

SITE PLAN

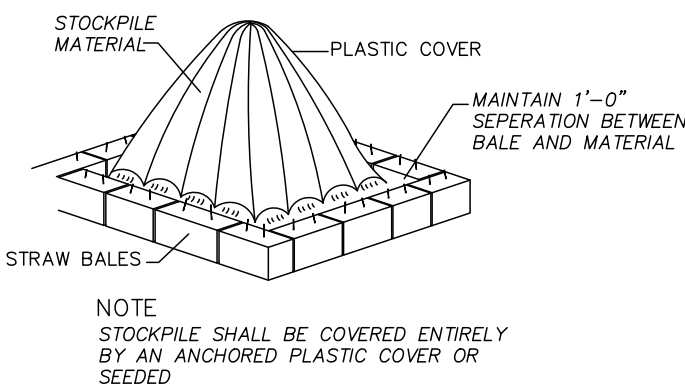
SCALE: 1"=10'-0"

NOTE: BASE SITE PLAN REPRODUCED FROM DONAL A. O'BUCKLEY (NYS LICENSED LAND SURVEYOR) SURVEY DATED 09.22.2015.

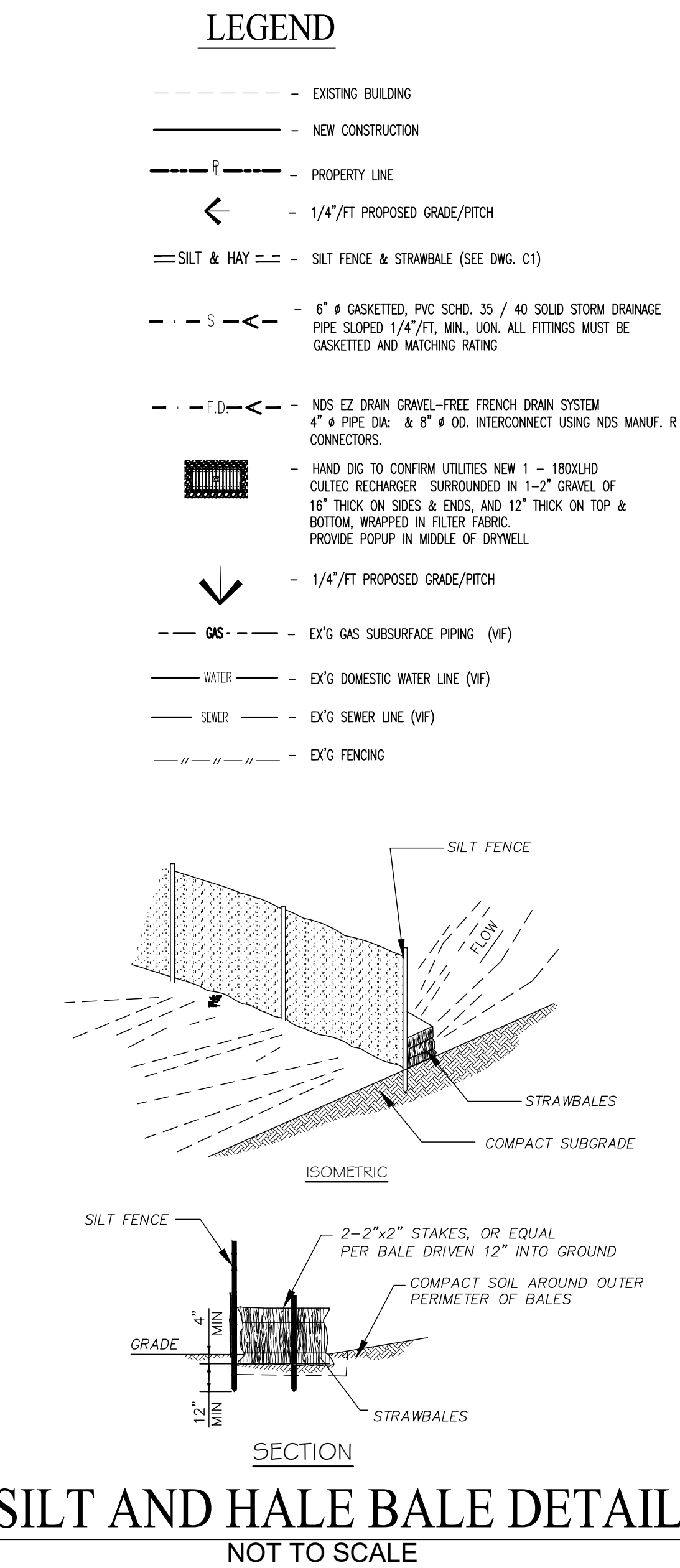
ZONING COMPLIANCE TABLE

LOCATED AT
11 BRAMLEY LANE - DOBBS FERRY, NY
ZONE: OF-4 (ONE-FAMILY RESIDENTIAL DISTRICT 4)
ZONE OF-4 | SECTION: 3.14 | BLOCK: 126 | LOT: 11
0.1885 ACRES - 8,211 SF (NON-CONFORMING LOT)

LOT INFORMATION	ALLOWED PER CODE	EXISTING	PROPOSED	COMPLIANCE
Lot Area	10,000 SF	0.1885 Acres 8,211 sf	No change	Non-compliant
Minimum Lot Width	100 ft	70'	No change	Non-compliant
Minimum Lot Depth	100 ft	87.8 ft	No change	Non-compliant
Minimum Yards (Setbacks):				
Front yard	25 ft.	17.1 ft	No change	Non-compliant
Rear yard	25 ft	35 ft	No change	Compliant
Left yard	12'/30" (both)	11.1'/30"	No change	Non-Compliant
Right yard	12'/30"(both)	18.9'/30"	No change	Compliant
Minimum Coverage				
Principal building	22%	19%	No change	Compliant
Impervious surfaces	40%	38%	No change	Compliant
Maximum height:				
	2 1/2 stories	2.5 stories	No change	Compliant

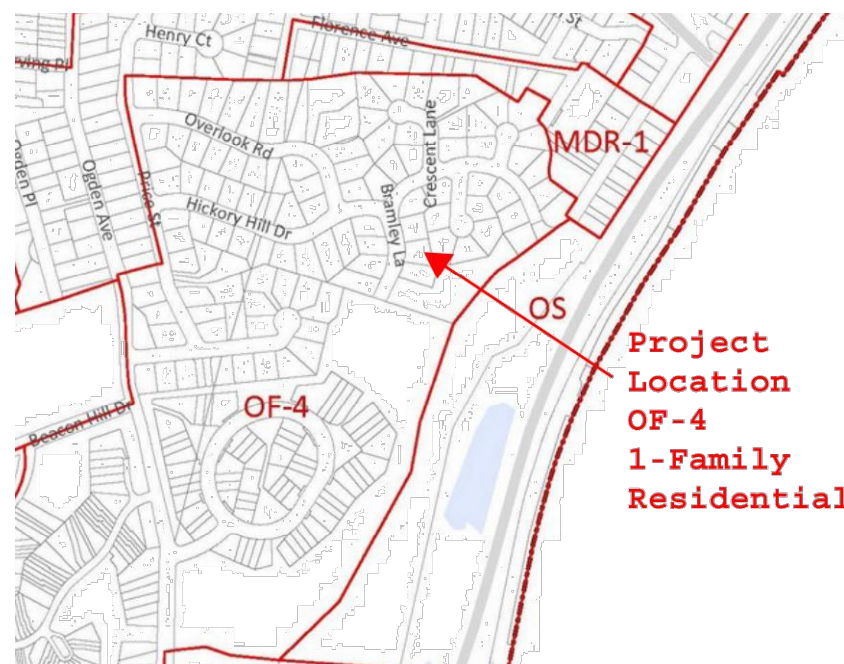


STOCKPILE ISO-DETAIL

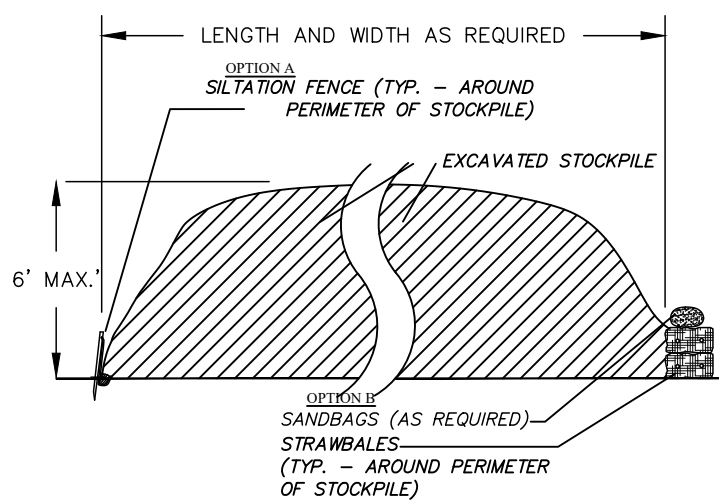


SILT AND HAY BALE DETAIL

NOT TO SCALE



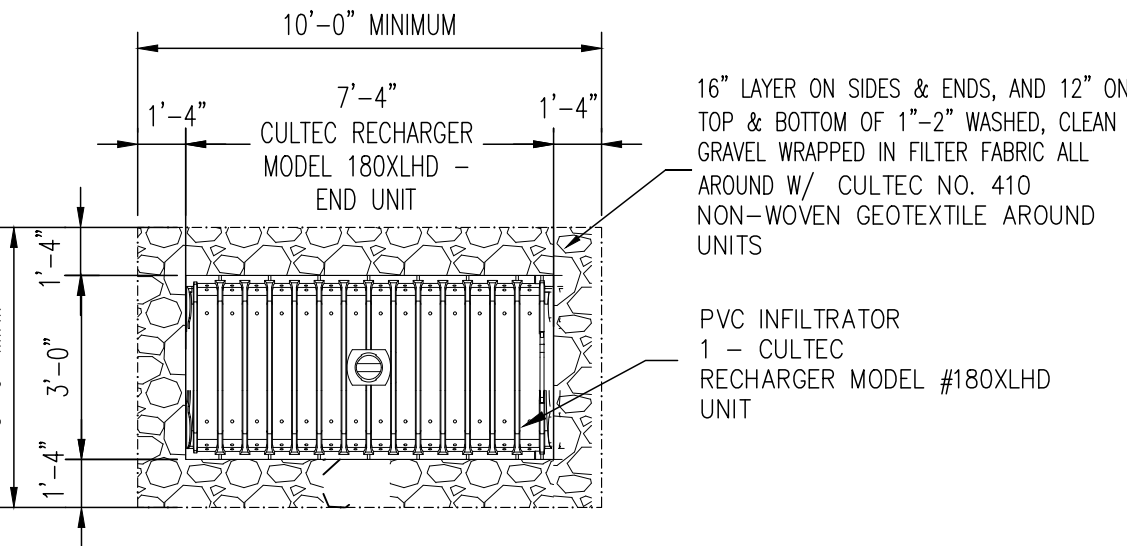
LOCATION MAP



STOCKPILE SECTION

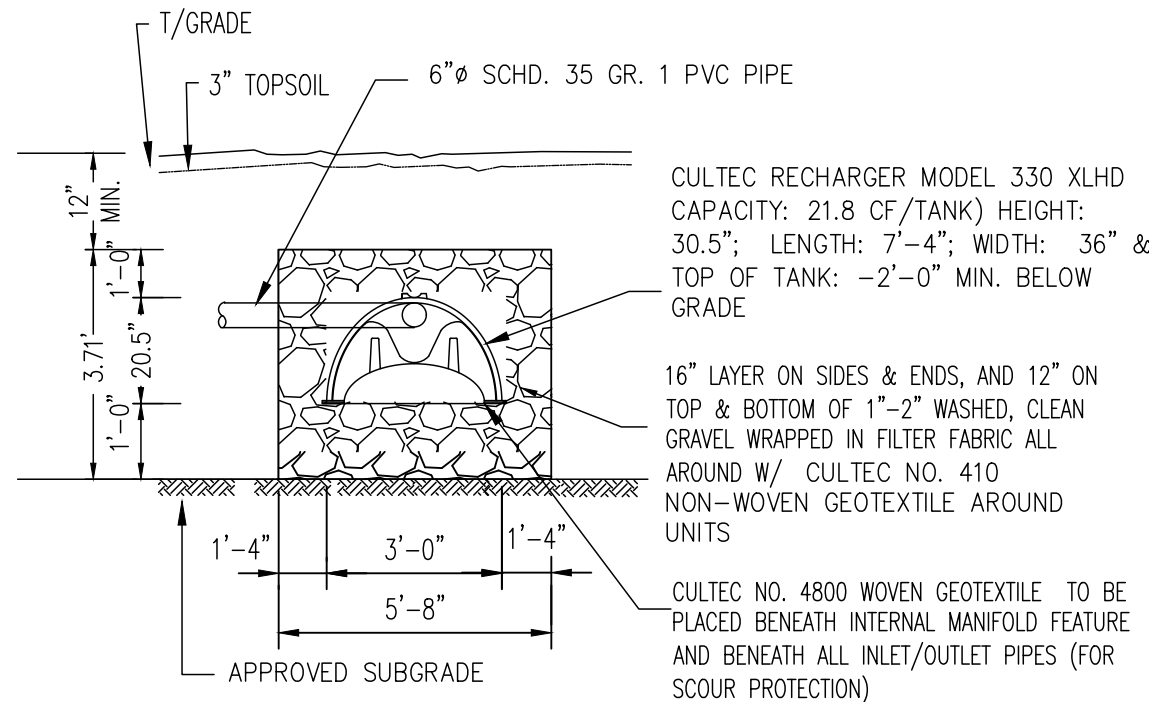
LEGEND

- EXISTING BUILDING
- NEW CONSTRUCTION
- PROPERTY LINE
- 1/4" FT PROPOSED GRADE/PITCH
- SILT FENCE & HAY
- 6" Ø GASKETED, PVC SCHED. 35 / 40 SOLID STORM DRAINAGE PIPE SLOPED 1/4" FT, MIN. UN. ALL FITTINGS MUST BE GASKETED AND MATCHING RATING
- NDS EZ DRAIN GRAVEL-FREE FRENCH DRAIN SYSTEM 4" Ø PIPE DIA. & 8" Ø OD. INTERCONNECT USING NDS MANUF. R CONNECTORS.
- HAND DIG TO CONFIRM UTILITIES NEW 1 - 180XLHD CULTEC RECHARGER SURROUNDED IN 1-2" GRAVEL OF 16" THICK ON SIDES & ENDS, AND 12" THICK ON TOP & BOTTOM, WRAPPED IN FILTER FABRIC, PROVIDE POPUP IN MIDDLE OF DRYWELL
- 1/4" FT PROPOSED GRADE/PITCH
- EX'G GAS SUBSURFACE PIPING (WF)
- EX'G DOMESTIC WATER LINE (WF)
- EX'G SEWER LINE (WF)
- EX'G FENCING



FRONT DRYWELL SECTION (PLAN)

ONE (1) CULTEC RECHARGER MODEL 180 XL HD



REAR DRYWELL SECTION

ONE (1) CULTEC RECHARGER MODEL 180 XL HD - END MODEL

REAR DRYWELL CALCULATIONS:

DRAINAGE AREA (REAR ROOF ONLY) = 503 SF

TOTAL VOLUME OF WATER TO BE STORED PER DAY = 503 SF X 6.4"/12"/FT = 268.3 CF/DAY

PERCOLATION RATE = 2 CF./SF./DAY

1 - CULTEC RECHARGERS MODEL 180XLHD, LENGTH ENCASED IN 16" ON SIDES & ENDS, AND 12" OF GRAVEL ON TOP & BOTTOM GRAVEL (OVERALL DIMENSIONS) = 9.33' X 5.25' X 3.71'

TOTAL VOLUME = 10.0 X 5.67' X 3.71' - 1 X 21.81 CF/UNIT = 188.5 cf

VOLUME OF 1 UNITS = 1 X 21.81 CF/UNIT = 21.81 CF

VOLUME OF STONE AROUND UNITS = 188.5 CF

VOID = 1/3 X VOLUME OF STONE = 188.5 cf /3 = 62.9 CF

UNIT PERCOLATION AREA =
ENDS: 5.67' X 3.71' X 2 = 42.1 SF
SIDES: 10.0' X 3.71' X 2 = 74.2 SF
TOTAL PERCOLATION AREAS = 116.3 SF

VOLUME OF PERCOLATION = 116.3 CF X 2.0 = 232.6 CF/DAY
VOLUME OF WATER STORED = 62.9 + 218.1 CF = 84.7 CF/DAY
TOTAL WATER STORED = 317.3 CF/DAY

317.3 CF/DAY (PROVIDED) > 268.3 CF/DAY (REQUIRED)

SCOPE OF WORK

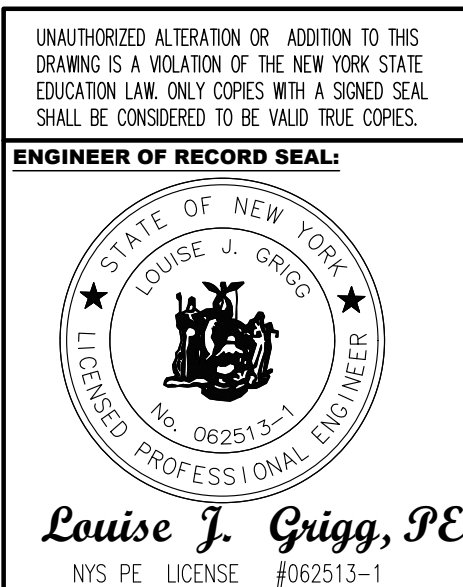
- VERIFY ALL EXISTING UTILITIES.
- REMOVE EXISTING FRONT FENCE.
- REMOVE EXISTING REAR-RIGHT STONE PATIO AT PROPOSED PEA GRAVEL SEATING AREA, AND STACK USABLE STONES AS DIRECTED BY OWNER.
- INSTALL SILT & HAY FENCING AROUND PROPOSED FRONT-YARD DRYWELL. CALL FOR TOWN'S INSPECTION OF SILT & HAY FENCING.
- HAND DIG & WHEEL BARROW OUT SPOIL FOR INSTALLATION OF FRONT DRYWELL. THERE IS VERY LIMITED ON SITE FRONT-YARD STOCK PILING. DRYWELL MUST BE MIN. 10' FROM PROPERTY LINES.
- DIG OUT DRYWELL, INSTALL FILTER FABRIC, STONE ALL AROUND CULTEC 180 XLHD.
- CALL FOR BUILDING DEPT. INSPECTION #2 AND G&D'S (ENGINEER) INSPECTION #1.
- REMOVE THE STONE PATIO WHERE PROPOSED NEW PEA GRAVEL SEATING AREA IS TO BE LOCATED, AND STACK USABLE STONE FOR OWNER'S FUTURE USE AS DIRECTED BY OWNER.
- REMOVE AND RESET EXISTING STONE PATIO SLOPED AT 1/4"/FT (AT THE RIGHT-SIDE YARD) AS DIRECTED BY OWNER.
- INSTALL SOLID 6" PVC SCHEDULE 35 PVC DRAINAGE PIPING SLOPED AT 1/4"/FT. FROM DRYWELL TO STONE PATIO AND INSTALL NDS - EZ DRAIN FRENCH DRAIN, CONTINUOUSLY INTERCONNECTED AS DIRECTED BY MANUF. AT SOUTHERLY EDGE OF RIGHT-SIDE YARD STONE PATIO.
- CALL FOR BLDG. DEPT INSPECTION & G&D'S (ENGINEER) INSPECTION #2 OF ALL NEW DRAINAGE PIPING. NO DRAINAGE PIPING SHALL BE COVERED PRIOR TO INSPECTION & APPROVAL.
- RESTORE GRASSY AREAS.
- REINSTALL FRONT FENCE.
- RESTORE ALL AFFECTED SITE FEATURES (CURB STONES, GRASS, GARDEN BEDS ETC.)
- CALL FOR FINAL INSPECTION BY BUILDING DEPT. INSPECTOR AND G&D'S (ENGINEER FINAL INSPECTION #3).

GENERAL NOTES:

- ALL WORK SHALL CONFORM TO THE LATEST EDITION OF THE "BUILDING CODE OF NEW YORK STATE" AND LATEST THE LOCAL BUILDING CODES.
- THE CONTRACTOR SHALL NOT SUBSTITUTE ANY MATERIAL SPECIFIED WITHOUT ENGINEER'S PRIOR APPROVAL.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE MEANS, TECHNIQUES, SEQUENCES, AND METHODS OF CONSTRUCTION.
- PRIOR TO THE START OF WORK, THE CONTRACTOR VERIFY THE FOLLOWING:
 - ALL DIMENSIONS AND ELEVATIONS;
 - THE EXISTING CONDITIONS;
 - DETERMINE ANY SITE OR BUILDING RESTRICTIONS.
 - REPORT ANY DEFICIENCIES TO THE ARCHITECT-ENGINEER.
- THE CONTRACTOR SHALL CONTINUOUSLY PROTECT THE EXISTING STRUCTURE DURING THE COURSE OF WORK. THIS PROTECTION SHALL REMAIN IN PLACE UNTIL ALL WORK IN A GIVEN AREA IS COMPLETED. IF ANY DAMAGE TO THE EXISTING STRUCTURE OCCURS IT SHALL BE REPAIRED BY THE CONTRACTOR WITHOUT CHARGE TO THE OWNER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECEIVING, PROTECTING, AND WAREHOUSING ALL MATERIALS NEEDED FOR THE PROJECT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SAFETY AT THE JOB SITE, INCLUDING THE EFFECT CONSTRUCTION PROCEDURES MAY HAVE ON PROPERTY AND PERSONS AT THE JOB SITE.
- THE CONTRACTOR SHALL MAINTAIN CLEAN AND SAFE WORKING CONDITIONS. HE SHALL BE RESPONSIBLE FOR REMOVAL OF ALL DEBRIS.
- THE CONTRACTOR SHALL NOTIFY THE ARCHITECT-ENGINEER IMMEDIATELY IF THEY CANNOT COMPLY WITH ANY NOTES ON THIS SHEET OR ANY OTHER SHEET IN THIS SET OF CONTRACT DOCUMENTS/ OR IF THERE IS A CONFLICT.
- THE CONTRACTOR SHALL PROVIDE FIRE EXTINGUISHERS ON THE JOBSITE DURING ALL PHASES OF CONSTRUCTION.
- THE CONTRACTOR SHALL NOT PROCEED WITH ANY WORK FOR WHICH HE EXPECTS ADDITIONAL COMPENSATION BEYOND THE CONTRACT AMOUNT WITHOUT THE ENGINEERS' WRITTEN AUTHORIZATION.
- ALL NEW WORK SHALL MATCH THE EXISTING FINISHES AS CLOSELY AS POSSIBLE. WOOD BASE, DOOR AND WINDOW CASING, CROWN MOLDING & MISCELLANEOUS TRIM AND WOODWORK SHALL MATCH EXISTING UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS TO MAINTAIN TEMPORARY ELECTRIC, LIGHTING, AND WATER DURING CONSTRUCTION.
- GUARANTEE: ALL WORK INCLUDED IN THE CONTRACT DOCUMENTS SHALL BE GUARANTEED AGAINST DETECTS OR MATERIALS AND WORKMANSHIP FOR THE PERIOD SPECIFIED BY THE MANUFACTURER OR ONE YEAR, WHICHEVER IS LONGER, FROM THE DATE OF OCCUPANCY.
- THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL FIRE EXITS AT ALL TIMES.
- THE CONTRACTOR SHALL SUBMIT A COMPLETE LIST OF ALL SUBCONTRACTORS TO BE USED ON THIS PROJECT.
- THE CONTRACTOR IS REQUIRED TO HAVE A COMPETENT SUPERINTENDENT ON THE SITE WHEN WORK IS IN PROGRESS.
- THE CONTRACTOR SHALL BE COMPLETELY REPRESENTED AT EVERY WEEKLY JOB MEETING. THE SCHEDULING OF THESE WEEKLY JOB MEETINGS SHALL BE JOINTLY AGREED UPON AT THE BEGINNING OF CONSTRUCTION.
- THE FINISHED JOB SHALL BE DELIVERED IN A FINISHED AND CLEAN MANNER, INCLUDING POLISHING COUNTERTOPS, AND CLEANING WINDOWS AND FLOORS.
- DEMOLITION: ALL DEBRIS REMOVAL AND ABATEMENT TO BE PERFORMED IN ACCORDANCE WITH ALL LOCAL, STATE, FEDERAL, & OSHA GUIDELINES & LAWS. THE CONTRACTOR SHALL MAINTAIN THE STRUCTURAL INTEGRITY OF THE BUILDING AT ALL TIMES. THE ARCHITECT - ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES OR ANY UNFORESEEN PROBLEMS. THE CONTRACTOR SHALL PROTECT THE BUILDING DURING DEMOLITION. DEBRIS CHUTES SHALL BE INSTALLED AS PER CODES.

STORMWATER NOTES:

- RECHARGER 180 XLHD MANUF. BY CULTEC, INC. OF BROOKFIELD, CT.
- CULTEC RECHARGER 330XLHD STORAGE OF 21.8 CF/FT PER CHAMBER.
- 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 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.
- INSTALL CULTEC RECHARGER DRYWELLS AS SHOWN IN STORM DRAINAGE PLAN, LOCATED AT A MINIMUM OF 10' FROM THE PROPERTY LINES.
- THE CONTRACTOR SHALL ENCASE THESE STORMWATER DETENTION/RETENTION CHAMBERS IN A MINIMUM OF 1-2" GRAVEL ALL AROUND THE TOP, SIDES, ENDS (FRONT), AND THE BOTTOM OF THE DRYWELLS TO THICKNESSES SHOWN IN SITE PLAN.
- SOLID DRAINAGE PIPING TO BE 6" Ø NON-GASKETED, SCHEDULE 35, TYPE 1, GRADE 1 - PVC PIPING FROM DRYWELL TO FACE OF RIGHT-SIDE STONE PATIO, AT SOUTHERLY FACE OF PATIO, PROVIDE NDS-EZ DRAIN FRENCH DRAIN PIPING (8" Ø OD, w. 4" Ø PERFORATED PIPING, WRAPPED IN DRAIN GRAVEL & FILTER FABRIC). ALL NDS - EZ DRAIN PIPING (AVAILABLE IN 10' LENGTHS) SHALL BE INTERCONNECTED WITH NDS APPROVED CONNECTORS FOR THEIR EZ DRAIN PIPING.
- CONTRACTOR TO PROVIDE EROSION CONTROL SILT FENCING ALONG ALL SIDES OF THE PROPERTY AS SHOWN.
- ADD 3" TOP SOIL TO DISTURBED AREAS & RESTORE EXISTING SITE FEATURES IN KIND.
- TO AVOID FUTURE SINKHOLES, ALL BACKFILLED GRAVEL AND SOIL SHALL BE THOROUGHLY COMPACTED & TAMPED IN MAXIMUM HEIGHTS OF SIX (6") INCH LIFTS.
- THE CONTRACTOR SHALL BACKFILL THE TOP THREE (3") INCHES WITH TOPSOIL.
- PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR SHALL INSTALL SILT FENCES, AS SHOWN ON THE EROSION CONTROL PLAN.
- THE CONTRACTOR SHALL COMPLY WITH ALL MUNICIPAL & COUNTY OF WESTCHESTER SILT EROSION CONTROL REQUIREMENTS.
- AFTER ANY RAIN, THE CONTRACTOR SHALL INSPECT SILT FENCES, AND REMOVE ANY SEDIMENT.
- THE CONTRACTOR SHALL RESTORE ALL EFFECTED AREAS DISTURBED BY THE CONSTRUCTION TO MATCH EXISTING, UNLESS OTHERWISE SHOWN. PRICE TO BE INCLUDED IN LUMP SUM BID.
- THE CONTRACTOR SHALL RESEED AND COVER WITH SALT HAY ALL DISTURBED AREAS, AND RELOCATE ANY PLANTING, AS DIRECTED BY OWNER.
- THE CONTRACTOR SHALL REMOVE & REINSTALL ANY AFFECTED PLANTINGS, FENCES, WALKWAY, CURBING, DRIVEWAYS AND OTHER EXISTING SITE FEATURES TO MATCH EXISTING.
- SHOULD ANY CONFLICTS ARISE BETWEEN THE PROPOSED PLANS AND EXIST, UTILITIES, THE CONTRACTOR SHALL NOTIFY THE ENGINEER.
- CONTRACTOR TO IDENTIFY ALL BURIED UTILITIES PRIOR TO DIGGING.
- CONTRACTOR SHALL LOCATE ALL ELECTRICAL, GAS, WATER, SEWER, AND SPRINKLER LINES.
- BAG & BALL ALL SHRUBBERY & PLANTS FOR REPLANTING, AS DIRECTED BY BY OWNER/ENGINEER.
- STOCK PILE SPOIL FOR REUSE AS DIRECTED BY OWNER.
- CONTRACTOR TO CONDUCT REQUIRED INSPECTIONS AS PER THE BUILDING PERMIT.
- AS SHOWN ON DWG. C1, CONTRACTOR SHALL INSTALL 6" DIA. SOLID DRAINAGE PIPING: NON GASKETED, SCHED. 35 PVC PIPE, SLOPED A MIN. 1/4"/FT. INSTALL STORM DRAINAGE AND NDS -EZ DRAIN PIPING AS SHOWN IN PLAN.
- PROVIDE DRYWELL SHORING SIDE-WALL EXCAVATION REINFORCEMENT - OR LAYBACK THE EXCAVATION IN ACCORDANCE WITH OSHA REGULATIONS.
- STOCK PILE SPOIL FOR REUSE AS DIRECTED BY ENGINEER/OWNER.
- GRIGG & DAVIS ENGINEERS TO INSPECT AND CERTIFY ALL DRAINAGE PIPING INSTALLATIONS & DRYWELL INSTALLATIONS. CONTRACTOR TO ALLOW 24 HOUR NOTIFICATION TO ENGINEER TO INSPECT ALL PIPING & DRYWELL PRIOR TO BACKFILLING. ALL INSPECTIONS SHALL BE IN ACCORDANCE WITH THE EROSION CONTROL SCHEDULE.
- FOR DRYWELL DETAILS, CALCULATIONS, SEE DWG. C1



Property Owner & Address:

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SECTION 3.14 | BLOCK 126 | Lot 11

Engineer of Record:

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Project Title & Sheet Title:

EROSION CONTROL & DRAINAGE
DRAWING - FRONT DRYWELL

DATE: 04-07-2022

SCALE: AS NOTED

Sheet No:

C - 1