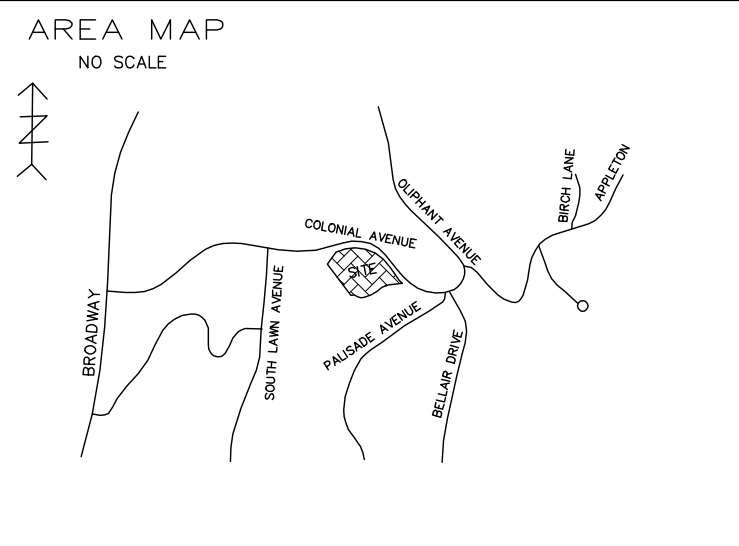
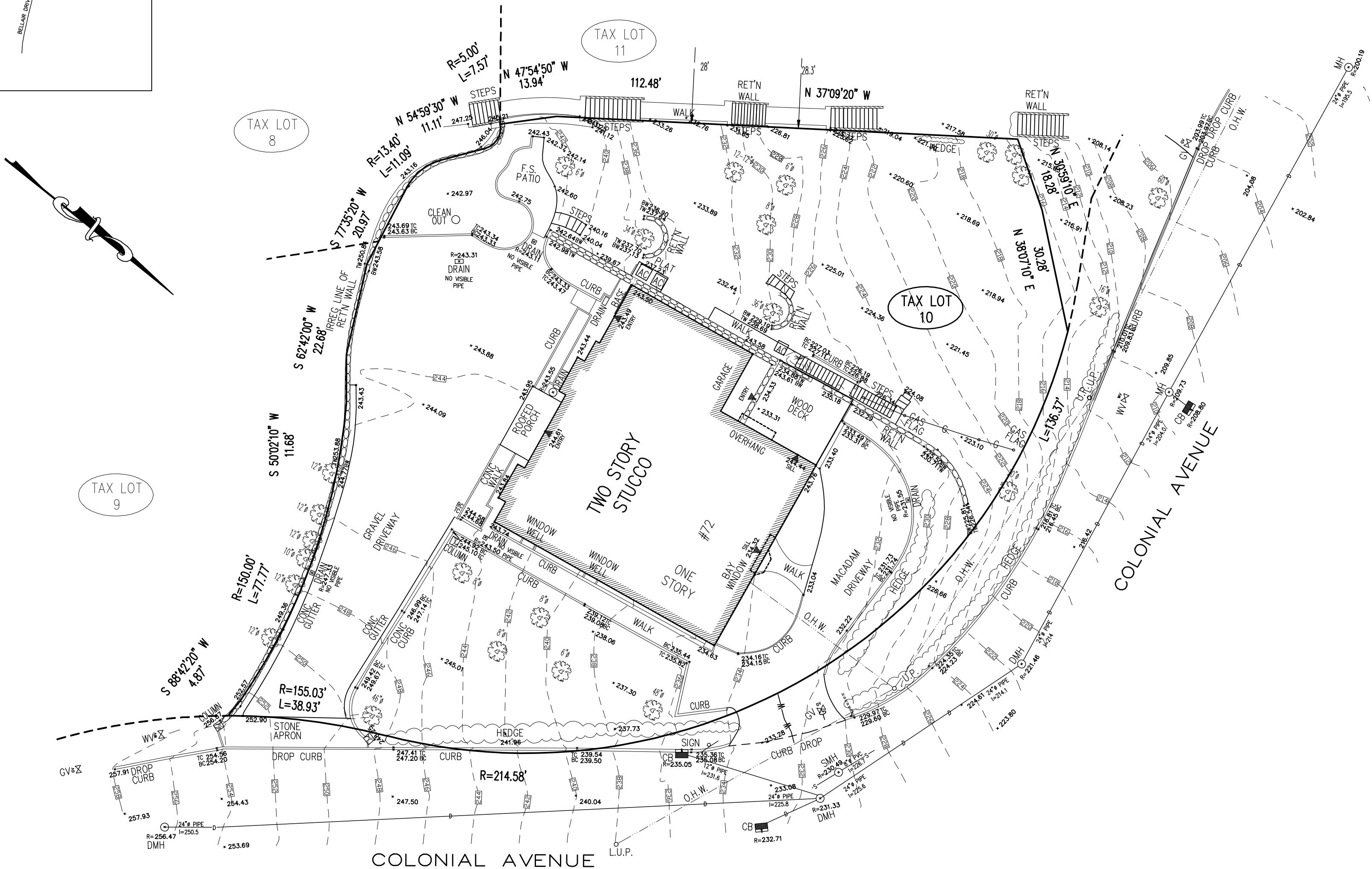




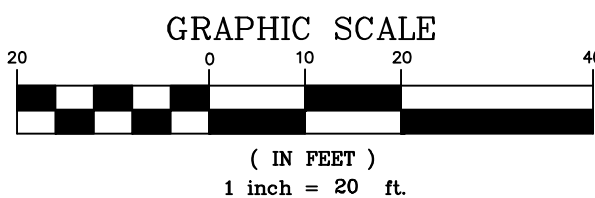
## LEGENDS AND ABBREVIATIONS

- 67.32 EXISTING ELEVATION
-  TREE
-  DRAINAGE INLET
-  LIGHT POLE
-  HYDRANT
-  CONCRETE RET'N WALL BUILDING
-  CONCRETE CURB
- TC TOP CURB
- BC BOTTOM CURB
- TW TOP WALL
- BW BOTTOM WALL
-  DROP CURB
-  UTILITY POLE
-  LIGHT
-  HYDRANT
-  LIGHT POLE
-  WATER VALVE
-  TRAFFIC SIGN
-  GAS VALVE
-  DRAINAGE INLET
-  CATCH BASIN
-  SEWER MANHOLE
-  ELECTRIC MANHOLE
-  WATER MANHOLE
- W— W WATER MAIN
- S— SEWER
- E— E—E ELECTRIC LINE
- G— G—G GAS LINE
- — — OVER HEAD WIRES
- — — (C.L.F.)
- TC TOP OF CURB
- BC BOTTOM OF CURB
- TW TOP OF WALL
- BW BOTTOM OF WALL
-  LEGAL GRADE
- — — (W.I.F.)
-  UM= UTILITY MANHOLE



1. ELEVATIONS SHOWN HEREON REFER TO NAVD88 VERTICAL DATUM.
2. THE INFORMATION GIVEN ON THIS SURVEY PERTAINING TO UTILITIES AND OR SUBSTRUCTURES IS NOT CERTIFIED TO ACCURACY OR COMPLETENESS.
3. SEWER MANHOLE FOUND IN THE ROADWAY.
4. GAS AND ELECTRIC INFORMATION SHOWN HEREON TAKEN FROM THE FIELD MARKINGS
5. CONSULT THE APPROPRIATE UTILITY COMPANY PRIOR TO DESIGNING IMPROVEMENTS.
6. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS THAT MAY BE REVEALED BY AN EXAMINATION OF SUCH.
7. CODE 753 (UTILITY MARKINGS), NO UTILITY MARKINGS WERE FOUND ON THE DAY OF FIELD TRIP.

CALL BEFORE YOU DIG:  
PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION CALL 1800-272-4480.



NOTE: THERE WAS AT LEAST 6" OF SNOW ON GROUND, THE OF FIELD PROCESS.

LOT AREA =  $\pm 23,108$  Sq Ft OR  $\pm 0.53$  Ac.

| REVISIONS |       |    | UNAUTHORIZED ALTERATION OR ADDITIONS TO A SURVEY MAP BEARING A LICENSED LAND SURVEYORS SEAL IS VIOLATION OF 7209, SUB-DIVISION 2, OF NEW YORK STATE EDUCATION LAW. COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYORS INKED SEAL OR EMBOSSED SEAL NOT BE CONSIDERED TO BE A TRUE AND VALID COPY. |
|-----------|-------|----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| DATE      | DESC. | BY |                                                                                                                                                                                                                                                                                                        |
|           |       |    | BELOW SURFACE ENCROACHMENTS ARE NOT SHOWN. THE EXISTENCE OF RIGHT OF WAYS AND/OR EASEMENTS OF RECORD, IF ANY, NOT SHOWN HEREON, ARE NOT CERTIFIED.                                                                                                                                                     |
|           |       |    | A TITLE REPORT OF THE SUBJECT PROPERTY WAS NOT PROVIDED, A DEED OF THE SUBJECT PROPERTY WAS NOT PROVIDED.                                                                                                                                                                                              |
|           |       |    | Certifications indicated are limited only to the person for whom this survey was prepared and on his or her behalf to the title company, governmental agency and lending institution for the title number listed hereon. The certifications are not transferable.                                      |
|           |       |    | Not for Title Transfer.                                                                                                                                                                                                                                                                                |

**TOPOGRAPHICAL SURVEY OF  
TAX LOT 10 IN BLOCK 113, SECTION 3.120  
AS SHOWN ON THE OFFICIAL TAX MAPS OF  
VILLAGE OF DOBBS FERRY**

LOCATED AT  
VILLAGE OF DOBBS FERRY  
TOWN OF GREENBURGH  
WESTCHESTER COUNTY NEW YORK.

DATE: JANUARY 04, 2021.

**SCALE: 1"= 20.0'**  
**Measurement in U.S. Standard.**

**JOB NUMBER**  
**WCRO1907-P106(TOPO).**

**COPYRIGHT©2021 SUMMIT LAND SURVEYING P.C.**

**Summit Land Surveying P.C.**  
21 Drake Lane  
White Plains NY 10607  
Tel. 9146297758

This is to certify that this map and the survey on which it is based were made in accordance with the "Minimum Standard" Detail Requirements for the New York State Association of Land Surveyors.

**Rakesh R. Behal, L.S. New York State License Number 050666.**







| LIGHT FIXTURE / DEVICE SCHEDULE |                |                      |          |                        |          |
|---------------------------------|----------------|----------------------|----------|------------------------|----------|
| SYMBOL                          | LOCATION       | DESCRIPTION          | MANUF.   | CAT. NO.               | COMMENTS |
|                                 | EXTERIOR       | RECESSED DIRECTIONAL | HINKLEY  | HARDY ISLAND M216710   | BRONZE   |
|                                 | DRIVEWALL WALL | STEP LIGHTS          | HINKLEY  | HARDY ISLAND M21594-LI | BRONZE   |
|                                 | FOUNTAIN       | POND LIGHT           | ATLANTIC | SOLWPL1                | BLACK    |

ELECTRICIAN TO VERIFY ALL ELECTRICAL REQUIREMENTS  
ALL EXTERIOR LIGHTING COMPLIES WITH VILLAGE CODE 300-41

| ELECTRICAL DEVICE LEGEND |                       |
|--------------------------|-----------------------|
| SYMBOL                   | DESCRIPTION/ COMMENTS |
|                          | EXTERIOR GFI OUTLET   |
|                          | LIGHT SWITCH          |

| PLANTING SCHEDULE |                           |          |                       |
|-------------------|---------------------------|----------|-----------------------|
| QTY               | TYPE                      | SIZE     | REMARKS               |
| 1                 | VARIEGATED JAPANESE MAPLE | 6 FT MIN | SEE PLAN FOR LOCATION |
| 2                 | FLOWERING DOGWOOD         | 6 FT MIN | SEE PLAN FOR LOCATION |
| 1                 | WEeping CHERRY            | 6 FT MIN | SEE PLAN FOR LOCATION |
| 1                 | COPPER BEECH              | 6 FT MIN | SEE PLAN FOR LOCATION |
| 16                | PENCIL HOLLY              | 6 FT MIN | SEE PLAN FOR LOCATION |
| 8                 | AZALEA                    | 3 GAL    | SEE PLAN FOR LOCATION |
| 8                 | ROUND BOXWOOD             | 3 GAL    | SEE PLAN FOR LOCATION |
| 8                 | VARIEGATED WEDDER GRASS   | 3 GAL    | SEE PLAN FOR LOCATION |
| 8                 | FLAME GRASS               | 3 GAL    | SEE PLAN FOR LOCATION |
| 8                 | AUTUMN EMBERS AZALEA      | 3 GAL    | SEE PLAN FOR LOCATION |
| 8                 | BLOOMING LILAC            | 3 GAL    | SEE PLAN FOR LOCATION |
| 8                 | LACE HYDRANGEA            | 3 GAL    | SEE PLAN FOR LOCATION |
| 8                 | ENDLESS SUMMER HYDRANGEA  | 3 GAL    | SEE PLAN FOR LOCATION |
| 8                 | AUTUMN EMBERS BARBERRY    | 3 GAL    | SEE PLAN FOR LOCATION |
| 8                 | RED CHOCHEBERRY           | 3 GAL    | SEE PLAN FOR LOCATION |
| 8                 | SHIP LAUREL               | 3 GAL    | SEE PLAN FOR LOCATION |
| 5                 | JUNIPER                   | 3 GAL    | SEE PLAN FOR LOCATION |
| 8                 | CANADIAN BUNCH BERRY      | 3 GAL    | SEE PLAN FOR LOCATION |

PROVIDE PLANTING SOIL AND FERTILIZER AS RECOMMENDED BY NURSERY.  
NOTE: SHADE ROCK GARDEN PLANTING NOT INDICATED ON PLANT SCHEDULE

#### SITE PLAN NOTES:

- NO ROCK BLASTING IS REQUIRED
- THE TOWN ENGINEER MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES IF DEEMED APPROPRIATE TO MITIGATE UNPRESSED SILTATION AND EROSION OF DISTURBED SOILS.
- AS BUILT PLANS OF THE PROPOSED 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 ENGINEER AS CLEAN, NON-CONTAMINATED FILL SUITABLE FOR THE INTENDED USE.
- AS BUILT DRAWINGS OF THE SITE IMPROVEMENTS SHALL BE SUBMITTED TO THE VILLAGE FOR REVIEW PRIOR TO OBTAINING CERTIFICATE OF OCCUPANCY.
- ALL UNDERGROUND UTILITY LINES ARE TO BE MARKED PRIOR TO START OF CONSTRUCTION. WATER AND GAS LINES ARE TO BE PROTECTED FROM DAMAGE DURING CONSTRUCTION
- THERE IS TO BE NO INCREASED RUNOFF TO ADJACENT PROPERTIES AS A RESULT OF THE PROPOSED WORK. ALL RE-GRADING SHALL INSURE THAT RUNOFF TO ADJACENT PROPERTIES IS NOT INCREASED OR ALTERED FROM EXISTING CONDITIONS. ANY NATURAL RUNOFF OF SITE SHALL NOT BE INCREASED OR CREATE ON SITE PONDING.
- THE PROPOSED INFILTRATION SYSTEM SHALL NOT BE CONNECTED UNTIL CONSTRUCTION IS COMPLETED AND THE CONTRIBUTING AREA IS STABILIZED
- APPROXIMATELY 170 YARDS OF CLEAN FILL MATERIAL IS TO BE IMPORTED TO SITE.

INFILTRATION ACCESS PORTS ARE TO BE SHOWN ON THE AS-BUILT

#### CONSTRUCTION SEQUENCE:

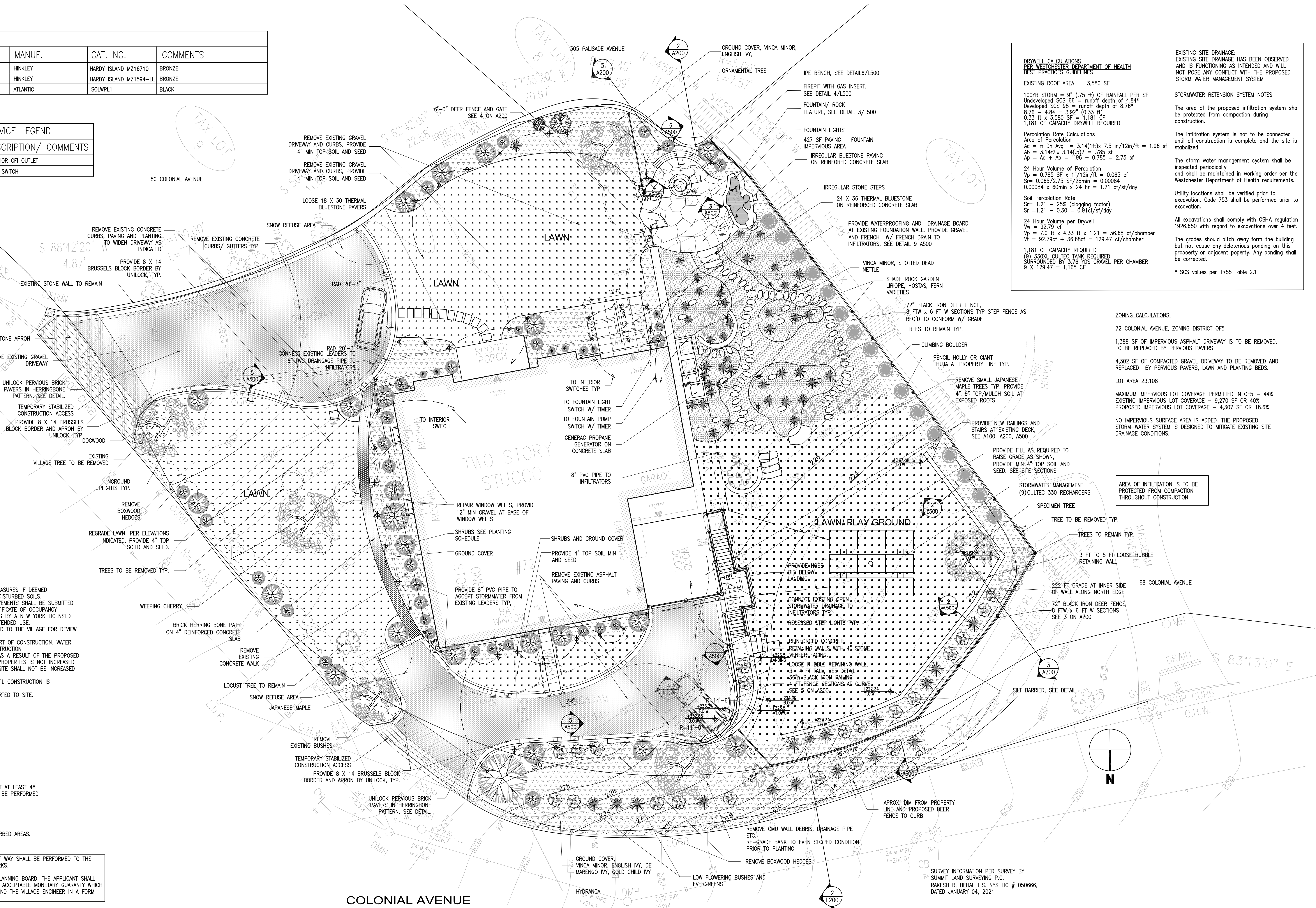
- INSTALLATION OF EROSION CONTROLS
- SITE CLEARING/ DEMOLITION
- EXCAVATION
- ADDITION CONSTRUCTION
- SITWORK - INSTALLATION OF INFILTRATION SYSTEM
- REMOVAL OF EROSION CONTROLS
- FINAL GRADING, PLANTING

THE GENERAL CONTRACTOR SHALL NOTIFY THE BUILDING DEPARTMENT AT LEAST 48 HOURS BEFORE ANY OF THE FOLLOWING SO THAT INSPECTIONS MAY BE PERFORMED

- START OF CONSTRUCTION
- INSTALLMENT OF SEDIMENT AND EROSION CONTROL
- COMPLETION OF SITE CLEARING
- COMPLETION OF ROUGH GRADING
- INSTALLATION OF SMP'S
- COMPLETION OF FINAL GRADING AND STABILIZATION OF DISTURBED AREAS.
- CLOSURE OF CONSTRUCTION
- COMPLETION OF FINAL LANDSCAPING

THE IMPROVEMENT WORK PERFORMED WITHIN THE VILLAGE RIGHT OF WAY SHALL BE PERFORMED TO THE SATISFACTION OF THE VILLAGE ENGINEER AND DEPT OF PUBLIC WORKS.

BEFORE THE SITE PLANS ARE SIGNED BY THE CHAIRMAN OF THE PLANNING BOARD, THE APPLICANT SHALL BE REQUIRED TO POST A PERFORMANCE BOND OR OTHER TYPE OF ACCEPTABLE MONETARY GUARANTY WHICH SHALL BE IN THE AMOUNT DETERMINED BY THE PLANNING BOARD AND THE VILLAGE ENGINEER IN A FORM SATISFACTORY TO THE VILLAGE ATTORNEY.



#### DRYWELL CALCULATIONS

PER WESTCHESTER DEPARTMENT OF HEALTH  
BEST PRACTICES GUIDELINES

EXISTING ROOF AREA 3,580 SF

100YR STORM = 9" (.75 FT) OF RAINFALL PER SF  
Undeveloped SCS 66 = runoff depth of 4.84"  
Developed SCS 66 = runoff depth of 8.76"  
8.76 - 4.84 = 3.92" (0.33 ft)  
0.33 ft x 3,580 SF = 1,181 cf  
1,181 CF CAPACITY DRYWELL REQUIRED

Percolation Rate Calculations  
Area of Percolation  
 $Ac = \pi Dh Avg = 3.14(1ft) \times 7.5 \text{ in}/12\text{in}/ft = 1.96 \text{ sf}$   
 $Ab = 3.14r^2 = 3.14(.5)^2 = .785 \text{ sf}$   
 $Ap = Ac + Ab = 1.96 + 0.785 = 2.75 \text{ sf}$

24 Hour Volume of Percolation  
 $Vp = 0.785 \text{ SF} \times 17/12\text{in}/ft = 0.065 \text{ cf}$   
 $Sr = 0.065/2.75 \text{ SF}/28\text{min} = 0.00084$   
 $0.00084 \times 60\text{min} \times 24 \text{ hr} = 1.21 \text{ cf}/\text{sf}/\text{day}$

Soil Percolation Rate  
 $Sr = 1.21 - 25\% \text{ (clogging factor)}$   
 $Sr = 1.21 - 0.30 = 0.91\text{cf}/\text{sf}/\text{day}$

24 Hour Volume per Drywell  
 $Vw = 92.79 \text{ cf}$   
 $Vp = 7.0 \text{ ft} \times 4.33 \text{ ft} \times 1.21 = 36.68 \text{ cf}/\text{chamber}$   
 $Vt = 92.79\text{cf} + 36.68\text{cf} = 129.47 \text{ cf}/\text{chamber}$

1,181 CF CAPACITY REQUIRED  
(9) 330XL CULTEC TANK REQUIRED  
SURROUNDED BY 3.76 YDS GRAVEL PER CHAMBER  
9 X 129.47 = 1,165 CF

EXISTING SITE DRAINAGE:  
EXISTING SITE DRAINAGE HAS BEEN OBSERVED  
AND IS FUNCTIONING AS INTENDED AND WILL  
NOT POSE ANY CONFLICT WITH THE PROPOSED  
STORM WATER MANAGEMENT SYSTEM

#### STORMWATER RETENTION SYSTEM NOTES:

The area of the proposed infiltration system shall be protected from compaction during construction.

The infiltration system is not to be connected until all construction is complete and the site is stabilized.

The storm water management system shall be inspected periodically and shall be maintained in working order per the Westchester Department of Health requirements.

Utility locations shall be verified prior to excavation. Code 753 shall be performed prior to excavation.

All excavations shall comply with OSHA regulation 1926.650 with regard to excavations over 4 feet.

The grades should pitch away from the building but not cause any deleterious ponding on this property or adjacent property. Any ponding shall be corrected.

\* SCS values per TR55 Table 2.1

#### ZONING CALCULATIONS:

72 COLONIAL AVENUE, ZONING DISTRICT OF5

1,388 SF OF IMPERVIOUS ASPHALT DRIVEWAY IS TO BE REMOVED, TO BE REPLACED BY PERVIOUS PAVERS

4,302 SF OF COMPACTED GRAVEL DRIVEWAY TO BE REMOVED AND REPLACED BY PERVIOUS PAVERS, LAWN AND PLANTING BEDS.

LOT AREA 23,108

MAXIMUM IMPERVIOUS LOT COVERAGE PERMITTED IN OF5 - 44%  
EXISTING IMPERVIOUS LOT COVERAGE - 9,270 SF OR 40%  
PROPOSED IMPERVIOUS LOT COVERAGE - 4,307 SF OR 18.6%

NO IMPERVIOUS SURFACE AREA IS ADDED. THE PROPOSED STORM-WATER SYSTEM IS DESIGNED TO MITIGATE EXISTING SITE DRAINAGE CONDITIONS.

AREA OF INFILTRATION IS TO BE PROTECTED FROM COMPACTION THROUGHOUT CONSTRUCTION



Landscaping  
72 Colonial Avenue  
Dobbs Ferry, NY

100% CONSTRUCTION  
DRAWINGS

DATE: JANUARY 28, 2022  
REV: JUNE 07, 2022

Drawn By:

Scale:  
1" = 10 FT

Site:

LANDSCAPING  
PLAN  
STORMWATER  
MANAGEMENT

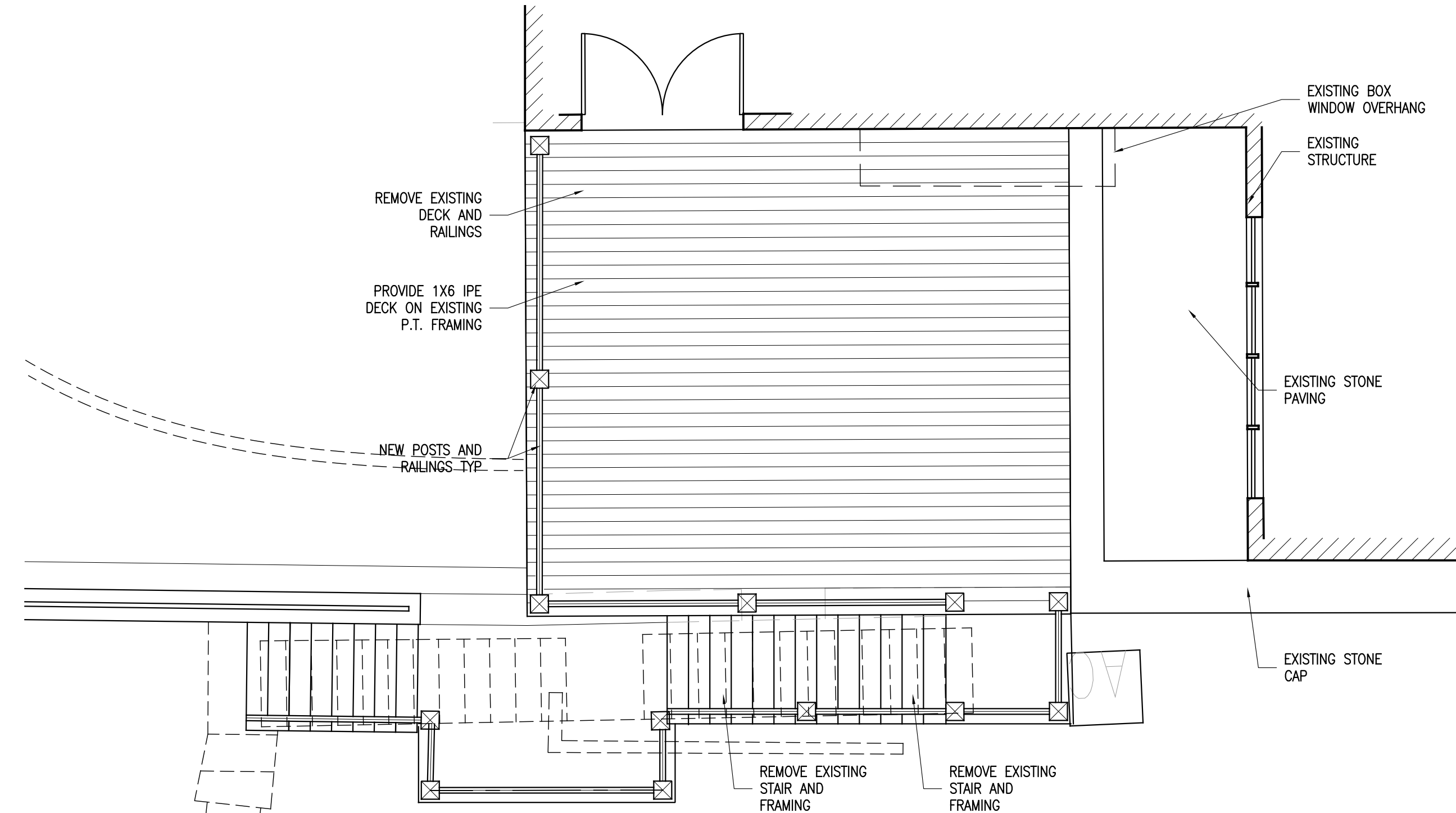
number:

L100

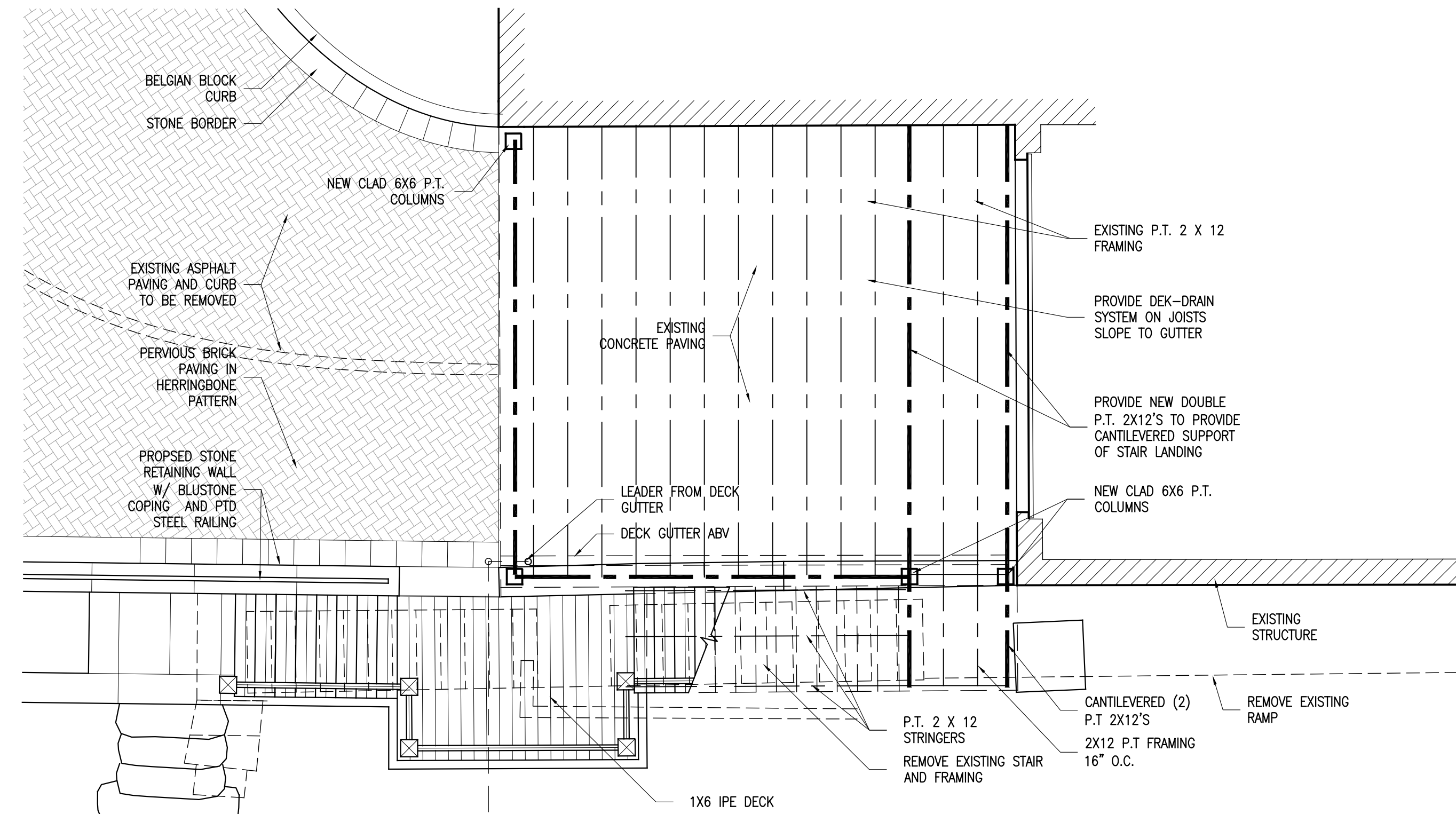




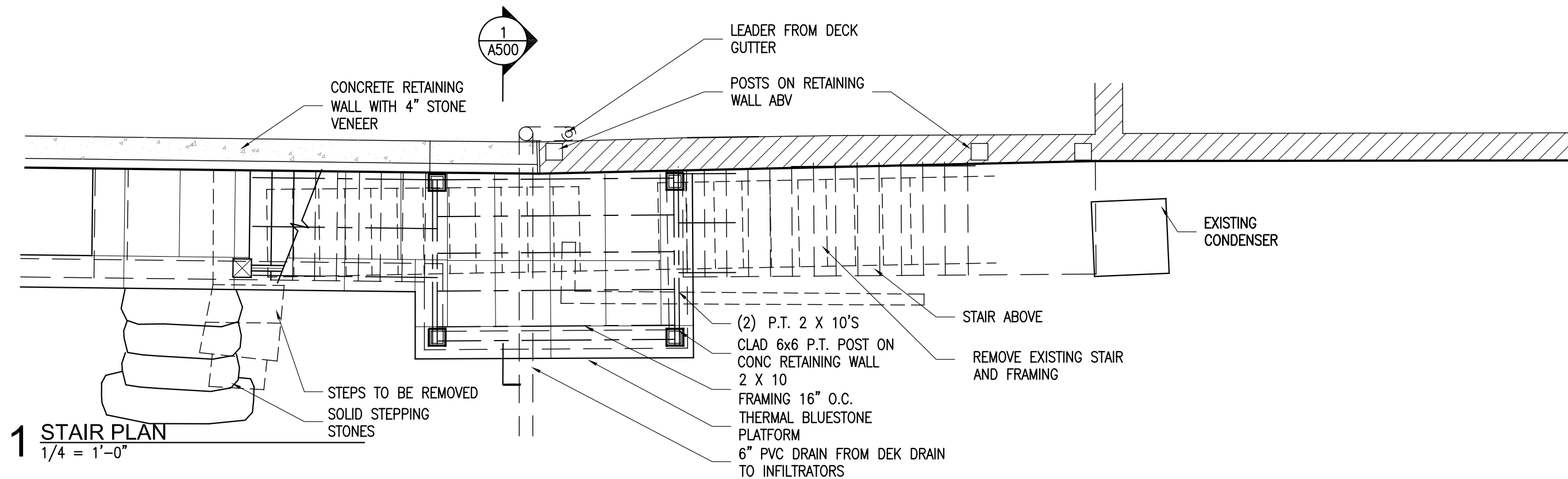
4 NORTH ELEVATION  
1/4" = 1'-0"



2 DECK PLAN - FIRST FLOOR LEVEL  
1/4" = 1'-0"



2 DECK PLAN - GARAGE LEVEL  
1/4" = 1'-0"



1 STAIR PLAN  
1/4" = 1'-0"



Landscaping  
72 Colonial Avenue  
Dobbs Ferry, NY

100% CONSTRUCTION  
DRAWINGS

DATE: JANUARY 28, 2022  
REV: APRIL 19, 2022

Drawn By:

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

Title:

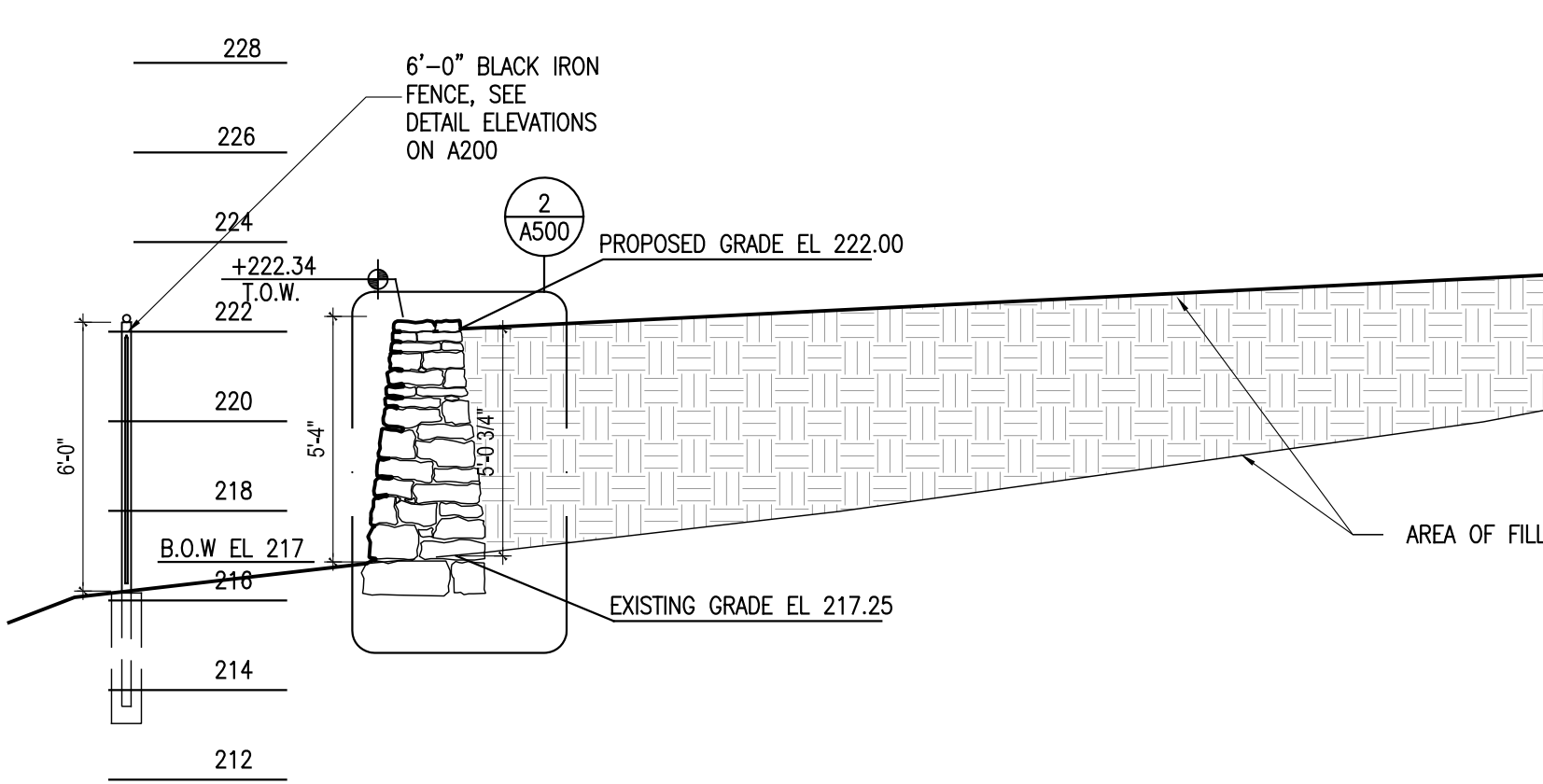
DECK PLANS  
AND ELEVATIONS

Number:

A100

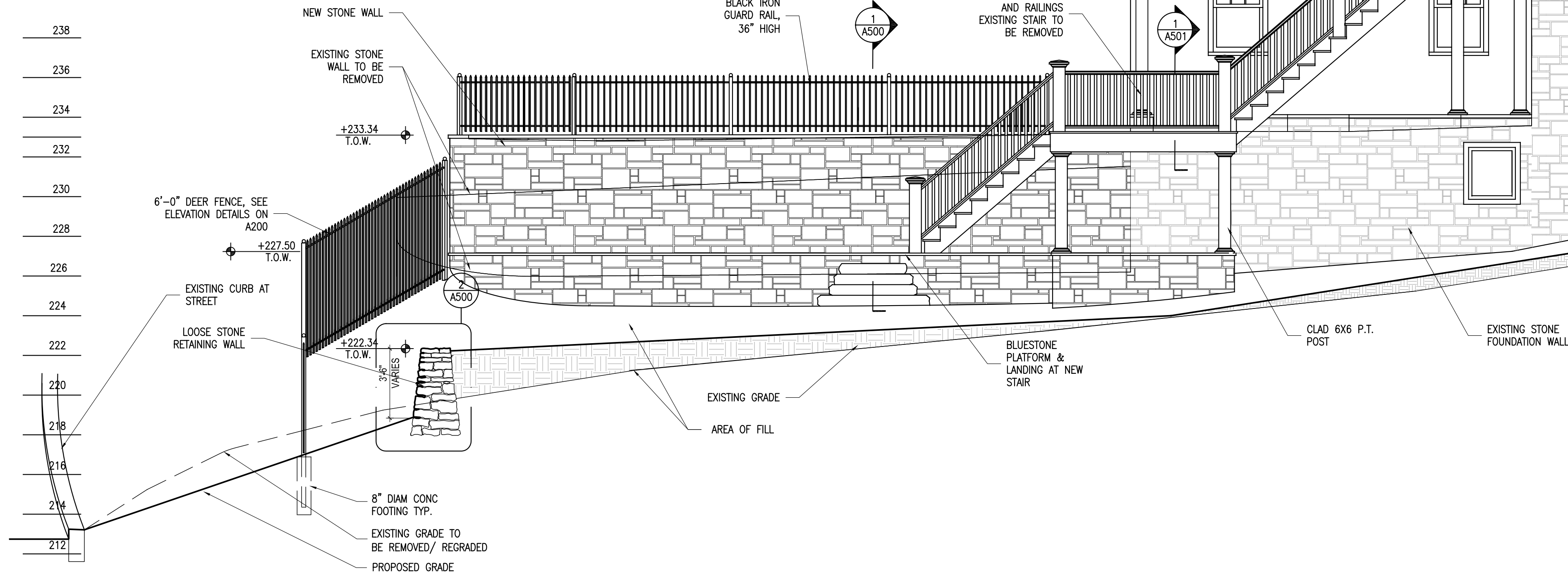


242  
240  
238  
236  
234  
232  
230  
228  
226  
224  
222  
220  
218  
216  
214  
212



3 SITE SECTION  
1/4" = 1'-0"

242  
240  
238  
236  
234  
232  
230  
228  
226  
224  
222  
220  
218  
216  
214  
212



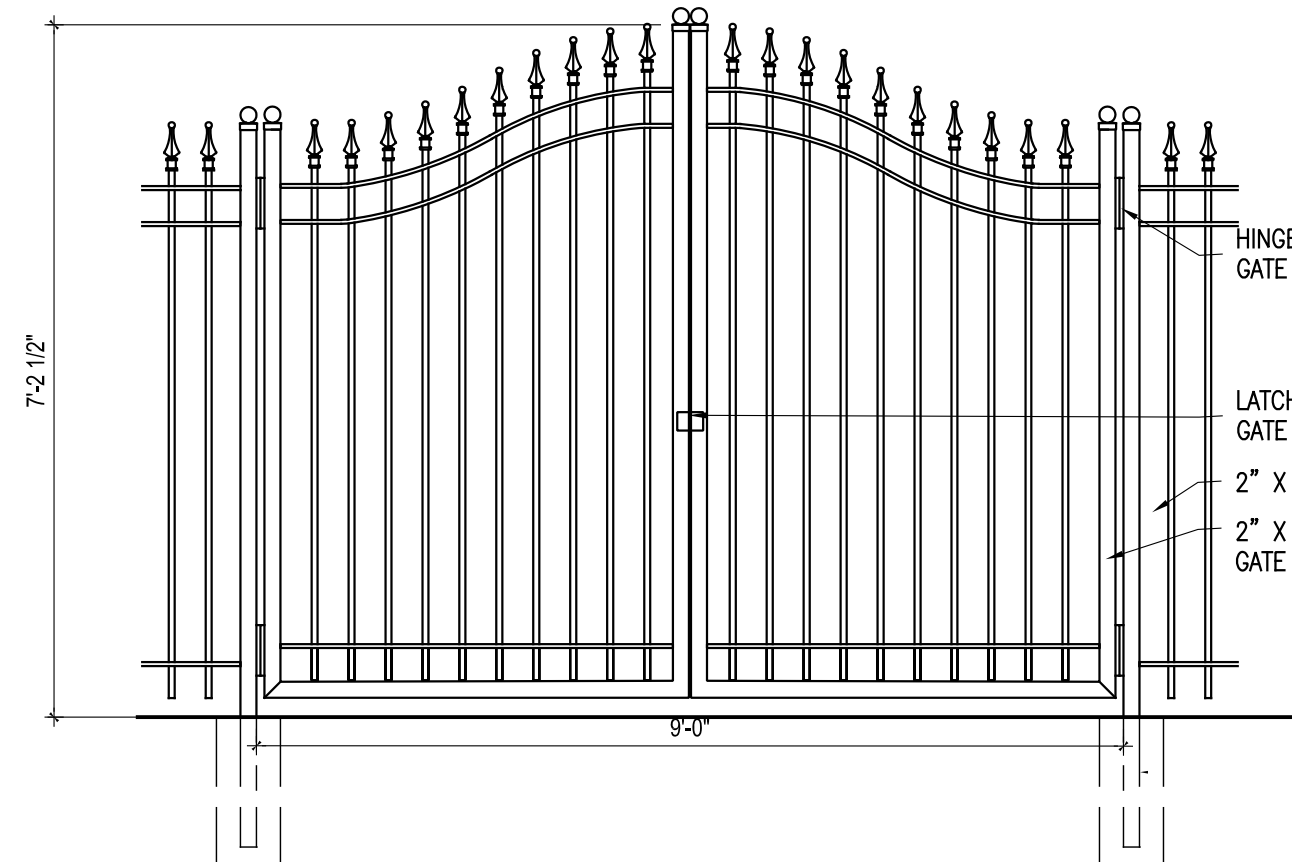
2 WEST ELEVATION AND SITE SECTION  
1/4" = 1'-0"

PROPOSED REPLACEMENT RAILING AND NEWELL POSTS  
EXISTING DECKING TO BE REPLACED, SEE PLAN  
EXISTING DECKING TO BE REPLACED, SEE PLAN  
PROPOSED STAIR AND RAILINGS  
EXISTING STAIR TO BE REMOVED

BLUESTONE PLATFORM & LANDING AT NEW STAIR

CLAD 6X6 P.T. POST

EXISTING STONE FOUNDATION WALL



4 6 FT GATE ELEVATION DETAIL  
1/2" = 1'-0"

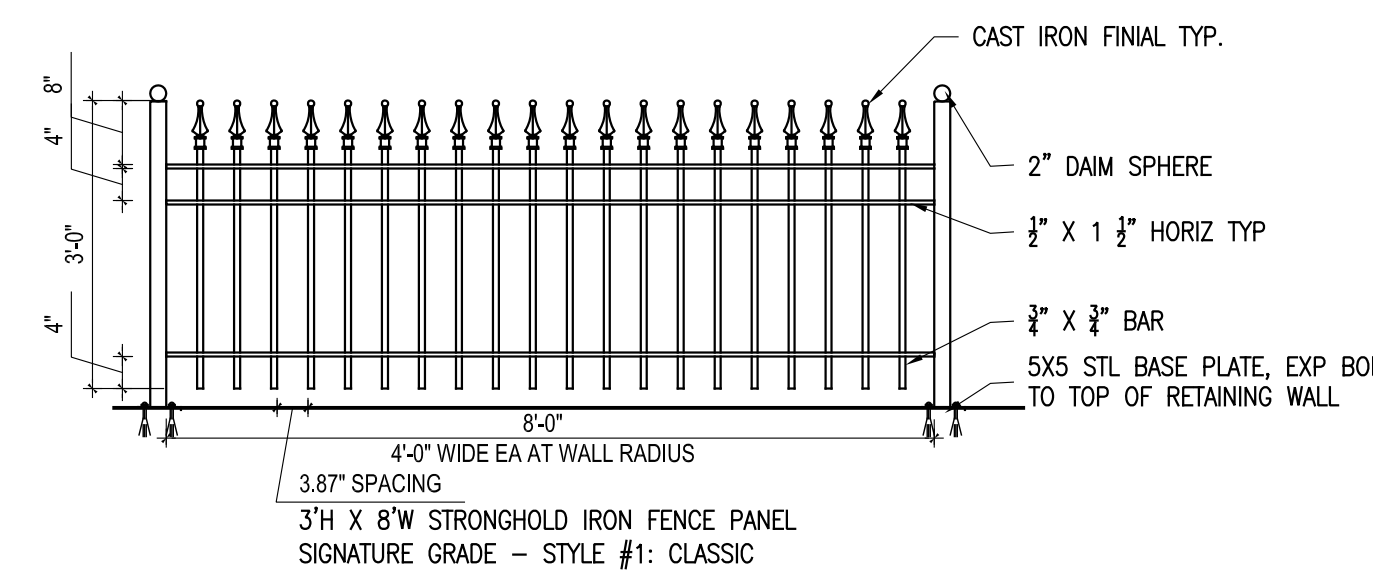


EXISTING STONE FOUNDATION WALL

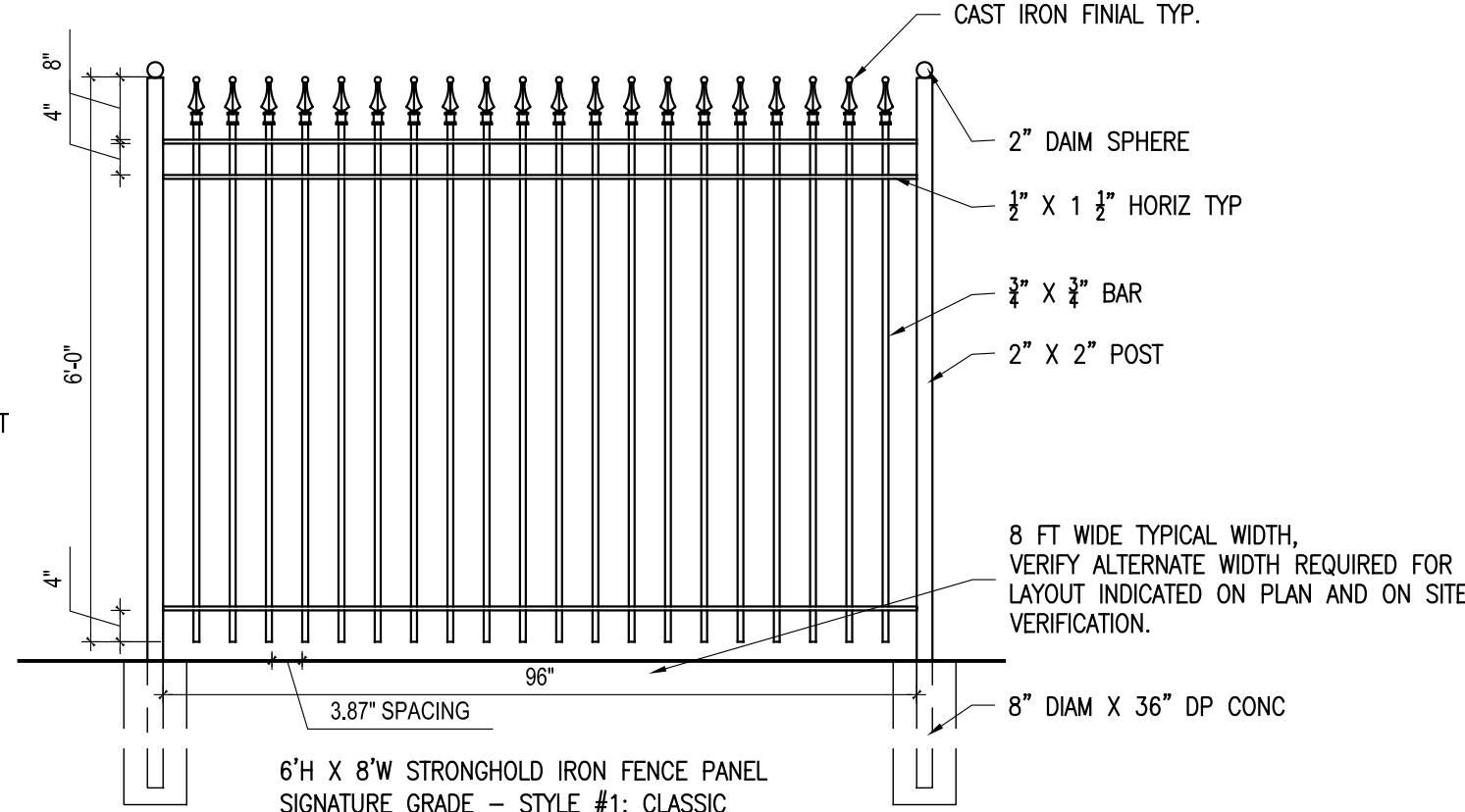
TW 245.64

BW 242.64

EXISTING STONE FOUNDATION WALL



5 3 FT FENCE ELEVATIONS DETAIL  
1/2" = 1'-0"



3 6 FT FENCE ELEVATIONS DETAIL  
1/2" = 1'-0"



Landscaping  
72 Colonial Avenue  
Dobbs Ferry, NY

100% CONSTRUCTION  
DRAWINGS

Scale:  
JANUARY 28, 2022  
REV: JUNE 07, 2022

Drawn By:

Scale:  
AS NOTED

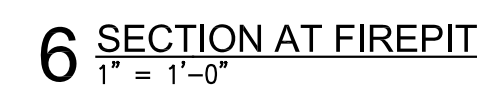
Title:

SITE SECTIONS  
AND ELEVATIONS

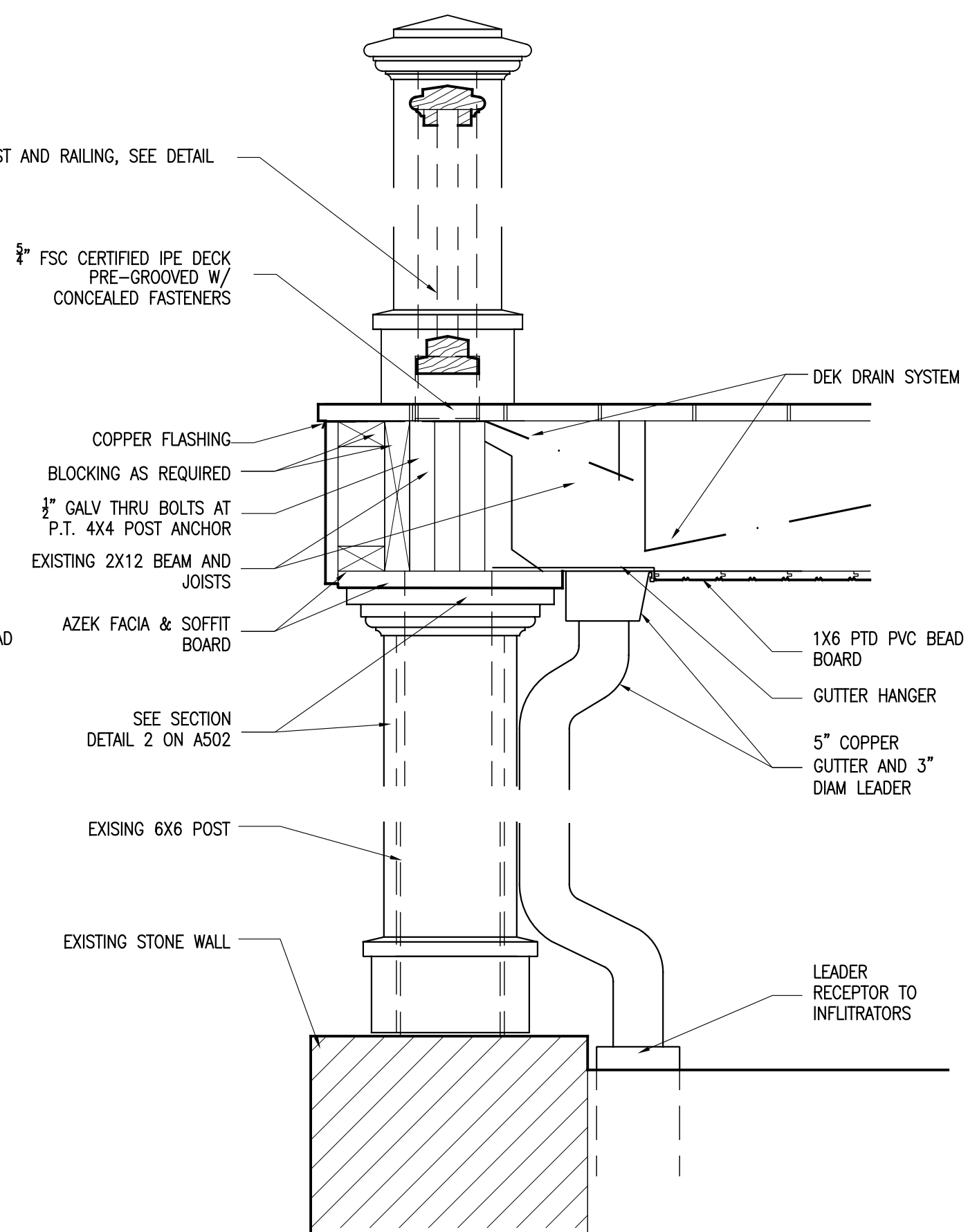
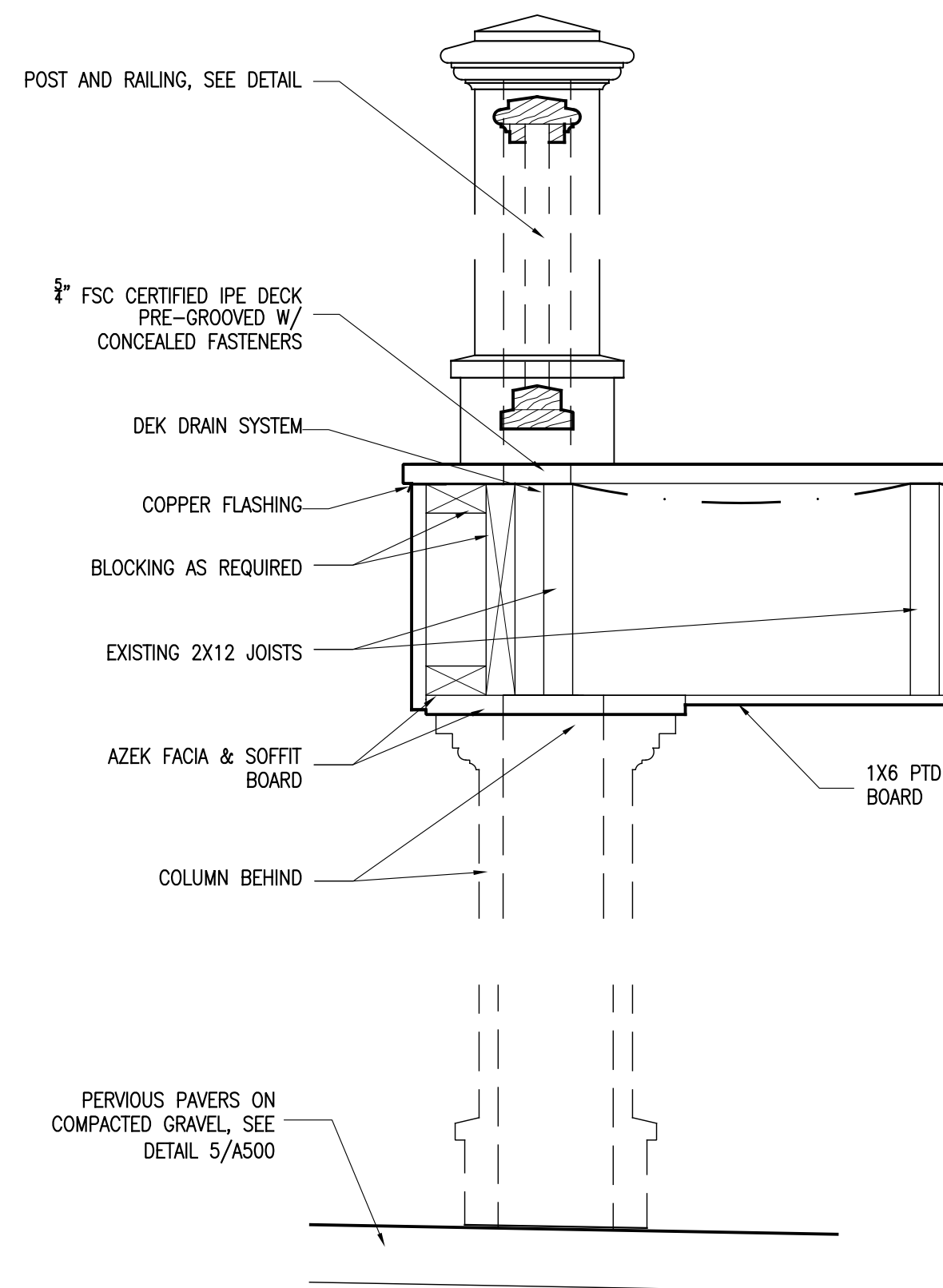
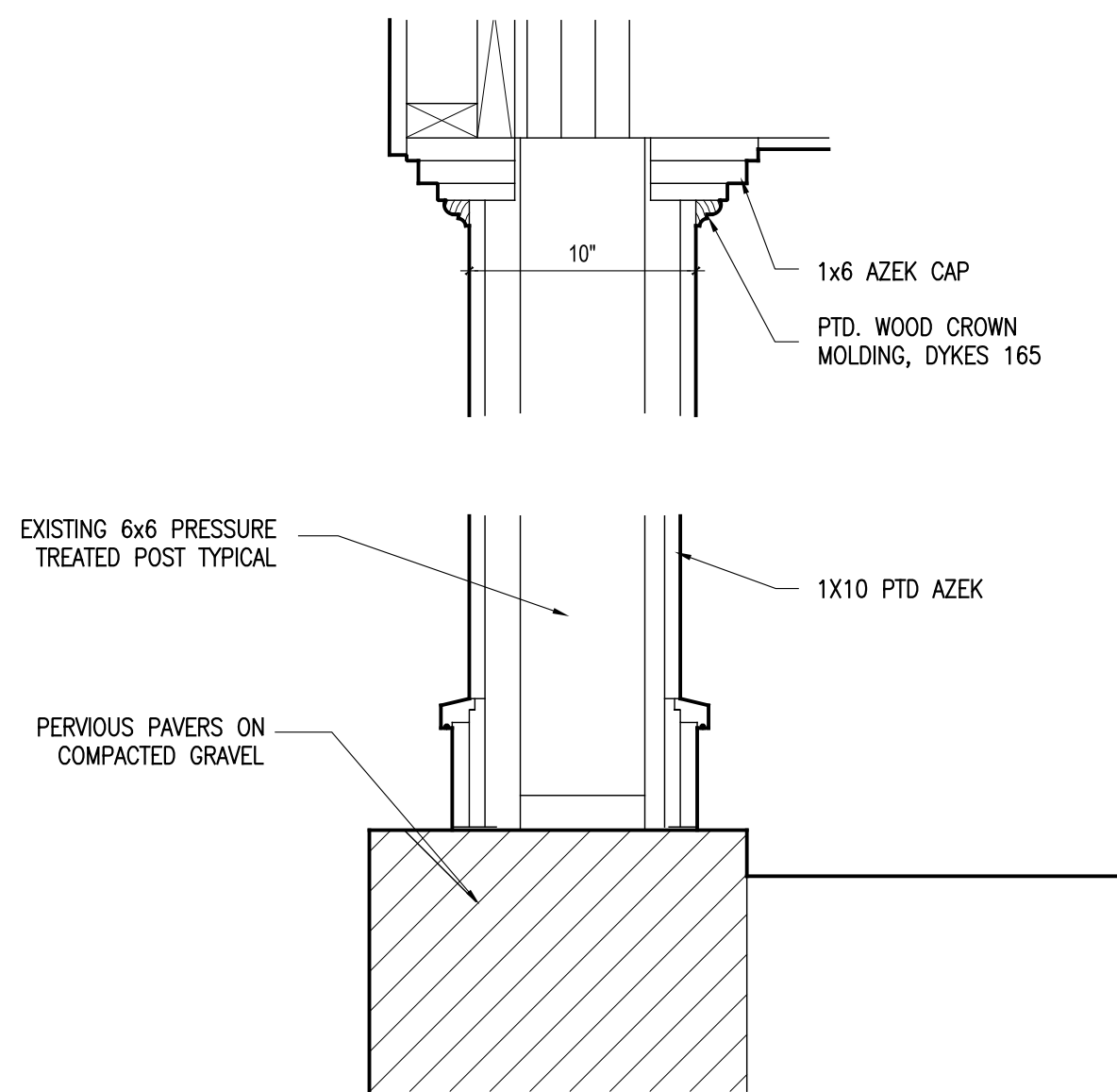
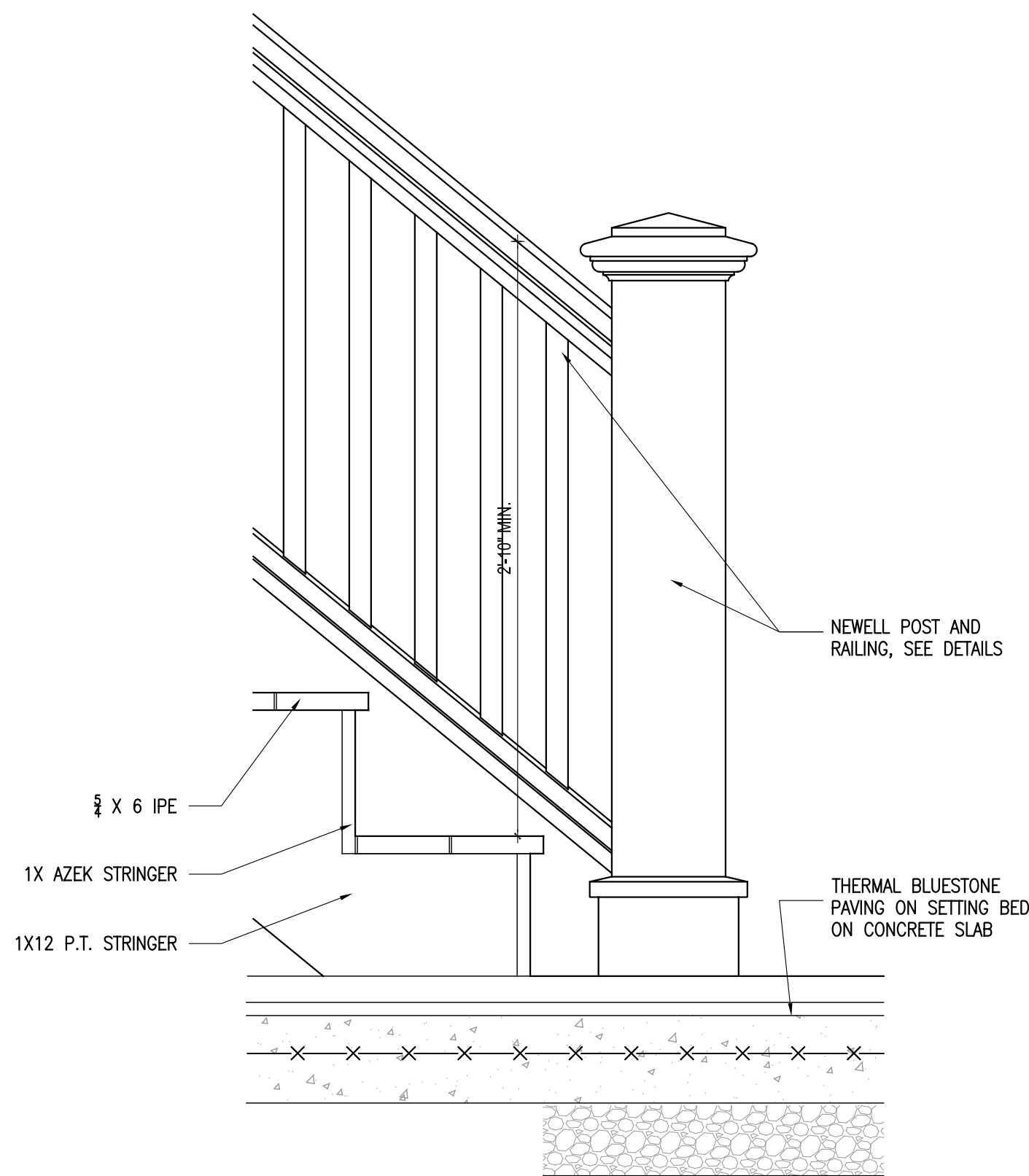
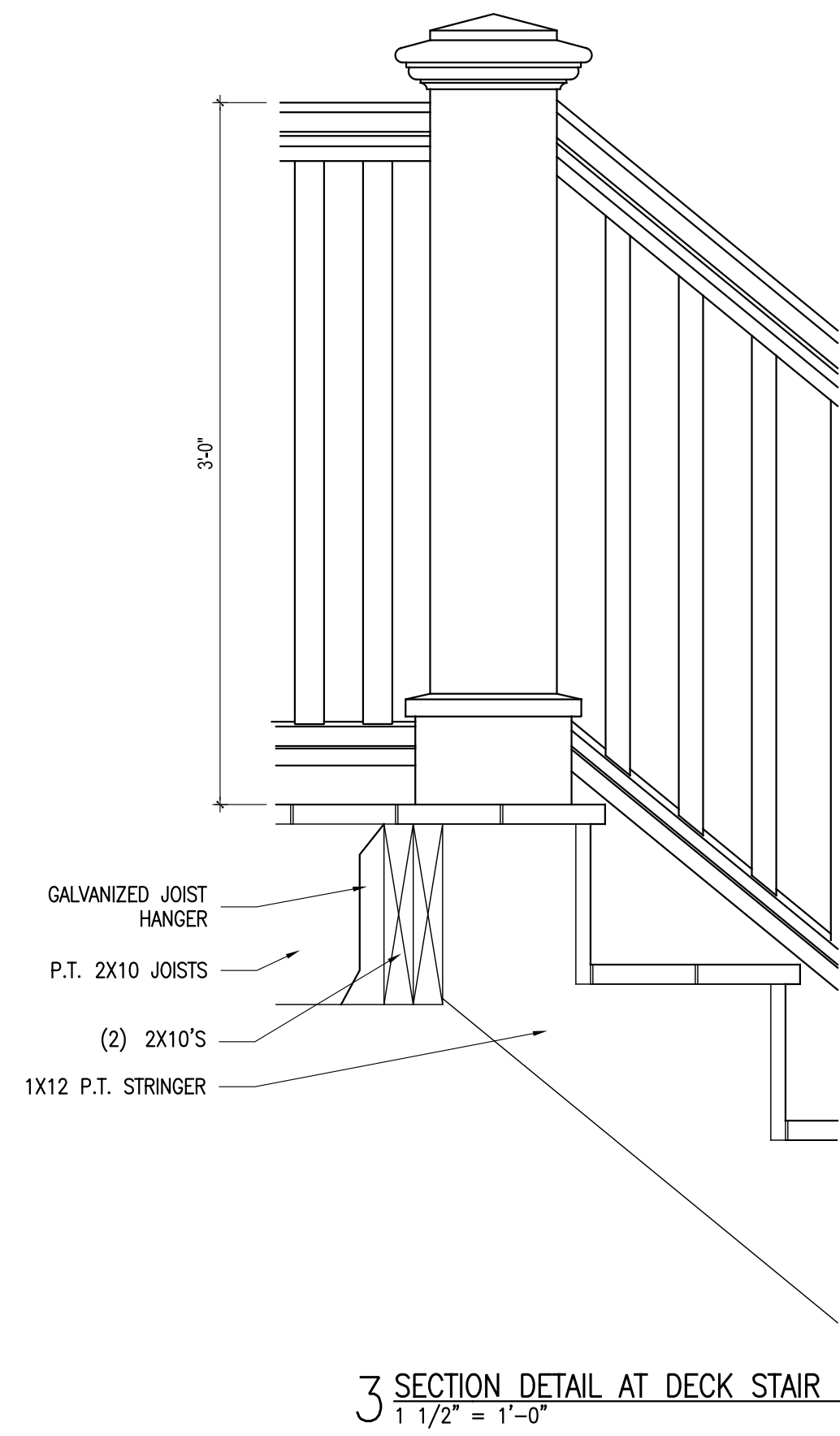
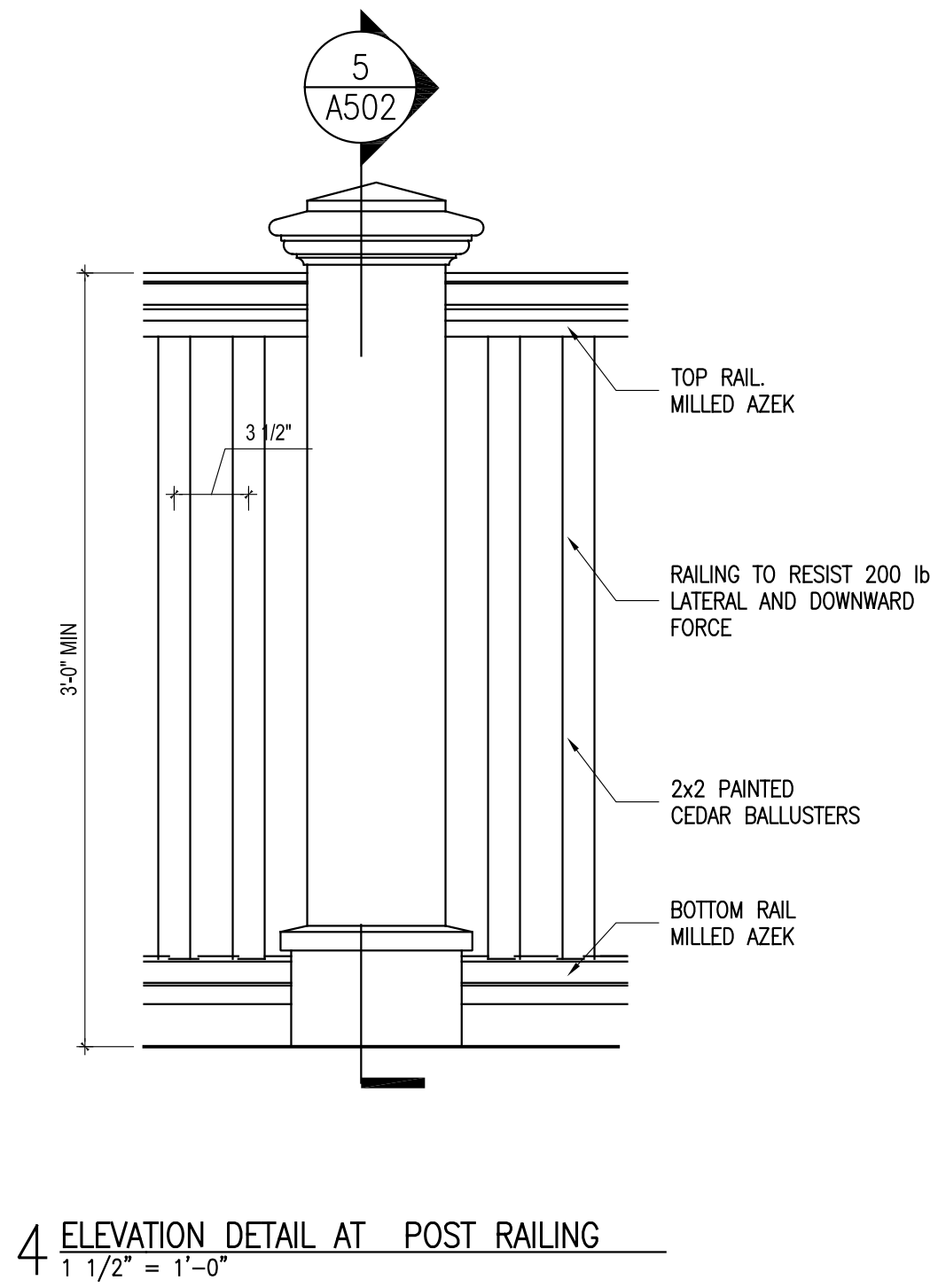
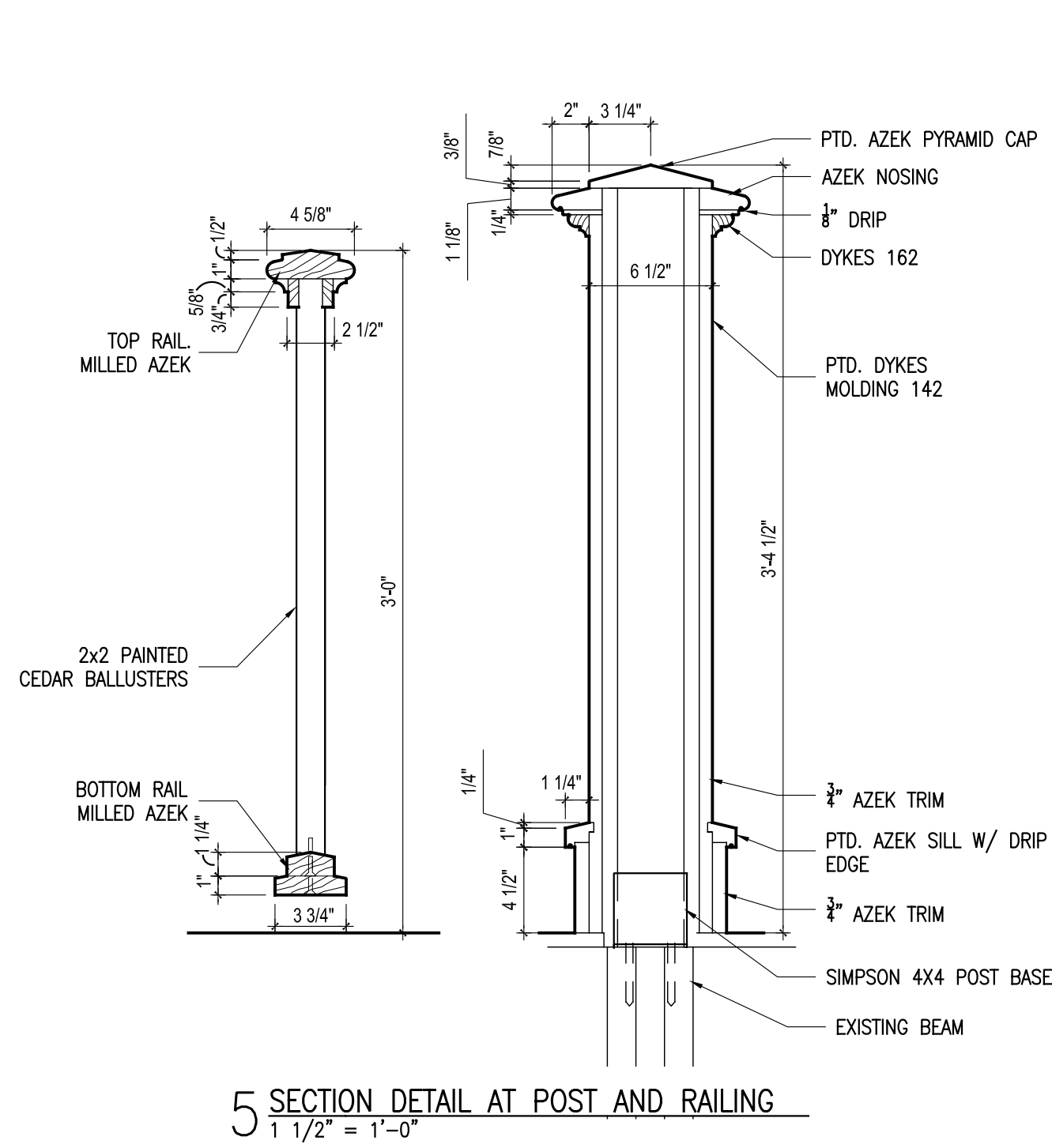
Number:

A200









Landscaping  
72 Colonial Avenue  
Dobbs Ferry, NY

100% CONSTRUCTION  
DRAWINGS

DATE: JANUARY 28, 2022  
REV: APRIL 19, 2022

Drawn By:

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

Title:

DECK DETAILS

number:

A501









NO  
PARKING  
ANY  
TIME  
←





W27786













NO  
PARKING  
ANY  
TIME  
←→









WARNING  
MARSHALL  
LAWYER OFFICE















