VILLAGE OF DOBBS FERRY BOARD OF TRUSTEES AGENDA

MEETING DATE: JUNE 8, 2021
AGENDA ITEM SECTION: MATTERS REQUIRING ACTION
AGENDA ITEM NO. : 1
AGENDA ITEM: REFERRAL FROM THE PLANNING BOARD FOR APPROVAL OF CONVERSION OF THREE RETAIL SPACES TO RESIDENTIAL AT 398 ASHFORD AVENUE
ITEM BACKUP DOCUMENTATION: 1. MEMORANDUM DATED JUNE 1, 2021 FROM MS. VALERIE MONASTRA, AICP/VILLAGE'S CONSULTING PLANNER TO MAYOR ROSSILLO AND THE BOARD OF TRUSTEES 2. LETTER AND ATTACHED DRAWINGS DATED MAY 23, 2021 FROM MR. DAVID ROTBARD TO THE BOARD OF TRUSTEES

MEMORANDUM

TO: Mayor Rossillo and Members of the Village Board of Trustees

FROM: Valerie Monastra, AICP

SUBJECT: 398 Ashford Avenue Planning Board Referral

DATE: June 1, 2021

CC: Richard Leins, Esq. Village Administrator
Lori Lee Dickson Esq. Village Attorney
Ed Manley, Building Inspector
George Pommer, P.E., Village Engineer
Dan Pozin, Planning Board Attorney
Members of the Village of Dobbs Ferry Planning Board

Ashford Dobbs, LLC. (the "Applicant" and "Owner") is seeking Site Plan approval to renovate an existing multi-family residential building and to upgrade and expand the existing parking area. The property is located at 398 Ashford Avenue, Section Block and Lot 3.100-89-1 ("Project Site"). The property is located in the DT, Downtown Transition zoning district.

At the May 6, 2021 Planning Board meeting, the Board recommended that this application be referred back to the Village Board of Trustees for final Site Plan approval. While the Board supports the project there are still a few outstanding Site Plan and engineering items that the Village Board may want to consider in its review of the application.

General and Procedural Comments

1) County Board Referrals. This project will require a notification to the Westchester County Planning Board per Section 239 L, M and N of the New York State General Municipal Law and Section 277.61 of the County Administrative Code as it is less than 5,000 square feet and within 500 feet of state or county road right-of-way.
2) SEQR. The Applicant has not provided a Short Environmental Assessment Form and one needs to be provided.
3) Site Plan Approval. This application requires Site Plan approval by the Village Board of Trustees per Section 300-52.
4) Zoning Board of Appeals. As currently proposed this application will need a variance from the Zoning Board of Appeals for impervious coverage. It is recommended that before the Village Board refers this application, the Board finalizes the zoning variances needed with

the Building Inspector and Applicant (see Planning Comments below). There are several other items that will require either a Zoning Board of Appeals approval or a waiver by the Village Board of Trustees per Section 300-52(E). Those items are discussed in the Planning Comments below.

5) Architectural and Historic Review Board. This application will require Architectural and Historic Review Board Approval and falls within the Downtown Design Guidelines.

Planning Comments

1) Residential Units. The Architectural drawings dated March 19, 2020 indicate three (3) additional dwelling units will be created as a result of the proposed project. Table 8B of the Zoning code requires a minimum of 600 square feet for each residential dwelling unit. The units proposed on the ground floor do not meet this minimum. The Building Inspector should confirm if additional area variances are required.
2) Parking.
    a. Parking calculations: Section 300-48 B(2)(b) only requires new off-street parking spaces when new dwelling units are added to an existing parcel. The Building Inspector should confirm how many parking spaces are required for this application.
    b. Landscaping: The Applicant has not provided a landscaping plan. There are three sections within the Zoning code that requires landscaping as part of any parking lot. Those are:
        i. Section 300-36 (F) (2)(c) of the Zoning code requires "any surface parking visible from a public street shall be screened by a thirty-inch- to forty-eight-inch-tall screening device."
        ii. Section 300-48(E)(3)(a) also requires that the "view of parking areas from all abutting streets must be visually screened by permitted buildings, fences, walls, hedges, or by a combination thereof." The screening shall "not be less than 2.5 feet in height and not more than four feet in height."
        iii. Section 6 of the Downtown Design Guidelines also identifies landscaping as a design guideline for parking lots.

    The parking lot is located between the intersection of Ashford Avenue and Southfield Avenue and a ramp to the Saw Mill Parkway. Therefore, adequate sight lines must be provided when proposing landscaping.
    c. Paving: Section 300-48(C)(1) requires "all off-street parking areas and driveways, except those serving one-family houses, must be constructed with a suitably paved surface. Both impervious paving and pervious paving, such as pavers, pervious asphalt, and similar surfaces which allow some percolation of stormwater may be permitted. Loose gravel is not permitted." The current parking lot design does not meet these requirements.
    d. Parking lot encroachment: The parking lot as proposed encroaches onto the neighboring property which is not owned by the Applicant. The Applicant should confirm ownership of the neighboring property and provide an easement for the use of the property. Section 300-48 (C)(6) states "except for on-street parking that is permitted to satisfy parking requirements, no off-street parking spaces shall be located within a public right-of-way." The parking lot encroachment is occurring on a right-of-way.

e. The Applicant proposes to install tandem spots. How will those spots be distributed to the eight (8) units? How will the cars maneuver in and out of the tandem spaces? The site distance for pulling out of the proposed parking lot so close to an off ramp is a concern, the Board may wish for sight distances to be calculated and shown on the Site Plan.
f. While the Applicant was looking to use the on-street parking spaces to reduce their required parking per Section 300-48(H)(1), the Planning Board recommends that the Applicant be directed by the Village Board of Trustees to provide a payment in lieu of parking as per Section 300-48(H)(4) as the on-street parking spaces are too close to the on ramp to the Saw Mill Parkway.
g. Lighting: Any proposed lighting should be identified on the Site Plan.

Engineering Comments

Hahn Engineering has provided updated comments dated May 10, 2021 (see attachment). It is recommended that the Applicant also address the engineer's comments as well as part of their submission. In addition, George Pommer, noticed an oil fill cap in a photo of the parking lot which could indicate an oil tank under the driveway. The Applicant should provide additional information if that is the case.

Submission Materials

The following materials were submitted by the Applicant and examined by our office for the preparation of this review:

- Site Plans by Badaly Engineering PLLC last revised May 13, 2021
- Architectural Plans by Chadha+ Associates dated March 19, 2020
- Planning Board applications dated December 9, 2020

JAMES J. HAHN ENGINEERING, P.C.

Putnam Business Park
1689 Route 22
Brewster, NY 10509

Tel: 845-279-2220
Fax: 845-279-8909
jhahn@hahn-eng.com

MEMORANDUM

To : Ed Manley, Building Department

From : George E. Pommer, P.E.
Vice President

Dated : May 10, 2021

Subject : Site Plan Review
Owner/Applicant – Ashford Dobbs, LLC
398 Ashford Avenue
Tax ID: 3.100-89-1

Drawings Reviewed :
"General Notes & Details", Dated 11/5/20, Sheet C-001.00.
"Site Plan & Zoning Analysis", Dated 11/5/20, Sheet C-100.00.
"Stormwater Pollution Prevention Plan", Dated 11/5/20, Sheet C-200.00.
"Stormwater Calculations & Subsurface Retention Details", Dated 11/5/20, Sheet C-201.00.
"Site Details", Dated 11/5/20, Sheet C-300.00.
"Survey of Lots Nos. 11, 12 & 13", Dated 3/12/21.

Documents Reviewed : Letter from Shahin Badaly, Dated 3/28/21.

The referenced plans have been reviewed for compliance with Article XII of the Village Code – Site Plan Review and our previous memorandum dated December 31, 2020. The applicant proposes the construction of interior renovations and expanded parking area on 0.09 acres in the DT zoning district. The improvements also include a stormwater mitigation system. The site is located within 500' of the Saw Mill Parkway and the border with Ardsley.

The Planning Board has requested that the project be referred to the Board of Trustees at the May 6, 2021 meeting. Pursuant to our review, the following items should be addressed by the applicant.

1. As noted on the plans, the proposed site improvements exceed the allowable lot coverage; therefore, a variance may be required.

2. Off-street parking and a retaining wall are proposed the adjacent lot labeled "P.O. Lot 14" which may be Village right-of-way. Per the requirements of §300-48 "Parking" C. (6) of the Village Code, off-street parking shall not be located in the right-of-way. The applicant is pursuing an easement from the owner of the lot labeled "P.O. Lot 14" which may be the Village. An easement would ease the burden of parking on side streets. This item also relates to the deficiency of parking and the number of spaces required for a "PILOP".

3. There is an existing onsite parking lot. The proposed parking design will increase onsite parking and backing out onto Ashford Avenue and into the crosswalk which may pose a safety hazard to pedestrians along the sidewalk and motorists on Ashford Avenue. Furthermore, with the proposed tandem parking may cause queuing on Ashford Avenue. The existing on-street parking stalls are proposed to be modified to improve safety and include new line striping. Due to the proximity of the parkway, any proposed improvements should be reviewed by the Village's Traffic Consultant.

4. A separate plan should be provided showing a retaining wall on the property line and no parking on the adjacent property.

5. While the building may be all residential, accessible parking spaces conforming to ADA requirements should be considered and conform to code as required.

6. The proposed pedestrian ramp in the right-of-way should conform to ADA and Village standards.

7. The site plan should reference the survey by Gabriel E. Senor, P.C. that was provided with the submission documents.

8. The survey and site plan should be revised to include the existing utility pole located in the right-of-way on "P.O. Lot 14".

9. Walkway, pedestrian ramp and retaining wall details should be provided. Additionally, the curb detail should show the full curb height.

10. A gravel parking area is proposed; per the requirements of §300-48 "Parking" C. (1) of the Village Code, gravel is not permitted for parking areas in the DT zone.

11. As previously mentioned, the proposed stormwater mitigation system should be sized for the increase in stormwater runoff due to the 100-year storm event. The site appears to pose setback limitations which may allow for a lesser storm event. Stormwater discharge ultimately flows into the Saw Mill River which is a NYSDEC impaired water body. An overflow is recommended to the existing catch basin.

12. The catch basin should include a 24" sump for pretreatment and the pipe should have 24" minimum of cover. The detail and elevations should be revised. Additionally, it should be confirmed the catch basin can withstand H-20 loading.

13. As previously mentioned, soil testing in accordance with Appendix D of the NYSDEC Stormwater Management Design Manual should be performed to confirm separation and infiltration requirements. The proposed stormwater system relies on infiltration to mitigate the increase in runoff. As a result, soil testing is important to verify the assumptions made.

14. As previously mentioned, Note #3 on sheet A2.0 states that the washers are to connect to the existing drainage system. All washers should connect to the sewage system, not the drainage system. A revised Sheet A2.0 has not been provided.

15. Location of the drainage inspection port should be shown on the plans.

16. The date of the original plan and all revisions, with notation identifying the revisions, should be shown.

17. Comments from the Village's planning consultant should be addressed.

A written response and revised plans responding to the above comments should be submitted by the applicant for review. Any changes made that do not pertain to our comments should be identified separately in the written response. Additional comments may be generated based on the revised plans.

GEP:WJA:cg

P:\Village of Dobbs Ferry\Planning\398 Ashford Avenue\398 Ashford Ave - Site Plan Review 2021-05-10.docx

3P Management

5/23/2021

56 Main St.
Hastings on Hudson 10706

Dear Board of Trustees, Village of Dobbs Ferry,

Thank you for the time in reviewing this project, again – it has only been a year and a pandemic since we last met.

I am being referred back to BOT to establish the PILOP – if any.

Please see below for the parking analysis, and some of the rationale.

1) By converting to residential – we are reducing the parking needs, and reduce the traffic impact, thus improving the area (from a traffic and parking perspective)

2) If the BOT does insist on a PILOP, per my understanding of the code, the funds are to be allocated to additional local parking, I would recommend – these be directed to rebuilding the two spaces in front of the building so they can be functional and used properly.

PARKING ANALYSIS			
EXISTING		PROPOSED	
MIXED USE STRUCTURE		RESIDENTIAL MULTI-FAMILY DWELIING	
(1 SPACE PER D.U. + 0.25 SPACES PER BEDROOM) + 1 SPACE / 333 S.F. FLOOR AREA OFFICE SPACE		1 SPACE PER D.U. + 0.25 SPACES PER BEDROOM	
TYPE	PARKING REQUIRED	TYPE	PARKING REQUIRED
(4) 1-BED UNITS	4(1+ 0.25(1)) = 5	(6) 1-BED UNITS	6(1+ 0.25(1)) = 7.5
(1) 2-BED UNIT	1 + 0.25(2) = 1.5	(2) 2-BED UNIT	2(1 + 0.25(2)) = 3
OFFICE SPACE	2,026 S.F. / 333 S.F. = 6		
TOTAL	13 SPACES REQUIRED	TOTAL	11 SPACES REQUIRED
PROVIDED	NONE	PROVIDED	10 SPACES

NOTE: PROPOSED IMPROVEMENTS DECREASE PARKING NON-CONFORMITY ON SITE.
TOTAL REQUIRED PARKING IS REDUCED BY 2 SPACES

Thanks for your time – and looking forward to completing this project.

David

LIST OF ABBREVIATIONS

ABV	ABOVE	JC	JANITOR CLOSET
AFF	ABOVE FINISHED FLOOR	JT	JOINT
ACC	ACCESS	JB	JUNCTION BOX
AD	ACCESS DOOR	KO	KNOCK OUT
AP	ACCESS PANEL		
ACT	ACOUSTICAL TILE		
ADD	ADDENDUM	LAM	LAMINATE
ADJ	ADJACENT or ADJUSTABLE	LAV	LAVATORY
AGGR	AGGREGATE	LH	LEFT HAND
A/C	AIR CONDITIONER	LKR	LOCKER
ALUM/AL	ALUMINUM	L.P.	LOW POINT
ACI	AMERICAN CONCRETE INSTITUTE		
ADA	AMERICANS W/ DISABILITIES ACT	MH	MANHOLE
ASTM	AMERICAN SOCIETY FOR TESTING MATERIALS	MFR	MANUFACTURE(R)
AWG	AMERICAN WIRE GAGE	MAS	MASONRY
APPROX	APPROXIMATE	MO	MASONRY OPENING
		M.E.	MATCH EXISTING
BB	BASEBOARD	MAT	MATERIAL
BP	BASE PLATE	MAX	MAXIMUM
BM	BEAM	MECH	MECHANIC(AL)
BRG	BEARING	MC	MEDICINE CABINET
B.M.	BENCH MARK	MMBR	MEMBER
BTWN	BETWEEN	MTL	METAL
BLK	BLOCK	MIN	MINIMUM
BLKG	BLOCKING	MR	MIRROR
BD	BOARD	MISC	MISCELLANEOUS
B.O.	BOTTOM OF	MC	MISCELLANEOUS CHANNEL
		MTD	MOUNTED
CAB	CABINET	MOV	MOVABLE
C.I.	CAST IRON	MUL	MULLION
C.H.	CEILING HEIGHT		
CB	CATCH BASIN	NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
CLG	CEILING	NRC	NOISE REDUCTION COEFFICIENT
CEM	CEMENT	NOM	NOMINAL
CL	CENTER LINE	N.I.C.	NOT IN CONTRACT
CT	CERAMIC TILE	NTS	NOT TO SCALE
CO	CLEAN OUT		
CLR	CLEAR[ANCE]	OC	ON CENTER
CW	COLD WATER	OPNG	OPENING
COL	COLUMN	OPP	OPPOSITE
CONC	CONCRETE	OPH	OPPOSITE HAND
CMU	CONCRETE MASONRY UNIT	OD	OUTSIDE DIAMETER
CONT	CONTINUOUS or CONTINUE	OZ	OUNCE
CONV	CONVECTOR	OA	OVERALL
CG	CORNER GUARD	OH	OVERHEAD
DP	DAMPROOFING		
DEG	DEGREE	PNT/PT[D]	PAINT[ED]
DTL	DETAIL	PR	PAIR
DIAG	DIAGONAL	PNL	PANEL
DIFF	DIFFUSER	PTN	PARTITION
DM	DIMENSION	PLAS	PLASTER
DISP	DISPENSER	PLAM	PLASTIC LAMINATE
DBL	DOUBLE	PL	PLATE
DN	DOWN	PLWD	PLYWOOD
DWG	DRAWING	PVC	POLYVINYL CHLORIDE or COATING
DF	DRINK FOUNTAIN	PSF	POUNDS PER SQUARE FOOT
		PSI	POUNDS PER SQUARE INCH
EA	EACH	QUANT/QTY	QUANTITY
ELEC	ELECTRICAL or ELECTRIC	QT	QUARRY TILE
EP	ELECTRIC PANEL		
E.W.C	ELECTRIC WATER COOLER	RAD	RADIUS or RADIATOR
EL	ELEVATION	REF	REFERENCE
ELEV	ELEVATOR	REINF	REINFORCEMENT
EMER	EMERGENCY	REQD	REQUIRED
EQ	EQUAL	RET	RETURN
EQUIP	EQUIPMENT	RD	ROOF DRAIN
EXH	EXHAUST	RO	ROUGH OPENING
EXIST	EXISTING		
F.A.I.	FRESH AIR INTAKE	SAD	SADDLE
F.O.	FACE OF	SAN	SANITARY
F.BR.	FACE OF BRICK	SCHED	SCHEDULE
F.O.C.	FACE OF CONCRETE	SECT	SECTION
F.O.M	FACE OF MASONRY	SIM	SIMILAR
F.O.S.	FACE OF STUDS	STC	SOUND TRANSMISSION COEFFICIENT
FIN	FINISH		
FA	FIRE ALARM	SPKR	SPEAKER
FAA	FIRE ALARM ANNUNCIATOR	SPEC	SPECIFICATION
FHVC	FIRE HOSE VALVE CABINET	SF	SQUARE FOOT
F.D.	FLOOR DRAIN or FIRE DAMPER	SST/ST. ST.	STAINLESS STEEL
		SD	STORM DRAIN
FE	FIRE EXTINGUISHER	S.F.T.	STRUCTURAL FACED TILE
FP	FIRE PROOF	SW	SWITCH
FLUOR	FLUORESCENT		
FT	FOOT or FEET	TEL	TELEPHONE
FTG	FOOTING	TV	TELEVISION
FDN	FOUNDATION	TEMP	TEMPERED
F.A.I.	FRESH AIR INTAKE	TERR	TERRAZZO
FLR	FLOOR	THK	THICK
GA	GAUGE	T.O.	TOP OF
GALV	GALVANIZED	TYP	TYPICAL
GEN	GENERAL		
GL	GLASS or GLAZING	U.L.	UNDERWRITERS LABORATORY
GB	GRAB BAR	UC	UNDERCUT
		UNEX	UNEXCAVATED
GND	GROUND	U.C.C.	UNIFORM CONSTRUCTION CODE
GYP	GYPSUM	U.O.N.	UNLESS OTHERWISE NOTED
GWB/ GYP.BD	GYPSUM WALL BOARD		
HC	HANDICAPPED	V.I.F.	VERIFY IN FIELD
HR	HAND RAIL	VCT	VINYL COMPOSITION TILE
HDWR	HARDWARE	VWC	VINYL WALL COVERING
HWD	HARDWOOD	VB	VINYL BASE
HVAC	HEATING VENTILATING AIR CONDITIONING	VOL	VOLUME
	HEIGHT	WC	WATER CLOSET
HM	HOLLOW METAL	WD	WOOD
	HOSE BIBB	WH	WATER HEATER
H.P.	HIGH POINT	WP	WATER PROOF
		WWF	WELDED WIRE MESH
INCAND	INCANDESCENT	WT	WEIGHT
INCL	INCLUDE[D], [ING]	WO	WINDOW OPENING
	INTERIOR DIAMETER	W/	WITH
INSUL	INSULATE[D], [ING], [TION]	W/O	WITH OUT
INV	INVERT	WGL	WIRE GLASS
INV EL	INVERT ELEVATION		

GENERAL NOTES

ALL WORK SHALL CONFORM TO THE 2020 UNIFORM FIRE PREVENTION AND BUILDING CODE OF NEW YORK STATE (THE UNIFORM CODE) & 2020 NYS EBC & 2020 NYS FC AS ADOPTED THE STATE OF NEW YORK & ALL RULES REGULATIONS OF ALL DEPARTMENTS HAVING JURISDICTION. ALL WORK SHALL CONFORM TO THE VILLAGE OF DOBBS FERRY MUNICIPAL CODE.

THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL DIMENSIONS AND JOB CONDITIONS.

THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS.

THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SECURITY AND JOB SAFETY. CONSTRUCTION SHALL BE IN ACCORDANCE WITH OSHA REGULATIONS AND STANDARDS AND ALL LOCAL REQUIREMENTS.

THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO FOLLOW ALL SAFE EXCAVATION PRACTICES AND CALL "DIG-SAFELY" AT LEAST 3 WORKING DAYS IN ADVANCE TO MARK UP ANY UNDERGROUND UTILITIES. NO EXCAVATION WORK OR DIGGING OF ANY KIND SHALL START OTHERWISE.

ALL WORK SHALL BE PERFORMED IN A WORKMAN-LIKE MANNER BY QUALIFIED JOURNEYMEN OR MASTERS OF EACH TRADE.

ALL MATERIAL HANDLING AND INSTALLATION SHALL BE STRICTLY IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

GENERAL CONTRACTOR SHALL BE RESPONSIBLE, AND PAY FOR ALL TESTS, INSPECTIONS, ETC. AS REQUIRED BY THE BUILDING DEPARTMENT AND ANY OTHER DEPARTMENTS HAVING JURISDICTIONS.

GENERAL CONTRACTOR SHALL VISIT THE SITE AND MAKE HIMSELF FAMILIAR WITH THE WORK AND THE LOCAL CONDITIONS PRIOR TO SUBMITTING A PRICE TO THE OWNER.

ALL SURFACES ADJACENT TO THE WORK AREA, WHICH IS DAMAGED DURING CONSTRUCTION BY THE FORCES OF THE GENERAL CONTRACTOR, SHALL BE REPAIRED TO MATCH SURROUNDING SURFACES TO SATISFACTION OF THE OWNER AND ARCHITECT AT NO ADDITIONAL COST.

THE CONTRACTOR SHALL REMOVE FROM THE ALL DEBRIS CREATED BY HIS WORK AND SHALL DISPOSE OF THEM IN A LEGAL MANNER ON A WEEKLY BASIS OR SOONER AS CONDITIONS WARRANTS.

AT COMPLETION OF THE WORK THE SITE SHALL BE CLEARED OF ALL DEBRIS AND REMAINING MATERIALS AND THE PREMISES SHALL BE LEFT BROOM CLEAN.

THE ENGINEER SHALL BE THE SOLE JUDGE AS TO THE ADEQUACY OF THE WORK PERFORMED. HE SHALL HAVE THE RIGHT TO ORDER REMOVAL OF DEFECTIVE WORK AND MATERIALS.

ANY DEVIATION FROM THESE DRAWINGS SHALL CAUSE THE WORK TO CEASE IN THE AFFECTED AREAS UNTIL THE ENGINEER HAS APPROVED THE CHANGES.

NO DRAWINGS SHALL BE USED ON JOB UNLESS THEY BEAR THE STAMP: ISSUED FOR CONSTRUCTION.

ENGINEER OF RECORD NOT RESPONSIBLE FOR ANY AND ALL BOARD APPROVALS.

CONTRACTOR IS CAUTIONED TO MAKE CONTINUOUS OBSERVATION OF THE EXISTING STRUCTURE DURING THE PERFORMANCE OF HIS WORK. SHOULD HE BECOME AWARE OF ANY SITUATION THAT REQUIRES FURTHER INVESTIGATION (SUCH AS CRACKS IN MASONRY AND PARTITIONS, ADDITIONAL OR EXCESSIVE DEFLECTION, ETC.) HE SHALL NOTIFY THE ENGINEER.

CONSTRUCTION NOTES

TEMPORARY SHORING: PROVIDE AND MAINTAIN SHORING, BRACING, AND STRUCTURAL SUPPORTS AS REQUIRED TO PRESERVE STABILITY AND PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF CONSTRUCTION AND FINISHES TO REMAIN, AND TO PREVENT UNEXPECTED OR UNCONTROLLED MOVEMENT OR COLLAPSE OF CONSTRUCTION BEING DEMOLISHED.

DO NOT USE CUTTING TORCHES UNTIL WORK AREA IS CLEARED OF FLAMMABLE MATERIALS. AT CONCEALED SPACES, SUCH AS ,DUCT AND PIPE INTERIORS, VERIFY CONDITION AND CONTENTS OF HIDDEN SPACE BEFORE STARTING FLAME-CUTTING OPERATIONS. MAINTAIN FIRE WATCH AND PORTABLE FIRE-SUPPRESSION DEVICES DURING FLAME-CUTTING OPERATIONS.

LOCATE EQUIPMENT AND REMOVE DEBRIS AND MATERIALS SO AS NOT TO IMPOSE EXCESSIVE LOADS ON SUPPORTING WALLS, FLOORS, OR FRAMING.

PROTECT CONSTRUCTION INDICATED TO REMAIN AGAINST DAMAGE DURING DEMOLITION.

VILLAGE OF DOBBS FERRY NOTES:

1. THE BUILDING INSPECTOR OR VILLAGE ENGINEER MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES IF DEEMED APPROPRIATE TO MITIGATE UNFORSEEN SILTATION AND EROSION OF DISTURBED SOILS.

2. AS-BUILT DRAWINGS OF THE SITE IMPROVEMENTS SHALL BE SUBMITTED TO THE VILLAGE ENGINEER FOR REVIEW PRIOR TO OBTAINING CERTIFATE OF OCCUPANCY.

3. THE INFILTRATION SYSTEM ACCESS PORTS SHALL BE SHOWN ON THE AS-BUILT DRAWINGS.

4. THE RESTORATION OF THE WORK PERFORMED WITHIN THE VILLAGE RIGHT-OF-WAY SHALL BE PERFORMED TO THE SATISFACTION OF THE VILLAGE ENGINEER AND DEPARTMENT OF PUBLIC WORKS.

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

SCOPE OF WORK:

1. REMOVE PORTIONS OF EXISTING CURB AND SIDEWALK AT ASHFORD AVE.

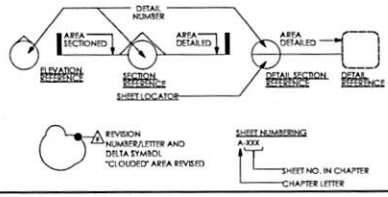
2. PROVIDE NEW CURB AT ASHFORD AVE.

3. PROVIDE (2) NEW PARKING SPACES ALONG ASHFORD AVE.

4. PROVIDE ASPHALT PAVEMENT PARKING AREA.

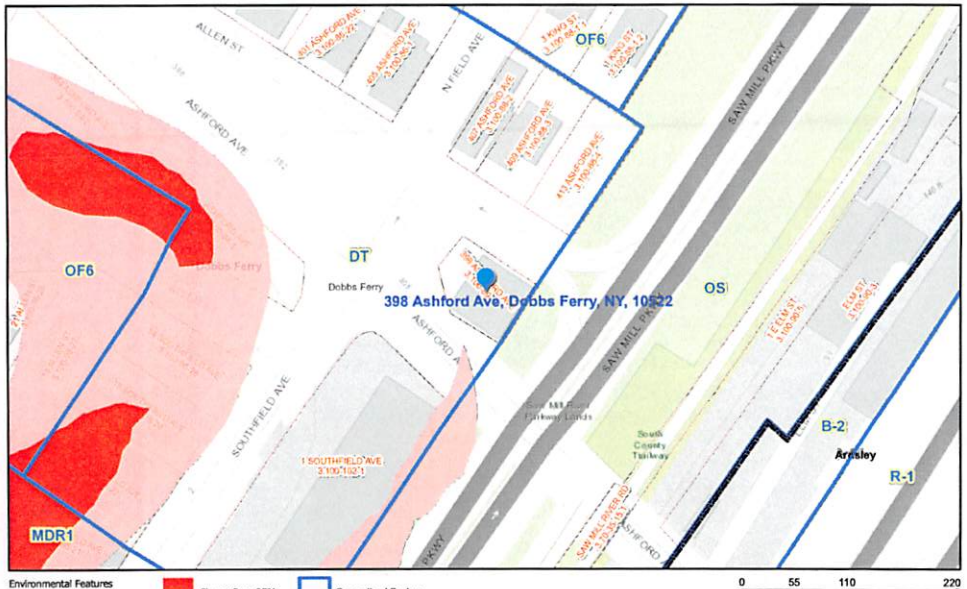
5. SITE STORMWATER MANAGMENT

SYMBOL KEY



DRAWING INDEX (TOTAL 6 PAGES)

Mapping Westchester County



CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD (PSF)	WIND DESIGN				SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP	ICE BARRIER UNDERLAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP
	SPEED (MPH)	TOPOGRAPHIC EFFECTS	SPECIAL WIND REGION	WIND-BORNE DEBRIS ZONE		WEATHERING	FROST LINE DEPTH	TERMITE					
30 PSF	120	NO	YES	30 PSF	B	SEVERE	3'-6"	MODERATE TO HEAVY	15 DEG. F	YES	SEE BELOW	1500	52 DEG. F

FLOOD HAZARDS:
(a) FIRST CODE DATE OF ADOPTION JULY 9,1980.
(b) DATE of FLOOR INSURANCE STUDY JAN. 21, 1998.
(c) MAP PANEL NUMBERS 36119C0907F THROUGH 36119C0338F EFFECTIVE SEPT. 28, 2007.

BADALY

ENGINEERING DESIGN:
BADALY ENGINEERING PLLC
3 WILSON PLACE, MT. VERNON, NY 10550
(914) 665-9519

ISSUE:

#	DATE	DESCRIPTION

REVISIONS:

#	DATE	DESCRIPTION
A	11/18/21	SITE PLAN REVISION
B	05/04/21	DOB REVISION
C	04/08/21	DOB REVISION
D	3/15/21	DOB REVISION

PROJECT TITLE:

EXTERIOR ALTERATIONS;

398 ASHFORD AVE
DOBBS FERRY, NY 10522

BLOCK: 89 LOT: 01

DRAWING TITLE:

GENERAL NOTES & DETAILS

SCALE: AS NOTED
DATE: 11/05/2020
JOB NO: 20222
DRAWN BY: AC
CHECKED BY: SB

SEAL AND SIGNATURE:

DRAWING NO.:

C-001.00

SHEET NO.:

1 OF 6

SITE PLAN DEMOLITION NOTES:

1. PORTION OF EXISTING CURB TO BE REMOVED.
2. PORTION OF EXISTING SIDEWALK TO BE REMOVED.
3. NO EXISTING TREES ARE TO BE REMOVED.
4. EXISTING WALL MOUNTED LIGHTING FIXTURE TO REMAIN. NO CHANGES PROPOSED.

EXISTING IMPERVIOUS SURFACES:

BUILDING:	2,058 S.F.
ASPHALT (WITHIN P.L.):	310 S.F.
SIDEWALK: (WITHIN P.L.):	316 S.F.
TOTAL EXISTING:	**2,684 S.F.**
BUILDING COVERAGE:	**2,058 S.F. / 3,958 S.F. = 51.2%**
EXISTING IMPERVIOUS COVERAGE:	**2,684 S.F. / 3,958 S.F. = 67.8%**

CONSTRUCTION SEQUENCE:

1. NO WORK IS TO OCCUR THAT WILL IMPACT THE FLOW OF TRAFFIC AT ASHFORD AVE.
2. PROVIDE EROSION AND SEDIMENT CONTROLS AS PER THE NYS STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL TO ENSURE ADJACENT ROADWAY IS CLEAR OF DEBRIS AND EROSION.
3. EXISTING CURBING AND SIDEWALK IS TO BE REMOVED.
4. ALL DEBRIS IS TO BE PROPERLY STORED AND DISPOSED OF AT END OF WORK DAY FOR EVERY DAY OF CONSTRUCTION.
5. PROVIDE NEW SIDEWALK AND CURB AT PROPOSED LOCATION.
6. EXCAVATE AND INSTALL PROPOSED STORMWATER CULTECS AS PER MANUFACTURER'S SPECIFICATION. (SEE C-201.00).
7. INSTALL THE PROPOSED AREA DRAIN AT PARKING AREA AND CONNECT ALL DRAINAGE SYSTEMS.
8. PROVIDE NEW ASPHALT PAVEMENT AT PROPOSED PARKING AREAS.
9. ENSURE ALL AREAS ARE FREE OF DEBRIS AT END OF CONSTRUCTION.

ZONING COMPLIANCE TABLE

Property Address(es):	398 ASHFORD AVENUE
Zoning District(s):	GI
Block/Lot:	Block: 89 Lot 01
Structure / Site Use(s):	RESIDENTIAL

Item	Required / Permitted	Existing	Proposed	Variance Requested	Remarks
Lot Area (square feet)	-	3,958	3,958	NO	-
Front Yard Setback (feet)	0	8.00	8.00	NO	
Rear Yard Setback (feet)	25	4.00	4.00	NO	EXISTING NON-CONFORMING, NO CHANGE PROPOSED
Side Yard Setback - Each Yard (feet)	5	0.80	0.80	NO	
Side Yard Setback - Total (feet)	10	18.73	18.73	NO	
Building Coverage (%)	40	51.2%	51.2%	NO	-
Impervious Coverage (%)	40	67.8%	91.7%	YES	-
Building Height (feet)	3 STORIES / 35'	3 STORIES / 30'	3 STORIES / 30'	NO	-

SITE PLAN LEGEND:

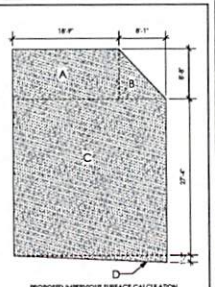
1. PROPOSED AREA DRAIN. SEE C-001.00: PROPOSED STORMWATER MANAGEMENT PLAN FOR DRYWELL LOCATION & DETAILS.
2. PROPOSED BELGIUM BLOCKS CURB AT SIDE OF BUILDING.
3. EXISTING SIDEWALK TO BE CUT AND NEW 6" CURB IS TO BE PROVIDED.
4. NEW (1) CONCRETE STEP.
5. EXISTING CONCRETE STEPS, TO REMAIN.
6. NEW STEEL BOLLARDS.
7. EXISTING METAL GUARD RAIL, TO REMAIN.
8. NEW (2) TWO PARKING SPACES. EXISTING SIDEWALK TO BE CUT TO ACCOMMODATE NEW PARKING SPACES AS SHOWN IN DRAWING. NEW SIDEWALK TO BE MIN. 4'-0".
9. EXISTING WALL-MOUNTED LIGHTING FIXTURE.
10. PROPOSED PEDESTRIAN RAMP.
11. PROPOSED SEGMENTAL BLOCK GRAVITY WALL. MAX HEIGHT 4'-0". TO BE FILED UNDER SEPERATE APPLICATION.

SITE PLAN NOTES:

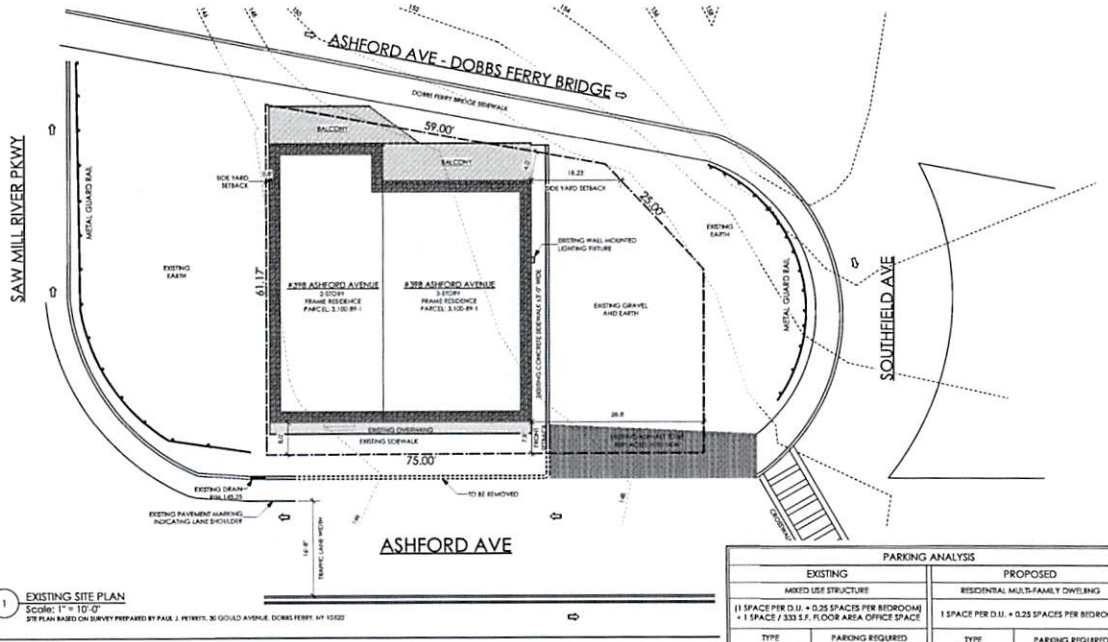
1. ALL SNOW ON SITE IS TO BE CARTED AWAY.
2. STANDARD EROSION CONTROL AS PER THE NYS STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL TO BE PROVIDED.
3. CUT/FILL MATERIAL NOT TO BE IMPORTED TO OR EXPORTED FROM THE SITE.
4. ALL RIGHT-OF-WAY IMPROVEMENTS SHALL CONFORM TO THE VILLAGE OF DOBBS FERRY STANDARDS.
5. SOLID WASTE CONTAINERS ARE LOCATED AT THE REAR OF THE BUILDING AND ARE TRANSPORTED TO FRONT OF PROPERTY FOR COLLECTION.
6. PROPOSED CONSTRUCTION DOES NOT AFFECT ANY EXISTING UTILITIES.
7. PARKING LOT TO BE ATTENDED TO ALLOW FOR ACCESS TO AND FROM PARKING SPACES 5-8.
8. EASEMENT AGREEMENT IS TO BE CREATED WITH OWNER OF ADJACENT PROPERTY TO ALLOW PROPOSED PARKING SPACES OUTSIDE OF PROPERTY LINE IN THE R.O.W.
9. ALL WORK PROPOSED WITHIN COUNTY R.O.W. MUST RECEIVE PROPER APPROVAL BEFORE ANY WORK MAY COMMENCE WITHIN THE COUNTY R.O.W.

PROPOSED IMPERVIOUS AREA

AREA A: 18'-9" X 8'-8"	= 163	S.F.	TOTAL NEW IMPERVIOUS AREA = 948. S.F.
AREA B: 8'-1" X 8'-8" X 1/2	= 35	S.F.	TOTAL IMPERVIOUS COVERAGE:
AREA C: 27'-4" X 24'-10"	= 753	S.F.	2,684 S.F. + 948 S.F. = 3,632 S.F
AREA D: 27'-4" X 1'-3" X 1/2	= 17	S.F.	3,632 S.F. / 3,958 S.F. = 91.7%
			VARIANCE REQUIRED



PROPOSED IMPERVIOUS SURFACE CALCULATION

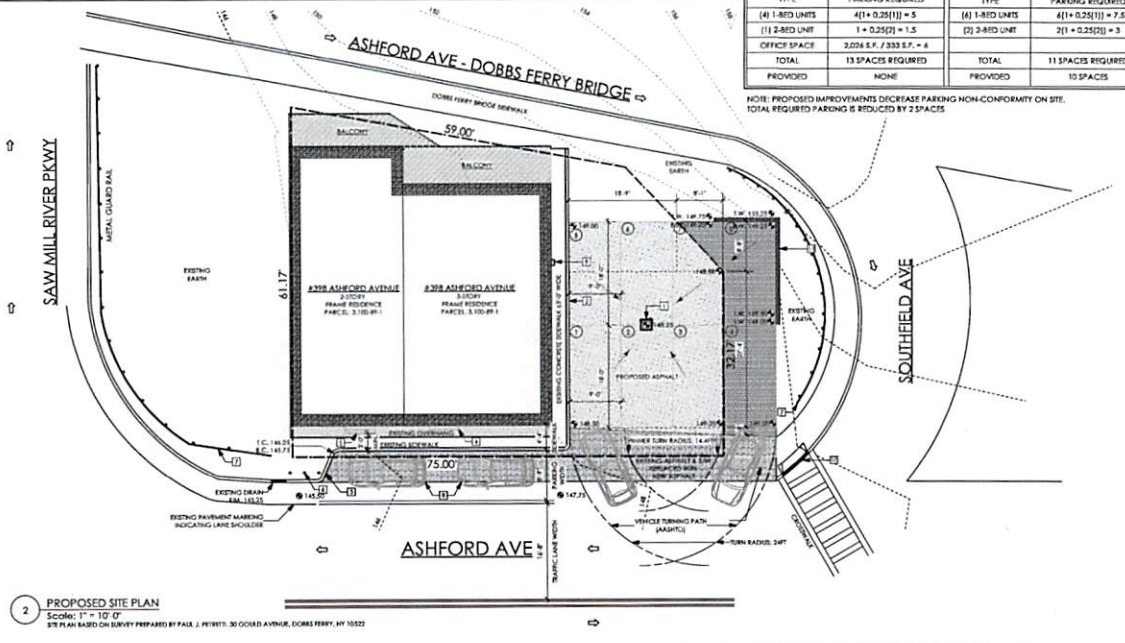


1 EXISTING SITE PLAN
Scale: 1" = 10'-0"
SITE PLAN BASED ON SURVEY PREPARED BY PAUL J. PETRETTI, 30 GOULD AVENUE, DOBBS FERRY, NY 10522

PARKING ANALYSIS

EXISTING		PROPOSED	
MIXED USE STRUCTURE		RESIDENTIAL MULTI-FAMILY DWELING	
(1 SPACE PER D.U. + 0.25 SPACES PER BEDROOM) + 1 SPACE / 333 S.F. FLOOR AREA OFFICE SPACE		1 SPACE PER D.U. + 0.25 SPACES PER BEDROOM	
TYPE	PARKING REQUIRED	TYPE	PARKING REQUIRED
(4) 1-BED UNITS	4(1+ 0.25(1)) = 5	(6) 1-BED UNITS	6(1+ 0.25(1)) = 7.5
(1) 2-BED UNIT	1 + 0.25(2) = 1.5	(2) 2-BED UNIT	2(1 + 0.25(2)) = 3
OFFICE SPACE	2,026 S.F. / 333 S.F. = 6		
TOTAL	13 SPACES REQUIRED	TOTAL	11 SPACES REQUIRED
PROVIDED	NONE	PROVIDED	10 SPACES

NOTE: PROPOSED IMPROVEMENTS DECREASE PARKING NON-CONFORMITY ON SITE. TOTAL REQUIRED PARKING IS REDUCED BY 2 SPACES



2 PROPOSED SITE PLAN
Scale: 1" = 10'-0"
SITE PLAN BASED ON SURVEY PREPARED BY PAUL J. PETRETTI, 30 GOULD AVENUE, DOBBS FERRY, NY 10522

BADALY

ENGINEERING DESIGN:
BADALY ENGINEERING PLLC
2 WILSON PLACE, MT. KISCO, NY 10549
(914) 665-9013

ISSUE:

#	DATE	DESCRIPTION

REVISIONS:

#	DATE	DESCRIPTION
A	11/18/21	SITE PLAN REVISION
B	02/04/21	DOB REVISION
C	04/08/21	DOB REVISION
D	5/13/21	DOB REVISION

PROJECT TITLE:

EXTERIOR ALTERATIONS:

398 ASHFORD AVE
DOBBS FERRY, NY 10522

BLOCK: 89 LOT: 01

DRAWING TITLE:

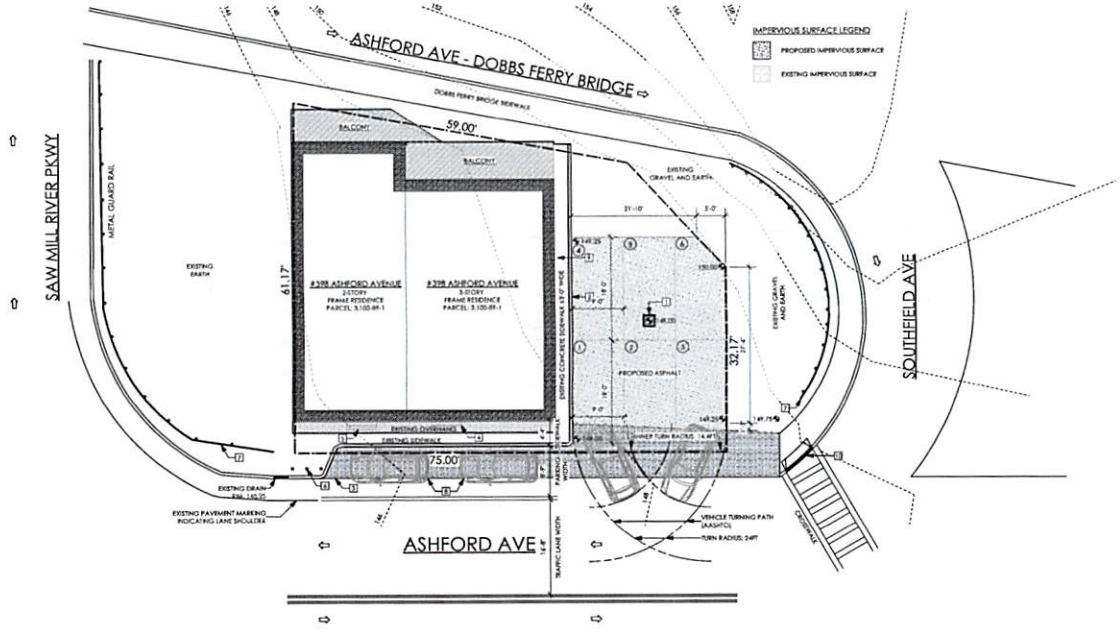
SITE PLAN & ZONING ANALYSIS

SCALE: AS NOTED
DATE: 11/05/2020
JOB NO.: 20222
DRAWN BY: AK
CHECKED BY: SB

SEAL AND SIGNATURE:
STATE OF NEW YORK — JOSEPH BADALY — 099887 — LICENSED PROFESSIONAL ENGINEER

DRAWING NO.:
C-100.00

SHEET NO.:
2 OF 6



1 ALTERNATE SITE PLAN
Scale: 1" = 10'-0"

BADALY

ENGINEERING DESIGN:

BADALY ENGINEERING PLLC
2 WILSON PLACE, MT. KISCO, NY 10549

(914) 669-9515

ANY ALTERATIONS OF THESE PLANS, UNLESS DONE BY OR UNDER THE DIRECTION OF A NYS LICENSED P.E. (OR R.A. WHERE APPLICABLE) IS A VIOLATION OF THE NYS EDUCATION LAW ARTICLE 145, SECTION 7209.

ISSUE:

#	DATE	DESCRIPTION

REVISIONS:

#	DATE	DESCRIPTION
A	11/18/21	SITE PLAN REVISION
B	02/04/21	DOB REVISION
C	04/08/21	DOB REVISION
D	5/13/21	DOB REVISION

PROJECT TITLE:

EXTERIOR ALTERATIONS:

398 ASHFORD AVE
DOBBS FERRY, NY 10522

BLOCK: 89 LOT: 01

DRAWING TITLE:

ALTERNATE SITE PLAN

SCALE: AS NOTED	SEAL AND SIGNATURE:
DATE: 11/05/2020	
JOB NO: 20222	
DRAWN BY: AK	
CHECKED BY: SB	

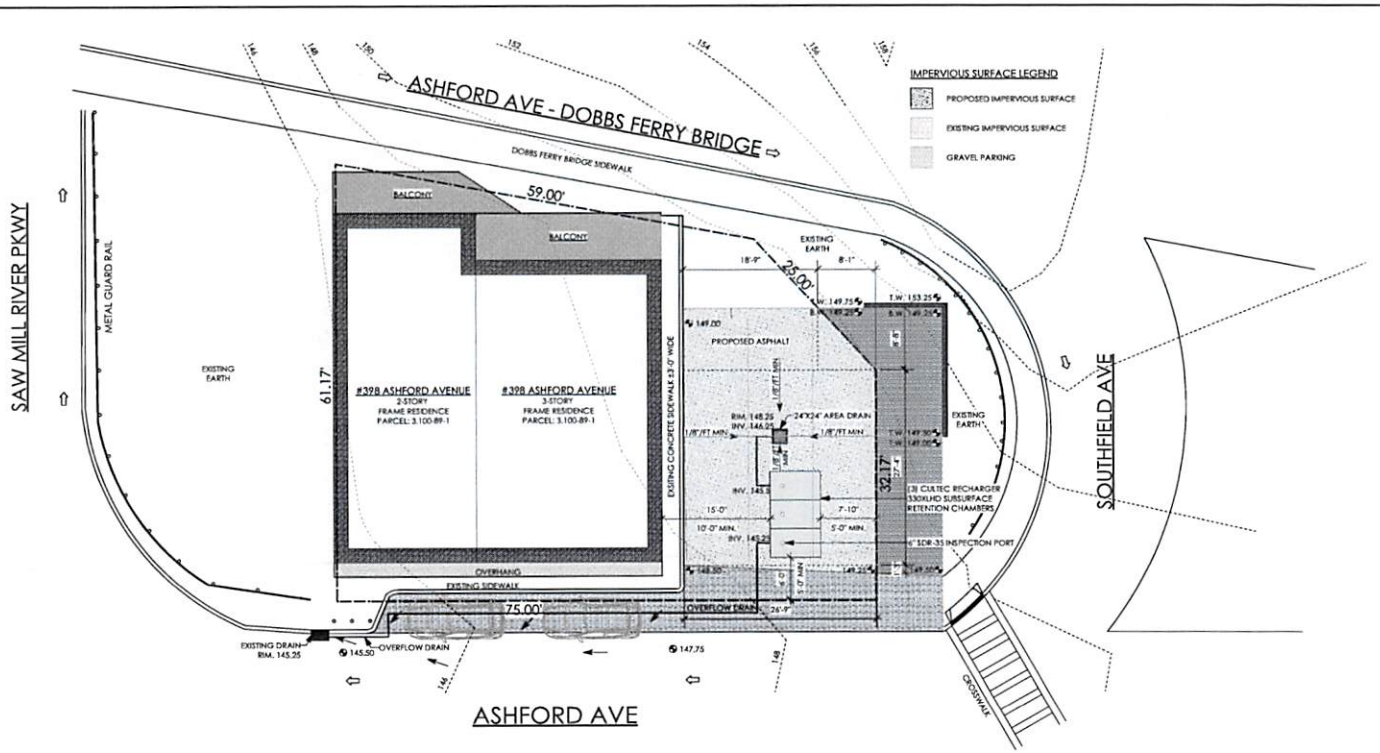
DRAWING NO.:

C-101.00

SHEET NO.: 3 OF 6

STORMWATER MANAGEMENT NOTES:

1. ALL DRAINAGE PIPING TO BE MIN. 8"Ø EPDM DRAINAGE PIPE ON 1/8" PER FT SLOPE.
2. ALL SNOW ON SITE IS TO BE CARTED AWAY.
3. EXISTING DRAINAGE GUTTER DRAIN TO REMAIN.
EXISTING DRAIN FLOWS NORTH-WEST TOWARDS THE SAW MILL RIVER PARKWAY.
4. THE PROP. CULTEC RETENTION CHAMBERS SHALL NOT BE CONNECTED UNTIL CONSTRUCTION IS COMPELTE AND THE CONTRIBUTING AREA IS STABILIZED.
5. AREA OF PROP. CULTEC RETENTION CHAMBERS TO BE FENCED OFF DURING CONSTRUCTION.
6. CULTEC RETENTION CHAMBER INSPECTION PORTS TO BE CHECKED ANNUALLY FOR SEDIMENTS
7. STANDARD EROSION CONTROL AS PER THE NYS STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL TO BE PROVIDED.
8. CUT/FILL MATERIAL NOT TO BE IMPORTED TO OR EXPORTED FROM THE SITE.
9. THE STORMWATER MANAGEMENT SYSTEM IS DESIGNED AS PER THE REQUIREMENTS OF THE NYS STORMWATER DESIGN MANUAL (JAN. 2015).
10. PROPOSED PARKING SPACES AT FRONT OF BUILDING TO SLOPE TOWARDS EXISTING DRAIN ON ASHFORD AVE AS INDICATED BY DRAINAGE ARROWS. ⟶
F.F. ELEVATION: 146.5 APPROXIMATE ELEV. AT EXISTING DRAIN: 145.25



1 STORMWATER MANAGMENT SITE PLAN
Scale: 1/8" = 1'-0"

BADALY

ENGINEERING DESIGN:

BADALY ENGINEERING PLLC
3 WILSON PLACE, MT. VERNON, NY 10550
(914) 665-9515
badalyeng@gmail.com

ISSUE:

#	DATE	DESCRIPTION

REVISIONS:

#	DATE	DESCRIPTION
A	11/18/21	SITE PLAN REVISION
B	02/04/21	DOB REVISION
C	04/08/21	DOB REVISION
D	5/13/21	DOB REVISION

PROJECT TITLE:

EXTERIOR ALTERATIONS:

398 ASHFORD AVE
DOBBS FERRY, NY 10522

BLOCK: 89 LOT: 01

DRAWING TITLE:

STORMWATER POLLUTION PREVENTION PLAN

SCALE: AS NOTED
DATE: 11/05/2020
JOB NO: 20222
DRAWN BY: AK
CHECKED BY: SB

SEAL AND SIGNATURE:

STATE OF NEW YORK — STEVEN BADALY — 090587 — LICENSED PROFESSIONAL ENGINEER

DRAWING NO.:

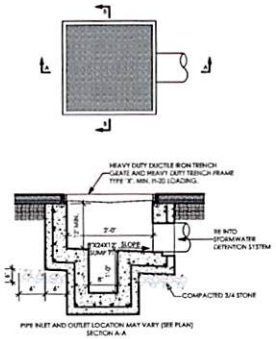
C-200.00

SHEET NO.: 4 OF 6

CULTEC RECHARGER® 330XLHD SPECIFICATIONS

CULTEC RECHARGER® 330XLHD CHAMBERS ARE DESIGNED FOR UNDERGROUND STORMWATER MANAGEMENT. THE CHAMBERS MAY BE USED FOR RETENTION, RECHARGING, DETENTION OR CONTROLLING THE FLOW OF ON-SITE STORMWATER RUNOFF.

1. THE CHAMBERS SHALL BE MANUFACTURED IN THE U.S.A. BY CULTEC, INC. OF BROOKFIELD, CT (CULTEC.COM, 203-775-4416).
2. THE CHAMBER SHALL BE VACUUM THERMOFORMED OF POLYETHYLENE WITH A BLACK INTERIOR AND BLUE EXTERIOR.
3. THE CHAMBER SHALL BE ARCHED IN SHAPE.
4. THE CHAMBER SHALL BE OPEN-BOTTOMED.
5. THE CHAMBER SHALL BE JOINED USING AN INTERLOCKING OVERLAPPING RIB METHOD. CONNECTIONS MUST BE FULLY SHOULDERED OVERLAPPING RIBS, HAVING NO SEPARATE COUPLINGS OR SEPARATE END WALLS.
6. THE NOMINAL CHAMBER DIMENSIONS OF THE CULTEC RECHARGER® 330XLHD SHALL BE 30.5 INCHES (775 MM) TALL, 52 INCHES (1321 MM) WIDE AND 8.5 FEET (2.59 M) LONG. THE INSTALLED LENGTH OF A JOINED RECHARGER® 330XLHD SHALL BE 7 FEET (2.13 M).
7. MAXIMUM INLET OPENING ON THE CHAMBER END WALL IS 24 INCHES (600 MM) HDPE, PVC.
8. THE CHAMBER SHALL HAVE TWO SIDE PORTALS TO ACCEPT CULTEC HVLV® FC-24 FEED CONNECTORS TO CREATE AN INTERNAL MANIFOLD. MAXIMUM ALLOWABLE O.D. IN THE SIDE PORTAL IS 10 INCHES (250 MM) HDPE AND 12 INCHES (300 MM) PVC.
9. THE NOMINAL CHAMBER DIMENSIONS OF THE CULTEC HVLV® FC-24 FEED CONNECTOR SHALL BE 12 INCHES (305 MM) TALL, 16 INCHES (406 MM) WIDE AND 24.2 INCHES (614 MM) LONG.
10. THE NOMINAL STORAGE VOLUME OF THE RECHARGER® 330XLHD CHAMBER SHALL BE 7.459 FT3 / FT (0.693 M3 / M) - WITHOUT STONE. THE NOMINAL STORAGE VOLUME OF A SINGLE RECHARGER® 330XLRHD STAND ALONE UNIT SHALL BE 63.40 FT3 (1.80 M3) - WITHOUT STONE. THE NOMINAL STORAGE VOLUME OF A JOINED RECHARGER® 330XLHD INTERMEDIATE UNIT SHALL BE 52.213 FT3 (1.478 M3) - WITHOUT STONE. THE NOMINAL STORAGE VOLUME OF THE LENGTH ADJUSTMENT AMOUNT PER RUN SHALL BE 11.19 FT3 (1.04 M3) - WITHOUT STONE.
11. THE NOMINAL STORAGE VOLUME OF THE HVLV® FC-24 FEED CONNECTOR SHALL BE 0.913 FT3 / FT (0.026 M3 / M) - WITHOUT STONE.
12. THE RECHARGER® 330XLHD CHAMBER SHALL HAVE FIFTY-SIX DISCHARGE HOLES BORED INTO THE SIDEWALLS OF THE UNIT'S CORE TO PROMOTE LATERAL CONVEYANCE OF WATER.
13. THE RECHARGER® 330XLHD CHAMBER SHALL HAVE 16 CORRUGATIONS.
14. THE END WALL OF THE CHAMBER, WHEN PRESENT, SHALL BE AN INTEGRAL PART OF THE CONTINUOUSLY FORMED UNIT. SEPARATE END PLATES CANNOT BE USED WITH THIS UNIT.
15. THE RECHARGER® 330XLRHD STAND ALONE UNIT MUST BE FORMED AS A WHOLE CHAMBER HAVING TWO FULLY FORMED INTEGRAL END WALLS AND HAVING NO SEPARATE END PLATES OR SEPARATE END WALLS.
16. THE RECHARGER® 330XLSHD STARTER UNIT MUST BE FORMED AS A WHOLE CHAMBER HAVING ONE FULLY FORMED INTEGRAL END WALL AND ONE PARTIALLY FORMED INTEGRAL END WALL WITH A LOWER TRANSFER OPENING OF 14 INCHES (356 MM) HIGH X 34.5 INCHES (876 MM) WIDE.
17. THE RECHARGER® 330XLHD INTERMEDIATE UNIT MUST BE FORMED AS A WHOLE CHAMBER HAVING ONE FULLY OPEN END WALL AND ONE PARTIALLY FORMED INTEGRAL END WALL WITH A LOWER TRANSFER OPENING OF 14 INCHES (356 MM) HIGH X 34.5 INCHES (876 MM) WIDE.
18. THE RECHARGER® 330XLEHD END UNIT MUST BE FORMED AS A WHOLE CHAMBER HAVING ONE FULLY FORMED INTEGRAL END WALL AND ONE FULLY OPEN END WALL AND HAVING NO SEPARATE END PLATES OR END WALLS.
19. THE HVLV® FC-24 FEED CONNECTOR MUST BE FORMED AS A WHOLE CHAMBER HAVING TWO OPEN END WALLS AND HAVING NO SEPARATE END PLATES OR SEPARATE END WALLS. THE UNIT SHALL FIT INTO THE SIDE PORTALS OF THE RECHARGER® 330XLHD AND ACT AS CROSS FEED CONNECTIONS.
20. CHAMBERS MUST HAVE HORIZONTAL STIFFENING FLEX REDUCTION STEPS BETWEEN THE RIBS.
21. THE CHAMBER SHALL HAVE A RAISED INTEGRAL CAP AT THE TOP OF THE ARCH IN THE CENTER OF EACH UNIT TO BE USED AS AN OPTIONAL INSPECTION PORT OR CLEAN-OUT.
22. THE UNITS MAY BE TRIMMED TO CUSTOM LENGTHS BY CUTTING BACK TO ANY CORRUGATION ON THE LARGE RIB END.
23. THE CHAMBER SHALL BE MANUFACTURED IN AN ISO 9001:2015 CERTIFIED FACILITY.
24. MAXIMUM ALLOWABLE COVER OVER THE TOP OF THE CHAMBER SHALL BE 12' (3.66 M).
25. THE CHAMBER SHALL BE DESIGNED TO WITHSTAND TRAFFIC LOADS WHEN INSTALLED ACCORDING TO CULTEC'S RECOMMENDED INSTALLATION INSTRUCTIONS.



2 24"X24" CATCH BASIN DETAIL
Scale: 3/4" = 1'-0"

BADALY

BADALY ENGINEERING PLLC
2 Wilson Pl, Mt Vernon, NY 10550

PROJECT: 398 ASHFORD AVE
DESCRIPTION: STORMWATER RETENTION / DRYWELL DESIGN
May 12, 2021
1 OF 1
AK CHK'D: SB

SITE STORMWATER DRAINAGE DESIGN

THE FOLLOWING DRAINAGE DESIGN HAS BEEN CALCULATED BASED OFF THE PROCEDURE OUTLINED IN THE WESTCHESTER COUNTY BEST MANAGEMENT PRACTICES STORMWATER MANUAL (1984 EDITION)

SITE AREAS

	AREA (FT²)	AREA (AC.)
ROOF	0	0.0000
PAVED	948	0.0218
GRASS	0	0.0000
SITE	948	0.0218

MAXIMUM REQUIRED DETENTION VOLUME

TOTAL DRAINAGE AREA = 948.0 SF
RAINFALL INTENSITY, I = 7.2 IN/HR

ASSUME HYDROLOGIC SOIL GROUP C
CURVE NUMBERS & RUNOFF DEPTHS DETERMINED FROM TABLE 3-2 & 3-4

RUNOFF COEFFICIENT = 98 FOR ROOF AREA
RUNOFF COEFFICIENT = 98 FOR PAVED AREA
RUNOFF COEFFICIENT = 74 FOR GOOD CONDITION GRASS AREA

WEIGHTED RC = 98.0 FOR DEVELOPPED SITE

FOR PRE-DEVELOPED SITE W/ OPEN SPACE AND FAIR CONDITION GRASS
RUNOFF COEF. = 79

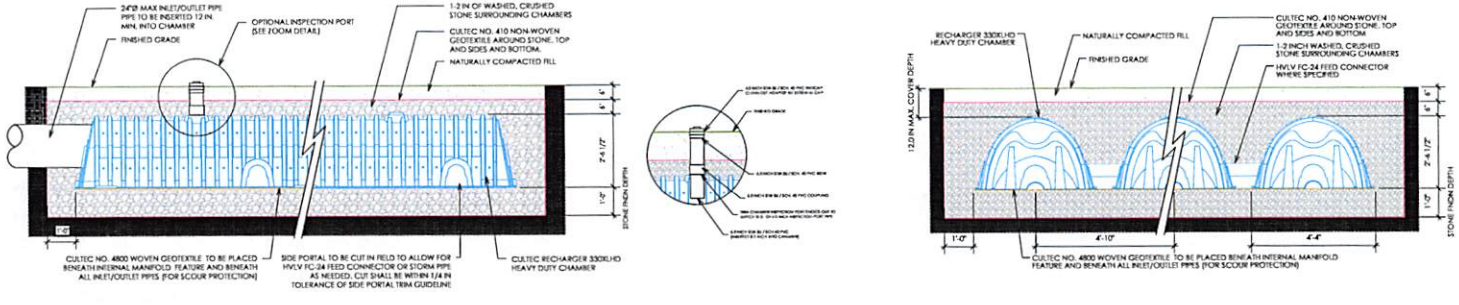
FOR A 100 YEAR STORM WITH A RAINFALL DEPTH OF 7.2 INCHES, USING INTERPOLATION:
V_d = 6.96 IN FOR DEVELOPPED SITE
V_d = 4.77 IN FOR EXISTING SITE
REQUIRED VOL. = Δ(V_d) x SITE AREA
REQUIRED VOL. = 173.0 CF

USE CULTEC RECHARGER 330XLHD RETENTION CHAMBERS:

OF CHAMBERS = 3
AREA PER CHAMBER = 33.83 SF
CHAMBER STORAGE = 52.21 CF
INSTALLED STORAGE = 79.26 CF

PROPOSED STORMWATER RETENTION CHAMBER VOLUME

V_{TOTAL} = 237.8 CF > 173.0
OK



1 CULTEC RECHARGER 330XLHD CROSS-SECTION
Scale: 1/2" = 1'-0"

BADALY

ENGINEERING DESIGN:

BADALY ENGINEERING PLLC
2 WILSON PLACE, MT. VERNON, NY 10550
(914) 665-9515
INFO@BADALY.COM

ISSUE:

#	DATE	DESCRIPTION

REVISIONS:

#	DATE	DESCRIPTION
A	11/18/21	SITE PLAN REVISION
B	02/04/21	DOB REVISION
C	04/08/21	DOB REVISION
D	5/13/21	DOB REVISION

PROJECT TITLE:

EXTERIOR ALTERATIONS:

398 ASHFORD AVE
DOBBS FERRY, NY 10522

BLOCK: 89 LOT: 61

DRAWING: STORMWATER CALCULATIONS & SUBSURFACE RETENTION SYSTEM DETAILS

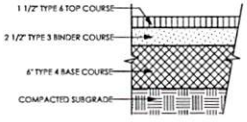
SCALE: AS NOTED
DATE: 11/05/2020
JOB NO: 20222
DRAWN BY: AK
CHECKED BY: SB

SEAL AND SIGNATURE:

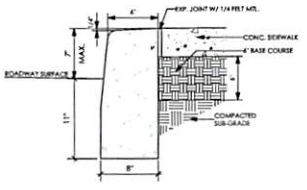
DRAWING NO.:

C-201.00

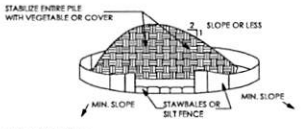
SHEET NO.: 5 OF 6



1 PAVEMENT DETAIL
Scale: 1 1/2" = 1'-0"



2 SIDEWALK CURB CONSTRUCTION DETAIL
Scale: 1 1/2" = 1'-0"



INSTALLATION NOTES:

1. AREA CHOSEN FOR STOCKPILED 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 PORTION OF SITE WITH ADEQUET SETBACKS FROM TEMPORARY DRAINAGE SWALES.

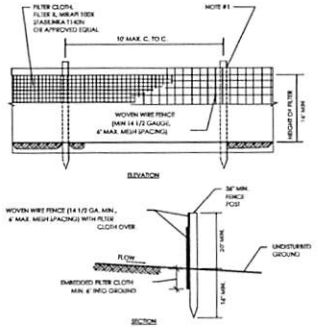
3. MAXIMUM SLOPE STOCKPILE SHALL BE 1 TO 2.

4. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH SILT FENCING OR STRAWBALES, THEN STABILIZED WITH VEGETABLE OR COVERED.

5. STOCKPILES REMAINING IN PLACE FOR MORE THAN A WEEK SHOULD BE SEEDED AND MULCHED OR COVERED WITH GEOTEXTILE FABRIC SURROUNDED BY SILT FENCE.

6. SEE SPECIFICATIONS AND DETAILS FOR INSTALLATION OF SILT FENCE.

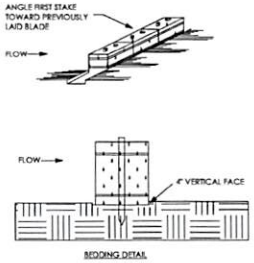
3 SOIL STOCKPILE DETAIL
Scale: 1/4" = 1'-0"



CONSTRUCTION NOTES FOR FABRICATED SILT FENCE

1. 36" MIN. STEEL POSTS, EITHER T OR U TYPE OR 2" HARDWOOD POSTS, DRIVEN MIN. 16" INTO GROUND.
2. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
3. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
4. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.
6. CONTRACTOR MAY USE PREFABRICATED UNITS, AS MANUFACTURED BY GEOFAB, ENVIROFENCE, OR APPROVED EQUAL.

4 SILT FENCE DETAIL
Scale: 1/4" = 1'-0"



NOTES

1. BALES SHALL BE PLACED AT THE TOE OF THE SLOPE OR ON THE CONTOUR AND IN A ROW WITH END TIGHTLY ABUTTING IN ADJACENT BALES.
2. EACH BALE SHALL BE EMBEDDED IN THE SOIL A MINIMUM OF 4 INCHES AND PLACED SP THE BINDING ARE HORIZONTAL.
3. BALES SHALL BE SECURELY ANCHORED IN PLACE BY EITHER TWO STAKES OR REBARS DRIVEN THROUGH THE BALE. THE FIRST STAKE IN EACH BALE SHALL BE DRIVEN TOWARD THE PRIVIOUSLY LAID BALE AT AN ANGEL TO FORCE THE BALES TOGETHER. STAKES SHALL BE DRIVEN FLUSH WITH THE BALE.
4. INSPECTION SHALL BE MADE FREQUENTLY AND REPAIR SHALL BE MADE PROMPTLY AS NEEDED.
5. BALES SHALL BE REMOVED WHEN THEY SERVED THEIR USEFULNESS SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.

5 HAYBALE DETAIL
Scale: 1/4" = 1'-0"

BADALY
ENGINEERING DESIGN
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(914) 665-9510
info@badalyengineering.com

ISSUE

#	DATE	DESCRIPTION

REVISIONS

#	DATE	DESCRIPTION
A	11/18/21	SITE PLAN REVISION
B	02/04/21	DOB REVISION
C	04/08/21	DOB REVISION
D	5/13/21	DOB REVISION

PROJECT TITLE:

EXTERIOR ALTERATIONS:

398 ASHFORD AVE
DOBBS FERRY, NY 10522

BLOCK: 89 LOT: 01

DRAWING TITLE:

SITE DETAILS

SCALE: AS NOTED
DATE: 11/05/2020
JOB NO: 20222
DRAWN BY: AK
CHECKED BY: SB

SEAL AND SIGNATURE:

DRAWING NO.:

C-300.00

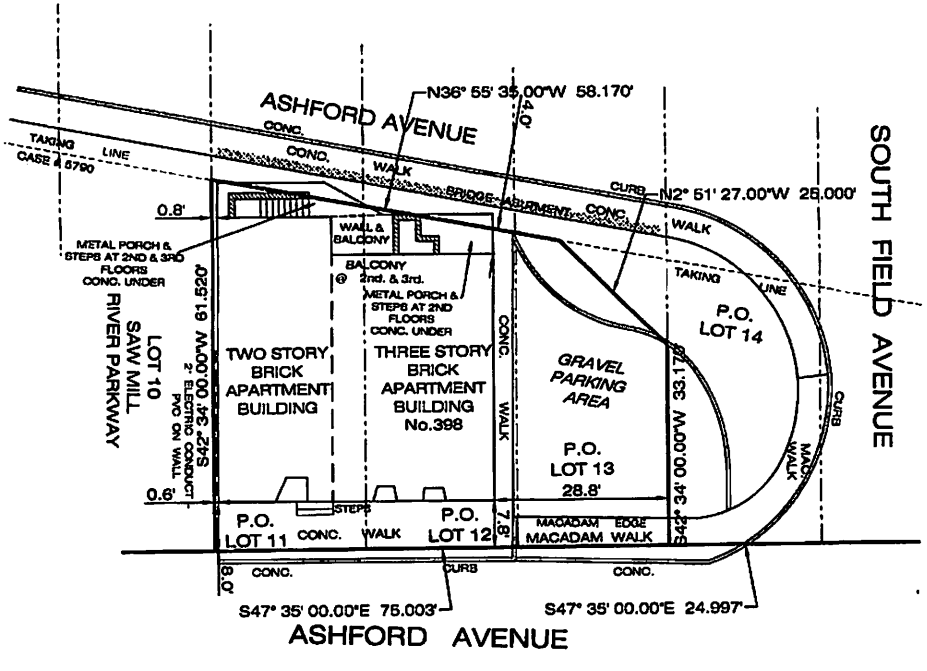
SHEET NO.:

6 OF 6

JOB NUMBER: RO. 1299 - 11

LEGEND

- CATCH BASIN
- DRAIN INLET
- UTILITY POLE
- SIGN POST
- HYDRANT
- WV WATER VALVE
- GV GAS VALVE
- LIGHT POLE
- TRAFFIC POLE
- (T) TELE. MANHOLE
- ELECTRIC BOX
- (S) SEWER MANHOLE
- (W) WATER MANHOLE
- (E) ELECTRIC MANHOLE
- (D) DRAIN MANHOLE
- (M) MANHOLE



Possession NOT indicated

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 New York State Association of Land Surveyors. This Survey is a representation of the property as surveyed on March 12, 2021, the date that the field work was performed. Subsequent revision dates do not constitute an updated survey.

Eliot Senor, L.S. New York State Lic. No. 049822

A Title report lists easements and restrictions if the report was not provided these easements and or restrictions may not be shown . A copy of the title report was not provided. A copy of the deed was provided. Survey may be subject to easements not shown.

Surface elevations and underground appurtenances, if any, whether or not shown are not guaranteed.Fences or possession lines generally do not follow a straight line. The survey shows straight lines between located points. Any dimensions shown are to the surveyed point only. Labeled dimensions cannot be used for any other point along the line.

Unauthorized alteration or additions to the survey map is a violation of Section 7209 sub-section 2 of the New York State Education Law

NOT FOR TITLE TRANSFER

SURVEY OF PART OF
LOT Nos.11,12 & 13
AS SHOWN ON MAP OF PROPERTY AT
ASHFORD
LATELY BELONGING TO MEYER H. MEYER
AND NOW PARTLY LAID OUT IN BUILDING
LOTS FOR E.G. CUNNINGHAM
LOCATED IN THE
VILLAGE OF DOBBS FERRY
TOWN OF GREENBURGH
WESTCHESTER COUNTY, NEW YORK.

SCALE: 1" = 20' DATE: MARCH 12, 2021

THE PREMISES SHOWN HEREON ALSO BEING KNOWN AS TAX LOTS 11,12 AND 13, SHEET 22, SECTION 9, BLOCK 476.

Said "Map" is filed in the Westchester County Clerk's office, Division of Land Records, on February 6, 1897 as R.O. Map number 1299.

GABRIEL E. SENOR, P.C.
CONSULTING ENGINEER • LAND SURVEYORS
90 NORTH CENTRAL AVE., HARTSDALE, NEW YORK, 10530
(914) 422-0070 FAX 422-3009

P:\DWG Drawings\RO#\RO1299.dwg, 3/29/2021 6:35:08 PM