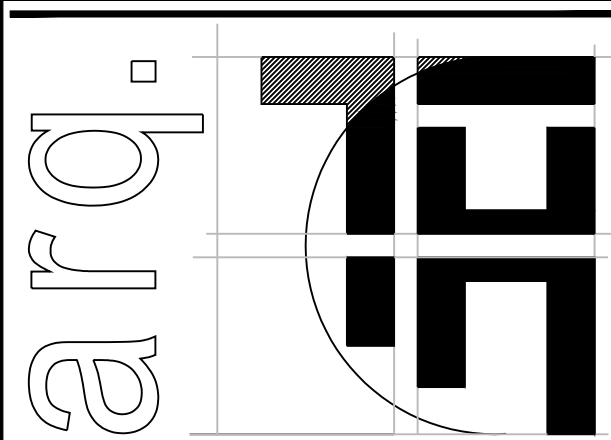


PROPOSED 10 LOT SUBDIVISION DEVELOPMENT:

RINALDI PROPERTY SUBDIVISION
39 STORMYTOWN ROAD
OSSINING, NEW YORK 10562



ARQ. HT Design Group

ARCHITECTURE - PLANNING

© ALL RIGHTS RESERVED
100 EXECUTIVE BLVD, SUITE 204
OSSINING, NY 10562
PHONE: (914) 944-3377 FAX: (866) 567-6240

JORGE B. HERNANDEZ R.A. A.I.A.

LICENSE NUMBER: 030424-1

CERTIFICATE NUMBER: 9697857

31 EASTVIEW DRIVE
NEW FAIRFIELD, CONNECTICUT 06812-0000

REVISIONS	DATE	BY
PB COMMENTS	5/16/2018	JBH
ZONING COMPLIANCE	12/14/2018	JBH
COORDINATION	1/25/2019	ARQ.
COORDINATION	4/17/2019	ARQ.
COORDINATION	5/9/2019	ARQ.
REVISION P.B.	6/10/2019	ARQ.

DRAWING TITLE:

TITLE SHEET

PROJECT:

RINALDI PROPERTY
SUBDIVISION

PROJECT ADDRESS:

39 STORMYTOWN RD.
OSSINING,
N.Y. 10562

DOB EXAMINER SIGNATURE:

DOB BSCAN STICKER:

SEAL & SIGNATURE



DATE:

11/07/2018

PROJECT NO:

18057

DRAWING BY:

ARQ

CHECKED BY:

JBH

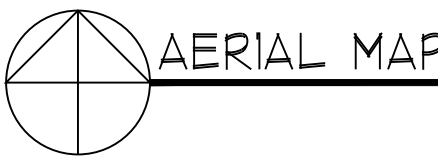
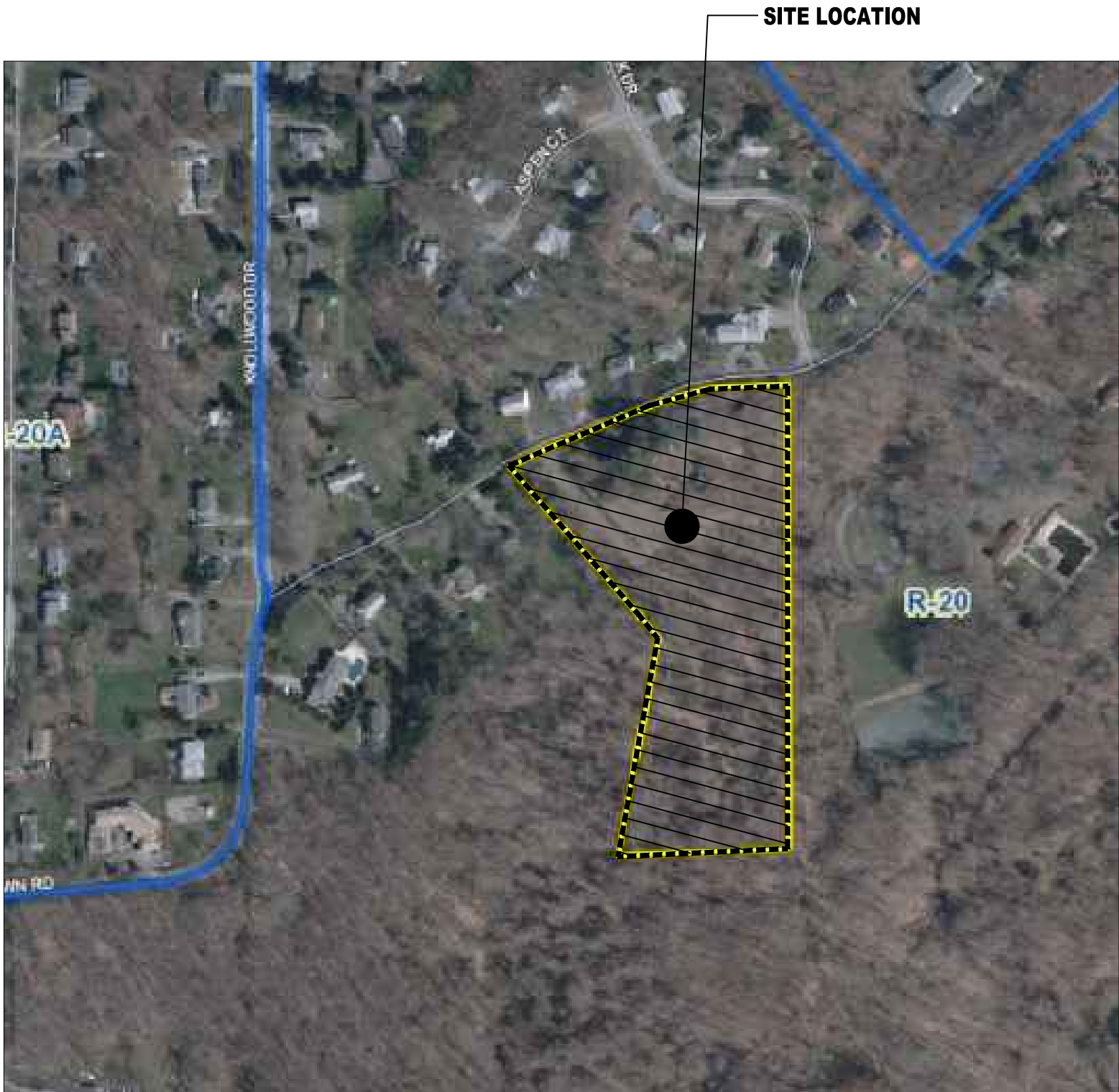
DWG. NO:

T-1

CAD FILE NO:

1 OF 7

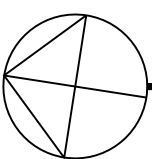
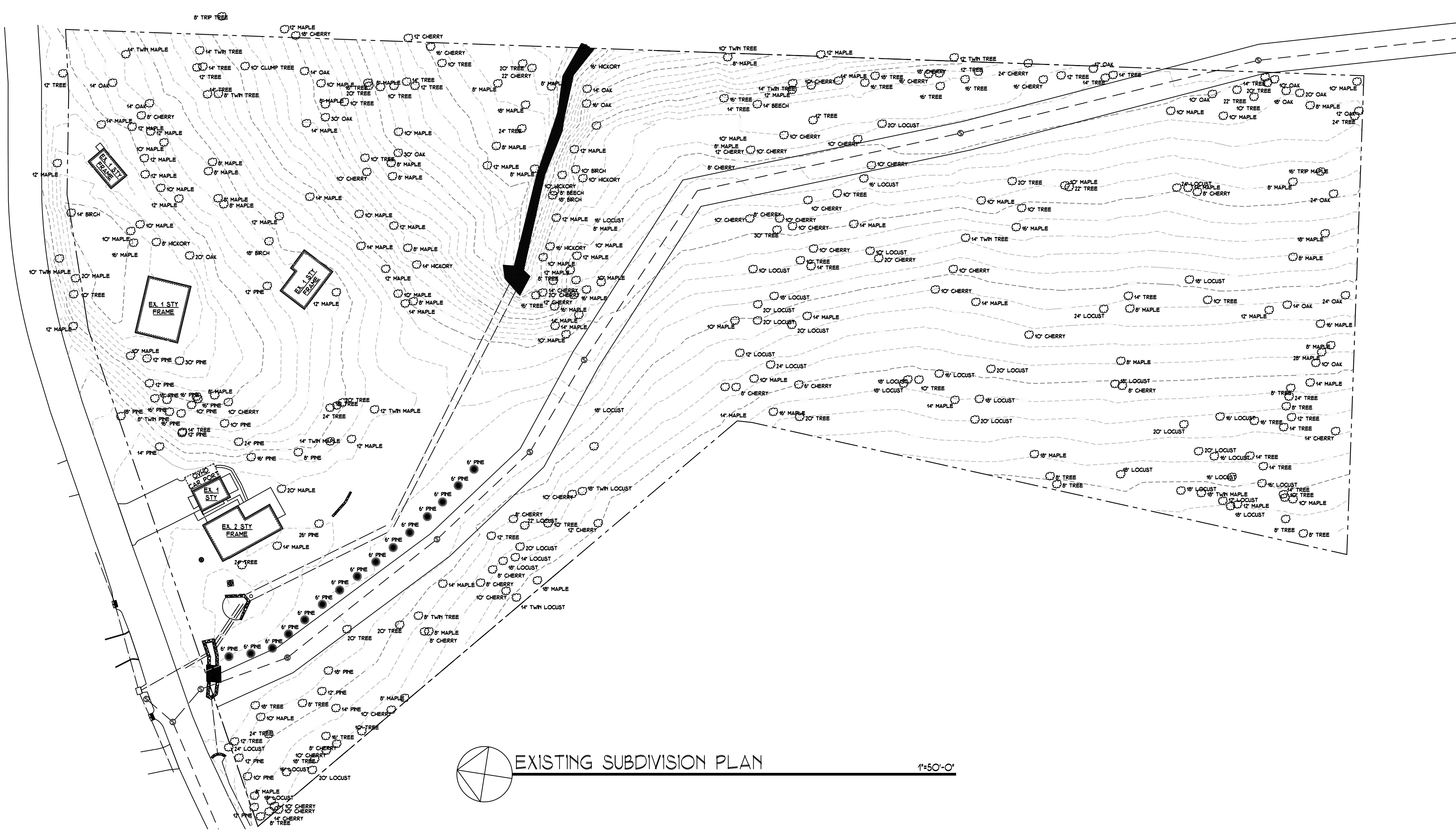
AERIAL MAP



LOCATION MAP



EXISTING SUBDIVISION PLAN



GENERAL NOTES

CODES: ALL WORK SHALL BE DONE IN ACCORDANCE WITH APPLICABLE RULES, REGULATIONS AND CODES OF AGENCIES HAVING JURISDICTION. ABSENT OTHER STANDARDS 2016 NYS UNIFORM CODE SUPPLEMENT IN CONJUNCTION WITH THE 2015 IRC AND THE 2016 NYS ENERGY SUPPLEMENT.

VERIFICATION: VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE. REPORT DIFFERENCES FROM CONSTRUCTION DOCUMENTS TO OWNER AND ARCHITECT. CLAIMS FOR EXTRA PAYMENTS RESULTING FROM CONTRACTOR'S FAILURE TO DO SO WILL NOT BE APPROVED. ARCHITECT SHALL DECIDE ANY NECESSARY ADJUSTMENTS BETWEEN FIELD MEASUREMENTS AND DRAWINGS. A PRECONSTRUCTION MEETING SHALL BE SCHEDULED ON THE SITE WITH THE PROJECT MANAGER, OWNER, ARCHITECT, PRIOR TO THE COMMENCEMENT OF WORK. CONFIRM ALL SITE AND FOUNDATION DIMENSIONS WITH MODULAR PLANS PRIOR TO CONSTRUCTION.

DRAWINGS: BY SUBMITTING A BID OR STARTING WORK, CONTRACTOR AGREES THAT HE HAS EXAMINED THE DRAWINGS AND SPECIFICATIONS AND FOUND THEM ADEQUATE FOR PROPER COMPLETION OF PROJECT. CLAIMS FOR EXTRA CHARGES BECAUSE OF ALLEGED INADEQUATE DRAWINGS OR SPECIFICATIONS WILL NOT BE ALLOWED UNLESS NOTIFICATION WAS MADE IN WRITING TO ARCHITECT PRIOR TO SUBMISSION OR BEGINNING.

CONTRACTS: AIA DOCUMENTS A105 AND A205, STANDARD FORM OF AGREEMENT BETWEEN OWNER AND CONTRACTOR, AND GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION-1993 SMALL PROJECTS EDITIONS.

UTILITY STAKEOUT: PRIOR TO DEMOLITION OR EXCAVATION, CONTRACTOR SHALL REQUEST FOR A CODE 53 UNDERGROUND UTILITY STAKE-OUT. 1-800-962-7962. CONTRACTOR WILL CONTACT THE UNDERGROUND LINES LOCATION SERVICES (CODE 753) PRIOR TO COMMENCING CONSTRUCTION.

USE OF PREMISES: CONTRACTOR SHALL STORE MATERIALS, DISPOSE OF DEBRIS, COORDINATE AND SCHEDULE ALL WORK IN COOPERATION WITH OWNER FOR MINIMUM DISRUPTION. MAINTAIN SAFE ACCESS TO ALL AREAS AT ALL TIMES.

PERMITS: OWNER SHALL SECURE AND PAY FOR ALL PERMITS, TESTS AND CERTIFICATES REQUIRED. ELECTRICAL AND PLUMBING CONTRACTORS SHALL APPLY FOR AND PAY FOR INDIVIDUAL PERMITS, INSPECTIONS AND APPROVALS AS REQUIRED. KEEP APPROVED PERMIT DRAWINGS ON JOB SITE.

CONTRACTOR WILL OBTAIN ALL NECESSARY PERMITS IF BLASTING IS REQUIRED.

LICENSE: CONTRACTOR MUST BE LICENSED BY WESTCHESTER COUNTY AND PROVIDE OWNER AND BUILDING DEPARTMENT A COPY OF CERTIFICATE NUMBER.

INSURANCE: PRIOR TO STARTING WORK, CONTRACTOR SHALL SUPPLY OWNER AND BUILDING DEPARTMENT WITH CERTIFICATES OF WORKMENS COMPENSATION INSURANCE, LIABILITY INSURANCE FOR BODILY INJURY, PROPERTY DAMAGE, AUTOMOTIVE AND OTHER INSURANCES REQUIRED BY LAW OR BY OWNER IN THE AMOUNTS AND TERMS SATISFACTORY TO THE OWNER TO RENDER THE OWNER HARMLESS IN CASE OF ACCIDENT TO PERSONS OR PROPERTY INVOLVED IN THIS PROJECT. MAINTAIN SUCH INSURANCE IN FULL FORCE DURING ENTIRE TIME OF CONSTRUCTION.

LATENT DEFECTS: NO RESPONSIBILITY IS ASSUMED BY ARCHITECT FOR INFORMATION SUPPLIED BY OTHERS AND RELIED UPON BY ARCHITECT TO BE ACCURATE FOR LATENT DEFECTS IN STRUCTURE IMPOSSIBLE TO DETECT WITHOUT SUBSTANTIAL PROBING OR TESTING.

SUPERVISION: ARCHITECT HAS NOT BEEN RETAINED BY THE OWNER TO PROVIDE OBSERVATION AND SUPERVISION OF CONSTRUCTION OPERATIONS AND CERTIFICATION OF PAYMENTS.

DEMOLITION: PRIOR TO DEMOLITION COORDINATE AND STAKEOUT EXISTING UTILITIES AS REQUIRED. COORDINATE SHUT OFF AND REMOVALS WITH UTILITY COMPANIES.

1. CLEAR SITE AS REQUIRED.

2. REMOVE ALL DEBRIS FROM SITE TO A LEGAL DISPOSAL FACILITY. CONTRACTOR SHALL PAY FOR ALL NECESSARY DUMPSTERS AND CARTING FEES.

COOPERATION: CONTRACTORS AND SUBCONTRACTORS SHALL COORDINATE THEIR WORK WITH ADJACENT WORK AND COOPERATE WITH OTHER TRADES TO FACILITATE PROGRESS OF WORK. EACH TRADE SHALL AFFORD OTHER TRADES REASONABLE OPPORTUNITY FOR INSTALLATION OF THEIR WORK AND FOR TEMPORARY STORAGE OF THEIR TOOLS AND MATERIALS.

LANDSCAPE: ALL LAWN AREAS DAMAGED BY NEW CONSTRUCTION OR CONSTRUCTION OPERATIONS SHALL BE REPLACED AS ORIGINAL. LAWNS MAY BE SODDED OR SEEDED WITH BLUEGRASS AND/OR RYEGRASS TO ESTABLISH 98% OR BETTER COVER. REVIEW TREES AND SHRUB REMOVAL REQUIRED FOR CONSTRUCTION WITH OWNER PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TYING UP PLANT MATERIAL IN THE WAY OF SITE ACCESS PRIOR TO CONSTRUCTION.

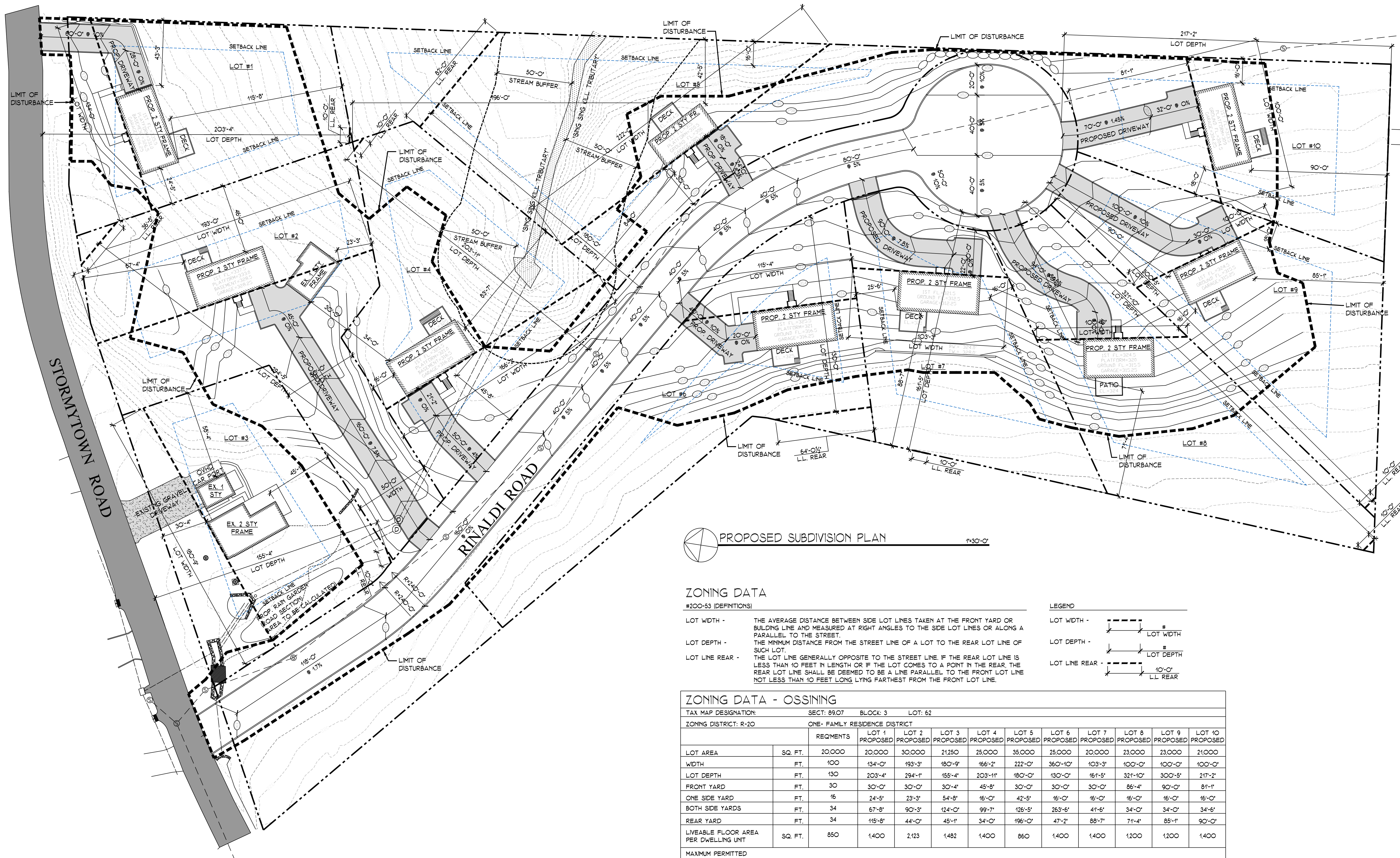
SEDIMENT AND EROSION CONTROL: SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED IN EACH AREA BEFORE ANY DEMOLITION AND ANY SUBSTANTIAL AMOUNT OF SITE PREPARATION. CLEARING AND GRUBBING EXCAVATION AND FILLING SHALL BE STARTED.

ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE WESTCHESTER COUNTY PUBLICATION BEST MANAGEMENT PRACTICES MANUAL-CONSTRUCTION RELATED ACTIVITIES, LATEST EDITION. ALL SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE INSPECTED AND MAINTAINED ON A DAILY BASIS TO ENSURE THEIR PROPERLY FUNCTIONING.

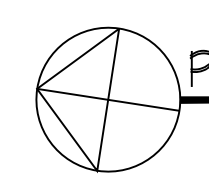
EROSION BLANKET SHALL BE WENCO TEX EROSION CONTROL MATS 6.3MM WT 400P OR EQUAL APPROVED. INSTALL AS PER MANUFACTURER SPEC'S

DRAWING LIST

- T-1 TITLE SHEET
- S-1 PROPOSED SITE PLAN & ZONING DATA
- S-2 PROPOSED STEEP SLOPE PLAN, LEGEND AND ANALYSIS TABLE
- S-3 PROPOSED LANDSCAPING PLAN, IMAGES, LEGENDS, NOTE AND DETAILS
- S-4 EXISTING TREE LIST
- NS NEIGHBORHOOD STUDY
- SS AERIAL MAP & STREET STUDY



THERE SHALL BE NO VEHICULAR ACCESS BETWEEN LOT #2 AND STORMYTOWN ROAD AND THERE SHALL BE NO VEHICULAR ACCESS BETWEEN LOT #3 AND THE PROPOSED ROADWAY.



PROPOSED SUBDIVISION PLAN

ZONING DATA

#200-53 (DEFINITIONS)

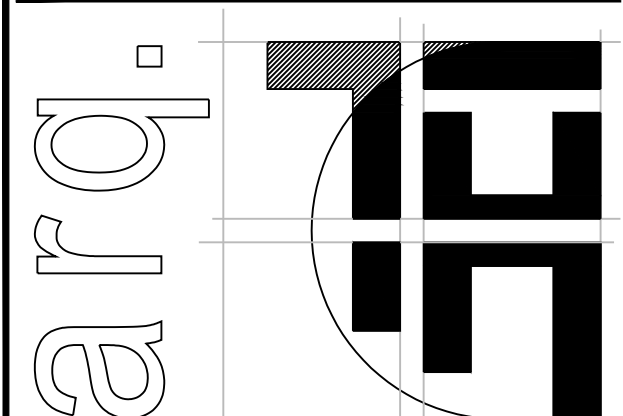
- LOT WIDTH - THE AVERAGE DISTANCE BETWEEN SIDE LOT LINES TAKEN AT THE FRONT YARD OR BUILDING LINE AND MEASURED AT RIGHT ANGLES TO THE SIDE LOT LINES OR ALONG A PARALLEL TO THE STREET.
- LOT DEPTH - THE MINIMUM DISTANCE FROM THE STREET LINE OF A LOT TO THE REAR LOT LINE OF SUCH LOT.
- LOT LINE REAR - THE LOT LINE GENERALLY OPPOSITE TO THE STREET LINE. IF THE REAR LOT LINE IS LESS THAN 40 FEET IN LENGTH OR IF THE LOT COMES TO A POINT IN THE REAR, THE REAR LOT LINE SHALL BE DEEMED TO BE A LINE PARALLEL TO THE FRONT LOT LINE NOT LESS THAN 10 FEET LONG LYING FARTHEST FROM THE FRONT LOT LINE.

LEGEND

- LOT WIDTH - [Symbol]
- LOT DEPTH - [Symbol]
- LOT LINE REAR - [Symbol]

ZONING DATA - OSSING

TAX MAP DESIGNATION:		SECT: 89.07	BLOCK: 3		LOT: 62							
ZONING DISTRICT: R-20		ONE- FAMILY RESIDENCE DISTRICT										
		REQUIREMENTS	LOT 1 PROPOSED	LOT 2 PROPOSED	LOT 3 PROPOSED	LOT 4 PROPOSED	LOT 5 PROPOSED	LOT 6 PROPOSED	LOT 7 PROPOSED	LOT 8 PROPOSED	LOT 9 PROPOSED	LOT 10 PROPOSED
LOT AREA	SQ. FT.	20,000	20,000	30,000	21,250	25,000	35,000	25,000	20,000	23,000	23,000	21,000
WIDTH	FT.	100	134'-0"	193'-3"	180'-9"	166'-2"	222'-0"	360'-10"	103'-3"	100'-0"	100'-0"	100'-0"
LOT DEPTH	FT.	130	203'-4"	294'-1"	155'-4"	203'-11"	180'-0"	130'-0"	161'-5"	321'-10"	300'-5"	217'-2"
FRONT YARD	FT.	30	30'-0"	30'-0"	30'-4"	45'-8"	30'-0"	30'-0"	30'-0"	86'-4"	90'-0"	81'-1"
ONE SIDE YARD	FT.	16	24'-5"	23'-3"	54'-8"	16'-0"	42'-5"	16'-0"	16'-0"	16'-0"	16'-0"	16'-0"
BOTH SIDE YARDS	FT.	34	67'-8"	90'-3"	124'-0"	99'-7"	126'-5"	263'-6"	41'-6"	34'-0"	34'-0"	34'-6"
REAR YARD	FT.	34	115'-8"	44'-0"	45'-1"	34'-0"	196'-0"	47'-2"	88'-7"	71'-4"	85'-1"	90'-0"
LIVEABLE FLOOR AREA PER DWELLING UNIT	SQ. FT.	850	1,400	2,123	1,482	1,400	860	1,400	1,400	1,200	1,200	1,400
MAXIMUM PERMITTED												
MAX. BUILDING HEIGHT	FT./STY	25/35	2/25	2/25 EXIST.	EXISTING	2/25	2/25	2/25	2/25	2/25	2/25	2/25
BUILDING COVERAGE	%	22	6%	7%	7%	6%	2%	6%	7%	5%	5%	7%
NOTE: AS PER #176-18(F) (1) AT LEAST 75% OF THE MINIMUM LOT AREA SHALL NOT HAVE WETLAND OR EXTREME SLOPES												
		>15,000	18,800	18,200	19,000	16,800	15,400	20,000	20,000	20,000	20,000	20,000



ARQ. HT Design Group
ARCHITECTURE - PLANNING
© ALL RIGHTS RESERVED
100 EXECUTIVE BLVD, SUITE 204
OSSING, NY 10562
PHONE: (914) 944-3377 FAX: (866) 567-6240

JORGE B. HERNANDEZ R.A. A.I.A.
LICENSE NUMBER: 030424-1
CERTIFICATE NUMBER: 9697857
31 EASTVIEW DRIVE
NEW FAIRFIELD, CONNECTICUT 06812-0000

REVISIONS	DATE	BY
PB COMMENTS	5/16/2018	JBH
ZONING COMPLIANCE	12/14/2018	JBH
COORDINATION	1/25/2019	ARQ.
COORDINATION	4/17/2019	ARQ.
COORDINATION	5/9/2019	ARQ.
REVISION P.B.	6/10/2019	ARQ.

DRAWING TITLE:
PROPOSED SITE PLAN &
ZONING DATA

PROJECT:
RINALDI PROPERTY
SUBDIVISION

PROJECT ADDRESS:
39 STORMYTOWN RD.
OSSING,
N.Y. 10562

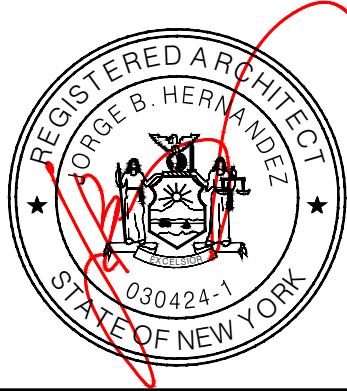
DOB EXAMINER SIGNATURE:

[Signature Line]

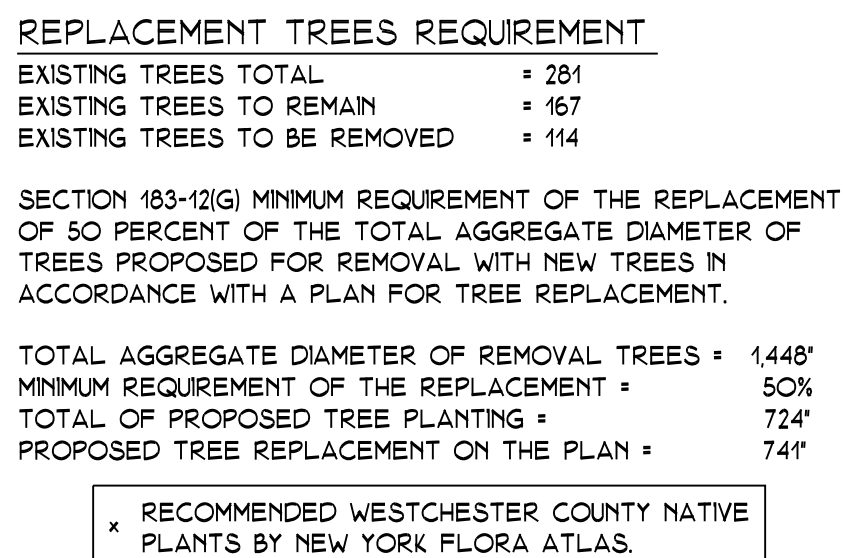
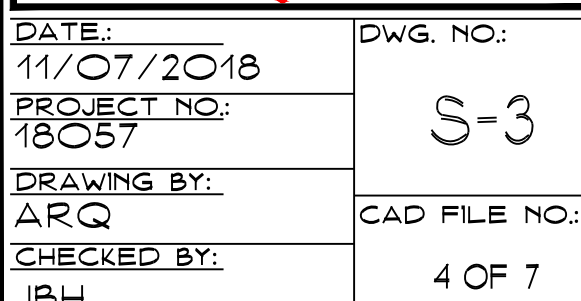
DOB BSCAN STICKER:

[Bscan Sticker]

SEAL & SIGNATURE



DATE: 11/07/2018
PROJECT NO: 18057
DRAWING BY: ARQ
CHECKED BY: JBH
DWG. NO: S-1
CAD FILE NO: 2 OF 7



Tree ID:	Common Name	Conditions	Tree Note:	Genus	Species	Latitude	Longitude	DBH 1	DBH 2	DBH 3	DBH Height
1601	Locust-Black	Fair		Robinia	pseudoacacia	41.180146952	-73.858797707	27.00	0.00	0.00	4.50
1602	Maple-Norway	Good		Acer	platanoides	41.180134175	-73.858736796	14.00	0.00	0.00	4.50
1603	Cherry	Poor		Prunus	sp	41.180151587	-73.858722955	26.00	0.00	0.00	4.50
1604	Oak-Northern Red	Fair		Quercus	rubra	41.180129850	-73.858711650	10.00	0.00	0.00	4.50
1605	Dogwood-Flowering	Poor		Cornus	florida	41.180154914	-73.858793133	6.00	0.00	0.00	4.50
1606	Ash-White	Poor		Fraxinus	americana	41.180144896	-73.858724296	12.00	0.00	0.00	4.50
1607	Spruce-Norway	Fair		Picea	abies	41.180040465	-73.858670958	14.00	0.00	0.00	4.50
1608	Spruce-Norway	Fair		Picea	abies	41.180049985	-73.858633668	22.00	0.00	0.00	4.50
1609	Locust-Black	Poor		Robinia	pseudoacacia	41.180007751	-73.858519885	26.00	0.00	0.00	4.50
1610	Cherry	Poor		Prunus	sp	41.179929533	-73.858513250	8.00	0.00	0.00	4.50
1611	Locust-Black	Fair		Robinia	pseudoacacia	41.179908039	-73.858515715	31.00	0.00	0.00	4.50
1612	Maple-Norway	Fair		Acer	platanoides	41.179872873	-73.858489434	9.00	0.00	0.00	4.50
1613	Maple-Norway	Fair		Acer	platanoides	41.179861711	-73.858462866	8.00	0.00	0.00	4.50
1614	Maple-Norway	Fair		Acer	platanoides	41.179905538	-73.858495022	8.00	0.00	0.00	4.50
1615	Maple-Norway	Fair		Acer	platanoides	41.179927979	-73.858474438	7.00	0.00	0.00	4.50
1616	Maple-Norway	Fair		Acer	platanoides	41.179943218	-73.858465000	8.00	0.00	0.00	4.50
1617	Maple-Norway	Fair		Acer	platanoides	41.179893787	-73.858415705	9.00	0.00	0.00	4.50
1618	Maple-Norway	Fair		Acer	platanoides	41.179901046	-73.858423797	6.00	0.00	0.00	4.50
1619	Maple-Norway	Fair		Acer	platanoides	41.179876472	-73.858392566	8.00	0.00	0.00	4.50
1620	Maple-Norway	Fair		Acer	platanoides	41.179824558	-73.858411188	16.00	0.00	0.00	4.50
1621	Maple-Norway	Fair		Acer	platanoides	41.179854610	-73.858382565	7.00	0.00	0.00	4.50
1622	Elm-American	Good		Ulmus	americana	41.179749796	-73.858276274	14.00	0.00	0.00	4.50
1623	Cherry	Fair		Prunus	sp	41.179706515	-73.858240421	10.00	0.00	0.00	4.50
1624	Tree of Heaven	Fair		Allanthus	altissima	41.179550402	-73.858063141	8.00	0.00	0.00	4.50
1625	Tree of Heaven	Fair		Allanthus	altissima	41.179545793	-73.858046262	10.00	0.00	0.00	4.50
1626	Tree of Heaven	Fair		Allanthus	altissima	41.179540372	-73.858040129	10.00	0.00	0.00	4.50
1627	Tree of Heaven	Fair		Allanthus	altissima	41.179520900	-73.858010528	8.00	0.00	0.00	4.50
1628	Tree of Heaven	Fair		Allanthus	altissima	41.179501267	-73.858105308	10.00	0.00	0.00	4.50
1629	Cherry	Poor		Prunus	sp	41.179471972	-73.858077625	8.00	0.00	0.00	4.50
1630	Locust-Black	Fair		Robinia	pseudoacacia	41.179458868	-73.857988957	21.00	0.00	0.00	4.50
1631	Cherry	Fair		Prunus	sp	41.179437416	-73.858015244	12.00	0.00	0.00	4.50
1632	Maple-Sugar	Good		Acer	saccharum	41.17932834	-73.857929224	16.00	0.00	0.00	4.50
1633	Cherry	Fair		Prunus	sp	41.179166809	-73.857863621	9.00	0.00	0.00	4.50
1634	Locust-Black	Poor	uprooted leaning into other trees	Robinia	pseudoacacia	41.179150846	-73.857830097	28.00	0.00	0.00	4.50
1635	Tree of Heaven	Fair		Allanthus	altissima	41.179086825	-73.857894501	8.00	0.00	0.00	4.50
1636	Locust-Black	Poor	leaning into other tree remove	Robinia	pseudoacacia	41.178923400	-73.857819432	22.00	0.00	0.00	4.50
1637	Ash-White	Poor		Fraxinus	americana	41.178953980	-73.857858312	17.00	0.00	0.00	4.50
1638	Locust-Black	Poor	leaning into other tree remove	Robinia	pseudoacacia	41.178954102	-73.857848199	23.00	0.00	0.00	4.50
1639	Locust-Black	Poor	tree leaning into this tree remove	Robinia	pseudoacacia	41.178960722	-73.857881874	23.00	0.00	0.00	4.50
1640	Locust-Black	Fair		Robinia	pseudoacacia	41.178912133	-73.857849910	26.00	0.00	0.00	4.50
1641	Maple-Sugar	Good		Acer	saccharum	41.178882091	-73.857903936	15.00	0.00	0.00	4.50
1642	Locust-Black	Fair		Robinia	pseudoacacia	41.178823195	-73.857962571	30.00	0.00	0.00	4.50
1643	Locust-Black	Poor		Robinia	pseudoacacia	41.178829773	-73.857878557	21.00	0.00	0.00	4.50
1644	Locust-Black	Fair		Robinia	pseudoacacia	41.178821062	-73.857817869	27.00	0.00	0.00	4.50
1645	Cherry	Fair		Prunus	sp	41.178751432	-73.857724106	13.00	0.00	0.00	4.50
1646	Maple-Norway	Poor		Acer	platanoides	41.178606493	-73.857768455	9.00	0.00	0.00	4.50
1647	Locust-Black	Poor		Robinia	pseudoacacia	41.178594483	-73.857845131	26.00	0.00	0.00	4.50
1648	Cherry	Fair		Prunus	sp	41.178566430	-73.857847745	11.00	0.00	0.00	4.50
1649	Maple-Norway	Fair		Acer	platanoides	41.178475655	-73.857698943	8.00	0.00	0.00	4.50
1650	Boxelder	Poor		Acer	negundo	41.178456793	-73.857668780	10.00	7.00	0.00	4.50
1651	Locust-Black	Poor		Robinia	pseudoacacia	41.178424989	-73.857612193	11.00	0.00	0.00	4.50
1652	Locust-Black	Fair		Robinia	pseudoacacia	41.178453083	-73.857585872	23.00	0.00	0.00	4.50
1653	Maple-Norway	Poor		Acer	platanoides	41.178326378	-73.857647763	14.00	0.00	0.00	4.50
1654	Oak-Northern Red	Fair		Quercus	rubra	41.178272207	-73.857631540	17.00	0.00	0.00	4.50
1655	Maple-Norway	Good		Acer	platanoides	41.178255426	-73.857628306	8.00	0.00	0.00	4.50
1656	Locust-Black	Poor		Robinia	pseudoacacia	41.178244926	-73.857817239	10.00	0.00	0.00	4.50
1657	Locust-Black	Poor		Robinia	pseudoacacia	41.178264903	-73.857855144	27.00	0.00	0.00	4.50
1658	Locust-Black	Poor		Robinia	pseudoacacia	41.178389523	-73.857937622	23.00	0.00	0.00	4.50
1659	Dogwood-Flowering	Poor		Cornus	florida	41.178410329	-73.857867874	5.00	4.00	0.00	4.50
1660	Locust-Black	Poor		Robinia	pseudoacacia	41.178440435	-73.857993657	25.00	0.00	0.00	4.50
1661	Maple-Norway	Fair		Acer	platanoides	41.178264708	-73.857516485	9.00	0.00	0.00	4.50
1662	Maple-Norway	Fair		Acer	platanoides	41.178257983	-73.857417828	6.00	0.00	0.00	4.50
1663	Maple-Silver	Poor		Acer	saccharinum	41.178270616	-73.857330973	8.00	0.00	0.00	4.50
1664	Maple-Silver	Poor		Acer	saccharinum	41.178202958	-73.857277853	18.00	17.00	15.00	4.50
1665	Hickory/Pecan	Good		Carya	sp	41.178278016	-73.857236376	9.00	0.00	0.00	4.50
1666	Ash-White	Poor		Fraxinus	americana	41.178185587	-73.857165677	31.00	0.00	0.00	4.50
1667	Oak-Northern Red	Fair		Quercus	rubra	41.178207077	-73.857129061	8.00	0.00	0.00	4.50
1668	Oak-Northern Red	Fair		Quercus	rubra	41.178259176	-73.857147495	26.00	0.00	0.00	4.50
1669	Walnut-Black	Poor		Juglans	nigra	41.178234588	-73.857136957	10.00	0.00	0.00	4.50
1670	Oak-Northern Red	Poor		Quercus	rubra	41.178424288	-73.857147340	10.00	0.00	0.00	4.50
1671	Locust-Black	Poor		Robinia	pseudoacacia	41.179033278	-73.857263773	26.00	0.00	0.00	4.50
1672	Locust-Black	Poor		Robinia	pseudoacacia	41.179170370	-73.857212871	16.00	0.00	0.00	4.50
1673	Cherry	Fair		Prunus	sp	41.179232443	-73.857273920	12.00	0.00	0.00	4.50
1674	Beech-American	Good		Fagus	grandifolia	41.179286717	-73.857217163	18.00	0.00	0.00	4.50
1675	Oak-Northern Red	Fair		Quercus	rubra	41.179314378	-73.857210618	8.00	0.00	0.00	4.50
1676	Walnut-Black	Poor		Juglans	nigra	41.179343222	-73.857246814	19.00	0.00	0.00	4.50
1677	Maple-Norway	Fair		Acer	platanoides	41.179365348	-73.857204332	10.00	0.00	0.00	4.50
1678	Cherry	Poor		Prunus	sp	41.179072376	-73.857287023	12.00	0.00	0.00	4.50
1679	Maple-Norway	Good		Acer	platanoides	41.179487053	-73.857219740	7.00	0.00	0.00	4.50
1680	Maple-Norway	Good		Acer	platanoides	41.179521276	-73.857244767	8.00	0.00	0.00	4.50
1681	Hickory/Pecan	Fair		Carya	sp	41.179542577	-73.857294156	20.00	0.00	0.00	4.50
1682	Hickory/Pecan	Fair		Carya	sp	41.179589304	-73.857399566	12.00	0.00	0.00	4.50
1683	Maple-Norway	Fair		Acer	platanoides	41.179603692	-73.857591561	14.00	0.00	0.00	4.50
1684	Maple-Silver	Fair		Acer	saccharinum	41.17958315	-73.857609021	18.00	0.00	0.00	4.50
1685	Maple-Silver	Poor		Acer	saccharinum	41.179574588	-73.857706641	19.00	0.00	0.00	4.50
1686	Maple-Norway	Poor	buried	Acer	platanoides	41.179898421	-73.857287771	7.00	0.00	0.00	4.50
1687	Maple-Sugar	Poor		Acer	saccharum	41.179820128	-73.857731952	17.00	0.00	0.00	4.50
1688	Maple-Sugar	Poor		Acer	saccharum	41.179301981	-73.857695571	10.00	0.00	0.00	4.50
1689	Hickory/Pecan	Poor		Carya	sp	41.179896803	-73.857628605	7.00	0.00	0.00	4.50
1690	Maple-Norway	Poor		Acer	platanoides	41.179505087	-73.857648723	14.00	0.00	0.00	4.50
1691	Maple-Norway	Poor		Acer	platanoides	41.180001937	-73.857589055	15.00	0.00	0.00	4.50
1692	Maple-Norway	Poor	buried	Acer	platanoides	41.180071811	-73.857496412	15.00	0.00	0.00	4.50
1693	Maple-Norway	Poor	buried	Acer	platanoides	41.180158543	-73.857542188	16.00	0.00	0.00	4.50
1694	Birch-River	Poor	Remove	Betula	nigra	41.180151898	-73.857582054	25.00	0.00	0.00	4.50
1695	Maple-Norway	Poor		Acer	platanoides	41.180250714	-73.857504394	10.00	0.00	0.00	4.50
1696	Maple-Norway	Fair		Acer	platanoides	41.180260867	-73.857484076	8.00	0.00	0.00	4.50
1697	Maple-Norway	Poor		Acer	platanoides	41.180295361	-73.857409948	9.00	0.00	0.00	4.50
1698	Maple-Norway	Poor		Acer	platanoides	41.180279189	-73.857410274	9.00	0.00	0.00	4.50
1699	Maple-Norway	Fair		Acer	platanoides	41.180260082	-73.857313951	11.00	0.00	0.00	4.50
1700	Tree of Heaven	Poor		Allanthus	altissima	41.180266546	-73.857238109	14.00	8.00	0.00	4.50
1701	Tree of Heaven	Fair		Allanthus	altissima	41.180287507	-73.857255141	23.00	0.00	0.00	4.50
1702	Catalpa-Northern	Fair		Catalpa	speciosa	41.180287445	-73.857181699	15.00	0.00	0.00	4.50
1703	Catalpa-Northern	Fair		Catalpa	speciosa	41.180349595	-73.857198504	14.00	0.00	0.00	4.50
1704	Catalpa-Northern	Fair		Catalpa	speciosa</						

ARCHITECTURE - PLANNING
© ALL RIGHTS RESERVED
100 EXECUTIVE BLVD, SUITE 204
OSSING, NY 10562
PHONE: (914) 944-3377 FAX (866) 567-6240

JORGE B. HERNANDEZ R.A. A.I.A.
 LICENSE NUMBER: 030424-1
 CERTIFICATE NUMBER : 9697857
 31 EASTVIEW DRIVE
 NEW FAIRFIELD, CONNECTICUT 06812-000

[illegible]

DRAWING TITLE:

NEIGHBORHOOD STUDY

PROJECT:

RINALDI PROPERTY
SUBDIVISION

PROJECT ADDRESS:

39 STORMYTOWN RD.
ROSSINING,
N.Y. 10562

DOB EXAMINER SIGNATURE:

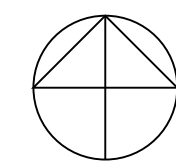
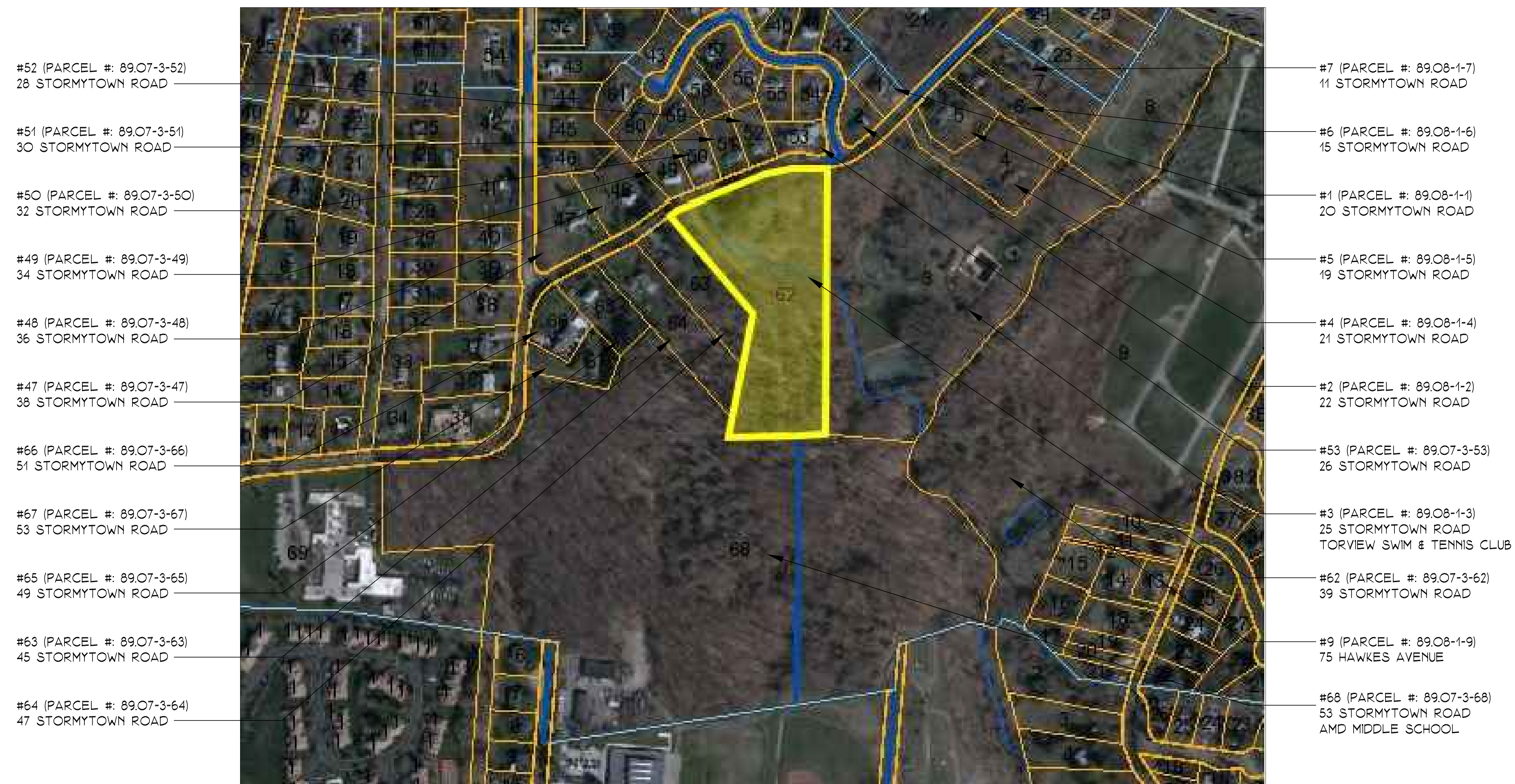
DOB BSCAN STICKER:

SEAL & SIGNATURE _____



DATE: 11/07/2018
PROJECT NO: 18057
DRAWING BY: ARQ
CHECKED BY: UBH

DWG. NO.:
NS
CAD FILE NO.:
6 OF 7



AERIAL MAP

NTS

STREET STUDY



STREET VIEW AT STORMYTOWN ROAD



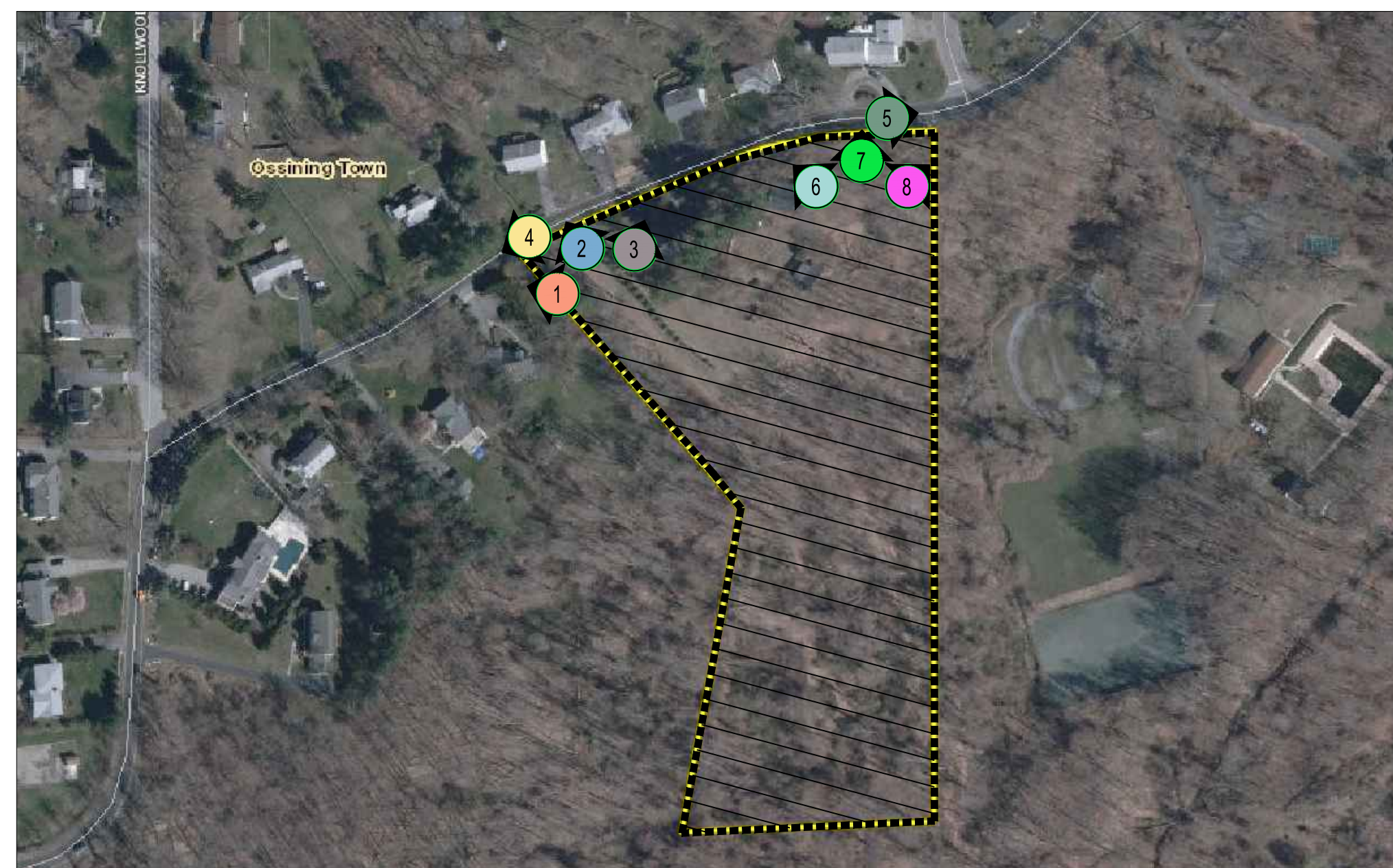
STREET VIEW AT STORMYTOWN ROAD



STREET VIEW AT STORMYTOWN ROAD



WEST VIEW AT STORMYTOWN ROAD



AERIAL MAP

NTS



EAST VIEW AT STORMYTOWN ROAD



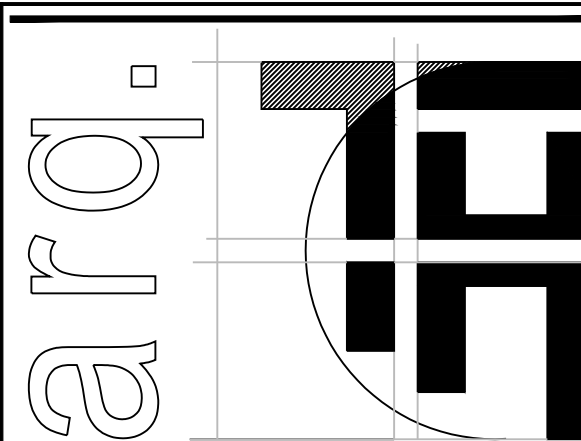
STREET VIEW AT STORMYROAD



STREET VIEW AT STORMYTOWN ROAD



STREET VIEW AT STORMYTOWN ROAD



ARQ. HT Design Group
ARCHITECTURE - PLANNING
© ALL RIGHTS RESERVED
100 EXECUTIVE BLVD, SUITE 204
OSSING, NY 10562
PHONE: (914) 944-3377 FAX (866) 567-6212

JORGE B. HERNANDEZ R.A. A.I.A.
 LICENSE NUMBER: 030424-1
 CERTIFICATE NUMBER : 9697857
 31 EASTVIEW DRIVE
 NEW FAIRFIELD, CONNECTICUT 06812-000

[illegible]

DRAWING TITLE:

AERIAL MAP & STREET STUDY

PROJECT:
RINALDI PROPERTY
SUBDIVISION

PROJECT ADDRESS:
39 STORMYTOWN RD.
OSSINING,
N.Y. 10562

DOB EXAMINER SIGNATURE: _____

DOB BSCAN STICKER:

SEAL & SIGNATURE



DATE: 11/07/2018
PROJECT NO.: 18057

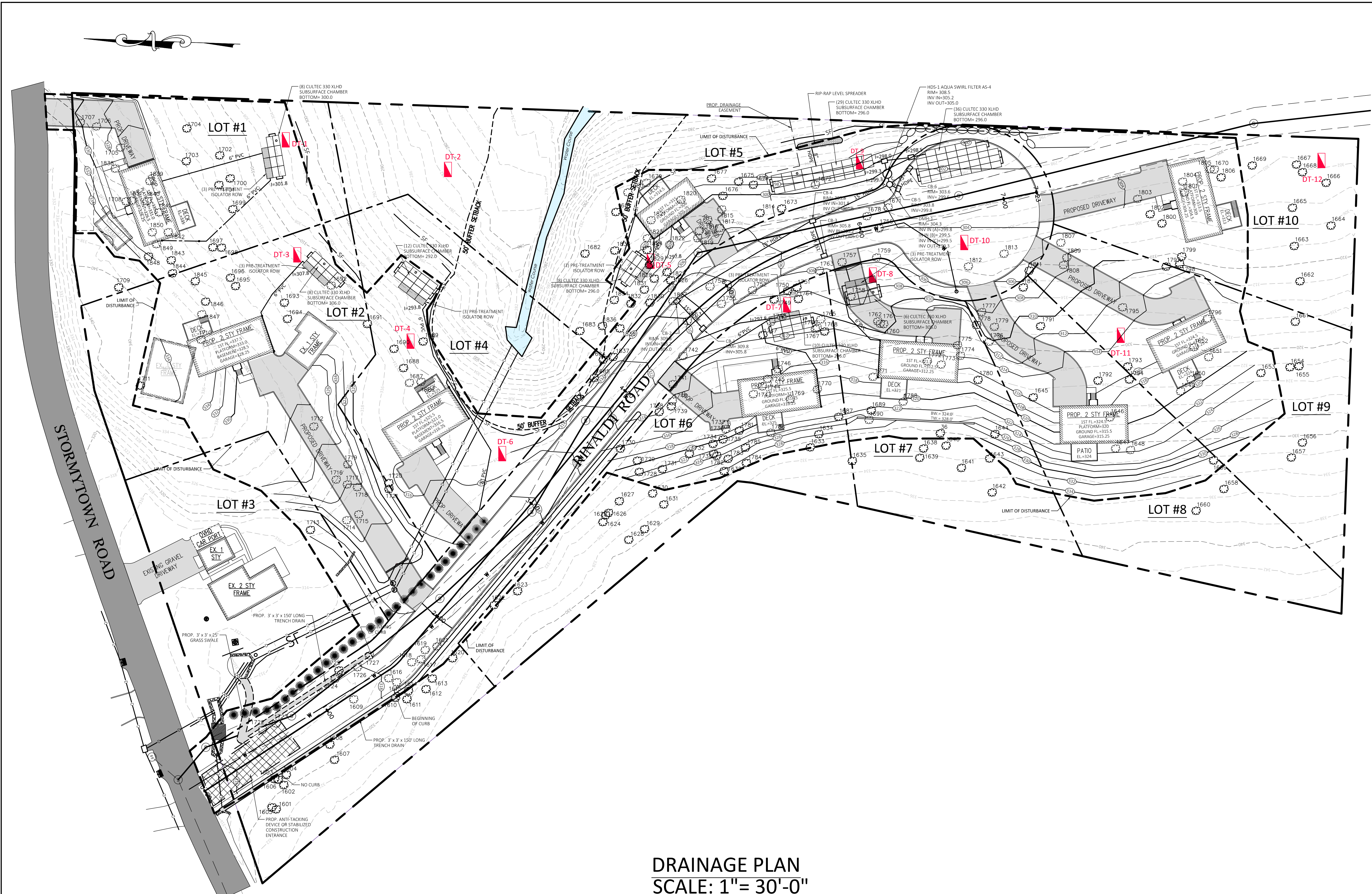
DRAWING BY
ARQ
CHECKED BY
JBH

DWG. NO.:

33

CAD FILE NO.

7 OF 7



DRAINAGE PLAN
SCALE: 1"= 30'-0"

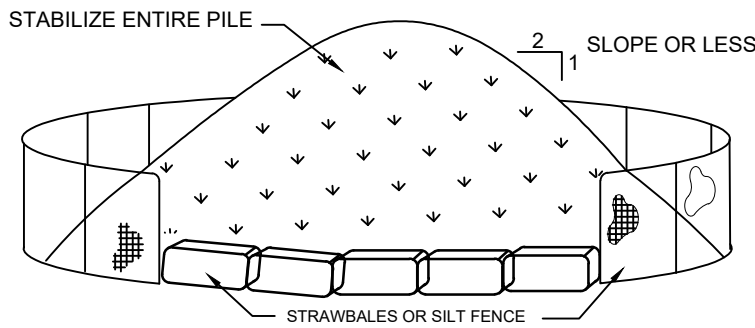
fusion engineering pc
600 north broadway suite 215, white plains ny 10603
914.358.5009
fusionengineeringpc.com
consulting & engineering design services

ALTERATIONS BY ANY PERSON IN ANY WAY, OR ANY ITEM CONTAINED ON THIS DOCUMENT, UNLESS ACTING UNDER DIRECTION OF THE LICENSED ENGINEER, WHOSE PROFESSIONAL SEAL IS AFFIXED HERETO, IS A VIOLATION OF TITLE VIII, ARTICLE 145 SECTION 7209.2 OF THE NEW YORK STATE EDUCATION LAW.

REV	DATE	DESCRIPTION

PROJECT
POST-DEVELOPMENT
RINALDI PROPERTY SUBDIVISION
LOCATION
39 STORMYTOWN ROAD
OSSINING, NEW YORK

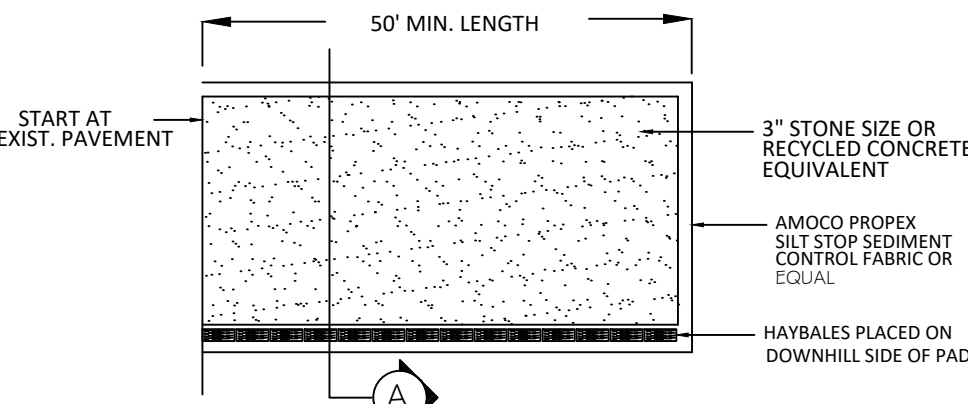
DATE 04.19.19	SCALE AS SHOWN
DESIGN SP	DRAWN SP
SHEET NO. 1 OF 3	



INSTALLATION NOTES:

1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
2. MAXIMUM SLOPE OF STOCKPILING SHALL BE 1:2.
3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED BY SILT FENCING OR STRAWBALES, THEN STABILIZED WITH VEGETATION OR COVERED.
4. SEE SPECIFICATIONS (EROSION CONTROL) FOR INSTALLATION OF SILT FENCE WITH VEGETATION OR COVER.

SOIL STOCKPILE NTS

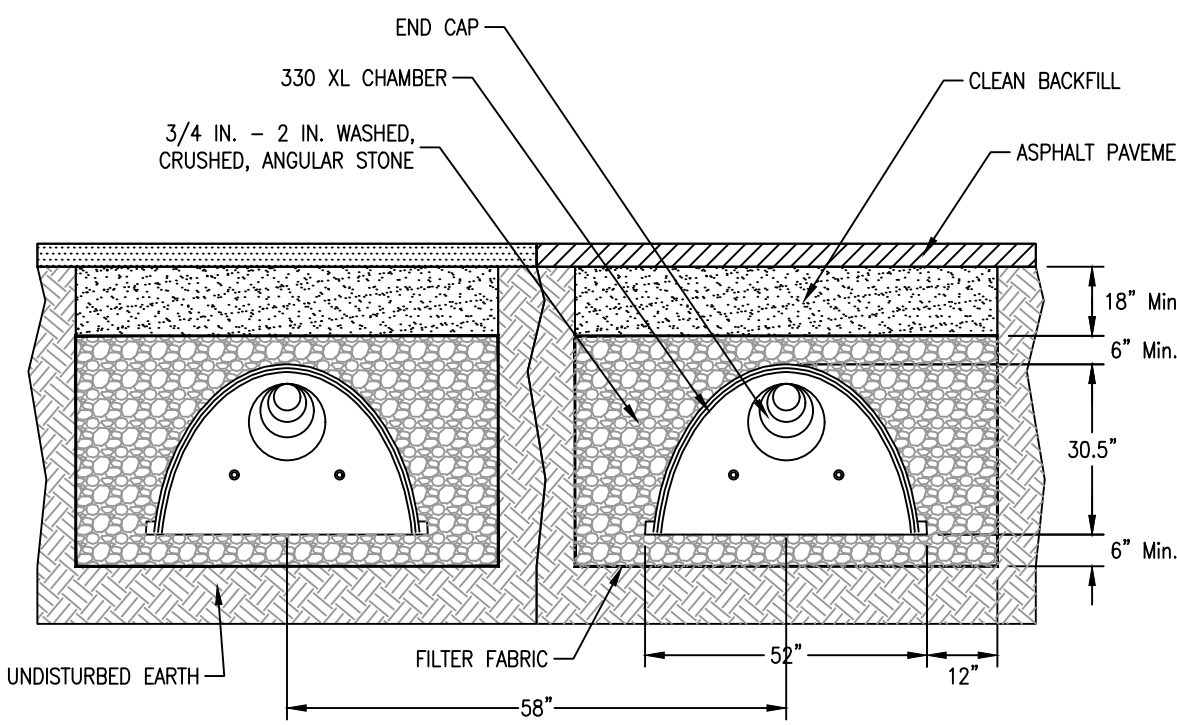


SECTION A

INSTALLATION NOTES:

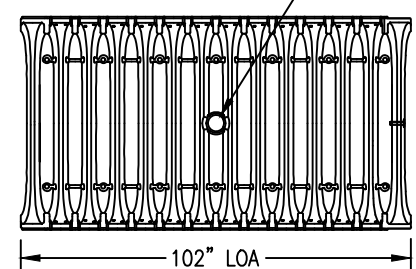
1. STONE SIZE: USE 3" STONE OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - NOT LESS THAN 50 FEET
3. THICKNESS - NOT LESS THAN SIX (6) INCHES
4. 20 FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WITHIN THE INGRESS OR EGRESS OCCUR.
5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH A 5:1 SLOPE WILL BE PERMITTED.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT OF WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT OF WAY MUST BE REMOVED IMMEDIATELY.
8. WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT OF WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

ANTI-TRACKING DEVICE OR STABILIZED CONSTRUCTION ENTRANCE NTS



SECTION NTS

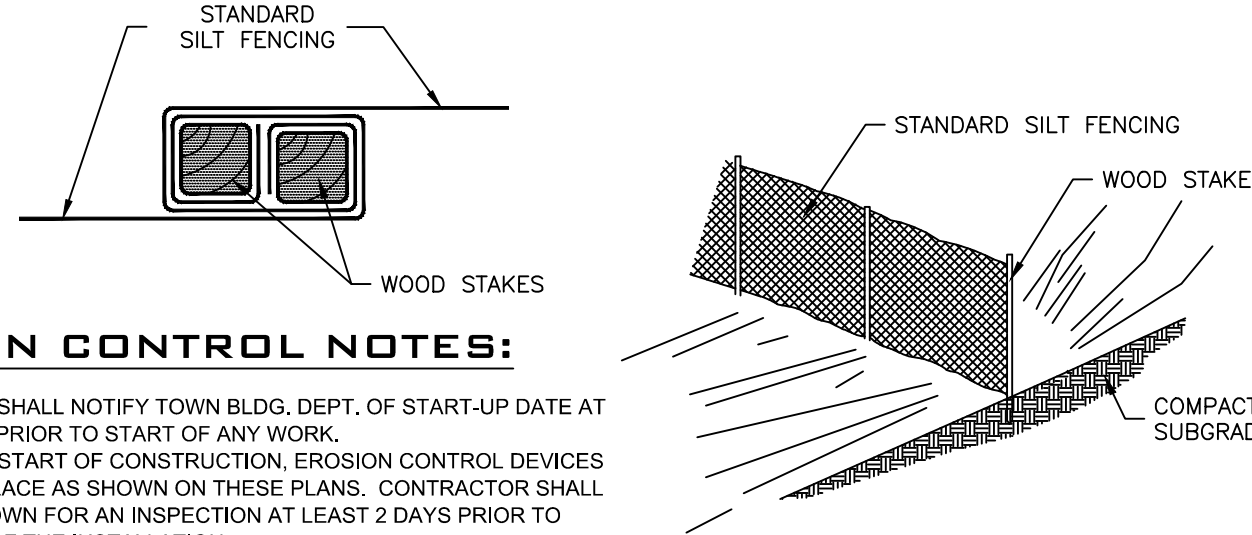
NOTE:
INFILTRATORS SHALL BE SEPARATED A MINIMUM
10 FEET FROM STRUCTURES AND PROPERTY LINE



NOMINAL CHAMBER SPECIFICATIONS - CULTEC 330 XL
SIZE (W x H x LENGTH): 52"x 30.5"x 102"
CHAMBER STORAGE: 52.21 CF/UNIT
STORAGE CAPACITY SURROUNDED IN STONE: 79.26 CF/UNIT

PLAN NTS

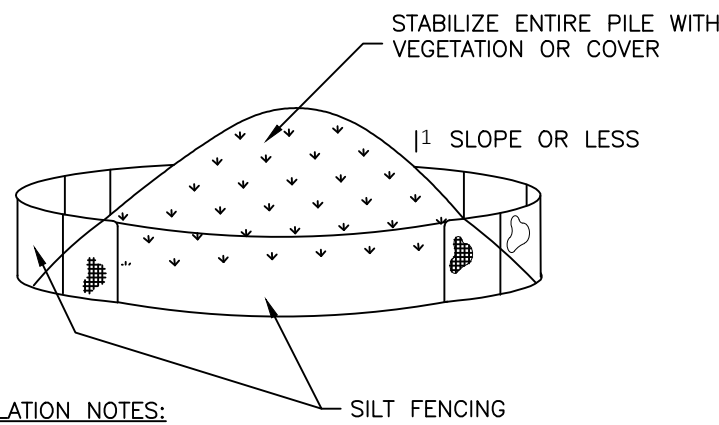
CULTEC CHAMBER MODEL 330XLHD NTS



EROSION CONTROL NOTES:

1. CONTRACTOR SHALL NOTIFY TOWN BLDG. DEPT. OF START-UP DATE AT LEAST 5 DAYS PRIOR TO START OF ANY WORK.
2. PRIOR TO THE START OF CONSTRUCTION, EROSION CONTROL DEVICES SHALL BE IN PLACE AS SHOWN ON THESE PLANS. CONTRACTOR SHALL NOTIFY THE TOWN FOR AN INSPECTION AT LEAST 2 DAYS PRIOR TO COMPLETION OF THE INSTALLATION.
3. CONTRACTOR SHALL INSPECT EROSION CONTROL DEVICES AFTER EACH RAINFALL AND THEY SHALL BE CLEANED, REPAIRED OR REPLACED AS NECESSARY. INSPECTION SHALL BE DOCUMENTED IN WRITING AND SUBMITTED TO THE TOWN ENGINEER.
4. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH NYSDEC STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.
5. THE ENGINEER MAY, AT HIS DISCRETION, REQUIRE ADDITIONAL EROSION CONTROL MEASURES THROUGHOUT CONSTRUCTION TO MITIGATE UNFORESEEN EROSION AND SILTATION.
6. DISTURBED SOILS SHALL BE TEMPORARILY STABILIZED WITHIN 14 DAYS.

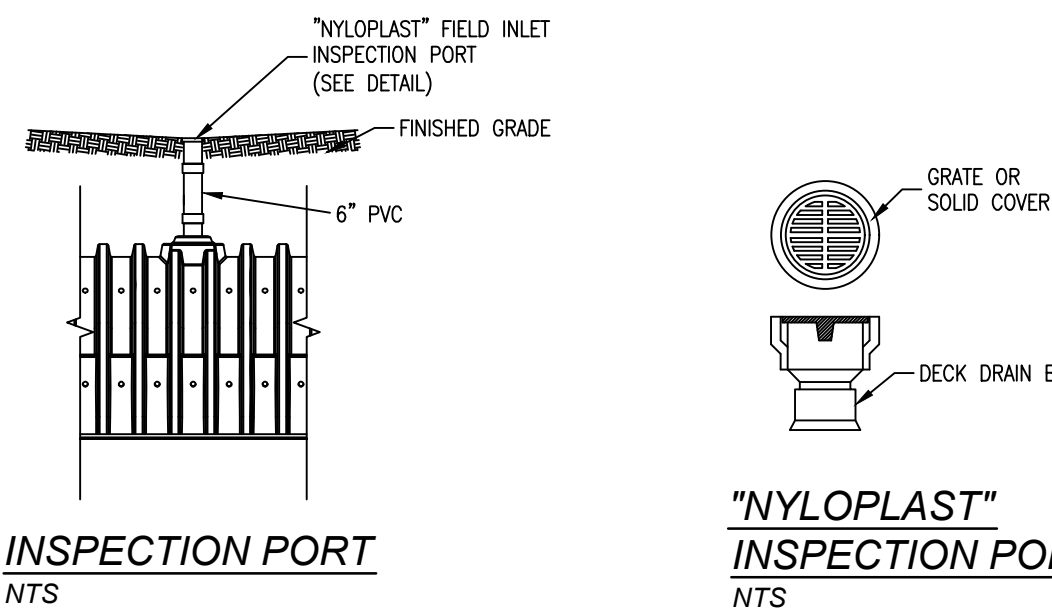
SILT FENCING NTS



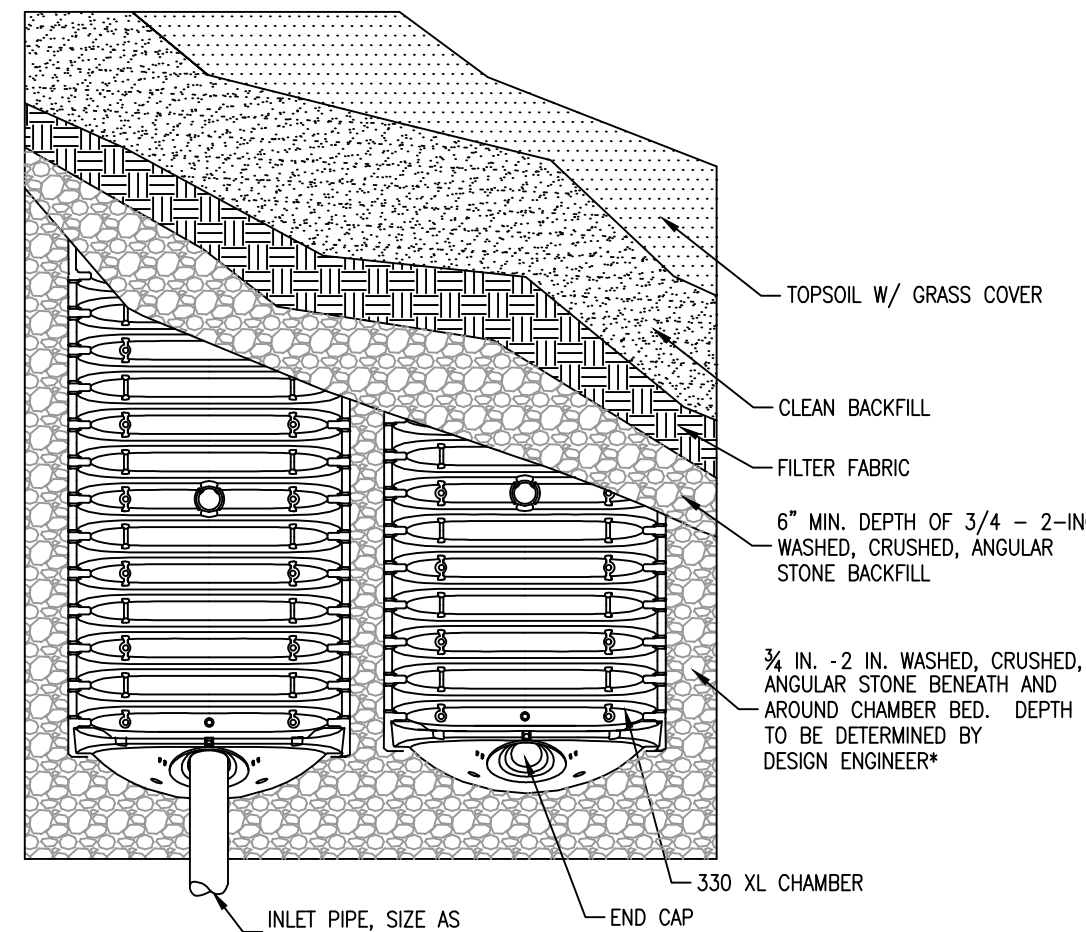
INSTALLATION NOTES:

1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY & STABLE
2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 1:2
3. UPON COMPLETION OF SOIL STOCKPILING EACH PILE SHALL BE SURROUNDED BY SILT FENCING, THEN STABILIZED WITH VEGETATION OR COVERED.
4. SEE SPECIFICATIONS (EROSION CONTROL) FOR INSTALL OF SILT FENCE]
5. IF THE STOCKPILE IS TO REMAIN FOR MORE THAN 14 DAYS, IT SHALL BE STABILIZED WITH BURLAP MATTING OR SEEDED WITHIN 7 DAYS OF COMPLETION TO MINIMIZE EROSION.
6. LONG-TERM SOIL STOCKPILES SHALL BE SEEDED WITH ANNUAL RYEGRASS (Lolium perenne ssp. multiflorum or Secale cereal)

SOIL STOCKPILE NTS



INSPECTION PORT NTS



PLAN NTS

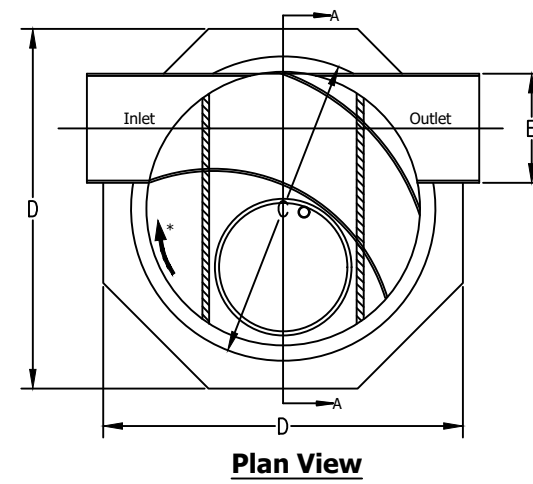
HOUSE INFILTRATORS WITH PRETREATMENT ISOLATOR ROW - TYPICAL LAYOUT NTS

Aqua-Swirl Model #	Chamber Height	Chamber Depth to Invert	Chamber Outside Diameter	Base Plate	Max. Pipe Outside Diameter
AS-3	A	B	C	D	E
AS-4	104"	68"	39"	52" x 52"	18"
AS-5	104"	68"	54"	66" x 66"	18"
			60"	72" x 72"	24"

Bollards shall be placed around access riser(s) in non-traffic areas to prevent inadvertent loading by maintenance vehicles

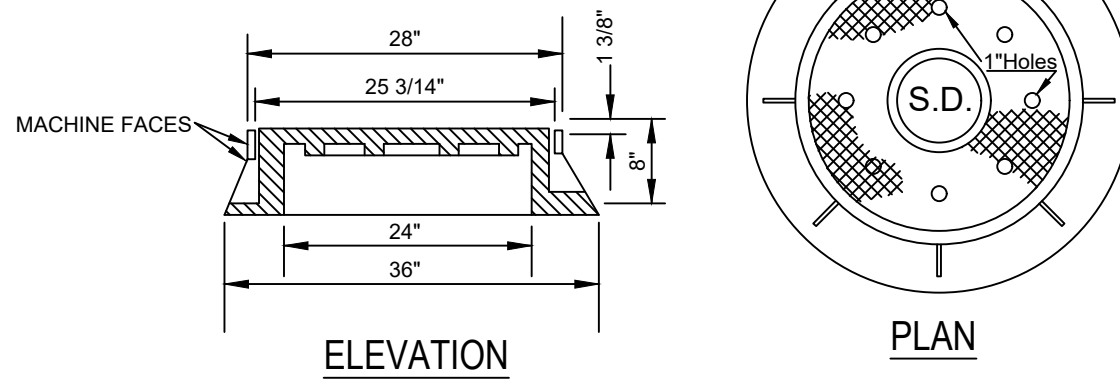
If traffic loading (H-20) is required or anticipated, a concrete pad must be placed over the entire Stormwater Treatment System. Sample details of concrete pad available upon request.

* Unit may be fabricated for clockwise or counter-clockwise flow direction.

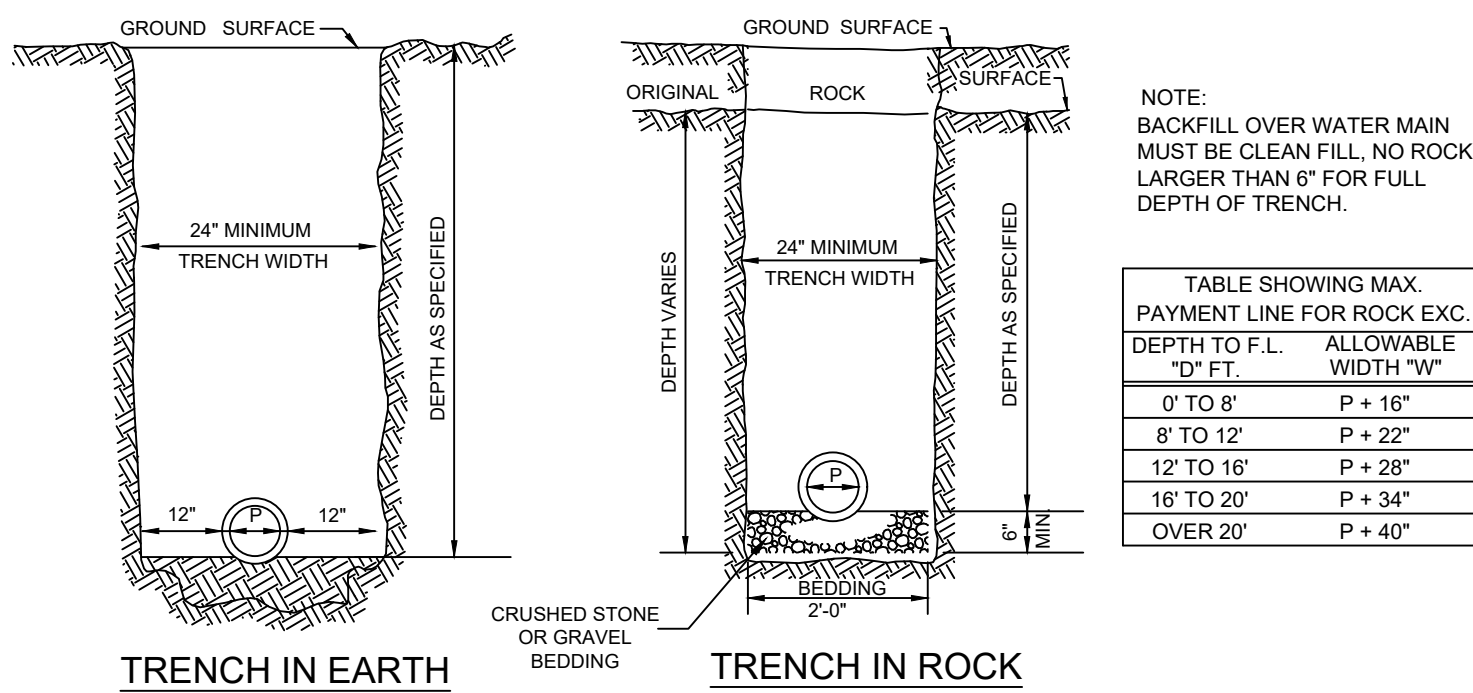


STORMWATER PRE-TREATMENT, AQUA-SWIRL FILTER NTS

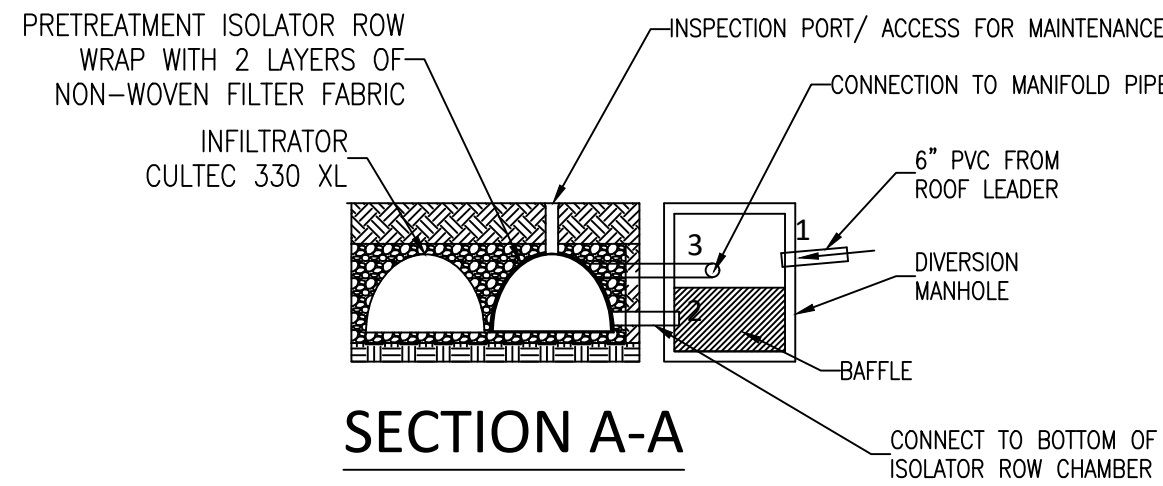
NOTE:
CIRCULAR BELL TYPE FRAME AND COVER CAMPBELL FOUNDRY 1104B OR EQUAL TO BE USED ON STORM DRAIN MANHOLE. COVER TO BE MARKED "S.D."



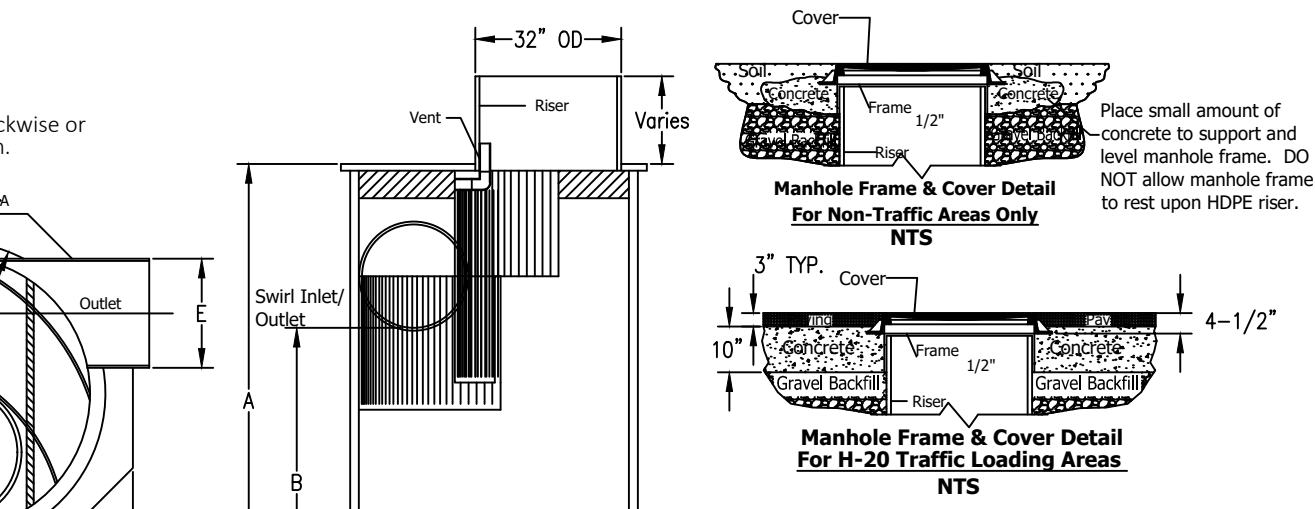
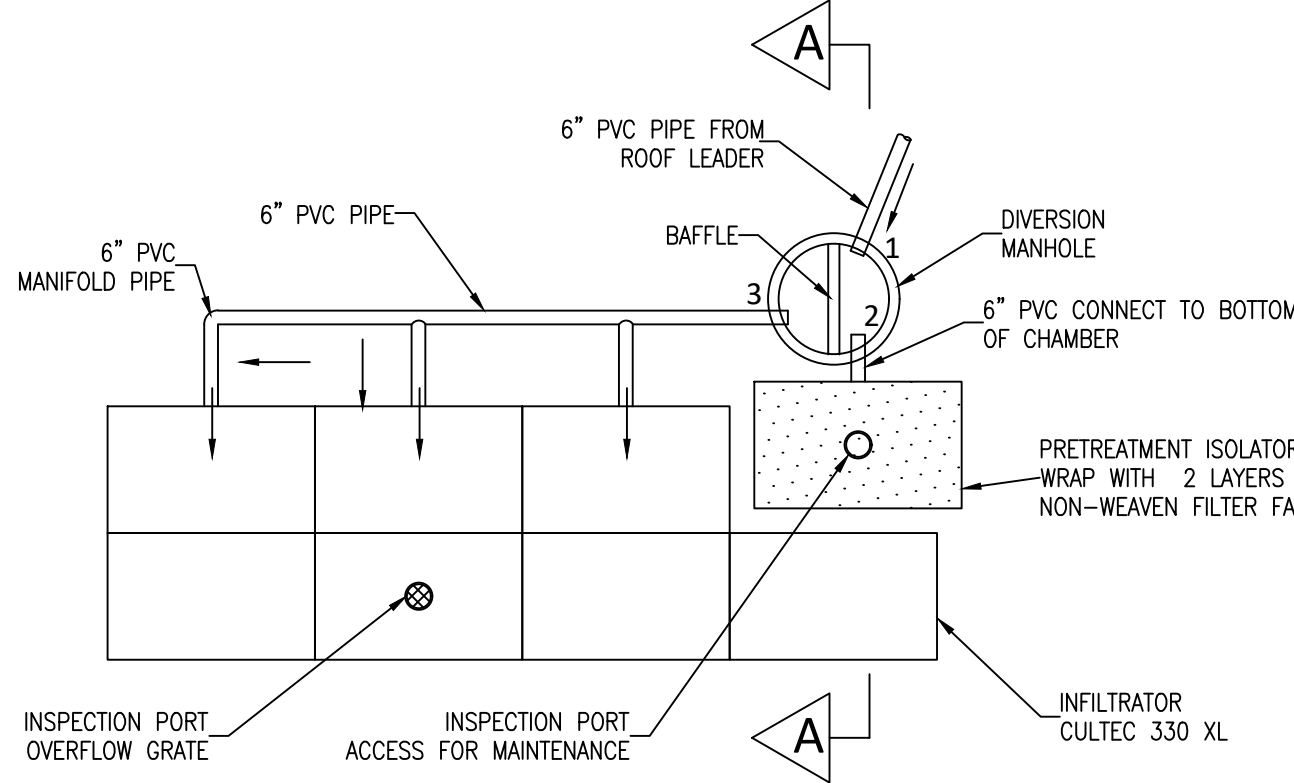
STORM DRAIN MANHOLE FRAME & COVER NTS



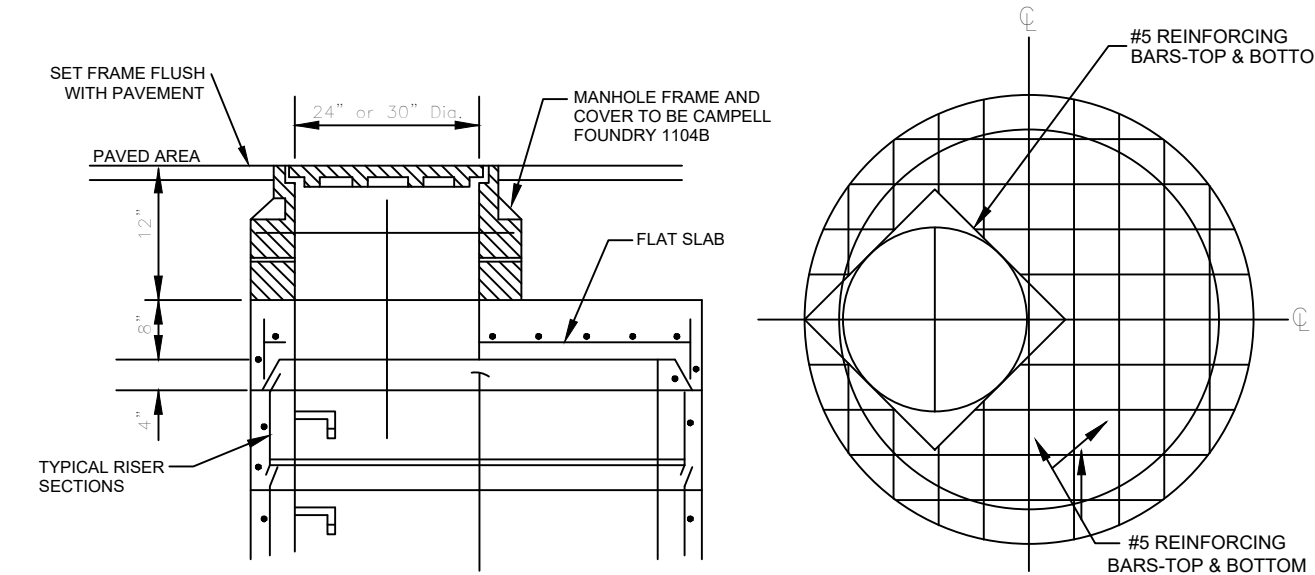
DRAIN TYPICAL TRENCH NTS



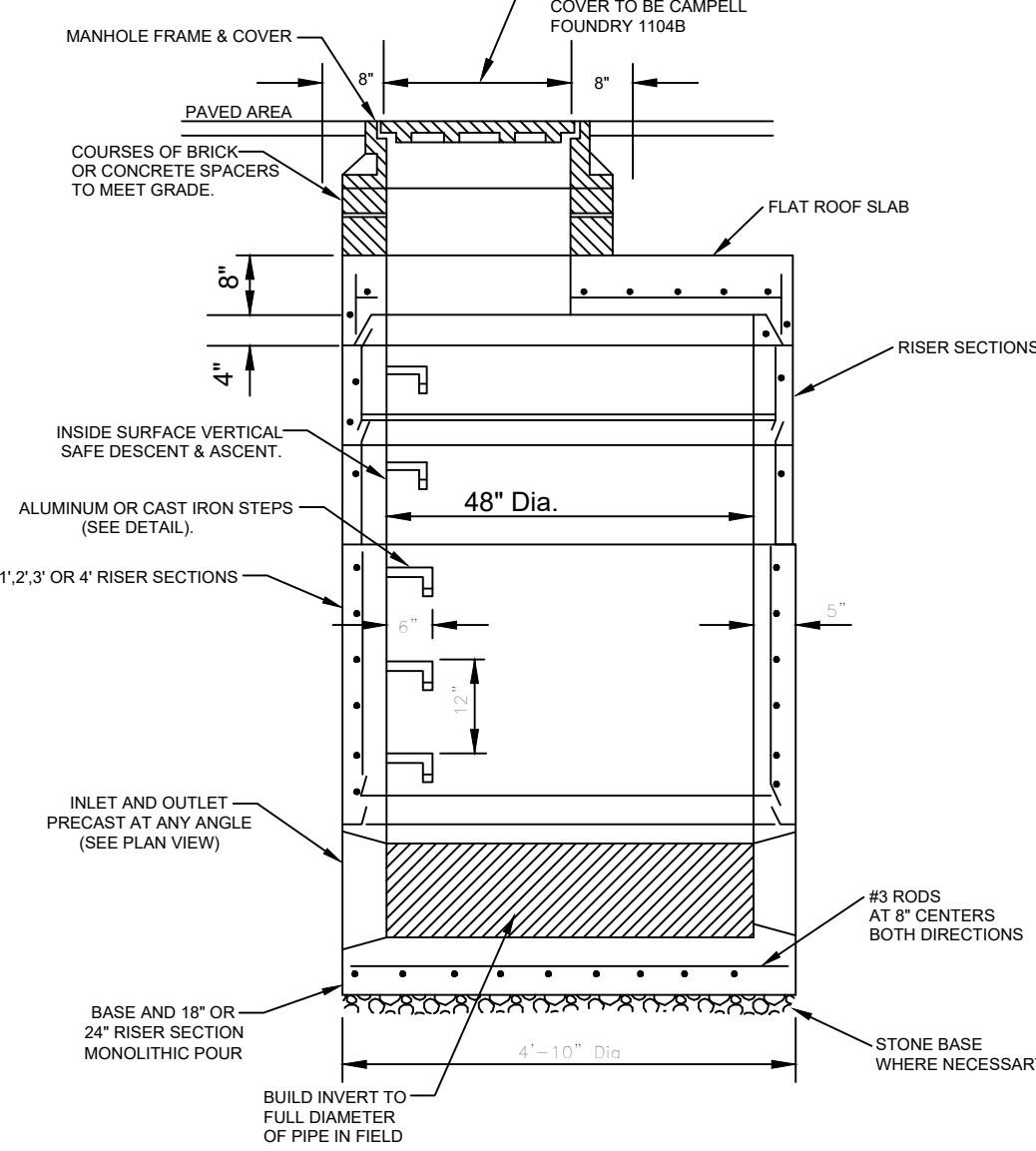
SECTION A-A



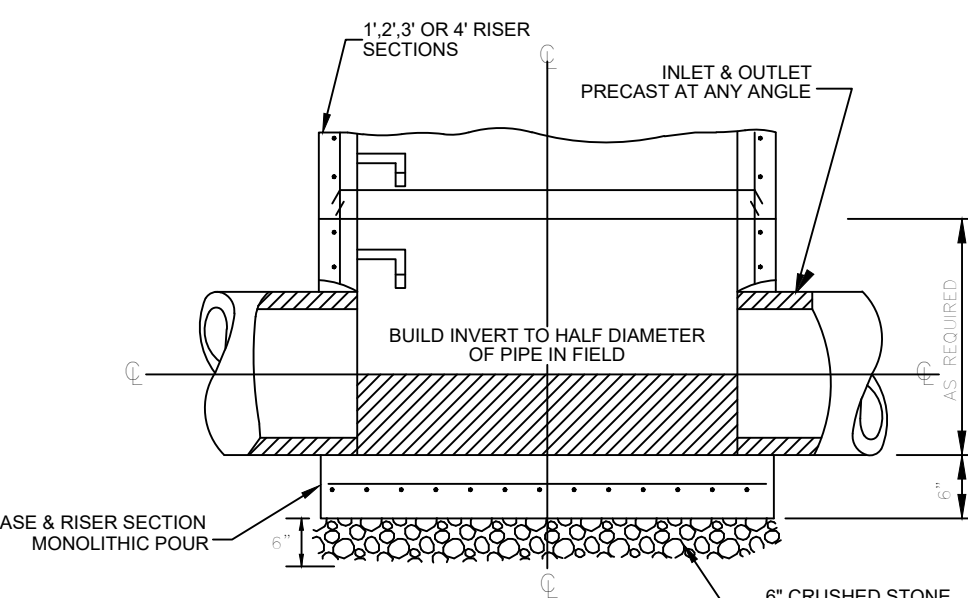
PROPOSED AQUA-SWIRL UNITS SHOWN ON PLAN	MODEL #
AS- #1	AS-4
AS- #2	AS-4
AS- #3	AS-4
AS- #4	AS-3
AS- #5	AS-3



FLAT SLAB NTS



PRECAST CONCRETE MANHOLE NTS



PRECAST CONCRETE BASE FOR STORMWATER MANHOLES NTS

fusion engineering pc

914.358.5009

600 north broadway suite 215, white plains ny 10603

fusionengineeringpc.com

consulting & engineering design services

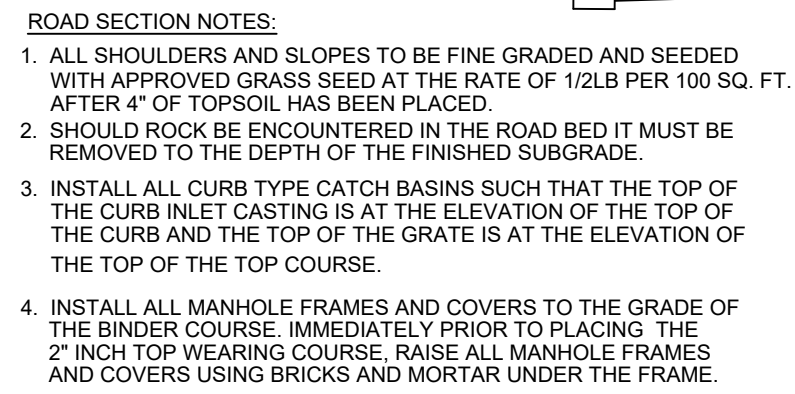
ALTERATIONS BY ANY PERSON IN ANY WAY, OR ANY ITEM CONTAINED ON THIS DOCUMENT, UNLESS ACTING UNDER DIRECTION OF THE LICENSED ENGINEER, WHOSE PROFESSIONAL SEAL IS AFFIXED HERETO, IS A VIOLATION OF TITLE VIII, ARTICLE 146 SECTION 7209.2 OF THE NEW YORK STATE EDUCATION LAW.

REV	DATE	DESCRIPTION

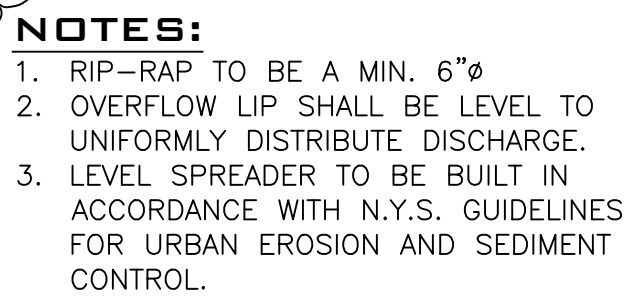
POST-DEVELOPMENT RINALDI PROPERTY SUBDIVISION

39 STORMYTOWN ROAD
OSSINING, NEW YORK

PROJECT	LOCATION
DATE 04.22.19	SCALE AS SHOWN
DESIGN SP	DRAWN SP
SHEET NO.	3



TYPICAL ROAD SECTION FROM STA 1+50 TO END
NTS



RIP-RAP LEVEL SPREADER

[illegible]POST-DEVELOPMENT
RINALDI PROPERTY SUBDIVISION

339 STORMYTOWN ROAD
OSSINING, NEW YORK

PROJECT

DATE
04.22.19

DESIGN
SP

SCALE
AS SHOWN

DRAWN
SP

SHEET NO.

3 OF

3

ALTERATIONS BY ANY PERSON IN ANY WAY, OR ANY ITEM CONTAINED ON THIS DOCUMENT, UNLESS ACTING UNDER DIRECTION OF THE LICENSED ENGINEER WHOSE PROFESSIONAL SEAL IS AFFIXED HERETO, IS A VIOLATION OF TITLE VIII, ARTICLE 145 SECTION 7209.2 OF THE NEW YORK STATE EDUCATION LAW.

C:\Users\Work Station 1\Dropbox (Fusion)\Engineering\clients\Hernandez, JB\39 Stormtown Rd-Goshing\DWG\F--DRAINAGE PLAN.dwg Work Station 1