

R-15 DISTRICT	REQUIRED	PROPOSED	PROPOSED
MIN. SIZE OF LOT - LOT AREA	15,000 SF	22,888 SF	32,987 SF
FRONTAGE	50'	183'	101'
LOT WIDTH	90'	139'	139'
LOT DEPTH	120'	171'	245'
MIN. YARD DIMENSIONS			
FRONT	30'	90'	124'
SIDE (1)	14'	25'	29'
SIDE (BOTH)	30'	57'	63'
REAR	32'	49'	79'
LIVABLE FLOOR AREA PER DU	850 SF	>850 SF	>850 SF
MAX. HEIGHT OF BUILDING	2 1/2	<2.5	<2.5
STORIES	35'	<35	<35
FEET			
MAXIMUM BLDG. COVERAGE	25%	9%	7%
MAXIMUM IMPERVIOUS AREA	CALCULATED	8,453 SF	13,097 SF
PROPOSED IMPERVIOUS AREA		2,932 SF EX	4,721 SF
MAXIMUM FLOOR AREA	CALCULATED	3,914 SF	4,444 SF
PROPOSED FLOOR AREA		2,152 SF EX	2,510 SF
PARKING REQUIREMENT	2/DU	2	2

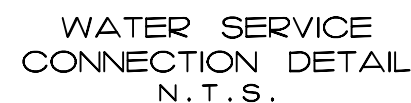
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PRELIMINARY PLAT
PREPARED FOR
MARK PICUCCI
AND
YELLOW JUG CORP.
CROTON DAM ROAD
TOWN OF OSSINING
WESTCHESTER COUNTY, NY
DECEMBER 5, 2019
SHEET 1 OF 2 SHEETS

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



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, specifications and the "Wetchester 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 fence shall be installed and 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 2" 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 stakes Jute netting, unless otherwise noted.
6. All areas of disturbed soil shall be stabilized. In addition to all specified and localized 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 or seed them with 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 where uncertainties exist 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 in high areas of excavation. Erosion is to be topped, 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.



TYPICAL RESIDENTIAL RAIN GARDEN
N.T.S.



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DETAILS/NOTES
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