

MEMORANDUM

TO: Stephen Hunter, Planning Board Chairman

CC: Planning Board Members
Richard Leins, Interim Village Administrator
Ed Manley, Building Inspector
Dan Pozin, Planning Board Attorney
Valerie Monastra, Village Planner

FROM: Anthony Oliveri, P.E.

DATE: August 2, 2021

RE: Site Plan Review
18 Fairlawn Avenue
Village of Dobbs Ferry

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

- Stormwater Management Plan entitled: "Proposed Pool & Patio", prepared by Hudson Engineering & Consulting P.C. dated 6/16/2021
- Stormwater Management Plan & Drainage Analysis report, prepared by Hudson Engineering & Consulting, PC, dated 6/16/2021
- Site Plan Application, Dated 7/12/2021

Our comments are as follows:

1. Existing conditions survey must be submitted including existing drainage structures on site.
2. Predevelopment vs post development peak flow rates should be provided.
3. The stormwater management plan must show the proposed grading.
4. Provide inverts, rim elevation and piping information for all drainage structures.
5. Inlet protection is not shown on stormwater management plan or in the construction details.
6. Provide information and identify the existing manhole shown approximately 2' from the proposed culvert system.
7. A village street opening permit will be required for connection of the overflow to the catch basin on Fairlawn Avenue.
8. General notes do not conform with Village requirements. All site plan notes indicated in the site plan checklist and site plan application are required to be on the plans.
9. A minimum distance of 10' should be provided between the culvert chambers and both the side property line and the proposed swimming pool and house.

10. Provide information on the draining, drawdown, and winterizing of the swimming pool as well as filter backwash if required.
11. Details regarding the termination or connection of the roof drains must be provided. The Pre-Development condition states the roof downspouts daylight to the lawn which does not appear to be accurate, multiple leaders seem to be terminating below ground.
12. The impervious area used for modeling the hydroCAD does not agree with the lot coverage table provided on the plans.
13. The cultec system shown on the plan does not include the additional 2.5' for cap storage modeled in hydroCAD which needs to be included on the plan for corresponding offsets.
14. Provide locations for construction entrance, concrete washout, and soil stockpiles.
15. The hydroCAD model must include the 6" overflow shown on the plan.

Thank you