

ZONING SCHEDULE				
R-15 DISTRICT	REQUIRED	PROPOSED LOT 1	PROPOSED LOT 2	PROPOSED LOT 3
MIN. SIZE OF LOT - LOT AREA	15,000 SF	23,977 SF	32,987 SF	28,261 SF
FRONTAGE	50'	90'	101'	50'
LOT WIDTH	90'	163'	139'	187'
LOT DEPTH	120'	139'	245'	214'
MIN. YARD DIMENSIONS				
FRONT	30'	34'	30'	30'
SIDE (1)	14'	49'	75'	38'
SIDE (BOTH)	30'	139'	N/A	128'
REAR	32'	29.9'	36'	47'
LIVABLE FLOOR AREA PER DU	850 SF	>850 SF	>850 SF	>850 SF
MAX. HEIGHT OF BUILDING				
STORIES	2 1/2	< 2.5	< 2.5	< 2.5
FEET	35'	< 35'	< 35'	< 35'
MAXIMUM BLDG. COVERAGE	25%	9%	9%	8%
MAXIMUM IMPERVIOUS AREA	CALCULATED	8,453 SF	13,097 SF	12,031 SF
PROPOSED IMPERVIOUS AREA		4,503 SF EX	4,750 SF	7,483 SF
MAXIMUM FLOOR AREA	CALCULATED	3,971 SF	4,444 SF	4,196 SF
PROPOSED FLOOR AREA		2,152 SF EX	2,745 SF	2,350 SF
PARKING REQUIREMENT	2/DU	2	2	2

\* - ZONING VARIANCE REQUIRED FOR 2.1 FT.

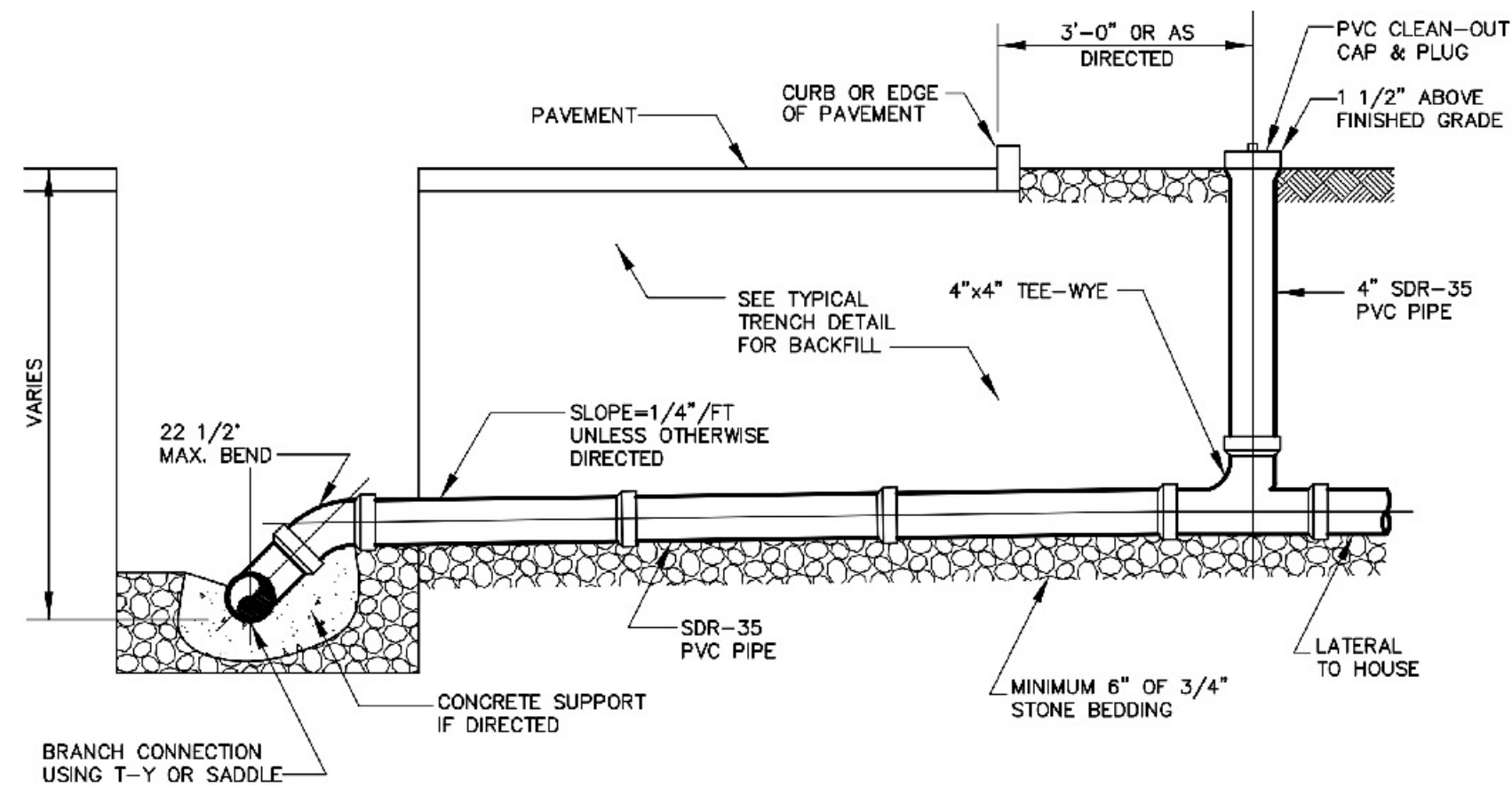
RALPH G. MASTROMONACO, P.E., P.C.  
Consulting Engineers  
13 Dove Court, Croton-on-Hudson, New York 10520  
(914) 271-4762 (914) 271-2820 Fax

PRELIMINARY PLAT  
PREPARED FOR  
MARK PICUCCI  
YELLOW JUG CORP.  
AND  
LAURA E. COUZENS  
AND  
TERRIE L. BENTLEY  
CROTON DAM ROAD  
TOWN OF OSSINING  
WESTCHESTER COUNTY, NY  
DECEMBER 5, 2019  
SHEET 1 OF 2 SHEETS

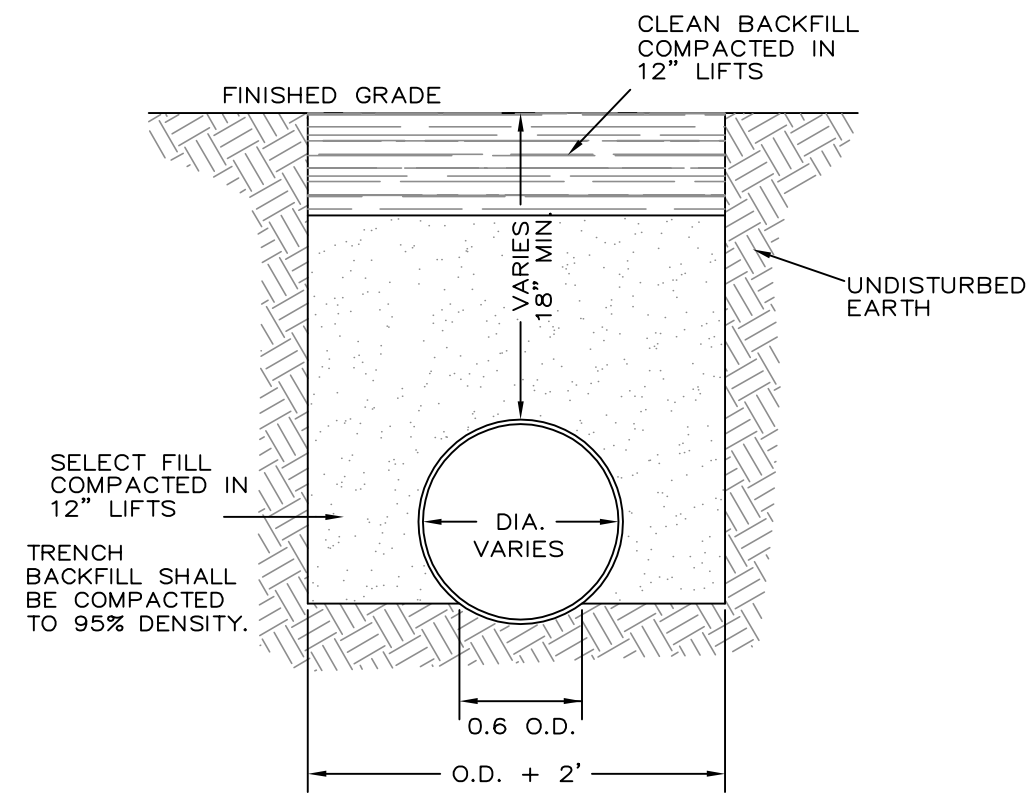
Unauthorized alterations or additions to this drawing is a violation of Section 7209 (2) of the New York State Education Law.

REVISED: 2/18/2022  
REVISED: 12/14/2021  
REVISED: 11/29/2021  
REVISED: 8/5/2021  
REVISED: 7/27/2021  
REVISED: 7/16/2021  
REVISED: 7/14/2021  
REVISED: 6/29/2021  
REVISED: 6/22/2021  
REVISED: 9/11/2020  
REVISED: 1/29/2020

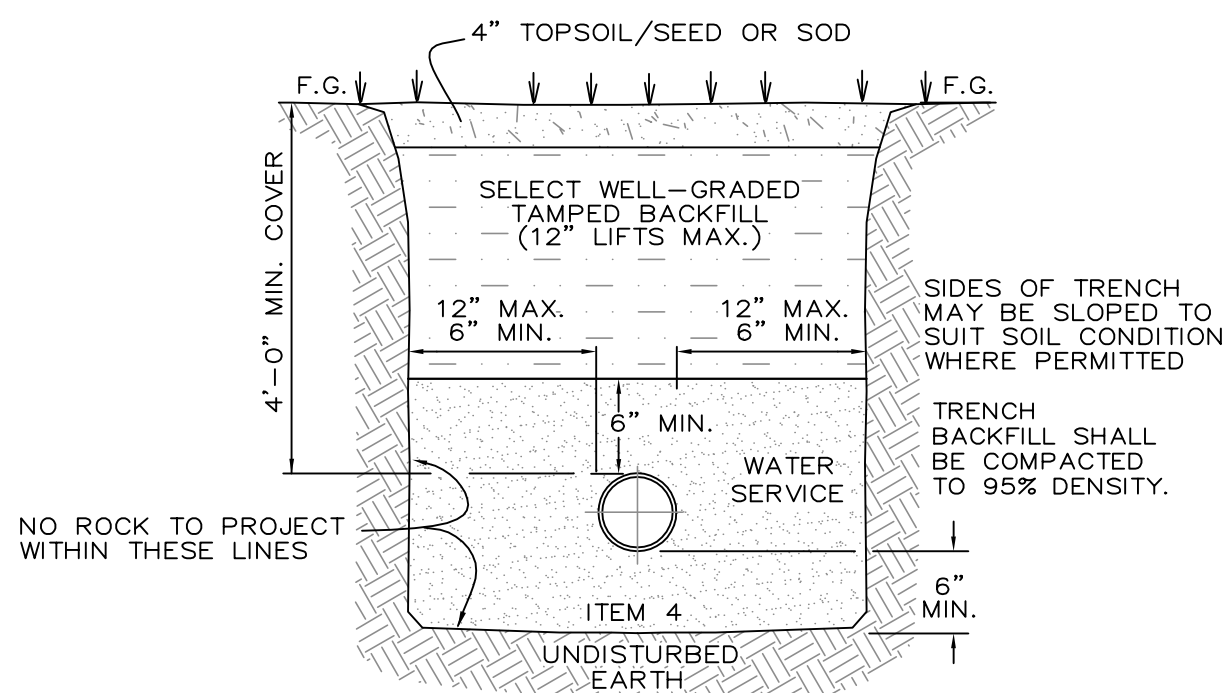




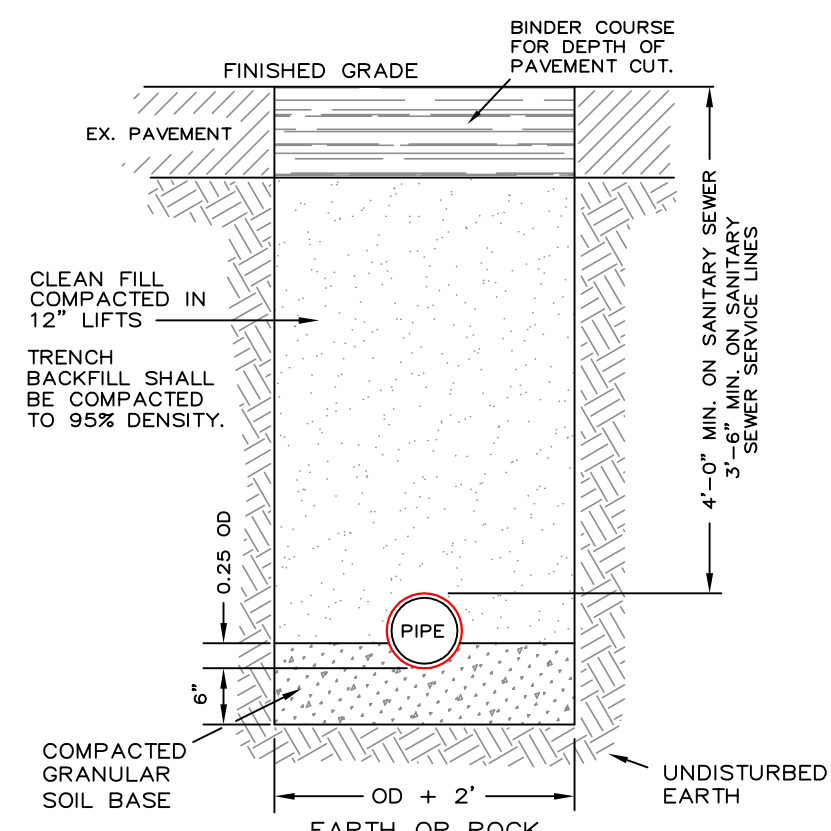
TYPICAL HOUSE SANITARY SEWER CONNECTION  
N.T.S.



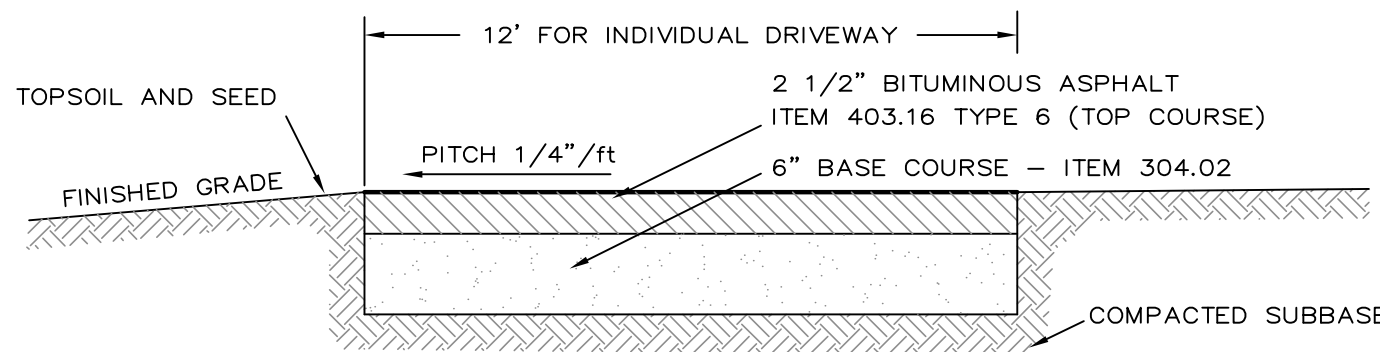
DRAIN PIPE BEDDING  
N.T.S.



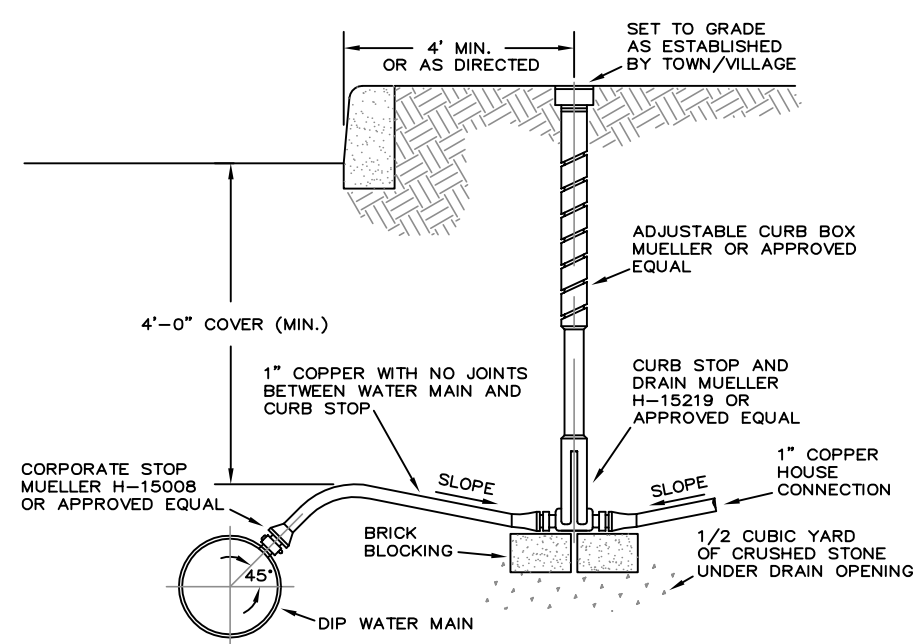
WATER SERVICE BEDDING  
N.T.S.



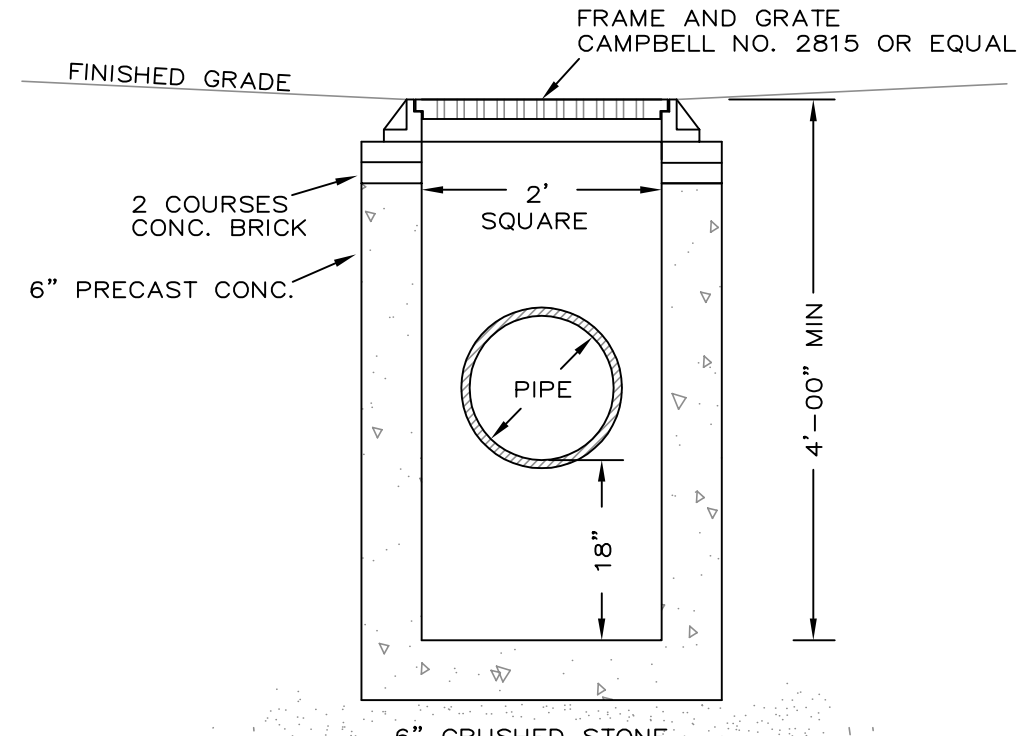
SEWER TRENCH AND PIPE  
BEDDING DETAIL  
N.T.S.



DRIVEWAY SECTION  
N.T.S.



WATER SERVICE  
CONNECTION DETAIL  
N.T.S.

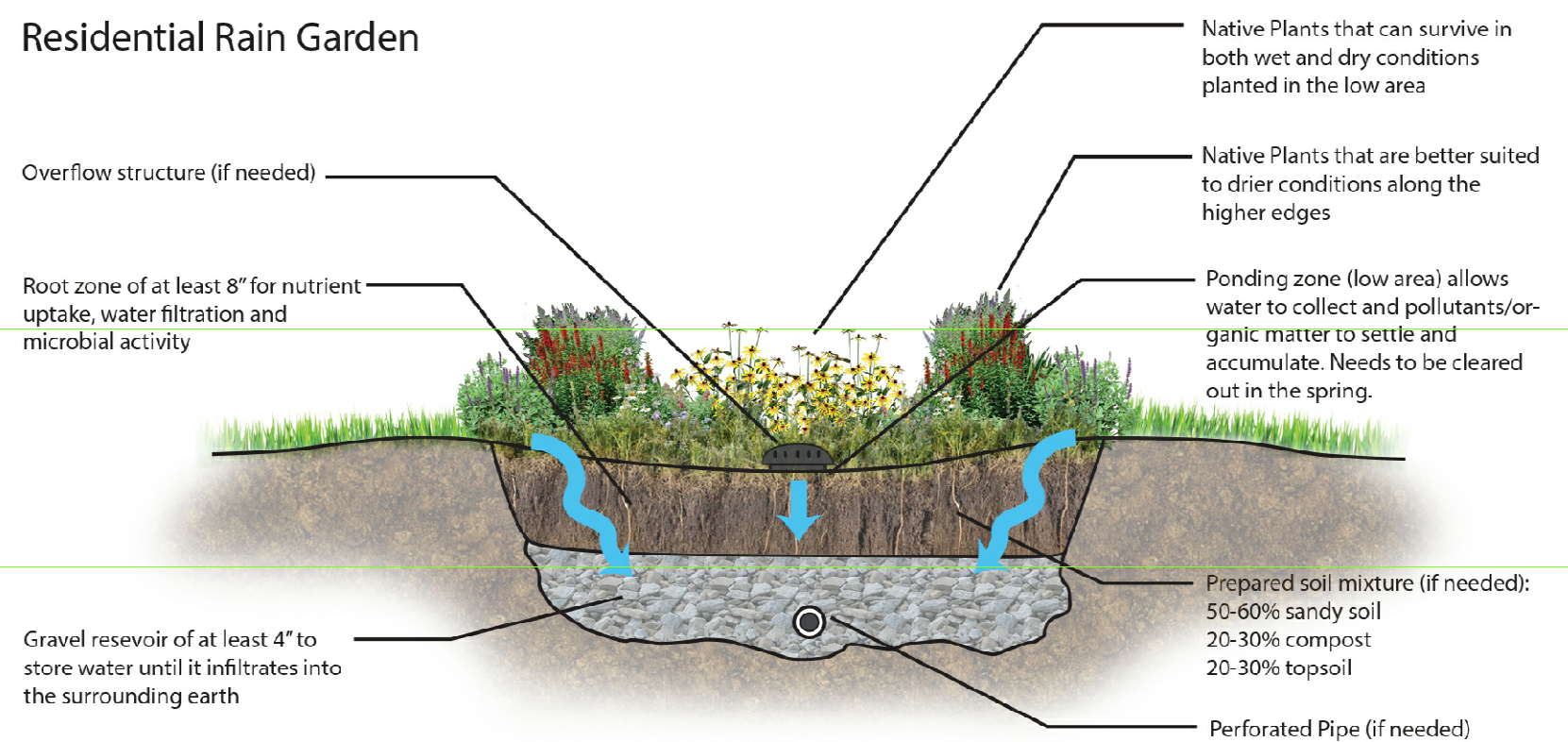


YARD DRAIN  
N.T.S.

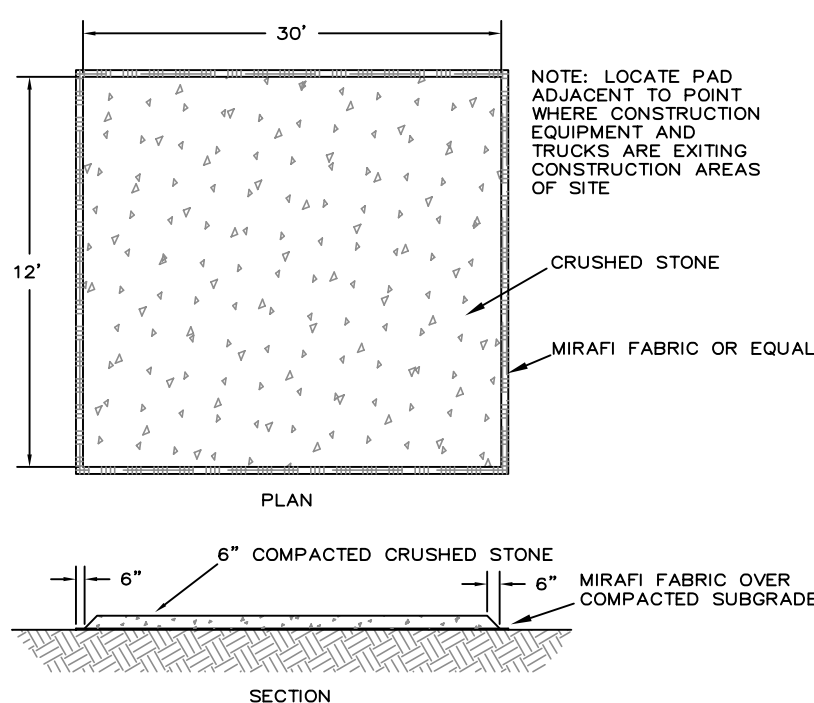
#### RAIN GARDEN DESIGN:

IMPERVIOUS AREA TO BE CAPTURED (HOUSE AND DRIVE OF PROPOSED LOT 2): 4,200 S.F.  
CAPTURE 1" (0.083') OF RAINFALL  
STORAGE VOL. REQUIRED: 350 C.F.  
AREA PROVIDED: 550 S.F.  
AVERAGE DEPTH PROVIDED: 0.75 FT.  
VOLUME PROVIDED: 412 C.F.

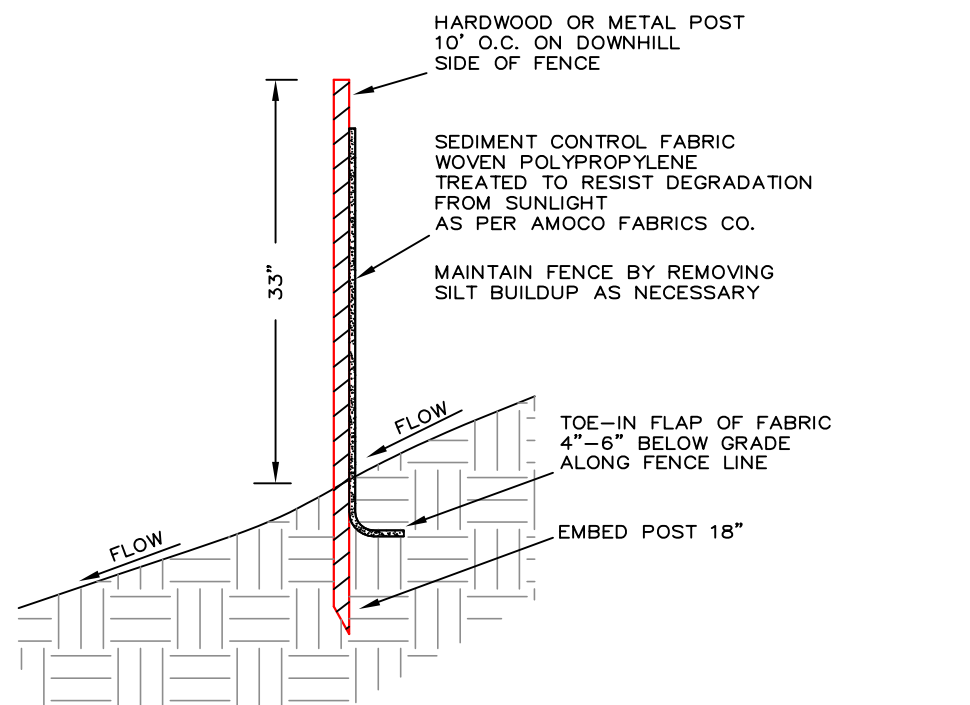
#### Residential Rain Garden



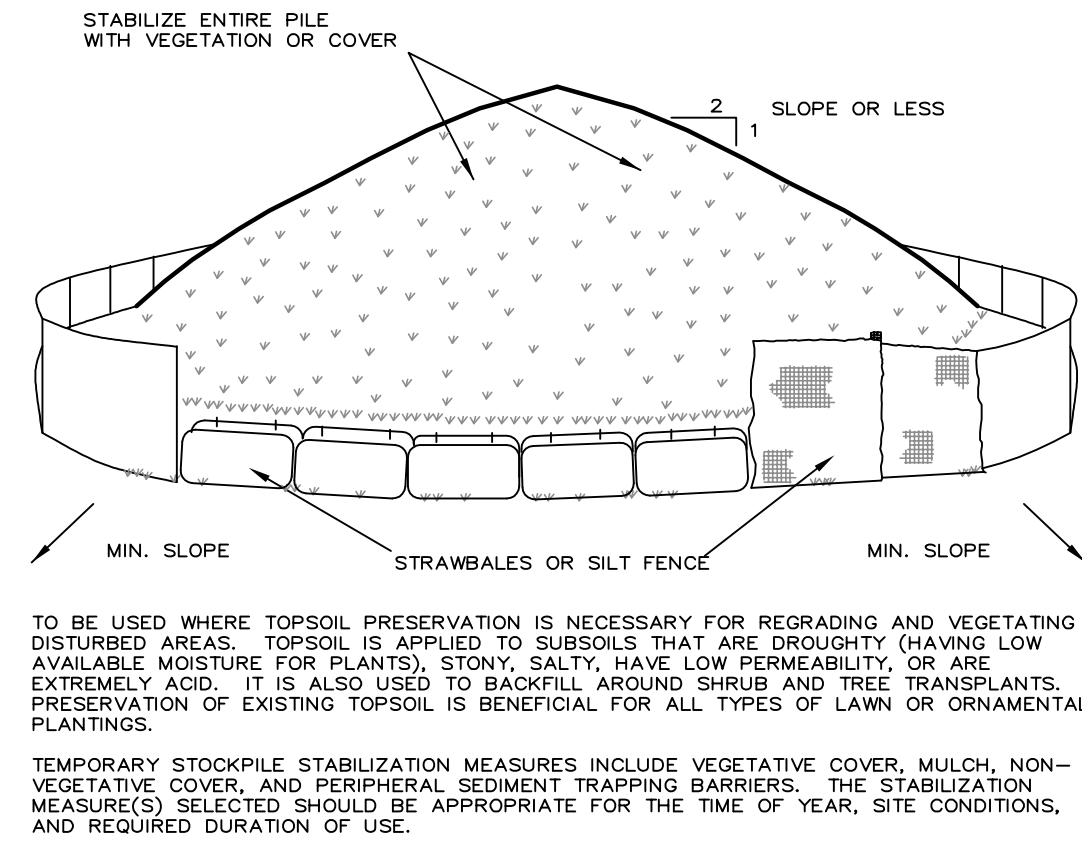
TYPICAL RESIDENTIAL RAIN GARDEN  
N.T.S.



ANTI-TRACKING PAD  
N.T.S.



SILT FENCE  
N.T.S.



#### INSTALLATION NOTES

1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 1:2.
3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH EITHER SILT FENCING OR STRAWBALES, THEN STABILIZED WITH VEGETATION OR COVERED.

SOIL STOCKPILING  
N.T.S.

#### CONSTRUCTION NOTES:

1. THE CONTRACTOR SHALL LOCATE AND VERIFY IN THE FIELD ALL UTILITIES - GAS, WATER, ELECTRICAL BEFORE THE START OF CONSTRUCTION. CONTRACTOR SHALL CALL CODE 753 (FORMERLY CODE 53).
2. AS BUILT PLANS SHALL BE REQUIRED AND CERTIFIED BY A N.Y. STATE LICENSED PROFESSIONAL ENGINEER.
3. ALL PROPERTY DISTURBED IN THE R.O.W. OR ON PRIVATE LANDS, SHALL BE RESTORED TO NEW CONDITIONS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL APPLICATIONS AND PERMITS REQUIRED FOR CONSTRUCTION.
5. UNDERGROUND GAS AND ELECTRIC SHALL BE AS REQUIRED BY THE TOWN/VILLAGE AND CON EDISON.
6. SITE TOPOGRAPHY IS BY OTHERS. NO CERTIFICATION IS GIVEN.

#### EROSION AND SEDIMENT CONTROL NOTES:

1. Erosion control measures shall be installed prior to the start of construction and maintained in effective condition throughout the construction period.
2. All erosion and sedimentation control measures and procedures shall comply with the standards and specifications of the "Westchester County Best Management Manual for Construction Related Activities."
3. Prior to any excavation, silt fence shall be installed at the appropriate locations noted on erosion control plan. Silt fencing shall be installed as directed by the owner's representative in the field and installed as per the instructions of the manufacturer. Additional silt fence may be placed by the owner's representative in the field. Silt fencing shall be maintained in operable condition and shall not be removed until disturbed areas are thoroughly stabilized.
4. All finished slopes and all rough cut slopes to remain open for extended periods immediately topsoil, seed with a mixture of perennial rye grass, annual rye grass and winter rye and mulch with 6" of hay.
5. All slopes constructed with fill material and all slopes with grade 3:1 or steeper shall be topsoiled, seeded, mulched and stabilized with staked jute netting, unless otherwise noted.
6. All areas of disturbed soil shall be stabilized. In addition to all specified and located erosion control devices, the contractor shall take all steps prudent and necessary to stabilize the site at all times.
7. Do not stockpile materials on steep slopes, in drainage swales or in wetland areas. Surround all stockpile areas with silt screen and seed them with the annual rye grass.
8. All catch basins are to be protected with haybale filters throughout the construction period and until all disturbed areas are thoroughly stabilized.
9. Haybales shall be used at the tops and toes of slopes, as necessary, to collect silt and divert flows. Silt screens will be used in areas of unconcentrated flows to collect silt. Haybales and silt screen on plans may be augmented in the field as necessary.
10. Utility line excavated material shall be temporarily stockpiled on high side of excavation so runoff is directed away from trench, after back-filling, area is to be topsoiled, seeded, and mulched.
11. All erosion and sediment control measures shall be inspected immediately after each rainfall and at least daily during prolonged rainfall. Any required repairs shall be made immediately.
12. Sediment deposits shall be removed when they reach approximately one-half the height of the barrier. Sediment shall be disposed of in a manner that does not result in additional erosion or pollution.

RALPH G. MASTROMONACO, P.E., P.C.  
Consulting Engineers  
13 Dove Court, Croton-on-Hudson, New York 10520  
(914) 271-4762 (914) 271-2820 Fax

DETAILS/NOTES  
PREPARED FOR  
MARK PICUCCI  
AND  
YELLOW JUG CORP.  
CROTON DAM ROAD  
TOWN OF OSSINING  
WESTCHESTER COUNTY, NY  
DECEMBER 5, 2019

SHEET 2 OF 2 SHEETS