

PROPOSED 10 LOT SUBDIVISION DEVELOPMENT:

RINALDI PROPERTY SUBDIVISION
39 STORMYTOWN ROAD
OSSINING, NEW YORK 10562



ARCHITECTURE - PLANNING

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: 0973256
7 FIELDSTONE DRIVE
NEW FAIRFIELD, CONNECTICUT 06812-000

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.
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REVISION P.B.	6/18/2019	ARQ.
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REVISION P.B.	12/18/2019	ARQ.
REVISION P.B.	8/3/2020	ARQ.
REVISION P.B.	8/24/2020	ARQ.
REVISION P.B.	9/28/2020	ARQ.
REVISION P.B.	11/9/2020	ARQ.

DRAWING TITLE:

TITLE SHEET

PROJECT:
RINALDI PROPERTY SUBDIVISION

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

DOB EXAMINER SIGNATURE:

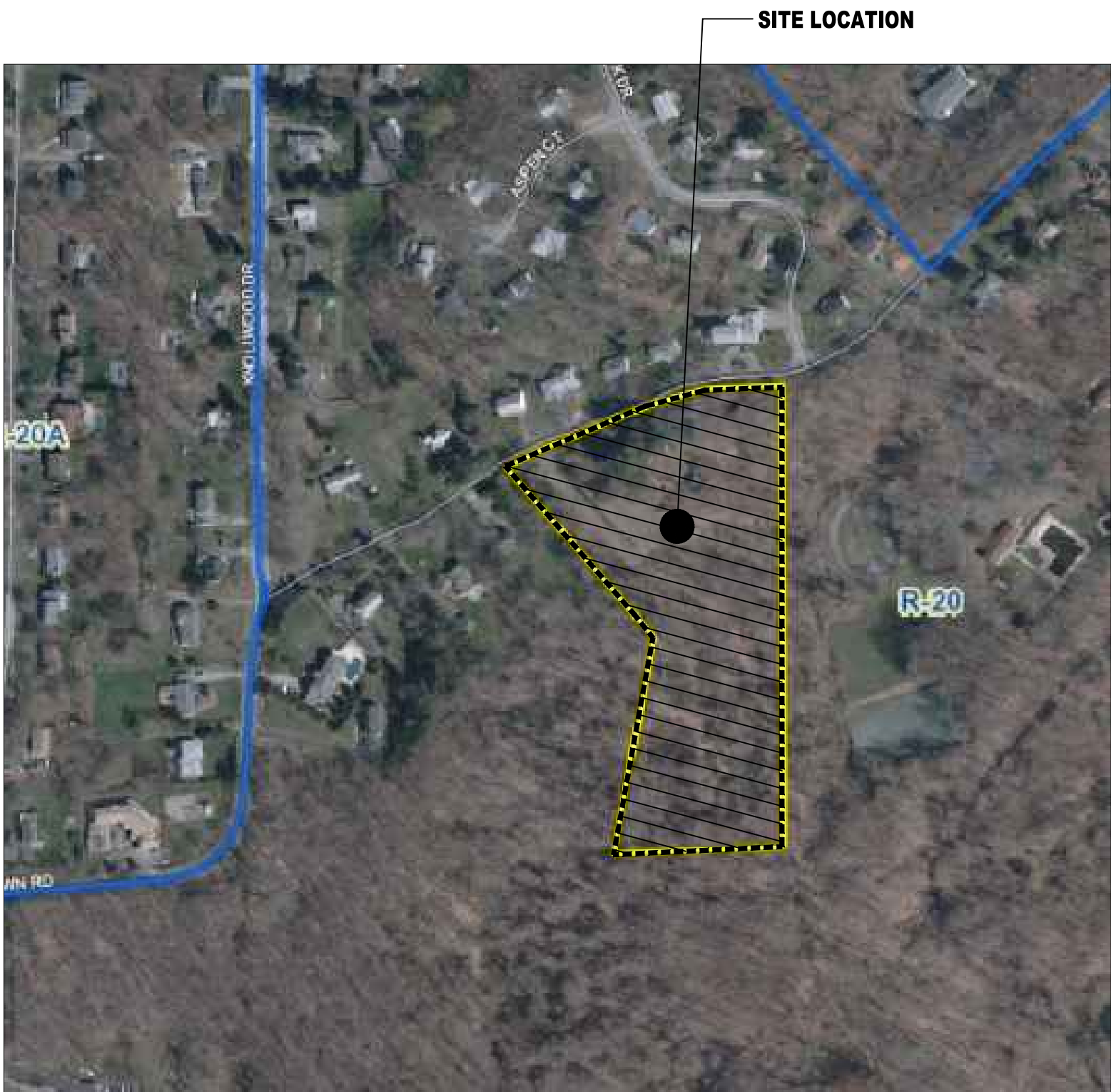
DOB BSCAN STICKER:

SEAL & SIGNATURE



DATE: 11/07/2018	DWG. NO: T-1
PROJECT NO: 18057	
DRAWN BY: ARQ	CAD FILE NO:
CHECKED BY: JBH	1 OF 16

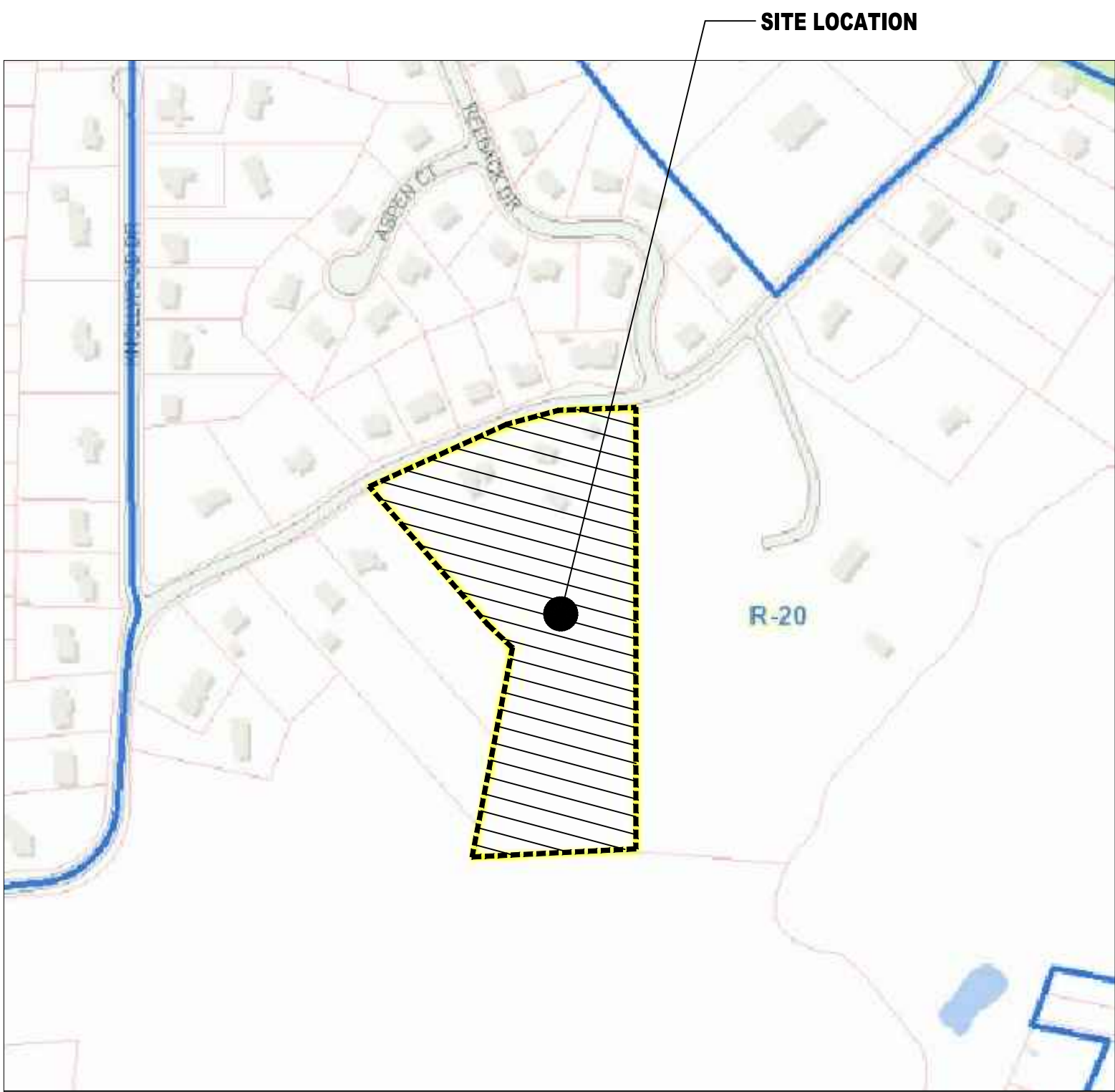
AERIAL MAP



AERIAL MAP

N.T.S.

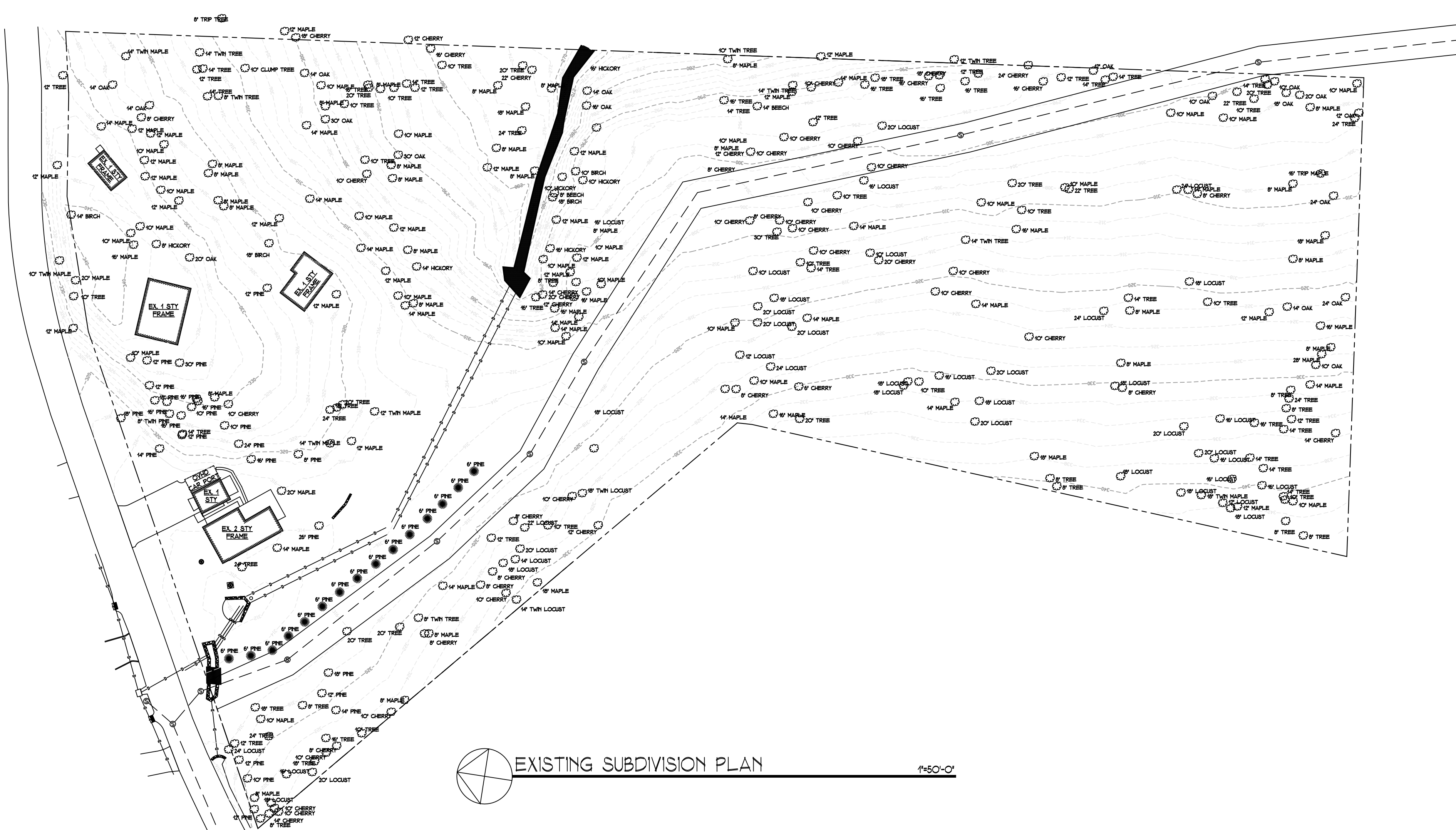
LOCATION MAP



LOCATION MAP

N.T.S.

EXISTING SUBDIVISION PLAN



EXISTING SUBDIVISION PLAN

1\"/>

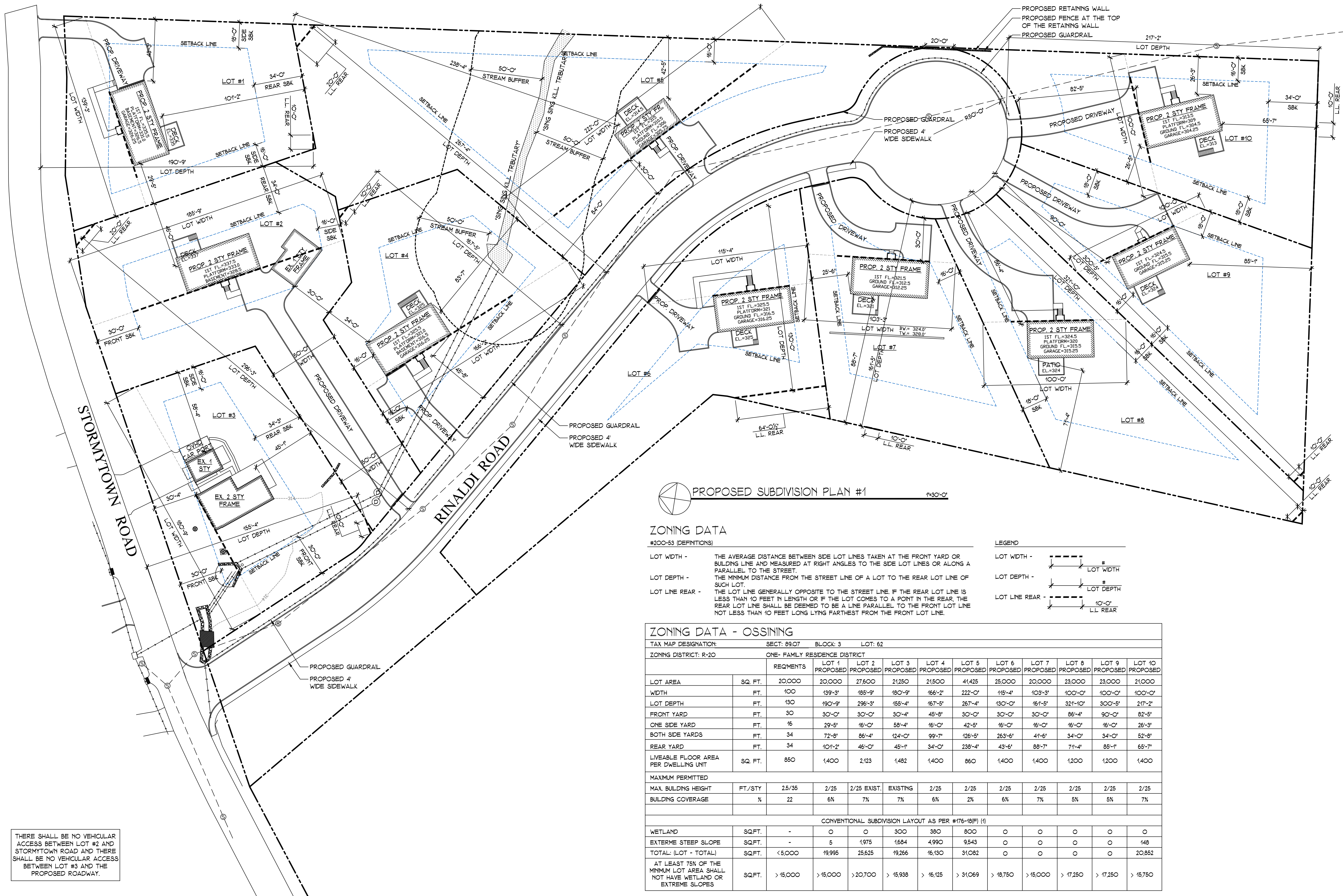
GENERAL NOTES

CODES: ALL WORK SHALL BE DONE IN ACCORDANCE WITH APPLICABLE RULES, REGULATIONS AND CODES OF AGENCIES HAVING JURISDICTION. ABSENT OTHER STANDARDS 2020 NYS UNIFORM CODE SUPPLEMENT IN CONJUNCTION WITH THE 2020 IRC AND THE 2018 NYS ENERGY SUPPLEMENT.
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 758) PRIOR TO COMMENCING CONSTRUCTION.
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.
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 AND MAINTAINED 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 SPECS

PLANNING BOARD NOTES:
A. APPLICANT IS REQUESTING A WAIVER FROM THE PLANNING BOARD FOR STREET LIGHTS.
B. ALL UTILITIES (ELECTRIC, TELEPHONE LINES, CABLE, ETC.) SHALL BE UNDERGROUND.

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
- S-5 PRE-DEVELOPMENT PLAN BY FUSION ENGINEERING DATED 4-22-2019
- S-6 POST-DEVELOPMENT PLAN BY FUSION ENGINEERING DATED 4-19-2019
- S-7 SIGHT DISTANCE PLAN BY FUSION ENGINEERING DATED 4-19-2019
- S-8 FIRE HYDRANT PLAN BY FUSION ENGINEERING DATED 11-07-19
- S-9 ROAD GEOMETRY AND EASEMENTS BY FUSION ENGINEERING DATED 4-19-2019
- S-10 GRADING PLAN BY FUSION ENGINEERING DATED 4-19-2019
- S-11 DRIVEWAY AND ROAD PROFILES BY FUSION ENGINEERING DATED 4-19-2019
- S-12 WATER MAIN AND SEWER PROFILES BY FUSION ENGINEERING DATED 4-19-2019
- S-13 DRAINAGE PLAN BY FUSION ENGINEERING DATED 4-19-2019
- S-14 DETAILS-1 BY FUSION ENGINEERING DATED 4-19-2019
- S-15 DETAILS-2 PLAN BY FUSION ENGINEERING DATED 4-19-2019



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 #1

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 10 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 WIDTH

LOT DEPTH - [Symbol] # LOT DEPTH

LOT LINE REAR - [Symbol] 10'-0" LL. REAR

ZONING DATA - OSSINING												
TAX MAP DESIGNATION:		SECT: 89.07		BLOCK: 3		LOT: 62						
ZONING DISTRICT: R-20		ONE- FAMILY RESIDENCE DISTRICT										
		REQMENTS	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	27,600	21,250	21,500	41,425	25,000	20,000	23,000	23,000	21,000
WIDTH	FT.	100	139'-3"	185'-9"	180'-9"	166'-2"	222'-0"	115'-4"	103'-3"	100'-0"	100'-0"	100'-0"
LOT DEPTH	FT.	130	190'-9"	296'-3"	155'-4"	167'-5"	267'-4"	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"	82'-5"
ONE SIDE YARD	FT.	16	29'-5"	16'-0"	58'-4"	16'-0"	42'-5"	16'-0"	16'-0"	16'-0"	16'-0"	26'-3"
BOTH SIDE YARDS	FT.	34	72'-8"	86'-4"	124'-0"	99'-7"	126'-5"	263'-6"	41'-6"	34'-0"	34'-0"	52'-8"
REAR YARD	FT.	34	101'-2"	46'-0"	45'-1"	34'-0"	238'-4"	43'-6"	88'-7"	71'-4"	85'-1"	65'-7"
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	2.5/35	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%
CONVENTIONAL SUBDIVISION LAYOUT AS PER #176-18(F) (1)												
WETLAND	SQ.FT.	-	0	0	300	380	800	0	0	0	0	0
EXTREME STEEP SLOPE	SQ.FT.	-	5	1975	1684	4990	9543	0	0	0	0	148
TOTAL: (LOT - TOTAL)	SQ.FT.	<5,000	19,995	25,625	19,266	16,130	31,082	0	0	0	0	20,852
AT LEAST 75% OF THE MINIMUM LOT AREA SHALL NOT HAVE WETLAND OR EXTREME SLOPES	SQ.FT.	> 15,000	> 15,000	>20,700	> 15,938	> 16,125	> 31,069	> 18,750	>15,000	> 17,250	> 17,250	> 15,750

ARCHITECTURE - PLANNING

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DRAWING TITLE:
PROPOSED SITE PLAN & ZONING DATA

PROJECT:
RINALDI PROPERTY SUBDIVISION

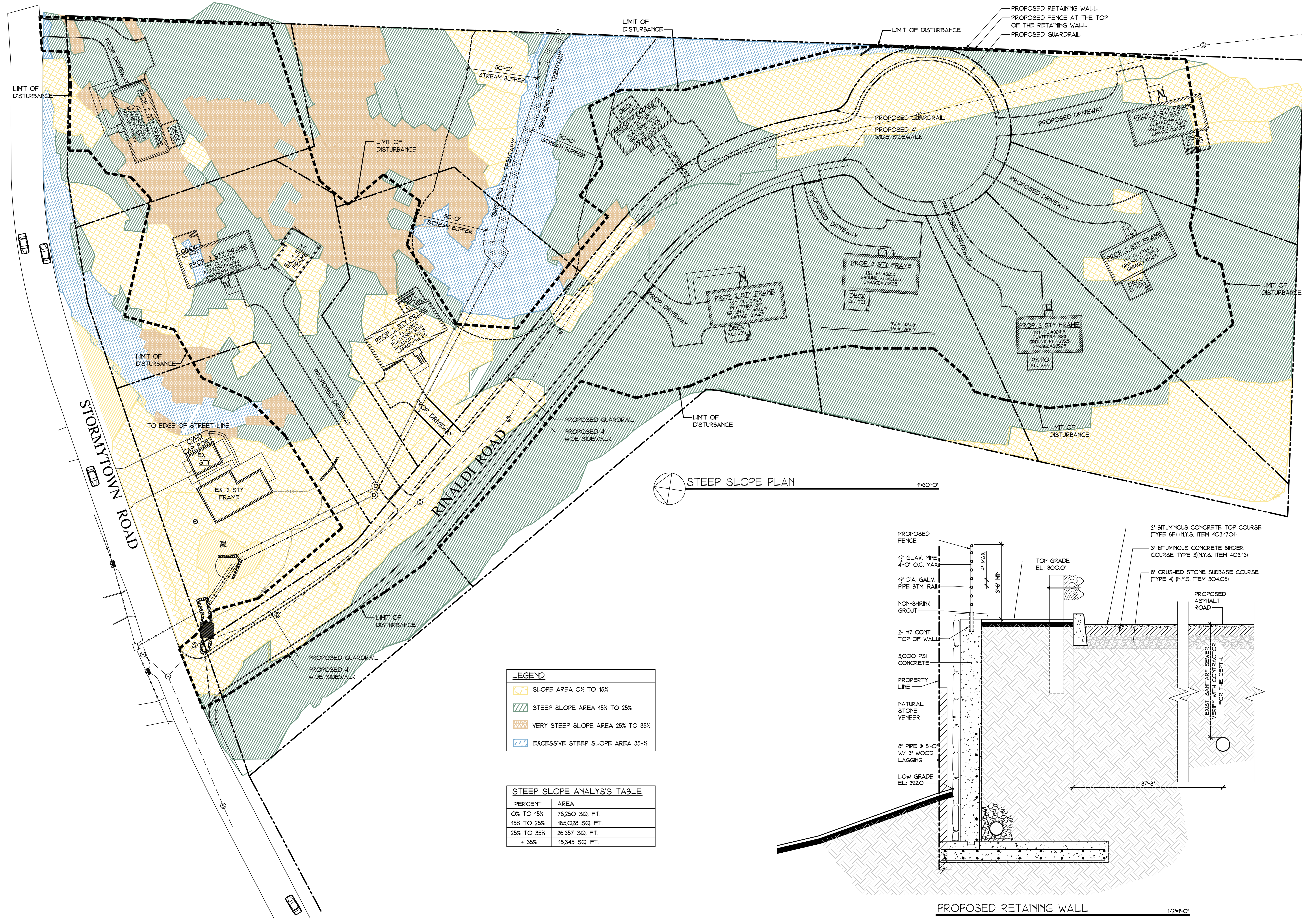
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DOB BSCAN STICKER:

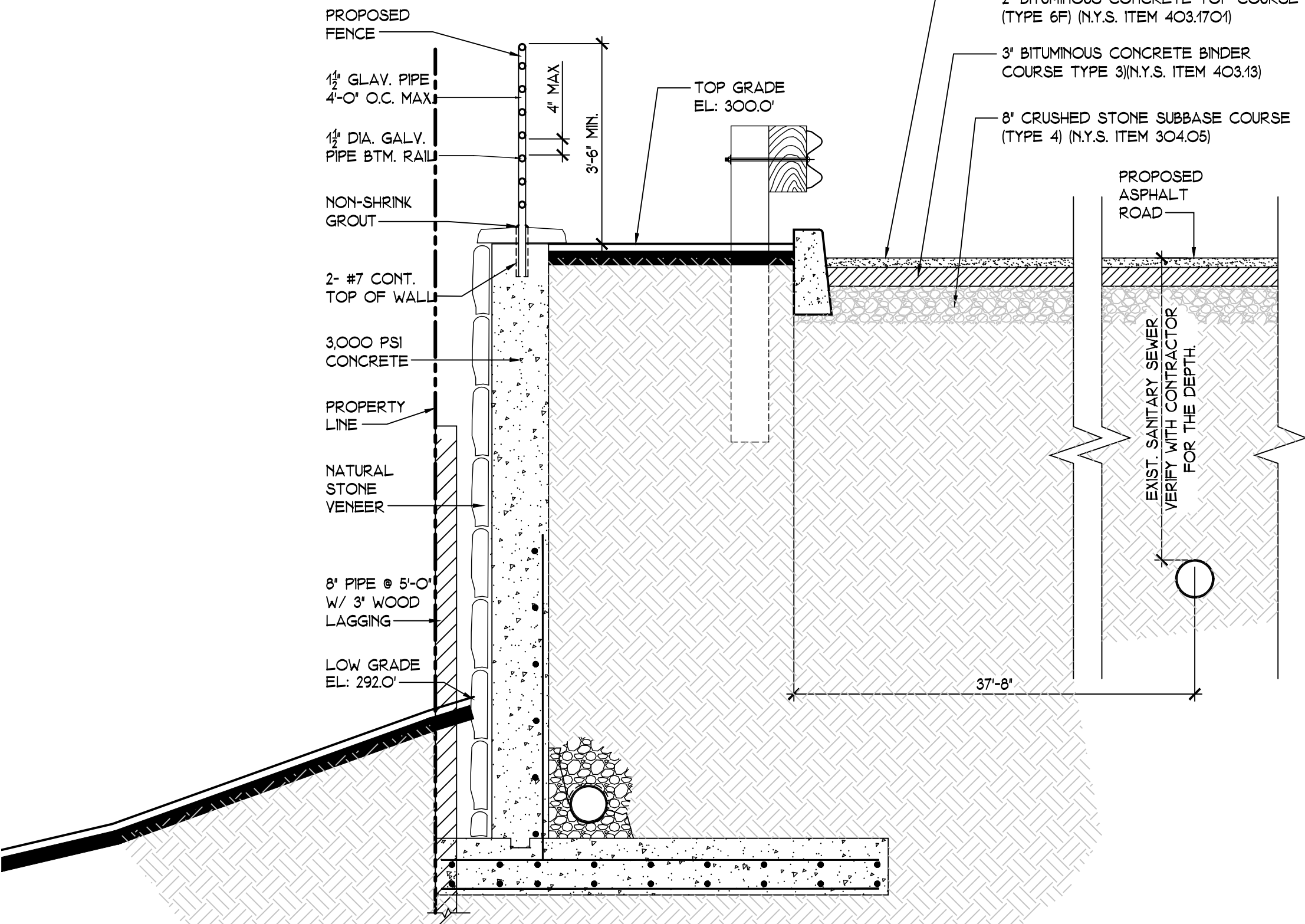
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DATE:	11/07/2018	DWG. NO.:	S-1
PROJECT NO.:	18057	CAD FILE NO.:	2 OF 16
DRAWING BY:	ARQ		
CHECKED BY:	JBH		



LEGEND	
	SLOPE AREA 0% TO 15%
	STEEP SLOPE AREA 15% TO 25%
	VERY STEEP SLOPE AREA 25% TO 35%
	EXCESSIVE STEEP SLOPE AREA 35%+

STEEP SLOPE ANALYSIS TABLE	
PERCENT	AREA
0% TO 15%	76,250 SQ. FT.
15% TO 25%	165,028 SQ. FT.
25% TO 35%	26,357 SQ. FT.
+ 35%	18,345 SQ. FT.



PROPOSED RETAINING WALL

1/2\"/>

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REVISION P.B.	11/9/2020	ARQ

DRAWING TITLE:
PROPOSED STEEP SLOPE
PLAN, LEGEND AND ANALYSIS
TABLE

PROJECT:
RINALDI PROPERTY
SUBDIVISION

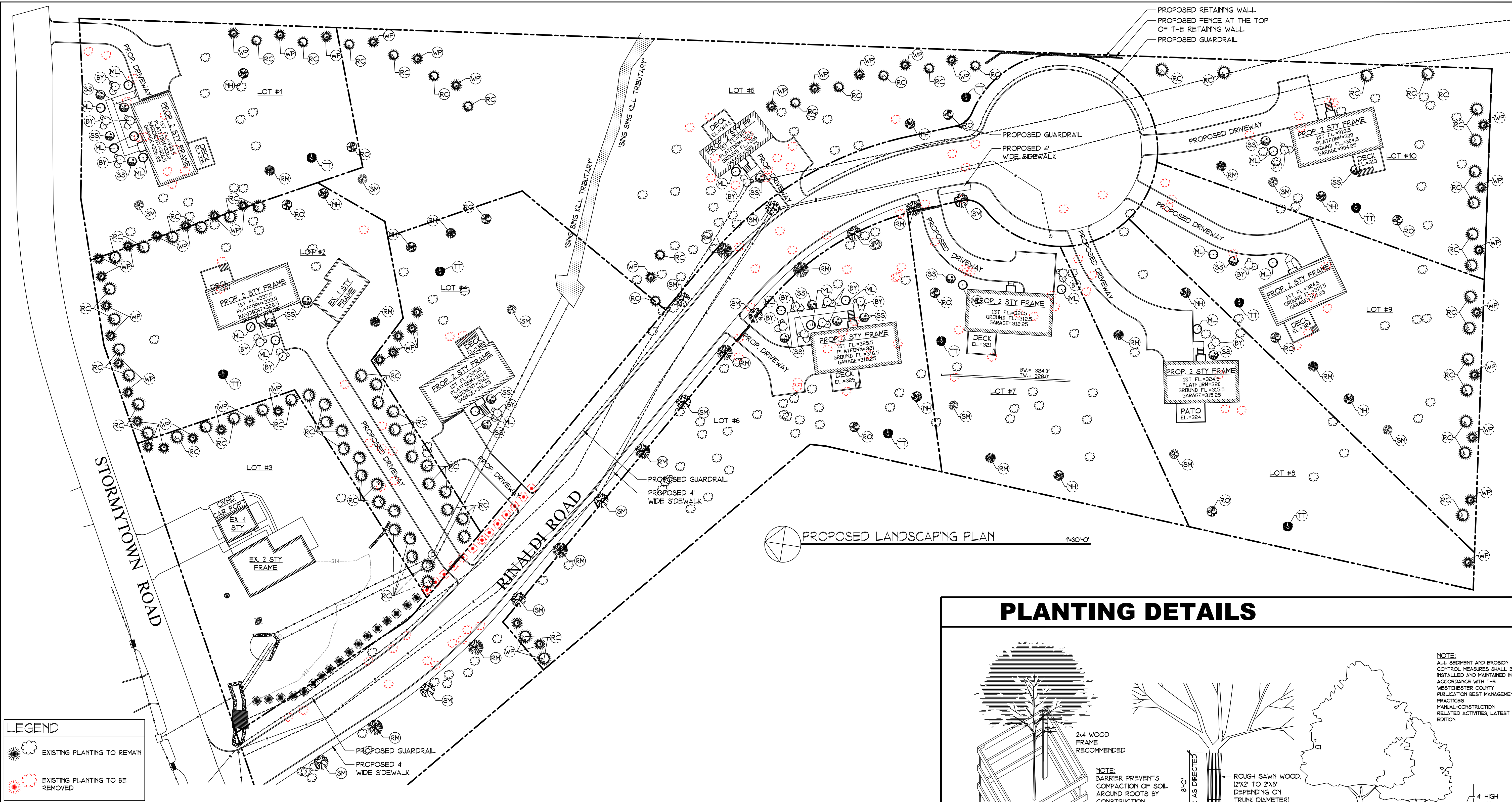
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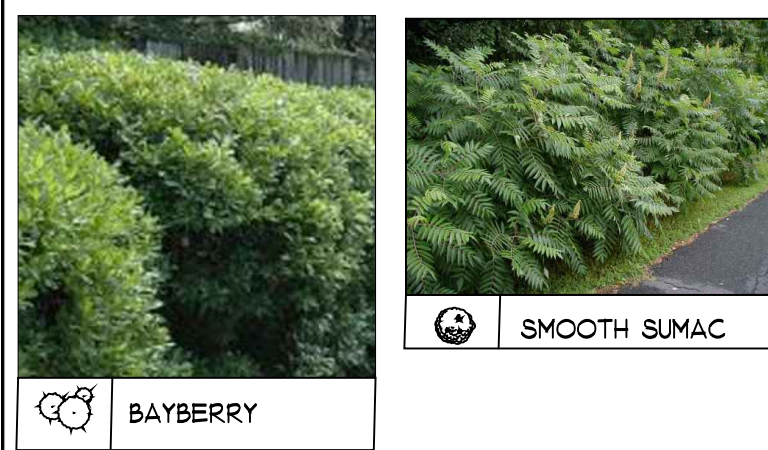
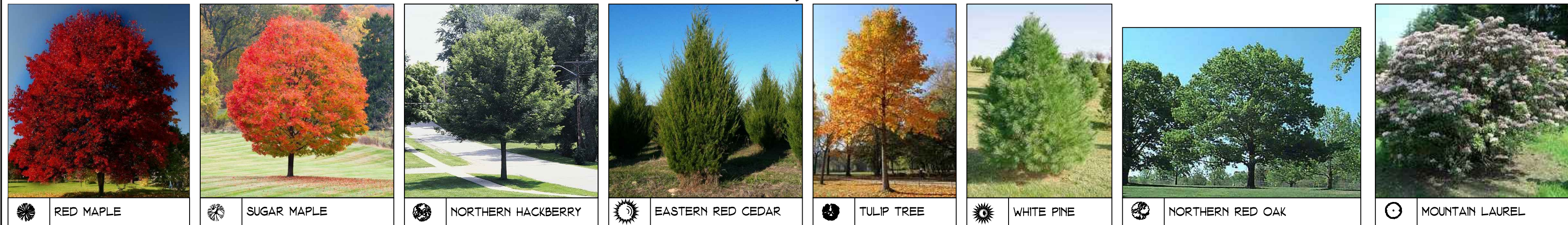
DOB BSCAN STICKER:

SEAL & SIGNATURE:

DATE: 11/07/2018	DWG. NO.:
PROJECT NO.:	S-2
DRAWING BY:	CAD FILE NO.:
CHECKED BY:	3 OF 16



PLANTING IMAGES, LEGENDS & NOTE



PROPOSED PLANTING LEGEND					
SYM.	KEY	SCIENTIFIC NAME	COMMON NAME	QTY.	SIZE
RM		ACER RUBRUM	RED MAPLE x	15	4" DIA.
SM		ACER SACCHARUM	SUGAR MAPLE x	17	4" DIA.
NH		CELTIS OCCIDENTALIS	NORTHERN HACKBERRY x	9	4" DIA.
RC		JUNIPERUS VIRGINIANA	EASTERN RED CEDAR x	78	8" DIA.
TT		LIRIODENDRON TUPIFERA	TULIP TREE x	9	4" DIA.
WP		PINUS STROBUS	WHITE PINE x	45	4" DIA.
RO		QUERCUS RUBRA	NORTHERN RED OAK x	9	4" DIA.
ML		KALMA LATIFOLIA	MOUNTAIN LAUREL x	18	
BY		MORELLA CAROLINIENSIS	BAYBERRY x	18	
SS		RHUS GLABRA	SMOOTH SUMAC x	18	

REPLACEMENT TREES REQUIREMENT

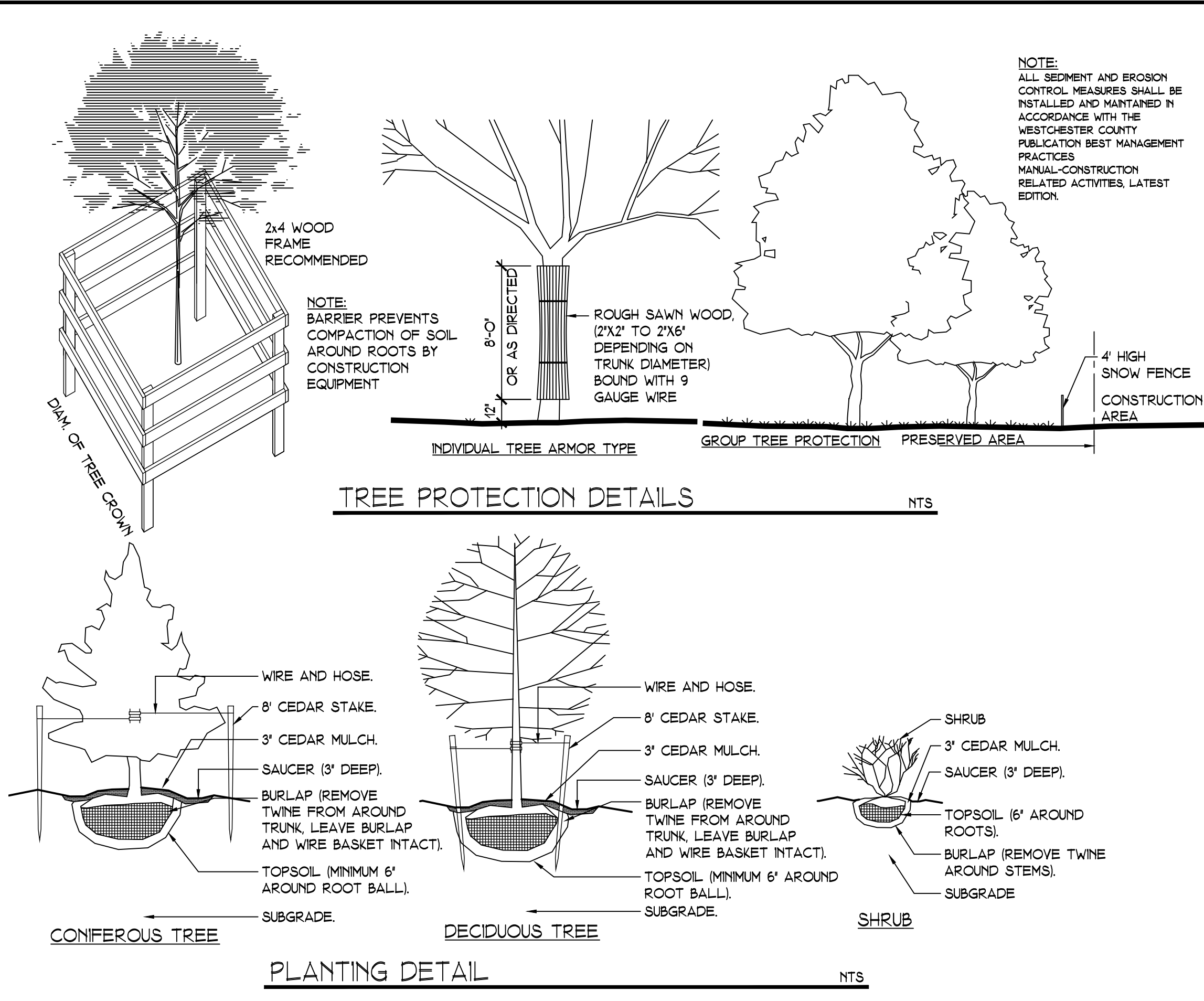
EXISTING TREES TOTAL = 281
EXISTING TREES TO REMAIN = 160
EXISTING TREES TO BE REMOVED = 121

SECTION 183-12(G) MINIMUM REQUIREMENT OF THE REPLACEMENT OF 50 PERCENT OF THE TOTAL AGGREGATE DIAMETER OF TREES PROPOSED FOR REMOVAL WITH NEW TREES IN ACCORDANCE WITH A PLAN FOR TREE REPLACEMENT.

TOTAL AGGREGATE DIAMETER OF TREE REMOVAL = 1453'
MINIMUM REQUIREMENT OF TREE REPLACEMENT = 50%
TOTAL REQUIRED DIAM. OF TREE REPLACEMENT = 727'
PROPOSED TREE REPLACEMENT DIAM. = 728'

x RECOMMENDED WESTCHESTER COUNTY NATIVE PLANTS BY NEW YORK FLORA ATLAS.

PLANTING DETAILS



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PLAN, IMAGES, LEGENDS,
NOTE AND DETAILS

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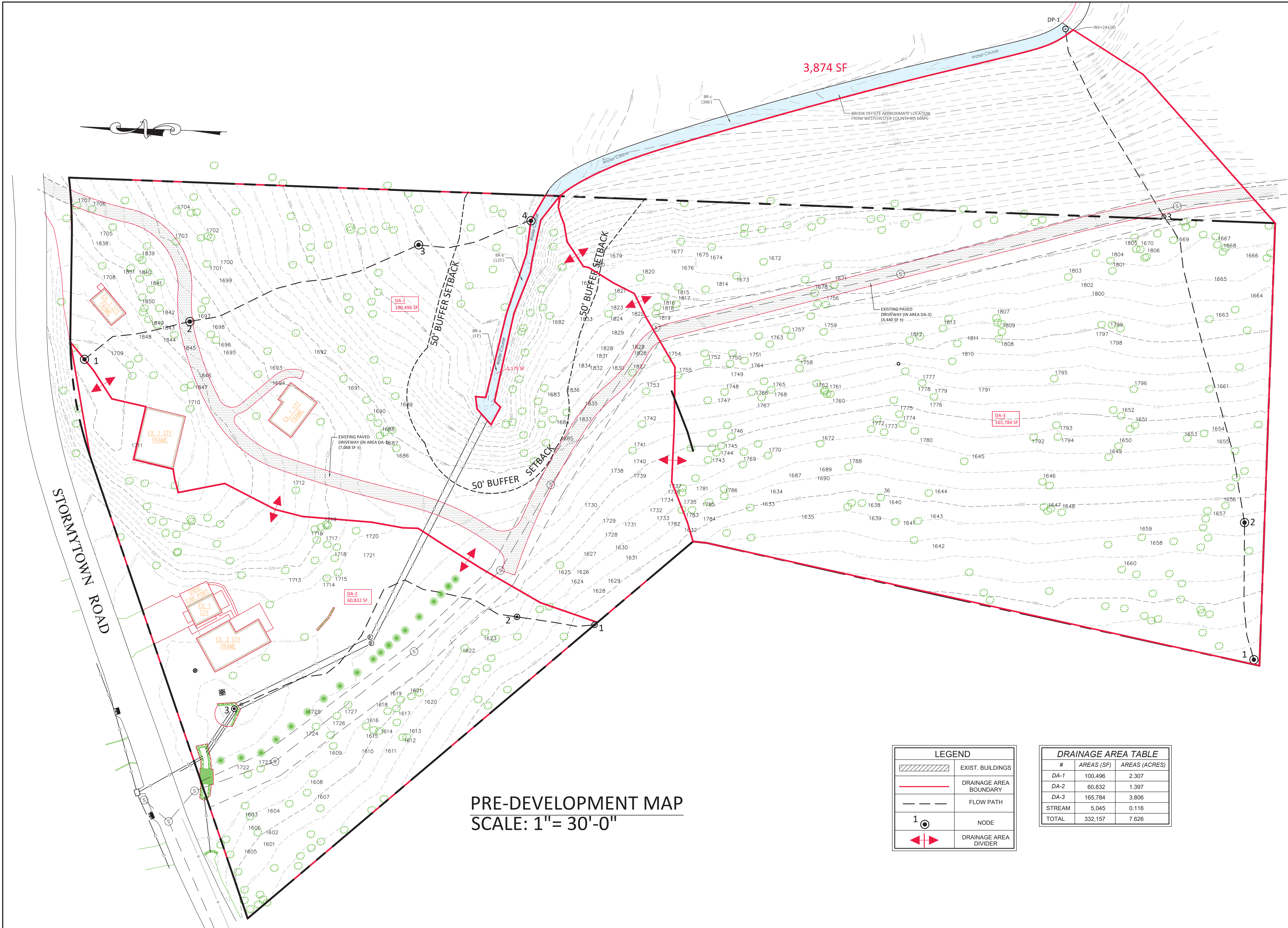
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DWG. NO:
S-3
CAD FILE NO:
4 OF 16

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	-73.857989567	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	41.179328344	-73.857928224	16.00	0.00	0.00	4.50
1633	Cherry	Fair		Prunus	sp	41.179196809	-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	41.178895390	-73.857859312	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	-73.857881871	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	Poor		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	-73.857667890	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	41.178343588	-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	41.179583315	-73.857660921	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	-73.857728771	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	18.00	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	41.180350348	-73.857117306	17.00	16.00	0.00	4.50
1705	Maple-Norway	Fair	</								



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



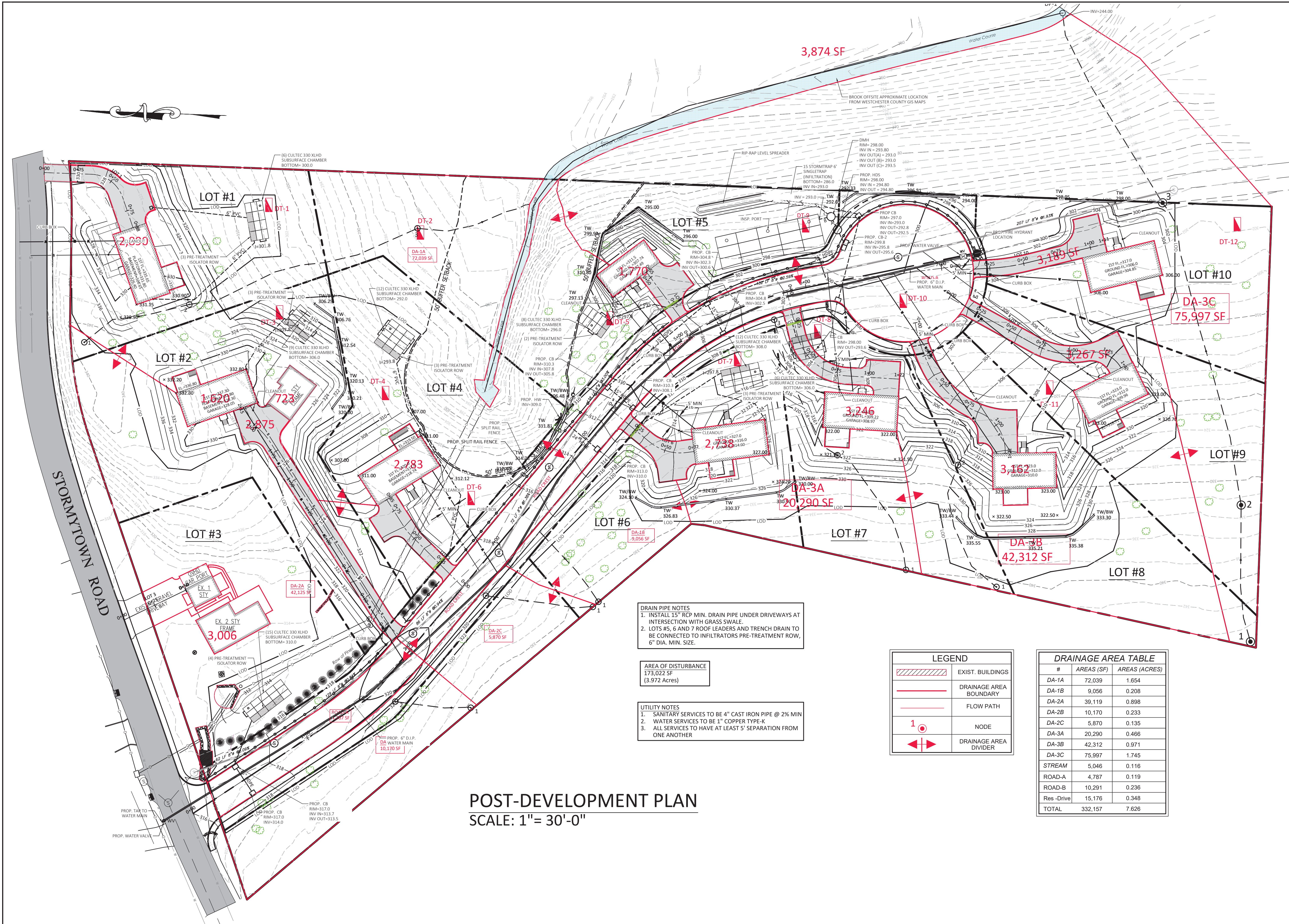
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REV	DATE	REV	PER	ENGINEERS	COMMENTS
1	7/27/2020				

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

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



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REV	DATE	DESCRIPTION
4	11.16.20	CULTECS REPLACE BIO RETENTION
3	9.29.20	REVISED SIDEWALK
2	5.24.20	REVISED PER 8.19.20 CHARCH MEMO
1	7.27.20	Revised drainage plan

PROJECT
POST-DEVELOPMENT
RINALDI PROPERTY SUBDIVISION

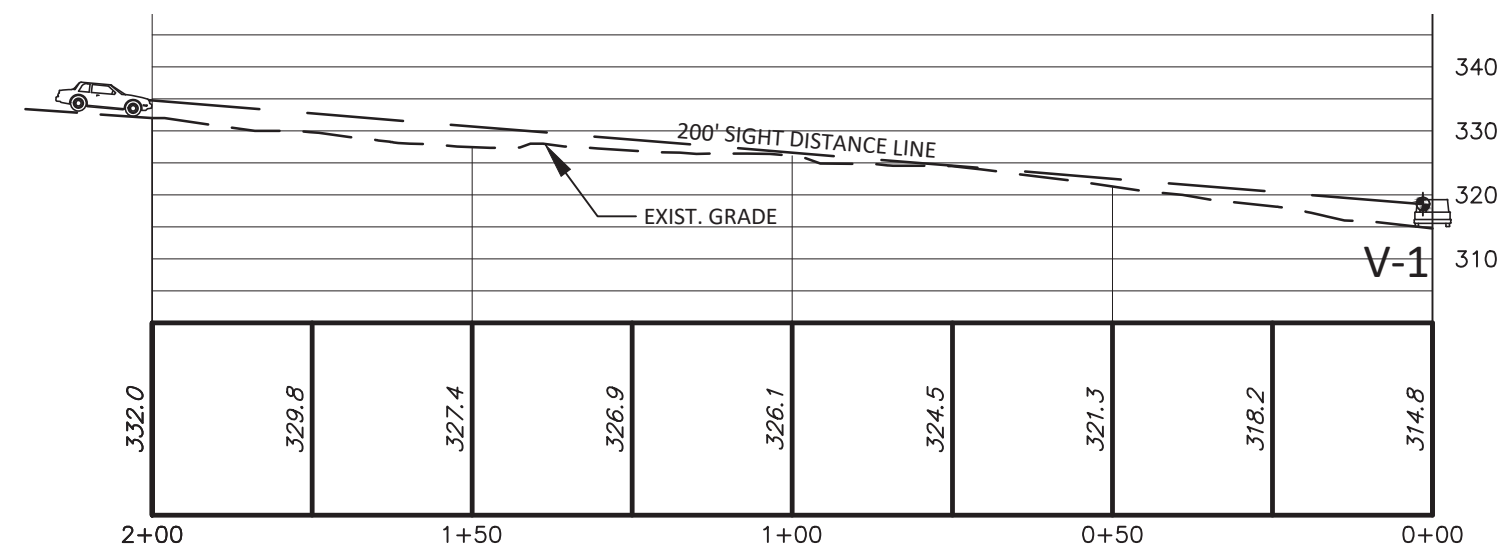
LOCATION
39 STORMTOWN ROAD
OSSINING, NEW YORK

DATE
04.19.19

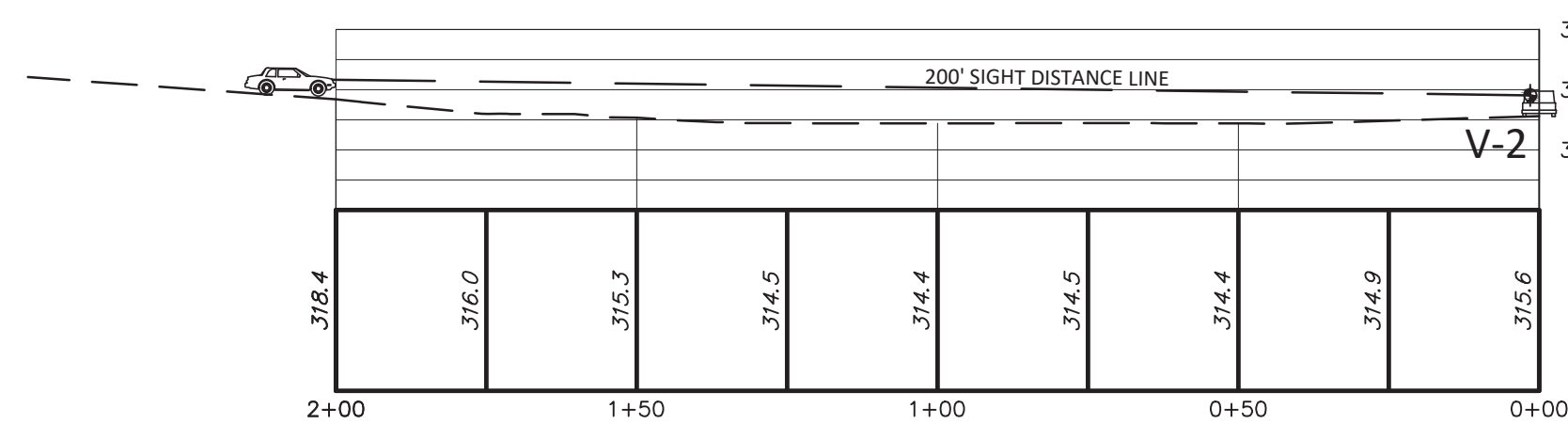
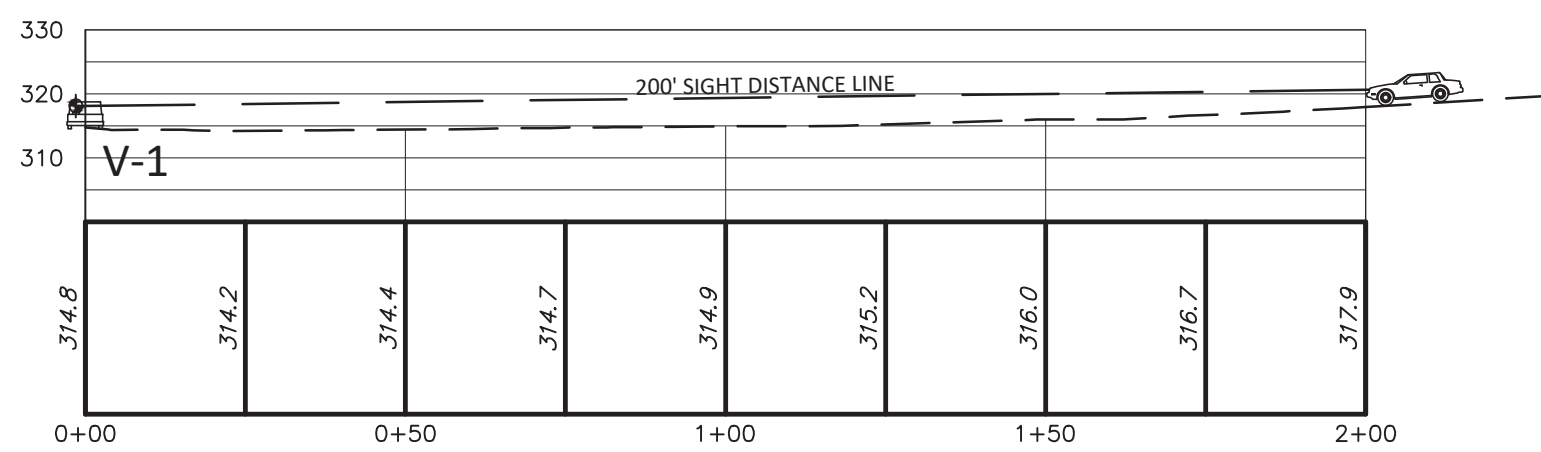
SCALE
AS SHOWN

DRAWN
SP

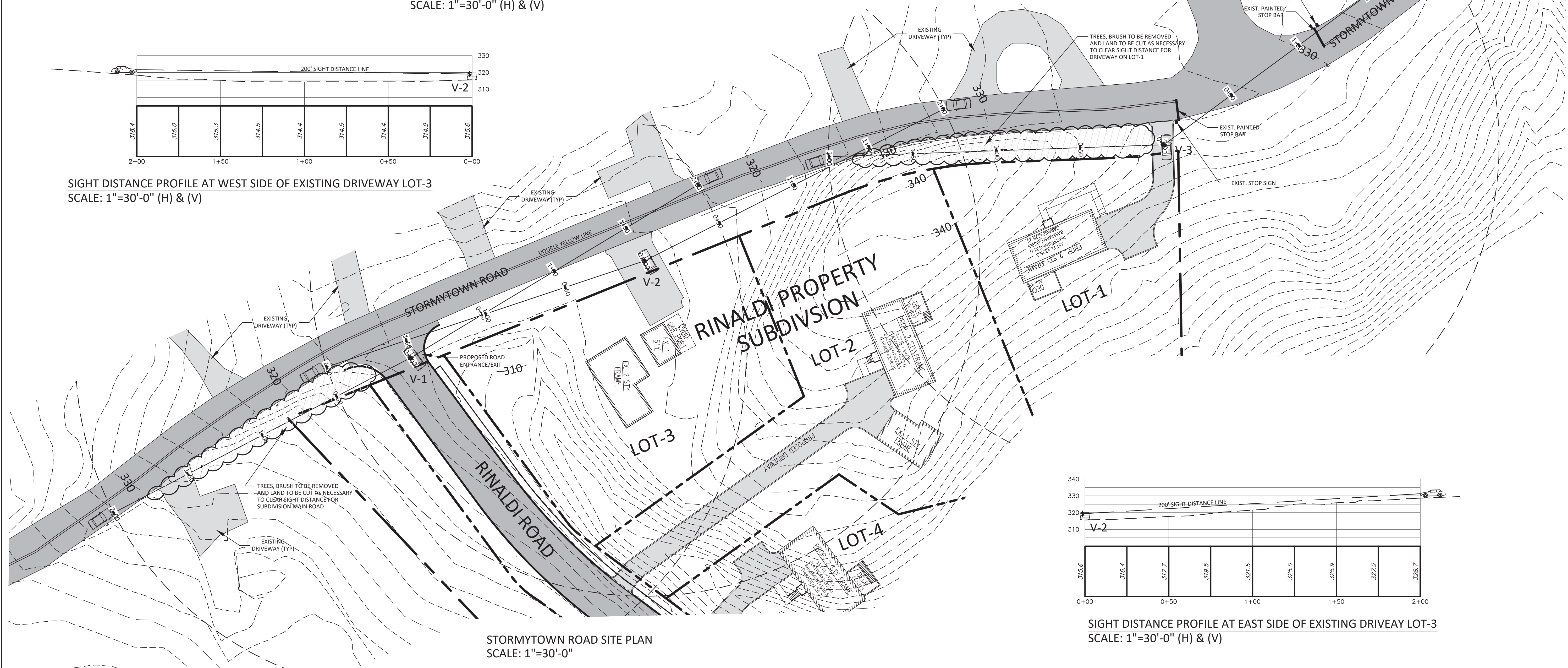
SHEET NO.
6



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



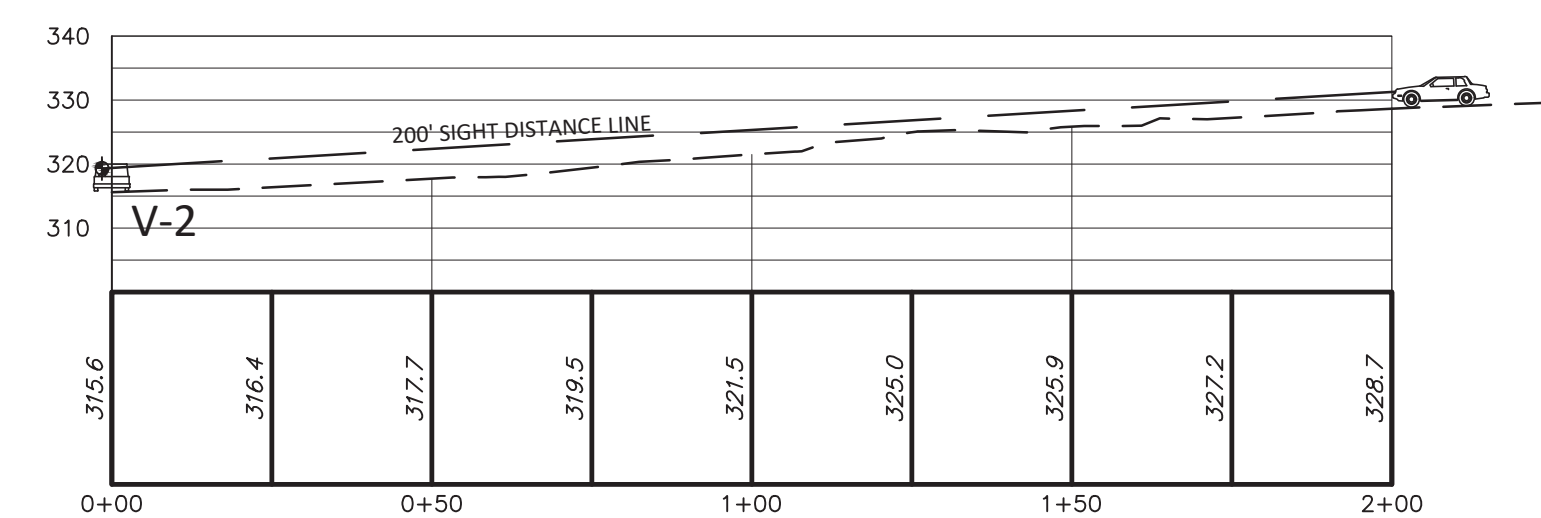
SIGHT DISTANCE PROFILE AT WEST SIDE OF EXISTING DRIVEWAY LOT-3
SCALE: 1"=30'-0" (H) & (V)



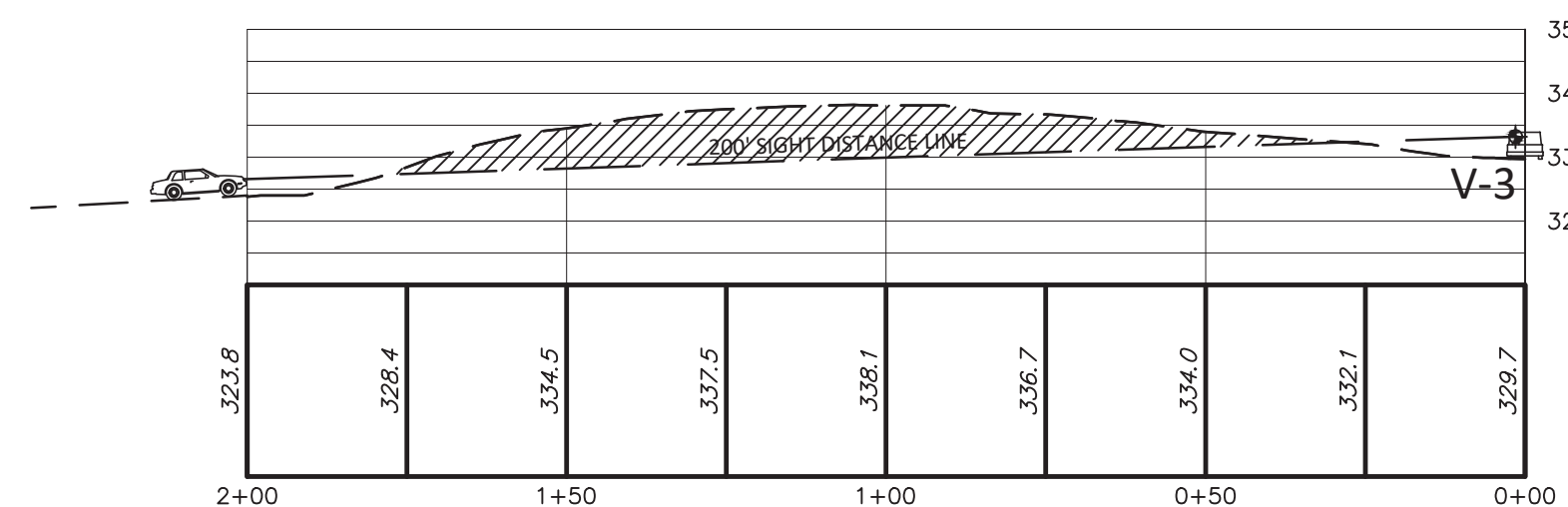
STORMYTOWN ROAD SITE PLAN
SCALE: 1"=30'-0"

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

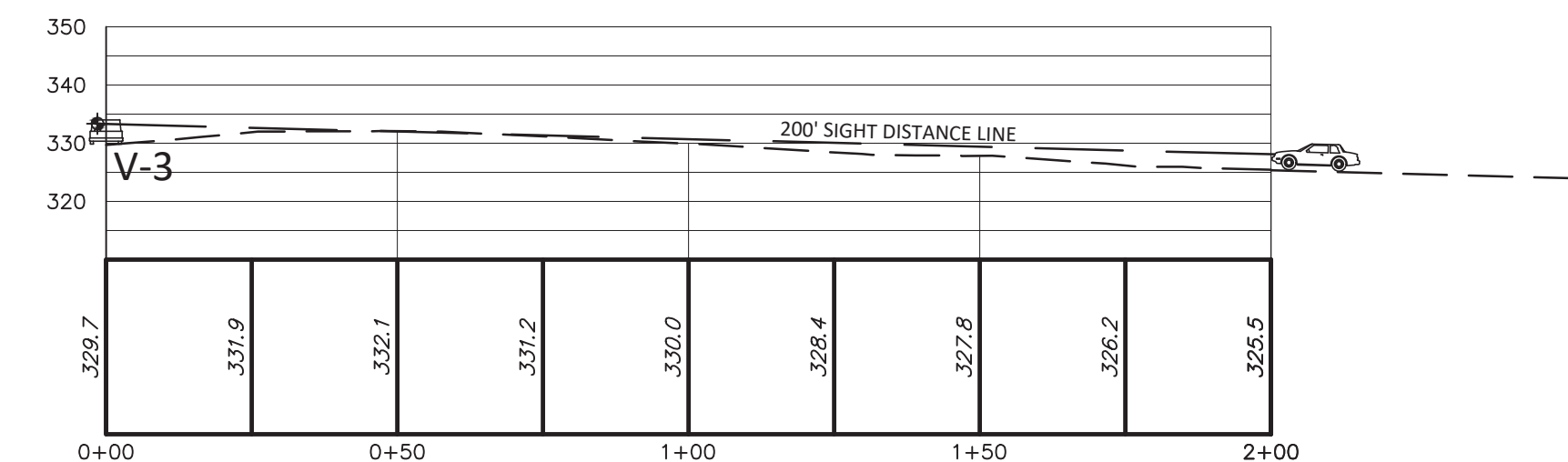
SIGHT DISTANCE DATA:
1. SPEED LIMIT: 30 MPH (ASSUMED FOR RESIDENTIAL AREA)
2. SIGHT DISTANCE: 200 FT (RECOMMENDED).
3. SIGHT DISTANCE FROM VEHICLE V-1, V-2 AND V-3 AT EYE
VIEW LEVEL LOCATED 3.5 FT HEIGHT FROM THE GROUND
AND 14.5 FT FROM THE SOUTH EDGE OF STORMYTOWN ROAD .



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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VIOLATION OF TITLE VIII, ARTICLE 145
SECTION 7209.2 OF THE NEW YORK
STATE EDUCATION LAW.

REV	DATE	DESCRIPTION

SIGHT DISTANCE PLAN
RINALDI PROPERTY SUBDIVISION

39 STORMYTOWN ROAD
OSSINING, NEW YORK

PROJECT

LOCATION

DATE

04.19.19

SCALE

AS SHOWN

DESIGN

SP

DRAWN

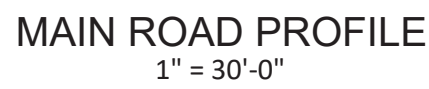
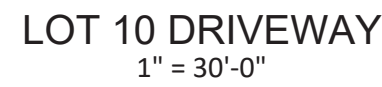
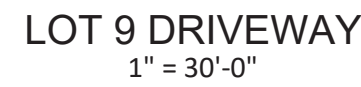
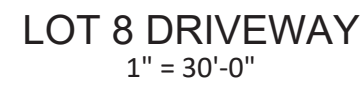
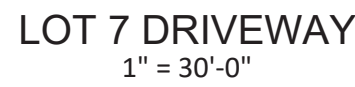
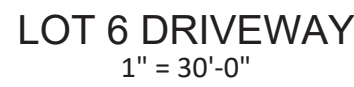
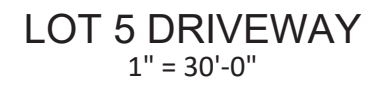
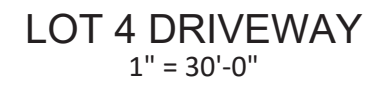
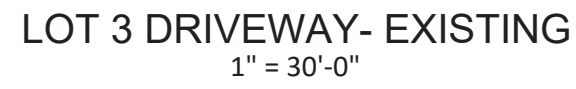
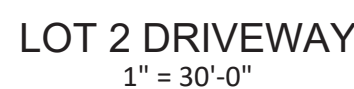
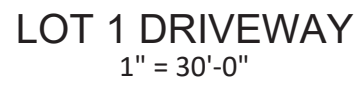
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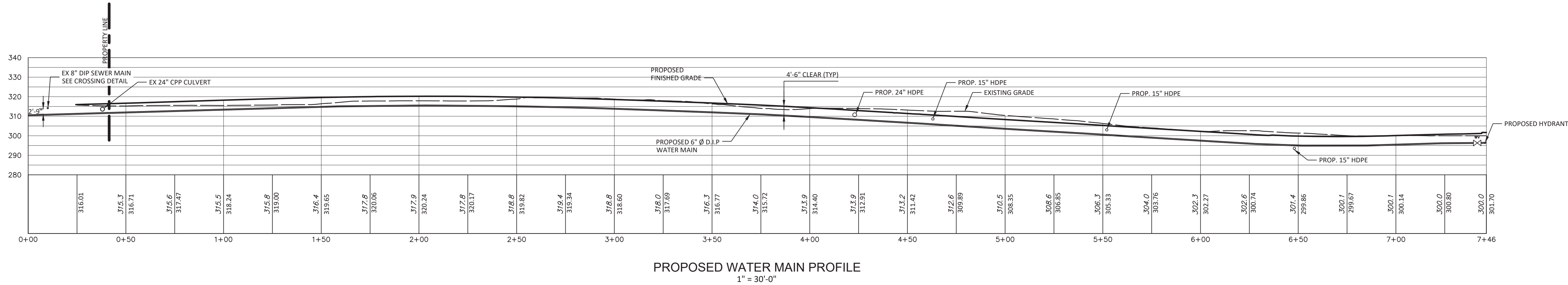
SHEET NO.

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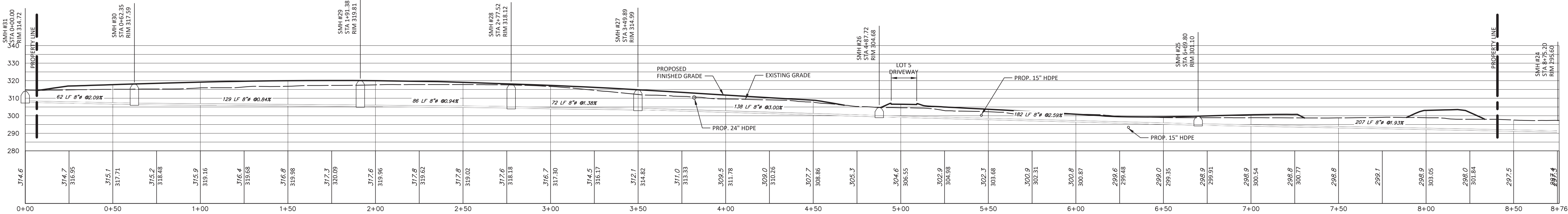
OF

7





PROPOSED WATER MAIN PROFILE
1" = 30'-0"



EXISTING SEWER PROFILE
1" = 30'-0"



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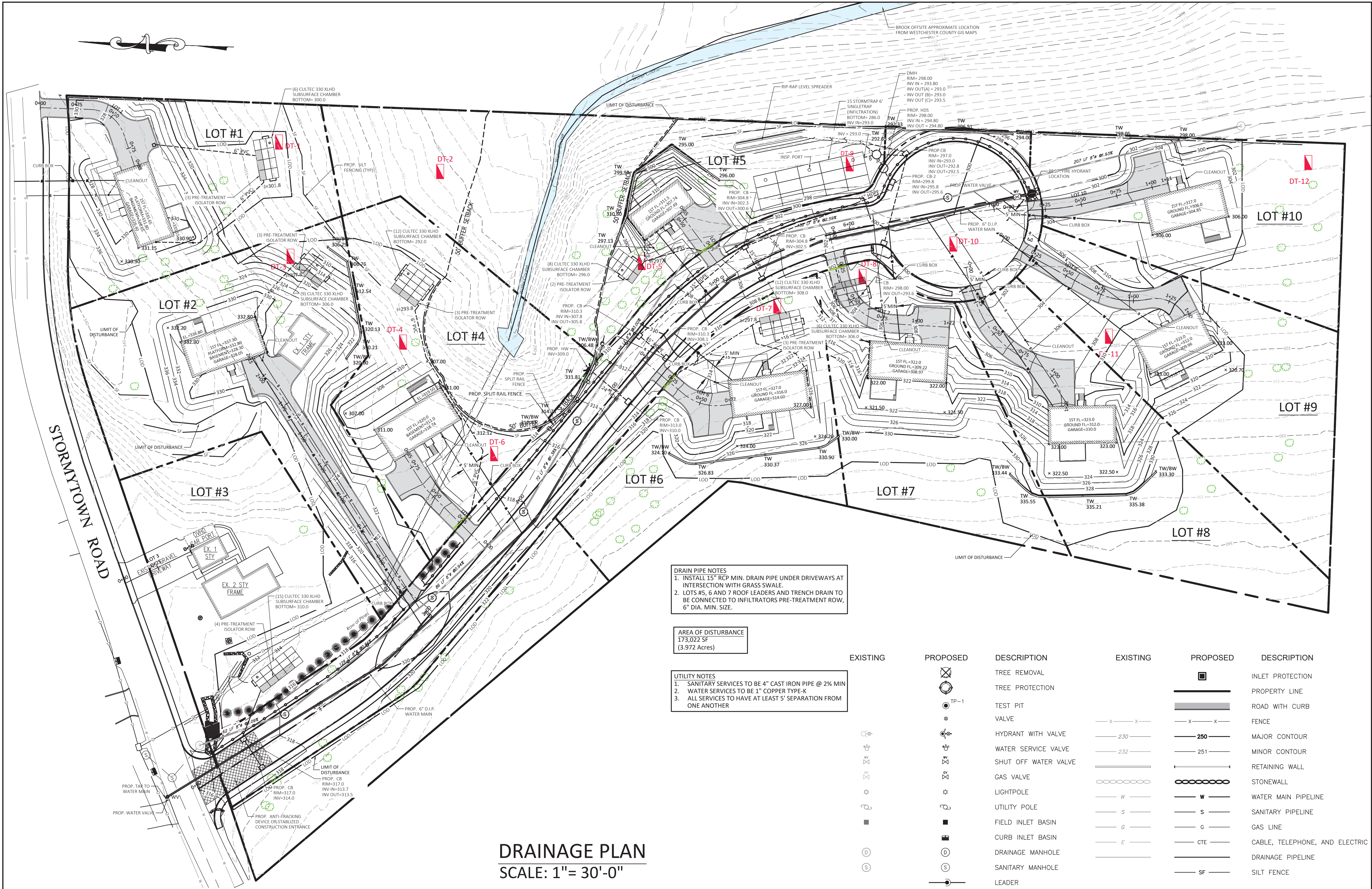
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REV	DATE	DESCRIPTION
1	8.24.20	REVISED PER 8.19.20 CHARCH MEMO

PROJECT
WATER MAIN AND SEWER PROFILES
RINALDI PROPERTY SUBDIVISION

LOCATION
39 STORMYTOWN ROAD
OSSINING, NEW YORK

DATE 04.19.19	SCALE 1"=30'-0"
DESIGN SP	DRAWN JYP
SHEET NO. S OF 12	



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)

UTILITY NOTES
1. SANITARY SERVICES TO BE 4" CAST IRON PIPE @ 2% MIN
2. WATER SERVICES TO BE 1" COPPER TYPE-K
3. ALL SERVICES TO HAVE AT LEAST 5' SEPARATION FROM ONE ANOTHER

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

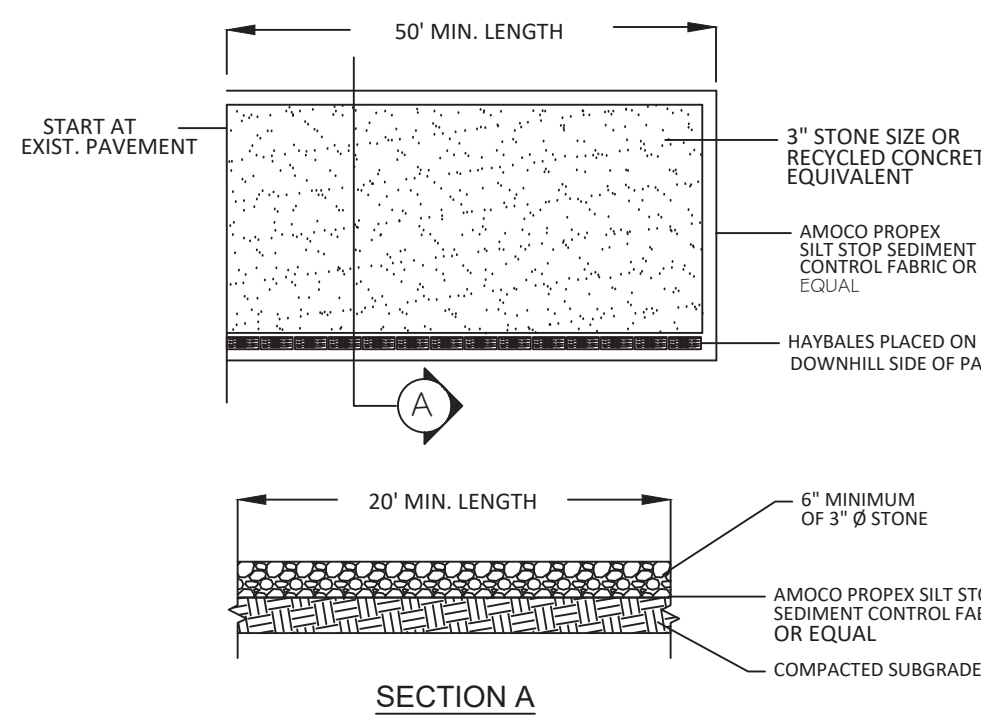
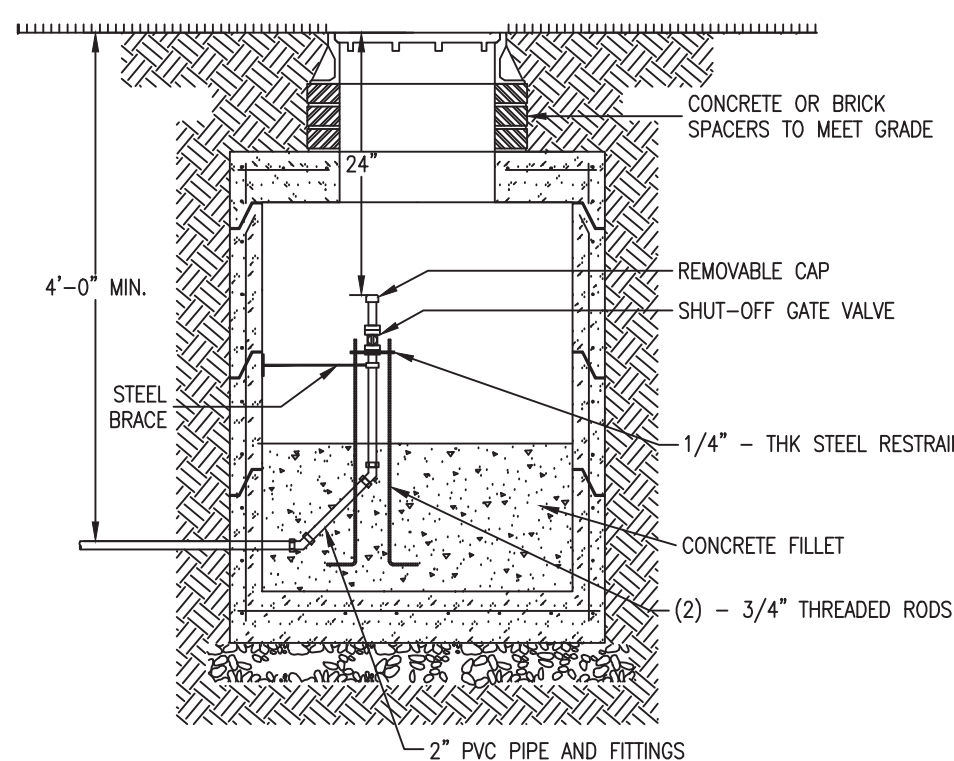
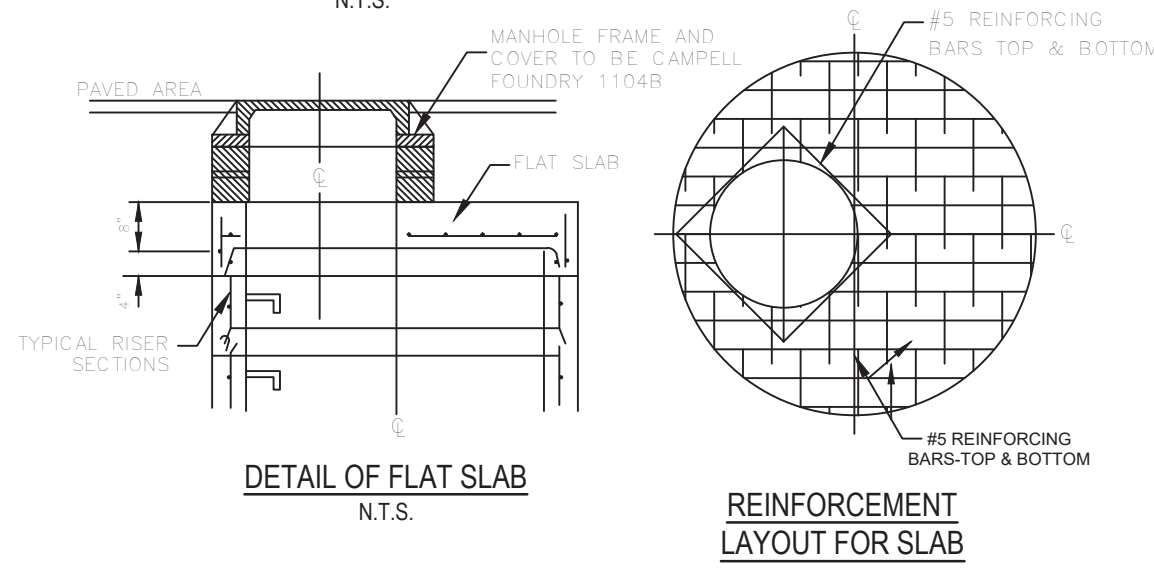
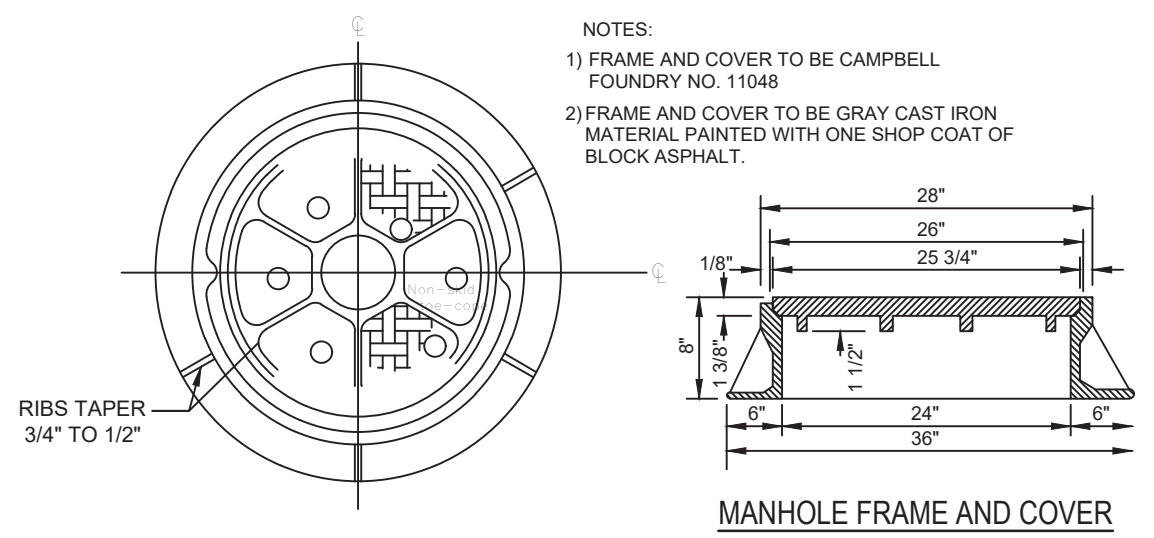


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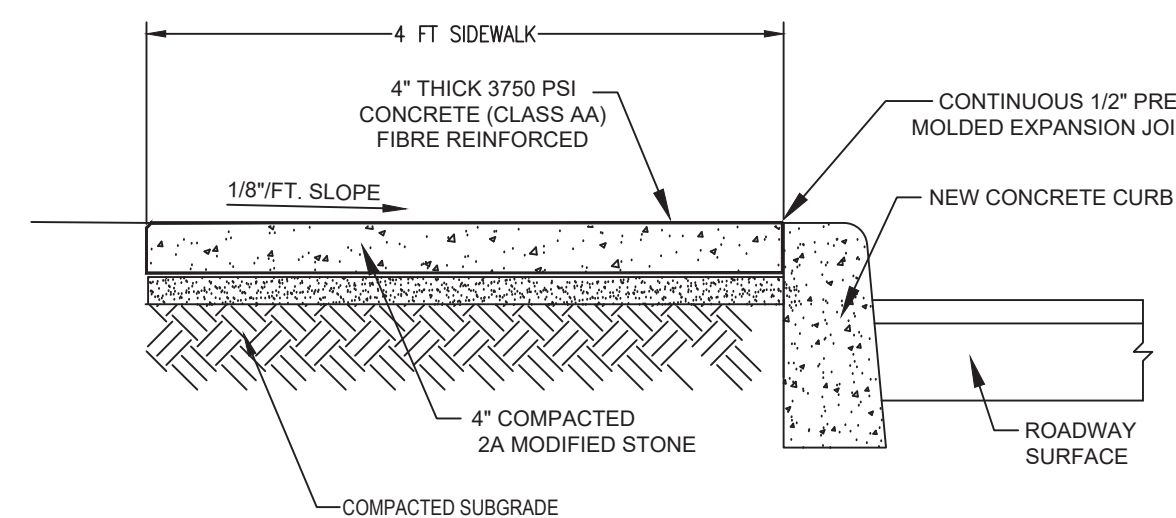
REV	DATE	DESCRIPTION
4	11.16.20	CULTEC 330 REPLACE BIO RETENTION
3	9.29.20	REVISED SIDEWALK
2	8.24.20	REVISED PER 8.19.20 CHARCH MEMO
1	07.27.20	Revised drainage design

PROJECT
DRAINAGE PLAN
RINALDI PROPERTY SUBDIVISION
LOCATION
39 STORMYTOWN ROAD
OSSINING, NEW YORK

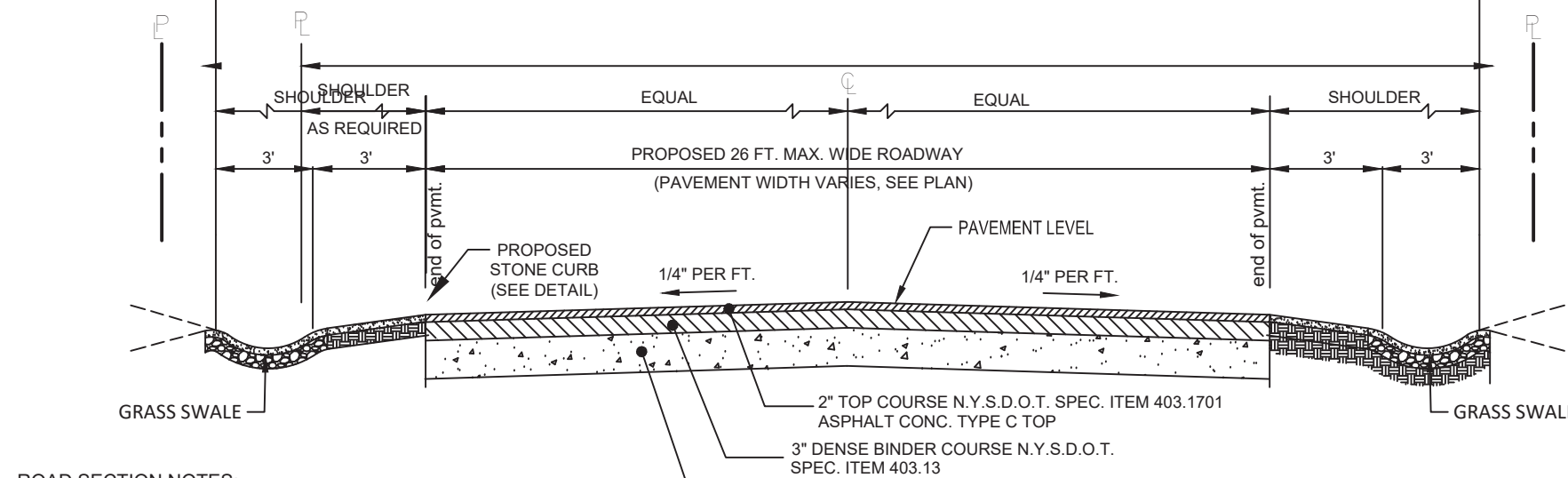


- INSTALLATION NOTES:
1. STONE SIZE: USE 3" STONE OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
 2. LENGTH - NOT LESS THAN 50 FEET
 3. THICKNESS - NOT LESS THAN SIX (6) INCHES
 4. 20 FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WITHIN THE INGRESS OR
EGRESS OCCUR.
 5. FILTER CLOTH - WILL BE 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 N.T.S.



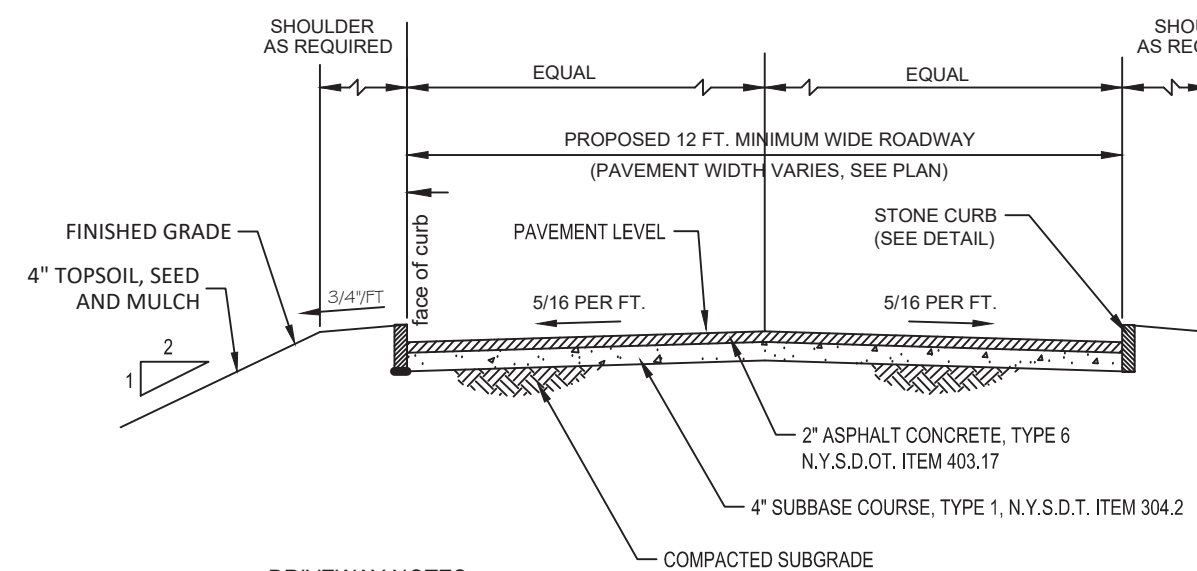
CONCRETE SIDEWALK SECTION N.T.S.



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

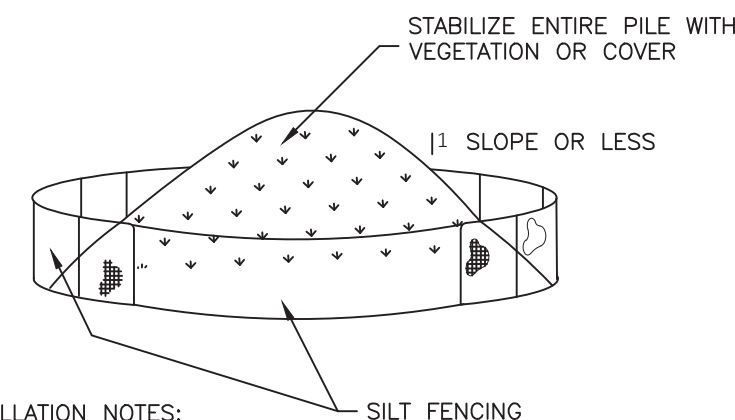
TYPICAL ROAD SECTION N.T.S.



DRIVEWAY CROSS SECTION N.T.S.

DRIVEWAY NOTES:
- IF ANY DRIVEWAY GRADE EXCEEDS 10%, THAN 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.

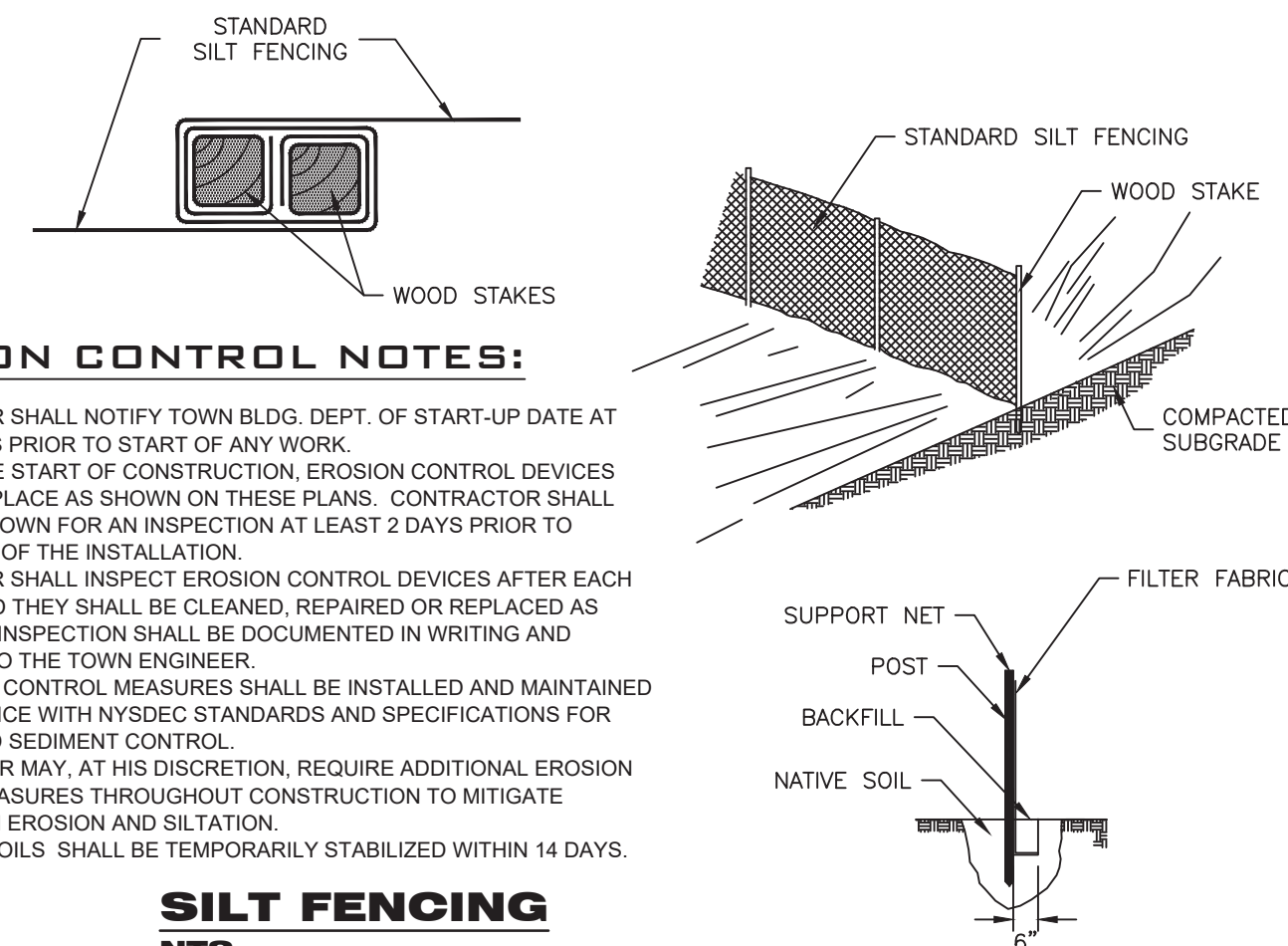
DRIVEWAY CROSS SECTION N.T.S.



INSTALLATION NOTES:

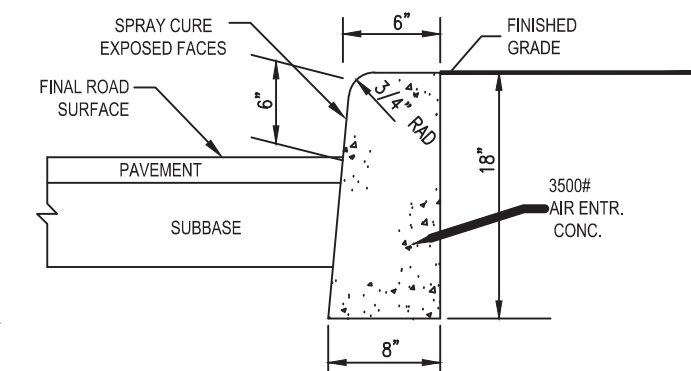
1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY & STABLE
2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 1:2
3. UPON COMPLETION OF SOIL STOCKPILING EACH PILE SHALL BE
SURROUNDED BY SILT FENCING, THEN STABILIZED WITH VEGETATION OR
COVERED.
4. SEE SPECIFICATIONS (EROSION CONTROL) FOR INSTALL OF SILT FENCE]
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 N.T.S.

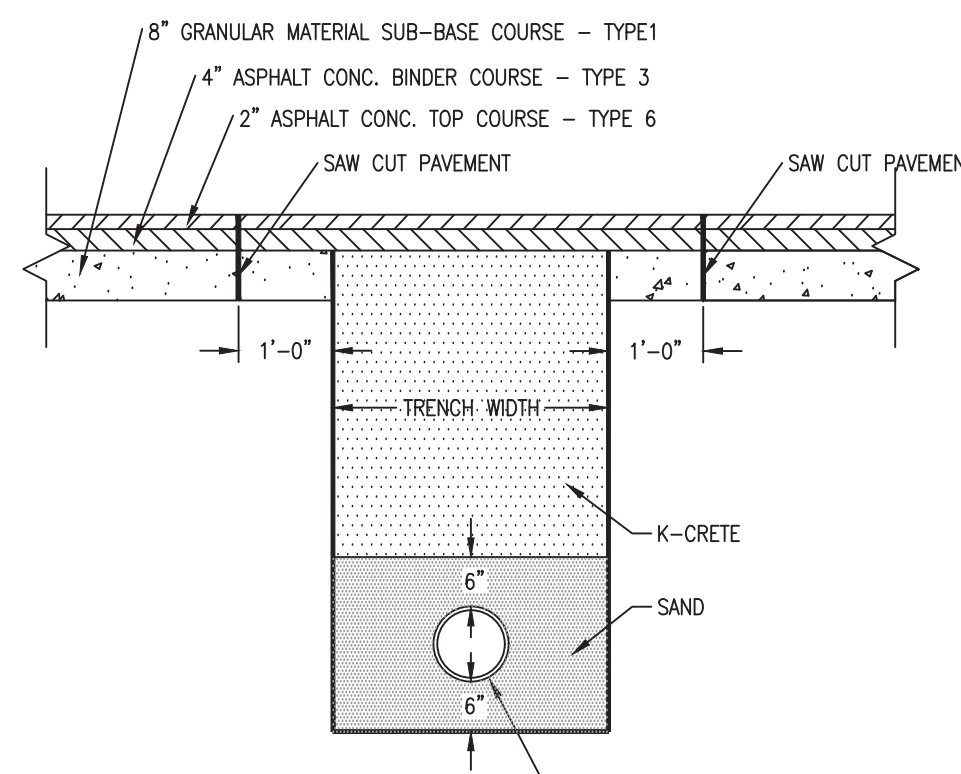
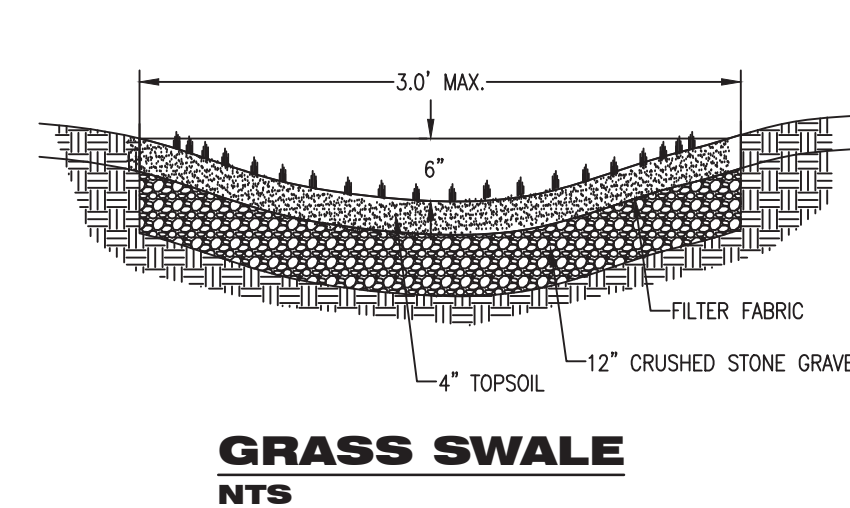


SILT FENCING N.T.S.

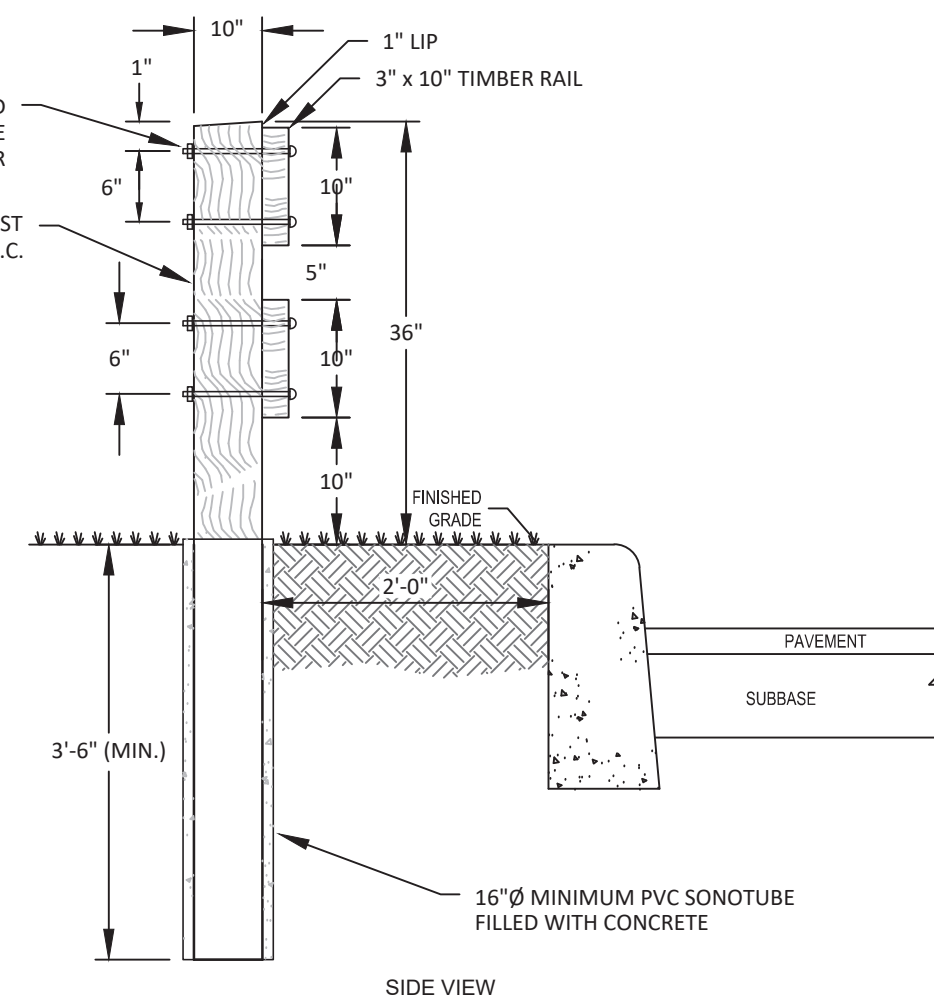
NOTE:
1. CONCRETE SHALL BE N.Y.S.D.O.T. SPECS
CLASS 'A' CONCRETE
2. EXPANSION JOINTS EVERY 10 FT.



CONCRETE CURB N.T.S.



PAVEMENT REPLACEMENT N.T.S.

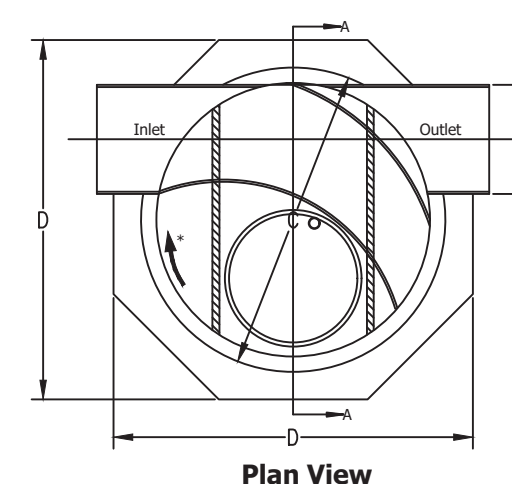


WOODEN GUIDE RAIL DETAIL N.T.S.

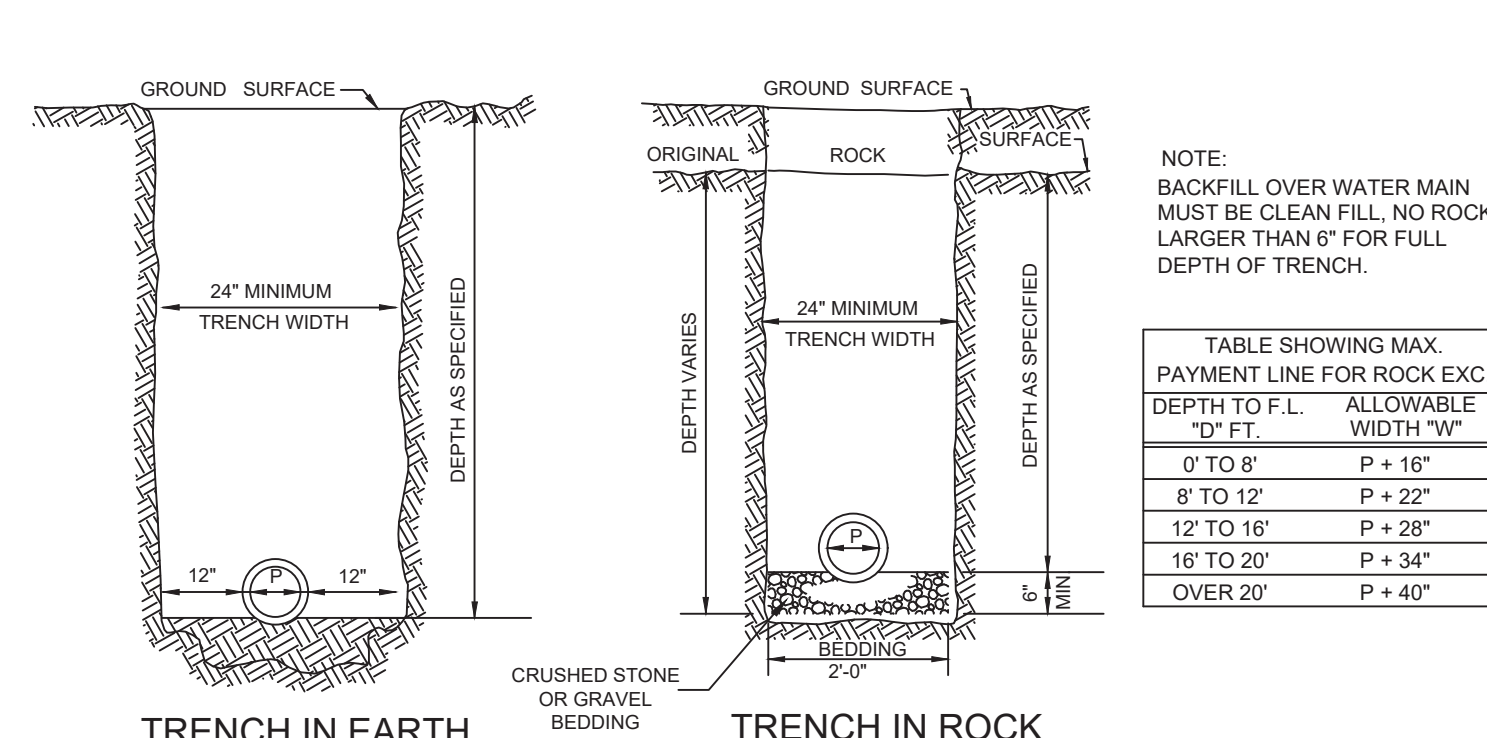
Aqua-Swirl					
Aqua-Swirl Chamber Model #	Height	Chamber Depth	Chamber Outside Diameter	Base Plate Max. Outside Diameter	Pipe Invert Outside Diameter
AS-3	104"	68"	39"	52" x 52"	18"
AS-4	104"	68"	54"	66" x 66"	18"
AS-5	104"	68"	60"	72" x 72"	24"

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.



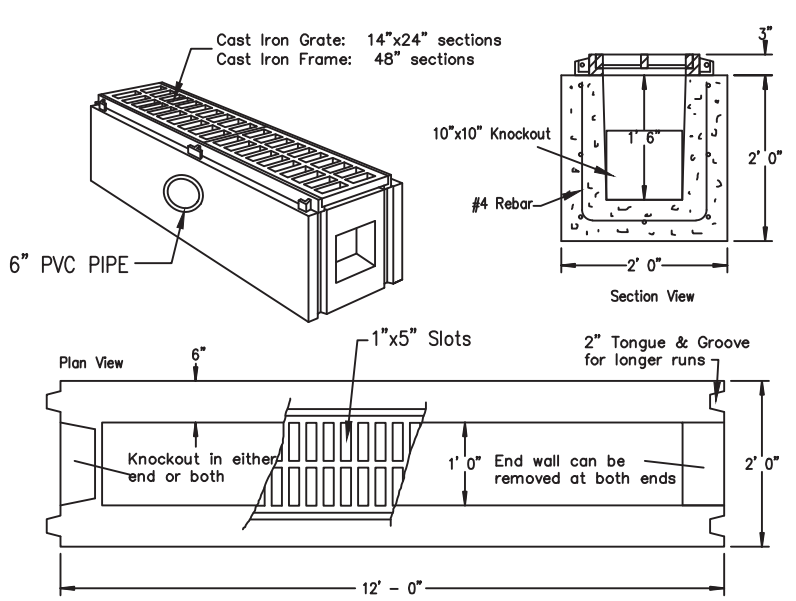
STORMWATER PRE-TREATMENT, AQUA-SWIRL FILTER N.T.S.



NOTE:
BACKFILL OVER WATER MAIN
MUST BE CLEAN FILL, NO ROCK
LARGER THAN 6" FOR FULL
DEPTH OF TRENCH.

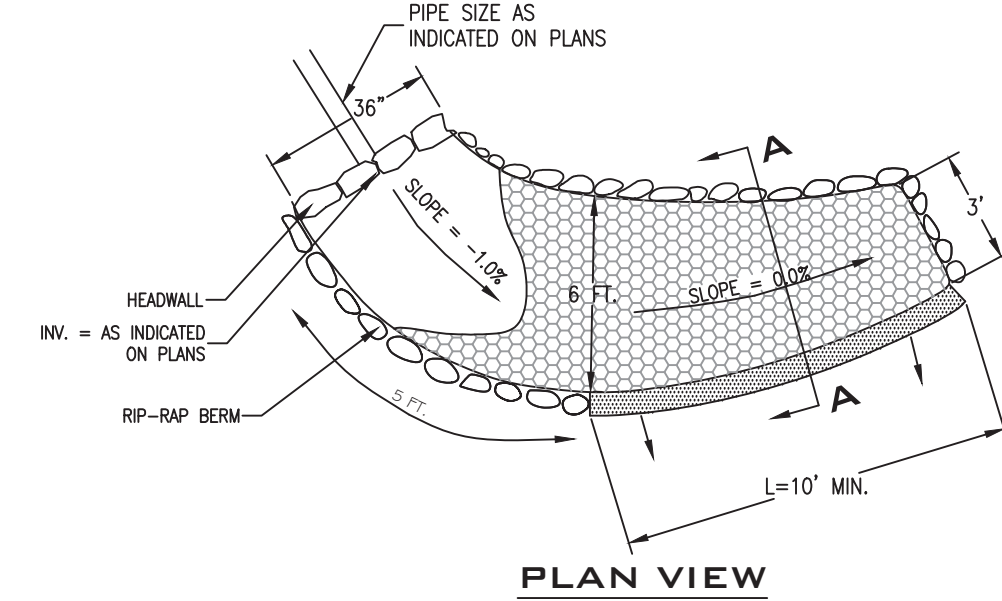
DEPTH TO F.L. "D" FT.	ALLOWABLE WIDTH "W"
0' TO 8'	P + 16"
8' TO 12'	P + 22"
12' TO 16'	P + 28"
16' TO 20'	P + 34"
OVER 20'	P + 40"

DRAIN TYPICAL TRENCH N.T.S.



SPECIFICATIONS	PRECAST TRENCH DRAIN HEAVY DUTY MODEL TD-11D
Concrete Minimum Strength: 4,000 psi at 28 days	
Reinforcement: #4 Rebar	
Air Entrainment: 5%	
Weight: 3,000 lbs	
Load Rating: H20, truck traffic	

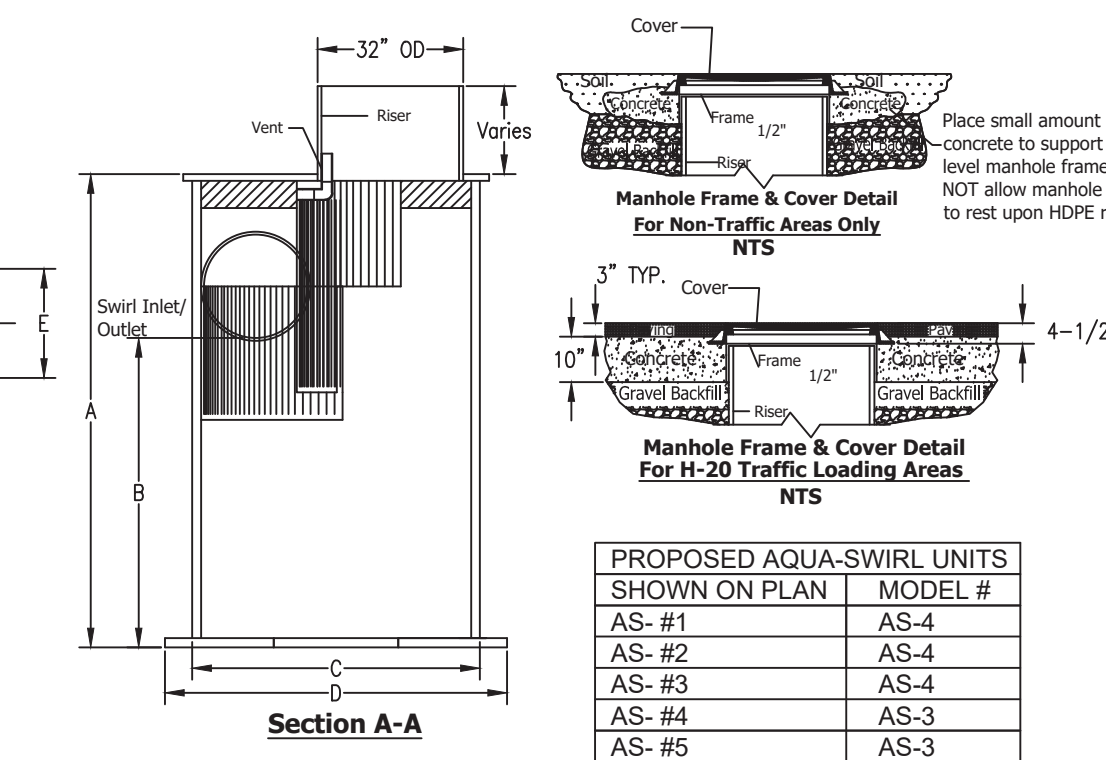
TRENCH DRAIN N.T.S.



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.

RIP-RAP LEVEL SPREADER N.T.S.



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SECTION 7209.2 OF THE NEW YORK
STATE EDUCATION LAW.

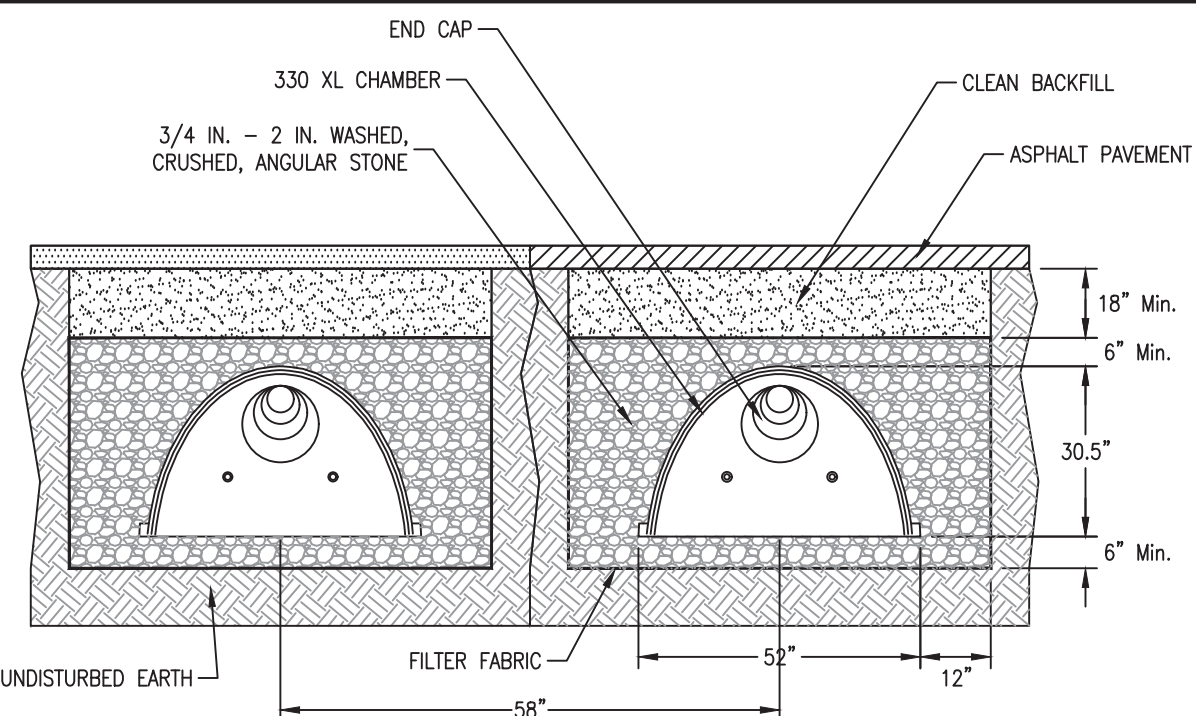
REV	DATE	DESCRIPTION
2	11.6.20	GUIDE RAIL DETAIL
1	8.24.20	REVISED PER 8.19.20 CHANGE MEMO

DETAILS-1 RINALDI PROPERTY SUBDIVISION

39 STORMYTOWN ROAD
OSSING, NEW YORK

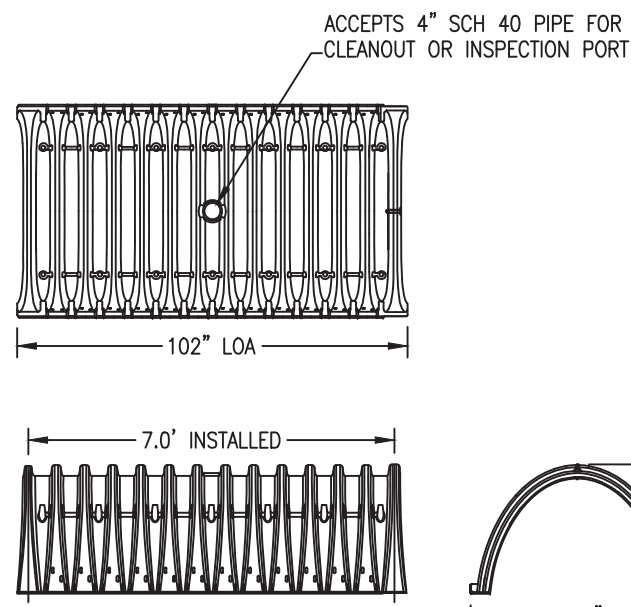
DATE	SCALE
04.19.19	AS SHOWN
DESIGN	DRAWN
SP	SP

SHEET NO.
S OF **14**



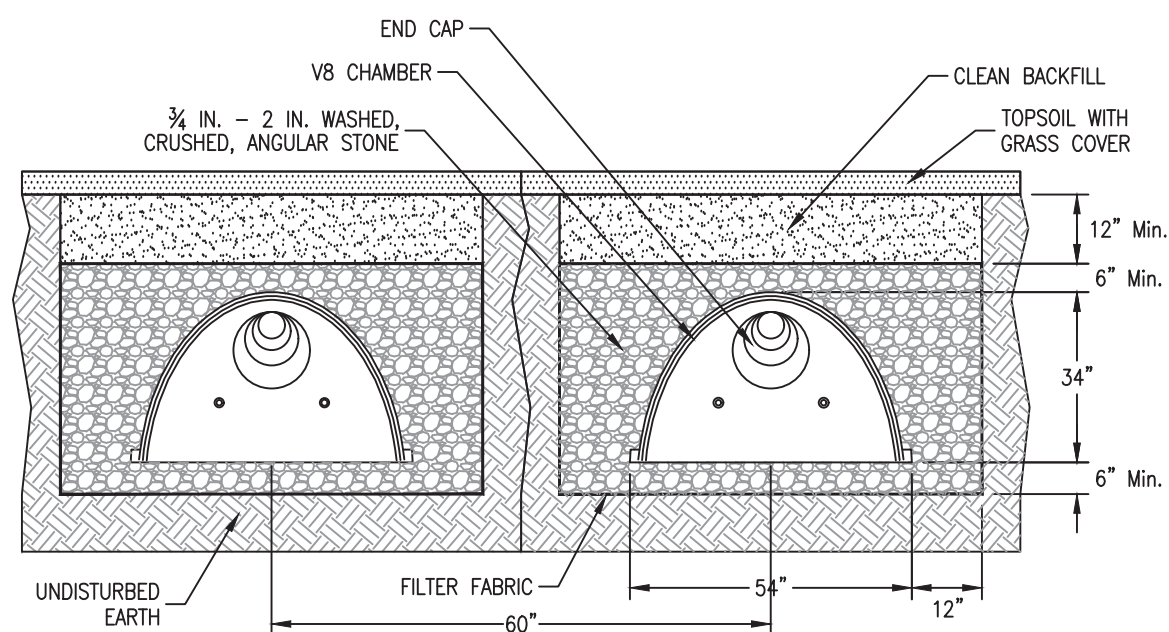
SECTION
NTS

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\"/>

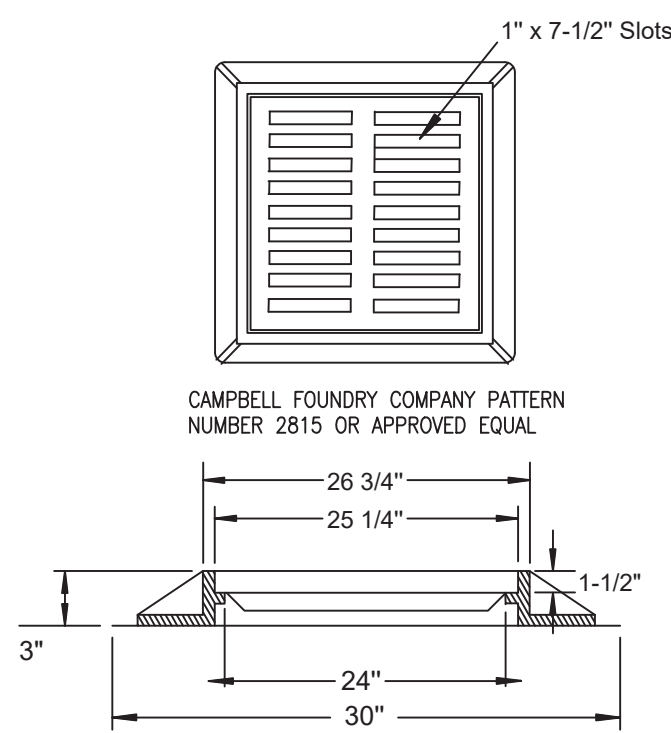
CULTEC CHAMBER MODEL 330XLHD
NTS



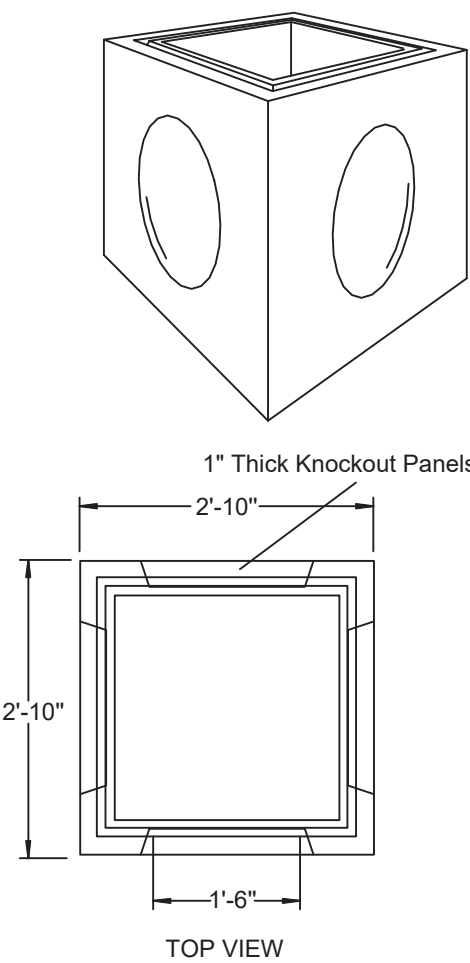
SECTION

NOMINAL CHAMBER SPECIFICATIONS - CULTEC RECHARGER V8
SIZE (W x H x LENGTH): 54\"/>

CULTEC RECHARGER V8
NTS



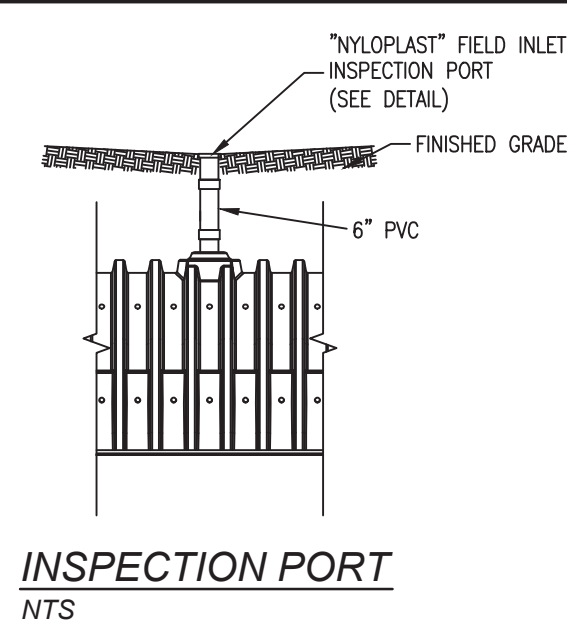
DRAIN INLET HEAD
NTS



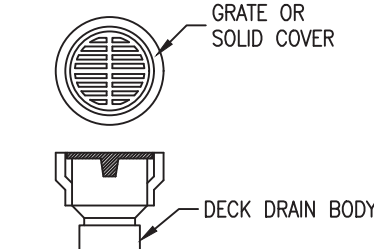
SPECIFICATIONS AS PER MANUFACTURE
Concrete Minimum Strength: 4,000 psi at 28 days
Reinforcement: #4 Rebar / ASTM A615
Air Entrainment: 5%
Construction Joint: Butyl Rubber Sealant
Weights: Base = 1,300 lbs, Riser = 500 lbs/lf
Load Rating: H20 / ASTM C857

PRECAST CATCH BASIN
MODEL CB - 2 x 2
Woodard's Concrete Products, Inc.
629 Lybolt Road, Bullville, NY 10915
(845) 361-3471 / Fax 361-1050
www.woodardconcrete.com

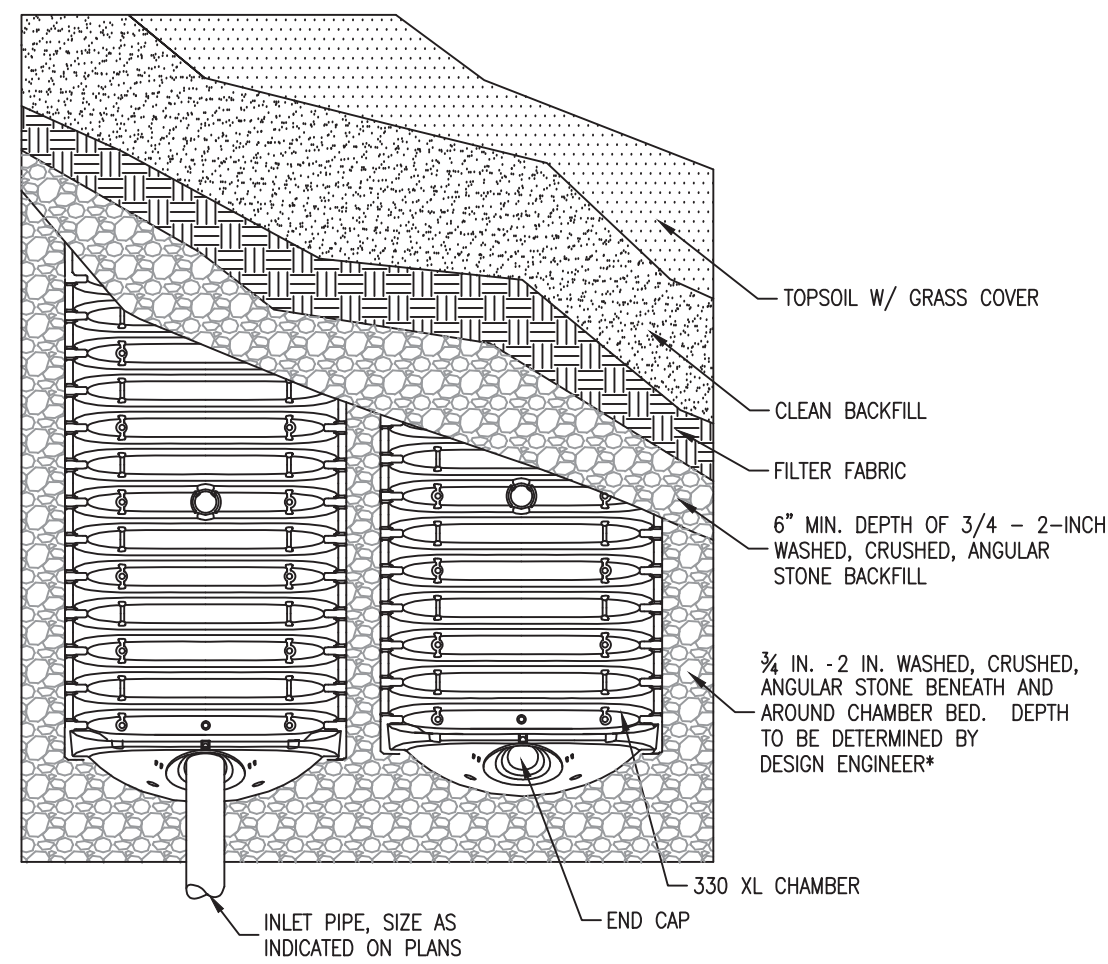
PRECAST DRAINAGE INLET
NTS



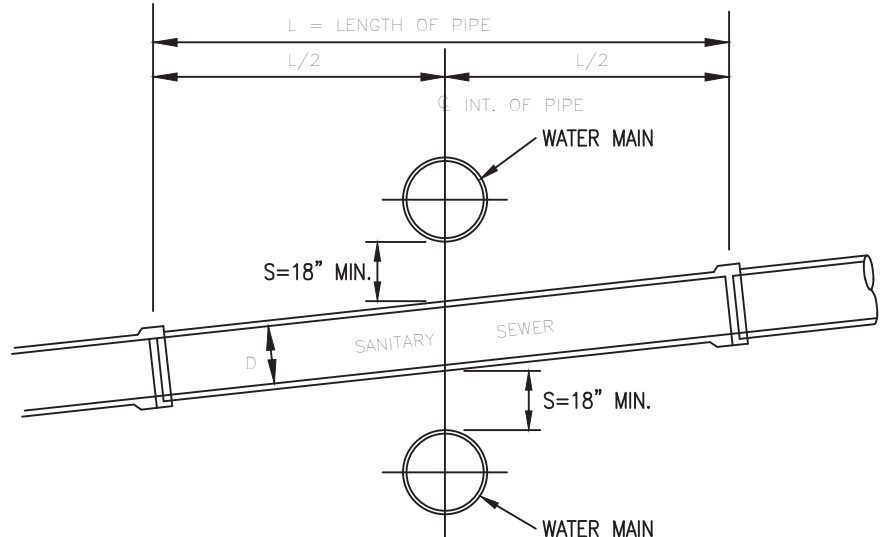
INSPECTION PORT
NTS



"NYLOPLAST"
INSPECTION PORT
NTS

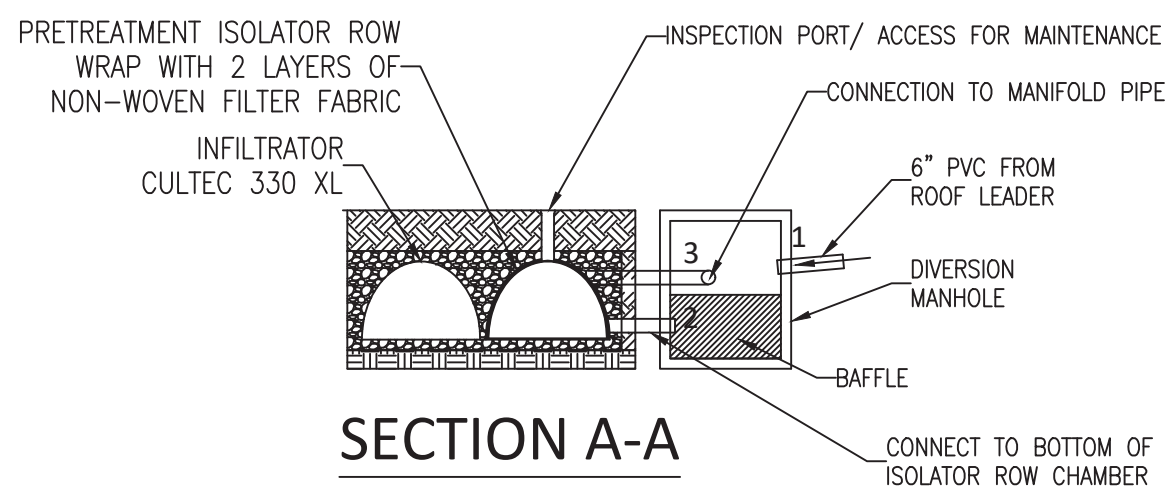


PLAN
NTS

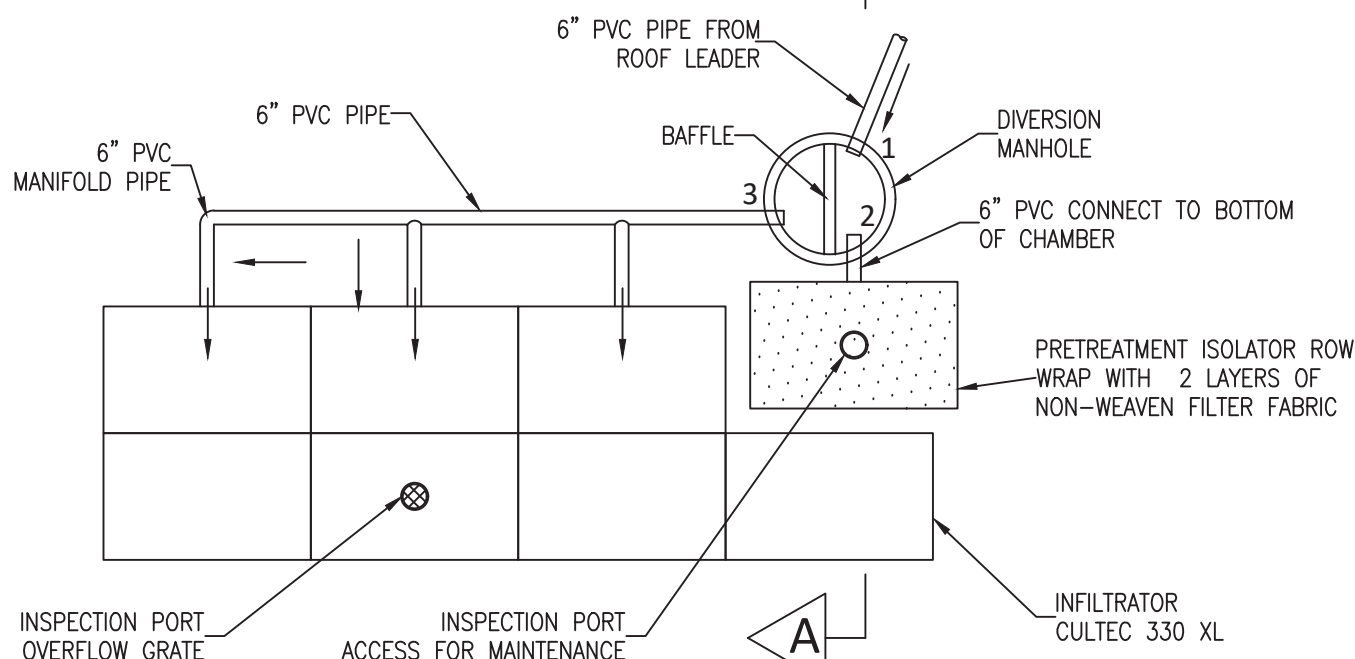


NOTE
EACH VARIATION OF WATER-SEWER CROSSING FROM THAT SHOWN ON THIS DETAIL
SHALL BE INDIVIDUALLY REVIEWED AND APPROVED BY THE HEALTH DEPARTMENT.

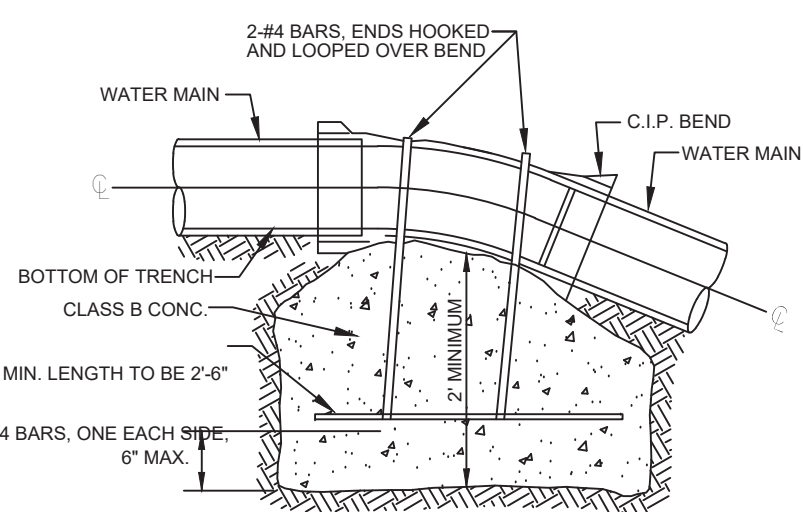
SANITARY SEWER-WATER
MAIN CROSSING
NTS



SECTION A-A

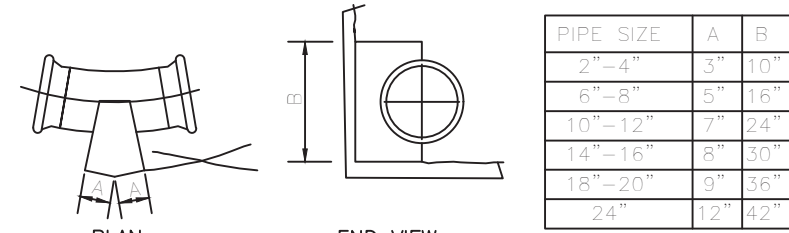


HOUSE INFILTRATORS WITH PRETREATMENT
ISOLATOR ROW - TYPICAL LAYOUT
NTS

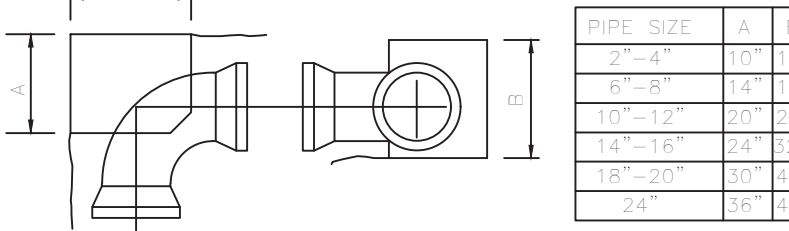


- THE LENGTH AND WIDTH OF THE CONCRETE BLOCK COMBINED WITH THE MINIMUM DEPTH OF 2\"/>

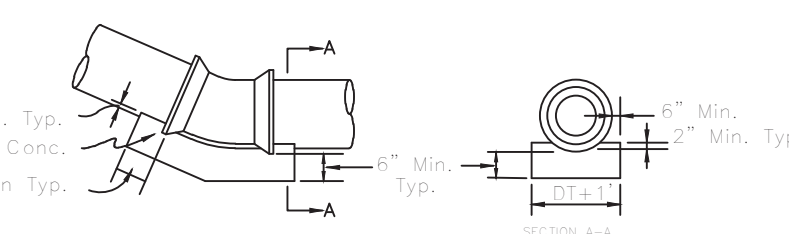
CONCRETE ANCHOR
NTS



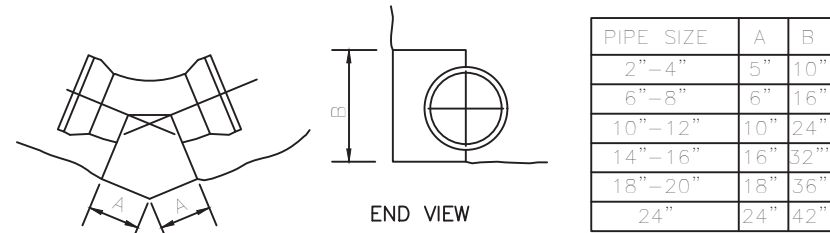
DETAIL OF 22 1/2\"/>



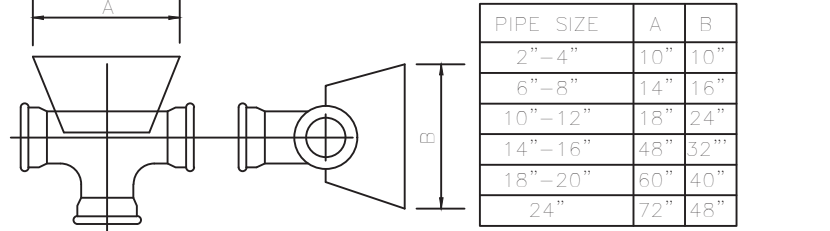
DETAIL OF 90\"/>



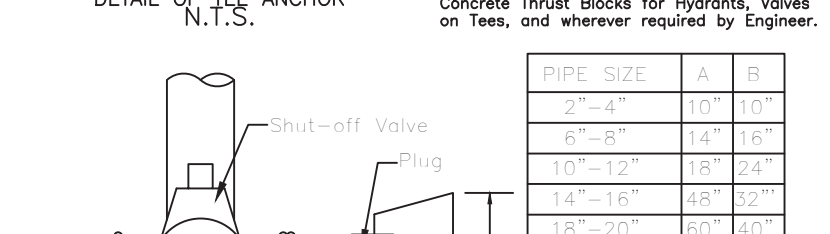
DETAIL OF THRUST DISTRIBUTION BLOCK
N.T.S.



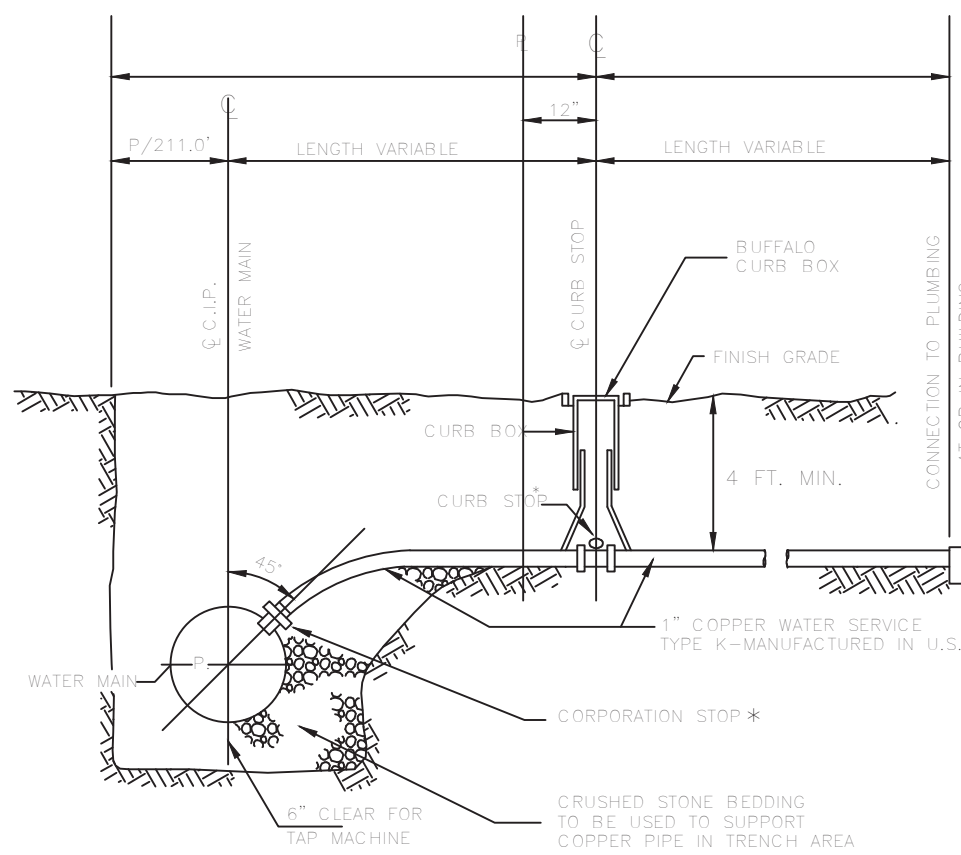
DETAIL OF 45\"/>



DETAIL OF TEE ANCHOR
N.T.S.

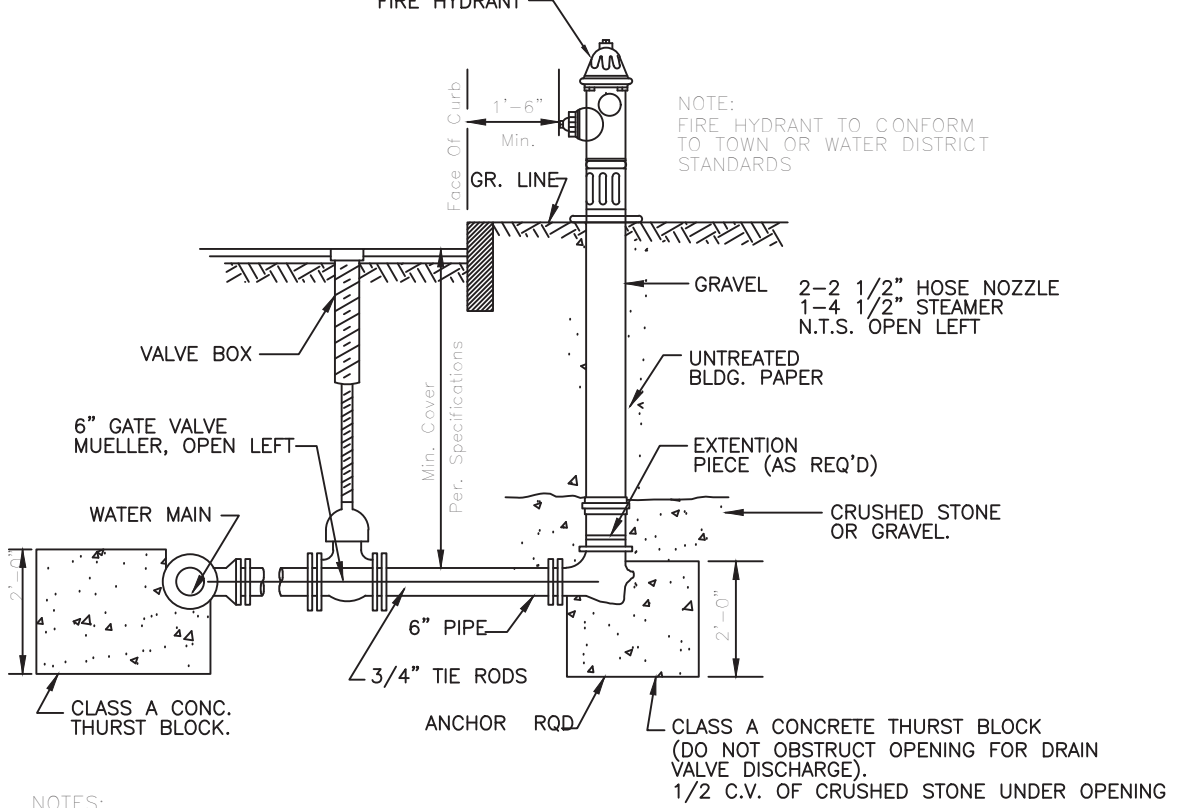


WATER MAIN DETAILS
NTS



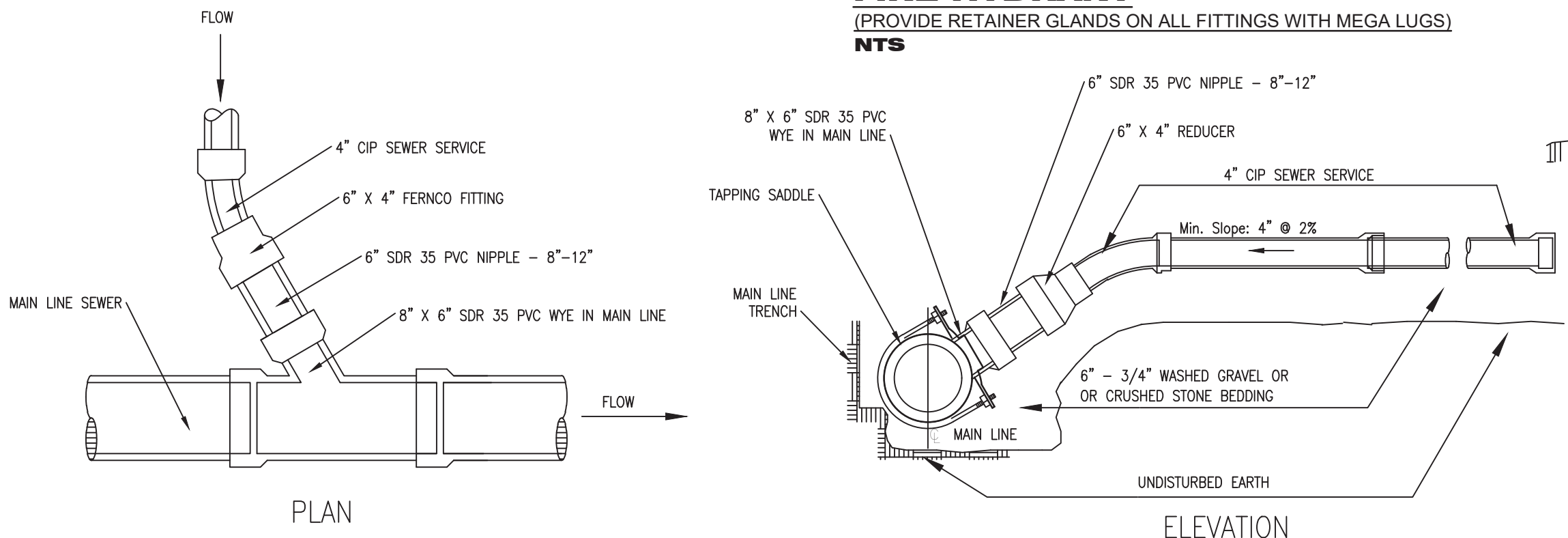
* NOTE: CURB STOP AND CORPORATION STOP
TO BE MUELLER OR EQUAL

WATER SERVICE CONNECTION
NTS

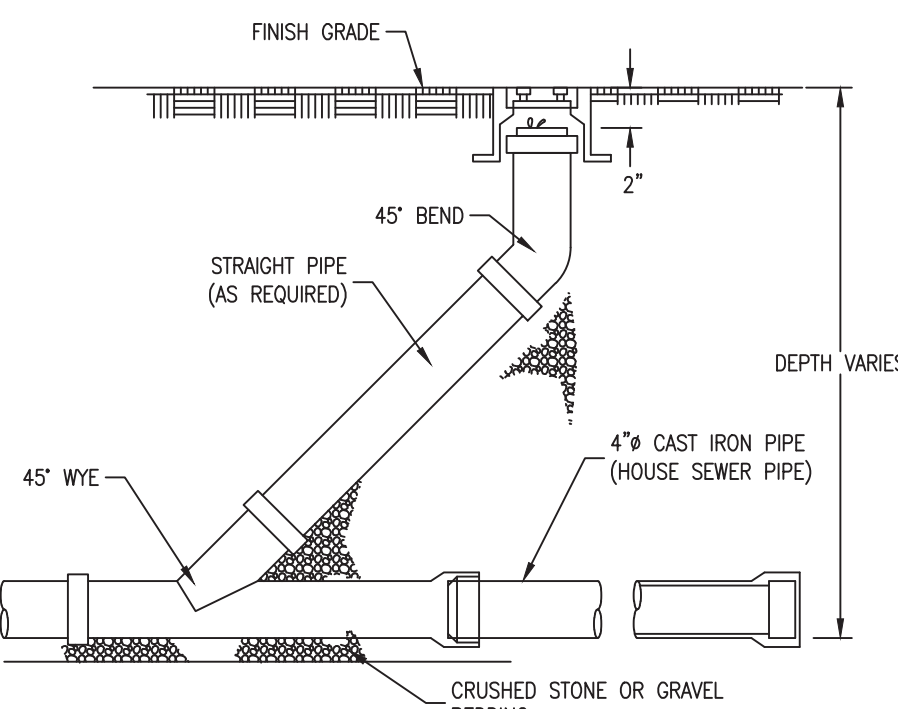


- ALL CONCRETE BLOCKS TO BEAR UNDISTURBED GROUND.
- 4-3/4\"/>

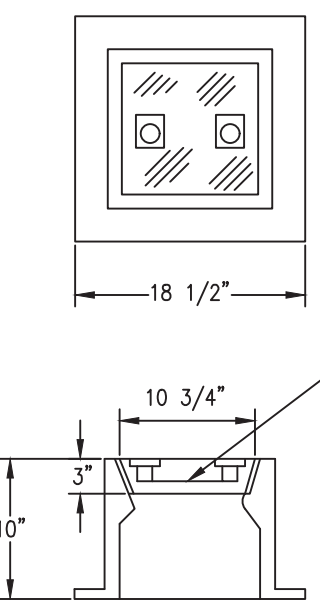
FIRE HYDRANT
(PROVIDE RETAINER GLANDS ON ALL FITTINGS WITH MEGA LUGS)
NTS



HOUSE CONNECTION AT GRADE
NTS



CLEAN OUT
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CLEAN OUT CASTING
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REV	DATE	DESCRIPTION
1	8-24-20	REVISED PER 8.19.20 CHANGE MEMO

DETAILS-2

RINALDI PROPERTY SUBDIVISION

39 STORMYTOWN ROAD
OSSING, NEW YORK

PROJECT

LOCATION

DATE

04.19.19

SCALE

AS SHOWN

DESIGN

SP

DRAWN

SP

SHEET NO.

S OF **15**