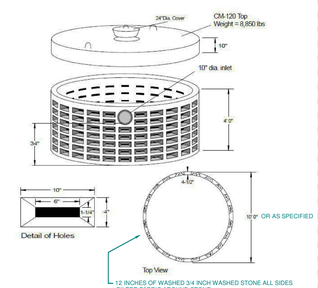
ZONED R-5 §575-22 LOT #	AREA D(1) (c) REQ'D 5 KSF PLAN	VAR	LOT WIDTH D(1) (c) REQ'D 50' PLAN	VAR	LOT DEPTH D(1) (d) REQ'D 80' PLAN	VAR	FRONT YARD D (2) (a) REQ'D 25' PLAN	VAR	SIDE YARDS D (2) (b) [2] REQ'D 8' / 18' PLAN	VAR	REAR YARD D (2) (c) REQ'D 26' PLAN	VAR	MAX COV D (5) (b) REQ'D 30% PLAN	VAR	PARKING E REQ'D 2 PLAN	VAR
87.1	5,582	–	53'	–	100'	–	25.51'	–	8.41'/ 18.85'	–	49.18'	–	26.2%	–	2	–
87.3	5,743	–	53'	–	103'	–	25.41'	–	8.23'/ 18.8'	–	51.71'	–	25.4%	–	2	–



SPECIFICATIONS	PRECAST DRY WELLS MODEL DW-4X10 / 1400 GALLONS
Concrete Min. Strength: 4,000 psi at 28 days Reinforcement: 6x12-W3xW3 / ASTM A82 & A185 Air Entrainment: 5% Capacity = 1,400 gallons to inlet; 2,000 total Sidewall Area = 125 square feet Load Rating: H20 Weight = 4,400 lbs	**Woodard's Concrete Products, Inc.** 629 Lyon Road, Rutlebs, NY 10915 (845) 361-3471 / Fax 361-1050

Page 7D 2/11/04

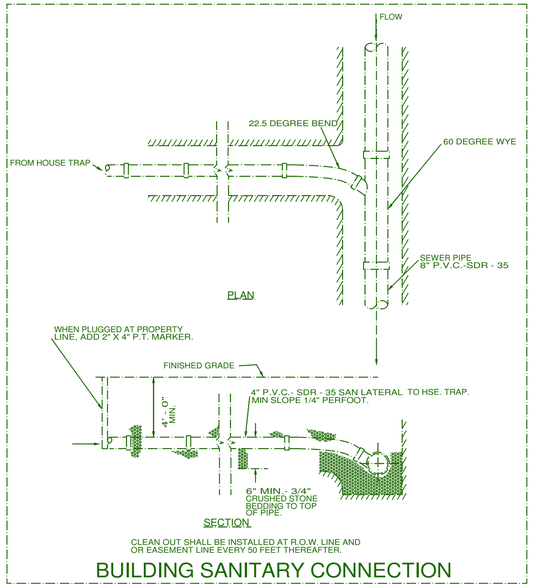
OR EQUAL

ALL DIMENSIONS ARE TYPICAL. SEE DESIGN PLAN PAGE 1 FOR SITE SPECIFIC

DRYWELL DETAIL (N.T.S.)

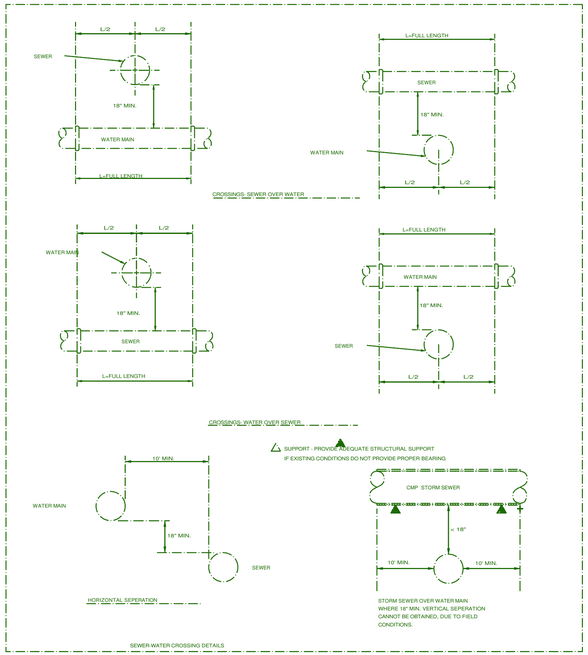
NOTES:

1. DRYWELLS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF PEEKSKILL ENGINEERING DEPT. STANDARDS.
2. DRYWELLS SHALL BE 6' DIAMETER X 8' DEEP CONCRETE STRUCTURES ON 6" OR WASHED CRUSHED 3/4" STONE BASE AND SURROUNDED BY 12" OF 3/4" WASHED CRUSHED STONE WRAPPED IN FILTER FABRIC AND COVERED WITH MIN 4" OF TOPSOIL.
3. ENGINEERING DEPARTMENT INSPECTION IS REQUIRED BEFORE BACKFILLING.
4. AS-BUILT DRAWING MUST BE SUBMITTED SHOWING DISTANCES FROM STRUCTURES TO TWO HOUSE CORNERS.
5. ALL DRIVEWAYS MAX. 8% GRADE, PARKING MAX. 5% GRADE.
6. ALL PROP. WATER LINES 3/4" CU.



CLEAN OUT SHALL BE INSTALLED AT R.O.W. LINE AND OR EASEMENT LINE EVERY 50 FEET THEREAFTER.

BUILDING SANITARY CONNECTION

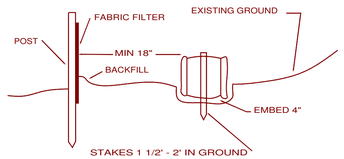


SEWER-WATER CROSSING DETAILS

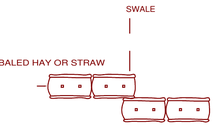
EROSION CONTROL DETAILS

EROSION CONTROL NOTES

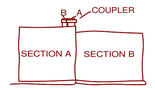
1. EROSION CONTROL MEASURES ARE IN ACCORDANCE WITH WESTCHESTER COUNTY BEST MANAGEMENT PRACTICES MANUAL SERIES.
2. SILT FENCE TO BE CONSTRUCTED AS FOLLOWS:
   A. EXCAVATE 6" X 6" TRENCH ALONG THE LOWER SIDE OF THE DISTURBED AREA.
   B. UNROLL FENCING A SECTION AT A TIME AND POSITION THE POSTS AGAINST THE DOWNSTREAM WALL OF THE TRENCH.
   C. DRIVE THE POST INTO THE GROUND UNTIL THE NETTING IS APPROXIMATELY 2" ABOVE THE BOTTOM OF THE TRENCH.
   D. LAY THE TOE IN FLAP OF FABRIC ONTO THE UNDISTURBED BOTTOM OF THE TRENCH, BACKFILL THE TRENCH AND TAMP THE SOIL. TOE IN CAN ALSO BE DONE BY LAYING THE FABRIC FLAP ON UNDISTURBED GROUND AND PILING AND TAMPING FILL AT THE BASE.
3. BALE SEDIMENT BARRIER TO BE INSTALLED AS FOLLOWS:
   A. BALES SHALL BE PLACED IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES.
   B. EACH BALES SHALL BE EMBEDDED IN THE SOIL A MINIMUM OF 4".
   C. BALES SHALL BE SECURELY ANCHORED IN PLACE BY STAKES OR RE-BARS DRIVEN THROUGH THE BALES. THE FIRST STAKE IN EACH BALE SHALL BE ANGLED TOWARD THE PREVIOUSLY LAID BALE TO FORCE THE BALES TOGETHER.
   D. BALES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS SO AS NOT TO BLOCK OR IMPEDE STORM WATER FLOW OR DRAINAGE.
4. AREAS WHICH ARE GRADED OR CLEARED AND SUBJECT TO EROSION SHALL BE TEMPORARILY SEEDED OR STABILIZED IN ACCORDANCE WITH WESTCHESTER COUNTY BEST MANAGEMENT PREACTICES MANUAL C.R.A. STD # 5 OR STABILIZED WITH A MULCH IN ACCORDANCE WITH C.R.A. STD # 7.
5. SWALES AND SLOPES SHALL BE STABILIZED BY PLANTINGS, PERMANANT SOD, SEED, RIP RAP, OR BOULDER TOE WALL AS SOON AS POSSIBLE.
6. SILT BARRIER TO BE PLACED DOWNHILL OF DISTURBED AREA DURING CONSTRUCTION.



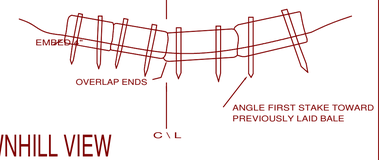
SIDE VIEW



TOP VIEW



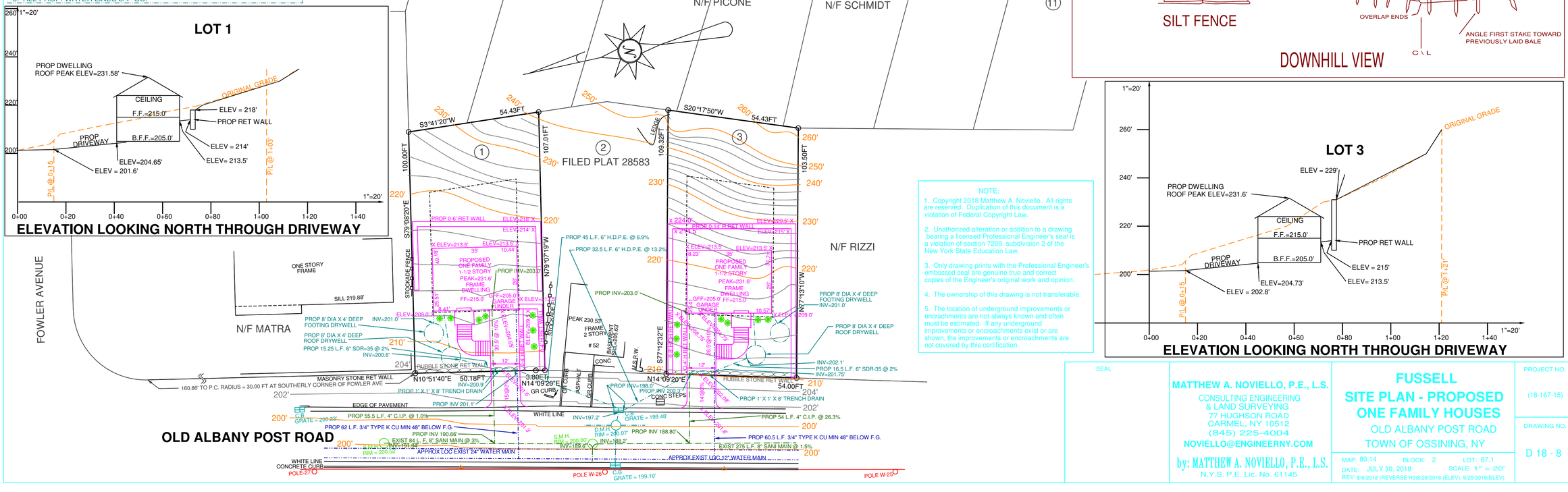
SILT FENCE



DOWNHILL VIEW

ELEVATION LOOKING NORTH THROUGH DRIVEWAY

ELEVATION LOOKING NORTH THROUGH DRIVEWAY



OLD ALBANY POST ROAD

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SEAL

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FUSSELL
SITE PLAN - PROPOSED ONE FAMILY HOUSES
OLD ALBANY POST ROAD
TOWN OF OSSINING, NY

MAP: 80.14 BLOCK: 2 LOT: 87.1
DATE: JULY 30, 2018 SCALE: 1" = 20'
REV: 8/6/2018 (REVERSE H3)8/28/2018 (ELEV), 9/25/2018(ELEV)

PROJECT NO. (18-167-15)

DRAWING NO. D 18 - 8