

EMERALD GREEN

ABORVITAE

QUANTITY 8

THUJAH OCCIDENTALIS

KALIA

DOGWOOD

CORNUS

KOUSA

(2) QUANTITY

1" CAL.

PRAIRI FIRE

CRABAPPLE

A MALUS X

PRAIRIE FIRE

(2) QUANTITY

1" CAL.

ROSE OF SHARON

36" - 42" HIGH

QUANTITY 7

HIBISCUS SYRIACUS

PROPOSED TREE TYPES

LAWN RESTORATION SCHEDULE & NOTES

	SPECIES	LBS./1,000 SQ. FT.
PERMANENT SEED MIXTURE	TALL FESCUE OR	1
	KENTUCKY BLUEGRASS	3
	PERENNIAL RYEGRASS	1

NOTE: OPTIMUM PERMANENT SEEDING SCHEDULE: SPRING OR EARLY FALL

1. REMOVE ALL DEBRIS (STICKS, STONES, ETC.) FROM AREA. AND PREPARE SOIL BY TILLING TO A DEPTH OF 3" TO 4".

2. RAKE SURFACE LEVEL TO PREVENT WATER FROM POOLING IN ONE AREA. AREAS LOCATED ON A SLOPE SHALL BE RAKED PARALLEL WITH CONTOURS TO PREVENT MOISTURE RUN-OFF.

3. FERTILIZER SHALL BE APPLIED TO THE TILLED SOIL AT THE RATE OF 6 LBS. PER 1,000 SQ. FT. FERTILIZER SHALL BE A COMMERCIAL 5-10-10 MIXTURE.

4. AREA SHALL BE LIGHTLY SPRAYED WITH WATER TO ALLOW SOIL TO SETTLE.

5. PERMANENT SEED MIXTURE SHALL BE SPREAD BY HAND, LAWN SPREADER OR MECHANICAL SEEDER. (AS APPROPRIATE FOR SIZE OF AREA) AT A RATE OF 5 LBS. OF SEED MIXTURE PER 1,000 SQ. FT. DO NOT OVER-SEED, OR OVER CROWDING OF THE SEEDLING MAY OCCUR, AND HAMPER PROPER LAWN GROWTH.

6. LIGHTLY COVER SEEDBED AREA WITH 1/2" TO 3/4" OF SOIL. (ROLLING OF SEEDBED TO PROMOTE SOIL TO SEED CONTACT IS OPTIONAL) AND COVER WITH MULCH OR HAY OR STRAW AT A RATE OF 90 LBS. (APPROX. 2 BALES) PER 1,000 S.F.

7. SEEDBED AREA SHALL BE COVERED WITH A MULCH OF STRAW OR HAY AT THE RATE OF 90 LBS. (APPROX. 2 BALES) PER 1,000 S.F. TO HELP MAINTAIN SOIL MOISTURE LEVEL.

8. LIGHTLY WATER SEED BED DAILY TO KEEP IT MOIST, WHILE TAKING CARE NOT TO SATURATE.

9. NEW GRASS SHALL NOT BE MOWED UNTIL IT HAS REACHED A MINIMUM HEIGHT OF 2" - 2 1/2"

10. PRACTICE REGULAR MAINTENANCE AND WATER REGULARLY AS CONDITIONS REQUIRE.

PROPOSED TREE TYPES

- EMERALD GREEN ABORVITAE QUANTITY 8 THUJAH OCCIDENTALIS
- KALIA DOGWOOD CORNUS KOUSA (2) QUANTITY 1" CAL.
- PRAIRI FIRE CRABAPPLE A MALUS X PRAIRIE FIRE (2) QUANTITY 1" CAL.
- ROSE OF SHARON 36" - 42" HIGH QUANTITY 7 HIBISCUS SYRIACUS

LAWN RESTORATION SCHEDULE & NOTES

	SPECIES	LBS./1,000 SQ. FT.
PERMANENT SEED MIXTURE	TALL FESCUE OR	1
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PROPOSED TREES:

- TREE REMOVAL (1) 10" PINE TREE REQUIRES MIN. 5" NEW TREES
- PROPOSED: A. (2) KALIA DOGWOODS CORNUS KOUSA
- B. (2) PRAIRI FIRE CRAB APPLE A MALUS X PRAIRIE FIRE
- C. (14) EMERALD GREEN ABORVITES THUJAH OCCIDENTALIS
- D. (7) ROSE OF SHARON HIBISCUS SYRIACUS
- E. THIS TOTALS TREES (25 x 1.5 = 36 INCHES

ZONING TABLE:

ZONE:	NC NEIGHBORHOOD COMMERCIAL DISTRICT 6-2017	10-13-2017
PROPOSED USE:	(2) TWO (3) THREE BEDROOM APARTMENTS - SUBJECT TO THE FOLLOWING CONDITIONS: NOT TO EXCEED TWO DWELLINGS ON EACH LOT AS REGULATED BY THE DIMENSIONAL REQUIREMENTS IN R10 RESIDENTIAL DISTRICT.	
MINIMUM REQUIREMENTS:		PROPOSED
LOT AREA:	10,000 S.F.	11,553 S.F.
LOT WIDTH:	75'	150 AVERAGE
LOT DEPTH:	100'	80 AVERAGE
FRONT YARD:	25'	25'
1 SIDE YARD:	12'	12'
BOTH SIDE YARDS:	26'	26'
LIVABLE FLOOR AREA/DWELLING UNIT:	1,000	1,335
MAXIMUM PERMITTED:		
BUILDING HEIGHT:		
STORES:	2 1/2	2
HEIGHT:	35'	28'
BUILDING COVERAGE:	.27%	12.9%

SITE PLAN

SCALE 1" = 10'

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DUPLUX APARTMENT

39 OLD ALBANY POST ROAD

OSSINING, NY

REVISIONS

NO.	DATE	DESCRIPTION
1.	4.15.20	PARKING AREA DIM.
2.	5.05.20	PARKING AREA DIM.
3.	5.18.20	PLANTINGS
4.	5.19.20	PLANTINGS/TOPO

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CONNECTICUT / NEW JERSEY / NEW YORK

39 OLD ALBANY POST ROAD

DUPLUX APARTMENT

DATE:

NOV. 5, 2019

PROJECT NO.

110519

SCALE:

1" = 10'

DRAWING NO.

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