

MEMORANDUM

TO: Stephen Hunter, Planning Board Chairman

CC: Planning Board Members
Melissa Gilbon Ferraro, Village Administrator
Dan Roemer, Building Inspector
Dan Pozin, Planning Board Attorney
Valerie Monastra, Village Planner

FROM: Anthony Oliveri, P.E.

DATE: May 28, 2022

RE: Site Plan Review
11 Bramley Lane
Village of Dobbs Ferry

With regard to the above-mentioned project, this office has reviewed the following plans and submittals:

- Plan set prepared by M.J. McGarvey, P.E., dated 7/30/2021
- Erosion Control & Drainage Drawing, Created by Grigg & Davis Engineers, P.C., last dated 4/7/2022
- Various documents (PB Submission, Affidavit, Letter & Mailing List, Board Sign Form & Check, Escrow Application & Check, Yard Signs)

This plan has not been reviewed by this office for compliance with the zoning code.

Project Description: Install new front yard drywell, install new wood deck and reconstruct existing stone patio.

Our comments are as follows:

1. An existing conditions survey should be included with the submission.
2. The percolation volume used in the calculations is incorrect. Test logs must be submitted for review demonstrating conformance with methodology used. The

locations of the percolation tests must be shown on the plan. Percolation tests must be performed at a depth of 6" below the bottom of each proposed infiltration practice.

3. The area of disturbance and the net increase/decrease of impervious coverage must be clearly noted and delineated on the plan.
4. Clarify the tributary area to the proposed stormwater system. The plan states that only the rear roof is being accounted for in the stormwater calculations. The impervious stone patio, and any other impervious surfaces that contribute to the flow in this location should also be included in the design.
5. All stormwater inverts for the proposed system and all corresponding piping should be shown on the plan, including the french drain.
6. A detail must be provided for the EZ Drain French Drain system and the proposed stone patio.
7. The entire drywell system must be shown to be 10' minimum from property lines or structures. Plans indicate "front" and "rear" drywell details, please clarify as only one seems to be indicated on the plan.
8. A stabilized construction entranceway must be shown on the plan. The existing driveway may be used as the construction entranceway if the following note is added to the plan. "The paved street adjacent to the site entrance shall remain clear and will be swept daily to remove an excess dirt, mud or rock tracked offsite."

The applicant should provide annotated responses to each of the comments outlined herein with any subsequent submissions. We will be happy to continue our review once responses are provided.