

LANDSCAPE PLANS for owners ...

Massimo & Diana Bufalini

site location
197 Clinton Avenue
Dobbs Ferry, NY

tax id # 95.01-2-63

Owners Address
197 Clinton Avenue
Dobbs Ferry, NY

PLANS PREPARED BY APPLICANT

Robert Schweitzer - Landscape Architect

Robert D. Schweitzer Jr. (RLA)
18 Bayberry Lane
Redding, CT 06896
(914) 241-9597
January 15, 2023
March 8, 2023

PAGE	DRAWING
L-1	SITE PLAN
L-2	MATERIALS PLAN
L-3	COVERAGE PLAN
L-4	SEDIMENT & EROSION CONTROL PLAN
L-5	PLANTING & LIGHTING PLAN
L-6	DETAILS
L-7	DETAILS
L-8	DETAILS
L-9	DETAILS
L-10	SURVEY

NOTES TO TOWN OFFICIALS

SITE SURVEY

1. The survey was prepared April 20, 2022 by Summit Land Surveying, P.C., 21 Drake Lane, White Plains, NY (914) 629-7758. At the request of the landscape architect, a Coverage Table was prepared by Summit Land Surveying showing the House and Total Impervious Surfaces.

WETLAND

1. No Wetlands were observed on or in close proximity to the site.

GENERAL

1. The Grading and Disturbance Area is 3,809 SF.
2. Impervious Surfaces expansion is 1,274.38 SF.
3. All debris shall be removed from premises, there shall be no On Site Burial of any construction materials, garbage, logs what so ever.
4. All work shall comply with NYS, Westchester County, and the Town of Dobbs Ferry's Building Codes and Laws.
5. Prior to starting work, the Contractor shall request a Utility Mark-out to locate any underground utilities. The "marked" location of any utilities inside the Disturbance Area as shown on L-1 Site Plan, shall be maintained to be visibly clear and apparent (by marking or flagging) throughout the duration of the construction period. Any marked areas that during the construction period become not visible, shall be marked out immediately without delay.

DRAINAGE

Pool Decking & Pool Winter Draw Down

1. Some of the the Drainage from the pool decking will be pitched off the deck and conveyed via drain swale to a proposed Catch Basin. In addition, water from the main deck area will drain off the deck to a Trench Drain located in a planting strip between the pool decking and a proposed free standing masonry wall. The trench drain will also serve as an infiltration trench, as the perforated pipe will be set level and in gravel, wrapped with Soil Barrier fabric. The infiltration trench will overflow to a 3' x 3' Settling Basin, draining into an infiltration area sized for the design Storm specified by the Engineering Department. Overflow from the infiltrators will drain into a stone Dissipation Apron where water presently drains.

2. Winter Draw Down shall be staged over several days so that the both the Trench Drain (located between the pool decking and stone wall) and Infiltrators (located behind the pool) do not exceed their capacity.

PERCOLATION & SOIL TESTS

1. Deep Soil Testing was performed on 12/22/2022 in the area where the Infiltrators have been proposed. The test hole was hand dug using two laborers because access into the test area using a small machine, would require destroying part of An existing retaining wall. A hole was excavated to a depth of 5'-8". No boulders or large rocks were encountered, only a few cobbles were excavated. Soil Horizons were Abrupt and noted by the landscape architect during the excavation; consisting of an Organic, Silt-Sand & Sand stratum. Below are what was observed.

0-11" Organic / 11"- 2' 5" Sand Loam / 2' 5"- 5' 8" Sand. No Redox observed. No percs observed.

2. Percolation Testing was then performed by digging a shelf off the side of the deep hole. The depth of the shelf was 1' 8". A percolation hole was dug in the shelf using a post hole digger, which had a diameter of 8" and a depth of 18". A presoak was done filling the hole with water and waiting 45 minutes. Three percolation tests were subsequently done by filling the hole and measuring the drop. The results were as follows.

a) Depth - 17.0" / Width 8" / Time 30 minutes / Drop 16"
b) Depth - 16.0" / Width 8" / Time 30 minutes / Drop 13"
c) Depth - 15.5" / Width 8" / Time 15 minutes / Drop 8"

POOL FENCING

1. The Pool Barrier Fence will utilize existing fence located in the rear and side yard of the property, positioned along the property line. In some places this fence is located on the abutting neighbor's property. Where this occurs, the existing fence will not be used, rather a new fence will be installed on the owner's property, replacing the old fence.y. A fencing company will be contracted to upgrade any part of the older existing fence used to meet NYS Pool Barrier standards if the older fence is non compliant.

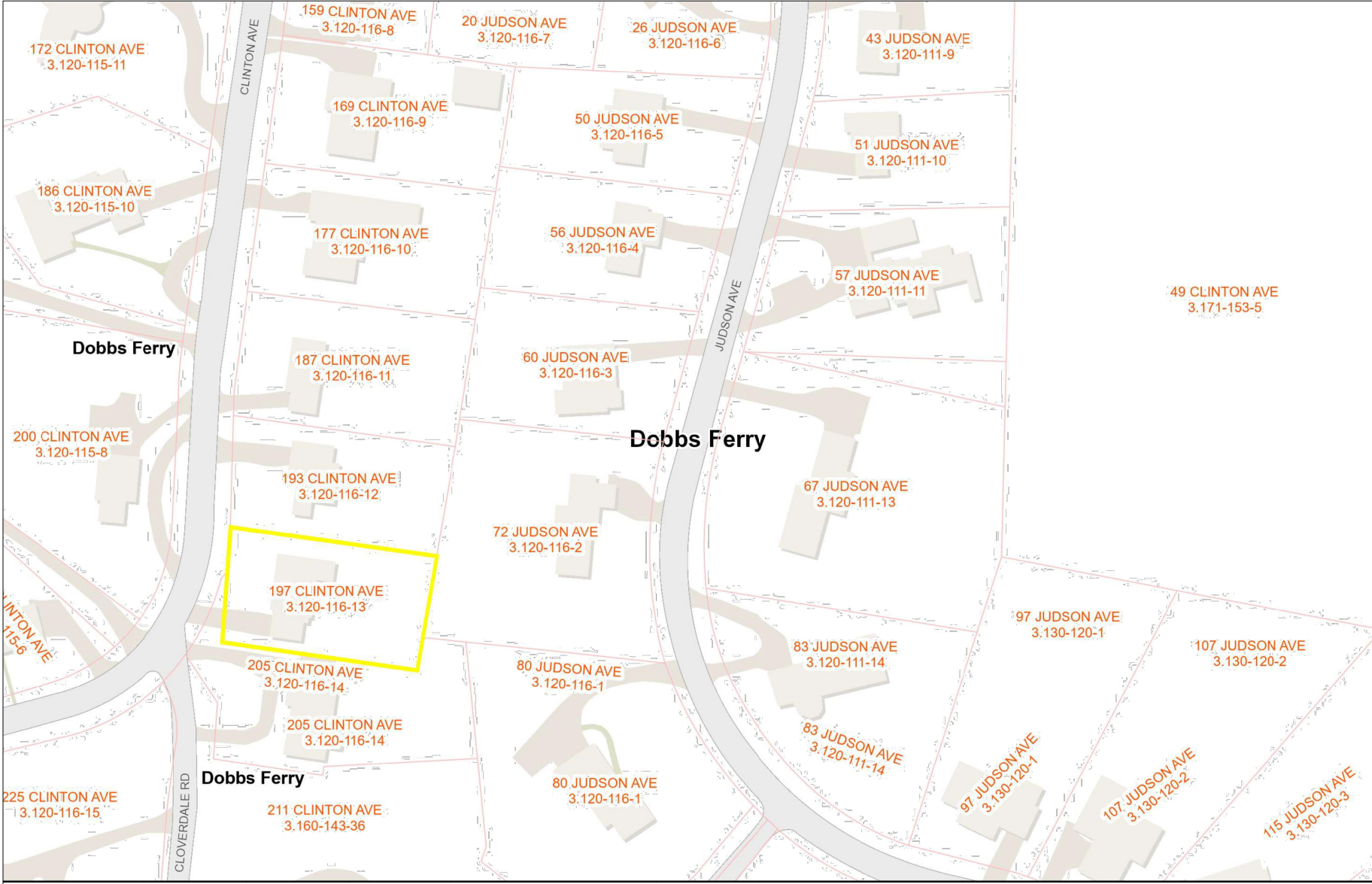
2. The pool fence will not extend into the front of the property, rather it will return from both side yards, engaging the house with a gate for access. Between each of the side yard gates in the rear of the property, the house doors and windows will be secured to meet NYS Barrier Code standards.

POOL ALARMS

1. The NYS Code for Pools, Spas & Hot Tubs, Section 326 is referenced for: pool motion alarms, window and door alarms. See Details Plans for reference.

TREE REMOVALS

1. No tree removals are proposed.



ZONING REQUIREMENTS OF-3 S-3,120 / B-116 / L-13			
	MINIMUM LOT AREA REQUIREMENTS	EXISTING	PROPOSED
LOT AREA	.3443 AC 15,000 SF	.4189 AC 18,249.14 SF NET LOT AREA ADJUSTED Table B3 .75 x LA .3142 AC 13,686.86 SF	.4189 AC 18,249.14 SF .3142 AC 13,686.86 SF
FRONT YARD SETBACK	30 FEET	44.50'	44.50'
REAR YARD SETBACK	25 FEET	83'-4" +/- to porch	34.33' to pool
SIDE YARD SETBACK	EACH 15' BOTH 40'	17.20' to house 11.00' to house	32.17' to pool 43.33' to pool
MAX PERMITTED IMPERVIOUS SURFACES	40% LOT AREA ADJUSTED 5,474.74 SF	5,030 SF	see L-3 Coverage Plan 6,304.38 SF
MAX PERMITTED BUILDINGS	20% LOT AREA 3,649.83 SF	13.51 % 2,466 SF	13.51 % 2,466 SF



I Robert D. Schweitzer Jr. (RLA)
have prepared these plans to
the best of my professional ability
and acknowledge that the information
on them is correct and truthful

Robert D. Schweitzer Jr.

3/8/23

NYS # 001758-01

Robert D. Schweitzer Jr

Date