

# RESIDENCES AT 11 LYMAN PLACE

D O B B S   F E R R Y ,   N Y   1 0 5 2 2

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

1 2   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



## GENERAL NOTES

- These documents remain the exclusive property of the Architect, and may not be used for any purpose whatsoever without written consent of the Architect.
- All construction shall comply fully with the 2020 Residential code of NYS, local building code, fire department regulations, and all other agencies having jurisdiction over project.
- Approved stamped set of building plans must be present on site for all inspections.
- A current Westchester County licensed and insured contractor must be on file with current building permit until Certificate of Occupancy is issued. If contractor of record has been removed from the project, a stop work order will be issued until a new Westchester County licensed and insured contractor is retained.
- General Contractor shall carry property damage insurance, public liability insurance, workman's compensation, auto insurance, and general liability as required by Federal, State, and Local Codes and as Owner requires.
- Licensed electrician to file separate electrical permit.
- Licensed plumber to file separate plumbing permit.
- All health, safety, fire, zoning and environmental regulations shall be adhered to at all times by the Owner and/or occupant.
- The contractor shall become familiar with conditions of the site, and the work as shown on the construction documents, prior to submitting a bid for construction.
- Contractors shall coordinate all work procedures and working hours with local authorities, neighborhood associations, and any other governing authorities.
- The contractor shall be responsible for providing all labor and materials to complete the project, in accordance with the construction documents, tested and ready for owner's use.
- All indicated Survey material is for general reference only. The Architect assumes no responsibility for the accuracy or the correctness of any of the indicated material.
- Contractors shall be responsible for protection of all existing and new conditions and materials with and adjacent to the construction area. Any damage caused by the execution of the work indicated or implied herein shall be repaired or replaced to the Owner's satisfaction.
- All construction sites shall conform to the 2020 New York State Property Maintenance Code. All rubbish garbage and construction debris shall be disposed of in an onsite dumpster or removed off site immediately. Materials shall be stacked in orderly fashion as to not create a blight on the community. The village right of way must be kept clear and maintained at all times.
- General contractor shall be responsible for the removal of construction debris, rubbish and offsite disposal in a responsible manner.
- The contractor shall obtain all inspections, approvals and permits, and pay all necessary permit fees required by the local building department and all other agencies having jurisdiction over the project, such as plumbing, electrical & HVAC, except for the building permit, which shall be obtained by the Architect. The contractor shall obtain the certificate of occupancy for the project when construction is complete.
- Contractor shall keep work site free from debris and accumulated refuse, and shall have sole responsibility for protecting all dangerous areas from entry by unauthorized parties.
- Drawings may be rough scaled for estimating and general purposes, but are not to be scaled for construction locations, dimensions, or any other purposes. Dimensions shown shall govern over measurements scaled from plans. Wall dimensions are given to finished surfaces. Contractor to consult with the Architect for questions regarding final dimensions and locations.
- All dimensions and conditions shown and assumed on the drawings must be verified at the site by contractor before ordering any material or doing any work.
- Contractor is to design and install adequate and code approved shoring and bracing where needed to safely complete structural work. Contractor to assume full and sole responsibility for structural adequacy of the shoring and for any injuries, damages, cracks, or defects caused by shoring or bracing, and shall repair all such damage at his sole expense.
- The Architect is not responsible for workmanship, construction methods, or any omissions or derivations from the drawings during construction.
- Materials and products indicated on drawings shall be installed in accordance with manufacturer's requirements.
- The drawings and notes are intended to be complete. Should anything be omitted from the drawings necessary to the proper construction of the work herein described, it shall be the duty of the contractor to notify the Architect. The builder shall visit the site and inform the Architect of any discrepancies of field conditions that may interfere with the total completion of all work included within the contract and verify all conditions prior to the ordering of materials and the start of construction.
- Minor details not usually shown or specified, but necessary for proper and acceptable construction, installation or operation of any part of the work shall be included in the work the same as specified or indicated.
- The contractor shall supervise and direct the work using his best skill and attention, he shall be solely responsible for all construction means, methods, sequences and procedures and for coordination of all portions of the work.
- The use of the words "provide" or "provided" in connection with any item specified is intended to mean that such item be furnished and installed and connected where required.
- Contractor shall maintain a sealed enclosure between work area and other areas of the residence. In addition,

- the contractor shall be responsible to (a) protect all interior spaces from the area of renovation, and (b) broom sweep all areas at end of each work day.
- The contractor shall do all the cutting, fitting & patching that may be required to make several parts of the work come together properly, and to fit his work, and/or receive, or be received by the work of others, as shown, or as reasonably implied on the drawings.
  - New and existing work shall come together in a seamless fashion. All new or modified surfaces shall be finished including, but not limited to taping, spackling and priming.
  - All insulation to comply with the Energy Efficiency Certificate required by 401.3 2020 Energy Conservation Construction Code of New York, prepared by the Architect.
  - If blown or sprayed insulation used, Installer of insulation to submit insulation certification to include the installed thickness of the area covered and R-value of the installed thickness shall be listed on the certificate. The insulation installer shall sign, date and post the certificate in a conspicuous location on the job site per N1101.5 of the 2020 Residential Code of New York State and submit an original signed copy for the Building Departments records.
  - All work shall be guaranteed for one year after final payment. The general contractor is to furnish written guarantees on his work and all subcontractors work against defects resulting from the use of inferior materials, equipment, or workmanship as determined solely by the Architect. All such defects are to be replaced or repaired, complete with labor and materials, at no cost to owner.
  - Substitutions of equipment or materials other than those shown on the drawings or in the specifications shall be made only upon approval of the Architect or owner as noted on the drawings or in these specifications. The contractor shall submit his substitution for approval before releasing any order for fabrication and/or

- shipments. The Architect reserves the right to disapprove such substitution, provided in his sole opinion, the item offered is not equal or detailed on the drawings, which requires any redesign of the structure, partitions, piping, redesign, and all new drawings and detailing required therefore shall, with the approval of the Architect, be prepared by the contractor at his own expense.
- All work shall be installed so that all parts required are readily accessible for inspection, operation, maintenance and repair. Minor deviations from the drawings may be made to accomplish this, but changes of magnitude shall not be made without prior written approval from the Architect.
  - Upon completion of the work, the entire project is to be completely cleaned and the site restored to existing condition, including but not limited to the following.
    - Complete sweeping of all areas, and removal of all rubbish and debris, except that caused by the owner or others doing N.I.C. work.
    - Removal of all labels from glass, fixtures, and equipment, etc. and spray cleaning of glass and mirrors.
    - Removal of stains, and paint from glass, hardware, finished flooring, cabinets, etc.
    - Final cleaning of all chrome and aluminum metal work.
    - Restoration of property by returning shrubs to original locations, filling of all ruts and raked topsoil and repairs to damaged blacktop.
  - Finish materials and paint colors shall be reviewed and approved by the homeowner.
  - The Architect assumes no responsibility for the accuracy or correctness of any material or drawings prepared by others and provided to the Architect.

Energy Notes R-Values & U-Factors  
2020 Residential code of NYS  
Amended by the NY Stretch Energy Code 2020 Climate Zone 4A

	Required	Proposed
Ceiling	R-49	R-49
Wall	R-21	R-21
Glazing	0.27 U value	0.27 U value
Floor	R-30	R-19

or R-19 per footnote (g)

Design Criteria:  
5750 Degree Days  
15% Maximum Glazing  
**R402.2.1 CEILINGS WITH ATTIC SPACES**  
\* Installing R-38 over 100% of the ceiling area requiring insulation shall be deemed to satisfy the requirement for R-49 insulation wherever the full height of uncompressed R-38 insulation extends over the wall top plate at eaves.  
**R402.2.2 CEILINGS WITHOUT ATTIC SPACES**  
Where Section R402.1.2 requires insulation R-values greater than R38 in the ceiling and the design of the roof/ceiling assembly does not allow sufficient space for the required insulation, the minimum required insulation R-value for such roof/ceiling assemblies shall be R38. Insulation shall extend over the top of the wall plate to the outer edge of such plate and shall not be compressed. This reduction of insulation from the requirements of Section R402.1.2 shall be limited to 500 SF or 20% of the total insulated ceiling area, whichever is less.

Certification  
I, Christina Griffin, Architect A.I.A., hereby states that I have prepared these plans and specifications to the best of my knowledge in compliance with all the requirements of the 2020 Residential code of NYS.

## INSULATION AND FENESTRATION REQUIREMENT BY COMPONENT TABLE R402.1.2 2020 NY ECC AMENDED BY NY STRETCH ENERGY CODE

CLIMATE ZONE	FENESTRATION U-FACTOR <sup>a</sup>	SKYLIGHT U-FACTOR <sup>b</sup>	GLAZED FENESTRATION SHGC <sup>c</sup>	CEILING R-VALUE	WOOD FRAME WALL <sup>d,e</sup> R-VALUE <sup>corr</sup>
4A	0.27	0.50	0.40	49	21 <sup>f</sup> or 20+5 or 13+10
MASS WALL <sup>4</sup> R-VALUE	FLOOR R-VALUE	BASEMENT WALL <sup>6</sup> R-VALUE	SLAB <sup>7</sup> R-VALUE & DEPTH	CRAWL SPACE WALL <sup>8</sup> R-VALUE	
15/20	30 <sup>g</sup>	15/19	10, 4FT (d)	15/19	

- R-values are minimums. U-factors and SHGC are maximums. Where insulation is installed in a cavity that is less than the label or design thickness of the insulation, the installed R-value of the insulation shall be not less than the R-value specified in the table.
- Int. (intermediate framings) denotes standard framing 16 inches on center. Headers shall be insulated with a minimum of R-10 insulation.
- The first value is cavity insulation, the second value is continuous insulation. Therefore, as an example, "13+10" means R-13 cavity insulation plus R-10 continuous insulation.
- Mass walls shall be in accordance with Section R402.2.5. The second R-value applies when more than half the insulation is on the interior of the mass wall.
- 15/19 means R-15 continuous insulation on the interior or exterior of the home or R-19 cavity insulation at the interior of the basement wall.
- R-10 continuous insulation shall be provided under the full slab area of a heated slab in addition to the required slab edge insulation R-value for slabs as indicated in the table. The slab edge insulation for heated slabs shall not be required to extend below the slab.
- Alternatively, insulation sufficient to fill the framing cavity and providing not less than an R-value of R-19.
- The fenestration U-factor column excludes skylights. The SHGC column applies to all glazed fenestration.

## DESIGN REQUIREMENTS for the 2020 RESIDENTIAL CODE OF NEW YORK STATE CLIMATIC & GEOGRAPHIC DESIGN CRITERIA

WIND DESIGN						SUBJECT TO DAMAGE FROM					
GROUND SNOW LOAD	SPEED (MPH)	TOPO EFFECTS	SPECIAL WIND REGION	WIND BORNE DEBRIS ZONE	SEISMIC DESIGN CATEGORY	WEATHERING	FROST LINE DEPTH	TERMITES	ICE SHIELD UNDERLAY REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX
30 PSF	120-130 MPH	NO	YES	NO	B	SEVERE	42"	MODERATE TO HEAVY	YES	N/A	2000

## DATES

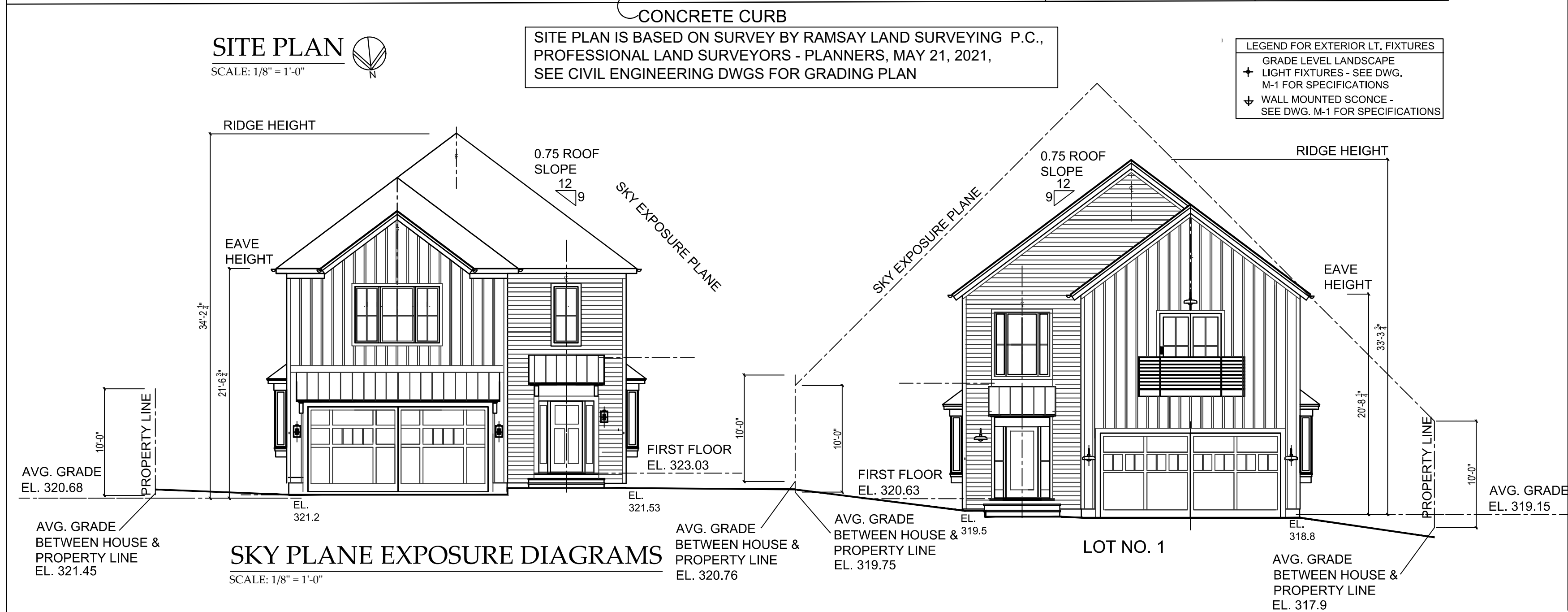
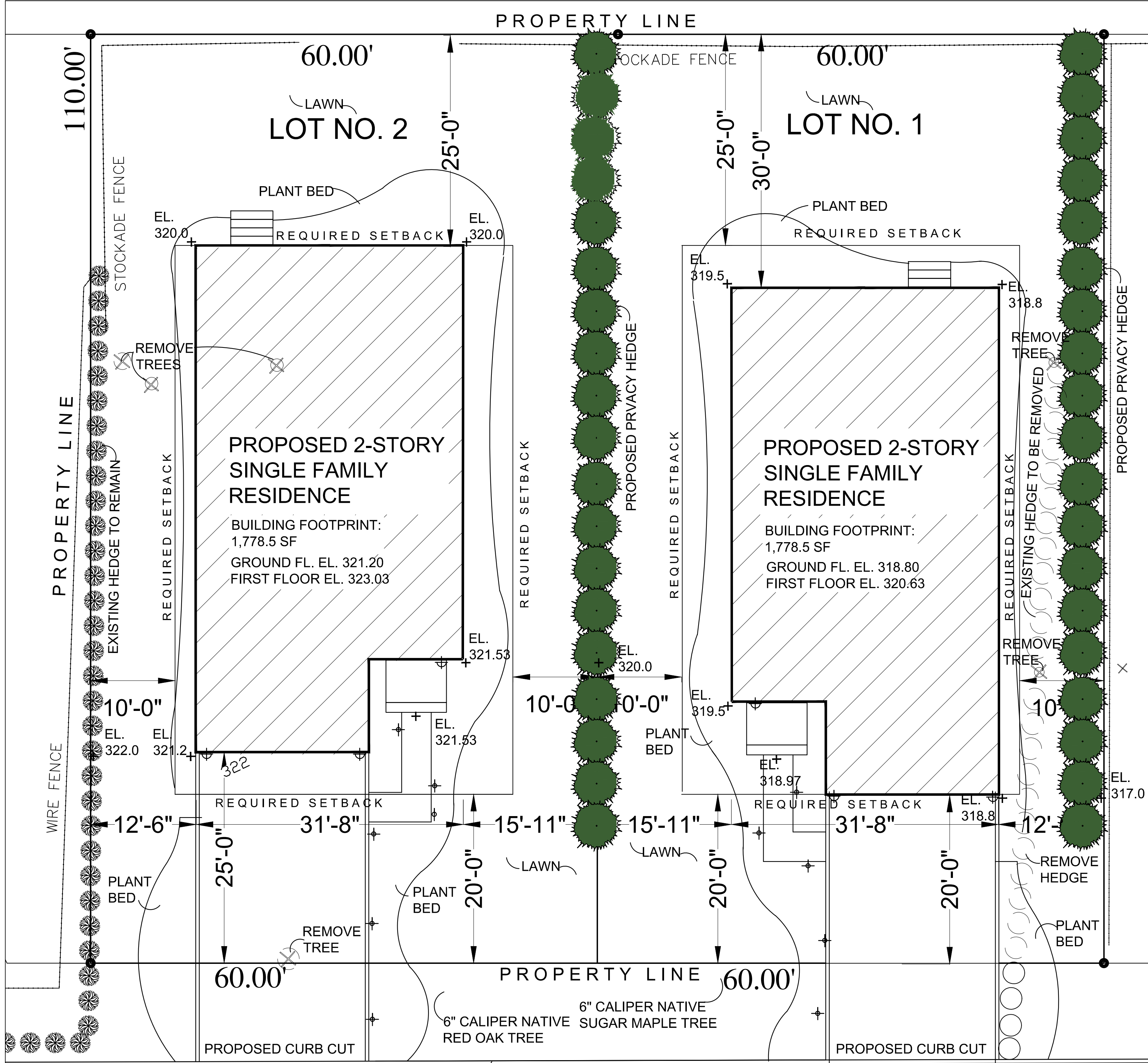
BUILDING PERMIT SUBMISSION	7-7-23
PLANNING BOARD SUBMISSION	9-14-23
PLANNING BOARD SUBMISSION	10-20-23

## LIST of DRAWINGS

TITLE SHEET	GENERAL NOTES, CLIMATIC & GEOGRAPHIC CRITERIA, DATES, LIST OF DRAWINGS
S-1	SITE PLAN, ZONING COMPLIANCE, LOCATION MAP, FLOOR AREA CALCULATIONS, .
S-2	PHOTOS OF EXISTING CONDITIONS & NEIGHBORING PROPERTIES
S-3	STREETVIEW OF PROPERTY & NEIGHBORING HOUSES
L-1	LANDSCAPING PLAN & EXTERIOR LIGHTING LAYOUT
M-1	EXTERIOR MATERIAL & COLOR SCHEME

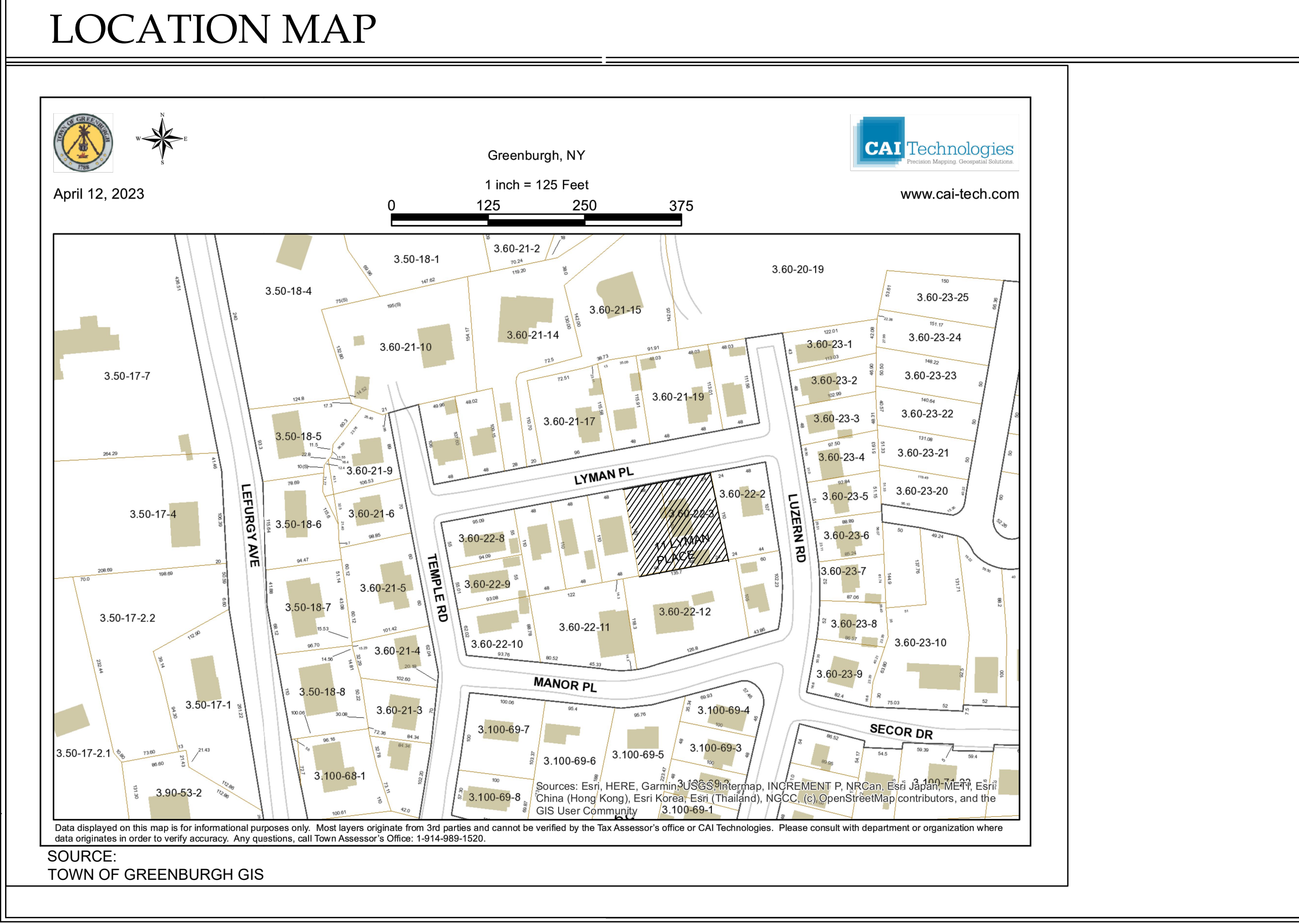






DATA FOR ZONING COMPLIANCE				
11 LYMAN PLACE, DOBBS FERRY, NY: TAX MAP: 3.60-22-3 & 3.60-22-4			ZONING DISTRICT: OF-6	
	REQUIRED	EXISTING	PROPOSED	
			LOT NO. 1	LOT NO. 2
PRINCIPAL USE PERMITTED	ONE-FAMILY RESIDENCE	ONE-FAMILY RESIDENCE	ONE-FAMILY RESIDENCE	ONE-FAMILY RESIDENCE
MIN. LOT SIZE	5,000 SF	6,600SF	6,600 SF	6,600 SF
MIN. LOT WIDTH	50 FT	60 FT	60 FT	60 FT
MIN. LOT DEPTH	100 FT	110 FT	110 FT	110 FT
MAX. LOT COVERAGE (INCLUDES BUILDING, PORCH, GARAGE, SHED)	27% (OR 20% SLIDING SCALE)		27% x 6,600 SF = 1,782 SF	27% x 6,600 SF = 1,782 SF
MAX. IMPERVIOUS COVERAGE (INCL. PATIO)	54% (OR 40% SLIDING SCALE)		35%	36.5%
MIN. FRONT YARD	20 FT		20 FT	25 FT
MIN. REAR YARD	25 FT		30 FT	25 FT
MIN. SIDE 1 YARD	10 FT		12.5 FT	12.5 FT
MIN. SIDE 2 YARD	10 FT		10 FT	10 FT
MIN. COMBINED SIDE YARDS	20 FT		22.5 FT	22.5 FT
MAXIMUM RIDGE HEIGHT	35 FT FOR SLOPE > 0.30		33.31 FT / 0.75 ROOF SLOPE	34.187 FT / 0.75 ROOF SLOPE
MAXIMUM EAVE HEIGHT	28 FT DEFAULT		20.68 FT	21.56 FT

FLOOR AREA CALCULATIONS		COVERAGE CALCULATIONS		
LOT NO. 1	LOT NO. 2		REQUIRED	PROPOSED
FIRST FLOOR : 1,630 SF	FIRST FLOOR : 1,630 SF			LOT NO. 1    LOT NO. 2
SECOND FLOOR: 1,630 SF	SECOND FLOOR: 1,630 SF	LOT AREA	MIN. 5,000 SF	6,600 SF    6,600 SF
BASEMENT: UNFINISHED	BASEMENT: UNFINISHED	PRINCIPAL BUILDING	MAX. 27% X 6,600 SF= 1,782 SF	1,778.5 SF    1,778.5 SF
		FRONT PORCH	MAX. 75 SF	36 SF    36 SF
		WALKS & STONE STEPS		82.37 SF    87.37SF
		DRIVEWAY & CURBS		417.23 SF    512.32 SF
TOTAL FLOOR AREA: 3,260 SF	TOTAL FLOOR AREA: 3,260 SF	TOTAL IMPERVIOUS COVERAGE	54% OR 40% SLIDING SCALE	2,314.1 SF / 6,600 SF = 35%    2,414.19 SF / 6,600 SF = 36.5%



12 SPRING STREET  
HASTINGS.on.HUDSON  
N . Y . 1 0 7 0 6  
9 1 4 . 4 7 8 . 0 7 9 9  
cg@cgaudio.com  
christinagriffinarchitect.com

RESIDENCES AT  
11 LYMAN PLACE  
DOBBS FERRY, NY 10522

Dates:  
BUILDING PERMIT SUBMISSION 7-7-23  
BUILDING PERMIT SUBMISSION 9-6-23  
PLANNING BOARD SUBMISSION 9-14-23  
PLANNING BOARD SUBMISSION 9-20-23



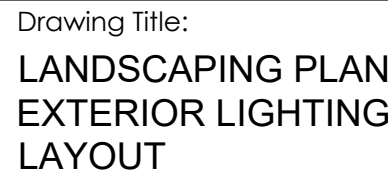
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SITE PLAN  
LOCATION MAP  
ZONING DATA  
Scale: As Shown  
Sheet Number:

S-1





Dates:
BUILDING PERMT SUBMISSION 7-7-23
PLANNING BOARD SUBMISSION 9-14-23
PLANNING BOARD SUBMISSION 9-20-23



**L-1**



SITE PLAN BASED ON SURVEY BY RAMSAY LAND SURVEYING P.C.,  
DATED JUNE 13, 2023

PATH LT. FIXTURE

1. THE LANDSCAPE CONTRACTOR TO COORDINATE THIS WORK W/ OTHER CONTRACTORS PERFORMING WORK ON SITE.
2. THE CONTRACTOR SHALL LOCATE AND VERIFY ALL UNDERGROUND UTILITIES PRIOR TO ANY LAWN WORK OR TREE AND SHRUB PLANTING AND SHALL IMMEDIATELY REPORT ANY CONFLICTS TO THE PROJECT SITE ENGINEER.
3. THE CONTRACTOR SHALL DETERMINE PLANT QUANTITIES AND SPECIES TO COMPLETE THE PLANTING SHOWN ON THE DRAWING. QUANTITIES IN PLANT SCHEDULE ARE FOR REFERENCE ONLY.
4. NO PLANT OR CULTIVAR SUBSTITUTIONS WILL BE ACCEPTABLE WITHOUT APPROVAL OF THE LANDSCAPE ARCHITECT.
5. OWNER'S LANDSCAPE ARCHITECT SHALL INSPECT PLANT MATERIALS FOR ACCEPTANCE PRIOR TO PLANTING.
6. LOCATION OF NEW PLANT MATERIALS SHALL BE STAKED OR SET OUT BY CONTRACTOR AND APPROVED BY OWNER'S LANDSCAPE ARCHITECT PRIOR TO PLANTING.
7. REFER TO PLANTING DETAILS AND SPECIFICATIONS FOR INFORMATION RELATING TO PLANTING PIT DIMENSIONS AND PLANTING AND COMPOSITION OF PLANTING MIXTURE.
8. THE CONTRACTOR SHALL REMOVE ALL PLASTIC MATERIAL FROM AROUND THE ROOT BALLS OF THE PLANTS AFTER POSITIONING IN THE PLANT PITS. REMOVE BURLAP, ROPE, AND WIRE FROM AROUND THE TRUNK SUFFICIENTLY SO THAT NO BURLAP, ROPE OR WIRE WILL BE EXPOSED AFTER BACKFILLING.
9. CONTRACTOR SHALL EXISTING TREES TO REMAIN. EXISTING TREES TO REMAIN. EXISTING TREES TO REMAIN AND BE PROTECTED, WHICH ARE INJURED OR DESTROYED DURING CONSTRUCTION SHALL BE REPLACED BY CONTRACTOR WITH PLANTS OF EQUAL SIZE AND SPECIES AT NO COST TO THE OWNER.
10. ALL AREAS THAT HAVE BEEN DISTURBED BY PLANTING ACTIVITY SHALL BE RESTORED TO A NEAT CONDITION. AREAS WITH BARE SOIL SHALL BE TOPDRESSED WITH MULCH.
11. THE CONTRACTOR SHALL WATER TREES, SHRUBS AND GROUNDCOVER TWICE DURING THE FIRST 24 HOURS AND AS NEEDED DURING THE FIRST GROWING SEASON.
12. ALL NEW PLANTING SHOWN WITHIN OR NEAR THE DRILLPIE OF THE 32" SUGAR MAPLE SHALL BE LOCATED IN THE FIBER OF THE OWNERS LANDSCAPE ARCHITECT OR ARBORIST AND INSTALLED UNDER THE DIRECT SUPERVISION OF OWNER'S LANDSCAPE ARCHITECT OR ARBORIST TO ENSURE PROTECTION OF EXISTING TREE ROOTS.



RESIDENCES AT  
**11 LYMAN PLACE**  
DOBBS FERRY, NY 10522

Dates:  
BUILDING PERMIT SUBMISSION 7-7-23  
PLANNING BOARD SUBMISSION 9-14-23  
PLANNING BOARD SUBMISSION 10-19-23

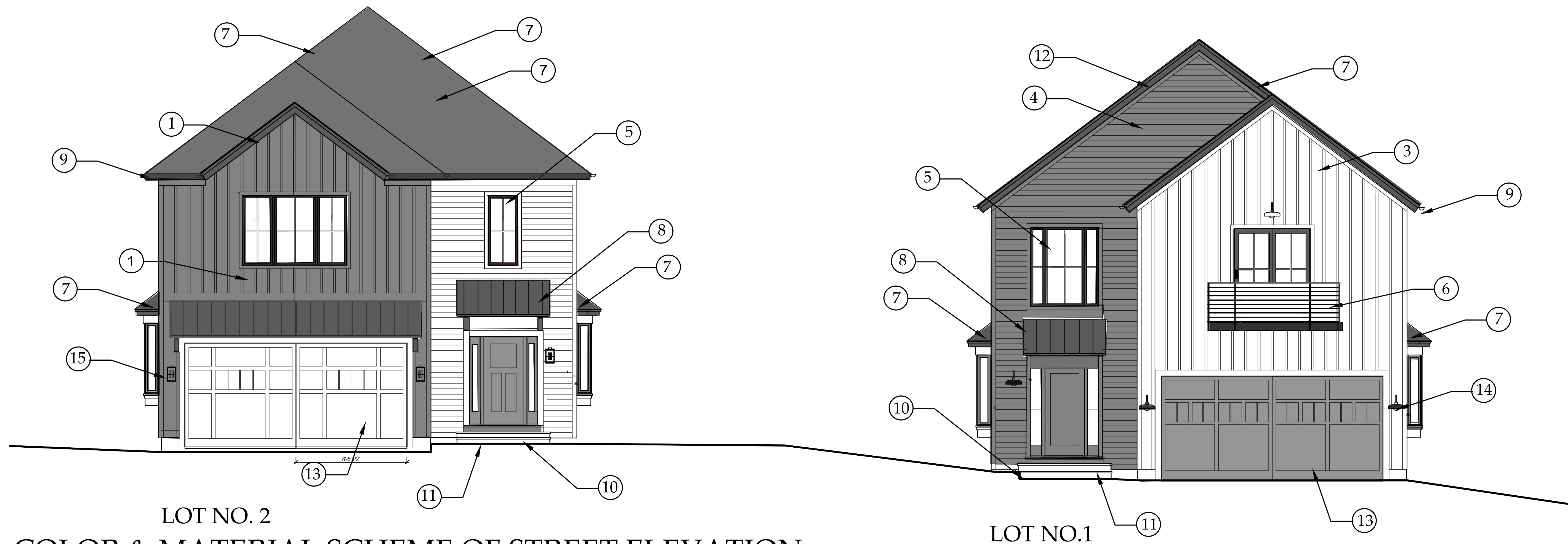


Drawing Title:  
EXTERIOR  
MATERIAL & COLOR  
SCHEME

Scale: As Shown

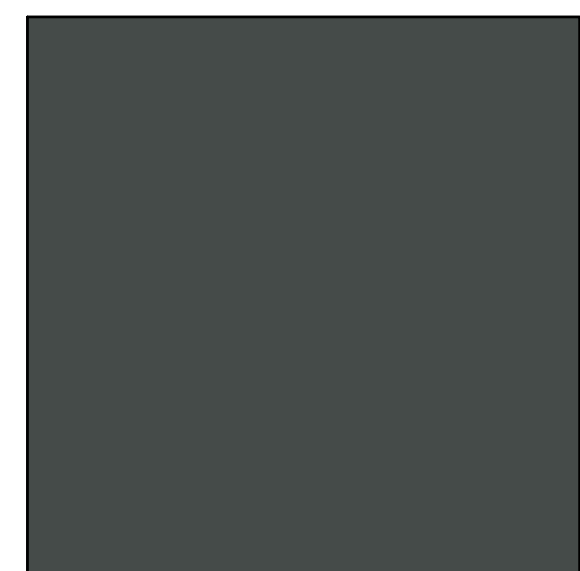
Sheet Number:

M-1

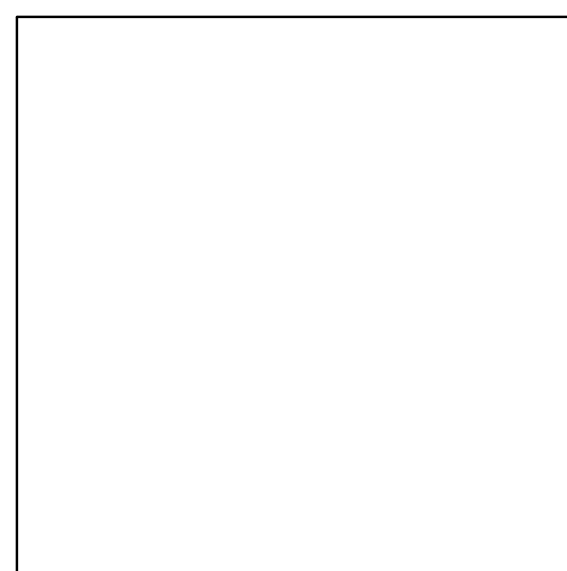


LOT NO. 2  
**COLOR & MATERIAL SCHEME OF STREET ELEVATION**

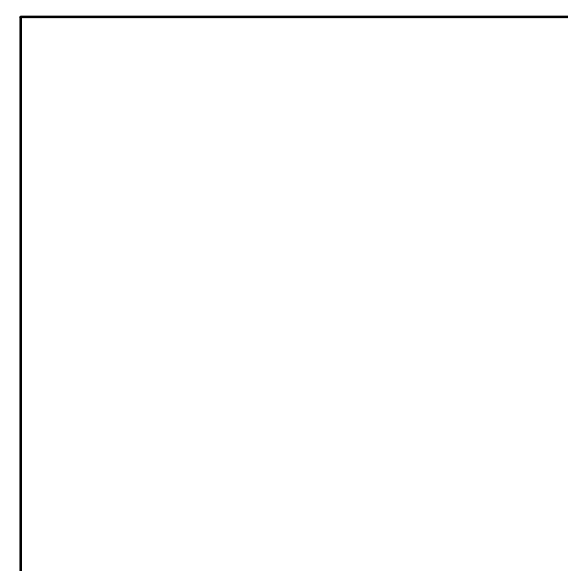
SCALE: 1/4" = 1'-0"



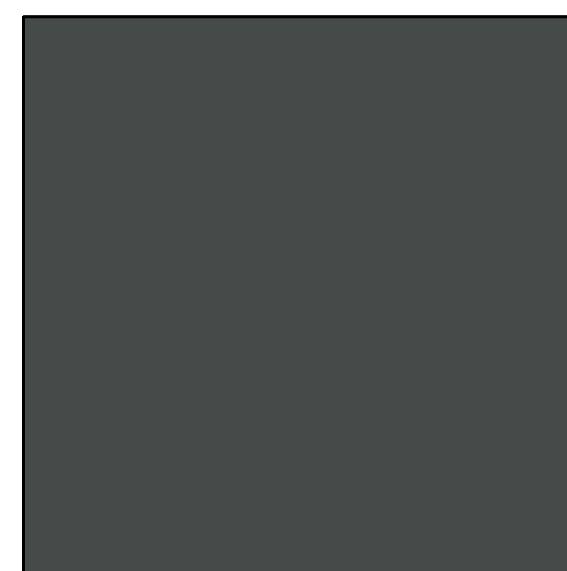
1. HARDIE PANEL  
VERTICAL CEMENTITIOUS  
SIDING, PAINT FINISH  
BEN. MOORE  
WOLF GREY



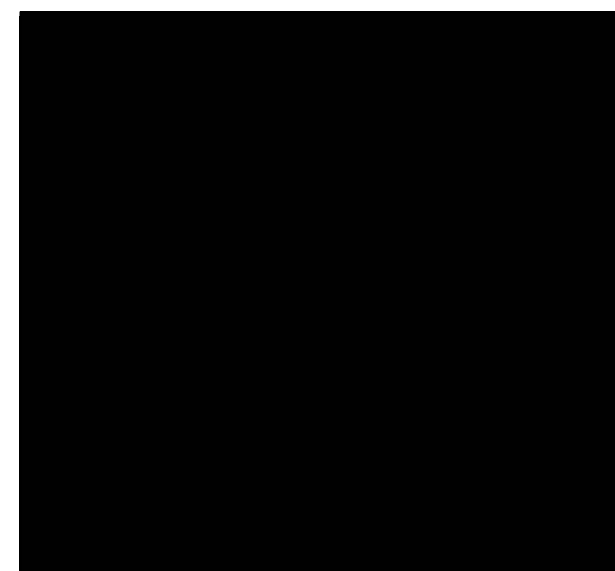
2. HARDIE PLANK LAP  
SIDING, SMOOTH FINISH,  
PAINT FINISH,  
BEN. MOORE  
ARTIC WHITE



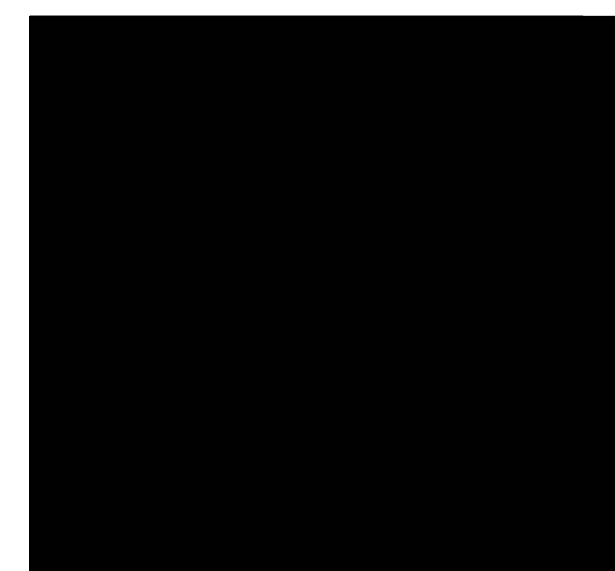
3. HARDIE PANEL  
VERTICAL CEMENTITIOUS  
SIDING, PAINT FINISH  
BEN. MOORE ARTIC  
WHITE



4. HARDIE PLANK LAP  
SIDING, SMOOTH FINISH,  
PAINT FINISH,  
BEN. MOORE  
DARK GREY



5. ANDERSEN WINDOWS;  
400 SERIES, SIMULATED  
DIVIDED LITE, BLACK  
CLADDING



6. METAL RAILING WITH  
POWDERCOAT PAINT  
FINISH, COLOR-MATCHED  
TO BEN. MOORE  
LAMPBLACK, # CW-695



7. 30-YEAR ARCHITECTURAL  
SHINGLES BY CERTANTEED,  
LANDMARK SERIES,  
GEORGETOWN GREY



8. STANDING SEAM METAL  
ROOFING WITH FACTORY PAINTED  
BLACK FINISH



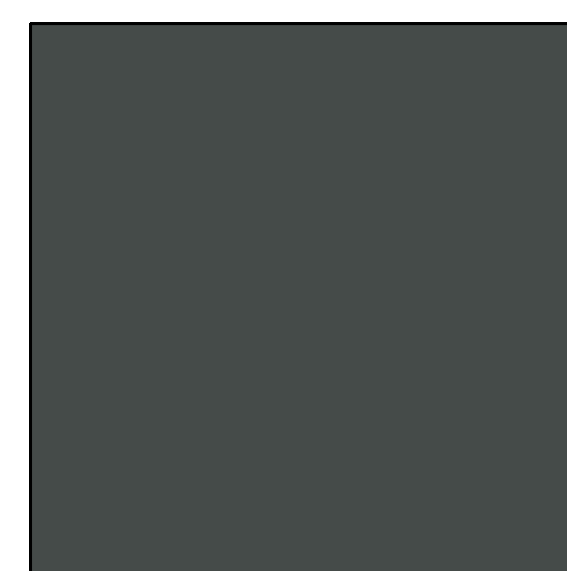
9. ALUMINUM HALF-ROUND  
GUTTER, COLOR -  
MATCHED TO BEN. MOORE  
CHELSEA GRAY # CW-695



10. 3-COAT CEMENT  
STUCCO AT STAIR  
RISERS, FINE FINISH,  
COLOR MATCH TO  
BEN. MOORE CHELSEA  
GRAY#CW-695



11. BLUESTONE AT STAIR  
TREADS, PORCH FLOOR  
AND PATIO



12. AZEK RAKE BOARD,  
PAINT FINISH, BEN. MOORE  
DARK GREY



13. AZEK GARAGE DOOR  
PAINT FINISH. BR. MOORE  
DARK GREY



14. EXTERIOR WALL MTD.  
BARN LT. FIXTURE



15. EXTERIOR WALL MTD.  
PARKER LT. FIXTURE



16. PATH LT. FIXTURE





LOT 1  
FRONT ELEVATION

SCALE: 1/4" = 1'-0"

ENGINEERING #  
**223043**

DRAWN BY: MRF  
CHECKED BY: XX

DATE:  
4-27-23

SALESMAN:  
PETE RUMENSKY

MODEL:  
TWO STORY

REVISIONS	REASON FOR REVISION:	BY:
1	CHANGES PER DRAWING REQUEST	MJC
2	REVISIONS PER REQUEST	RK
3		
4		
5		
6		
7		
8		

BUILDER:  
OPTIMUS CONSTRUCTION & DEV  
10 COUNTY CENTER ROAD SUITE 330  
WHITE PLAINS NY

RETAIL:  
SPEC-LYMAN 2  
11 LYMAN PLACE  
DOBBS FERRY, NY 10522  
WESTCHESTER COUNTY

DRAWING:  
FRONT ELEVATION

SCALE:  
NTS

SHEET:  
1a





SCALE: 1/4" = 1'-0'

ENGINEERING #	
223043	
DRAWN BY:	CHECKED BY:
MRF	XX
DATE:	
4-27-23	
SALESMAN:	
PETE RUMENSKY	
MODEL:	
TWO STORY	
BY:	
MJC	
RK	
REASON FOR REVISION:	
CHANGES PER DRAWING REQUEST	
REVISIONS PER REQUEST	
REVISION:	DATE:
1	5-2-23
2	5-11-23
3	
4	
5	
6	
7	
8	
SIGNATURE — BUILDING SYSTEMS —	
BUILDER:	
OPTIMUS CONSTRUCTION & DEV	
10 COUNTRY CENTER ROAD SUITE 330	
WHITE PLAINS NY	
RETAIL:	
SPEC-LYMAN 2	
11 LYMAN PLACE	
DOBBS FERRY, NY, 10522	
WESTCHESTER COUNTY	
DRAWING:	
REAR ELEVATION	
SCALE:	
NTS	
SHEET:	
1b	









LOT 1  
REAR ELEVATION  
SCALE: 1/4" = 1'-0"

ENGINEERING #  
223043

DRAWN BY: MRF  
CHECKED BY: XX

DATE:  
4-27-23

SALESMAN:  
PETE RUMENSKY

MODEL:  
TWO STORY

REVISIONS	REASON FOR REVISION:	DATE:	BY:
1	CHANGES PER DRAWING REQUEST	5-2-23	MJC
2	REVISIONS PER REQUEST	5-11-23	RK
3			
4			
5			
6			
7			
8			

BUILDER:  
OPTIMUS CONSTRUCTION & DEV  
10 COUNTY CENTER ROAD SUITE 330  
WHITE PLAINS NY

RETAIL:  
SPEC-LYMAN 2  
11 LYMAN PLACE  
DOBBS FERRY, NY 10522  
WESTCHESTER COUNTY

SIGNATURE  
— BUILDING SYSTEMS —

DRAWING:  
REAR ELEVATION

SCALE:  
NTS

SHEET:  
1d










LOT 2  
REAR ELEVATION

SCALE: 1/4" = 1'-0"

ENGINEERING #		
223043		
DRAWN BY:		CHECKED BY:
MRF		XX
DATE:		
4-27-23		
SALESMAN:		
PETE RUMENSKY		
MODEL:		
TWO STORY		
REVISIONS		
REVISION:	DATE:	REASON FOR REVISION:
1	5-2-23	CHANGES PER DRAWING REQUEST
2	5-11-23	REVISIONS PER REQUEST
3		
4		
5		
6		
7		
8		
<div><b>SIGNATURE</b> — BUILDING SYSTEMS —</div>		
BUILDER:		
OPTIMUS CONSTRUCTION & DEV 10 COUNTY CENTER ROAD SUITE 330 WHITE PLAINS NY		
RETAIL:		
SPEC-LYMAN 2 11 LYMAN PLACE DOBBS FERRY, NY, 10522 WESTCHESTER COUNTY		
DRAWING:		
REAR ELEVATION		
SCALE:		
NTS		
SHEET:		
2b		





LOT 2  
SIDE ELEVATION 1  
SCALE: 1/4" = 1'-0"

ENGINEERING #  
223043

DRAWN BY: MRF  
CHECKED BY: XX

DATE:  
4-27-23

SALESMAN:  
PETE RUMENSKY

MODEL:  
TWO STORY

REVISIONS

REVISION:	DATE:	REASON FOR REVISION:
1	5-2-23	CHANGES PER DRAWING REQUEST
2	5-11-23	REVISIONS PER REQUEST
3		
4		
5		
6		
7		
8		

SIGNATURE

BUILDING SYSTEMS

BUILDER:  
OPTIMUS CONSTRUCTION & DEV  
10 COUNTY CENTER ROAD SUITE 330  
WHITE PLAINS NY

RETAIL:  
SPEC-LYMAN 2  
11 LYMAN PLACE  
DOBBS FERRY, NY 10522  
WESTCHESTER COUNTY

DRAWING:  
ELEVATION

SCALE:  
NTS

SHEET:  
2c







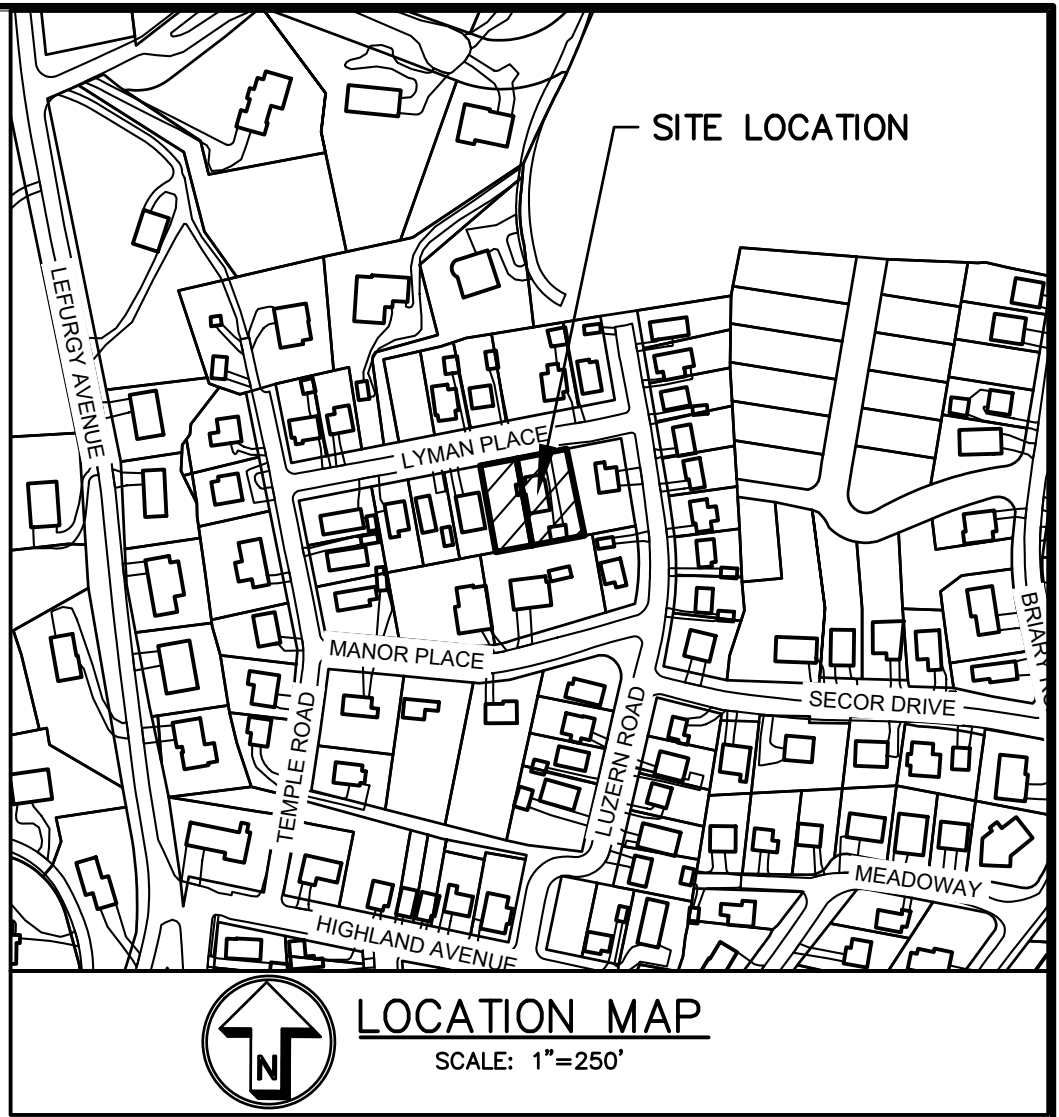
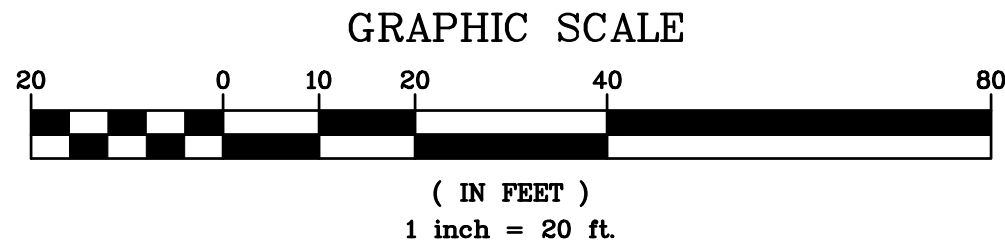


**NOTE:**  
EXACT LOCATION OF ALL EXISTING UTILITIES TO BE CONFIRMED BY CONTRACTOR IN THE FIELD PRIOR TO THE START OF CONSTRUCTION.

CONTRACTOR SHALL CONTACT DESIGN ENGINEER TO SCHEDULE A SITE INSPECTION PRIOR TO BACKFILLING INFILTRATION/ATTENUATION SYSTEM(S). ALL CONNECTIONS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND VISIBLE AT TIME OF INSPECTION. SHOULD THE CONTRACTOR BACKFILL PRIOR TO INSPECTION, THE CONTRACTOR SHALL EXPOSE THE SYSTEM AT THEIR OWN EXPENSE.

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EXISTING INFORMATION SHOWN HEREON  
TAKEN FROM A SURVEY PREPARED BY  
RAMSAY LAND SURVEYING, P.C. DATED  
JUNE 13, 2023



SLOPE ANALYSIS (LOT 1)				
NO.	MIN. SLOPE	MAX. SLOPE	AREA	COLOR
1	0%	15%	6196	
2	15%	25%	329	
3	25%	Vertical	75	

SLOPE ANALYSIS (LOT 2)				
NO.	MIN. SLOPE	MAX. SLOPE	AREA	COLOR
1	0%	15%	6504	
2	15%	25%	96	
3	25%	Vertical	0	

1

REVISIONS

10/16/23

THIS PLAN NOT VALID FOR CONSTRUCTION WITHOUT ENGINEER'S SEAL & SIGNATURE

PROJECT:

PROPOSED 2-LOT SUBDIVISION  
11 LYMAN PLACE  
VILLAGE OF DOBBS FERRY  
WESTCHESTER COUNTY – NEW YORK

DEMOLITION PLAN

HEC

HUDSON  
ENGINEERING  
CONSULTING, P.C.  
45 Knollwood Road, Suite 201  
Elmsford, New York 10523  
T: 914-909-0420  
F: 914-560-2086

STATE OF NEW YORK  
MICHAEL J. STERN  
LICENSED PROFESSIONAL ENGINEER  
No. 60857

Date: 06/15/23 Sheet: 1  
Scale: 1" = 10' 1  
Designed By: U.A.  
Checked By: M.S.  
Sheet No. 3

C-1



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. 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 CONTACT 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 MUST 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 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. INSURED ENDORSEMENT FORM NUMBER 022010 1185 UNDER GL. 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.

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 1/2 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.

TEST HOLE DATA:

TEST HOLE #1  
DEPTH - 72"  
0-12" TOPSOIL  
12-72" SILTY LOAM  
NO GROUNDWATER  
LEDGE ROCK @ 72"  
PERC. = 53.3 INCHES/HOUR

TEST HOLE #2  
DEPTH - 60"  
0-12" TOPSOIL  
12-60" SILTY LOAM W/ ROCKS  
NO GROUNDWATER  
LEDGE @ 60"  
PERC. = 21 INCHES/HOUR

TEST HOLE #3  
DEPTH - 72"  
0-12" TOPSOIL  
12-72" FILL WITH SILTY LOAM  
NO GROUNDWATER  
LEDGE @ 72"  
PERC. = 45.1 INCHES/HOUR

TEST HOLE #4  
DEPTH - 396"  
0-12" TOPSOIL  
12-36" SILTY LOAM  
NO GROUNDWATER  
LEDGE @ 36"

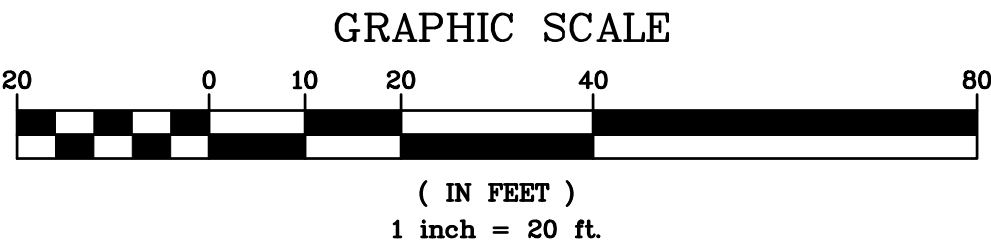
LEGEND

PROPERTY LINE	---
PROPOSED BELGIAN BLOCK CURB	---
PROPOSED ASPHALT DRIVEWAY	---
PROPOSED WALKWAY/PATIO	---
PROPOSED CONTOUR	---
PROPOSED SPOT GRADE	+317.5
PROPOSED STORM PIPE	---
PROPOSED DRAIN INLET	⊠
PROPOSED TRENCH DRAIN	---
PROPOSED WATER SERVICE	WS
PROPOSED SANITARY SEWER SERVICE	SS
TEMPORARY INLET PROTECTION	⊠ IP
TEMPORARY SILT FENCE	- X - X - SF
TEMPORARY CONSTRUCTION FENCE	--- CF
TEMPORARY SOIL STOCKPILE AREA	⊠ SS
STABILIZED CONSTRUCTION ENTRANCE	---
TEST PIT LOCATION	TP-1
PROPOSED LIMIT OF DISTURBANCE	---

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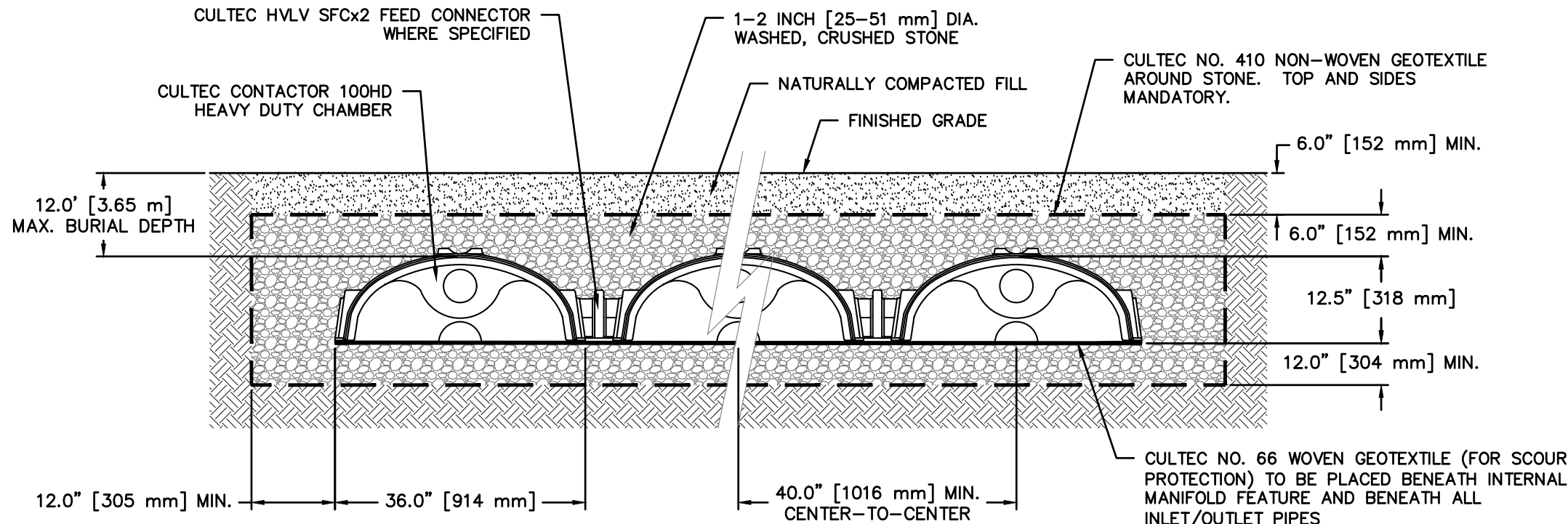
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EXISTING INFORMATION SHOWN HEREON  
TAKEN FROM A SURVEY PREPARED BY  
RAMSAY LAND SURVEYING, P.C. DATED  
JUNE 13, 2023



PROJECT:	PROPOSED 2-LOT SUBDIVISION 11 LYMAN PLACE 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: 914-909-0420 F: 914-560-2086 © 2023
Revisions	10/06/23 1 2 3
THIS PLAN NOT VALID FOR CONSTRUCTION WITHOUT ENGINEERS SEAL & SIGNATURE	
State of New York MICHAEL J. STEIN LICENSED PROFESSIONAL ENGINEER No. 60857	Date: 06/15/23 Sheet: 2 Scale: 1" = 10' Designed By: U.A. Checked By: M.S. Sheet No. 3
C-2	

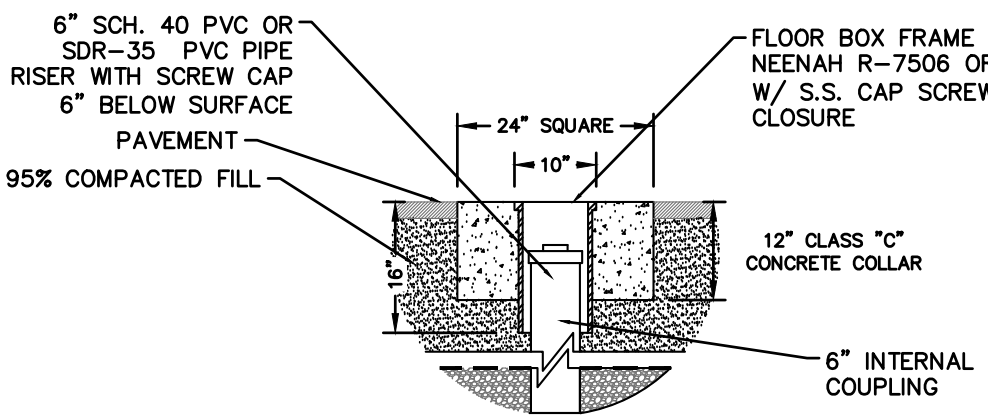




**GENERAL NOTES:**  
CONTACTOR 100HD BY CULTEC, INC. OF BROOKFIELD, CT.  
STORAGE PROVIDED = 3.84 CF/FT [0.82 M<sup>3</sup>/3] PER DESIGN UNIT.  
REFER TO CULTEC, INC.'S CURRENT RECOMMENDED INSTALLATION GUIDELINES.  
MAXIMUM ALLOWED COVER ON TOP OF UNIT SHALL BE 12.0' [3.66 m]  
THE CHAMBER WILL BE DESIGNED TO WITHSTAND TRAFFIC LOADS

WHEN INSTALLED ACCORDING TO CULTEC'S RECOMMENDED INSTALLATION INSTRUCTIONS, ALL CONTACTOR 100HD HEAVY DUTY UNITS ARE MARKED WITH A COLOR STRIPE FORMED INTO THE PART ALONG THE LENGTH OF THE CHAMBER. ALL CONTACTOR 100 CHAMBERS MUST BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.

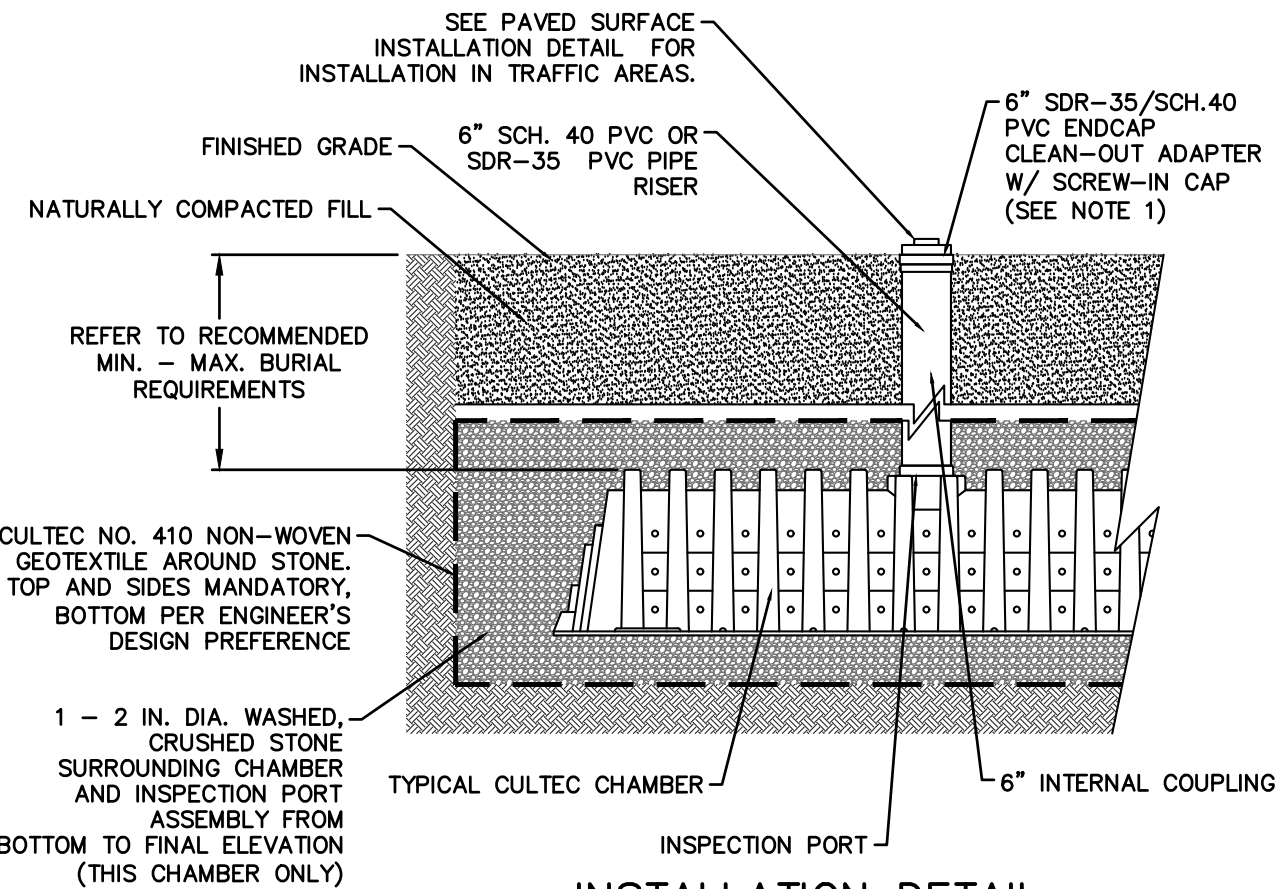
### CULTEC CONTACTOR 100HD



### PAVED SURFACE INSTALLATION DETAIL

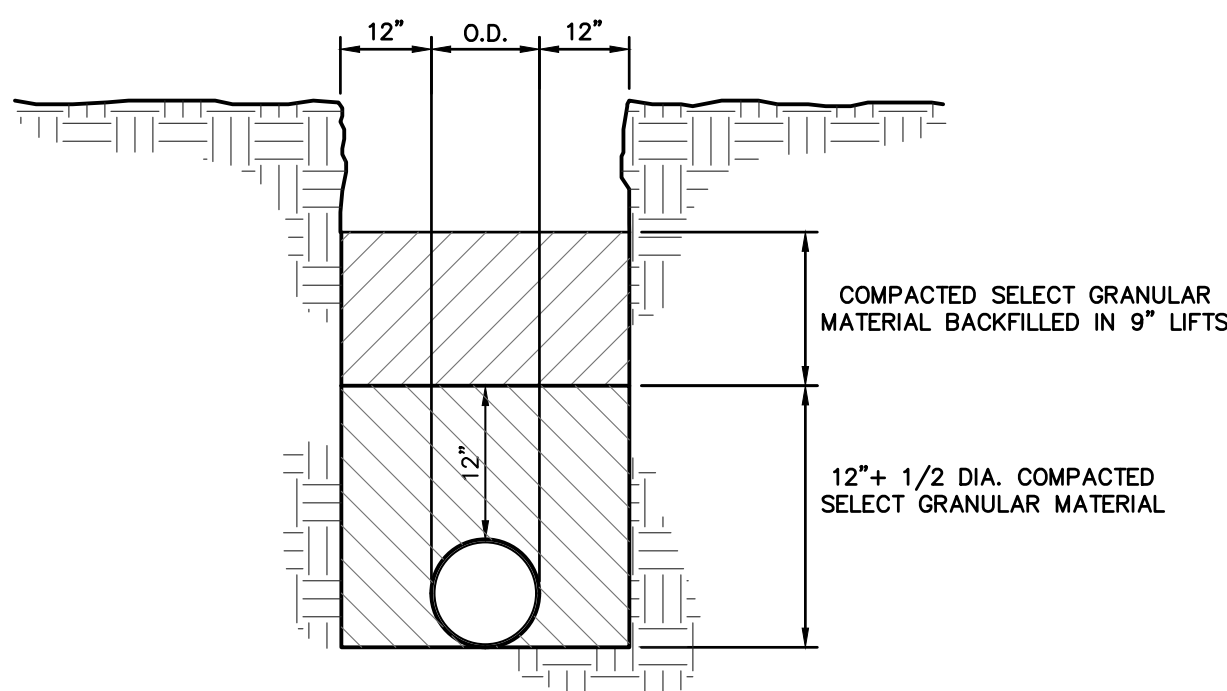
#### NOTES:

1. WHEN ACCESS PORT IS UTILIZED AS SYSTEM OVERFLOW, INSTALL NDS MODEL 50 GRATE. GRATE TO BE SET 1/2" ABOVE ADJACENT GRADE. ADJACENT GRADE TO PITCH AWAY FROM ACCESS PORT IN ALL DIRECTION.
2. INSPECTION PORT NOT TO SERVE AS OVERFLOW WHEN INSTALLED IN PAVED/TRAFFIC AREAS.

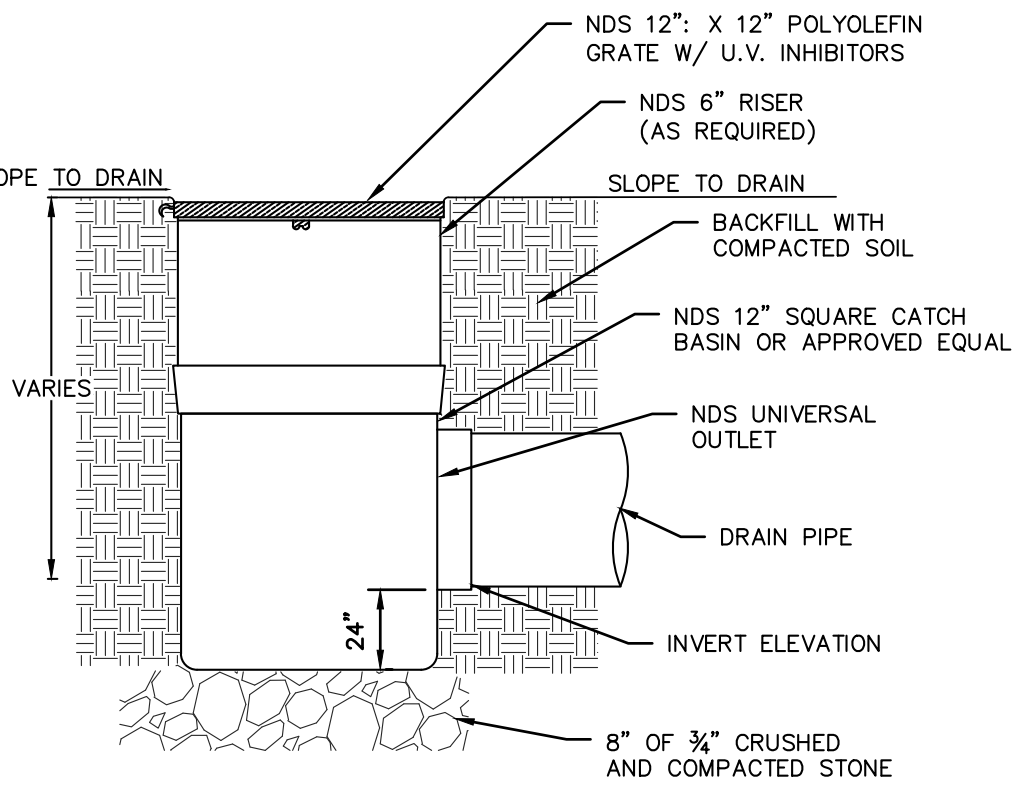


### INSTALLATION DETAIL

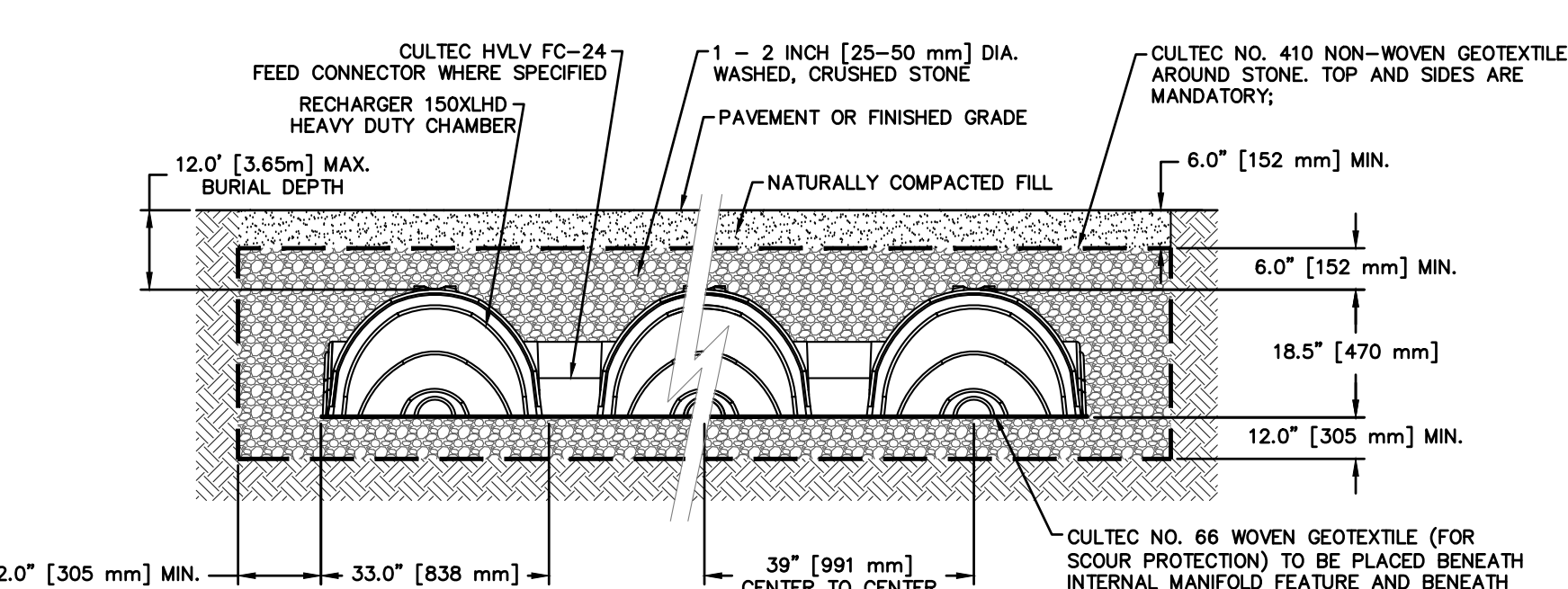
### CULTEC INSPECTION PORT



### TRENCH BEDDING



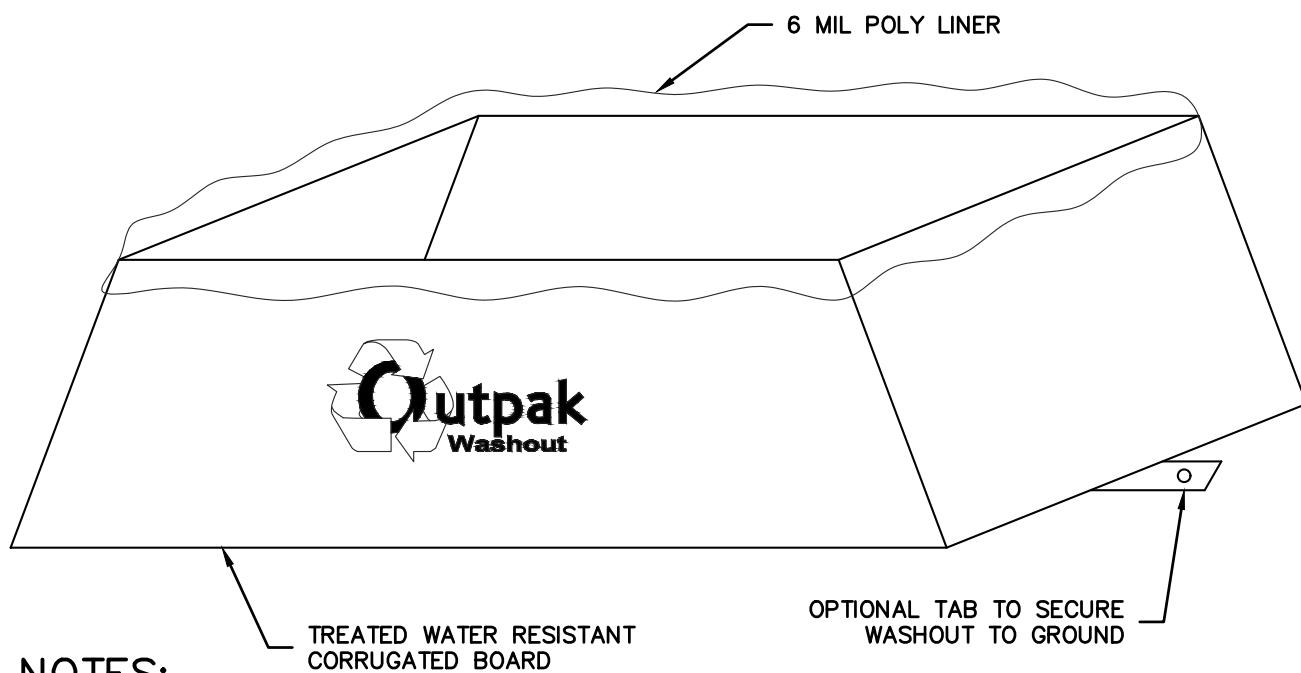
### NDS SQUARE CATCH BASIN



**GENERAL NOTES:**  
RECHARGER 150XLD BY CULTEC, INC. OF BROOKFIELD, CT.  
STORAGE PROVIDED = 4.89 CF/FT [0.45 m<sup>3</sup>/m] PER DESIGN UNIT.  
REFER TO CULTEC, INC.'S CURRENT RECOMMENDED INSTALLATION GUIDELINES.  
MAXIMUM ALLOWED COVER OVER TOP OF UNIT SHALL BE 12' (3.65m).  
THE CHAMBER WILL BE DESIGNED TO WITHSTAND TRAFFIC LOADS WHEN INSTALLED ACCORDING TO CULTEC'S RECOMMENDED INSTALLATION INSTRUCTIONS.

ALL RECHARGER 150XLD HEAVY DUTY UNITS ARE MARKED WITH A COLORED STRIPE FORMED INTO THE PART ALONG THE LENGTH OF THE CHAMBER.  
ALL RECHARGER 150XLD CHAMBERS MUST BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.

### CULTEC CONTACTOR 150XLD

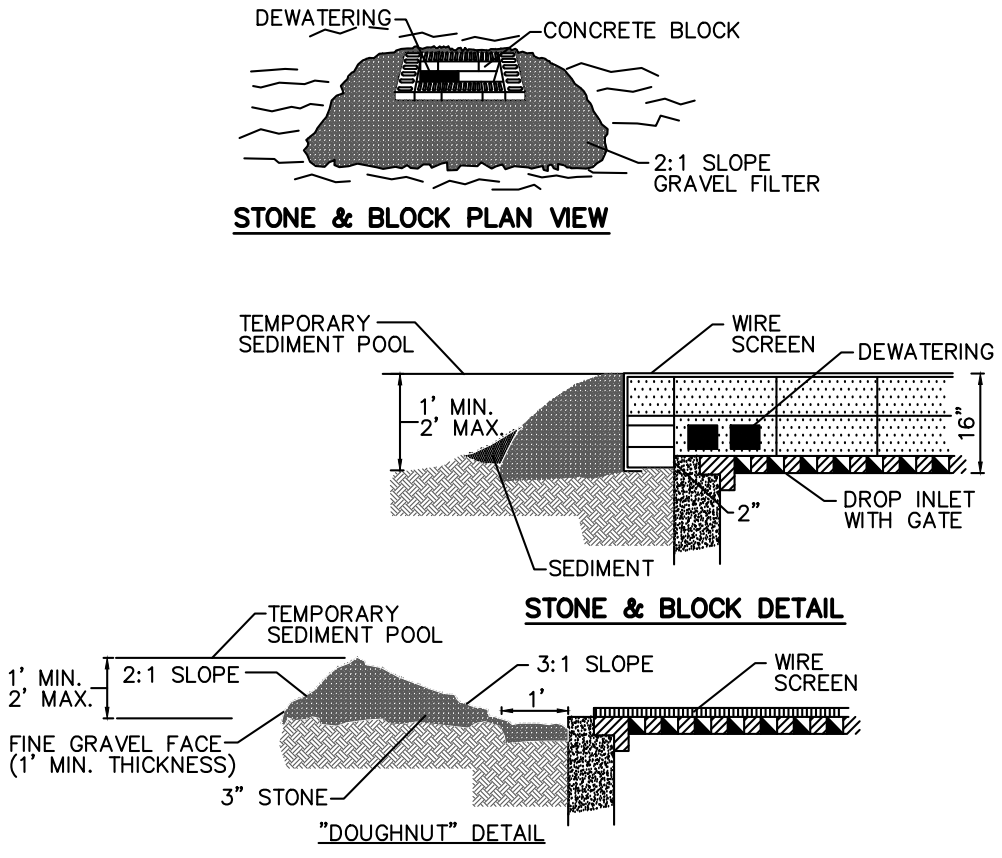


#### NOTES:

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

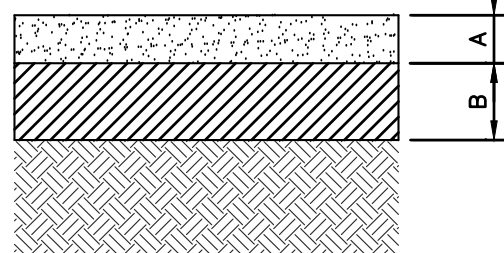
### CORRUGATED CONCRETE WASHOUT

### STONE & BLOCK DROP INLET PROTECTION



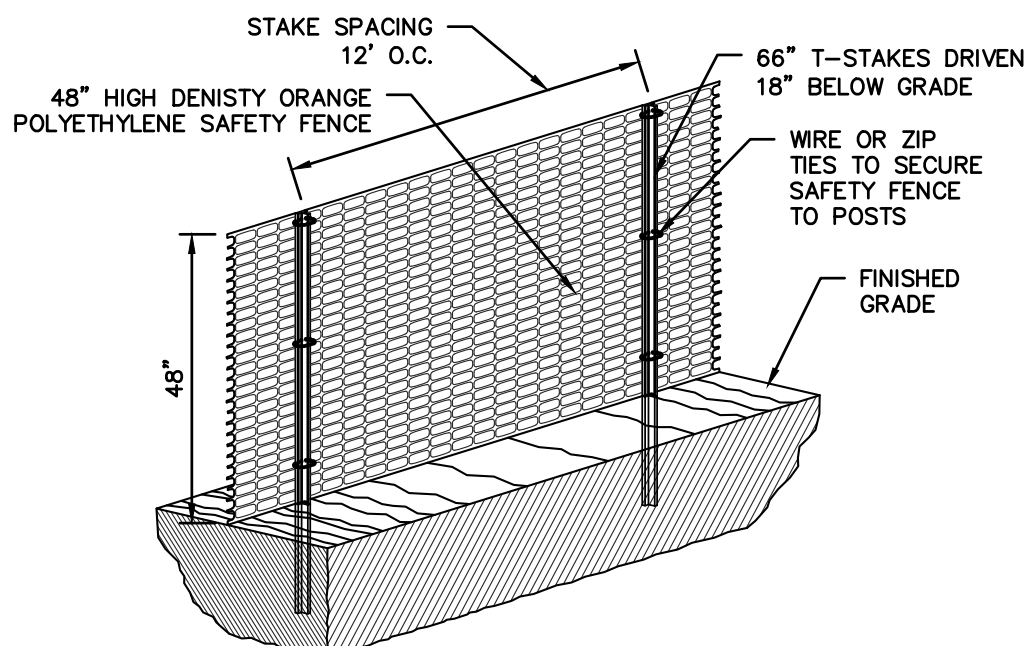
### CONSTRUCTION SPECIFICATION

1. LAY ONE BLOCK ON EACH SIDE OF THE STRUCTURE ON ITS SIDE FOR DEWATERING. FOUNDATION SHALL BE 2 INCHES MINIMUM BELOW REST OF INLET AND BLOCKS SHALL BE PLACED AGAINST INLET FOR SUPPORT.
2. HARDWARECLOTH OR 1/2" WIRE MESH SHALL BE PLACED OVER BLOCK OPENINGS TO SUPPORT STONE.
3. USE CLEAN STONE OR GRAVEL 1/2-3/4 INCH IN DIAMETER PLACED 2 INCHES BELOW TOP OF BLOCK ON A 2:1 SLOPE OR FLATTER.
4. FOR STONE STRUCTURES ONLY, A 1 FOOT THICK LAYER OF THE FILTER STONE WILL BE PLACED AGAINST THE 3 INCH STONE AS SHOWN ON THE DRAWINGS.  
MAXIMUM DRAINAGE AREA 1 ACRE.



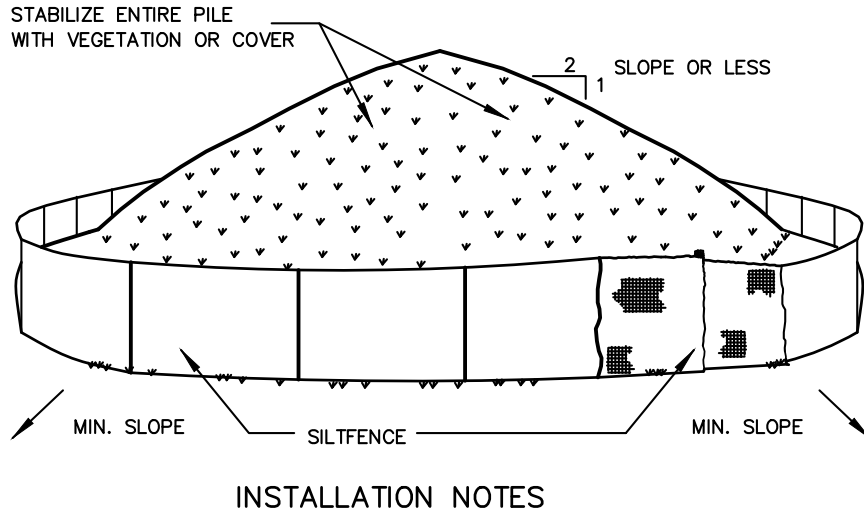
A- 2" TOP COURSE- N.Y.S.D.O.T. ITEM, 403.178202, TYPE 6 F2  
B- 4" SUBBASE COURSE- N.Y.S.D.O.T. ITEM, 304.12, TYPE 2

### DRIVEWAY PAVEMENT SECTION



### CONSTRUCTION FENCE

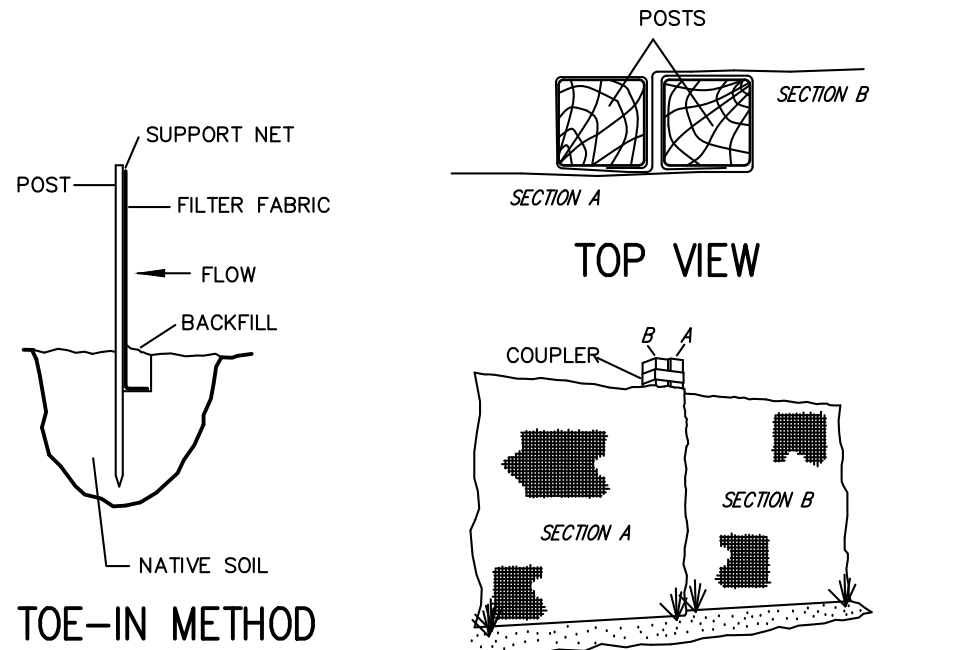
### SOIL STOCKPILING



#### INSTALLATION NOTES

- 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 PORTIONS OF THE SITE WITH A MINIMUM OF 50-75 FOOT SETBACKS FROM TEMPORARY DRAINAGE SWALES.  
3. MAXIMUM SLOPE OF STOCKPILE SHALL BE 1:1.  
4. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH EITHER SILT FENCING OR STRAWBALES, THEN STABILIZED WITH VEGETATION OR COVERED.  
5. STOCKPILES REMAINING IN PLACE FOR MORE THAN A WEEK SHOULD BE COVERED AND MULCHED OR COVERED WITH GEOTEXTILE FABRIC SURROUNDED BY SILT FENCE.  
6. SEE SPECIFICATIONS (THIS MANUAL) FOR INSTALLATION OF SILT FENCE.

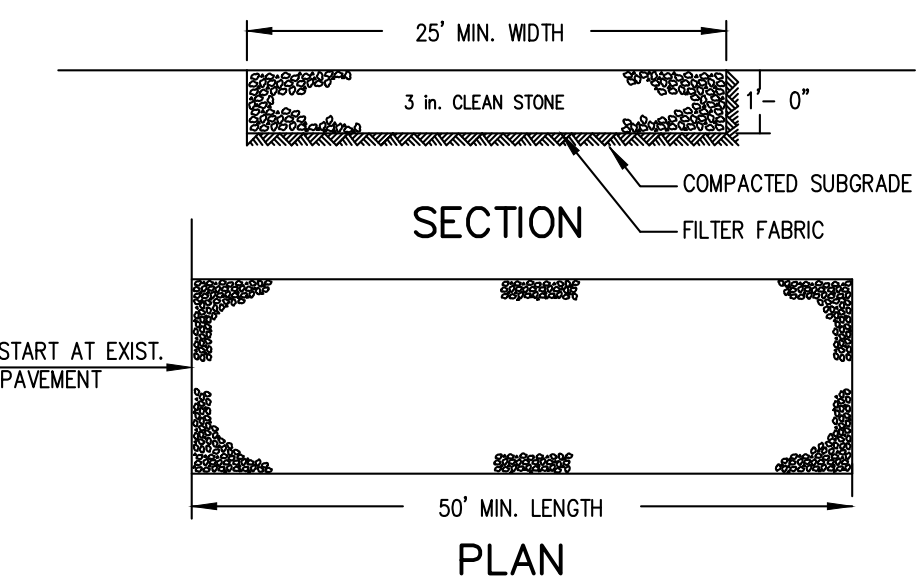
### SILT FENCE



#### INSTALLATION NOTES:

1. EXCAVATE A 4 INCH \* 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.

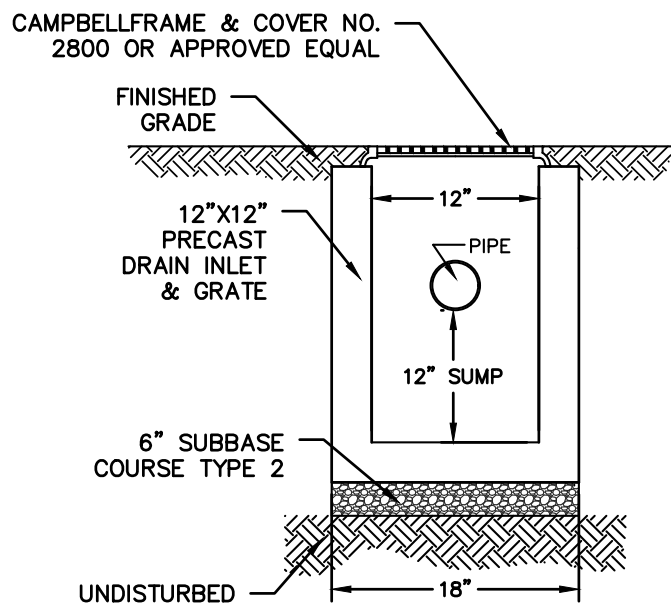
### STABILIZED CONSTRUCTION ENTRANCE



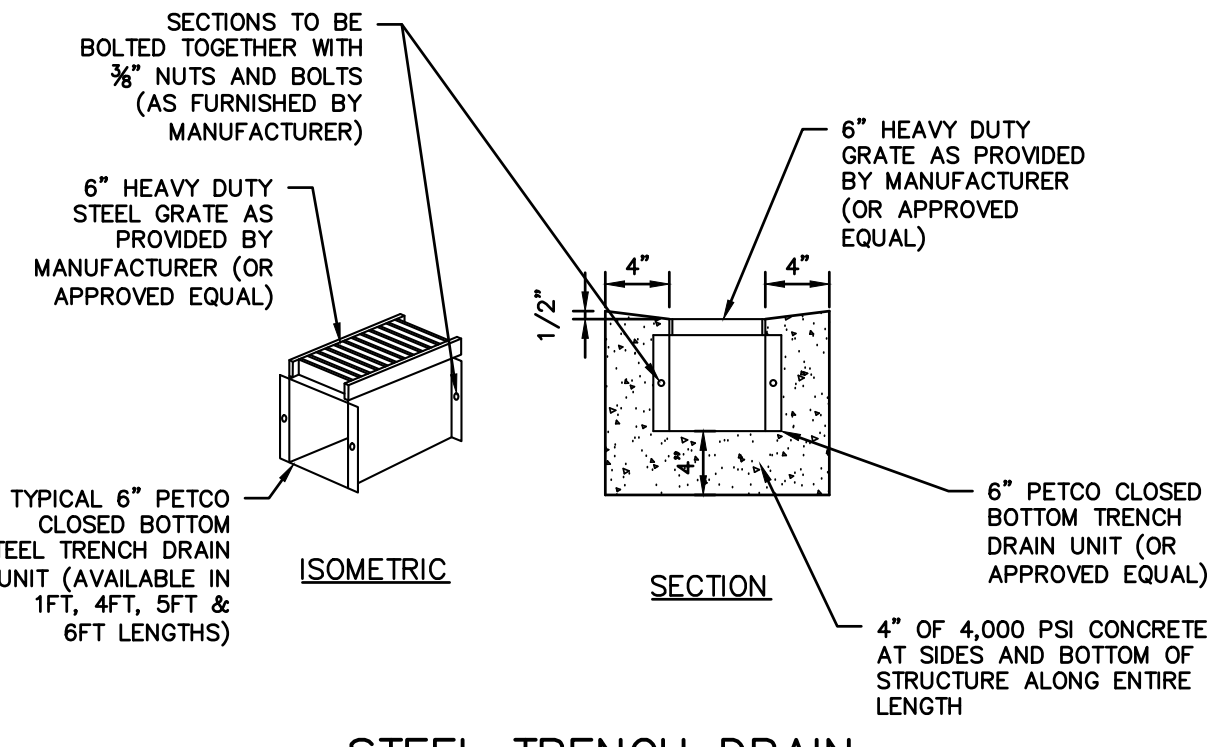
- INSTALLATION NOTES:**  
1. STONE SIZE - USE 3" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.  
2. LENGTH - AS REQUIRED, BUT NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).  
3. THICKNESS - NOT LESS THAN SIX (6) INCHES.  
4. WIDTH - 25 FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCUR.  
5. 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.  
6. 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.  
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO 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 SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT OF WAY MUST BE REMOVED IMMEDIATELY.  
8. 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.  
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

CONTRACTOR SHALL CONTACT DESIGN ENGINEER TO SCHEDULE A SITE INSPECTION PRIOR TO BACKFILLING INFILTRATION/ATTENUATION SYSTEM(S). ALL CONNECTIONS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND VISIBLE AT TIME OF INSPECTION. SHOULD THE CONTRACTOR BACKFILL PRIOR TO INSPECTION, THE CONTRACTOR SHALL EXPOSE THE SYSTEM AT THEIR OWN EXPENSE.

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### SUMP BOX



### STEEL TRENCH DRAIN

PROJECT: PROPOSED 2--LOT SUBDIVISION 11 LYMAN PLACE VILLAGE OF DOBBS FERRY WESTCHESTER COUNTY -- NEW YORK		Date: 06/15/23 Scale: N.T.S. Designed By: U.A. Checked By: M.S. Sheet No. 3
DETAILS <b>HUDSON</b> ENGINEERING CONSULTING, P.C. 45 Knollwood Road, Suite 201 Elmsford, New York 10523 T: 914-909-0420 F: 914-560-2086		STATE OF NEW YORK MICHAEL J. STEIN LICENSED PROFESSIONAL ENGINEER No. 60857