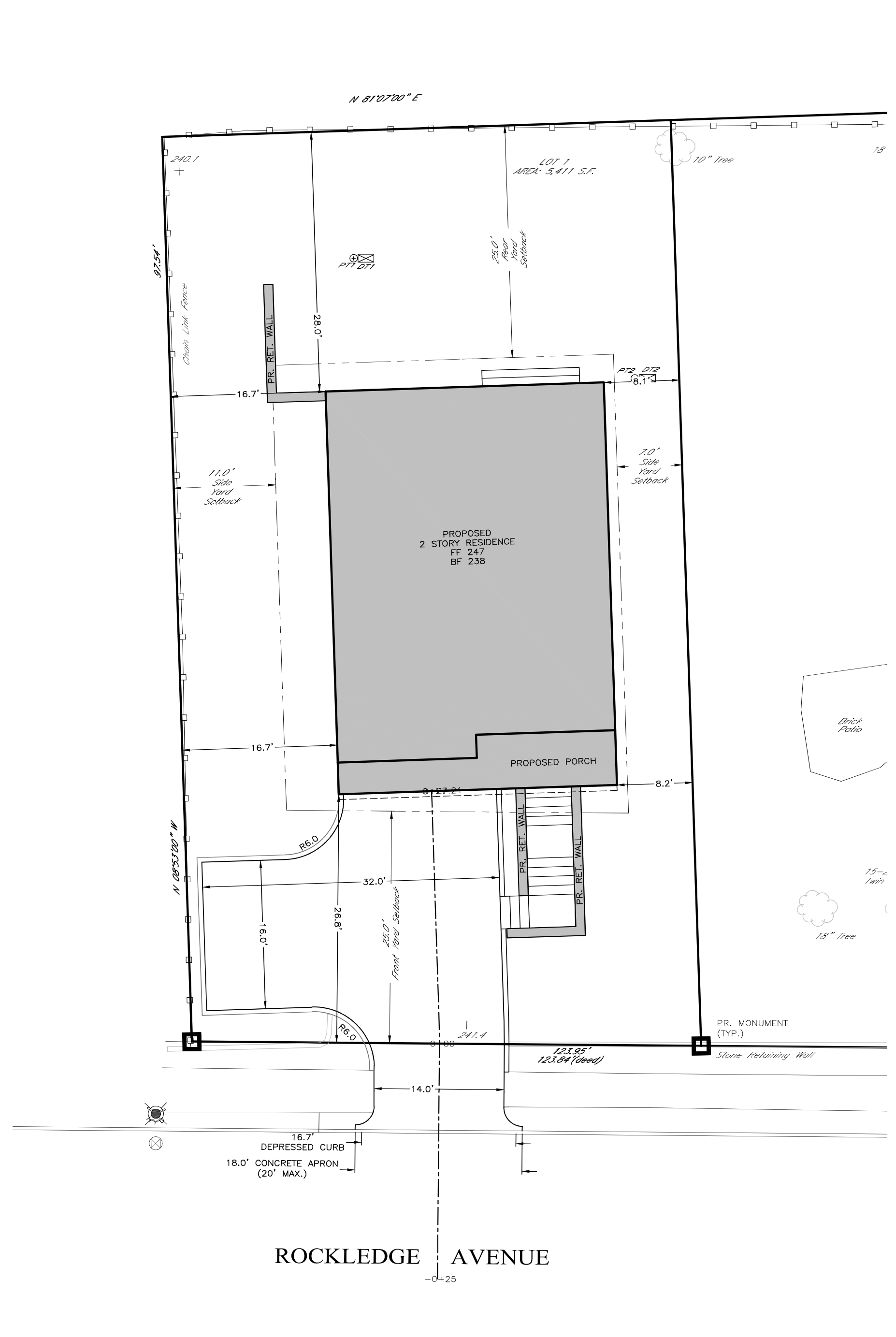
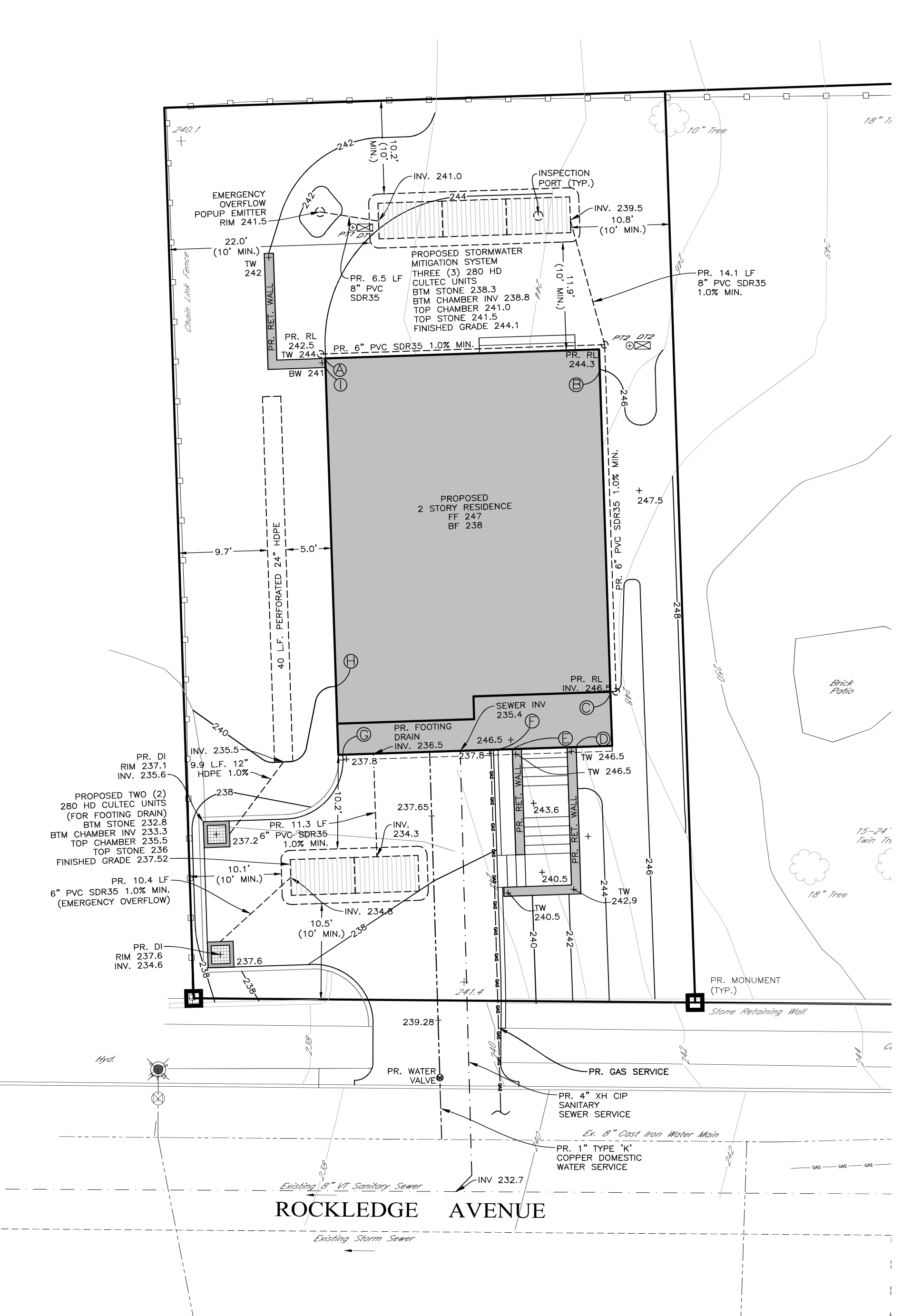




EXISTING CONDITIONS



LAYOUT PLAN



GRADING/UTILITY PLAN

TABLE OF LAND USE

| DESCRIPTION | REQUIRED ZONING DISTRICT PERMITTED P2-4 (ONE FAMILY) | PROPOSED RESIDENTIAL TWO-FAMILY (2 UNITS) |
|---|--|---|
| MAXIMUM "BUILDING COVERAGE" | | |
| "TOTAL BUILDING AREA" (SQ. FT.) | 30 | 1302 |
| "ALL BUILDINGS" (PERCENT) | 10.8 | 24.1 |
| "MAIN BUILDING" (PERCENT) | 25 | 24.1 |
| "ACCESSORY BUILDINGS" (PERCENT) | 10 | N/A |
| MAXIMUM "FLOOR AREA RATIO" | | |
| GROSS FLOOR AREA (SQ. FT.) | | 2289 |
| R (RESIDENTIAL USE) (RATIO) | 0.60 | 0.42 |
| MINIMUM "LOT" DIMENSIONS | | |
| "AREA" IN SQUARE FEET PER "LOT" (SQ. FT.) | 5000 | 5411 |
| "AREA" IN SQUARE FEET PER "DWELLING UNIT" (SQ. FT.) | 5000 | 5411 |
| "FRONTAGE" (FT) | 50 | 54.9 |
| "DEPTH" (FT) | 75 | 96.7 |
| MINIMUM REQUIRED "WARD" DIMENSIONS | | |
| "FRONT" (FEET) | 25 | 26.8 |
| "ONE SIDE" (FEET) | 7 | 8.1 |
| "TWO SIDES" (FEET) | 18 | 24.8 |
| "REAR" (FEET) | 25 | 28 |
| MAXIMUM "HEIGHT" | | |
| "STORES" (STORES) | 2 1/2 | 2 1/2 |
| "FEET" (FEET) | 30 | 63.0 |
| ACCESSORY "STRUCTURES" | | |
| MAXIMUM "HEIGHT" (FEET) | 15 | N/A |
| MINIMUM DISTANCE IN FEET TO: | | |
| ANY OTHER STRUCTURE IF NOT ATTACHED (FEET) | 10 | N/A |
| "SIDE LOT LINE" (FEET) | 5 | N/A |
| "REAR LOT LINE" (FEET) | 5' | N/A |

IMPERVIOUS AREA TABLE

| RESIDENCE/GARAGE/DRIVEWAY/WALKWAY/WALLS | EXISTING | PROPOSED | NET |
|---|----------|------------|------------|
| RESIDENCE/GARAGE | 212.0 SF | 1,302.5 SF | 1,090.5 SF |
| DRIVEWAY | 0 SF | 747.1 SF | 747.1 SF |
| WALKWAY | 0 SF | 103.4 SF | 103.4 SF |
| WALLS | 38.3 SF | 53.7 SF | 15.4 SF |
| TOTAL | 250.3 SF | 2,225.9 SF | 1,956.4 SF |

DEEP TEST RESULTS

| TEST PIT | EXISTING GRADE | DEPTH TO ROCK |
|----------|----------------|--------------------|
| DT1 | 242 | 6 FT (ELEV. 236.0) |
| DT2 | 246 | 5 FT (ELEV. 241.0) |

PERCOLATION TEST RESULTS

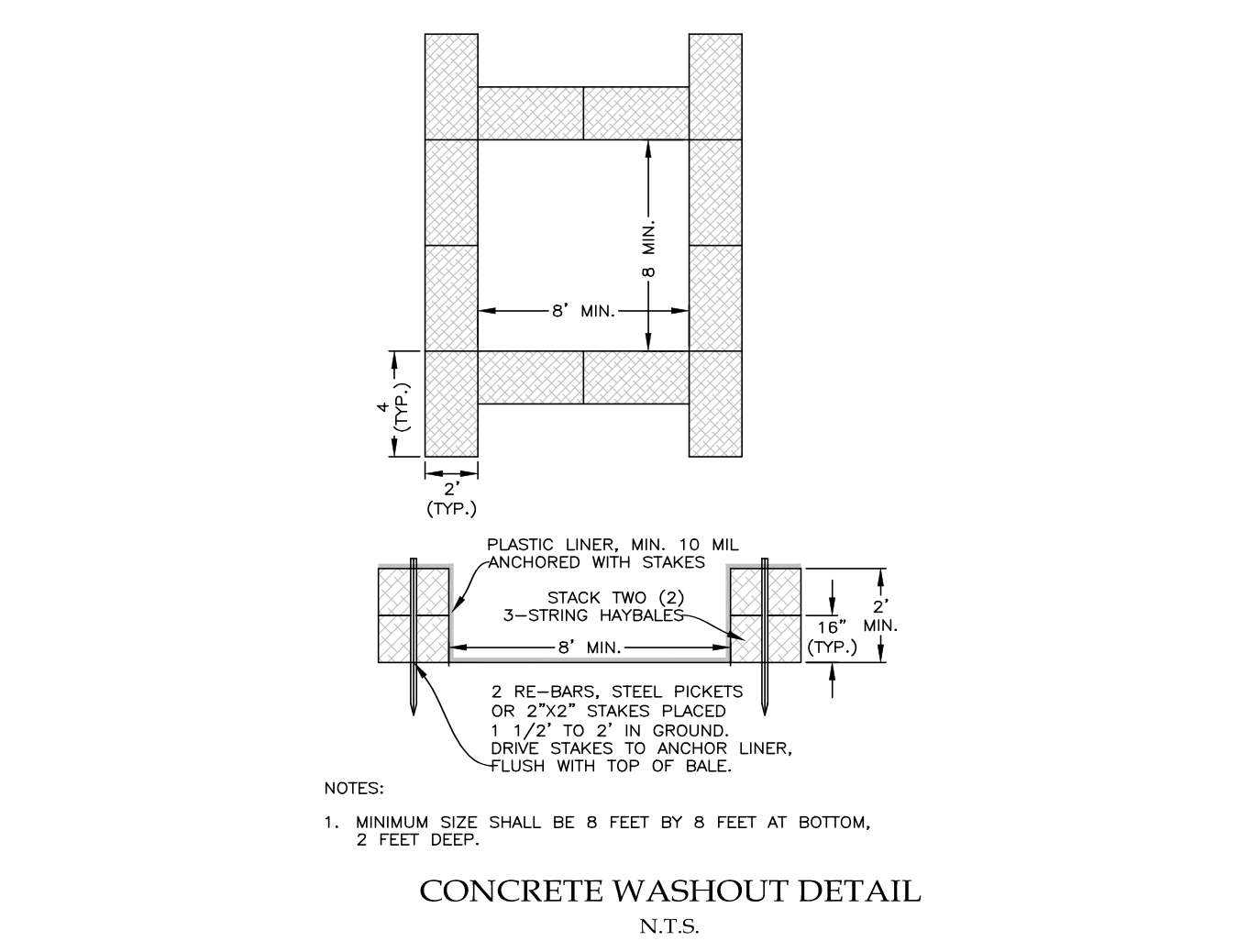
| PT | 108 IN./HR. * | 52 IN./HR./ |
|-----|---------------|-------------|
| PT1 | 108 IN./HR. * | |
| PT2 | | 52 IN./HR./ |

* 15 MIN./IN. USED AS PERCOLATION RATE IN STORMWATER DESIGN.

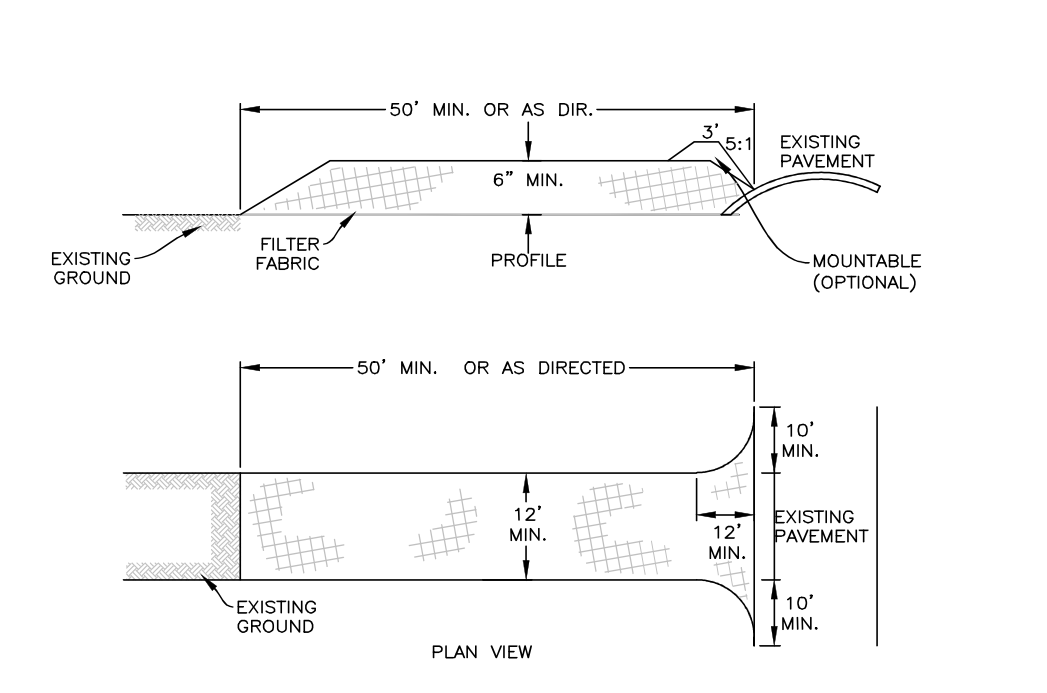
AVERAGE GRADE CALCULATION

| POINTS | GRADE 1 (FEET) | GRADE 2 (FEET) | AVERAGE GRADE (FEET) | LENGTH (FEET) |
|--------|----------------|----------------|----------------------|---------------|
| A-B | 244.0 | 246.0 | 245.0 | 32.2 |
| B-C | 246.0 | 248.0 | 247.0 | 35.3 |
| C-D | 248.0 | 245.0 | 246.5 | 9.9 |
| D-E | 245.0 | 238.3 | 241.7 | 7.0 |
| E-F | 238.3 | 238.3 | 238.3 | 2.1 |
| F-G | 237.8 | 237.8 | 237.8 | 16.5 |
| G-H | 238.3 | 240.0 | 239.2 | 1.9 |
| H-I | 240.0 | 241.0 | 240.5 | 34.9 |
| I-A | 241.0 | 244.0 | 242.5 | 1.0 |

WEIGHTED AVERAGE GRADE = 243.3 FT.

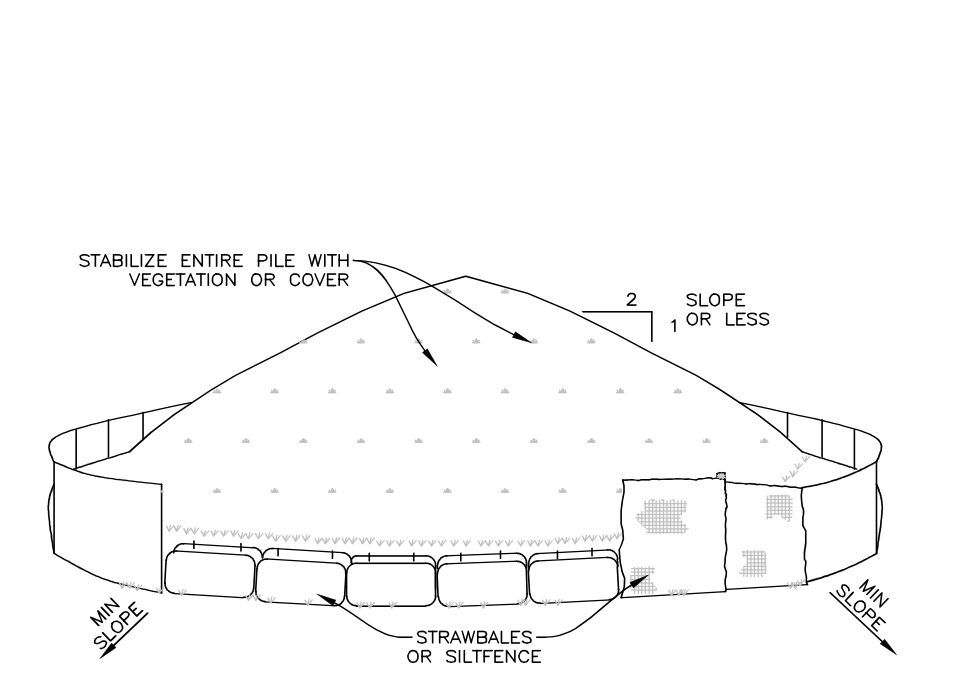


CONCRETE WASHOUT DETAIL



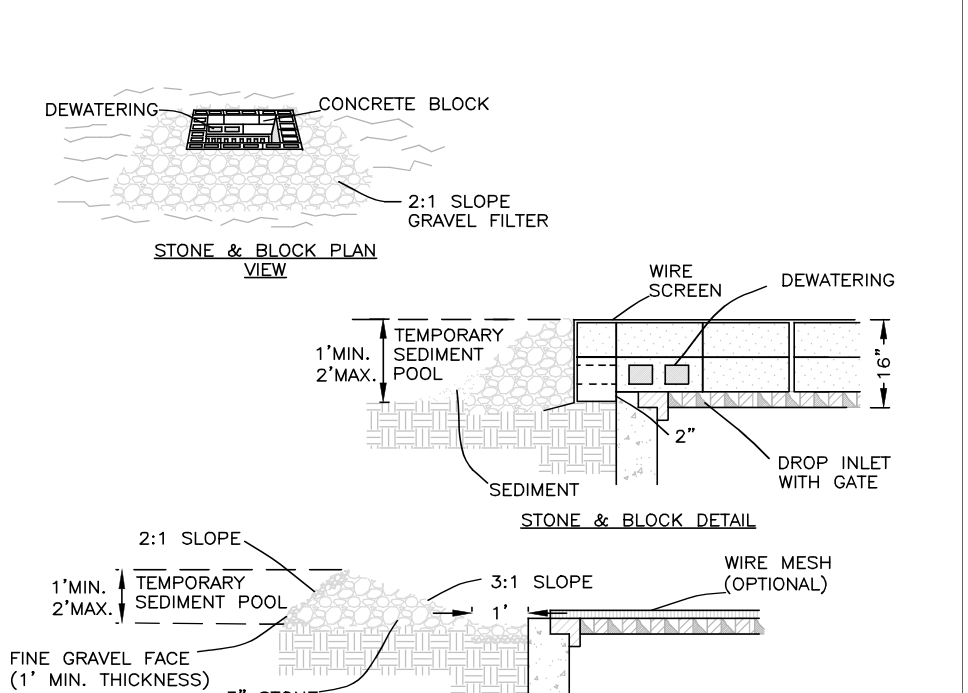
CONSTRUCTION SPECIFICATIONS

- STONE SIZE - USE 2" - 3" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
- LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY), OR AS DIRECTED.
- THICKNESS - NOT LESS THAN SIX (6) INCHES.
- WIDTH - TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINT WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.
- FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
- SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PERMITTED ACROSS THE ENTRANCE. IF FLOW IS IMPRACTICAL, A MOVABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
- MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY.
- WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON A TRAFFIC STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
- PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN OR AS DIRECTED BY THE ENGINEER. REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.



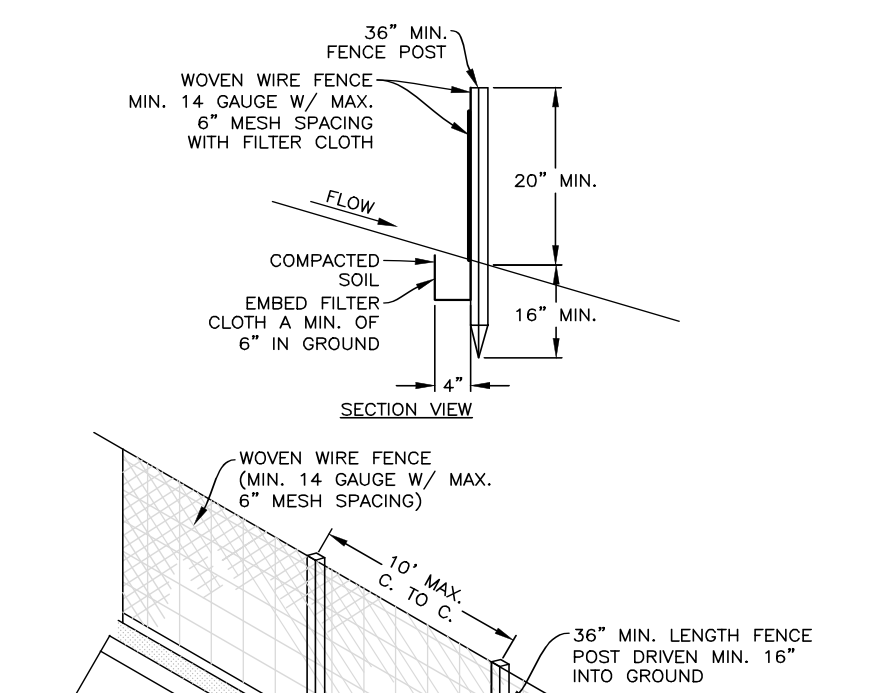
SOIL STOCKPILE DETAIL

- TOPSOIL AND OTHER APPROVED NON-SURPLUS MATERIAL STOCKPILE SHALL BE LOCATED ON UNPAVED, LEVEL, DRY GROUND.
- MAXIMUM SLOPE OF STOCKPILE SHALL BE 1:2.
- STOCKPILES SHALL BE COVERED WITH TARPS OR TEMPORARY SEEDING AND BE SURROUNDED BY PROPERLY INSTALLED HAYBALES/STRAWBALES/SEDIMENT BARRIERS AND/OR SILT FENCING.
- WHEN UNABLE TO PLACE STOCKPILE ON UNPAVED SURFACES, CONTRACTOR SHALL, AT THE SOLE DISCRETION OF THE ENGINEER, PLACE STOCKPILE OVER TARP AND COVER AND/OR CONTAIN AS DESCRIBED ABOVE.
- SEE SPECIFICATIONS FOR INSTALLATION OF SILT FENCE.
- NO STOCKPILE OF SURPLUS MATERIAL WILL BE PERMITTED.



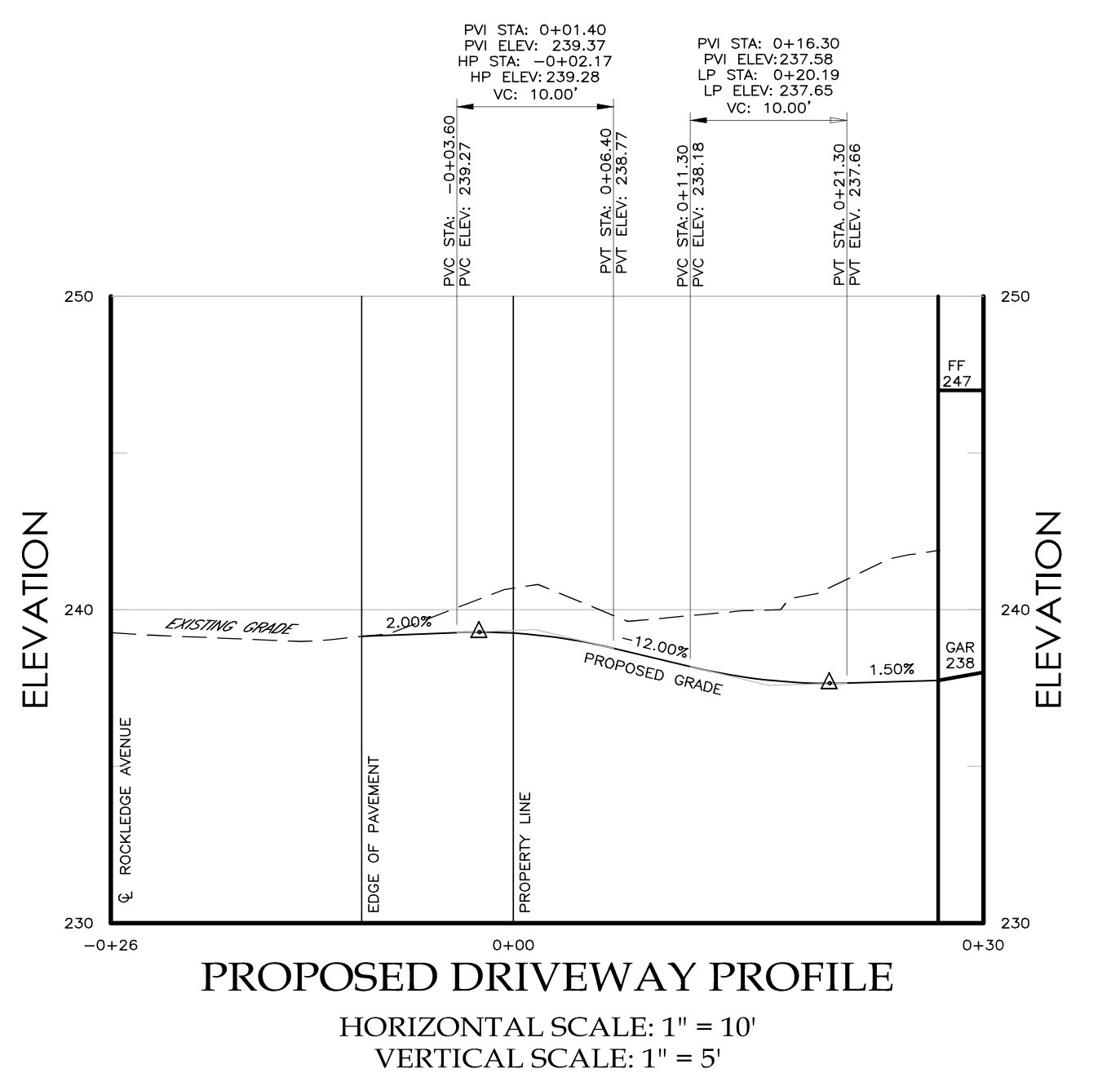
STONE & BLOCK INLET PROTECTION DETAIL

- LAY ONE BLOCK ON EACH SIDE OF THE STRUCTURE ON ITS SIDE FOR DEMATERING. FOUNDATION SHALL BE 2 INCHES MINIMUM BELOW REST OF INLET AND BLOCKS SHALL BE PLACED AGAINST INLET FOR SUPPORT.
- HARDWARE CLOTH OR 1/2" WIRE MESH SHALL BE PLACED OVER BLOCK OPENINGS TO SUPPORT STONE.
- USE CLEAN STONE OR GRAVEL 1/2"-3/4" INCH IN DIAMETER PLACED 2 INCHES BELOW TOP OF THE BLOCK ON A 2:1 SLOPE OR FLATTER.
- FOR STONE STRUCTURES ONLY, A 1 FOOT THICK LAYER OF THE FILTER STONE WILL BE PLACED AGAINST THE 2 INCH STONE AS SHOWN ON THE DRAWINGS.
- PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN OR AS DIRECTED BY THE ENGINEER. REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.

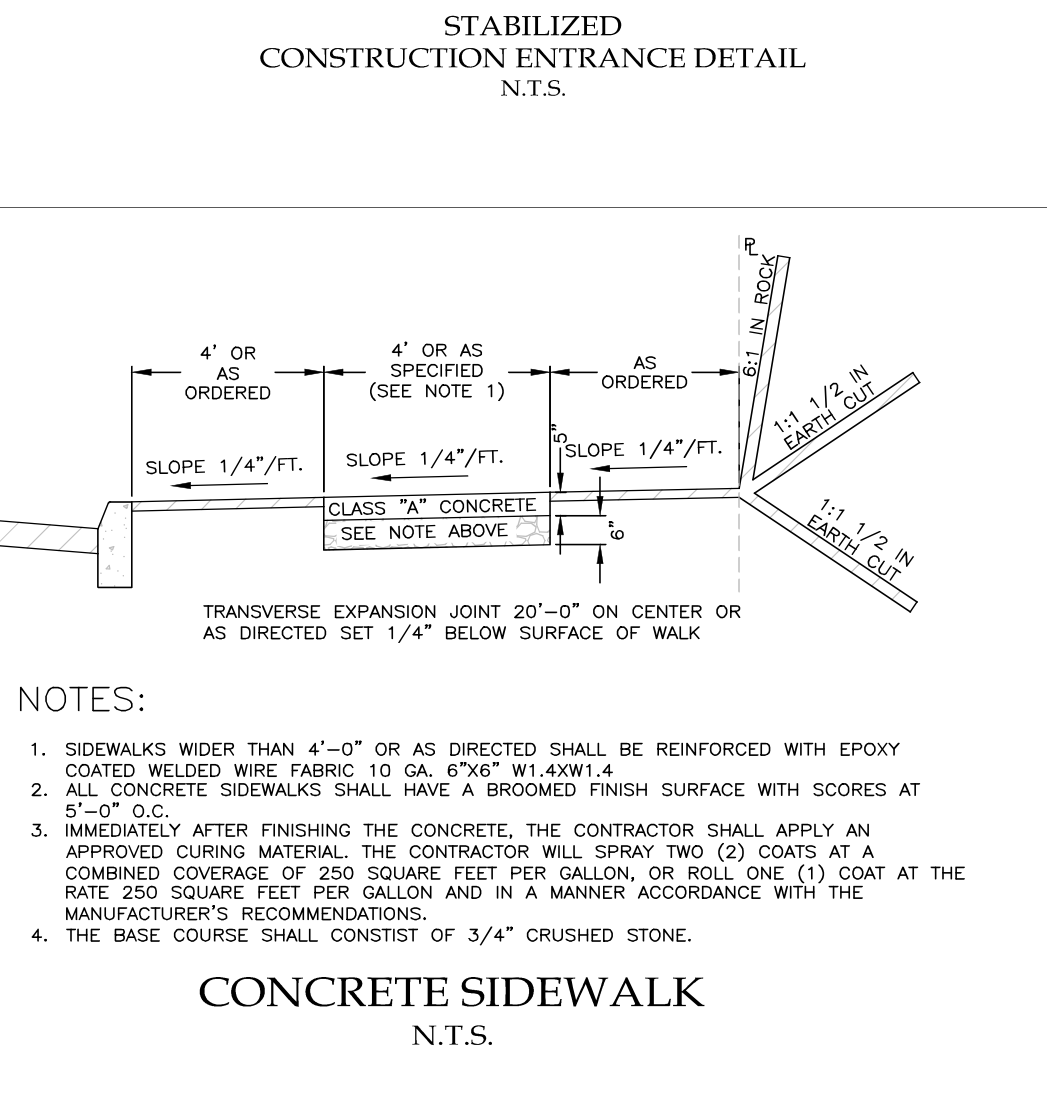


SILT FENCE

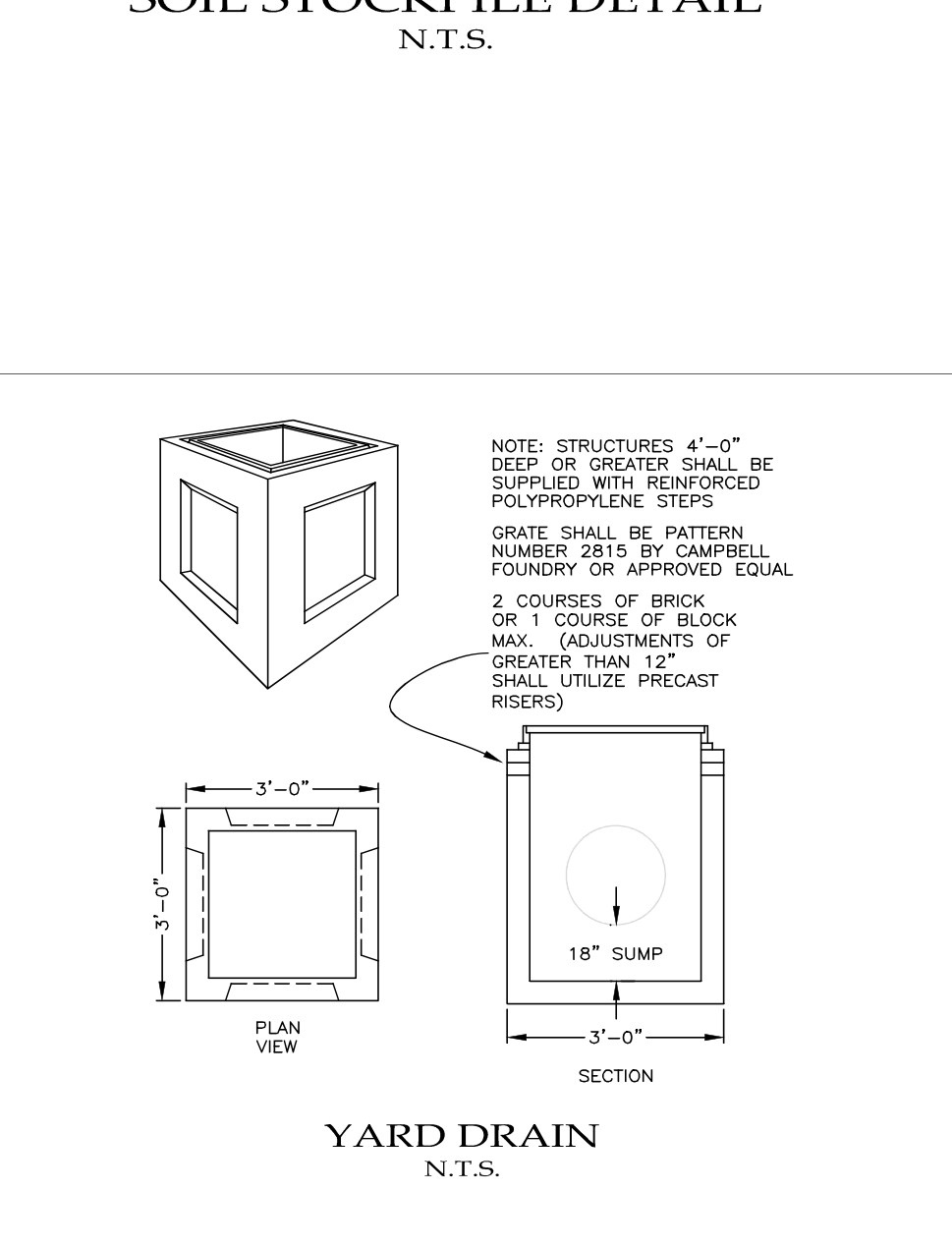
- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POST WITH TIES OR STAPLES. POST SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.
- FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 6" MAXIMUM MESH.
- WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND POLYPROPYLENE FILTER CLOTH SHALL BE OTHER FILTER X.
- PREFABRICATED UNITS SHALL MEET THE MINIMUM REQUIREMENTS SHOWN.
- MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BRALES" DEVELOP IN THE SILT FENCE.



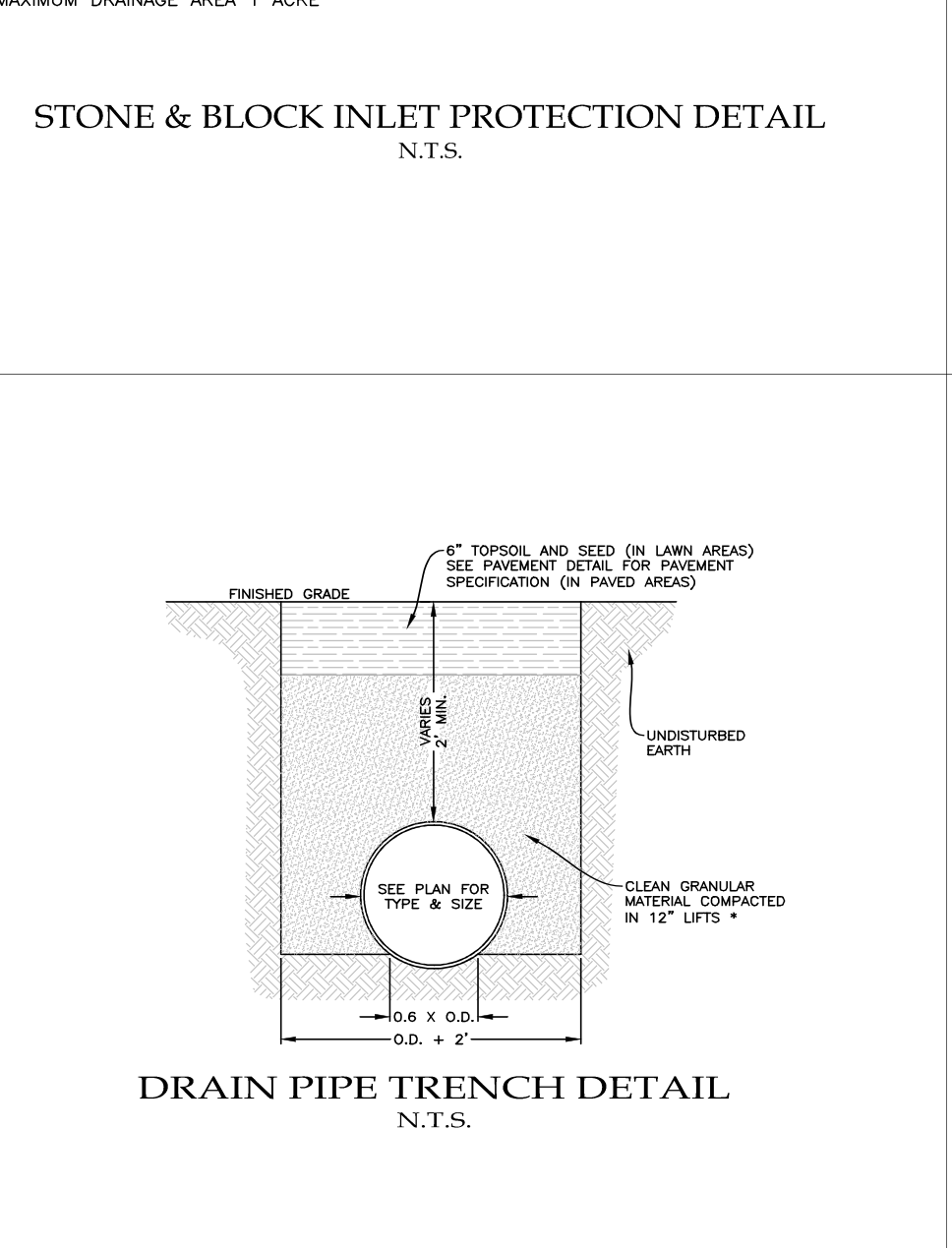
PROPOSED DRIVEWAY PROFILE



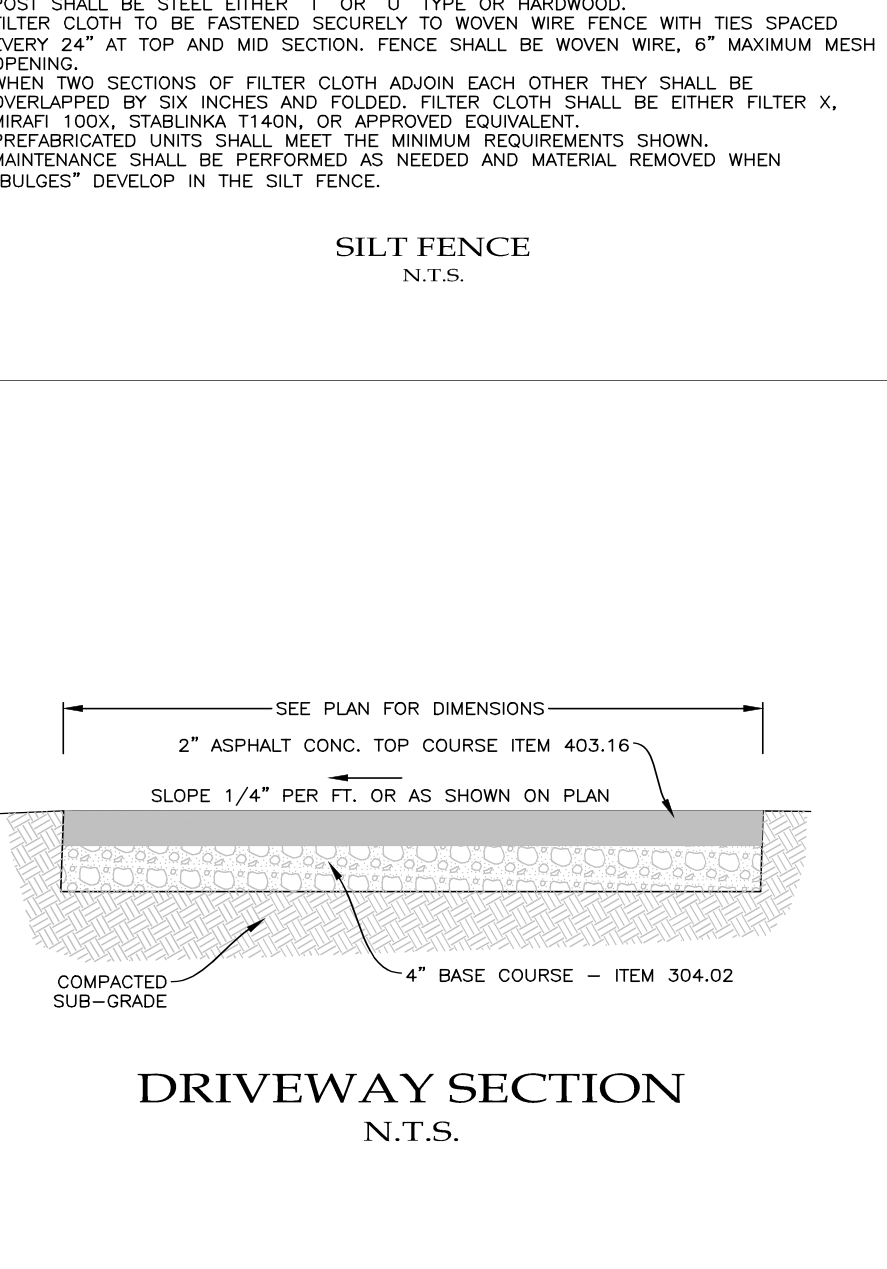
CONCRETE SIDEWALK



YARD DRAIN



DRAIN PIPE TRENCH DETAIL



DRIVEWAY SECTION

FOOTING DRAIN STORAGE CALCULATION

| | |
|---|-------------------------------|
| HOUSE FOOTPRINT | 1302.5 S.F. |
| CHAMBER STORAGE (CULTEC MODEL 280 HD) | 64.5 C.F. |
| STORAGE REQUIRED FOR FOOTING DRAIN | 1" X 1302.5 S.F. = 108.5 C.F. |
| CHAMBERS REQUIRED FOR FOOTING DRAIN STORAGE | 108.5 C.F. / 64.5 C.F. = 1.7 |
| | 2 CHAMBERS REQUIRED |

SITE PLAN

47 ROCKLEDGE AVENUE
CITY OF WHITE PLAINS, WESTCHESTER COUNTY, NEW YORK

DATE: MARCH 24, 2025

SCALE: 1" = 10'

GENERAL NOTES:

- EXISTING CONDITIONS IS TAKEN FROM SURVEY TITLED "MARKVIEW," PREPARED BY SPINELLI SURVEYS, DATED JUNE 13, 2022.
- THE OWNER WILL OBTAIN ALL APPLICABLE CITY OF WHITE PLAINS DEPARTMENT OF PUBLIC WORKS (DPW) PERMITS PRIOR TO UNDERTAKING ANY WORK.
- ANY EXISTING UTILITIES, PAVEMENT, SIDEWALK, CURBING, GRASS AREA, ETC. DISTURBED OR DAMAGED DURING CONSTRUCTION MUST BE REPLACED/REPAIRED AT THE APPLICANT'S EXPENSE.

CONSTRUCTION NOTES:

- THE CONTRACTOR SHALL LOCATE AND VERIFY IN THE FIELD ALL UTILITIES: SEWER, WATER, GAS, ELECTRICAL, ETC. PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL CALL CODE 753 (FORMERLY CODE 53) PRIOR TO THE START OF CONSTRUCTION.
- THE INSTALLATION OF WATER AND SEWER SHALL BE INSPECTED UNDER THE DIRECTION OF A N.Y. STATE LICENSED PROFESSIONAL ENGINEER.
- EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REQUIRED AS INDICATED ON THIS PLAN OR THE EROSION CONTROL PLAN OR AS DIRECTED BY THE COUNTY ENGINEER'S OFFICE. THE CURRENT EDITION OF "NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL" (BLUE BOOK) SHALL BE REFERRED TO.
- AS BUILT PLANS IF REQUIRED, SHALL BE CERTIFIED BY A N.Y. STATE LICENSED SURVEYOR OR PROFESSIONAL ENGINEER.
- ALL PROPERTY DISTURBED IN THE RIGHT-OF-WAY OR ON PRIVATE LANDS SHALL BE RESTORED TO ACCEPTABLE CONDITIONS, AS REQUIRED BY THE GOVERNING AGENCY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL APPLICATIONS AND PERMITS REQUIRED FOR CONSTRUCTION.
- THE ROAD AND UTILITIES SHALL BE STAKED IN THE FIELD BY A NEW YORK STATE LICENSED SURVEYOR OR ENGINEER.
- UNDERGROUND UTILITIES: GAS, ELECTRIC, CABLE, TELEPHONE, ETC. SHALL BE AS REQUIRED BY THE GOVERNING AGENCY.
- ALL PROPOSED OR DISTURBED SLOPES, 1:2 OR GREATER SHALL BE STABILIZED WITH AN EROSION CONTROL BLANKET.
- IF BLASTING IS REQUIRED, ROCK RIPPING WILL BE USED WHEREVER POSSIBLE. IF BLASTING IS REQUIRED, BLASTING WILL OCCUR IN ACCORDANCE WITH REGULATIONS AND STANDARDS PRESCRIBED BY THE GOVERNING AGENCY. CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY PERMITS IF BLASTING IS REQUIRED.
- NO REPRESENTATION OF THE SUB-SURFACE SOIL CONDITIONS ON THIS SITE ARE MADE OR IMPLIED. IT IS THE DEVELOPER/CONTRACTOR'S RESPONSIBILITY TO ENSURE ALL IMPROVEMENTS ARE PLACED ON SOIL WITH A SUITABLE BEARING CAPACITY.
- OVERNIGHT EXCAVATIONS WILL NOT BE PERMITTED.
- NO SOIL STOCKPILING, MATERIAL, AND/OR EQUIPMENT SHALL BE STORED IN THE AREAS TO BE USED FOR THE STORM WATER INFILTRATION PRACTICES.
- ANY EXISTING UTILITIES, PAVEMENT, SIDEWALK, CURBING, GRASS AREA, ETC. DISTURBED AND/OR DAMAGED DURING CONSTRUCTION MUST BE REPLACED/REPAIRED AT THE APPLICANT'S EXPENSE.
- ALL CONSTRUCTION UNDER THE JURISDICTION OF THE CITY OF WHITE PLAINS DEPARTMENT OF PUBLIC WORKS (DPW) WILL BE IN ACCORDANCE WITH DPW STANDARDS REGARDLESS OF WHAT MIGHT BE SHOWN OR OMITTED ON THE PLAN.

NOTE:
A MINIMUM OF 24" FROM THE BOTTOM OF THE INFILTRATION PRACTICE TO LEDGE ROCK OR GROUNDWATER SEPARATION IS REQUIRED.

DEMO LEGEND

TO BE REMOVED

TREE LEGEND

TREE TO BE REMOVED

ALFONZETTI ENGINEERING P.C.
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914-666-9800 INFO@ALFONZETTIENG.COM

STATE OF NEW YORK
ALFONZETTI ENGINEERING P.C.
REGISTERED PROFESSIONAL ENGINEER

OWNER/APPLICANT:
47 ROCKLEDGE AVENUE,
WHITE PLAINS, NY 10601

SITE ADDRESS:
47 ROCKLEDGE AVENUE,
WHITE PLAINS, NY 10601

TAX MAP #:
125-29-4-10.2

LOT AREA: 0.12 ACRES

ZONING: R2-4

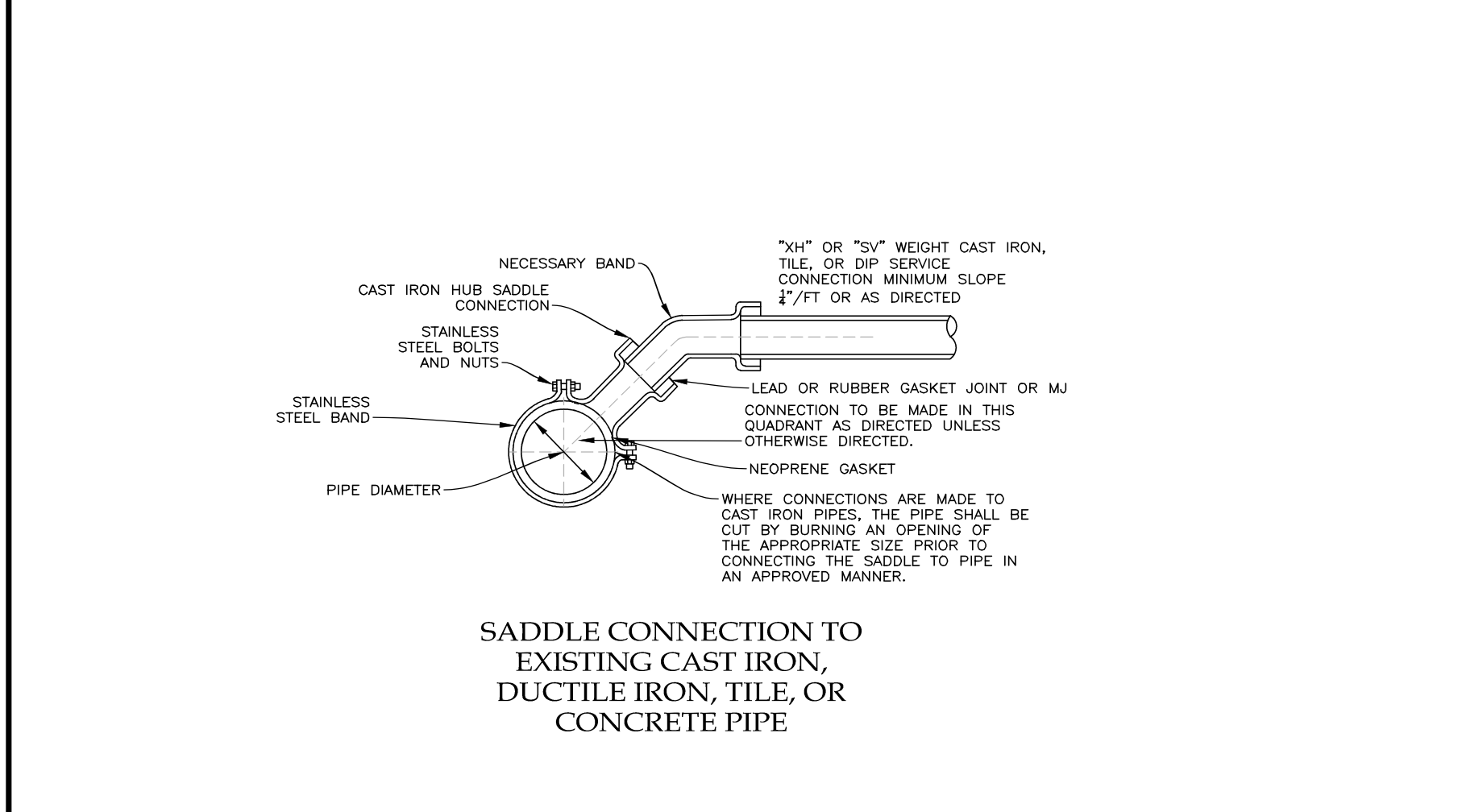
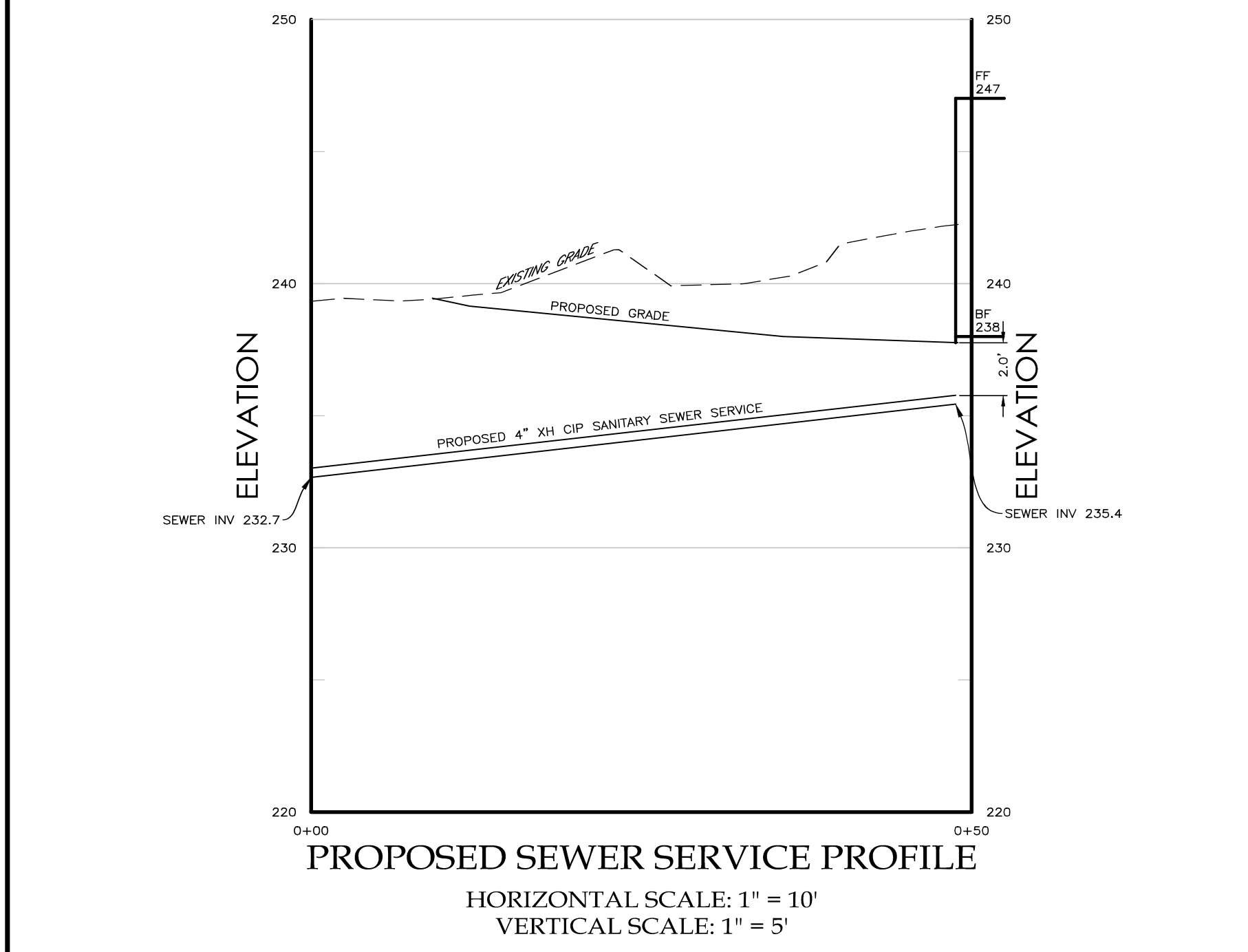
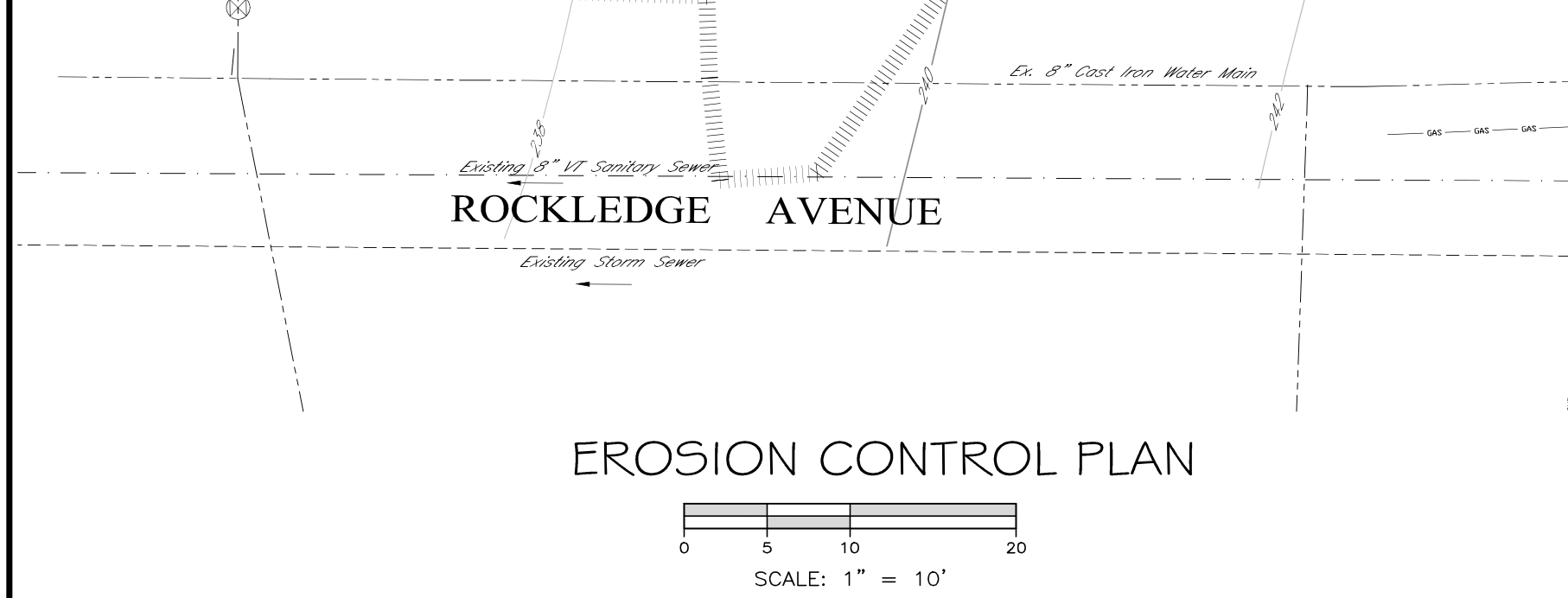
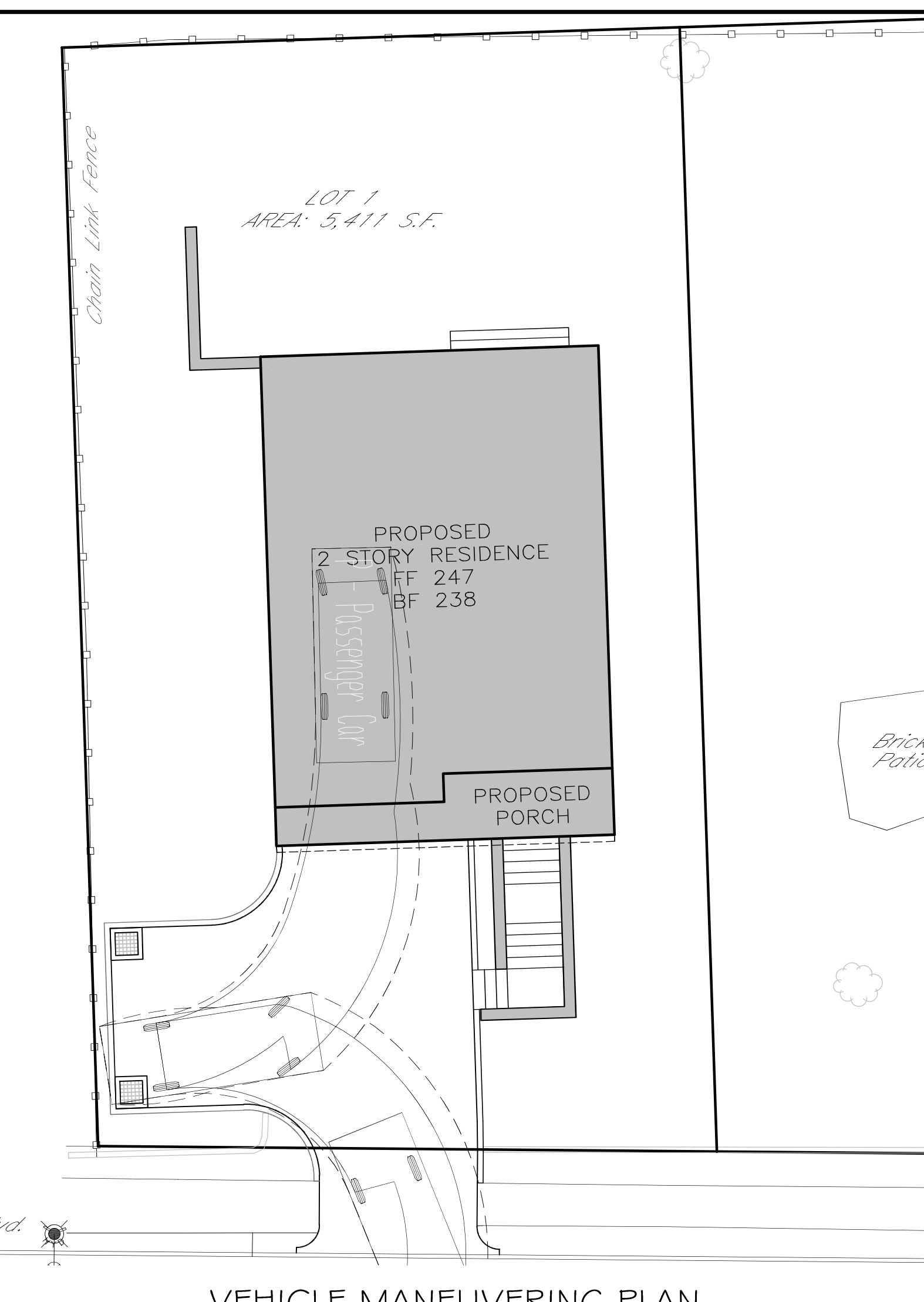
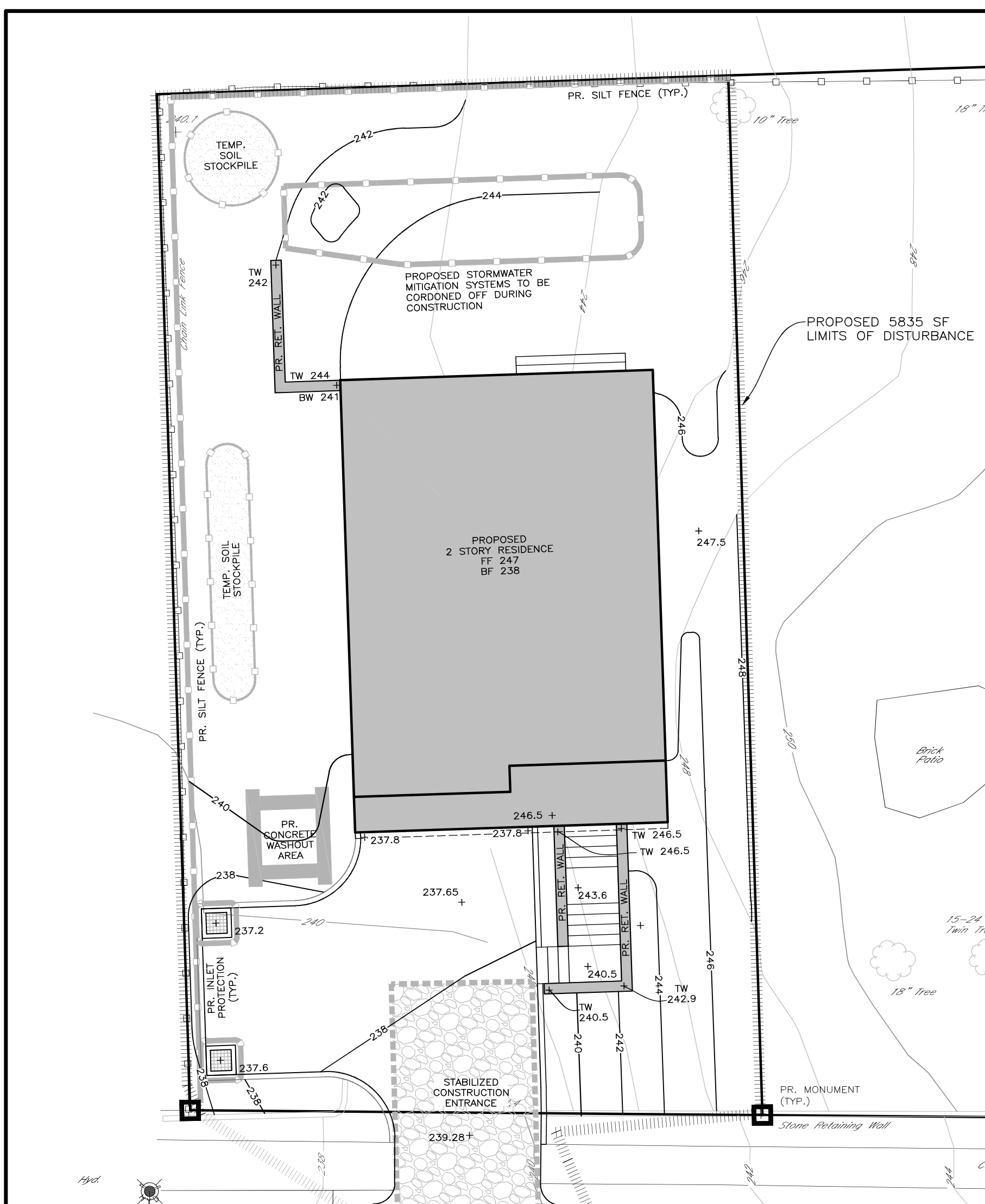
REVISIONS: FEBRUARY 18, 2026
REVISED: JANUARY 15, 2026

DRAWING: **SITE PLAN**

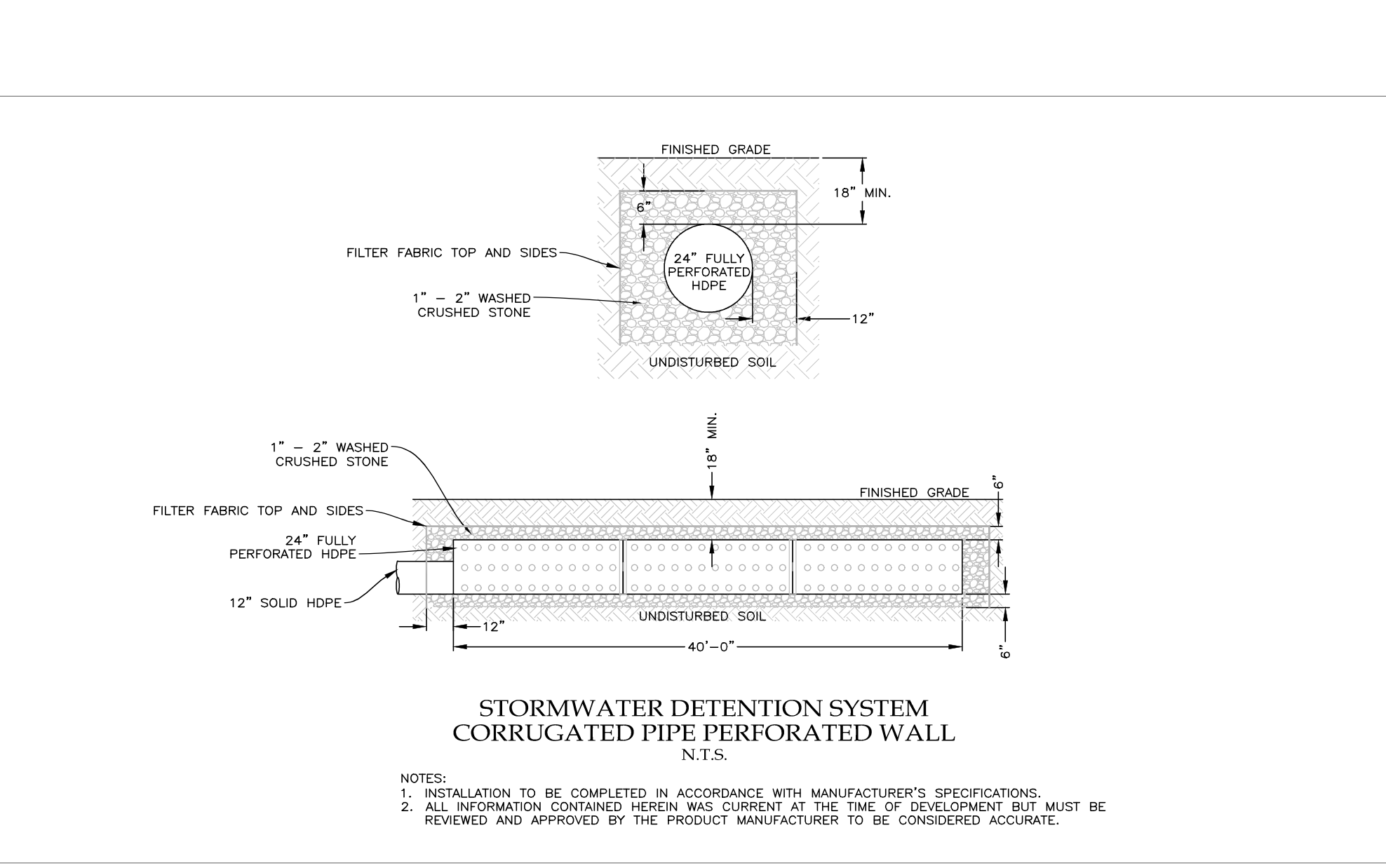
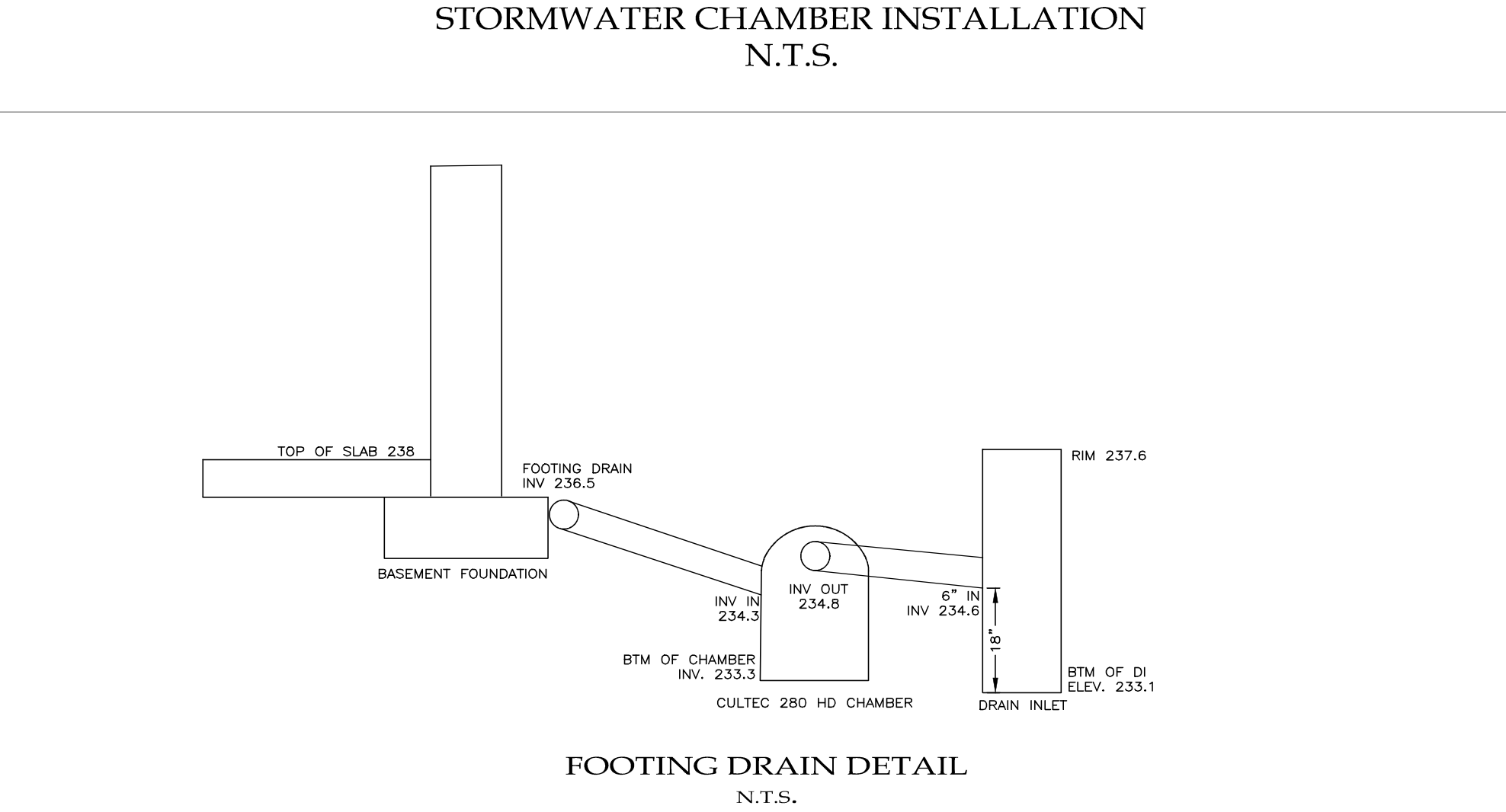
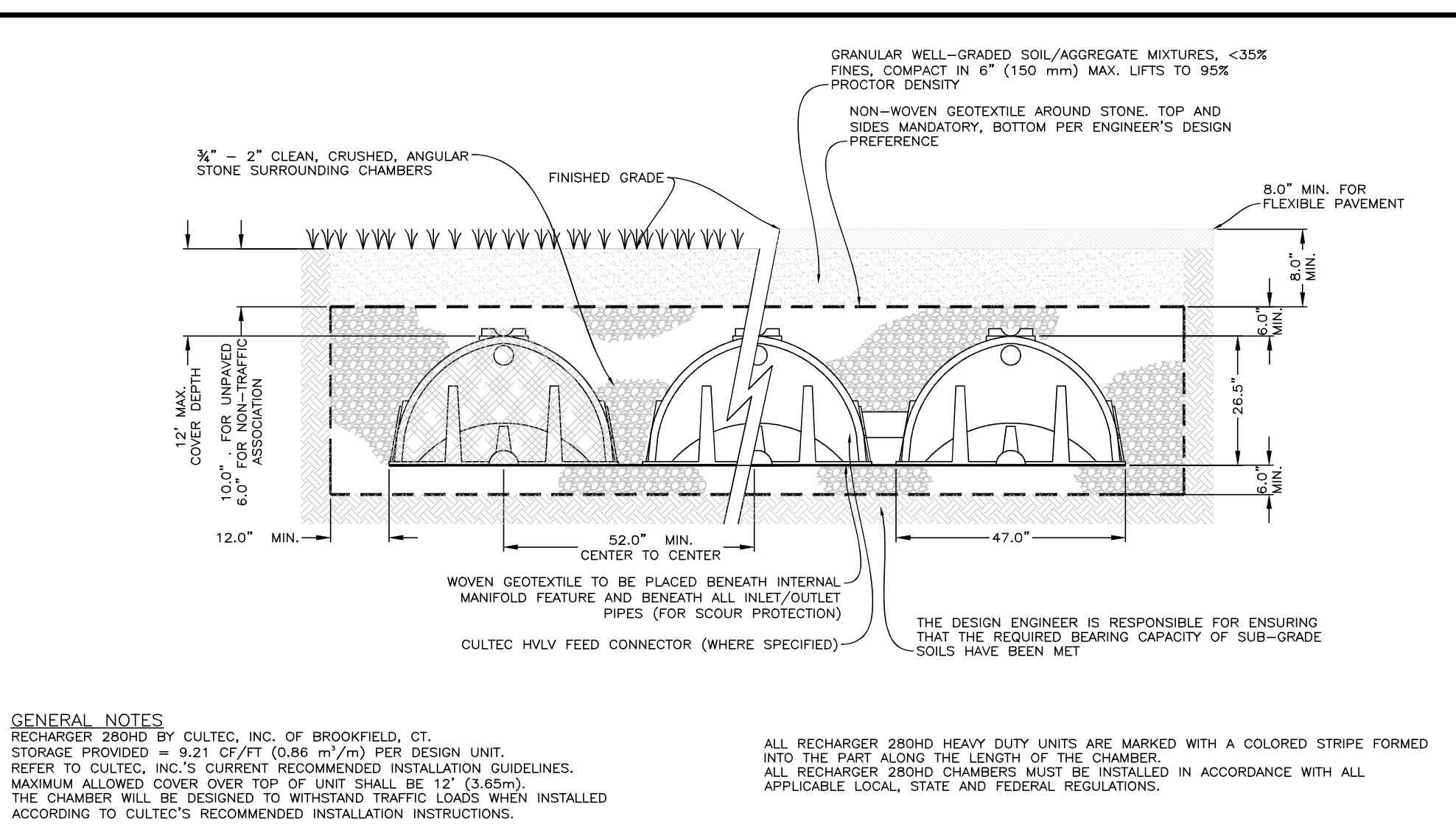
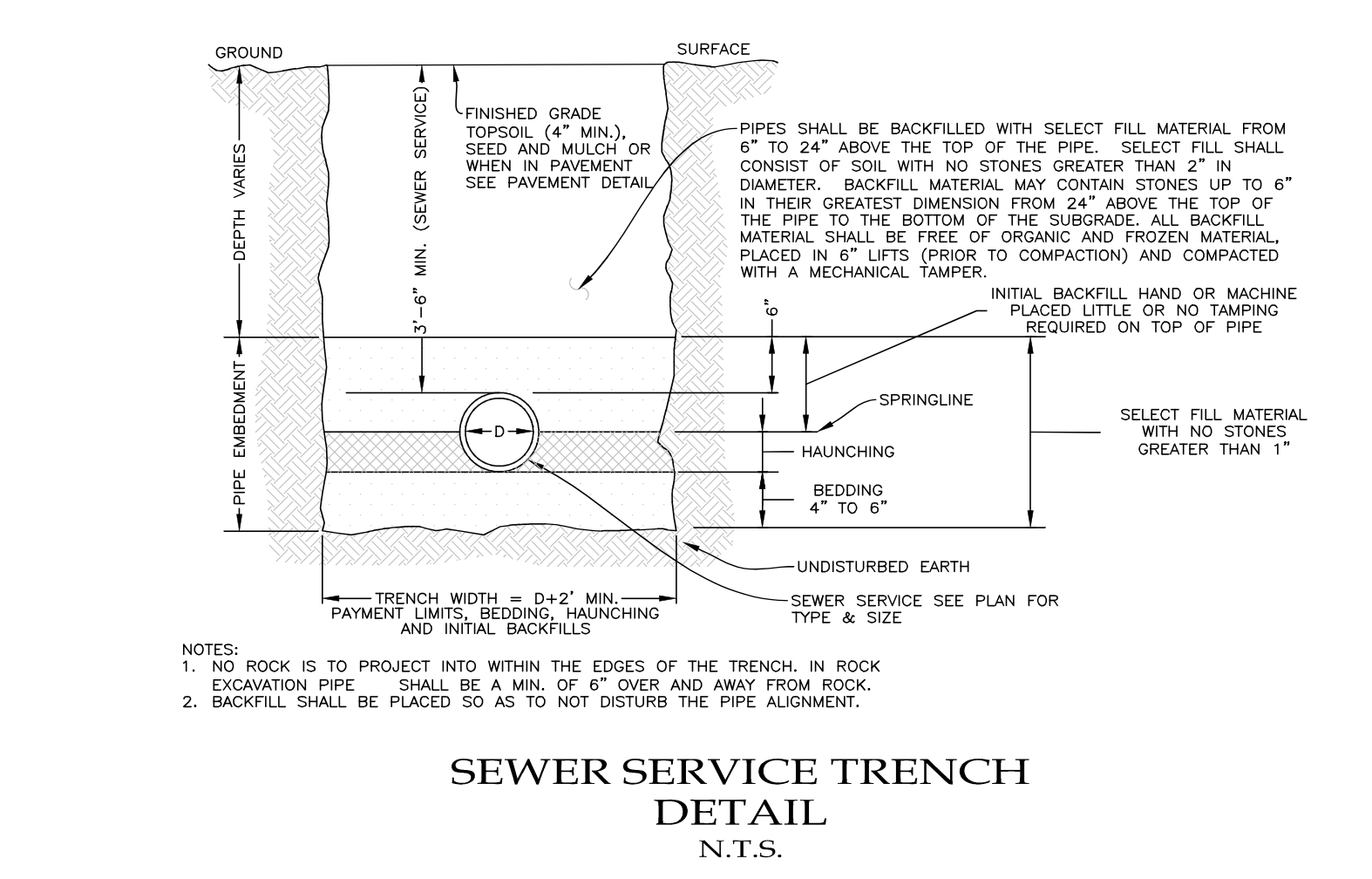
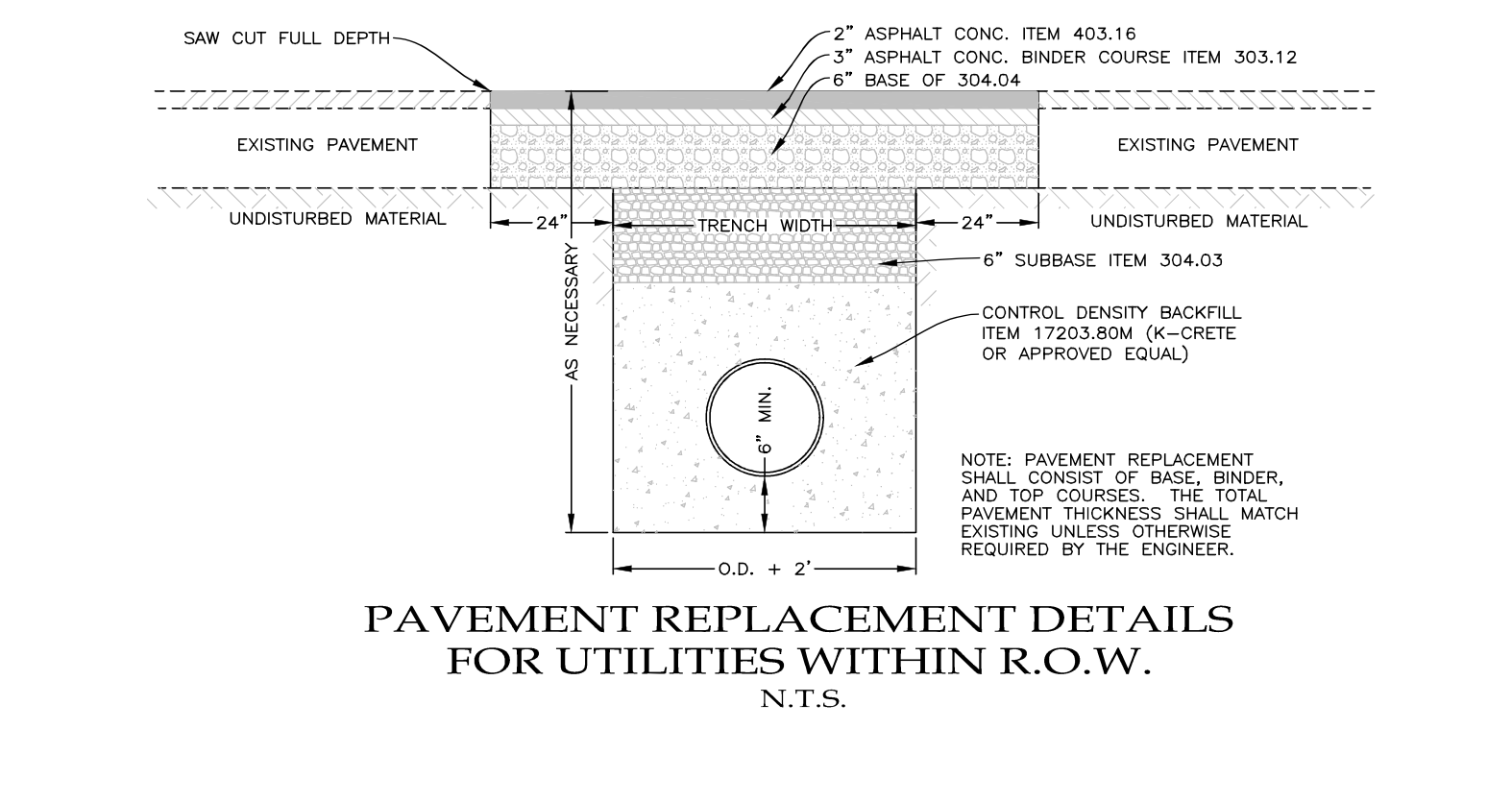
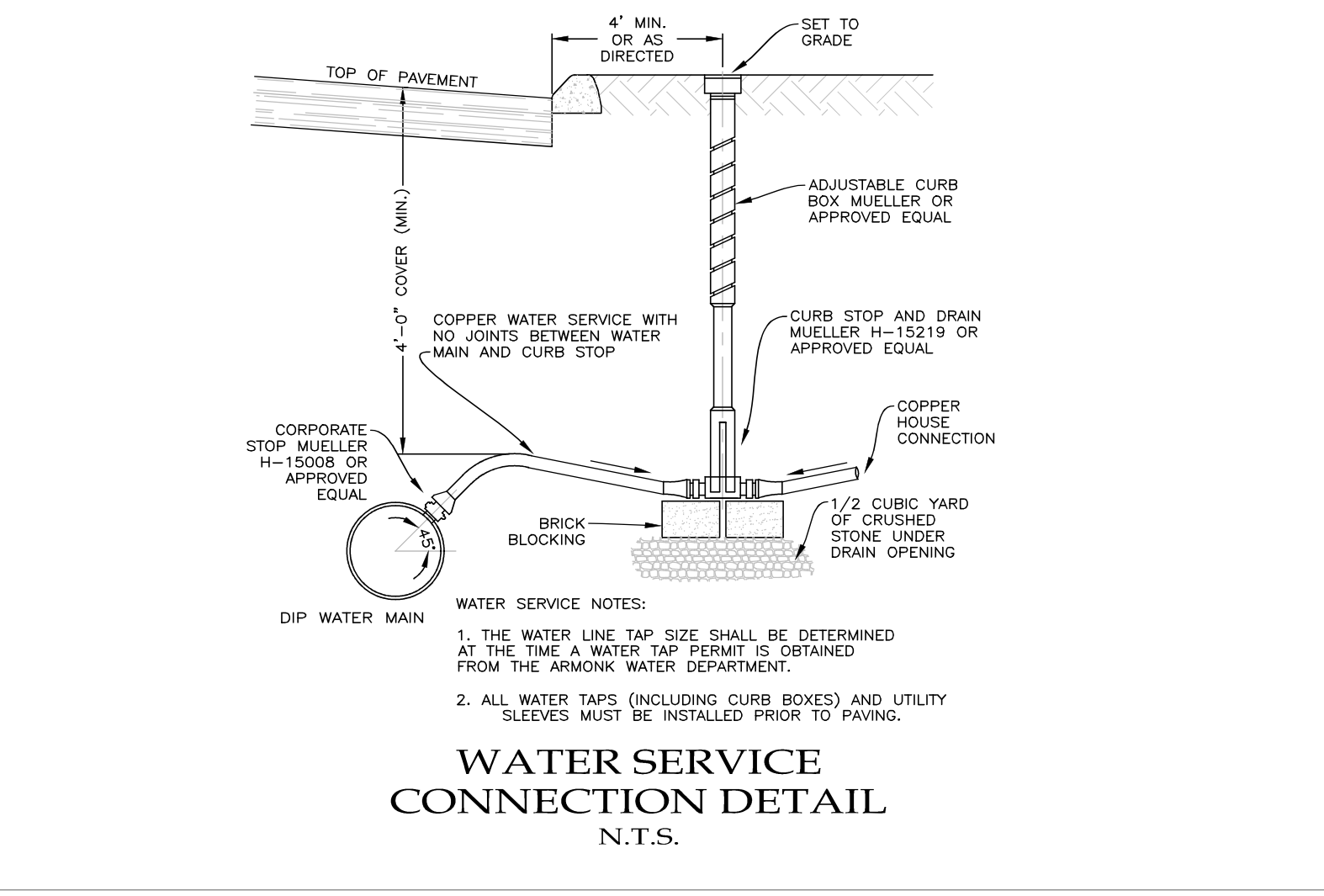
DATE: MARCH 24, 2025

PROJECT: 47 ROCKLEDGE AVENUE

CITY OF WHITE PLAINS, WESTCHESTER COUNTY, NEW YORK

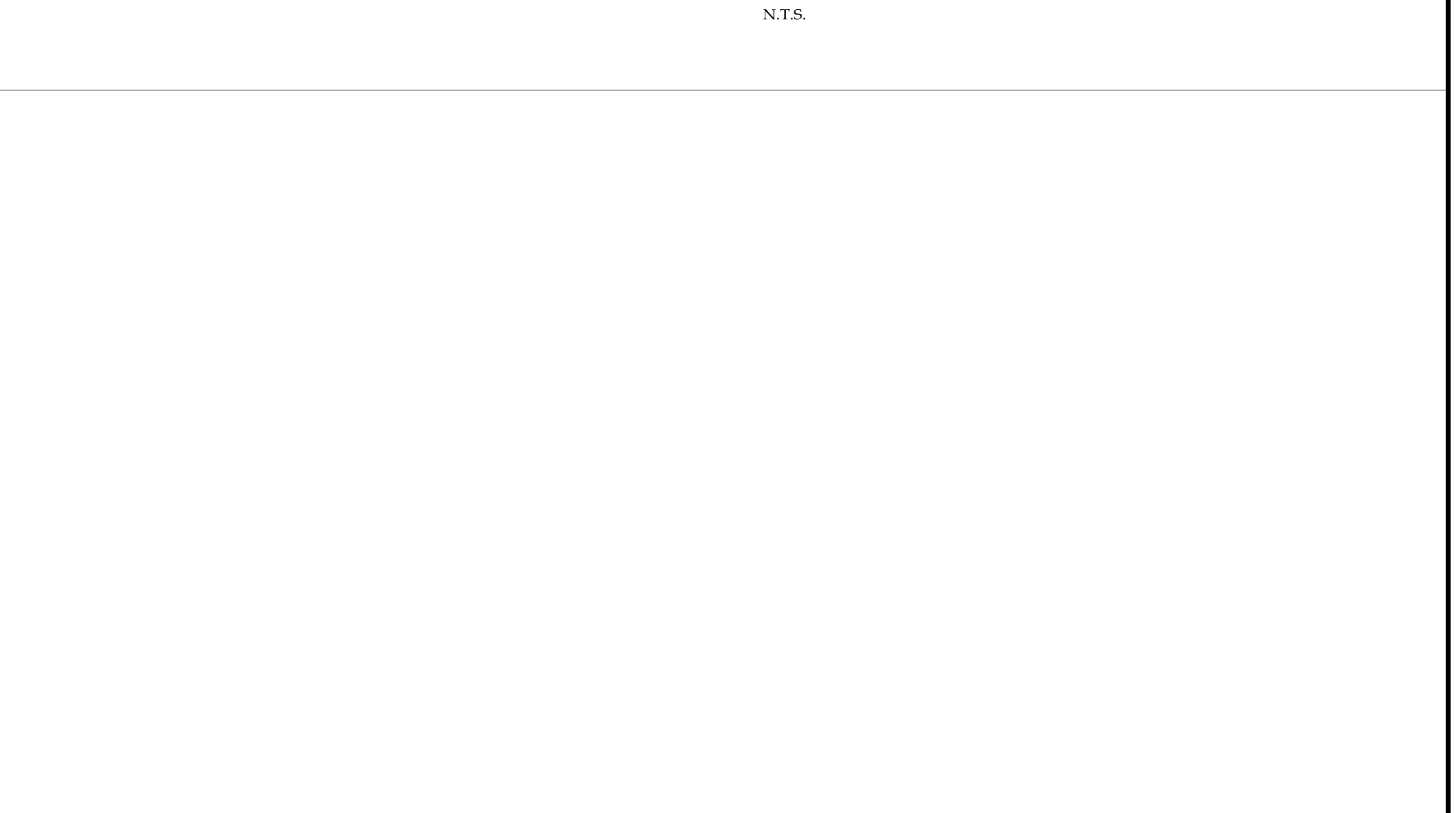
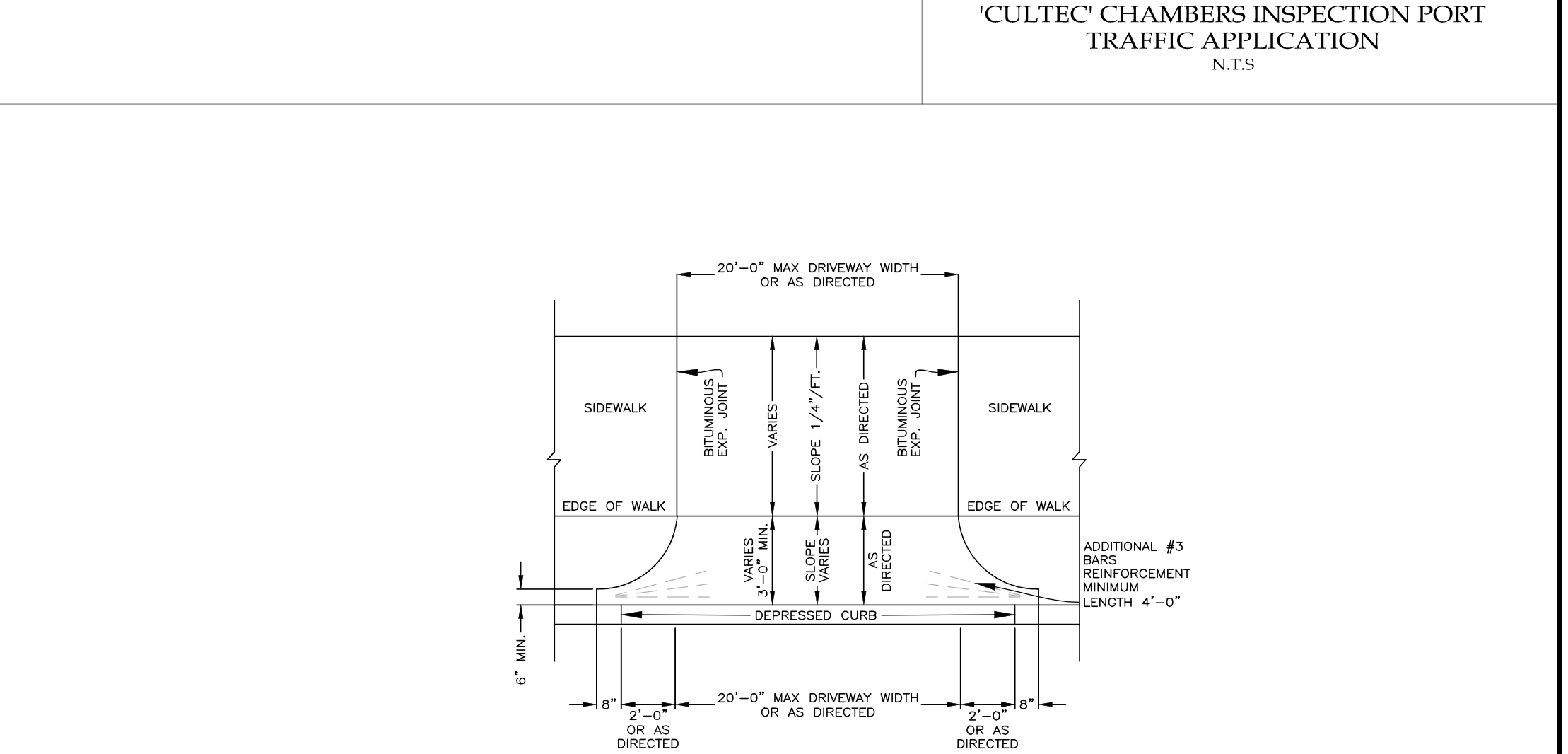
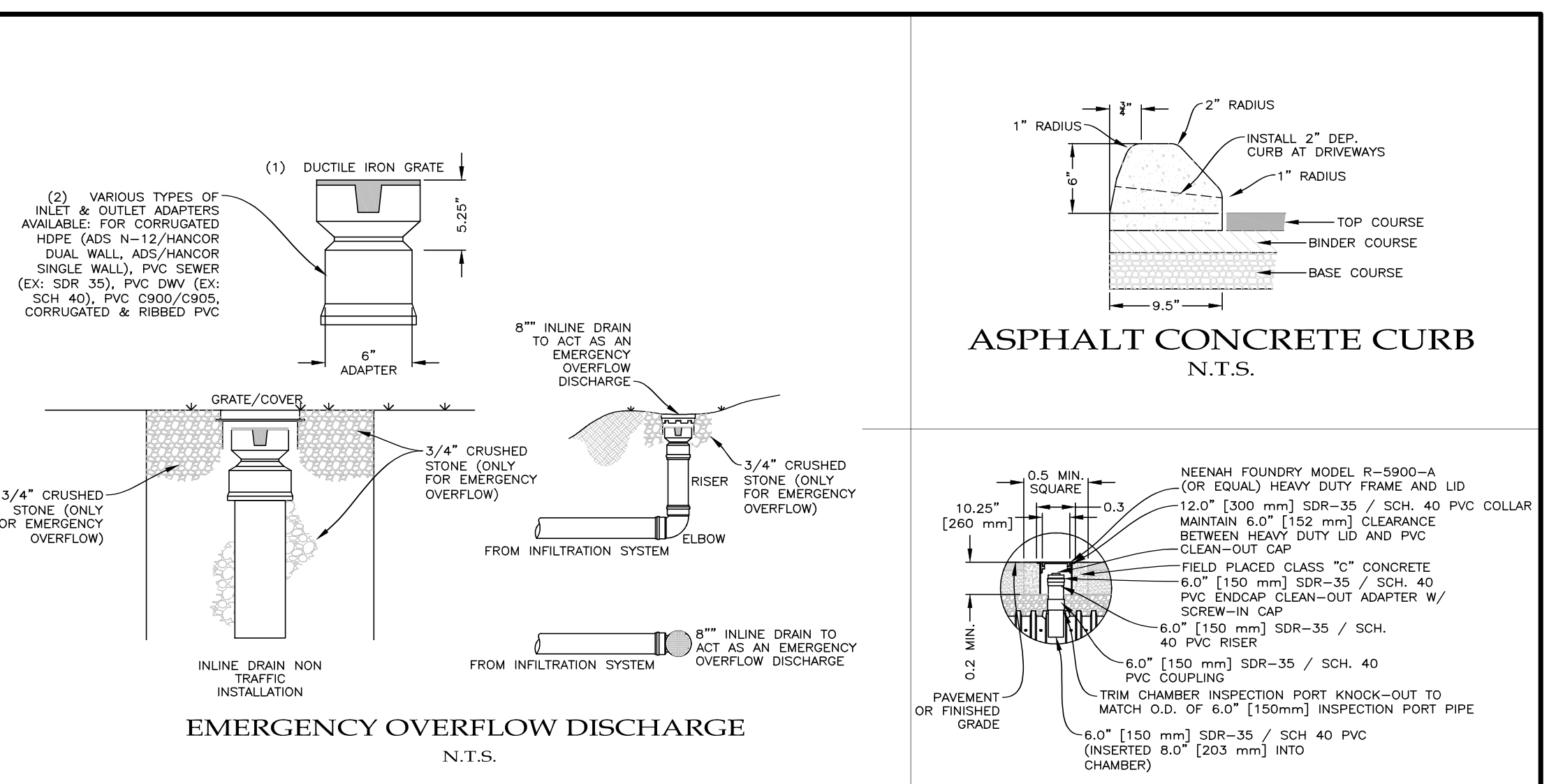


VEHICLE MANEUVERING PLAN
SCALE: 1" = 10'



EROSION CONTROL NOTES:

- CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE APPROVED STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IF APPLICABLE, AND/OR WITH THE SOIL EROSION AND SEDIMENT CONTROL REQUIREMENTS SPECIFIED BY NYSDOT STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL (LATEST EDITION), AND CITY OF WHITE PLAINS DEPARTMENT OF PUBLIC WORKS (DPW) STANDARDS FOR EROSION AND SEDIMENT CONTROL.
- IN THE EVENT OF CONFLICT BETWEEN THESE SPECIFICATION REQUIREMENTS AND POLLUTION CONTROL LAWS, RULES, REGULATIONS OR PERMIT CONDITIONS BY OTHER FEDERAL OR STATE OR LOCAL GOVERNMENT AGENCIES, THE MORE RESTRICTIVE LAWS, RULES OR REGULATIONS SHALL APPLY.
- THE TEMPORARY SEDIMENT AND EROSION CONTROL PRACTICES ARE TO BE INSTALLED PRIOR TO ANY SOIL DISTURBANCES, AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
- THE TEMPORARY CONTROL PRACTICES SHALL BE COORDINATED WITH THE PERMANENT EROSION AND SEDIMENT CONTROL FEATURES AS SPECIFIED TO ACHIEVE EFFECTIVE AND CONTINUOUS SOIL EROSION AND SEDIMENT CONTROL THROUGHOUT THE CONSTRUCTION AND POST CONSTRUCTION PERIOD.
- SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AND MAINTAINED BY THE CONTRACTOR DURING THE LIFE OF THE PROJECT, INCLUDING WINTER SHUTDOWN, ETC. SUCH INSPECTION AND MAINTENANCE SHALL CONTINUE UNTIL AFTER THE PERMANENT STABILIZATION MEASURES ARE IN PLACE AND THE TEMPORARY CONTROL MEASURES ARE ORDERED TO BE REMOVED BY THE ENGINEER.
- SOIL EROSION CONTROL MATERIALS HAVE BEEN USED ON FINAL GRADE THAT HAVE BEEN PERMANENTLY SEEDDED. THE CONTRACTOR SHALL CARE FOR THE AREAS UNTIL ACCEPTANCE OF THE CONTRACT OR ACCEPTANCE OF THE PROPERTY WHEN MAXIMUM LEVELS ARE REACHED OR AS DIRECTED BY THE ENGINEER. ALL SOIL EROSION CONTROL PRACTICES SHALL BE INSPECTED BY THE ENGINEER AT EACH WORK STOP, PRIOR TO EACH RESTART AND AFTER EACH RAINFALL OF 0.5" OR GREATER WITHIN A 12 HOUR PERIOD, OR AS DIRECTED BY THE ENGINEER IN ORDER TO INSURE PROPER OPERATION.
- WHERE EROSION CONTROL MATERIALS HAVE BEEN USED ON FINAL GRADE THAT HAVE BEEN PERMANENTLY SEEDDED, THE CONTRACTOR SHALL CARE FOR THE AREAS UNTIL ACCEPTANCE OF THE CONTRACT OR ACCEPTANCE OF THE PROPERTY WHEN MAXIMUM LEVELS ARE REACHED OR AS DIRECTED BY THE ENGINEER. ALL SOIL EROSION CONTROL PRACTICES SHALL BE INSPECTED BY THE ENGINEER AT EACH WORK STOP, PRIOR TO EACH RESTART AND AFTER EACH RAINFALL OF 0.5" OR GREATER WITHIN A 12 HOUR PERIOD, OR AS DIRECTED BY THE ENGINEER IN ORDER TO INSURE PROPER OPERATION.
- DUST CONTROL MUST BE PROVIDED AS DIRECTED.
- THE CONTRACTOR SHALL KEEP THE ROADWAY CLEAR OF SOIL AND DEBRIS AND IS RESPONSIBLE FOR ANY STREET CLEANING NECESSARY DURING THE COURSE OF THE PROJECT.
- IF INSPECTIONS BY THE ENGINEER OR THE CITY'S DPW INSPECTOR FIND FAILURE(S) BY THE CONTRACTOR TO COMPLY, THE ENTIRE PROJECT WILL BE STOPPED WITH NO COMPENSATION TO THE CONTRACTOR UNTIL ALL FINDINGS HAVE BEEN IDENTIFIED, ADDRESSED AND COMPLETED BY THE CONTRACTOR.
- IF DIRECTED, THE CONTRACTOR SHALL PROVIDE TO THE ENGINEER, WEEKLY COPIES OF A REPORT FOR HIS INSPECTION, FINDINGS AND ACTIONS TAKEN.
- APPROPRIATE SOIL EROSION AND SEDIMENT CONTROL MEASURES TO BE USED ARE SPECIFIC TO THE PARTICULAR SITE.



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SITE DETAILS
 MARCH 24, 2025

47 ROCKLEDGE AVENUE
 CITY OF WHITE PLAINS, WESTCHESTER COUNTY, NEW YORK

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