

MIXED-USE BUILDING

185-191 ASHFORD AVENUE , DOBBS FERRY, NY 10522

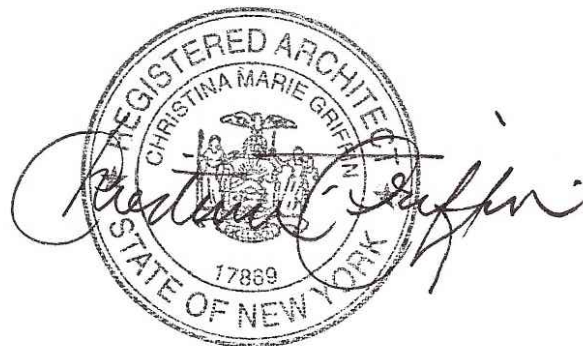
C H R I S T I N A G R I F F I N A R C H I T E C T _{PC}

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 PLANNING BOARD/BOT SUBMISSION 04-22-21	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 S-4 PHOTOS OF EXIST. CONDITIONS A-1 SITE PLAN / FIRST FLOOR PLAN A-2 SECOND FLOOR PLAN A-3 THIRD FLOOR PLAN A-4 ROOF PLAN A-5-A-7 EXTERIOR ELEVATIONS R-1 EXTERIOR ELEVATIONS - COLOR SCHEME R-2 3D RENDERINGS L-1 LANDSCAPE PLAN 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%	+/- 8% (+/-1,300 SF)		20% (3,349 SF)			
				1,501 SF PLANTINGS + 1,699 SF PERVIOUS PAVING + 599 SF GRASS BLOCK OR CONCRETE PERVIOUS PAVERS WITH MIN. 25% PERVIOUS 25% X 599 SF = 149 SF 1,501 + 1699 + 149 SF = 3,349 SF			
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 <u>NON-CONFORMING</u>		0.3 FT <u>NON-CONFORMING</u>			
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 + ¼ PER BEDROOM 							



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
BOT SUBMISSION 8-14-20
REVISIONS 10-16-20
PLANNING BOARD SUBMISSION 12-21-20
PLANNING BOARD / BOT REVISIONS 1-27-21
PLANNING BOARD SUBMISSION 3-24-21
PLANNING BOARD SUBMISSION 4-22-21

Drawing Title

ZONING DATA

Scale:

AS SHOWN



AREA MAP / PHOTOS OF NEIGHBORING PROPERTIES

SCALE: NTS

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

CHRISTINA GRIFFIN ARCHITECT PC
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Date	PLANNING BOARD / BOT REVISIONS 1/27/20
Drawings Title	PHOTOS / MAP
Scale	AS SHOWN



S-2



STREETSCAPE OF NEIGHBORING PROPERTIES

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



MULTI-USE BUILDING AT
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Date: _____
PLANNING BOARD / BOT REVISIONS 1/27/21
PLANNING BOARD REVISIONS 3/24/21

Drawing Title:
STREETSCAPE

Scale:
AS SHOWN

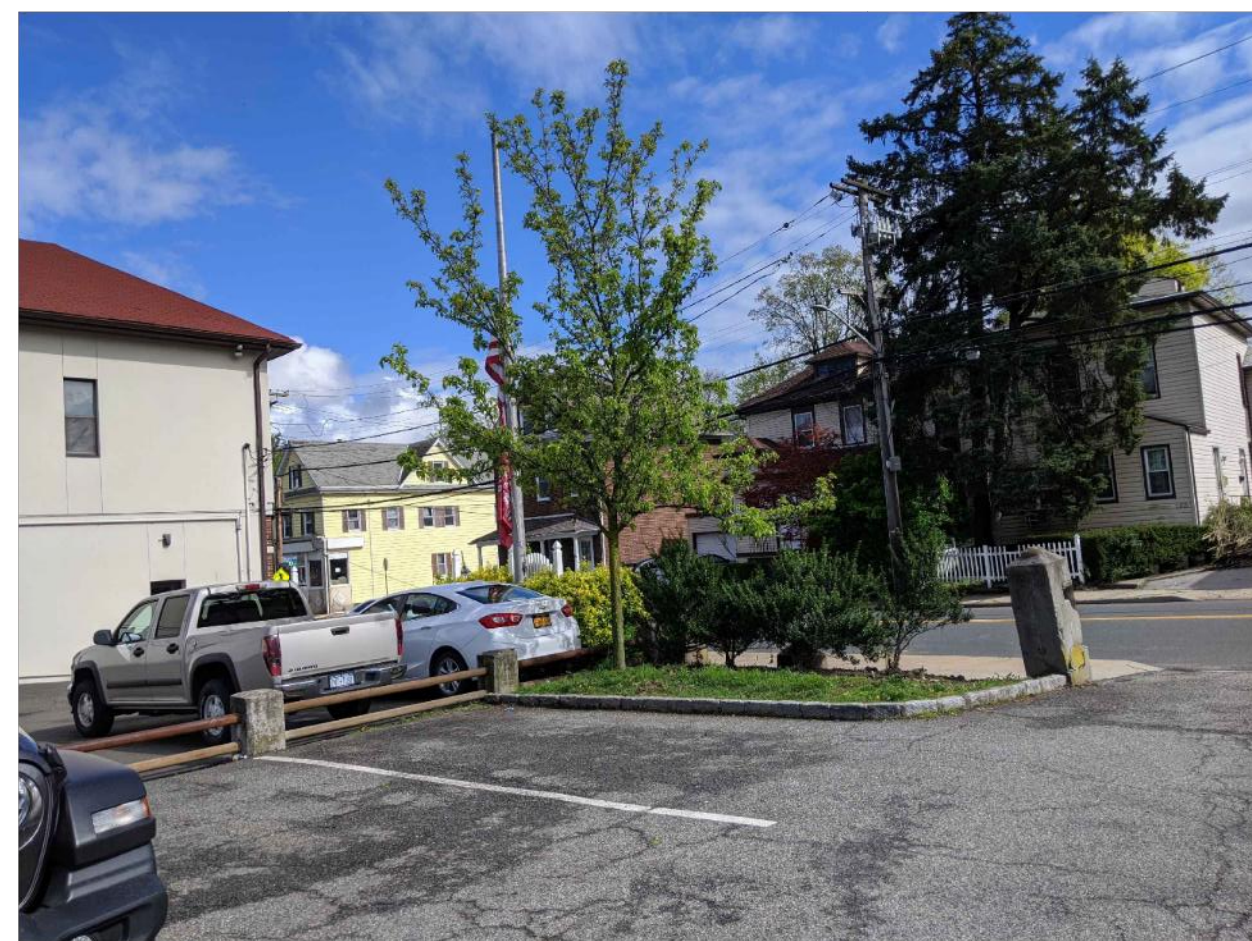
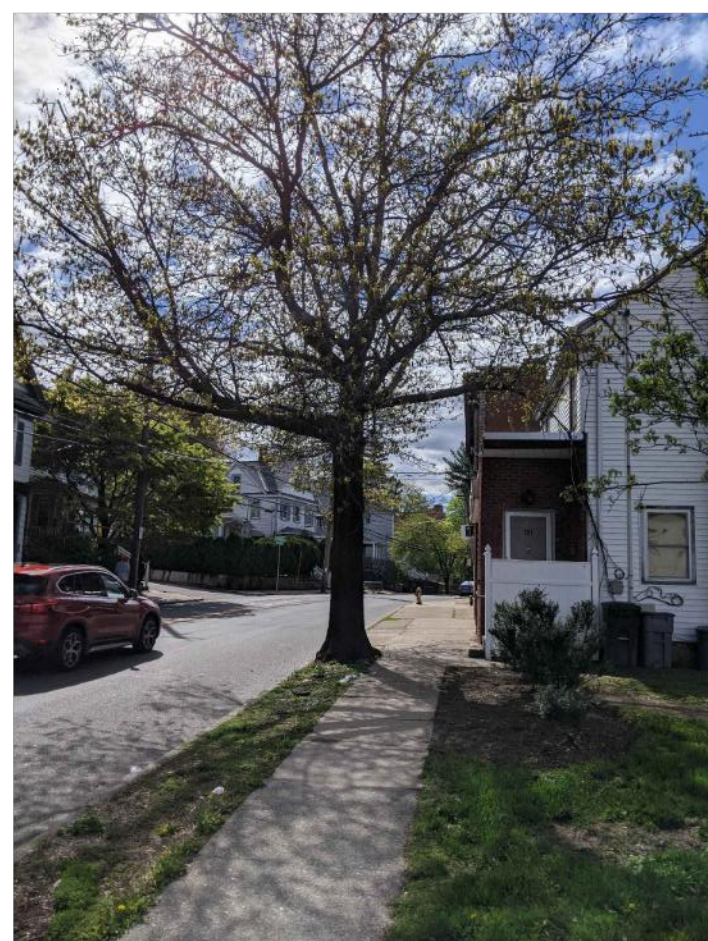
S-3



EAST VIEW



WEST VIEW



PHOTOS OF EXISTING CONDITIONS

SCALE: NTS



RESIDENTIAL BUILDING AT
185 - 191 ASHFORD AVENUE
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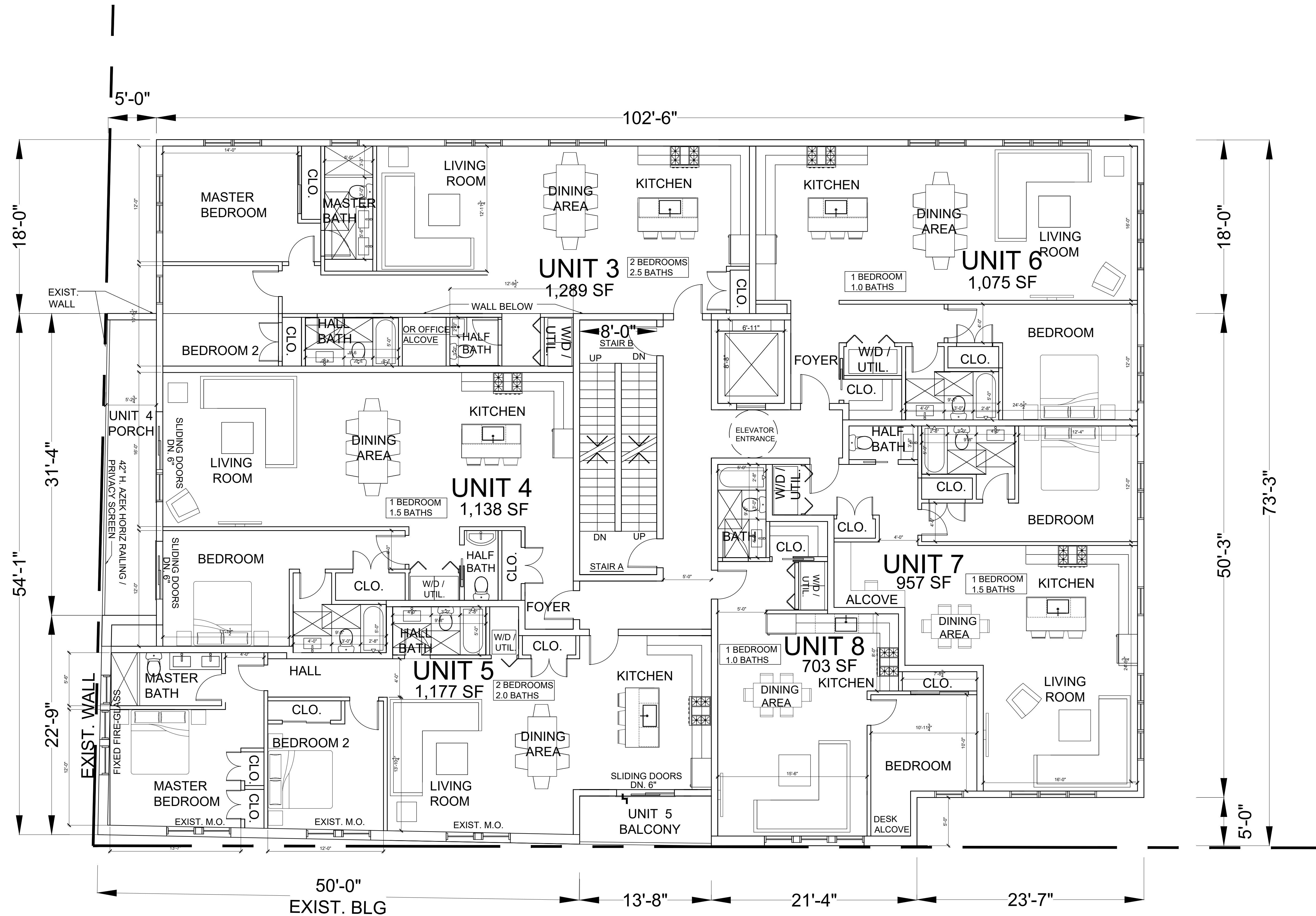
CHRISTINA GRIFFIN ARCHITECT PC
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Date: _____
PLANNING BOARD / BOT REVISIONS 1/27/20

Drawing Title

Scale:
AS SHOWN

S-4



SECOND FLOOR PLAN

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

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

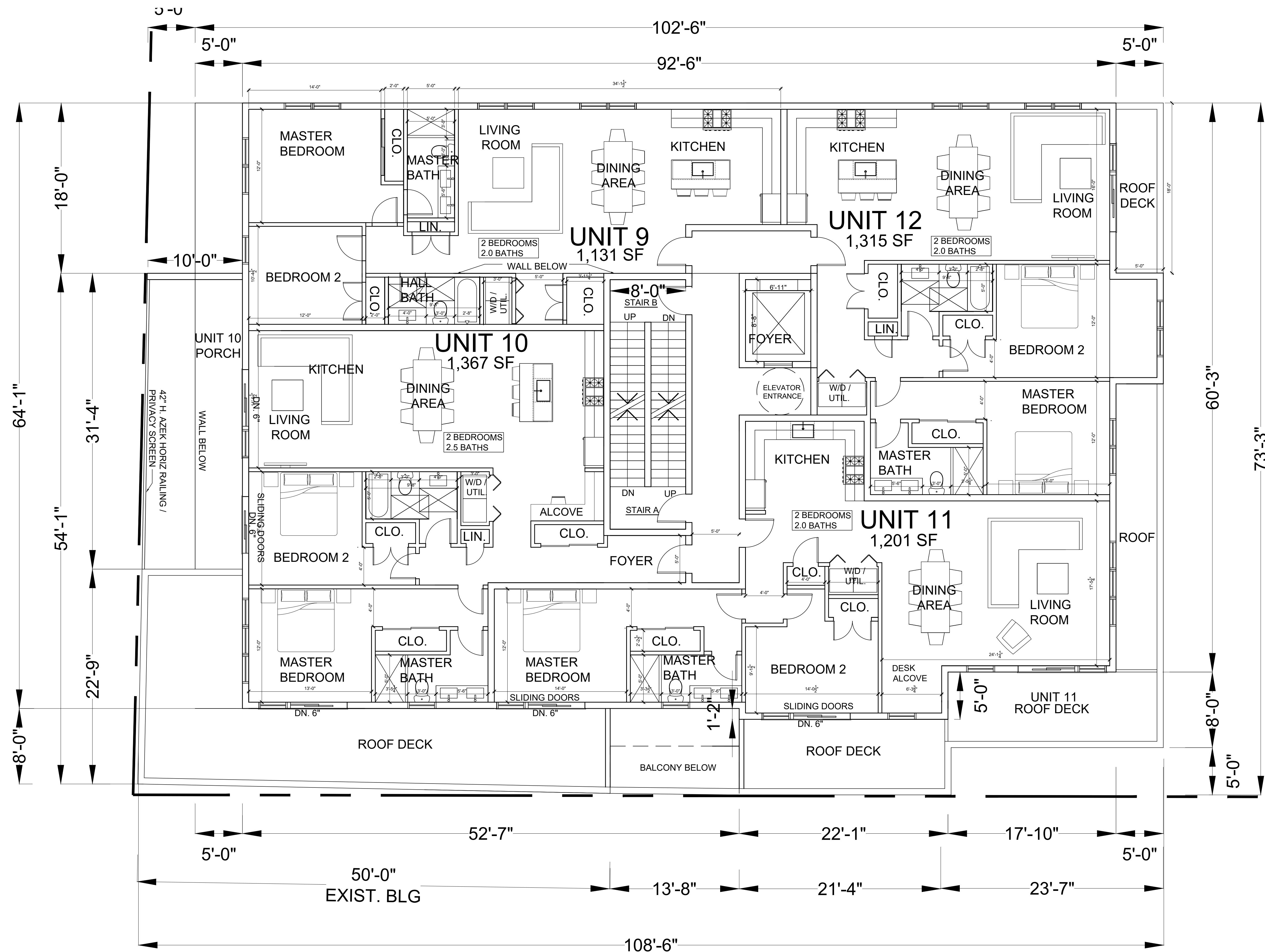
CHRISTINA GRIFFIN ARCHITECT PC
10 Spring Street
Hastings-on-Hudson, New York 10706
914.478.0799
www.christinagriffinarchitect.com

Date: BOT SUBMISSION 8-14-20
REVISED 9-23-20
REVISED 10-16-20
REVISED 11-13-20
PLANNING BOARD / BOT REVISIONS 1-27-21
PLANNING BOARD SUBMISSION 3-24-21

Drawing Title:
SECOND FLOOR PLAN

Scale:
AS SHOWN

A-2



THIRD FLOOR PLAN

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

CHRISTINA GRIFFIN ARCHITECT PC

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Hastings-on-Hudson, New York 10706
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Date:	BOT SUBMISSION 8-14-20
Revisions:	REVISIONS 9-23-20
Revisions:	REVISIONS 10-16-20
Revisions:	REVISIONS 11-13-20
Revisions:	REVISIONS 12-21-20
Revisions:	REVISIONS 1-27-21
Revisions:	REVISIONS 3-10-21
Revisions:	REVISIONS 3-24-21

THIRD FLOOR PLAN

Scale: AS SHOWN

A-3

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



SOUTH ELEVATION

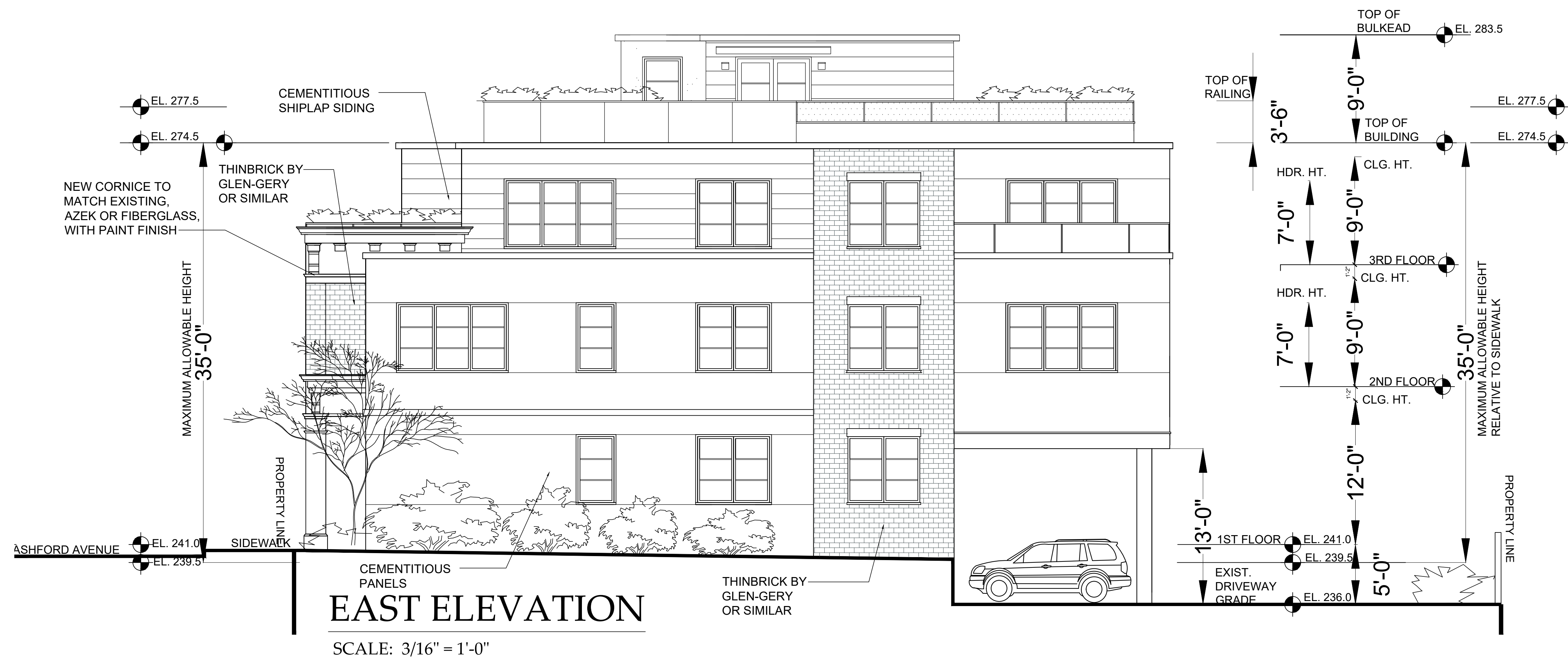
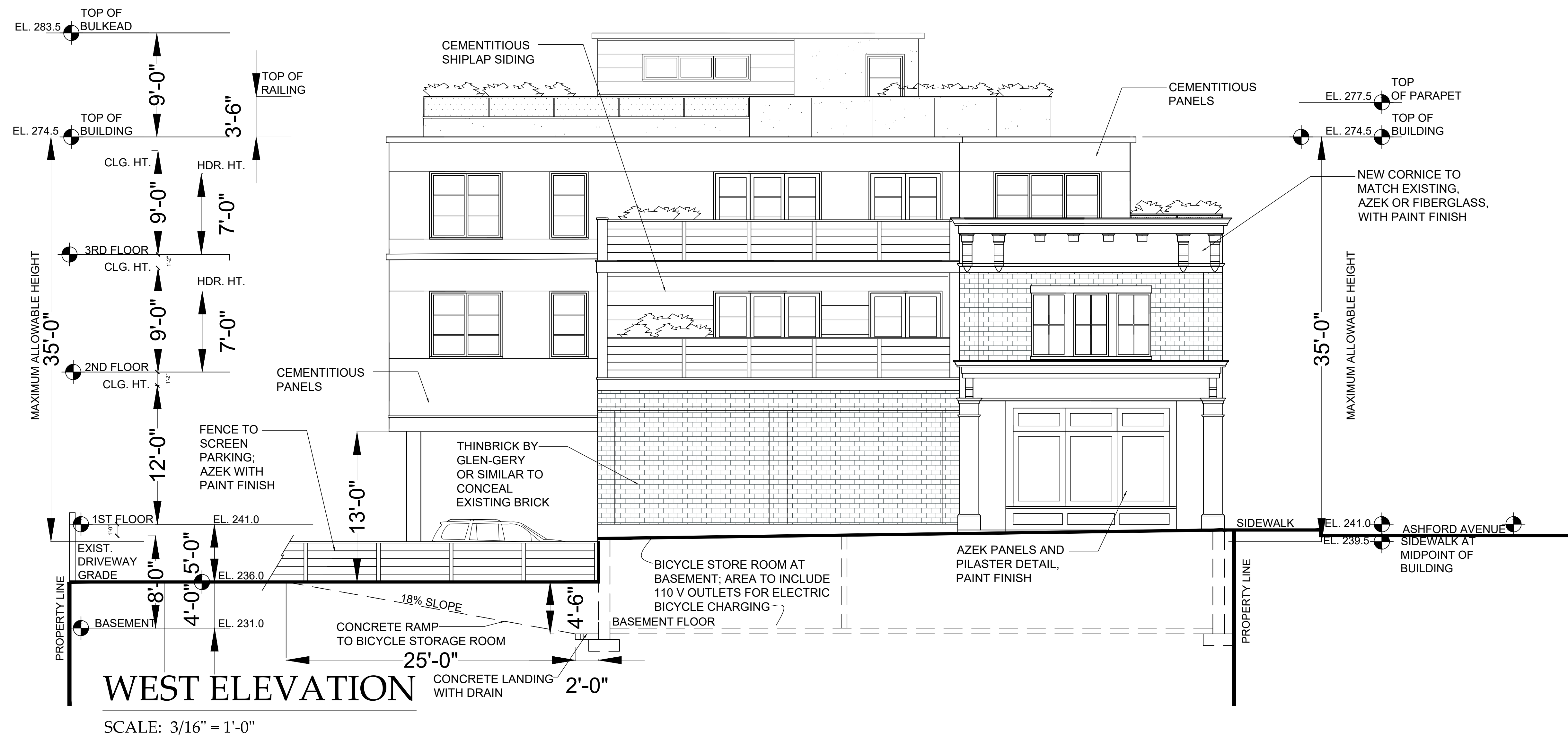
SCALE: 3/16" = 1'-0"

MIXE-USE BUILDING AT
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DOBBS FERRY, NY 10522

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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 SUBMISSION 10-21-20
PLANNING BOARD SUBMISSION 10-21-20
PLANNING BOARD SUBMISSION 10-21-20
PLANNING BOARD SUBMISSION 10-21-20
Scale:
AS SHOWN

A-5



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

CHRISTINA GRIFFIN ARCHITECT PC
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Drawing Title	Date
EXTERIOR ELEVATIONS	BOT SUBMISSION 8-14-20
	REVISED BOT SUBMISSION 10-16-20
	PLANNING BOARD SUBMISSION 12-21-20
	PLANNING BOARD / BOT REVISIONS 1-27-21
	PLANNING BOARD REVISIONS 3-12-21
	PLANNING BOARD SUBMISSION 3-24-21
	PLANNING BOARD SUBMISSION 4-22-21

Scale: AS SHOWN



A-6



NORTH ELEVATION

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



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Date	REVISED BOT SUBMISSION 8-14-20
REVISED BOT SUBMISSION 10-16-20	
PLANNING BOARD SUBMISSION 10-22-20	
PLANNING BOARD SUBMISSION 10-27-21	
PLANNING BOARD SUBMISSION 3-12-21	
PLANNING BOARD SUBMISSION 3-24-21	
PLANNING BOARD SUBMISSION 4-22-21	

Drawing Title
EXTERIOR ELEVATIONS
Scale:
AS SHOWN

A-7

MIXE-USE BUILDING AT
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DOBBS FERRY, NY 10522



RENDERING OF PROPOSED BUILDING

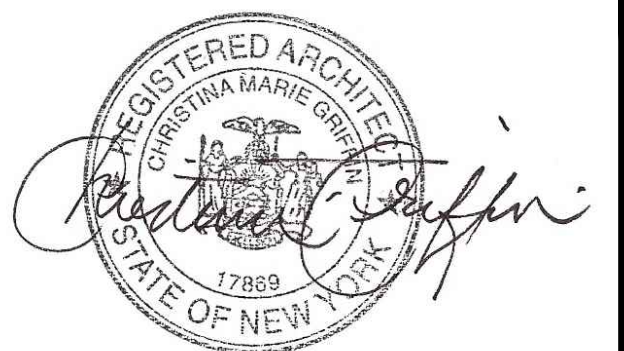
SCALE: NTS

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
 www.christinagriffinarchitect.com

Date: _____
 PLANNING BOARD REVISIONS 3/24/21

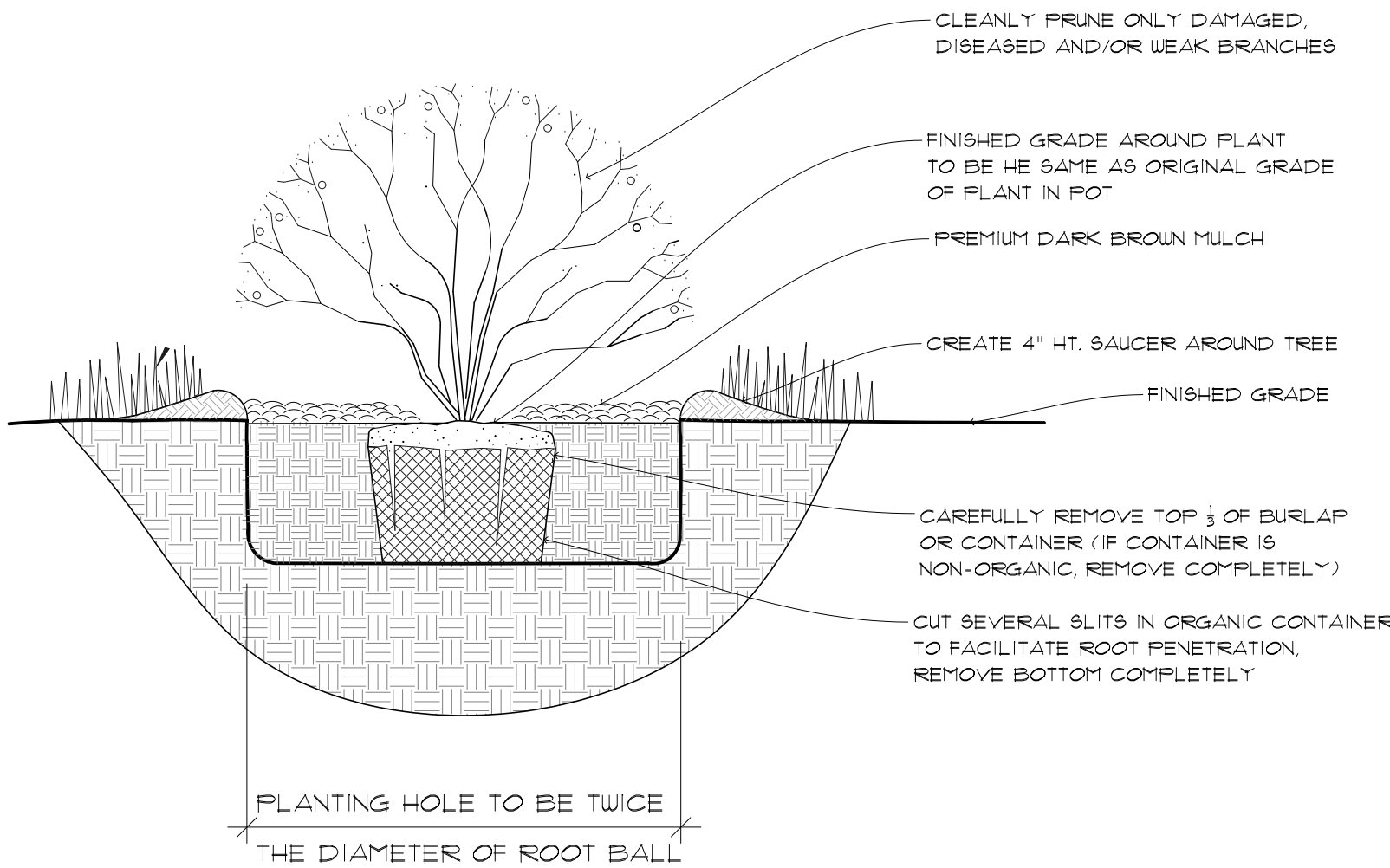
Drawing Title: _____
 Scale: _____



R-2

PLANT SCHEDULE

Key	Qty.	Common & Botanical Name	Size	Root
AR	1	October Glory Maple <i>Acer Rubrum</i> 'October Glory'	3-3 1/2" Cal.	B4B
TC	3	Greenspire Linden <i>Tilia cordata</i>	3"-3 1/4" Cal.	B4B
TO	14	Green Giant Arborvitae <i>Thuja standishii</i> x <i>plicata</i>	8'-10' Ht.	B4B
HOL	5	Dragon Lady Holly <i>Ilex x aquipernyi</i> 'Dragon Lady'	5' Ht.	
HYD	14	All Summers Beauty <i>Hydrangea</i> 'All Summers Beauty'	5" Cont.	
CA	20	Feather Reed Grass <i>Calamagrostis acutiflora</i> 'Karl Foerster'	#2 Cont.	
FEN	50	Fountain Grass <i>Pennisetum alopecuroides</i> 'Hameln'	#2 Cont.	
DAY	22	Happy Returns Daylily <i>Hemerocallis</i> 'Happy Returns'	#1 Cont.	
LIR	28	Big Blue Lilly Turf <i>Liriope muscari</i>	#1 Cont.	



1 LP-10

NTS

DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. SOME INTERIOR TUGS AND LATERAL BRANCHES MAY BE PRUNED, HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.

STAKE TREES ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT. SEE STAKING DETAIL.

UNRAIP TREE TRUNKS ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT. SEE UNRAIPING DETAIL.

MARK THE NORTH SIDE OF THE TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE.

SET TOP OF ROOT BALL FLUSH TO GRADE OR 25-50 MM (1-2 IN.) HIGHER IN SLOOPLY DRAINING SOILS.

50 MM (2 IN.) MULCH, DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK. MAINTAIN THE MULCH USED-FREE FOR A MINIMUM OF THREE YEARS AFTER PLANTING.

NOTE: FOR DIMENSIONS OF PLANTING AREAS, TYPES OF SOIL AMENDMENTS, OR SOIL REPLACEMENT, SEE 'SOIL IMPROVEMENT DETAILS.'

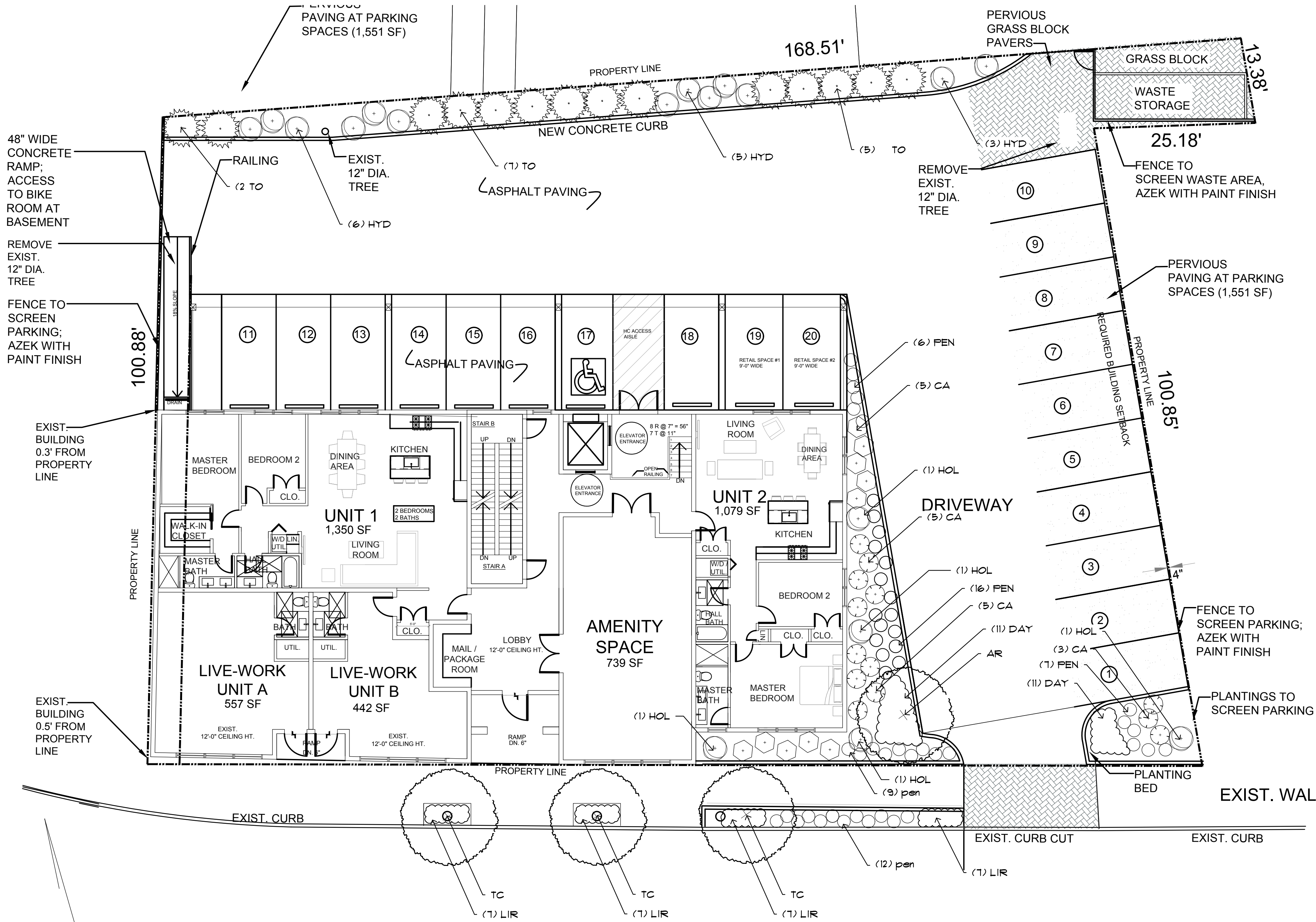
REMOVE ALL TUNE, ROPE AND WIRE, AND BURLAP FROM TOP HALF OF ROOT BALL. IF PLANT IS SHIPPED WITH A WIRE BASKET AROUND THE ROOTBALL, CUT THE WIRE BASKET IN FOUR PLACES AND HOLD DOWN 200 MM (8 IN.) INTO PLANTING HOLE.

PLACE ROOT BALL IN UNEXCAVATED OR TAMPED SOIL. TAMP SOIL AROUND ROOT BALL. BASE FIRMLY WITH FOOT PRESSURE SO THAT ROOT BALL DOES NOT SHIFT.

2 LP-10

TREE PLANTING DETAIL

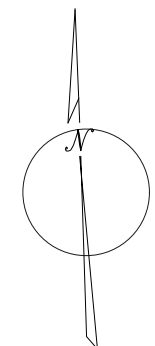
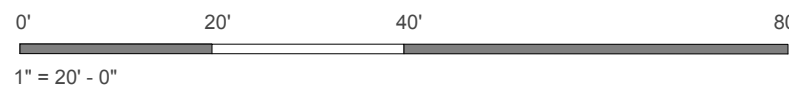
NTS



ASHFORD AVENUE

NOTES

- Survey Site Information taken from a survey by Hudson Engineering Inc, titled, Refer to these plans for more information.
- Location of existing utilities not performed by this office, confirm location of all utilities prior to construction. Call CALL DIG SAFELY NEW YORK.
- Contractor to verify all grades and dimensions prior to construction, contractor to inform Landscape Architect with any discrepancies.



NORTH

ROBERT SHERWOOD
LANDSCAPE ARCHITECT, LLC

P.O. BOX 564, BROOKFIELD CT 06804
p/203.798.1547 c/203.994.5337 e/robertsherwood@me.com



LANDSCAPE PLAN

Ashford Avenue Apartments
145 Palisade St.
Dobbs Ferry NY 10522

PROJECT:

CLIENT:

REVISIONS:

SCALE: AS NOTED

DATE: 04.21.21

JOB NO: 21.12

DRAWING NO:

LP-1.0

1 OF 1



- ### 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 SEEDDED. HAND RAKE LEVEL. BROADCAST 1.25 LB. BAG OF JONATHAN GREEN "FASTGROW" MIX OR EQUAL OVER AREA TO BE SEEDDED. 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.

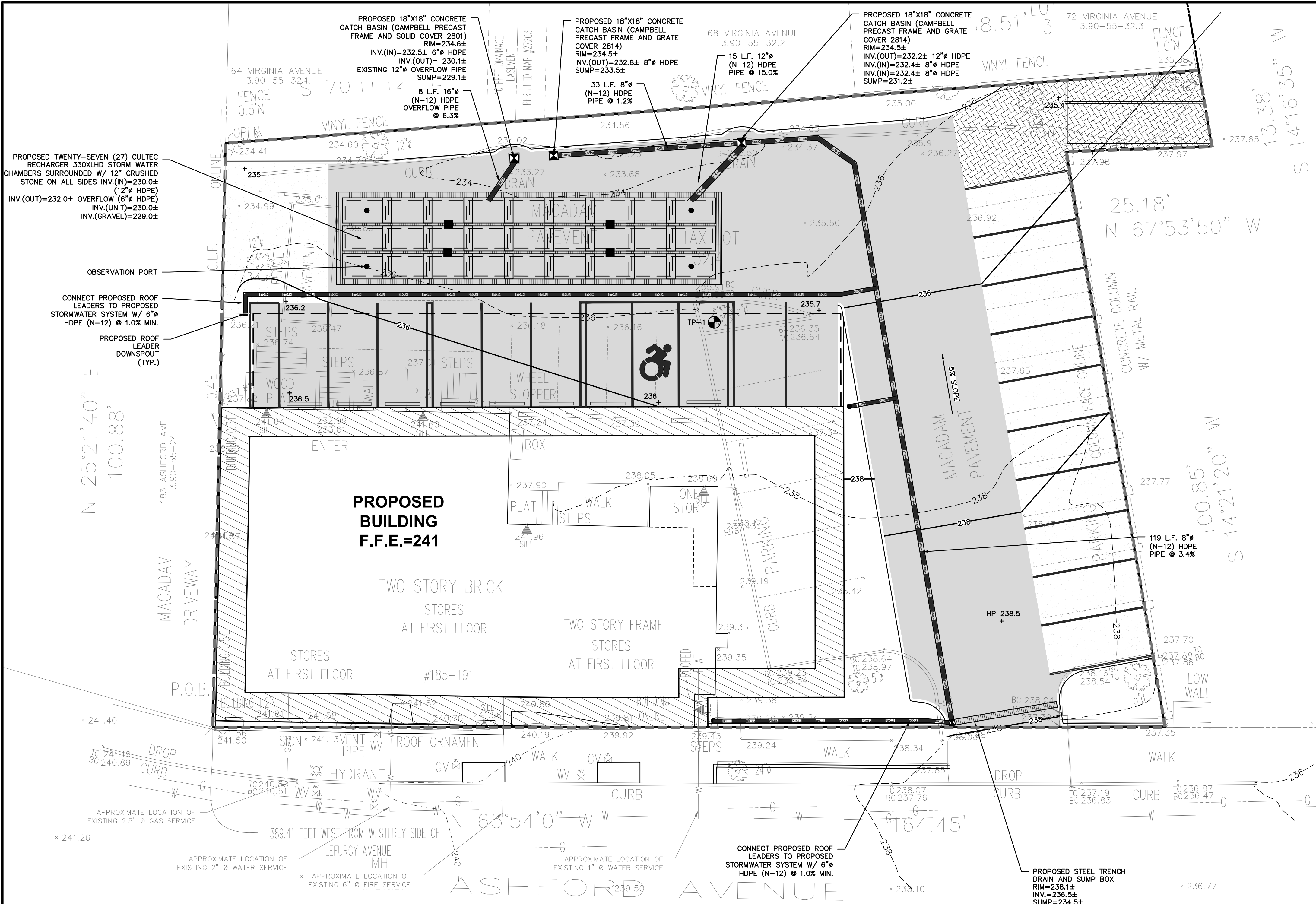
NOTES:

1. "THE 'BUILDING INSPECTOR' FOR THE VILLAGE ENGINEER MAY REQUIRE AN ADDITIONAL EROSION CONTROL MEASURE TO BE INSTALLED IF IT IS 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 IN THE AMOUNT DETERMINED BY THE PLANNING BOARD AND THE VILLAGE ENGINEER IN A FORM SATISFACTORY TO THE VILLAGE ATTORNEY."

NOTES:

- 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





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	=====

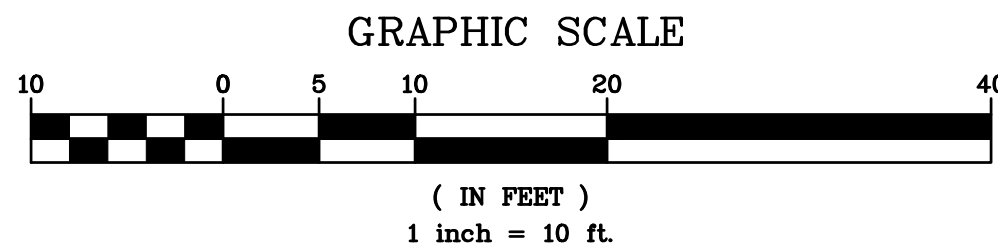
GENERAL NOTES:

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 ROOFING. 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 Q.L. 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



PROJECT:
**PROPOSED BUILDING
191 ASHFORD AVENUE
VILLAGE OF DOBBS FERRY
WESTCHESTER COUNTY – NEW YORK**

STORMWATER MANAGEMENT PLAN

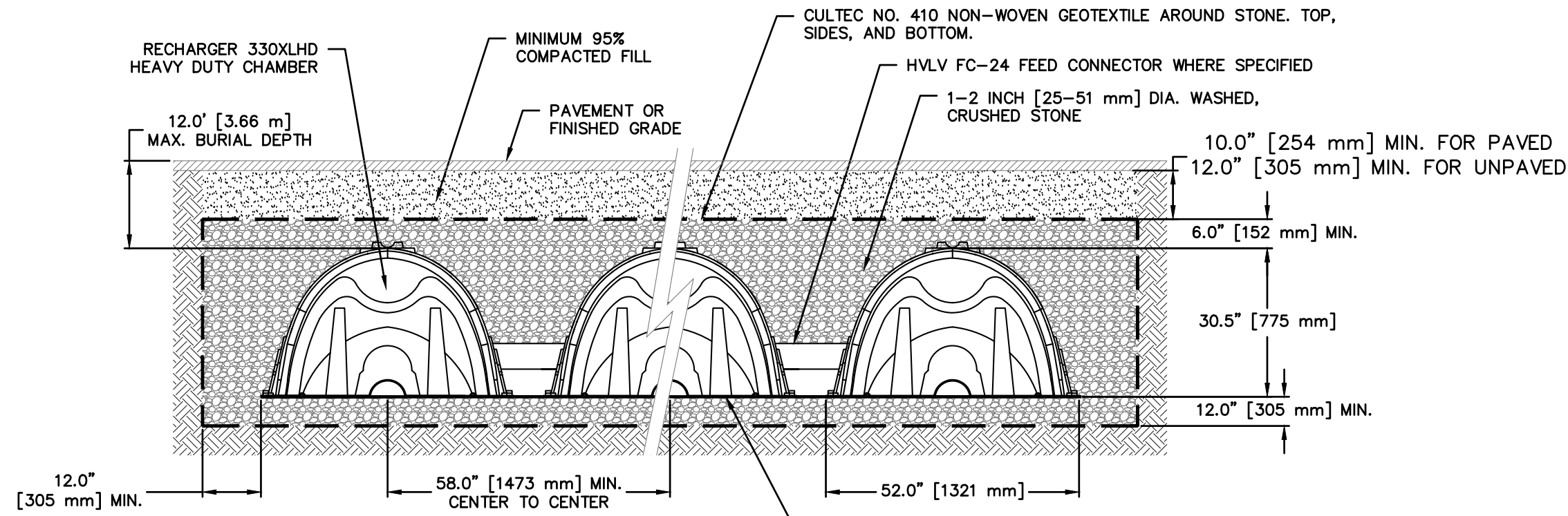
HEC
HUDSON
ENGINEERING
CONSULTING, P.C.
45 Knollwood Road, Suite 201
Elmsford, New York 10523
T: 914-908-0420
F: 914-560-2086 © 2021



Date: 03/23/21 Sheet: 3
Scale: 1" = 10'
Designed By: D.Y.
Checked By: M.S.
Sheet No. 4

C-3

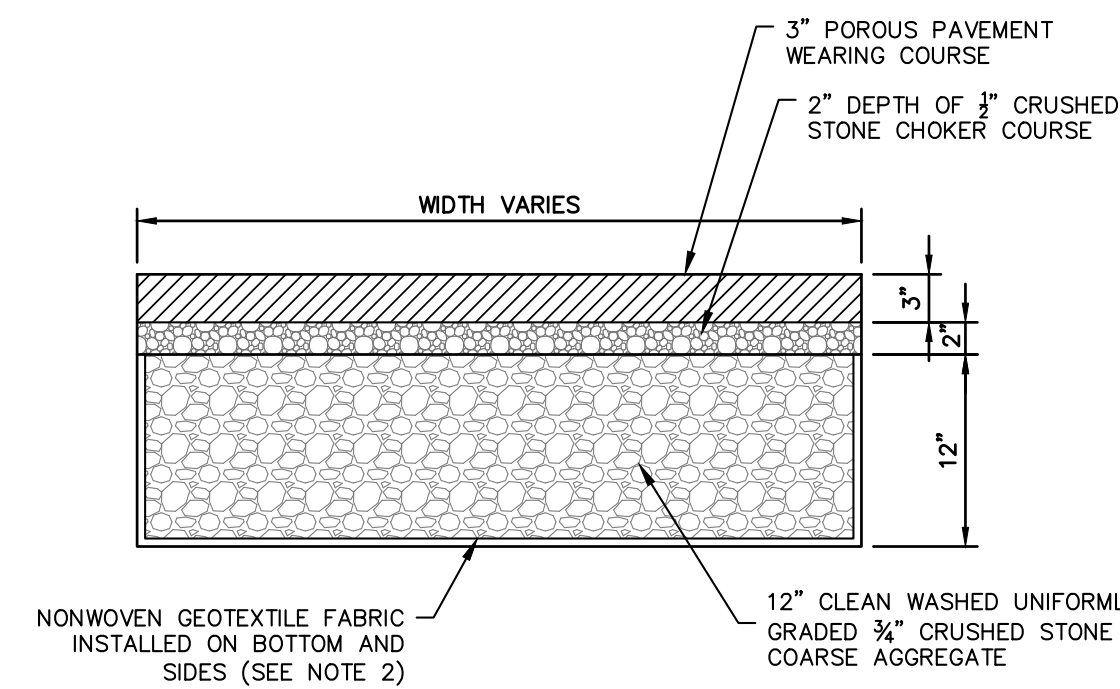
ANY ALTERATIONS OR REVISIONS OF THESE PLANS, UNLESS DONE BY OR UNDER THE DIRECTION OF THE NYS LICENSED AND REGISTERED ENGINEER THAT PREPARED THEM, IS A VIOLATION OF THE NYS EDUCATION LAW.



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

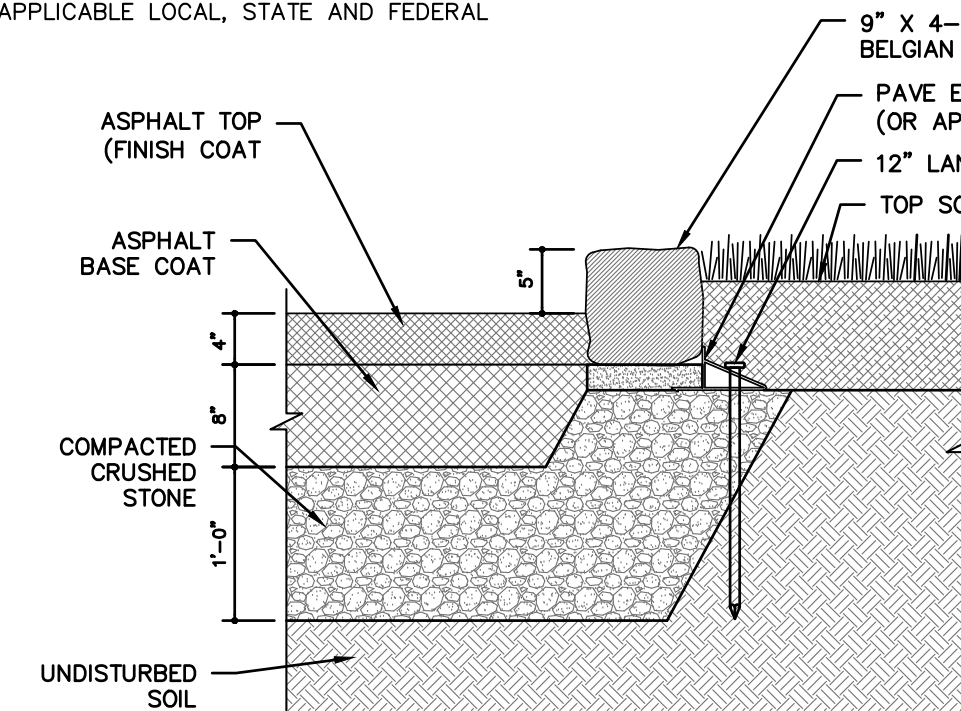
CULTEC RECHARGER 330XLHD TRAFFIC



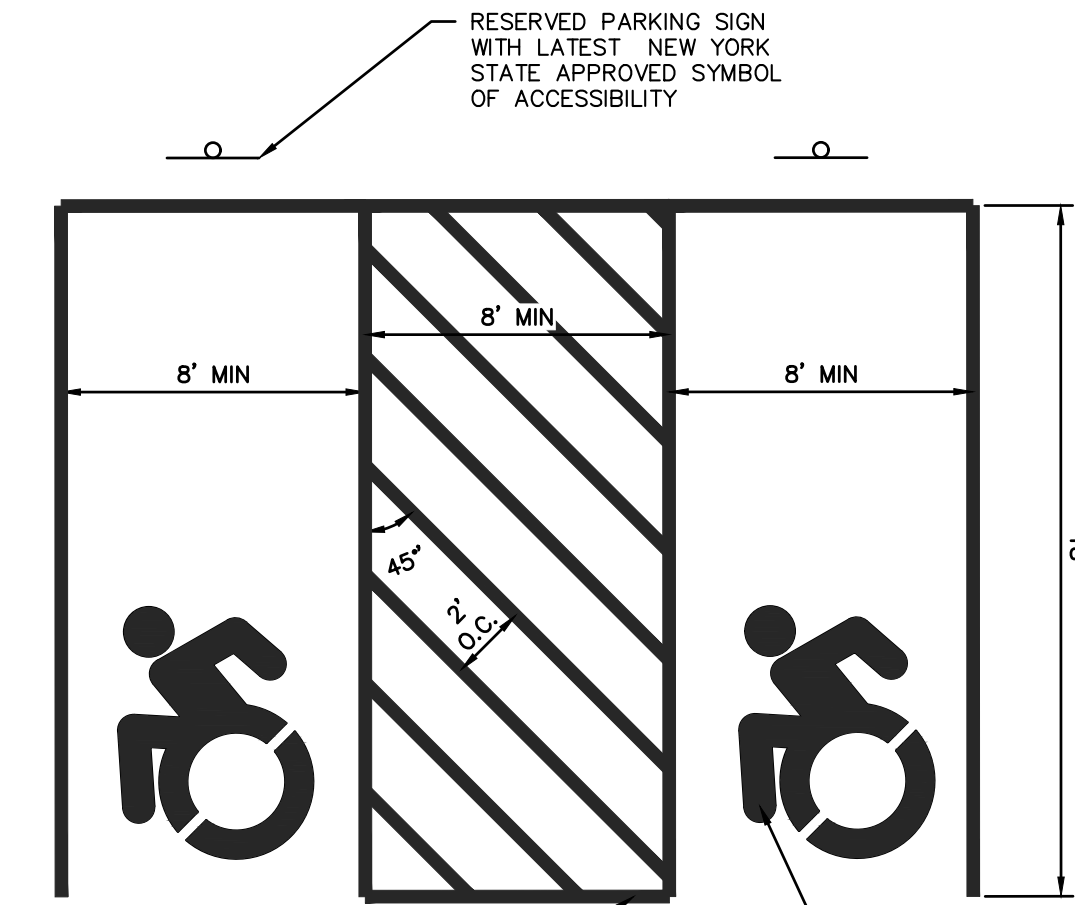
TYPICAL POROUS PAVEMENT SECTION N.T.S.

NOTES:

- STONE FOR INFILTRATION BEDS SHALL BE 3/4 INCH UNIFORMLY GRADED COARSE AGGREGATE WITH A WASH LOSS OF NO MORE THAN 0.5% IN ACCORDANCE WITH PROJECT SPECIFICATIONS, VOID SPACE SHALL BE 40% AS MEASURED BY ASTM-C29.
- NONWOVEN GEOTEXTILE SHALL CONSIST OF NEEDLED NONWOVEN POLYPROPYLENE FIBERS AND MEET THE FOLLOWING PROPERTIES: 3. GRAD TENSILE STRENGTH (ASTM-D4632) $\geq$ 120 LBS, MULLEN BURST STRENGTH (ASTM-D3786) $\geq$ 225 LBS, FLOW RATE (ASTM-D4491) $\geq$ 95 GALLONS/MINUTE/SQUARE FOOT UV RESISTANCE AFTER 500 HRS (ASTM-D4355) $\geq$ 70% HEAT-SET OR HEAT-CALCENDARG FABRICS ARE NOT PERMITTED. GEOTEXTILE FABRIC SHALL BE MIRAFI 140 N OR APPROVED EQUAL.
- POROUS PAVEMENT SHALL NOT BE INSTALLED ON WET SURFACES OR WHEN THE AMBIENT AIR TEMPERATURE IS 50 DEGREES FAHRENHEIT OR LOWER.
- INFILTRATION BMP FILTER FABRIC AND STONE SHOULD BE KEPT CLEAN OF SOIL/SEDIMENT DURING THE INSTALLATION PROCESS. IF INSPECTION INDICATES THAT SOIL/SEDIMENT HAS ENTERED ANY OF THE INFILTRATION SEEPAGE BEDS, APPROPRIATE MEASURES (i.e. CLEANING THE SOIL/SEDIMENT FROM THE FABRIC, STONE, ETC. AND OR REPLACEMENT OF THE FABRIC AND STONE) SHOULD BE ADDRESSED.
- ALL STONE FOR THE CONSTRUCTION OF THE INFILTRATION BMP SHOULD BE UNIFORMLY GRADED AND CLEAN WASHED AGGREGATE.
- THE BOTTOM OF ALL INFILTRATION BMPs SHALL BE UNDISTURBED OR UNCOMPACTED SUBGRADE.
- PERVIOUS PAVEMENT SHOULD BE INSTALLED TOWARD THE END OF THE CONSTRUCTION PERIOD IF POSSIBLE. THIS WILL AVOID COMPACTION OF THE SUBGRADE AND SUBJECTION TO EXCESSIVE CONSTRUCTION EQUIPMENT TRAFFIC.
- GEOTEXTILE AND BED AGGREGATE FOR PERVIOUS PAVEMENT SHOULD BE PLACED IMMEDIATELY AFTER APPROVAL OF SUBGRADE PREPARATION AND INSTALLATION OF STRUCTURES. ADJACENT STRIPS OF GEOTEXTILE SHOULD OVERLAP A MINIMUM OF 16 INCHES, AND SHOULD BE SECURED AT LEAST 4 FEET OUTSIDE OF BED TO PREVENT ANY RUNOFF OR SEDIMENT FROM ENTERING THE STORAGE BED. THIS EDGE STRIP SHOULD REMAIN IN PLACE UNTIL ALL BARE SOILS OR DISTURBED AREAS CONTIGUOUS TO THE BED ARE STABILIZED. AS THE SITE IS FULLY STABILIZED, EXCESS GEOTEXTILE ALONG BED EDGES CAN BE CUT BACK TO THE BED EDGE.
- THE FULL PERMEABILITY OF THE PAVEMENT SURFACE SHOULD BE TESTED BY APPLICATION OF CLEAN WATER AT THE RATE OF AT LEAST 5 GPM OVER THE SURFACE, USING A HOSE OR OTHER DISTRIBUTION DEVICE. ALL APPLIED WATER SHOULD INFILTRATE DIRECTLY WITHOUT FORMATION OR SURFACE RUNOFF.
- PLANTED AREAS ADJACENT TO THE PERVIOUS PAVEMENT SHOULD BE MAINTAINED AND INSPECTED ON A SEMIANNUAL BASIS.
- PERVIOUS PAVEMENT SHALL BE VACUUMED 2 TO 3 TIMES PER YEAR. PAVEMENT WASHING SYSTEMS OR COMPRESSED AIR UNITS ARE NOT RECOMMENDED. IMMEDIATELY CLEAN ANY SOIL DEPOSITED ON PAVEMENT.
- FOR WINTER MAINTENANCE OPERATIONS, ABRASIVES SUCH AS SAND OR CINDERS SHOULD NOT BE APPLIED ON OR ADJACENT TO THE PERVIOUS PAVEMENT.
- SNOW PLOWING IS ACCEPTABLE, PROVIDED IT IS DONE BY SETTING THE BLADE SLIGHTLY HIGHER THAN USUAL (APPROXIMATELY 1 INCH).
- SALT IS ACCEPTABLE FOR USE AS A DEICER ON THE PERVIOUS PAVEMENT, THOUGH NONTXIC, ORGANIC DEICERS APPLIED EITHER AS BLENDED MAGNESIUM CHLORIDE BASED LIQUID PRODUCTS, OR AS PRETREATED SALT ARE PREFERABLE.
- IF PORTIONS OF THE PERVIOUS PAVEMENT EXPERIENCE SETTLING, FOR AREAS LESS THAN 50 SQUARE FEET, REPAIR CAN BE MADE WITH STANDARD PAVEMENT OR WITH THE PERVIOUS PAVEMENT MIX. IF THE AREA IS GREATER THAN 50 SQUARE FEET, THE CONTRACTOR SHALL RECEIVE APPROVAL OF THE PATCH TYPE FROM WOODARD & CURRAN, PA PC.



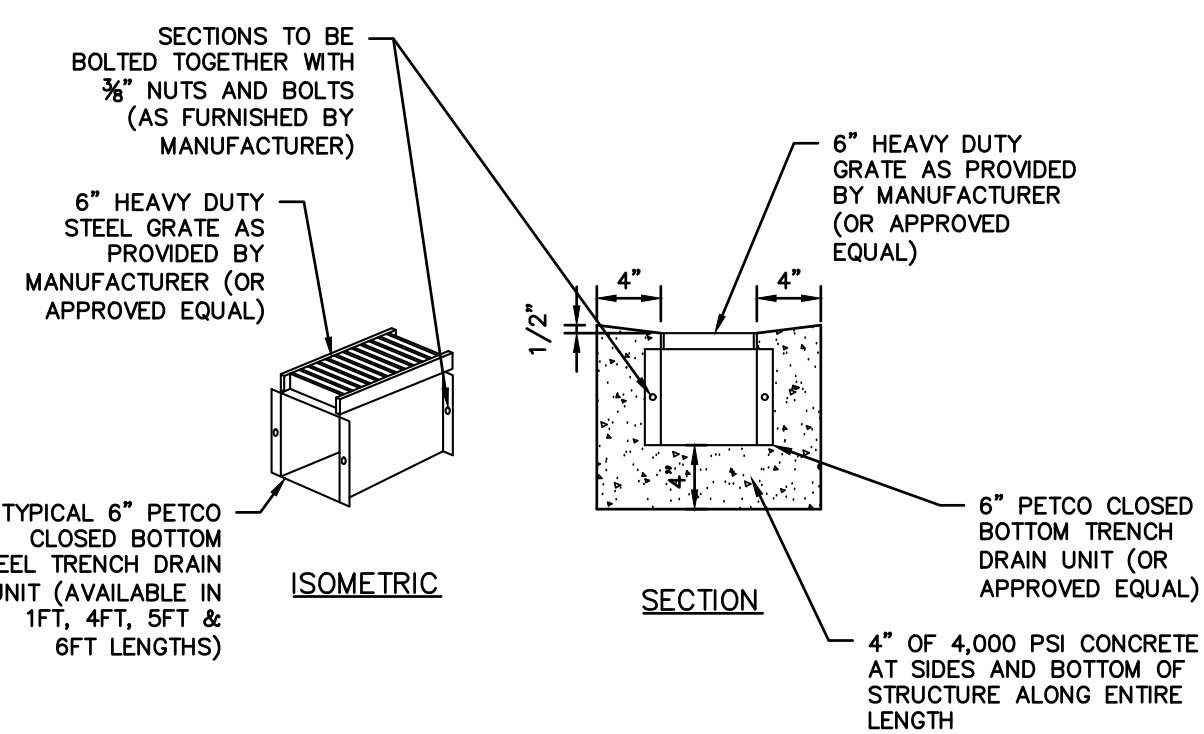
BELGIAN BLOCK CURB AT ASPHALT & LAWN



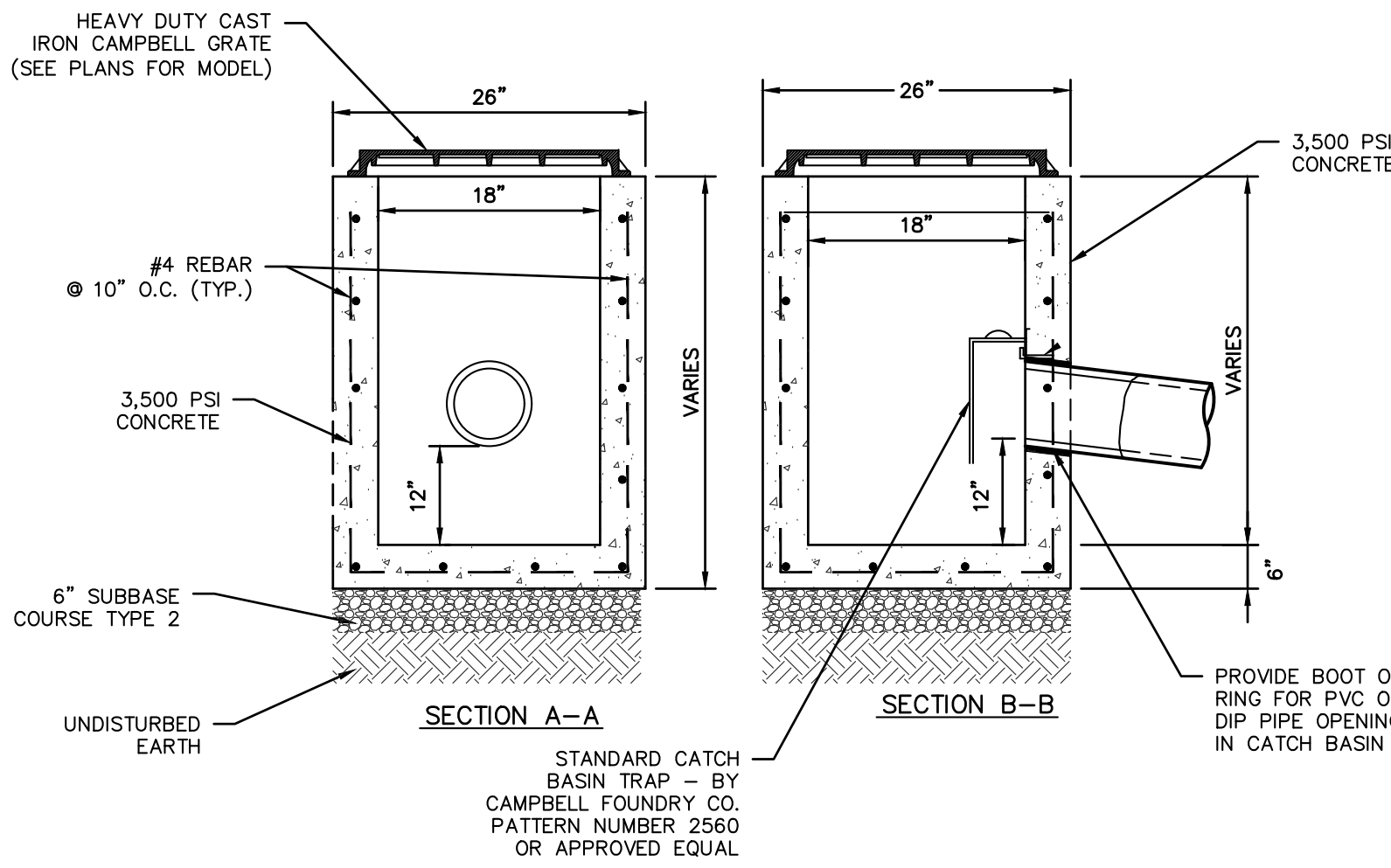
HANDICAP PARKING SPACE

NOTES:

- PARKING SPACES AND ACCESS AISLES SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING 1:50 (2%) IN ANY DIRECTION.
- HANDICAPPED STALLS SHALL BE DESIGNATED AS RESERVED BY A SIGN. THE SIGN SHALL BE SET A MINIMUM OF 84" ABOVE GRADE AND NOT BE OBSCURED BY A VEHICLE WHEN PARKED.

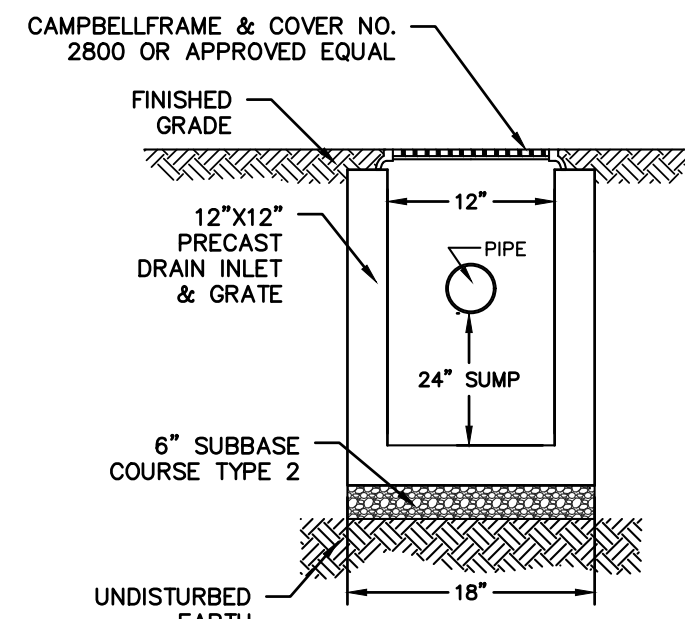


STEEL TRENCH DRAIN

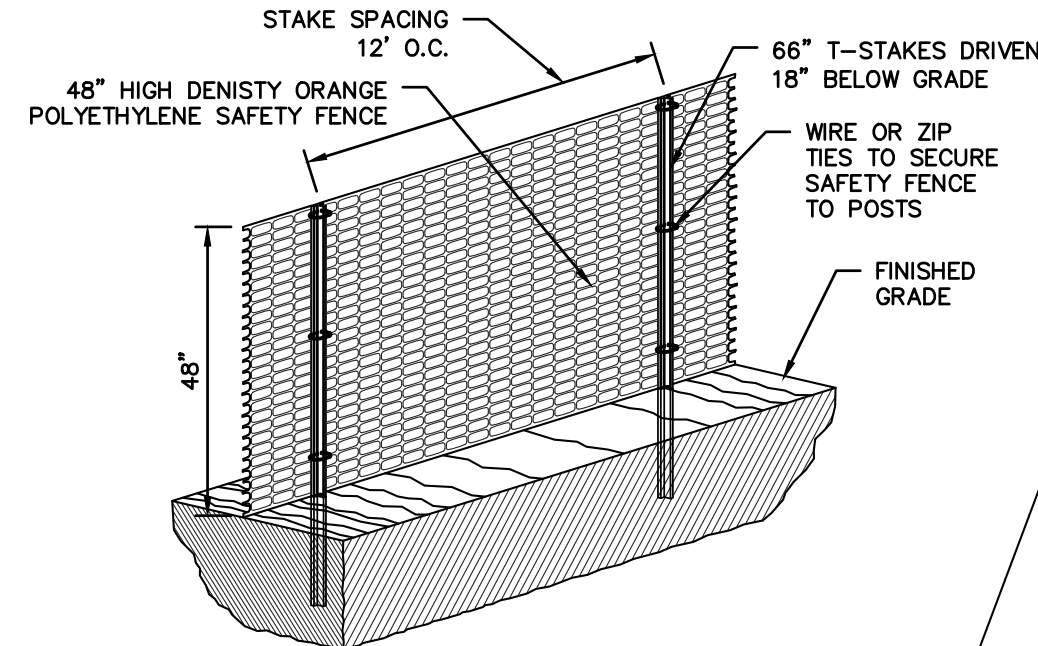


18"x18" PRECAST CONCRETE CATCH BASIN

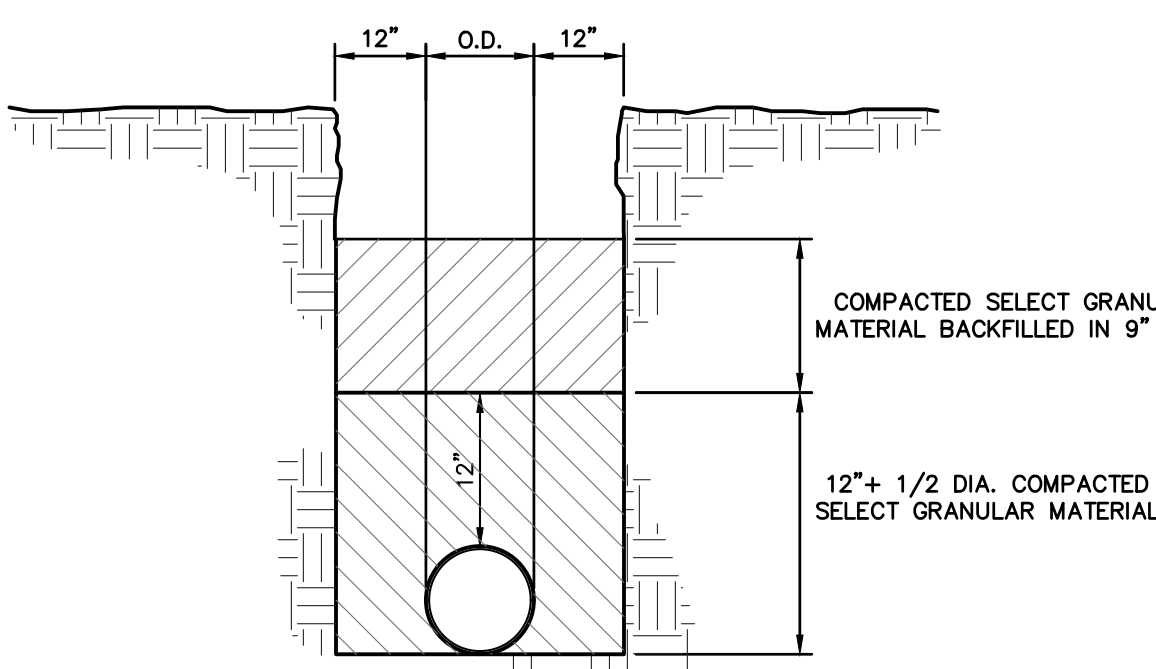
- NOTES:
- CONCRETE - 3,500 PSI MINIMUM STRENGTH @ 28 DAYS
 - DESIGN LOADING - AASHTO HS20-44
 - EARTH COVER - 0 TO 5 FEET
 - CONSTRUCTION JOINT - LAPPED



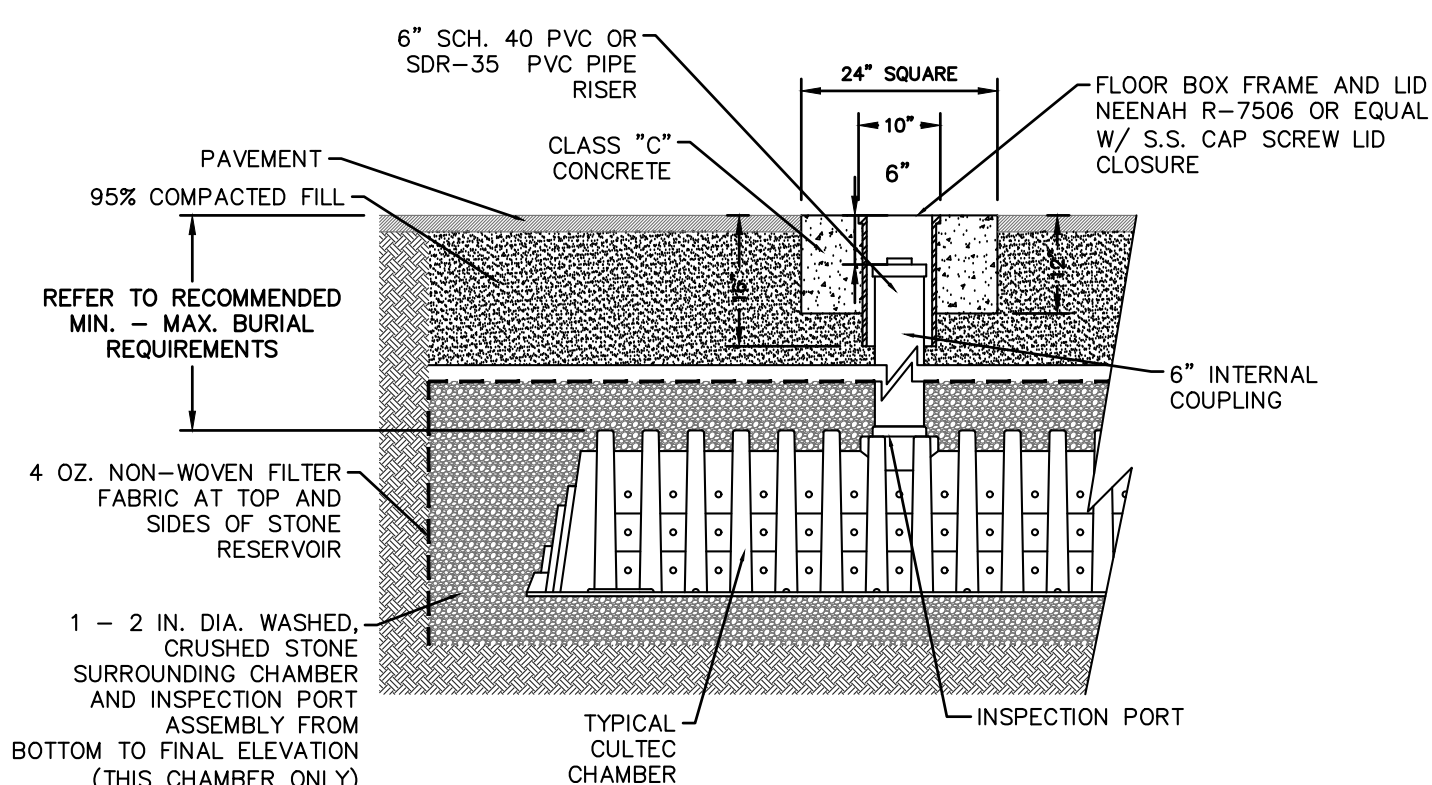
SUMP BOX



CONSTRUCTION FENCE

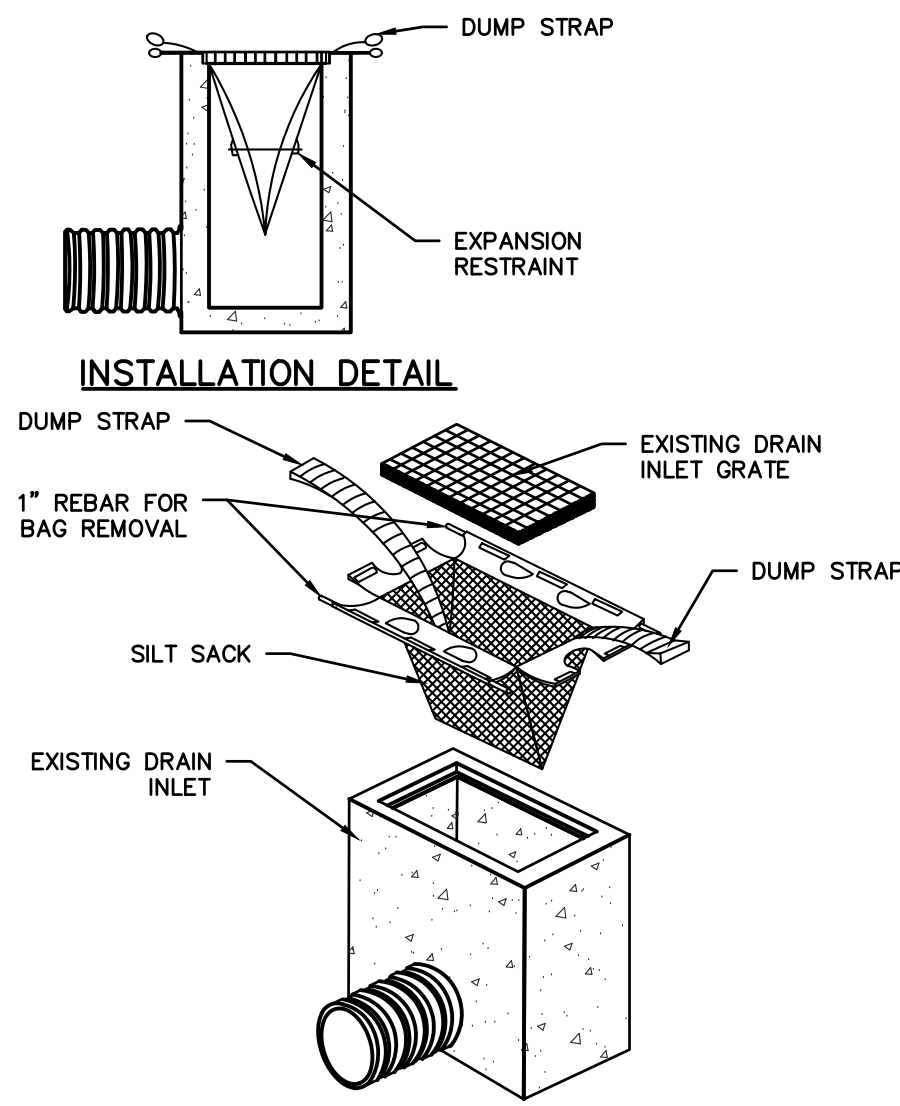


TRENCH BEDDING



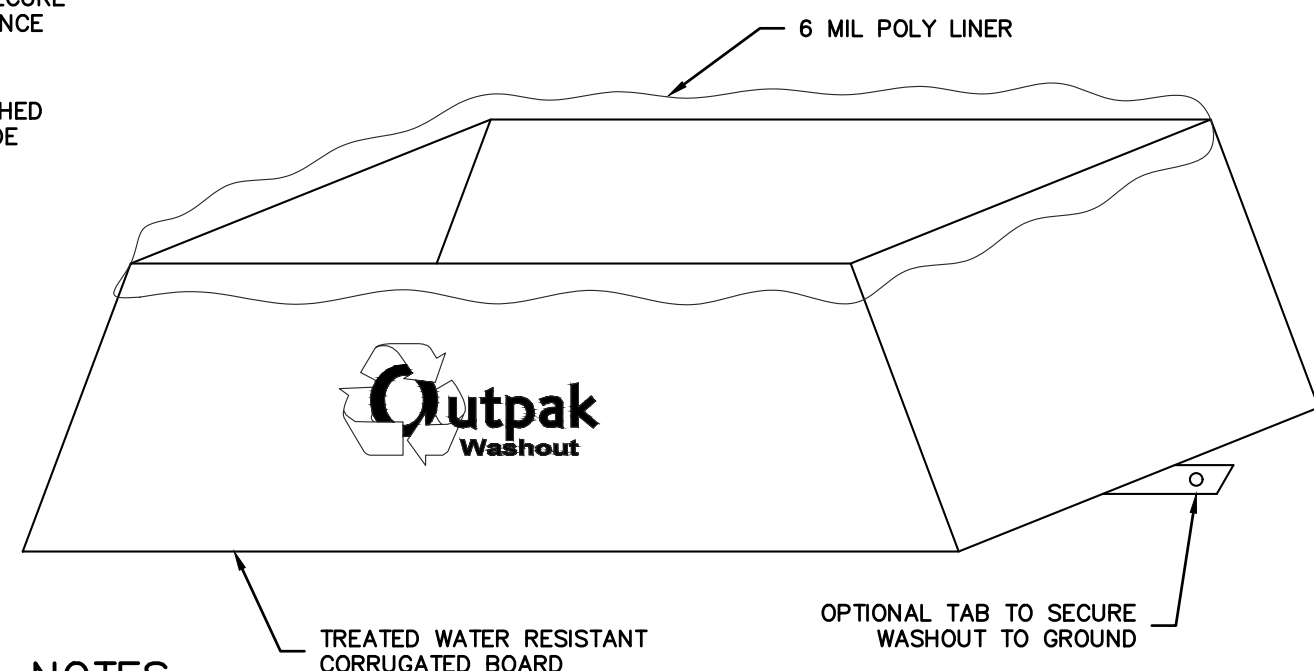
CULTEC ACCESS PORT

Siltsack Inlet Protection



NOTE:

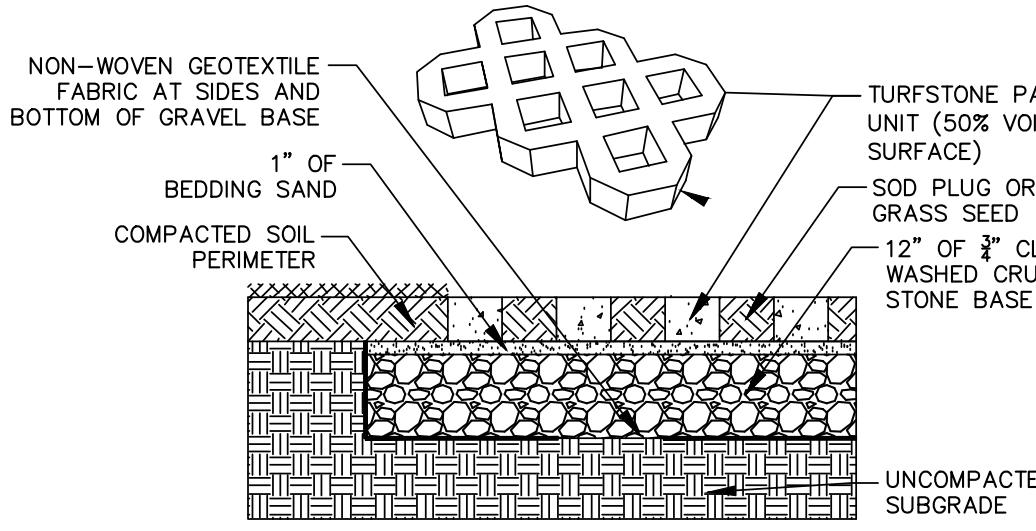
- EACH SILTSACK SHALL BE PROPERLY SIZED FOR EACH INLET.
- ALL CURB INLETS SHALL UTILIZE SILTSACK MODELS WITH BUILT IN CURB DEFLECTOR
- SILTSACKS SHOULD ONLY BE UTILIZED ON DRAIN INLETS OUTSIDE OF THE DISTURBED AREAS TO PREVENT CONTAMINATION OF DOWN STREAM
- SEDIMENT SHALL BE REMOVED FROM EACH SILTSACK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



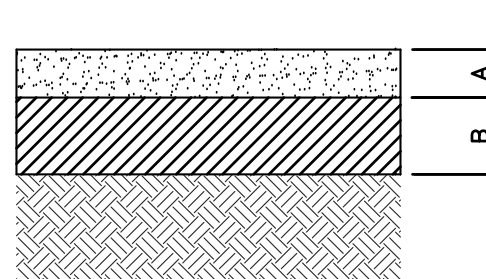
NOTES:

- THE WASHOUT SHALL BE INSTALLED PRIOR TO USING MATERIALS THAT REQUIRE WASHOUT ON THIS PROJECT.
- AS NECESSARY, SIGNS SHALL BE PLACED THROUGHOUT THE SITE TO INDICATE THE LOCATION OF THE WASHOUT.
- THE WASHOUT AREA WILL BE REPLACED AS NECESSARY TO MAINTAIN CAPACITY FOR LIQUID WASTE.
- WASHOUT RESIDUE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT AN APPROVED WASTE FACILITY.
- DO NOT WASHOUT INTO STORM DRAINS, OPEN DITCHES, STREETS, OR STREAMS.
- AVOID DUMPING EXCESS CONCRETE IN NON-DESIGNATED DUMPING AREAS.
- LOCATE WASHOUT AT LEAST 50' (15 METERS) FROM STORM DRAIN, OPEN DITCHES, OR WATER BODIES.
- THE WASHOUT SHALL BE USED ONLY FOR NON-HAZARDOUS WASTES.

CORRUGATED CONCRETE WASHOUT



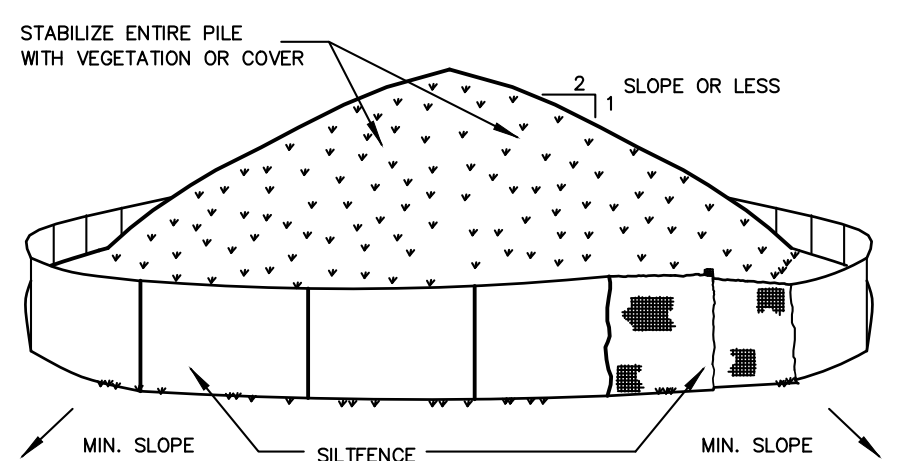
TURFSTONE PAVER



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

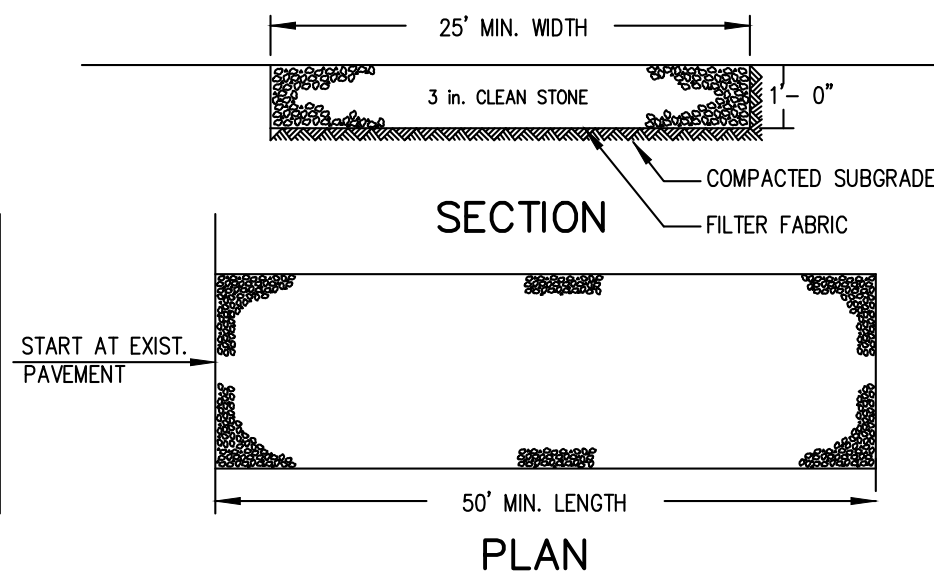
SOIL STOCKPILING



INSTALLATION NOTES

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

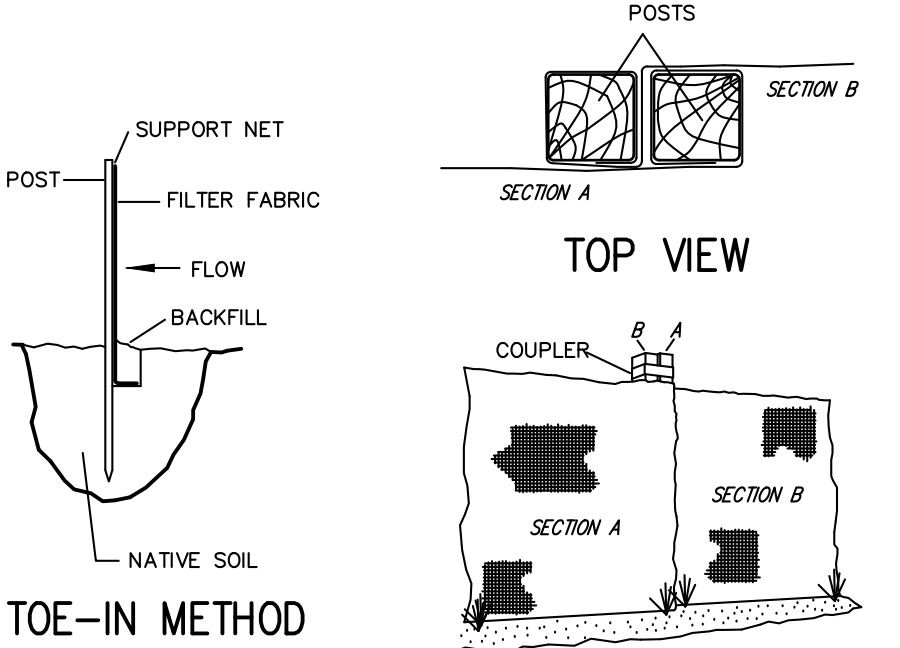
STABILIZED CONSTRUCTION ENTRANCE



INSTALLATION NOTES:

- STONE SIZE - USE 3" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
- LENGTH - AS REQUIRED, BUT NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
- THICKNESS - NOT LESS THAN SIX (6) INCHES.
- WIDTH - 25 FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCUR.
- 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.
- 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.
- MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT TO 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 DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT OF WAY MUST BE REMOVED IMMEDIATELY.
- 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.
- PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

SILT FENCE



INSTALLATION NOTES:

- EXCAVATE A 4 INCH x 4 INCH TRENCH ALONG THE LOWER PERIMETER OF THE SITE.
- 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).
- DRIVE THE POST INTO THE GROUND UNTIL THE NETTING IS APPROXIMATELY 2 INCHES FROM THE TRENCH BOTTOM.
- 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.
- JOIN SECTIONS AS SHOWN ABOVE.

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	