

- SOIL EROSION NOTES:**
1. PRIOR TO STARTING ANY CONSTRUCTION, TEMPORARY SILT TRAPS, SEDIMENTATION FENCES AND OTHER APPROVED SOIL CONTROL MEASURES SHALL BE PLACED AS REQUIRED. ADDITIONAL SEDIMENT CONTROL MEASURES SHALL BE INSTALLED WHERE DEEMED NECESSARY TO SUPPLEMENT THE EROSION CONTROL DETAILS AS SHOWN ON THIS DRAWING.
 2. CONTRACTOR SHALL TAKE EXTRA CARE WITH RESPECT TO LAND EXPOSED DURING DEVELOPMENT. THE EXPOSED LAND AREA SHALL BE KEPT TO A MIN. TIME PERIOD. PERMANENT SITE IMPROVEMENT METHODS AND STRUCTURES SHALL TAKE PLACE AT THE EARLIEST POSSIBLE OPPORTUNITY.
 3. CONTRACTOR SHALL ENSURE THE MAINTENANCE OF SOIL EROSION FENCES AS PER REQUIREMENTS OF MUNICIPAL AUTHORITIES HAVING JURISDICTION THEREOF.
 4. CONTRACTOR SHALL KEEP ALL PUBLIC AND PRIVATE ADJOINING AREAS CLEAR OF SEDIMENTATION DEBRIS. HE SHALL BRUSH CLEAN ALL DEBRIS FROM SIDEWALKS AND STREETS AT THE END OF EACH WORK DAY.
 5. METHODS FOR OPEN EXCAVATION EMBANKMENTS NOT REQUIRING SILT FENCES OR STRAW BALES CAN BE EMPLOYED SUBJECT TO SOIL CONDITIONS AND WHERE SLOPES DO NOT EXCEED A PITCH OF 8" IN 12". LOOSE STONE AND ROCK SHALL BE REMOVED FROM SITE, COMPACTED AND SEEDED TOP SOIL SHALL BE INSTALLED FOR SOIL PROTECTION.
 6. THIS ARCHITECT AND OR ENGINEER HAS NOT BEEN RETAINED FOR CONSTRUCTION ADMINISTRATION RELATED TO THE WORK THEREOF.
 - 7- ALL WORK SHALL MEET THE WESTCHESTER COUNTY REQUIREMENTS

GENERAL NOTES

CONTRACTOR SHALL VISIT SITE AND SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL DIMENSIONS, CONDITIONS, WHICH PERTAIN TO THE FABRICATION PROCESSES, OR TO TECHNIQUES FOR CONSTRUCTION AND COORDINATION OF THE WORK OF ALL TRADES, PRIOR TO START OF CONSTRUCTION.

ALL DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF ARCHITECT/ENGINEER BEFORE PROCEEDING. THE ELEVATIONS AND AVAILABILITY OF UTILITIES, SEWER, WATER AND ELECTRIC LINES SHALL BE VERIFIED BY OR DETERMINED BY INTERESTED CONTRACTORS PRIOR TO SUBMISSION OF BID.

CONTRACTORS SHALL ADJUST PITCH OF NEW LINES TO INSURE PROPER AND LEGAL INTERSECTIONS. CONTRACTOR SHALL COORDINATE LOCATIONS FOR STRUCTURAL, MECHANICAL AND ELECTRICAL WORK FOR ALL PITS, SLAB DEPRESSIONS, SLEEVES IN FOUNDATION WALLS, SLABS, AND ROOF OPENINGS, ETC.

CONTRACTOR SHALL VERIFY CONDITIONS OF ADJOINING STRUCTURES WHICH MAY BE AFFECTED, PROVIDE ADEQUATE PROTECTION AND RESTORE TO ORIGINAL CONDITIONS, WHENCE DAMAGE SHOULD RESULT FROM SUCH WORK. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY SHORING AND BRACING FOR ALL BUILDING COMPONENTS IN ORDER TO ADEQUATELY PROTECT AGAINST ANY FAILURES.

CONTRACTOR/OWNER SHALL SECURE AND PAY FOR ANY AND ALL PERMITS, LICENCES, CERTIFICATES, FEES, ETC., REQUIRED BY THE DOBBS FERRY DEPARTMENT OF BUILDINGS OR ANY AND ALL JURISDICTION AUTHORITIES. CONTRACTOR SHALL OBTAIN A FINAL CERTIFICATE OF OCCUPANCY UPON COMPLETION.

ALL WORK MUST CONFORM TO THE DOBBS FERRY DEPARTMENT OF BUILDINGS, FIRE DEPARTMENT LAWS, RULES AND TO ALL REGULATIONS OF ALL AUTHORITIES HAVING JURISDICTION WHETHER SPECIFICALLY SHOWN OR NOT. [O.S.H.A. REGULATIONS MUST ALSO BE ADHERED TO]. ALL ELECTRIC WORK MUST CONFORM TO NATIONAL ELECTRIC CODE

ANY ITEM SHOWN ON ONE SHEET SHALL BE AS IF CALLED FOR BY ALL SHEETS. FINAL COORDINATION IS THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL NOT SCALE DRAWINGS AND SHALL USE FIGURED DIMENSIONS ONLY. THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION OF BUILDINGS, [STANDARD FORM OF A.I.A. LATEST EDITION A201], ARE PART OF THE CONTRACT DOCUMENTS.

THE ARCHITECT/ENGINEER HAS NOT BEEN RETAINED FOR SUPERVISION OR PERIODIC FIELD OBSERVATIONS AND ASSUMES NO RESPONSIBILITY FOR SAFETY METHODS ON SITE. THE OWNER AND CONTRACTOR SHALL HOLD HARMLESS THE ARCHITECT/ENGINEER FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES INCLUDING ATTORNEY'S FEES ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE WORK BY THE CONTRACTOR.

CONSTRUCTION SEQUENCE SCHEDULE:

1. INSTALL PERIMETER MEASURES, SOIL EROSION, SEDIMENT CONTROLS, AND CONSTRUCTION FENCING.
2. IDENTIFY CRITICAL AREAS INCLUDING STOCK PILE AREAS, STAGING AREAS, AND VEHICULAR PARKING AREAS.
3. INSTALLATION OF STORM WATER MANAGEMENT PRACTICES IN REAR
4. START INITIAL CONSTRUCTION OF NEW BUILDING FOUNDATION.
5. CONNECT TO EXISTING SITE UTILITIES.
6. INSTALL FIRST FLOOR FRAMING
7. INSTALLATION OF STORM WATER MANAGEMENT IN FRONT.
8. BACKFILL FOUNDATION
9. INSTALL WALKWAY AND DRIVEWAY BASE.
10. INSTALL TOPSOIL AND PERMANENT STABILIZATION.
11. INSTALL BITUMINOUS PAVEMENT
12. REMOVE ACCUMULATED SEDIMENT FROM STORM SYSTEM AND RELATED DEVICES.
13. REMOVE ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURE ONCE THE SITE HAS BEEN STABILIZED.
14. COMPLETION OF FINAL LANDSCAPING.
15. ESTABLISHMENT OF LANDSCAPING IN PUBLIC AREA.

SITE WORK

- ALL EXISTING SITE CONDITIONS DAMAGED BY ANY EQUIPMENT, MACHINERY OR CONSTRUCTION, ARE TO BE REPAIRED OR REPLACED TO THEIR EXISTING CONDITIONS OR PROPOSED.
- ALL FILL MATERIAL SHALL BE SOIL, OR SOIL-ROCK MIXTURE FREE FROM ORGANIC MATTER AND OTHER OBJECTABLE MATERIAL. IT SHALL CONTAIN NO ROCK OR LUMP OVER 6" IN GREATEST DIMENSION AND NOT MORE THAN 15% OF THEROCKS OR LUMPS SHALL BE LARGER THAN 2.5" IN GREATEST DIMENSION.
- CONTRACTOR/OWNER IS RESPONSIBLE FOR NOTIFYING ALL UTILITY COMPANIES AND VERIFYING LOCATION OF SAME UTILITY COMPANY LINES, SERVICES AND OTHER POSSIBLE EQUIPMENT OF UTILITY COMPANY.
- CONTRACTOR/OWNER SHALL VERIFY ALL INVERT ELEVATIONS AND SEWER CONDITIONS INDICATED PRIOR TO CONSTRUCTION
- ARCHITECT/ENGINEER ASSUMES NO RESPONSIBILITY FOR INFORMATION CONTAINED IN SURVEYS OR SEWER DEPARTMENT RECORDS.
- VERIFY DEPTH OF EXISTING ADJACENT STRUCTURES PRIOR TO CONSTRUCTION. IF UNDERPINNING IS NECESSARY A SEPARATE APPLICATION MUST BE FILED

NOTES:

1. PLANS DO NOT SHOW ALL UNDERGROUND UTILITIES, OIL TANKS OR OTHER SUBSURFACE INFORMATION. IT IS THE CONTRACTORS RESPONSIBILITY TO ARRANGE FOR A UTILITY MARK OUT PRIOR TO CONSTRUCTION CALL 800-962-7962 WWW.DIGSAFE.LYNEWYORK.COM
2. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE SUPERVISION OF THE CONSTRUCTION
3. ALL CONDITIONS, LOCATIONS, AND DIMENSIONS SHALL BE FIELD VERIFIED AND THE ENGINEER SHALL BE IMMEDIATELY NOTIFIED OF ANY DISCREPANCIES. NO CHANGES SHALL BE MADE TO THESE PLANS EXCEPT AS PER NYS LAW CH. 987.
4. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL APPLICABLE CODES, INCLUDING BUT NOT LIMITED TO RESIDENTIAL CODE OF NYS, LOCAL BUILDING AND ZONING CODES.
5. CONTRACTOR IS RESPONSIBLE FOR A SAFE WORKPLACE IN ACCORDANCE WITH ALL APPLICABLE LAWS AND CODES.
6. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLEY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS TECHNIQUES, SEQUENCES AND PROCEDURES.
7. WRITTEN DIMENSIONS ON THE DRAWINGS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
8. CONTRACTOR SHALL PROTECT EXISTING TREES DURING CONSTRUCTION
9. FINAL GRADING AROUND THE BUILDING SHALL SLOPE AWAY FROM THE STRUCTURE.

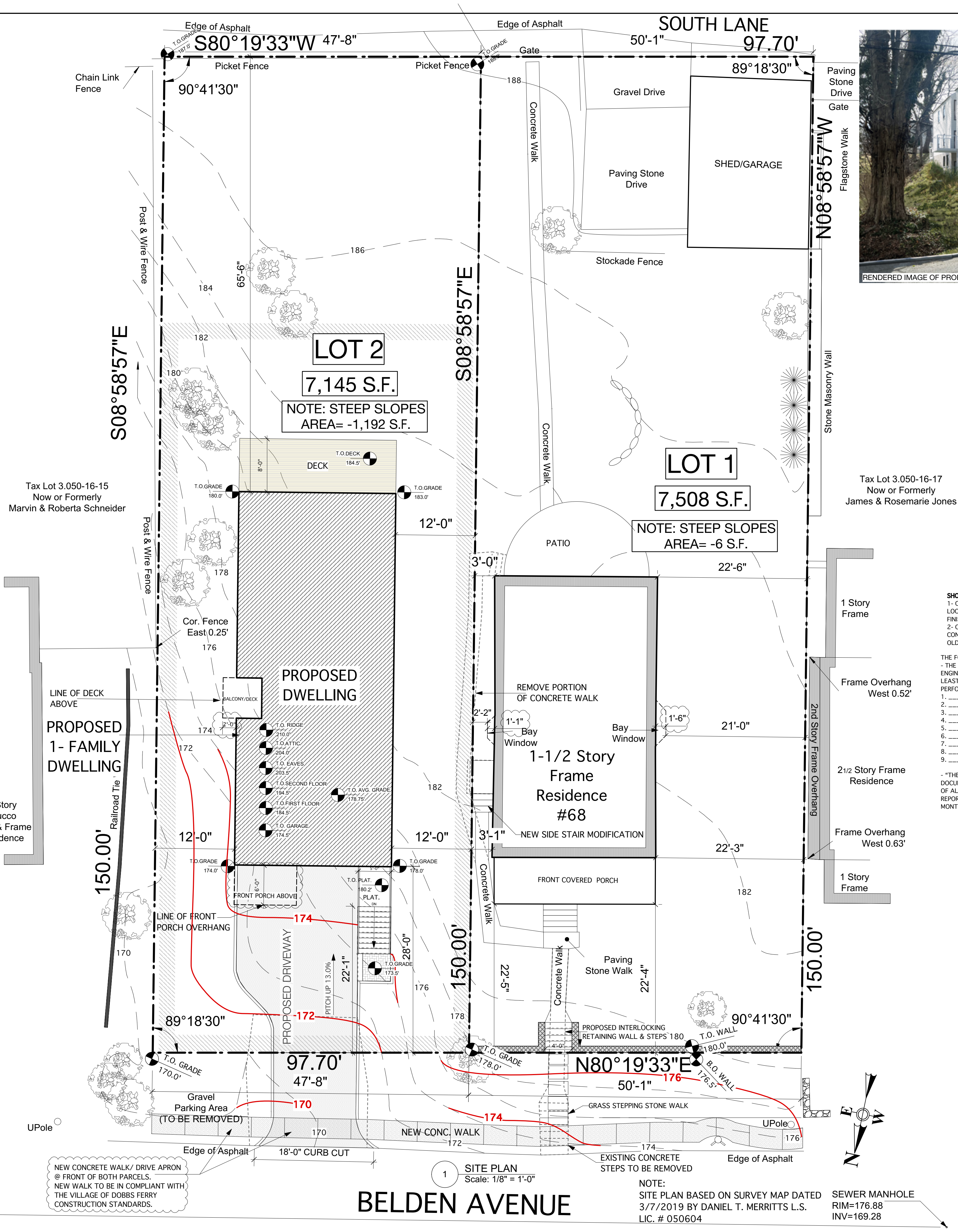
LOT -2 (NEW DWELLING)			
ZONE: OF4			
CRITERIA	REQUIRED	PERMITTED	PROPOSED
USE	ONE FAMILY RESIDENCE	ONE FAMILY RESIDENCE	PERMITTED
LOT AREA	10,000 S.F.	7,145 S.F.	YES
LOT WIDTH	100 FT	47.6 FT	YES
LOT DEPTH	100 FT	150 FT	PERMITTED
FRONT YARD	25 FT	28 FT	PERMITTED
REAR YARD	25 FT	65.5'	PERMITTED
FIRST SIDE YARD	12 FT	12 FT	PERMITTED
TWO SIDE YARDS	30 FT	24 FT	YES
HEIGHT/STORIES	35FT / 2.5	31.25 FT / 2.5	PERMITTED
MAX EAVE HT.	28 FT	24.75 FT	PERMITTED
PARKING	2	4	PERMITTED
LOT AREA: BUILDING 7,145 - 1,192 COVERAGE = 5,953 S.F.	22%	21.9% (WITHOUT SIDE/REAR DECK FRONT OVERHANG)	PERMITTED***
IMPERVIOUS COVERAGE	40%	31.2 % (WITHOUT DECK)	PERMITTED

LOT -1 (EXISTING DWELLING)			
ZONE: OF4			
CRITERIA	REQUIRED	PERMITTED	PROPOSED
USE	ONE FAMILY RESIDENCE	ONE FAMILY RESIDENCE	PERMITTED
LOT AREA	10,000 S.F.	7,508 S.F.	YES
LOT WIDTH	100 FT	50.08 FT	YES
LOT DEPTH	100 FT	150 FT	PERMITTED
FRONT YARD	25 FT	22'-4"	NO CHANGE
REAR YARD	25 FT	+/- 78.0'	PERMITTED
FIRST SIDE YARD	12 FT	3.08 FT	YES
TWO SIDE YARDS	30 FT	25.33 FT	YES
HEIGHT/STORIES	35FT / 2.5	----	NO CHANGE
MAX EAVE HT.	28 FT	----	NO CHANGE
PARKING	2	2	NO CHANGE
LOT AREA: BUILDING 7,508 - 6 COVERAGE = 7,502 S.F.	22%	16%	PERMITTED
IMPERVIOUS COVERAGE	40%	+/- 32.7%	PERMITTED

NOTE: PROTECTION REQUIRED

ADJOINING PUBLIC AND PRIVATE PROPERTY SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION, REMODELING AND DEMOLITION WORK. PROTECTION MUST BE PROVIDED FOR FOOTINGS, FOUNDATIONS, PARTY WALLS CHIMNEYS, SKYLIGHTS AND ROOFS. PROVISIONS SHALL BE MADE TO CONTROL WATER RUNOFF AND EROSION DURING CONSTRUCTION OR DEMOLITION ACTIVITIES. THE PERSON MAKING OR CAUSING AN EXCAVATION TO BE MADE SHALL PROVIDE WRITTEN NOTICE TO THE OWNERS OF ADJOINING BUILDINGS ADVISING THEM THAT THE EXCAVATION IS TO BE MADE AND THAT THE ADJOINING BUILDINGS SHOULD BE PROTECTED. SAID NOTIFICATION SHALL BE DELIVERED NOT LESS THAN 10 DAYS PRIOR TO THE SCHEDULED STARTING DATE OF THE EXCAVATION

SEWER MANHOLE
RIM=163.72
INV=155.72



RENDERED IMAGE OF PROPOSED DWELLING AND EXISTING

2 SILT FENCE DETAIL
SP.1 NOT TO SCALE

3 STRAW BALE PLACEMENT DETAIL
SP.1 NOT TO SCALE

SHORING AND BRACING:

1- CONTRACTOR SHALL PROTECT SITE FROM CAVING AND SOIL MOVEMENT. HE SHALL LOCATE SYSTEMS TO CLEAR PERMANENT CONSTRUCTION AND TO PERMIT FORMING AND FINISHING OF CONCRETE SURFACES.

2- CONTRACTOR SHALL LOCATE BRACING TO CLEAR COLUMNS, FLOOR FRAMING CONSTRUCTION, AND OTHER PERMANENT WORK. INSTALL NEW BRACE PRIOR TO REMOVING OLD BRACE.

THE FOLLOWING NOTES SHALL BE PROVIDED ON PLANS THAT INVOLVE SWPPP'S:

THE APPLICANT SHALL NOTIFY THE BUILDING DEPARTMENT VILLAGE'S CONSULTING ENGINEER IN WRITING AT LEAST 48 HOURS BEFORE ANY OF THE FOLLOWING SO THAT ANY INSPECTION MAY BE PERFORMED.

1. START OF CONSTRUCTION
2. INSTALLATION OF SEDIMENT AND EROSION CONTROL MEASURES.
3. COMPLETION OF SITE CLEARING.
4. COMPLETION OF ROUGH GRADING.
5. INSTALLATION OF SMP'S.
6. COMPLETION OF FINAL GRADING AND STABILIZATION OF DISTURBED AREAS.
7. CLOSURE OF CONSTRUCTION.
8. COMPLETION OF FINAL LANDSCAPING; AND
9. SUCCESSFUL ESTABLISHMENT OF LANDSCAPING IN PUBLIC AREAS.

~ "THE OWNER OR OPERATOR SHALL HAVE A QUALIFIED INSPECTOR INSPECT AND DOCUMENT THE EFFECTIVENESS OF ALL EROSION AND SEDIMENTATION CONTROL PRACTICES AND PREPARE INSPECTION REPORTS AT LEAST ONCE A MONTH. THESE REPORTS MUST BE KEPT ON SITE AND AVAILABLE FOR REVIEW".

COMMUNITY DESIGNS
ENGINEERING D.P.C.
439 WHITE PLAINS RD
EASTCHESTER NY 10709
(914) 346-5616
CDESIGNSENGINEERING@GMAIL.COM

TWO LOT SUBDIVISION
(NEW SINGLE FAMILY DWELLING)
68 BELDEN AVE
DOBBS FERRY, NY 10522
SECTION: 3.50 BLOCK: 16 LOT(S): 16 ZONE: OF4

SITE PLAN, NOTES, & DETAILS

ZONING BOARD SET ONLY

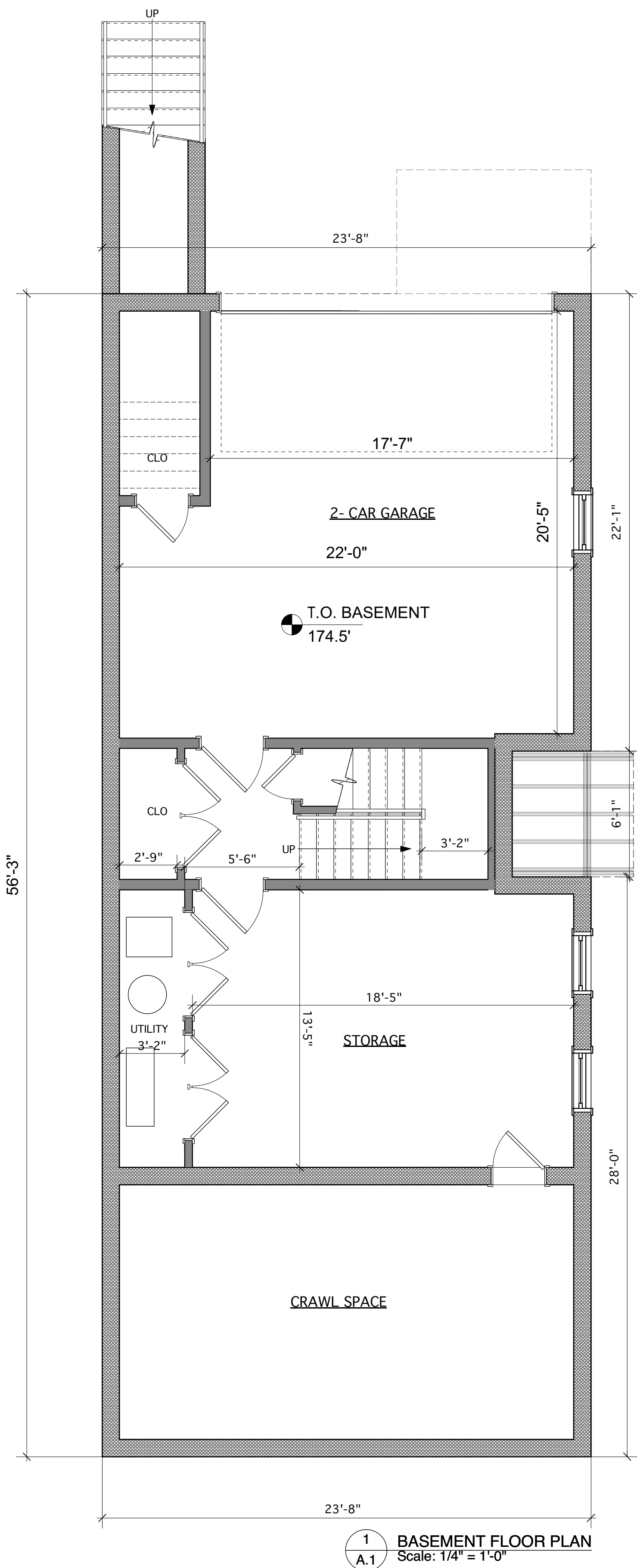
NO. REVISION DATE

1. DENIAL REVIEW 6/22/23

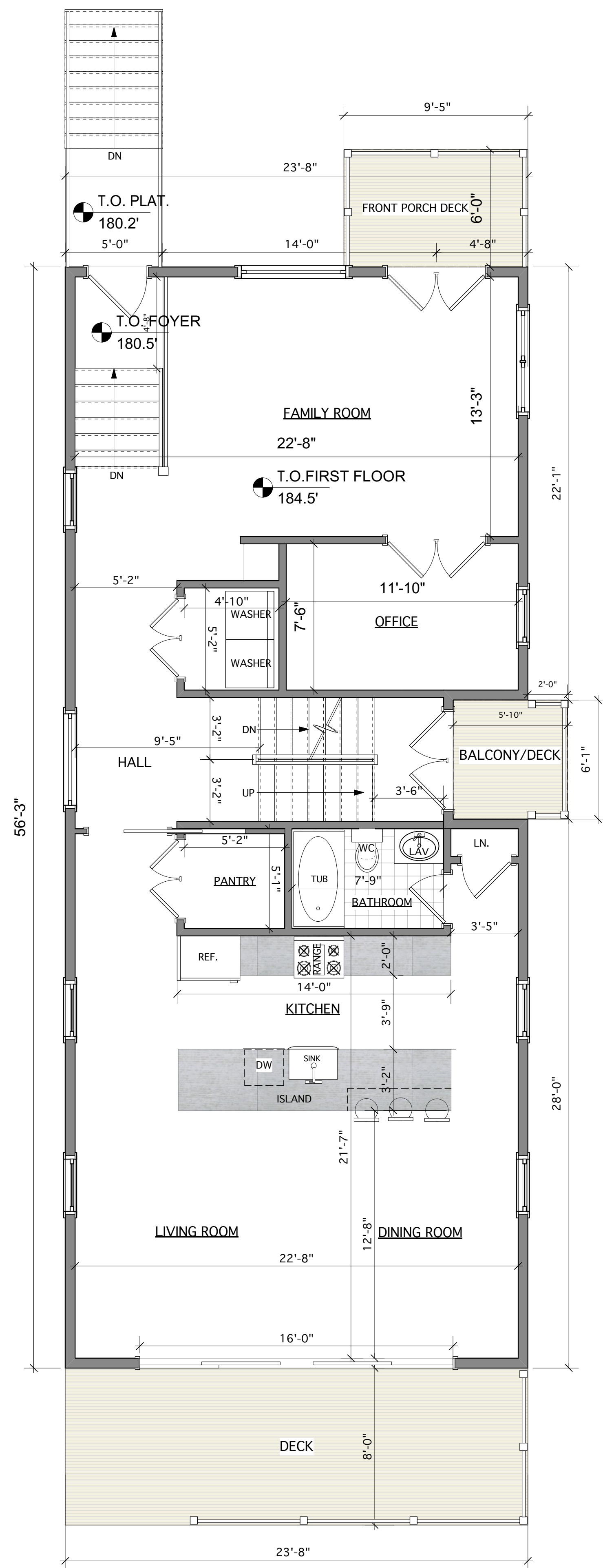
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SHEET SCALE: AS NOTED

SP.1

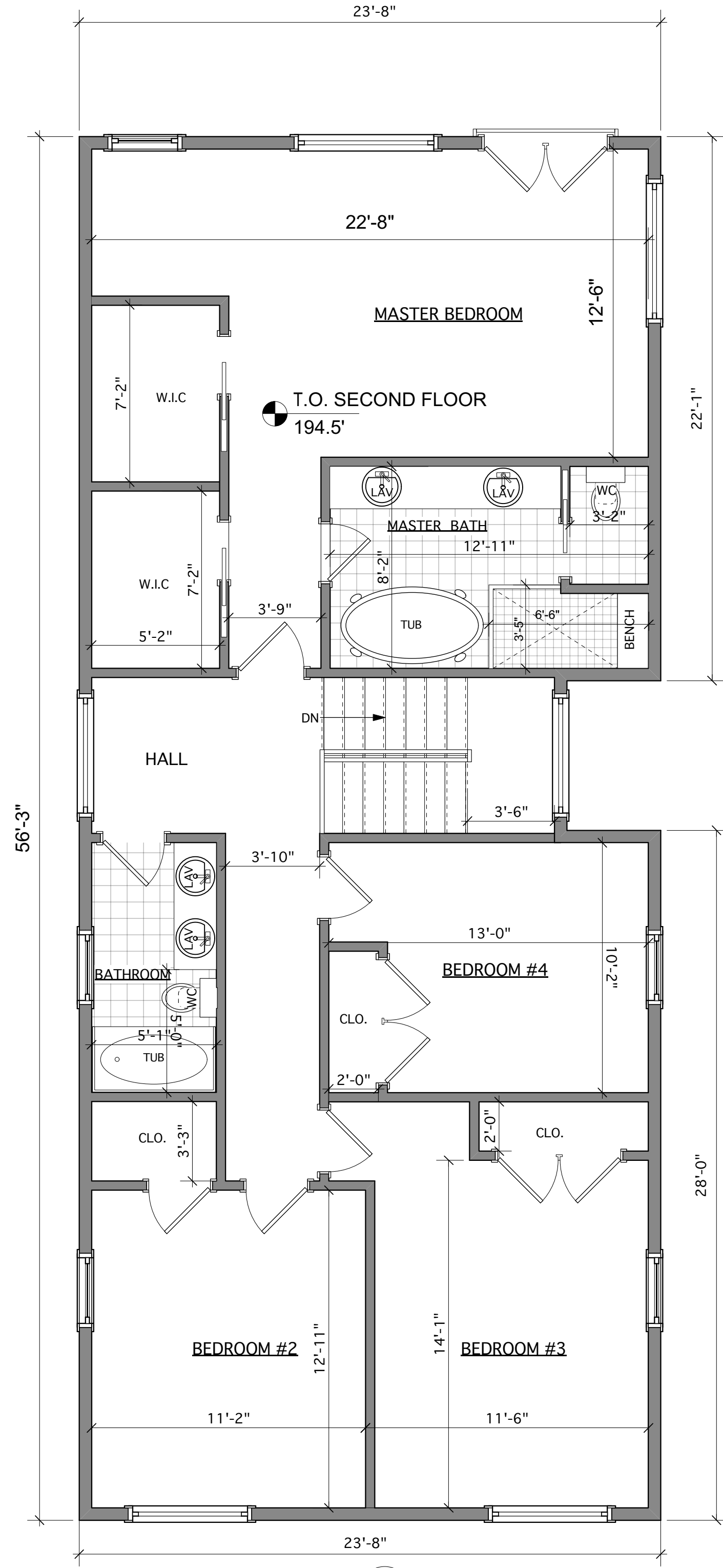
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PLOT DATE: 8/21/23



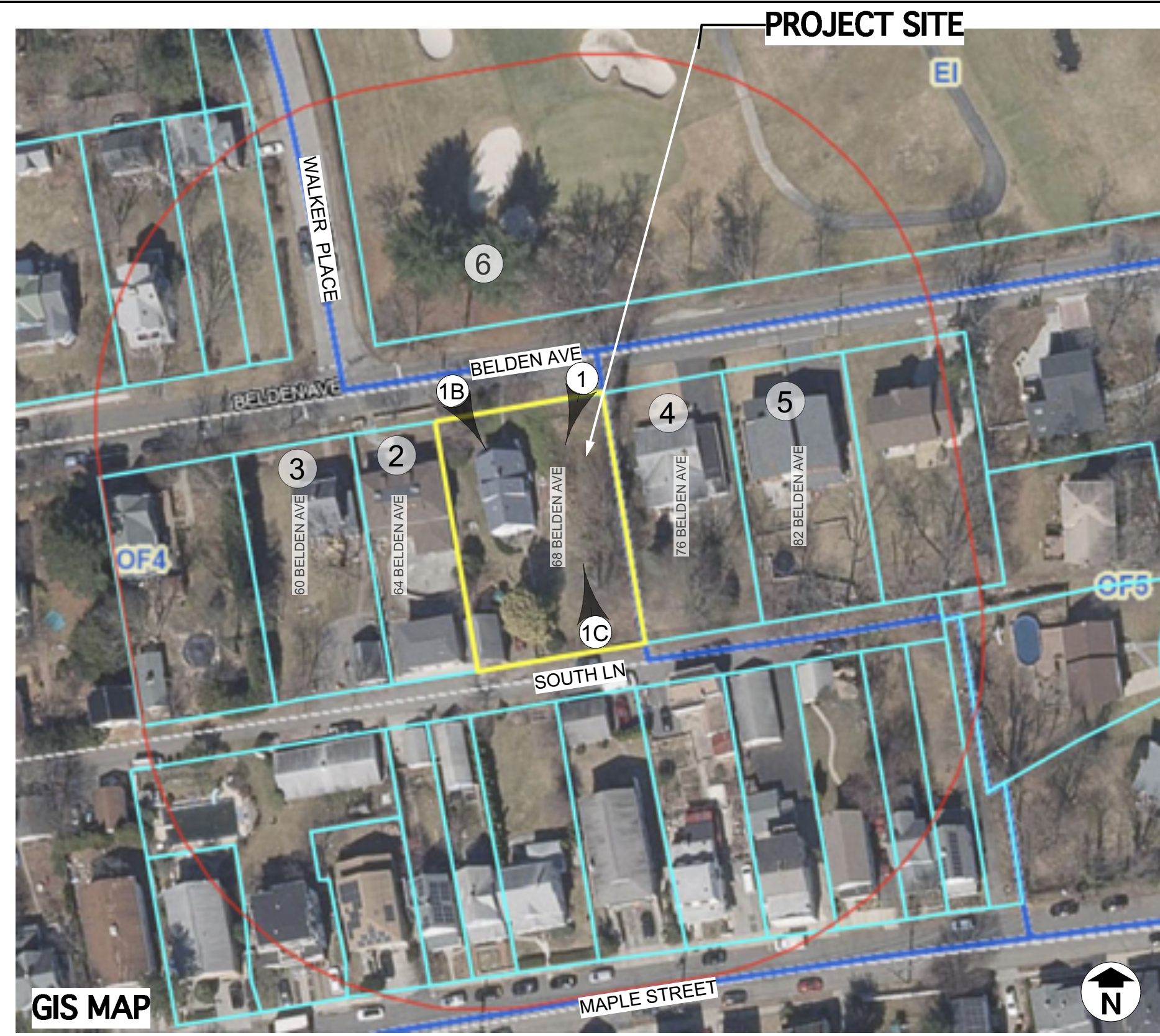
1 BASEMENT FLOOR PLAN
Scale: 1/4" = 1'-0"



2 FIRST FLOOR PLAN
Scale: 1/4" = 1'-0"



3 SECOND FLOOR PLAN
Scale: 1/4" = 1'-0"



2 64 BELDEN AVE



3 60 BELDEN AVE



4 76 BELDEN AVE



6 82 BELDEN AVE



5 82 BELDEN AVE

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NO.	REVISION	DATE
1.	DENIAL REVIEW	6/22/23

PROJECT ID/DATE : 2209 / 3.18.22
SHEET SCALE: AS NOTED

A-1

DRAWN BY: AM CHECKED BY: MM
PLOT DATE: 8/21/23



