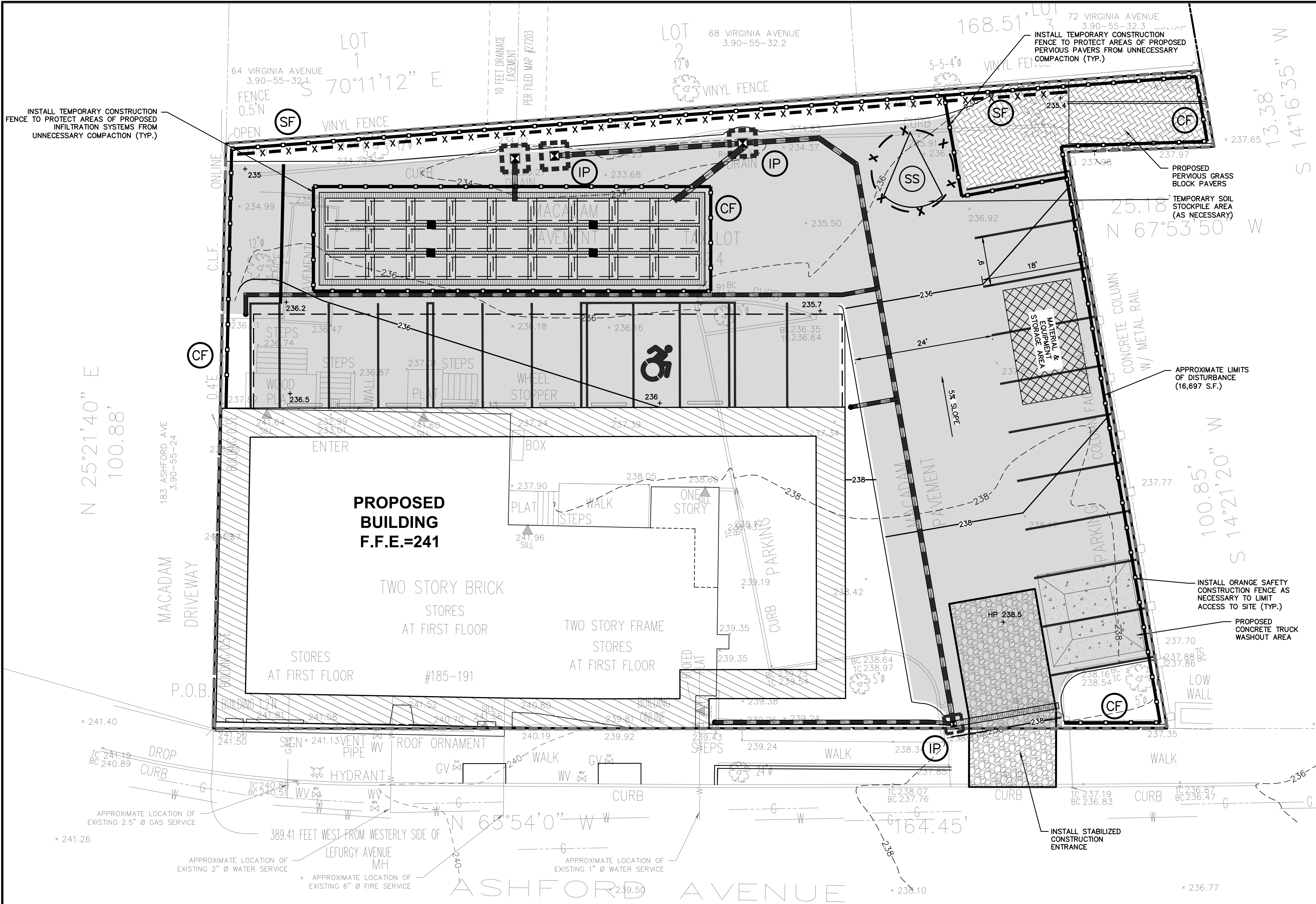
CHRISTINA GRIFFIN ARCHITECT PC
10 Spring Street
Hastings-on-Hudson, New York 10706
914.478.0799
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Date: _____
PLANNING BOARD REVISIONS 3/24/21

Drawing Title: _____
Scale: _____



R-2



LEGEND

PROPERTY LINE	---
PROPOSED BELGIAN BLOCK CURB	=====
PROPOSED CONTOUR	---238---
PROPOSED SPOT GRADE	+238.5
PROPOSED STORM PIPE	=====
PROPOSED DRAIN INLET	☒
PROPOSED CHANNEL DRAIN	=====
PROPOSED TRENCH DRAIN	=====
TEMPORARY INLET PROTECTION	☐ IP
TEMPORARY SILT FENCE	- X - X - SF
TEMPORARY CONSTRUCTION FENCE	--- CF ---
TEMPORARY SOIL STOCKPILE AREA	△ SS
STABILIZED CONSTRUCTION ENTRANCE	=====
PROPOSED LIMIT OF DISTURBANCE	-----

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.

NOTES:

1. THE BUILDING INSPECTOR OR VILLAGE ENGINEER MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES IF DEEMED APPROPRIATE TO MITIGATE UNFORESEEN SILTATION AND EROSION OF DISTURBED SOILS.
2. "AS-BUILT" DRAWINGS OF THE SITE IMPROVEMENTS SHALL BE SUBMITTED TO THE VILLAGE ENGINEER FOR REVIEW PRIOR TO OBTAINING CERTIFICATE OF OCCUPANCY.
3. "THE RESTORATION FOR WORK PERFORMED WITHIN THE VILLAGE RIGHT-OF-WAY SHALL BE PERFORMED TO THE SATISFACTION OF THE VILLAGE ENGINEER AND DEPARTMENT OF PUBLIC WORKS."
4. "BEFORE THE SITE PLANS ARE 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 THE AMOUNT DETERMINED BY THE PLANNING BOARD AND THE VILLAGE ENGINEER IN A FORM SATISFACTORY TO THE VILLAGE ATTORNEY."

CONSTRUCTION SEQUENCING:

THE FOLLOWING EROSION CONTROL SCHEDULE SHALL BE UTILIZED:

1. ESTABLISH A CONSTRUCTION ENTRANCE TO THE DEVELOPMENT AREA.
2. ESTABLISH CONSTRUCTION STAGING AREA.
3. SELECTIVE VEGETATION REMOVAL FOR SILT FENCE INSTALLATION.
4. INSTALL SILT FENCE DOWN SLOPE OF ALL AREAS TO BE DISTURBED AS SHOWN ON THE PLAN.
5. STRIP TOPSOIL AND STOCKPILE AT THE LOCATIONS SPECIFIED ON THE PLANS (UP GRADIENT OF EROSION CONTROL MEASURES). TEMPORARILY STABILIZE TOPSOIL STOCKPILES (HYDROSEED DURING MAY 1ST THROUGH OCTOBER 31ST PLANTING SEASON OR BY COVERING WITH A TARP(AULIN(S) NOVEMBER 1ST THROUGH APRIL 30TH INSTALL SILT FENCE AROUND TOE OF SLOPE.
6. DEMOLISH ANY EXISTING SITE FEATURES AND/OR STRUCTURES NOTED AS BEING REMOVED ON THE CONSTRUCTION DOCUMENTS, AND DISPOSE OF OFF-SITE.
7. ROUGH GRADE SITE.
8. EXCAVATE AND INSTALL EXFILTRATION SYSTEMS PER MANUFACTURER'S RECOMMENDATIONS AND REQUIREMENTS. EXFILTRATION SYSTEMS SHALL BE TEMPORARILY PLUGGED UNTIL THE COMPLETION OF CONSTRUCTION AND THE SITE IS STABILIZED.
9. INSTALL ALL PRETREATMENT DEVICES, CATCH BASINS AND PIPING.
10. EXCAVATE AND CONSTRUCT FOUNDATION.
11. CONSTRUCT BUILDING.
12. FINE GRADE AND SEED ALL DISTURBED AREAS. CLEAN DRAIN LINES, CATCH BASINS, PRETREATMENT DEVICES AND EXFILTRATION SYSTEMS. ENSURE GRASS STAND IS ACHIEVED.
13. UNPLUG INFILTRATION/EXFILTRATION/ SYSTEMS. CONNECT ALL PROPOSED PIPING TO PREVIOUSLY INSTALLED EXFILTRATION/ATTENUATION GALLERIES.
14. INSTALL 4"-6" TOPSOIL, FINE GRADE, SEED THE ENTIRE PROJECT SITE AND INSTALL LANDSCAPE PLANTINGS. SPREAD SALT HAY OVER SEED. AREAS.
15. PAVE PARKING LOT.
16. REMOVE ALL TEMPORARY SOIL EROSION AND SEDIMENT CONTROL MEASURES AFTER THE SITE IS STABILIZED WITH VEGETATION.

*SOIL EROSION AND SEDIMENT CONTROL MAINTENANCE MUST OCCUR WEEKLY AND PRIOR TO AND AFTER EVERY 1/2" OR GREATER RAINFALL EVENT.

NOTES:

1. THE PROPERTY IS LOCATED APPROXIMATELY 1.0 MILES FROM THE HUDSON RIVER AND THERE ARE NO WETLANDS/WATERCOURSES IN THE VICINITY OF THE PROPERTY.
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 DRIVEWAY AND 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. INSTALLATION OF SMP'S.
 - 6.5. COMPLETION OF FINAL GRADING AND STABILIZATION OF DISTURBED AREAS.
 - 6.6. CLOSURE OF CONSTRUCTION.
 - 6.7. COMPLETION OF FINAL LANDSCAPING; AND
 - 6.8. SUCCESSFUL ESTABLISHMENT OF LANDSCAPING IN PUBLIC AREAS
7. "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."

191 ASHFORD AVENUE STORMWATER
MANAGEMENT PLAN BASED UPON
EXISTING INFORMATION PROVIDED BY
SUMMIT LAND SURVEYING P.C.
LOCATED AT 21 DRAKE LANE, WHITE
PLAINS, NY 10607, DATED MAY 8, 2020

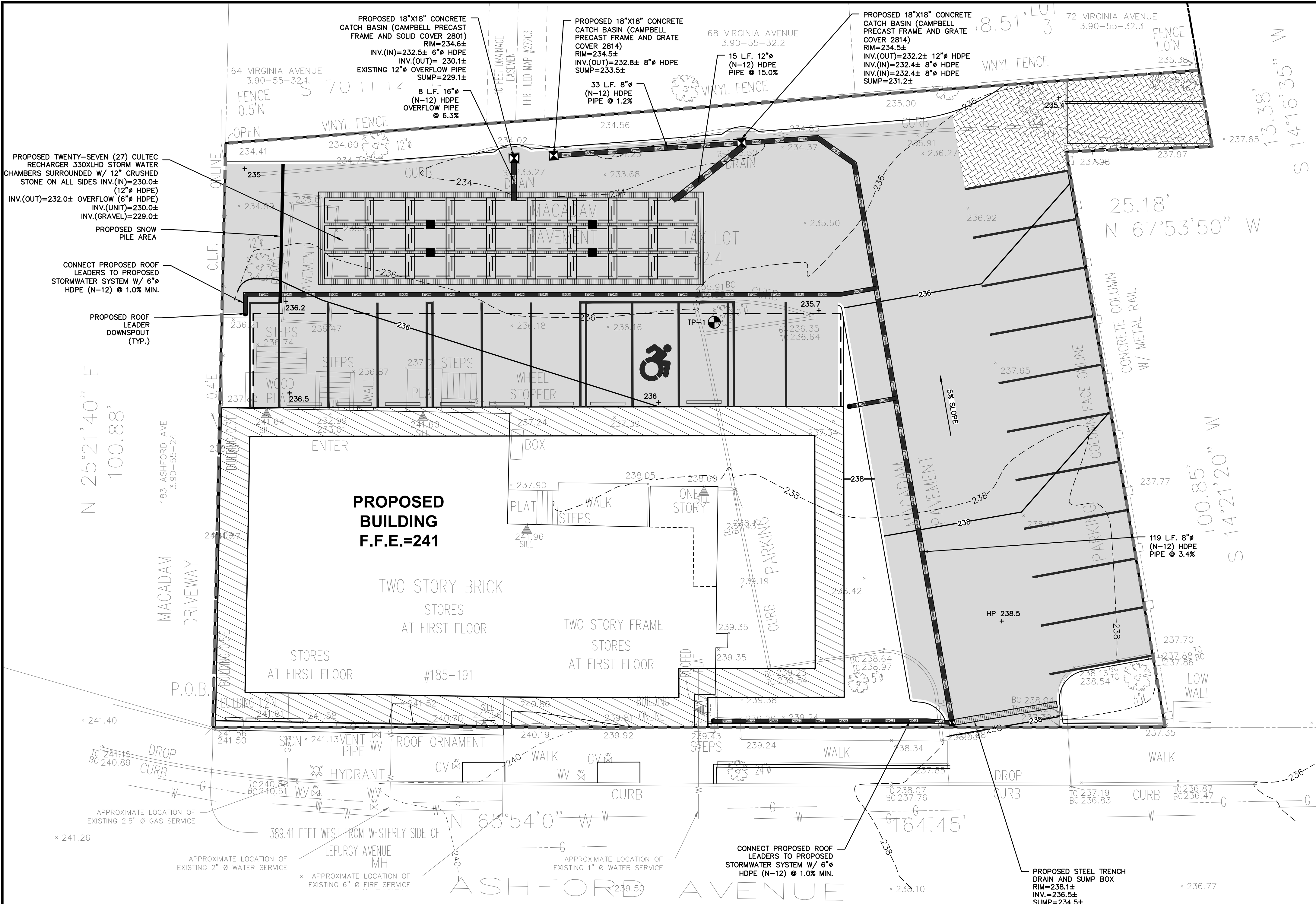
GRAPHIC SCALE



(IN FEET)
1 inch = 10 ft.

No.	Description	Date	PROJECT:
			PROPOSED BUILDING 191 ASHFORD AVENUE VILLAGE OF DOBBS FERRY WESTCHESTER COUNTY - NEW YORK
THIS PLAN NOT VALID FOR CONSTRUCTION WITHOUT ENGINEER'S SEAL & SIGNATURE			EROSION & SEDIMENT CONTROL PLAN
HEC			HUDSON ENGINEERING CONSULTING, P.C. 45 Knollwood Road, Suite 201 Elmsford, New York 10523 T: 914-909-0420 F: 914-560-2086 © 2021
Date: 03/23/21 Sheet: 2 Scale: 1" = 10' Designed By: D.Y. Checked By: M.S. Sheet No.			C-2

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.



LEGEND

PROPERTY LINE	---
PROPOSED BELGIAN BLOCK CURB	=====
PROPOSED CONTOUR	—238—
PROPOSED SPOT GRADE	+238.5
PROPOSED STORM PIPE	=====
PROPOSED DRAIN INLET	⊠
PROPOSED CHANNEL DRAIN	=====
PROPOSED TRENCH DRAIN	=====
TEMPORARY INLET PROTECTION	⊠ IP
TEMPORARY SOIL STOCKPILE AREA	⊠ S
STABILIZED CONSTRUCTION ENTRANCE	=====
TEST PIT LOCATION	⊠ TP-1
PROPOSED LIMIT OF DISTURBANCE	---
PROPOSED ASPHALT DRIVEWAY/PARKING LOT	=====
PROPOSED PERVIOUS GRASS PAVERS	=====

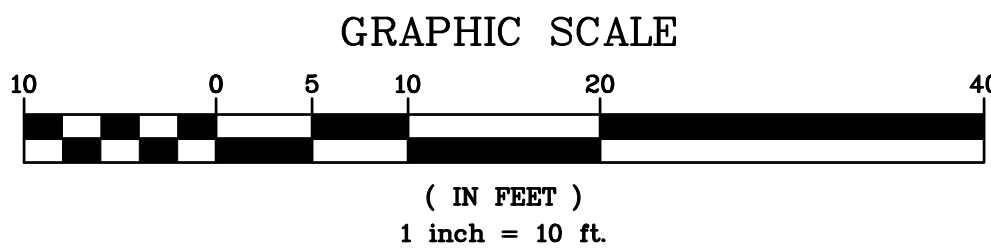
GENERAL NOTES:

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 CONTRACT 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 ORIGINAL 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.

TEST HOLE DATA:

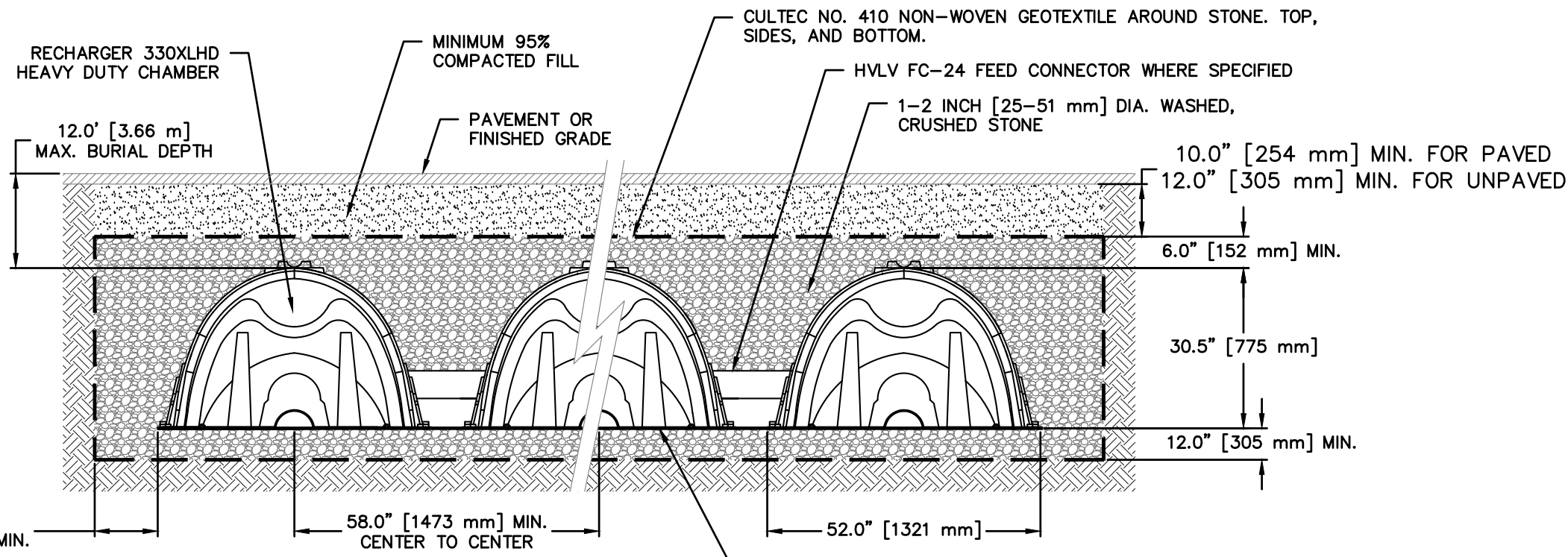
TEST HOLE #1
DEPTH - 98"
0-6" TOPSOIL
6-12" CONCRETE/STONE
12-48" BROWN SANDY SILT W/ ROCKS
48-98" LOOSELY COMPACT BROWN SANDY LOAM W/ ROCKS
NO GROUNDWATER
LEDGE ROCK AT 98"
PERC. = 181.82 INCHES/HOUR
(DESIGN = 30 INCHES/HOUR)

191 ASHFORD AVENUE STORMWATER
MANAGEMENT PLAN BASED UPON
EXISTING INFORMATION PROVIDED BY
SUMMIT LAND SURVEYING P.C.
LOCATED AT 21 DRAKE LANE, WHITE
PLAINS, NY 10607, DATED MAY 8, 2020



No.	Description	Revisions	Date	PROJECT:
				PROPOSED BUILDING 191 ASHFORD 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: 914-908-0420 F: 914-560-2086 © 2021
THIS PLAN NOT VALID FOR CONSTRUCTION WITHOUT ENGINEERS SEAL & SIGNATURE				
Date: 03/23/21 Sheet: 3 Scale: 1" = 10' Designed By: D.Y. Checked By: M.S. Sheet No.				C-3

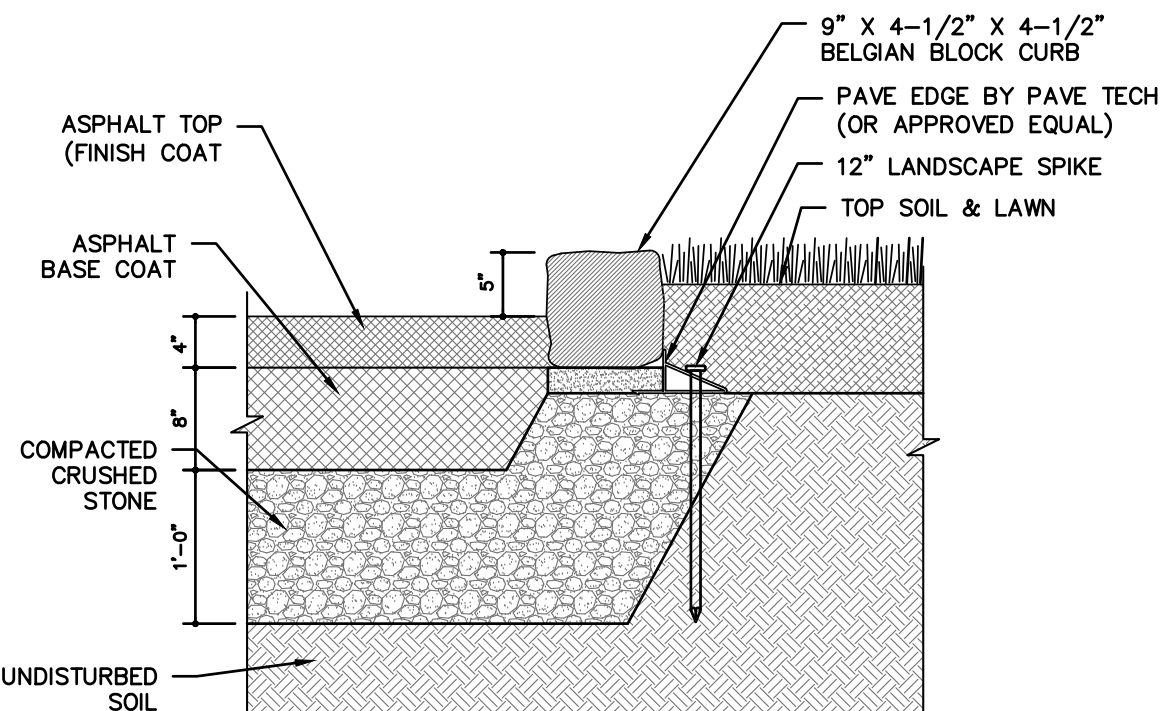
ANY ALTERATIONS OR REVISIONS OF THESE PLANS, UNLESS DONE BY OR UNDER THE DIRECTION OF THE NYS LICENSED AND REGISTERED ENGINEER THAT PREPARED THEM, IS A VIOLATION OF THE NYS EDUCATION LAW.



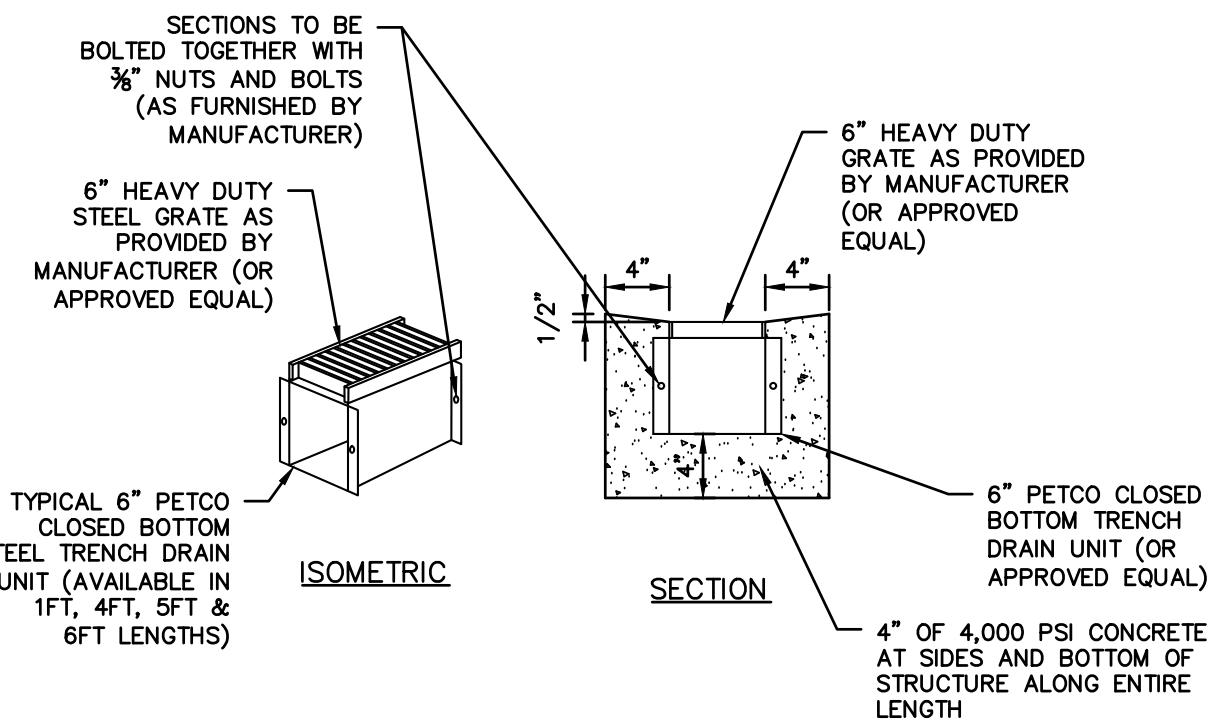
GENERAL NOTES
 RECHARGER 330XL HD BY CULTEC, INC. OF BROOKFIELD, CT. STORAGE PROVIDED = 11.32 CF/FT [1.05 m³/m] PER DESIGN UNIT.
 REFER TO CULTEC, INC.'S CURRENT RECOMMENDED INSTALLATION GUIDELINES.
 THE CHAMBER WILL BE DESIGNED TO WITHSTAND TRAFFIC LOADS WHEN INSTALLED ACCORDING TO CULTEC'S RECOMMENDED INSTALLATION INSTRUCTIONS

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

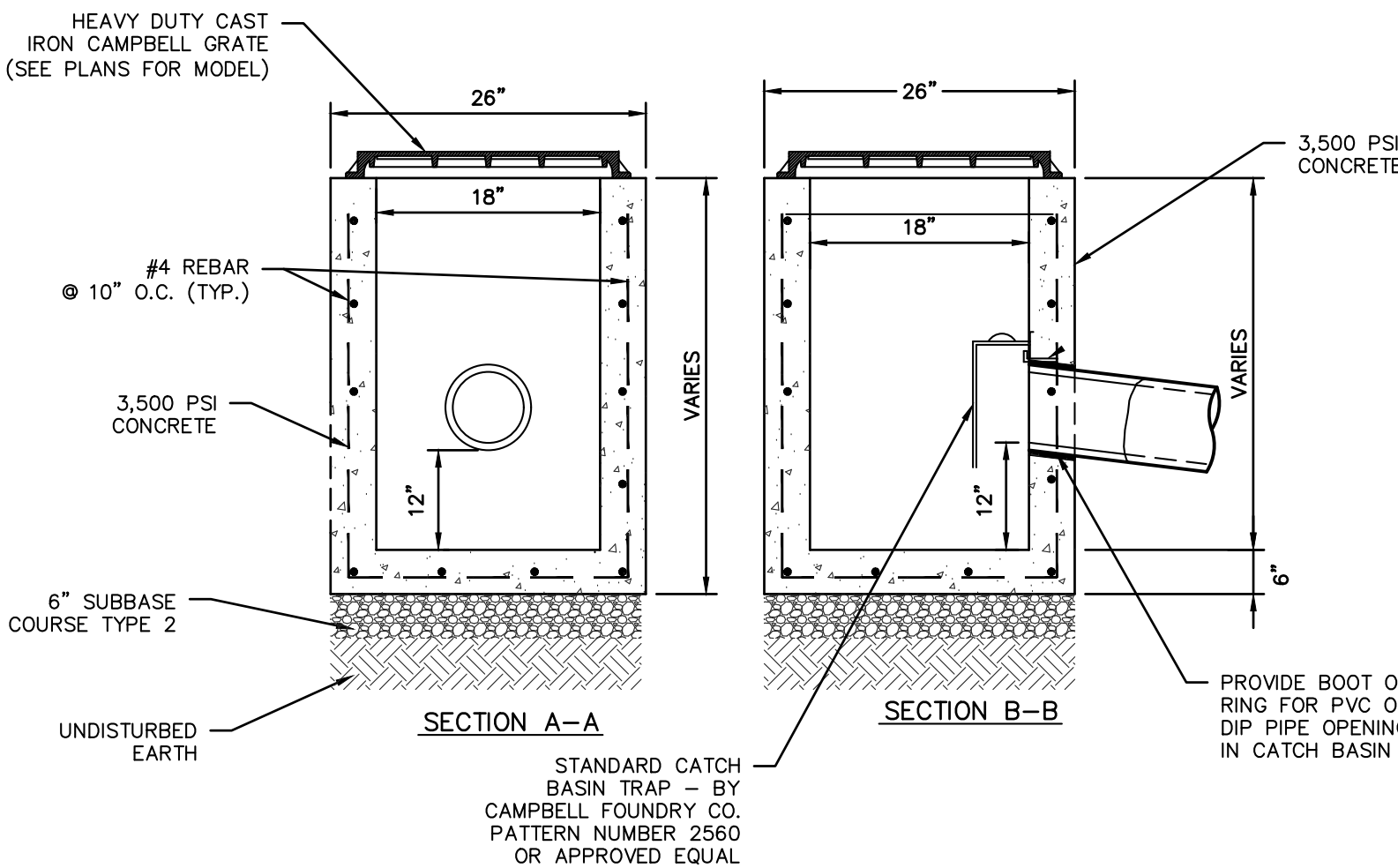
CULTEC RECHARGER 330XLHD TRAFFIC



BELGIAN BLOCK CURB AT ASPHALT & LAWN

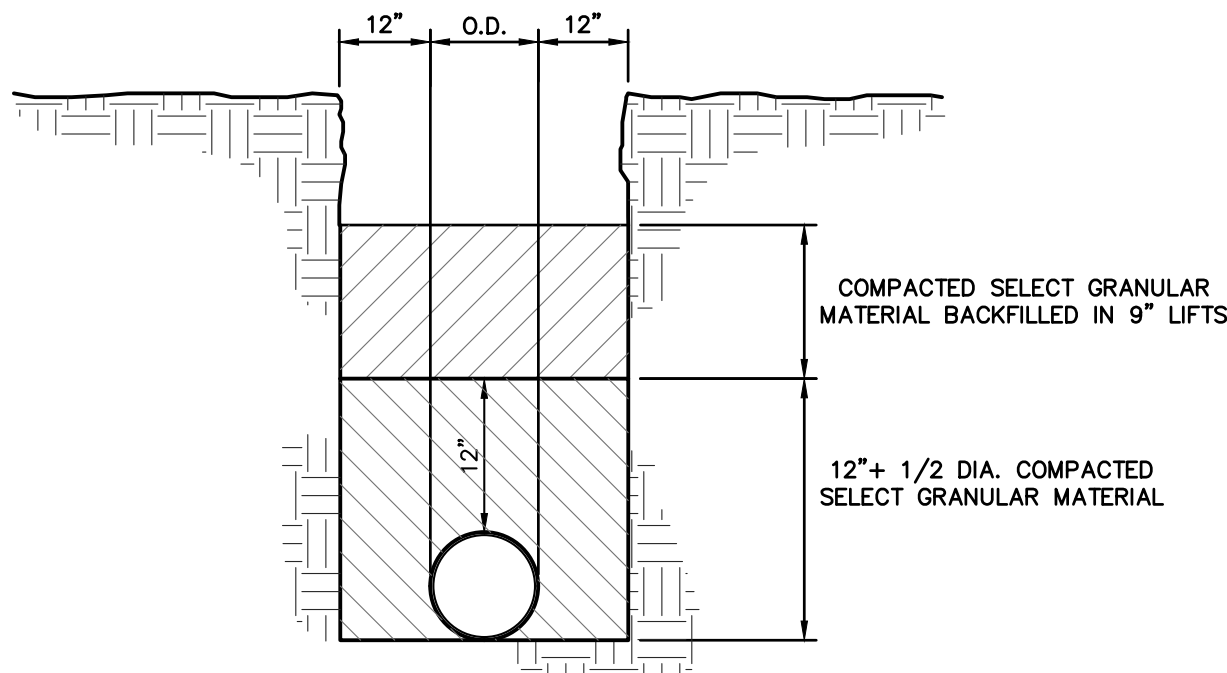


STEEL TRENCH DRAIN

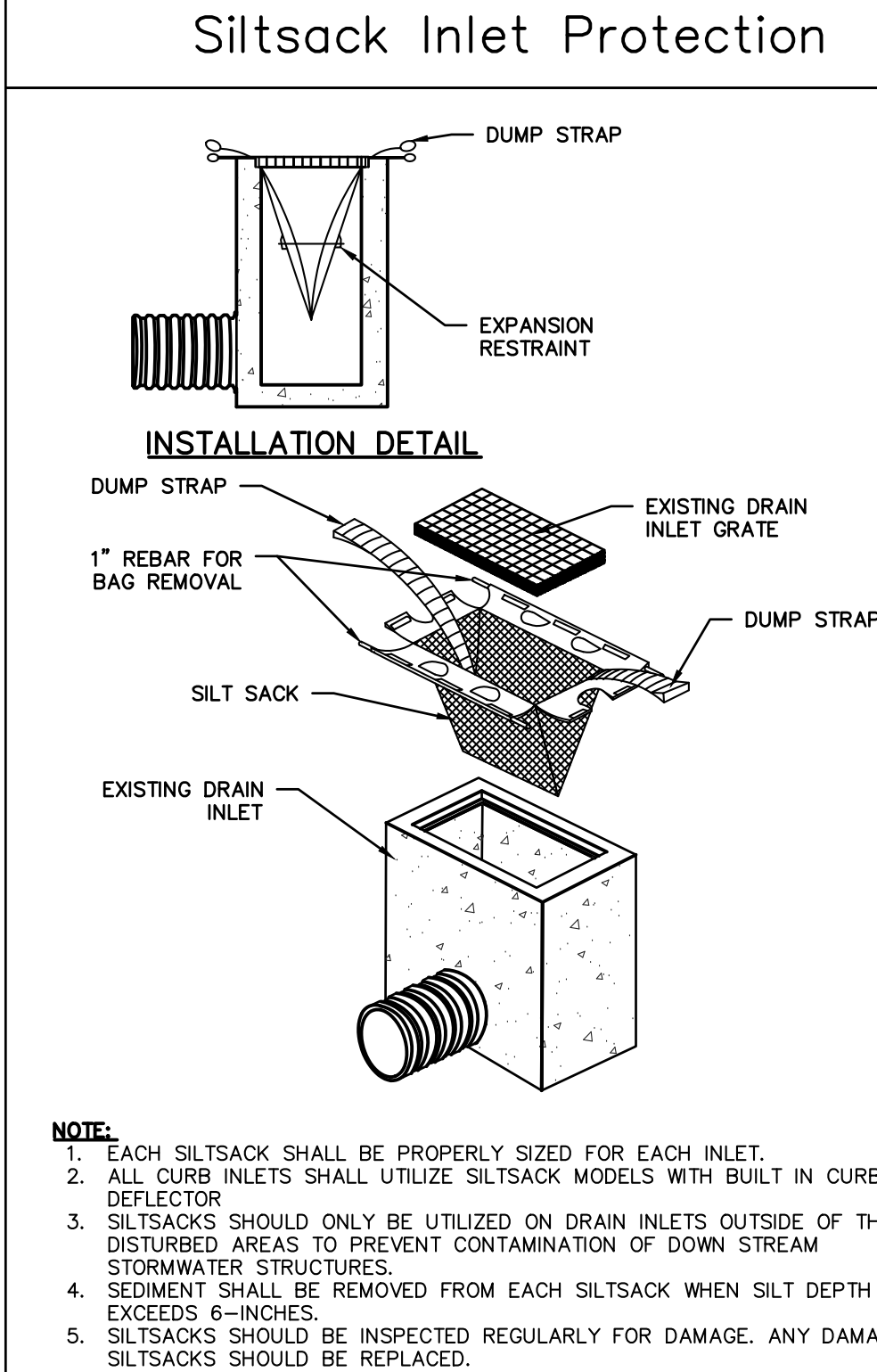


18"x18" PRECAST CONCRETE CATCH BASIN

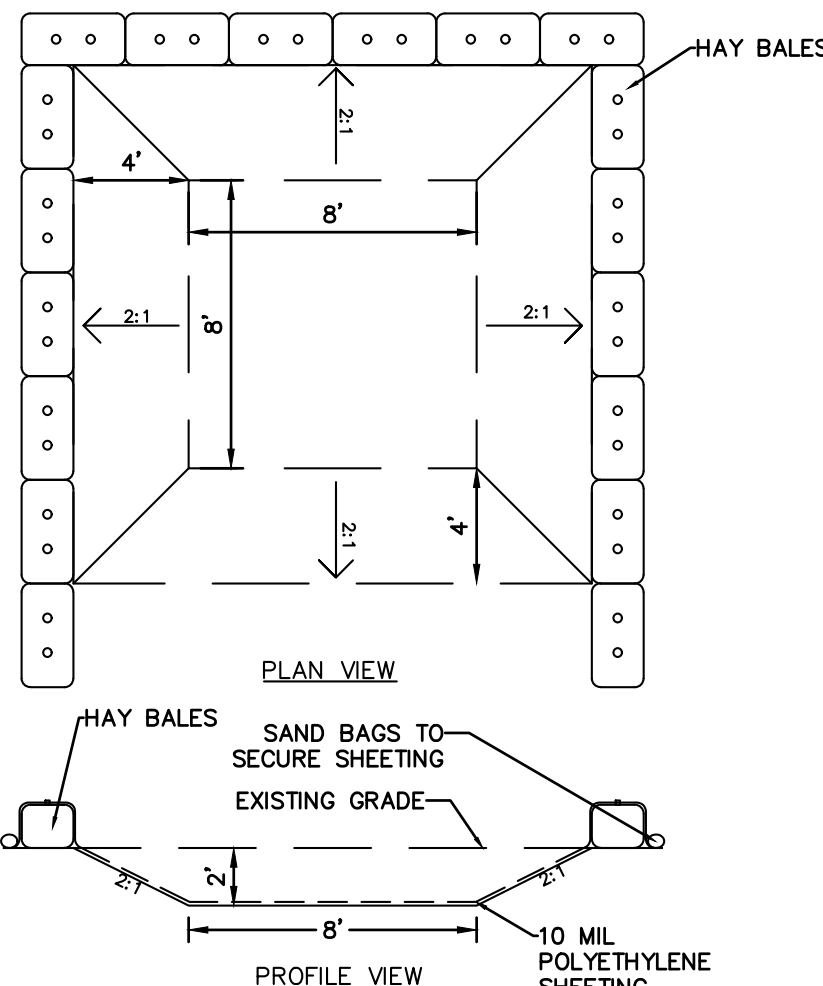
- NOTES:
 1. CONCRETE - 3,500 PSI MINIMUM STRENGTH @ 28 DAYS
 2. DESIGN LOADING - AASHTO HS20-44
 3. EARTH COVER - 0 TO 5 FEET
 4. CONSTRUCTION JOINT - LAPPED



TRENCH BEDDING

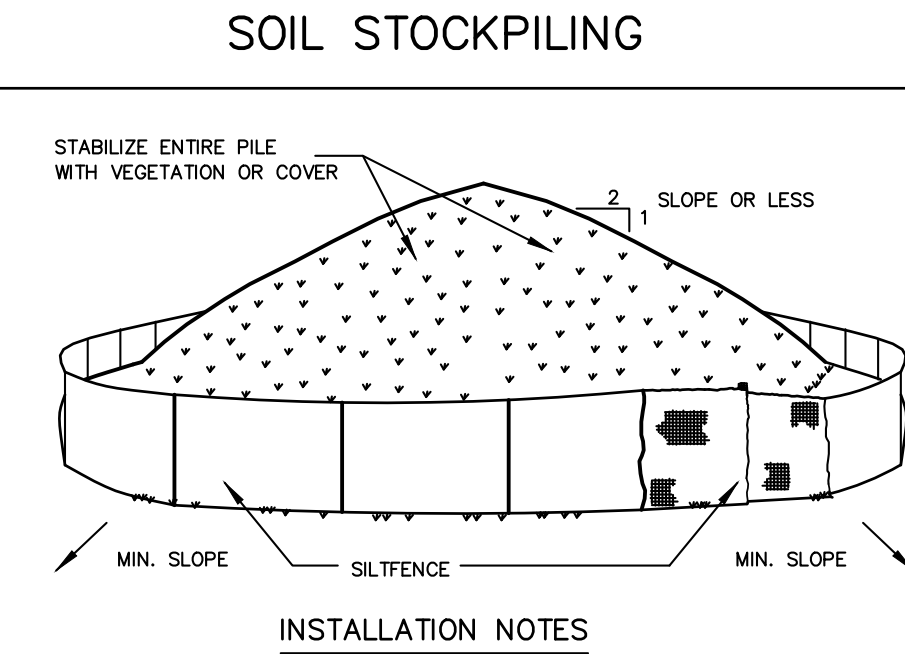


- NOTE:**
 1. EACH SILTSACK SHALL BE PROPERLY SIZED FOR EACH INLET.
 2. ALL CURB INLETS SHALL UTILIZE SILTSACK MODELS WITH BUILT IN CURB DEFLECTOR
 3. SILTSACKS SHOULD ONLY BE UTILIZED ON DRAIN INLETS OUTSIDE OF THE DISTURBED AREAS TO PREVENT CONTAMINATION OF DOWN STREAM STORMWATER STRUCTURES.
 4. SEDIMENT SHALL BE REMOVED FROM EACH SILTSACK WHEN SILT DEPTH EXCEEDS 6-INCHES.
 5. SILTSACKS SHOULD BE INSPECTED REGULARLY FOR DAMAGE. ANY DAMAGED SILTSACKS SHOULD BE REPLACED.



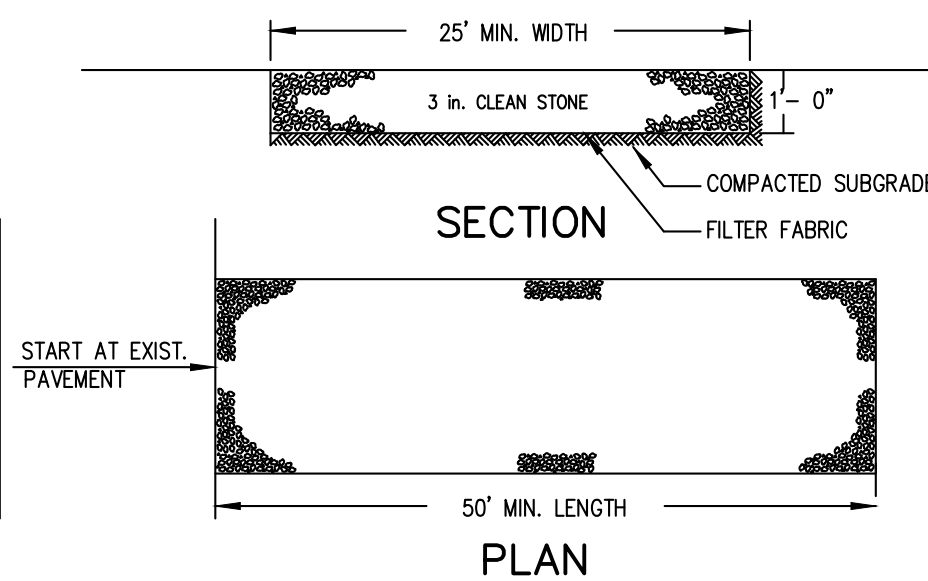
- NOTES:**
 1. CONCRETE WASHOUT AREA TO BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE. CONCRETE WASHOUT AREA TO BE ENTIRELY SELF CONTAINED
 2. HAY BALES SHALL BE PROVIDED AROUND THE PERIMETER OF CONCRETE WASHOUT AREA FOR CONTAINMENT.
 3. WASHOUT AREA SHALL BE LINED WITH PLASTIC SHEETING NO THINNER THAN 10 MILS. SHEETING SHALL HAVE NO HOLES OR TEARS AND SHALL BE ANCHORED BY SAND BAGS ON ALL SIDES EXCEPT ACCESS SIDE. PLASTIC LINING TO BE REPLACED WITH EACH CLEANING
 4. SIGNS SHALL BE PROVIDED AT THE CONSTRUCTION ENTRANCE AND CONCRETE AREAS INDICATING LOCATION OF WASHOUT AREA.
 5. WASHOUT AREA TO BE ENCLOSED IN CONSTRUCTION FENCE.
 6. WASHOUT AREAS TO BE INSPECTED DAILY TO ENSURE LINER IS INTACT AND ADEQUATE CAPACITY IS AVAILABLE AT ALL TIMES. WASHOUT AREAS SHALL BE INSPECTED IMMEDIATELY AFTER HEAVIER RAINS. DAMAGED OR LEAKING WASHOUT AREAS TO BE DEACTIVATED AND REPAIRED IMMEDIATELY.
 7. CONCRETE WASTE SHALL BE REMOVED AND DISPOSED OF ONCE IT REACHES THREE-QUARTERS OF THE WASHOUT AREA'S HEIGHT. ALL WASTE SHALL BE DISPOSED OF IN A MANNER CONSISTENT WITH APPLICABLE LAWS, REGULATIONS, AND GUIDELINES OF MUNICIPALITY.

CONCRETE WASHOUT AREA



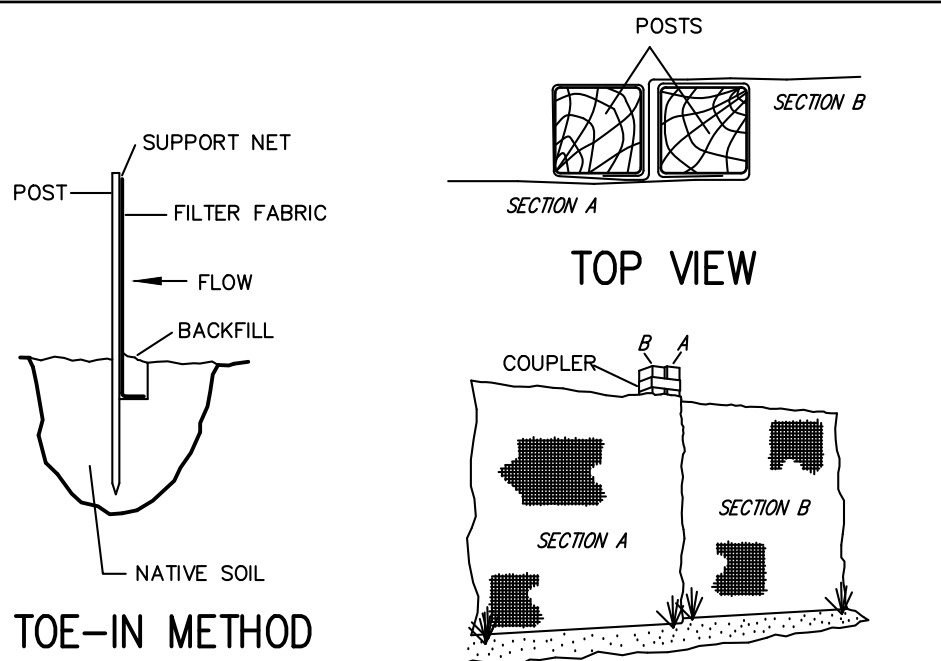
- INSTALLATION NOTES:**
 1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
 2. SOILS OR FILL TO BE STOCKPILED ON SITE DURING CUTTING AND FILLING ACTIVITIES SHOULD BE LOCATED ON LEVEL PORTION OF THE SITE WITH A MINIMUM OF 50-75 FOOT SETBACKS FROM TEMPORARY DRAINAGE SWALES.
 3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH EITHER SILT FENCING OR STRAWBALES, THEN STABILIZED WITH VEGETATION OR COVERED.
 4. 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.

STABILIZED CONSTRUCTION ENTRANCE

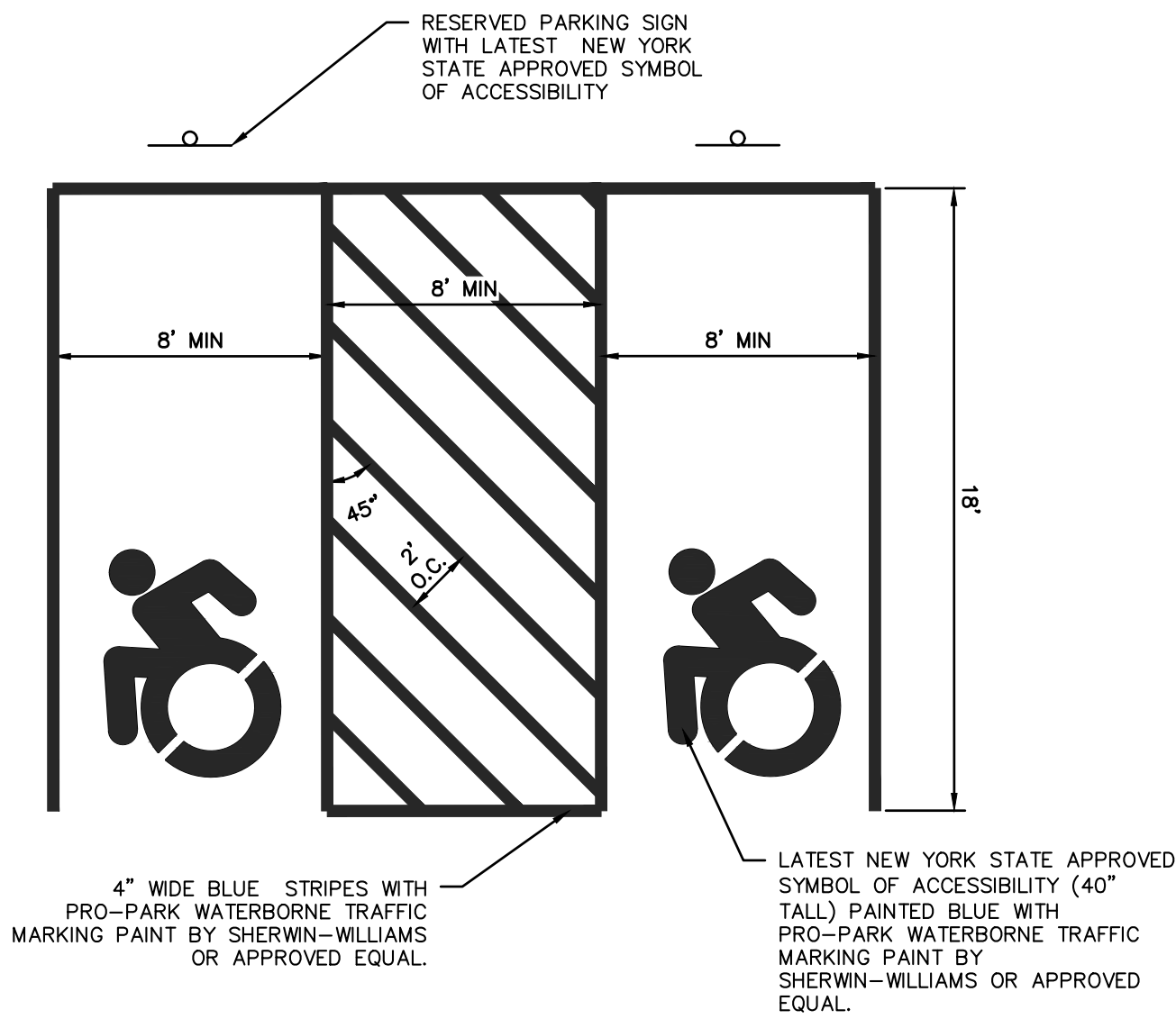


- INSTALLATION NOTES:**
 1. STONE SIZE - USE 3\"/>

SILT FENCE

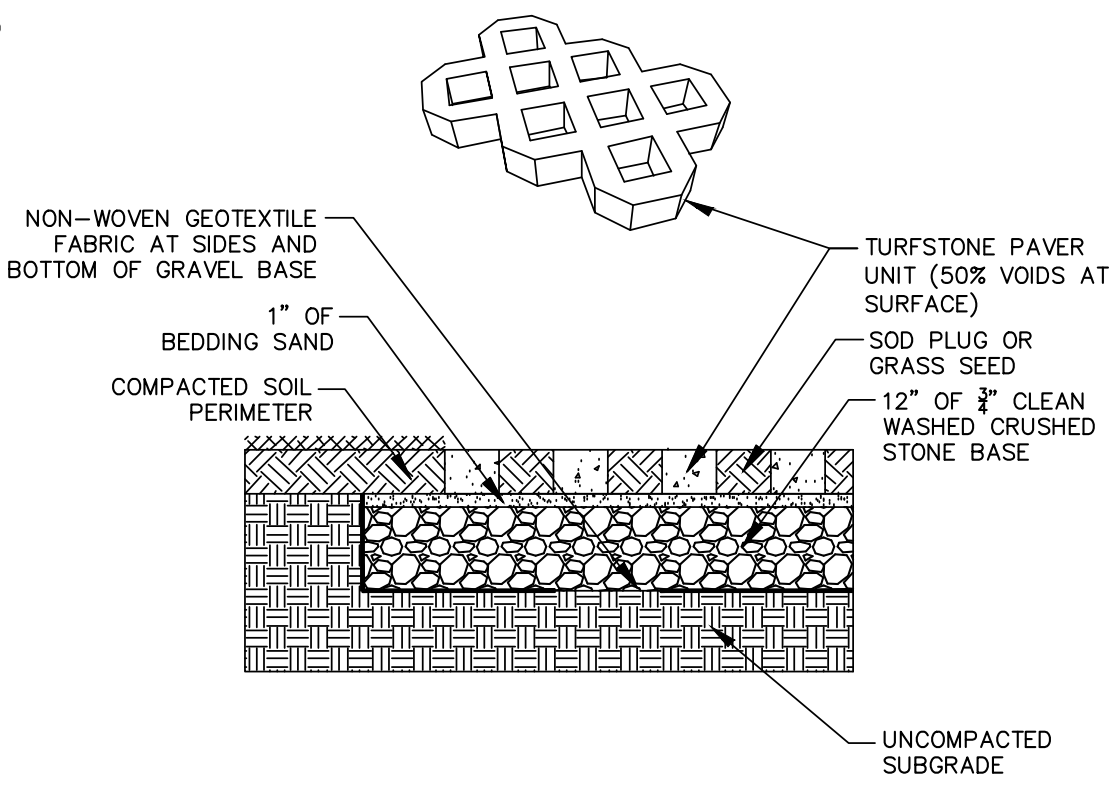


- INSTALLATION NOTES:**
 1. EXCAVATE A 4 INCH x 4 INCH TRENCH ALONG THE LOWER PERIMETER OF THE SITE.
 2. UNROLL A SECTION AT A TIME AND POSITION THE POSTS AGAINST THE BACK (DOWNSTREAM) WALL OF THE TRENCH (NET SIDE AWAY FROM DIRECTION OF FLOW).
 3. DRIVE THE POST INTO THE GROUND UNTIL THE NETTING IS APPROXIMATELY 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.

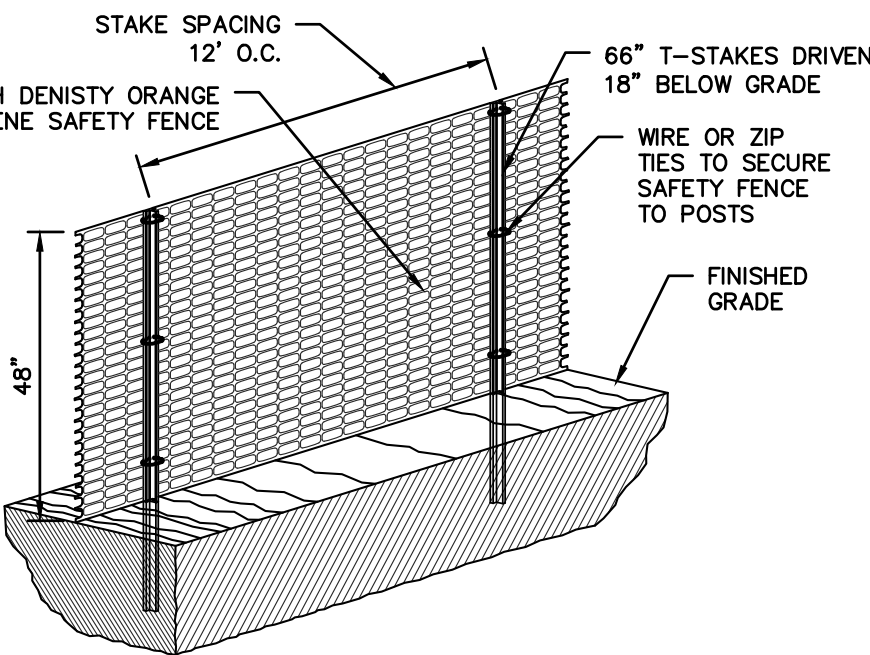


HANDICAP PARKING SPACE

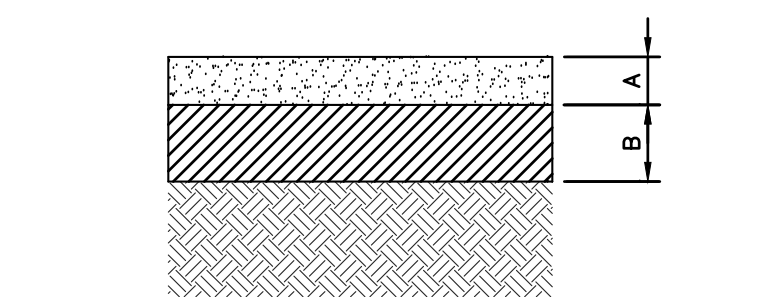
- NOTES:**
 1. PARKING SPACES AND ACCESS AISLES SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING 1:50 (2%) IN ANY DIRECTION.
 2. HANDICAPPED STALLS SHALL BE DESIGNATED AS RESERVED BY A SIGN. THE SIGN SHALL BE SET A MINIMUM OF 64\"/>



TURFSTONE PAVER



CONSTRUCTION FENCE



- A- 2\"/>

DRIVEWAY PAVEMENT SECTION

PROJECT: PROPOSED ADDITION & ALTERATIONS 191 ASHFORD AVENUE VILLAGE OF DOBBS FERRY WESTCHESTER COUNTY - NEW YORK		
DETAILS HUDSON ENGINEERING & CONSULTING, P.C. 45 Knollwood Road, Suite 201 Elmsford, New York 10523 T: 914-909-0420 F: 914-560-2086 © 2021		
Date: 03/23/21 Scale: N.T.S. Designed By: D.Y. Checked By: M.S. Sheet No. 4	C-4	