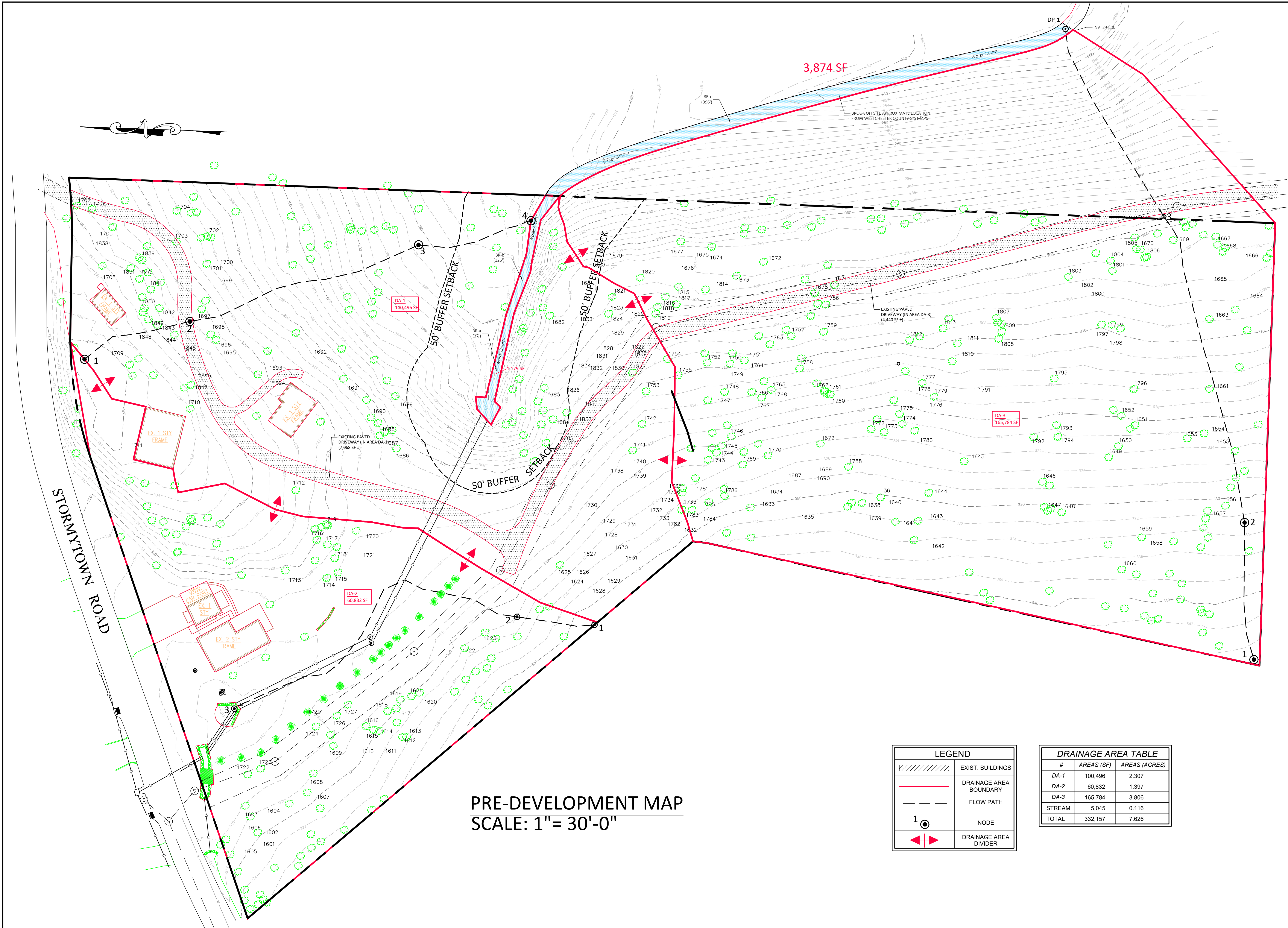




PRE-DEVELOPMENT MAP  
SCALE: 1"= 30'-0"

| LEGEND |                        |
|--------|------------------------|
|        | EXIST. BUILDINGS       |
|        | DRAINAGE AREA BOUNDARY |
|        | FLOW PATH              |
|        | NODE                   |
|        | DRAINAGE AREA DIVIDER  |

| DRAINAGE AREA TABLE |            |               |
|---------------------|------------|---------------|
| #                   | AREAS (SF) | AREAS (ACRES) |
| DA-1                | 100,496    | 2.307         |
| DA-2                | 60,832     | 1.397         |
| DA-3                | 165,784    | 3.806         |
| STREAM              | 5,045      | 0.116         |
| TOTAL               | 332,157    | 7.626         |

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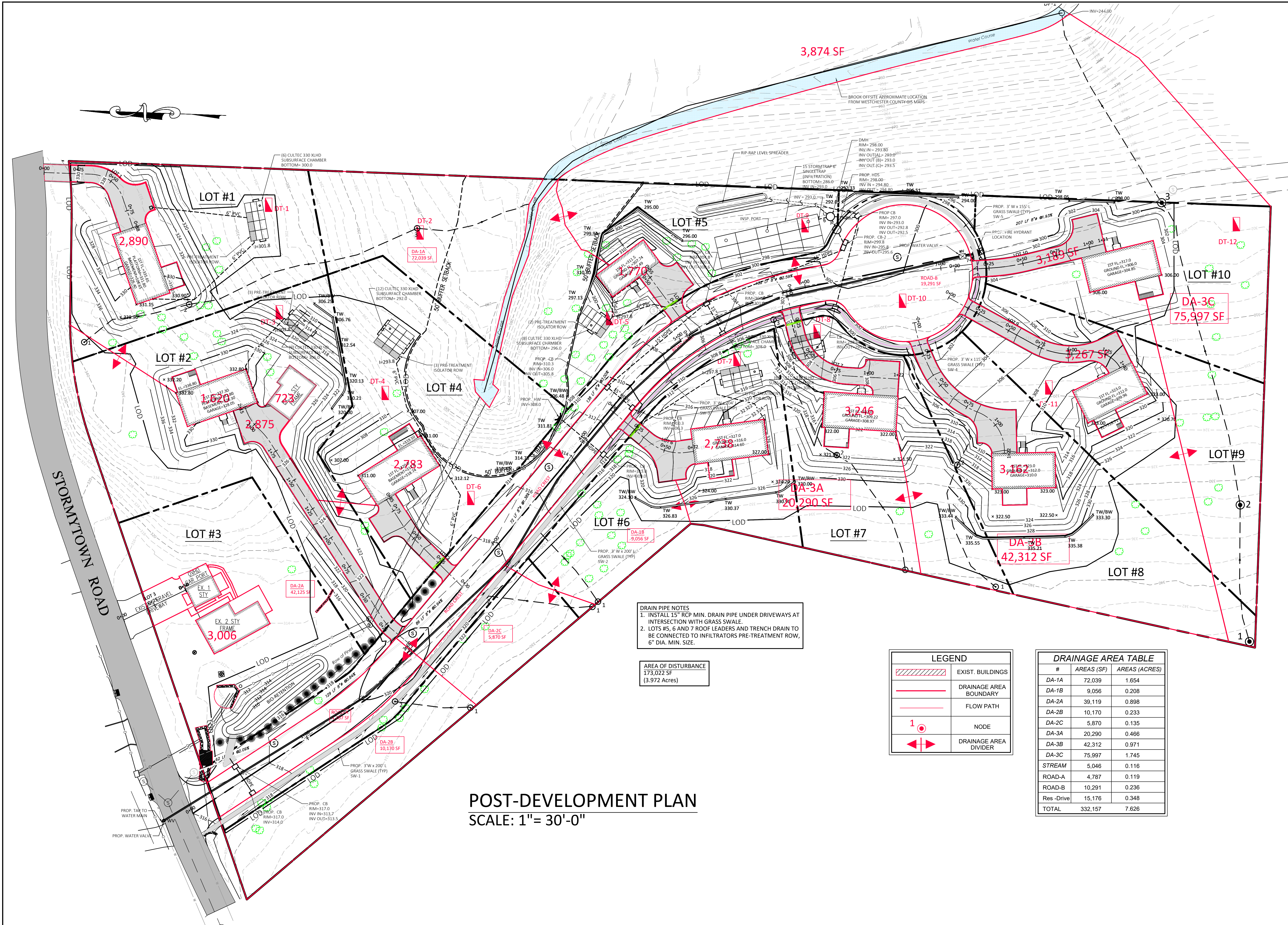
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| REV | DATE      | REV PER | ENGINEERS | COMMENTS |
|-----|-----------|---------|-----------|----------|
| 1   | 7/27/2020 |         |           |          |

PROJECT: PRE-DEVELOPMENT PLAN  
RINALDI PROPERTY SUBDIVISION  
LOCATION: 39 STORMTOWN ROAD  
OSSINING, NEW YORK

DATE: 04.22.19  
SCALE: AS SHOWN  
DESIGN: SP  
DRAWN: SP  
SHEET NO. 5 OF 5





POST-DEVELOPMENT PLAN  
SCALE: 1"= 30'-0"

DRAIN PIPE NOTES  
1. INSTALL 15" RCP MIN. DRAIN PIPE UNDER DRIVEWAYS AT INTERSECTION WITH GRASS SWALE.  
2. LOTS #5, 6 AND 7 ROOF LEADERS AND TRENCH DRAIN TO BE CONNECTED TO INFILTRATORS PRE-TREATMENT ROW, 6" DIA. MIN. SIZE.

AREA OF DISTURBANCE  
173,022 SF  
(3.972 Acres)

| LEGEND |                        |
|--------|------------------------|
|        | EXIST. BUILDINGS       |
|        | DRAINAGE AREA BOUNDARY |
|        | FLOW PATH              |
|        | NODE                   |
|        | DRAINAGE AREA DIVIDER  |

| DRAINAGE AREA TABLE |            |               |
|---------------------|------------|---------------|
| #                   | AREAS (SF) | AREAS (ACRES) |
| DA-1A               | 72,039     | 1.654         |
| DA-1B               | 9,056      | 0.208         |
| DA-2A               | 39,119     | 0.898         |
| DA-2B               | 10,170     | 0.233         |
| DA-2C               | 5,870      | 0.135         |
| DA-3A               | 20,290     | 0.466         |
| DA-3B               | 42,312     | 0.971         |
| DA-3C               | 75,997     | 1.745         |
| STREAM              | 5,046      | 0.116         |
| ROAD-A              | 4,787      | 0.119         |
| ROAD-B              | 10,291     | 0.236         |
| Res-Drive           | 15,176     | 0.348         |
| TOTAL               | 332,157    | 7.626         |

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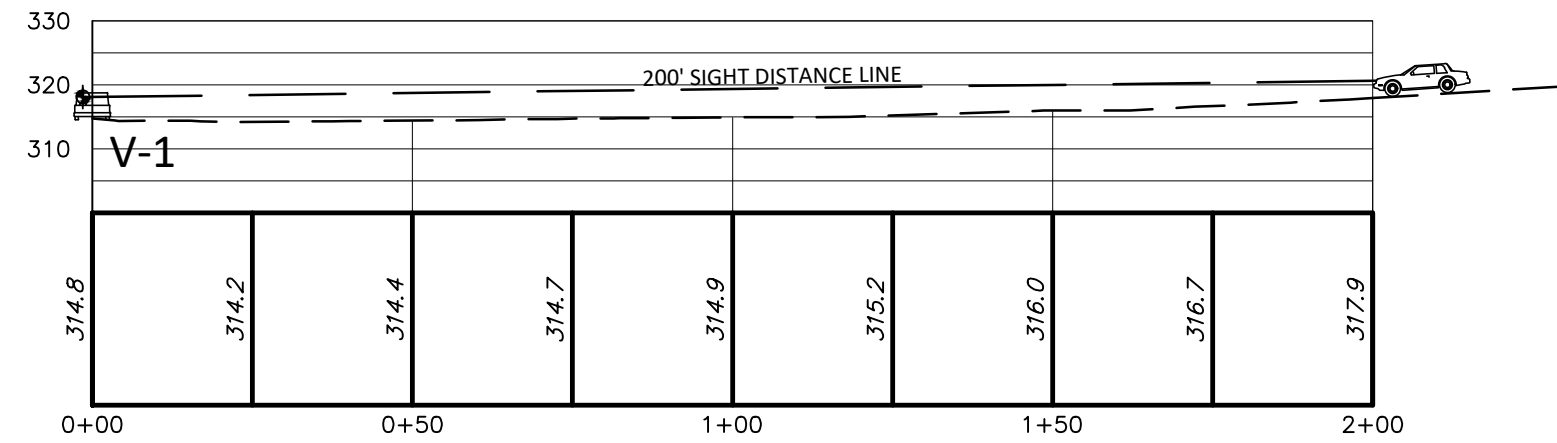
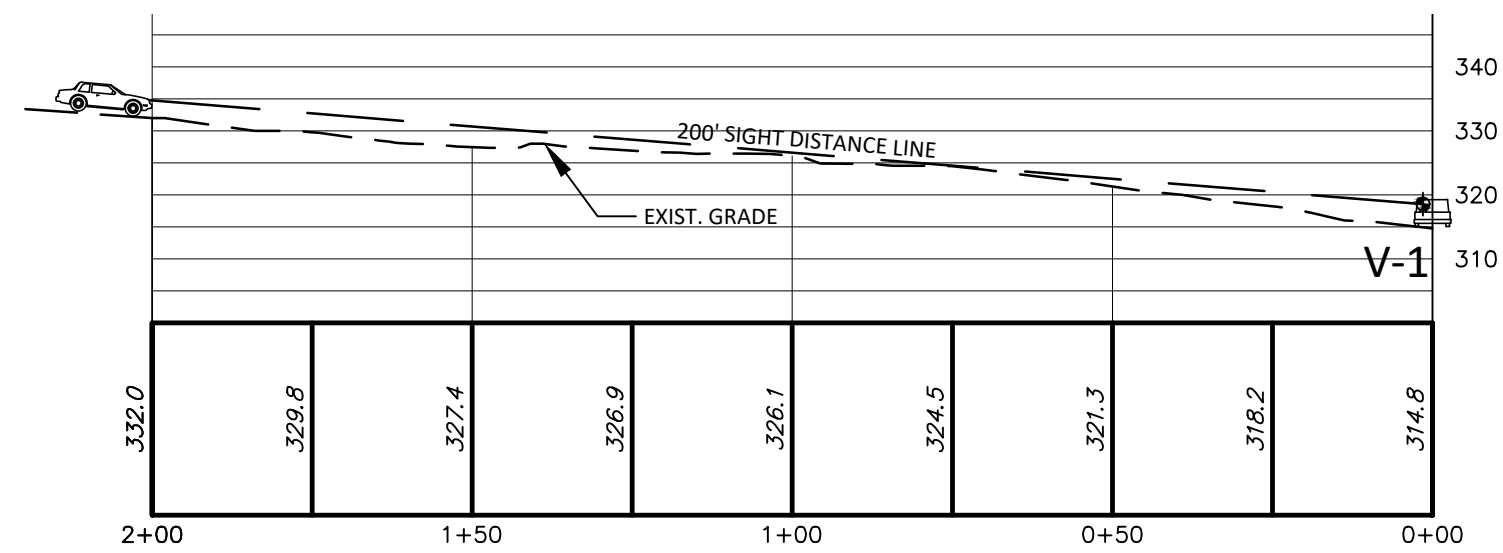
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POST-DEVELOPMENT  
RINALDI PROPERTY SUBDIVISION

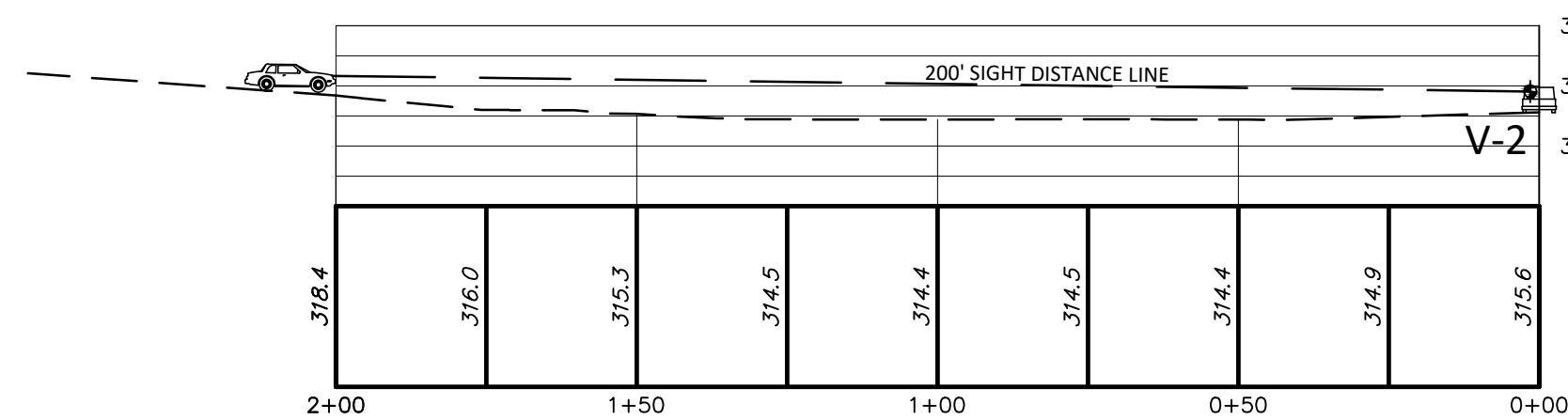
39 STORMYTOWN ROAD  
OSSINING, NEW YORK

PROJECT LOCATION  
DATE 04.19.19 SCALE AS SHOWN  
DESIGN SP DRAWN SP  
SHEET NO. 6

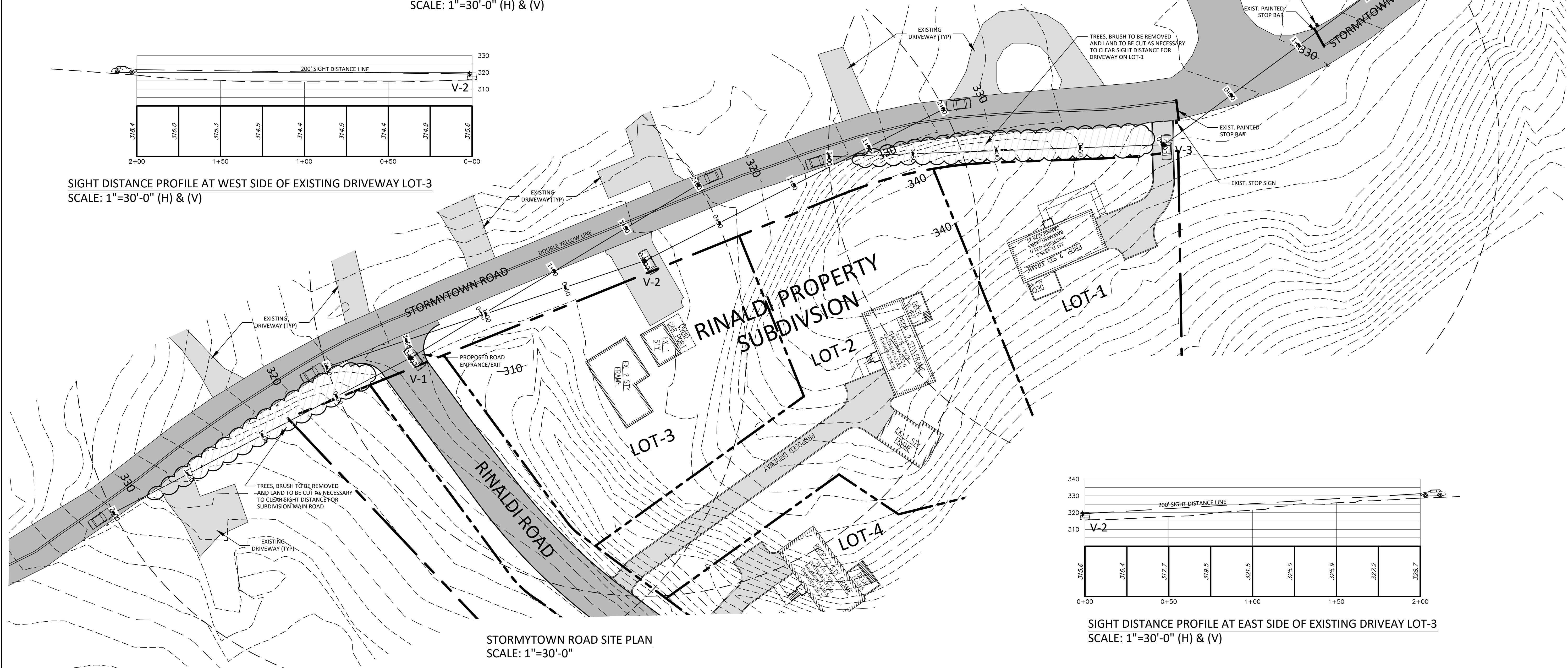




SIGHT DISTANCE PROFILE AT ROAD ENTRANCE WEST & EAST SIDE  
SCALE: 1"=30'-0" (H) & (V)



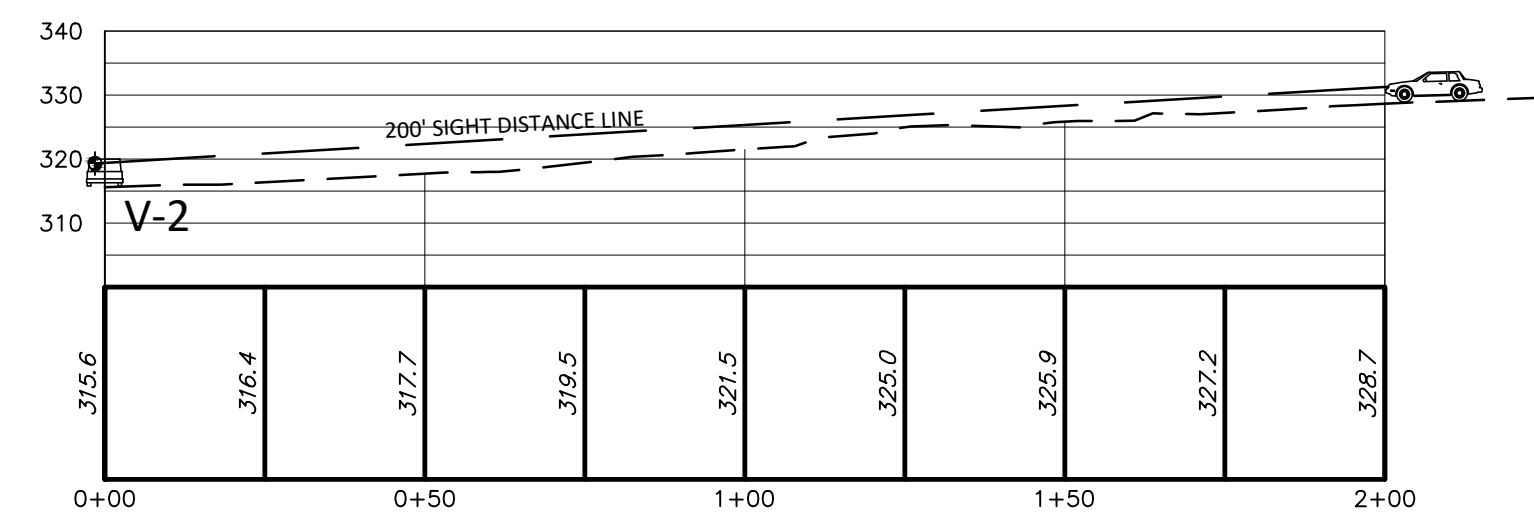
SIGHT DISTANCE PROFILE AT WEST SIDE OF EXISTING DRIVEWAY LOT-3  
SCALE: 1"=30'-0" (H) & (V)



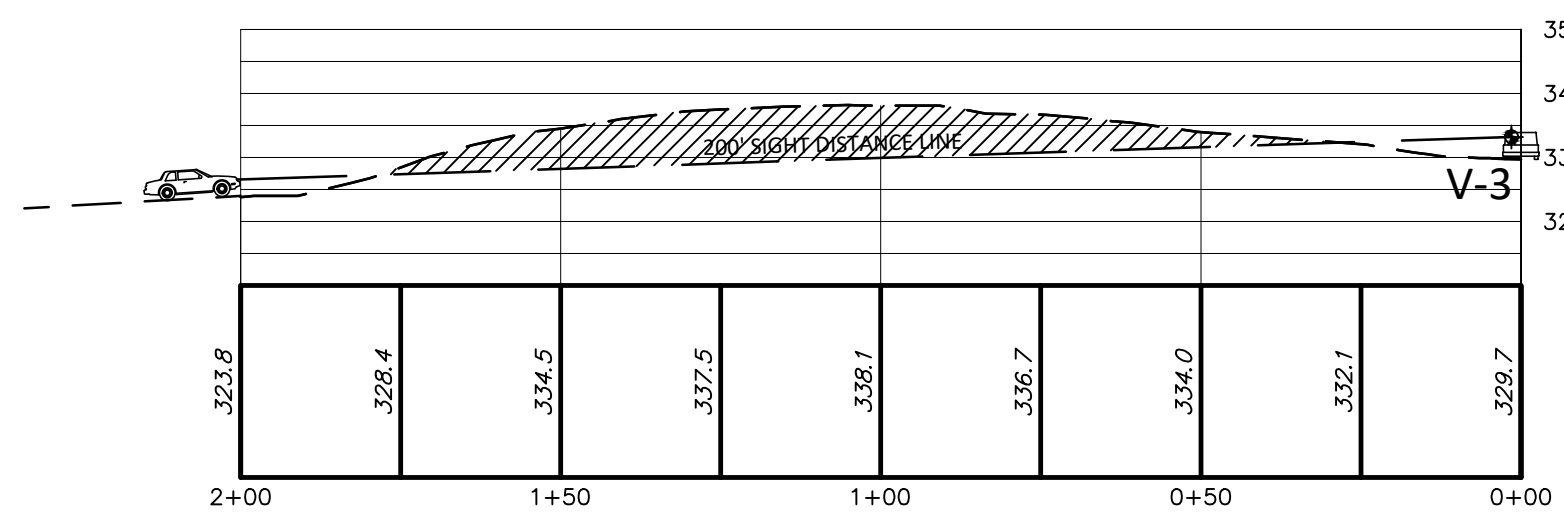
STORMYTOWN ROAD SITE PLAN  
SCALE: 1"=30'-0"

NOTE:  
TOPOGRAPHIC INFORMATION SHOWN HEREON SITE PLAN  
WAS OBTAINED FROM WESTCHESTER COUNTY GIS MAP FOR  
SIGHT DISTANCE STUDY ONLY

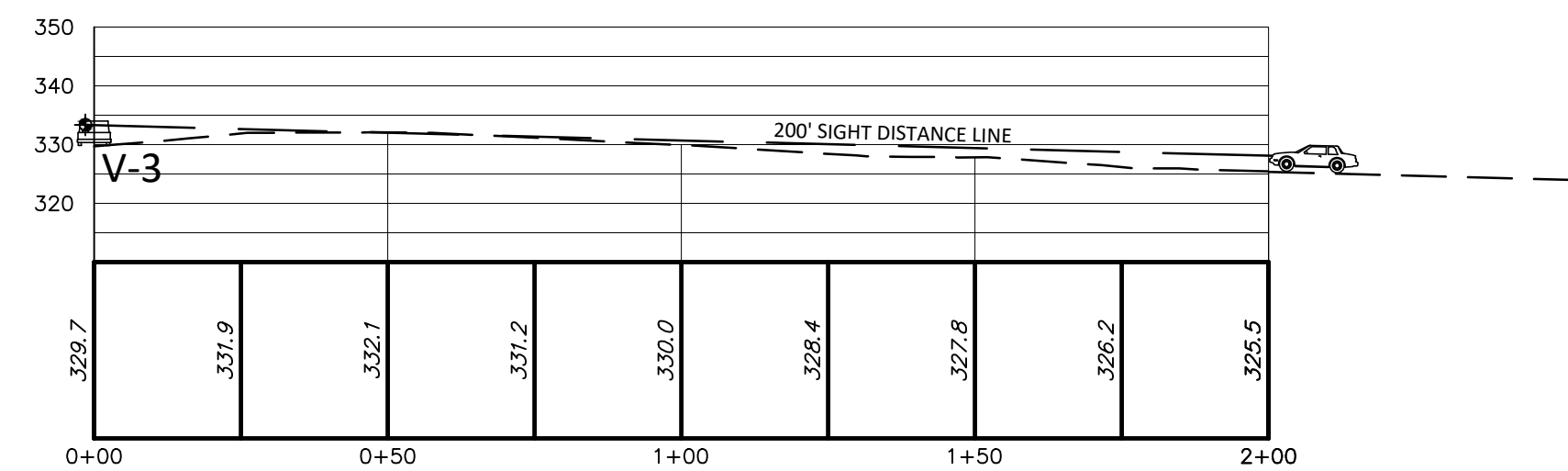
- SIGHT DISTANCE DATA:
1. SPEED LIMIT: 30 MPH (ASSUMED FOR RESIDENTIAL AREA)
  2. SIGHT DISTANCE: 200 FT (RECOMMENDED).
  3. SIGHT DISTANCE FROM VEHICLE V-1, V-2 AND V-3 AT EYE VIEW LEVEL LOCATED 3.5 FT HEIGHT FROM THE GROUND AND 14.5 FT FROM THE SOUTH EDGE OF STORMYTOWN ROAD .



SIGHT DISTANCE PROFILE AT EAST SIDE OF EXISTING DRIVEAY LOT-3  
SCALE: 1"=30'-0" (H) & (V)



SIGHT DISTANCE PROFILE AT LOT-1 DRIVEWAY  
SCALE: 1"=30'-0" (H) & (V)



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SIGHT DISTANCE PLAN  
RINALDI PROPERTY SUBDIVISION

39 STORMYTOWN ROAD  
OSSINING, NEW YORK

PROJECT

LOCATION

DATE

04.19.19

SCALE

AS SHOWN

DESIGN

SP

DRAWN

SP

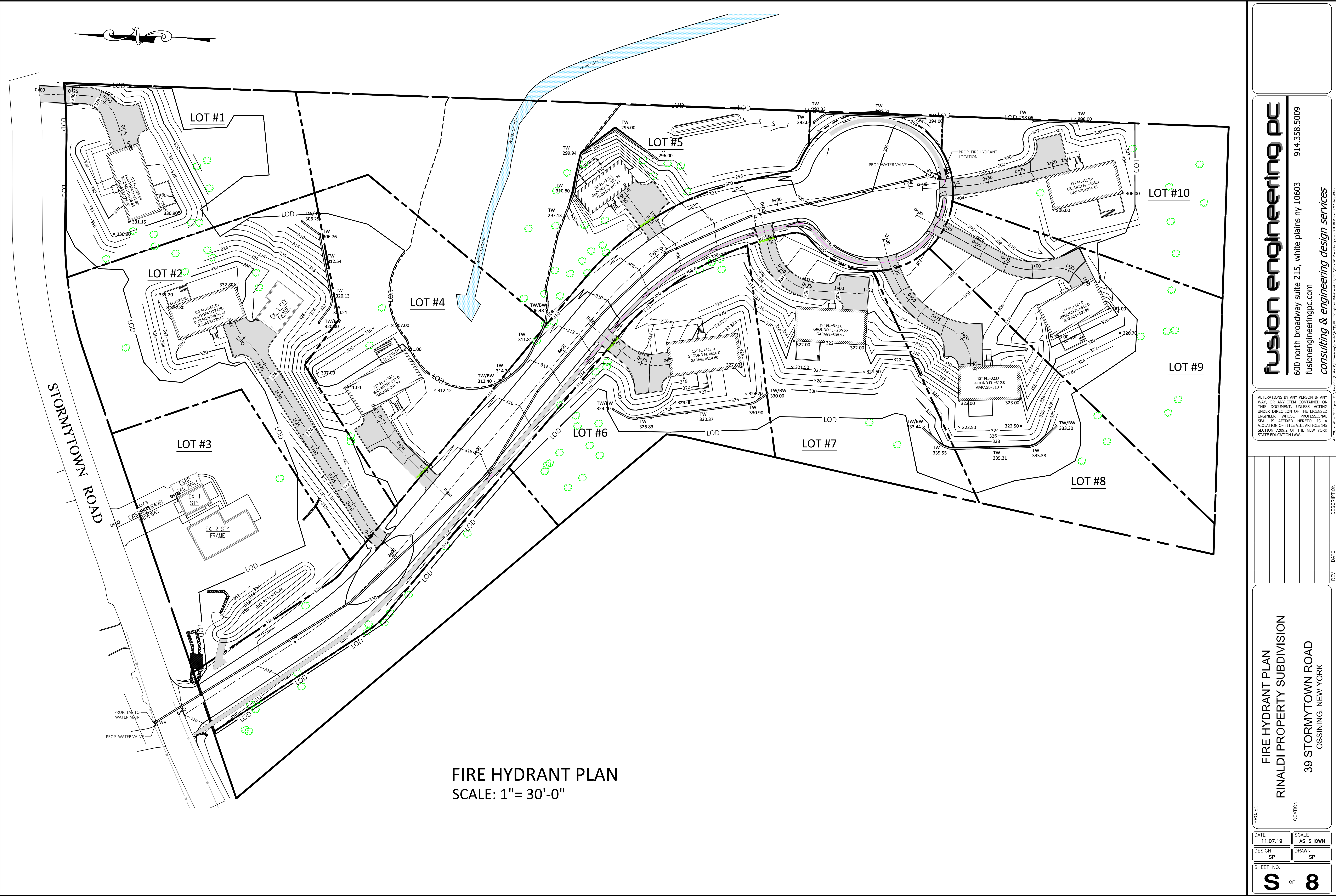
SHEET NO.

S

OF

7





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| REV | DATE | DESCRIPTION |
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PROJECT

FIRE HYDRANT PLAN  
RINALDI PROPERTY SUBDIVISION

LOCATION

39 STORMYTOWN ROAD  
OSSINING, NEW YORK

DATE  
11.07.19

SCALE  
AS SHOWN

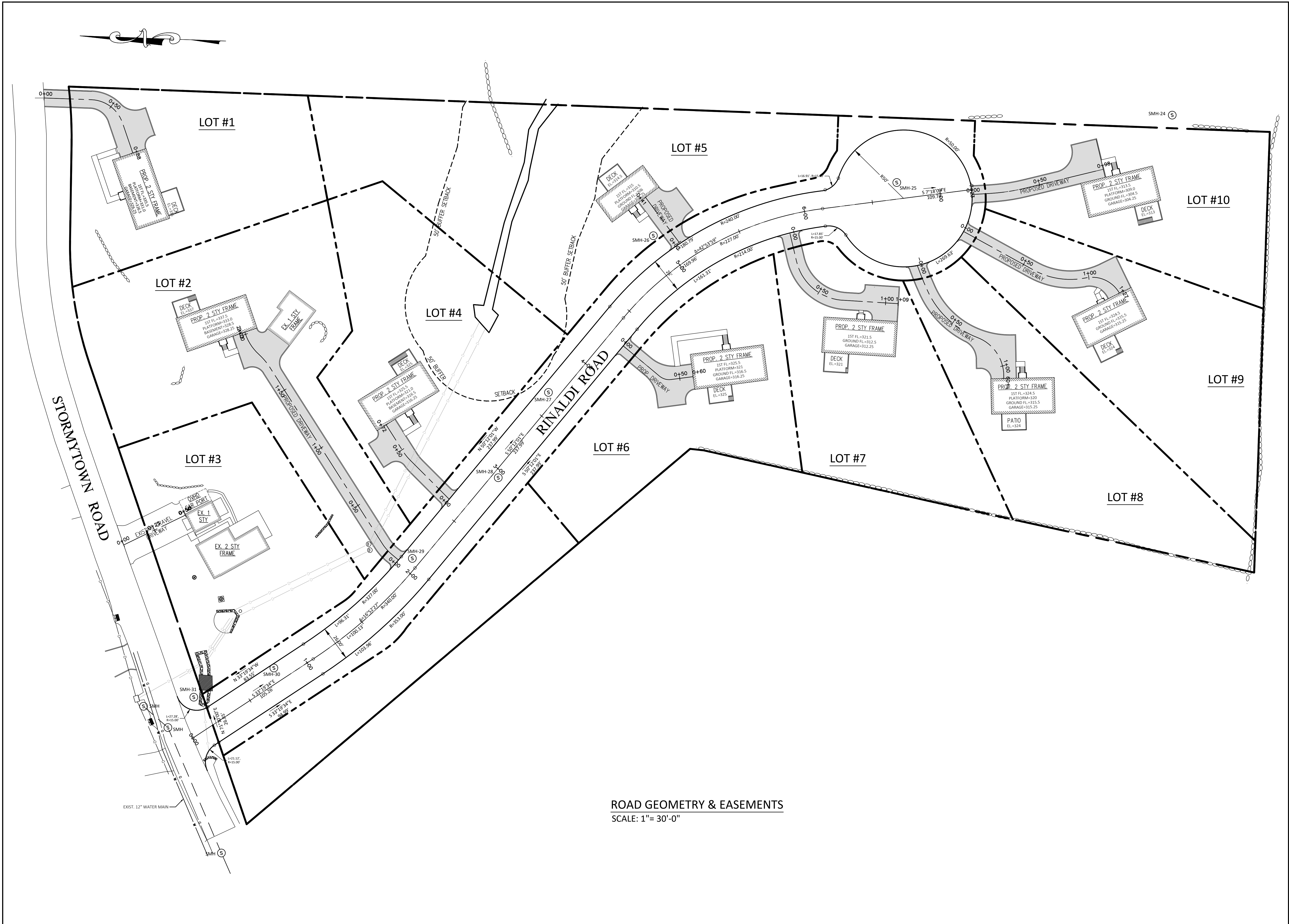
DESIGN  
SP

DRAWN  
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SHEET NO.

**S** OF **8**





ROAD GEOMETRY & EASEMENTS  
SCALE: 1"= 30'-0"

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| REV | DATE      | REV PER ENGINEERS COMMENTS | DESCRIPTION |
|-----|-----------|----------------------------|-------------|
| 1   | 7/27/2020 |                            |             |

PROJECT

ROAD GEOMETRY & EASEMENTS  
RINALDI PROPERTY SUBDIVISION

LOCATION

39 STORMYTOWN ROAD  
OSSINING, NEW YORK

DATE

04.19.19

SCALE

AS SHOWN

DESIGN

SP

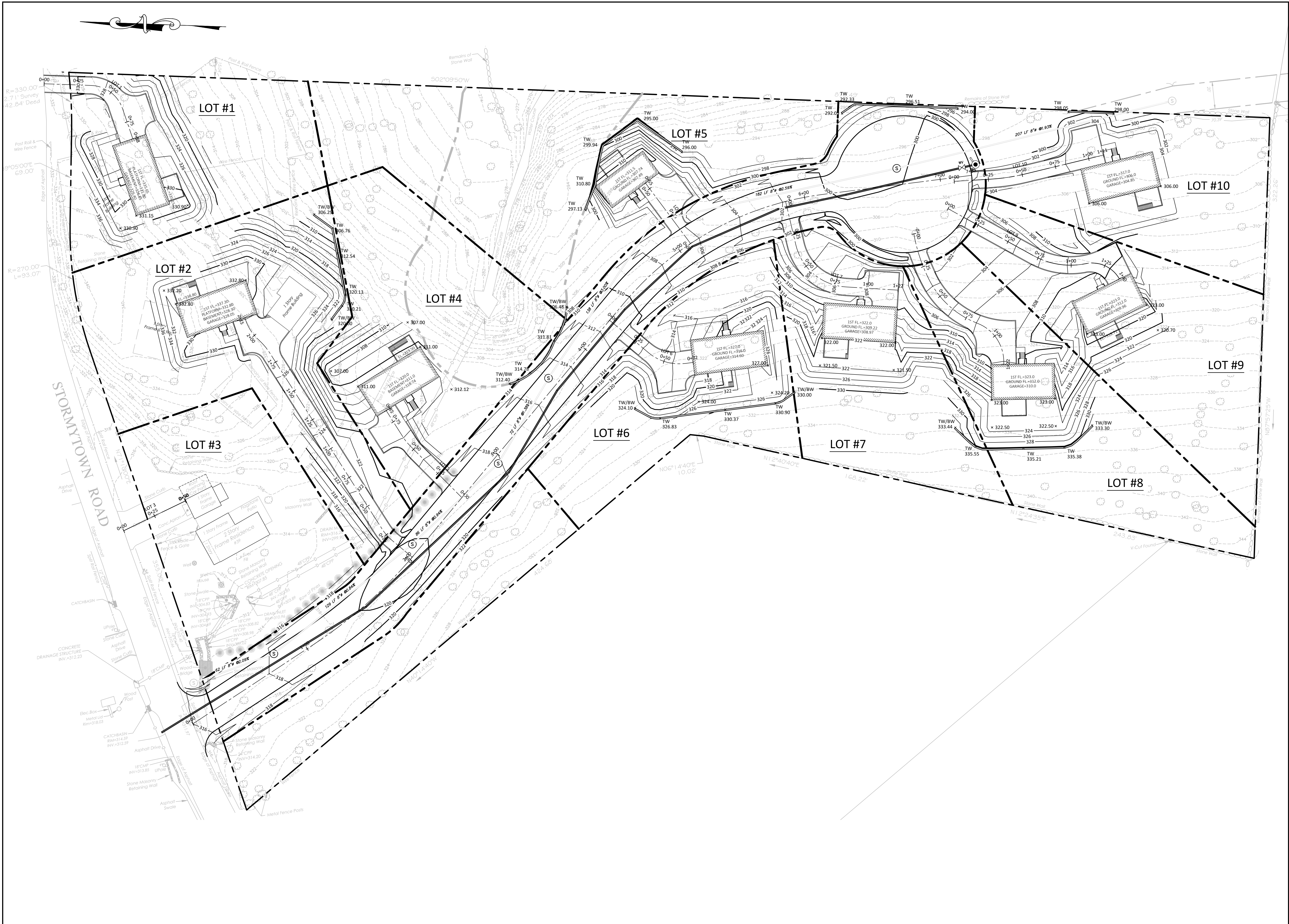
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SHEET NO.

**S** OF **9**





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| REV | DATE      | REV PER ENGINEERS COMMENTS | DESCRIPTION |
|-----|-----------|----------------------------|-------------|
| 1   | 7/27/2020 | REV PER ENGINEERS COMMENTS |             |

PROJECT

GRADING PLAN  
RINALDI PROPERTY SUBDIVISION

LOCATION

39 STORMYTOWN ROAD  
OSSINING, NEW YORK

DATE

04.19.19

SCALE

1"=30'-0"

DESIGN

SP

DRAWN

SP

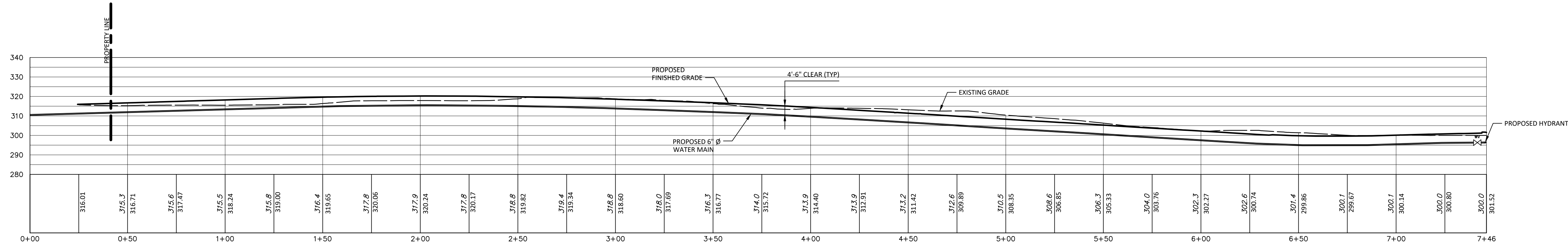
SHEET NO.

**S** OF **10**

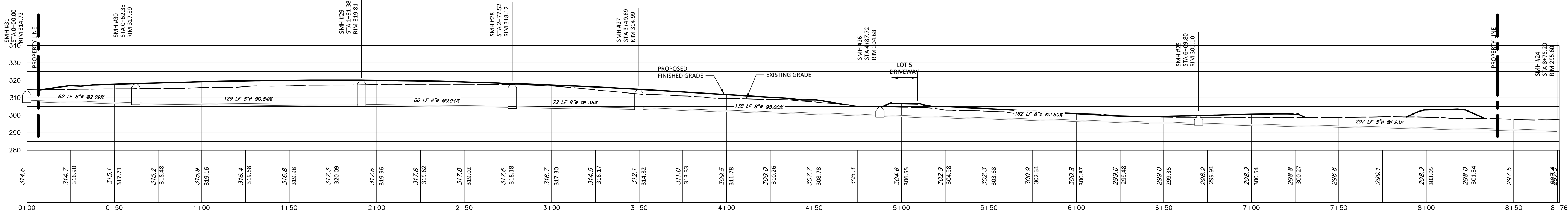








PROPOSED WATER MAIN PROFILE

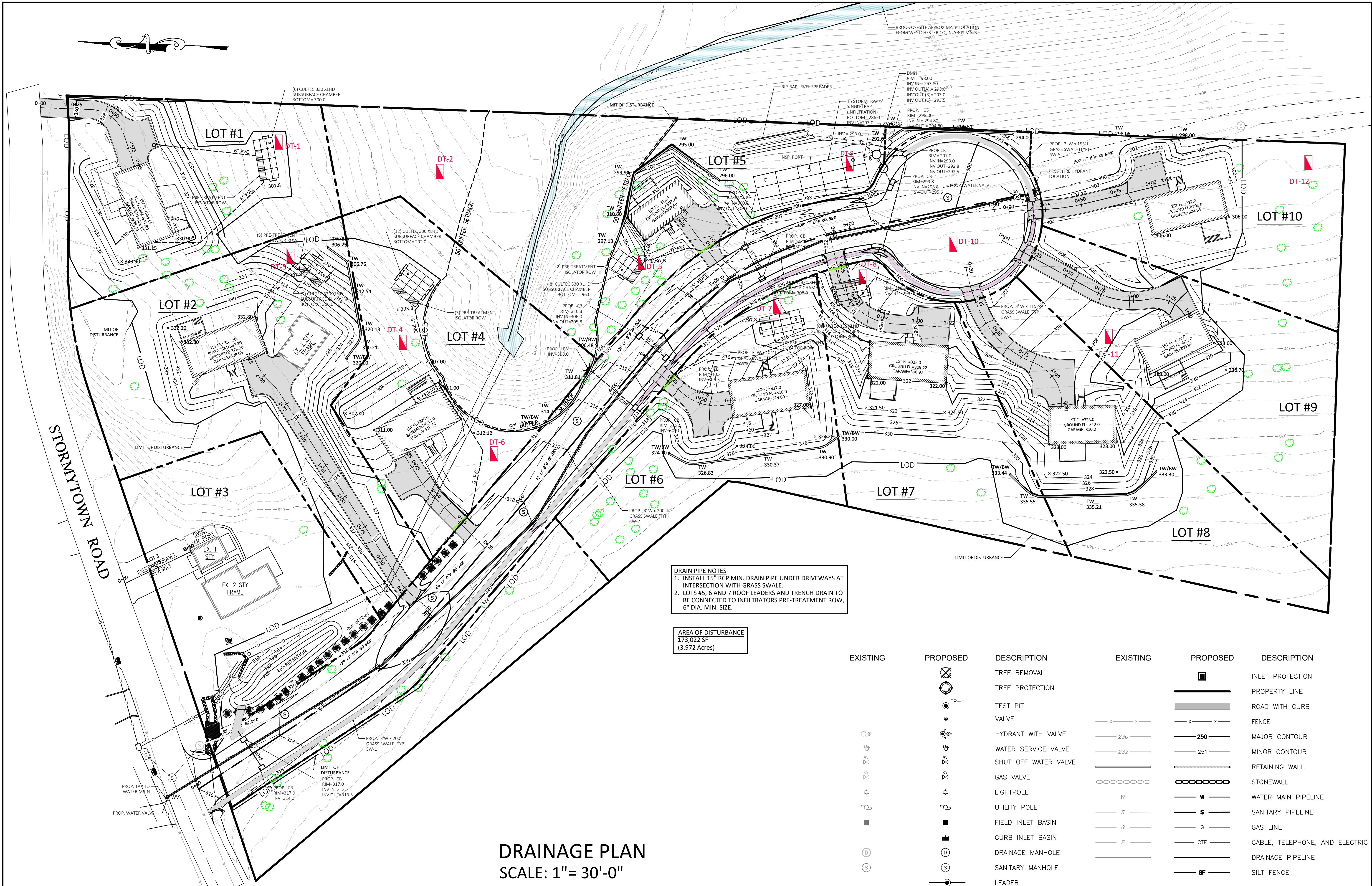


EXISTING SEWER PROFILE

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| REV | DATE | DESCRIPTION |
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DRAINAGE PLAN  
SCALE: 1"= 30'-0"

DRAIN PIPE NOTES  
1. INSTALL 15" RCP MIN. DRAIN PIPE UNDER DRIVEWAYS AT INTERSECTION WITH GRASS SWALE.  
2. LOTS #5, 6 AND 7 ROOF LEADERS AND TRENCH DRAIN TO BE CONNECTED TO INFILTRATORS PRE-TREATMENT ROW, 6" DIA. MIN. SIZE.

AREA OF DISTURBANCE  
173,022 SF  
(3.972 Acres)

| EXISTING | PROPOSED | DESCRIPTION          | EXISTING | PROPOSED | DESCRIPTION                    |
|----------|----------|----------------------|----------|----------|--------------------------------|
|          |          | TREE REMOVAL         |          |          | INLET PROTECTION               |
|          |          | TREE PROTECTION      |          |          | PROPERTY LINE                  |
|          |          | TEST PIT             |          |          | ROAD WITH CURB                 |
|          |          | VALVE                |          |          | FENCE                          |
|          |          | HYDRANT WITH VALVE   |          |          | MAJOR CONTOUR                  |
|          |          | WATER SERVICE VALVE  |          |          | MINOR CONTOUR                  |
|          |          | SHUT OFF WATER VALVE |          |          | RETAINING WALL                 |
|          |          | GAS VALVE            |          |          | STONEWALL                      |
|          |          | LIGHTPOLE            |          |          | WATER MAIN PIPELINE            |
|          |          | UTILITY POLE         |          |          | SANITARY PIPELINE              |
|          |          | FIELD INLET BASIN    |          |          | GAS LINE                       |
|          |          | CURB INLET BASIN     |          |          | CABLE, TELEPHONE, AND ELECTRIC |
|          |          | DRAINAGE MANHOLE     |          |          | DRAINAGE PIPELINE              |
|          |          | SANITARY MANHOLE     |          |          | SILT FENCE                     |
|          |          | LEADER               |          |          |                                |
|          |          | END SECTION          |          |          |                                |

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| REV | DATE     | DESCRIPTION             |
|-----|----------|-------------------------|
| 1   | 07/27/20 | Revised drainage design |

DRAINAGE PLAN  
RINALDI PROPERTY SUBDIVISION

39 STORMYTOWN ROAD  
OSSINING, NEW YORK

PROJECT

DATE  
04.19.19

DESIGN  
SP

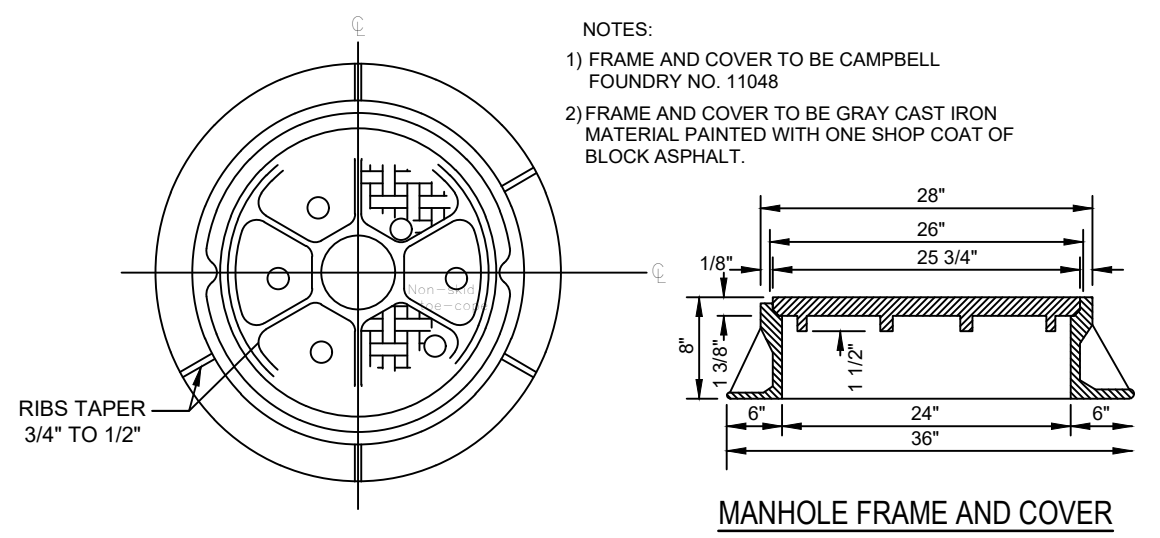
SHEET NO.  
**S** OF **13**

LOCATION

SCALE  
AS SHOWN

DRAWN  
SP

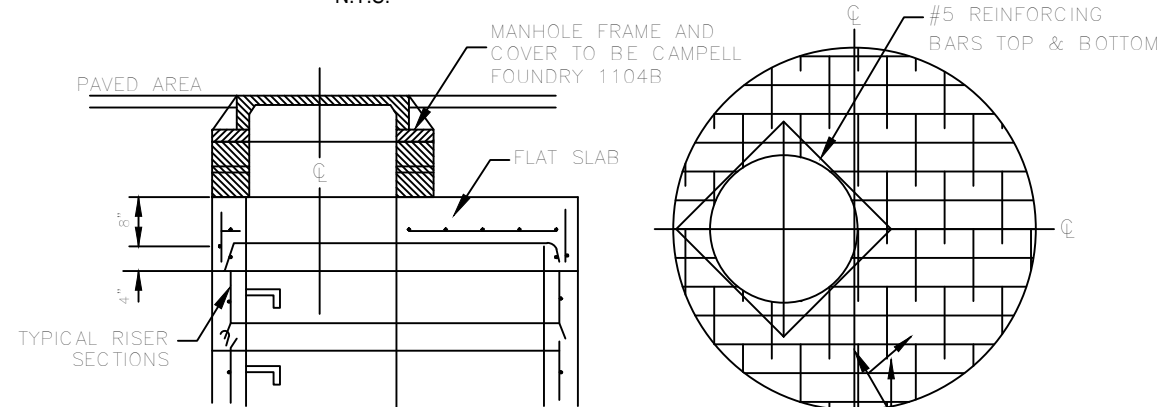




NOTES:  
1) FRAME AND COVER TO BE CAMPBELL  
FOUNDRY NO. 11048  
2) FRAME AND COVER TO BE GRAY CAST IRON  
MATERIAL PAINTED WITH ONE SHOP COAT OF  
BLACK ASPHALT.

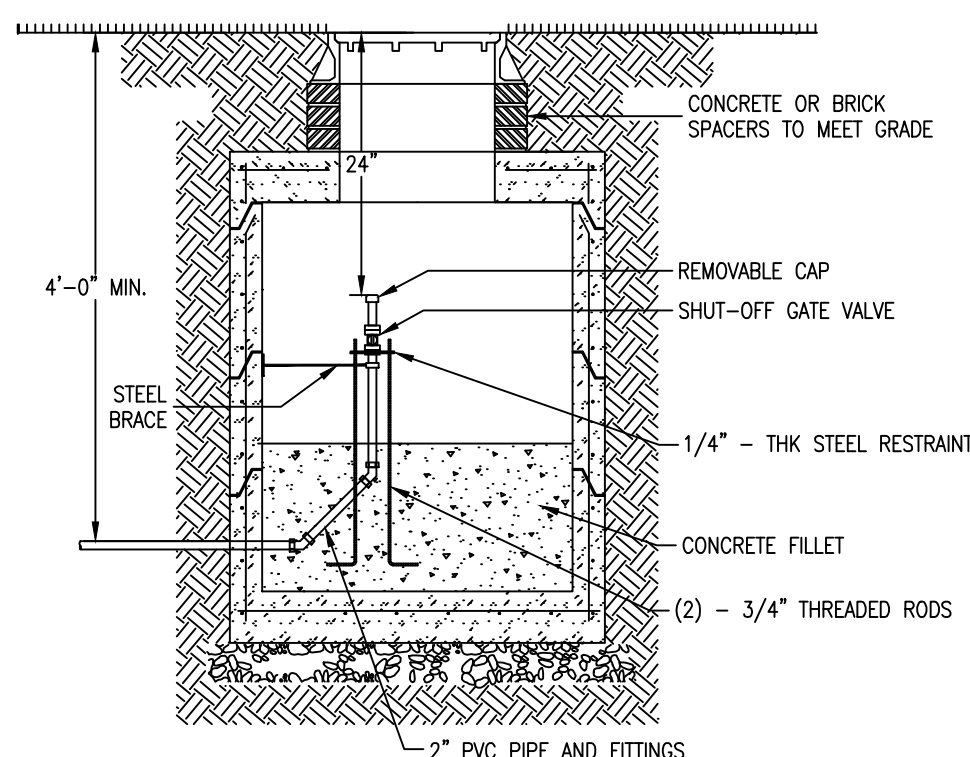
FRAME DETAIL  
N.T.S.

MANHOLE FRAME AND COVER  
N.T.S.

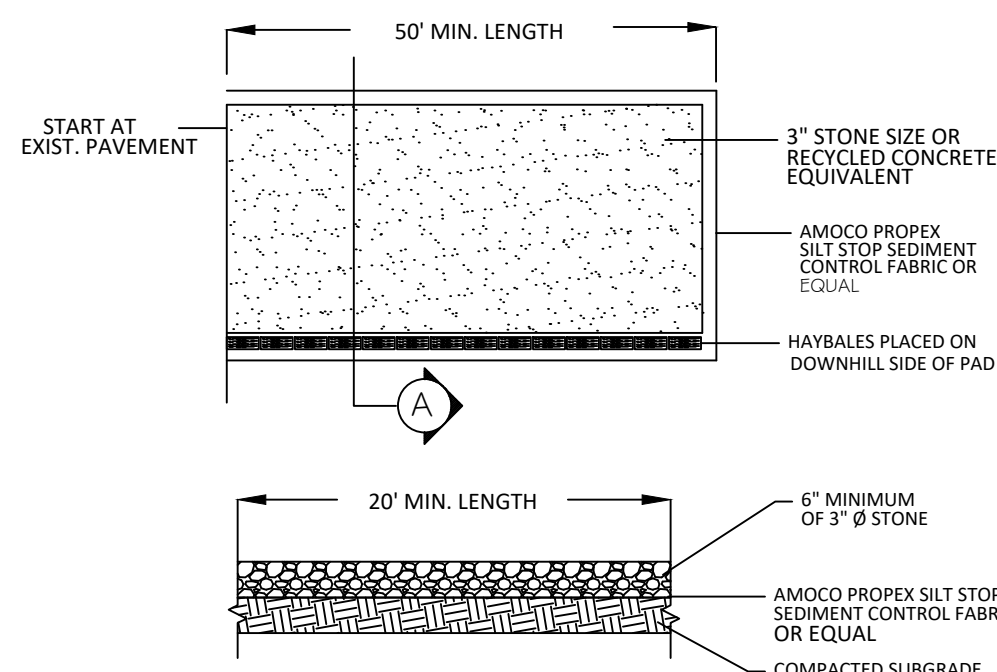


DETAIL OF FLAT SLAB  
N.T.S.

REINFORCEMENT  
LAYOUT FOR SLAB  
N.T.S.



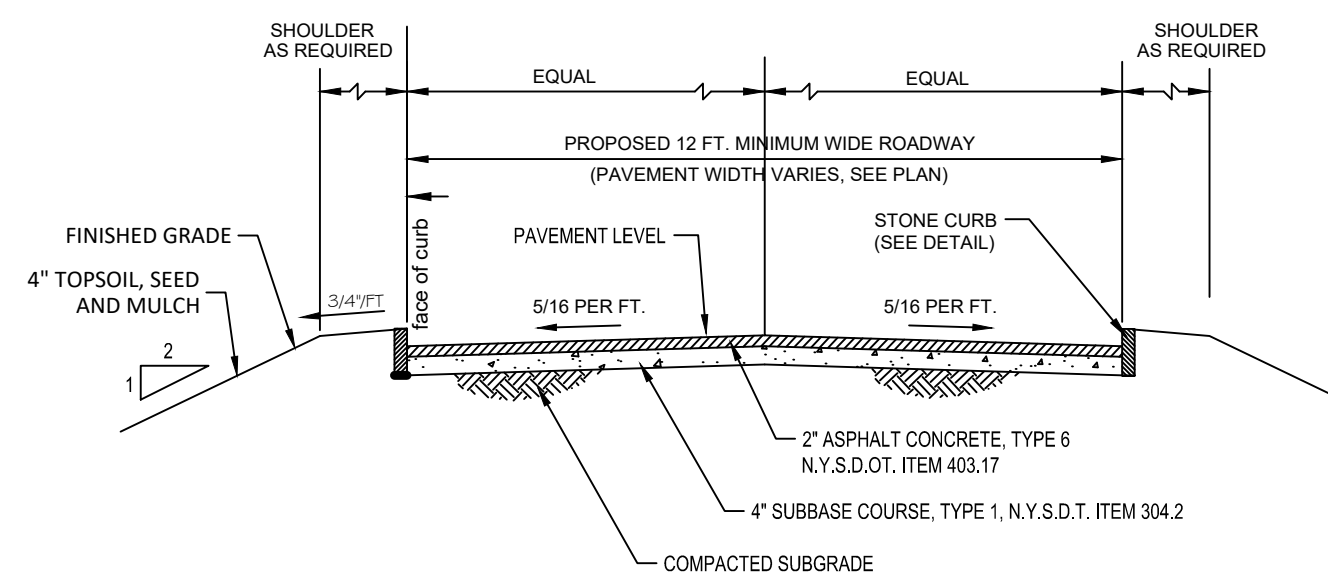
TERMINAL FLUSHING MANHOLE  
N.T.S.



ROAD SECTION NOTES:

1. ALL SHOULDER AND SLOPES TO BE FINE GRADED AND SEEDED WITH APPROVED GRASS AT THE RATE OF 1/2 LB PER 100 SQ. FT AFTER 4" OF TOPSOIL HAS BEEN PLACED.
2. SHOULD ROCK BE ENCOUNTERED IN THE ROAD BED IT MUST BE REMOVED TO THE DEPTH OF THE FINISHED SUBGRADE.
3. INSTALL UNDERGROUND UTILITIES

TYPICAL ROAD SECTION  
N.T.S.

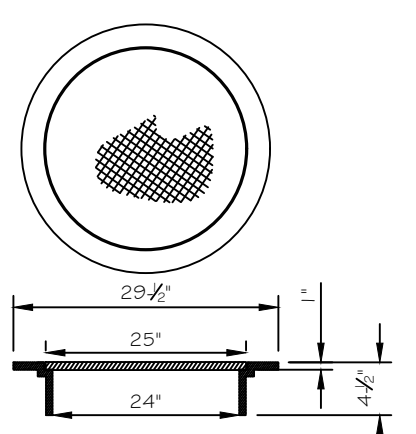


DRIVEWAY NOTES:

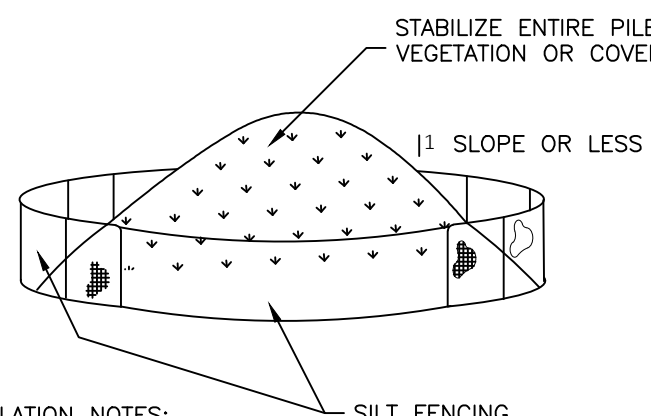
- IF ANY DRIVEWAY GRADE EXCEEDS 10%, THEN OFF STREET PARKING AT THE BASE OF ANY DRIVEWAY ENTRANCE MAY BE REQUIRED TO FACILITATE PARKING IN INCLEMENT WEATHER.
- NO DRIVEWAY SHALL BE PERMITTED WITH ANY PORTION IN EXCESS OF 14% GRADE.

DRIVEWAY CROSS SECTION  
N.T.S.

CAMPBELL FOUNDRY  
PATTERN NO. 1778



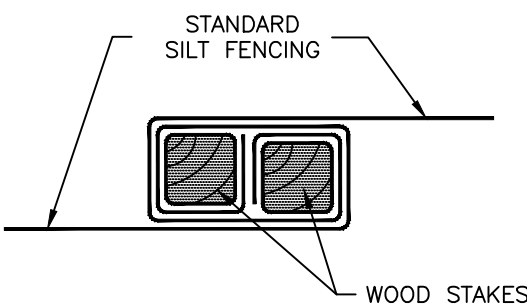
MANHOLE FRAME & COVER  
N.T.S.



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 SEED WITH ANNUAL RYEGRASS (Lolium perenne ssp, multiflorum or Secale cereal)

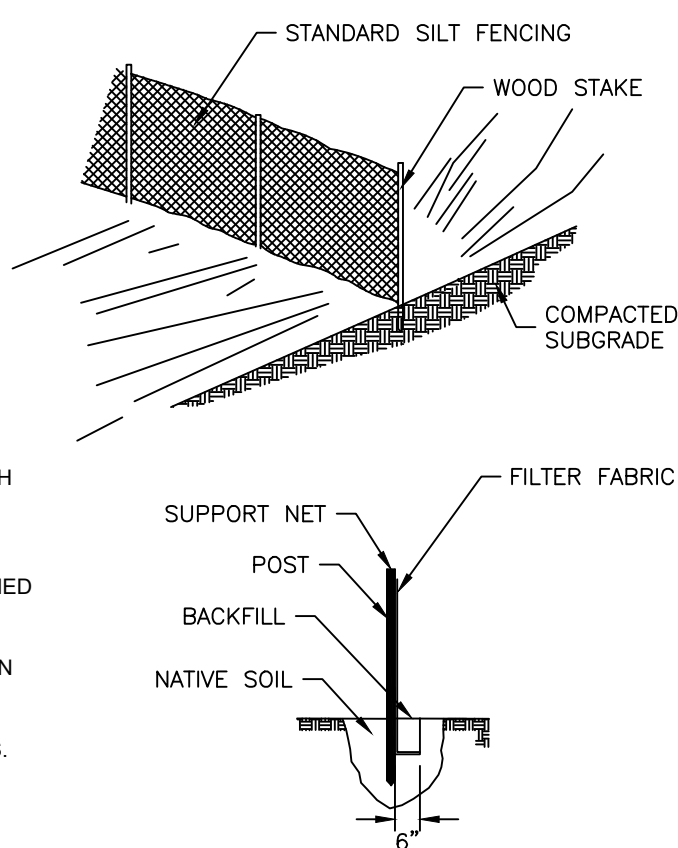
SOIL STOCKPILE  
N.T.S.



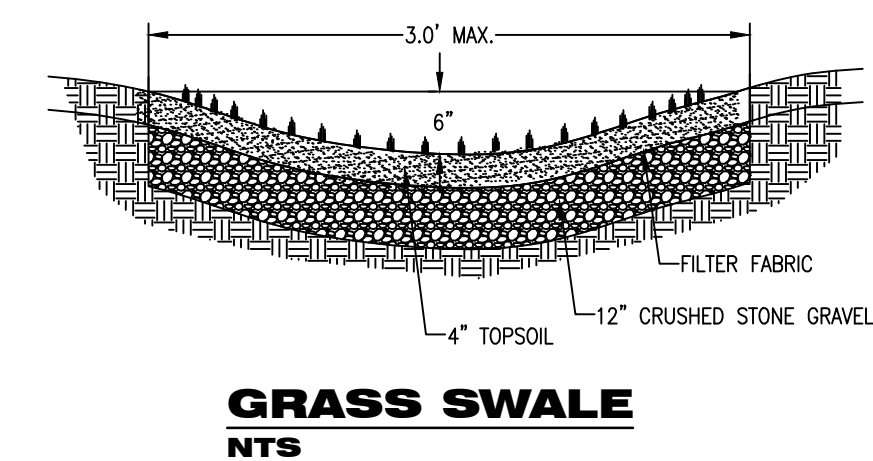
EROSION CONTROL NOTES:

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.

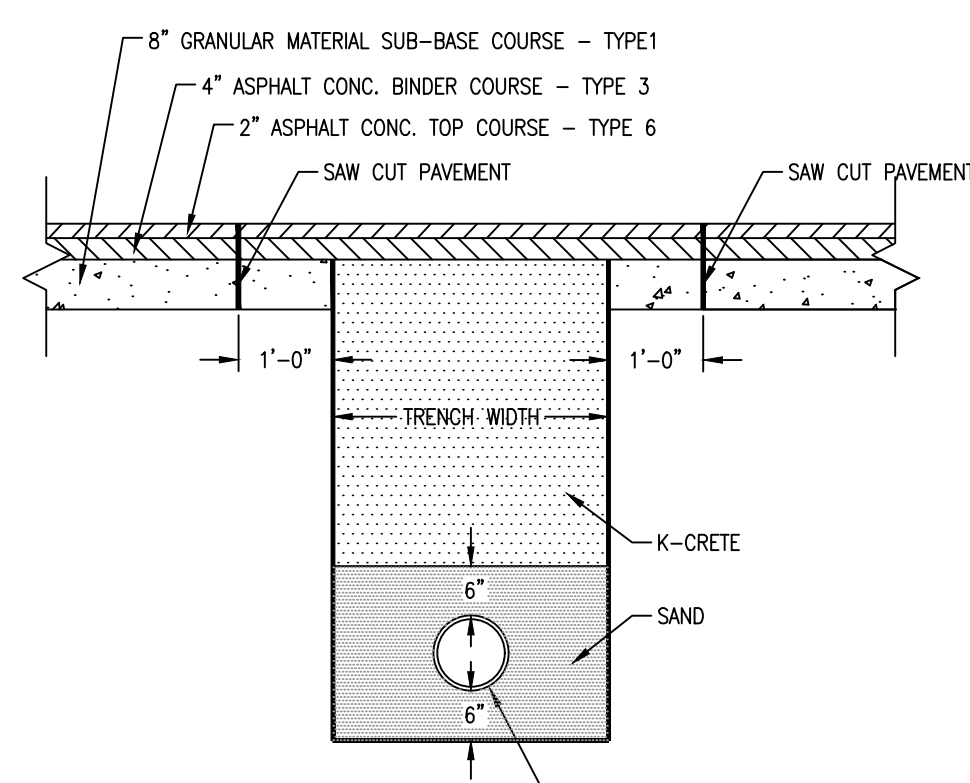
SILT FENCING  
N.T.S.



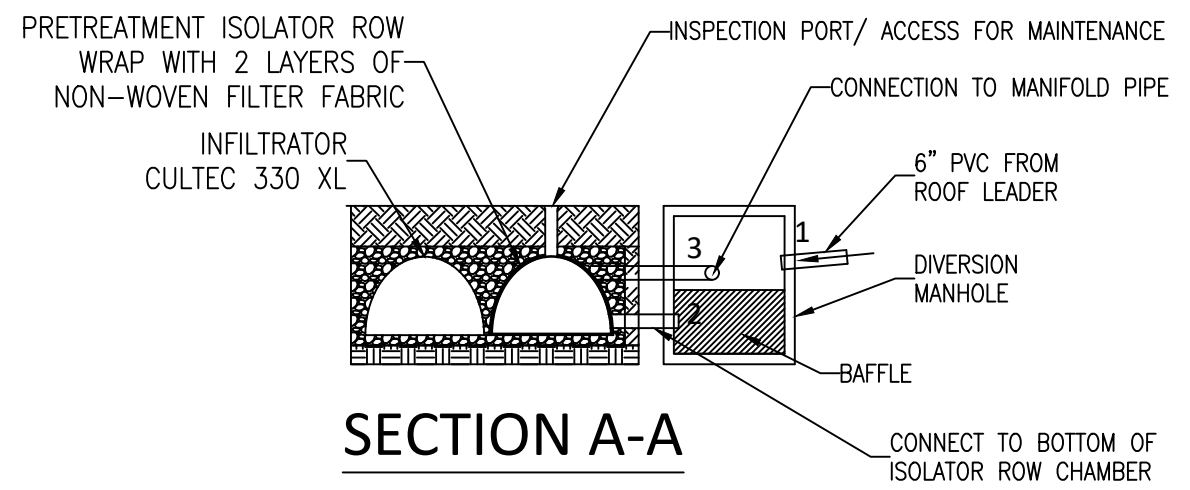
STORMWATER PRE-TREATMENT,  
AQUA-SWIRL FILTER  
N.T.S.



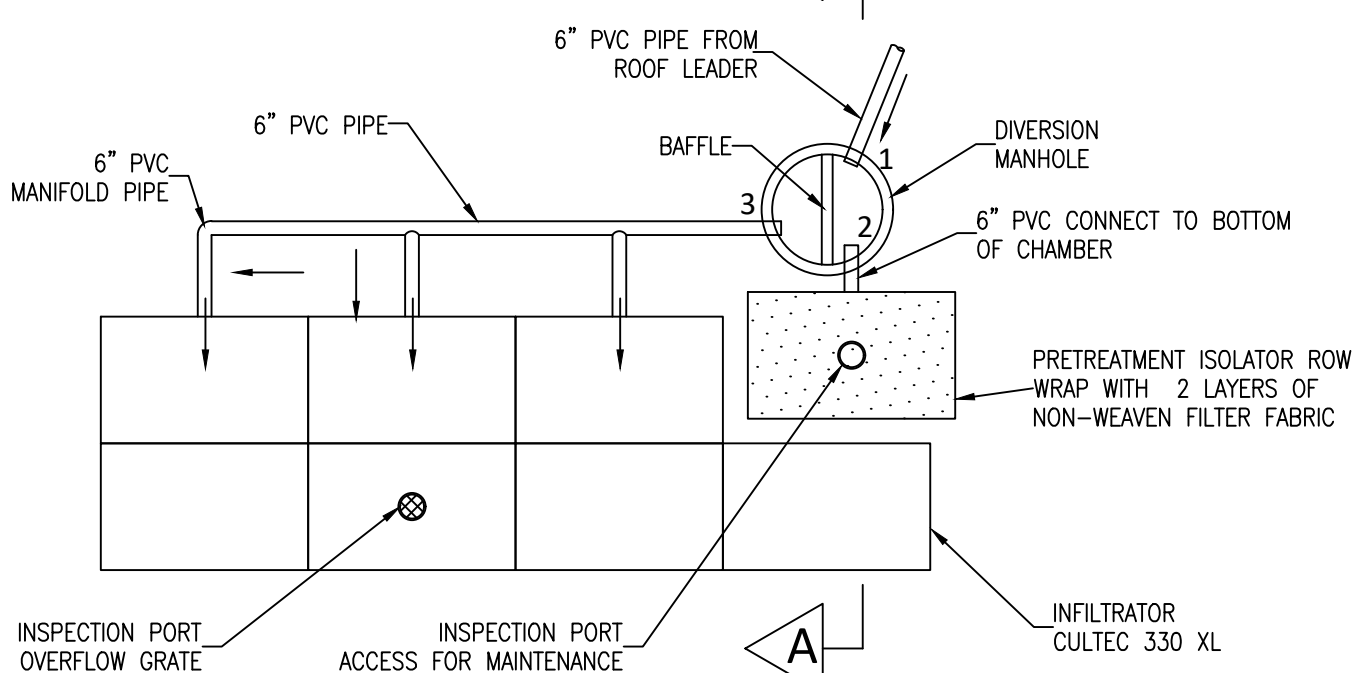
GRASS SWALE  
N.T.S.



PAVEMENT REPLACEMENT  
N.T.S.



SECTION A-A

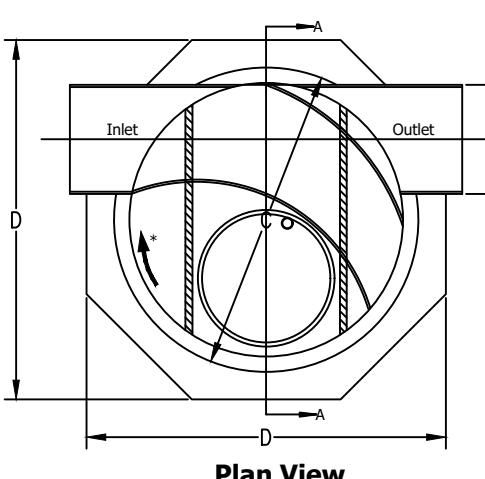


HOUSE INFILTRATORS WITH PRETREATMENT  
ISOLATOR ROW - TYPICAL LAYOUT  
N.T.S.

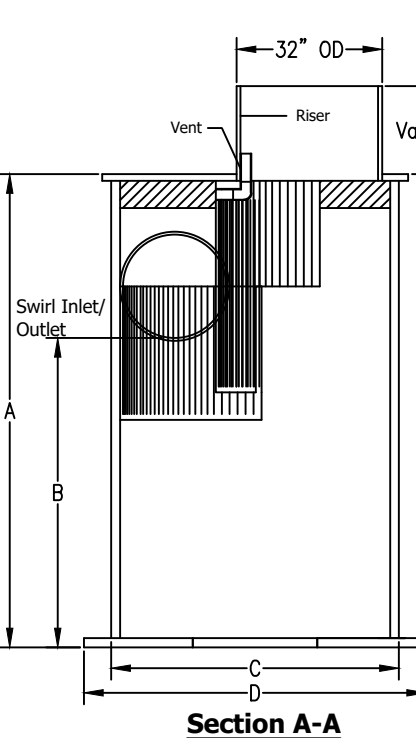
| Aqua-Swirl                 |        |                         |                          |                          |                       |
|----------------------------|--------|-------------------------|--------------------------|--------------------------|-----------------------|
| Aqua-Swirl Chamber Model # | Height | Chamber Depth to Invert | Chamber Outside Diameter | Base Plate Max. Diameter | Pipe Outside Diameter |
| AS-3                       | 104"   | 68"                     | 39"                      | 52" x 52"                | 18"                   |
| AS-4                       | 104"   | 68"                     | 54"                      | 66" x 66"                | 18"                   |
| AS-5                       | 104"   | 68"                     | 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.

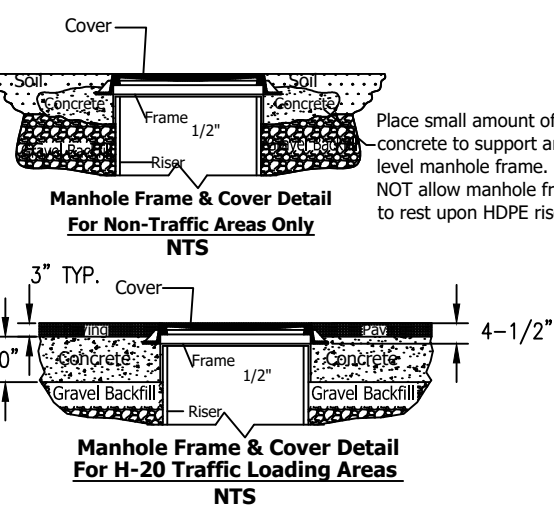
\* Unit may be fabricated for clockwise or counter-clockwise flow direction.



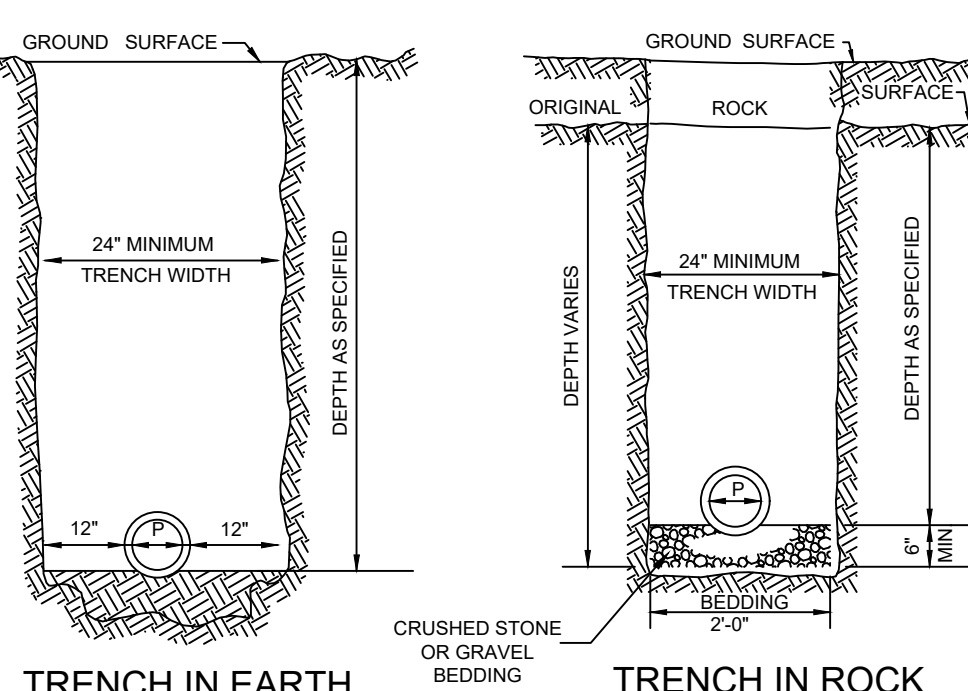
Plan View



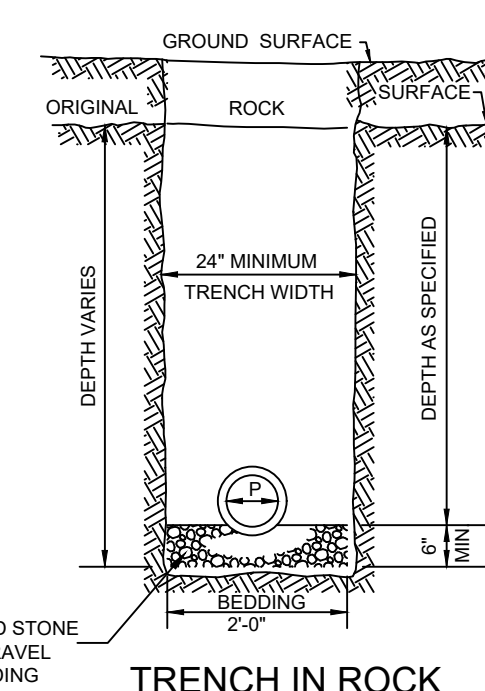
Section A-A



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

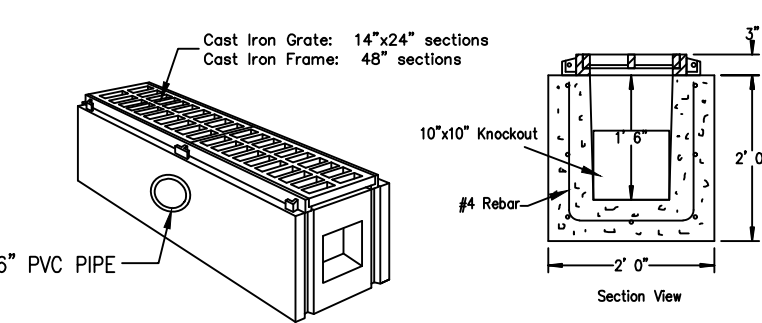


TRENCH IN EARTH

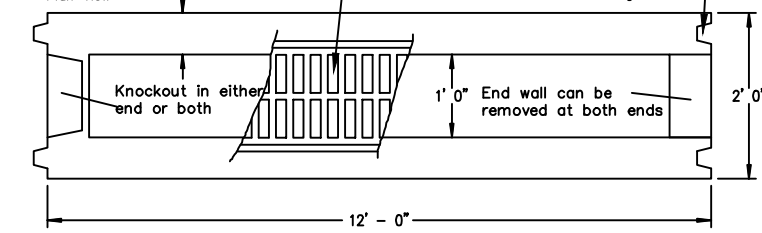


TRENCH IN ROCK

DRAIN TYPICAL TRENCH  
N.T.S.



6" PVC PIPE

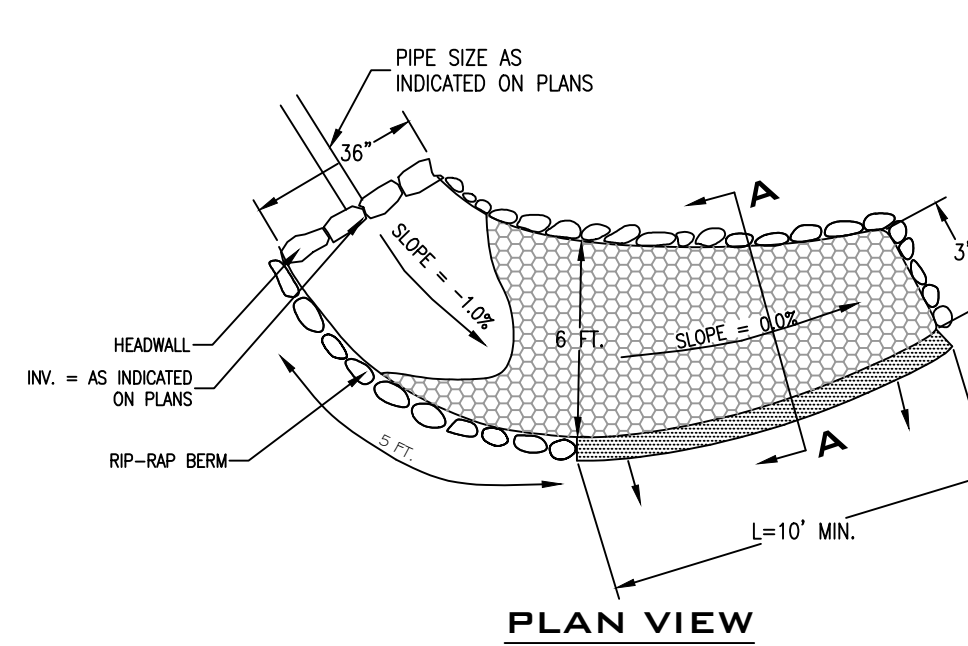


12" - 0"

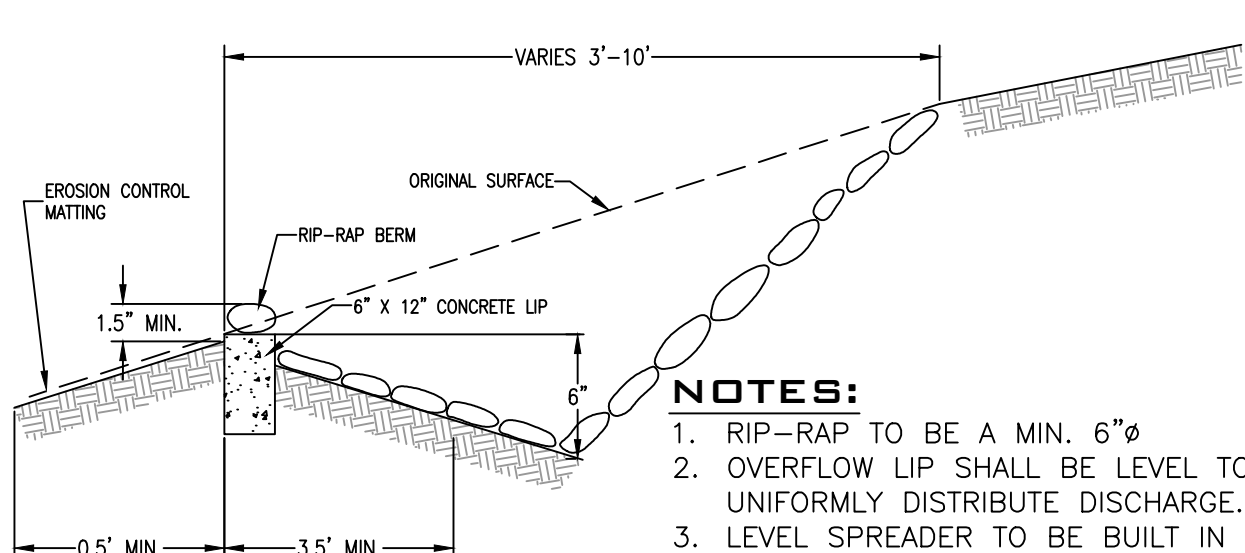
| SPECIFICATIONS             |                      |
|----------------------------|----------------------|
| Concrete Minimum Strength: | 4,000 psi at 28 days |
| Reinforcement:             | #4 Rebar             |
| Air Entrainment:           | 5%                   |
| Weight:                    | 3,000 lbs            |
| Load Rating:               | H20, truck traffic   |

PRECAST TRENCH DRAIN  
HEAVY DUTY MODEL TD-11D  
Standard's Concrete Products, Inc.  
609 Lybalt Road, Buffalo, NY 10915  
(815) 361-1471 / Fax: 361-1090  
Page 3/

TRENCH DRAIN  
N.T.S.



PLAN VIEW



SECTION A-A

RIP-RAP LEVEL SPREADER  
N.T.S.

NOTES:

1. RIP-RAP TO BE A MIN. 6"Ø
2. OVERFLOW LIP SHALL BE LEVEL TO UNIFORMLY DISTRIBUTE DISCHARGE.
3. LEVEL SPREADER TO BE BUILT IN ACCORDANCE WITH N.Y.S. GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL.

| REV | DATE | DESCRIPTION |
|-----|------|-------------|
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