

NEW LOT SUBDIVISION & NEW TWO-FAMILY RESIDENCE AT  
**107 PALISADE STREET**  
DOBBS FERRY, NY 10522  
**CGA STUDIO ARCHITECTS**  
12 SPRING STREET, HASTINGS.ON.HUDSON, NY 10706

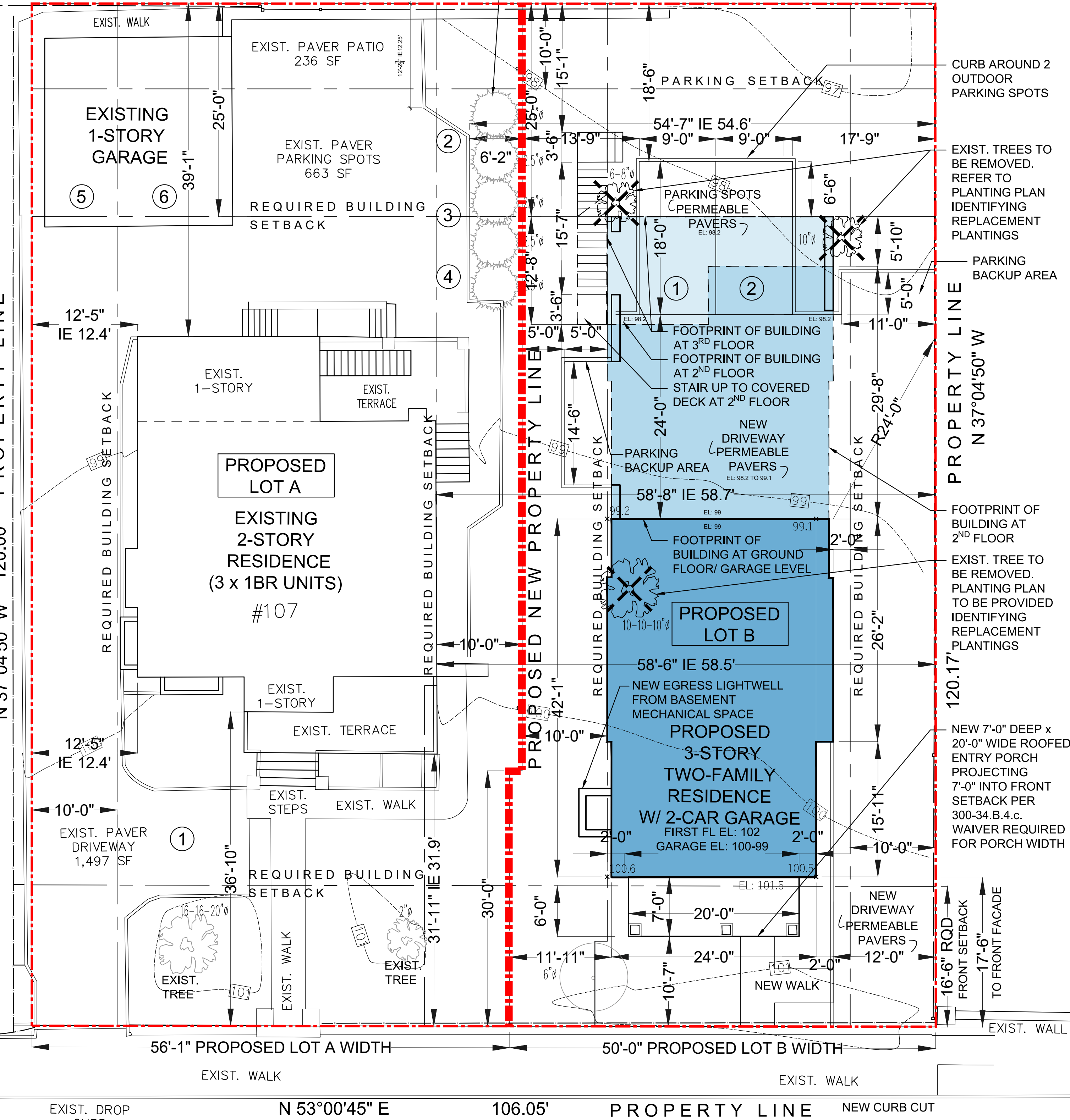


PLANNING BOARD SUBMISSION 2-09-24

OWNER	ARCHITECT	CIVIL ENGINEER	DATES	LIST OF DRAWINGS		LIST OF DRAWINGS CONTINUED
MARIA THERESA LORENZ PROPERTY IN FAMILY OWNERSHIP SINCE 1982	CGA STUDIO CHRISTINA GRIFFIN AIA LEED AP CPHC 10 SPRING STREET HASTINGS-ON-HUDSON, NY 10706 914.478.0799 cg@cgaudio.com	HUDSON ENGINEERING & CONSULTING MICHAEL F. STEIN, P.E., PRESIDENT 45 KNOLLWOOD ROAD - SUITE 201 ELMSFORD, NEW YORK 10523 914.909.0420 michael@hudsonec.com	BUILDING DEPARTMENT SUBMISSION 06-30-23 ZONING BOARD SUBMISSION 07-19-23 PLANNING BOARD SUBMISSION 11-15-23 PLANNING BOARD PRESENTATION 12-07-23 PLANNING BOARD SUBMISSION 1-18-24 PLANNING BOARD PRESENTATION 2-01-24 PLANNING BOARD SUBMISSION 2-09-24	TITLE S-0  S-1 S-2 A-1 A-2 A-3	TITLE SHEET & LIST OF DRAWINGS AREA MAP, PHOTOS OF EXISTING CONDITIONS SITE PLAN, ZONING COMPLIANCE NEIGHBORHOOD CONTEXT FIRST FLOOR & BASEMENT PLANS SECOND, THIRD & ROOF PLANS ELEVATIONS	L-1 LANDSCAPE PLAN & EXTERIOR LIGHTING LAYOUT M-1 EXTERIOR MATERIAL & COLOR SCHEME SITE SURVEY  CIVIL ENGINEERING DRAWINGS C-1 STORMWATER MANAGEMENT PLAN C-2 STORMWATER DETAILS C-2 STORMWATER DETAILS TR-1 TURNING RADIUS PLAN



LOCATION MAP



SITE PLAN SHOWING PROPOSED LOT SUBDIVISION  
SCALE: 1/8" = 1'-0"

ZONING CALCULATIONS

107 PALISADE STREET, DOBBS FERRY NY 10522				
ZONING DISTRICT:MDR-2; TAX DESIGNATION: SECTION 3.80; BLOCK: 36, LOT: 17				
	REQUIRED	EXISTING	PROPOSED LOT A (SOUTH)	PROPOSED LOT B (NORTH)
GROSS LOT AREA/NET LOT AREA (NO STEEP SLOPES)	5,000 SF	12,735 SF	6,864 SF	5,871 SF
NUMBER OF DWELLING UNITS	N/A	3	3 x 1-BR UNITS	2 UNITS (2-BR & 3-BR)
MINIMUM LOT AREA PER DWELLING UNIT	800 SF	4,245 SF	2,288.3 SF	2,935 SF
PARKING REQUIREMENT	2 SPACES/DWELLING UNIT 6 SPACES FOR LOT A 4 SPACES FOR LOT B	6 4 OUTDOOR & 2 IN EXIST. GARAGE	6 4 OUTDOOR & 2 IN EXIST. GARAGE	4 2 OUTDOOR & 2 IN NEW GARAGE
OUTDOOR PARKING SETBACK TO PROPERTY LINE	10 FT MIN.	12.25 FT REAR 54.6 FT SIDE	12.25 FT REAR 6.1 FT* NORTH SIDE *VARIANCE RECEIVED 9/13/23	16.8 FT REAR 13.75 FT & 17.75 FT SIDE
BUILDING COVERAGE FOR LOTS UNDER 7,500 SF	40% [TABLE B-2 & B-3] 2,746 SF FOR LOT A 2,348 SF FOR LOT B	14% 1,807 SF	26% 1,807 SF	35% 2,060 SF
IMPERVIOUS COVERAGE FOR LOTS UNDER 7,500 SF	60% [TABLE B-2 & B-3] 4,119 SF FOR LOT A 3,522 SF FOR LOT B	41% 5,273 SF	77%* 5,255 SF *VARIANCE RECEIVED 9/13/23	59.6% 3,501 SF
MINIMUM LOT WIDTH [TABLES B-2]	50 FT [TABLE B-2]	106.05 FT	56.08 FT	50 FT
MINIMUM LOT DEPTH [TABLE B-2 & B-3]	100 FT	120 FT	120 FT	120 FT
FRONT YARD SETBACK [PREVAILING WITHIN 250 FT RADIUS - 10% OF 15FT PER TABLE B-2]	18 FT - (10% OF 15FT) = 16.5 FT	36.8 FT	36.8 FT	17.5 FT
REAR YARD SETBACK [TABLE B-2 & B-5; LOT DEPTH UNDER 125 FT]	25 FT [TABLES B-2 & B-5]	39.08 FT	39.08 FT	25 FT
SIDE SETBACK [TABLE B-4; LOT WIDTH UNDER 75 FT]	10 FT	12.4 FT	12.4 FT	10 FT
SIDE SETBACK [TABLE B-4; LOT WIDTH UNDER 75 FT]	10 FT	58.5 FT	10 FT	10 FT
TOTAL OF TWO SIDE SETBACKS [TABLE B-2 & B-4; LOT WIDTH UNDER 75 FT]	20 FT	70.9 FT	22.4 FT	20 FT
MAXIMUM STORIES (5FT SETBACK RQD @ 3RD STORY)	3 STORIES MAX.	2	2	3
MAXIMUM HEIGHT TO EAVE	N/A	EXIST.	EXIST.	
MAXIMUM BUILDING HGT TO MIDPOINT OF ROOF [TABLE B-6; 0.5 ROOF PITCH]	42 FT	EXIST.	EXIST.	33 FT 41 FT TO BULKHEAD ROOF
BULKHEAD SQUARE FOOTAGE	MAX. 20% (ROOF AREA) = (20%) X 1,900 = 380 SF	N/A	N/A	72 SF

\* ZONING VARIANCE RECEIVED 9/13/23 SITE PLAN BASED ON SURVEY BY SUMMIT LAND SURVEYING P.C.  
SURVEY DATE: 11/26/2022 ; REVISED 6/27/2023

COVERAGE CALCULATIONS

	REQUIRED	EXISTING	PROPOSED LOT A (SOUTH)	PROPOSED LOT B (NORTH)
LOT AREA	5,000 SF	12,735 SF	6,864 SF	5,871 SF
BUILDING & LOT A PORCHES	N/A	1,322 SF	1,322 SF	1,995 SF
LOT B FRONT PORCH (20 FT ** X 7 FT = 144 SF; 75 SF OF WHICH NOT COUNTED PER 300-34B4)				65 SF
ACCESSORY BUILDING	N/A	485 SF	485 SF	-
TOTAL BUILDING COVERAGE FOR LOTS UNDER 7,500 SF	40% [TABLE B-2 & B-3] 2,746 SF FOR LOT A 2,348 SF FOR LOT B	14% 1,807 SF	26% 1,807 SF	35% 2,060 SF
TERRACES		323 SF	323 SF	-
WALKS & STEPS		632 SF	632 SF	157 SF
DRIVEWAY & PAVER PATIO		2,396 SF	2,396 SF	1,262 SF
RETAINING WALLS & WINDOW WELLS		117 SF	97 SF	22 SF
TOTAL IMPERVIOUS COVERAGE FOR LOTS UNDER 7,500 SF	60% [TABLE B-2 & B-3] 4,119 SF FOR LOT A 3,522 SF FOR LOT B	41% 5,273 SF	77%* 5,255 SF *VARIANCE RECEIVED 9/13/23	59.6% 3,501 SF

\*\* PLANNING BOARD WAIVER REQUESTED FOR WIDTH OF FRONT PORCH EXCEEDING ½ WIDTH OF FAÇADE AS LIMITED BY 300-34.B.4.c.2

\* ZONING VARIANCE RECEIVED 9/13/23 ALL NEW DRIVEWAY ON LOT 17B TO BE PERMEABLE PAVERS

PREVAILING FRONT SETBACK

ADDRESS	SETBACK (FT)
95 PALISADE ST	4
107-A PALISADE ST	36.8
111 PALISADE ST	39
119 PALISADE ST	5.5
123 PALISADE ST	4.9
AVERAGE	18.0
(-)10% OF 15 FT PER TABLE B-2	-1.5
PREVAILING SETBACK	16.5

REFER TO AREA MAP ON SHEET S-2

AVERAGE GRADE

	AVG GRADE	FAÇADE LENGTH (FT)	AVG GRADE x FAÇADE LENGTH
SOUTH (FRONT) ELEVATION	100.6	24.5	2,463
EAST ELEVATION	99.3	77.5	7,692
NORTH (REAR) ELEVATION	99.4	24.5	2,435
WEST ELEVATION	99.7	77.5	7,723
TOTAL		204	20,314

AVERAGE GRADE 99.58  
(AVG GRADE x FAÇADE LENGTH/TOTAL LENGTH)  
FIRST FLOOR - AVG GRADE = 102 - 99.58 2.42 < 6 FT



12 SPRING STREET  
HASTINGS.on.HUDSON  
N . Y . 1 0 7 0 6  
9 1 4 . 4 7 8 . 0 7 9 9  
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PROPOSED SUBDIVISION & RESIDENCE AT  
107 PALISADE STREET  
DOBBS FERRY, NY 10522

Project Submitted
BUILDING PERMIT SUB 6-30-23
ZBA SUBMISSION 7-19-23
PB/AHRB SUBMISSION 11-15-23
PB/AHRB SUBMISSION 01-18-24
PB/AHRB PRESENTATION 02-01-24
PB/AHRB SUBMISSION 02-09-24
PB/AHRB REV. SUBMISSION 02-22-24

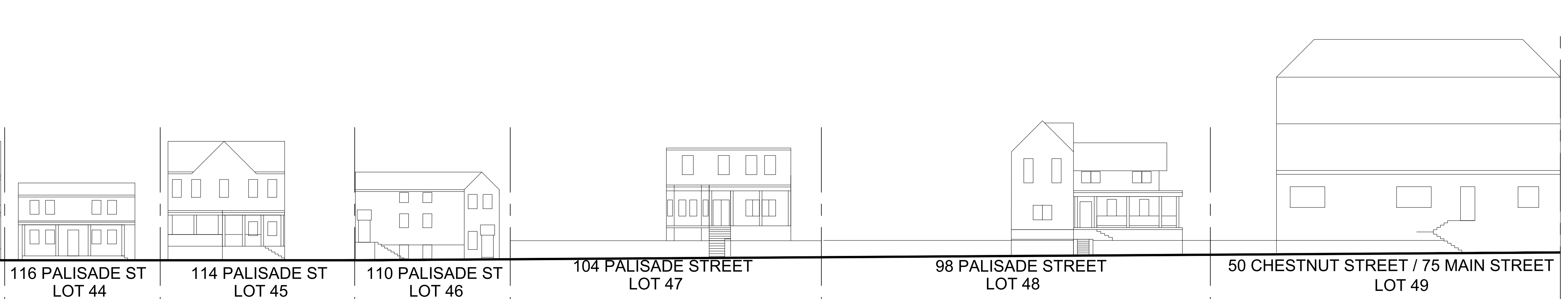
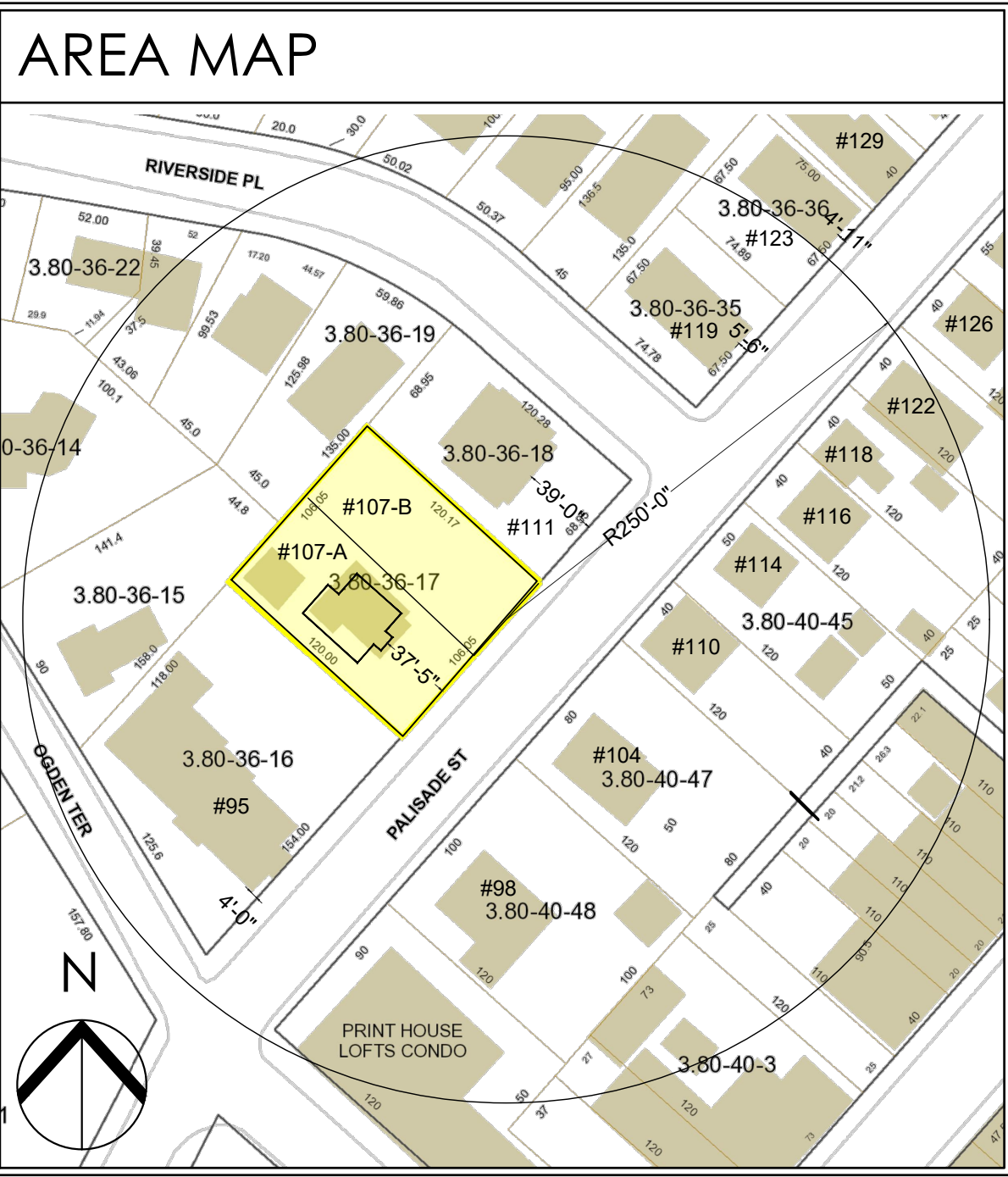


Scale As Shown  
Drawing Title  
SITE PLAN  
ZONING DATA

S-1

Sheet Number

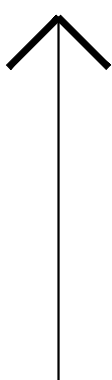




#95 WITHIN 250 FT RADIUS



#107A WITHIN 250 FT RADIUS



#107B #111 WITHIN 250 FT RADIUS



#111 #119 WITHIN 250 FT RADIUS



#119 #123 WITHIN 250 FT RADIUS



#60 CHESTNUT ST  
ALONG THE EAST SIDE OF PALISADE STREET



#98 WITHIN 250 FT RADIUS



#104 WITHIN 250 FT RADIUS



#110 WITHIN 250 FT RADIUS



#114 WITHIN 250 FT RADIUS



#116 WITHIN 250 FT RADIUS

NEIGHBORING PROPERTIES

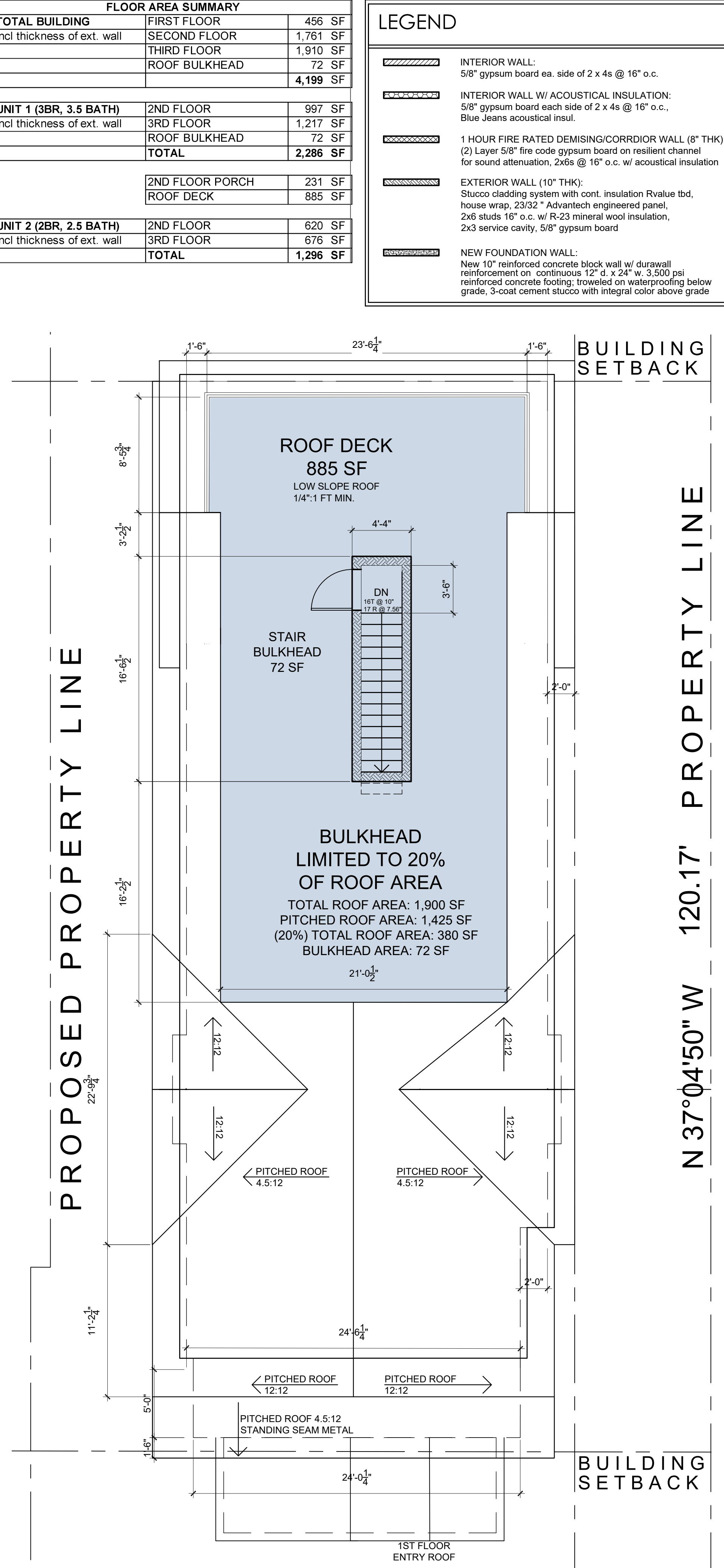
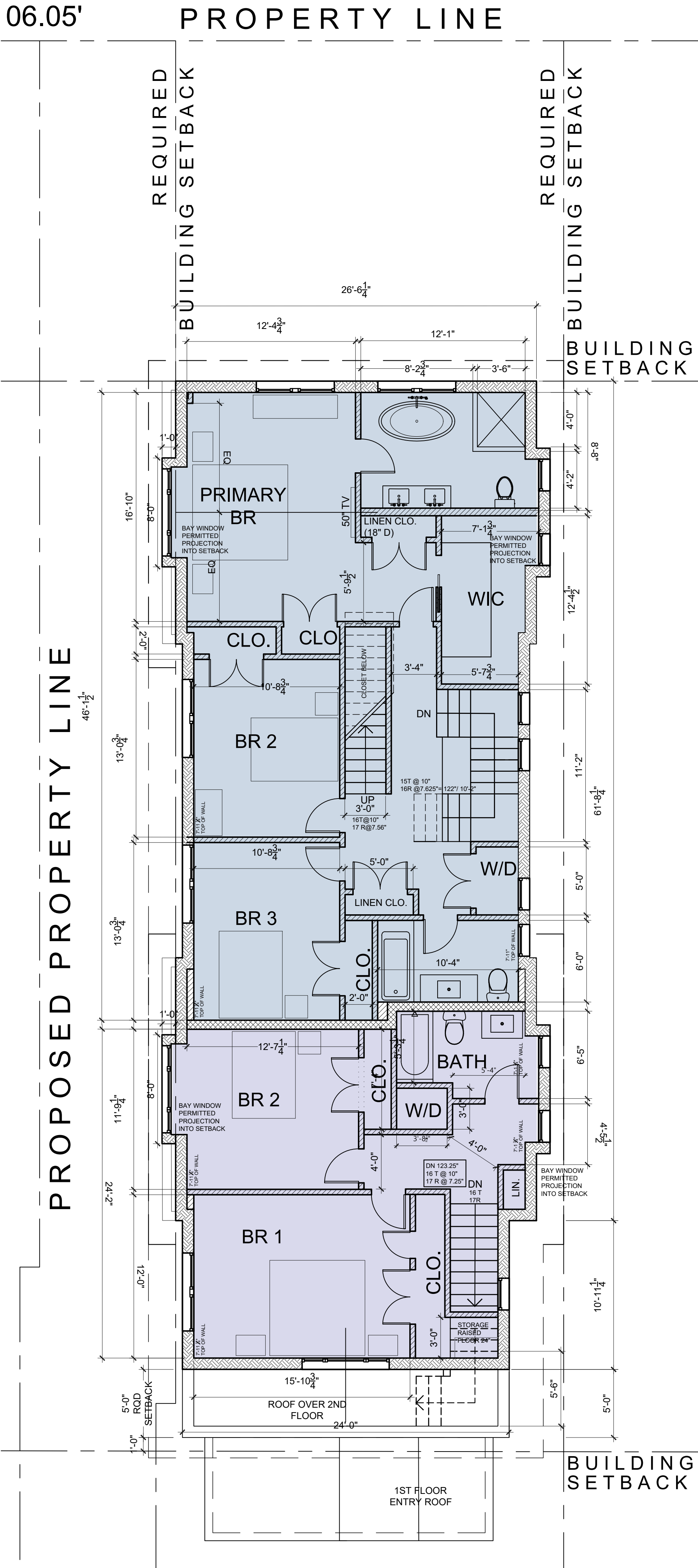
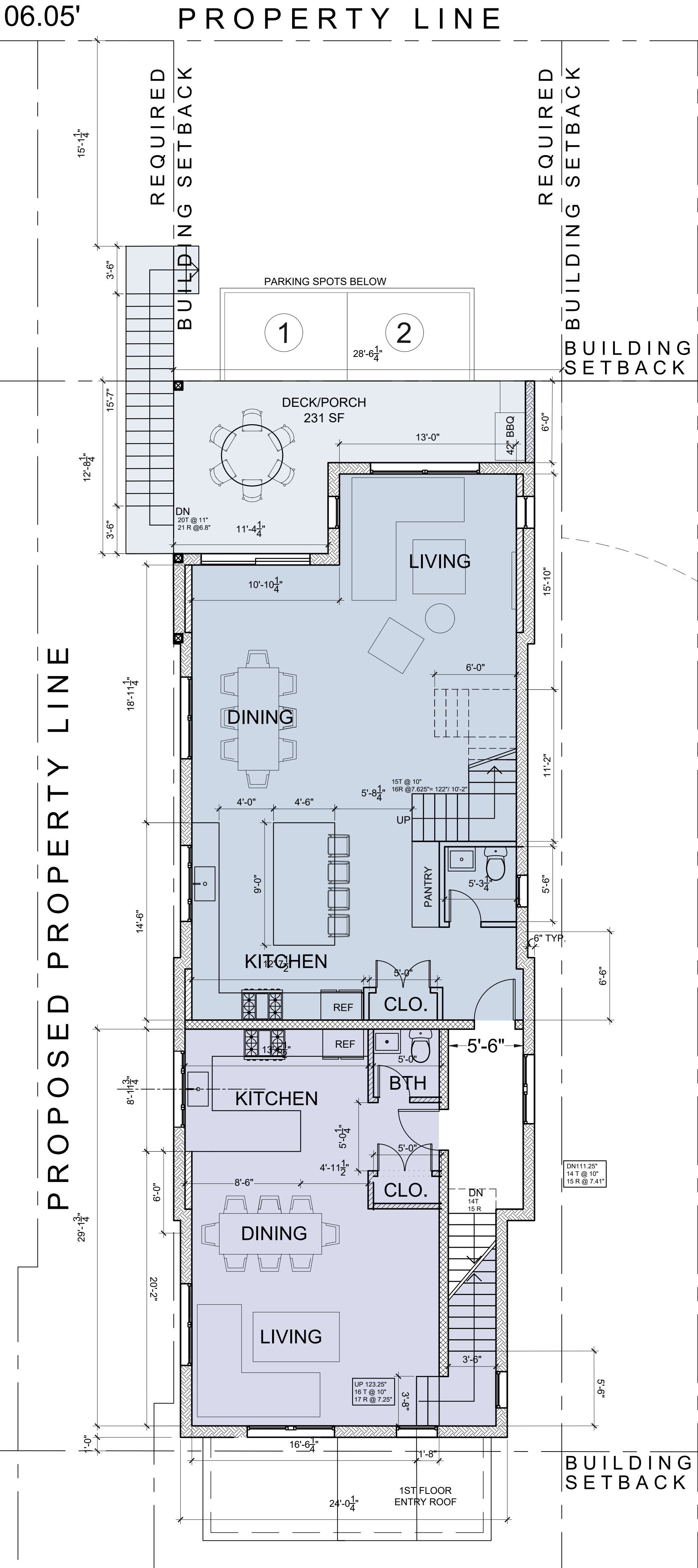
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PB/AHRB PRESENTATION 02-01-24
PB/AHRB SUBMISSION 02-09-24









FLOOR AREA SUMMARY		
TOTAL BUILDING	FIRST FLOOR	456 SF
incl thickness of ext. wall	SECOND FLOOR	1,761 SF
	THIRD FLOOR	1,910 SF
	ROOF BULKHEAD	72 SF
	TOTAL	4,199 SF
UNIT 1 (3BR, 3.5 BATH)	2ND FLOOR	997 SF
incl thickness of ext. wall	3RD FLOOR	1,217 SF
	ROOF BULKHEAD	72 SF
	TOTAL	2,286 SF
	2ND FLOOR PORCH	231 SF
	ROOF DECK	885 SF
UNIT 2 (2BR, 2.5 BATH)	2ND FLOOR	620 SF
incl thickness of ext. wall	3RD FLOOR	676 SF
	TOTAL	1,296 SF

LEGEND	
	INTERIOR WALL: 5/8" gypsum board ea. side of 2 x 4s @ 16" o.c.
	INTERIOR WALL W/ ACOUSTICAL INSULATION: 5/8" gypsum board each side of 2 x 4s @ 16" o.c., Blue Jeans acoustical insul.
	1 HOUR FIRE RATED DEMISING/CORRIDOR WALL (8" THK): (2) Layer 5/8" fire code gypsum board on resilient channel for sound attenuation, 2x6s @ 16" o.c. w/ acoustical insulation
	EXTERIOR WALL (10" THK): Stucco cladding system with cont. insulation Rvalue tbd, house wrap, 2x3/32" Advantech engineered panel, 2x6 studs 16" o.c. w/ R-23 mineral wool insulation, 2x3 service cavity, 5/8" gypsum board
	NEW FOUNDATION WALL: New 10" reinforced concrete block wall w/ durawall reinforcement on continuous 12" d. x 24" w. 3,500 psi reinforced concrete footing, troweled on waterproofing below grade, 3-coat cement stucco with integral color above grade

# CGA studio

ARCHITECTS

12 SPRING STREET  
HASTINGS.on.HUDSON  
N.Y. 10706  
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cg@cgastudio.com  
christinagriffinarchitect.com

PROPOSED SUBDIVISION & RESIDENCE AT  
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DOBBS FERRY, NY 10522

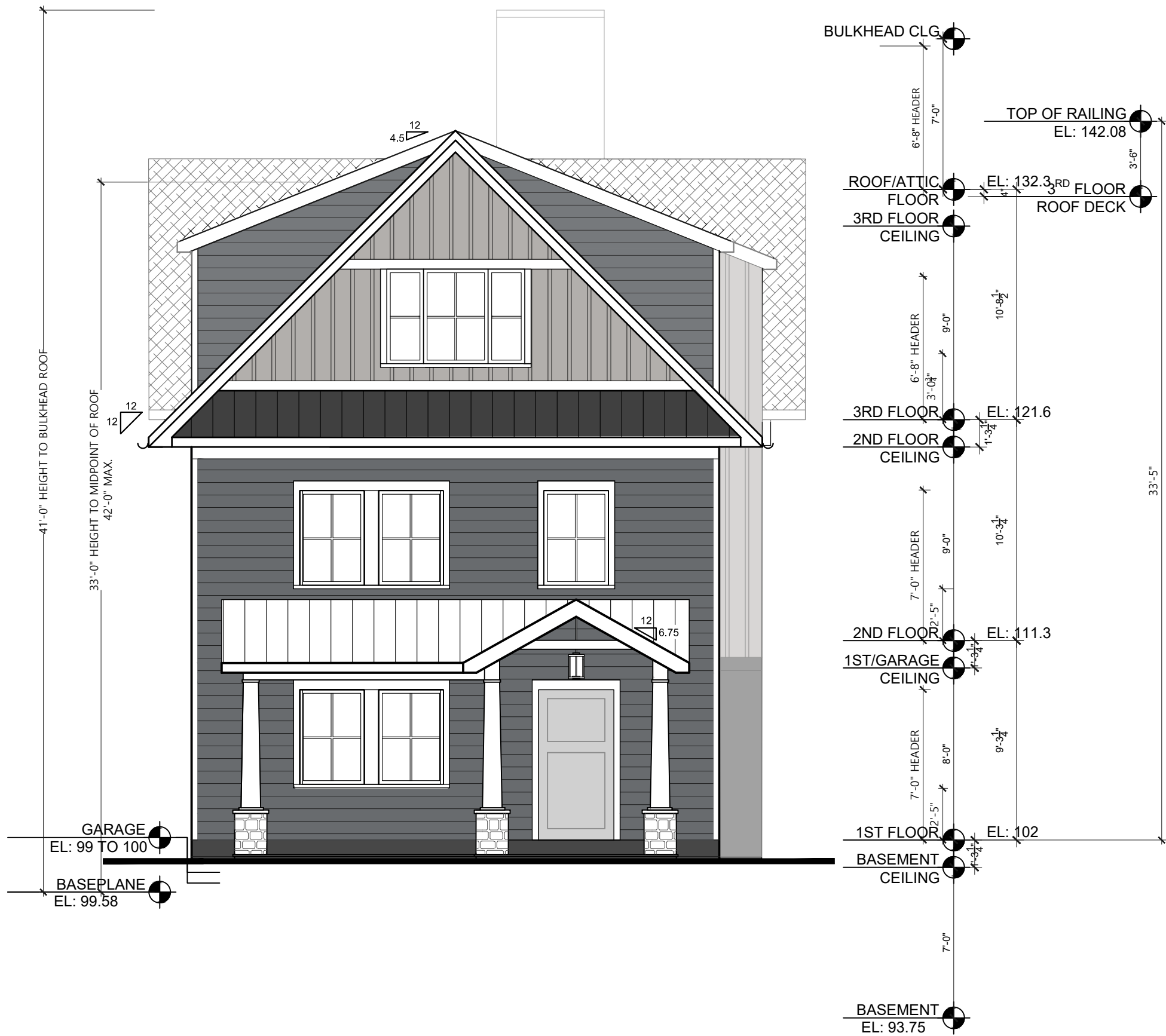
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PB/AHRB SUBMISSION 02-09-24

Scale As Shown  
Drawing Title  
FLOOR PLANS

A-2

Sheet Number





EAST (PALISADE STREET) ELEVATION  
SCALE: 3/16" = 1'-0"



NORTH ELEVATION  
SCALE: 3/16" = 1'-0"



WEST ELEVATION  
SCALE: 3/16" = 1'-0"



SOUTH ELEVATION  
SCALE: 3/16" = 1'-0"

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PB/AHRB PRESENTATION

02-01-24

PB/AHRB SUBMISSION

02-09-24

REGISTERED ARCHITECT  
CHRISTINA MARIE GRIFFIN  
STATE OF NEW YORK  
17889

Scale

As Shown

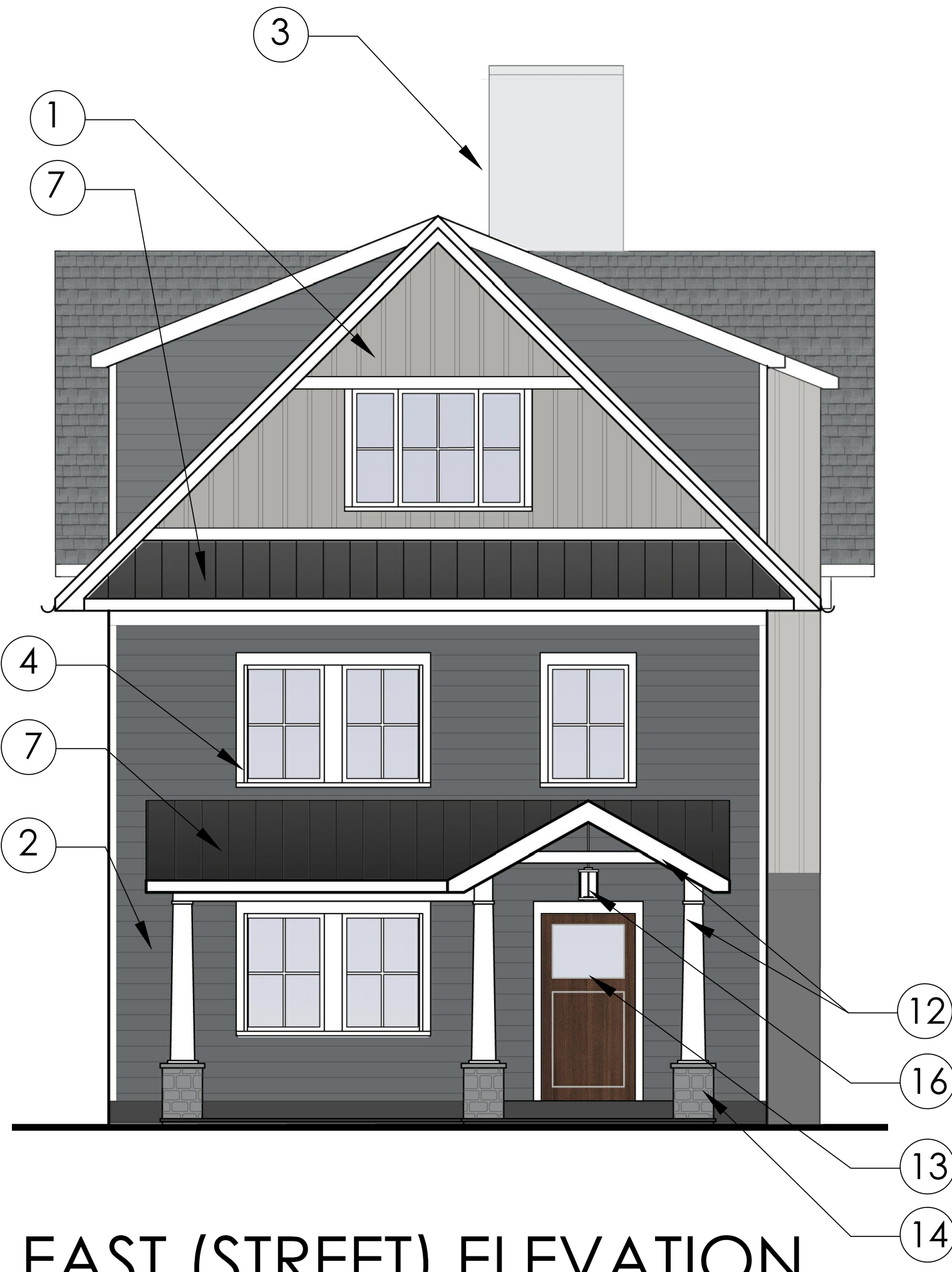
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ELEVATIONS

A-3

Sheet Number





EAST (STREET) ELEVATION



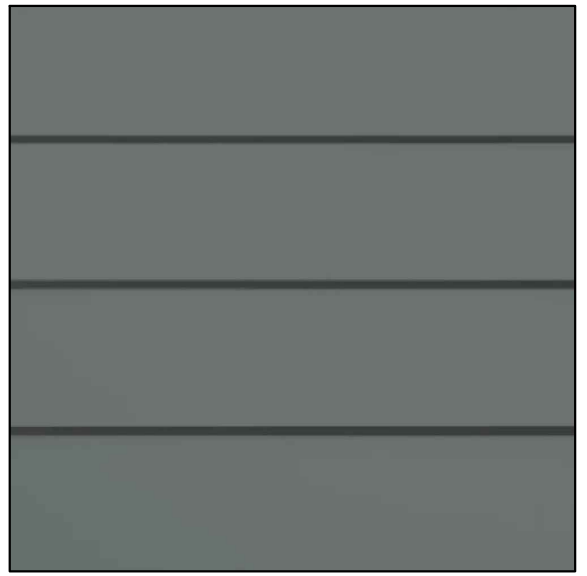
SOUTH ELEVATION

COLOR & MATERIAL SCHEME OF STREET ELEVATION

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



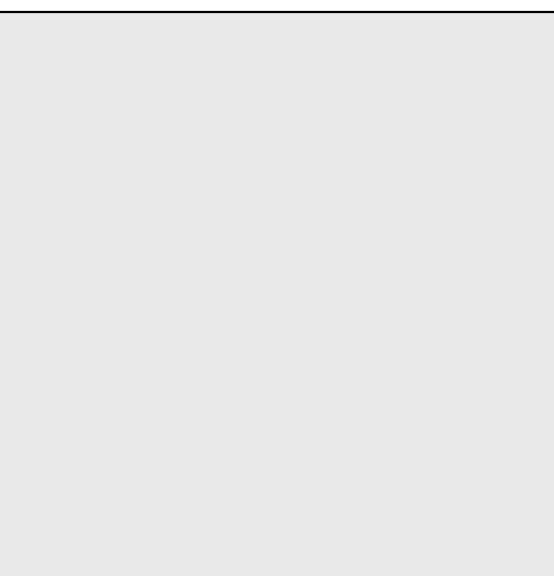
1.HARDIE PANEL VERTICAL CEMENTITIOUS SIDING, 7" EXPOSURE, SIDING, BOARD & BATTEN PAINT FINISH, PEARL GRAY



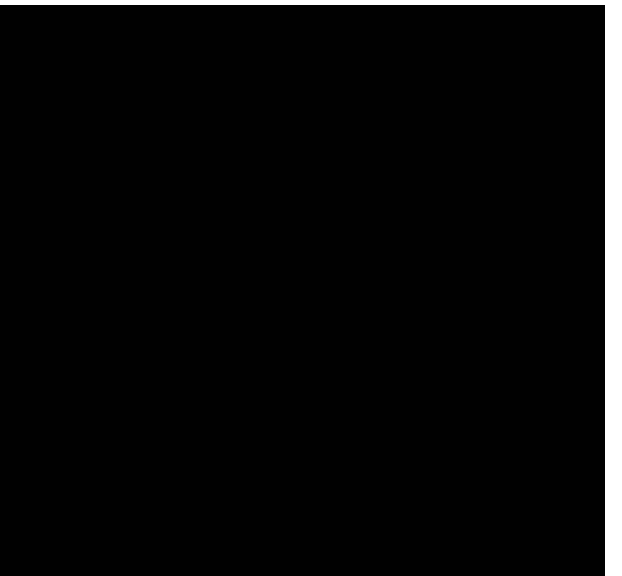
2. HARDIE PLANK LAP SIDING, BOARD & BATTEN SMOOTH FINISH, PAINT FINISH, NIGHT GRAY



3.HARDIE PANEL VERTICAL CEMENTITIOUS SIDING, PAINT FINISH LIGHT MIST



4. MARVIN ELEVATE WINDOWS ARCTIC WHITE



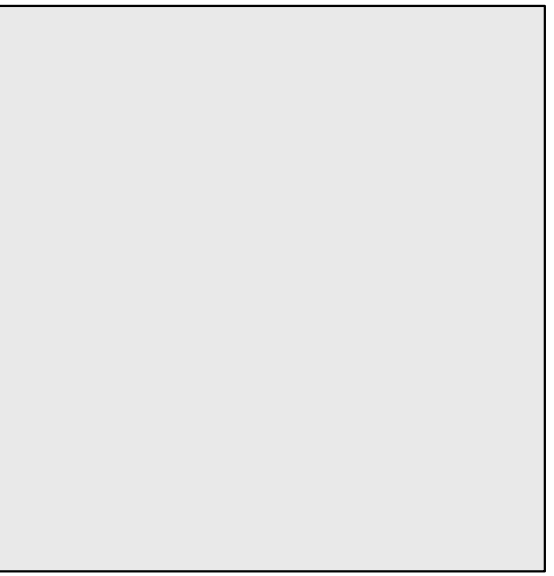
5. METAL RAILING WITH POWDERCOAT PAINT FINISH, COLOR-MATCHED TO BEN. MOORE LAMPBLACK, # CW-695



6. 30-YEAR ARCHITECTURAL SHINGLES BY CERTANTEED, LANDMARK SERIES, GEORGETOWN GREY



7. STANDING SEAM METAL ROOFING WITH FACTORY PAINTED BLACK FINISH



8. ALUMINUM HALF-ROUND GUTTER, COLOR - MATCHED TO BEN. MOORE DOVE WHITE



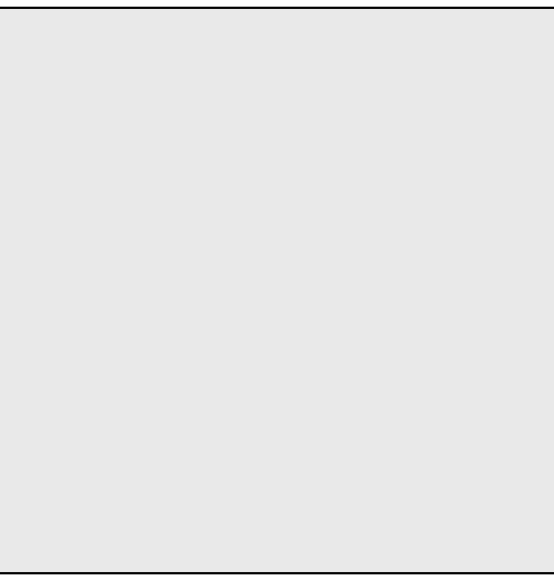
9. 3-COAT CEMENT STUCCO AT BUILDING BASE, FINE FINISH, COLOR MATCH TO MOORE CHELSEA GRAY # CW-695



10. PERVIOUS PAVERS BY UNILOCK, ECO-PRIORA, 4 3/4" X 9 1/2" X 3 1/8" SMOOTH, GRANITE



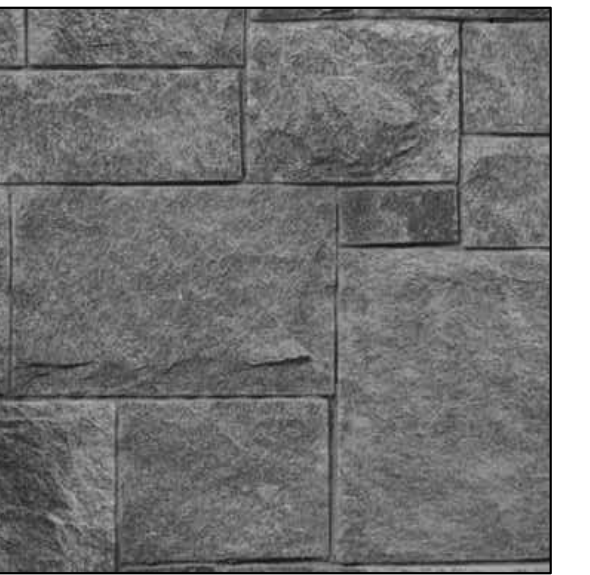
11. BLUESTONE AT ENTRY WALKWAY



12. AZEK RAKE BOARD, SOFFIT, TRIM BOARD & COLUMNS, PAINT FINISH, BEN. MOORE DOVE WHITE



13. THERMATRU INSULATED ENTRY DOOR, WOOD FINISH



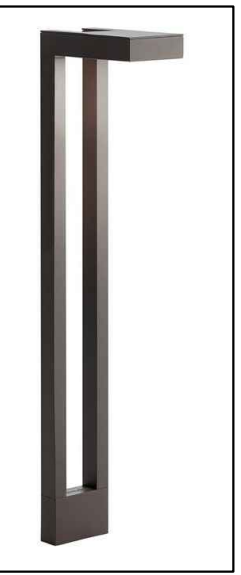
14. THINSTONE BASE AT FRONT ENTRY COLUMNS



15. EXTERIOR WALL MTD. PARKER LT. FIXTURE



16. EXTERIOR PENDANT PARKER LT. FIXTURE



17. PATH LT. FIXTURE



18. SHIELDED TREE ACCENT LIGHTING FIXTURE

EXT. LIGHTING: ALL LIGHTING TO COMPLY WITH SECTION 300-41

Project Submitted
PB/AHRB SUBMISSION 11-15-23
PB/AHRB SUBMISSION 01-18-24
PB/AHRB PRESENTATION 02-01-24
PB/AHRB SUBMISSION 02-09-24




Scale As Shown  
Drawing Title  
MATERIAL & COLOR SCHEME

M-1



TREE REMOVAL LIST: TREE REMOVAL APPLICATION TO BE FILED WITH THE BUILDING DEPT  
(1)x 6-8" DBH TREE  
(2)x 10" DBH TREE

TREE VALUATION INFORMATION:  
TOTAL DBH/NUMBER TREES TO BE REMOVED: 28" TOTAL DBH (3 TREES)  
TOTAL NUMBER OF REQUIRED TREE REPLANTINGS PER CODE SECTION 300-511  
(50% MINIMUM) = 14" TOTAL DBH  
TOTAL PROPOSED TREES 2.5" DBH OR GREATER: (5)x 2.5" DBH TREE + (1)x 6" DBH TREE =  
18.5" TOTAL DBH = 66% > 50% MINIMUM COMPLIANT

- LEGEND FOR EXTERIOR LT. FIXTURES
- GRADE LEVEL LANDSCAPE LIGHT FIXTURES  
SEE DWG. M-1 FOR SPECIFICATIONS
  - WALL MOUNTED SCONCE  
SEE DWG. M-1 FOR SPECIFICATIONS
  - LIGHT FIXTURES IN STAIR RISERS  
SEE DWG. M-1 FOR SPECIFICATIONS
  - PENDANT FIXTURE  
SEE DWG. M-1 FOR SPECIFICATIONS
  - SHIELDED TREE ACCENT LIGHT FIXTURE  
SEE DWG. M-1 FOR SPECIFICATIONS
- ALL LIGHTING TO COMPLY WITH SECTION 300-41

## PLANT LIST

ABBREVIATION	SCIENTIFIC NAME	COMMON NAME	SIZE (AT PLANTING)	QUANTITY
EVERGREEN TREES				
	ABIES BALSAMEA	BALSAM FIR	6'-8" HEIGHT	AS SHOWN
	ILEX OPACA	AMERICAN HOLLY	6'-8" HEIGHT	AS SHOWN

EVERGREEN SHRUBS				
	LITTLE GAIINT ARBORVITAE	LITTLE GIANT	4'-0" HEIGHT	AS SHOWN
	CAMELLIA JAPONICA 'KOREAN FIRE'	CAMELLIA 'KOREAN FIRE'		AS SHOWN
	ILEX GLABRA	INKBERRY HOLLY		AS SHOWN
	ILEX GLABRA 'COMPACTA'	COMPACT INKBERRY HOLLY		AS SHOWN
	JUNIPER VIRGINIANA 'GREY OWL'	GREY OWL JUNIPER		AS SHOWN

GROUNDCOVER, FERNS, GRASSES & PERENNIALS				
	ADIANTUM PENDATUM	MAIDENHAIR FERN		AS SHOWN
	ASARUM CANADENSE	WILD GINGER		AS SHOWN
	ASTER DIVARICARTUS	WHITE WOODLAND ASTER		AS SHOWN
	ATHYRIUM FILIZ-FEMINA	LADY FERN		AS SHOWN
	CARAX PENSYLVANICA	PENNSYLVANIA SLEDGE		AS SHOWN

DECIDUOUS SHRUBS				
	HYDRANGEA ARBORESCENS 'ANNABELLE'	ANNABELLE HYDRANGEA		AS SHOWN
	HYDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA		AS SHOWN
	SYRINGA PATULA 'MISS KIM'	DWARF LILAC		AS SHOWN

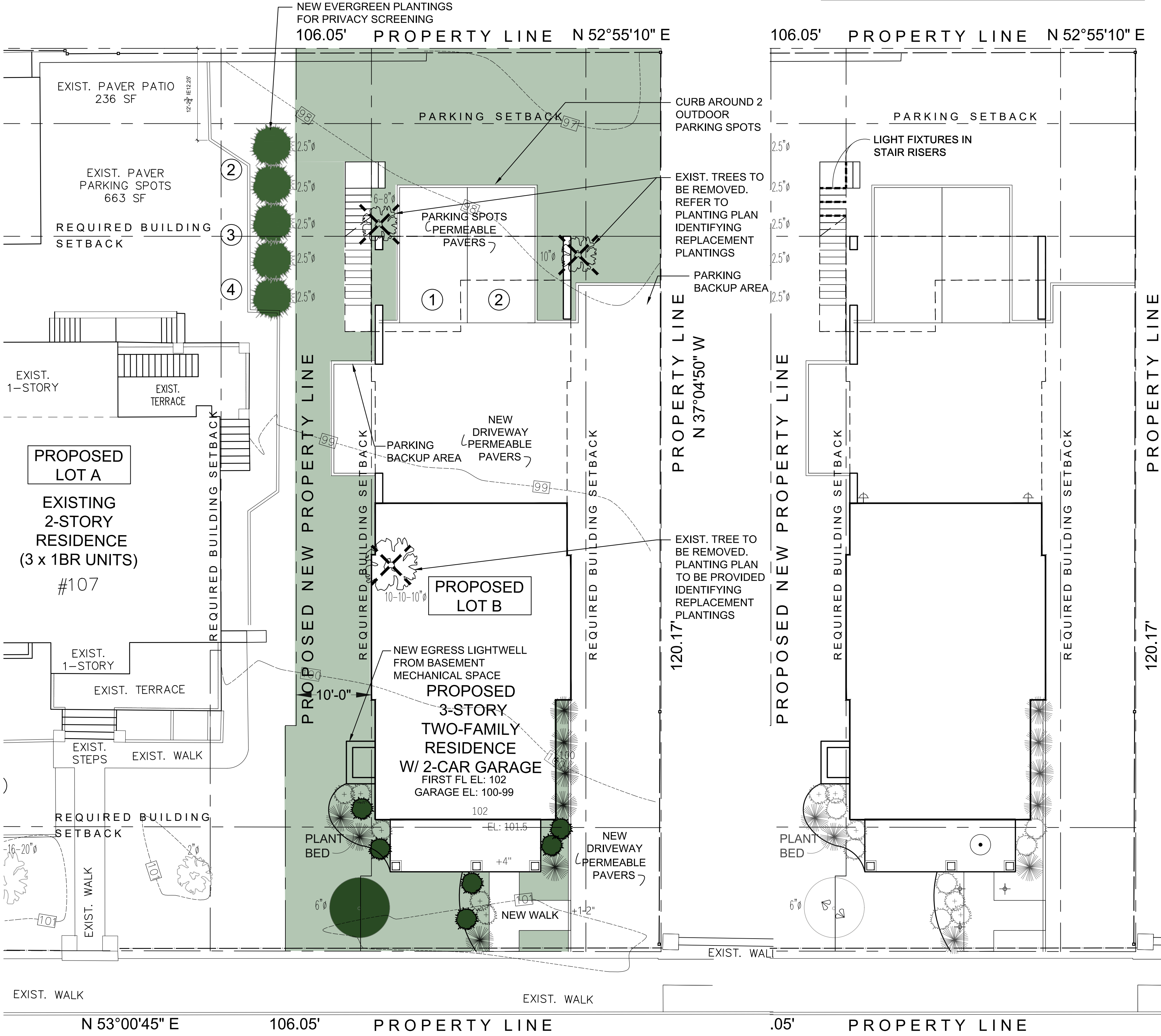
PLANT NOTES:  
1. ALL LAWN AREAS TO BE PREPARED W/ 4" MINIMUM OF SCREENED TOPSOIL AND SEEDED OR SODDED W/ A BLUEGRASS AND PERENNIAL RYEGRASS MIX. ALL DISTURBED AREAS NOT LAWN, IE SHRUB BEDS TO BE SEEDED W/ A MIX OF ANNUAL RYE AT 50% NORMAL BROADCAST RATE AND REDTOP FESCUE AT NORMAL RATE.  
2. ALL PLANTS AND SHRUB BEDS SHALL RECEIVE 2" MINIMUM OF SHREDDED CEDAR MULCH.  
3. ALL TREES AND SHRUBS SHALL HAVE 12" TOPSOIL AROUND SIDES OF ROOTS. ADD TOPSOIL FOR DEPTH AS NECESSARY.  
4. IF PLANT COUNTS DIFFER BETWEEN THE PLANT LIST AND THE PLANS, THOSE SHOWN GRAPHICALLY ON THE PLANS SHALL BE ASSUMED CORRECT.  
5. ALL PLANTS TO BE TYPICAL OF THE SPECIES, HEALTHY, AND FREE OF DISEASE AT THE TIME OF PLANTING AND WARRANTED FOR ONE YEAR THEREAFTER.  
6. ALL INVASIVE, NON-NATIVE PLANTS TO BE REMOVED FROM THE SITE.  
7. SUBSTITUTIONS OF SIMILAR TYPE, SIZE AND NUMBER ARE PERMITTED IN THE INTEREST OF PURCHASING THE BEST QUALITY MATERIAL AVAILABLE AT THE TIME OF PLANTING.

## LEGEND

	EVERGREEN HEDGE		TREE
	DECIDUOUS SHRUB		NATIVE GROUND COVER
	EVERGREEN SHRUB		NATIVE GRASSES
			NATIVE PERENNIAL

## NOTES

- THE LANDSCAPE CONTRACTOR TO COORDINATE THIS WORK W/ OTHER CONTRACTORS PERFORMING WORK ON SITE.
- 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.
- THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN ON THE DRAWING. QUANTITIES IN PLANT SCHEDULE ARE FOR REFERENCE ONLY.
- NO PLANT OR CULTIVAR SUBSTITUTIONS WILL BE ACCEPTABLE WITHOUT APPROVAL OF THE LANDSCAPE ARCHITECT.
- OWNER'S LANDSCAPE ARCHITECT SHALL INSPECT PLANT MATERIAL FOR ACCEPTANCE PRIOR TO PLANTING.
- LOCATION OF NEW PLANT MATERIAL SHALL BE STAKED OR SET OUT BY CONTRACTOR AND APPROVED BY OWNER'S LANDSCAPE ARCHITECT PRIOR TO PLANTING.
- REFER TO PLANTING DETAILS AND SPECIFICATIONS FOR INFORMATION RELATING TO PLANTING PIT DIMENSIONS AND EXTENT AND COMPOSITION OF BACKFILL MATERIAL.
- 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.
- CONTRACTOR SHALL EXERCISE EXTREME CARE IN WORKING IN AREA OF EXISTING TREES. 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.
- ALL AREAS THAT HAVE BEEN DISTURBED BY PLANTING ACTIVITY SHALL BE RESTORED TO A NEAT CONDITION. AREAS WITH BARE SOIL SHALL BE TOPSOILED AND SEEDED WITH NATIVE EROSION CONTROL SEED MIX.
- THE CONTRACTOR SHALL WATER TREES, SHRUBS AND GROUNDCOVER TWICE DURING THE FIRST 24 HOURS AND AS NEEDED DURING THE FIRST GROWING SEASON.
- ALL NEW PLANTING SHOWN WITHIN OR NEAR THE DRIPLINE OF THE 32" SUGAR MAPLE SHALL BE LOCATED IN THE FIELD BY OWNER'S LANDSCAPE ARCHITECT OR ARBORIST AND INSTALLED UNDER THE DIRECT SUPERVISION OF OWNER'S LANDSCAPE ARCHITECT OR ARBORIST TO ENSURE PROTECTION OF EXISTING TREE ROOTS.



## LANDSCAPING PLAN

SCALE: 3/16" = 1'-0"

## LIGHTING SITE PLAN

SCALE: 3/16" = 1'-0"

**CGA**  
**studio**  
ARCHITECTS

12 SPRING STREET  
HASTINGS.on.HUDSON  
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christinagriffinarchitect.com

PROPOSED SUBDIVISION & RESIDENCE AT  
**107 PALISADE STREET**  
DOBBS FERRY, NY 10522

Project Submitted  
PB/AHRB SUBMISSION 11-15-23  
PB/AHRB SUBMISSION 01-18-24  
PB/AHRB PRESENTATION 02-01-24  
PB/AHRB SUBMISSION 02-09-24




Scale As Shown  
Drawing Title  
LANDSCAPE & LIGHTING PLAN

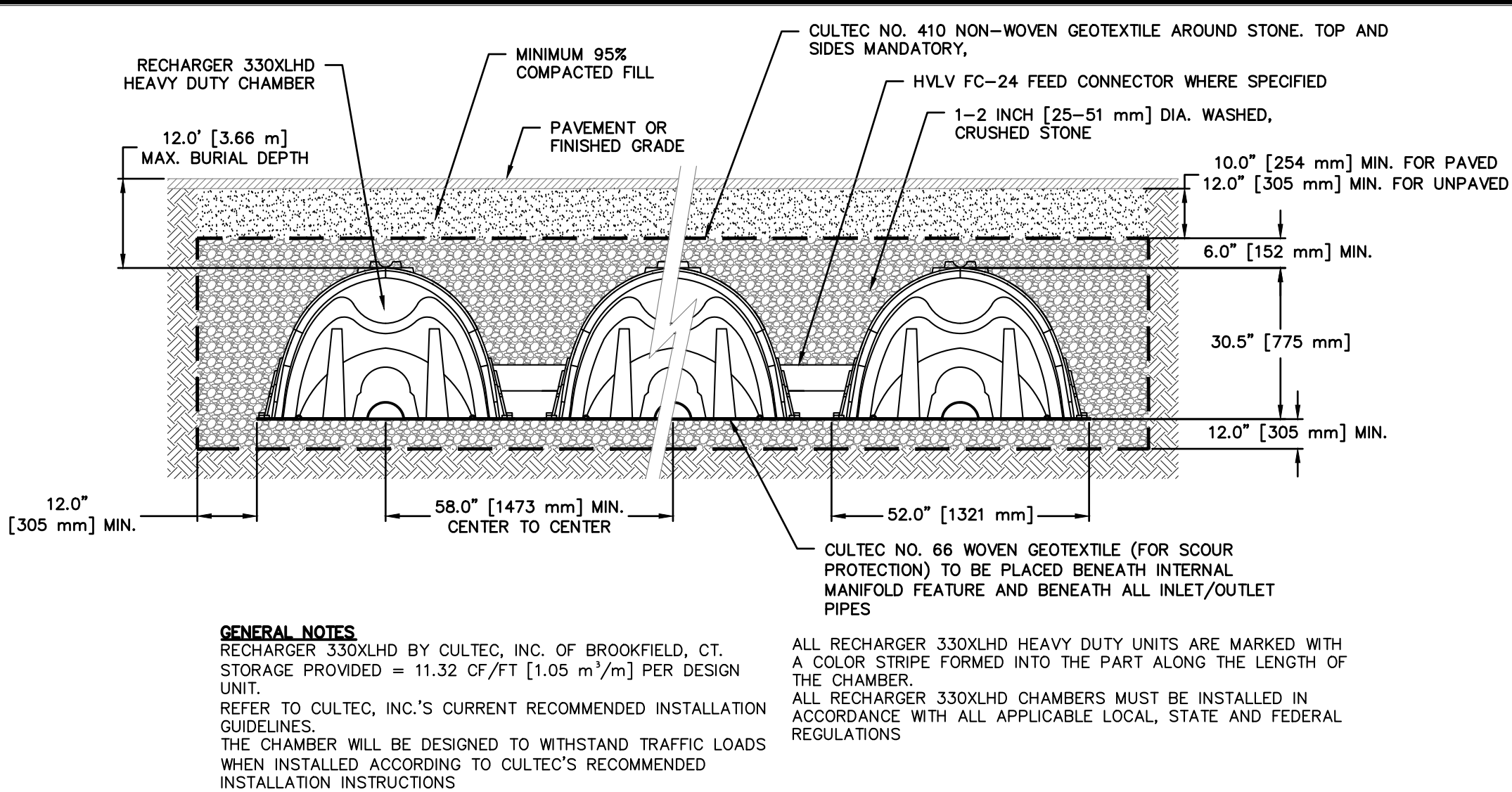
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Sheet Number

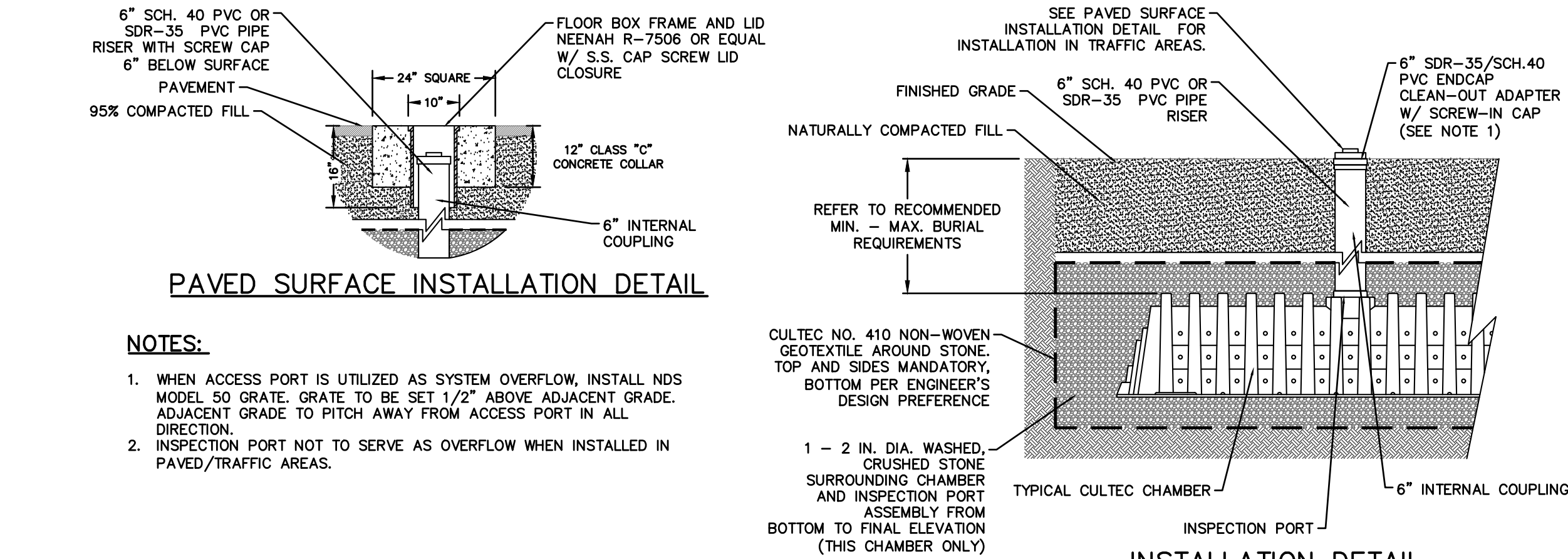








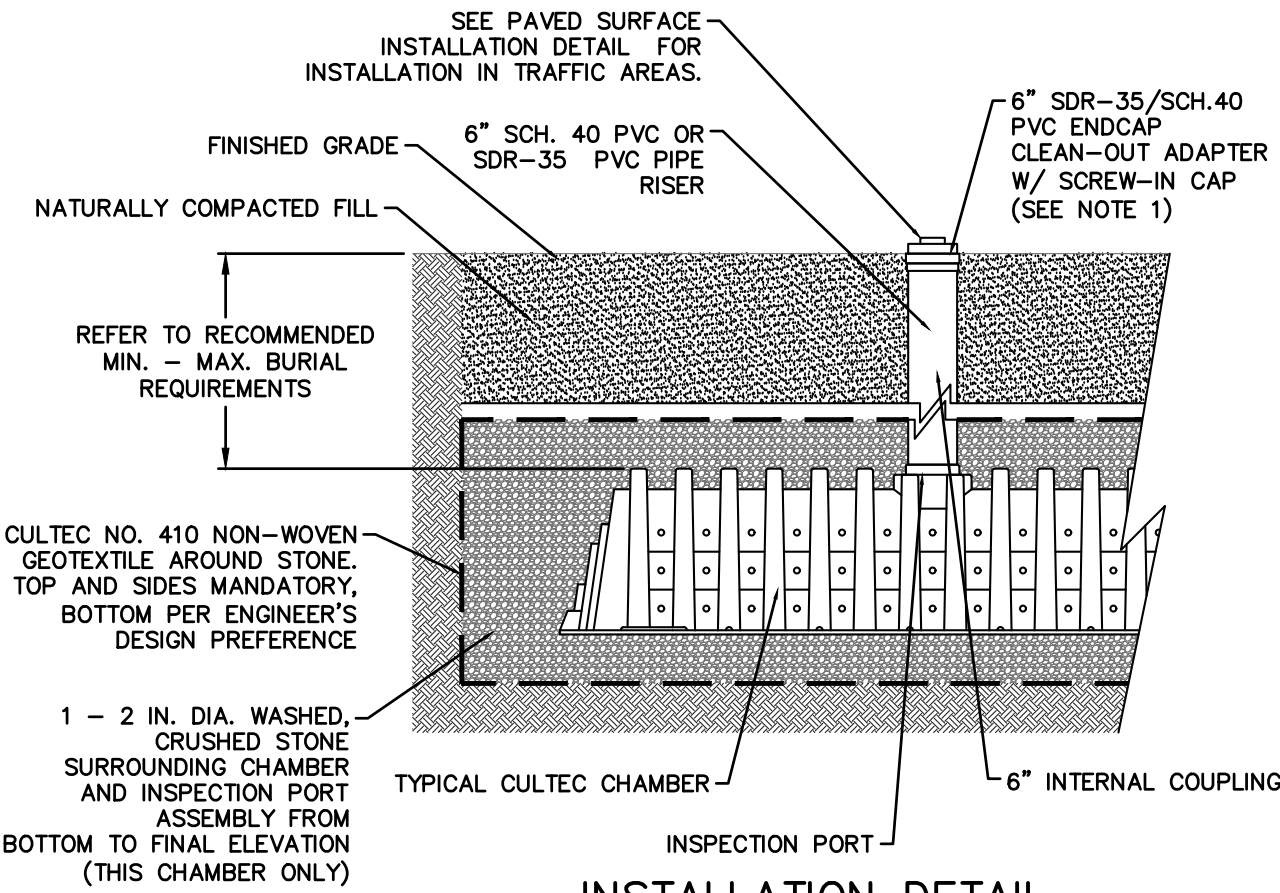
CULTEC RECHARGER 330XLHD TRAFFIC



PAVED SURFACE INSTALLATION DETAIL

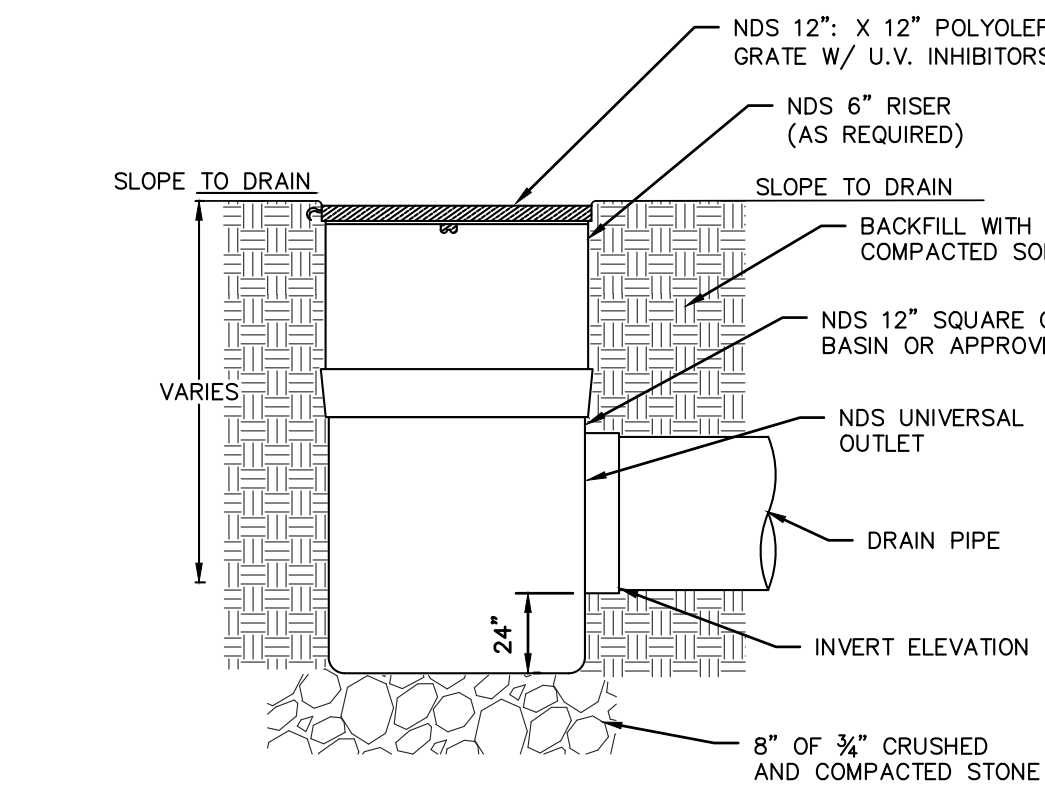
NOTES:

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.

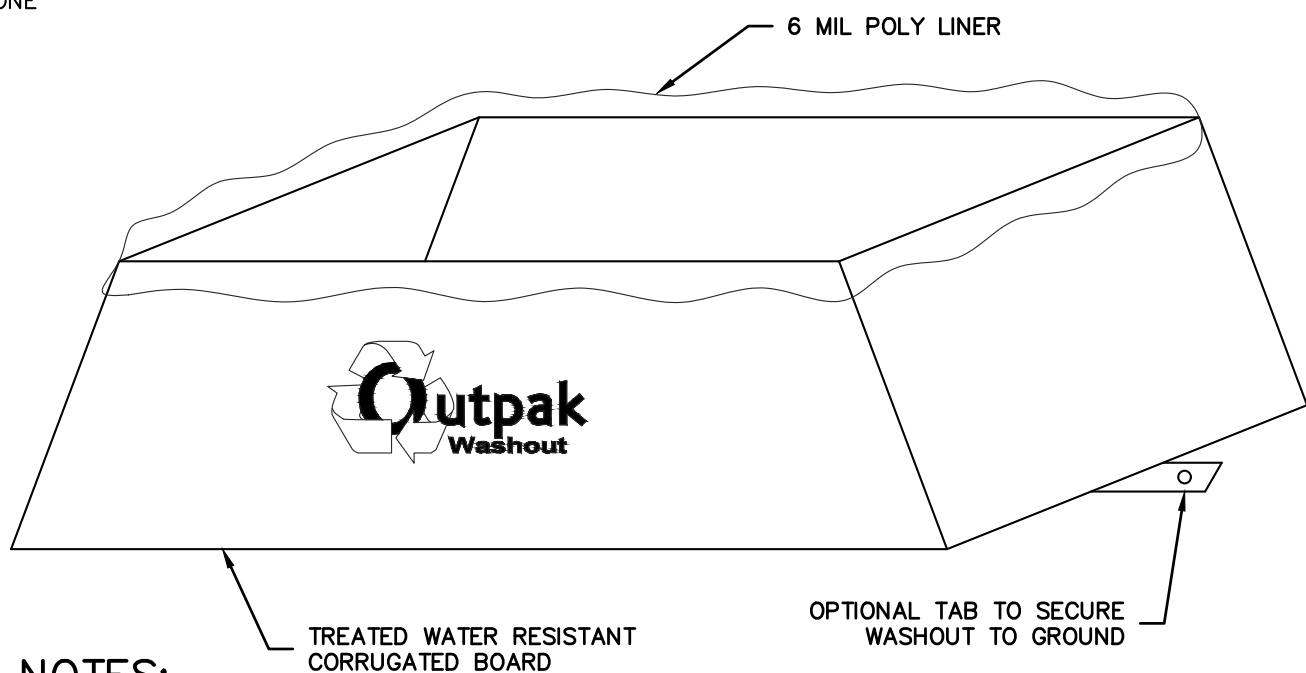


INSTALLATION DETAIL

CULTEC INSPECTION PORT



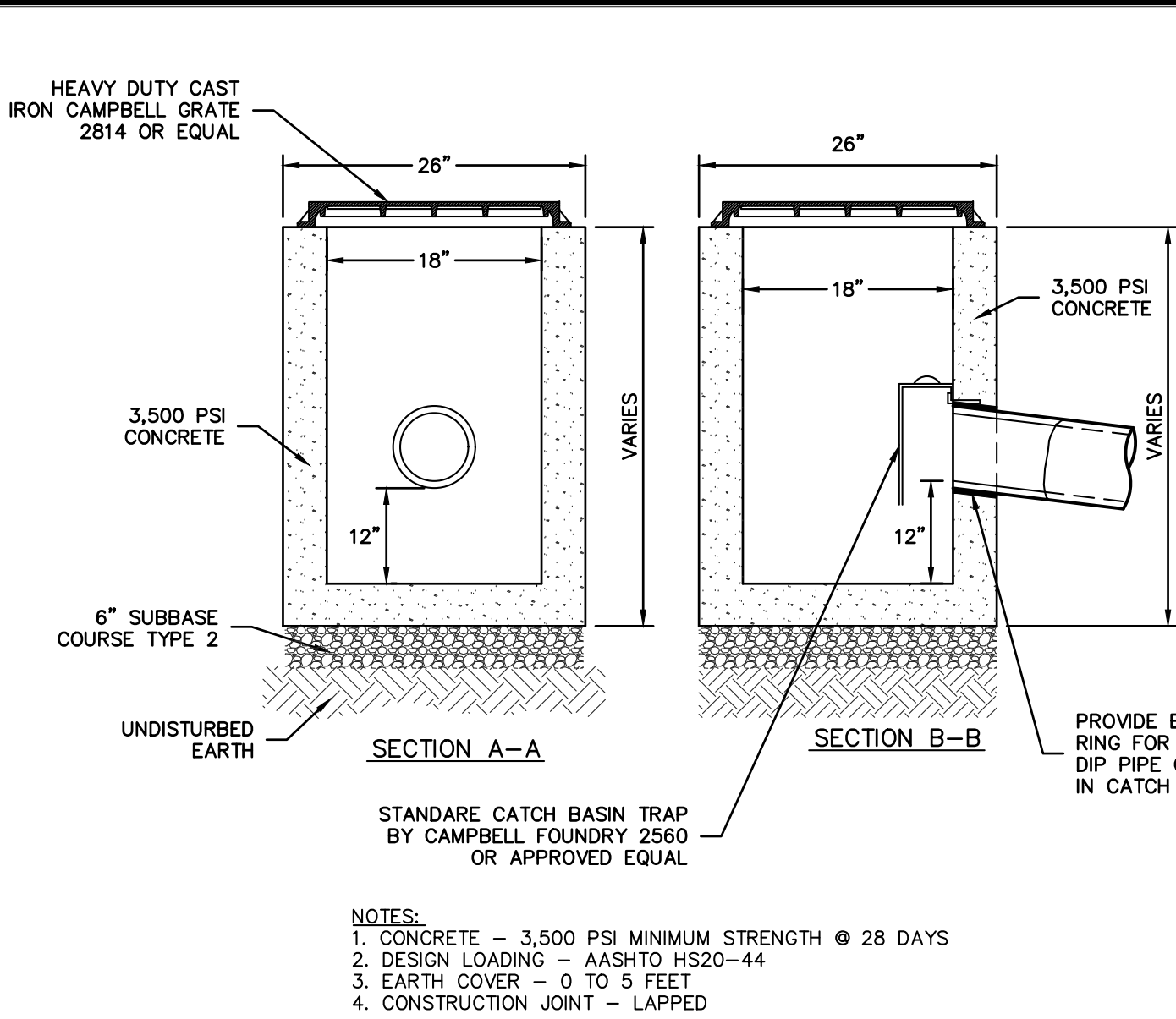
NDS SQUARE CATCH BASIN



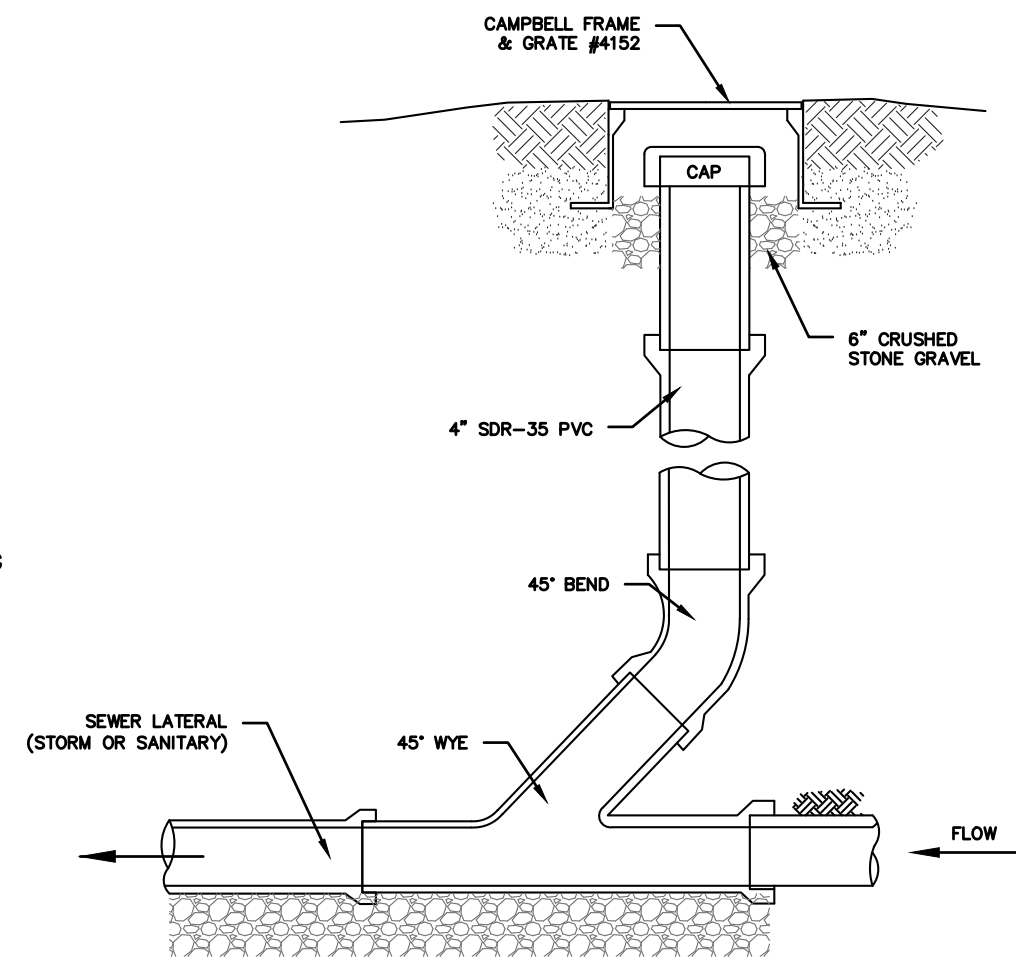
NOTES:

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

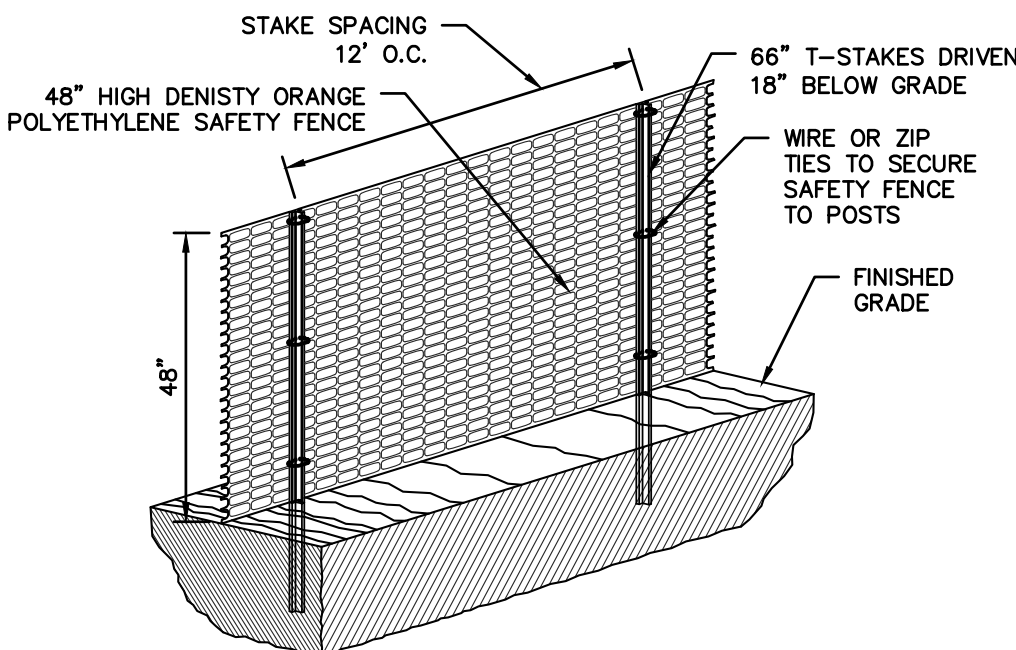


18"X18" PRECAST CONCRETE CATCH BASIN

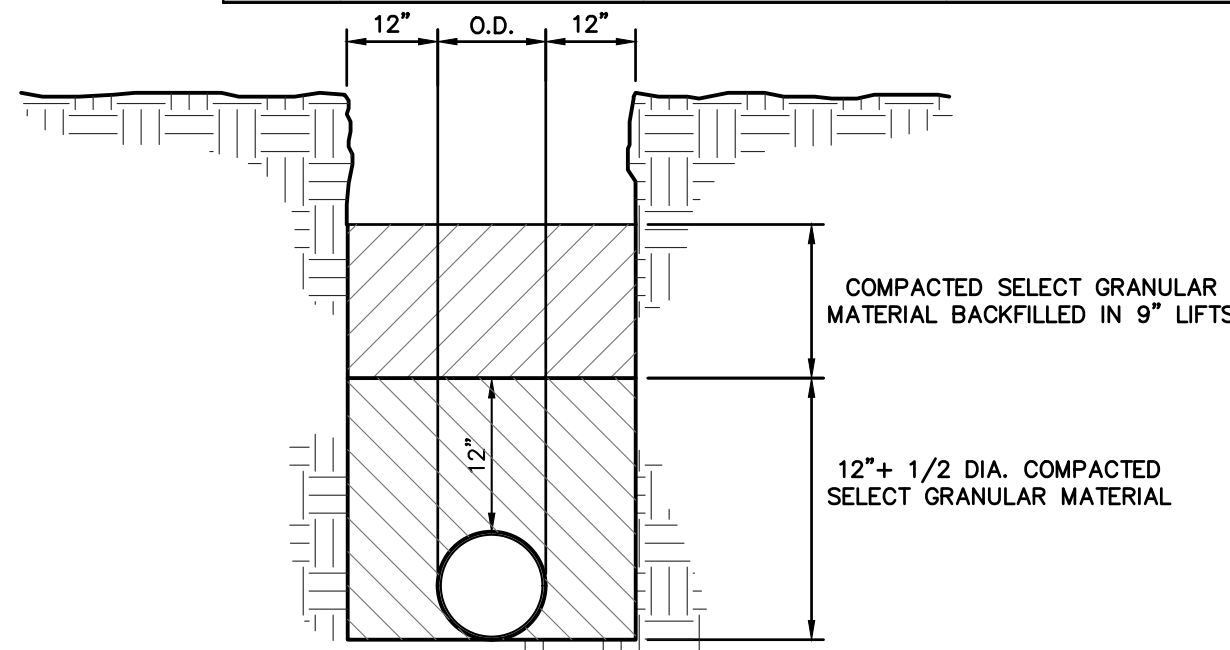


- NOTES (SANITARY SEWER SERVICES):
1. ALL SANITARY SEWER SERVICES TO BE 4" SCH. 40 @ 1.0% MINIMUM.
  2. IN ACCORDANCE WITH THE NYS RESIDENTIAL BUILDING CODE, THE FOLLOWING REQUIREMENTS APPLY:
    - A. CLEANOUTS SHALL BE INSTALLED NOT MORE THAN 100 FEET APART IN HORIZONTAL DRAINAGE LINES (P3005.2.2).
    - B. CLEANOUTS SHALL BE INSTALLED AT EACH CHANGE OF DIRECTION OF THE DRAINAGE SYSTEM GREATER THAN 45 DEGREES.
    - C. CLEANOUTS SHALL BE INSTALLED SO THAT THE CLEANOUT OPENS TO ALLOW CLEANING IN THE DIRECTION OF THE FLOW OF THE DRAINAGE LINE (P3005.2.8).
- NOTES (STORM SEWER):
1. REFER TO PLAN FOR SPECIFIC PIPE SIZING AND SLOPE SPECIFICATIONS; HOWEVER, IN GENERAL, ALL STORM SEWER SERVICES TO BE 6" SCH. 40 @ 1.0% MINIMUM.
  2. CLEANOUTS SHALL BE PLACED BEFORE SIGNIFICANT PIPE BEND LOCATIONS (I.E., JUNCTIONS, 90-DEGREE BENDS, ETC.) UNLESS A ROOF LEADER DOWNSPOUT CONNECTION IS PROPOSED.

SEWER CLEANOUT DETAIL (GRAVITY)  
(STORM OR SANITARY)

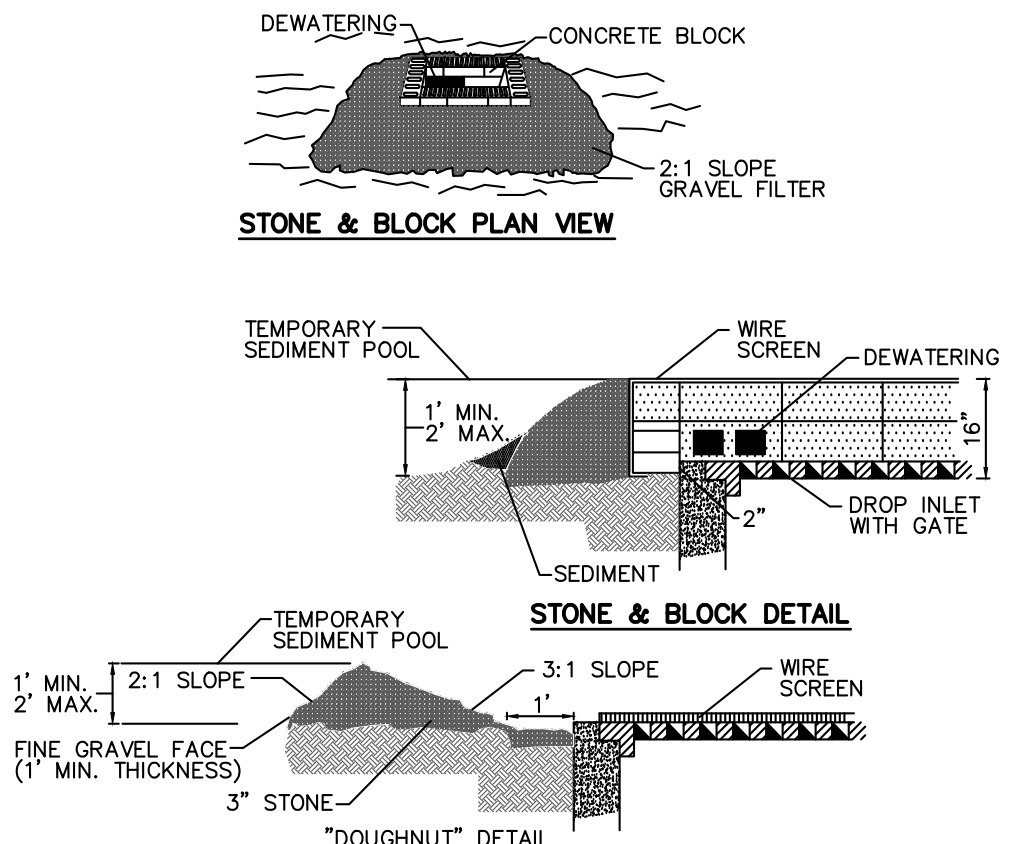


CONSTRUCTION FENCE



TRENCH BEDDING

STONE & BLOCK DROP INLET PROTECTION



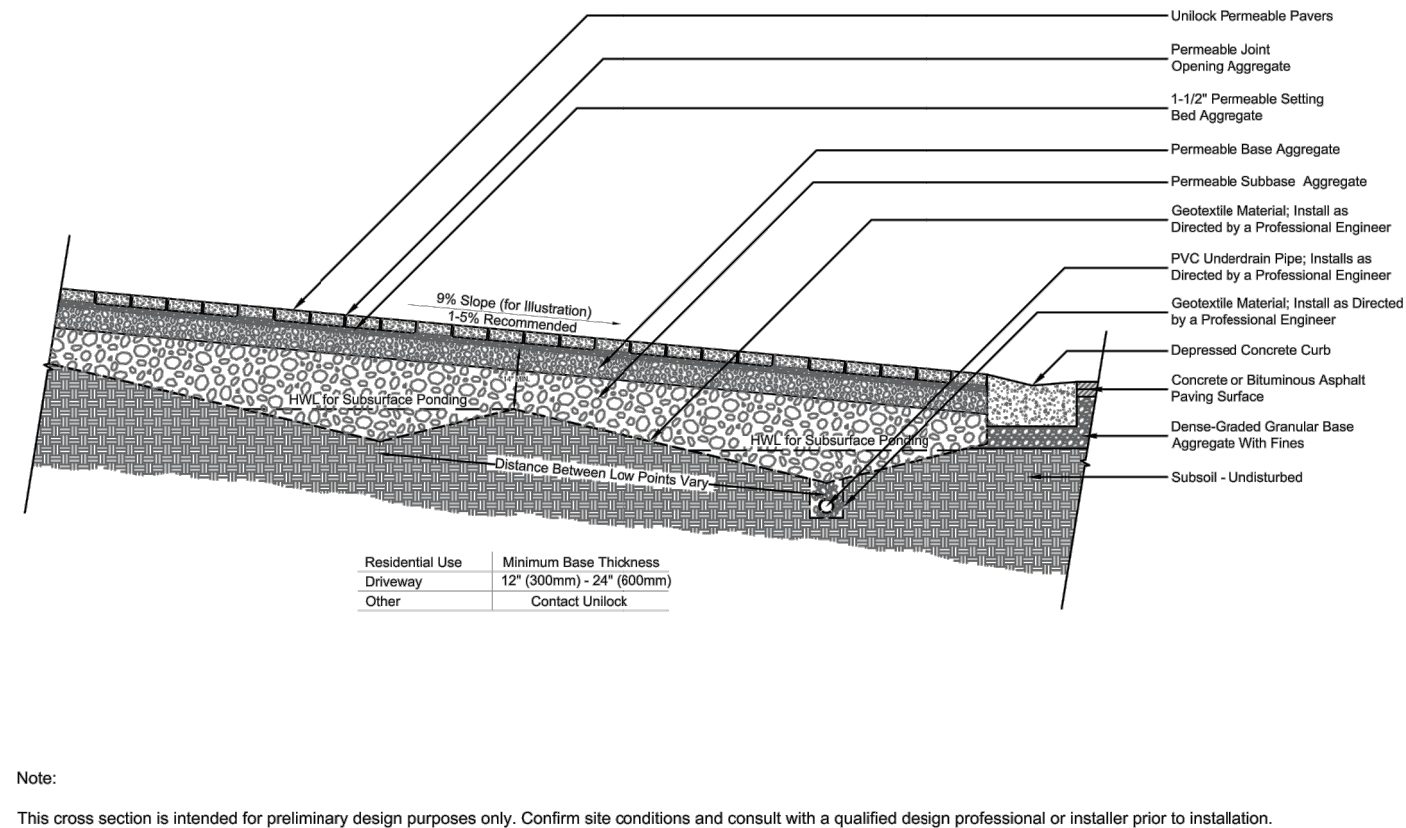
CONSTRUCTION SPECIFICATION

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.

PERMEABLE PAVER

CROSS SECTION - DRIVEWAY

Residential Driveway - Permeable Base

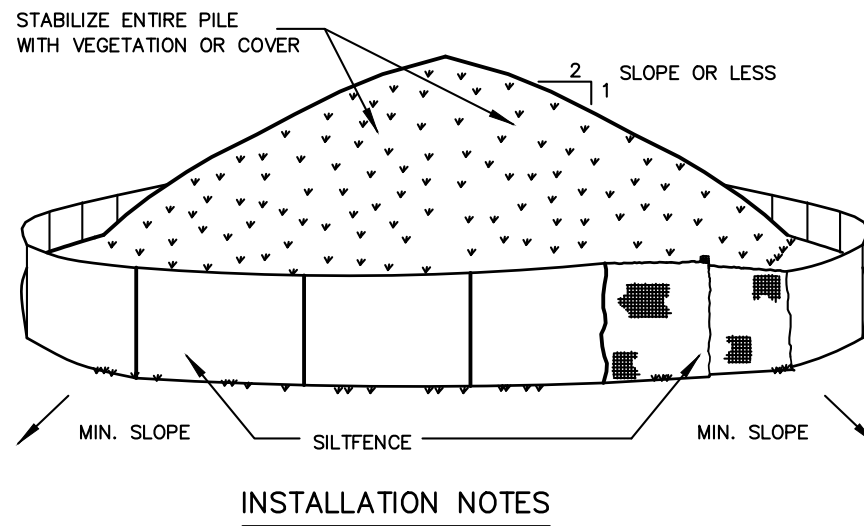


Note:  
This cross section is intended for preliminary design purposes only. Confirm site conditions and consult with a qualified design professional or installer prior to installation.

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PAVERS & WALLS

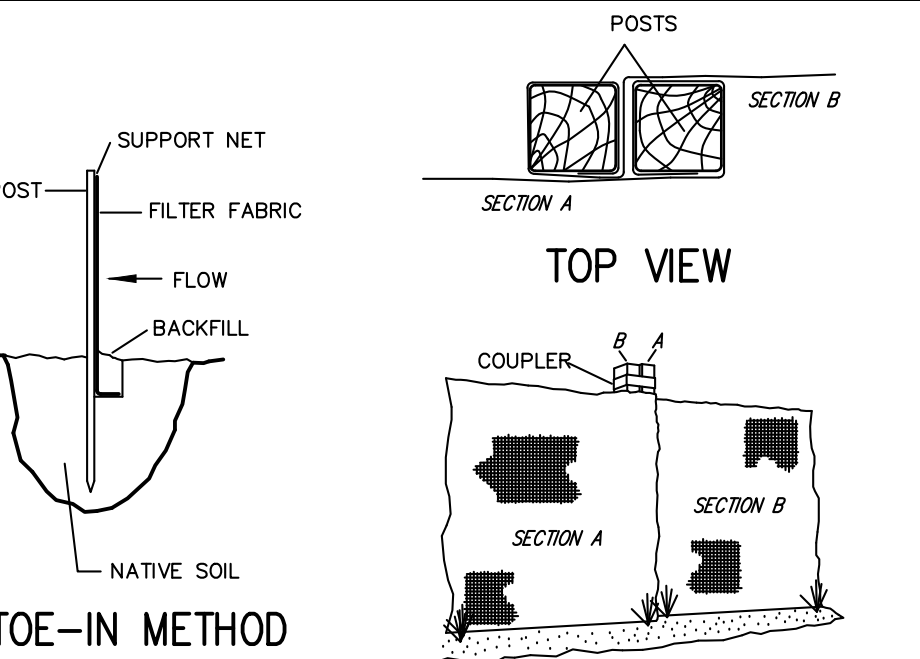
SOIL STOCKPILING



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 1:2.
  4. UPON COMPLETION OF SOIL STOCKPILING SIDEWALL PILE SHALL BE SURROUNDED WITH EITHER SILT FENCING OR STRAWBALES, THEN STABILIZED WITH VEGETATION OR COVERED.
  5. STOCKPILES REMAINING IN PLACE FOR MORE THAN ONE WEEK SHOULD BE SEEDDED AND MULCHED OR COVERED WITH GEOTEXTILE FABRIC SURROUND BY SILT FENCE.
  6. SEE SPECIFICATIONS (THIS MANUAL) FOR INSTALLATION OF SILT FENCE.

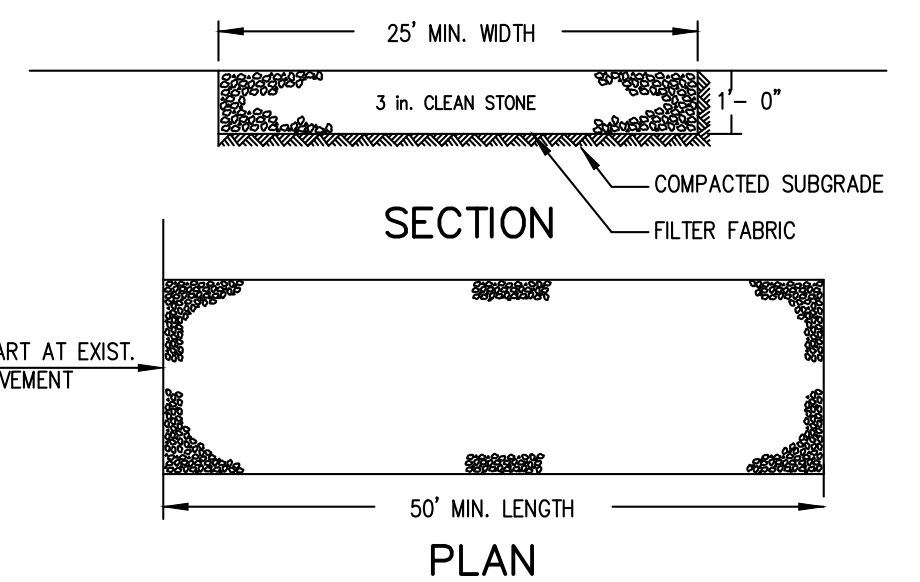
SILT FENCE



JOINING SECTIONS OF FENCING

- INSTALLATION NOTES:
1. EXCAVATE A 4 INCH x 4 INCH TRENCH ALONG THE LOWER PERIMETER OF THE SITE.
  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. 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 PIRED ACROSS THE ENTRANCE. IF PIRING 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.

ANY ALTERATIONS OR REVISIONS OF THESE PLANS, UNLESS DONE BY OR UNDER THE DIRECTION OF THE NYS LICENSED AND REGISTERED ENGINEER THAT PREPARED THEM, IS A VIOLATION OF THE NYS EDUCATION LAW.

REVISIONS	12/29/23	DATE
1	REVISED PER VALUE COMMENTS	
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PROJECT: PROPOSED SUBDIVISION & RESIDENCE 107 PALISADE STREET VILLAGE OF DOBBS FERRY WESTCHESTER COUNTY - NEW YORK

DETAILS

HUDSON ENGINEERING CONSULTING, P.C. 45 Knollwood Road, Suite 201 Elmsford, New York 10523

T: 914-909-0420 F: 914-560-2086 © 2023

DATE: 11/13/23 SHEET: 2

SCALE: N.T.S.

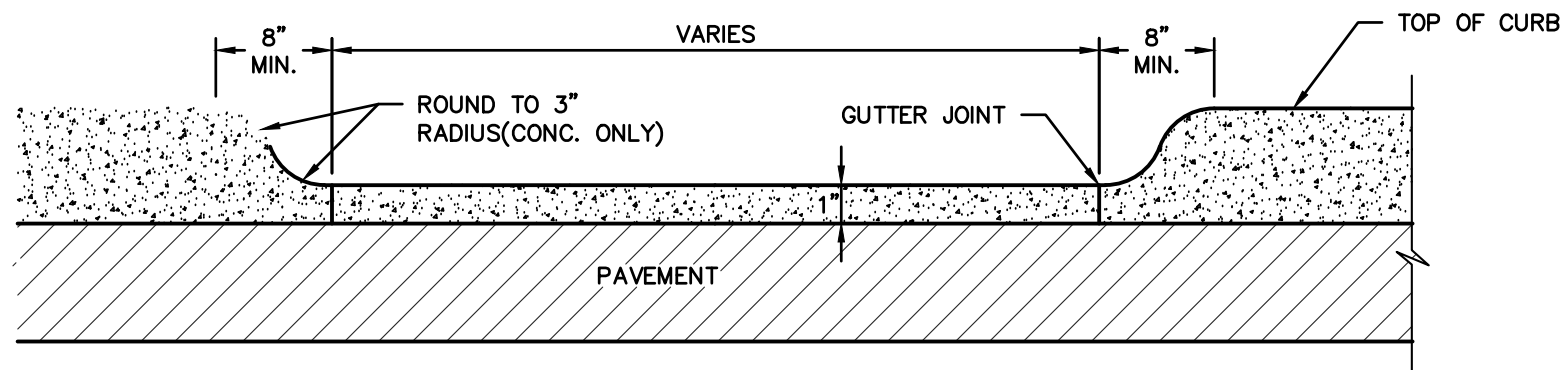
DESIGNED BY: U.A.

CHECKED BY: M.S.

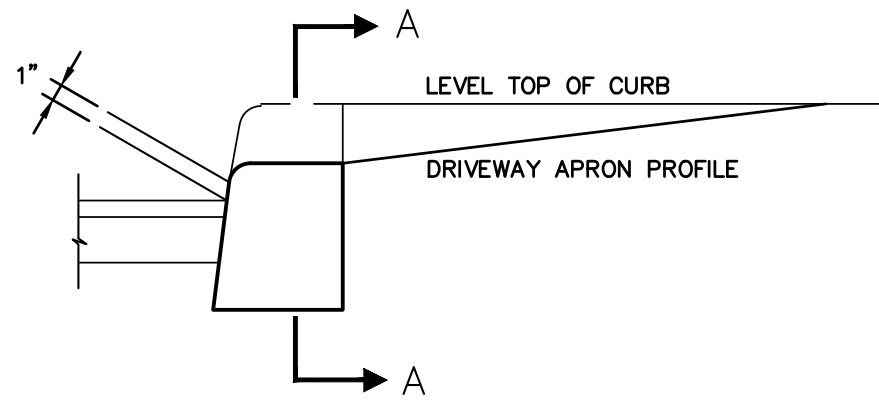
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C-2

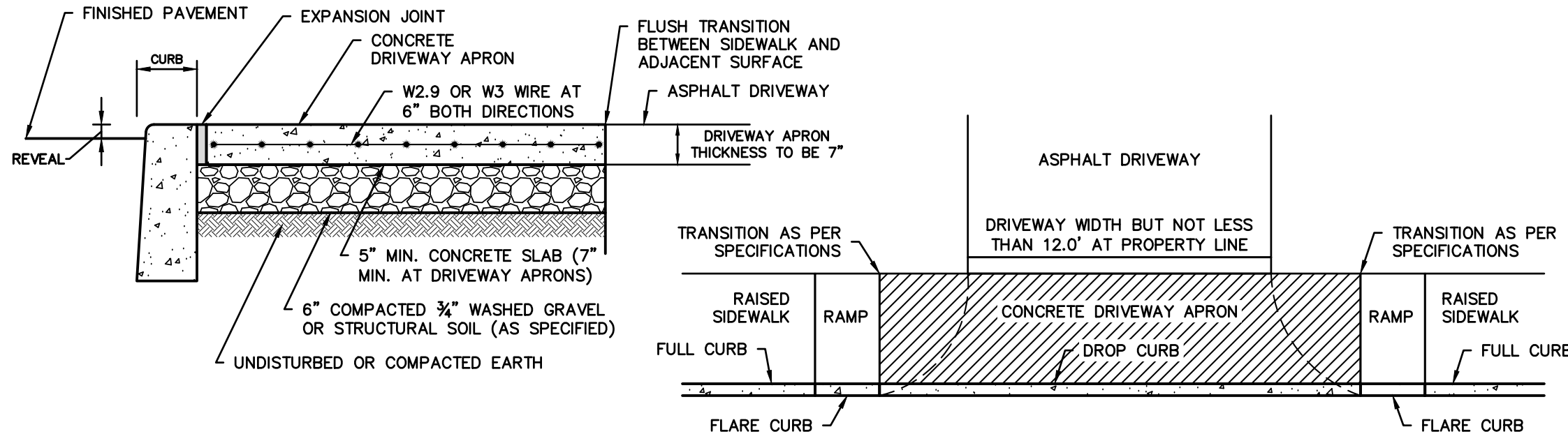




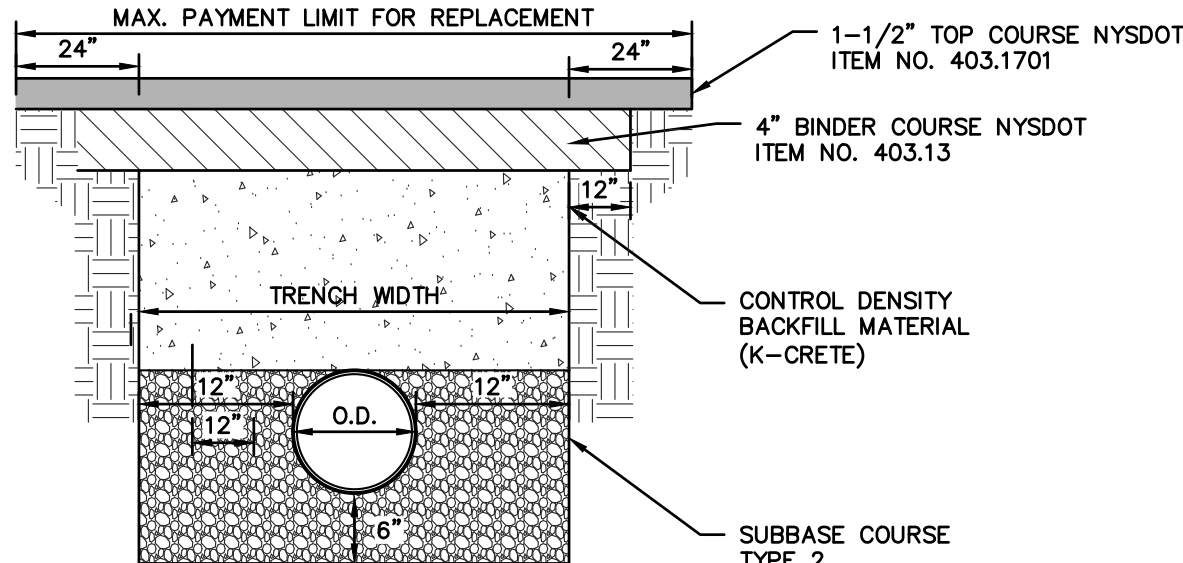
SECTION A-A



CURB CUT DETAIL



CONCRETE DRIVEWAY APRON/DROP SIDEWALK

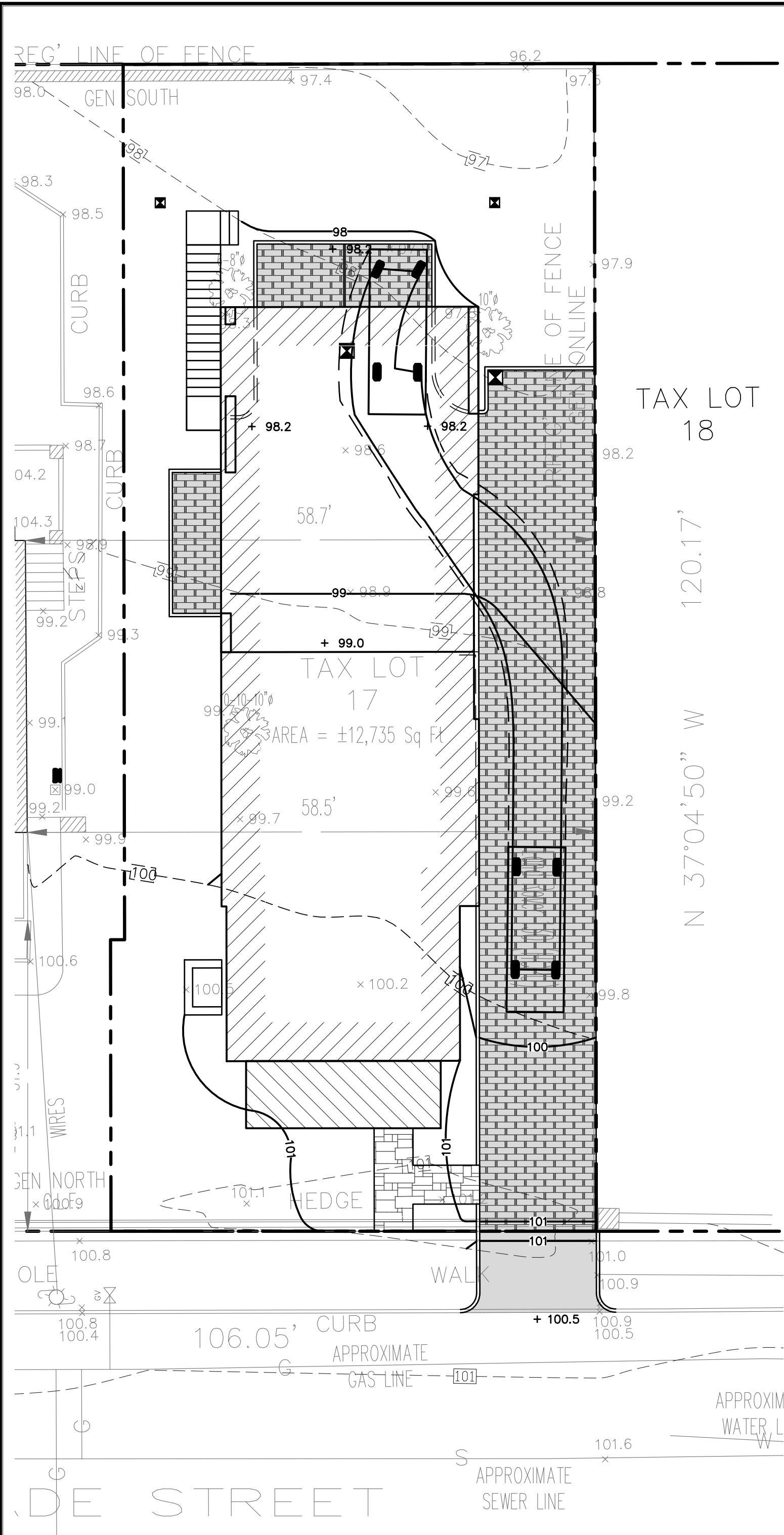


PAVEMENT RESTORATION (RIGHT-OF-WAY)

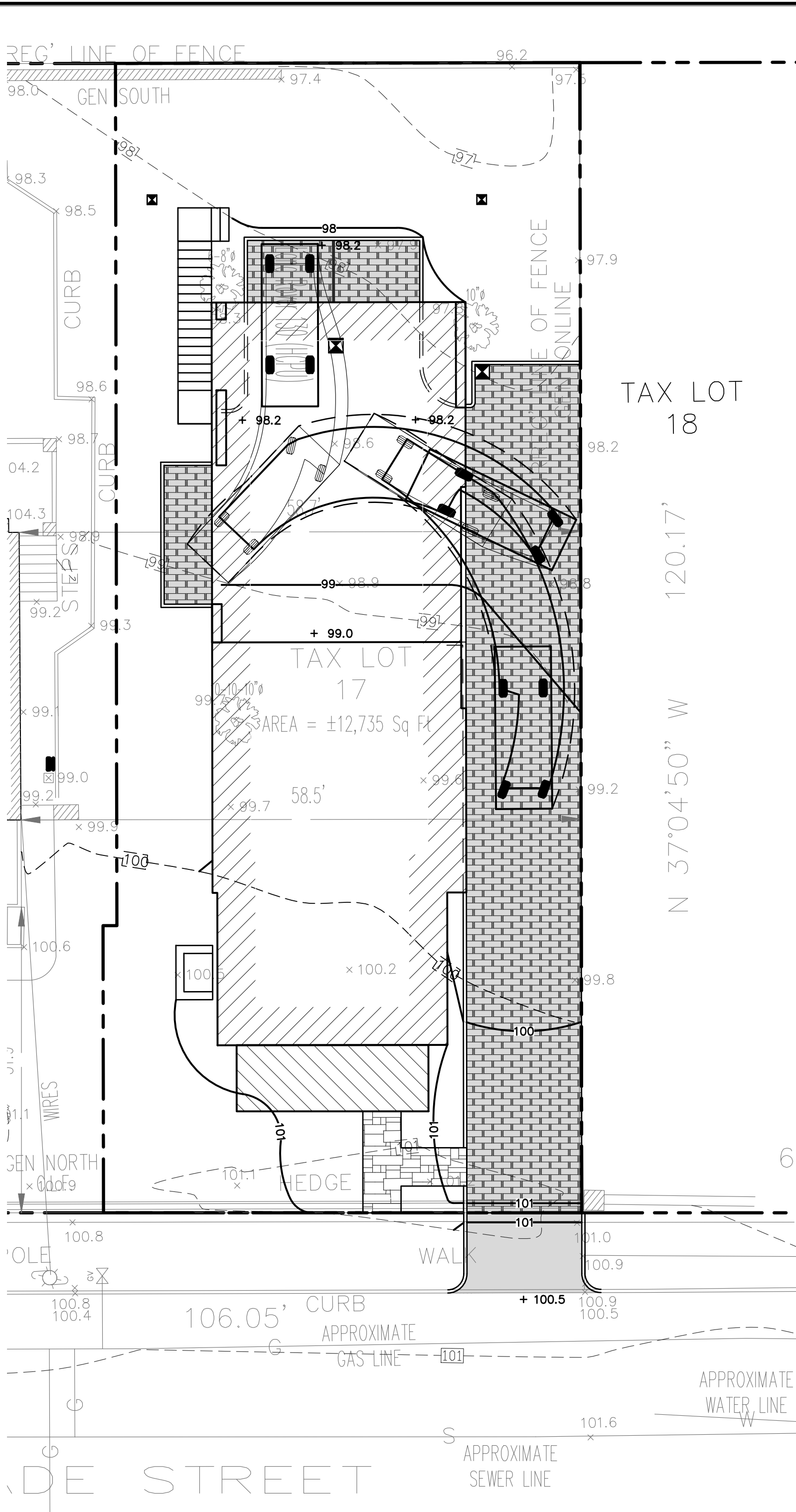
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PROJECT: PROPOSED SUBDIVISION & RESIDENCE 107 PALISADE STREET VILLAGE OF DOBBS FERRY WESTCHESTER COUNTY – NEW YORK		
DETAILS <b>HUDSON</b> ENGINEERING CONSULTING, P.C. 45 Knollwood Road, Suite 201 Elmsford, New York 10523 T: 914-909-0420 F: 914-560-2086 © 2023		
REVISIONS No.   Description   Date	THIS PLAN NOT VALID FOR CONSTRUCTION WITHOUT ENGINEERS SEAL & SIGNATURE	Date: 11/13/23 Scale: N.T.S. Designed By: U.A. Checked By: M.S. Sheet No. 3

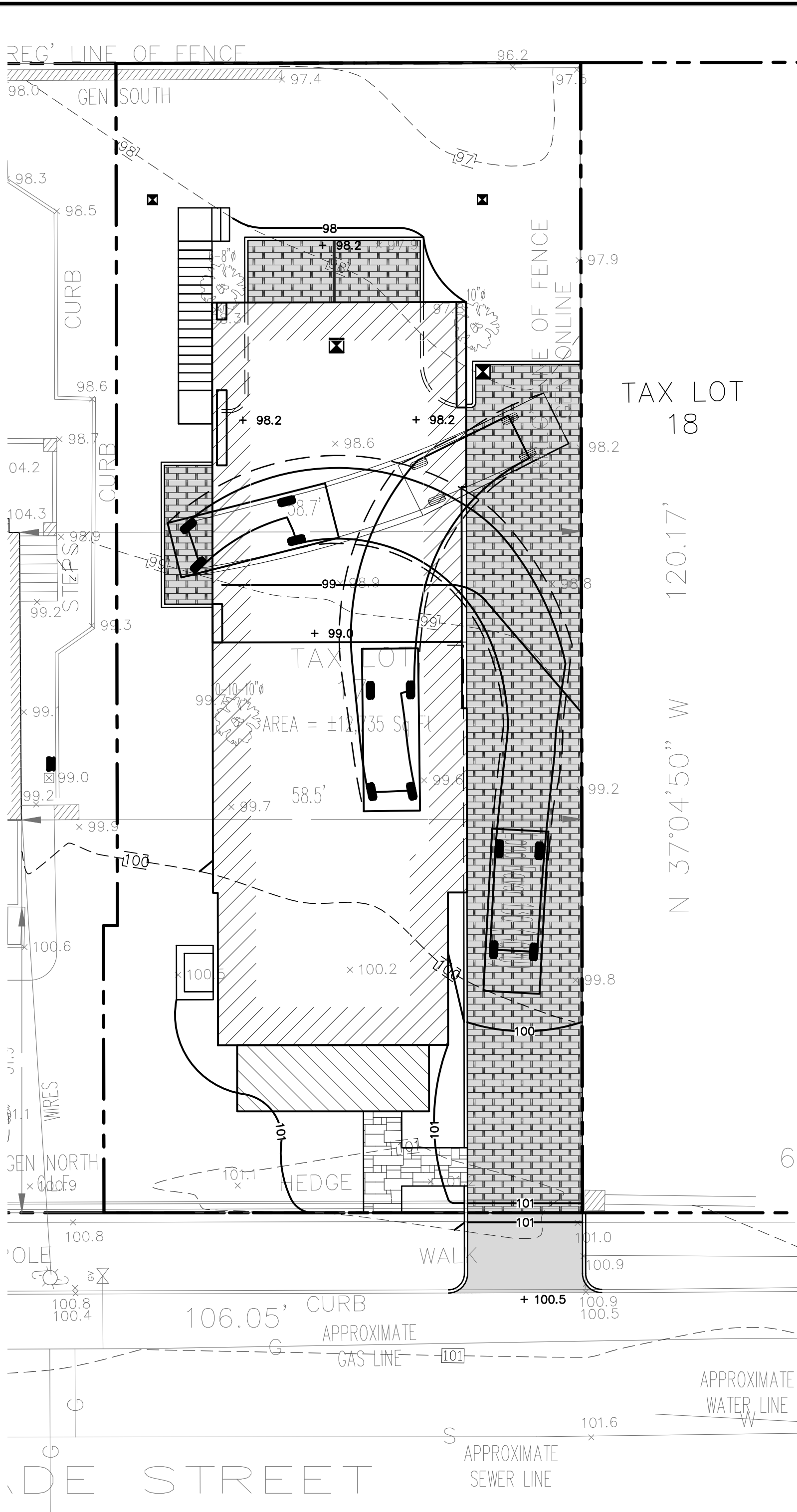




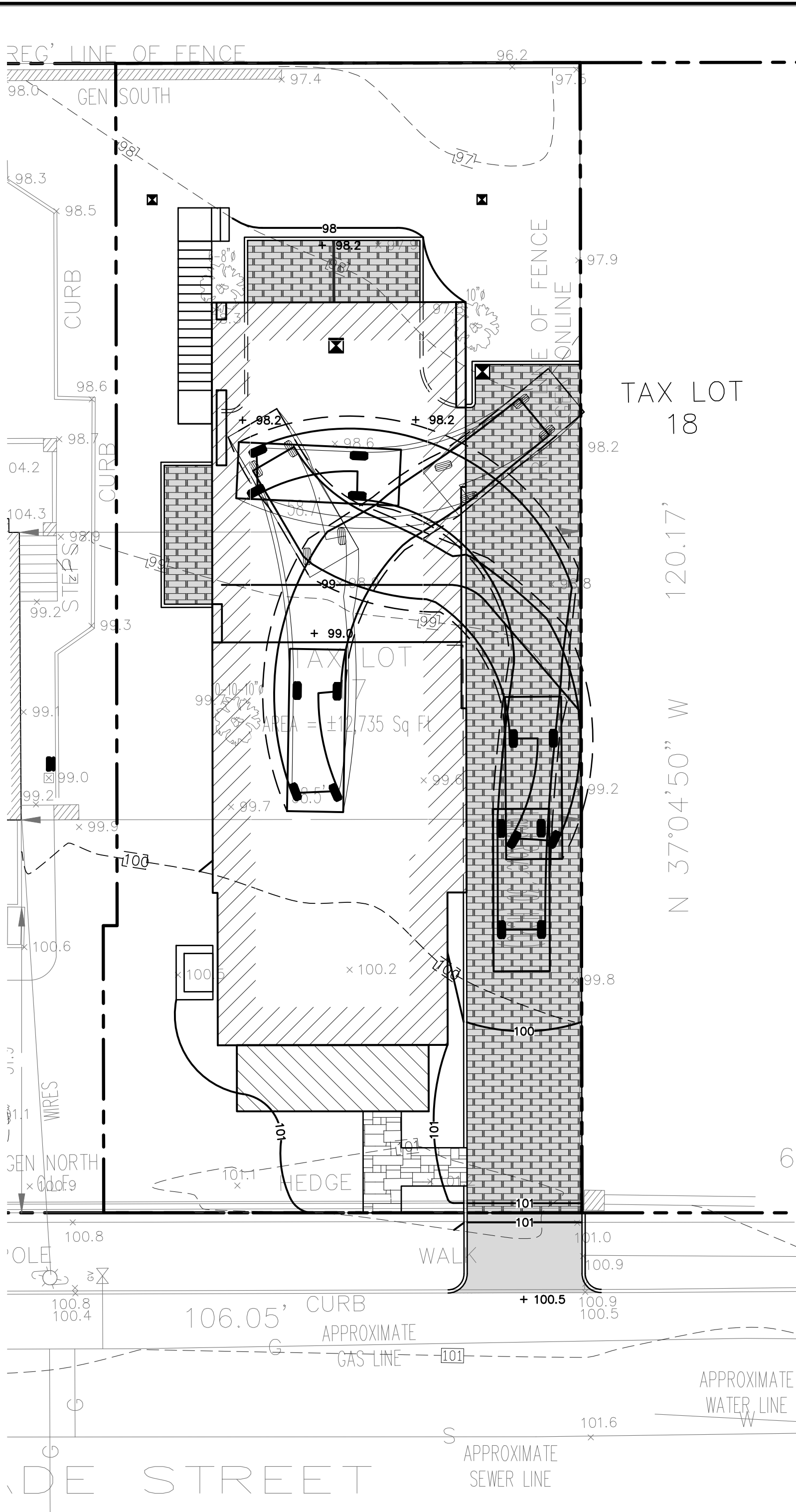
TURNING RADIUS CAR  
ENTERING PARKING SPOT 1



TURNING RADIUS CAR  
EXITING PARKING SPOT 2



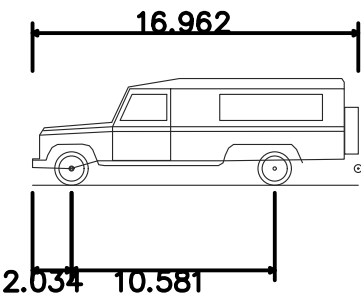
TURNING RADIUS CAR ENTERING  
GARAGE SPACE 1



TURNING RADIUS CAR ENTERING  
& EXITING GARAGE SPACE 2

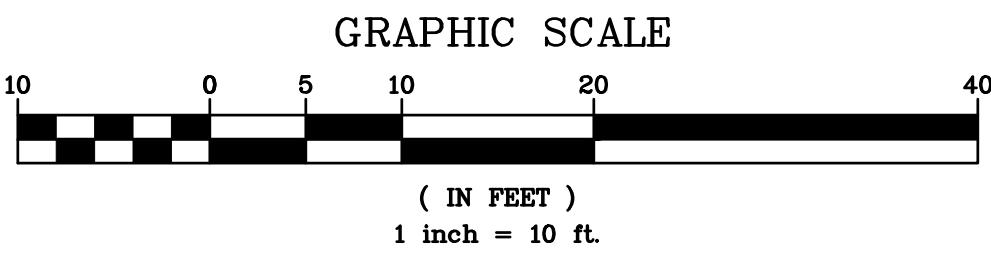
LEGEND

- PROPERTY LINE
- PROPOSED BELGIAN BLOCK CURB
- PROPOSED WALKWAY/PATIO
- PROPOSED PERMEABLE DRIVEWAY
- PROPOSED CONTOUR
- PROPOSED SPOT GRADE
- PROPOSED DRAIN INLET



Land Rover 130 (HCPU)  
Overall Length  
Overall Width  
Overall Body Height  
Min Body Ground Clearance  
Track Width  
Lock-to-lock time  
Curb to Curb Turning Radius

EXISTING INFORMATION SHOWN HEREON  
TAKEN FROM A SURVEY PREPARED BY  
SUMMIT LAND SURVEYING P.C. DATED  
JUNE 27, 2023



Revisions based on new building layout		Revisions		Date	
1	No.	THIS PLAN NOT VALID FOR CONSTRUCTION WITHOUT ENGINEERS SEAL & SIGNATURE		Date: 01/30/24 Sheet: 1	
PROJECT:				Date: 01/30/24 Sheet: 1	
PROPOSED SUBDIVISION & RESIDENCE 107 PALISADE STREET VILLAGE OF DOBBS FERRY WESTCHESTER COUNTY – NEW YORK				Date: 01/30/24 Sheet: 1	
TURNING RADIUS PLAN				Date: 01/30/24 Sheet: 1	
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HUDSON ENGINEERING CONSULTING, P.C. 45 Knollwood Road, Suite 201 Elmsford, New York 10523 T: 914-909-0420 F: 914-560-2086				Date: 01/30/24 Sheet: 1	
TR-1				Date: 01/30/24 Sheet: 1	