VILLAGE OF DOBBS FERRY BOARD OF TRUSTEES AGENDA

MEETING DATE: APRIL 13, 2021

AGENDA ITEM SECTION: MATTERS REQUIRING ACTION

AGENDA ITEM NO. : 1

AGENDA ITEM: REFERRAL FROM LAND USE OFFICER TO BOT FOR SITE PLAN REVIEW OF AN APPLICATION TO CONSTRUCT A NEW CLASSROOM BUILDING ON MASTER'S CAMPUS, 49 CLINTON AVENUE

ITEM BACKUP DOCUMENTATION:

1. E-MAIL DATED APRIL 6, 2021 FROM MR. EDMOND MANLEY/BUILDING OFFICIAL & LAND USE OFFICER TO MS. ELIZABETH DREAPER/VILLAGE CLERK
2. LETTER DATED APRIL 6, 2021 FROM BRAD SCHWARTZ/ZARIN & STEINMETZ TO MAYOR ROSSILLO AND THE BOARD OF TRUSTEES
3. PLAN SUBMITTAL FORM
4. SITE PLAN APPLICATION
5. COASTAL ASSESSMENT FORM
6. FULL ENVIRONMENTAL ASSESSMENT FORM
7. MEMORANDUM AND ATTACHMENTS DATED APRIL 6, 2021 FROM MFS ENGINEERS & SURVEYORS TO VILLAGE OF DOBBS FERRY BOARD OF TRUSTEES
8. VILLAGE OF DOBBS FERRY SITE PLAN APPLICATION – DESIGN APPENDIX V2
9. MASTERS SITE PLAN APPLICATION COMPILED DRAWINGS

Liz Dreaper

From: Edmond Manley
Sent: Tuesday, April 6, 2021 1:13 PM
To: Liz Dreaper
Cc: Village Administrator; Lori Lee Dickson
Subject: Master's and BOT agenda

Liz, as per Village Code section 330-52B(2), please place on the next agenda

Referral from Land Use Officer to BOT for site plan review of an application to construct a new classroom building on Master's campus, 49 Clinton Avenue.

Plans will be loaded to J drive for supporting documents

Ed Manley
Building Official & Land Use Officer
Village of Dobbs Ferry

ZARIN & STEINMETZ

Brad K. Schwartz
bschwartz@zarin-steinmetz.com

April 6, 2021

By E-Mail and Hand Delivery

Hon. Vincent Rossillo, Mayor
and Members of the Village Board of Trustees
Village Hall
112 Main Street
Dobbs Ferry, New York 10522

Re: The Masters School
Site Plan Application for "Innovation and Entrepreneurship Center"
49 Clinton Avenue

Dear Mayor Rossillo and Members of the Village Board:

Our firm represents The Masters School regarding its proposed 3-story (plus cellar), approximately 22,361 s.f. Innovation and Entrepreneurship Center ("IEC") on its campus in front of the Middle School Building, located at 49 Clinton Avenue. The Masters School respectfully requests placement on the BOT's next available Agenda for an initial presentation and discussion, commencement of the SEQRA process, and referral to the Planning Board and Architectural and Historic Review Board pursuant to Section 300-52 of the Village Code.[1]

The IEC would be a new, state-of-the-art educational and workshop building for the School's thriving engineering and computer science curriculum that is already offered to existing students. These are key courses that are very popular among the students in all grades (and desired by colleges and employers), but they are currently spread throughout outdated classrooms in different buildings. The IEC would allow The Masters School to stay current by

[1] The Board of Trustees has jurisdiction over this Site Plan Application because the Property is in an Educational/Institutional Zoning District.

accommodating these classes in a centralized location that would be designed and equipped specifically for these vital areas of learning. For example, the IEC would include "makerspace" rooms for robotics, coding, and other hands-on, personalized learning experiences.

Importantly, as these engineering and computer science classes are already offered at The Masters School, the IEC would not increase the student body population or faculty, and thus the *project would not result in additional traffic* on Clinton Avenue or other Village roads. It also does not require new parking.

The Project would also include other elements to mitigate and avoid any potential adverse environmental impacts. The Project would include green stormwater management practices, including a bioretention pond and subsurface controlled-flow stormwater detention, to provide water quality treatment and ensure no increase of runoff rates. The Project proposes new landscaping, including native plantings and a vegetated buffer along the nearby parking area, to enhance the aesthetic appearance of the IEC. Views to and from the nearby Estherwood Mansion and Carriage House would be preserved. The IEC would also be set back a substantial distance from Clinton Avenue (approximately 500 feet). Moreover, the existing softball field next to the IEC would be maintained with some minor realignments.

As discussed with the Village during our pre-application meetings, the Project also proposes to merge the 6 tax lots comprising the Property into a single tax lot. This is already in the process of being accomplished administratively by the Town of Greenburgh.

Accordingly, The Masters School is pleased to submit this Site Plan Application for the IEC. As the School is hopeful to break ground around late summer/early fall, it also asks that the BOT, Planning Board and/or AHRB conduct joint meetings, as appropriate, to facilitate the Village's review. The School looks forward to working together with the Village and its consultants to process this Application as expeditiously as possible.

Enclosed please find the following materials in support of this Application:

- Site Plan Application Form
- Full Environmental Assessment Form
- Coastal Assessment Form
- Stormwater Memorandum, prepared by MFS Engineers & Surveyors
- Site Plan Drawings
    - Survey, prepared by Kenneth B. Salzmann
    - Civil Drawings, prepared by MFS Engineers & Surveyors
    - Architectural and Landscape Drawings, as well as Cross Sections and Elevations (11x17), prepared by Marvel
    - Lighting Plan, prepared by Dot Dash Lighting Design

Thank you for the Board's attention.

Respectfully submitted,

ZARIN & STEINMETZ

By: Brad Schwartz
Brad Schwartz
Maximillian Mahalek

Encls.
cc: Ed Manley, Building Official/Land Use Officer
Dan Roemer, Assistant Building Inspector
Lori Lee Dickson, Esq.
Daniel Pozin, Esq.
The Masters School
Marvel
MFS Engineering & Surveyors

Plan Submittal Form

Address: 49 Clinton Avenue, Dobbs Ferry, NY 10522

Application #: _____

Project: Masters Innovation and Entrepreneurship Center

Name: Ed Biddle

Email: ed.biddle@mastersny.org

Phone: (914) 479-6431

Plans attached are being submitted for:

Building permit application 1 PDF copy & 2 paper copies ¼ scale
Amendment to an application or permit, 2 sealed copies
Final As Built to close permit, 1 sealed copy
Final survey to close permit, 1 sealed copy

Plans attached are submitted at the direction of the Building Inspector for review by the following board:

✓ BOT- 1 PDF copy + 5 paper copies ¼ scale
✓ PB - 1 PDF copy + 7 paper copies ¼ scale
ZBA - 1 PDF copy + 4 paper copies ¼ scale
AHRB – 1 PDF copy + 2 paper copies ¼ scale

Received Stamp:

Village of Dobbs Ferry
Site Plan Application

Please check appropriate box:

_____Preliminary Date_____ X Final Date 4/01/21

Name of proposed development The Masters School - Innovation and Entrepreneurship Center

Applicant:

Name The Masters School .

Address 49 Clinton Avenue

Dobbs Ferry, NY 10522

Telephone 914-479-6400

Plan Prepared By:

Name Marvel Designs

Address 145 Hudson Street

New York, NY 10013

Telephone 212-616-0420

Owner (if different):

If more than one owner, provide information for each:

Name_____

Address_____

_____

Telephone_____

Ownership intentions, i.e., purchase options Construct new educational building for existing students.

Location of site 49 Clinton Avenue, Dobbs Ferry, NY, Tax Lot: 3.90-66-1*

Tax map description:*

Sheet 3.90 Block 66 Lot/Parcel 1

Current Zoning Classification EI: Educational/Institution

*While the proposed building would be constructed on tax lot 3.90-66-1, the Applicant's property comprises the following 6 tax lots: 3.90-66-1, 3.80-47-3, 3.80-47-4, 3.120-111-1, 3.120-111-2 and 3.171-153-5. The Applicant will work with the Town of Greenburgh to merge the tax lots as part of this matter.

State and federal permits needed (list type and appropriate department):

Water and Sewer approval from County Department of Health; SPDES General Permit for Construction Activities; "No adverse effect" or similar determination from State Historic Preservation Office.

Proposed uses(s) of site Construct a three-story (plus cellar), approximately 22,361 square-foot classroom/workshop and educational building. The Project will also include landscaping, utilities, stormwater management, and other site improvements (including minor softball field realignment).

Total site area (square feet or areas) 1.01 Acres (representing the planned area of disturbance).

Anticipated construction time 18 Months

Will development be staged? No

Current land use of site (agriculture, commercial, undeveloped, etc.) Current Site for proposed building is a sloped, mostly grassy, undeveloped area located on a school campus that has operated since 1877.

Current condition of site (buildings, rush, etc.) Open, sloped, and mostly grassy area.

Character of surrounding lands (suburban, agriculture, wetlands, etc.) Site is located on a school campus. Suburban area to north and west, wooded area to south and east.

Estimated cost of proposed improvement $ Est. $16,600,000

Anticipated increase in number of residents, shoppers, employees, etc. (as applicable) The proposed building will not result in new students or faculty because the classes to be taught in this building are already being offered.

Describe the proposed use, including primary and secondary uses; ground floor area; height; and number of stories for each building:

For residential buildings, include number of dwelling units by size (efficiency, one-bedroom, two-bedroom, three or more bedrooms) and number of parking spaces to be provided.

for nonresidential buildings, include total floor area and total sales area; number of automobile and truck parking spaces.

other proposed structures.

(Use separate sheet if needed)

3-story (plus cellar), approximately 22,361 square-foot classroom/ workshop and educational building.

STATE OF NEW YORK)
COUNTY OF WESTCHESTER) ss:
VILLAGE OF DOBBS FERRY)

Edward Biddle being duly sworn, deposes and says, that (s)he resides at 30 Bedford Road, Katonah NY 10536

that (s)he is the authorized owner/representative of the owner and that the foregoing answers are true to the best of (his) knowledge and belief, that the plat if approved by the Planning Board will be filed in the Office of the County Clerk within ninety (90) days following the date approval and that all regulations of the Planning Board have been complied.

Edward G Biddle

Tracy A. Russo
SWORN TO BEFORE ME THIS 1st DAY
OF April 2020

TRACY A. RUSSO
Notary Public, State of New York
No. 01RU6364241
Qualified in Westchester County
Commission Expires 9/11/2021

Proposed Development:

Name The Masters School - Innovation and Entrepreneurship Center

Applicant:

Name The Masters School

Address 49 Clinton Avenue, Dobbs Ferry, NY 10522

Telephone 914-479-6400

Procedural Sequence	Date
Initial contact with enforcement Officer	
Presubmission conference	
Preliminary application	
Fee paid: Amount $_____	
Public hearing notice	
Public hearing	
Tentative action:	
Approval	
Approval with modification	
Disapproval _____	
Resubmitted _____	
Lapse date for final approval	
Final application	
Referral	
Comments returned	
Final Action:	
Approval	
Approval with modifications	
Conditions satisfied	
Disapproval _____	
Resubmitted _____	
Building permit granted	
Performance bond required	
Amount _____	
Period _____	
Improvements covered	
Performance bond satisfied	

Site Development Plan Review

Checklist (cont'd)

Technical Considerations	Item Satisfied
North arrow, scale date	_____
Property boundary, dimensions and angles	_____
Easements and deed restrictions	_____
Names, locations and widths of adjacent streets	_____
Land use, zoning, ownership and physical improvement of adjacent properties	_____
Conformity with comprehensive plan	_____
Impact on environs:	
Land use	_____
Transportation	_____
Community facilities and services	_____
Aesthetics	_____
Environmental, i.e. air, water, noise, etc.	_____
Energy conservation	_____
Historic preservation	_____
Environmental impact statement	_____
Existing, on-site physical improvements	_____
Existing natural features:	
Geological features	_____
Soil characteristics	_____
Topography	_____
Vegetation	_____
Hydrologic features	_____
Proposed development:	
Grading and drainage plan	_____
Buildings and other structures	_____
Improvements such as parking, storage and recreation areas	_____
Vehicular and pedestrian ways including ingress and egress	_____
Utility lines and appurtenances	_____

Outdoor lighting and public address systems _____

Outdoor signs _____
Landscaping plans _____
Architectural plans _____
Materials specifications _____
Construction schedule _____

VILLAGE OF DOBBS FERRY - LWRP CONSISTENCY REVIEW

COASTAL ASSESSMENT FORM (CAF)

Name of applicant: The Masters School

Mailing address: 49 Clinton Avenue, Dobbs Ferry, NY 10522

Telephone number: 914-479-6400

Tax Lot # Building to be located on lot 3.90-66-1.

Application number, if any:

A. INSTRUCTIONS (Please print or type all answers)

1. All applicants, including the Village of Dobbs Ferry and other agencies, shall complete this CAF for proposed actions subject to **Local Law # 10-05 - LWRP Consistency Law.** This assessment is intended to supplement other information used by the Dobbs Ferry Planning Board in making a determination of consistency with the Coastal Management Policies set forth in the Dobbs Ferry Local Waterfront Revitalization Program (LWRP).

2. All applicants shall complete Sections B and C of this Coastal Assessment Form. If the proposed action meets any of the criteria listed in Section C, Section D must be completed.

3. In Section D, a proposed action should be evaluated as to its potential beneficial and/or adverse effects upon the coastal area and how it may affect the achievement of the specific policy standards contained in the LWRP and the LWRP Consistency Law.

4. Once evaluated, a proposed action may need to be analyzed in more detail and, if necessary, modified prior to making a determination that it is consistent with the LWRP policy standards. If an action cannot be certified as consistent with the LWRP policy standards, it shall not be undertaken.

B. DESCRIPTION OF SITE AND PROPOSED ACTION

1. Type of action (check appropriate response):
(a) Directly undertaken (e.g. capital construction, planning activity, agency regulation, land transaction) _____
(b) Financial assistance (e.g. grant, loan, subsidy) _____
(c) Permit, approval, license, certification Site Plan Approval
(d) Party or Agency undertaking action: Board of Trustees

2. Describe nature and extent of action: Construct a 3-story (plus cellar), approx. 22,361 sq. ft. classroom/workshop and educational building. The Project will also include landscaping, utilities, stormwater management, and other site improvements (including minor realignment of softball field).

3. Location of action (Street or Site Description) : 49 Clinton Avenue, Tax Lot: 3.90-66-1 (in front of Middle School).

C. COASTAL ASSESSMENT CRITERIA

Please check any of the following criteria that describe the proposed action.

_____1. The proposed action has direct contact with coastal waters, i.e. the Hudson River and/or its tributaries - Wickers Creek and the Saw Mill River.

_____2. The proposed action utilizes coastal waters, either directly or indirectly.

_____3. The proposed action involves natural features such as tree cover, hillsides, steep slopes, ridgelines and wetlands that either effect or are affected by coastal waters.

_____4. The proposed action demonstrates a relationship to coastal waters. The relationship may be recreational, cultural, historic, or business.

_____5. The proposed action has a direct visual relationship with coastal waters and their waterfronts.

If the proposed action meets any of the above criteria, Section D must be completed.

D. COASTAL ASSESSMENT

The following thirteen questions are based directly on the Coastal Management Policies set forth in Section III of the Dobbs Ferry LWRP. The preparer of this form should review these policies which are available online at www.dobbsferry.com/content/waterfront and also on file in the Village of Dobbs Ferry Clerk's office. Please answer every question and provide a brief explanation. If necessary, you may attach further explanation or refer to other available documentation relating to the proposed action.

Planning Bd.

Applicant

1. ☐

1. Does the proposed action foster a pattern of development in the coastal area that enhances community character, open space preservation, use of existing infrastructure, use of a coastal location?

_____YES _____NO _____Not Applicable

2. ☐

2. Does the proposed action preserve historic and archaeological resources?

_____YES _____NO _____Not Applicable

3. ☐

3. Does the proposed action protect existing scenic resources or enhance visual quality in the community?

_____YES _____NO _____Not Applicable

4. ☐

4. Does the proposed action minimize loss of life, structures, and natural resources from flooding and erosion?

_____YES _____NO _____Not Applicable

5. ☐

5. Does the proposed action protect or improve water resources?

_____YES _____NO _____Not Applicable

6. ☐

6. Does the proposed action protect or restore ecological resources, including significant fish and wildlife habitats, wetlands, and rare ecological communities?
_____YES _____NO _____Not Applicable

7. ☐

7. Does the proposed action protect and/or improve air quality?
_____YES _____NO _____Not Applicable

8. ☐

8. Does the proposed action minimize environmental degradation from solid waste and hazardous substances and wastes?
_____YES _____NO _____Not Applicable

9. ☐

9. Does the proposed action improve public access to and recreational use of public lands and waters?
_____YES _____NO _____Not Applicable

10. ☐

10. Does the proposed action protect water-dependent uses, promote siting of new water-dependent uses in suitable locations, and/or support efficient harbor operation?
_____YES _____NO _____Not Applicable

11. ☐

11. Does the proposed action promote the sustainable use of fish and wildlife resources?

_____YES _____NO _____Not Applicable

12. ☐

12. Does the proposed action protect agricultural lands?

_____YES _____NO _____Not Applicable

13. ☐

13. Does the proposed action promote appropriate use and development of energy and mineral resources?

_____YES _____NO _____Not Applicable

Consistency Determination

☐ Yes

☐ No

E. FURTHER REMARKS OR ADDITIONAL INFORMATION:

If assistance or further information is needed to complete this form, please contact Village of Dobbs Ferry Clerk at 914-693-2203 ext. 204..

Preparer's Name:_____Telephone:_____

Title:_____Agency:_____Date:_____

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: The Masters School - Innovation and Entrepreneurship Center		
Project Location (describe, and attach a general location map): 49 Clinton Avenue, Dobbs Ferry, NY (S/B/L: 3.90-66-1)		
Brief Description of Proposed Action (include purpose or need): Construct a three-story (plus cellar), approximately 22,361 square-foot classroom/workshop and educational building on school campus. The proposed action will also include landscaping, utilities, stormwater management, and other site improvements (including minor softball field realignment). The proposed action also includes the merger of the Property's six tax lots into one tax lot. This is expected to be accomplished administratively by the Town of Greenburgh.		
Name of Applicant/Sponsor: The Masters School	Telephone: 914-479-6431 E-Mail: ed.biddle@mastersny.org	
Address: 49 Clinton Avenue		
City/PO: Dobbs Ferry	State: NY	Zip Code: 10522
Project Contact (if not same as sponsor; give name and title/role): Ed Biddle, Chief Financial Officer	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor):	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)		
Government Entity	**If Yes: Identify Agency and Approval(s) Required**	**Application Date (Actual or projected)**
a. City Counsel, Town Board, or Village Board of Trustees ☑Yes☐No	Board of Trustees: Site Plan Approval	March 2021
b. City, Town or Village Planning Board or Commission ☑Yes☐No	PB and AHRB: referral and recommendation	
c. City, Town or Village Zoning Board of Appeals ☐Yes☑No		
d. Other local agencies ☑Yes☐No	Building Department: Building Permit	TBD
e. County agencies ☑Yes☐No	Department of Health (water and sewer)	TBD
f. Regional agencies ☐Yes☑No		
g. State agencies ☑Yes☐No	State Historic Preservation Office, NYSDEC SPDES General Permit for Construction Activities	TBD
h. Federal agencies ☐Yes☑No		
i. Coastal Resources. *i.* Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☑Yes☐No *ii.* Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☑Yes☐No *iii.* Is the project site within a Coastal Erosion Hazard Area? ☐Yes☑No		

C. Planning and Zoning

C.1. Planning and zoning actions.	
Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? • **If Yes,** complete sections C, F and G. • **If No,** proceed to question C.2 and complete all remaining sections and questions in Part 1	☐Yes☑No
C.2. Adopted land use plans.	
a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located?	☑Yes☐No
If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located?	☑Yes☐No
b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) If Yes, identify the plan(s): _____ _____ _____	☐Yes☑No
c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? If Yes, identify the plan(s): _____ _____ _____	☐Yes☑No

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☑ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?
Institutional/Educational District

b. Is the use permitted or allowed by a special or conditional use permit? ☑ Yes ☐ No

c. Is a zoning change requested as part of the proposed action? ☐ Yes ☑ No
If Yes,
i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

a. In what school district is the project site located? Dobbs Ferry School District

b. What police or other public protection forces serve the project site?
Dobbs Ferry Police Department

c. Which fire protection and emergency medical services serve the project site?
Dobbs Ferry Fire Department and Volunteer Ambulance Corps, Inc.

d. What parks serve the project site?
Recreational space on site, including track/field and baseball diamond. Old Croton Aqueduct Trail and Gould Park nearby.

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Educational use (Innovation and Entrepreneurship Center)

b. a. Total acreage of the site of the proposed action? 90.01 acres
b. Total acreage to be physically disturbed? 1.01 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 90.01 acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☑ No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☑ No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)
ii. Is a cluster/conservation layout proposed? ☐ Yes ☑ No
iii. Number of lots proposed? _____
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☑ No
i. If No, anticipated period of construction: 18 months
ii. If Yes:
- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____ year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? ☐Yes ☑No

If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase				
At completion of all phases				

g. Does the proposed action include new non-residential construction (including expansions)? ☑Yes ☐No

If Yes,

i. Total number of structures 1

ii. Dimensions (in feet) of largest proposed structure: 42'10" height; 57'8" width; and 123'6" length

iii. Approximate extent of building space to be heated or cooled: 22,361 square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☐Yes ☑No

If Yes,

i. Purpose of the impoundment: _____

ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐ Other specify: _____

iii. If other than water, identify the type of impounded/contained liquids and their source. _____

iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres

v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) ☐Yes ☑No

If Yes:

i. What is the purpose of the excavation or dredging? _____

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): _____
- Over what duration of time? _____

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____

iv. Will there be onsite dewatering or processing of excavated materials? ☐Yes ☐No

If yes, describe. _____

v. What is the total area to be dredged or excavated? _____ acres

vi. What is the maximum area to be worked at any one time? _____ acres

vii. What would be the maximum depth of excavation or dredging? _____ feet

viii. Will the excavation require blasting? ☐Yes ☐No

ix. Summarize site reclamation goals and plan: _____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☐Yes ☑No

If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☐Yes ☐No
If Yes, describe:

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? ☐Yes ☐No
If Yes:

- acres of aquatic vegetation proposed to be removed:
- expected acreage of aquatic vegetation remaining after project completion:
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access):
- proposed method of plant removal:
- if chemical/herbicide treatment will be used, specify product(s):

v. Describe any proposed reclamation/mitigation following disturbance:

c. Will the proposed action use, or create a new demand for water? ☑Yes ☐No
If Yes:

i. Total anticipated water usage/demand per day: 2,000 gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☑Yes ☐No
If Yes:

- Name of district or service area: Suez Westchester
- Does the existing public water supply have capacity to serve the proposal? ☑Yes ☐No
- Is the project site in the existing district? ☑Yes ☐No
- Is expansion of the district needed? ☐Yes ☑No
- Do existing lines serve the project site? ☑Yes ☐No

iii. Will line extension within an existing district be necessary to supply the project? ☐Yes ☑No
If Yes:

- Describe extensions or capacity expansions proposed to serve this project:
- Source(s) of supply for the district:

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐Yes ☑No
If, Yes:

- Applicant/sponsor for new district:
- Date application submitted or anticipated:
- Proposed source(s) of supply for new district:

v. If a public water supply will not be used, describe plans to provide water supply for the project:

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? ☑Yes ☐No
If Yes:

i. Total anticipated liquid waste generation per day: 1,440 gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each):
Sanitary Wastewater

iii. Will the proposed action use any existing public wastewater treatment facilities? ☑Yes ☐No
If Yes:

- Name of wastewater treatment plant to be used: Yonkers Wastewater Treatment Facility
- Name of district: North Yonkers Sewer District
- Does the existing wastewater treatment plant have capacity to serve the project? ☑Yes ☐No
- Is the project site in the existing district? ☑Yes ☐No
- Is expansion of the district needed? ☐Yes ☑No

- Do existing sewer lines serve the project site? ☑Yes ☐No
- Will a line extension within an existing district be necessary to serve the project? ☐Yes ☑No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? ☐Yes ☑No

If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? ☑Yes ☐No

If Yes:

i. How much impervious surface will the project create in relation to total size of project parcel?

_____ Square feet or 0.38 acres (impervious surface)

_____ Square feet or 90.01 acres (parcel size)

ii. Describe types of new point sources. 1 point source will be created from the outlet control structure, coming from the underground stormwater system.

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

Stormwater runoff will be directed into the stormwater management system, including underground storage and bioretention areas.

- If to surface waters, identify receiving water bodies or wetlands: _____
- Will stormwater runoff flow to adjacent properties? ☐Yes ☐No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? ☑Yes ☐No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? ☐Yes ☑No

If Yes, identify:

i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? ☐Yes ☑No

If Yes:

i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) ☐Yes ☑No

ii. In addition to emissions as calculated in the application, the project will generate:

- _____Tons/year (short tons) of Carbon Dioxide (CO_2)
- _____Tons/year (short tons) of Nitrous Oxide (N_2O)
- _____Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____Tons/year (short tons) of Sulfur Hexafluoride (SF_6)
- _____Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)
- _____Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐Yes☑No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐Yes☑No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust):

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☐Yes☑No

If Yes:

i. When is the peak traffic expected (Check all that apply): ☐Morning ☐Evening ☐Weekend ☐Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____

iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____

iv. Does the proposed action include any shared use parking? ☐Yes☐No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☑Yes☐No

vii Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐Yes☑No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐Yes☑No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☑Yes☐No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____

Estimated demand of 914A at 208V 3 phase (329kVA) based on NEC 220-86 Part IV School Load Calculation.

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):

1. Local utility: Con Edison, estimated at 1200A service at 208V 3 phase. 2. 80kw 208V 3 phase diesel generator for back up of required emergency loads.

iii. Will the proposed action require a new, or an upgrade, to an existing substation? ☑Yes☐No

500 kVA 208Y/120V 3 phase pad-mounted utility transformer will be required.

l. Hours of operation. Answer all items which apply.

i. During Construction: (Per Village Code Article III)

- Monday - Friday: 7:30 A.M.-6:30 P.M.
- Saturday: 7:30 A.M.-6:30 P.M.
- Sunday: None
- Holidays: None (Holidays Listed by Village)

ii. During Operations:

- Monday - Friday: 8:00 A.M-6:00 P.M.
- Saturday: 10:00 A.M.-5:00 P.M.
- Sunday: 10:00 A.M.-5:00 P.M
- Holidays: Closed

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☑ Yes ☐ No

If yes:

i. Provide details including sources, time of day and duration:

During construction, periodic construction noise. Time and duration to comply with Village Code.

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐ Yes ☑ No

Describe: _____

n. Will the proposed action have outdoor lighting? ☑ Yes ☐ No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

Type XA bollards are 36" tall with a full cut off 360 degree distribution used to light pathways, stairs, and landscape. Type XB is a 12' tall pole with (3) fully shielded downward facing floodlights used to light courtyards. Both fixtures are rated on the IEC site randing form 6-80 feet from the building.

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐ Yes ☑ No

Describe: _____

o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☐ No

If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☑ No

If Yes:

i. Product(s) to be stored _____

ii. Volume(s) _____ per unit time _____ (e.g., month, year)

iii. Generally, describe the proposed storage facilities: _____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☐ Yes ☑ No

If Yes:

i. Describe proposed treatment(s):

ii. Will the proposed action use Integrated Pest Management Practices? ☑ Yes ☐ No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☑ Yes ☐ No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: Approx. 15 tons per Month (unit of time)
- Operation : Approx. 1 tons per Month (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: One dumpster will be utilized for construction waste to avoid commingling. 120 tons of construction waste will be recycled.
- Operation: Waste and recycling bins are in every space (small bins), and hallways (larger bins). The only exception is the bathrooms, which will have bins just for paper tower waste.

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: Unrecyclable waste will be carted to nearest landfill via trash haulers.
- Operation: Custodial staff collect all waste/recycling and put them in the appropriate outdoor bins daily. Bins are picked up a few times a week by vendor and emptied.

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☑ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☑ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☐ Urban ☐ Industrial ☑ Commercial ☑ Residential (suburban) ☐ Rural (non-farm)
☐ Forest ☐ Agriculture ☐ Aquatic ☑ Other (specify): Institutional/Academic

ii. If mix of uses, generally describe:

The Masters School site is currently improved with educational buildings, dormitories, and related school improvements.

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0	0.20	+0.20
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0.90	0.70	-0.20
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: _____			

c. Is the project site presently used by members of the community for public recreation? ☐Yes ☑No

i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☑Yes ☐No

If Yes,

i. Identify Facilities:

The Project Sponsor, The Masters School

e. Does the project site contain an existing dam? ☐Yes ☑No

If Yes:

i. Dimensions of the dam and impoundment:

- Dam height: _____ feet
- Dam length: _____ feet
- Surface area: _____ acres
- Volume impounded: _____ gallons OR acre-feet

ii. Dam's existing hazard classification: _____

iii. Provide date and summarize results of last inspection:

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? ☐Yes ☑No

If Yes:

i. Has the facility been formally closed? ☐Yes ☐ No

- If yes, cite sources/documentation: _____

ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:

iii. Describe any development constraints due to the prior solid waste activities: _____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐Yes ☑No

If Yes:

i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☑Yes ☐ No

If Yes:

i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☑Yes ☐No

☑ Yes – Spills Incidents database — Provide DEC ID number(s): 1003267 (Spill Closed 05/20/11)

☐ Yes – Environmental Site Remediation database — Provide DEC ID number(s): _____

☐ Neither database

ii. If site has been subject of RCRA corrective activities, describe control measures: _____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☐Yes ☑No

If yes, provide DEC ID number(s): _____

iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):

v. Is the project site subject to an institutional control limiting property uses? ☐Yes ☑No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? ☐Yes ☐No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? Unknown Depth >30 feet

b. Are there bedrock outcroppings on the project site? ☐Yes ☑No
If Yes, what proportion of the site is comprised of bedrock outcroppings? _____%

c. Predominant soil type(s) present on project site: PB Paxton fine sandy loam 100 %
_____ %
_____ %

d. What is the average depth to the water table on the project site? Average: _____ feet

e. Drainage status of project site soils: ☐ Well Drained: ____% of site
☑ Moderately Well Drained: 100 % of site
☐ Poorly Drained ____% of site

f. Approximate proportion of proposed action site with slopes: ☑ 0-10%: 79 % of site
☐ 10-15%: ____% of site
☑ 15% or greater: 21 % of site

g. Are there any unique geologic features on the project site? ☐ ☑
If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? ☐Yes ☑No

ii. Do any wetlands or other waterbodies adjoin the project site? ☐Yes ☑No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☐Yes ☑No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name _____ Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name _____ Approximate Size _____
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐Yes ☑No

If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? ☐Yes ☑No

j. Is the project site in the 100-year Floodplain? ☐Yes ☑No

k. Is the project site in the 500-year Floodplain? ☐Yes ☑No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☐Yes ☑No
If Yes:

i. Name of aquifer: _____

m. Identify the predominant wildlife species that occupy or use the project site: _____

_____ _____ _____

_____ _____ _____

n. Does the project site contain a designated significant natural community? ☐Yes ☑No

If Yes:

i. Describe the habitat/community (composition, function, and basis for designation): _____

ii. Source(s) of description or evaluation: _____

iii. Extent of community/habitat:

- Currently: _____ acres
- Following completion of project as proposed: _____ acres
- Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? X Yes __ No

If Yes:

i. Species and listing (endangered or threatened): _____

Atlantic Sturgeon, Shortnose Sturgeon (both endangered) (listed by EAF Mapper as site is in the Hudson River estuary)

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐Yes ☑No

If Yes:

i. Species and listing: _____

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐Yes ☑No

If yes, give a brief description of how the proposed action may affect that use: _____

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐Yes ☑No

If Yes, provide county plus district name/number: _____

b. Are agricultural lands consisting of highly productive soils present? ☐Yes ☑No

i. If Yes: acreage(s) on project site? _____

ii. Source(s) of soil rating(s): _____

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐Yes ☑No

If Yes:

i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature

ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐Yes ☑No

If Yes:

i. CEA name: _____

ii. Basis for designation: _____

iii. Designating agency and date: _____

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? ☑ Yes ☐ No

If Yes:

i. Nature of historic/archaeological resource: ☐ Archaeological Site ☑ Historic Building or District

ii. Name: Estherwood and Carriage House plus surrounding land (approx. 10 acres)

iii. Brief description of attributes on which listing is based:

Mansion the only chateauesque-styled building in County and remains unaltered since construction. Carriage House represents Queen Anne style.

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? ☑ Yes ☐ No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐ Yes ☑ No

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

h. Is the project site within fives miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☑ Yes ☐ No

If Yes:

i. Identify resource: Old Croton Aqueduct Trail

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____

iii. Distance between project and resource: _____ miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☑ No

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐ Yes ☐ No

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Gonzalo Trenosky, PE LEED AP Date 2/16/2021

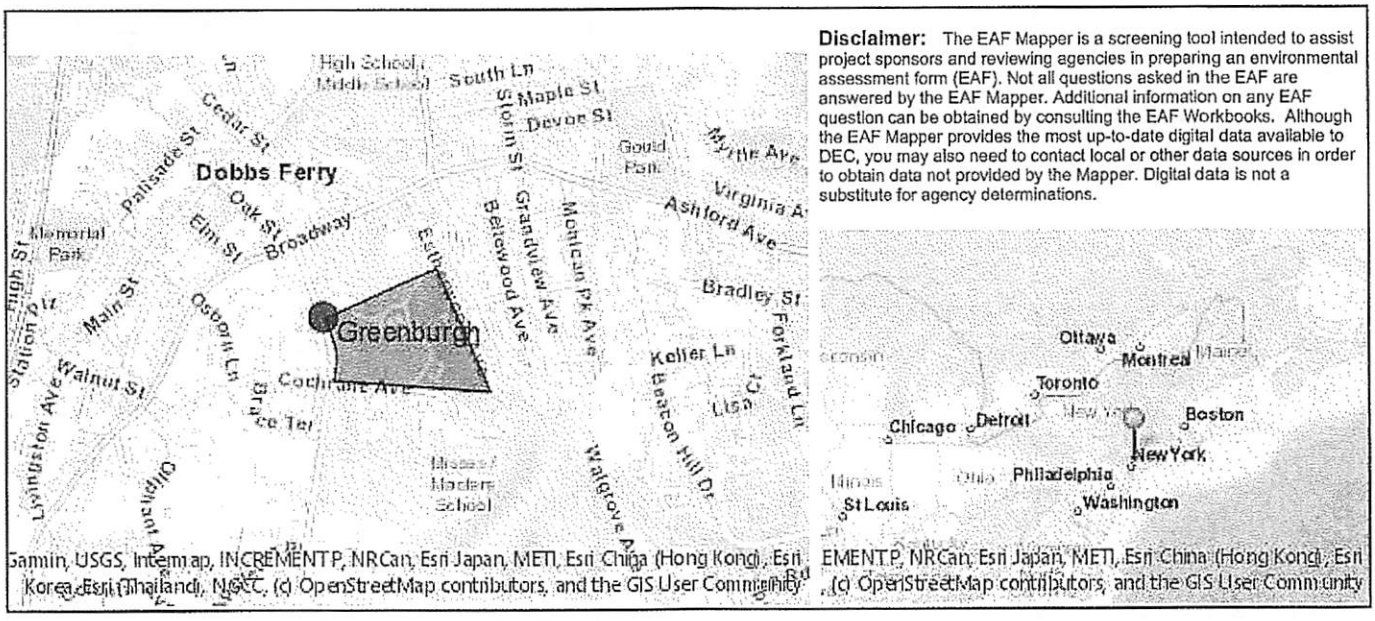
Signature _____ Title Associate Engineer

Gonzalo Trenosky, PE LEED AP
for The Masters School

PRINT FORM

EAF Mapper Summary Report

Wednesday, February 10, 2021 12:59 PM



B.i.i [Coastal or Waterfront Area]	Yes
B.i.ii [Local Waterfront Revitalization Area]	Yes
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	No
E.2.h.iii [Surface Water Features]	No
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	Yes
E.2.o. [Endangered or Threatened Species - Name]	Atlantic Sturgeon, Shortnose Sturgeon

E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Yes - Digital mapping data for archaeological site boundaries are not available. Refer to EAF Workbook.
E.3.e.ii [National or State Register of Historic Places or State Eligible Sites - Name]	Estherwood and Carriage House
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

mfsengineers.com

Memorandum

MFS ENGINEERS & SURVEYORS

TO: Village of Dobbs Ferry Board of Trustees

CC: Marvel, Zarin & Steinmetz

DATE: 6 April 2021

RE: Stormwater Memorandum (Preliminary)
Innovation & Entrepreneurship Center
Masters School
Dobbs Ferry, NY
MFS Project No.: 1120062

In support of the Village's review of Site Plan documentation for the proposed Innovation & Entrepreneurship Center (IEC) at Masters School, Dobbs Ferry, NY, this Stormwater Memorandum is intended to describe proposed stormwater management features for the Project.

As shown on enclosed Drawing SK-1, existing drainage patterns convey a tributary area of between 0.83 and approximately 1.0 acres to the new building area, and is graded to generally split drainage between two drainage areas. One portion of drainage drains overland towards the Carriage House and ultimately into the wooded area east of the House. The other drains overland to a catch basin in the parking area just north of the Middle School, ultimately being conveyed via pipes to precast drywells in the adjacent lawn.

The total area of disturbance for the Project will exceed 1 acre because of additional areas of work in support of the new building. This additional work includes realignment of the adjacent softball field, which is proposed to be pivoted about the pitcher's mound by several degrees to shift the first-baseline and right field away from the new building; this area (approx. ¼ ac.) will be restored in its new alignment to existing conditions, with no addition of impervious area. Additional consideration has been made for the installation of geothermal wells to support sustainable MEP systems and, if implemented, the construction of this system will involve additional disturbances (approx. ¼ ac.)

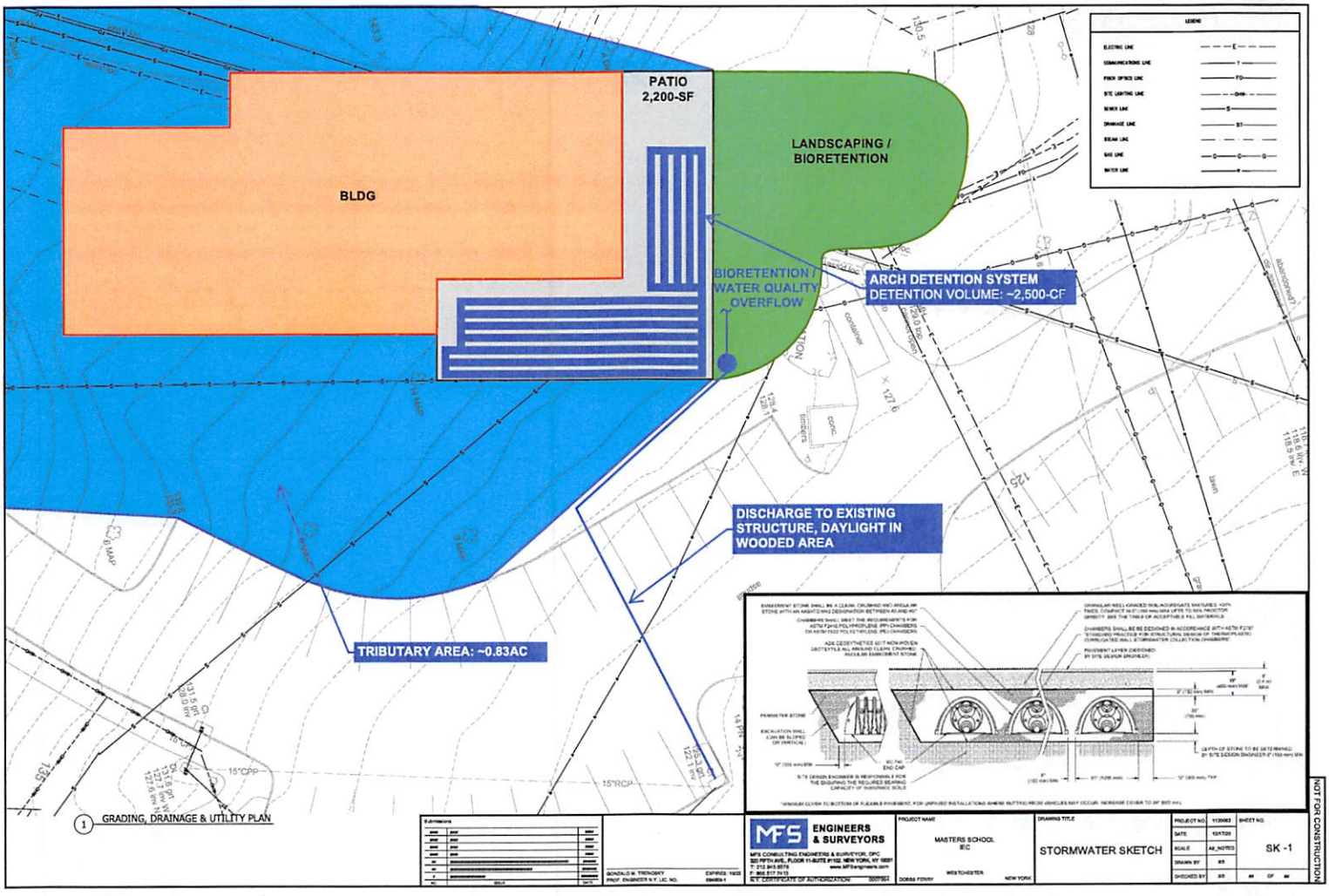
that will be restored to existing conditions with no addition of impervious area.

Proposed upgrades around the proposed IEC include landscaping, pathways, ADA-accessible parking, and regrading. The introduction of new impervious area brings with it the need to further study stormwater flow patterns to ensure that the post-construction runoff quality and rates are less than or equal to those of the pre-construction condition. Based on a modeled study of the existing conditions and the NYS DEC requirements for stormwater analysis, the proposed improvements at the site will result in a net increase in peak discharge rates and therefore requires the introduction of stormwater detention features.

The NYS DEC requires both water quality and quantity considerations when designing new impervious area. As shown on enclosed Drawing SK-2, this Project proposes to address water quality via a bioretention system that is integrated into the site landscaping. Stormwater from the site hardscape – which generally collects the most pollutants – will be collected and conveyed to this system via site grading and/or drains where it will be slowly filtered through engineered media and infiltrated to the extent possible. Preliminary infiltration tests at the location of bioretention show the soil to be favorable to infiltration, refer to Appendix A.

Drainage from the roof, and overflow from the bioretention system, will be conveyed to a subsurface detention system located beneath the site patio. This system, comprised of open-bottom HDPE arch sections within a gravel bed, will store up to 2,500 cubic feet of stormwater while releasing it via a controlled-flow outlet at rates less than or equal to pre-construction conditions. A stormwater pipe from the outlet control structure (O.C.S) will be connected to the existing on-site, campus-maintained catch basin – which presently captures flow from the site– located just north of the Middle School.

As the design of the Project and site develops, we look forward to continuing to work with the Village and its engineering consultant to further coordinate this stormwater design and provide additional requested information. Ultimately, a full SWPPP will be prepared for the Project, and coverage will be obtained under the SPDES General Permit for Stormwater Discharges from Construction Activity (Permit No. GP-0-20-001).



MFS ENGINEERS & SURVEYORS

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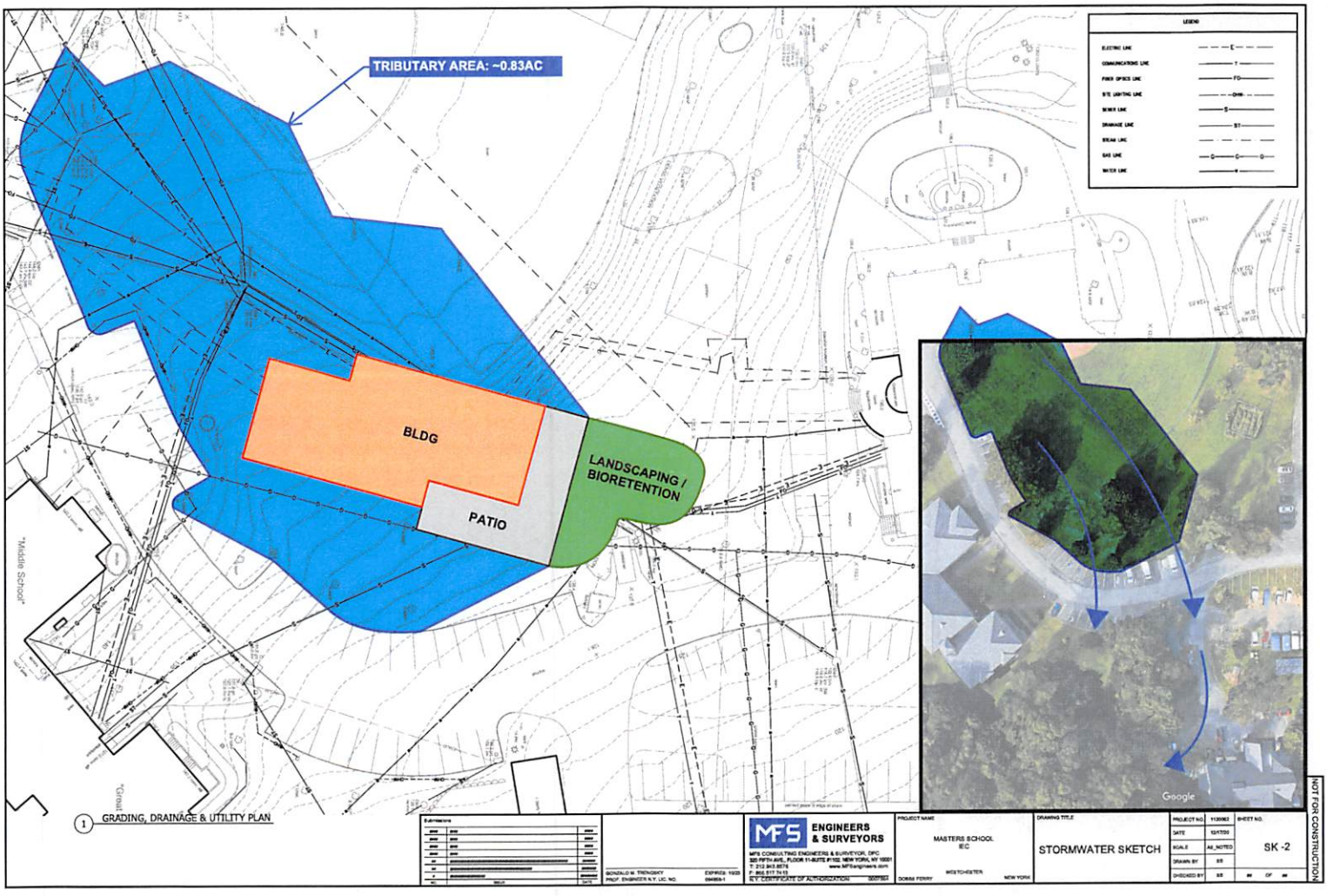
GONZALO M. TRENGKY
PROF. ENGINEER N.Y. LIC. NO. 094859-1
EXPIRES: 1903

PROJECT NAME: MASTERS SCHOOL EC
DOBBS FERRY — WESTCHESTER — NEW YORK

DRAWING TITLE: STORMWATER SKETCH

PROJECT NO.	1120063
DATE	12/17/20
SCALE	AS_NOTED
DRAWN BY	KR
CHECKED BY	KR
SHEET NO.	SK -1

NOT FOR CONSTRUCTION



1 GRADING, DRAINAGE & UTILITY PLAN

MFS ENGINEERS & SURVEYORS
MFS CONSULTING ENGINEERS & SURVEYOR, DPC
320 FIFTH AVE., FLOOR 11-SUITE #102, NEW YORK, NY 10001
T: 212 943 8576
F: 866 577 74 15
N.Y. CERTIFICATE OF AUTHORIZATION 0007563

GONZALO M. TRENSKY EXPIRES: 1/2/23
PROF. ENGINEER N.Y. LIC. NO. 094869-1

PROJECT NAME: MASTERS SCHOOL IEC
DOBBS FERRY WESTCHESTER NEW YORK

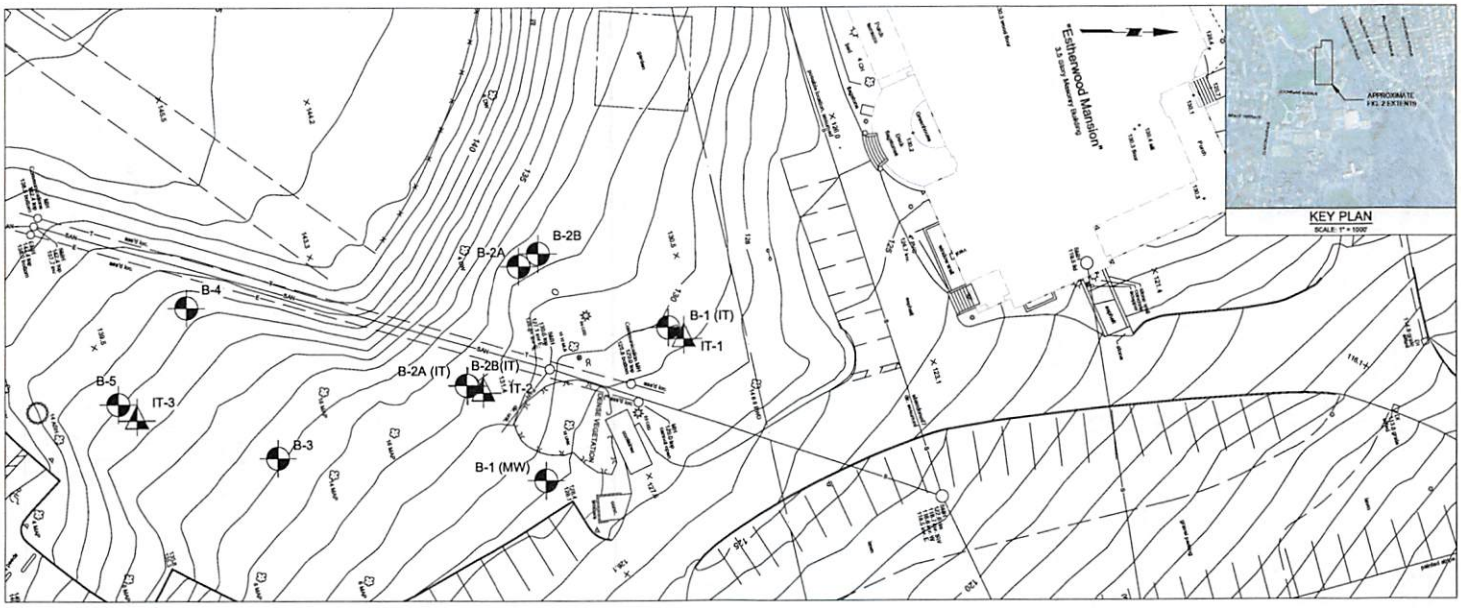
DRAWING TITLE: STORMWATER SKETCH

PROJECT NO.: 1120062
DATE: 12/17/20
SCALE: AS_NOTED
DRAWN BY: BB
CHECKED BY: BB

SHEET NO.: SK -2

NOT FOR CONSTRUCTION

APPENDIX A
MFS Infiltration Test Logs



1 AS-DRILLED SUBSURFACE INVESTIGATION LOCATION PLAN

Scale: 1" = 30'

0 30' 60'

NOTE:

1. ALL AS-DRILLED BORING, INFILTRAITON TEST, AND MONITORING WELL LOCATIONS REFERENCE THE FIELD SUBSURFACE INVESTIGATION COMPLETED BY MFS CONSTRUCTION, LLC UNDER THE FULL TIME ENGINEERING INSPECTION OF MFS CONSULTING ENGINEERS AND SURVEYOR, DPC FROM 28 DECEMBER 2020 TO 6 JANUARY 2021.
2. THE PARTIAL BACKGROUND SURVEY USED FOR THIS PLAN WAS OBTAINED FROM THE "TOPOGRAPHIC MAP OF THE DEVELOPED PORTION OF THE MASTERS SCHOOL" DATED 9 JANUARY 2017 PROVIDED IN AUTOCAD FORMAT WHICH IS BASED UPON PHOTOGRAMMETRIC MAPPING PREPARED BY GEOMAPS INTERNATIONAL, INC. USING AERIAL PHOTOGRAPHY TAKEN IN APRIL 2008 WITH SUPPLEMENTAL FIELD MEASUREMENTS COMPLETED BETWEEN 4 OCTOBER AND 31 DECEMBER 2016 COMBINED WITH MAPPING OF PORTIONS OF THE CAMPUS PREVIOUSLY PREPARED BY KENNETH B. SALZMANN, LAND SURVEYOR.
3. ALL AS-DRILLED BORING, MONITORING WELL, AND INFILTRATION TEST LOCATIONS WERE MEASURED IN THE FIELD AT THE TIME OF COMPLETION FROM FIXED OBJECTS AT THE PROJECT SITE AND THE RESPECTIVE LOCATIONS SHALL BE CONSIDERED APPROXIMATE.
4. ALL ELEVATIONS REFERENCED HEREIN ARE BASED ON THE MASTERS SCHOOL DATUM.

LEGEND

- B-#/B-#(IT) — AS-DRILLED BORING LOCATION
- B-# (MW) — MONITORING WELL LOCATION
- IT-# — INFILTRATION TEST LOCATION

MFS ENGINEERS & SURVEYORS
MFS CONSULTING ENGINEERS & SURVEYOR, DPC
320 FIFTH AVE., FLOOR 11-SUITE #1102, NEW YORK, NY 10001
T: 212.943.6576
F: 866.517.7413
N.Y. CERTIFICATE OF AUTHORIZATION: 0007564
www.MFSengineers.com

PROJECT NAME: THE MASTERS SCHOOL INNOVATION AND ENTREPRENEURSHIP CENTER
WESTCHESTER COUNTY
DOBBS FERRY NEW YORK

DRAWING TITLE: AS-DRILLED SUBSURFACE INVESTIGATION LOCATION PLAN

PROJECT NO.	1120062	SHEET NO.
DATE	01/11/21	FIG. 2
SCALE	AS_NOTED	
DRAWN BY	ATG	
CHECKED BY	JMF	# OF 1

MFS Consulting Engineers and Surveyor, DPC

IT ID No. IT- 1
Sheet 1 of 1

Prepared for: Marvel Architects, PLLC

PROJECT: Masters School - Innovation and Entrepreneurship Center
LOCATION / BOROUGH : Dobbs Ferry, NY

INSPECTOR:	Gilbert Del Orbe	DRILLER:	Danny Ninevski	Start Date: 12/31/2020	Weather: 41°F / Light Rain
CONTRACTOR:	MFS Construction, LLC	HELPER:	Tom Feaser	Start Time: 9:00 AM	
P.E./REP.:	Michael Mudalel, PE				

Depth of IT:	8	ft	Drill Bit Type:	3-7/8" TCRB		Weight of Hammer for casing:	140 lbs
Rig Type:	CME 45B		Casing Internal Diameter:	4	in	Type of Hammer:	Auto
			Casing Length:	126	in		

ASTM D-6391 – 11
PERMEABILITY COEFFICIENT (Km) FORMULA:

General Formula:

$$K_m = \pi R_t \times \frac{\left[D\left\{Ln\left(\frac{h_1}{h_2}\right)\right\}\right]}{11 \times (t_2 - t_1)}$$

Formula for 4" internal diameter casing (in/hr):

$$K_m = 1.142 R_t \times \frac{\left[Ln\left(\frac{h_1}{h_2}\right)\right]}{(t_2 - t_1)}$$

where:

$$R_t = {2.2902(0.9842^T)}/{T^{0.1702}}$$

IT-1 @ 8 ft

TEST 1

Water temperature (°C), T: 8.2 Rt= 1.40

FIELD DATA		CALCULATED DATA			
Time (min)	Depth (in)	Height (in)	Ln (H/Ho)	(t_1-t_2)	*Kv (in/hr)
10	12.000	114.000	0.100	0.167	0.9637
20	22.500	103.500	0.197	0.167	0.9304
30	29.000	97.000	0.262	0.167	0.6246
40	34.000	92.000	0.314	0.167	0.5096
60	44.500	81.500	0.436	0.333	0.5835

TEST 2

Water temperature (°C), T: 7.6 Rt= 1.44

FIELD DATA		CALCULATED DATA			
Time (min)	Depth (in)	Height (in)	Ln (H/Ho)	(t_1-t_2)	*Kv (in/hr)
10	14.000	112.000	0.118	0.167	1.1600
20	22.875	103.125	0.200	0.167	0.8130
30	29.000	97.000	0.262	0.167	0.6030
40	34.375	91.625	0.319	0.167	0.5614
60	43.625	82.375	0.425	0.333	0.5240

TEST 3

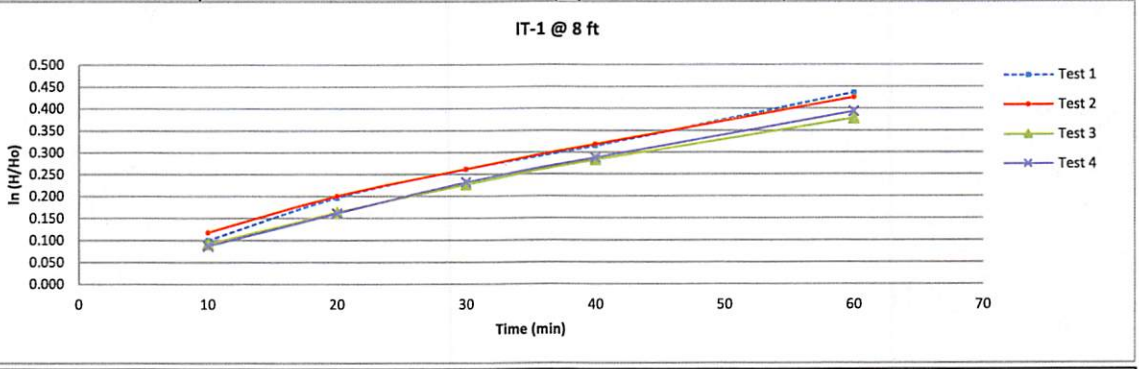
Water temperature (°C), T: 7.5 Rt= 1.44

FIELD DATA		CALCULATED DATA			
Time (min)	Depth (in)	Height (in)	Ln (H/Ho)	(t_1-t_2)	*Kv (in/hr)
10	11.000	115.000	0.091	0.167	0.9031
20	19.000	107.000	0.163	0.167	0.7128
30	25.500	100.500	0.226	0.167	0.6196
40	31.000	95.000	0.282	0.167	0.5564
60	39.625	86.375	0.378	0.333	0.4705

TEST 4

Water temperature (°C), T: 7.4 Rt= 1.45

FIELD DATA		CALCULATED DATA			
Time (min)	Depth (in)	Height (in)	Ln (H/Ho)	(t_1-t_2)	*Kv (in/hr)
10	10.500	115.500	0.087	0.167	0.8636
20	18.750	107.250	0.161	0.167	0.7355
30	26.063	99.937	0.232	0.167	0.7009
40	31.500	94.500	0.288	0.167	0.5552
60	40.938	85.063	0.393	0.333	0.5221



TEST 1 FINAL RESULTS

Time Weighted Average Permeability Coefficient — Km= 0.6992 in/hr

TEST 2 FINAL RESULTS

Time Weighted Average Permeability Coefficient — Km= 0.6976 in/hr

TEST 3 FINAL RESULTS

Time Weighted Average Permeability Coefficient — Km= 0.6221 in/hr

TEST 4 FINAL RESULTS

Time Weighted Average Permeability Coefficient — Km= 0.6499 in/hr

AVERAGE IT-1 @ 8 ft

Time Weighted Average Permeability Coefficient — Km= 0.6672 in/hr

Inspectors Remarks:

24 hour pre-soak started 12/30/2020 at 9:00 AM once the temperature was above freeze point. (Note that the temperature did not drop below freezing point during the pre-soak period)

DEFINITION OF VARIABLES

*Km= Mean permeability
T = Temperature of permeant (water), in °C
Ln = Natural Logarithmic
t1 = Time at the start of the test in the same units selected for Km
Rt = Ratio of viscosity of water at test temperature to the viscositye of water at 20°C
t2= Time at the end of the test in the units selected for Km
h1= Height of the water above the bottom of the casing at the start of the test in the same units selected for Km
h2= Height of the water above the bottom of the casing at the end of the test in the same units selected for Km

MFS Consulting Engineers and Surveyor, DPC

IT ID No. IT- 2
Sheet 1 of 1

Prepared for: Marvel Architects, PLLC

PROJECT: Masters School - Innovation and Entrepreneurship Center
LOCATION / BOROUGH : Dobbs Ferry, NY

INSPECTOR:	Gilbert Del Orbe	DRILLER:	Danny Ninevski	Start Date:	12/31/2020
CONTRACTOR:	MFS Construction, LLC	HELPER:	Tom Feaser	Start Time:	9:03 AM
P.E./REP.:	Michael Mudalel, PE				

Weather: 41°F / Light Rain

Depth of IT:	7 ft	Drill Bit Type:	3-7/8" TCRB	Weight of Hammer for casing:	140 lbs
Rig Type:	CME 45B	Casing Internal Diameter:	4 in	Type of Hammer:	Auto
		Casing Length:	90 in		

ASTM D-6391 – 11
PERMEABILITY COEFFICIENT (Km) FORMULA:

General Formula:

$$K_m = \pi R_t \times \frac{\left[D\left\{Ln\left(\frac{h_1}{h_2}\right)\right\}\right]}{11 \times (t_2 - t_1)}$$

Formula for 4" internal diameter casing (in/hr):

$$K_m = 1.142 R_t \times \frac{\left[Ln\left(\frac{h_1}{h_2}\right)\right]}{(t_2 - t_1)}$$

where:

$$R_t = {2.2902(0.9842^T)}/{T^{0.1702}}$$

IT-2 @ 7 ft

TEST 1

Water temperature (°C), T: 7.9 Rt= 1.42

FIELD DATA		CALCULATED DATA			
Time (min)	Depth (in)	Height (in)	Ln (H/Ho)	(t_1-t_2)	*Kv (in/hr)
10	6.500	83.500	0.075	0.167	0.7299
20	13.250	76.750	0.159	0.167	0.8208
30	20.000	70.000	0.251	0.167	0.8964
40	25.625	64.375	0.335	0.167	0.8157
60	35.000	55.000	0.492	0.333	0.7663

TEST 2

Water temperature (°C), T: 7.5 Rt= 1.44

FIELD DATA		CALCULATED DATA			
Time (min)	Depth (in)	Height (in)	Ln (H/Ho)	(t_1-t_2)	*Kv (in/hr)
10	7.000	83.000	0.081	0.167	0.8005
20	14.000	76.000	0.169	0.167	0.8711
30	20.500	69.500	0.258	0.167	0.8839
40	26.500	63.500	0.349	0.167	0.8926
60	37.250	52.750	0.534	0.333	0.9168

TEST 3

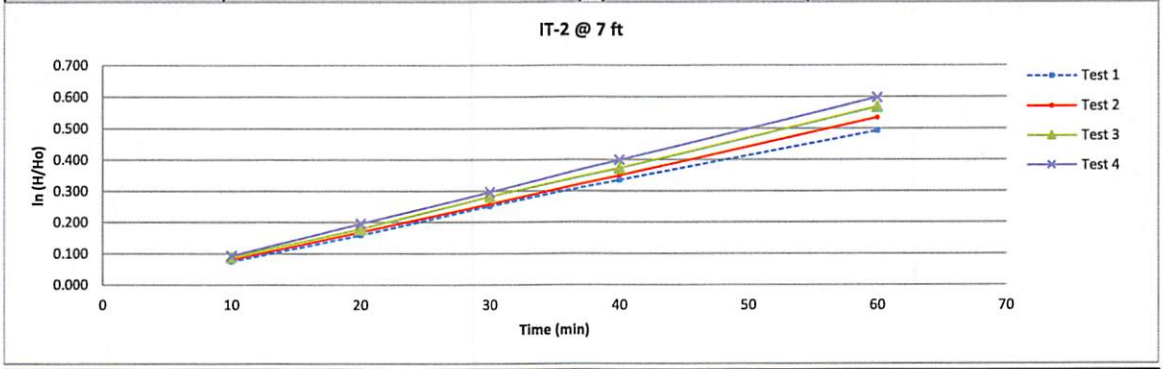
Water temperature (°C), T: 7.6 Rt= 1.44

FIELD DATA		CALCULATED DATA			
Time (min)	Depth (in)	Height (in)	Ln (H/Ho)	(t_1-t_2)	*Kv (in/hr)
10	7.625	82.375	0.089	0.167	0.8718
20	14.750	75.250	0.179	0.167	0.8909
30	22.125	67.875	0.282	0.167	1.0158
40	28.000	62.000	0.373	0.167	0.8916
60	39.000	51.000	0.568	0.333	0.9617

TEST 4

Water temperature (°C), T: 7.4 Rt= 1.45

FIELD DATA		CALCULATED DATA			
Time (min)	Depth (in)	Height (in)	Ln (H/Ho)	(t_1-t_2)	*Kv (in/hr)
10	8.000	82.000	0.093	0.167	0.9239
20	16.000	74.000	0.196	0.167	1.0188
30	23.063	66.937	0.296	0.167	0.9956
40	29.625	60.375	0.399	0.167	1.0240
60	40.500	49.500	0.598	0.333	0.9855



TEST 1 FINAL RESULTS

Time Weighted Average Permeability Coefficient Km= 0.7992 in/hr

TEST 2 FINAL RESULTS

Time Weighted Average Permeability Coefficient Km= 0.8803 in/hr

TEST 3 FINAL RESULTS

Time Weighted Average Permeability Coefficient Km= 0.9323 in/hr

TEST 4 FINAL RESULTS

Time Weighted Average Permeability Coefficient Km= 0.9889 in/hr

AVERAGE IT-2 @ 7 ft

Time Weighted Average Permeability Coefficient Km= 0.9002 in/hr

Inspectors Remarks:

24 hour pre-soak started 12/30/2020 at 9:00 AM once the temperature was above freeze point. (Note that the temperature did not drop below freezing point during the pre-soak period)

DEFINITION OF VARIABLES

*Km= Mean permeability
T = Temperature of permeant (water), in °C
Ln = Natural Logarithmic
t1 = Time at the start of the test in the same units selected for Km
Rt = Ratio of viscosity of water at test temperature to the viscositye of water at 20°C
t2= Time at the end of the test in the units selected for Km
h1= Height of the water above the bottom of the casing at the start of the test in the same units selected for Km
h2= Height of the water above the bottom of the casing at the end of the test in the same units selected for Km

MFS Consulting Engineers and Surveyor, DPC

IT ID No. IT- 3
Sheet 1 of 1

Prepared for: Marvel Architects, PLLC

PROJECT: Masters School - Innovation and Entrepreneurship Center
LOCATION / BOROUGH : Dobbs Ferry, NY

INSPECTOR:	Gilbert Del Orbe	DRILLER:	Danny Ninevski	Start Date: 12/31/2020	Weather: 41°F / Light Rain
CONTRACTOR:	MFS Construction, LLC	HELPER:	Tom Feaser	Start Time: 9:05 AM	
P.E./REP.:	Michael Mudalel, PE				

Depth of IT:	8 ft	Drill Bit Type:	3-7/8" TCRB	Weight of Hammer for casing:	140 lbs
Rig Type:	CME 45B	Casing Internal Diameter:	4 in	Type of Hammer:	Auto
		Casing Length:	126 in		

ASTM D-6391 – 11
PERMEABILITY COEFFICIENT (Km) FORMULA:

General Formula:

$$K_m = \pi R_t \times \frac{\left[D\left\{Ln\left(\frac{h_1}{h_2}\right)\right\}\right]}{11 \times (t_2 - t_1)}$$

Formula for 4" internal diameter casing (in/hr):

$$K_m = 1.142 R_t \times \frac{\left[Ln\left(\frac{h_1}{h_2}\right)\right]}{(t_2 - t_1)}$$

where:

$$R_t = {2.2902(0.9842^T)}/{T^{0.1702}}$$

IT-3 @ 8 ft

TEST 1

Water temperature (°C), T: 8.1 Rt= 1.41

FIELD DATA		CALCULATED DATA			
Time (min)	Depth (in)	Height (in)	Ln (H/Ho)	(t_1-t_2)	*Kv (in/hr)
10	13.000	113.000	0.109	0.167	1.0524
20	24.875	101.125	0.220	0.167	1.0731
30	35.000	91.000	0.325	0.167	1.0196
40	43.875	82.125	0.428	0.167	0.9918
60	59.000	67.000	0.632	0.333	0.9836

TEST 2

Water temperature (°C), T: 7.6 Rt= 1.44

FIELD DATA		CALCULATED DATA			
Time (min)	Depth (in)	Height (in)	Ln (H/Ho)	(t_1-t_2)	*Kv (in/hr)
10	14.125	111.875	0.119	0.167	1.1710
20	26.250	99.750	0.234	0.167	1.1297
30	37.000	89.000	0.348	0.167	1.1230
40	47.000	79.000	0.467	0.167	1.1738
60	63.000	63.000	0.693	0.333	1.1144

TEST 3

Water temperature (°C), T: 7.5 Rt= 1.44

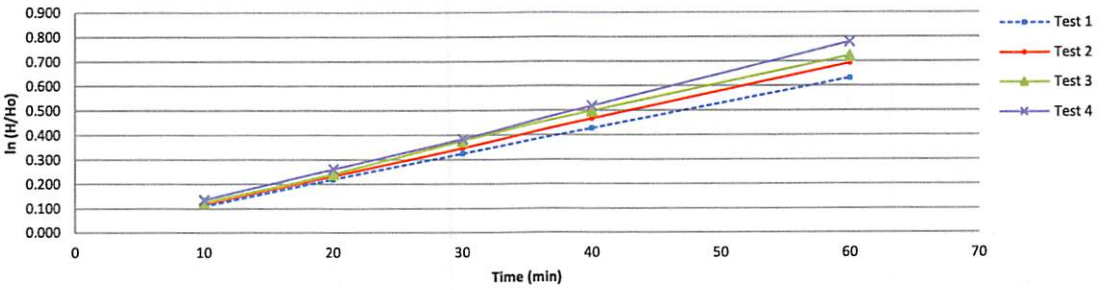
FIELD DATA		CALCULATED DATA			
Time (min)	Depth (in)	Height (in)	Ln (H/Ho)	(t_1-t_2)	*Kv (in/hr)
10	14.750	111.250	0.125	0.167	1.2309
20	27.063	98.937	0.242	0.167	1.1596
30	39.625	86.375	0.378	0.167	1.3424
40	49.500	76.500	0.499	0.167	1.2003
60	64.875	61.125	0.723	0.333	1.1091

TEST 4

Water temperature (°C), T: 7.5 Rt= 1.44

FIELD DATA		CALCULATED DATA			
Time (min)	Depth (in)	Height (in)	Ln (H/Ho)	(t_1-t_2)	*Kv (in/hr)
10	16.000	110.000	0.136	0.167	1.3426
20	29.000	97.000	0.262	0.167	1.2434
30	40.250	85.750	0.385	0.167	1.2187
40	51.000	75.000	0.519	0.167	1.3242
60	68.250	57.750	0.780	0.333	1.2920

IT-3 @ 8 ft



TEST 1 FINAL RESULTS

Time Weighted Average Permeability Coefficient — Km= 1.0174 in/hr

TEST 2 FINAL RESULTS

Time Weighted Average Permeability Coefficient — Km= 1.1377 in/hr

TEST 3 FINAL RESULTS

Time Weighted Average Permeability Coefficient — Km= 1.1919 in/hr

TEST 4 FINAL RESULTS

Time Weighted Average Permeability Coefficient — Km= 1.2855 in/hr

AVERAGE IT-3 @ 8 ft

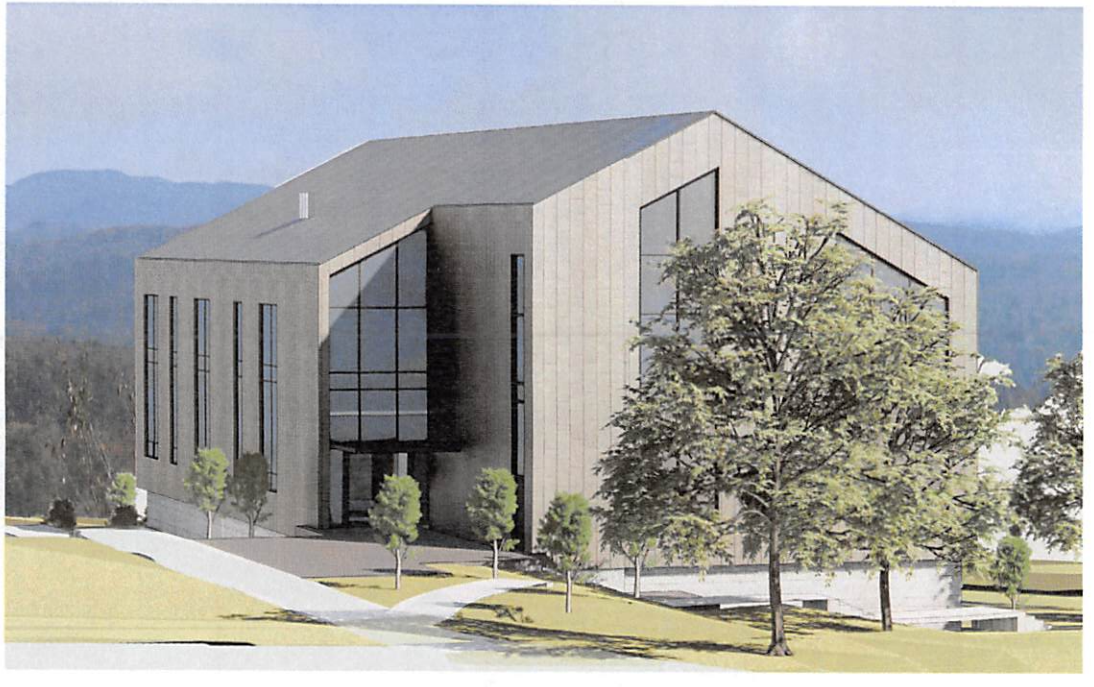
Time Weighted Average Permeability Coefficient — Km= 1.1581 in/hr

Inspectors Remarks:

24 hour pre-soak started 12/30/2020 at 9:00 AM once the temperature was above freeze point. (Note that the temperature did not drop below freezing point during the pre-soak period)

DEFINITION OF VARIABLES

*Km= Mean permeability
T = Temperature of permeant (water), in °C
Ln = Natural Logarithmic
t1 = Time at the start of the test in the same units selected for Km
Rt = Ratio of viscosity of water at test temperature to the viscositye of water at 20°C
t2= Time at the end of the test in the units selected for Km
h1= Height of the water above the bottom of the casing at the start of the test in the same units selected for Km
h2= Height of the water above the bottom of the casing at the end of the test in the same units selected for Km



THE MASTERS SCHOOL

INNOVATION AND ENTREPRENUERSHIP CENTER

VILLAGE OF DOBBS FERRY SITE PLAN APPLICATION
2021 0217

MARVEL

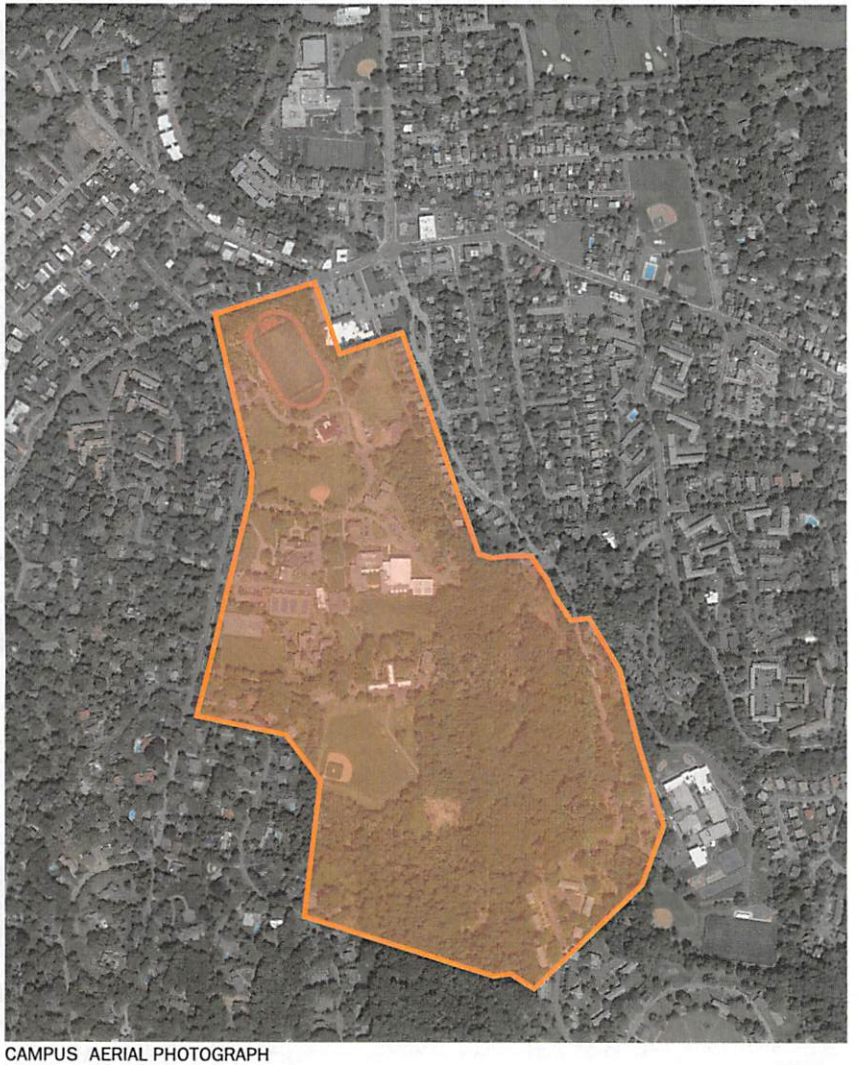
PROJECT ARCHITECT AND LANDSCAPE ARCHITECT

145 HUDSON STREET THIRD FLOOR
NEW YORK, NY 10013

Zoning Map

EI ZONING DISTRICT

Village of Dobbs Ferry
Town of Greenburgh
Westchester County, New York



CAMPUS AERIAL PHOTOGRAPH

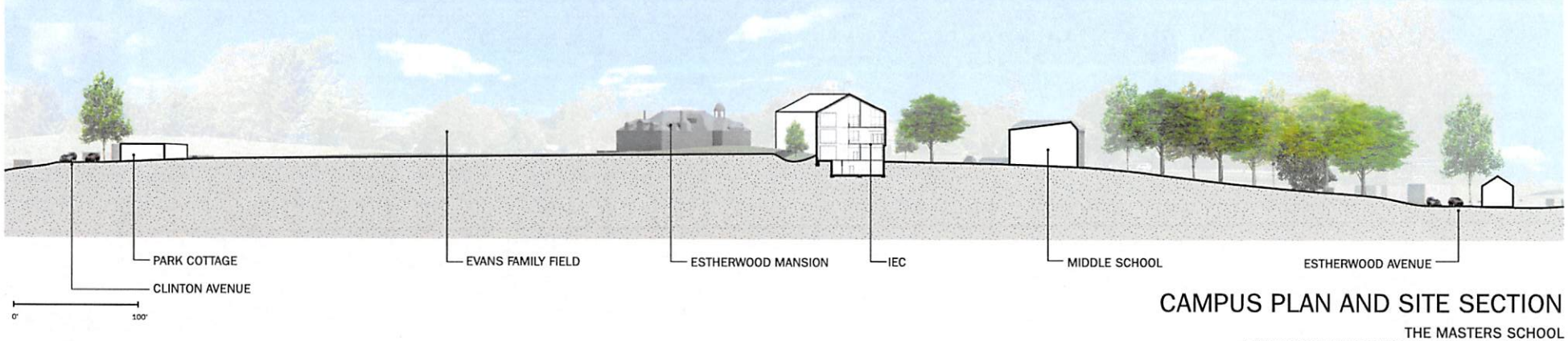
0' 100' 300' 500'

ZONING MAP

THE MASTERS SCHOOL
INNOVATION AND ENTREPRENUERSHIP CENTER
VILLAGE OF DOBBS FERRY SITE PLAN APPLICATION
2021 0217

MARVEL
145 HUDSON STREET, THIRD FLOOR
NEW YORK, NY 10013

0' 100' 250' 500'



CAMPUS PLAN AND SITE SECTION

THE MASTERS SCHOOL
INNOVATION AND ENTREPRENUERSHIP CENTER
VILLAGE OF DOBBS FERRY SITE PLAN APPLICATION
2021 0217

MARVEL
145 HUDSON STREET, THIRD FLOOR
NEW YORK, NY 10013

BIORETENTION GARDEN

SWOOPING PATH WRAPPING GARDEN WITH INFORMAL AMPHITHEATER SEATING

STONE STAIRWAY TO LOWER TERRACE

LOADING AREA

NATIVE VEGETATION / STORMWATER SWALE

LOWER ENTRANCE

UPPER TERRACE

BIOSWALE / NATIVE GARDEN

ADA GRAVEL PATH

SAFE PEDESTRIAN CROSSING

CRUSHED BONDED GRAVEL PATH AT GRADE

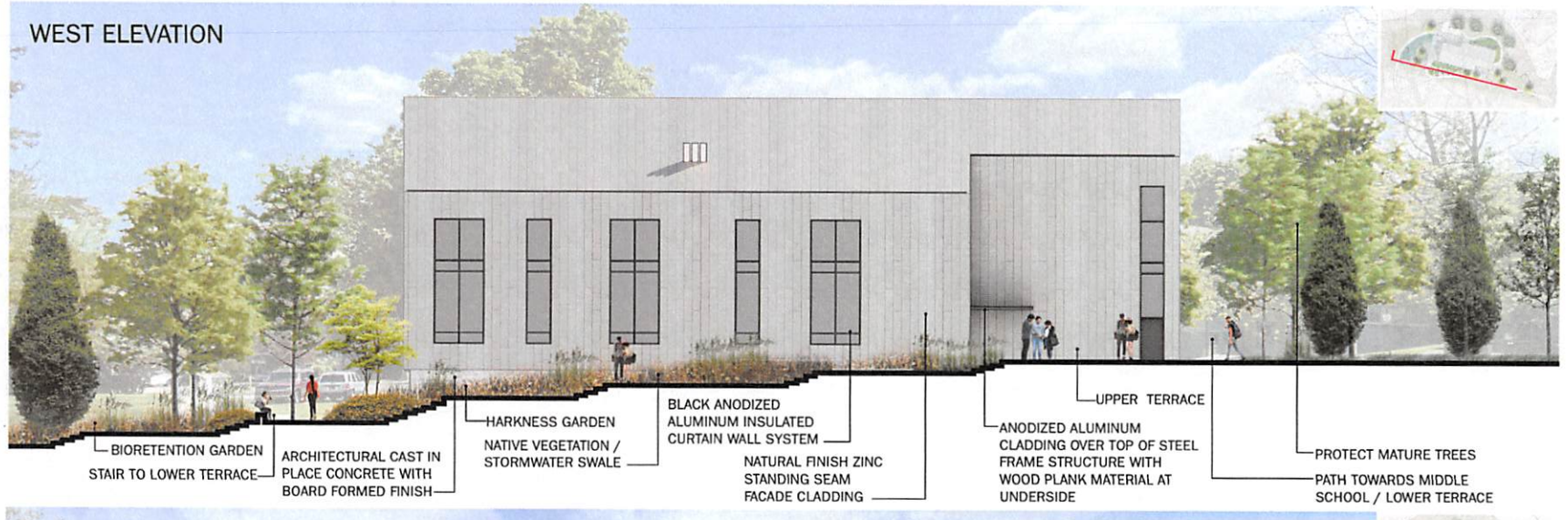
PROTEXT EXISTING TREES

LANDSCAPE PLAN

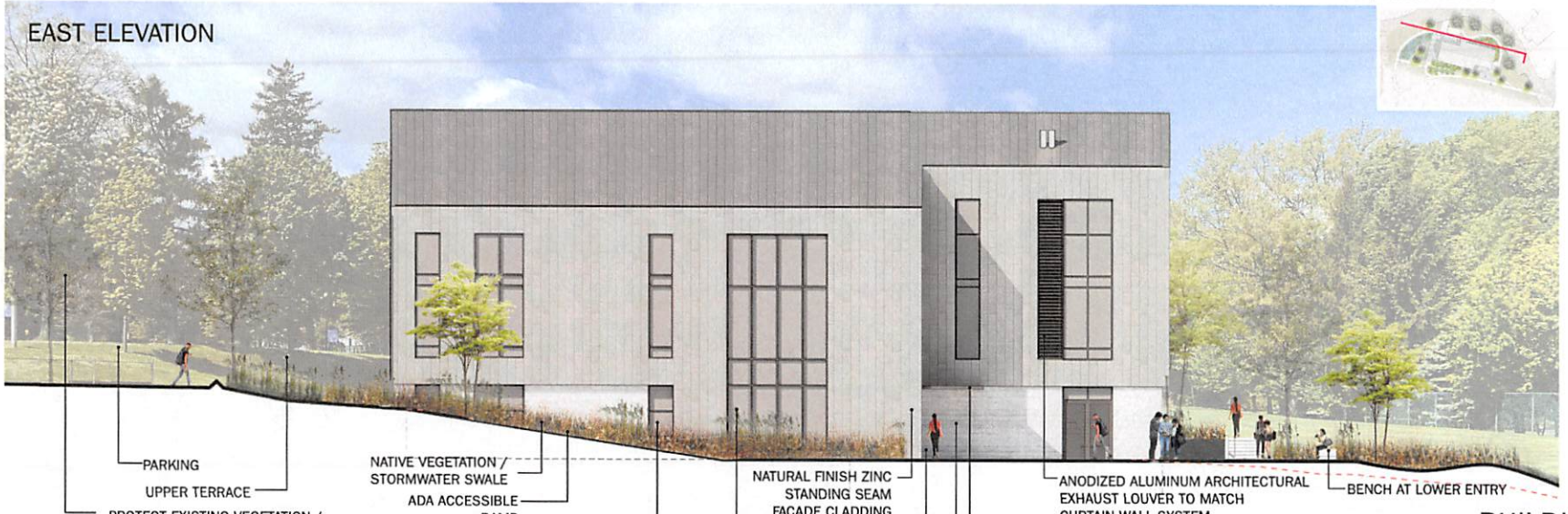
THE MASTERS SCHOOL
INNOVATION AND ENTREPRENUERSHIP CENTER
VILLAGE OF DOBBS FERRY SITE PLAN APPLICATION
2021 0217

MARVEL
145 HUDSON STREET, THIRD FLOOR
NEW YORK, NY 10013

WEST ELEVATION



EAST ELEVATION

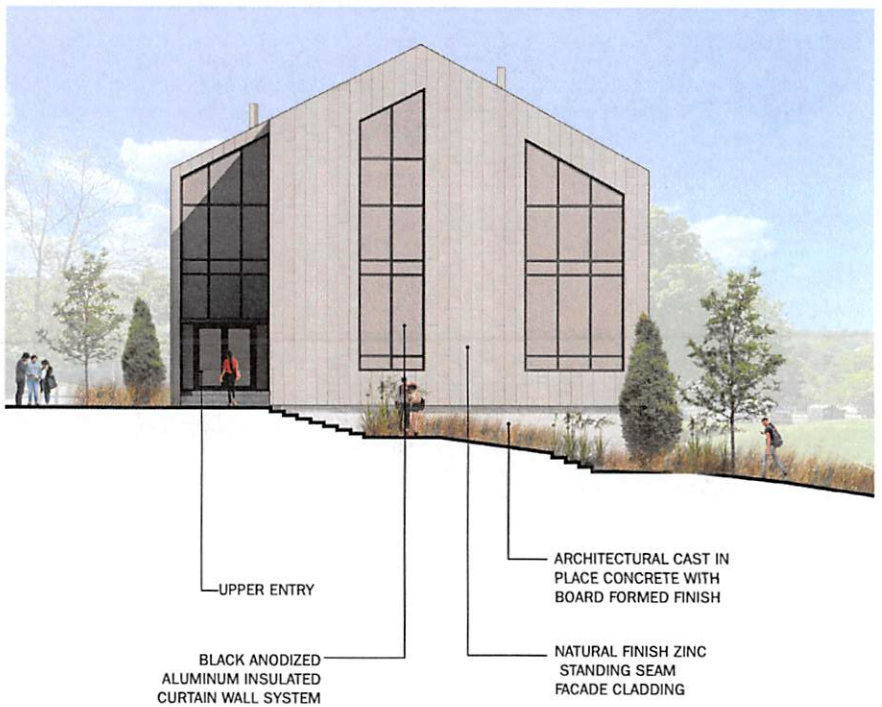


BUILDING AND LANDSCAPE ELEVATIONS

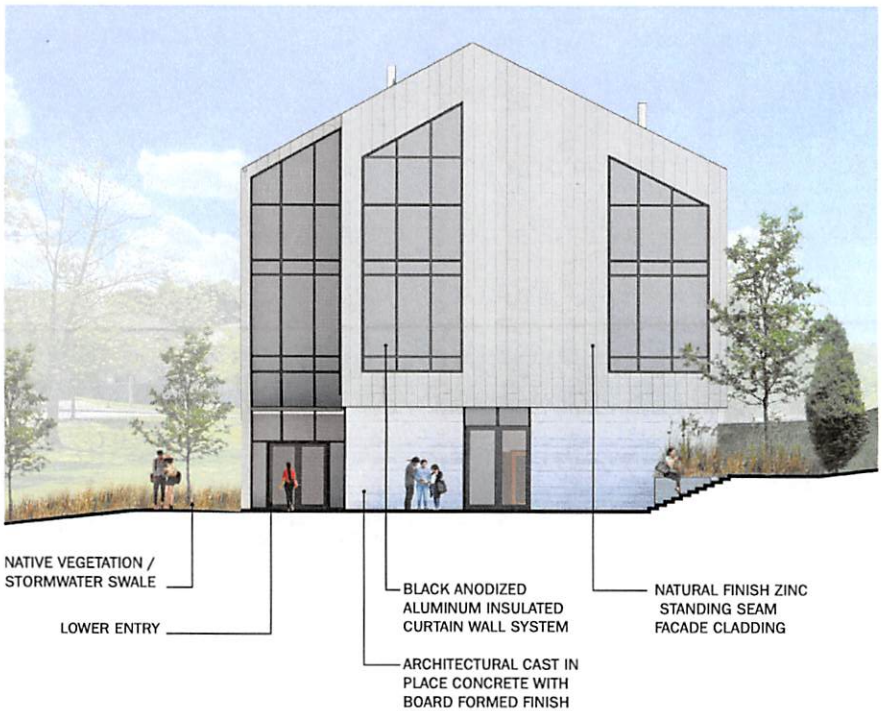
THE MASTERS SCHOOL
INNOVATION AND ENTREPRENUERSHIP CENTER
VILLAGE OF DOBBS FERRY SITE PLAN APPLICATION
2021 0217

MARVEL
145 HUDSON STREET, THIRD FLOOR
NEW YORK, NY 10013

SOUTH ELEVATION



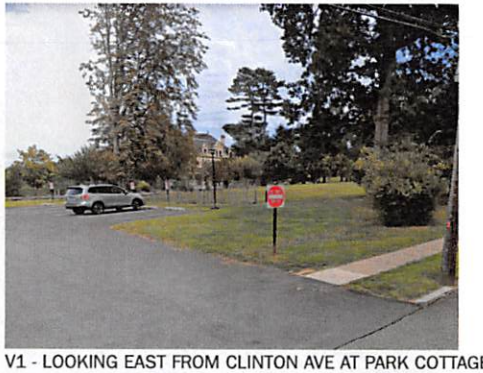
NORTH ELEVATION



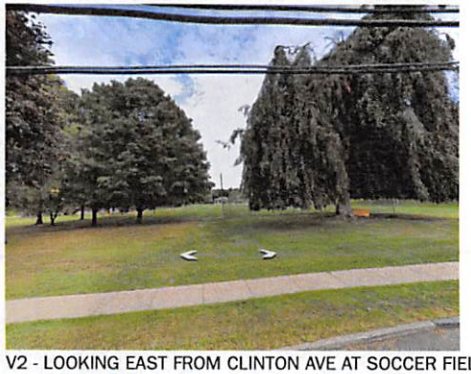
BUILDING AND LANDSCAPE ELEVATIONS

THE MASTERS SCHOOL
INNOVATION AND ENTREPRENUERSHIP CENTER
VILLAGE OF DOBBS FERRY SITE PLAN APPLICATION
2021 0217

MARVEL
145 HUDSON STREET, THIRD FLOOR
NEW YORK, NY 10013



V1 - LOOKING EAST FROM CLINTON AVE AT PARK COTTAGE

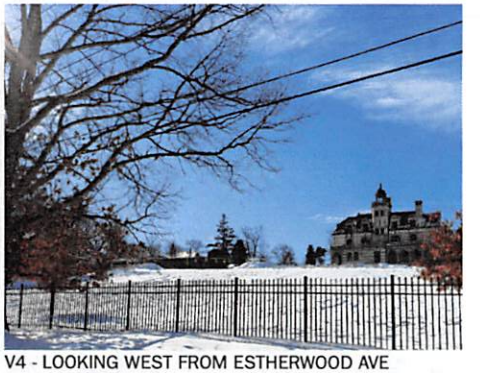


V2 - LOOKING EAST FROM CLINTON AVE AT SOCCER FIELD

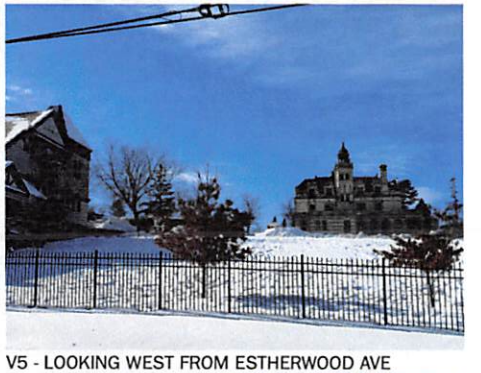
V3 - LOOKING EAST FROM CLINTON AVE AT COCHRANE

CAMPUS AERIAL PHOTOGRAPH

0' 100' 300' 500'



V4 - LOOKING WEST FROM ESTHERWOOD AVE



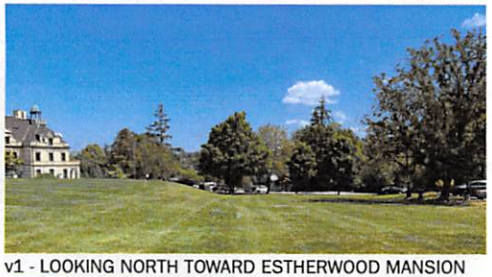
V5 - LOOKING WEST FROM ESTHERWOOD AVE

V6 - LOOKING WEST FROM ESTHERWOOD AVE

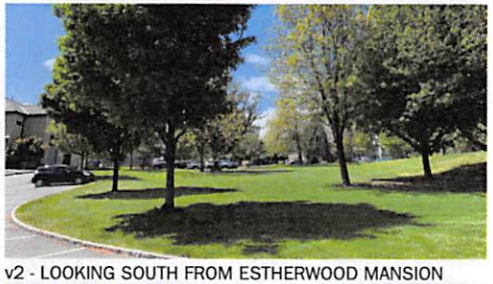
NEIGHBORHOOD CONTEXT

THE MASTERS SCHOOL
INNOVATION AND ENTREPRENUERSHIP CENTER
VILLAGE OF DOBBS FERRY SITE PLAN APPLICATION
2021 0217

MARVEL
145 HUDSON STREET, THIRD FLOOR
NEW YORK, NY 10013

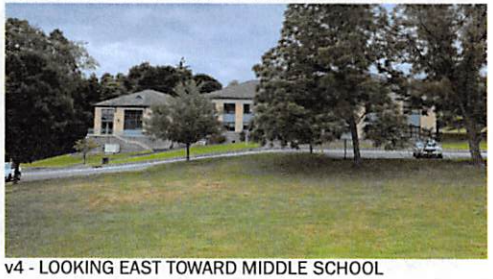


v1 - LOOKING NORTH TOWARD ESTHERWOOD MANSION

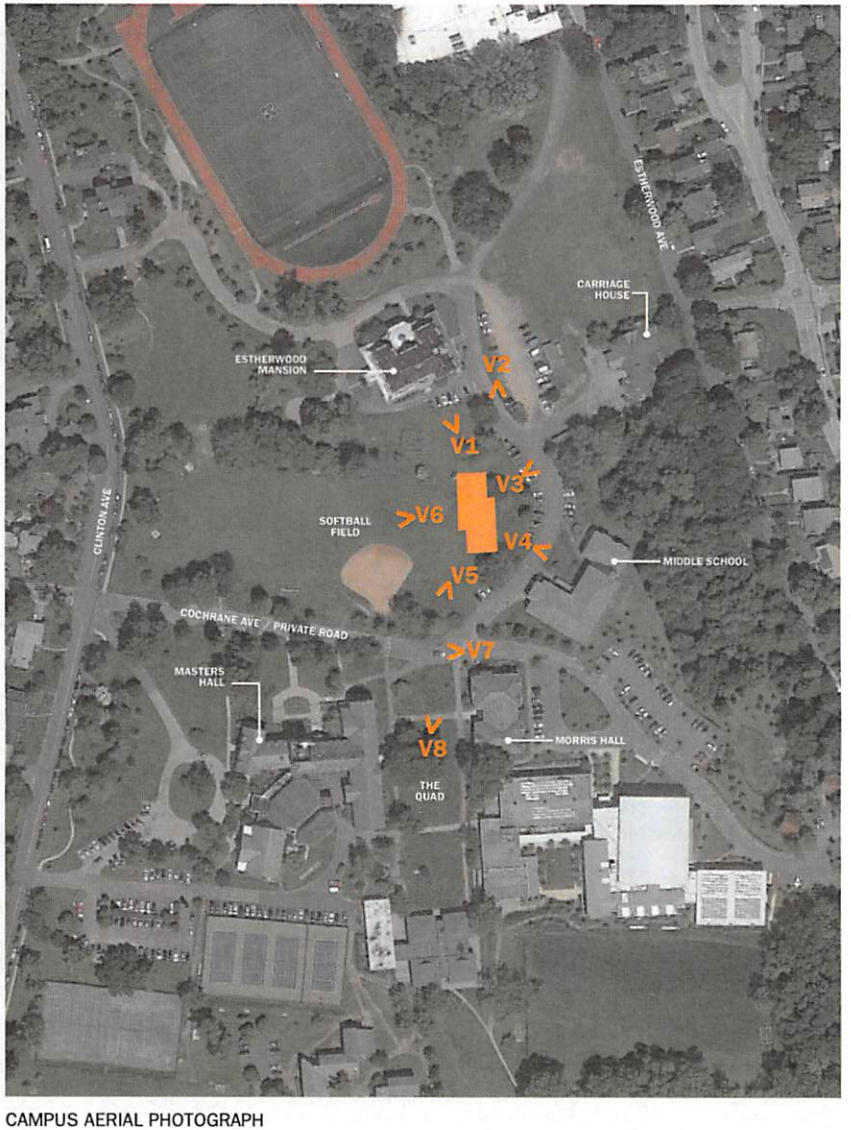


v2 - LOOKING SOUTH FROM ESTHERWOOD MANSION

v3 - LOOKING EAST TOWARD CARRIAGE HOUSE

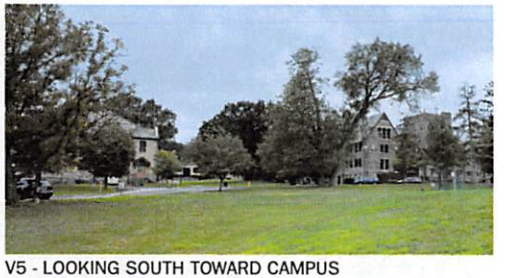


v4 - LOOKING EAST TOWARD MIDDLE SCHOOL

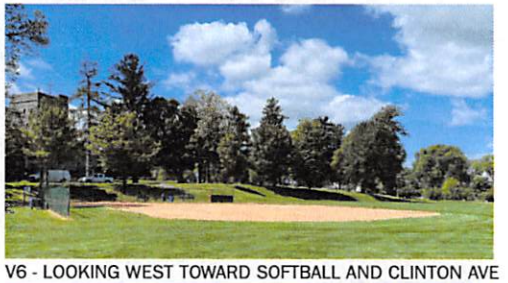


CAMPUS AERIAL PHOTOGRAPH

0' 100' 300' 500'



V5 - LOOKING SOUTH TOWARD CAMPUS



V6 - LOOKING WEST TOWARD SOFTBALL AND CLINTON AVE

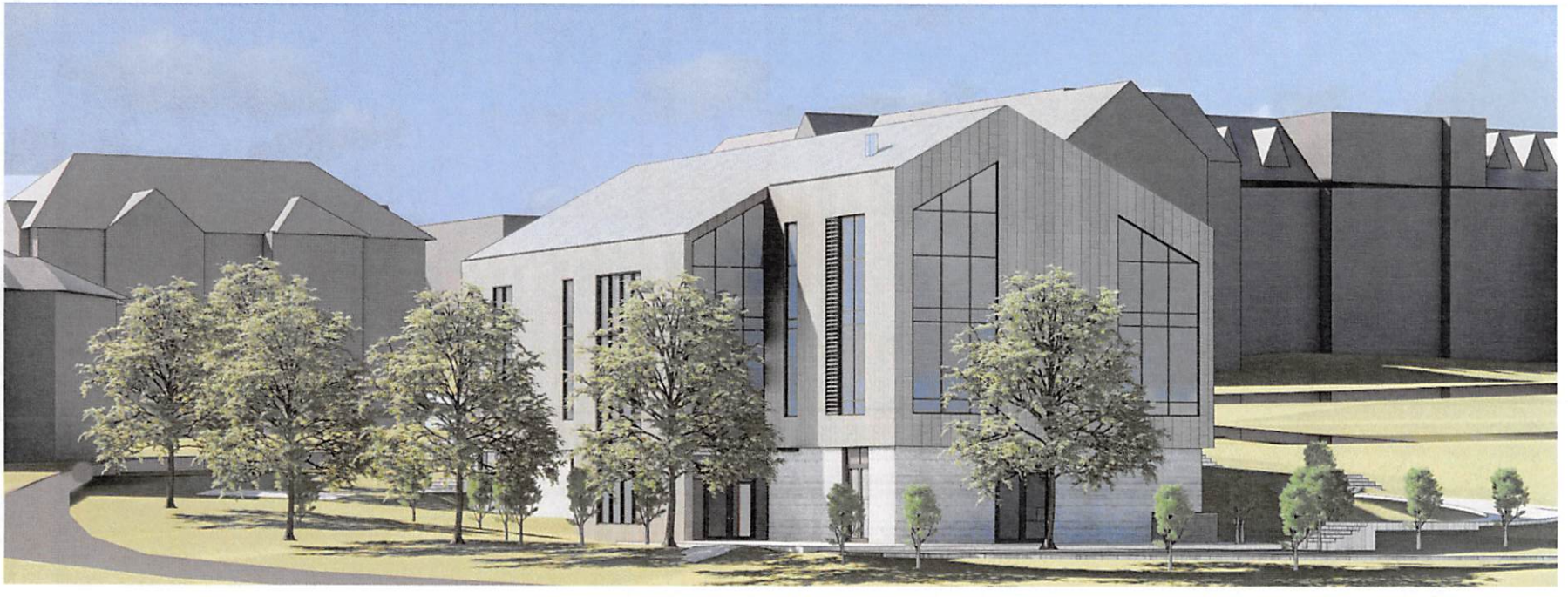
V7 - LOOKING WEST ON PRIVATE DRIVEWAY

V8 - LOOKING NORTH TOWARD SITE

BUILDING SITE CONTEXT

THE MASTERS SCHOOL
INNOVATION AND ENTREPRENUERSHIP CENTER
VILLAGE OF DOBBS FERRY SITE PLAN APPLICATION
2021 0217

MARVEL
145 HUDSON STREET, THIRD FLOOR
NEW YORK, NY 10013

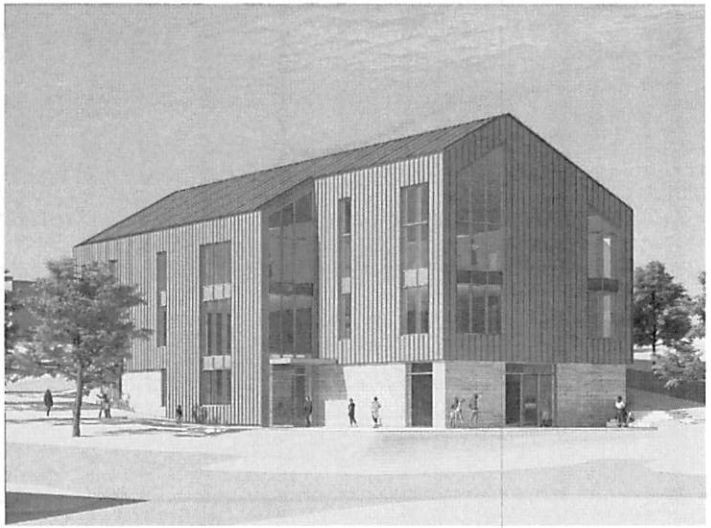


SITE CONTEXT RENDERINGS

THE MASTERS SCHOOL
INNOVATION AND ENTREPRENUERSHIP CENTER
VILLAGE OF DOBBS FERRY SITE PLAN APPLICATION
2021 0217

MARVEL
145 HUDSON STREET, THIRD FLOOR
NEW YORK, NY 10013

OWNER:	**THE MASTERS SCHOOL** 49 CLINTON AVENURE DOBBS FERRY, NEW YORK 10522
PROJECT ARCHITECTS + LANDSCAPE ARCHITECTS:	**MARVEL ARCHITECTS** 145 HUDSON STREET, FLOOR 3 NEW YORK, NEW YORK 10013
GEOTECHNICAL/CIVIL ENGINEER:	**MFS ENGINEERS & SURVEYORS, DPC** 2780 HAMILTON BOULEVARD SOUTH PLANINFIELD, NEW JERSEY 07080
STRUCTURAL ENGINEER:	**SILMAN** 32 OLD SLIP, FLOOR 10 NEW YORK, NEW YORK 10005
BUILDING SYSTEMS ENGINEER:	**POLISE CONSULTING ENGINEERS, DPC** 133 WEST 19TH STREET NEW YORK, NEW YORK 10011
VERTICAL TRANSPORTATION:	**VDA** 145 WEST 30TH STREET, FLOOR 4 NEW YORK, NEW YORK 10011
AV/IT/SECURITY CONSULTANT:	**COSENTINI ASSOCIATES, INC** 498 SEVENTH AVENUE NEW YORK, NEW YORK 10018
ACOUSTICS CONSULTANT:	**LSTN CONSULTANTS** 76 BEAVER STREET NEW YORK, NEW YORK 10005
AV/IT/SECURITY CONSULTANT:	**COSENTINI ASSOCIATES, INC** 498 SEVENTH AVENUE NEW YORK, NEW YORK 10018
ENVELOPE CONSULTANT:	**MW-SKINS** 1 WHITEHALL STREET, FLOOR 14 NEW YORK, NEW YORK 10004
LIGHTING DESIGNER:	**DOT DASH LIGHTING DESIGN** 120 WALKER STREET, SUITE #6E NEW YORK, NEW YORK 10013
CODE AND ACCESSIBILITY CONSULTANT:	**CODE CONSULTANTS, INC** 440 PARK AVENUE S. NEW YORK, NEW YORK 10016
ARCHITECTURAL SPECIFICATIONS:	**CONSTRUCTION SPECIFICATIONS, INC** 22 TENNENT ROAD MORGANVILLE, NEW JERSEY 07751



THE MASTERS SCHOOL INNOVATION AND ENTREPRENEURSHIP CENTER

49 CLINTON AVENUE, DOBBS FERRY, NEW YORK 10522
PROJECT NO. 2029

VILLAGE OF DOBBS FERRY SITE APPLICATION
FEBRUARY 17, 2021

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NEW YORK, NEW YORK 10001
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LSTN CONSULTANTS
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ENVELOPE CONSULTANT
MW-SKINS
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NEW YORK, NEW YORK 10004
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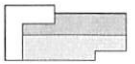
CONSTRUCTION SPECIFICATIONS, INC
22 TENNENT ROAD
MORGANVILLE, NEW JERSEY 07751
TEL 732 970 0700

CIVIL / STRUCTURAL ENGINEER

NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION
1	02/17/2021	VILLAGE OF DOBBS FERRY SITE APPLICATION

02/17/2021



KEY PLAN:NTS

2029
THE MASTERS SCHOOL INNOVATION AND ENTREPRENEURSHIP CENTER
49 CLINTON AVENUE
DOBBS FERRY, NEW YORK 10522

TITLE SHEET

SCALE: 12" = 1'-0"

DOB STAMP ZONE

DRAWING #:
T-000
__ of __
DOB JOB: -

SHEET INDEX - SITE PLAN APPLICATION

CATEGORY	SHEET #	SHEET NAME	SITE PLAN APP 02/17/2021
00-TITLE			
	T-000	TITLE SHEET	X
01-GENERAL			
	G-001V	SHEET INDEX - SITE PLAN APP	X
	G-010	BUILDING SITE SURVEY	X
	G-011	BUILDING SITE SURVEY	X
02-ZONING			
	Z-100	ZONING MAP, TAX MAP, PLOT PLAN & FLOOD MAP	X
03-CIVIL			
	C-101	NOTES	X
	C-300	SITE DEMOLITION PLAN	X
	C-400	SOIL EROSION & SEDIMENT CONTROL PLAN	X
	C-500	SITE PLAN	X
	C-501	SITE PLAN SOFTBALL FIELD REORIENTATION	X
	C-600	PROPOSED GRADING & DRAINAGE PLAN	X
	C-700	UTILITY PLAN	X
	C-701	UTILITY PLAN	X
	C-900	CONSTRUCTION DETAILS	X
04-LANDSCAPE			
	L-001	GENERAL NOTES	X
	L-100	LAYOUT PLAN	X
	L-200	MATERIALS PLAN	X
	L-400	PLANTING PLAN	X
	L-600	SITE SECTIONS	X
	L-610	SITE SECTIONS	X
	L-700	TYPICAL DETAILS	X
	L-710	TYPICAL DETAILS	X
05-ARCH			
	A-100	CELLAR FLOOR PLAN	X
	A-101	FIRST FLOOR PLAN	X
	A-102	SECOND FLOOR PLAN	X
	A-103	THIRD FLOOR PLAN	X
	A-104	ROOF PLAN	X
	A-300V	BUILDING ELEVATIONS	X
	A-301V	BUILDING ELEVATIONS	X
	A-320V	BUILDING SECTIONS	X
	A-321V	BUILDING SECTIONS	X
13-LIGHTING			
	LC-010	SITE LIGHTING PLAN	X
	LC-011	SITE LIGHTING PHOTOMETRIC PLAN	X
Total Number of Sheets: 33			

MARVEL
145 HUDSON STREET, FLR 3 NEW YORK, NY 10013
212.616.0420

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SOUTH PLAINFIELD, NEW JERSEY 07080
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POLSE CONSULTING ENGINEERS, DPC
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NEW YORK, NEW YORK 10011
TEL: 212 645 1002

VERTICAL TRANSPORTATION
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NEW YORK, NEW YORK 10001
TEL: 212 868 9090

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COSENTINI ASSOCIATES, INC
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NEW YORK, NEW YORK 10018
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ACOUSTICS CONSULTANT
LSTN CONSULTANTS
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ENVELOPE CONSULTANT
WIND DKBS
1 WHITEHALL STREET, FLOOR 6
NEW YORK, NEW YORK 10004
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LIGHTING DESIGNER
DOT DASH LIGHTING DESIGN
126 WALKER STREET, SOUTH #2
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TEL: 212 447 0050

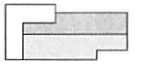
ARCHITECTURAL SPECIFICATIONS
CONSTRUCTION SPECIFICATIONS, INC
22 TULIP ROAD
MIDDLEBURY, NEW JERSEY 07701
TEL: 732 970 2700

GEOTECHNICAL ENGINEER

NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION
1	02/17/2021	VILLAGE OF DOBBS FERRY SITE APPLICATION

02/17/2021



KEY PLAN:NTS

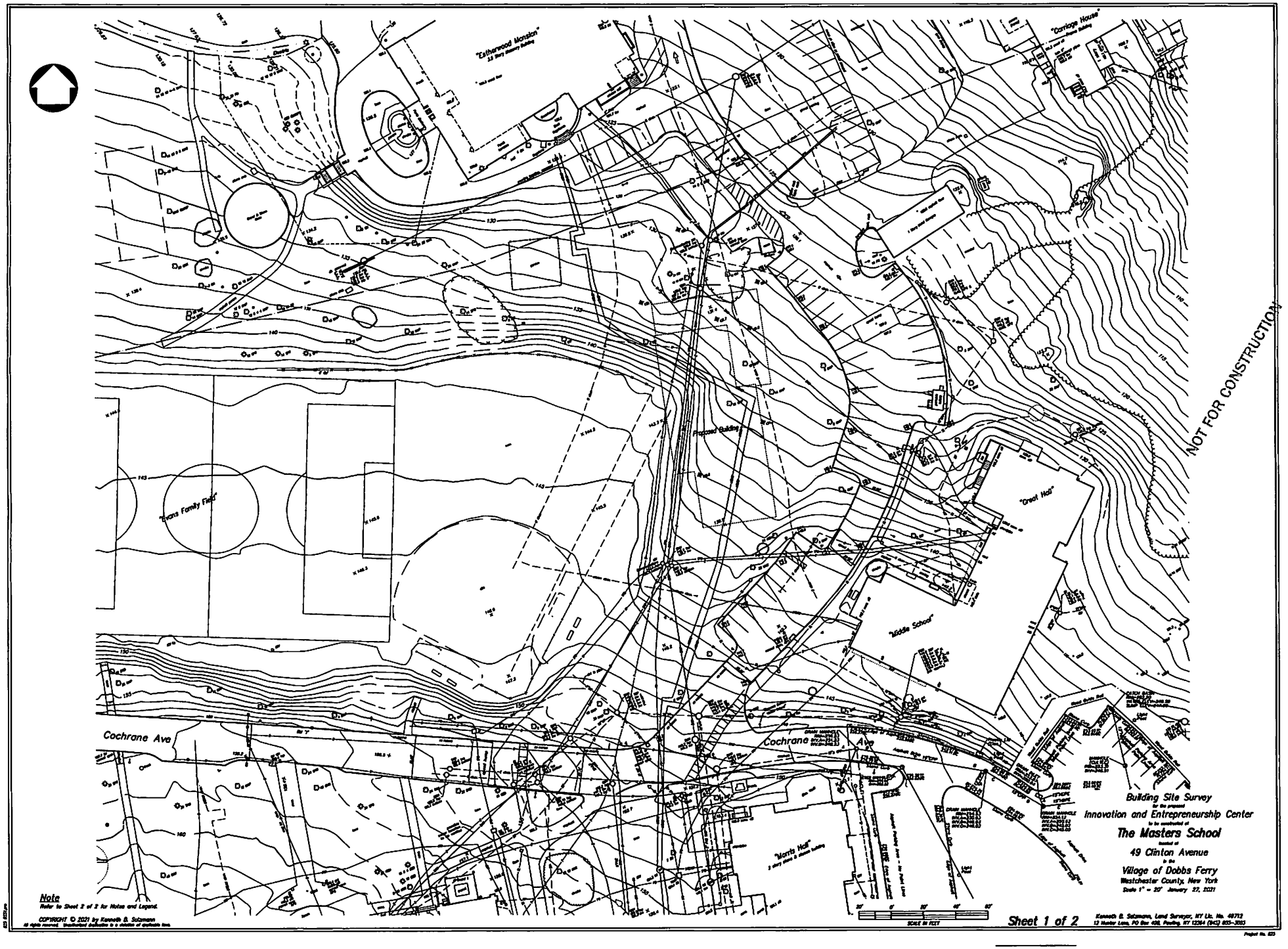
2029
THE MASTERS SCHOOL INNOVATION AND ENTREPRENEURSHIP CENTER
49 CLINTON AVENUE
DOBBS FERRY, NEW YORK 10522

SHEET INDEX - SITE PLAN APP

SCALE:

DOB STAMP ZONE

DRAWING #:
G-001V
___of___
DOB JOB: -



Note
Refer to Sheet 2 of 2 for Notes and Legend.

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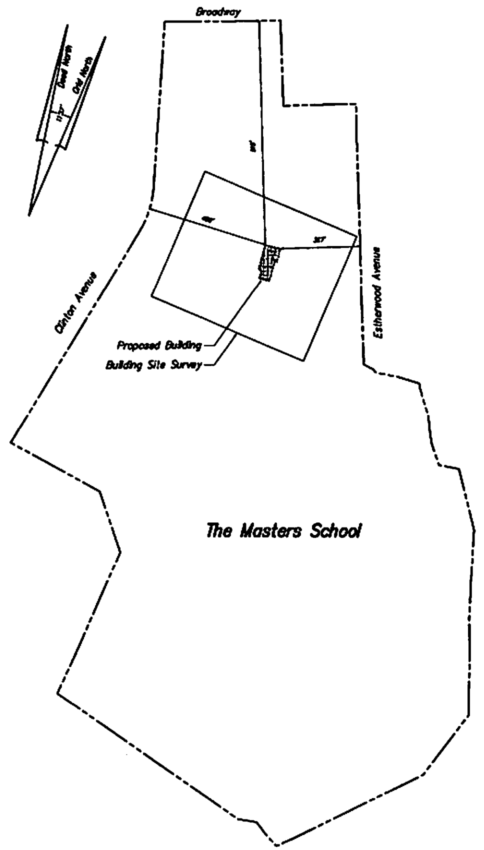

Detail Showing Map Location and Proposed Building Offsets
Scale 1" = 200'

Survey Notes:

[illegible]

Historical Notes:

[illegible]

Tree Index

[illegible]

Legend

[illegible]

NOT FOR CONSTRUCTION

Certification:

[illegible]

Kenneth B. Salzmann, NY Land Surveyor Lic. No. 49712

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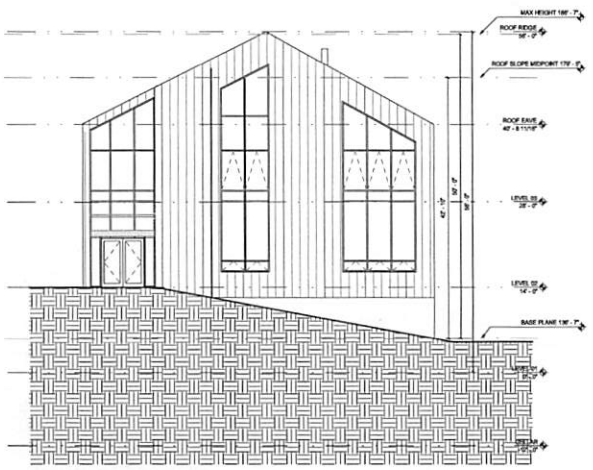
Building Site Survey
for the proposed
Innovation and Entrepreneurship Center
to be constructed at
The Masters School
located at
49 Clinton Avenue
in the
Village of Dobbs Ferry
Westchester County, New York
Scale 1" = 20' January 27, 2021

Kenneth B. Salzmann, Land Surveyor, NY Lic. No. 49712
12 Hunter Lane, PO Box 438, Pawling, NY 12564 (845) 855-3865

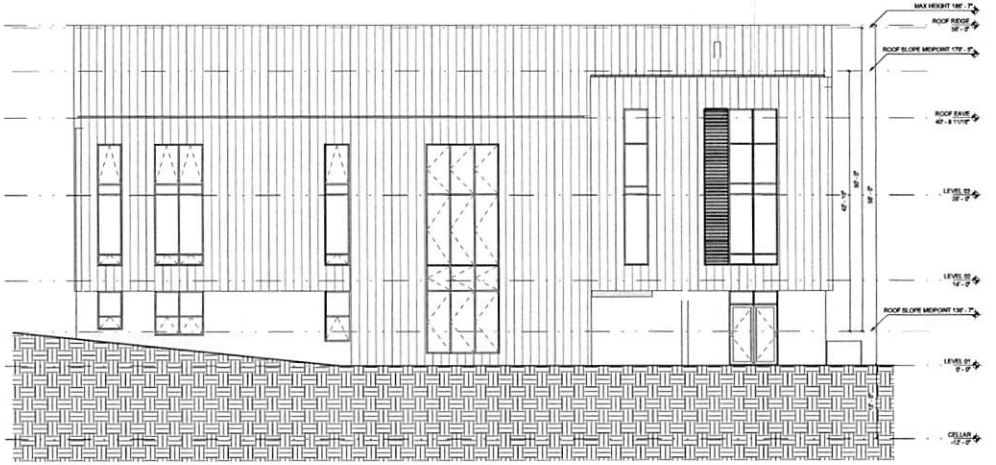
ZONING

PER TABLE B-10: CP AND EI DISTRICTS DIMENSIONAL STANDARDS

REQUIREMENT (PER TABLE B-10)		EDUCATIONAL/INSTITUTIONAL DISTRICT REQUIREMENTS	PROVIDED BY MASTERS IEC	NOTES
LOT SIZE	MINIMUM LOT SIZE	-	-	COMPLIES
	MAXIMUM LOT AREA PER DWELLING UNIT (SF)	40,000	N/A DUE TO CAMPUS	COMPLIES
BUILDING HEIGHT	MAX STORIES	4	3	COMPLIES
	MAX HEIGHT (FT)	50	42'-10"	COMPLIES
	MIN STORIES	-	-	COMPLIES
	MIN HEIGHT	-	-	COMPLIES
LOT COVERAGE	MAX LOT COVERAGE BY BUILDINGS	50%	4.9%	COMPLIES
	MAX LOT COVERAGE BY IMPERVIOUS COVER	80%	10.16%	COMPLIES
LOT COVERAGE	MIN FRONT YARD SETBACK (FEET)	25	N/A DUE TO CAMPUS	COMPLIES
	MAX FRONT YARD SETBACK (FEET)	-	N/A DUE TO CAMPUS	COMPLIES
	MIN REAR YARD SETBACK (FEET)	25	N/A DUE TO CAMPUS	COMPLIES
	MIN SIDE YARD SETBACK (EACH) (FEET)	10	N/A DUE TO CAMPUS	COMPLIES
	MIN SIDE YARD SETBACK (BOTH) (FEET)	25	N/A DUE TO CAMPUS	COMPLIES
	MAX SIDE YARD SETBACK (EACH) (FEET)	-	N/A DUE TO CAMPUS	COMPLIES



2 SOUTH ELEVATION - ZONING
1/8" = 1'-0"



1 EAST ELEVATION
1/8" = 1'-0"

MARVEL
145 HUDSON STREET, FLR 3 NEW YORK, NY 10013
212.616.0426

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THE MASTERS SCHOOL
49 CLINTON AVENUE
DOBBS FERRY, NEW YORK 10522
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PROJECT ARCHITECTS + LANDSCAPE ARCHITECTS
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NEW YORK, NEW YORK 10013
TEL 212 616 0426

GEOTECHNICAL / CIVIL ENGINEER
MTS ENGINEERS & SURVEYORS, DPC
2780 HAMILTON BOULEVARD
SOUTH PLAINFIELD, NEW JERSEY 07080
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TEL 212 635 7970

BUILDING SYSTEMS ENGINEER
POLSE CONSULTING ENGINEERS, DPC
130 WEST 19TH STREET
NEW YORK, NEW YORK 10011
TEL 212 645 1002

VERTICAL TRANSPORTATION
VDA
145 WEST 36TH STREET, FLOOR 4
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TEL 212 868 9090

AV / IT / SECURITY CONSULTANT
COSENTINI ASSOCIATES, INC.
498 SEVENTH AVENUE
NEW YORK, NEW YORK 10018
TEL 212 615 3900

ACOUSTICS CONSULTANT
LSTN CONSULTANTS
79 BEAVER STREET
NEW YORK, NEW YORK 10005
TEL 347 788 0810

ENVELOPE CONSULTANT
WW-SIKNS
1 WHITEHALL STREET, FLOOR 9
NEW YORK, NEW YORK 10004
TEL 347 850 0790

LIGHTING DESIGNER
DOT DASH LIGHTING DESIGN
135 WALKER STREET, 3 FLR 4FE
NEW YORK, NEW YORK 10013
TEL 212 267 0660

CODE AND ACCESSIBILITY CONSULTANT
CODE CONSULTANTS, INC.
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NEW YORK, NEW YORK 10016
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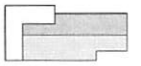
ARCHITECTURAL SPECIFICATIONS
CONSTRUCTION SPECIFICATIONS, INC
22 TUDOR ROAD
MADISON, NEW JERSEY 07940
TEL (973) 822-0700

CIVIL ENGINEER

NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION
1	02/17/2021	VILLAGE OF DOBBS FERRY SITE APPLICATION

02/17/2021



KEY PLAN: NTS

2029
THE MASTERS SCHOOL INNOVATION AND ENTREPRENEURSHIP CENTER

49 CLINTON AVENUE
DOBBS FERRY, NEW YORK 10522

ZONING MAP, TAX MAP, PLOT PLAN & FLOOD MAP

SCALE: As indicated

DOB STAMP ZONE

DRAWING #:
Z-100
___ of ___
DOB JOB: -

GENERAL NOTES:

1. THE CONTRACTOR SHALL CHECK AND VERIFY ALL LEVELS, LINES, AND DIMENSIONS ON THE DRAWINGS INCLUDING EXISTING STRUCTURES AND NOTIFY THE OWNER OF ANY DISCREPANCY IN DRAWINGS AND/OR EXISTING CONDITIONS BEFORE STARTING THE WORK.
2. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL WORK AS INDICATED ON THE DRAWINGS AND SPECIFICATIONS.
3. ALL JOINTS NOT OTHERWISE FILLED OR COVERED, SHALL BE CAULKED WITH A PERMANENT SEALANT, AS SPECIFIED BY MANUFACTURER, TO MATCH ADJACENT SURFACES UNLESS OTHERWISE NOTED OR SHOWN. PUTTY WILL NOT BE PERMITTED.
4. WHENEVER ELECTRICAL CONDUIT, MECHANICAL DUCTS, OR PIPES ARE INSTALLED INTO NEW OR EXISTING SURFACES, FINISH SHALL BE RESTORED TO MATCH ADJACENT SURFACES UNLESS OTHERWISE NOTED ON DRAWINGS OR SPECIFICATIONS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING, PROTECTING, AND/OR RELOCATING ANY EXISTING UTILITIES ENCOUNTERED IN THE WORK AREAS.
6. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH LOCAL, STATE, AND NATIONAL BUILDING, PLUMBING, AND ELECTRIC CODES.
7. THE CONTRACTOR SHALL COORDINATE ALL OF ITS OPERATIONS WITH THE OWNER AND ENGINEER OF RECORD.
8. THE CONTRACTOR SHALL COORDINATE ALL OF ITS OPERATIONS WITH ANY EQUIPMENT AND ITS INSTALLER.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO BUILDINGS OR GOODS NEAR OR ADJACENT TO THEIR WORK AREA WHEN SUCH DAMAGE IS DUE TO THEIR ACTIONS OR NEGLECT.
10. SEE ARCHITECTURAL DRAWINGS FOR ALL BUILDING INFORMATION.
11. THE CONTRACTOR SHALL REPLACE ANY DAMAGED CURB, SIDEWALKS, SIGNAGE, AND ANY OTHER SITE FEATURES THAT IS DAMAGED DURING CONSTRUCTION.
12. ALL CURB AND PAVEMENTS BEYOND THE LIMITS OF THE CONSTRUCTION THAT HAS BEEN DAMAGED DUE TO CONSTRUCTION ACTIVITY SHALL BE REPLACED WITH IN-KIND MATERIALS AS REQUESTED BY THE TOWNSHIP ENGINEER.

EXCAVATION NOTES

1. EXISTING MANHOLES AS SHOWN IN THE GEOTECHNICAL REPORT TO BE DEMOLISHED
2. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. LOCATIONS OF ALL UTILITIES SHOWN ARE APPROXIMATE.

GRADING & DRAINAGE NOTES:

1. NO GRADING SHALL NOT PROCEED UNTIL ALL EROSION CONTROL MEASURES HAVE BEEN INSTALLED.
2. GRADE ALL AREAS, INCLUDING EXCAVATED AREAS, FILLED AND EMBANKMENT AREAS, AND LANDSCAPED AREAS TO FINISH GRADE ELEVATIONS OR CONTOURS AS INDICATED ON DRAWINGS. REMOVED CONCRETE OR ASPHALT PAVEMENT, CONCRETE OR MASONRY RUBBLE, TRASH, DEBRIS OR IRREGULAR SURFACE DRAINAGE. FINISH GRADED SURFACE SHALL NOT BE MORE THAN 0.10 FEET ABOVE OR BELOW ESTABLISHED FINISHED SUBGRADE ELEVATION, AND ALL GROUND SURFACES SHALL VARY UNIFORMLY BETWEEN INDICATED ELEVATIONS. SLOPES SHALL BE GRADED TO ALLOW FOR PROPER DRAINAGE WITHOUT PONDING AND IN A MANNER THAT WILL MINIMIZE EROSION POTENTIAL.
3. CONTRACTOR SHALL NOT REMOVE OR REMOVE ANY SOIL OR EARTH FROM THE LOT WITHOUT FIRST OBTAINING A PERMIT FORM THE TOWNSHIP ENGINEER FOR SUCH PURPOSES.
4. SOIL PERMIT SHALL BE FILED WITH THE TOWNSHIP ENGINEER AND SHALL INCLUDE THE FOLLOWING:
   - APPROXIMATE NUMBER OF CUBIC YARDS OF SOIL TO BE REMOVED
   - LOCATION FROM WHICH THE SOIL OR EARTH IS TO BE REMOVED AND THE LOCATION TO WHICH IT IS TO BE MOVED TO.
   - STATE THE STREETS OVER TO WHICH THE SOIL OR EARTH IS TO BE HAULED.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXACT LOCATION, SIZE, TYPE, AND DEPTH OF UTILITIES, PIPING, DRYWELLS, ETC. PRIOR TO THE START OF ANY WORK. THE CONTRACTOR MUST CONTACT THE APPROPRIATE LOCAL "ONE CALL" SYSTEM TO ENSURE THAT ALL FIELD LOCATIONS AND THE PLANS SHALL BE REPORTED TO THE ENGINEER IN WRITING IMMEDIATELY. THE CONTRACTOR IS ADVISED THAT UTILITY INFORMATION SHOWN ON THE PLAN IS A COMPILATION OF FIELD LOCATIONS, ABOVE GROUND STRUCTURES THERE WERE VISIBLE AND ACCESSIBLE IN THE FIELD, AND RECORD DRAWINGS AVAILABLE AT THE TIME OF SURVEY AND MAY NOT SHOW ALL UNDERGROUND ACTIVITIES. CONTRACTOR IS ALSO ADVISED THAT ALL SUCH FACILITIES DISTURBED DURING CONSTRUCTION MUST BE REPAIRED OR REPLACED AT THE CONTRACTOR'S COSTS.
6. THE CONTRACTOR SHALL TAKE APPROPRIATE MEASURES TO PROTECT PEDESTRIANS AND VEHICULAR TRAFFIC DURING REMOVAL ACTIVITIES. ANY TRAFFIC CONTROL, ACCESS, SAFETY PROVISIONS WITH THE R.O.W (S.G ACCESSIBLE RAMPS, PEDESTRIAN CROSSWALKS, SIDEWALKS, PAVEMENT STRIPING, ETC.) SHALL BE THE CONTRACTOR'S RESPONSIBILITY. THE CONTRACTOR SHALL DETERMINE APPROPRIATENESS OF REMOVAL ACTIVITIES AND PROVIDE TEMPORARY MEASURES FOR THE PROTECTION AND SAFETY OF THE PUBLIC UNTIL PERMANENT COMPONENTS/REPLACEMENTS CAN BE INSTALLED.
7. THE CONTRACTOR SHALL EXERCISE EXTREME CARE WHEN PERFORMING ANY WORK ACTIVITIES ADJACENT TO THE STRUCTURES TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING THE APPROPRIATE MEASURES AS NECESSARY TO ENSURE THE STRUCTURAL STABILITY OF EXPOSED AND/OR BELOW GRADE FOUNDATIONS/WALLS/SIDEWALKS AND PAVEMENT TO REMAIN, AND SHALL PROVIDE A SAFE WORK AREA. ANY DAMAGE OR DISTURBANCE DUE TO SUBJECT WORK/SCOPE SHALL BE REPAIRED TO LIKE-KIND CONDITIONS AT THE CONTRACTOR'S EXPENSE.
8. THE CONTRACTOR SHALL SAWCUT EXISTING PAVEMENT WITH A STRAIGHT CLEAN EDGE FREE FROM IRREGULARITIES, WHEREVER NEW PAVEMENT JOINS EXISTING PAVEMENT.
9. EXCAVATION SHALL BE PROPERLY BACKFILLED WITH CLEAN MATERIALS AND COMPACTED WITH 6" MAX. LIFTS TO 95% OF ITS MODIFIED PROCTOR DENSITY. CONTRACTOR SHALL RE-PAVE EFFECTED AREAS AS SHOWN ON DETAIL.
10. UNSUITABLE MATERIALS, CONSTRUCTION DEBRIS, EXCESS SOILS, ETC. SHALL BE PROPERLY REMOVED AND DISPOSED OF OFF-SITE IN ACCORDANCE WITH ALL APPLICABLE CODES, ORDINANCES AND LAWS.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH THE SPECIFICATIONS OF THE LOCAL AUTHORITIES REGARDING MATERIALS AND INSTALLATION OF PROPOSED WORK.
12. THE CONTRACTOR SHALL CONDUCT ALL REQUIRED TESTS TO THE SATISFACTION OF THE RESPECTIVE AGENCIES, UTILITY COMPANIES AND THE OWNER'S INSPECTING AUTHORITIES.
13. THESE PLANS ARE BASED ON INFORMATION AVAILABLE TO OUR OFFICE AT THE TIME OF PLAN PREPARATION. CONTRACTOR SHALL FIELD VERIFY CONDITIONS AND NOTIFY OUR OFFICE OF ANY FIELD CONDITIONS THAT MAY AFFECT OUR OFFICE'S DESIGN. THE EXISTING FEATURES NOT NOTED ON OUR PLANS THAT MAY BE IN CONFLICT OF THE PROPOSED WORK WOULD BE IMPACTED BY ANY OTHER SITE FEATURES.
14. THE CONTRACTOR SHALL ENSURE THE FACILITY'S OPERATIONS ARE NOT ADVERSELY AFFECTED BY CONSTRUCTION. CONTRACTOR TO WORK WITH LANDLORD/PARKHOUSE MANAGER TO DETERMINE ADEQUATE PHASING IN ORDER TO MAINTAIN A CLEAR AND SAFE ENTRANCE, TRAVEL PATH, AND EXIT FOR VEHICLES AND PEDESTRIAN ON-SITE.

SOIL EROSION, SEDIMENT CONTROL, & SEEDING NOTES

1. ALL SOIL EROSION/SEDIMENT CONTROL MEASURES SHALL COMPLY WITH THE 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL AND THE PROVISIONS OF THE APPROVED PLAN.
2. ALL GRADING AND STABILIZATION SHALL COMPLY WITH THE 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, SOUND ENGINEERING AND STABILIZATION AND THE PROVISIONS OF THE APPROVED PLAN.
3. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES (SMPS) ARE TO BE CONSTRUCTED AND/OR INSTALLED PRIOR TO OR AT THE INITIATION OF GRADING IN ACCORDANCE WITH 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL AND THE APPROVED PLAN.
4. A GRADING UNIT IS THE MAXIMUM CONTIGUOUS AREA ALLOWED TO BE GRADED AT A GIVEN TIME AND IS LIMITED TO 20 ACRES. SOME SMT PRACTICES MAY REQUIRE THAT THE AREA BE LESS THAN 20 ACRES. ANY PART OF THE DISTURBED AREA BY THE PRELIMINARY GRADING LIMIT MUST BE STABILIZED AND APPROVED BY THE ENFORCEMENT AUTHORITY AND/OR THE WASHINGTON COUNTY SOIL CONSERVATION DISTRICT (APPROVAL AUTHORITY), UNLESS OTHERWISE SPECIFIED AND APPROVED BY THE APPROVAL AUTHORITY, NO WORK THAN 20 ACRES CUMULATIVELY MAY BE DISTURBED AT A GIVEN TIME.
5. FOR INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, TEMPORARY OR PERMANENT STABILIZATION MUST BE COMPLETED WITHIN:

   •(WITHIN) (3) CALENDAR DAYS AS TO THE SURFACE OF ALL PERIMETER DIKES, SWALES, DITCHES, PERIMETER SLOPES, AND ALL SLOPES STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL (3:1), AND
   •(WITHIN) (7) CALENDAR DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE NOT UNDER ACTIVE GRADING.

6. STOCKPILES MUST BE STABILIZED IN ACCORDANCE WITH THE 7 DAY STABILIZATION REQUIREMENT AS WELL AS ALL STANDARD S-I-I-I TEMPORARY, STABILIZATION AND STANDARD S-I-I-I TEMPORARY STABILIZATION (AS APPLICABLE).
7. ALL CONSTRUCTION CHANNELS AND SWALES SHALL HAVE SPECIFIED TREATMENT INSTALLED TO THE NOMAN FLOW DEPTH COMPLETED CONNECTIONAL TO UPSTREAM OR CONSTRUCTION PROGRESS. AN INSTALLATION DETAIL SHALL BE SHOWN ON THE PLANS.
8. ALL STORM DRAIN AND SANITARY SEWER LINES NOT IN PAVED AREAS ARE TO BE MULCHED AND SEEDED WITHIN 3 DAYS OF BEING BACKFILL UNLESS OTHERWISE SPECIFIED ON PLANS.
9. ELECTRIC POWER, TELEPHONE, AND GAS LINES ARE TO BE COMPACTED, SEEDED, AND MULCHED WITHIN 3 DAYS AFTER INITIAL BACKFILL UNLESS OTHERWISE SPECIFIED ON PLANS.
10. NO SLOPE SHALL BE GREATER THAN 2:1.
11. AS REQUIRED BY SECTION B, OF THE MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, NECESSARY VEGETATIVE STABILIZATION, IS DEFINED AS 85 PERCENT GROUND COVER. THE WASHINGTON COUNTY SOIL CONSERVATION DISTRICT REQUIRES THE PROJECT ENGINEER TO SIGN FOR SUBMISSION OF THE FINAL SITE INSPECTION FORM, SECTION VIII/ONE OF THE SITE FOR SOIL EROSION AND SEDIMENT CONTROL.

   FOR SITES 1.0 ACRE OR MORE, THE FOLLOWING ARE REQUIRED:

   A. MARYLAND DEPARTMENT OF THE ENVIRONMENT, GENERAL PERMIT FOR STORMWATER ASSOCIATED WITH A CONSTRUCTION ACTIVITY, NPDES PERMIT NUMBER MDRC, STATE DISCHARGE PERMIT NUMBER 14GP, OR AN INDIVIDUAL PERMIT.
   B. THE MARYLAND DEPARTMENT OF THE ENVIRONMENT GENERAL/INDIVIDUAL PERMIT – NOTICE OF INTENT– NOI) APPLICATION AND PERMIT SHALL BE POSTED AND/OR AVAILABLE ON-SITE AT ALL TIMES.
   C. DURING CONSTRUCTION, ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES (SMPS) SHALL BE INSPECTED AND RECORDED ON THE APPROVED SOIL EROSION AND SEDIMENT CONTROL PLANS FOR COMPLIANCE WITH CONSTRUCTION SEQUENCE, AND SHALL COMPLY WITH THE DEPARTMENT OF THE ENVIRONMENT GENERAL/INDIVIDUAL PERMIT – NOTICE OF INTENT – NOI).
   D. FOLLOWING CONSTRUCTION AND RELEASE OF THE SITE FOR SOIL EROSION AND SEDIMENT CONTROL BY THE WASHINGTON COUNTY SOIL CONSERVATION DISTRICT, IF ALL PORTIONS OF THE SITE HAVE BEEN PERMANENTLY STABILIZED, AND ALL STORMWATER DISCHARGES FROM CONSTRUCTION SITES THAT ARE AUTHORIZED BY THE PERMIT ARE ELIMINATED, THE AUTHORIZED PERMITTEE SHALL SUBMIT THE MARYLAND DEPARTMENT OF THE ENVIRONMENT, GENERAL/INDIVIDUAL PERMIT – NOTICE OF TERMINATION–NOT.

SEQUENCE OF CONSTRUCTION

BEFORE WORK STARTS PRE-CONSTRUCTION MEETING IS REQUIRED

1. NOTIFY SOIL CONSERVATION DISTRICT (SCD) AT 301-797-6821, EXT. 3 AT LEAST 5 DAYS PRIOR TO THE START OF CONSTRUCTION TO SCHEDULE A PRE-CONSTRUCTION MEETING.
2. NOTIFY THE WASHINGTON COUNTY DPS AT 240-313-2400 AT LEAST 5 DAYS PRIOR TO THE START OF CONSTRUCTION TO SCHEDULE A PRE-CONSTRUCTION MEETING.

AFTER PRE-CONSTRUCTION MEETING AND BEFORE MOBILIZATION

NO CONSTRUCTION WORK SHALL COMMENCE BEFORE SOIL EROSION FEATURES ARE INSTALLED AND FULLY STABILIZED

1. CONTRACTOR TO INSTALL STABILIZED CONSTRUCTION ENTRANCE (SCE) AS SPECIFIED IN THE LATEST CONSTRUCTION DET SHEET & REVISED BY A PROFESSIONAL ENGINEER.
2. CONTRACTOR TO INSTALL ALL PERIMETER SEDIMENT CONTROLS INCLUDING BUT NOT LIMITED TO:
   a. SILT FENCING OR OTHER TYPES OF SEDIMENT FENCING
   b. DRAINAGE INLET FILTERS
   c. DRY SUMP PROTECTION
   d. CONSTRUCTION ACCESS SOIL EROSION CONTROL
3. CONTRACTOR TO PROVIDE TEMPORARILY SEED AND MULCH FOR ALL TOPPED STOCKPILES IN ACCORDANCE WITH THE SOIL EROSION, SEDIMENT CONTROL, & SEEDING NOTES AND SUMMARIES

CONTRACTOR, ANY WORK, CONSTRUCTION

1. ROUGH GRADING MAY COULD ONLY AFTER ALL SOIL EROSION FEATURES ARE INSTALLED.
2. ROUGH GRADING OF THE SITE MAY BEGIN.
3. ANY SOIL EROSION FEATURES THAT HAVE BEEN DAMAGED OR TEMPORARILY REMOVED DUE TO CONSTRUCTION SHALL IMMEDIATELY BE PLACED BACK ACCORDING TO THE APPROVED SOIL EROSION PLANS.

INTERIM INSPECTION MAJOR QUALITY SYSTEMS

1. AFTER THE CHEMICAL SITE WORK IS MECHANICALLY STABILIZED WITH MULCH, SEED, AND MULCH, AND ALL SEDIMENT CONTROL DEVICES ARE INSTALLED, CONTACT SOIL CONSERVATION DISTRICT AT 301-797-6821, EXT 3 FOR AN INTERIM INSPECTION.
2. WASHINGTON COUNTY AT 240-313-2400 MAY ALSO NEED TO BE CONTACTED PRIOR TO ROUGH GRADING INSPECTIONS AND IMPERVIOUSLY AFTER FINAL GRADING OR ROUGH GRADING FINAL INSPECTIONS.
3. MICRO-SMS RETENTION SMS-1 & SMS-2 CAN BE ROUGH GRADED FOLLOWING SOIL EROSION PLAN OR GRADED PLAN PRIOR TO THE INSTALLATION OF THE ENGINEERING SOIL MEDIA.
4. SMS-1 OPTIONS SMS CAN BE ROUGH GRADED.
5. CONTRACTOR TO INSTALL ALL RIP RAP STONE STRUCTURES, STONE STABILIZING MATERIAL, STABILIZING BEDDING, HAY BALES AND OTHER STABILIZATION MATERIALS TO ALL EMBANKMENT AREAS TO PREVENT SILT FROM TRAVELING INTO THE EXISTING DETENTION DRY POND FACILITY AND WATER QUALITY SYSTEMS.
6. CONTRACTOR TO INSTALL ENFORCEABLE LINES, STORMWATER PIPING AND OVERFLOW STRUCTURES. CONTRACTOR TO INSTALL ENGINEERING SOILS AND MEDIA FOR BOTH SMS-2 AND SMS-3 WATER QUALITY FACILITIES.
7. IMPROVEMENTS MAY NOT BE REQUIRED BASED ON THE INTERIM INSPECTIONS SHALL BE REQUIRED BY THE CONTRACTOR WITHIN 24-HOURS OF THE INSPECTION.

FINAL STABILIZATION INSPECTION FOR MAJOR QUALITY SYSTEMS

1. ONCE FINAL SURFACE STABILIZATION IS ACCOMPLISHED AND INTERIM INSPECTION IS APPROVED BY THE SCD, DISTRICT ENGINEERED SOIL MEDIA MAY BE PLACED FOR WATER QUALITY SYSTEMS.
2. WEEKLY OR BI-WEEKLY WATER QUALITY SYSTEM INSPECTIONS SHALL BE COMPLETED BY THE ENGINEER OF RECORD TO DETERMINE PROGRESS AND FURTHER STABILIZATION.
3. HAY-BALES AND SILT FENCE MAY BE USED TO TEMPORARILY PROTECT THE SYSTEMS DURING THE FINAL STAGES OF CONSTRUCTION.

   NO COMPACTION OF THE ENGINEERING SOILS OR HEAVY EQUIPMENT TO BE PLACED WITHIN THE MICRO-SMS RETENTION SYSTEMS!!!

   WATER QUALITY PRACTICES AND FACILITIES INCLUDING UNDERGROUND STORAGE AND MICRO-RETENTION SYSTEMS SHALL HAVE AN IMPERMEABLE LINER TO PREVENT INFILTRATION INTO THE SURROUNDING SOILS!!!

4. CONTRACTOR TO NOTIFY THE SCD AT 301-797-6821, EXT 3 AND WASHINGTON COUNTY AT 240-313-2400 FOR FINAL INSPECTION AT THE COMPLETION OF PROJECT AND ALL DISTURBED AREAS ARE STABILIZED.
5. ANY FINAL WATER QUALITY SYSTEM IMPROVEMENTS THAT ARE REQUIRED BASED ON THE FINAL INSPECTIONS SHALL BE RECEIVED BY THE CONTRACTOR WITHIN 24-HOURS OF THE INSPECTION.

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GEOTECHNICAL ENGINEER

NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION
1	02/17/2021	VILLAGE OF DOBBS FERRY SITE APPLICATION

02/17/21

KEY PLAN:NTS

2029

THE MASTERS SCHOOL INNOVATION AND ENTREPRENEURSHIP CENTER

49 CLINTON AVENUE
DOBBS FERRY, NEW YORK 10522

NOTES

SCALE:

STATE OF NEW YORK
DONALD MATIA TRUDEAU
094858
LICENSED PROFESSIONAL ENGINEER

-PRELIMINARY-
NOT FOR CONSTRUCTION

DOB STAMP ZONE

DRAWING #:
C-101
1 of 10
DOB JOB: -

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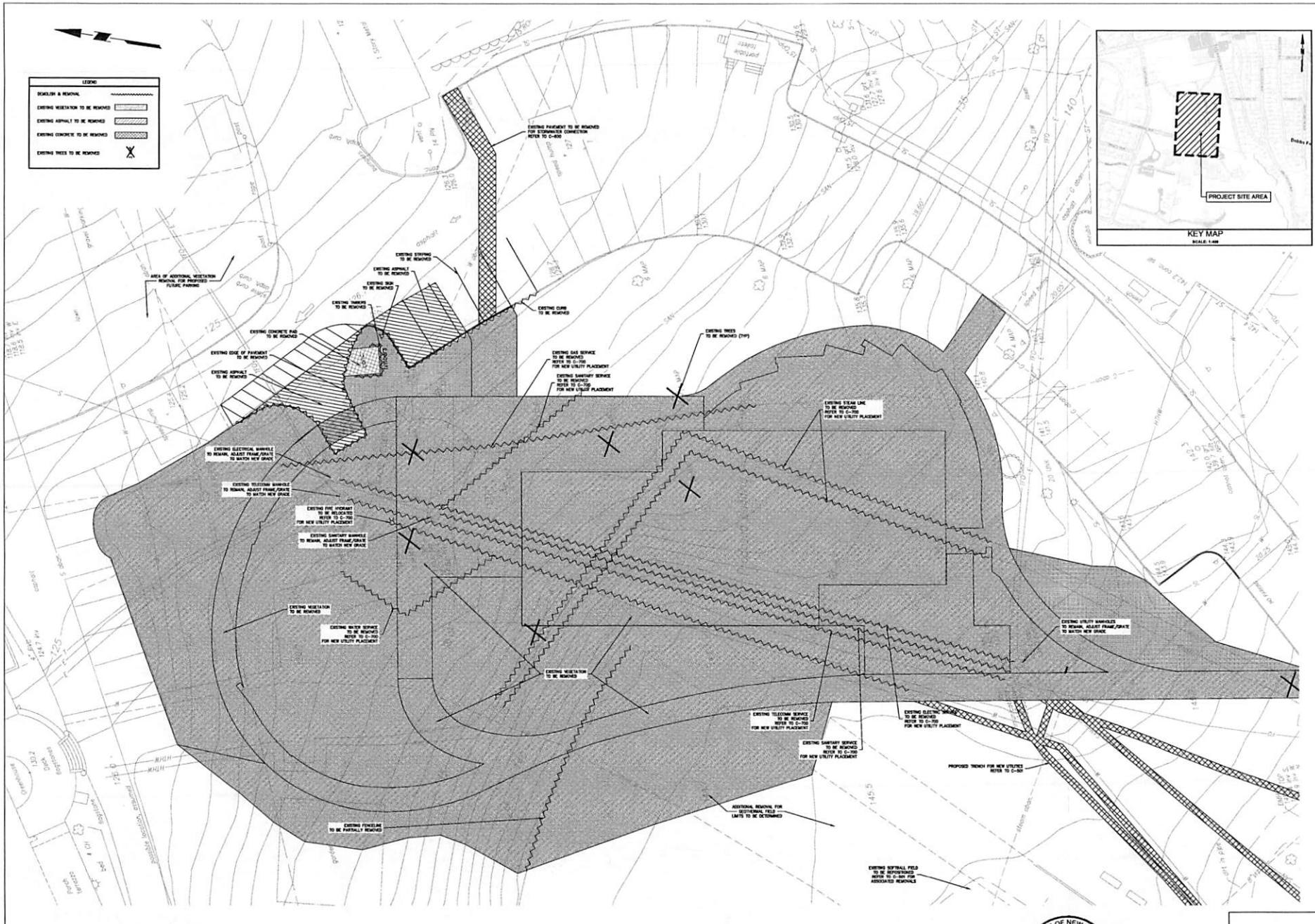

1 DEMOLITION & SITE CLEARING PLAN
Scale: 1"=10'

MARVEL
148 HUDSON STREET, PLN 3 NEW YORK, NY 10013
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GEOTECHNICAL ENGINEER

NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION
1	02/17/2021	VILLAGE OF DOBBS FERRY SITE APPLICATION

02/17/21

KEY PLAN:NTS

2029
THE MASTERS SCHOOL INNOVATION AND ENTREPRENEURSHIP CENTER
49 CLINTON AVENUE
DOBBS FERRY, NEW YORK 10522

DEMOLITION & SITE CLEARING PLAN

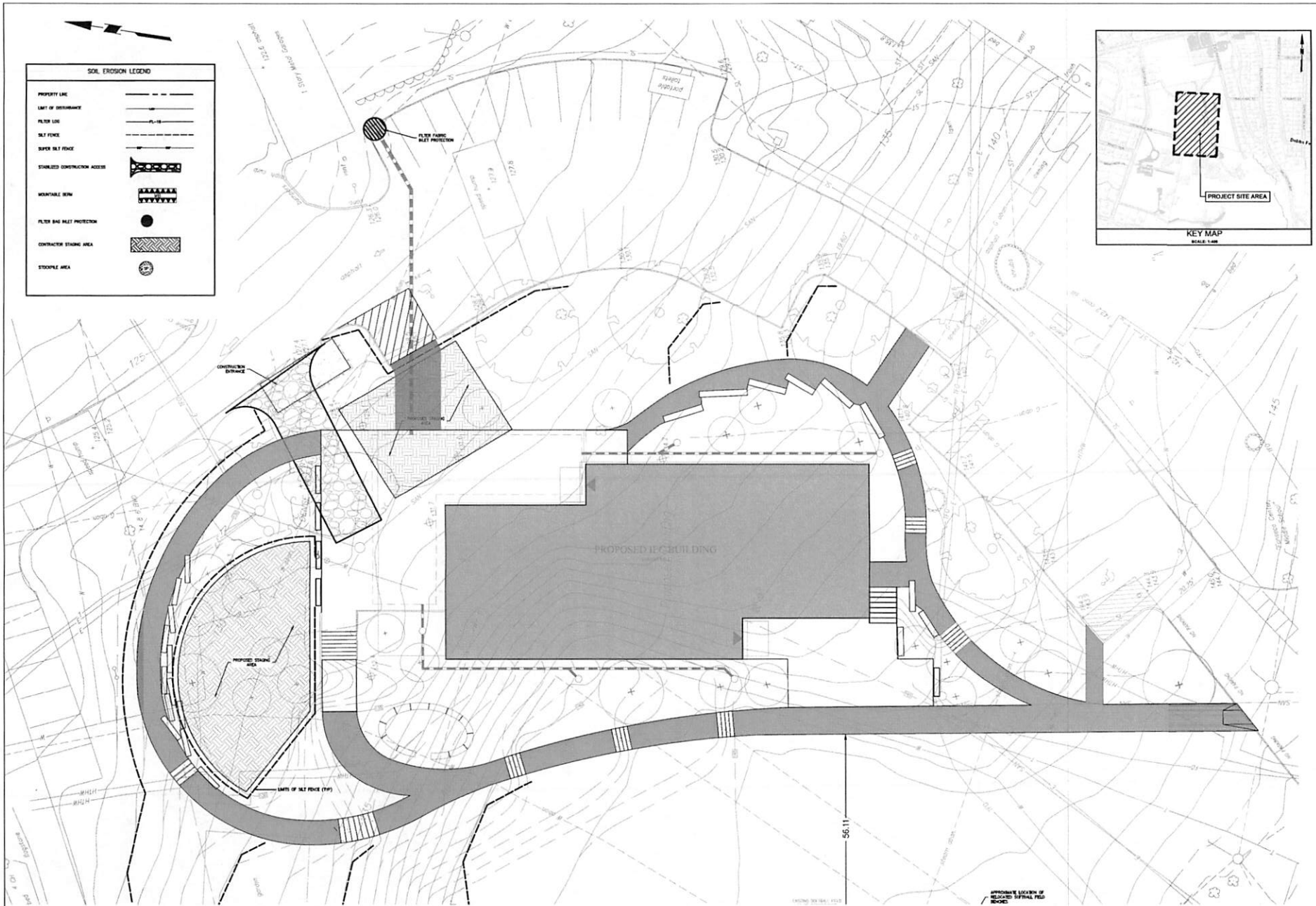
SCALE: AS NOTED

STATE OF NEW YORK
DONALD MATIA
094858
LICENSED PROFESSIONAL ENGINEER

PRELIMINARY-
NOT FOR CONSTRUCTION

DOB STAMP ZONE

DRAWING #:
C-300
2 of 10
DOB JOB: -



1 SOIL EROSION & SEDIMENT CONTROL PLAN
Scale: 1"=10'

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GEOTECHNICAL ENGINEER

NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION
1	02/17/2021	VILLAGE OF DOBBS FERRY SITE APPLICATION

02/17/21

KEY PLAN-NTS

2029
THE MASTERS SCHOOL INNOVATION AND ENTREPRENEURSHIP CENTER
49 CLINTON AVENUE
DOBBS FERRY, NEW YORK 10522

SOIL EROSION & SEDIMENT CONTROL PLAN

SCALE: AS NOTED

STATE OF NEW YORK · DONALD MATIA · 034858 · PROFESSIONAL ENGINEER

PRELIMINARY-NOT FOR CONSTRUCTION

DOB STAMP ZONE

DRAWING #:
C-400
3 of 10
DOB JOB: -

OWNER:	**THE MASTERS SCHOOL** 49 CLINTON AVENURE DOBBS FERRY, NEW YORK 10522
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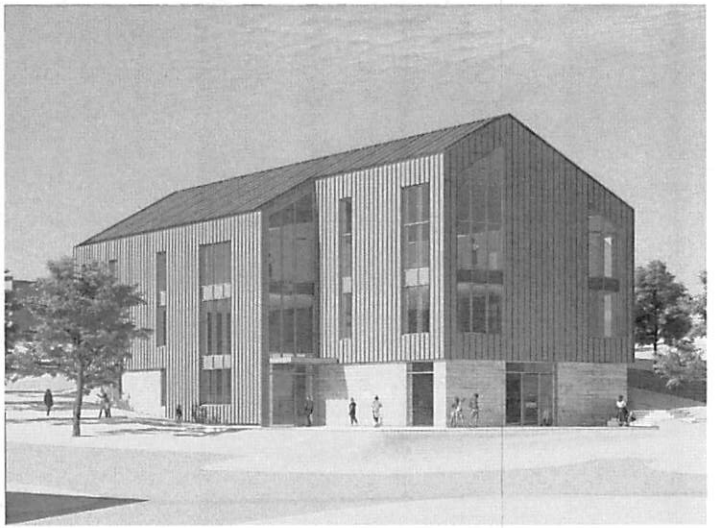
ARCHITECTURAL SPECIFICATIONS:	**CONSTRUCTION SPECIFICATIONS, INC** 22 TENNENT ROAD MORGANVILLE, NEW JERSEY 07751



THE MASTERS SCHOOL INNOVATION AND ENTREPRENEURSHIP CENTER

49 CLINTON AVENUE, DOBBS FERRY, NEW YORK 10522
PROJECT NO. 2029

VILLAGE OF DOBBS FERRY SITE APPLICATION
FEBRUARY 17, 2021

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NEW YORK, NEW YORK 10005
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BUILDING SYSTEMS ENGINEER
POLISE CONSULTING ENGINEERS, DPC
133 WEST 19TH STREET
NEW YORK, NEW YORK 10011
TEL 212 645 1002

VERTICAL TRANSPORTATION
VDA
145 WEST 30TH STREET, FLOOR 4
NEW YORK, NEW YORK 10001
TEL 212 868 9090

AV / IT / SECURITY CONSULTANT
COSENTINI ASSOCIATES, INC.
498 SEVENTH AVENUE
NEW YORK, NEW YORK 10018
TEL 212 615 3600

ACOUSTICS CONSULTANT
LSTN CONSULTANTS
76 BEAVER STREET
NEW YORK, NEW YORK 10005
TEL 347 788 3810

ENVELOPE CONSULTANT
MW-SKINS
1 WHITEHALL STREET, FLOOR 14
NEW YORK, NEW YORK 10004
TEL 347 809 6790

LIGHTING DESIGNER
DOT DASH LIGHTING DESIGN
120 WALKER STREET, SUITE #6E
NEW YORK, NEW YORK 10013
TEL 212 961 0660

CODE AND ACCESSIBILITY CONSULTANT
CODE CONSULTANTS, INC
440 PARK AVENUE S.
NEW YORK, NEW YORK 10016
TEL 212 447 0227

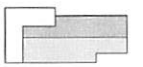
ARCHITECTURAL SPECIFICATIONS
CONSTRUCTION SPECIFICATIONS, INC
22 TENNENT ROAD
MORGANVILLE, NEW JERSEY 07751
TEL 732 972 0790

CIVIL ENGINEER

NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION
1	02/17/2021	VILLAGE OF DOBBS FERRY SITE APPLICATION

02/17/2021



KEY PLAN:NTS

2029
THE MASTERS SCHOOL INNOVATION AND ENTREPRENEURSHIP CENTER
49 CLINTON AVENUE
DOBBS FERRY, NEW YORK 10522

TITLE SHEET

SCALE: 12" = 1'-0"

DOB STAMP ZONE

DRAWING #:
T-000
___ of ___
DOB JOB: -

SHEET INDEX - SITE PLAN APPLICATION

CATEGORY	SHEET #	SHEET NAME	SITE PLAN APP 02/17/2021
00-TITLE			
	T-000	TITLE SHEET	X
01-GENERAL			
	G-001V	SHEET INDEX - SITE PLAN APP	X
	G-010	BUILDING SITE SURVEY	X
	G-011	BUILDING SITE SURVEY	X
02-ZONING			
	Z-100	ZONING MAP, TAX MAP, PLOT PLAN & FLOOD MAP	X
03-CIVIL			
	C-101	NOTES	X
	C-300	SITE DEMOLITION PLAN	X
	C-400	SOIL EROSION & SEDIMENT CONTROL PLAN	X
	C-500	SITE PLAN	X
	C-501	SITE PLAN SOFTBALL FIELD REORIENTATION	X
	C-600	PROPOSED GRADING & DRAINAGE PLAN	X
	C-700	UTILITY PLAN	X
	C-701	UTILITY PLAN	X
	C-900	CONSTRUCTION DETAILS	X
04-LANDSCAPE			
	L-001	GENERAL NOTES	X
	L-100	LAYOUT PLAN	X
	L-200	MATERIALS PLAN	X
	L-400	PLANTING PLAN	X
	L-600	SITE SECTIONS	X
	L-610	SITE SECTIONS	X
	L-700	TYPICAL DETAILS	X
	L-710	TYPICAL DETAILS	X
05-ARCH			
	A-100	CELLAR FLOOR PLAN	X
	A-101	FIRST FLOOR PLAN	X
	A-102	SECOND FLOOR PLAN	X
	A-103	THIRD FLOOR PLAN	X
	A-104	ROOF PLAN	X
	A-300V	BUILDING ELEVATIONS	X
	A-301V	BUILDING ELEVATIONS	X
	A-320V	BUILDING SECTIONS	X
	A-321V	BUILDING SECTIONS	X
12-LIGHTING			
	LC-010	SITE LIGHTING PLAN	X
	LC-011	SITE LIGHTING PHOTOMETRIC PLAN	X

Total Number of Sheets: 33

MARVEL
145 HUDSON STREET, FLR 3 NEW YORK, NY 10013
212.616.0420

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THE MASTERS SCHOOL
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DOBBS FERRY, NEW YORK 10522
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PROJECT ARCHITECTS + LANDSCAPE ARCHITECTS
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NEW YORK, NEW YORK 10013
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SOUTH PLAINFIELD, NEW JERSEY 07080
TEL: 908 822 4622

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37 05 D. B.P. FLOOR 10
NEW YORK, NEW YORK 10005
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BUILDING SYSTEMS ENGINEER
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NEW YORK, NEW YORK 10001
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TEL: 347 768 0810

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BR-BOKS
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ARCHITECTURAL SPECIFICATIONS
CONSTRUCTION SPECIFICATIONS, INC
22 TWELVE ROAD
MORRISTOWN, NEW JERSEY 07701
TEL: (973) 540-2700

GC / CM / MEP / FP ENGINEER

NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION
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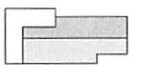
02/17/2021



KEY PLAN:NTS

2029

THE MASTERS SCHOOL INNOVATION AND ENTREPRENEURSHIP CENTER

49 CLINTON AVENUE
DOBBS FERRY, NEW YORK 10522

SHEET INDEX - SITE PLAN APP

SCALE:

DOB STAMP ZONE

DRAWING #:
G-001V
___ of ___
DOB JOB: -

Note
Refer to Sheet 2 of 2 for Notes and Legend.

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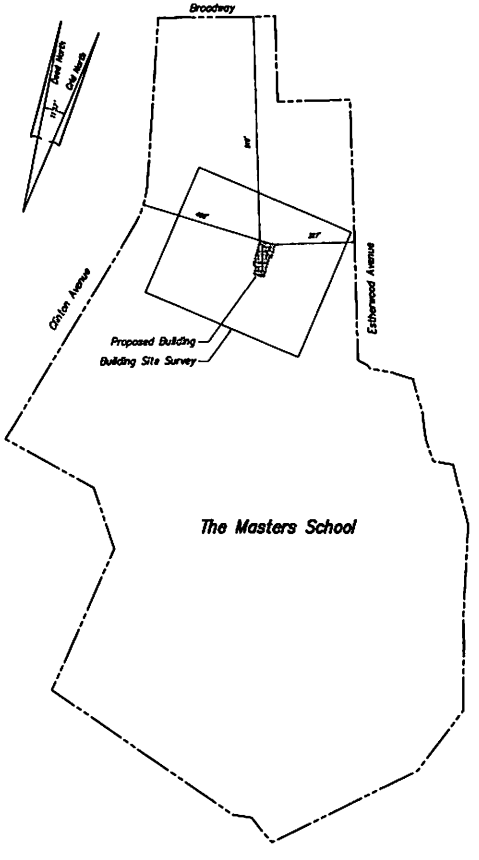


Detail Showing Map Location and Proposed Building Offsets
Scale 1" = 200'

Survey Notes:

1. This map, consisting of two sheets, is based upon field measurements completed on January 23, 2020 to update a portion of the 39 scale survey prepared by Kenneth B. Salzmann, Land Surveyor, entitled

   "Topographic Map of the developed portion of the Masters School located in the Village of Dobbs Ferry, Westchester County, New York, Scale 1" = 30' (dated) January 6, 2017, Sheets 1 to 31 of 31."

2. The proposed building depicted hereon is based upon digital files received from Sigrod Architects on January 3, 2020.

3. The boring locations depicted hereon are based upon the distances set found at the site. There may have been additional borings not depicted hereon.

4. Utility locations are based upon visible structures, combined with the markings plotted by Dimension Networks, Inc. between December, 2019 and January 2020. While a diligent effort was made to locate utilities, the actual location or absence of underground utilities cannot be guaranteed. Underground utilities may be encountered in locations other than depicted hereon. Verify the actual location of all utilities with the appropriate agencies prior to excavation or construction.

5. Conditions are referenced to the datum of The Masters School, a site specific datum approximately 100.3 feet lower than NAVD 88. Refer to Note 4 below.

6. Only copies of this map are marked with the land surveyor's embossed seal and original signature. Copies lacking the land surveyor's embossed seal and original signature are considered unauthorized and may contain erroneous information.

7. Unauthorized alteration or addition to a map bearing the seal of a Licensed Land Surveyor is a violation of Section 7209 of the New York State Education Law, except as per Section 7209, Sub-division 2.

Historical Notes:

The notes from the January 6, 2017 Topographic Map are provided for reference.

1. This Topographic Map, consisting of 31 sheets, is based upon photogrammetric mapping prepared by Sanborn International, Inc. executed for this project at a scale of 1" = 30', using aerial photography taken in April, 2016, with supplemental field measurements completed between October 4 and December 21, 2016, combined with mapping of portions of the campus previously prepared by Kenneth B Salzmann, Land Surveyor, specifically:

   a. "Topographic Map of a portion of The Masters School in the vicinity of the Finally Housing" dated January 5, 2007, Sheets 1 and 2 of 2.

   b. "Topographic Map of a portion of the Masters School" dated July 13, 2007, Sheets 1 to 5 of 5.

   c. "Topographic Map prepared for the proposed Tennis Court Parking Lot Improvements" dated May 12, 2008, revised May 30, 2008

   d. "As-built Location Survey depicting the Finally Housing Building" dated July 2, 2009, revised July 14, 2009.

   e. "Topographic Map of the northerly portion of The Masters School" dated July 23, 2010, Revised Sept. 30, 2010, Sheets 1 to 5 of 5.

   f. "Topographic Map for the proposed Health Building Addition" dated Sept. 11, 2012

   g. "Topographic Map for the proposed Courtyard Improvements" dated June 27, 2013

   In addition, information contained in the drawing files provided by other surveyors has been added to the Topographic Map, specifically

   h. "As Built Survey of New Athletic Field for The Masters School" last revised 2/14/12, by Lisk Land Surveyors, PC.

   i. "As Built Survey prepared for The Masters School, Community Athletics & Arts Center" dated Sept. 23, 2013 by Thomas C. Sherbino Land Surveyors, P.C.

2. The approximate limits of the record maps referenced above are indicated by the following key patterns: ——— . For questionable or unresolved features within the areas of record mapping may not have been updated since the last date of the record map.

3. Features west of the west curb of Clinton Avenue, north of the north curb of Broadway and east of the east curb of Estherwood Avenue extend beyond the surveyed mapping area. Those features are provided for reference, but were not field checked and may not be complete.

4. Conditions are referenced to the datum of The Masters School. However, the elevation datum of this map by Sherbino C. Sherbino Group (reference 1-i) is approximately 100.3 feet above the Masters School datum. Contour interval is one (1) foot, except that contours are not provided in the Finally Housing Building Group (reference —g). The following bench marks were established for future reference:

   BM "A" the center of a nail set in the top of the rock knob located approximately 80 feet southwest of the southwest corner of Masters Hall, elevation 104.80 feet.

   BM "B" the center of a nail set in the top of the southwest corner of the concrete steps at the north side of the Tennis courts, elevation 107.68 feet.

   BM "C" a chiseled drill hole stamped "BM-+107" found set in concrete between the curb and sidewalk on the north side of Broadway approximately 200 feet west of the centerline of Clinton Avenue, elevation 83.98 feet.

   BM "D" a cross cut chiseled in the northwest corner of the concrete sidewalk at the NW corner of "Ford Hall," elevation 104.92 feet.

   BM "E" a small cross cut chiseled in the southwest corner of the east grate inlet approximately 12 feet west of the southwest corner of the "Duncan Glen Dining Hall," elevation 102.64 feet.

   BM "F" the center of a nails set in the top of the rock knob located approximately 100 feet southwest of the southwest corner of the Thompson Glen building, elevation 118.80 feet.

   BM "G" a cross cut set in the north rim of the drain manhole approximately 30 feet southwest of the southwest corner of the Ford Glen, elevation 108.40 feet.

   BM "H" the center of a nails set in the top of the glass curb corner located approximately 8 feet south of the southwest corner of Masters Hall, elevation 110.07 feet.

   BM "I" a cross cut set in the top of the glass curb on the north side of Estherwood Avenue approximately 30 feet east of the center of the concrete sidewalk leading to the north side of Masters Hall, elevation 130.84 feet.

5. The gaps in the Stone Dust designations extend until bench marks that have not yet been monumented at the site, or were set in tree roots that are now gone and were not recovered.

6. The ground ground lines of buildings are depicted, unless noted otherwise. Ornamental trim, water tables, window air conditioners, security cameras, emergency materials and movable furniture along with the vegetated terrain. Building foundations and grades are not to be used for the design of structural elements without further verification. Features obscured by dense vegetation or water bodies are not shown.

7. In areas where heavy vegetation or shadows obscured the ground approximately contours are depicted. Contours within these obscured areas should be verified before the design or construction of grade sensitive elements.

8. Underground utilities are limited to the above grades and ancillary records depicted hereon, as well as the water, gas, electric, communications and cable TV lines found to be terminal of the site. Additional underground utilities, including but not limited to water, gas, telephone, electric, communication and security lines, roof drain leader pipes, underdrains or irrigation systems are not depicted hereon. The above grades and ancillary owners in browsing are not depicted due to accessibility restrictions.

9. This map does not depict of underground utilities. Underground utilities may be encountered in locations other than depicted hereon. Verify the actual location of all utilities with the appropriate agencies prior to excavation or construction.

10. Tree map depicts trees with a diameter of 6 inches and larger, estimated 4.5 feet up the trunk, as well as smaller trees deemed significant. The location of dead trees, stumps and fallen trees may be inaccurate. Symbols depict the location of trees and shrubs and are not to scale. Individual trees and shrubs which overlap areas are not shown, with the exception of trees deemed to be significant and the trees located as part of the record mapping noted above. Individual shrubs within planted beds are not depicted hereon.

11. Building and trail designations are based upon documents provided.

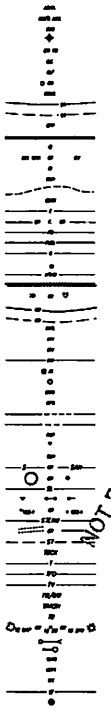
12. The property lines depicted hereon are based upon the deed dated Nov. 13, 2007 from County of Westchester Industrial Development Agency to The Masters School, recorded in the Westchester County Clerk's Office as Ctl. #2007121301, as surveyed as part of map reference 1-a, above. An "approximate property line" is depicted at the portion of the site that was not surveyed. Said "approximate property line" is subject to the lines occupied by a series of fills and a retained area. The area is not intended to be used for title purposes.

Tree Index

ABBREV.	COMMON NAME
APP	Apple
BCH	Beech
BIR	Birch
CDF	Deciduous Fir
CHE	Cherry
CRB	Crabapple
DOG	Dogwood
ELM	Elm
FIR	Fir
GIN	Ginkgo
HEM	Hemlock
HIC	Hickory
HOL	Holly
LIN	Linden
MAG	Magnolia
MAP	Maple
OAK	Oak
PIN	Pine
SPR	Spruce
SYC	Sycamore
TUL	Tulip Tree
WAL	Walnut
WIL	Willow
YEW	Yew

1-4 tree — 5 trees, 6" diameter
10-12 tree — 18" and 24" tree

Legend



Certification:

I, Kenneth B. Salzmann, the surveyor who made this map, hereby certify that the boundary of The Masters School campus depicted hereon is based upon a field survey completed on June 23, 2020 and that this map was completed on January 27, 2021.

Kenneth B. Salzmann, NY Land Surveyor Lic. No. 49712

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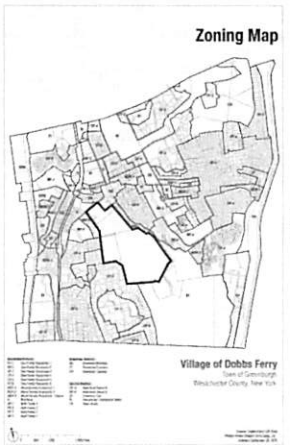
Building Site Survey
for the proposed
Innovation and Entrepreneurship Center
to be constructed at
The Masters School
located at
49 Clinton Avenue
in the
Village of Dobbs Ferry
Westchester County, New York
Scale 1" = 20' January 27, 2021

Kenneth B. Salzmann, Land Surveyor, NY Lic. No. 49712
15 Hunter Lane, PO Box 426, Pawling, NY 12564 (845) 855-3003

Project No. 633

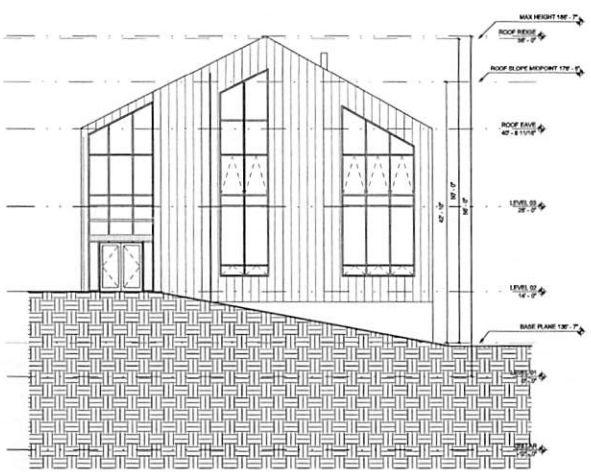
03 633.dgn



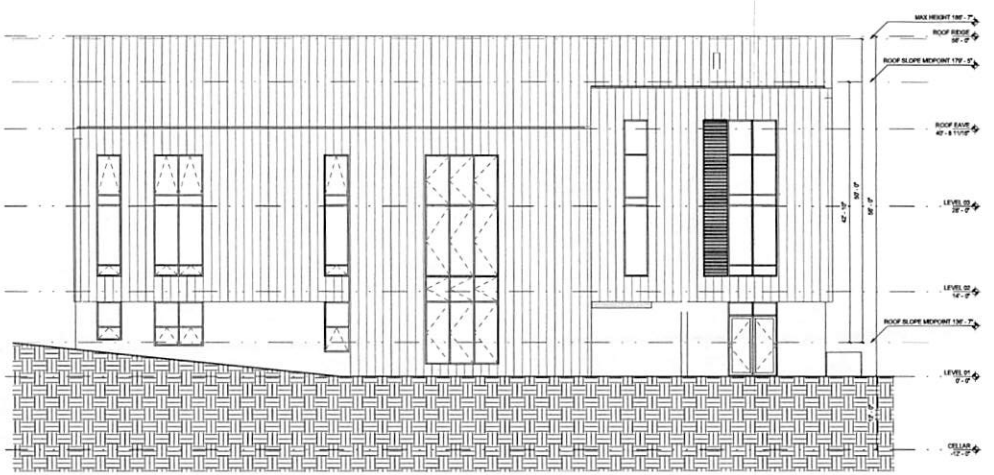
ZONING

PER TABLE B-10: CP AND EI DISTRICTS DIMENSIONAL STANDARDS

REQUIREMENT (PER TABLE B-10)		EDUCATIONAL/INSTITUTIONAL DISTRICT REQUIREMENTS	PROVIDED BY MASTERS IEC	NOTES
LOT SIZE	MINIMUM LOT SIZE	-	-	COMPLIES
	MAXIMUM LOT AREA PER DWELLING UNIT (SF)	40,000	N/A DUE TO CAMPUS	COMPLIES
BUILDING HEIGHT	MAX STORIES	4	3	COMPLIES
	MAX HEIGHT (FT)	50	42'-10"	COMPLIES
	MIN STORIES	-	-	COMPLIES
	MIN HEIGHT	-	-	COMPLIES
LOT COVERAGE	MAX LOT COVERAGE BY BUILDINGS	50%	4.9%	COMPLIES
	MAX LOT COVERAGE BY IMPERVIOUS COVER	80%	10.16%	COMPLIES
LOT COVERAGE	MIN FRONT YARD SETBACK (FEET)	25	N/A DUE TO CAMPUS	COMPLIES
	MAX FRONT YARD SETBACK (FEET)	-	N/A DUE TO CAMPUS	COMPLIES
	MIN REAR YARD SETBACK (FEET)	25	N/A DUE TO CAMPUS	COMPLIES
	MIN SIDE YARD SETBACK (EACH) (FEET)	10	N/A DUE TO CAMPUS	COMPLIES
	MIN SIDE YARD SETBACK (BOTH) (FEET)	25	N/A DUE TO CAMPUS	COMPLIES
	MAX SIDE YARD SETBACK (EACH) (FEET)	-	N/A DUE TO CAMPUS	COMPLIES



2 SOUTH ELEVATION - ZONING
1/8" = 1'-0"



1 EAST ELEVATION
1/8" = 1'-0"

MARVEL
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ENVELOPE CONSULTANT
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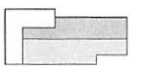
CIVIL/STRUCTURAL ENGINEER

NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION
1	02/17/2021	VILLAGE OF DOBBS FERRY SITE APPLICATION

02/17/2021



KEY PLAN-NTS

2029

THE MASTERS SCHOOL INNOVATION AND ENTREPRENEURSHIP CENTER

49 CLINTON AVENUE
DOBBS FERRY, NEW YORK 10522

ZONING MAP, TAX MAP, PLOT PLAN & FLOOD MAP

SCALE: As indicated

DOB STAMP ZONE

DRAWING #:
Z-100
__ of __
DOB JOB: -

GENERAL NOTES:

1. THE CONTRACTOR SHALL CHECK AND VERIFY ALL LEVELS, LINES, AND DIMENSIONS ON THE DRAWINGS INCLUDING EXISTING STRUCTURES AND NOTIFY THE OWNER OF ANY DISCREPANCY IN DRAWINGS AND/OR EXISTING CONDITIONS BEFORE STARTING THE WORK.
2. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL WORK AS INDICATED ON THE DRAWINGS AND SPECIFICATIONS.
3. ALL JOINTS NOT OTHERWISE FILLED OR COVERED, SHALL BE CAULKED WITH A PERMANENT SEALANT, AS SPECIFIED BY MANUFACTURER, TO MATCH ADJACENT SURFACES UNLESS OTHERWISE NOTED OR SHOWN. PUTTY WILL NOT BE PERMITTED.
4. WHEREVER ELECTRICAL CONDUIT, MECHANICAL DUCTS, OR PIPES ARE INSTALLED INTO NEW OR EXISTING SURFACES, FINISH SURFACES WITH MATERIAL TO MATCH ADJACENT MATERIALS UNLESS OTHERWISE DIRECTED. FIRESTOP IF IN RATED SURFACE.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING, PROTECTING AND/OR RELOCATING ANY EXISTING UTILITIES INTERFERING WITH THE WORK.
6. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH LOCAL, STATE AND NATIONAL BUILDING, PLUMBING, AND ELECTRIC CODES.
7. THE CONTRACTOR SHALL COORDINATE ALL OF ITS OPERATIONS WITH THE OWNER AND ENGINEER OF RECORD.
8. THE CONTRACTOR SHALL COORDINATE ALL OF ITS OPERATIONS WITH ANY EQUIPMENT AND ITS INSTALLER.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO BUILDINGS OR GOODS NEAR OR ADJACENT TO THEIR WORK AREA WHEN SUCH DAMAGE IS DUE TO THEIR ACTIONS OR NEGLECT.
10. SEE ARCHITECTURAL DRAWINGS FOR ALL BUILDING INFORMATION.
11. CONTRACTOR SHALL REPLACE ANY DAMAGED CURB, SIDEWALK, SIGNAGE, AND ANY OTHER SITE FEATURES THAT IS DAMAGED DURING CONSTRUCTION.
12. ALL CURB AND PAVEMENTS BEYOND THE LIMITS OF THE CONSTRUCTION THAT HAVE BEEN DAMAGED DUE TO CONSTRUCTION ACTIVITY SHALL BE REPLACED WITH IN-KIND MATERIALS AS REQUESTED BY THE TOWNSHIP ENGINEER.

CONTRACTOR NOTES

1. EXISTING SHANGLES AS SHOWN IN THE GEOTECHNICAL REPORT TO BE REMOVED
2. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. LOCATIONS OF ALL UTILITIES BELOW ARE APPROXIMATE.

GRADING & DRAINAGE NOTES:

1. SITE GRADING SHALL NOT PROCEED UNTIL ALL EROSION CONTROL MEASURES HAVE BEEN INSTALLED.
2. GRADE ALL AREAS, INCLUDING EXCAVATED AREAS, FILLED AND TRANSITION AREAS, AND LANDSCAPED AREAS TO FINISH GRADE ELEVATIONS OR CONTOURS AS INDICATED ON DRAWINGS. FINISHED SUBGRADE SURFACE SHALL BE UNIFORM AND SMOOTH, FREE FROM ROCK, STONES OR IRREGULAR SURFACE CHANGES. FINISHED SUBGRADE SURFACE SHALL BE MORE THAN 0.10 FEET ABOVE OR BELOW ESTABLISHED GRADES AS INDICATED ON THE PLANS. FINISHED SURFACE SHALL VARY UNIFORMLY BETWEEN INDICATED ELEVATIONS. SURFACE SHALL BE GRADED TO ALLOW FOR PROPER DRAINAGE WITHOUT PONDING AND IN A MANNER THAT WILL MINIMIZE EROSION POTENTIAL.
3. CONTRACTOR SHALL NOT GRADE OR REMOVE ANY SOIL OR EARTH FROM THE LOT WITHOUT FIRST OBTAINING A PERMIT FORM THE TOWNSHIP ENGINEER FOR SUCH PURPOSES.
4. SOIL PERMIT SHALL BE FILED WITH THE TOWNSHIP ENGINEER AND SHALL INCLUDE THE FOLLOWING:
   - APPROXIMATE NUMBER OF CUBIC YARDS OF SOIL TO BE REMOVED.
   - LOCATION FROM WHICH THE SOIL OR EARTH IS TO BE REMOVED AND THE LOCATION TO WHICH IT IS TO BE HAULED.
   - STATE THE STREETS OVER WHICH THE SOIL OR EARTH IS TO BE HAULED.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXACT LOCATION, SIZE, TYPE, AND DEPTH OF UTILITIES, PIPING, DRYWELLS, ETC. PRIOR TO THE START OF ANY WORK. THE CONTRACTOR MUST CONTACT THE APPROPRIATE LOCAL "ONE CALL" SYSTEM TO ENSURE THAT ALL FIELD LOCATIONS AND THE PLANS SHALL BE REPORTED TO THE ENGINEER IN WRITING IMMEDIATELY. THE CONTRACTOR IS ADVISED THAT UTILITY INFORMATION SHOWN ON THE PLAN IS A COMPILATION OF FIELD LOCATIONS, ABOVE GROUND STRUCTURES THERE WERE VISIBLE AND ACCESSIBLE IN THE FIELD, AND RECORD DRAWINGS AVAILABLE AT THE TIME OF THE SURVEY AND MUST BE CONFIRMED ACCORDINGLY. THE CONTRACTOR IS ALSO ADVISED THAT ALL SUCH FACILITIES DISTURBED DURING CONSTRUCTION MUST BE REPAIRED OR REPLACED AT THE CONTRACTOR'S COSTS.
6. THE CONTRACTOR SHALL TAKE APPROPRIATE MEASURES TO PROTECT PEDESTRIAN AND VEHICULAR TRAFFIC DURING CONSTRUCTION ACTIVITIES. ANY TRAFFIC CONTROL, ACCESS, SAFETY PROVISIONS WITH THE A.D.A. (I.E.ACCESSIBLE RAMPS, PEDESTRIAN CROSSWALKS, SIDEWALKS, PAVEMENT STRIPING, ETC.) SHALL BE THE CONTRACTOR'S RESPONSIBILITY. THE CONTRACTOR SHALL DETERMINE APPROPRIATENESS OF REMOVAL ACTIVITIES AND PROVIDE TEMPORARY MEASURES FOR THE PROTECTION AND SAFETY OF THE PUBLIC UNTIL PERMANENT COMPONENTS/REPLACEMENTS CAN BE INSTALLED.
7. THE CONTRACTOR SHALL EXERCISE EXTREME CARE WHEN PERFORMING ANY WORK ACTIVITIES ADJACENT TO THE STRUCTURES TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING THE APPROPRIATE MEASURES AS NECESSARY TO ENSURE THE STRUCTURAL STABILITY OF EXPOSED AND/OR BELOW GRADE FOUNDATIONS/WALLS/SIDEWALKS AND PAVEMENT TO REMAIN, AND SHALL PROVIDE A SAFE WORK AREA. ANY DAMAGE OR DISTURBANCE DUE TO SUBJECT WORK/SCOPE SHALL BE REPAIRED TO LIKE-KIND CONDITIONS AT THE CONTRACTOR'S EXPENSE.
8. THE CONTRACTOR SHALL SAWCUT EXISTING PAVEMENT WITH A STRAIGHT VERTICAL EDGE FREE FROM IRREGULARITIES, WHEREVER NEW PAVEMENT JOINS EXISTING PAVEMENT.
9. EXCAVATION SHALL BE PROPERLY BACKFILLED WITH CLEAN MATERIALS AND COMPACTED WITH 8" MAXIMUM LIFTS TO 95% OF ITS MODIFIED PROCTOR DENSITY. CONTRACTOR SHALL RE-PAVE EFFECTED AREAS AS SHOWN ON PLANS.
10. UNSUITABLE MATERIALS, CONSTRUCTION DEBRIS, EXCESS SOILS, ETC. SHALL BE PROPERLY RECAIMED AND DISPOSED OF OFF-SITE IN ACCORDANCE WITH ALL APPLICABLE CODES, ORDINANCES AND LAWS.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH THE SPECIFICATIONS OF THE LOCAL AUTHORITIES REGARDING MATERIALS AND INSTALLATION OF PROPOSED WORK.
12. THE CONTRACTOR SHALL CONDUCT ALL REQUIRED TESTS TO THE SATISFACTION OF THE RESPECTIVE AGENCIES, UTILITY COMPANIES AND THE OWNER'S INSPECTING AUTHORITIES.
13. THESE PLANS ARE BASED ON INFORMATION AVAILABLE TO OUR OFFICE AT THE TIME OF PLAN PREPARATION. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND NOTIFY OUR OFFICE IF ACTUAL SITE CONDITIONS THAT DIFFER FROM THAT SHOWN ON THE PLAN, OR IF THE PROPOSED WORK WOULD BE IMPACTED BY ANY OTHER SITE FEATURES.
14. THE CONTRACTOR SHALL ENSURE THE FACILITYS OPERATIONS ARE NOT ADVERSELY AFFECTED BY CONSTRUCTION. CONTRACTOR TO WORK WITH LANDLORD/MAINTENANCE SUPERVISOR TO DETERMINE ADEQUATE PHASING IN ORDER TO MAINTAIN A CLEAR AND SAFE ENTRANCE, TRAVEL PATH, AND DOT FOR VEHICLES AND PEDESTRIAN ON-SITE.

SOIL EROSION, SEDIMENT CONTROL, & SEEDING NOTES

1. ALL SOIL EROSION/PERMANENT CONTROL MEASURES SHALL COMPLY WITH THE "2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL" AND THE PROVISIONS OF THE APPROVED PLAN.
2. ALL GRADING AND STABILIZATION SHALL COMPLY WITH THE "2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL," SECTION 2-1 - GRADING AND STABILIZATION" AND THE PROVISIONS OF THE APPROVED PLAN.
3. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES (SMP'S) ARE TO BE CONSTRUCTED AND/OR INSTALLED PRIOR TO OR AT THE INITIATION OF GRADING IN ACCORDANCE WITH "2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL," AND THE APPROVED PLAN.
4. A GRADING UNIT IS THE MAXIMUM CONTIGUOUS AREA ALLOWED TO BE GRADED AT A GIVEN TIME AND IS LIMITED TO 20 ACRES. WORK MAY PROCEED TO A SUBSEQUENT GRADING UNIT WHEN AT LEAST 50 PERCENT OF THE PERIMETER OF THE PREVIOUS GRADING UNIT HAS BEEN STABILIZED AND APPROVED BY THE ENFORCEMENT AUTHORITY AND/OR THE WASHINGTON COUNTY SOIL CONSERVATION DISTRICT (APPROVAL AUTHORITY). UNLESS OTHERWISE SPECIFIED AND APPROVED BY THE APPROVAL AUTHORITY, NO MORE THAN 20 ACRES CUMULATIVELY MAY BE DISTURBED AT A GIVEN TIME.
5. FOR INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, TEMPORARY OR PERMANENT STABILIZATION MUST BE COMPLETED WITHIN:

   •7DAYS (7) CALENDAR DAYS AS TO THE SURFACE OF ALL PERIMETER DIKES, SWALES, DITCHES, PERIMETER SLOPES, AND ALL SLOPES STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL (3:1), AND
   •14DAYS (14) CALENDAR DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE NOT UNDER ACTIVE GRADING.

6. STOCKPILES MUST BE STABILIZED IN ACCORDANCE WITH THE 7 DAY STABILIZATION REQUIREMENT, AS WELL AS, STANDARD S-4-1 - MONUMENTAL STABILIZATION AND STANDARD S-4-4 "IMPORTANT STABILIZATION (AS APPLICABLE).
7. ALL CONSTRUCTED CHANNELS AND SWALES SHALL HAVE SPECIFIED TREATMENT INSTALLED TO THE DESIGN FLOW DEPTH COMPLETED DOWNSTREAM TO UPSTREAM AS CONSTRUCTION PROGRESSES. AN INSTALLATION DETAIL SHALL BE SHOWN ON THE PLANS.
8. ALL STORM DRAIN AND SANITARY SEWER LINES NOT IN PAVED AREAS ARE TO BE BEDDED AND BEDDED WITHIN 2 DAYS OF INITIAL BACKFILL UNLESS OTHERWISE SPECIFIED ON PLANS.
9. EXISTING POWER, TELEPHONE, AND GAS LINES ARE TO BE CONFACTED, BEDDED, AND BEDDED WITHIN 2 DAYS AFTER INITIAL BACKFILL UNLESS OTHERWISE SPECIFIED ON PLANS.
10. NO SLOPE SHALL BE GREATER THAN 2:1.
11. AS REQUIRED BY SECTION D, OF THE MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, "ADEQUATE VEGETATIVE STABILIZATION" IS DEFINED AS 85 PERCENT GROUND COVER. THE WASHINGTON COUNTY SOIL CONSERVATION DISTRICT REQUIRES THE PROJECT ADHERE TO THIS FOR SCHEDULING OF THE FINAL SITE INSPECTION AND/OR RELEASE OF THE SITE FOR SOIL EROSION AND SEDIMENT CONTROL.

FOR SITES 1.0 ACRE OR MORE, THE FOLLOWING ARE REQUIRED:

A. MARYLAND DEPARTMENT OF THE ENVIRONMENT, GENERAL PERMIT FOR STORMWATER ASSOCIATED WITH A CONSTRUCTION ACTIVITY, NPDES PERMIT NUMBER MDR0, STATE DISCHARGE PERMIT NUMBER 14GP, OR AN INDIVIDUAL PERMIT.

B. THE MARYLAND DEPARTMENT OF THE ENVIRONMENT GENERAL/INDIVIDUAL PERMIT – NOTICE OF INTENT (NOI) SPECIFICATIONS AND PERMIT SHALL BE POSTED AND/OR AVAILABLE ON-SITE AT ALL TIMES.

C. DURING CONSTRUCTION, ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES (SMP'S) SHALL BE INSPECTED AND RECORDED ON THE "STANDARD INSPECTION FORM," GENERAL PERMIT FOR STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITY FOR THE MARYLAND DEPARTMENT OF THE ENVIRONMENT (GENERAL/INDIVIDUAL PERMIT – NOTICE OF INTENT – NOI).

D. FOLLOWING CONSTRUCTION AND RELEASE OF THE SITE FOR SOIL EROSION AND SEDIMENT CONTROL BY THE WASHINGTON COUNTY SOIL CONSERVATION DISTRICT, I.E., ALL PORTIONS OF A SITE HAVE BEEN PERMANENTLY STABILIZED, ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES HAVE BEEN REMOVED AND APPROVED BY THE PERMIT ARE ELIMINATED, THE AUTHORIZED PERMITTEE SHALL SUBMIT THE MARYLAND DEPARTMENT OF THE ENVIRONMENT, GENERAL/INDIVIDUAL PERMIT – NOTICE OF TERMINATION–NOT.

SEQUENCE OF CONSTRUCTION

BEFORE WORK STARTS PRE-CONSTRUCTION MEETING IS REQUIRED

1. NOTIFY SOIL CONSERVATION DISTRICT (SCD) AT 301-797-6821, EXT. 3 AT LEAST 5 DAYS PRIOR TO THE START OF CONSTRUCTION TO SCHEDULE A PRE-CONSTRUCTION MEETING.
2. NOTIFY THE WASHINGTON COUNTY DPW AT 240-313-2400 AT LEAST 5 DAYS PRIOR TO THE START OF CONSTRUCTION TO SCHEDULE A PRE-CONSTRUCTION MEETING.

AFTER PRE-CONSTRUCTION MEETING AND BEFORE MOBILIZATION

NO CONSTRUCTION WORK SHALL COMMENCE BEFORE SOIL EROSION FEATURES ARE INSTALLED AND/OR STABILIZED.

1. CONTRACTOR TO INSTALL STABILIZED CONSTRUCTION ENTRANCE (SCE) AS SPECIFIED IN THE LATEST CONSTRUCTION SET SIGNED & SEALED BY A PROFESSIONAL ENGINEER.
2. CONTRACTOR TO INSTALL ALL PERIMETER SEDIMENT CONTROLS INCLUDING BUT NOT LIMITED TO:
   a. SILT FENCING OR OTHER TYPES OF SEDIMENT FENCING
   b. DRAINAGE INLET FILTERS
   c. MAY BAP PROTECTION
   d. CONSTRUCTION ACCESS SOIL EROSION CONTROL
3. CONTRACTOR TO PROVIDE TEMPORARY SEED AND MULCH FOR ALL TOPSOIL STOCKPILES IN ACCORDANCE WITH THE SOIL EROSION, SEDIMENT CONTROL & SEEDING NOTES AND SUMMARIES

CONSTRUCTION AND WORK CONSTRUCTION

1. ROUGH GRADING MAY OCCUR ONLY AFTER ALL SOIL EROSION FEATURES ARE INSTALLED.
2. ROUGH GRADING OF THE SITE MAY BEGIN.
3. ANY SOIL EROSION FEATURES THAT HAVE BEEN DAMAGED OR TEMPORARILY REMOVED DUE TO CONSTRUCTION SHALL IMMEDIATELY BE PLACED BACK ACCORDING TO THE APPROVED SOIL EROSION PLANS.

WORK INSPECTION MAJOR QUALITY SYSTEMS

1. AFTER THE OVERALL SITE WORK IS SUBSTANTIALLY STABILIZED WITH 85% MULCH, SEED, AND/OR GROUND COVER, CONTRACTOR TO NOTIFY THE SOIL CONSERVATION DISTRICT AT 301-797-6821, EXT. 3 FOR A FINAL SITE INSPECTION.
2. WASHINGTON COUNTY AT 240-313-2400 MAY ALSO NEED TO BE CONTACTED PRIOR TO RELEASE GRADING INSPECTIONS AND IMMEDIATELY AFTER ROUGH GRADING FOR WATER SHEDDING FINAL INSPECTIONS.
3. MICRO-BIO RETENTION AREA 1 & AREA 2 CAN BE ROUGH GRADED FOLLOWING SOIL EROSION PLAN OR GRADING PLAN PRIOR TO THE INSTALLATION OF THE ENGINEERING SOIL MEDIA.
4. MRA-2 UPSTREAM SWALE CAN BE ROUGH GRADED.
5. CONTRACTOR TO INSTALL ALL RIP RAP STONE STRUCTURES, STONE STABILIZING MATERIAL, STABILIZING SEDIMENT MAT BALES AND OTHER STABILIZATION MATERIALS TO ALL SURROUNDING AREAS TO PREVENT SILT FROM TRAVELLING INTO THE EXISTING DETENTION DRY POND FACILITY AND WATER QUALITY SYSTEMS.
6. CONTRACTOR TO INSTALL IMPERMEABLE LINER, PERFORATED PIPING AND OVERFLOW STRUCTURES. CONTRACTOR TO INSTALL ENGINEERING SOILS AND MEDIA FOR BOTH MRA-2 AND MRA-3 WATER QUALITY FACILITIES.
7. IMPROVEMENTS THAT MAY BE REQUIRED BASED ON THE INTERIM INSPECTIONS SHALL BE RECEIVED BY THE CONTRACTOR WITHIN 24-HOURS OF THE INSPECTION.

FINAL STABILIZATION INSPECTION FOR WATER QUALITY SYSTEMS

1. ONCE FINAL SURFACE STABILIZATION IS ACCOMPLISHED AND INTERIM INSPECTION IS APPROVED BY THE SOIL DISTRICT ENGINEERING SOIL MEDIA MAY BE PLACED FOR WATER QUALITY SYSTEMS.
2. WEEKLY OR BI-WEEKLY WATER QUALITY SYSTEM INSPECTIONS SHALL BE COMPLETED BY THE ENGINEER OF RECORD TO DETERMINE PROGRESS AND FURTHER STABILIZATION.
3. HAY-BALES AND SILT FENCE MAY BE USED TO TEMPORARILY PROTECT THE SYSTEMS DURING THE FINAL STAGES OF CONSTRUCTION.

   NO COMPACTION OF THE ENGINEERING SOILS OR HEAVY EQUIPMENT TO BE PLACED WITHIN THE MICRO-BIO RETENTION SYSTEMS

   WATER QUALITY PRACTICES AND FACILITIES INCLUDING UNDERGROUND STORAGE AND MICRO-BIO RETENTION SYSTEMS SHALL HAVE AN AFFORDABLE LINER TO PREVENT INFILTRATION INTO THE SURROUNDING SOILS

4. CONTRACTOR TO NOTIFY THE SCD AT 301-797-6821, EXT 3 AND WASHINGTON COUNTY DPW AT 240-313-2400 FOR THE FINAL INSPECTION OF THE GRADING ACTIVITIES AND THE WATER QUALITY SYSTEMS.
5. ANY FINAL WATER QUALITY SYSTEM IMPROVEMENTS THAT ARE REQUIRED BASED ON THE FINAL INSPECTIONS SHALL BE RECEIVED BY THE CONTRACTOR WITHIN 24-HOURS OF THE INSPECTION.

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GEOTECHNICAL ENGINEER

NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION
1	02/17/2021	VILLAGE OF DOBBS FERRY SITE APPLICATION

02/17/21

KEY PLAN:NTS

2029
THE MASTERS SCHOOL INNOVATION AND ENTREPRENEURSHIP CENTER
49 CLINTON AVENUE
DOBBS FERRY, NEW YORK 10522

NOTES

SCALE:

STATE OF NEW YORK
DONALD NATIA PENNEY
094858
LICENSED PROFESSIONAL ENGINEER

-PRELIMINARY-
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DOB STAMP ZONE

DRAWING #:
C-101
1 of 10
DOB JOB: -

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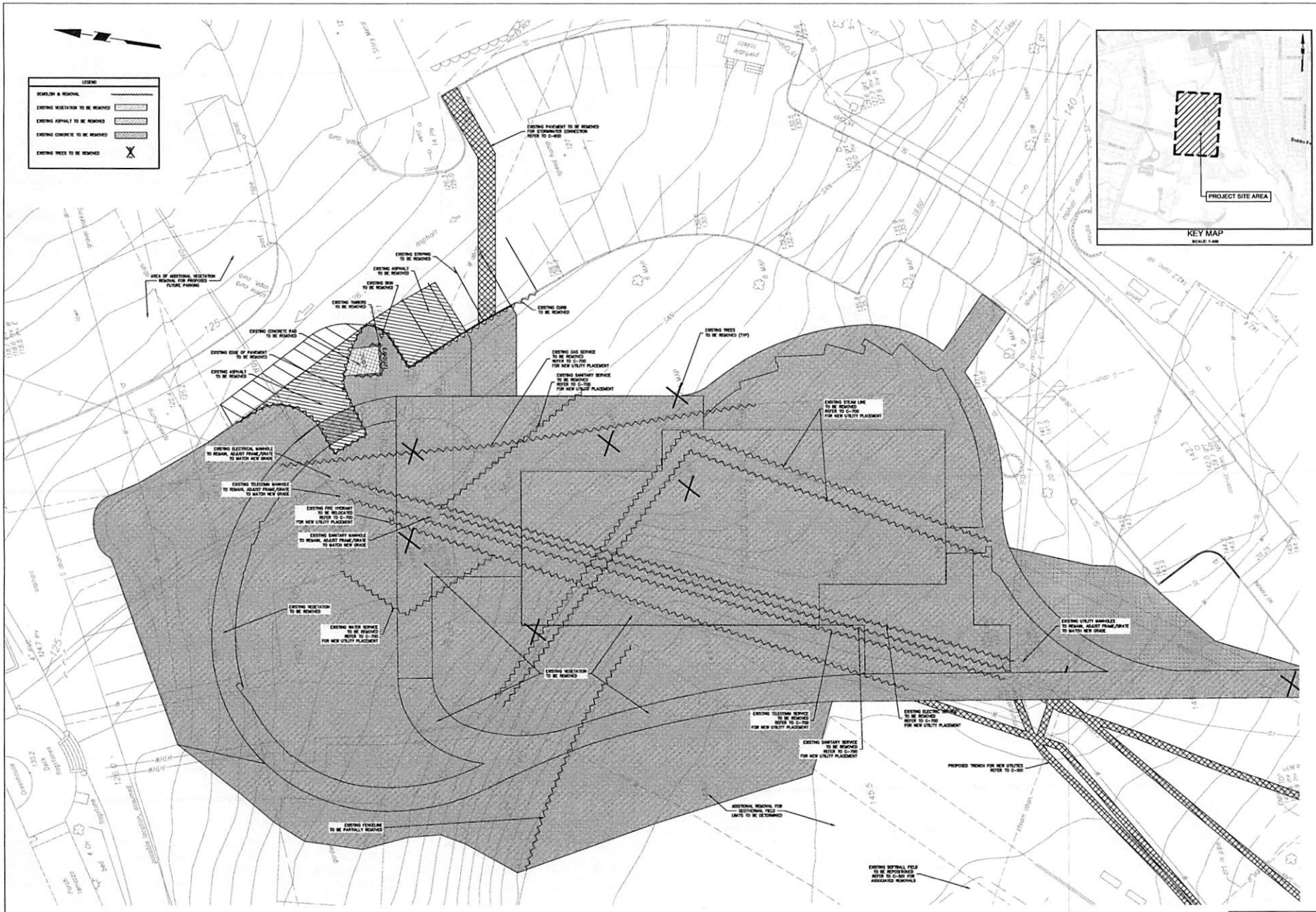

1 DEMOLITION & SITE CLEARING PLAN

Scale: 1"=10'

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148 HUDSON STREET, PLN 3 NEW YORK, NY 10013
212.518.3420

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GEOTHERMAL ENGINEER

NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION
1	02/17/2021	VILLAGE OF DOBBS FERRY SITE APPLICATION

02/17/21

KEY PLAN-NTS

2029
THE MASTERS SCHOOL INNOVATION AND ENTREPRENEURSHIP CENTER
49 CLINTON AVENUE
DOBBS FERRY, NEW YORK 10522

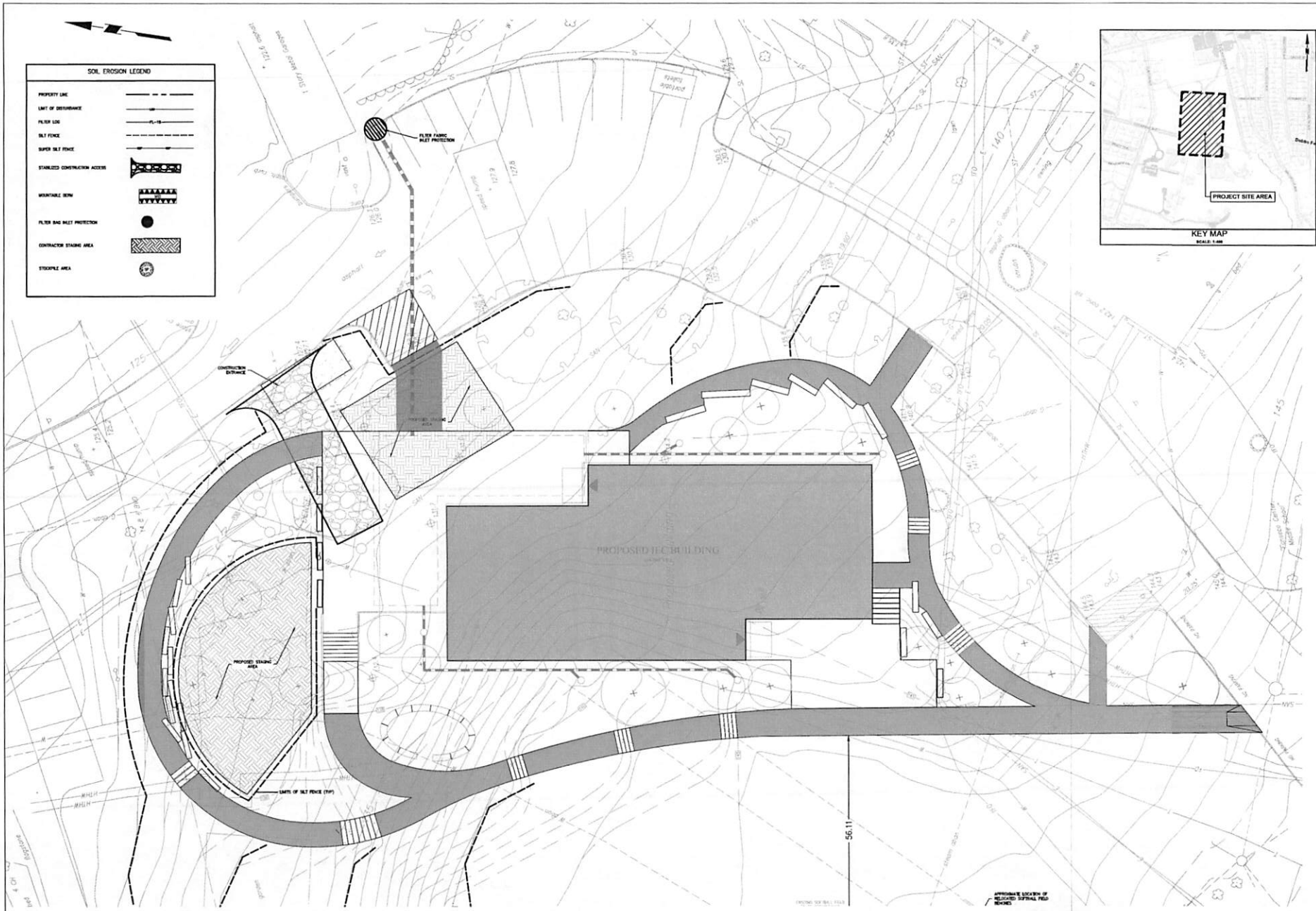
DEMOLITION & SITE CLEARING PLAN

SCALE: AS NOTED

PRELIMINARY- NOT FOR CONSTRUCTION

DOB STAMP ZONE

DRAWING #:
C-300
2 of 10
DOB JOB: -



1 SOIL EROSION & SEDIMENT CONTROL PLAN

Scale: 1"=10'

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GEOTECHNICAL ENGINEER

NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION
1	02/17/2021	VILLAGE OF DOBBS FERRY SITE APPLICATION

02/17/21

KEY PLAN-NTS

2029
THE MASTERS SCHOOL INNOVATION AND ENTREPRENEURSHIP CENTER
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SOIL EROSION & SEDIMENT CONTROL PLAN

SCALE: AS NOTED

STATE OF NEW YORK
094858
PROFESSIONAL ENGINEER

-PRELIMINARY-
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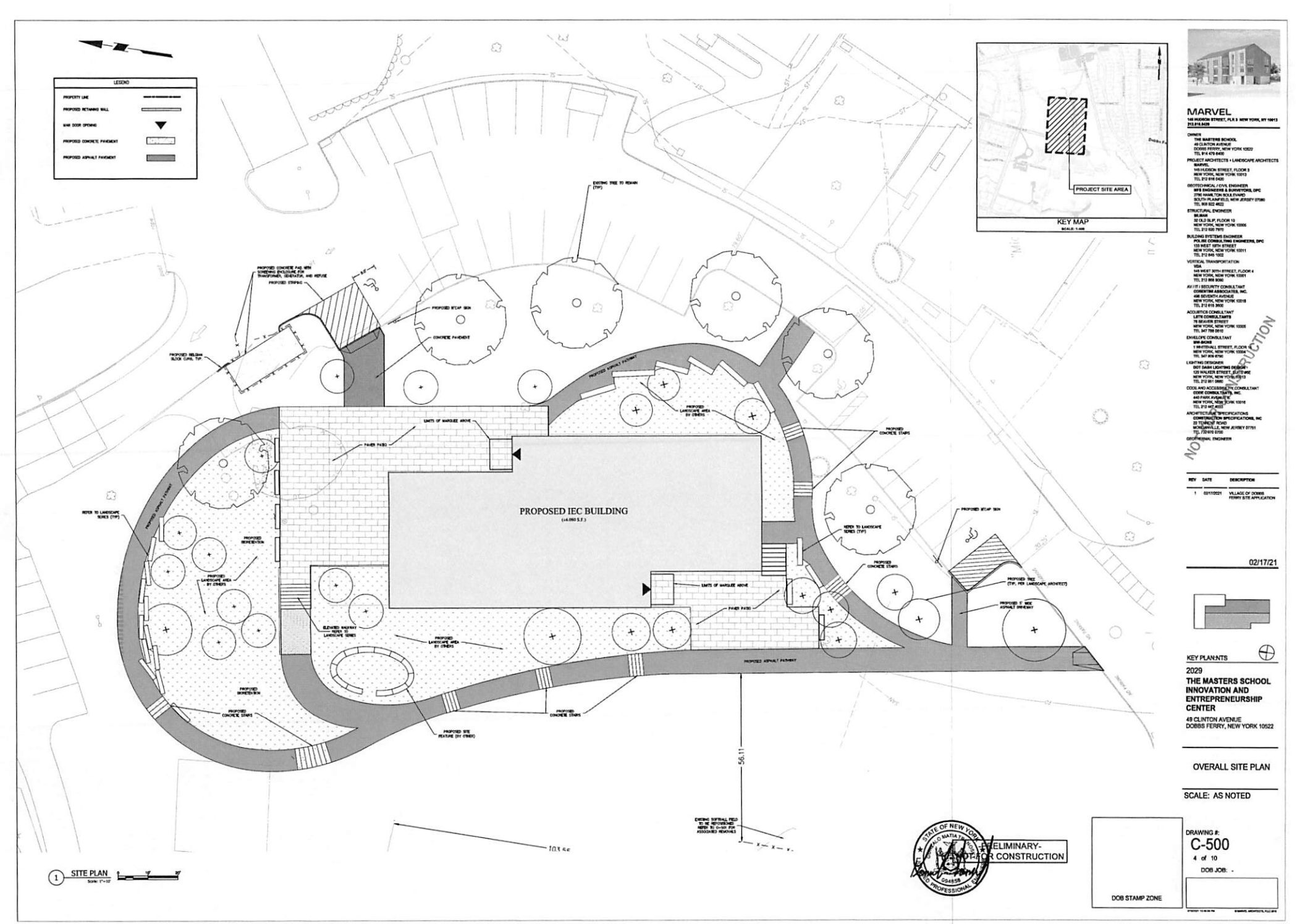
DOB STAMP ZONE

DRAWING #:
C-400
3 of 10
DOB JOB: -



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GEOTECHNICAL ENGINEER

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REV	DATE	DESCRIPTION
1	02/17/2021	VILLAGE OF DOBBS FERRY SITE APPLICATION

02/17/21

KEY PLAN-NTS

2029
THE MASTERS SCHOOL INNOVATION AND ENTREPRENEURSHIP CENTER

49 CLINTON AVENUE
DOBBS FERRY, NEW YORK 10522

OVERALL SITE PLAN

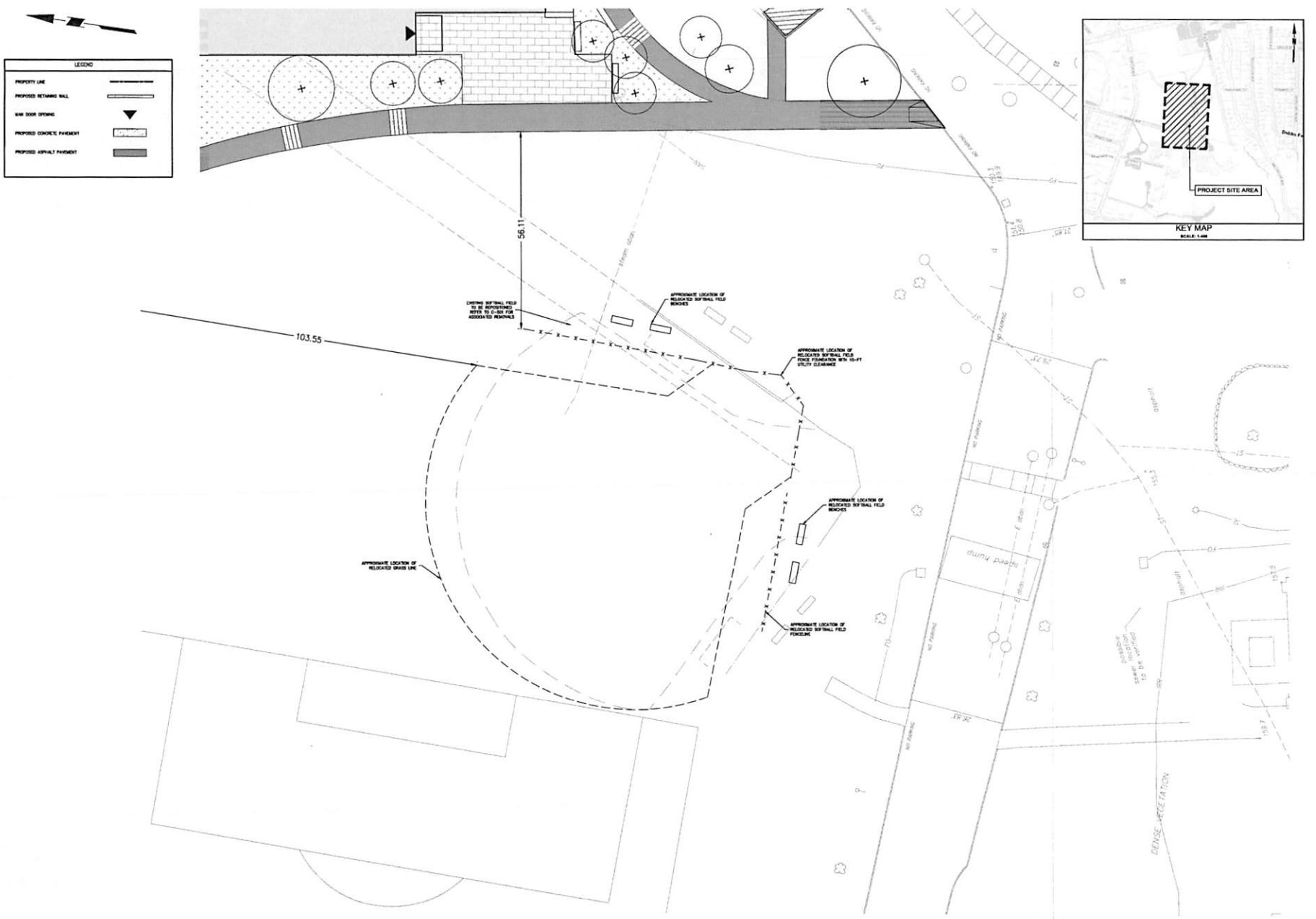
SCALE: AS NOTED

STATE OF NEW YORK
DONALD MATIA TAYLOR
094558
LICENSED PROFESSIONAL ENGINEER

-PRELIMINARY-
NOT FOR CONSTRUCTION

DOB STAMP ZONE

DRAWING #:
C-500
4 of 10
DOB JOB: -



1 SOFTBALL FIELD REORIENTATION SITE PLAN
Scale: 1"=10'

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TEL 212 868 9090

AV / IT / SECURITY CONSULTANT
CORENTHIN ASSOCIATES, INC.
498 SEVENTH AVENUE
NEW YORK, NEW YORK 10018
TEL 212 615 3600

ACOUSTICS CONSULTANT
LETH CONSULTANTS
76 BEAVER STREET
NEW YORK, NEW YORK 10005
TEL 347 788 0810

ENVELOPE CONSULTANT
RWI-BUHS
1 WHITEHALL STREET, FLOOR 10
NEW YORK, NEW YORK 10004
TEL 347 809 8790

LIGHTING DESIGNER
BOT DANN LIGHTING DESIGN
630 WALKER STREET, EASTWARE
NEW YORK, NEW YORK 07013
TEL 212 861 0660

CODE AND ACCESSIBILITY CONSULTANT
CODE CONSULTANTS, INC.
440 PARK AVENUE S
NEW YORK, NEW YORK 10016
TEL 212 447 4022

ARCHITECTURAL SPECIFICATIONS
CONSTRUCTION SPECIFICATIONS, INC
22 TOWNSEND ROAD
MORGANVILLE, NEW JERSEY 07751
TEL 732 970 0700

GEOTHERMAL ENGINEER

NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION
1	02/17/2021	VILLAGE OF DOBBS FERRY SITE APPLICATION

02/17/21

KEY PLAN NTS

2029
THE MASTERS SCHOOL INNOVATION AND ENTREPRENEURSHIP CENTER
49 CLINTON AVENUE
DOBBS FERRY, NEW YORK 10522

SOFTBALL FIELD REORIENTATION SITE PLAN

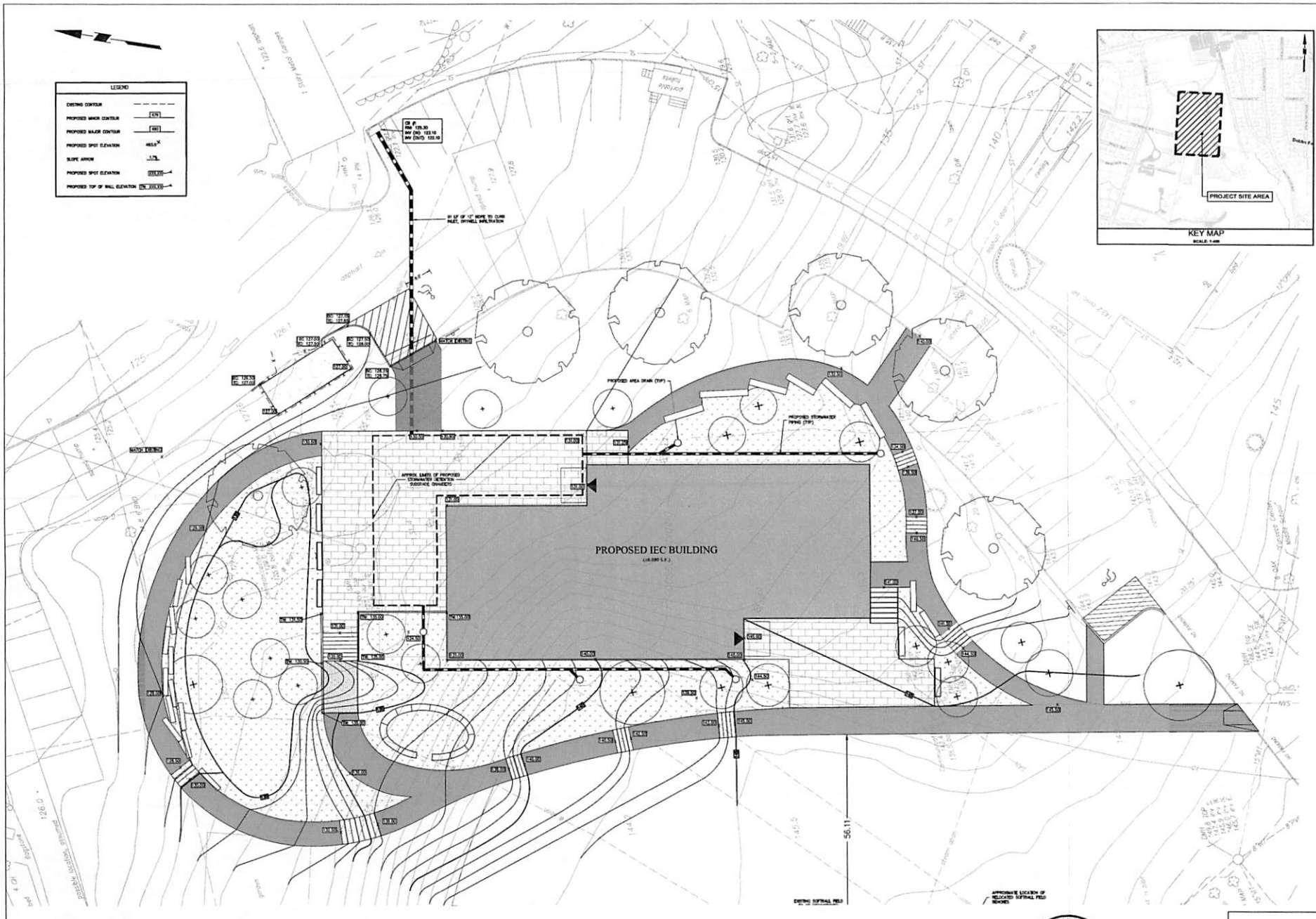
SCALE: AS NOTED

STATE OF NEW YORK
DONALDO MATIA TORRES
094158
LICENSED PROFESSIONAL ENGINEER

PRELIMINARY- NOT FOR CONSTRUCTION

DOB STAMP ZONE

DRAWING #:
C-501
5 of 10
DOB JOB: -



1 GRADING & DRAINAGE PLAN

Scale: 1"=10'

MARVEL
140 HUDSON STREET, FLR 3 NEW YORK, NY 10013
212.616.5420

OWNER
THE MASTERS SCHOOL
49 CLINTON AVENUE
DOBBS FERRY, NEW YORK 10522
TEL 914 479 6400

PROJECT ARCHITECTS + LANDSCAPE ARCHITECTS
MARVEL
140 HUDSON STREET, FLOOR 3
NEW YORK, NEW YORK 10013
TEL 212 616 5420

GEOTECHNICAL / CIVIL ENGINEER
MFB ENGINEERS & SURVEYORS, DPC
2786 HAMILTON BOULEVARD
SOUTH PLAINFIELD, NEW JERSEY 07080
TEL 908 822 4822

STRUCTURAL ENGINEER
SILMAN
32 OLD SLIP, FLOOR 10
NEW YORK, NEW YORK 10005
TEL 212 620 7970

BUILDING SYSTEMS ENGINEER
POLSKE CONSULTING ENGINEERS, DPC
133 WEST 19TH STREET
NEW YORK, NEW YORK 10011
TEL 212 645 1002

VERTICAL TRANSPORTATION
TBA
146 WEST 30TH STREET, FLOOR 4
NEW YORK, NEW YORK 10001
TEL 212 868 9090

AV / IT / SECURITY CONSULTANT
CONSETINO ASSOCIATES, INC.
498 SEVENTH AVENUE
NEW YORK, NEW YORK 10018
TEL 212 615 3900

ACOUSTICS CONSULTANT
LERA CONSULTANTS
76 BEAVER STREET
NEW YORK, NEW YORK 10005
TEL 347 759 0810

ENVELOPE CONSULTANT
RPP GROUP
1 WHITEHALL STREET, FLOOR 7
NEW YORK, NEW YORK 10004
TEL 347 816 6790

LIGHTING DESIGNER
BOT DASH LIGHTING DESIGN
120 WALKER STREET, 6TH FLR
NEW YORK, NEW YORK 10013
TEL 212 941 0990

CODE AND ACCESSIBILITY CONSULTANT
CODE CONSULTANTS, INC.
440 PARK AVENUE S
NEW YORK, NEW YORK 10016
TEL 212 447 4032

ARCHITECTURAL SPECIFICATIONS
CONSTRUCTION SPECIFICATIONS, INC
22 TSIENEVI ROAD
MORGANVILLE, NEW JERSEY 07751
TEL 732 972 2100

GEOTHERMAL ENGINEER

NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION
1	02/17/2021	VILLAGE OF DOBBS FERRY SITE APPLICATION

02/17/21

KEY PLAN:NTS

2029
THE MASTERS SCHOOL INNOVATION AND ENTREPRENEURSHIP CENTER

49 CLINTON AVENUE
DOBBS FERRY, NEW YORK 10522

PROPOSED GRADING & DRAINAGE PLAN

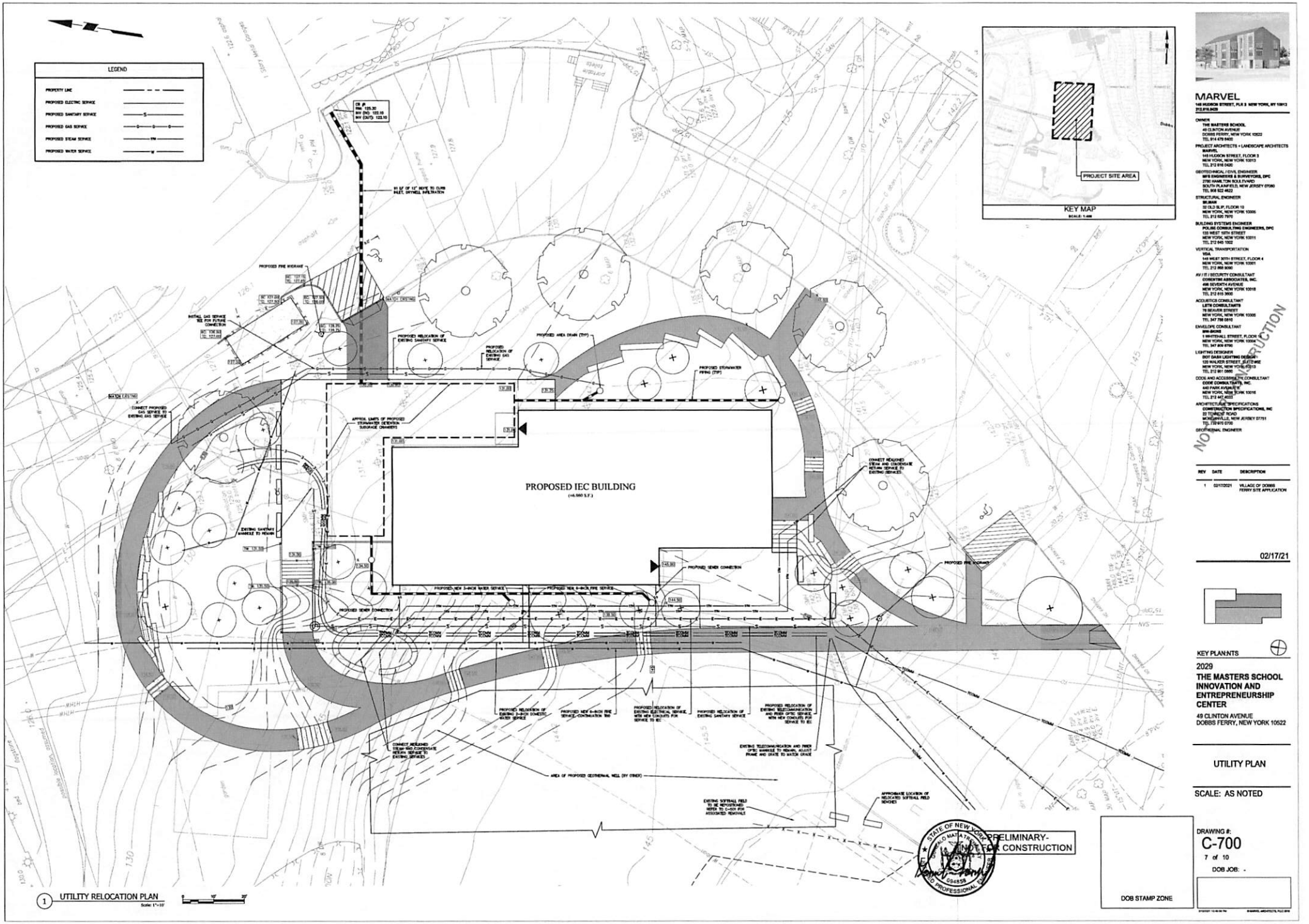
SCALE: AS NOTED

STATE OF NEW YORK · DONALD MATTA VANDERBILT · 094858 · LICENSED PROFESSIONAL ENGINEER

-PRELIMINARY- NOT FOR CONSTRUCTION

DOB STAMP ZONE

DRAWING #:
C-600
6 of 10
DOB JOB: -



1 UTILITY RELOCATION PLAN
Scale: 1"=10'

0 10' 20'

-PRELIMINARY-
NOT FOR CONSTRUCTION

DOB STAMP ZONE

MARVEL
145 HUDSON STREET, FLR 3 NEW YORK, NY 10013
212.616.0429

OWNER
THE MASTERS SCHOOL
49 CLINTON AVENUE
DOBBS FERRY, NEW YORK 10522
TEL 914 479 6400

PROJECT ARCHITECTS + LANDSCAPE ARCHITECTS
MARVEL
145 HUDSON STREET, FLOOR 3
NEW YORK, NEW YORK 10013
TEL 212 616 0428

GEOTECHNICAL / CIVIL ENGINEER
MFS ENGINEERS & SURVEYORS, DPC
2780 HAMILTON BOULEVARD
SOUTH PLAINFIELD, NEW JERSEY 07080
TEL 908 822 4822

STRUCTURAL ENGINEER
[illegible]
32 OLD SLIP, FLOOR 10
NEW YORK, NEW YORK 10005
TEL 212 635 7970

BUILDING SYSTEMS ENGINEER
POLIRE CONSULTING ENGINEERS, DPC
133 WEST 19TH STREET
NEW YORK, NEW YORK 10011
TEL 212 645 1002

VERTICAL TRANSPORTATION
VDA
145 WEST 30TH STREET, FLOOR 4
NEW YORK, NEW YORK 10001
TEL 212 868 3030

AV / IT / SECURITY CONSULTANT
CORENTHIN ASSOCIATES, INC.
498 SEVENTH AVENUE
NEW YORK, NEW YORK 10018
TEL 212 810 3600

ACOUSTICS CONSULTANT
LETH CONSULTANTS
78 BEAVER STREET
NEW YORK, NEW YORK 10005
TEL 347 788 0810

ENVELOPE CONSULTANT
[illegible]
1 WHITEHALL STREET, FLOOR 10
NEW YORK, NEW YORK 10004
TEL 347 809 8790

LIGHTING DESIGNER
BOT DASH LIGHTING DESIGN
120 WALKER STREET, SUITE 6NE
NEW YORK, NEW YORK 10013
TEL 212 991 0990

CODE AND ACCESSIBILITY CONSULTANT
CODE CONSULTANTS, INC.
440 PARK AVENUE
NEW YORK, NEW YORK 10016
TEL 212 447 4033

ARCHITECTURAL SPECIFICATIONS
CONSTRUCTION SPECIFICATIONS, INC
22 TOWNSHIP ROAD
MORGANVILLE, NEW JERSEY 07751
TEL 732 972 0700

GEOTHERMAL ENGINEER

NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION
1	02/17/2021	VILLAGE OF DOBBS FERRY SITE APPLICATION

02/17/21

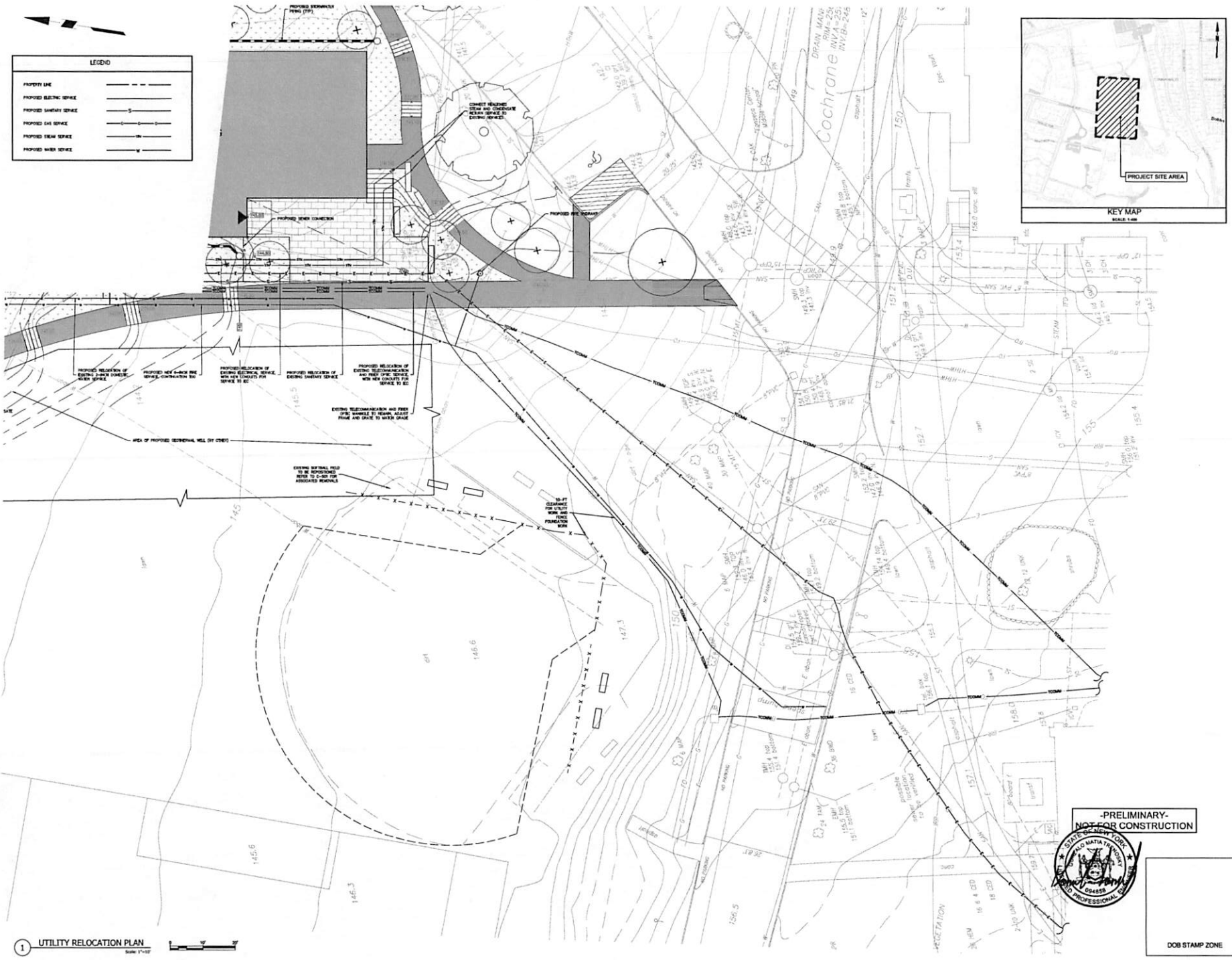
KEY PLAN-NTS

2029
THE MASTERS SCHOOL INNOVATION AND ENTREPRENEURSHIP CENTER
49 CLINTON AVENUE
DOBBS FERRY, NEW YORK 10522

UTILITY PLAN

SCALE: AS NOTED

DRAWING #:
C-700
7 of 10
DOB JOB: -



MARVEL
145 HUDSON STREET, FLR 3 NEW YORK, NY 10013
212.916.0420

OWNER
THE MASTERS SCHOOL
49 CLINTON AVENUE
DOBBS FERRY, NEW YORK 10522
TEL 914 479 6400

PROJECT ARCHITECTS + LANDSCAPE ARCHITECTS
MARVEL
145 HUDSON STREET, FLOOR 3
NEW YORK, NEW YORK 10013
TEL 212 916 0420

GEOTECHNICAL / CIVIL ENGINEER
MRS ENGINEERS & SURVEYORS, DPC
2780 HAMILTON BOULEVARD
SOUTH PLAINFIELD, NEW JERSEY 07080
TEL 908 822 4622

STRUCTURAL ENGINEER
SK-ENH
32 OLD SLIP, FLOOR 10
NEW YORK, NEW YORK 10005
TEL 212 635 7970

BUILDING SYSTEMS ENGINEER
POLSE CONSULTING ENGINEERS, DPC
135 WEST 50TH STREET
NEW YORK, NEW YORK 10011
TEL 212 645 1002

VERTICAL TRANSPORTATION
VDA
145 WEST 30TH STREET, FLOOR 4
NEW YORK, NEW YORK 10001
TEL 212 868 3090

AV / IT / SECURITY CONSULTANT
CONSETINO ASSOCIATES, INC.
498 SEVENTH AVENUE
NEW YORK, NEW YORK 10018
TEL 212 615 3900

ACOUSTICS CONSULTANT
LAITA CONSULTANTS
76 BEAVER STREET
NEW YORK, NEW YORK 10005
TEL 347 788 0816

ENVELOPE CONSULTANT
BRR-BUDNIC
1 WHITEHALL STREET, FLOOR 10
NEW YORK, NEW YORK 10004
TEL 347 809 6790

LIGHTING DESIGNER
BOT DASH LIGHTING DESIGN
120 WALKER STREET, SUITE 4NE
NEW YORK, NEW YORK 10013
TEL 212 651 0660

CODE AND ACCESSIBILITY CONSULTANT
CORE CONSULTANTS, INC.
440 PARK AVENUE S
NEW YORK, NEW YORK 10016
TEL 212 447 4033

ARCHITECTURAL SPECIFICATIONS
CONSTRUCTION SPECIFICATIONS, INC
23 TENNENT ROAD
MORGANVILLE, NEW JERSEY 07751
TEL 732 970 0700

GEOTECHNICAL ENGINEER

NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION
1	02/17/2021	VILLAGE OF DOBBS FERRY SITE APPLICATION

02/17/21

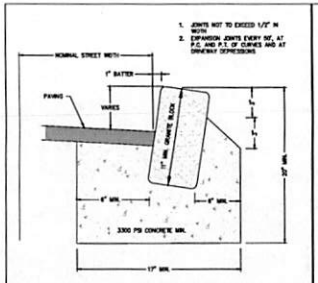
KEY PLAN-NTS

2029
THE MASTERS SCHOOL INNOVATION AND ENTREPRENEURSHIP CENTER
49 CLINTON AVENUE
DOBBS FERRY, NEW YORK 10522

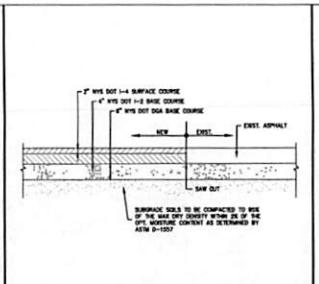
UTILITY PLAN

SCALE: AS NOTED

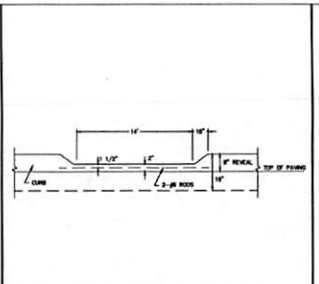
DRAWING #:
C-701
8 of 10
DOB JOB: -



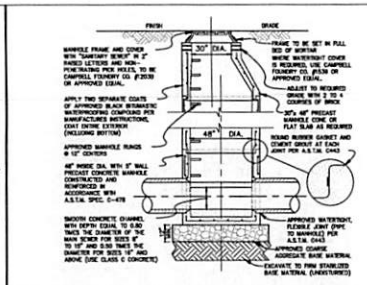
1 STANDARD BELGIAN BLOCK CURB DETAIL
Scale: N.T.S.



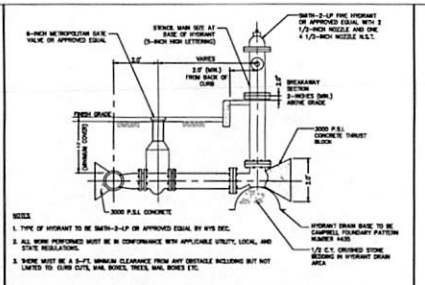
2 STANDARD ASPHALT PAVEMENT DETAIL
Scale: N.T.S.



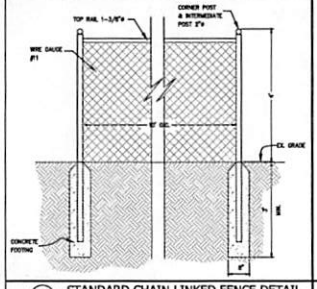
3 STANDARD CURB CUT DETAIL
Scale: N.T.S.



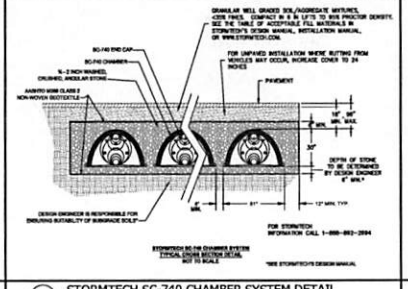
4 PRECAST CONCRETE SANITARY SEWER MANHOLE DETAIL
Scale: N.T.S.



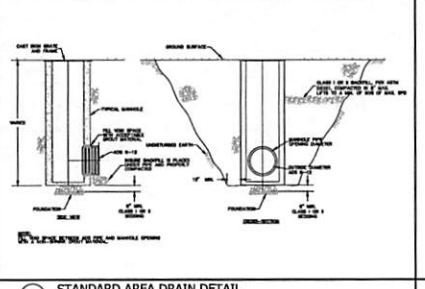
5 STANDARD FIRE HYDRANT DETAIL
Scale: N.T.S.



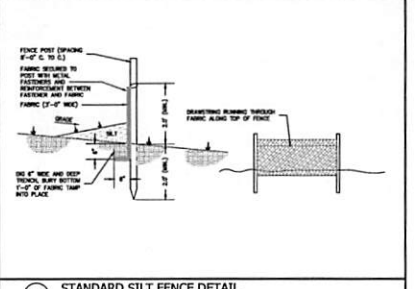
6 STANDARD CHAIN LINKED FENCE DETAIL
Scale: N.T.S.



7 STORMTECH SC-740 CHAMBER SYSTEM DETAIL
Scale: N.T.S.



8 STANDARD AREA DRAIN DETAIL
Scale: N.T.S.



9 STANDARD SILT FENCE DETAIL
Scale: N.T.S.

MARVEL
145 HUDSON STREET, FLR 3 NEW YORK, NY 10013
212.219.5459

OWNER
THE MASTERS SCHOOL
49 CLINTON AVENUE
DOBBS FERRY, NEW YORK 10522
TEL 914 479 6400

PROJECT ARCHITECTS + LANDSCAPE ARCHITECTS
MARVEL
145 HUDSON STREET, FLOOR 3
NEW YORK, NEW YORK 10013
TEL 212 616 0420

GEOTECHNICAL / CIVIL ENGINEER
MFS ENGINEERS & SURVEYORS, DPC
2780 HAMILTON BOULEVARD
SOUTH PLAINFIELD, NEW JERSEY 07080
TEL 908 822 4822

STRUCTURAL ENGINEER
SILMAN
32 OLD SLIP, FLOOR 10
NEW YORK, NEW YORK 10005
TEL 212 620 7970

BUILDING SYSTEMS ENGINEER
POLSKI CONSULTING ENGINEERS, DPC
133 WEST 19TH STREET
NEW YORK, NEW YORK 10011
TEL 212 645 1002

VERTICAL TRANSPORTATION
VDA
145 WEST 30TH STREET, FLOOR 4
NEW YORK, NEW YORK 10001
TEL 212 868 9030

AV / IT / SECURITY CONSULTANT
CONVERGENCE ASSOCIATES, INC.
498 SEVENTH AVENUE
NEW YORK, NEW YORK 10018
TEL 212 615 3900

ACOUSTICS CONSULTANT
LETR CONSULTANTS
79 BEAVER STREET
NEW YORK, NEW YORK 10005
TEL 347 788 0816

ENVELOPE CONSULTANT
RFK-RKHE
1 WHITEHALL STREET, FLOOR 6
NEW YORK, NEW YORK 10004
TEL 347 809 6790

LIGHTING DESIGNER
DOT DASH LIGHTING DESIGN
125 WALKER STREET, SUITE 4NE
NEW YORK, NEW YORK 10013
TEL 212 941 0660

CODE AND ACCESSIBILITY CONSULTANT
CODE CONSULTANTS, INC.
440 PARK AVENUE S
NEW YORK, NEW YORK 10016
TEL 212 447 4022

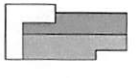
ARCHITECTURAL SPECIFICATIONS
CONSTRUCTION SPECIFICATIONS, INC
22 TORRENT ROAD
MONTVILLE, NEW JERSEY 07751
TEL 732 915 0700

GEOTECHNICAL ENGINEER

NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION
1	02/17/2021	VILLAGE OF DOBBS FERRY SITE APPLICATION

02/17/21



KEY PLAN:NTS

2029
THE MASTERS SCHOOL INNOVATION AND ENTREPRENEURSHIP CENTER

49 CLINTON AVENUE
DOBBS FERRY, NEW YORK 10522

CONSTRUCTION DETAILS

SCALE: AS NOTED

DOB STAMP ZONE

DRAWING #:
C-900
10 of 10
DOB JOB: -

GENERAL NOTES

1. GENERAL
   A. DO NOT SCALE DRAWINGS. [illegible]
   B. THE CONTRACTOR IS ADVISED THAT ALL UTILITY INFORMATION [illegible]
2. A. ALL SURVEY INFORMATION AND EXISTING CONDITIONS [illegible]
   B. ALL EXISTING CONDITIONS INFORMATION SHOWN IS FOR REFERENCE ONLY. [illegible]
3. [illegible]
4. [illegible]
5. [illegible]
6. [illegible]
7. [illegible]
8. [illegible]
9. [illegible]
10. [illegible]
11. [illegible]
12. [illegible]
13. [illegible]
14. [illegible]
15. [illegible]
16. [illegible]
17. SUBMITTALS
   A. [illegible]
   B. [illegible]
18. [illegible]
19. [illegible]
20. [illegible]
21. [illegible]
22. [illegible]
23. [illegible]
24. [illegible]
25. [illegible]
26. [illegible]
27. [illegible]
28. [illegible]

DEMOLITION AND REMOVALS

1. [illegible]
2. [illegible]
3. [illegible]
4. [illegible]
5. [illegible]
6. [illegible]
7. [illegible]

WATER SUPPLY / [illegible]

1. [illegible]
2. [illegible]

DRAINAGE WORK

1. [illegible]
2. [illegible]
3. [illegible]
4. [illegible]

STRUCTURAL

1. [illegible]
2. [illegible]
3. [illegible]
4. [illegible]
5. [illegible]
   A. CONCRETE SURFACE EXPOSED TO SOIL
   (1) [illegible]
   (2) [illegible]
   B. TOP AND VERTICAL CONCRETE SURFACE EXPOSED TO WEATHER
   (1) [illegible]
6. [illegible]
7. [illegible]

MARVEL

OWNER
THE MASTERS SCHOOL
49 CLINTON AVENUE
DOBBS FERRY, NEW YORK 10522

PROJECT ARCHITECTS + LANDSCAPE ARCHITECTS
MARVEL
145 HUDSON STREET FLOOR 3
NEW YORK, NEW YORK [illegible]

GEOTECHNICAL / CIVIL ENGINEER

STRUCTURAL ENGINEER

BUILDING SYSTEMS ENGINEER

VERTICAL TRANSPORTATION

AV / IT / SECURITY CONSULTANT

ACOUSTICS CONSULTANT

ENVELOPE CONSULTANT

LIGHTING DESIGNER

CODE AND ACCESSIBILITY CONSULTANT

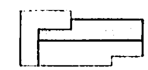
ARCHITECTURAL SPECIFICATIONS

GEOTHERMAL ENGINEER

NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION
1	[illegible]	VILLAGE OF DOBBS FERRY SITE APPLICATION

02/17/21



KEY PLAN:NTS

2029
THE MASTERS SCHOOL
INNOVATION AND ENTREPRENEURSHIP CENTER

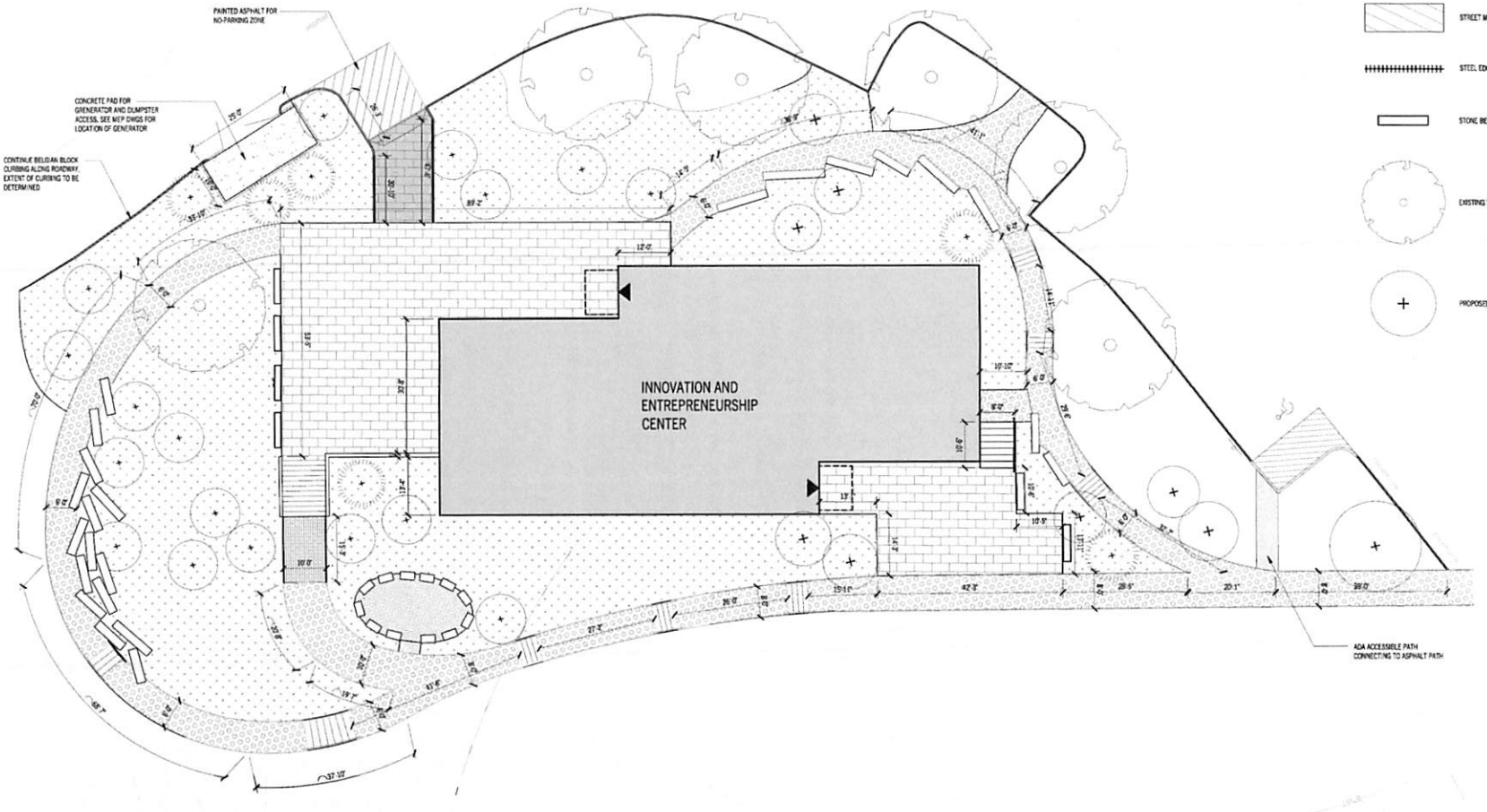
49 CLINTON AVENUE
DOBBS FERRY, NEW YORK 10522

GENERAL NOTES

SCALE: N/A

DOB STAMP ZONE

DRAWING #:
L- 001
01 of 06
DOB JOB: -



LEGEND

- CONCRETE UNIT PAVERS — 01 / L-700
- ASPHALT PATHWAY — 02 / L-700
- PLANTING AREA — 01 / L-400
- CIP CONCRETE — 03 / L-700
- STREET MARKING — 01 / L-711
- STEEL EDGING — 10 / L-700
- STONE BENCH — 08 / L-700
- EXISTING TREES
- PROPOSED TREE

MARVEL
145 HUDSON STREET, FLR 3 NEW YORK, NY 10013
212.616.5470

OWNER
THE MASTERS SCHOOL
49 CLINTON AVENUE
DOBBS FERRY, NEW YORK 10522
TEL 914.479.6400

PROJECT ARCHITECTS + LANDSCAPE ARCHITECTS
MARVEL
145 HUDSON STREET, FLOOR 3
NEW YORK, NEW YORK 10013
TEL 212 616 5420

GEOTECHNICAL / CIVIL ENGINEER
MTS ENGINEERS & SURVEYORS, DPC
2780 HAMILTON BOULEVARD
SOUTH PLAINFIELD, NEW JERSEY 07080
TEL 908 822 4022

STRUCTURAL ENGINEER
SILMAN
32 OLD SLIP, FLOOR 10
NEW YORK, NEW YORK 10005
TEL 212 635 7570

BUILDING SYSTEMS ENGINEER
POLSE CONSULTING ENGINEERS, DPC
133 WEST 19TH STREET
NEW YORK, NEW YORK 10011
TEL 212 645 1002

VERTICAL TRANSPORTATION
MDA
145 WEST 30TH STREET, FLOOR 4
NEW YORK, NEW YORK 10001
TEL 212 868 9030

AV / IT / SECURITY CONSULTANT
CORENTIN ASSOCIATES, INC.
498 SEVENTH AVENUE
NEW YORK, NEW YORK 10018
TEL 212 615 3600

ACOUSTICS CONSULTANT
LETH CONSULTANTS
76 BEAVER STREET
NEW YORK, NEW YORK 10005
TEL 347 789 0810

ENVELOPE CONSULTANT
RFK-DONG
1 WHITEHALL STREET, FLOOR 10
NEW YORK, NEW YORK 10004
TEL 347 808 6790

LIGHTING DESIGNER
DOT DASH LIGHTING DESIGN
126 WALKER STREET, 3 FLOOR
NEW YORK, NEW YORK 10013
TEL 212 691 0660

CODE AND ACCESSIBILITY CONSULTANT
CODE CONSULTANTS, INC.
440 PARK AVENUE S
NEW YORK, NEW YORK 10016
TEL 917 447 4121

ARCHITECTURAL SPECIFICATIONS
CONSTRUCTION SPECIFICATIONS, INC
32 TELEVUE ROAD
MORGANVILLE, NEW JERSEY 07751
TEL 732-970-0700

GEOTHERMAL ENGINEER

NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION
1	02/17/21	VILLAGE OF DOBBS FERRY SITE APPLICATION

02/17/21

KEY PLAN NTS

2029
THE MASTERS SCHOOL INNOVATION AND ENTREPRENEURSHIP CENTER
49 CLINTON AVENUE
DOBBS FERRY, NEW YORK 10522

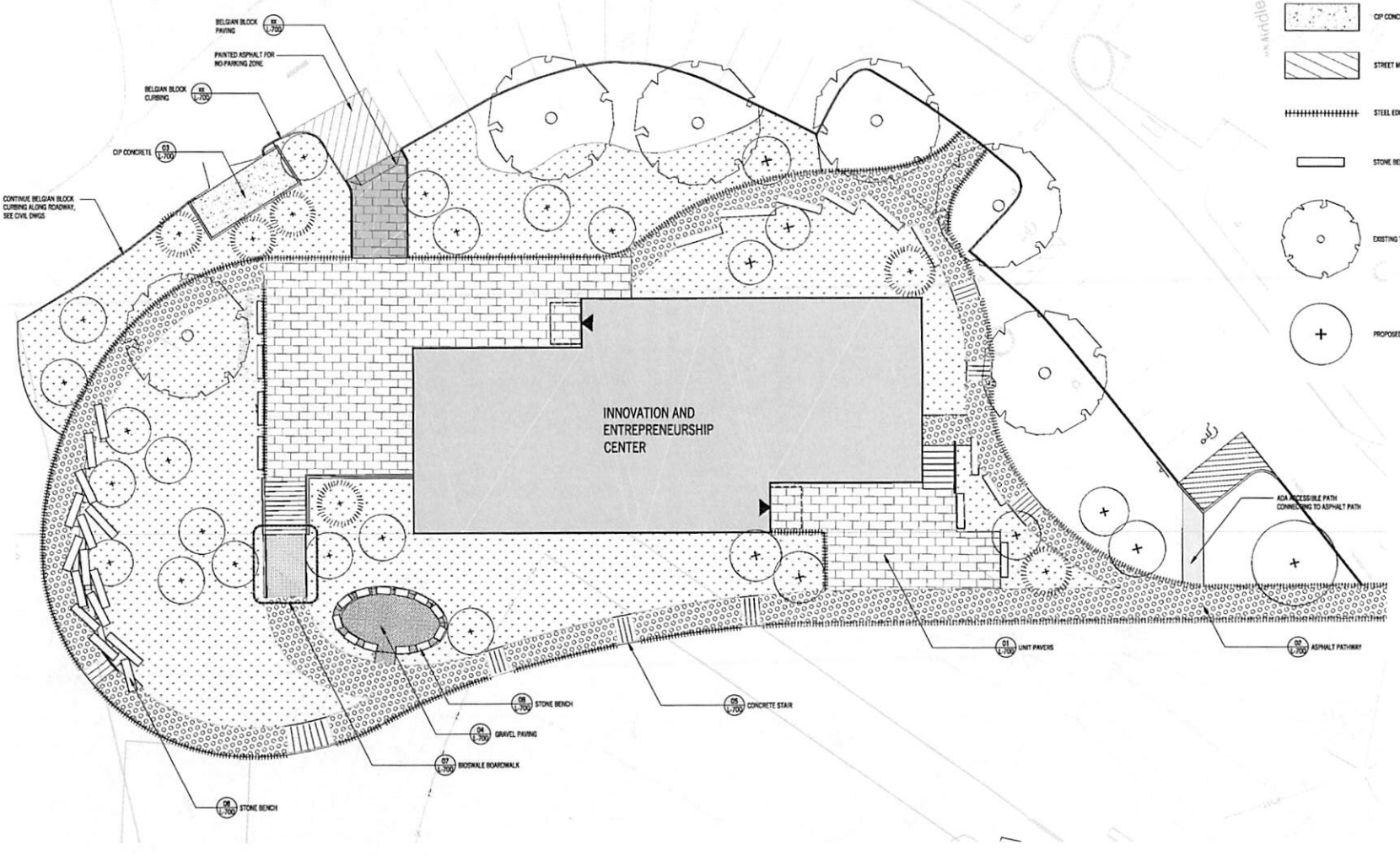
LAYOUT PLAN

SCALE: 1" = 10'-0"

DOB STAMP ZONE

DRAWING #:
L- 100
02 of 08

DOB JOB: -



LEGEND

- CONCRETE UNIT PAVERS — 01 L-700
- ASPHALT PATHWAY — 02 L-700
- PLANTING AREA — 01 L-400
- CIP CONCRETE — 03 L-700
- STREET MARKING — 01 L-710
- STEEL EDGING — 10 L-700
- STONE BENCH — 08 L-700
- EXISTING TREES
- PROPOSED TREE

MARVEL
145 HUDSON STREET, FLR 3 NEW YORK, NY 10013
212.616.5429

OWNER
THE MASTERS SCHOOL
49 CLINTON AVENUE
DOBBS FERRY, NEW YORK 10522
TEL 914 479 6430

PROJECT ARCHITECTS + LANDSCAPE ARCHITECTS
MARVEL
145 HUDSON STREET, FLOOR 3
NEW YORK, NEW YORK 10013
TEL 212 616 5429

GEOTECHNICAL / CIVIL ENGINEER
MTS ENGINEERS & SURVEYORS, DPC
2780 HAMILTON BOULEVARD
SOUTH PLAINFIELD, NEW JERSEY 07080
TEL 908 822 9622

STRUCTURAL ENGINEER
SILMAN
32 OLD SLIP, FLOOR 10
NEW YORK, NEW YORK 10005
TEL 212 635 7570

BUILDING SYSTEMS ENGINEER
POLSKE CONSULTING ENGINEERS, DPC
133 WEST 19TH STREET
NEW YORK, NEW YORK 10011
TEL 212 645 1002

VERTICAL TRANSPORTATION
VDA
146 WEST 29TH STREET, FLOOR 4
NEW YORK, NEW YORK 10001
TEL 212 889 9090

AV / IT / SECURITY CONSULTANT
CORENTIN ASSOCIATES, INC.
498 SEVENTH AVENUE
NEW YORK, NEW YORK 10018
TEL 212 815 3900

ACOUSTIC CONSULTANT
LSTN CONSULTANTS
76 BEAVER STREET
NEW YORK, NEW YORK 10005
TEL 347 789 0919

ENVELOPE CONSULTANT
BR-SKINS
1 WHITEHALL STREET, FLOOR 9
NEW YORK, NEW YORK 10004
TEL 347 809 8700

LIGHTING DESIGNER
DOT DASH LIGHTING DESIGN
126 WALKER STREET, 3 UPTOWN
NEW YORK, NEW YORK 10013
TEL 212 941 0900

CODE AND ACCESSIBILITY CONSULTANT
CODE CONSULTANTS, INC.
440 PARK AVENUE S
NEW YORK, NEW YORK 10016
TEL 212 447 9120

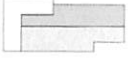
ARCHITECTURAL SPECIFICATIONS
CONSTRUCTION SPECIFICATIONS, INC
22 TEANECK ROAD
WORCESTER, NEW JERSEY 07751
TEL 973 915 0700

GEOTECHNICAL ENGINEER

NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION
1	02/17/2021	VILLAGE OF DOBBS FERRY SITE APPLICATION

02/17/21



KEY PLAN NTS

2029
THE MASTERS SCHOOL INNOVATION AND ENTREPRENEURSHIP CENTER
49 CLINTON AVENUE
DOBBS FERRY, NEW YORK 10522

MATERIALS PLAN

SCALE: 1" = 20'-0"

DOB STAMP ZONE

DRAWING #:
L- 200
03 of 08
DOB JOB: -