





REMOVE ALL DEBRIS (STICKS, STONES, ETC.) FROM AREA. AND PREPARE SOIL BY TILLING TO A DEPTH OF 3" TO 4" RAKE SURFACE LEVEL TO PREVENT WATER FROM POOLING IN ONE AREA. AREAS LOCATED ON A SLOPE SHALL BE RAKED PARALLEL WITH CONTOURS TO PREVENT MOISTURE RUN-OFF

FERTILIZER SHALL BE APPLIED TO THE TILLED SOIL AT THE RATE OF 6 LBS. PER 1,000 SQ. FT. FERTILIZER SHALL BE A

AREA SHALL BE LIGHTLY SPRAYED WITH WATER TO ALLOW SOIL TO SETTLE

PERMANENT SEED MIXTURE SHALL BE SPREAD BY HAND, LAWN SPREADER OR MECHANICAL SEEDER. (AS APPROPRIATE FOR SIZE OF AREA) AT A RATE OF 5 LBS. OF SEED MIXTURE PER 1,000 SQ.FT. DO NOT OVER-SEED, OR OVER CROWDING OF THE SEEDLING MAY OCCUR, AND HAMPER PROPER LAWN GROWTH

6. LIGHTLY COVER SEEDED AREA WITH $\frac{1}{4}$ " TO $\frac{3}{4}$ " OF SOIL. (ROLLING OF SEEDBED TO PROMOTE SOIL TO SEED CONTACT IS OPTIONAL) AND COVER WITH MULCH OR HAY OR STRAW AT A RATE OF 90 LBS. (APPROX. 2 BALES) PER 1,000 S.F. SEEDED AREA SHALL BE COVERED WITH A MULCH OF STRAW OR HAY AT THE RATE OF 90 LBS. (APPROX. 2 BALES PER 1,000 S.F. TO HELP MAINTAIN SOIL MOISTURE LEVEL

CATCH BASIN RIM=96.64

INV=93.64

OLD ALBANY

TREE

PROPOSED

NEW 8' DIA. PRE-CAST

TIE ROOF

DRY WELL

LEADERS INTO

DRYWELL 3' DEEP 3,000 GAL./CAP.

POST ROAD

8. LIGHTLY WATER SEED BED DAILY TO KEEP IT MOIST, WHILE TAKING CARE NOT TO SATURATE

28" MAPLE TREE

PROPOSED 3' HIGH CHAIÌ

LINK FENCE

RIP+RAP APRON

80.14-1-27 51.77 Now or Formerly Anthony L. Fiorito, Inc.

PROPOSED

3' HIGH CHAIN LINK FENCE

TO-REMAIN

1/2

02/201/

NEW GRASS SHALL NOT BE MOWED UNTIL IT HAS REACHED A MINIMUM HEIGHT OF 2" - 2 ½" 10. PRACTICE REGULAR MAINTENANCE AND WATER REGULARLY AS CONDITIONS REQUIRE.

PAUL B. JANKOVITZ, RA ARCHITECTS/PLANNERS 62 YALE COURT KINGSTON, NEW YORK 1240 PHONE (845) 532-3464 PBJAIA@AOL.COM TIE NEW CATCH BASIN INTO 24" x 24" CAST IRON GRATING 6' Ø PRE-CAST CONC. CATCH BASIN TIE INTO NEW 8' DIA. DRY WELL SIGNATURE AND THE DATE OF SUCH ALTERATION. AND A SPECIFIC DESCRIPTION OF THE ALTERATION. 552°49'10"E 40.00' 500°04'40"W 52.00' 0 0 0 0 PROPOSED 2' x 2' CATCH BASIN 0 0 0 = 11.144.580= 0.256 Acre 0 NEW PAVED PARKING AREA - 4 SPACES **DUPLEX APARTMENT** N75°25'20"W 39 OLD ALBANY POST ROAD 115.00 OSSINING, NY Cor.Garage Cor. Garage GARAGE TO BE DEMOLISHED NO. DATE DESCRIPTION Wood Platform Roof Over 80.14-1-30 Now or Formerly Watsky & Damm, Inc. Liber 10658, Page 217 TREE REMOVAL 12", 8", 18", & 36" = 74" TOTAL / 2 = 37" REQUIRES MIN. 20 NEW TREES @ 2" CAL EQUIVALENT (15) \times 1.5 = 22.5" (ABORVITAE) $(10) \times 1.5 = 15$ (APHRODITES) (3) $\times 1.5 = 4.5$ (RED MAPLE TOTAL ARCHITECTS/PLANNERS 62 YALE COURT **ZONING TABLE:** (INGSTON, NEW YORK 1240 PHONE (845) 532-3464 PBJAIA@AOL.COM ZONE: NC NEIGHBORHOOD COMMERCIAL DISTRICT 6-2017 10-13-2017 PROPOSED USE: (2) TWO (3) THREE BEDROOM APARTMENTS -SUBJECT TO THE FOLLOWING CONDITIONS: NOT TO EXCEED TWO DWELLINGS ON EACH LOT AS REGULATED BY THE DIMENSIONAL REQUIREMENTS IN R10 RESIDENTIAL DISTRICT. MINIMUM REQUIREMENTS: PROPOSED LOT AREA: 10,000 S.F. 11,553 S.F.

LAWN RESTORATION SCHEDULE & NOTES LBS./1,000 SQ. FT. **SPECIES** TALL FESCUE OR **PERMANENT** KENTUCKY BLUEGRASS 3 SEED MIXTURE PERENNIAL RYEGRASS NOTE: OPTIMUM PERMANENT SEEDING SCHEDULE: SPRING OR EARLY FALL SEWER MANHOLEN RIM=97.57 Metal Lid WATER METER PIT-

Asphalt Parking Area CATCH BASIN RIM=96.81 INV.A/B=92.71 INV.C=92.61 18"RCP

UPole

80.14-1-26 Now or Formerly Anthony L. Fiorito, Inc.

Concrete Retaining Wall

DRAIN INLET-RIM = 31.59EASEMENT CONDUIT PIPE RIM = 26.86

EXISTING AREA = SANDY LOAM SOIL - 0.4 RUNOFF COEFFICIENT 11,144 LOT SIZE PROPOSED BUILDING 1,416 SQ. FT. / PAVED AREAS - 2,145 SQ. FT. = 1.0

RAINFALL INTENSITY AND FREQUENCY:

DATED AUGUST 2015:

THE RAINFALL FREQUENCIES AND INTENSITIES THAT ARE USED IN THESE CALCULATIONS ARE SUPPLIED BY THE NYSDEC "STORMWATER MANAGEMENT DESIGN MANUAL",

STORM EVENT (24 HOUR PERIOD) RAINFALL INTENSITY CALCULATIONS FOR SITE 1.5" = 0.0826 (AREA) x 0.2 C (RUNOFF COEF.) x I (1.5 INCHES/HR) = 0.02 CFS. 1- YEAR 2.6" = 0.0826 (AREA) x 0.2 C (RUNOFF COEF.) x I (2.6 INCHES/HR) = 0.04 CFS 2- YEAR 3.5" =0.0826 (AREA) x 0.2 C (RUNOFF COEF.) x I (3.5 INCHES/HR) =0.06 CFS 4.7" =0.0826 (AREA) x 0.2 C (RUNOFF COEF.) x I (4.7 INCHES/HR) =0.08 CFS 10-YEAR 100- YEAR 8.7" =0.0826 (AREA) x 0.2 C (RUNOFF COEF.) x I (8.7 INCHES/HR) =0.14 CFS

100 YEAR RAIN EVENT 8.7" OVER A 24 HOUR PERIOD

POST-DEVELOPMENT: RUNOFF COEFFICIENTS 1,645 GALLONS 7,679 GALLONS. LAWN / LANDSCAPED AREAS 7,583 S.F. 0.4 1,416 S.F. 1.0 11,467 GALLONS CONC. PADS & ASPHALT DRIVES 2,145 S.F. 1.0 20,791 GALLONS 11,144 S.F.

UNDEVELOPED SITE RUN-OFF 2,417 GAL. (ALL LAWNS) POST DEVELOPMENT 18,374 GAL. INCREASE 3,000 GAL. DRY WELL (PROPOSED) 15,374 GAL. = 10.67 GAL. PER MINUTE INCREASE \Box \Box \Box \Box \Box \Box \Box \Box

NEW 8' DIA. PRE-CAST DRYWELL 3,000 GAL. CAP. DISCHARGE RATE TO ADJACENT SANDY SOIL WATER DROP RATE 1" PER 3 MIN. x 51.52 S.F. = 32.116 GAL. /3 = 10.7 G.P.M.

80.14-1-31 Retaining Wall Now or Formerly
Old Croton River Realty Corp.

SITE PLAN

--- PROPOSED CHAIN LINK

LEGEND

- PROPERTY LINE

CONTOUR LINE

---- SET BACK LINE

SEWER MANHOLE RIM=98.22 Gas Main

PROPOSED 12 WIDE PAVED

DRIVEWAY

Marked by Others

538°12'10"E 107.82'

RED MAPLE

PROPOSED

Concrete Curb

FENCE 4'-0" HIGH - BLACK

EDGE OF NEW PAVEMENT

EXI\$TING STRUCTURES

LOT WIDTH: 150 AVERAGE LOT DEPTH: 100' 80 AVERAGE FRONT YARD: 1 SIDE YARD 12' BOTH SIDE YARDS 26' LIVABLE FLOOR AREA/DWELLING UNIT 1,000 1,335

MAXIMUM PERMITTED: BUILDING HEIGHT: STORES: **HEIGHT**

28' **BUILDING COVERAGE: .27%** 12.9% DRAWING NO. S 1.0

NOV. 5, 2019

SCALE: