

PROPOSED REAR YARD REGRADING
LOCATED AT 6 MOULTON AVE.
VILLAGE OF DOBBS FERRY, NEW YORK

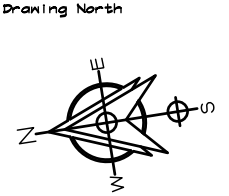


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Revisions	
1	4/18/2025 Engineer's Comments 7/3/25
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Client Name and Address
**APOSTOL-
OPOULOS
RESIDENCE**
6 MOULTON AVE
DOBBS FERRY, NY

Project Information
**PROPOSED
REAR
YARD
REGRADING**

Sited At
**6 MOULTON AVE
VILLAGE OF
DOBBS FERRY
TOWN OF GREENBURGH
WESTCHESTER CO.
NEW YORK**

Job No.	MSC
Scale	AS NOTED
Date	12 AUG 2022
Drawn By	M.M.
Checked By	M.M.
Sheet	

T100

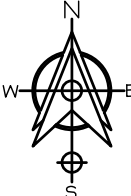
- VILLAGE OF DOBBS FERRY SITE PLAN NOTES :
- SHOULD ROCK BLASTING BE REQUIRED, A PERMIT APPLICATION IN ACCORDANCE WITH CHAPTER 125 - BLASTING AND EXPLOSIVES PF THE VILLAGE OF DOBBS FERRY CODE MUST BE SUBMITTED TO THE VILLAGE BY THE APPLICANT FOR REVIEW/APPROVAL
 - THE VILLAGE ENGINEER MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES IF DEEMED APPROPRIATE TO MITIGATE UNFORESEEN SILTATION AND EROSION OF DISTURBED SOILS.
 - BUILT PLANS OF THE DRIVEWAY AND DRAINAGE IMPROVEMENTS SHALL BE SUBMITTED TO THE VILLAGE ENGINEER FOR REVIEW PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
 - FILL MATERIAL IMPORTED TO THE SITE SHALL BE CERTIFIED IN WRITING BY A NEW YORK LICENSED PROFESSIONAL ENGINEER AS CLEAN, NON-CONTAMINATED FILL SUITABLE FOR THE INTENDED USE.
 - "BEFORE THE SITE PLAN IS SIGNED BY THE CHAIRMAN OF THE PLANNING BOARD, THE APPLICANT SHALL BE REQUIRED TO POST A PERFORMANCE BOND OF OTHER TYPE OF ACCEPTABLE MONETARY GUARANTY WHICH SHALL BE IN THE AMOUNT DETERMINED BY THE PLANNING BOARD AND THE VILLAGE ENGINEER AND IN A FORM SATISFACTORY TO THE VILLAGE ATTORNEY."
 - THE APPLICANT SHALL NOTIFY THE BUILDING DEPARTMENT VILLAGE'S CONSULTING ENGINEER IN WRITING AT LEAST 48 HOURS BEFORE ANY OF THE FOLLOWING TO THAT ANY INSPECTION MAY BE PERFORMED:
 - STAR OF CONSTRUCTION
 - INSTALLATION OF SEDIMENT & EROSION CONTROL MEASURES
 - COMPLETION OF ROUGH GRADING
 - INSTALLATION OF SMP'S
 - COMPLETION OF FINAL GRADING AND STABILIZATION OF DISTURBED AREAS
 - CLOSURE OF CONSTRUCTION
 - COMPLETION OF LANDSCAPING
 - "THE OWNER OR OPERATOR SHALL HAVE A QUALIFIES INSPECTOR AND DOCUMENT THE EFFECTIVENESS OF ALL EROSION & SEDIMENTATION CONTROL PRACTICES & PREPARE INSPECTION REPORTS AT LEAST ONCE A MONTH. THESE REPORTS MUST BE KEPT ON SITE AND AVAILABLE FOR REVIEW."



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NEW YORK STATE L.S. LIC. NO. 051124
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1 VICINITY MAP
SCALE : N.T.S.



GENERAL NOTES - SITE WORK

GENERAL

1. STANDARDS OF CONSTRUCTION: ALL CONSTRUCTION SHALL CONFORM TO THE LOCAL MUNICIPAL STANDARDS, RULES AND REGULATIONS REGARDLESS OF WHAT MAY BE INDICATED ON THE PLANS.
2. IMPORTED FILL: IF THE SITE REQUIRES IMPORTED FILL IN THE PROPOSED MUNICIPAL RIGHT OF WAY OR MUNICIPAL OWNED PROPERTY, ALL FILL MUST BE TESTED FOR COMPOSITION AND CHEMICALS IN ACCORDANCE WITH DPW DIRECTIONS AND AT THE FULL EXPENSE OF THE OWNER. THESE TEST RESULTS MUST BE RECEIVED PRIOR TO DEPOSITING MATERIAL ON MUNICIPAL PROPERTY. A LICENSED PROFESSIONAL ENGINEER MUST BE ON SITE TO APPROVE THE FILL, KEEP RECORDS, AND REVIEW THE CHAIN OF CUSTODY DOCUMENTATION OF EACH TRUCK BROUGHT TO THE SITE. THE REQUIRED NUMBER OF SAMPLES MUST BE TAKEN AND TESTED BY A NEW YORK STATE CERTIFIED LABORATORY. IN ADDITION, POLLUTION INSURANCE MUST BE PROVIDED PRIOR TO CONSTRUCTION, IN THE AMOUNT TO HE DETERMINED BY THE COMMISSIONER OF PUBLIC WORKS.
3. EROSION, DUST & SEDIMENT CONTROL: THE DEVELOPER SHALL BE RESPONSIBLE FOR PROVIDING PROPER EROSION, SEDIMENT AND DUST CONTROL. ALL EROSION AND SEDIMENT CONTROL MUST BE SIZED AND DESIGNED IN ACCORDANCE WITH THE STANDARDS AND GUIDELINES PRESENTED IN THE LATEST NYSDEC REGULATIONS. THE DEVELOPER SHALL SUBMIT TO THE COMMISSIONER FOR APPROVAL, A PLAN WITH DETAILS DELINEATING THE METHODS HE INTENDS TO USE FOR EROSION, SEDIMENTATION AND DUST CONTROL DURING THE CONSTRUCTION OF THIS PROJECT. SILT PROTECTION AND ANY WATER RETENTION BASINS WILL BE THE FIRST ITEMS OF CONSTRUCTION. THE EROSION, SEDIMENTATION AND DUST CONTROLS MUST BE MAINTAINED THROUGHOUT CONSTRUCTION OR A STOP WORK ORDER WILL BE ISSUED BY DPW.
4. INDUSTRIAL CODE RULE '753: THE DEVELOPER 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.
5. VERIFICATION AND PROTECTION OF EXISTING UTILITIES: THE DEVELOPER SHALL VERIFY THE SIZE, LOCATION, DEPTH AND INVERTS OF ALL EXISTING UTILITIES PRIOR TO COMMENCING HIS OPERATIONS. THE DEVELOPER SHALL PRESERVE AND PROTECT EXISTING PRIVATE AND MUNICIPAL UNDERGROUND AND OVERHEAD UTILITIES AND STRUCTURES, WHETHER OR NOT THEY ARE SHOWN ON THE APPROVED PLANS OR LOCATED UNDER INDUSTRIAL CODE RULE 753. THE COST OF REPAIRING DAMAGED UTILITIES OR STRUCTURES SHALL BE BORNE BY THE DEVELOPER. IF TEMPORARY UTILITIES ARE REQUIRED IT IS THE RESPONSIBILITY OF THE DEVELOPER TO PROVIDE AND MAINTAIN SAID UTILITIES.
6. PIPE LAYOUT: THE DEVELOPER SHALL PERFORM ALL PROPOSED PIPE LAYOUT REQUIRED BY MEANS OF A LASER FOR EXACT VERTICAL AND HORIZONTAL ALIGNMENT. THE USE OF BATTER BOARDS, AS SPECIFIED IN THE MUNICIPAL STANDARD CONSTRUCTION SPECIFICATIONS ARTICLE 33.132 - "LAYOUT", SHALL NOT BE ALLOWED. THE DEVELOPER'S EQUIPMENT MUST HAVE BEEN CALIBRATED WITHIN THE PREVIOUS SIX (6) MONTHS PRIOR TO CONSTRUCTION. WRITTEN PROOF OF CALIBRATION MUST BE PROVIDED IF REQUIRED BY THE COMMISSIONER OF PUBLIC WORKS.
7. INSPECTION & BACKFILL: NO BACKFILL SHALL BE PLACED OVER NEW CONSTRUCTION PRIOR TO INSPECTION AND APPROVAL BY DPW. THE DEVELOPER MUST HAVE A SUFFICIENT STOCKPILE OF CLEAN FILL IF EXCAVATED MATERIAL IS UNSUITABLE FOR BACKFILL (IE., ROCK, ORGANIC MATERIAL). THE USE OF CONTROLLED BACKFILL MATERIAL MAY BE REQUIRED IN TRENCHES IF DETERMINED BY THE COMMISSIONER OF PUBLIC WORKS.

EROSION CONTROL:

1. INSTALL ALL EROSION CONTROL DEVICES AS INDICATED ON DRAWINGS AND IN ACCORDANCE WITH THE NEW YORK STATE STANDARDS & SPECIFICATIONS FOR EROSION & SEDIMENT CONTROL, LATEST REVISION.
2. CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL DEVICES DURING COURSE OF CONSTRUCTION.
3. EROSION CONTROL DEVICES SHALL NOT BE REMOVED UNTIL FULL VEGETATION GROWTH HAS OCCURRED AND AS APPROVED BY THE VILLAGE INSPECTOR.
4. SEEDING AND MULCHING SHALL BE AS FOLLOWS:
TEMPORARY SEEDING & MULCHING
- 4.1. LIME : 90LBS./1,000 SQ.FT. GROUND LIMESTONE, FERTILIZER : 4LBS./1,000 SQ.FT., 10-20-10 OR EQUIVALENT WORKED INTO SOIL A MINIMUM OF 4 INCHES.
- 4.2. SEED : ANNUAL RYEGRASS 40 LBS./ACRE OR OTHER APPROVED SEED, PLANT BETWEEN MARCH 1 AND MAY 15 OR BETWEEN AUGUST 15 AND OCTOBER 1.
- 4.3. MULCH : SALT HAY OR SMALL GRAIN STRAW AT A RATE OF 70 TO 90 LBS./1,000 SQ.FT. TO BE APPLIED ACCORDING TO STANDARD PRACTICES. MULCH SHALL BE SECURED BY APPROVED METHODS.
5. THE APPLICANT SHALL BE REQUIRED TO CLEAN ROADWAYS FROM ALL SILTATION AND CONSTRUCTION DEBRIS AS REQUIRED, AND UPON COMPLETION OF THE WORK, WITHIN THE VICINITY OF THE PROJECT SITE
6. ALL PLANS SHOULD FULLY INCORPORATE THE APPROPRIATE RECOMMENDATIONS FROM NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION'S STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL DATED AUGUST 2001, OR THE MOST CURRENT VERSION OR ITS SUCCESSOR. THE PLAN AND ITS IMPLEMENTATION SHALL BE SUBJECT TO THE APPROVAL OF THE VILLAGE ENGINEER.

SITE WORK:

1. THE SITE SHALL BE GRADED AS INDICATED ON THE DRAWINGS. ALL PROPOSED CONTOURS SHALL BE GRADED TO BLEND EVENLY WITH THE EXISTING CONTOURS.
2. ALL DISTURBED AREAS WHICH WILL BE LEFT EXPOSED FOR MORE THAN THIRTY (30) DAYS AND NOT SUBJECTED TO CONSTRUCTION TRAFFIC SHALL IMMEDIATELY RECEIVE TEMPORARY SEEDING. IF THE SEASON PROHIBITS TEMPORARY SEEDING, THE DISTURBED AREA WILL BE MULCHED WITH SALT HAY, OR APPROVED EQUAL, AND BOUND AS PER THE NEW YORK STATE STANDARDS & SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.
3. FILL MATERIAL SHALL BE CLEAN FILL AND SHALL BE INSTALLED IN 12 INCH LIFTS AND COMPACTED TO 95% OPTIMUM DENSITY.
4. ALL PIPES SHALL BE SCHEDULE 40 P.V.C. PIPES UNLESS OTHERWISE NOTED.
5. ALL GRAVEL SHALL BE 3/4" CRUSHED STONE OR RECYCLED MATERIAL IF ALLOWED BY THE MUNICIPALITY.
6. MAINTAIN POSITIVE PITCHES ON ALL DRAIN PIPES TO EXISTING & PROPOSED DRAINAGE STRUCTURES UNLESS OTHERWISE NOTED HEREON.



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Revisions	
1/18/2025	Engineer's Comments 7/9/25

Drawing North



Client Name and Address

**APOSTOL-
OPOULOS
RESIDENCE**
6 MOULTON AVE
DOBBS FERRY, NY

Project Information

**PROPOSED
REAR
YARD
REGRADING**

Situated At
**6 MOULTON AVE
VILLAGE OF
DOBBS FERRY
TOWN OF GREENBURGH
WESTCHESTER CO.
NEW YORK**

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Drawn By	M.M.
Checked By	M.M.
Sheet	

T101

GENERAL NOTES - SITE WORK

GENERAL NOTES - WOOD PLATFORM

1 - GENERAL REQUIREMENTS

- 1. ALL WORK SHALL COMPLY WITH ALL APPLICABLE LOCAL, STATE AND GOVERNMENTAL CODES, RULES & REGULATIONS. ALL WORK SHALL ALSO BE PERFORMED WITH THE HIGHEST DEGREE OF SKILL, QUALITY AND COMPLETENESS.
- 2. ENGINEER IS NOT RESPONSIBLE FOR METHODS, MEANS OR SCHEDULING OF CONSTRUCTION ACTIVITIES AND/OR MUNICIPAL INSPECTIONS. THE GENERAL CONTRACTOR SHALL SUPPLY THE OWNER & ENGINEER WITH A CONSTRUCTION SCHEDULE OUTLINING THE DIFFERENT SEQUENCES OF WORK.
- 3. THE GENERAL CONTRACTOR SHALL CAREFULLY EXAMINE THE JOB SITE TO FAMILIARIZE HIMSELF WITH THE EXISTING AND ACTUAL JOB CONDITIONS AND TO VERIFY SAME WITH THESE DRAWINGS AND TO CHECK FOR ANY DISCREPANCIES PRIOR TO COMMENCEMENT OF CONSTRUCTION. IN THE EVENT OF ANY DISCREPANCIES BETWEEN THESE DRAWINGS AND ACTUAL FIELD CONDITIONS, THE GENERAL CONTRACTOR SHALL NOTIFY THE ENGINEER & CLIENT IN WRITING PRIOR TO START OF WORK. FAILURE TO PROVIDE THE AFOREMENTIONED NOTIFICATION SHALL RESULT INTO CONTRACTORS BEING HELD RESPONSIBLE TO COMPLETE ALL WORK TO MEET THE INTENT OF THE CONTRACT DOCUMENTS WITH NO ADDITIONAL EXPENSE (EXTRAS) TO THE CLIENT OR ENGINEER.
- 4. THE GENERAL CONTRACTOR SHALL INCLUDE ALL MATERIALS, LABOR, INCIDENTALS, ETC. FOR SATISFACTORY COMPLETION OF THE WORK. THE GENERAL CONTRACTOR SHALL PERFORM ALL WORK AND PROVIDE ALL REQUIRED LABOR, MATERIAL, ETC. FOR THE TOTAL COMPLETION OF THE PROJECT WHETHER OR NOT INDICATED ON THESE DRAWINGS. THE INTENTION OF THESE DRAWINGS IS FOR A COMPLETE AND PROPER UNDERSTANDING OF THE ENTIRE PROJECT.
- 5. EACH SUBCONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE THEIR WORK WITH THE WORK OF ALL OTHER CONTRACTORS, IN ORDER TO PREVENT ANY INTERFERENCE BETWEEN PIPING, WIRING, LIGHTING, ETC.
- 6. EACH SUBCONTRACTOR SHALL DO HIS OWN CUTTING AS REQUIRED BY HIS WORK. THE GENERAL CONTRACTOR SHALL PERFORM ALL PATCHING FOR CONSISTENCY.
- 7. EACH SUBCONTRACTOR SHALL BE RESPONSIBLE FOR THE STORAGE OF HIS MATERIAL, TOOLS, AND EQUIPMENT WITHIN THE DEMISED PREMISES.
- 8. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING THE PREMISES CLEAN AT ALL TIMES AND FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS IN A LEGAL MANNER.
- 9. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING A SAFE, HAZARD FREE WORK ENVIRONMENT CONFORMING TO ALL RULES AND REGULATIONS.
- 10. ALL SUBCONTRACTORS SHALL REPAIR OR REPLACE AT HIS OWN EXPENSE ANY WORK OR AREA DAMAGED TO ITS ORIGINAL CONDITION OR BETTER. THE GENERAL CONTRACTOR SHALL HAVE A MINIMUM OF ONE FIRE EXTINGUISHER ON THE JOB SITE AT ALL TIMES FOR ALL SUBCONTRACTORS USE.
- 11. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL GUARANTEE THEIR WORK FOR A MINIMUM OF ONE YEAR FROM SUBSTANTIAL COMPLETION OF HIS WORK. SUCH GUARANTEE SHALL BE SUBMITTED IN WRITING TO THE CLIENT PRIOR TO RELEASE OF FINAL PAYMENT. IF STATE OR LOCAL REGULATIONS MANDATE LONGER TIME PERIODS, THE CONTRACTORS SHALL GUARANTEE THIS WORK FOR SUCH LONGER PERIOD.

2 - CONCRETE

- 1. ALL CAST IN PLACE CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3500 PSI AT 28 DAYS AS PER ACI CODE.
- 2. ALL CAST IN PLACE CONCRETE SHALL BEAR ON UNDISTURBED SOIL HAVING A MINIMUM BEARING STRENGTH OF 4000 PSF (2 TONS PER SQ.FT.)
- 3. PROVIDE SIMPSON POST TO CONCRETE CONNECTIONS.
- 4. ALL LUMBER IN CONTACT WITH MASONRY SHALL BE PRESSURE TREATED LUMBER.

3 - CARPENTRY

- 1. ALL STRUCTURAL LUMBER SHALL BE DOUGLAS FIR No.1/No.2, 75%-25%, WITH A MINIMUM Fb=1200 PSI.
- 2. ALL DECK FRAMING LUMBER SHALL BE PRESSURE TREATED LUMBER.
- 3. STRUCTURE DESIGN FOR THE FOLLOWING LOADS :
 - a. FLOOR LOADING : 45 PSF LIVE LOAD & 10 PSF DEAD LOAD
- 4. FLITCH BEAMS SHALL HAVE A MINIMUM Fb= 15,000 PSI, E=11.4 WITH 1/2" DIA. BOLTS LOCATED NO CLOSER THAN 2" FROM ANY EDGE.
- 5. ALL BOLTS SHALL BE HIGH STRENGTH MACHINE BOLTS WITH STANDARD MALLEABLE IRON WASHERS OR STEEL PLATE WASHERS. CARRIAGE BOLTS ARE NOT ACCEPTABLE.
- 6. STEEL PLATE WASHER SIZES SHALL BE AS FOLLOWS :
 - a. 1/2" AND 5/8" DIAMETER BOLTS - 2 1/4" SQR. X 5/16"
 - b. 3/4" DIAMETER BOLTS - 2 5/8" SQR. X 5/16"
- 7. EACH BOLT SHALL BE DRILLED 1/16" LARGER THAN THE DIAMETER OF THE BOLT.
- 8. LAG BOLTS SHALL BE STRUCTURAL GRADE.
- 9. WASHERS SHALL BE PLACED UNDER THE HEAD OF THE LAG BOLTS BEARING ON WOOD. LENGTH OF THE LAG BOLTS SHALL BE A MINIMUM OF 2/3 THE DEPTH OF MEMBERS BEING BOLTED TOGETHER.
- 10. PROVIDE 1X3 CROSS BRIDGING AT MIDSPAN OF JOISTS OR 6'-0" ON CENTER, WHICHEVER IS LESS. NO METAL BRIDGING ALLOWED.

3 - FINISHES :

- 1. ALL DECK PLANKING SHALL BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS.
- 2. ALL RAILINGS SHALL BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS.
- 3. PROVIDE COPPER FLASHING AT ALL NEW ENTRY DOORS AS PER CODE..

4 - ELECTRICAL

- 1. ALL WORK SHALL BE IN FULL ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE, ALL CURRENT CODES AND SHALL COMPLY WITH REQUIREMENTS OF THE SERVING POWER AND TELEPHONE COMPANIES.
- 2. ALL ELECTRICAL WORK SHALL BE CONFIED TO THE SPACE AND LOCATION ALLOWED FOR IT AND SHALL BE IN STRICT CONFORMANCE TO THE NATIONAL CODE.
- 3. ALL EQUIPMENT INSTALLED OUTDOOR AND EXPOSED TO WEATHER SHALL BE WATERPROOFED.



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T102

GENERAL NOTES - WOOD PLATFORM

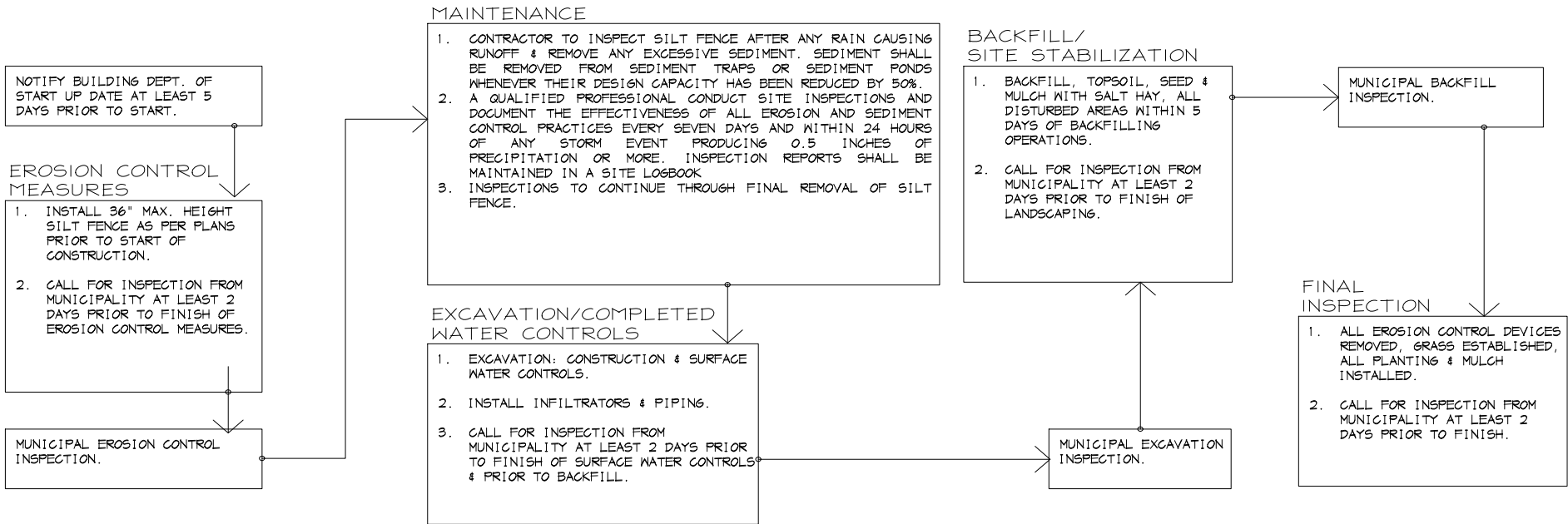
CONSTRUCTION SEQUENCE

1. INSTALL SILT FENCE IN GENERAL LOCATIONS INDICATED ON THE PLAN.
2. EXCAVATION & INSTALLATION OF PROPOSED WALL FOUNDATION.
3. INSTALL DRAINAGE STRUCTURES AND PIPES.
4. INSTALL CONSTRUCTION OF NEW WALL.
5. FILL & ROUGH GRADING OF REAR YARD.
6. FINAL GRADING OF PROPERTY & INSTALLATION OF LAWN.
7. TOPSOIL,SEED,AND MULCH ALL DISTURBED AREAS AS SOON AS PRACTICAL IN ACCORDANCE WITH THE EROSION AND SEDIMENT CONTROL NOTES CONTAINED ON THIS PAGE.

NOTE : TEMPORARY EROSION & SEDIMENT CONTROL MEASURES CANNOT BE REMOVED UNTIL SITE STABILIZATION (80% UNIFORM DENSITY OR PERMANENT VEGETATION OR PERMANENT MULCH/STONE) HAS BEEN ACHIEVED.

- NOTE :
1. ALL IMPORTED SOIL SHALL COMPLY WITH ALL FEDERAL, STATE, AND LOCAL REQUIREMENTS FOR QUALITY AND USE.
2. OFF-SITE DISPOSAL OF EXCESS CUT SHALL BE IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL REQUIREMENTS.
3. ALL EROSION & SEDIMENT CONTROL MEASURES SHALL CONFORM TO NEW YORK STATE STANDARDS & SPECIFICATIONS FOR EROSION & SEDIMENT CONTROL DATED NOVEMBER 2016.
4. SEEDING AND MULCHING SHALL BE AS FOLLOWS:
- 4.1. LIME : 90LBS./1,000 SQ.FT. GROUND LIMESTONE, FERTILIZER : 4LBS./1,000 SQ.FT., 10-20-10 OR EQUIVALENT WORKED INTO SOIL A MINIMUM OF 4 INCHES.
- 4.2. SEED : ANNUAL RYEGRASS 40 LBS./ACRE OR OTHER APPROVED SEED, PLANT BETWEEN MARCH 1 AND MAY 15 OR BETWEEN AUGUST 15 AND OCTOBER 1.
- 4.3. MULCH : SALT HAY OR SMALL GRAIN STRAW AT A RATE OF 70 TO 90 LBS./1,000 SQ.FT. TO BE APPLIED ACCORDING TO STANDARD PRACTICES.MULCH SHALL BE SECURED BY APPROVED METHODS.

CONSTRUCTION EROSION CONTROL SCHEDULE



POST-CONSTRUCTION MAINTENANCE SCHEDULE

1. MAINTENANCE OF CONTROLS AFTER CONSTRUCTION: CONTROLS (INCLUDING RESPECTIVE OUTLET STRUCTURES) SHOULD BE INSPECTED PERIODICALLY FOR THE FIRST FEW MONTHS AFTER CONSTRUCTION AND ON AN ANNUAL BASIS THEREAFTER. THEY SHOULD ALSO BE INSPECTED AFTER MAJOR STORM EVENTS.
2. DEBRIS AND LITTER REMOVAL: TWICE A YEAR, INSPECT OUTLET STRUCTURE AND DRAIN INLETS FOR ACCUMULATED DEBRIS. ALSO, REMOVE ANY ACCUMULATIONS DURING EACH MOWING OPERATION.
3. STRUCTURAL REPAIR/REPLACEMENT: OUTLET STRUCTURE MUST BE INSPECTED TWICE A YEAR FOR EVIDENCE OF STRUCTURAL DAMAGE AND REPAIRED IMMEDIATELY.
4. EROSION CONTROL: UNSTABLE AREAS SHALL IMMEDIATELY BE STABILIZED WITH VEGETATION OR OTHER APPROPRIATE EROSION CONTROL MEASURES.
5. SEDIMENT REMOVAL: SEDIMENT SHOULD BE REMOVED AFTER IT HAS REACHED A MAXIMUM DEPTH OF FIVE INCHES ABOVE THE STORMWATER MANAGEMENT SYSTEM FLOOR.

INFILTRATION MAINTENANCE SCHEDULE

- III. Maintenance Guidelines
- The following guidelines shall be adhered to for the operation and maintenance of the CULTEC stormwater management system:
- A. The owner shall keep a maintenance log which shall include details of any events which would have an effect on the system's operational capacity.
- B. The operation and maintenance procedure shall be reviewed periodically and changed to meet site conditions.
- C. Maintenance of the stormwater management system shall be performed by qualified workers and shall follow applicable occupational health and safety requirements.
- D. Debris removed from the stormwater management system shall be disposed of in accordance with applicable laws and regulations.
- IV. Suggested Maintenance Schedules
- A. Minor Maintenance
- The following suggested schedule shall be followed for routine maintenance during the regular operation of the stormwater system:
- | Frequency | Action |
|---|---|
| Monthly in first year | Check inlets and outlets for clogging and remove any debris, as required. |
| Spring and Fall | Check inlets and outlets for clogging and remove any debris, as required. |
| One year after commissioning and every third year following | Check inlets and outlets for clogging and remove any debris, as required. |
- B. Major Maintenance
- The following suggested maintenance schedule shall be followed to maintain the performance of the CULTEC stormwater management chambers. Additional work may be necessary due to insufficient performance and other issues that might be found during the inspection of the stormwater management chambers. (See table on next page)

	Frequency	Action
Inlets and Outlets	Every 3 years	• Obtain documentation that the inlets, outlets and vents have been cleaned and will function as intended.
	Spring and Fall	• Check inlet and outlets for clogging and remove any debris as required.
CULTEC Stormwater Chambers	2 years after commissioning	• Inspect the interior of the stormwater management chambers through inspection port for deficiencies using CCTV or comparable technique.
		• Obtain documentation that the stormwater management chambers and feed connectors will function as anticipated.
	9 years after commissioning every 9 years following	• Clean stormwater management chambers and feed connectors of any debris.
		• Inspect the interior of the stormwater management structures for deficiencies using CCTV or comparable technique.
		• Obtain documentation that the stormwater management chambers and feed connectors have been cleaned and will function as intended.
	45 years after commissioning	• Clean stormwater management chambers and feed connectors of any debris.
		• Determine the remaining life expectancy of the stormwater management chambers and recommended schedule and actions to rehabilitate the stormwater management chambers as required.
		• Inspect the interior of the stormwater management chambers for deficiencies using CCTV or comparable technique.
		• Replace or restore the stormwater management chambers in accordance with the schedule determined at the 45-year inspection.
		• Attain the appropriate approvals as required.
Surrounding Site		• Establish a new operation and maintenance schedule.
	Monthly in 1 st year	• Check for depressions in areas over and surrounding the stormwater management system.
	Spring and Fall	• Check for depressions in areas over and surrounding the stormwater management system.
	Yearly	• Confirm that no unauthorized modifications have been performed to the site.

For additional information concerning the maintenance of CULTEC Subsurface Stormwater Management Chambers, please contact CULTEC, Inc. at 1-800-428-5832.



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Revisions
1/18/2025 Engineer's Comments 7/3/25

Drawing North



Client Name and Address

APOSTOL-
OPOULOS
RESIDENCE
6 MOULTON AVE
DOBBS FERRY, NY

Project Information

PROPOSED
REAR
YARD
REGRADING

Situated At
6 MOULTON AVE
VILLAGE OF
DOBBS FERRY
TOWN OF GREENBURGH
WESTCHESTER CO.
NEW YORK

Job No.	MISC
Scale	AS NOTED
Date	12 AUG 2022
Drawn By	M.M.
Checked By	M.M.
Sheet	

T103

EROSION CONTROL SCHEDULE & NOTES

TAX LOT 1
3 GOULD AVE
ZONE QF6
50.00'

TAX LOT 2
5 GOULD AVE
ZONE QF6
S 69°36'50" E

TAX LOT 4
NORTHFIELD AVE
ZONE QF6

TAX LOT 7
2 MOULTON AVE
ZONE QF6

TAX LOT 5
58 NORTHFIELD AVE
ZONE QF6

SEC. 3.100
BLOCK 81
TAX LOT 6
AREA=5000 S.F.
ZONE QF6

EXIST'G 2 STORY
FRAME RESIDENCE
(HOUSE NO 6)

MOULTON AVENUE
(50 FT. RIGHT-OF-WAY)

NORTH FIELD AVE.

TOPOGRAPHIC SURVEY
prepared for
JOHN APOSTOLOPOULUS

situated in the
Town of Greenburgh
Westchester County, New York

Date : 1 Aug. 2022

Scale : 1"=20'

The premises being Tax Lot 8, Block 81, Section 3.100 as shown on the Official Tax
Assessment Maps of the Town of Greenburgh.

Map made for Building Department use only.

**MASTROGIACOMO
ENGINEERING, P.C.**

CONSULTING ENGINEERING & LAND SURVEYING

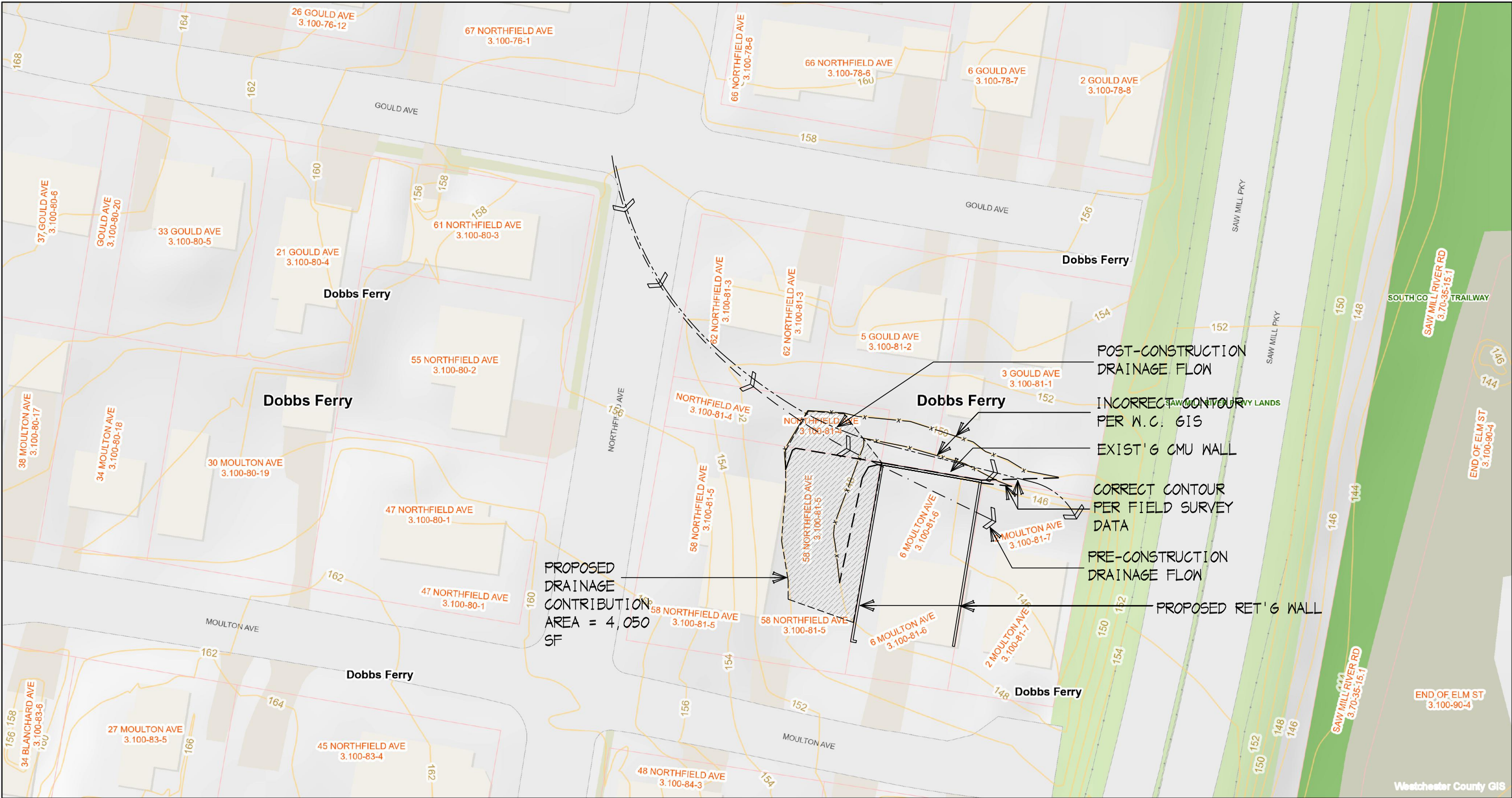
10 Midland Avenue, Suite 100
Port Chester, New York 10578
Tel. 914.920.6572 EFax 206.888.6226
www.masengpc.com
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NOTES

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- Only copies of the original of this survey, bearing the original impression of the surveyor's inked seal shall be considered to be valid, true, copies.
- No certification is made to the location of underground features and/or structures. Underground features, if any, are not shown hereon.
- Vertical Datum NGVD88

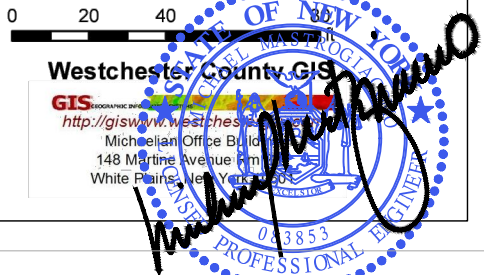
Westchester County Municipal Tax Parcel Map (Dobbs Ferry)



September 25, 2023

Tax parcel data was provided by local municipality. This map is generated as a public service to Westchester County residents for general information and planning purposes only, and should not be relied upon as a sole informational source. The County of Westchester hereby disclaims any liability from the use of this GIS mapping system by any person or entity. Tax parcel boundaries represent approximate property line location and should NOT be interpreted as or used in lieu of a survey or property boundary description. Property descriptions must be obtained from surveys or deeds. For more information please contact local municipality assessor's office.

1:500



Westchester County GIS

GIS
http://gis.westchester.org
Michael Mastrogiacom, P.E., L.S.
148 Martine Avenue
White Plains, New York 10604



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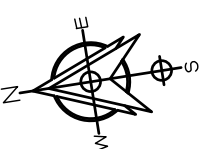
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Revisions

1/18/2023	Engineer's Comments 7/3/23

Drawing North



Client Name and Address

**APOSTOL-
OPOULOS
RESIDENCE**
6 MOULTON AVE
DOBBS FERRY, NY

Project Information

**PROPOSED
REAR
YARD
REGRADING**

Situated At
**6 MOULTON AVE
VILLAGE OF
DOBBS FERRY
TOWN OF GREENBURGH
WESTCHESTER CO.
NEW YORK**

Job No.	MISC
Scale	AS NOTED
Date	12 AUG 2022
Drawn By	M.M.
Checked By	M.M.
Sheet	

COO1

TAX LOT 1
3 GOULD AVE
ZONE QF6
50.00'

TAX LOT 2
5 GOULD AVE
ZONE QF6
S 69°36'50"E

TAX LOT 4
NORTHFIELD AVE
ZONE QF6

TAX LOT 7
2 MOULTON AVE
ZONE QF6

MOULTON AVENUE
(50 FT. RIGHT-OF-WAY)

NORTH FIELD AVE.

S 20°23'10" W

N 20°23'10" E

CUT & FILL QUANTITY
EXCAVATION = 0 C.Y.
FILL = 140 C.Y.

INSTALL NEW SEGMENTAL
BLOCK RETAINING WALL MAX.
48" INCHES HIGH

SEC. 3.100
BLOCK 81
TAX LOT 6
AREA=5000 S.F.
ZONE QF6

PROPOSED
INSPECTION
PORT

EXIST'G 2 STORY
FRAME RESIDENCE
(HOUSE NO 6)

LOCATION OF
SOIL STOCKPILE
AREA
00.00'

INSTALL ANTI-TRACKING
PAD AT ENTRANCE OF
PROJECT AREA. EROSION
CONTROL DEVICES SHALL
BE MAINTAINED DURING
CONSTRUCTION & SHALL
REMAIN UNTIL APPROVAL
FOR REMOVAL FROM
MUNICIPAL INSPECTOR IS
GRANTED.

NOTE:
THE PAVED STREET ADJACENT TO SITE
ENTRANCE SHALL REMAIN CLEAR & WILL BE
SWEEP DAILY TO REMOVE EXCESS DIRT,
MUD OR ROCK TRACKED OFFSITE

INSTALL SILT FENCE EROSION CONTROL DEVICES AROUND PROJECT
AREA. EROSION CONTROL DEVICES SHALL BE MAINTAINED DURING
CONSTRUCTION & SHALL REMAIN UNTIL SITE STABILIZATION (80%
UNIFORM DENSITY OF PERMANENT VEGETATION OR PERMANENT
MULCH/STONE) HAS BEEN ACHIEVED

INSTALL NEW SEGMENTAL
BLOCK RETAINING WALL MAX.
48" INCHES HIGH

TAX LOT 5
58 NORTHFIELD AVE
ZONE QF6

PROVIDE 4"dia PERF. PVC PIPE W/
12"Wx16"D 3/4" CRUSHED STONE
TRENCH. CONNECT TRENCH DRAIN TO
INFILTRATORS W/ 6" HDPE PIPE

CONTRACTOR TO TAKE PRECAUTIONS
DURING CONSTRUCTION PROCEDURES
WHEN FILLING AGAINST EXIST'G
WALL TO PREVENT DAMAGE

INSTALL NEW MASONRY
STAIRS MAX 7-3/4"
RISERS & MIN. 10"
TREADS PER NYS
RESIDENTIAL CODE

REMOVE &
RECONSTRUCT
DECK & STAIRS &
REMOVE EXIST'G
CONC. WALK

PR. 2 CULTREC RECHARGER
330XLHD INFILTRATORS
INSTALLED PER MANUFACTURER'S
SPECIFICATIONS.
TOP OF INFIL. @ EL=144.92
INVERT IN @ EL=144.42
BOTT. INFIL. @ EL=142.38
BOTT. GRAVEL @ EL=141.38

FILL AREA W/
CLEAN FILL
COMPACTED IN
12" LIFTS TO
ACHIEVE 95%
OPTIMUM
DENSITY. TOP
AREA W/ 4" OF
TOP SOIL

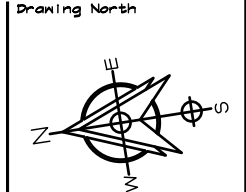
PR. 191'f. 6"dia
HDPE PIPE @ S=2.0%

PR. 191'f. 6"dia
HDPE PIPE @ S=2.0%



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Revisions	
1	4/18/2025 Engineer's Comments 7/3/25
2	
3	
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10	



Client Name and Address
**APOSTOL-
OPOULOS
RESIDENCE**
6 MOULTON AVE
DOBBS FERRY, NY

Project Information
**PROPOSED
REAR
YARD
REGRADING**

Situated At
**6 MOULTON AVE
VILLAGE OF
DOBBS FERRY
TOWN OF GREENBURGH
WESTCHESTER CO.
NEW YORK**

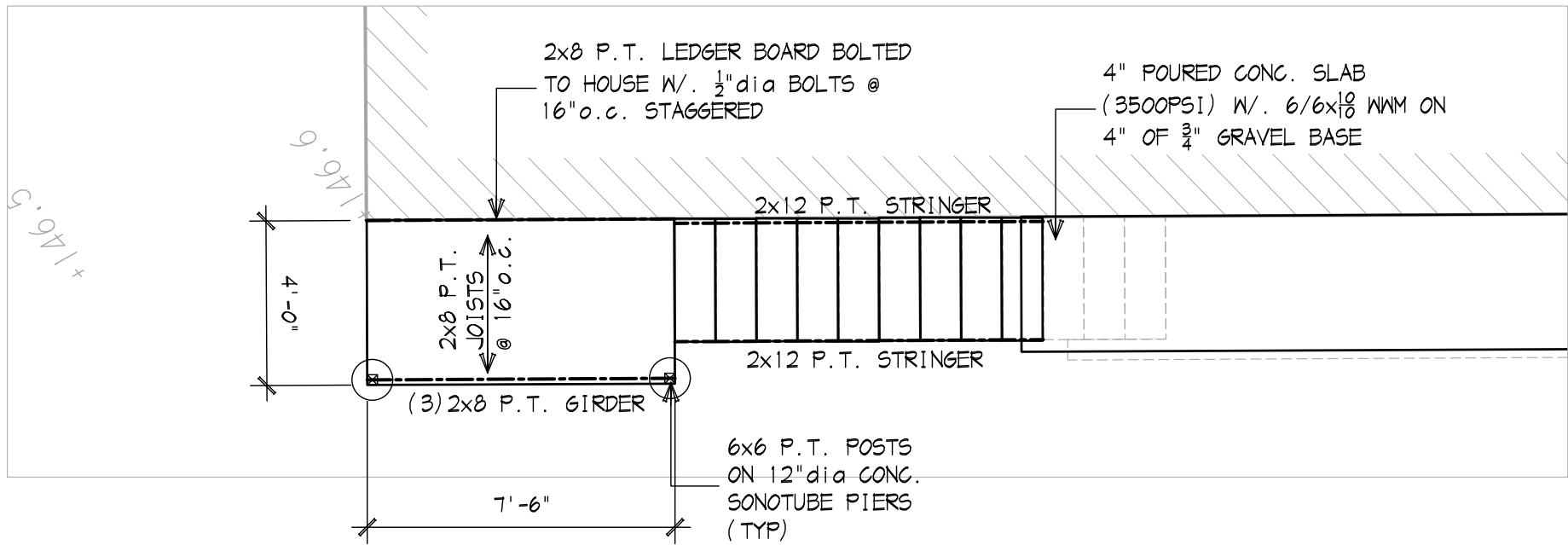
Job No. MSC
Scale AS NOTED
Date 12 AUG 2022
Drawn By M.M.
Checked By M.M.
Sheet

C100

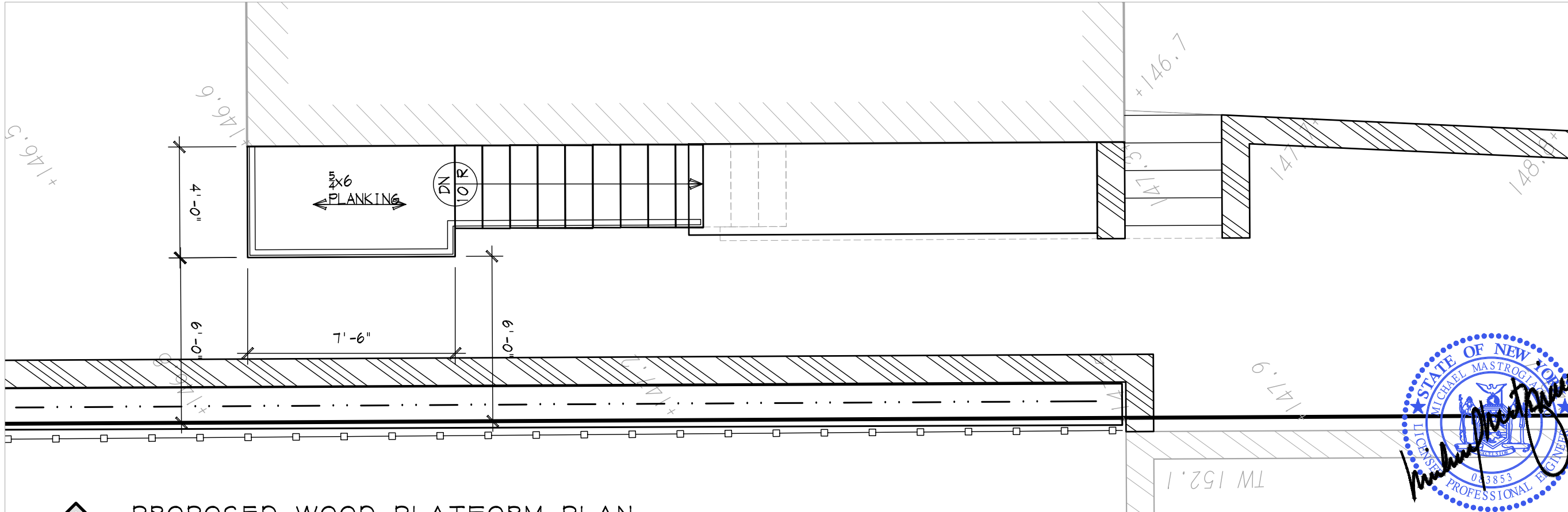
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NEW YORK STATE P.E. LIC. NO. 083853
NEW YORK STATE L.S. LIC. NO. 051124
CONNECTICUT STATE P.E. & L.S. LIC. NO. 21713

PROPOSED SITE PLAN & EROSION CONTROL PLAN

SCALE: 1" = 10'



1 PROPOSED WOOD PLATFORM FRAMING PLAN
SCALE : 1/4" = 1'-0"



1 PROPOSED WOOD PLATFORM PLAN
SCALE : 1/4" = 1'-0"



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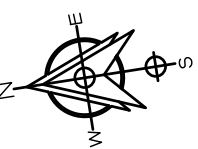
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Drawing North



Client Name and Address

**APOSTOL-
OPOULOS
RESIDENCE**
6 MOULTON AVE
DOBBS FERRY, NY

Project Information

**PROPOSED
REAR
YARD
REGRADING**

Sited At
6 MOULTON AVE
VILLAGE OF
DOBBS FERRY
TOWN OF GREENBURGH
WESTCHESTER CO.
NEW YORK

Job No.	MISC
Scale	AS NOTED
Date	12 AUG 2022
Drawn By	M.M.
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C101



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NEW YORK STATE L.S. LIC. NO. 051124
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PROPOSED WOOD PLATFORM PLAN



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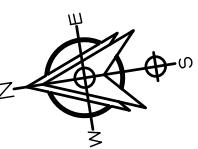
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Drawing North



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DOBBS FERRY, NY

Project Information

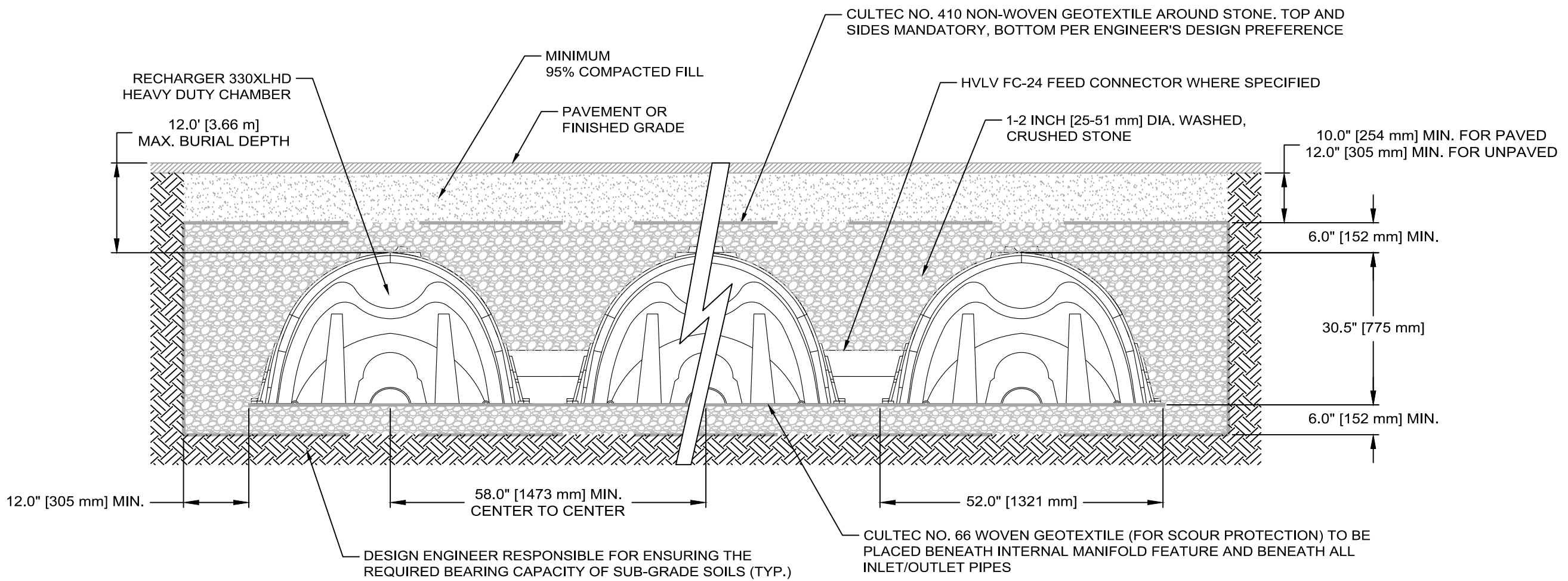
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REAR
YARD
REGRADING**

Situated At
**6 MOULTON AVE
VILLAGE OF
DOBBS FERRY
TOWN OF GREENBURGH
WESTCHESTER CO.
NEW YORK**

Job No.	MSC
Scale	AS NOTED
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Drawn By	M.M.
Checked By	M.M.
Sheet	

C200

CONSTRUCTION DETAILS



GENERAL NOTES

RECHARGER 330XL HD BY CULTREC, INC. OF BROOKFIELD, CT.
STORAGE PROVIDED = 11.32 CF/FT [1.05 m³/m] PER DESIGN UNIT.
REFER TO CULTREC, INC.'S CURRENT RECOMMENDED
INSTALLATION GUIDELINES.
THE CHAMBER WILL BE DESIGNED TO WITHSTAND TRAFFIC
LOADS WHEN INSTALLED ACCORDING TO CULTREC'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

A  INFILTRATOR DETAIL
N.T.S.



MICHAEL MASTROGIACOMO, P.E., L.S.
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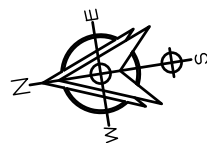
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Revisions

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Drawing North



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RESIDENCE**
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TOWN OF GREENBURGH
WESTCHESTER CO.
NEW YORK**

Job No. MSC

Scale AS NOTED

Date 12 AUG 2022

Drawn By M.M.

Checked By M.M.

Sheet

C201

RECOMMENDED MINIMUM TRENCH WIDTHS

PIPE DIAM.	MIN. TRENCH WIDTH
4"	21"
(100mm)	(533mm)
6"	23"
(150mm)	(584mm)
8"	26"
(200mm)	(660mm)
10"	28"
(250mm)	(711mm)
12"	30"
(300mm)	(762mm)
15"	34"
(375mm)	(864mm)
18"	39"
(450mm)	(991mm)
24"	48"
(600mm)	(1219mm)
30"	56"
(750mm)	(1422mm)
36"	64"
(900mm)	(1626mm)
42"	72"
(1050mm)	(1829mm)
48"	80"
(1200mm)	(2032mm)
60"	96"
(1500mm)	(2438mm)

MINIMUM RECOMMENDED COVER BASED ON VEHICLE LOADING CONDITIONS**

PIPE DIAM.	SURFACE LIVE LOADING CONDITION	
	H-25	HEAVY CONSTRUCTION (75T AXLE LOAD) *
12" - 48" (300mm - 1200mm)	12" (305mm)	48" (1219mm)
60" (1500mm)	24" (610mm)	60" (1524mm)

* VEHICLES IN EXCESS OF 75T MAY REQUIRE ADDITIONAL COVER

**SEE BACKFILL REQUIREMENTS IN NOTE 6.

MAXIMUM RECOMMENDED COVER BASED ON VEHICLE LOADING CONDITIONS

PIPE DIAM.	CLASS I		CLASS II		CLASS III
	COMPACTED	DUMPED	95%	90%	95%
4"	37	18	25	18	18
(100mm)	(11.3m)	(5.5m)	(7.6m)	(5.5m)	(5.5m)
6"	44	20	29	20	21
(150mm)	(13.4m)	(6.1m)	(8.8m)	(6.1m)	(6.4m)
8"	32	15	22	15	16
(200mm)	(9.8m)	(4.6m)	(6.7m)	(4.6m)	(4.9m)
10"	38	18	26	18	18
(250mm)	(11.6m)	(5.5m)	(7.9m)	(5.5m)	(5.5m)
12"	35	17	24	17	17
(300mm)	(10.7m)	(5.2m)	(7.3m)	(5.2m)	(5.2m)
15"	38	17	25	17	18
(375mm)	(11.6m)	(5.2m)	(7.6m)	(5.2m)	(5.5m)
18"	36	17	24	17	17
(450mm)	(11.0m)	(5.2m)	(7.3m)	(5.2m)	(5.2m)
24"	28	13	20	13	14
(600mm)	(8.5m)	(4.0m)	(6.1m)	(4.0m)	(4.3m)
30"	28	13	20	13	14
(750mm)	(8.5m)	(4.0m)	(6.1m)	(4.0m)	(4.3m)
36"	26	12	18	13	13
(900mm)	(7.9m)	(3.7m)	(5.5m)	(4.0m)	(4.0m)
42"	23	11	16	11	11
(1050mm)	(7.0m)	(3.4m)	(4.9m)	(3.4m)	(3.4m)
48"	25	11	17	11	12
(1200mm)	(7.6m)	(3.4m)	(5.2m)	(3.4m)	(3.7m)
60"	25	11	17	11	12
(1500mm)	(7.6m)	(3.4m)	(5.2m)	(3.4m)	(3.7m)

FILL HEIGHT TABLE GENERATED USING AASHTO SECTION 12,
LOAD RESISTANCE FACTOR DESIGN (LRFD) PROCEDURE WITH
THE FOLLOWING ASSUMPTIONS:
NO HYDROSTATIC PRESSURE,
UNIT WEIGHT OF SOIL (Ys) = 120 PCF

	COVER HEIGHTS TO MATCH TN 2.01	AGC	09/28/17	CMF
REV.	DESCRIPTION	BY	MM/DD/YY	CHK'D

**TRENCH INSTALLATION
DETAIL (N-12 PER AASHTO)**

DRAWING NUMBER: STD-101



ADVANCED DRAINAGE SYSTEMS, INC.

4640 TRUEMAN BLVD
HILLIARD, OHIO 43026

DRAWN BY: TJR

DATE: 12/29/16

CHK'D BY:

SCALE: NTS

SHEET: 1 OF 1

NOTES:

- ALL PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST ADDITION
- MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL, WHEN REQUIRED.
- FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER. AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.
- BEDDING: SUITABLE MATERIAL SHALL BE CLASS I, II OR III. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4" (100mm) FOR 4"-24" (100mm-600mm); 6" (150mm) FOR 30"-60" (750mm-1500mm).
- INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I, II OR III IN THE PIPE ZONE EXTENDING NOT LESS THAN 6" ABOVE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.
- MINIMUM COVER: MINIMUM COVER, H, IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" FROM THE TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOTATION. FOR TRAFFIC APPLICATIONS, MINIMUM COVER, H, IS 12" UP TO 48" DIAMETER PIPE AND 24" OF COVER FOR 60" DIAMETER PIPE. MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT. FOR TRAFFIC APPLICATIONS WITH LESS THAN FOUR FEET OF COVER, EMBEDMENT OF THE PIPE SHALL BE USING ONLY A CLASS I OR CLASS II BACKFILL.

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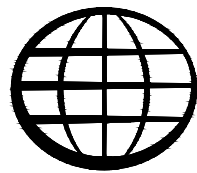
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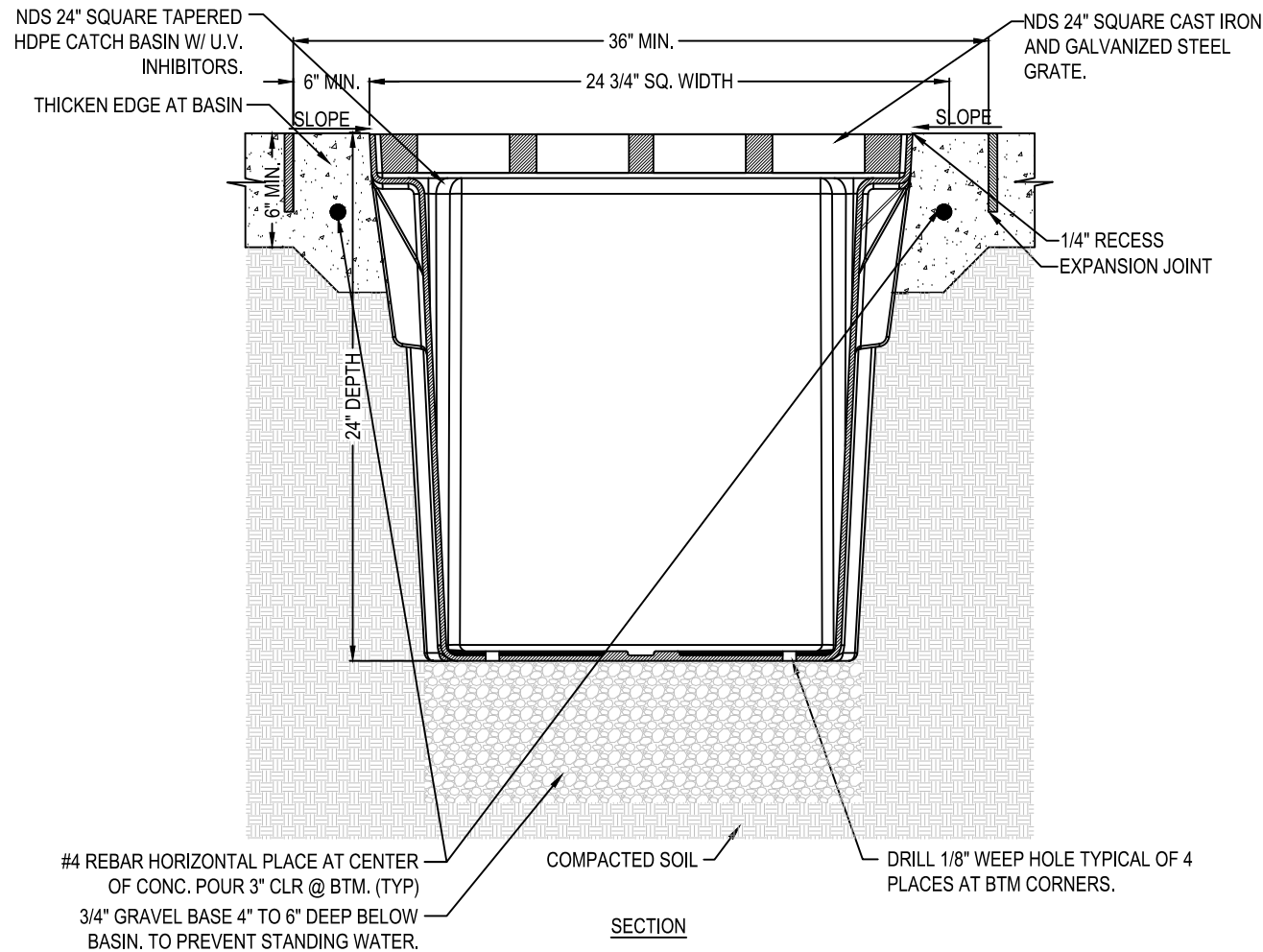
N.T.S.

PIPE TRENCH DETAIL



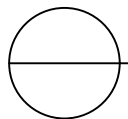
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We put water in its place

NDS, INC.
851 NORTH HARVARD AVE.
LINDSAY, CA 93247
TOLL FREE: 1-800-726-1994
PHONE: (559) 562-9888
FAX: (559) 562-4488
www.ndspro.com



NOTES:

1. GRATE TO BE ATTACHED TO CATCH BASIN WITH SCREW PROVIDED AT TIME OF INSTALLATION.
2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
3. DO NOT SCALE DRAWING.
4. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY.
5. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.



SQUARE CATCH BASIN

24" SQUARE CATCH BASIN - TYPICAL INSTALLATION FOR VEHICULAR TRAFFIC APPLICATIONS LOAD C



A  **DRAIN INLET DETAIL**
N.T.S.



**MASTROGIACOMO
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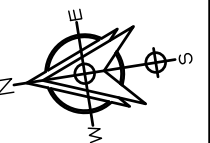
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Revisions	
1/18/2025	Engineer's Comments 7/3/25

Drawing North



Client Name and Address

**APOSTOL-
OPOULOS
RESIDENCE**
6 MOULTON AVE
DOBBS FERRY, NY

Project Information

**PROPOSED
REAR
YARD
REGRADING**

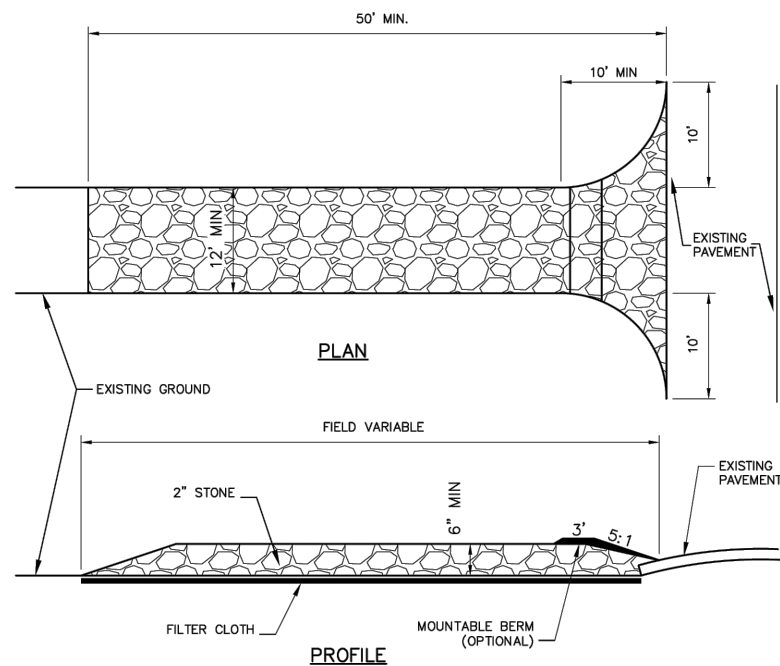
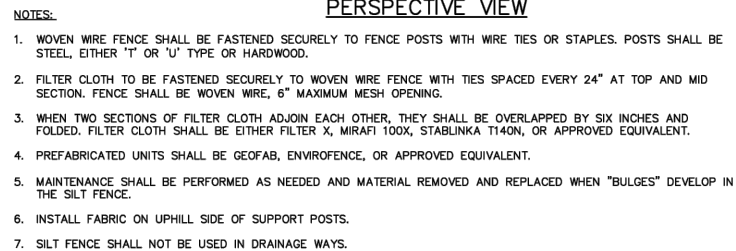
Situated At
**6 MOULTON AVE
VILLAGE OF
DOBBS FERRY
TOWN OF GREENBURGH
WESTCHESTER CO.
NEW YORK**

Job No.	MISC
Scale	AS NOTED
Date	12 AUG 2022
Drawn By	M.M.
Checked By	M.M.
Sheet	

C202



MICHAEL MASTROGIACOMO, P.E., L.S.
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NEW YORK STATE L.S. LIC. NO. 051124
CONNECTICUT STATE P.E. & L.S. LIC. NO. 21713

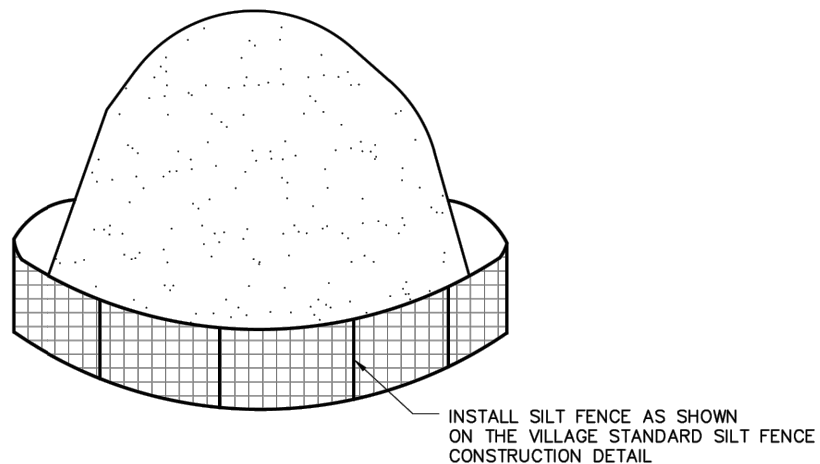


- CONSTRUCTION SPECIFICATIONS:**

1. USE 2" DIAMETER STONE OR RECLAIMED/RECYCLED CONCRETE EQUIVALENT.
2. RECOMMENDED LENGTH GREATER THAN 50 FEET WHERE PRACTICAL.
3. THICKNESS NOT LESS THAN 6 INCHES.
4. 10 FOOT MINIMUM WIDTH, BUT NOT LESS THAN FULL WIDTH AT POINTS WHERE INGRESS AND EGRESS OCCUR.
5. FILTER CLOTH SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.

- CONSTRUCTION SPECIFICATIONS:**

6. ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WILL BE PERMITTED.
7. ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-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 RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED BY THE CONTRACTOR.
9. REMOVE STABILIZED CONSTRUCTION ENTRANCE PRIOR TO PLACEMENT OF BITUMINOUS CONCRETE PAVEMENT.



- NOTES:**

1. ALL STOCKPILES SHALL BE SURROUNDED BY SILT FENCING.
2. STOCKPILES SHALL HAVE A MAXIMUM 2:1 (H:V) SIDE SLOPE.

3. REPAIR/OR REPLACE ANY SILT FENCING DAMAGED DUE TO CONSTRUCTION ACTIVITIES OR STOCKPILE MITIGATION.
4. STOCKPILE SHALL BE LOCATED IN AREAS AS SHOWN ON THE DRAWINGS OR APPROVED BY THE ENGINEER.

EROSION AND SEDIMENTATION CONTROL MEASURES

1. All erosion and sedimentation measures and devices shall be inspected by the Contractor daily, and immediately after periods of rainfall. Repair and/or maintenance of sedimentation erosion control measures will be made as soon as needed. The Contractor will be held responsible of all control measures on this site. It is intended that all erosion and sedimentation measures conform to the Westchester County Water Quality Management Program, Best Management Practice Manual on Construction Related Activities Standards and Specifications for Erosion and Sedimentation Control.
2. Land disturbance shall be kept to a minimum. Where construction is involved, restabilization will be scheduled immediately after any disturbances.
3. Catch basins shall be protected with appropriate devices throughout the construction sequence, and until all disturbed areas are stabilized.
4. Erosion and sedimentation control measures will be installed prior to all construction activities.
5. Fabric sedimentation barriers approved by the TOWN's Commissioner of Public Works.
6. Sediment removed from the control structures shall be disposed in a manner which is consistent with the overall plan.
7. Additional control measures will be installed during the construction period if necessary or required.

CONSTRUCTION SEQUENCE

1. INSTALL SILT FENCE IN GENERAL LOCATIONS INDICATED ON THE PLAN.
2. INSTALL UTILITY STRUCTURES AND PIPES.
3. ROUGH GRADING OF PROPERTY.
4. FINAL GRADING OF PROPERTY.
5. TOPSOIL, SEED, AND MULCH ALL DISTURBED AREAS AS SOON AS PRACTICAL IN ACCORDANCE WITH THE EROSION AND SEDIMENT CONTROL NOTES CONTAINED ON THIS PAGE.

NOTE : TEMPORARY EROSION & SEDIMENT CONTROL MEASURES CANNOT BE REMOVED UNTIL SITE STABILIZATION (80% UNIFORM DENSITY OR PERMANENT VEGETATION OR PERMANENT MULCH/STONE) HAS BEEN ACHIEVED.

NOTE :

1. ALL IMPORTED SOIL SHALL COMPLY WITH ALL FEDERAL, STATE, AND LOCAL REQUIREMENTS FOR QUALITY AND USE.
2. OFF-SITE DISPOSAL OF EXCESS CUT SHALL BE IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL REQUIREMENTS.
3. ALL EROSION & SEDIMENT CONTROL MEASURES SHALL CONFORM TO NEW YORK STATE STANDARDS & SPECIFICATIONS FOR EROSION & SEDIMENT CONTROL DATED NOVEMBER 2016.
4. SEEDING AND MULCHING SHALL BE AS FOLLOWS:
 - 4.1. LIME : 90LBS./1,000 SQ.FT. GROUND LIMESTONE, FERTILIZER : 4LBS./1,000 SQ.FT. , 10-20-10 OR EQUIVALENT WORKED INTO SOIL A MINIMUM OF 4 INCHES.
 - 4.2. SEED : ANNUAL RYEGRASS 40 LBS./ACRE OR OTHER APPROVED SEED, PLANT BETWEEN MARCH 1 AND MAY 15 OR BETWEEN AUGUST 15 AND OCTOBER 1.
 - 4.3. MULCH : SALT HAY OR SMALL GRAIN STRAW AT A RATE OF 70 TO 90 LBS./1,000 SQ.FT. TO BE APPLIED ACCORDING TO STANDARD PRACTICES. MULCH SHALL BE SECURED BY APPROVED METHODS.



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Revisions

9/18/2023 Engineer's Comments 7/3/23

△
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Drawing North



Client Name and Address

**APOSTOL-
OPOULOS
RESIDENCE**
6 MOULTON AVE
DOBBS FERRY, NY

Project Information

**PROPOSED
REAR
YARD
REGRADING**

Situated At
6 MOULTON AVE
VILLAGE OF
DOBBS FERRY
TOWN OF GREENBURGH
WESTCHESTER CO.
NEW YORK

Job No. MISC

Scale AS NOTED

Date 12 AUG 2022

Drawn By	M.M.
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Checked By _____ M.M.

Sheet

necessary or required.



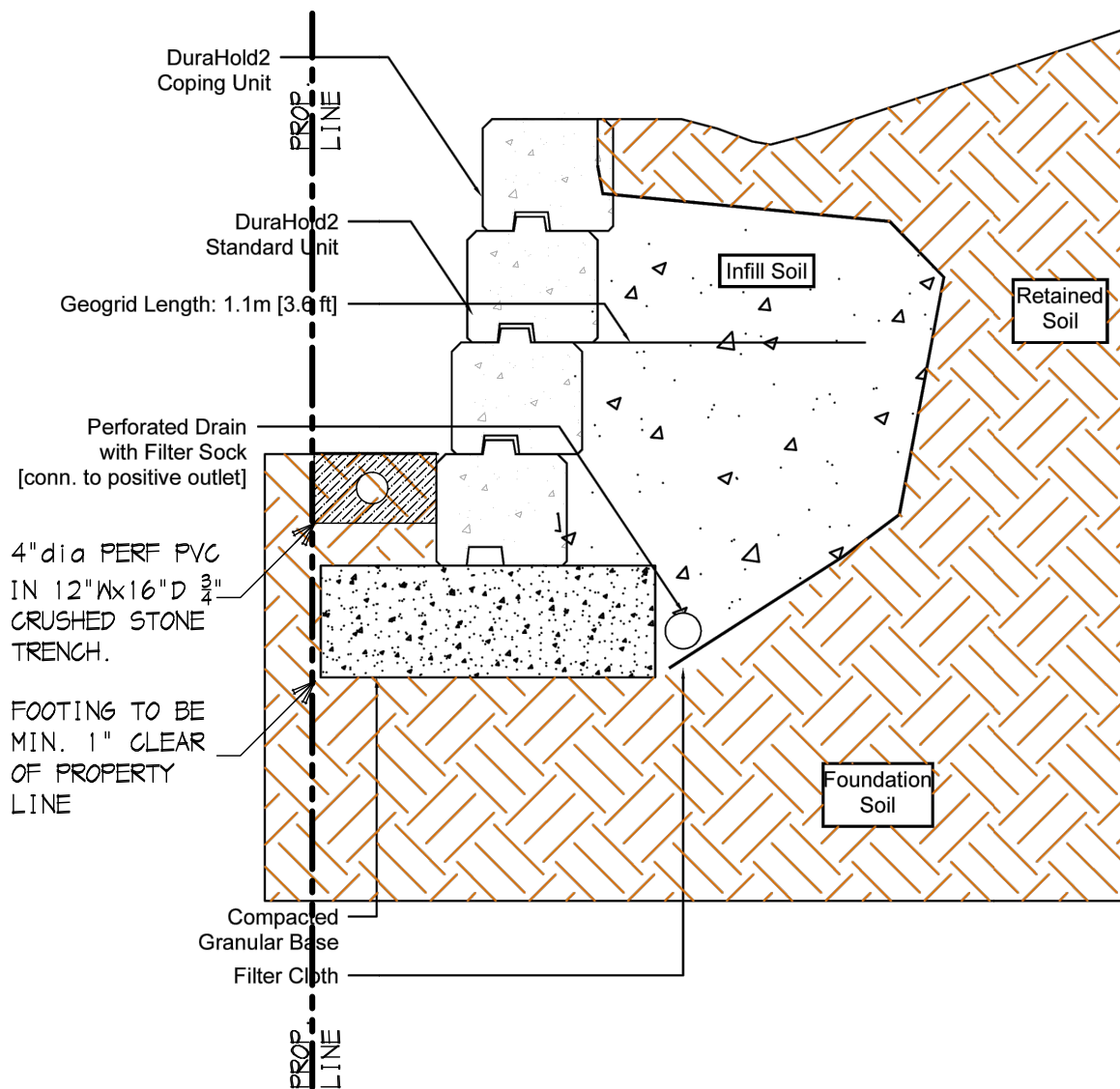
The seal is circular with a blue border containing the text "STATE OF NEW YORK" at the top and "PROFESSIONAL ENGINEERS" at the bottom. Inside the border, the text "LICENSE NO. 043853" is visible. The center of the seal features the state coat of arms, which includes a figure holding a staff and a shield, with the word "EUREKA" below it. A signature in black ink is written across the seal.

MICHAEL MASTROGIACOMO, P.E., L.S.
NEW YORK STATE P.E. LIC. NO. 083853
NEW YORK STATE L.S. LIC. NO. 051124
CONNECTICUT STATE P.E. & L.S. LIC. NO. 21713

CONSTRUCTION DETAILS - EROSION CONTROL

C203

TYPICAL SECTION - NOT FOR CONSTRUCTION



Design Specific Geometric Information

Retaining Wall System	DuraHold2 w/ Geogrid	Geogrid Type and Manufacturer	See Notes
Maximum Height mm (in)	1220 (48)	Minimum Geogrid LTDS kN/m (lb/ft)	See Notes
Maximum Slope Above Wall	1V:3H	Maximum Slope Below Wall	None
Max. Surcharge Above Wall kPa (lb/sq.ft)	None	Depth of Embedment mm (in)	305 (12)
Batter of Wall	7.12 °	Compacted Base Dimension mm (in)	915 x 305 (36 x 12)

Design Specific Soil Information

Description (by USCS)	Soil Region				
	Infill	Retained	Foundation	Base	Drainage
Effective Internal Friction Angle	35 °	28 °	28 °	39 °	NR
Moist Unit Weight kN/cu.m (lb/cu.ft)	22 (140)	20 (127)	20 (127)	22 (140)	NR
Effective Cohesion kPa (lb/sq.ft)	NR	NR	NR	NR	NR
Soil Notes	Placed in 150mm (6") lifts and compacted to 95 % SPD.	Undisturbed dense soil or well compacted Eng. fill.	Allowable bearing cap. must exceed 50kPa (1050 psf).	Crushed Gravel (free draining) compacted to 98 % SPD.	Gravel infill must be well graded, angular, free drain w/max. 8% fines

NR - Not Required

Notes:

1. This design meets or exceeds the minimum factors of safety required by Risi Stone Systems based on the design parameters listed above. The analysis was performed as outlined in the National Concrete Masonry Association Design Manual for Segmental Retaining Walls, Third Edition. This is a typical, non site-specific Design.
2. No analysis of global stability, total or differential settlement, or seismic effects has been performed.
3. This design is only provided to illustrate the general arrangement of the SRW structure for preliminary costing and feasibility purposes only. This drawing is not for construction. A qualified Engineer must be retained to provide the Final Design prior to construction.
4. Structures such as handrails, guardrails, fences, terraces, and site conditions such as water applications, drainage and soil conditions, additional live and dead loads, etc., have significant effects on the wall design and have not been taken into account in this typical section. When accounted for in the Final Design, other conditions and elements may result in additional design measures (geogrid, drainage, etc) and cost.
5. For geogrid reinforced structures, a minimum Long Term Allowable Design Strength of 14 kN/m was assumed. Contact your manufacturer or Risi Stone Systems for a list of approved geogrid reinforcements.



RisiStone
retaining wall systems

www.risistone.com
1-800-626-9255

DuraHold2®

Retaining Wall
Geogrid Section

1220mm (4.00ft)
Site: 3H:1V Slope - Clays
Infill: Granular

D21RBSA122

A  N.T.S. SEGMENTAL BLOCK WALL DETAIL



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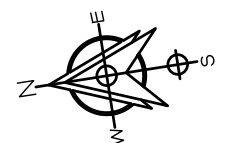
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Revisions

1/18/2025	Engineer's Comments	7/9/25

Drawing North



Client Name and Address

**APOSTOL-
OPOULOS
RESIDENCE**
6 MOULTON AVE
DOBBS FERRY, NY

Project Information

**PROPOSED
REAR
YARD
REGRADING**

Situated At
6 MOULTON AVE
VILLAGE OF
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TOWN OF GREENBURGH
WESTCHESTER CO.
NEW YORK

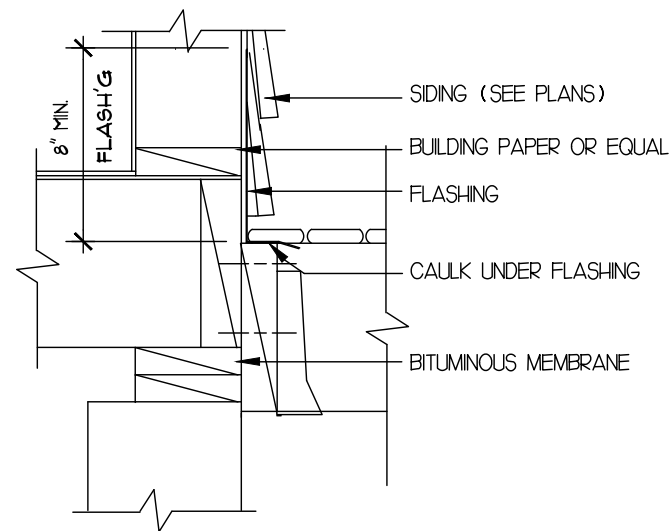
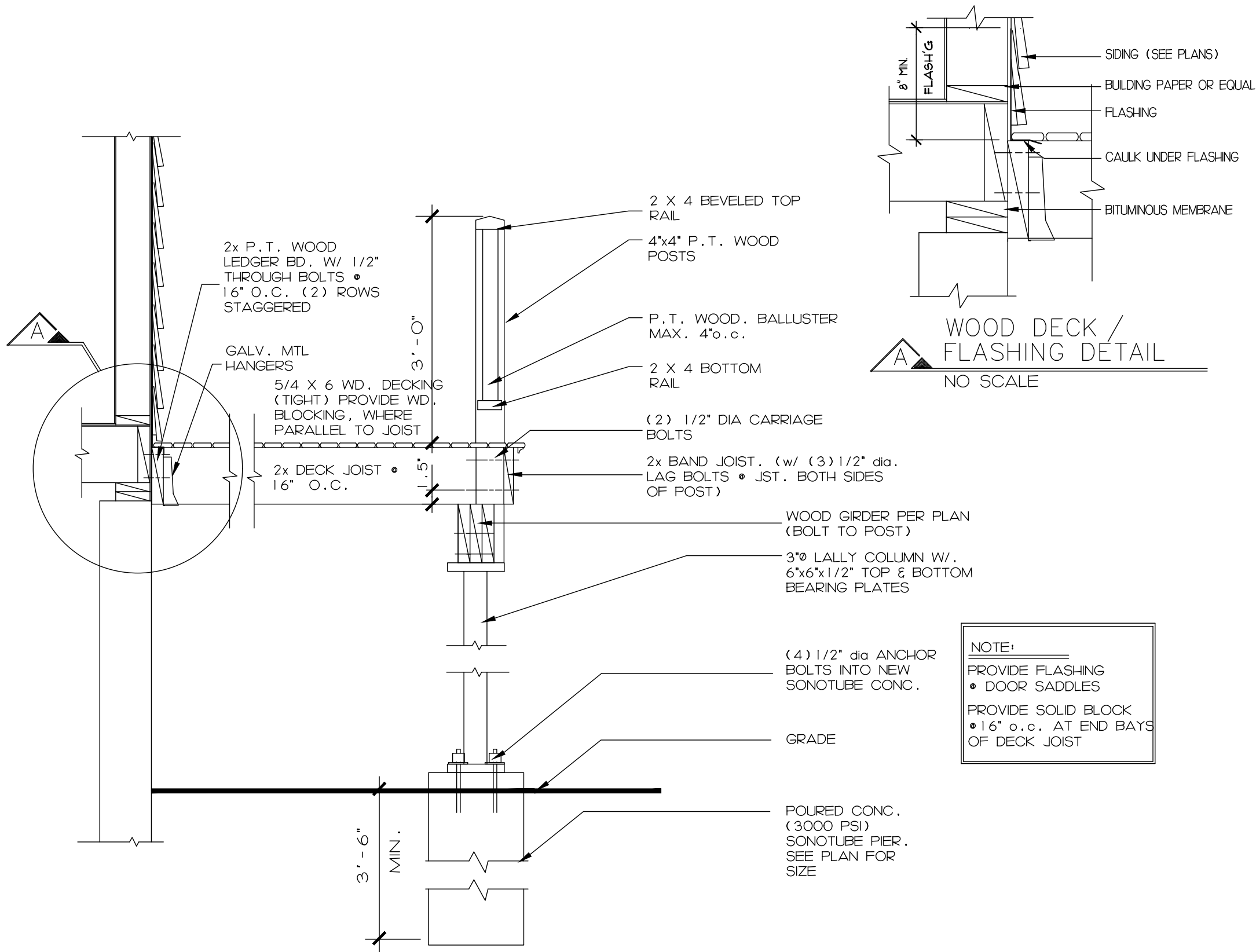
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Scale	AS NOTED
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Drawn By	M.M.
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C203



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CONNECTICUT STATE P.E. & L.S. LIC. NO. 21713

CONSTRUCTION DETAILS - RETAINING WALL



WOOD DECK / FLASHING DETAIL
NO SCALE

A TYP. WOOD PLATFORM/DECK DETAILS
N.T.S.



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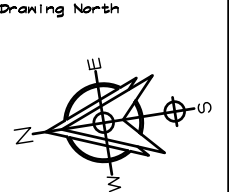
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1/18/2025	Engineer's Comments 7/3/25



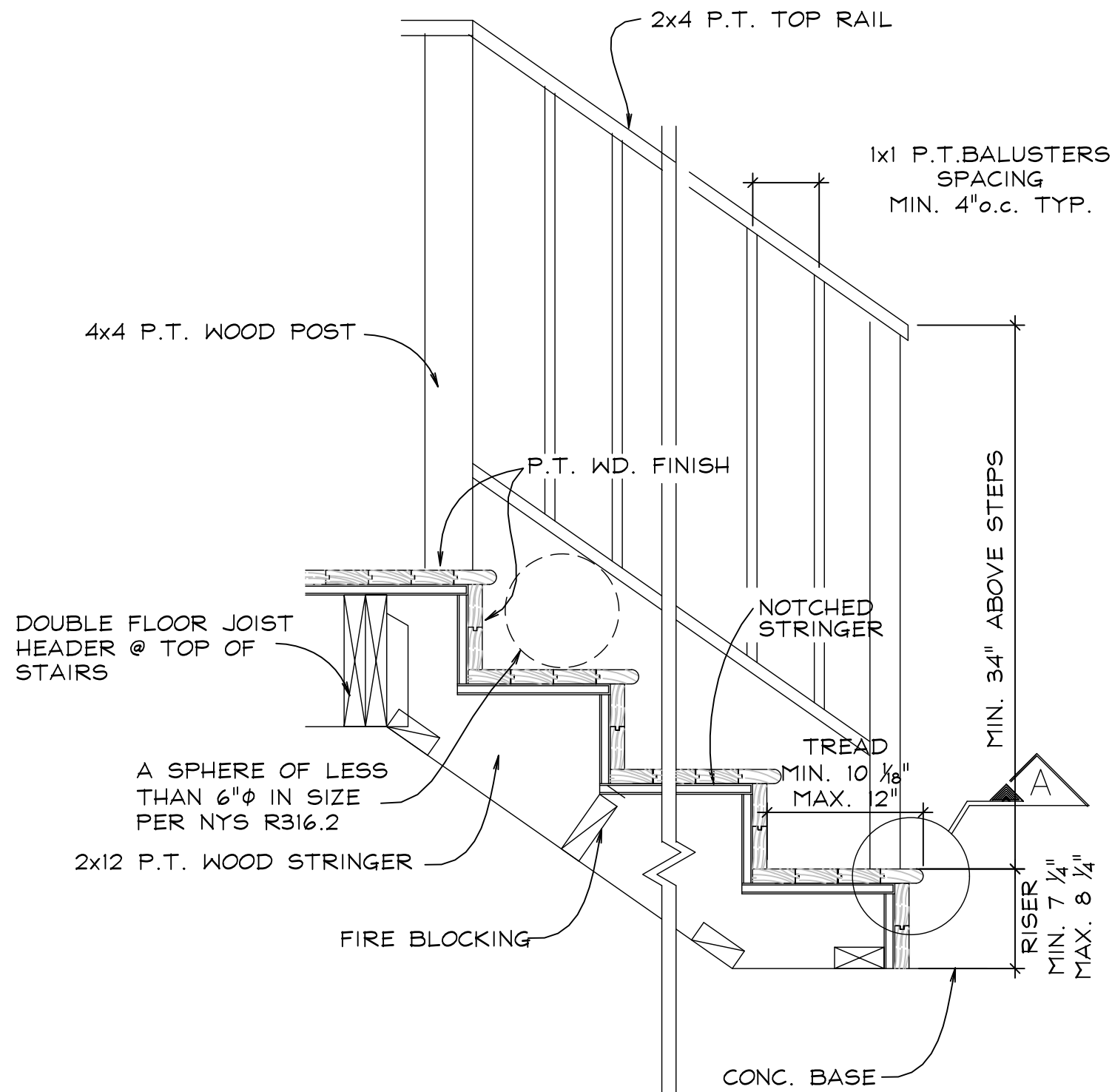
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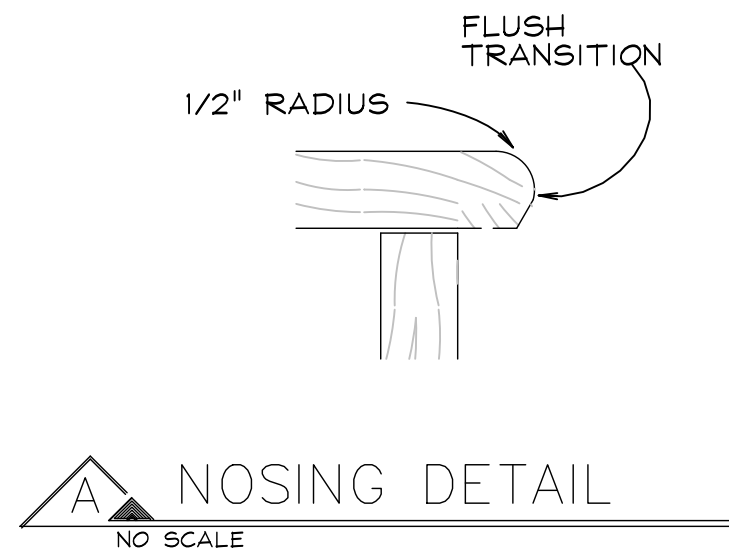
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Drawn By	M.M.
Checked By	M.M.
Sheet	

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CONSTRUCTION DETAILS - WOOD PLATFORM/DECK



A  TYP. WOOD STAIR DETAILS
N.T.S.



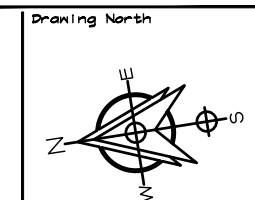
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Revisions	
1	4/18/2025 Engineer's Comments 7/3/25
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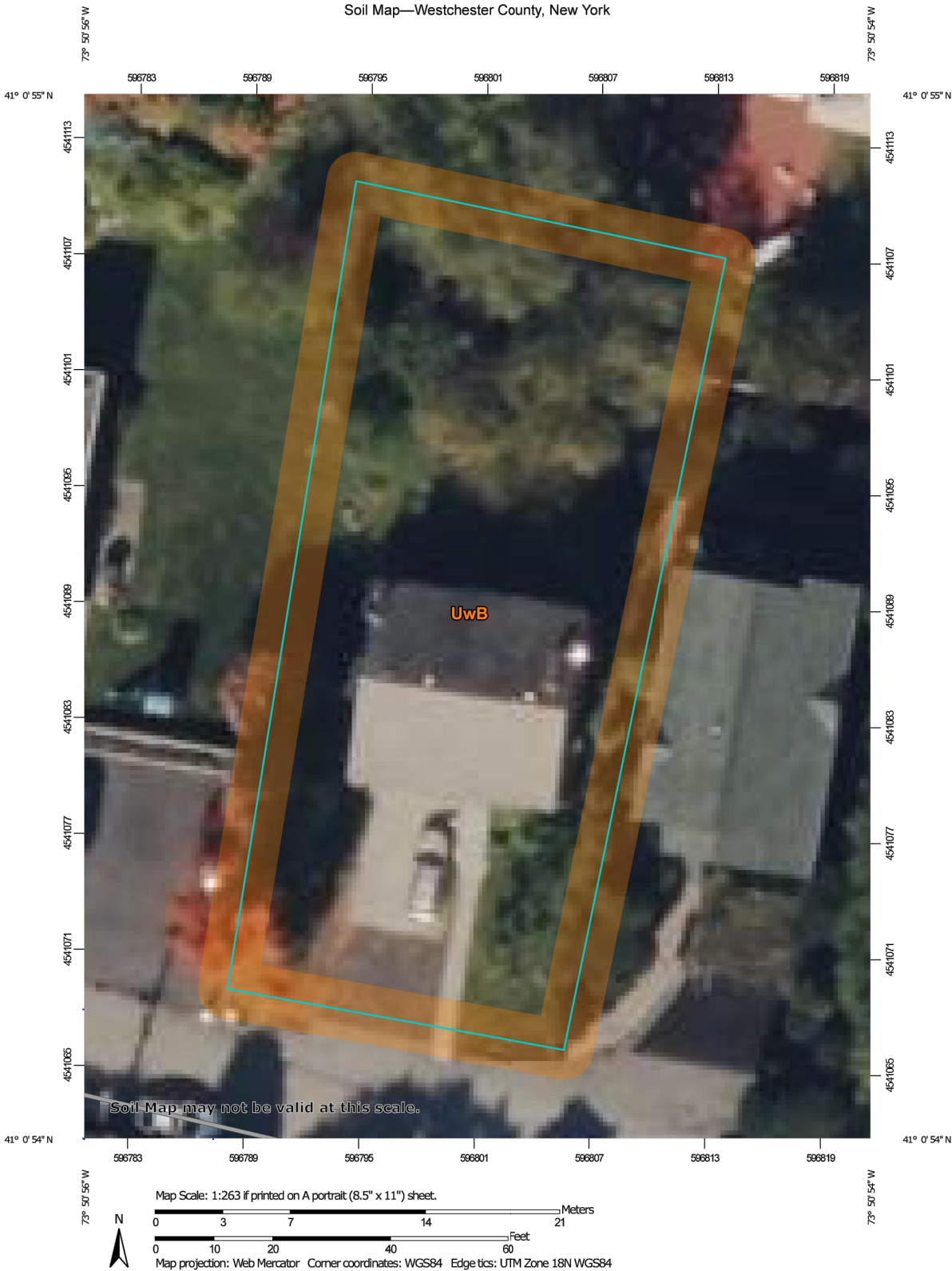
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CONSTRUCTION DETAILS - WOOD PLATFORM/DECK



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

9/25/2023
Page 1 of 3

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
UwB	Urban land-Woodbridge complex, 3 to 8 percent slopes	0.2	100.0%
Totals for Area of Interest		0.2	100.0%

MAP LEGEND

- Area of Interest (AOI)**

 - Area of Interest (AOI)

Soils

 - Soil Map Unit Polygons
 - Soil Map Unit Lines
 - Soil Map Unit Points

Special Point Features

 - Blowout
 - Borrow Pit
 - Clay Spot
 - Closed Depression
 - Gravel Pit
 - Gravelly Spot
 - Landfill
 - Lava Flow
 - Marsh or swamp
 - Mine or Quarry
 - Miscellaneous Water
 - Perennial Water
 - Rock Outcrop
 - Saline Spot
 - Sandy Spot
 - Severely Eroded Spot
 - Sinkhole
 - Slide or Slip
 - Sodic Spot
- Water Features**

 - Streams and Canals

Transportation

 - Rails
 - Interstate Highways
 - US Routes
 - Major Roads
 - Local Roads

Background

 - Aerial Photography
- Spoil Area**

 - Spoil Area

Stony Spot

 - Stony Spot

Very Stony Spot

 - Very Stony Spot

Wet Spot

 - Wet Spot

Other

 - Other

Special Line Features

 - Special Line Features

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Westchester County, New York
Survey Area Date: Version 18, Sep 10, 2022

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Oct 21, 2022—Oct 27, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.



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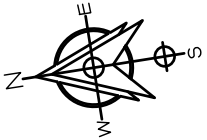
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Revisions

Rev.	Revised By	Comments
1	11/10/2025	Engineer's Comments 7/3/25
2		
3		
4		
5		
6		
7		
8		
9		
10		

Drawing North



Client Name and Address

**APOSTOL-
OPOULOS
RESIDENCE**
6 MOULTON AVE
DOBBS FERRY, NY

Project Information

**PROPOSED
REAR
YARD
REGRADING**

Situated At
6 MOULTON AVE
VILLAGE OF
DOBBS FERRY
TOWN OF GREENBURGH
WESTCHESTER CO.
NEW YORK

Job No.	MISC
Scale	AS NOTED
Date	12 AUG 2022
Drawn By	M.M.
Checked By	M.M.
Sheet	

C400

WEB SOIL SURVEY MAP & INFORMATION

SUBSURFACE DISPOSAL SYSTEM - DRY WELL DESIGN

1. ANALYSIS

A) PROPERTY INFORMATION

Contributory Drainage Basin Area

A(l)=

9050.000

sq.ft.

EXISTING CONDITIONS

1) Offsite Drainage Contributory Area

A(eh)=

0.000

sq.ft.

2) Onsite Rear Yard Contributory Area

A(ed)=

0.000

sq.ft.

3) EXISTING OPEN SPACE

A(eos)=

9050.000

sq.ft.

4) EXISTING IMPERVIOUS

A(eia)=

0.000

sq.ft.

PROPOSED CONDITIONS

1) Offsite Drainage Contributory Area

A(eh)=

4050.000

sq.ft.

2) Onsite Rear Yard Contributory Area

A(ed)=

2100.000

sq.ft.

3) PROPOSED OPEN SPACE

A(pos)=

2900.000

sq.ft.

4) PROPOSED IMPERVIOUS

A(pia)=

6150.000

sq.ft.

B) SOIL PERCOLATION INFORMATION

1) Diamter of Test Pit

D=

1.000

feet

2) Average hieght of water

Havg=

8.500

inches

3) Drop of water

h=

3.000

inches

4) Time elapse for drop

t=

10.000

minutes

C) SUBSURFACE DISPOSAL SYSTEM SIZING

CULTEC RECHARGER 330 XLHD INFILTRATORS

1) Capacity of Galley

G=

76.987

each

2) Length of Galley

L=

7.000

feet

L1=

9.000

feet

3) Width of Galley

W=

4.330

feet

W1=

6.330

feet

4) Height of Galley

H=

2.540

feet

H1=

4.540

feet

2) Thickness of Gravel

t(g rvl)=

1.000

feet

SUBSURFACE DISPOSAL SYSTEM - DRY WELL DESIGN

C) COMPUTE REQUIRED STORAGE VOLUME (Vs)

EXISTING CN

Item

CN

Area

Extension

Lawn Surfaces

79

0.000

0.000

Open Space

61

9050.000

552050.000

Totals

9050.000

552050.000

PROPOSED CN

Item

CN

Area

Extension

Lawn Surfaces

79

6150.000

485850.000

Open Space

61

2900.000

176900.000

Totals

9050.000

662750.000

W.C.N.=

552050.000

Vr=

2.85

W.C.N.=

61.000

W.C.N.=

662750.000

Vr=

3.71

W.C.N.=

73.232

Vs=

ΔVr

* Lot Area

12 in/ft

Vs=

648.583

FT³

SUBSURFACE DISPOSAL SYSTEM - DRY WELL DESIGN

3. DESIGN

A) COMPUTE VOLUME PER DRY WELL (Vw)

b. Cultec Recharger 330 XLHD

Vw=

$G+(G-(L1)(W1)(H1))*30\%$

Vw=

131.484

FT³

B) COMPUTE 24-HOUR PERCOLATION VOLUME PER DRYWELL (Vp)

[NOTE: Bottom of dry well (or galley) not included]

b. Cultec Recharger 330 XLHD

Vw=

$[L+L+W+W]*H*Sr$

Vw=

405.397

FT³/day/galley

C) COMPUTE TOTAL 24-HOUR VOLUME PER DRY WELL (Vt)

b. Cultec Recharger 330 XLHD

Vt=

Vw + Vp

Vt=

536.882

FT³/day

D) COMPUTE NUMBER OF DRY WELLS REQUIRED (DWr)

a. Cultec Recharger 330 XLHD

DWr=

Vs

DWr=

1.208

USE :

2

B) INSITU SOIL TESTING

a. DEEP HOLE TSTING : 0" TO 4" TOP SOIL
4" TO 36" FINE SANDY LOAM
36" TO 66" GRAVELY LOAM

b. PERCOLATION TESTING :

DROP	START TIME	END TIME	TIME DIFF.	PERC. RATE
3	9:00:00 AM	TO 10:00:00AM	60	10
3	10:10:00 AM	TO 11:10:00 AM	60	10
3	11:20:00 AM	TO 12:20:00 AM	60	10
		TO		# DIV/O!
		TO		# DIV/O!

AVG. OF PERC. RATES = 10 MIN/IN

DESIGN PERC. RATE = 10 MIN/IN

MASTROGIACOMO
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Revisions

4/18/2025 Engineer's Comments 1/3/25

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Job No. MSC
Scale AS NOTED
Date 12 AUG 2022
Drawn By M.M.
Checked By M.M.
Sheet

C401

MICHAEL MASTROGIACOMO, P.E., L.S.
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