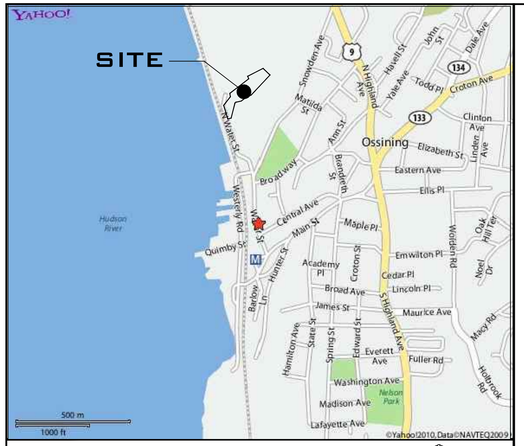
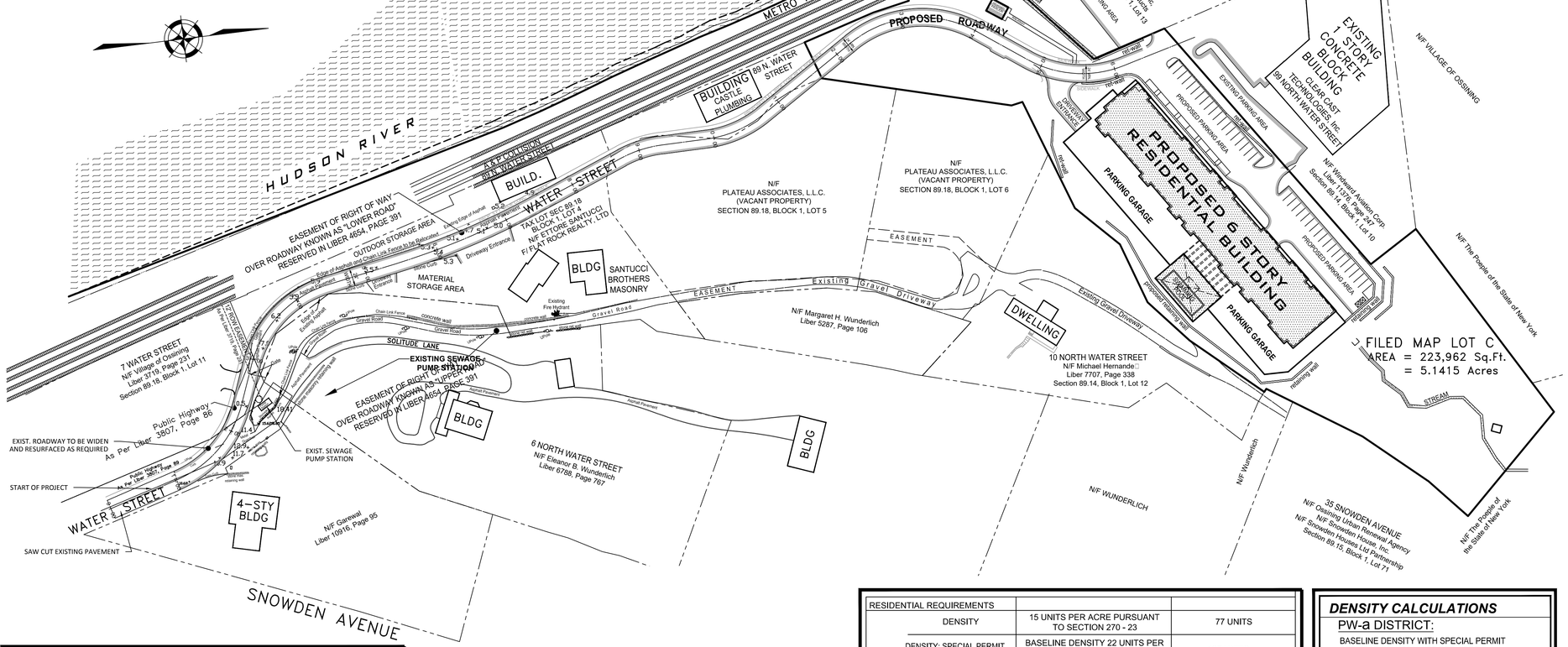
SITE PLAN DRAWINGS FOR HIDDEN COVE ON THE HUDSON



LOCATION MAP - NTS

NORTH



PROJECT INFORMATION DATA:

1. MUNICIPALITY: VILLAGE OF OSSINING
2. APPLICANT / OWNER:
   PLATEAU ASSOCIATES, L.L.C. c/o Peter and Nick Stolatis
   427 BEDFORD ROAD, SUITE 100
   PLEASANTVILLE, NY 10570
3. SITE LOCATION:
   36 NORTH WATER STREET
   OSSINING, NY 10562
4. TAX MAP DESIGNATION:
   SECTION: 89.14, BLOCK: 1, LOT: 11
5. TOTAL COMBINED AREAS: 223,962 S.F. (5.1415 ACRES)
6. ZONING DISTRICT: PW-a (NORTERN WATERFRONT SUBDISTRICT)
7. PREMISES HEREON BEING LOT C AS SHOWN ON A CERTAIN MAP ENTITLED: "SUBDIVISION MAP PREPARED FOR FLEX STEEL PRODUCTS CO. INC." SAID MAP FILED IN THE WESTCHESTER COUNTY CLERK'S OFFICE, DIVISION OF LAND RECORDS, AUGUST 25, 1996, AS MAP NUMBER 25508.
8. SOURCE OF SURVEY AND TOPOGRAPHIC INFORMATION:
   THOMAS C. MERRITTS LAND SURVEYORS P.C.
   394 BEDFORD ROAD
   PLEASANTVILLE, NEW YORK 10570
9. WETLAND SOIL FLAGGED ON MARCH 18, 2006 BY:
   MICHAEL NOWICKI
   ECOLOGICAL SOLUTIONS, LLC
   1248 SOUTHFORD ROAD
   SOUTHBURY, CT. 06488
10. WATERSHED: HUDSON RIVER
11. ARMY PERMIT APPLICATION FILE NUMBER: NAN-2013-00314-EYA
12. SPECIAL DISTRICTS: OSSINING SEWER DISTRICT
    OSSINING WATER DEPARTMENT
    OSSINING SCHOOL DISTRICT
    OSSINING FIRE DISTRICT

DRAWING LIST

TITLE	SHEET No.
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EXISTING CONDITIONS PLAN-2	3
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EXISTING EASEMENTS AND PROPOSED ROW - 2	5
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OFF-STE UTILITIES (STA 875-1500)	21
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DEVELOPMENT TEAM:

ARCHITECT:
EDMUND VOGEL, AIA
100 CLEARBROOK RD
ELMSFORD, NY 10523

ENGINEERING:
PETRUCCELLI ENGINEERING
600 NORTH BROADWAY, SUITE 215
WHITE PLAINS, NY 10603

ROAD/TRAFFIC ENGINEER:
JOHN COLLINS ENGINEERS, P.C.
11 BRADHURST AVENUE
HAWTHORNE, NY 10532

SURVEYOR:
THOMAS C. MERRITTS
LAND SURVEYORS, P.C.
394 BEDFORD ROAD
PLEASANTVILLE, NY 10570

DEVELOPERS:
EPN REAL ESTATE SERVICES, INC.
427 BEDFORD ROAD, SUITE 100
PLEASANTVILLE, NY 10570

LEGAL:
ZARIN & STEINMETZ
81 MAIN ST. #415
WHITE PLAINS, NY 10601

PLANNING CONSULTANT:
VHB ENGINEERING, SURVEYING AND LANDSCAPE ARCHITECTURE, P.C
50 MAIN STREET
SUITE 360
WHITE PLAINS, NY 10606

WETLANDS:
ECOLOGICAL SOLUTIONS
1248 SOUTHFORD ROAD
SOUTHBURY, CT. 06488

PW-A BULK REQUIREMENTS TABLE

(NORTHERN WATERFRONT SUBDISTRICT)

ITEM	REQUIRED	PROVIDED
SETBACKS		
MINIMUM LOT AREA	3 ACRES (FOR SPECIAL PERMIT)	223,962 (5.1415 AC.)
BUILDING WIDTH AND OPEN AREA (ft.)	SHALL BE IN ACCORDANCE WITH SEC. 270-23 (196 FT.)	186 FT.
NO BUILDING OR PART THEREOF SHALL BE SITUATED WITHIN:	20 ft. OF ANY STREET OR 15 ft. OF ANY LOT LINE	19.4 FT.
MINIMUM SETBACK FOR PARKING OR LOADING AREAS FROM STREET OR LOT LINE (ft.)	10 FT.	± 13 FT.
MINIMUM DISTANCE BETWEEN ANY TWO BUILDINGS EXCEPT ATTACHED DWELLINGS SHARNG A PARTYWALL (ft.)	30 FT.	187.7 FT

RESIDENTIAL REQUIREMENTS		
DENSITY	15 UNITS PER ACRE PURSUANT TO SECTION 270 - 23	77 UNITS
DENSITY: SPECIAL PERMIT APPLICATION	BASELINE DENSITY 22 UNITS PER ACRE UP TO 32 DWELLING UNITS PER ACRE PURSUANT TO SEC 270-23	137 UNITS
BEDROOM MIX	1-BEDROOM UNITS OR STUDIOS MIN. 10% OF TOTAL UNITS 2 - BEDROOM UNITS MIN. 20% OF TOTAL UNITS	1 BEDROOM - 34 UNITS (25%) 2 BEDROOM - 103 UNITS (75%) TOTAL = 137 UNITS
HEIGHTS		
MAXIMUM BUILDING HEIGHT (STORIES / ft.) WHICHEVER IS LESS	6.0 / 72	6.0 / 69.4
COVERAGE		
MAXIMUM IMPERVIOUS COVERAGE (PERCENT)	60	44.4
MAXIMUM BUILDING COVERAGE (PERCENT)	40	27.0
OPEN SPACE		
MINIMUM OPEN SPACE	15 PERCENT OF LOT AREA (0.77 AC)	1.4 AC
PARKING REQUIREMENTS		
MINIMUM SPACES	1 SPACE FOR AN EFFICIENCY OR STUDIOS; 1 SPACE FOR UNITS WITH 1 BEDROOM; 1.5 SPACE FOR UNITS WITH 2 OR MORE BEDROOMS	34 @ 1 = 34 SPACES 103 @ 1.5 = 154.5 SPACES REQUIRED = 189 SPACES PROVIDED = 193 SPACES

DENSITY CALCULATIONS

PW-a DISTRICT:

BASELINE DENSITY WITH SPECIAL PERMIT APPLICATION = 22 UNITS PER ACRE
UP TO 32 DWELLING UNITS PER ACRE
PURSUANT TO SECTION 270-23.

5.175 ACRES x 26.62 DWELLING UNITS PER ACRE = 137.75 UNITS (137 UNITS) (WITH DENSITY BONUS *)
SPECIAL PERMIT REQUIRED IN THE PW-a DISTRICT FOR DENSITY IN EXCESS OF 15 UNITS PER ACRE.

* WITH DENSITY BONUS FOR PROVISION OF:
USE OF GREEN BUILDING TECHNIQUES;
AND AFFORDABLE HOUSING

NOTES:
- CONDITIONAL USE PERMIT REQUIRED FROM THE PLANNING BOARD TO ALLOW FOR THE CONSTRUCTION OF MULTIPLE DWELLING UNITS.
- SPECIAL PERMIT REQUIRED IN THE PW-a DISTRICT FOR DENSITY IN EXCESS OF 15 UNITS PER ACRE.
- AVERAGE FINISHED GRADE ELEVATION = 20.6
- PROPOSED 166 PARKING SPACES LOCATED INSIDE AND 27 PARKING SPACES LOCATED OUTSIDE
- PROPOSED 10 HANDI CAP SPACES AND 183 STANDARD CAR SPACES PROVIDED

NOTE: UNAUTHORIZED ALTERATIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209-2 OF THE NEW YORK STATE EDUCATION LAW.

NOTE: THIS PLAN IS NULL AND VOID UNLESS IT BEARS THE ORIGINAL SEAL AND SIGNATURE OF THE ENGINEER.

JOB NO. 2001 | DATE: 04.09.18 | SCALE: AS NOTED | DRAWN BY: SB | CHECKED BY: P.B.

REVISIONS

02.09.07	02.13.17
11.21.07	03.31.17
09.11.08	06.24.17
10.31.08	04.09.18
11.17.12	05.07.18
11.20.12	06.18.18
03.25.13	
07.10.13	

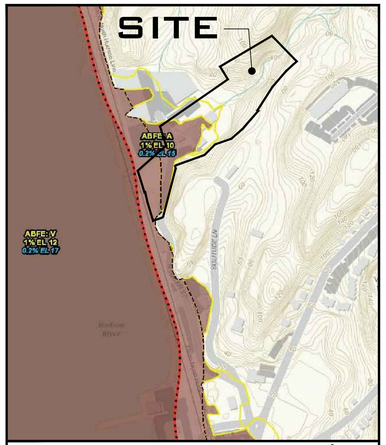
PETRUCCELLI ENGINEERING
600 NORTH BROADWAY
WHITE PLAINS, N.Y. 10603
914.948.3629
PAUL BERTE, P.E.

LICENSED PROFESSIONAL ENGINEER — STATE OF NEW YORK — PAUL A. BERTE — 071859

TITLE SHEET □ AREA PLAN

HIDDEN COVE ON THE HUDSON
CENTER ROAD PLAN SET
36 NORTH WATER STREET VILLAGE OF OSSINING NEW YORK

SHEET NO. 1 / 37



AFBE MAP - NTS NORTH

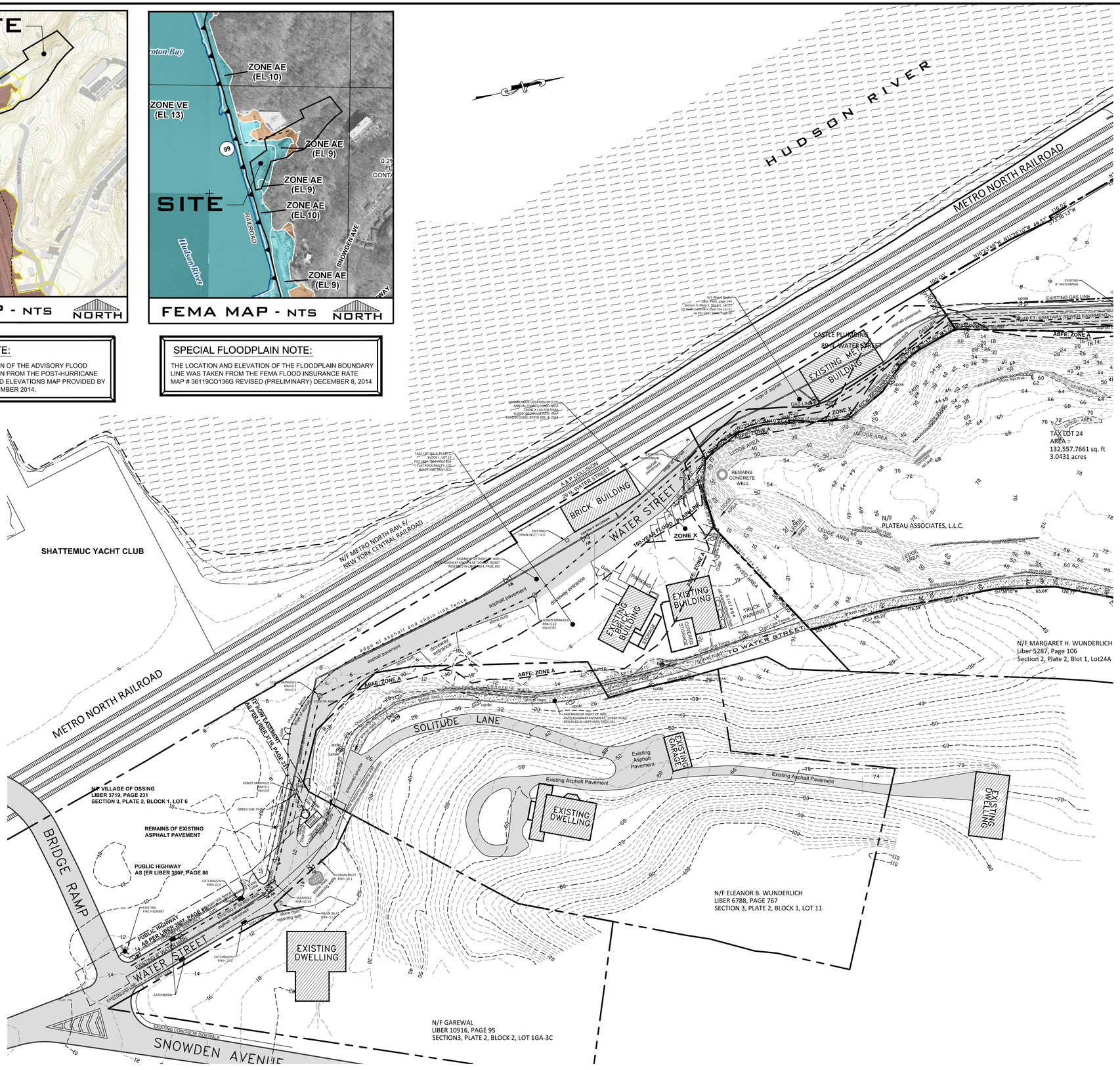
FEMA MAP - NTS NORTH

SPECIAL ABFE NOTE:

THE LOCATION AND ELEVATION OF THE ADVISORY FLOOD BOUNDARY LINES WERE TAKEN FROM THE POST-HURRICANE SANDY ADVISORY BASE FLOOD ELEVATIONS MAP PROVIDED BY FEMA LAST MODIFIED IN DECEMBER 2014.

SPECIAL FLOODPLAIN NOTE:

THE LOCATION AND ELEVATION OF THE FLOODPLAIN BOUNDARY LINE WAS TAKEN FROM THE FEMA FLOOD INSURANCE RATE MAP # 36119CO136G REVISED (PRELIMINARY) DECEMBER 8, 2014



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JOB NO. 2001
DATE: 04-09-18
SCALE: 1"=50'-0"
DRAWN BY: SB
CHECKED BY: P.B.

REVISIONS
06.18.18

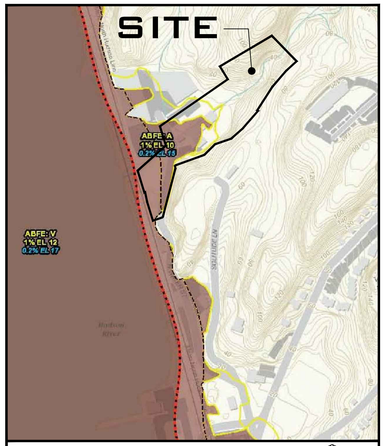
PETRUCCELLI ENGINEERING
600 NORTH BROADWAY, SUITE 215
WHITE PLAINS, N.Y. 10603
914.948.3629
PAUL BERTE, P.E.

STATE OF NEW YORK · PAUL A. BERTE · 071859 · LICENSED PROFESSIONAL ENGINEER

EXISTING CONDITIONS-1

PLATEAU ASSOCIATES
HIDDEN COVE ON THE HUDSON
36 NORTH WATER STREET
VILLAGE OF OSSINING NEW YORK

SHEET NO.
2 / 37



AFBE MAP - NTS NORTH

SPECIAL ABFE NOTE:

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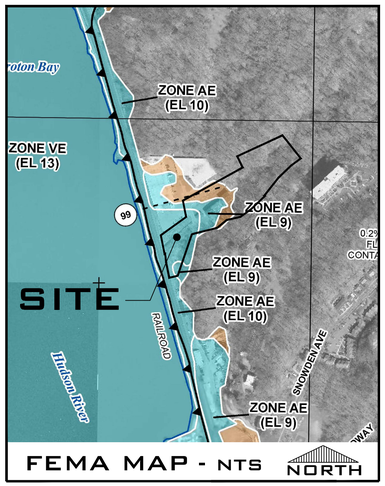

FEMA MAP - NTS NORTH

SPECIAL FLOODPLAIN NOTE:

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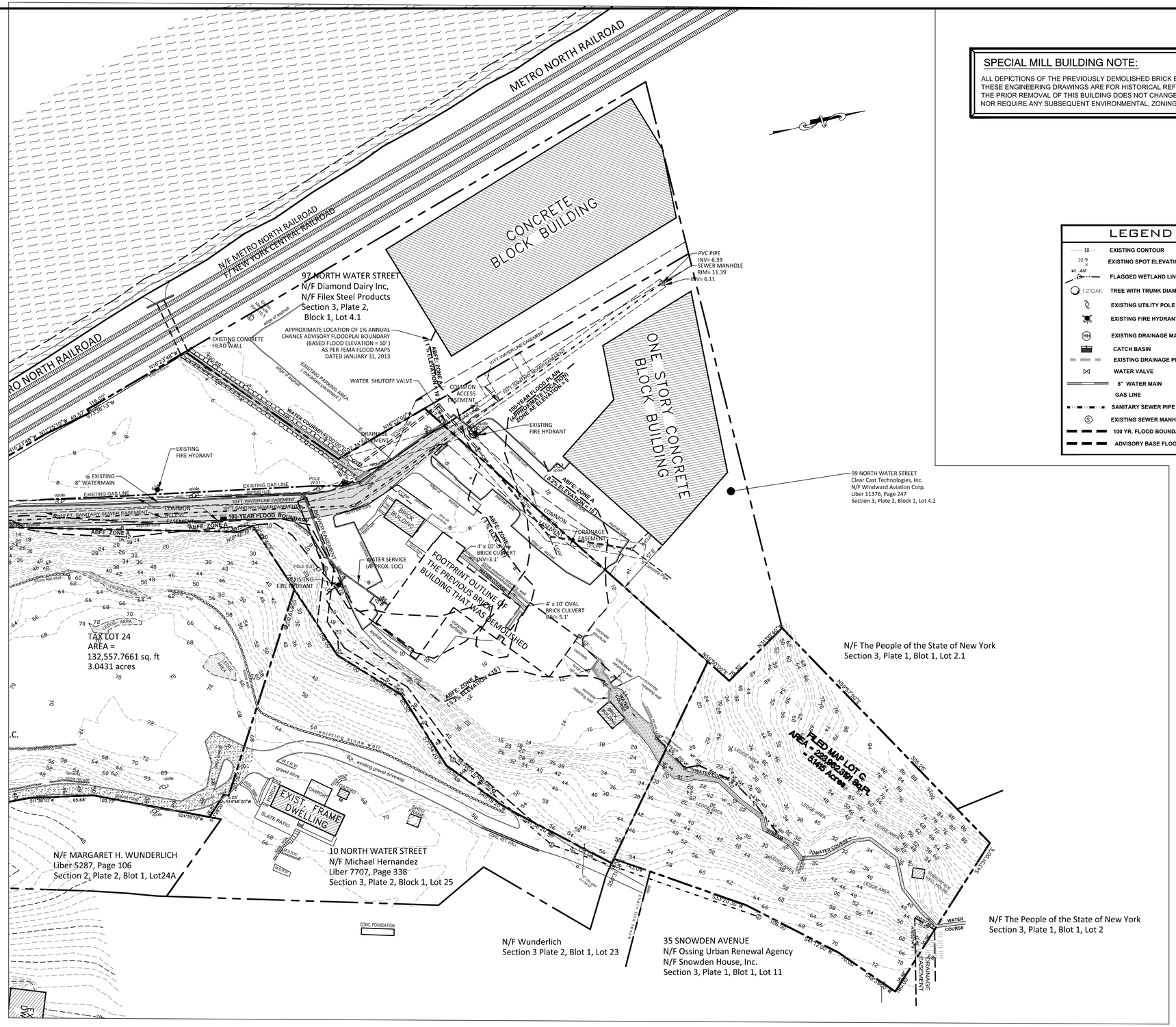

SPECIAL MILL BUILDING NOTE:

ALL DEPICTIONS OF THE PREVIOUSLY DEMOLISHED BRICK BUILDING IN THESE ENGINEERING DRAWINGS ARE FOR HISTORICAL REFERENCE ONLY. THE PRIOR REMOVAL OF THIS BUILDING DOES NOT CHANGE THE PROPOSAL NOR REQUIRE ANY SUBSEQUENT ENVIRONMENTAL, ZONING OR CODE ANALYSIS.

LEGEND

- 10 — EXISTING CONTOUR
- 10.9 × EXISTING SPOT ELEVATION
- W.L. #10 FLAGGED WETLAND LINE
- 12"OAK TREE WITH TRUNK DIAMETER
- EXISTING UTILITY POLE
- EXISTING FIRE HYDRANT
- MH EXISTING DRAINAGE MANHOLE
- CATCH BASIN
- EXISTING DRAINAGE PIPE
- WATER VALVE
- 8" WATER MAIN
- GAS LINE
- SANITARY SEWER PIPE
- S EXISTING SEWER MANHOLE
- 100 YR. FLOOD BOUNDARY LINE
- ADVISORY BASE FLOOD ELEVATION

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JOB NO. 2001 | DATE: 04-09-18 | SCALE: 1"=50'-0" | DRAWN BY: SB | CHECKED BY: P.B.

REVISIONS
06.18.18

PETRUCCELLI ENGINEERING
600 NORTH BROADWAY, SUITE 215
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914.948.3629
PAUL BERTE, P.E.

STATE OF NEW YORK · PAUL A. BERTE · 071859 · LICENSED PROFESSIONAL ENGINEER

EXISTING CONDITIONS-2

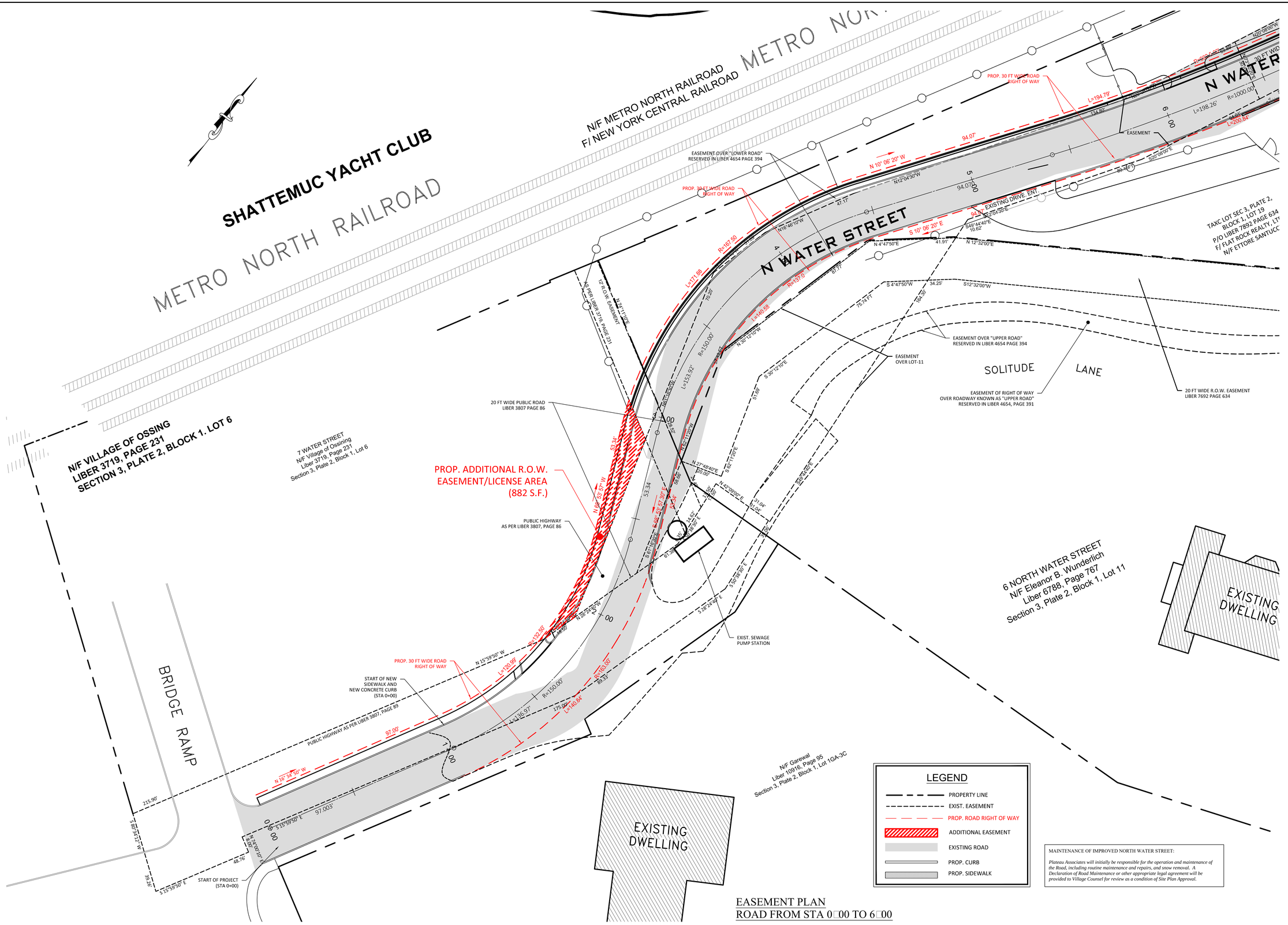
PLATEAU ASSOCIATES

HIDDEN COVE ON THE HUDSON

36 NORTH WATER STREET

VILLAGE OF OSSINING NEW YORK

SHEET NO. 3 / 37



EASEMENT PLAN
ROAD FROM STA 0□00 TO 6□00

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JOB N□: 2001
DATE: 04.09-18
SCALE: 1"=20'-0"
DRAWN BY: SB
CHECKED BY: P.B.
REVISIONS

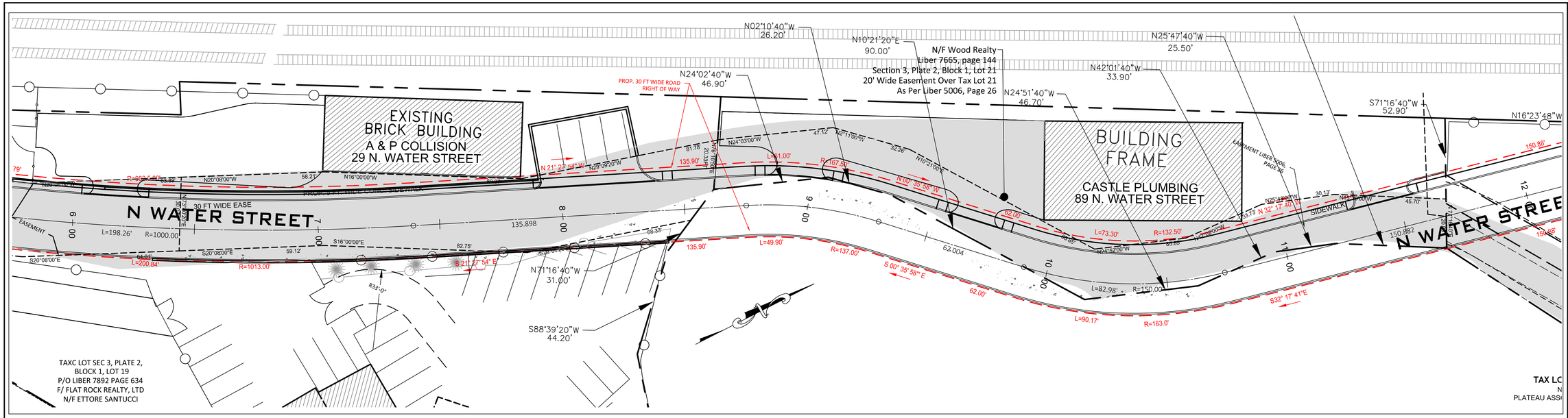
PETRUCCELLI ENGINEERING
600 NORTH BROADWAY, SUITE 215
WHITE PLAINS, NEW YORK 10603
9 1 4 . 9 4 8 . 3 6 2 9
PAUL BERTÉ, P.E.

STATE OF NEW YORK · PAUL A. BERTÉ · 071859 · LICENSED PROFESSIONAL ENGINEER

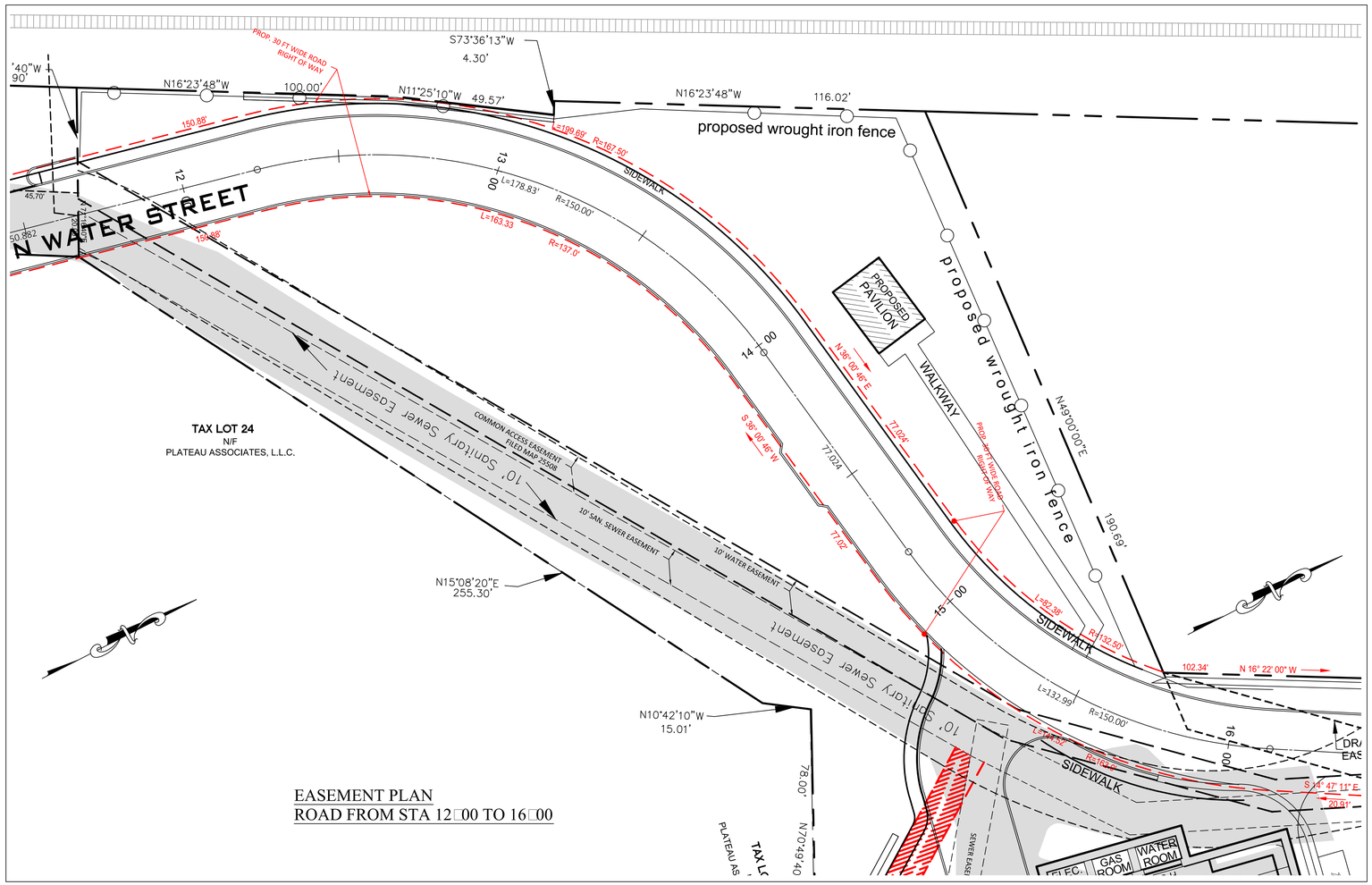
EXIST. EASEMENTS & PROP. ROAD RIGHT OF WAY

PLATEAU ASSOCIATES
HIDDEN COVE ON THE HUDSON
36 N. WATER STREET
VILLAGE OF OSSINING
NEW YORK

SHEET NO.
4 / 37



EASEMENT PLAN
ROAD FROM STA 6□00 TO 12□00



EASEMENT PLAN
ROAD FROM STA 12□00 TO 16□00

LEGEND

- PROPERTY LINE
- EXIST. EASEMENT
- PROP. ROAD RIGHT OF WAY
- ADDITIONAL EASEMENT
- EXISTING ROAD
- PROP. CURB
- PROP. SIDEWALK

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JOB N□:	2001
DATE:	04.09.18
SCALE:	1"=20'-0"
DRAWN BY:	SB
CHECKED BY	P.B.

REVISIONS
05.07.18

PETRUCCELLI ENGINEERING
600 NORTH BROADWAY, SUITE 215
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9 1 4 . 9 4 8 . 3 6 2 9
PAUL BERTÉ, P.E.

STATE OF NEW YORK · PAUL A. BERTÉ · 071859 · LICENSED PROFESSIONAL ENGINEER

EXIST. EASEMENTS & PROP. ROAD RIGHT OF WAY

PLATEAU ASSOCIATES
HIDDEN COVE ON THE HUDSON
36 N. WATER STREET
VILLAGE OF OSSINING NEW YORK

SHEET NO.
5 / 37

CONCRETE BUILDING

Clear Cast Technologies, Inc.
N/F Windward Aviation Corp.
Liber 11376, Page 247
Section 3, Plate 2, Block 1, Lot 4.2

N/F The
Secti

97 WATER STREET
N/F Diamond Dairy Inc,
N/F Filex Steel Products
Section 3, Plate 2, Block 1, Lot 4.1

10' WATER EASEMENT
10' SAN. SEWER EASEMENT
COMMON ACCESS EASEMENT
15' DRAINAGE EASEMENT
DRAINAGE EASEMENT
SEWER EASEMENT

N16°22'00"W 102.34'
N 55° 50' 00" E 20.00'
N55°50'00"E 417.43'
N31°00'40"W 76.30'
N16°22'00"W 109.34'
S 34° 10' 14" E 20.09'
101.50'

conc. curb
concrete curb
conc. curb
WALK
conc. curb
PROPOSED 5 FT. WIDE SIDEWALK
PROPOSED 4 FT. WIDE SIDEWALK

STAIRS
ENTRANCE
ELEVATORS
ELEVATOR ROOM
WATER ROOM
GAS ROOM
ELEC. ROOM
O.H. DOOR
OVERHANG DOOR
COLUMN

POOL

PROPOSED WALKWAY TO ROOF GARDEN

N49°00'00"E 190.69'
ght iron fence
PROP. 30 FT WIDE ROAD RIGHT OF WAY
L=82.36'
L=132.99'
R=150.00'
SIDEWALK
24'
16' 00
15' 00
10' 00
.024
77.02
Sanitary Sewer Easement
10' WATER EASEMENT
SEWER EASEMENT

78.00' N70°49'40"E
N10°42'10"W 15.01'
TAX LOT 24
N/F
PLATEAU ASSOCIATES, L.L.C.
PROP. 10 FT WIDE SEWER EASEMENT
PROP. SEWER EASEMENT
155.00'
S45°46'20"W 77.00'
S71°34'20"W 85.50'
S49°19'20"W 75.50'
S50°37'38"E 5.00'
N/F Wundenlich
Section 3, Plate 2, Block 1, Lot 23

EASEMENT PLAN
ROAD FROM STA 15□00 TO 17□00

LEGEND
- PROPERTY LINE
- EXIST. EASEMENT
- PROP. ROAD RIGHT OF WAY
- ADDITIONAL EASEMENT
- EXISTING ROAD
- PROP. CURB
- PROP. SIDEWALK

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JOB N□:	DATE:	SCALE:	DRAWN BY:	CHECKED BY:
2001	04.09.18	1"=20'-0"	SB	P.B.

REVISIONS

PETRUCCELLI ENGINEERING
600 NORTH BROADWAY, SUITE 215
WHITE PLAINS, NEW YORK 10603
9 1 4 . 9 4 8 . 3 6 2 9
PAUL BERTÉ, P.E.

STATE OF NEW YORK · PAUL A. BERTÉ · 071859 · LICENSED PROFESSIONAL ENGINEER

EXIST. EASEMENTS & PROP. ROAD RIGHT OF WAY

PLATEAU ASSOCIATES
HIDDEN COVE ON THE HUDSON
36 N. WATER STREET
VILLAGE OF OSSINING NEW YORK

SHEET NO.
6 / 35

CONCRETE BUILDING

Clear Cast Technologies, Inc.
N/F Windward Aviation Corp.
Liber 11376, Page 247
Section 3, Plate 2, Block 1, Lot 4.2

N/F The Poeple of the S
Section 3, Plate 1, E

END OF PROPOSED ROADWAY PAVEMENT
NEW PAVEMENT TO MEET EXISTING GRADE

EXISTING FIRE HYDRANT

97 WATER STREET
N/F Diamond Dairy Inc,
N/F Filex Steel Products
Section 3, Plate 2, Block 1, Lot 4.1

PROPOSED RETAINING WALL

PROPOSED 3' HIGH PARAPET RETAINING WALL ON TOP OF PARKING GARAGE

conc. curb

concrete curb

PROPOSED POROUS PAVEMENT PARKING AREA

28 FT WIDE FIRE ACCESS ROAD

EDGE OF ASPHALT

PROPOSED 4 FT. WIDE SIDEWALK

WALK

conc. curb

PROPOSED 5 FT. WIDE SIDEWALK

PROPOSED 6 STORY RESIDENTIAL BUILDING

(ABOVE PARKING GARAGE)
RESIDENCE FIRST FLOOR ELEVATION = 25.0
(137 APARTMENTS UNITS)

SEE OFF-SITE LAYOUT (STA 875 - 1500)

SIDEWALK

PROPOSED PATIO EL: 24.5

PROPOSED ROOF GARDEN
EL: 24.5

PROPOSED PATIO EL: 24.5

PROPOSED ROOF GARDEN
EL: 24.5

POOL

PERIMETER OF ROOF OVERHANG ABOVE

PERIMETER OF APARTMENT FACADE

PROPOSED 13' MAX HEIGHT CONCRETE BLOCK RETAINING WALL

OUTLINE OF UNDERGROUND PARKING GARAGE STRUCTURE

TAX LOT 24
N/F
PLATEAU ASSOCIATES, L.L.C.

PROPOSED 3'CONCRETE RETAINING WALL ON TOP OF PARKING GARAGE

PROPOSED STAIRS FOR MANNED ACCESS AND EXIT TO ROOF

PROPOSED WALKWAY TO ROOF GARDEN

PROPOSED 14' MAX HEIGHT CONCRETE BLOCK RETAINING WALL

REMOVE EXISTING CATCH BASIN

SEE LAYOUT (STA 875-1500)

10 North Water Street
N/F Michael Hernandez
Liber 7707, Page 338
Section 3, Plate 2, Block 1, Lot 25

N/F Wunderlich
Section 3, Plate 2, Block 1, Lot 23

GATE

CHAIN LINK FENCE

NOTE: UNAUTHORIZED ALTERATIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209-2 OF THE NEW YORK STATE EDUCATION LAW.

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DRAWN BY: SB
CHECKED BY: P.B.
SCALE: 1" = 20' - 0'
DATE: 04.09.18

REVISIONS
08.07.18
08.16.18

PETRUCCELLI ENGINEERING
600 NORTH BROADWAY, SUITE 215
WHITE PLAINS, NEW YORK 10603
914.948.3629
PAUL BERTÉ, P.E.

STATE OF NEW YORK
PAUL A. BERTÉ
071859
LICENSED PROFESSIONAL ENGINEER

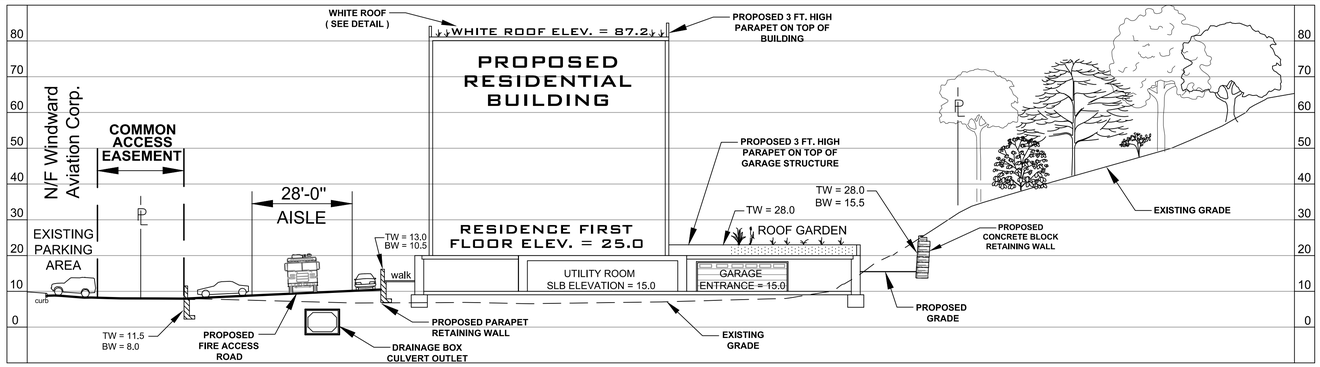
SITE PLAN LAYOUT

PLATEAU ASSOCIATES

HIDDEN COVE ON THE HUDSON
36 N WATER STREET

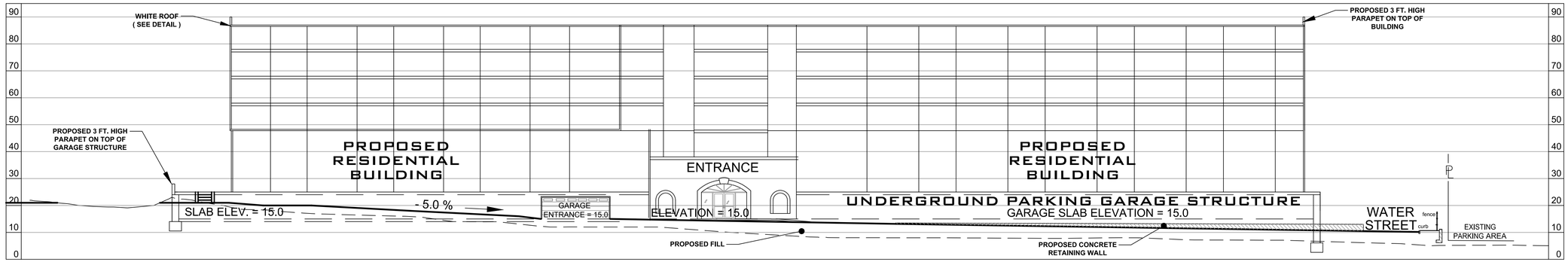
VILLAGE OF OSSINING NEW YORK

SHEET NO.
7 / 37



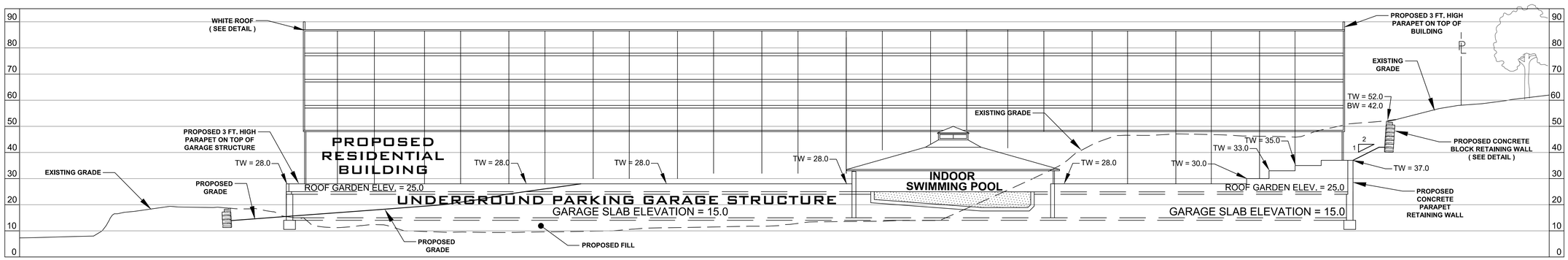
SECTION THROUGH WEST SIDE OF BUILDING

SCALE: 1" = 20 FT., VERTICAL AND HORZONTAL



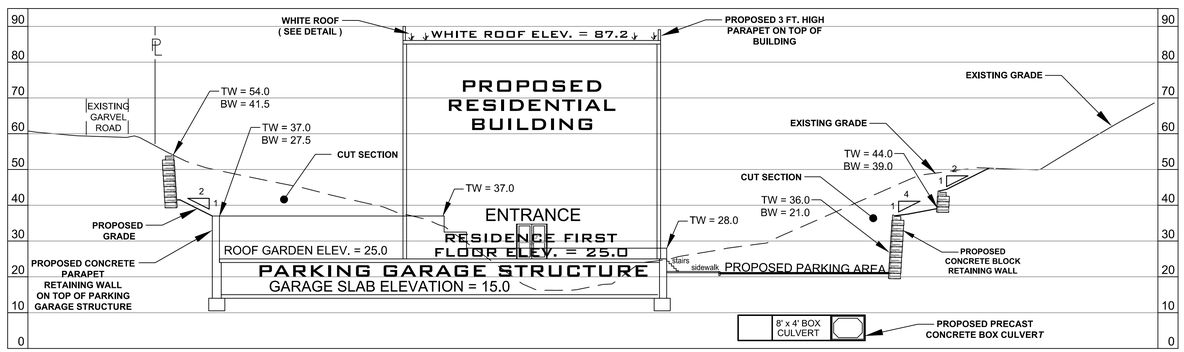
CROSS SECTION DRAWING THROUGH NORTH SIDE OF BUILDING

SCALE: 1" = 20 FT., VERTICAL AND HORZONTAL



CROSS SECTION DRAWING THROUGH SOUTH SIDE OF BUILDING

SCALE: 1" = 20 FT., VERTICAL AND HORZONTAL



SECTION THROUGH EAST SIDE OF BUILDING

SCALE: 1" = 20 FT., VERTICAL AND HORZONTAL

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JOB NO. 2001 | DATE: 04.09.18 | SCALE: AS NOTED | DRAWN BY: SB | CHECKED BY: P.B.

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PETRUCCELLI ENGINEERING
600 NORTH BROADWAY, SUITE 215
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914.948.3629
PAUL BERTE, P.E.

STATE OF NEW YORK
PAUL A. BERTE
071859
LICENSED PROFESSIONAL ENGINEER

CROSS SECTIONS

PLATEAU ASSOCIATES
HIDDEN COVE ON THE HUDSON
36 NORTH WATER STREET
VILLAGE OF OSSINING
NEW YORK

SHEET NO. 8 / 37

CONCRETE BUILDING

Clear Cast Technologies, Inc.
N/F Windward Aviation Corp.
Liber 11376, Page 247
Section 3, Plate 2, Block 1, Lot 4.2

N/F The Poeple of the S
Section 3, Plate 1, E

10' WATER LINE EASEMENT

WATER SHUT OFF VALVE

EXISTING FIRE HYDRANT

UTILITY POLE TO REMAIN

6"CPP

INV= 10.46

EX. DRAIN INLET-6
RIM= 12.25

6"Concrete Pipe

INV= 9.38

INV= 10.15

12" CPP

EX-DMH-1
RIM= 8.41
INV= 5.51

EX-DMH-2
RIM= 8.87
INV= 5.97

INV= 6.56

INV= 6.54

97 WATER STREET
N/F Diamond Dairy Inc,
N/F Filex Steel Products
Section 3, Plate 2, Block 1, Lot 4.1

PROPOSED INVERT SMH-2

METAL LID

EX DRAIN INLET
RIM= 8.58
INV= 4.58

EX DRAIN INLET-5
RIM= 8.76

INV= 6.91

INV= 6.75

EX. DRAIN INLET-8
RIM= 8.68

INV= 7.03

conc. curb

concrete curb

RELOCATE EXISTING UTILITY POLE

SEWER LINE TO BE RELOCATED SIPHON UNDER CULVERT 10" SDR35 PVC

12" CONC. PIPE
INV= 3.55

PROPOSED INVERT SMH-1

DRAIN INLET
RIM= 5.27
INV= 4.24

PROPOSED 4 FT. WIDE SIDEWALK

conc. curb

WALK

conc. curb

PROPOSED 5 FT. WIDE SIDEWALK

OVERHANG DOOR

STAIRS

ENTRANCE

ELEVATORS

ELEVATOR ROOM

AREA OF SPECIAL FLOOD HAZARD ZONE AE EL 12 PER FIRM

X 28.0

X 18.5

X 44.0

X 39.0

X 38.0

X 20.1

RELOCATE EXISTING UTILITY POLE

16" HDPE @ 1%

6"CPP

4" TYP. PIPE UNDERDRAIN

METAL LID

OUTLET STRUCTURE
RIM: 24.16
WEIR INV: 19.0

SEE UTILITY (STA 875-1500)

CATCH BASIN-4
RIM= 5.33
INV= 3.53

AS-9 HDS

SMH-6
RIM=7.15
INV=3.45

SIDEWALK

HDPE TO COLLECT ROOF RUNOFF

WATER ROOM

GAS ROOM

ELEC. ROOM

O.H. DOOR

OVERHANG DOOR

COLUMN

UTILITY CONNECTIONS TO UTILITY ROOM

FIRST FLOOR EL: 25
GARAGE FLOOR EL: 15

PROPOSED ROOF GARDEN
EL: 24.5

PROPOSED ROOF GARDEN
EL: 24.5

SEWER LINE TO BE RELOCATED WITHIN NEW 10' SEWER EASEMENT

10' WATER EASEMENT

SEWER MANHOLE TO BE RELOCATED WITHIN NEW 10' SEWER EASEMENT

RELOCATE EXISTING UTILITY POLE

PROPOSED WALKWAY TO ROOF GARDEN

POOL

12" CIGA PIPE
INV= 54.57

SMH-7
RIM: 15.75
INV: 6.35

SEWER MANHOLE
RIM=9.38
INV=4.38

TAX LOT 24
N/F
PLATEAU ASSOCIATES, L.L.C.

SEWER MANHOLE
RIM=9.1
INV=0.0

SMH-8
RIM=23.04

SMH-9
RIM=35.35
INV= 32.65

SMH-10
RIM= 44.67
LID LOCKED

SMH-11
RIM= 58.49
PLASTIC COVER LOCKED

GATE

Chain Link Fence

N/F Wunderlich
Section 3, Plate 2, Block 1, Lot 23

10 North Water Street
N/F Michael Hernandez
Liber 7707, Page 338
Section 3, Plate 2, Block 1, Lot 25

UTILITY NOTES
1. ALL CATCH BASINS PROPOSED IN N. WATER STREET TO BE INSTALLED WITH FLAT GRATE. SEE FIELD INLET DETAIL.
2. STRUCTURES SHALL BE ANCHORED TO PREVENT FLOATATION, COLLAPSE OR LATERAL MOVEMENT DURING THE BASE FLOOD.
3. STRUCTURES SHALL BE CONSTRUCTED WITH MATERIALS AND UTILITY EQUIPMENT RESISTANT TO FLOOD DAMAGE.
4. CONSTRUCTION SHALL COMPLY WITH CHAPTER 141 OF THE VILLAGE CODE

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06.18.18

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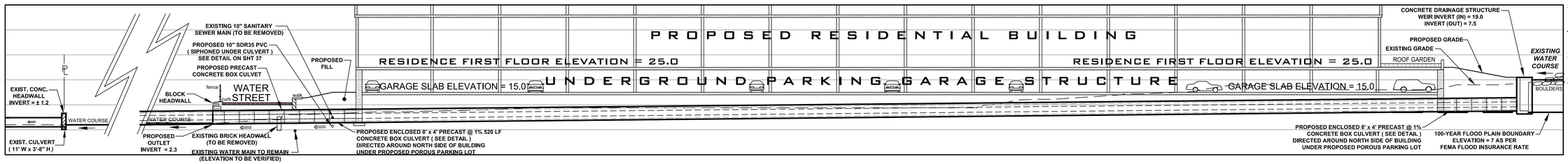
PAUL BERTÉ, P.E.

STATE OF NEW YORK
PAUL A. BERTÉ
071859
LICENSED PROFESSIONAL ENGINEER

SITE PLAN UTILITIES

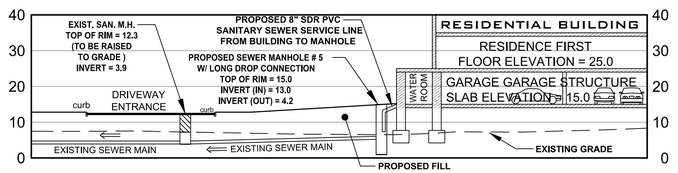
PLATEAU ASSOCIATES
HIDDEN COVE ON THE HUDSON
36 N WATER STREET
VILLAGE OF OSSINING NEW YORK

SHEET NO.
9 / 37



DRAINAGE PROFILE THRU PROPOSED CONCRETE BOX CULVERT

SCALE: 1" = 20'-0" HORIZONTAL AND VERTICAL



PROFILE THRU SEWER MAIN CONNECTION

SCALE: 1" = 20'-0" HORIZONTAL AND VERTICAL

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STATE OF NEW YORK · PAUL A. BERTE · 071559 · LICENSED PROFESSIONAL ENGINEER

UTILITY PROFILES
PLATEAU ASSOCIATES
HIDDEN COVE ON THE HUDSON
36 NORTH WATER STREET
VILLAGE OF OSSINING NEW YORK

SHEET NO.
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CONCRETE BUILDING

Clear Cast Technologies, Inc.
N/F Windward Aviation Corp.
Liber 11376, Page 247
Section 3, Plate 1, Block 1, Lot 4.2

97 WATER STREET
N/F Diamond Dairy Inc,
N/F Filex Steel Products
Section 3, Plate 2, Block 1, Lot 4.1

PROPOSED 6 STORY BUILDING
137 UNIT APARTMENT COMPLEX
FIRST FLOOR EL: 25.0
GARAGE FLOOR EL: 15

PROPOSED PATIO ELEV. = 24.5

PATIO ELEV. = 24.5

PROPOSED ROOF GARDEN
(ROOF LANDSCAPE DESIGN BY OTHERS)
(GREEN ROOF ELEVATION = 24.5)

ROOF GARDEN

POOL

PROPOSED 4 FT. WIDE SIDEWALK

PROPOSED 5 FT. WIDE SIDEWALK

PROPOSED RETAINING WALL

PROPOSED 13' MAX HEIGHT CONCRETE BLOCK RETAINING WALL

PROPOSED 14' MAX HEIGHT CONCRETE BLOCK RETAINING WALL

PROPOSED WALKWAY TO ROOF GARDEN

conc. curb

concrete curb

WALK

WATER SHUT OFF VALVE

EXISTING FIRE HYDRANT

EX. DRAIN INLET-6
RIM= 12.25
INV= 10.46
INV= 9.38
INV= 10.15

EX-DMH-1
RIM= 8.41
INV= 5.51

EX-DMH-2
RIM= 8.87
INV= 5.97
INV= 6.56

EX DRAIN INLET-5
RIM= 8.76
INV= 6.75

EX DRAIN INLET-8
RIM= 8.68
INV= 7.03

EX DRAIN INLET
RIM= 8.62
INV= 4.56

DRAIN INLET
RIM= 6.27
INV= 5.35
INV= 5.1

4' x 10' DRAIN

CATCH BASIN-4
RIM= 5.33
INV= 3.53

DMH-6
RIM=7.15
INV=3.85

SEWER MANHOLE
RIM=9.1
INV=0.0

SEWER MANHOLE
RIM=9.38
INV=6.38

SMH-8
RIM=23.04

SMH-9
RIM=35.35
INV= 32.65

SMH-10
RIM= 44.67
HDT LOCKED

SMH-11
RIM= 58.49
PLASTIC COVER LOCKED

TW: 8.0
BW: 7.0

TW: 9.5
BW: 6.0

TW: 10.5
BW: 4.0

TW: 11.5
BW: 8.0

TW: 13.5
BW: 9.0

TW: 15.5
BW: 10.0

TW: 20.0
BW: 18.0
X 28.0
X 18.5

TW: 44.0
BW: 39.0
X 44.0
X 39.0

TW: 36.0
BW: 21.0
X 36.0

TW: 28.0
BW: 15.5

TW: 25.0
BW: 18.0

TW: 36.0
BW: 30.0

TW: 40.0
BW: 32.0

TW: 32.0

TW: 42.5
BW: 32.5

TW: 46.0
BW: 32.5

TW: 49.0
BW: 32.5

TW: 28.0

TW: 32.5

TW: 37.0

TW: 30.0

TW: 35.0

TW: 50.0
BW: 42.0

TW: 54.0
BW: 42.0

TW: 56.0
BW: 42.0

TW: 51.0
BW: 35.5

AVG GRADE PT 1, 14
AVG GRADE PT 13
AVG GRADE PT 12
AVG GRADE PT 10
AVG GRADE PT 11
AVG GRADE PT 9
AVG GRADE PT 8
AVG GRADE PT 7
AVG GRADE PT 5
AVG GRADE PT 6
AVG GRADE PT 2
AVG GRADE PT 3
AVG GRADE PT 4

SIDEWALK

EDGE OF ASPHALT

ASPHALT CURB

CONCRETE CURB

SEE GRADING (STA 875-1500)

TAX LOT 24
N/F 40
PLATEAU ASSOCIATES, L.L.C.

10 North Water Street
N/F Michael Hernandez
Liber 7707, Page 338
Section 3, Plate 2, Block 1, Lot 25

Section 3, Plate 2, Block 1, Lot 4.3
N/F Wunder

AVERAGE GRADE CALCULATIONS CHART

	POINT 1	POINT 2	AVERAGE GRADE	DISTANCE	PRODUCT
1	14.5	24.5	21.5	427.0	83.26.5
2	24.5	37	32.5	100.8	3099.6
3	37	37	37	31.8	1176.6
4	37	28	32.5	115.5	3753.8
5	28	32	30	26.2	786.0
6	32	32	32	76.6	2451.2
7	32	28	30	26.2	786.0
8	28	15.5	21.8	216.9	4717.6
9	15.5	15	15.3	48.5	739.6
10	15	15	15	10.0	150.0
11	15	15	15	47.0	705.0
12	15	15	15	10.0	150.0
13	15	15	15	31.5	464.6
14	14.5		7.25		0.0
			TOTAL =	1168.0	27,306.5

AVERAGE ELEVATION = 27,306.5 / 1168.0 = 23.4

MINIMUM SEPARATION BETWEEN GROUND FLOOR AND AVERAGE GRADE >	6.0
FINISHED ELEVATION OF FLOOR ABOVE	25.0
BASEMENT IS STORY IF AVERAGE GRADE IS LESS THAN	19.0
AVERAGE GRADE ELEVATION = 23.4 (Okay)	
DIFFERENCE = - 4.4	

- L = LENGTH IN FEET
- ELEVATION A & B = ELEVATION IN FEET
- GRADE PLANE TAKEN FROM LOWEST ELEVATION WITHIN 6 FEET BUFFER OF EXTERIOR WALL OF BUILDING
- START A WEST CORNER RUNNING NORTHEAST

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914.948.3629
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PAUL A. BERTÉ
071859
REGISTERED PROFESSIONAL ENGINEER

SITE PLAN GRADING

PLATEAU ASSOCIATES

HIDDEN COVE ON THE HUDSON
36 N WATER STREET

VILLAGE OF OSSINING
NEW YORK

SHEET NO.
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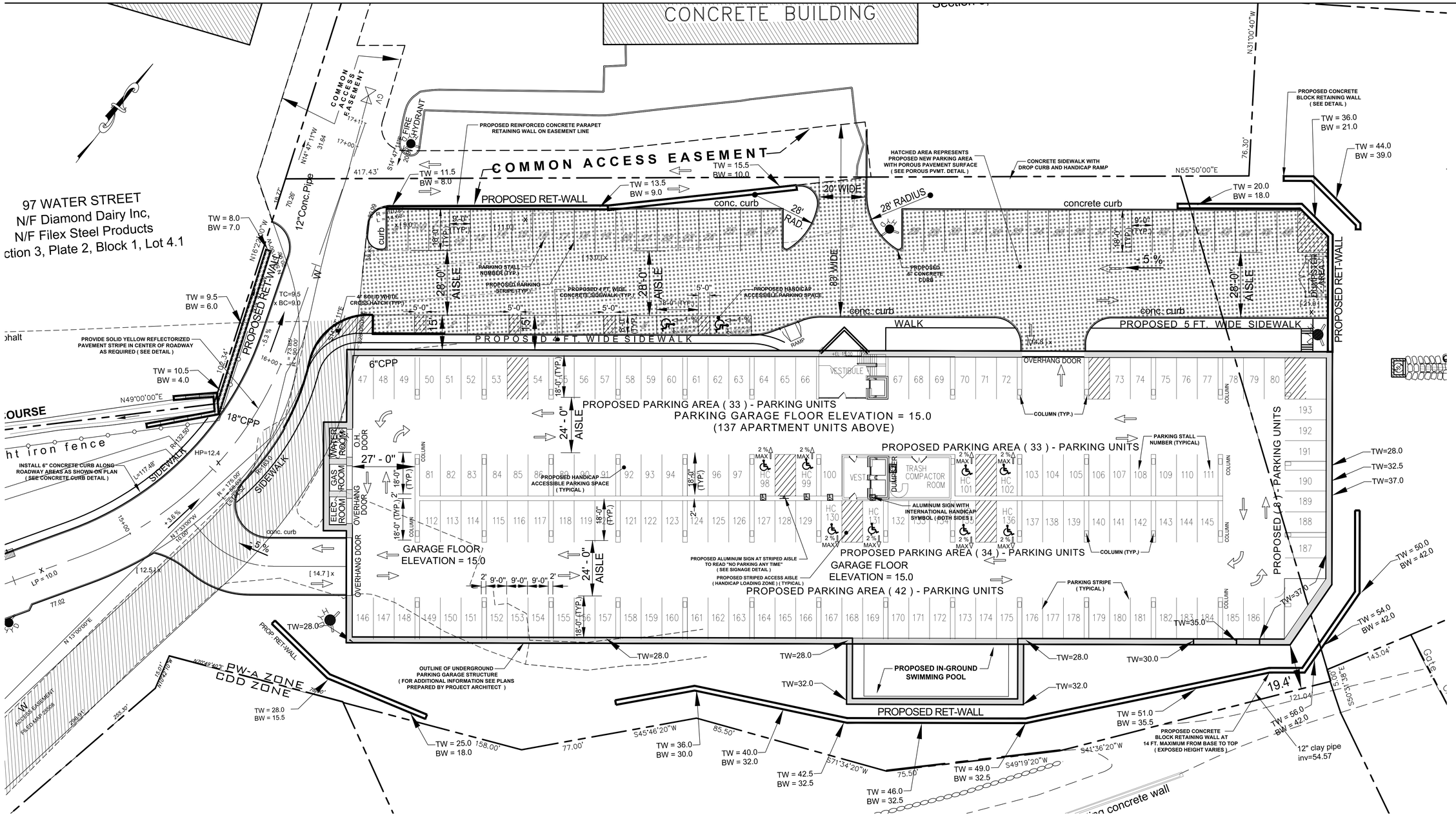

GENERAL RETAINING WALL CONSTRUCTION NOTES:

1. CONTRACTOR SHALL INSPECT THE SITE PRIOR TO BIDDING THE JOB AND VERIFY ALL EXISTING CONDITIONS. ANY DISCREPANCIES FROM WHAT IS SHOWN ON THE PLANS TO ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY, AND PRIOR TO BIDDING THE WORK.
2. ALL WORK SHALL CONFORM TO ALL APPLICABLE FEDERAL, STATE, AND VILLAGE OF OSSINING CODES, RULES AND REGULATIONS.
3. IF CONTRACTOR ENCOUNTERS ANY WET AREA OF SOIL WHILE EXCAVATING OR DURING CONSTRUCTION HE SHALL NOTIFY THE ENGINEER IMMEDIATELY.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY BRACING AND PROTECTING TRENCH WORK DURING CONSTRUCTION AGAINST COLLAPSE IN ACCORDANCE TO ALL APPLICABLE CODES, STANDARDS AND GOOD PRACTICES.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL PERSONS DURING CONSTRUCTION FROM HARM IN ACCORDANCE WITH ALL APPLICABLE CODES, STANDARDS, AND GOOD PRACTICES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING CONVENIENT ACCESS AND SAFE AND PROPER FACILITIES FOR THE INSPECTION OF ALL PARTS OF THE WORK.
7. THE ENGINEER SHALL HAVE RIGHT TO ORDER THE REMOVAL OF DEFECTIVE WORK AND/OR MATERIAL AND UNAPPROVED WORK AND/OR MATERIAL. THE COST OF REMOVAL AND REPLACEMENT SHALL BE BORNE BY THE CONTRACTOR.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE TO EXISTING PROPERTIES AS A RESULT OF HIS WORK OR WORKMANSHIP. THE CONTRACTOR SHALL RESTORE TO EXISTING CONDITION ANY PROPERTY DAMAGED AS A RESULT OF HIS WORK OR WORKMANSHIP AT NO ADDITIONAL COST TO THE OWNER.
9. A LICENSED SURVEYOR SHALL BE OBTAINED TO STAKEOUT THE LAYOUT OF THE PROPOSED WALL.
10. THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE AND SHALL BE DETERMINED EXACTLY IN THE FIELD BY THE CONTRACTOR PRIOR TO BEGINNING WORK.
11. THE CONTRACTOR SHALL CONTACT THE OWNERS OF ALL UTILITIES AFFECTING THE SITE PRIOR TO THE START OF CONSTRUCTION. IT IS THE CONTRACTORS RESPONSIBILITY TO ASCERTAIN THE EXACT LOCATION OF UTILITIES FROM THE OWNERS PRIOR TO CONSTRUCTION. UNDERGROUND UTILITIES CALL CENTER OF NEW YORK: CALL 1-800-962-7962, CODE RULE #753.

PARKING LEGEND

- PARKING STALL
- ALUMINUM SIGN
- HANDICAP PARKING SIGN
- HANDICAP PARKING STALL
- EXISTING FIRE HYDRANT
- TRAFFIC DIRECTION
- EDGE OF PAVEMENT
- PROPOSED CONCRETE CURB
- PROPOSED PRECAST RETAINING WALL
- PROP. CONCRETE BLOCK RET-WALL

TRASH NOTE:

USING A FACTOR OF 12.5 GALLONS OF TRASH GENERATED PER FAMILY, APPROXIMATELY 12,000 GALLONS WILL BE GENERATED PER WEEK. ASSUMING A 4:1 COMPACTION RATIO. APPROXIMATELY 7.5 CY OF TRASH SHALL BE COLLECTED TWICE WEEKLY. SUFFICIENT SPACE FOR TWO (2) 5 YARD DUMPSTERS IS PROVIDED

REFUSE PICKUP NOTE:

ALL REFUSE STATIONS WILL BE LOCATED WITHIN THE PARKING GARAGE AND WILL BE COMPACTORS. REFUSE PICKUP FOR SOLID WASTE REMOVAL WILL BE BY PRIVATE CARTING.

ZONING PARKING REQUIREMENTSS TABLE

ZONE: PW-A (NORTHERN WATERFRONT DISTRICT)

FACILITY	PARKING REQUIRED PER UNIT	PROPOSED BEDROOM MIX (137 UNITS TOTAL)	SPACES (ROUND-UP)
PROPOSED RESIDENTIAL BUILDING	1 SPACE PER 1 BEDROOM OR STUDIO	34 UNITS - 1 BEDROOM	34
	1.5 SPACE PER 2 BEDROOM OR MORE	103 UNITS - 2 BEDROOM	154.5
		TOTAL PARKING SPACES REQUIRED =	189
		TOTAL PARKING SPACES PROVIDED =	193 Δ

Δ - PROPOSED 150 PARKING SPACES LOCATED INSIDE AND 46 PARKING SPACES LOCATED OUTSIDE
- PROPOSED 10 HANDI CAP SPACES AND 189 STANDARD CAR SPACES PROVIDED

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9 1 4 . 9 4 8 . 3 6 2 9
PAUL BERTE, P.E.

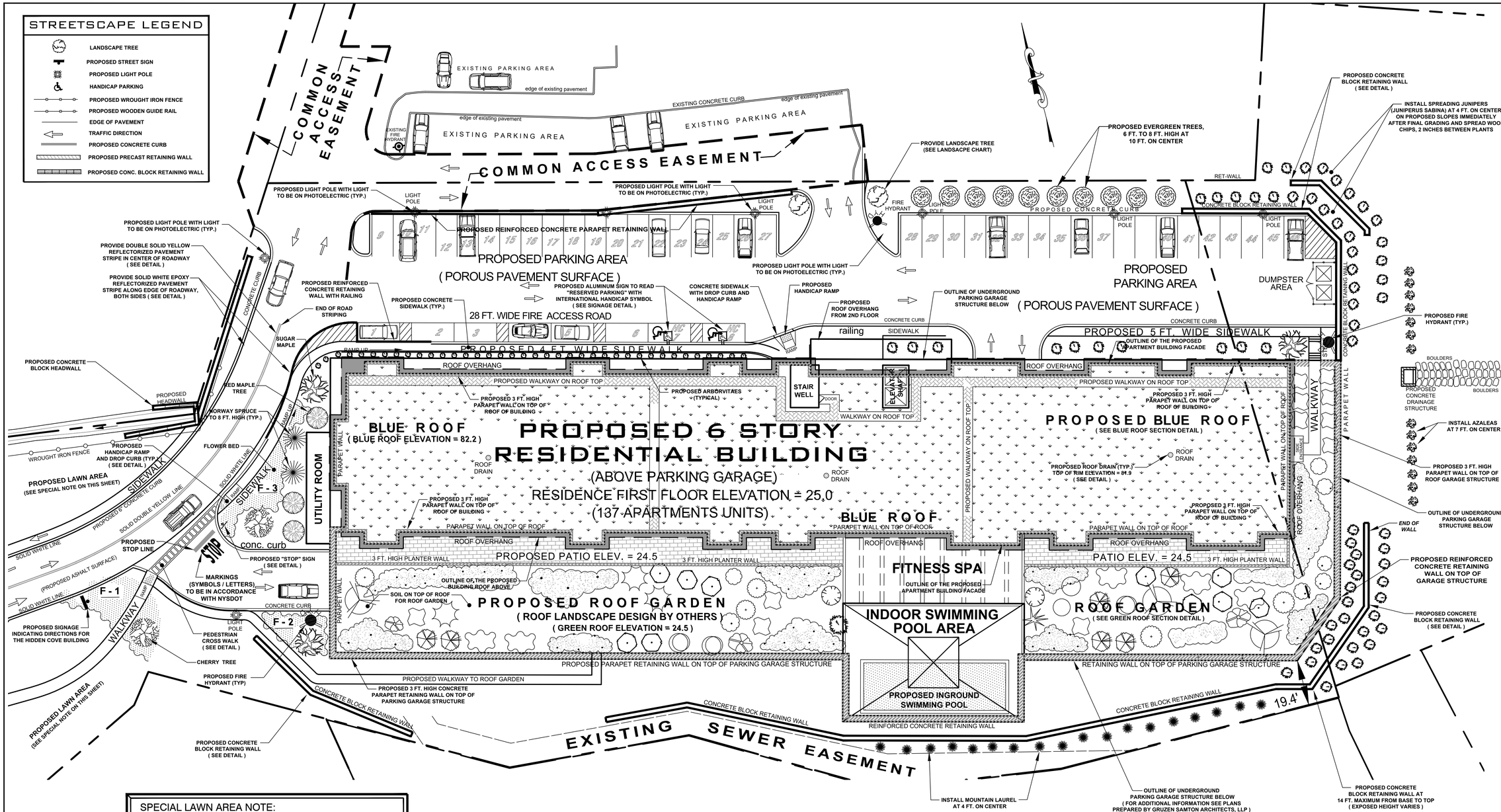
STATE OF NEW YORK · PAUL A. BERTE · 071859 · LICENSED PROFESSIONAL ENGINEER

PROPOSED PARKING PLAN
PLATEAU ASSOCIATES
HIDDEN COVE ON THE HUDSON
36 NORTH WATER STREET
VILLAGE OF OSSINING NEW YORK

SHEET NO. 12 / 37

STREETSCAPE LEGEND

- LANDSCAPE TREE
- PROPOSED STREET SIGN
- PROPOSED LIGHT POLE
- HANDICAP PARKING
- PROPOSED WROUGHT IRON FENCE
- PROPOSED WOODEN GUIDE RAIL
- EDGE OF PAVEMENT
- TRAFFIC DIRECTION
- PROPOSED CONCRETE CURB
- PROPOSED PRECAST RETAINING WALL
- PROPOSED CONC. BLOCK RETAINING WALL



SPECIAL LAWN AREA NOTE:

LAWN AREAS IN OF FRONT PROPOSED BUILDING TO BE A SEEDING MIXTURE OF:
50 % KENTUCKY BLUE
25 % PERENNIAL RYE
25 % FINE OR RED FESCUE

PROPOSED PLANTING NOTES:

1.) ALL PLANTS TO BE HEALTHY AND FULL AT PLANTING AND SHALL BE WARRANTED IN SAME CONDITION FOR 1 YEAR.
2.) ALL AREAS NOT OCCUPIED BY IMPERVIOUS SURFACE, SHRUB BEDS, OR NATURAL, UNDISTURBED AREAS SHALL BE MAINTAINED AS LAWN.
3.) ALL LAWN AREAS TO BE SEEDED WITH A MIX OF 50% PERENNIAL RYEGRASS, 25% BLUEGRASS AND 25% FESCUE, AREAS TO BE SEEDED SHALL BE FINE GRADED TO FINISH GRADE, AND MULCHED WITH THE SEEDING OPERATION WITH HUDRO MULCH OR AFTER WITH SALT HAY. LAWN COVERAGE SHALL BE 95% WITHIN ONE MONTH AFTER SEEDING. ANY EROSION RILLS OR WASHOUTS SHALL BE REPAIRED IMMEDIATELY AND RESEEDED.
4.) FOR FOUNDATION BEDS: MULCH ALL SHRUB BEDS WITH 1.5 - 2" OF SHREDDED CEDAR.
5.) PLANTINGS SHALL BE WARRANTED TO BE HEALTHY FOR ONE YEAR.
6.) THE LANDSCAPE CHART SHOWN ON THESE PLANS IS SUBJECT TO CHANGE BASED ON SOIL DEPTH TO ROCK AND OTHER UNFORESEEN SITE CONDITIONS DETERMINED DURING CONSTRUCTION.
7.) NO HERBICIDES OR PESTICIDES ARE TO BE USED WITHIN THE WETLAND BUFFER.
8.) ALL TREES AND SHRUBS SHALL BE SPRAYED WITH AN ANTI-DESICCANT SUCH AS, "WILTPRUFF" THE FIRST NOVEMBER AFTER PLANTING.

FLOWER BED CHART

SYM	SCIENTIFIC NAME	COMMON NAME	SIZE	QUAN.
F-1	FOUNDATION BED 1	FOUNDATION BEDS: R = REAR, M = MIDDLE, F = FRONT		
	PIERIS JAPONICA "MTN. FIRE"	MOUNTAIN FIRE ANDROMEDA	2.5 - 3' HT. (R)	15
	POTENTILLA FRUTICOSA	POTENTILLA	1.5 - 2' HT. (M)	21
	JUNIPERUS HORIZONTALS "BAR HARBOR"	BAR HARBOR JUNIPER	1.5 - 2' SP. (F)	27
F-2	FOUNDATION BED 2			
	RHODODENDRON CATAW. "BOURSALT"	PURPLE CATAWBIENSE RHODODENDRON	3 - 3.5' HT. (R)	15
	SPIREA VANHOUTTEI	VANHOUTTEE SPIREA	1.5 - 2' HT. (M)	21
	EUONYMUS GAIETY	EMERALD GAIETY EUONYMUS	1 - 1.5' SP. (F)	27
F-3	FOUNDATION BED 3			
	KALMIA LATIFOLIA	MOUNTAIN LAUREL	3.5' HT. (R)	10
	COTONEASTER HORIZONTALS	ROCKSPRAY COTONEASTER	2 - 2.5' SP. (M)	14
	HEDERA HELIX	ENGLISH IVY	1 FLAT (F)	100

- DUE TO LARGE AREAS OF EXISTING LEDGE ROCK OUTCROPPINGS THE LANDSCAPING PLAN SHOWN HEREON IS SUBJECT TO CHANGE BASED ON SOIL DEPTH TO ROCK AND OTHER UNFORESEEN SITE CONDITIONS DETERMINED DURING CONSTRUCTION.

SHRUB LIST CHART

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE AND REMARKS
	KALMIA LATIFOLIA	MOUNTAIN LAUREL	3.5' HT.
	RHODODENDRON VASEYI	AZALEA	10'-15' / 7 ft. apart
	JUNIPERUS SABINA	SPREADING JUNIPERS	4' O.C.

TREE LIST CHART

	QUERCUS PALUSTRIS	PIN OAK	2 1/2"-4" CAL.
	ACER SACCHARUM	SUGAR MAPLE	2.5 - 3" CAL. 12 - 14' HT.
	ACER RUBRUM	RED MAPLE	2.5 - 3" CAL. 12 - 14' HT.
*	PICEA ABIES	* NORWAY SPRUCE	7'-8' HT
	PRUNUS S. KWANZAN	KWANZAN CHERRY	6 - 7' HT.

* - ALL PROPOSED TREES TO BE MINIMUM 2-1/2" CALIPER AT TIME OF PLANTING

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JOB NO. 2001
DATE: 04.09.18
SCALE: 1" = 20' - 0"
DRAWN BY: SB
CHECKED BY: P.B.

REVISIONS
02.09.07 03.25.13
11.21.07 07.10.13
09.11.08 02.13.17
10.31.08 03.31.17
10.17.12 06.28.17
04.09.13 08.09.18
11.20.12 06.18.18

PETRUCCELLI ENGINEERING
600 NORTH BROADWAY, SUITE 215
WHITE PLAINS, N.Y. 10603
914.948.3629
PAUL BERTE, P.E.

STATE OF NEW YORK PAUL A. BERTE 071859 LICENSED PROFESSIONAL ENGINEER

STREETSCAPE PLAN
PLATEAU ASSOCIATES
HIDDEN COVE ON THE HUDSON
36 NORTH WATER STREET
VILLAGE OF OSSINING NEW YORK

SHEET NO. 13 / 37

WALL MOUNTED LIGHT POLE INSTALLATION

N.T.S.

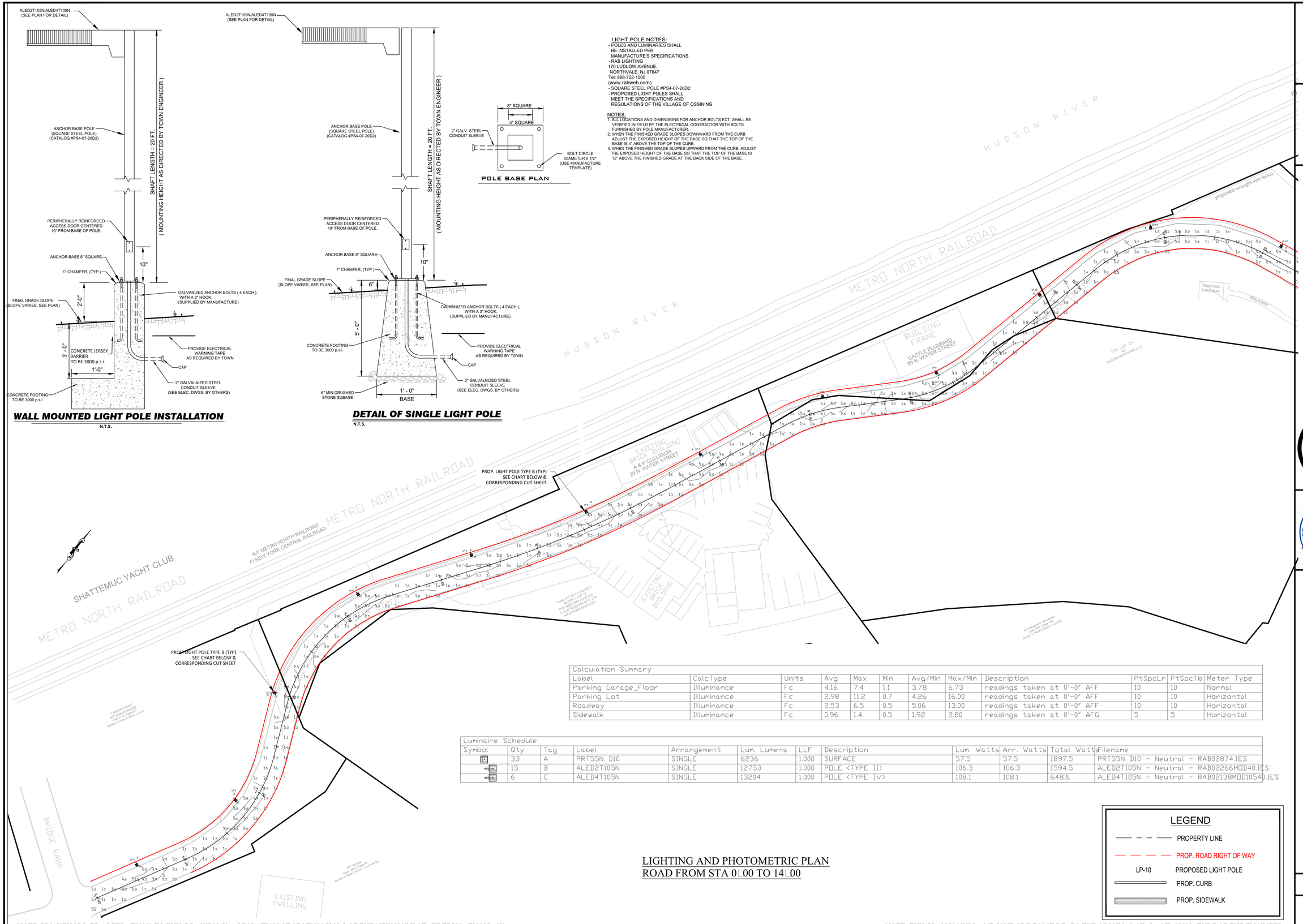
DETAIL OF SINGLE LIGHT POLE

N.T.S.

POLE BASE PLAN

LIGHT POLE NOTES:
- POLES AND LUMINARIES SHALL BE INSTALLED PER MANUFACTURE'S SPECIFICATIONS
- RAB LIGHTING
170 LUDLOW AVENUE,
NORTHVALE, NJ 07647
Tel: 888-722-1000
(www.rabweb.com)
- SQUARE STEEL POLE #PS4-07-20D2
- PROPOSED LIGHT POLES SHALL MEET THE SPECIFICATIONS AND REGULATIONS OF THE VILLAGE OF OSSINING

NOTES:
1. ALL LOCATIONS AND DIMENSIONS FOR ANCHOR BOLTS ECT. SHALL BE VERIFIED IN FIELD BY THE ELECTRICAL CONTRACTOR WITH BOLTS FURNISHED BY POLE MANUFACTURER.
2. WHEN THE FINISHED GRADE SLOPES DOWNWARD FROM THE CURB ADJUST THE EXPOSED HEIGHT OF THE BASE SO THAT THE TOP OF THE BASE IS 4" ABOVE THE TOP OF THE CURB.
4. WHEN THE FINISHED GRADE SLOPES UPWARD FROM THE CURB, ADJUST THE EXPOSED HEIGHT OF THE BASE SO THAT THE TOP OF THE BASE IS 12" ABOVE THE FINISHED GRADE AT THE BACK SIDE OF THE BASE.



Calculation Summary											
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Description	PtSpcLr	PtSpcTb	Meter Type
Parking Garage_Floor	Illuminance	Fc	4.16	7.4	1.1	3.78	6.73	readings taken at 0'-0" AFF	10	10	Normal
Parking Lot	Illuminance	Fc	2.98	11.2	0.7	4.26	16.00	readings taken at 0'-0" AFF	10	10	Horizontal
Roadway	Illuminance	Fc	2.53	6.5	0.5	5.06	13.00	readings taken at 0'-0" AFF	10	10	Horizontal
Sidewalk	Illuminance	Fc	0.96	1.4	0.5	1.92	2.80	readings taken at 0'-0" AFG	5	5	Horizontal

Luminaire Schedule										
Symbol	Qty	Tag	Label	Arrangement	Lum. Lumens	LLF	Description	Lum. Watts	Arr. Watts	Total Watts	Filename
	33	A	PRT55N D10	SINGLE	6236	1.000	SURFACE	57.5	57.5	1897.5	PRT55N D10 - Neutral - RAB02874.IES
	15	B	ALED2T105N	SINGLE	12753	1.000	POLE (TYPE II)	106.3	106.3	1594.5	ALED2T105N - Neutral - RAB02266MOD40.IES
	6	C	ALED4T105N	SINGLE	13204	1.000	POLE (TYPE IV)	108.1	108.1	648.6	ALED4T105N - Neutral - RAB02138MOD10540.IES

LIGHTING AND PHOTOMETRIC PLAN
ROAD FROM STA 0□00 TO 14□00

LEGEND
- PROPERTY LINE
- PROP. ROAD RIGHT OF WAY
- LP-10 PROPOSED LIGHT POLE
- PROP. CURB
- PROP. SIDEWALK

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2001
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SCALE: 1"=40'-0"
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CHECKED BY: P.B.

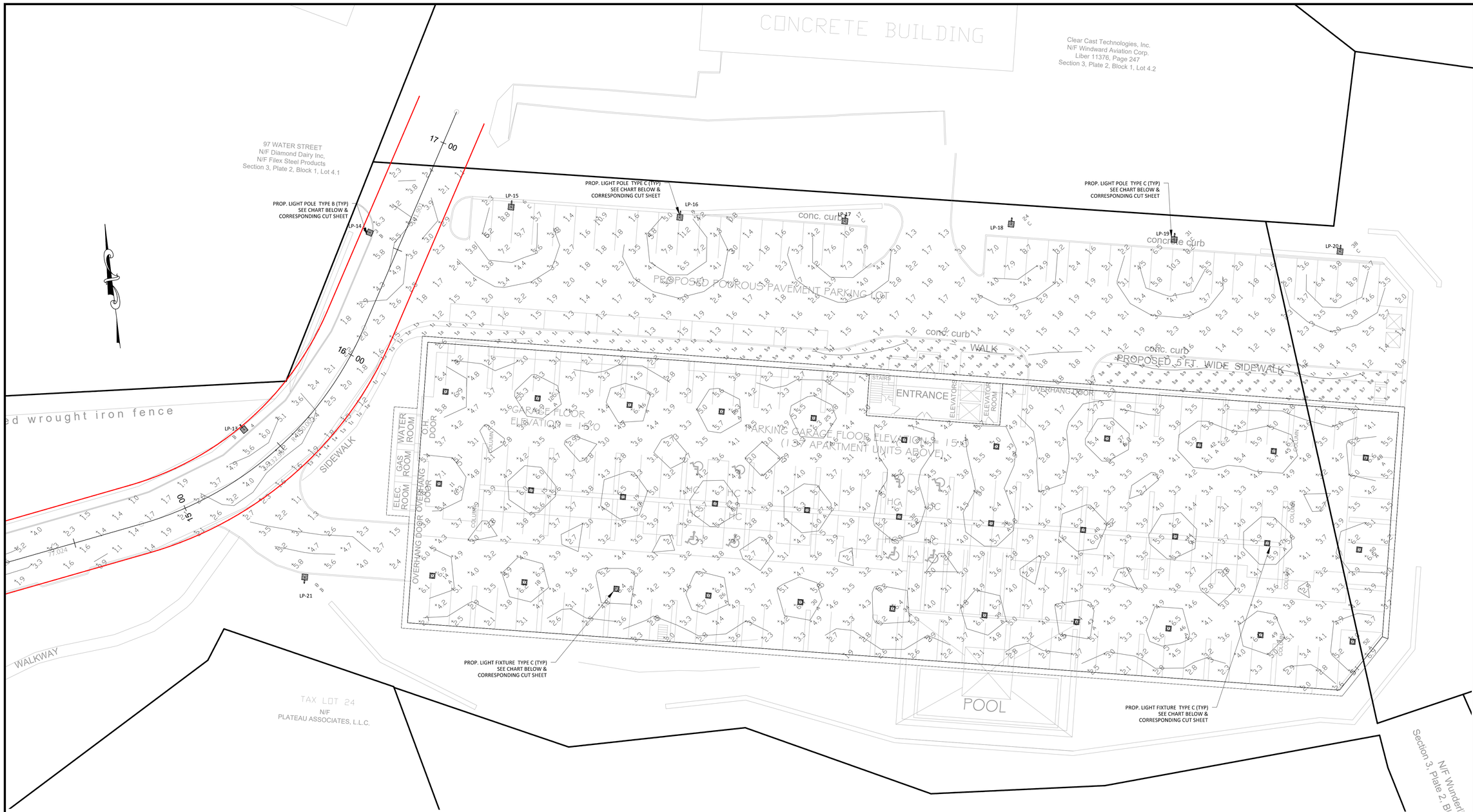
REVISIONS
05.07.18
06.18.18

PETRUCCELLI ENGINEERING
600 NORTH BROADWAY, SUITE 215
WHITE PLAINS, NEW YORK 10603
914.948.3629
PAUL BERTÉ, P.E.

STATE OF NEW YORK
PAUL A. BERTÉ
071859
LICENSED PROFESSIONAL ENGINEER

OFF-SITE PLAN LIGHTING
PLATEAU ASSOCIATES
HIDDEN COVE ON THE HUDSON
36 N. WATER STREET
VILLAGE OF OSSINING NEW YORK

SHEET NO.
14 / 37



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LEGEND

- PROPERTY LINE
- PROP. ROAD RIGHT OF WAY
- LP-10 PROPOSED LIGHT POLE
- PROP. CURB
- PROP. SIDEWALK

LIGHTING AND PHOTOMETRIC PLAN
SITE PLAN

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CHECKED BY: P.B.

REVISIONS
05.07.18
06.18.18

PETRUCCELLI ENGINEERING
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WHITE PLAINS, NEW YORK 10603
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PAUL BERTÉ, P.E.

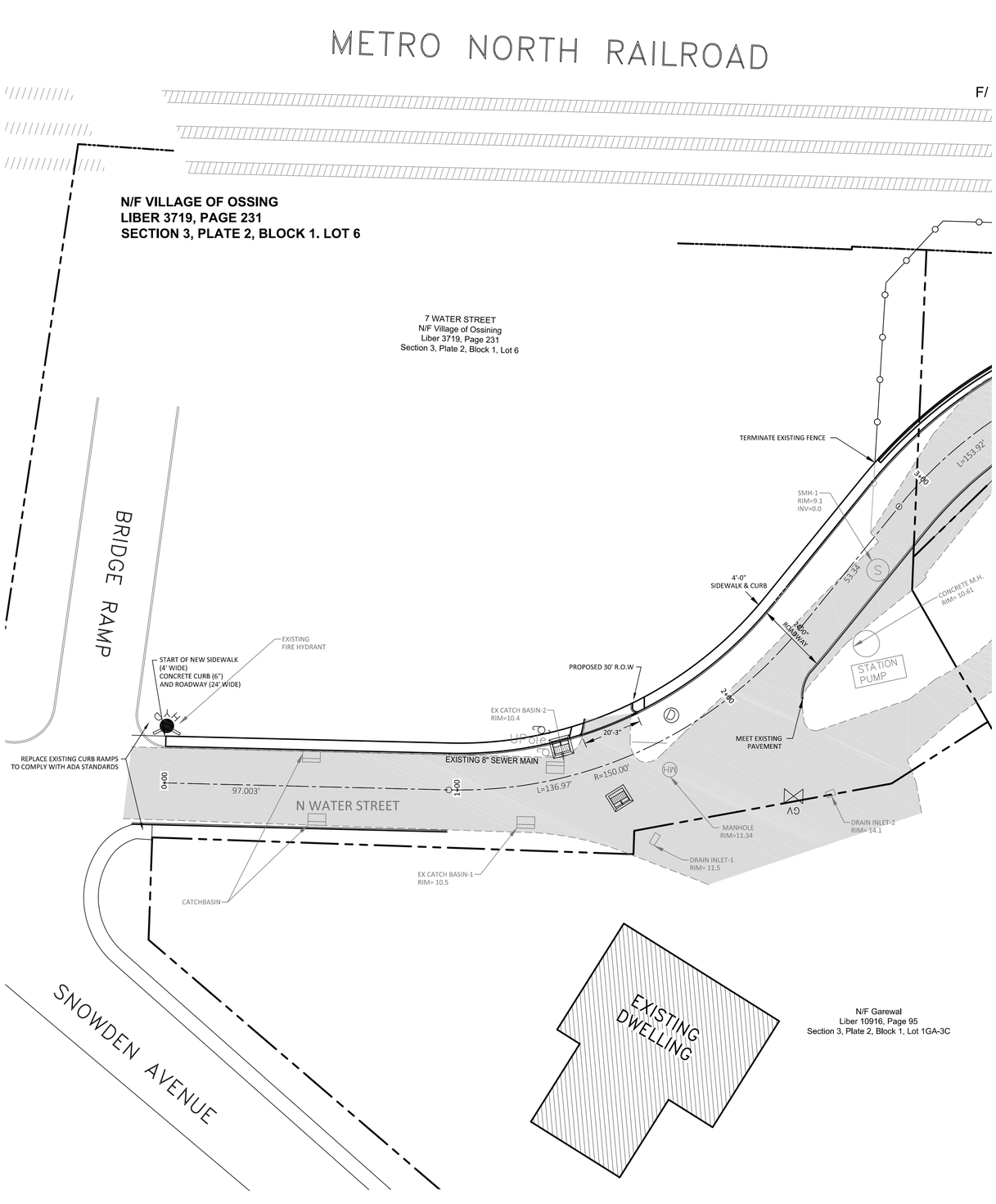
STATE OF NEW YORK
PAUL A. BERTÉ
071859
LICENSED PROFESSIONAL ENGINEER

SITE PLAN LIGHTING

PLATEAU ASSOCIATES
HIDDEN COVE ON THE HUDSON
36 N. WATER STREET
VILLAGE OF OSSINING
NEW YORK

SHEET NO.
15 / 37

SHATTEMUC YACHT CLUB



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STATE OF NEW YORK
PAUL A. BERTÉ
071859
LICENSED PROFESSIONAL ENGINEER

OFF-SITE LAYOUT (STA 0-300)

PLATEAU ASSOCIATES
HIDDEN COVE ON THE HUDSON
36 N WATER STREET
VILLAGE OF OSSINING
NEW YORK

SHEET NO.
16 / 37

HUDSON RIVER

HUDSON RIVER

N/F METRO NORTH RAILROAD
F/ NEW YORK CENTRAL RAILROAD

METRO NORTH RAILROAD

EXISTING CULVERT
11'-WIDE X 4'-6" HIGH
(INSIDE DIMENSION)

PROPOSED ASPHALT CONCRETE PAVEMENT
(SE ROAD SECTION DETAIL)

INSTALL 6" CONC. CURB ALONG
ROADWAY AS SHOWN ON PLAN

PROPOSED 4' WIDE
CONCRETE SIDEWALK
(SEE DETAIL)

INTERIOR CHANGES TO BE
MADE FOR ENTRANCE TO BUILDING

PROPOSED DROP CURB

EXISTING
BRICK BUILDING
A & P COLLISION
29 N. WATER STREET

EXISTING
DRAIN INLET-2 = 4.3'

EXISTING
8" WATERMAIN

HANDICAPPED
RAMP
DROP CURB

SMH-2
RIM=5.7
INV=0.5

N WATER STREET

4'-0" SIDEWALK & CURB

ASPHALT PAVEMENT

94.070

21'-3"

42'-9"

24'-0"
ROADWAY

47'-2"

135.898

L=198.26'

R=1000.00'

PROPOSED DROP CURB

R=150.00'

STONE CURB

DRIVEWAY ENRTANCE

EXISTING ASPHALT ROADWAY OUTSIDE OF
PROPOSED ROADWAY AREA TO BE REMOVED
AND SEEDED WITH GRASS MIXTURE

PROPOSED DROP CURB

R33'-0"

PROPOSED 30' R.O.W

SMH-3
RIM=5.12
INV=0.92

LEDGE AREA

Chain Link Fence

UPole

GRAVEL ROAD

CONCRETE M.H.
RIM= 10.61

ASPHALT PAVEMENT

ASPHALT CURB

SOLITUDE LANE

TAXC LOT SEC 3, PLATE 2,
BLOCK 1, LOT 19
P/O LIBER 7892 PAGE 634
F/ FLAT ROCK REALTY, LTD
N/F ETTORE SANTUCCI

EXISTING
BRICK
BUILDING

6 NORTH WATER STREET
N/F Eleanor B. Wunderlich
Liber 6788, Page 767
Section 3, Plate 2, Block 1, Lot 11

EXISTING
DWELLING

EXISTING
GARAGE

EXISTING
FIRE HYDRANT

N/F MARGARET H. WUNDERLICH
LIBER 5287, PAGE 106
SECTION 3, PLATE 2, BLOCK 1, LOT 24A

arewal
6, Page 95
Block 1, Lot 1GA-3C

SEE LAYOUT (STA 0-300)

SEE LAYOUT (STA 875-1500)

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06.18.18

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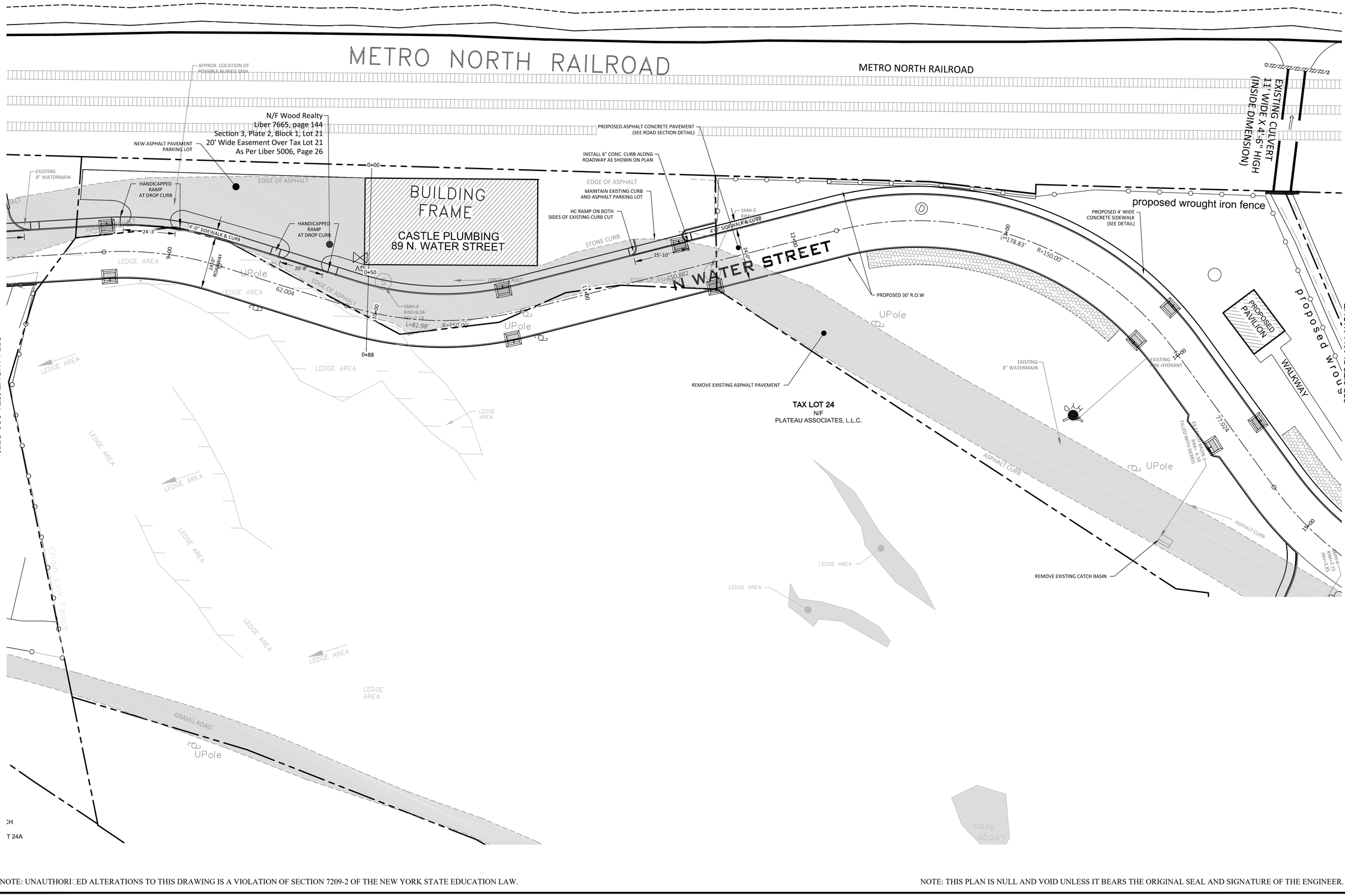
STATE OF NEW YORK
PAUL A. BERTÉ
071859
LICENSED PROFESSIONAL ENGINEER

OFF-SITE LAYOUT (STA 300-875)

PLATEAU ASSOCIATES
HIDDEN COVE ON THE HUDSON
36 N WATER STREET
VILLAGE OF OSSINING
NEW YORK

SHEET NO.
17 / 37



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REVISIONS
05.07.18
06.12.18

PETRUCCELLI ENGINEERING
600 NORTH BROADWAY, SUITE 215
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914.948.3629
PAUL BERTÉ, P.E.

STATE OF NEW YORK
PAUL A. BERTÉ
LICENSED PROFESSIONAL ENGINEER
071859

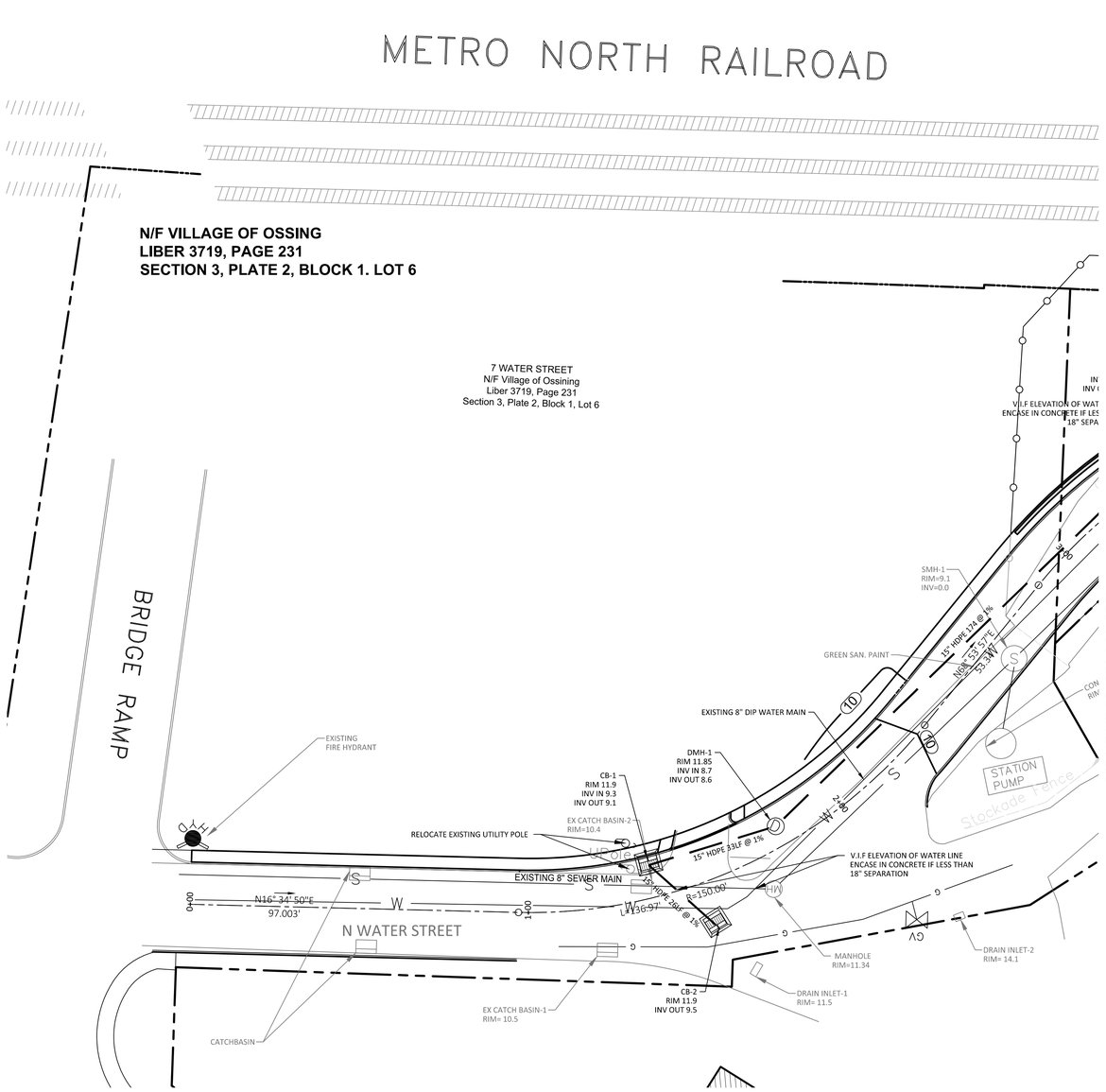
OFF-SITE LAYOUT (STA 875-1500)

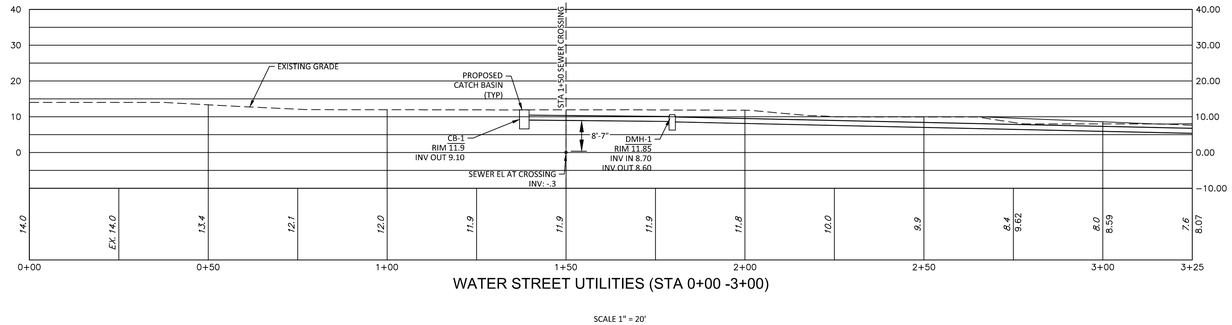
PLATEAU ASSOCIATES
HIDDEN COVE ON THE HUDSON
36 N WATER STREET
VILLAGE OF OSSINING NEW YORK

SHEET NO.
18 / 37

SHATTEMUC YACHT CLUB

UTILITY NOTES
1. ALL CATCH BASINS PROPOSED IN N. WATER STREET TO BE INSTALLED WITH FLAT GRATE. SEE FIELD INLET DETAIL.
2. STRUCTURES SHALL BE ANCHORED TO PREVENT FLOATATION, COLLAPSE OR LATERAL MOVEMENT DURING THE BASE FLOOD.
3. STRUCTURES SHALL BE CONSTRUCTED WITH MATERIALS AND UTILITY EQUIPMENT RESISTANT TO FLOOD DAMAGE.
4. CONSTRUCTION SHALL COMPLY WITH CHAPTER 141 OF THE VILLAGE CODE





WATER STREET UTILITIES (STA 0+00 -3+00)

SCALE 1" = 20'

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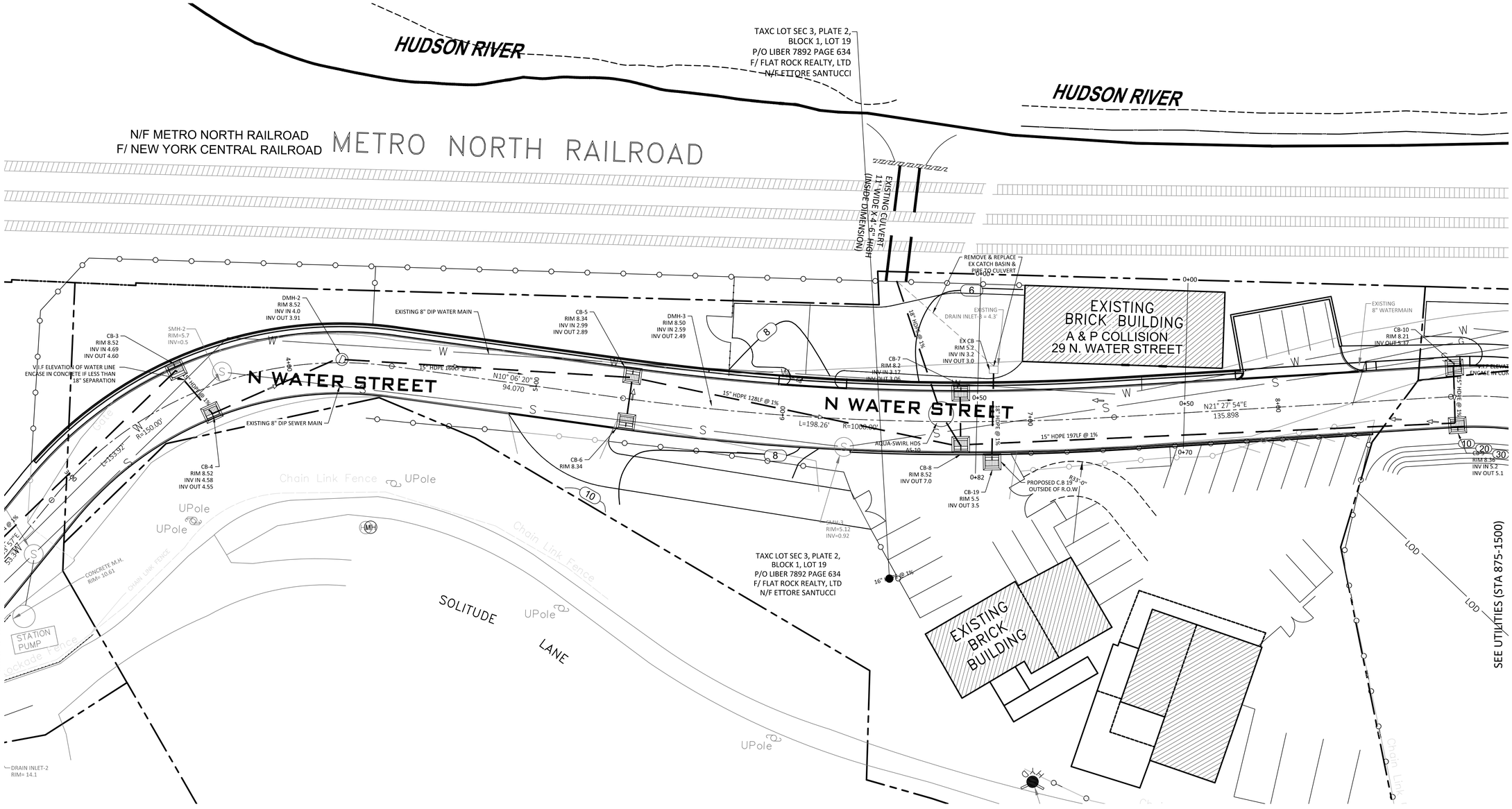
STATE OF NEW YORK · PAUL A. BERTÉ · 071859 · LICENSED PROFESSIONAL ENGINEER

OFF-SITE UTILITIES (STA 0-300)

PLATEAU ASSOCIATES
HIDDEN COVE ON THE HUDSON
36 N WATER STREET
VILLAGE OF OSSINING
NEW YORK

SHEET NO.
19 / 37



NOTE:
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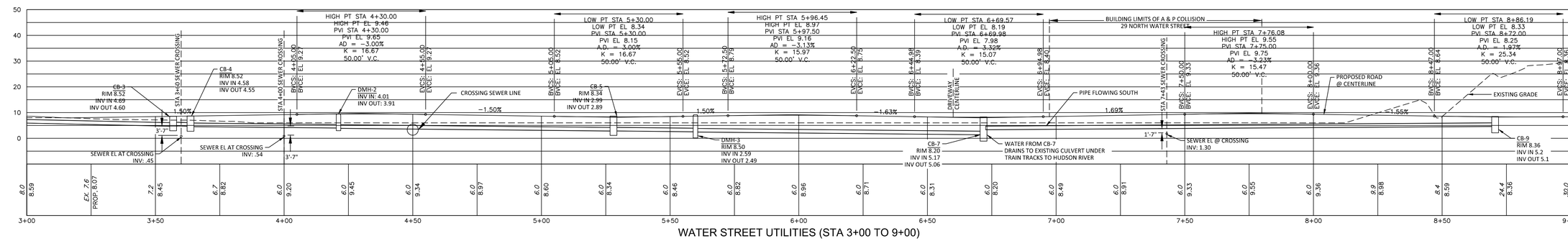
WITH FLAT GRATE. SEE FIELD INLET DETAIL.



WATER STREET UTILITIES (STA 3+00 TO 9+00)

SCALE 1" = 20'

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05.07.18 06.18.18	SCALE: 1" = 20' - 0'	CHECKED BY: P.B.

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PAUL BERTÉ, P.E.

STATE OF NEW YORK · PAUL A. BERTÉ · 071859 · LICENSED PROFESSIONAL ENGINEER

OFF-SITE UTILITIES (STA 300-875)

PLATEAU ASSOCIATES

HIDDEN COVE ON THE HUDSON

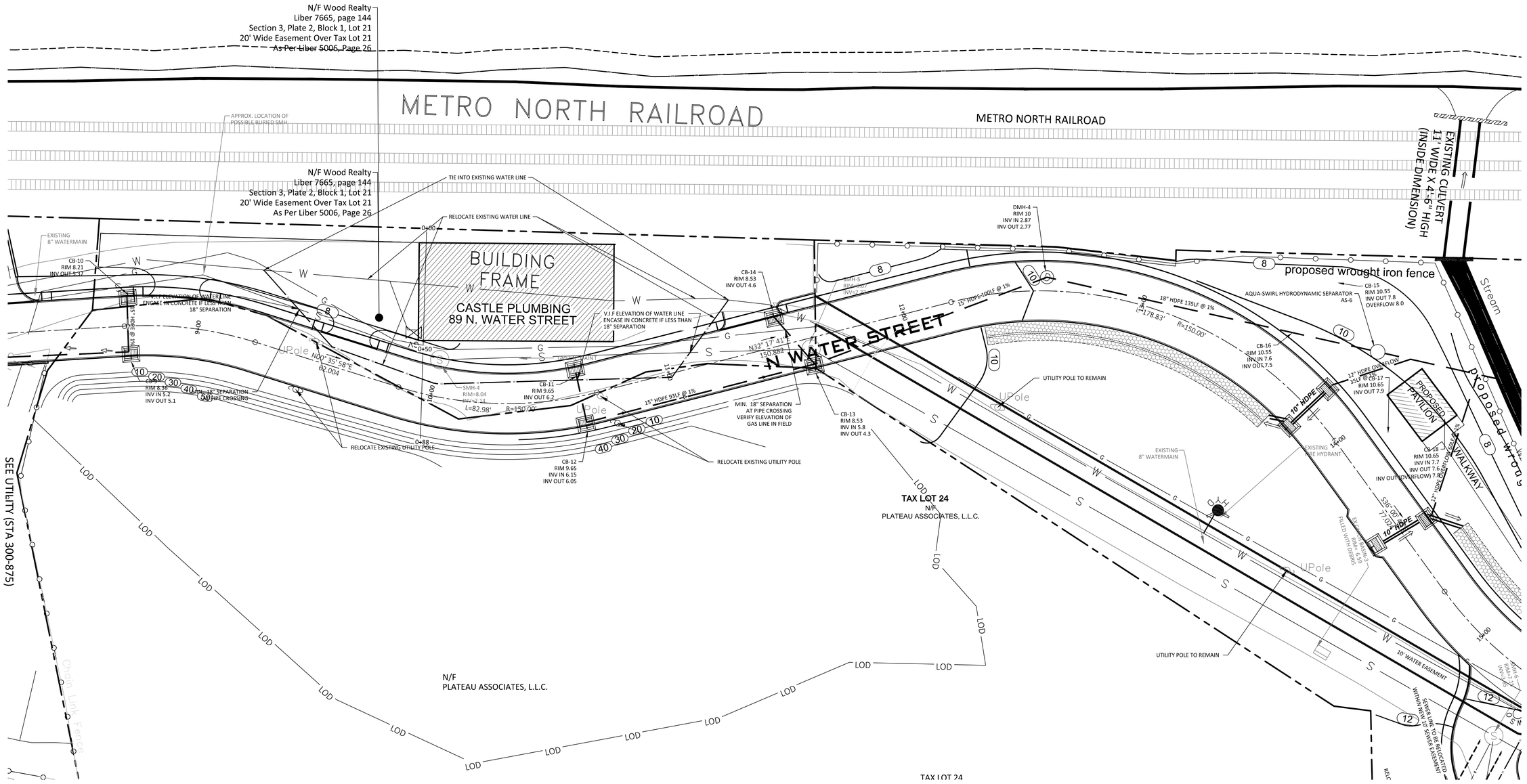
36 N WATER STREET

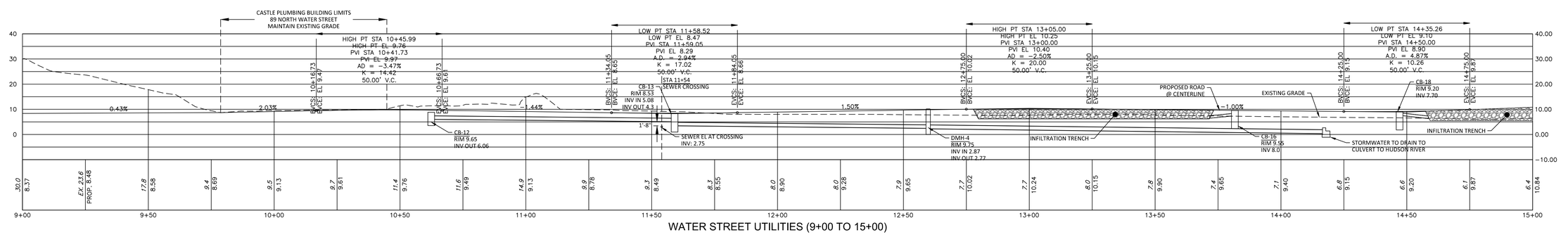
VILLAGE OF OSSINING NEW YORK

SHEET NO.

20 / 37

NOTE:
ALL CATCH BASINS PROPOSED IN N. WATER STREET TO BE INSTALLED WITH FLAT GRATE. SEE FIELD INLET DETAIL.





WATER STREET UTILITIES (9+00 TO 15+00)

SCALE 1" = 20'

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OFF-SITE UTILITIES (STA 875-1500)

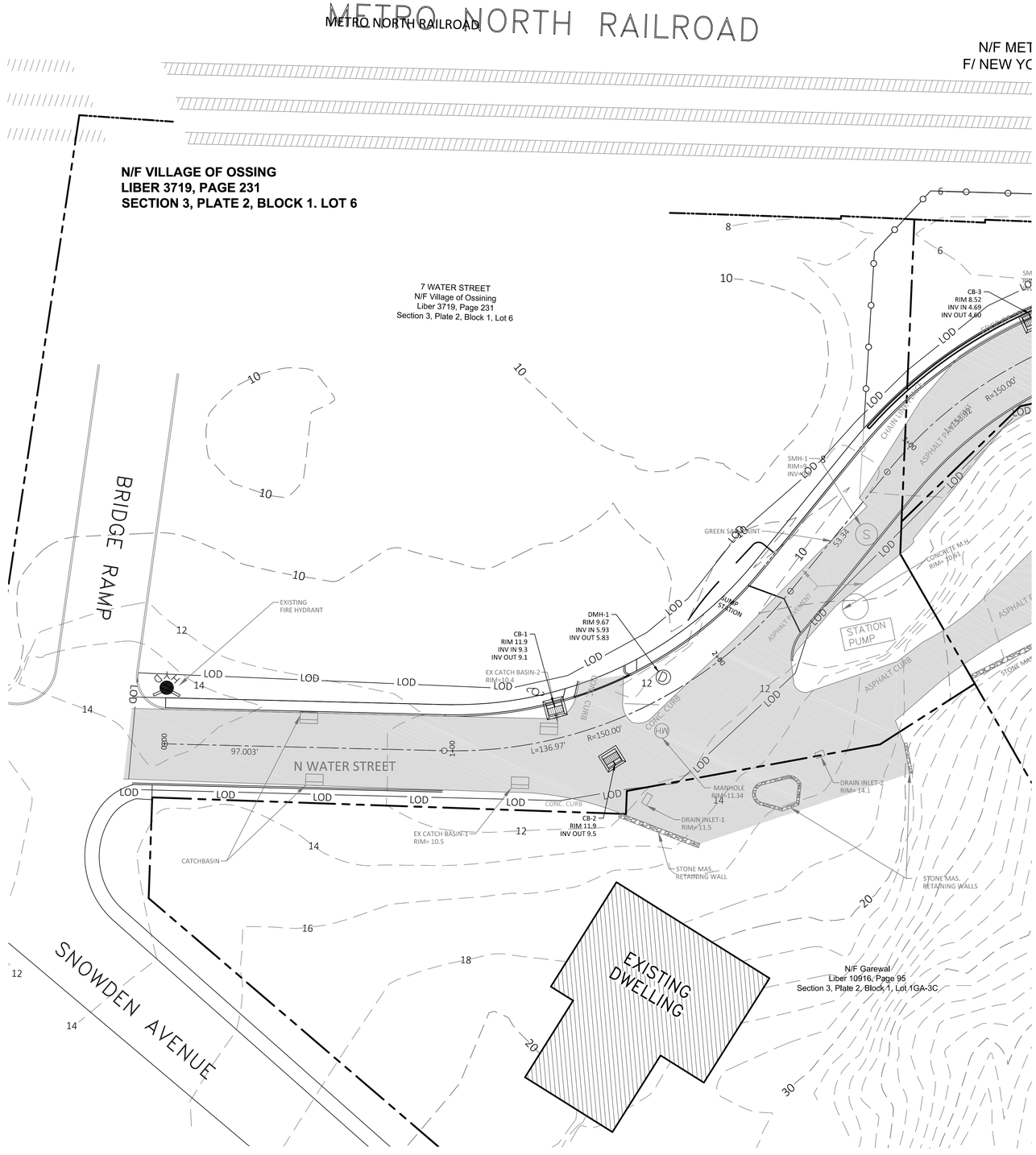
PLATEAU ASSOCIATES

HIDDEN COVE ON THE HUDSON
36 N WATER STREET

VILLAGE OF OSSINING NEW YORK

SHEET NO.
21 / 37

SHATTEMUC YACHT CLUB



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OFF-SITE GRADING (STA 0-300)

PLATEAU ASSOCIATES
HIDDEN COVE ON THE HUDSON
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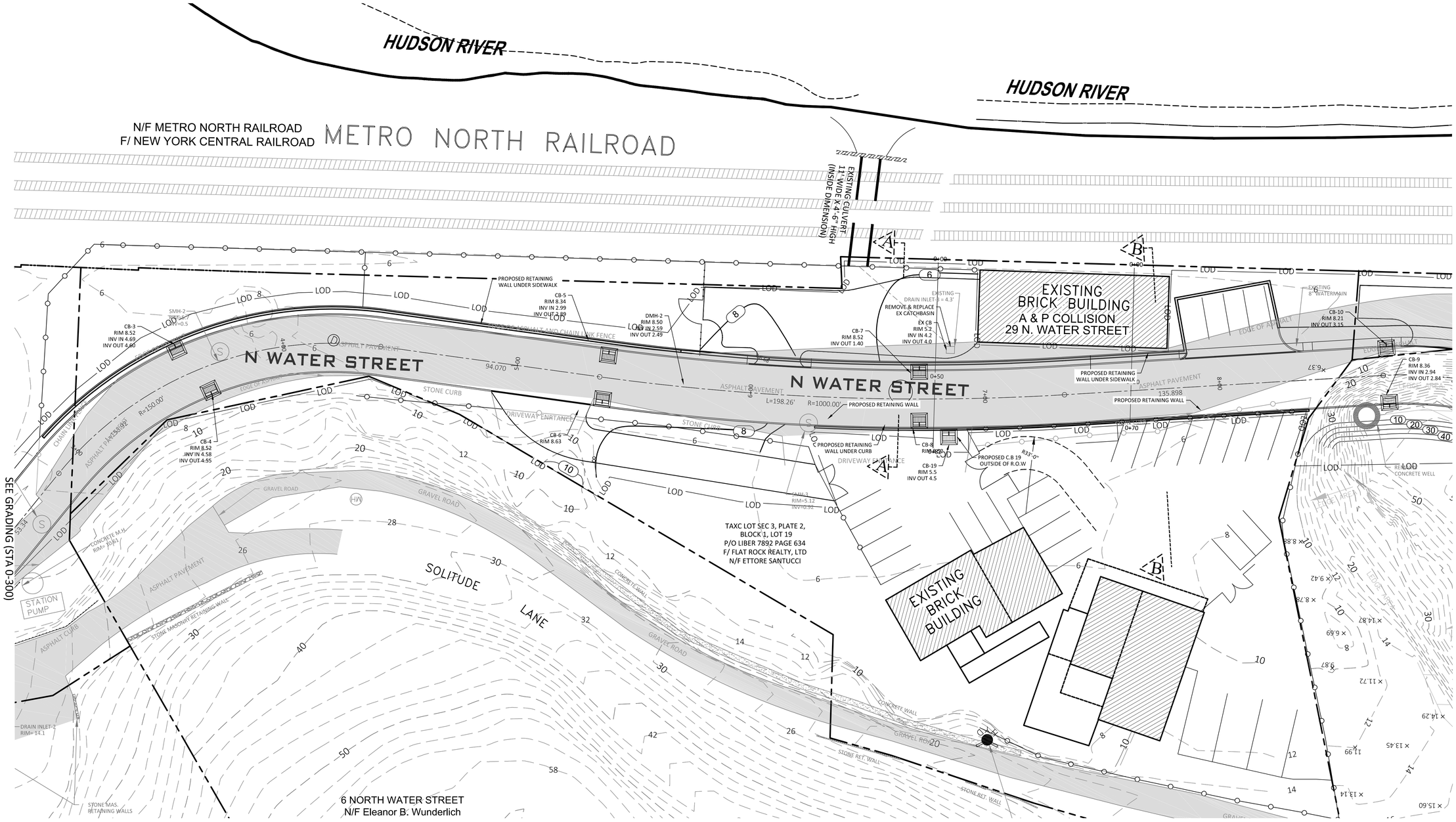
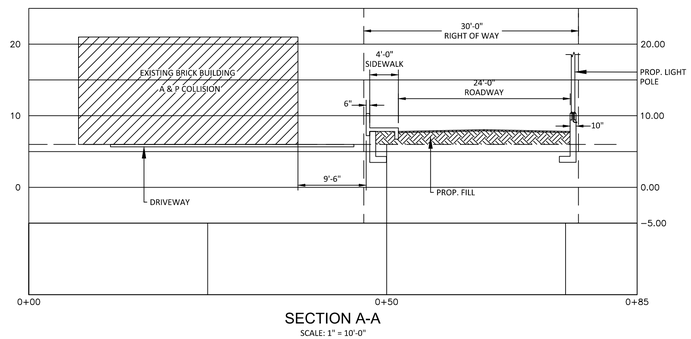
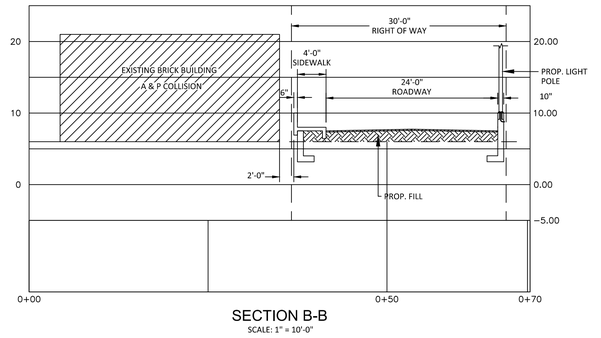
SHEET NO.
22 / 37





SECTION A-A
SCALE: 1" = 10'-0"



SECTION B-B
SCALE: 1" = 10'-0"

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06.18.18

PETRUCCELLI ENGINEERING
600 NORTH BROADWAY, SUITE 215
WHITE PLAINS, NEW YORK 10603
914.948.3629
PAUL BERTÉ, P.E.

STATE OF NEW YORK
PAUL A. BERTÉ
071859
LICENSED PROFESSIONAL ENGINEER

OFF-SITE GRADING (STA 300-875)

PLATEAU ASSOCIATES

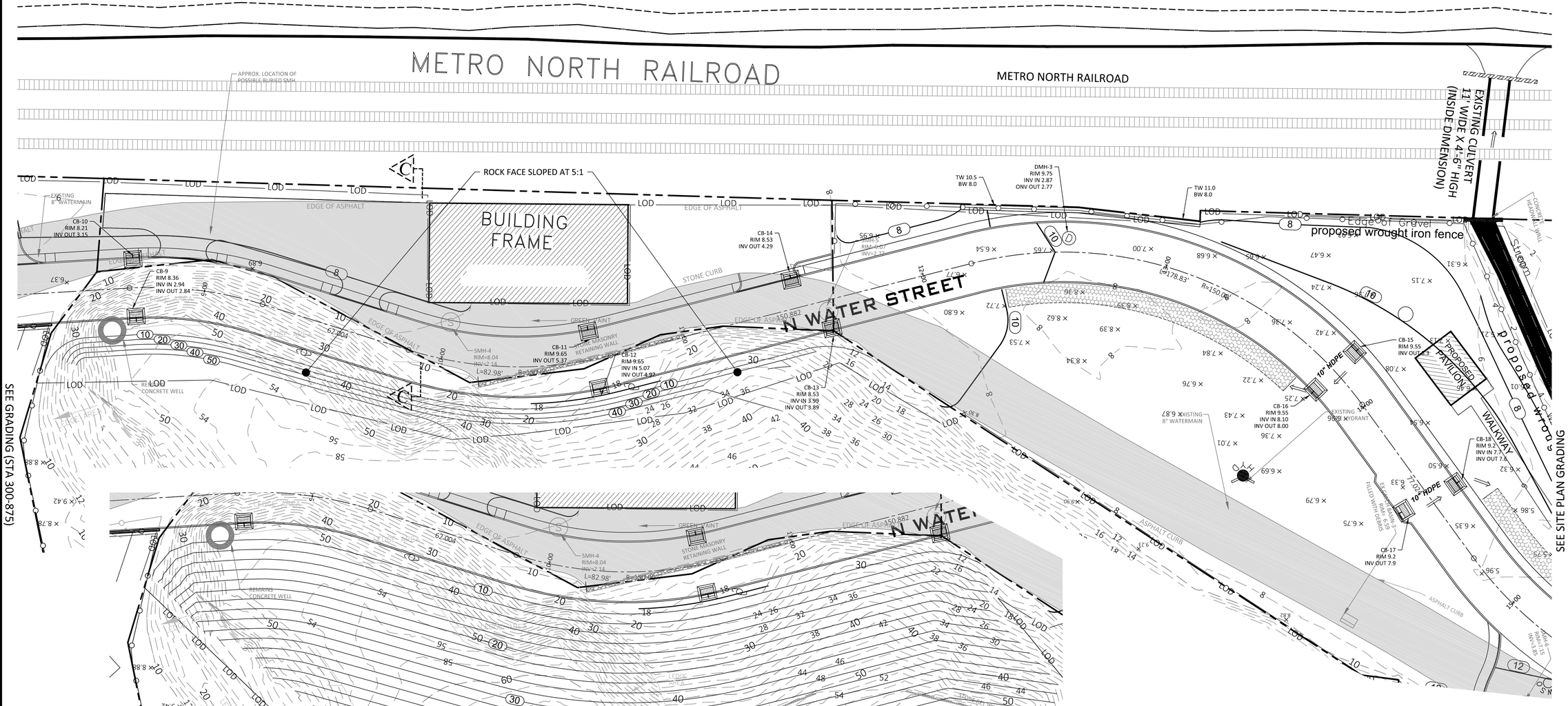
HIDDEN COVE ON THE HUDSON

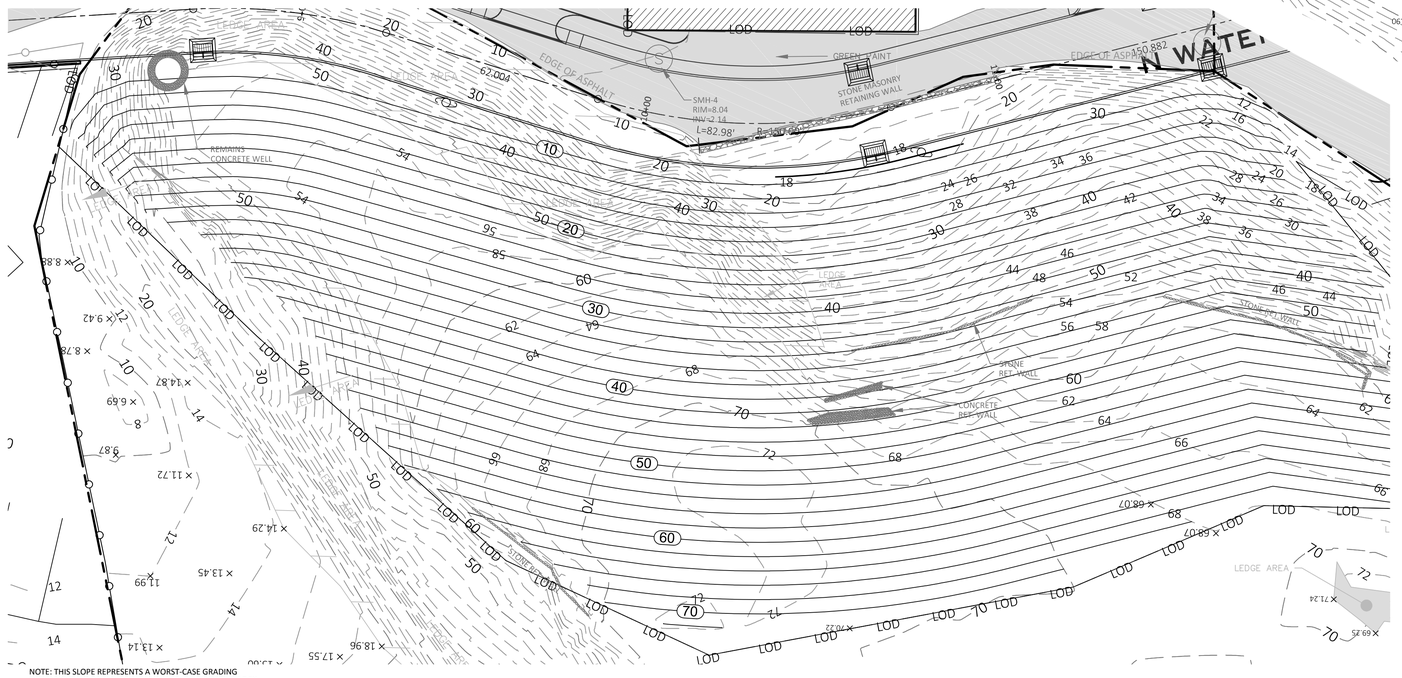
36 N WATER STREET

VILLAGE OF OSSINING

NEW YORK

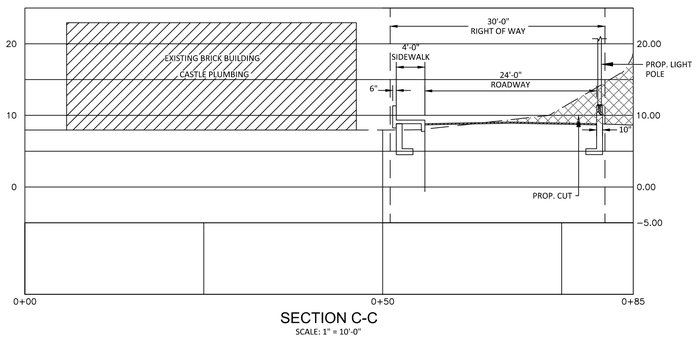
SHEET NO.
23 / 37





NOTE: THIS SLOPE REPRESENTS A WORST-CASE GRADING SCENARIO THAT COULD OCCUR IF THE STABILITY OF THE ROCK AT THIS LOCATION IS NOT SUFFICIENT TO CREATE A ROCK FACE (AS PROPOSED IN THE SCENARIO AT THE TOP OF THE SHEET).

ALTERNATE SLOPE
1" = 20' - 0"



SECTION C-C
SCALE: 1" = 10'-0"

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DATE:	04.09.18
SCALE:	1" = 20' - 0'
DRAWN BY:	SB
CHECKED BY:	P.B.

REVISIONS
05.07.18
06.18.18

PETRUCCELLI ENGINEERING
600 NORTH BROADWAY, SUITE 215
WHITE PLAINS, NEW YORK 10603
9 1 4 . 9 4 8 . 3 6 2 9
PAUL BERTÉ, P.E.

STATE OF NEW YORK
PAUL A. BERTÉ
071859
LICENSED PROFESSIONAL ENGINEER

OFF-SITE GRADING (STA 875-1500)

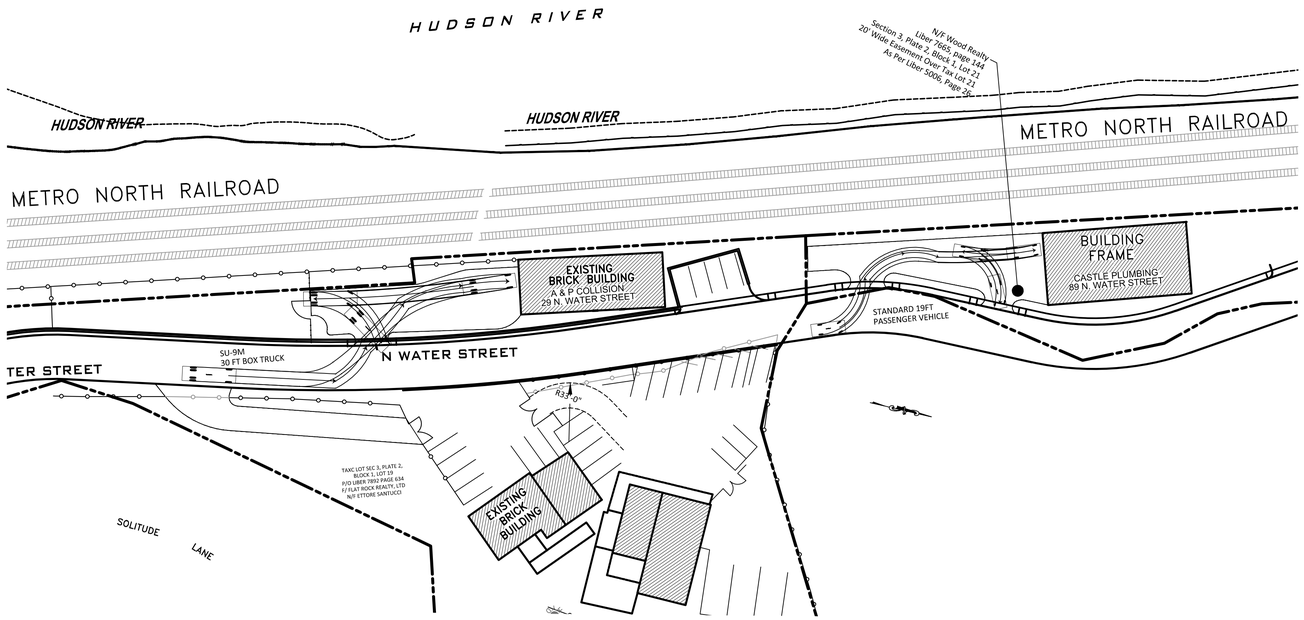
PLATEAU ASSOCIATES

HIDDEN COVE ON THE HUDSON

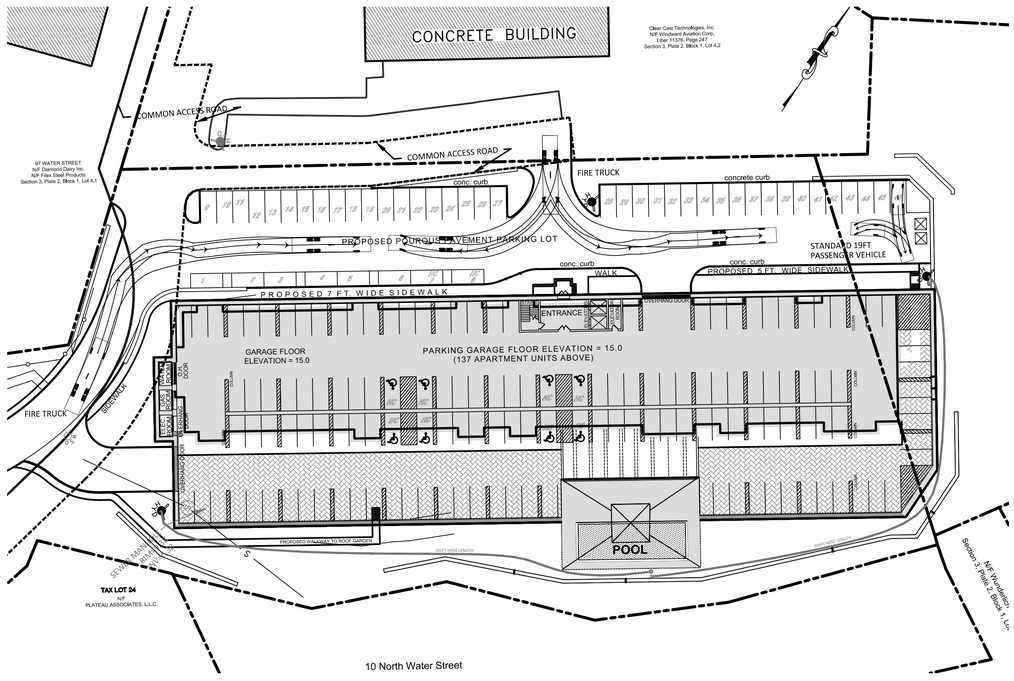
36 N WATER STREET

VILLAGE OF OSSINING NEW YORK

SHEET NO.
24 / 37



TURNING MOVEMENT FOR EXISTING BUILDINGS
SCALE 1" = 40'



10 North Water Street

TURNING MOVEMENT FOR PROPOSED BUILDING
SCALE 1" = 40'

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REVISIONS
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DRAWN BY: SB
CHECKED BY: P.B.

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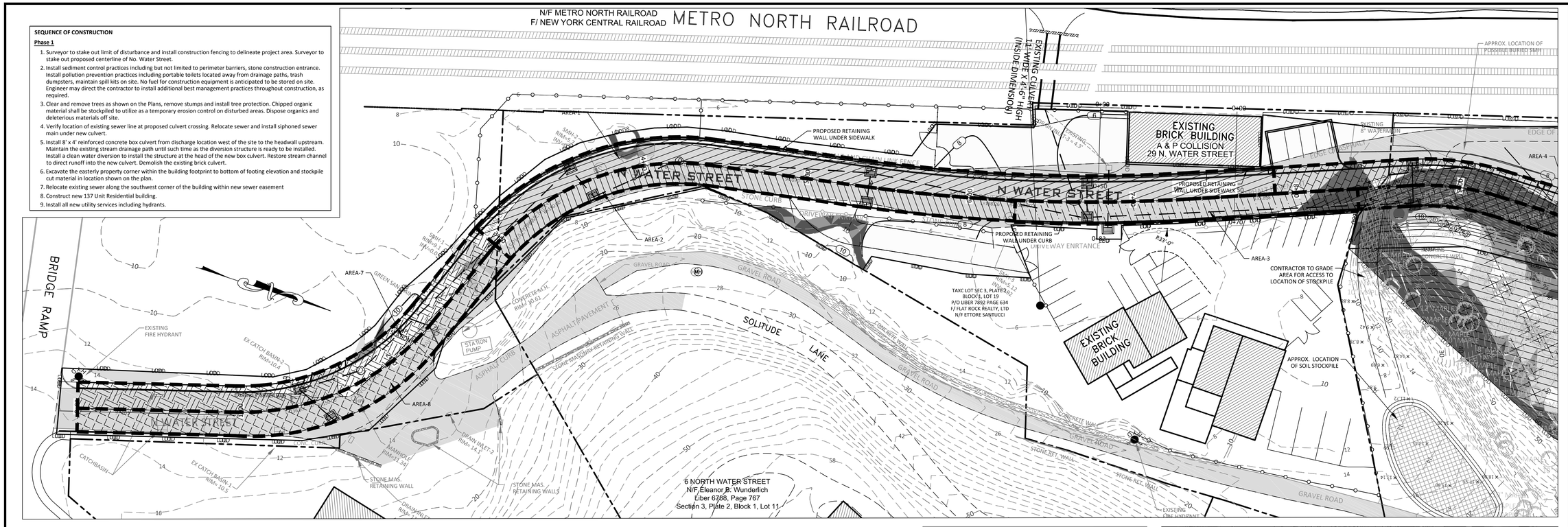
TURNING MOVEMENT
FOR
HIDDEN COVE ON THE HUDSON
36 NORTH WATER STREET
VILLAGE OF OSSINING NEW YORK

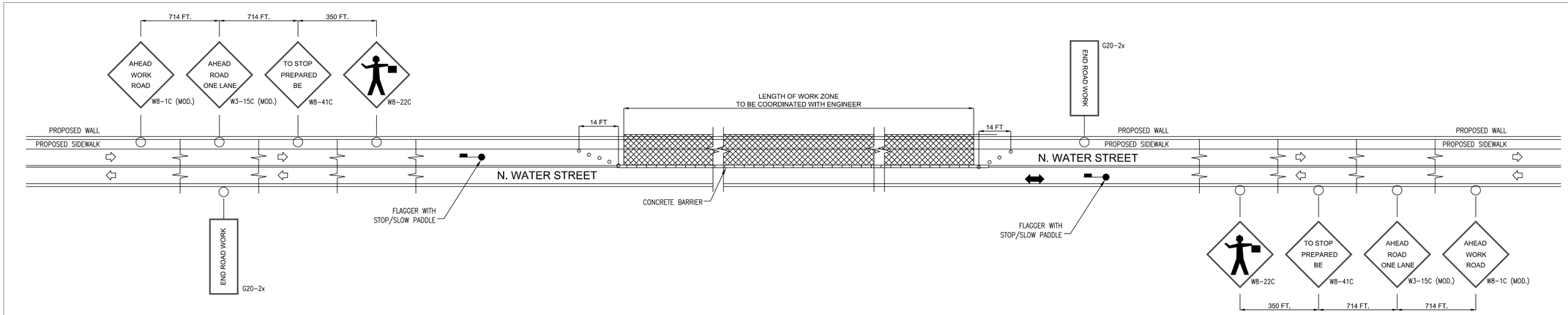
SHEET NO.
25 / 37

SEQUENCE OF CONSTRUCTION

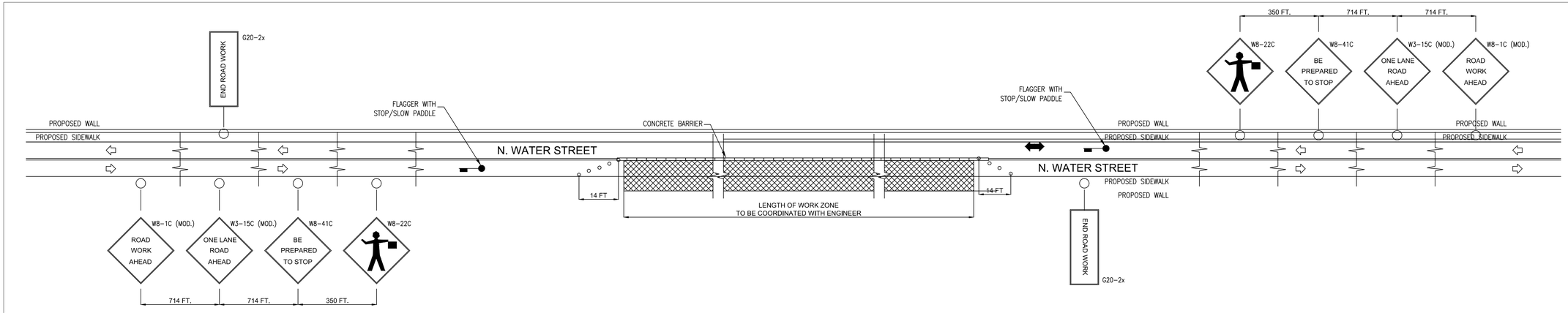
Phase 1

1. Surveyor to stake out limit of disturbance and install construction fencing to delineate project area. Surveyor to stake out proposed centerline of No. Water Street.
2. Install sediment control practices including but not limited to perimeter barriers, stone construction entrance. Install pollution prevention practices including portable toilets located away from drainage paths, trash dumpsters, maintain spill kits on site. No fuel for construction equipment is anticipated to be stored on site. Engineer may direct the contractor to install additional best management practices throughout construction, as required.
3. Clear and remove trees as shown on the Plans, remove stumps and install tree protection. Chipped organic material shall be stockpiled to utilize as a temporary erosion control on disturbed areas. Dispose organics and deleterious materials off site.
4. Verify location of existing sewer line at proposed culvert crossing. Relocate sewer and install siphoned sewer main under new culvert.
5. Install 8' x 4' reinforced concrete box culvert from discharge location west of the site to the headwall upstream. Maintain the existing stream drainage path until such time as the diversion structure is ready to be installed. Install a clean water diversion to install the structure at the head of the new box culvert. Restore stream channel to direct runoff into the new culvert. Demolish the existing brick culvert.
6. Excavate the easterly property corner within the building footprint to bottom of footing elevation and stockpile cut material in location shown on the plan.
7. Relocate existing sewer along the southwest corner of the building within new sewer easement
8. Construct new 137 Unit Residential building.
9. Install all new utility services including hydrants.


N/F METRO NORTH RAILROAD
F/ NEW YORK CENTRAL RAILROAD
METRO NORTH RAILROAD
EXISTING CULVERT 11' WIDE X 4'-6" HIGH (INSIDE DIMENSION)
APPROX. LOCATION OF POSSIBLE BURIED SMH
EXISTING BRICK BUILDING
A & P COLLISION
29 N. WATER STREET
N WATER STREET
PROPOSED RETAINING WALL UNDER SIDEWALK
PROPOSED RETAINING WALL UNDER CURB
DRIVEWAY ENRTANCE
EXISTING 8" WATERMAIN
EDGE OF ASPHALT
AREA-1
AREA-2
AREA-3
AREA-4
AREA-7
AREA-8
BRIDGE RAMP
EXISTING FIRE HYDRANT
STATION PUMP
ASPHALT CURB
ASPHALT PAVEMENT
GRAVEL ROAD
SOLITUDE LANE
CONCRETE WALL
STONE RET. WALL
STONE MAS. RETAINING WALL
STONE MAS. RETAINING WALLS
CATCHBASIN
EX CATCH BASIN-1
EX CATCH BASIN-2
DRAIN MAT-2
MANHOLE
DRAINAGE INLET
CONCRETE M.H.
SMH-1
SMH-2
SMH-3
SMH-4
SMH-5
TAXC LOT SEC 3, PLATE2, BLOCK 1, LOT 19
P/O LIBER 7892 PAGE 634
F/ FLAT ROCK REALTY, LTD
N/F ETTORE SANTUCCI
CONTRACTOR TO GRADE AREA FOR ACCESS TO LOCATION OF STOCKPILE
APPROX. LOCATION OF SOIL STOCKPILE
EXISTING BRICK BUILDING
6 NORTH WATER STREET
N/F Eleanor B. Wunderlich
Liber 6788, Page 767
Section 3, Plate 2, Block 1, Lot 11
EXISTING CONC. RETAINING WALL
EXISTING 12" TRI TREE
EXISTING 8" TREE
EXISTING 18" MAPLE
EXISTING 26" MAPLE
EXISTING 20" OAK
EXISTING 12" OAK
EXISTING 12" MAPLE
EXISTING 10" MAPLE
EXISTING 8" MAPLE
EXISTING 14" MAPLE
EXISTING 16" MAPLE
EXISTING 24" MAPLE
EXISTING 30" MAPLE
EXISTING 36" TREE
EXISTING 42" TREE
EXISTING 48" TREE
EXISTING 54" TREE
EXISTING 60" TREE
EXISTING 66" TREE
EXISTING 72" TREE
EXISTING 78" TREE
EXISTING 84" TREE
EXISTING 90" TREE
EXISTING 96" TREE
EXISTING 102" TREE
EXISTING 108" TREE
EXISTING



MAINTENANCE AND PROTECTION OF TRAFFIC - PHASE-1



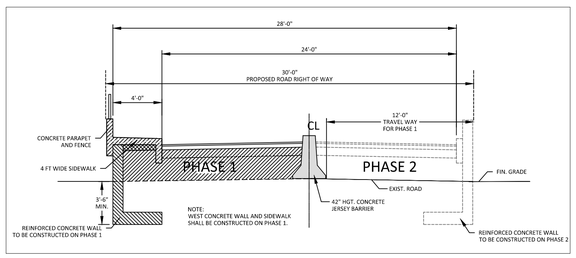
MAINTENANCE AND PROTECTION OF TRAFFIC - PHASE-2

LEGEND

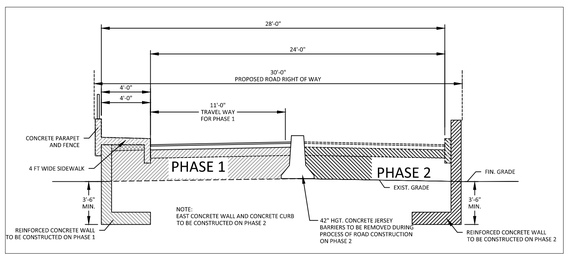
●—▬	FLAGGER WITH STOP/SLOW PADDLE
○	CONE
⇦⇨	EXISTING TRAFFIC DIRECTION
⬌	FLAGGER CONTROLLED TWO-WAY TRAFFIC
⊖	CONSTRUCTION SIGNS

SIGNAGE SET A 85□ PERCENTILE = 49 MPH

SPECIAL NOTE:
ALL FLAGGERS MUST USE RADIOS TO COMMUNICATE EACH OTHER WHILE DIRECTING TRAFFIC



ROAD CONSTRUCTION DETAIL-1
PHASE-1



ROAD CONSTRUCTION DETAIL-2
PHASE-2

MAINTENANCE AND PROTECTION OF TRAFFIC NOTES:

1. ALL MAINTENANCE AND PROTECTION OF TRAFFIC WORK SHALL CONFORM TO THE NEW YORK STATE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, AND THE NYSDOT STANDARD SPECIFICATIONS, SECTION 619, EXCEPT AS MODIFIED IN THE PLANS.
2. IF AT ANY TIME, IN THE OPINION OF THE ENGINEER, CONDITIONS SHALL WARRANT MODIFICATIONS TO THE SCHEMES SHOWN ON THIS MAINTENANCE AND PROTECTION OF TRAFFIC DRAWING, THE CONTRACTOR SHALL PERFORM THE MODIFICATIONS INCLUDING RE-OPENING OF ANY LANE CLOSURES ON AN EMERGENCY BASIS A.O.B.E.
3. CONSTRUCTION SIGNS SHALL BE POSTED ONLY WHILE WORK IS IN PROGRESS. CONSTRUCTION SIGNS HAVING CENTER HINGED SIGN PANELS OR HAVING FOLDING PORTABLE SIGN SUPPORTS SHALL BE FOLDED DOWN WHEN THE WORK THEY PERTAIN TO IS NOT IN PROGRESS. OTHER CONSTRUCTION SIGNS WHICH CANNOT BE FOLDED DOWN SHALL BE REMOVED OR COVERED. THE COVERING OF SIGNS SHALL CONFORM TO THE REQUIREMENTS OF SECTIONS 645-2.02 AND 645-3.17 OF THE NYSDOT STANDARD SPECIFICATIONS.
4. ALL CONSTRUCTION SIGNS SHALL HAVE AN ORANGE BACKGROUND AND BLACK LETTERS AND BORDERS (REFLECTORIZED IF USED AT NIGHT). CORNERS OF SIGNS SHALL NOT BE CUT. THE CONTRACTOR SHALL IDENTIFY ALL CONSTRUCTION SIGNS WITH CONTRACTOR'S NAME WRITTEN AT THE BACK OF THE SIGN. THE LETTERS SHALL BE 75 mm HIGH.
5. THE BOTTOM OF THE TEMPORARY CONSTRUCTION SIGNS SHALL BE A MINIMUM OF 2.1 m ABOVE THE TRAVEL PAVEMENT AND THE EDGES OF SIGNS A MINIMUM OF 0.6 m CLEAR OF THE TRAVEL LANE, A.O.B.E. IF THE 0.6 m HORIZONTAL CLEARANCE CANNOT BE MET, THE CONTRACTOR MAY USE THE EQUIVALENT RECTANGULAR SIGN, IF APPROVED BY THE E.I.C. IF THE 0.6 m HORIZONTAL CLEARANCE CANNOT BE MET USING RECTANGULAR SIGN, THE SIGN SHALL BE MOUNTED SUCH THAT THE BOTTOM EDGE IS A MINIMUM OF 4 m ABOVE THE TRAVEL PAVEMENT. UNDER NO CIRCUMSTANCES WILL THE CLIPPING OF SIGNS OR USAGE OF PREVIOUSLY CLIPPED SIGNS BE ALLOWED.
6. WARNING SIGNS SHALL BE LOCATED TO PROVIDE ADEQUATE VISIBILITY DISTANCE TO DRIVERS. THEY SHALL NOT BE BLOCKED BY FOLIAGE, ROADWAY FEATURES, OR OTHER SIGNS AND TRAFFIC CONTROL DEVICES. NO STATIONARY MOUNTING OF CONSTRUCTION SIGNS SHALL BE PERMITTED ON UTILITY POLES OR OTHER ROADSIDE ELEMENTS.
7. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FURNISH, INSTALL, MAINTAIN AND REMOVE ALL SIGNS AND TRAFFIC CONTROL SAFETY DEVICES.
8. EXISTING GUIDE, WARNING AND REGULATORY SIGN MESSAGES THAT ARE RENDERED INAPPLICABLE BY CONSTRUCTION ACTIVITIES SHALL BE COVERED FOR THE DURATION OF WORK IN PROGRESS.
9. THE CONTRACTOR SHALL BE REQUIRED TO PERFORM MAINTENANCE CLEANING OF THE PAVEMENT AND SHOULDER AREAS WITHIN THE CONTRACT LIMITS WHEN ORDERED BY THE ENGINEER. MAINTENANCE CLEANING SHALL MEAN THE REMOVAL OF DEBRIS FROM ANY SOURCE WHICH IN THE OPINION OF THE ENGINEER IMPEDES FLOW OF TRAFFIC OR STORM WATER. THIS REQUIREMENT SHALL NOT BE CONSTRUED TO CHANGE THE PROVISIONS OF ARTICLE 619-1.02K SNOW AND ICE CONTROL OF NYSDOT STANDARD SPECIFICATIONS.
10. TRAVEL LANES SHALL BE SWEPT CLEAN BY THE CONTRACTOR BEFORE THEY ARE RE-OPENED TO TRAFFIC. ALL PAVEMENT LANE MARKINGS SHALL BE MAINTAINED AND RESTORED AFTER COMPLETION OF WORK.
11. TO ENSURE A SAFE TRAFFIC FLOW AT ALL TIMES, STORAGE OF MATERIALS AND EQUIPMENT INCLUDING EMPLOYEES' CARS SHALL NOT BE PERMITTED WITHIN THE TRAVELED WAY OF THE HIGHWAY. STORAGE AREAS SHALL BE SEPARATED FROM THE TRAVELED WAY BY A CLEAR SPACE OF 9.0 m MINIMUM WIDTH, UNLESS SUCH STORAGE IS PLACED BEHIND TEMPORARY CONCRETE BARRIER OR OTHER PERMANENT ROADSIDE BARRIER INSTALLATION.
12. THE MAINTENANCE AND PROTECTION OF TRAFFIC SCHEMES SHOWN IN THE PLAN ARE TO PROTECT THE TRAVELING PUBLIC. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT THE WORKERS AND TO PROVIDE THEM WITH SAFE ACCESS TO WORK SITES.
13. THE CONTRACTORS SHALL PROVIDE A FLAGGER WITH APPROPRIATE SIGNING WHENEVER OPERATIONS INTERFERE WITH TRAFFIC. EXAMPLES INCLUDE, BUT ARE NOT LIMITED TO DELIVERY/REMOVAL OF MATERIALS, LIFTING OPERATIONS AND OTHER ACTIVITIES A.O.B.E.
14. THE SOLE DUTY OF A FLAGGER SHALL BE TO DIRECT TRAFFIC PROPERLY AT ALL TIMES. FLAGGERS SHALL NOT BE USED TO MOVE TEMPORARY SIGNS OR ASSIST IN OTHER WORK. REQUIREMENTS OF THE NYS MUTCD FOR HAND SIGNALING DEVICES SHALL BE MET. STOP/SLOW PADDLES SHALL BE USED RATHER THAN FLAGS FOR MOST LONG TERM FLAGGING OPERATIONS. STANDARD SIGNALING PROCEDURES SHALL BE FOLLOWED AS PER NYS MUTCD AND FEDERAL MUTCD. CLEAN WELL-FITTING ORANGE VESTS AND HARD HATS SHALL BE WORN BY FLAGGERS. FLAGGING STATIONS SHALL BE LOCATED TO PROVIDE ADEQUATE SIGHT DISTANCE AND VISIBILITY, ADEQUATE ESCAPE PATH SHALL BE PROVIDED TO THE EXTENT POSSIBLE FOR THE SAFETY OF FLAGGERS AND FOR THE SAFE RECOVERY OF DRIVERS WHO FAIL TO RESPOND TO FLAGGER DIRECTIONS. ANY FLAGGING DEFICIENCIES SHALL BE CORRECTED IMMEDIATELY, OR THE CONTRACTOR SHALL BE REQUIRED TO SHUT DOWN HIS OPERATIONS UNTIL A COMPETENT FLAGGER IS OBTAINED.
15. FOR WORK ZONE SPEED REDUCTIONS IMPLEMENTED DURING CONSTRUCTION, IT SHALL BE THE RESPONSIBILITY OF THE REGIONAL CONSTRUCTION GROUP TO SELECT AN APPROPRIATE REDUCED SPEED THROUGHOUT THE WORK ZONE REVIEW AND APPROVAL BY THE REGIONAL CONSTRUCTION ENGINEER AND THE TRAFFIC ENGINEER IS REQUIRED. THE DESIGN ENGINEER SHALL ALSO BE CONSULTED.
16. PERMISSIBLE LANE CLOSING HOURS ARE AS FOLLOWS:

    1 – NO TRAVEL LANE CLOSURE DURING THE FOLLOWING HOURS:
    A.M. 6:30 TO 9:30
    P.M. 3:30 TO 6:30

    2 – ALL LANE CLOSURE AND TRAFFIC CONTROL MUST CONFORM TO NYSDOT MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)
17. AT THE END OF EACH WORK DAY, THE CONTRACTOR SHALL OPEN ALL LANES TO TRAFFIC. THE WORK AREA SHALL BE PROTECTED BY STEEL PLATES AND/OR TEMPORARY PAVEMENT OVER THE TRENCHES. ALL SIGNS SHALL BE COVERED DURING THE PERIOD OF NON-WORK IN THAT AREA.

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DATE: 04.09.18
SCALE:
DRAWN BY: SB
CHECKED BY: P.B.

REVISIONS
06.18.18

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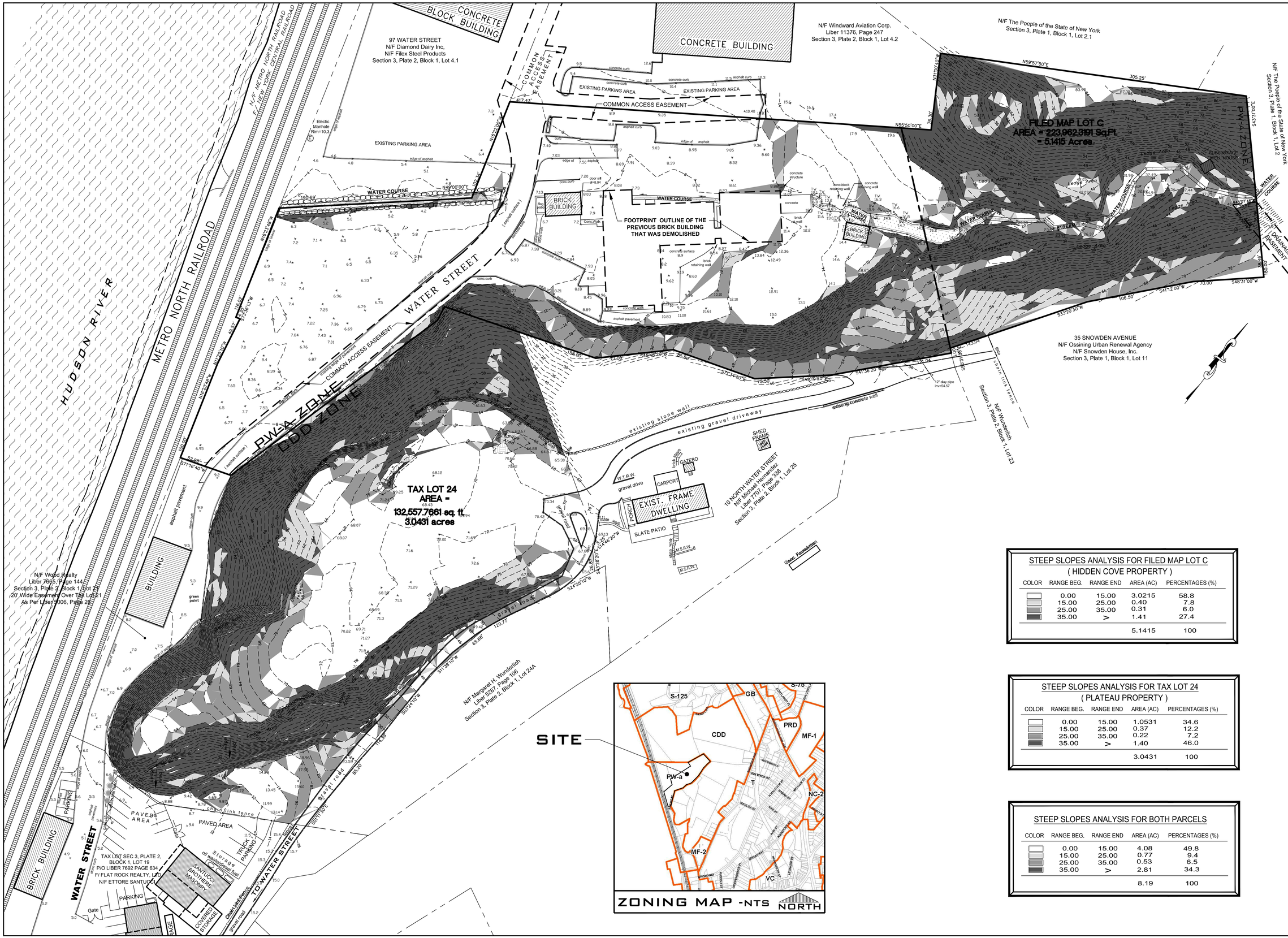
STATE OF NEW YORK
PAUL A. BERTÉ
071859
LICENSED PROFESSIONAL ENGINEER

MAINTENANCE & PROTECTION OF TRAFFIC
PLATEAU ASSOCIATES
HIDDEN COVE ON THE HUDSON
36 N WATER STREET
VILLAGE OF OSSINING
NEW YORK

SHEET NO.
27 / 37



STEEP SLOPES ANALYSIS FOR FILED MAP LOT C (HIDDEN COVE PROPERTY)				
COLOR	RANGE BEG.	RANGE END	AREA (AC)	PERCENTAGES (%)
	0.00	15.00	3.0215	58.8
	15.00	25.00	0.40	7.8
	25.00	35.00	0.31	6.0
	35.00	>	1.41	27.4
			5.1415	100

STEEP SLOPES ANALYSIS FOR TAX LOT 24 (PLATEAU PROPERTY)				
COLOR	RANGE BEG.	RANGE END	AREA (AC)	PERCENTAGES (%)
	0.00	15.00	1.0531	34.6
	15.00	25.00	0.37	12.2
	25.00	35.00	0.22	7.2
	35.00	>	1.40	46.0
			3.0431	100

STEEP SLOPES ANALYSIS FOR BOTH PARCELS				
COLOR	RANGE BEG.	RANGE END	AREA (AC)	PERCENTAGES (%)
	0.00	15.00	4.08	49.8
	15.00	25.00	0.77	9.4
	25.00	35.00	0.53	6.5
	35.00	>	2.81	34.3
			8.19	100

JOB NO. 2001
DATE: 04.09.18
SCALE: AS NOTED
DRAWN BY: KMM
CHECKED BY: P.B.

REVISIONS
02.09.07 02.13.17
11.21.07 03.31.17
09.11.08 06.24.17
10.17.12 06.18.18
11.20.12
03.25.13
07.10.13

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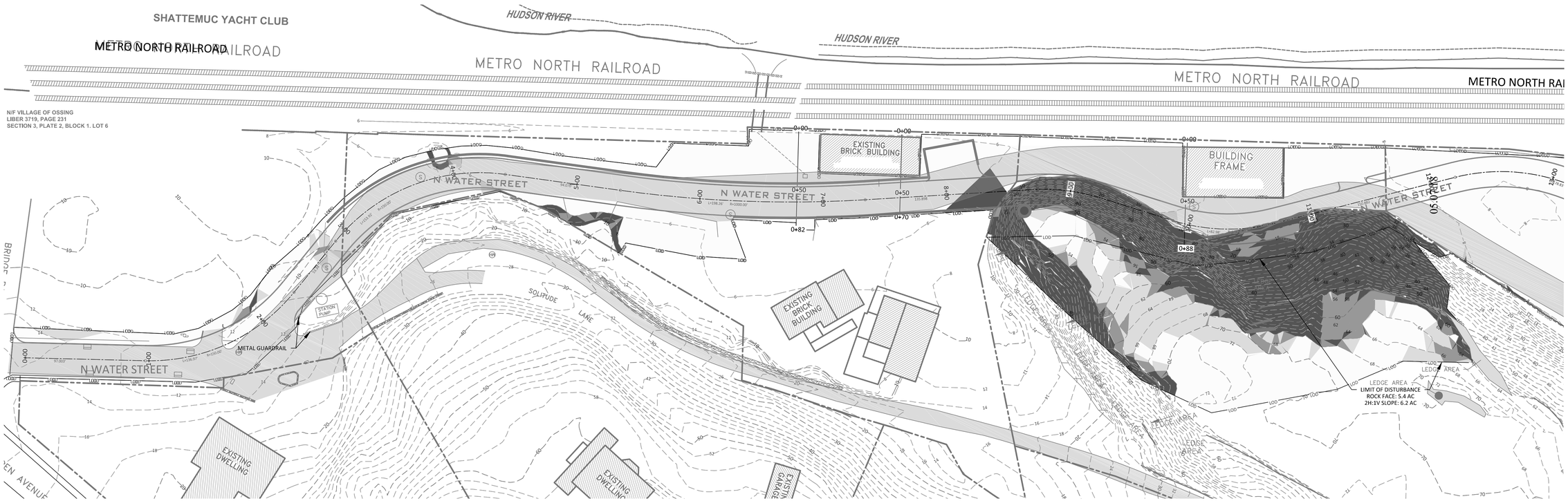
STATE OF NEW YORK · PAUL A. BERTE · 071859 · LICENSED PROFESSIONAL ENGINEER

EXISTING SLOPES MAP
PLATEAU ASSOCIATES
HIDDEN COVE ON THE HUDSON
36 NORTH WATER STREET
VILLAGE OF OSSINING
NEW YORK

SHEET NO.
28 / 35



ROCK SLOPE LIMIT OF DISTURBANCE

Slopes Table				
Number	Min Slope	Max Slope	Color	Area (SqFt)
1	0.00%	15.00%		175877.72
2	15.00%	25.00%		13599.82
3	25.00%	35.00%		8136.86
4	35.00%	3000.00%		36436.69

2H:1V SLOPE LIMIT OF DISTURBANCE

Slopes Table				
Number	Min Slope	Max Slope	Color	Area (SqFt)
1	0.00%	15.00%		186204.95
2	15.00%	25.00%		19822.71
3	25.00%	35.00%		11532.49
4	25.00%	10000.00%		51438.34

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071559
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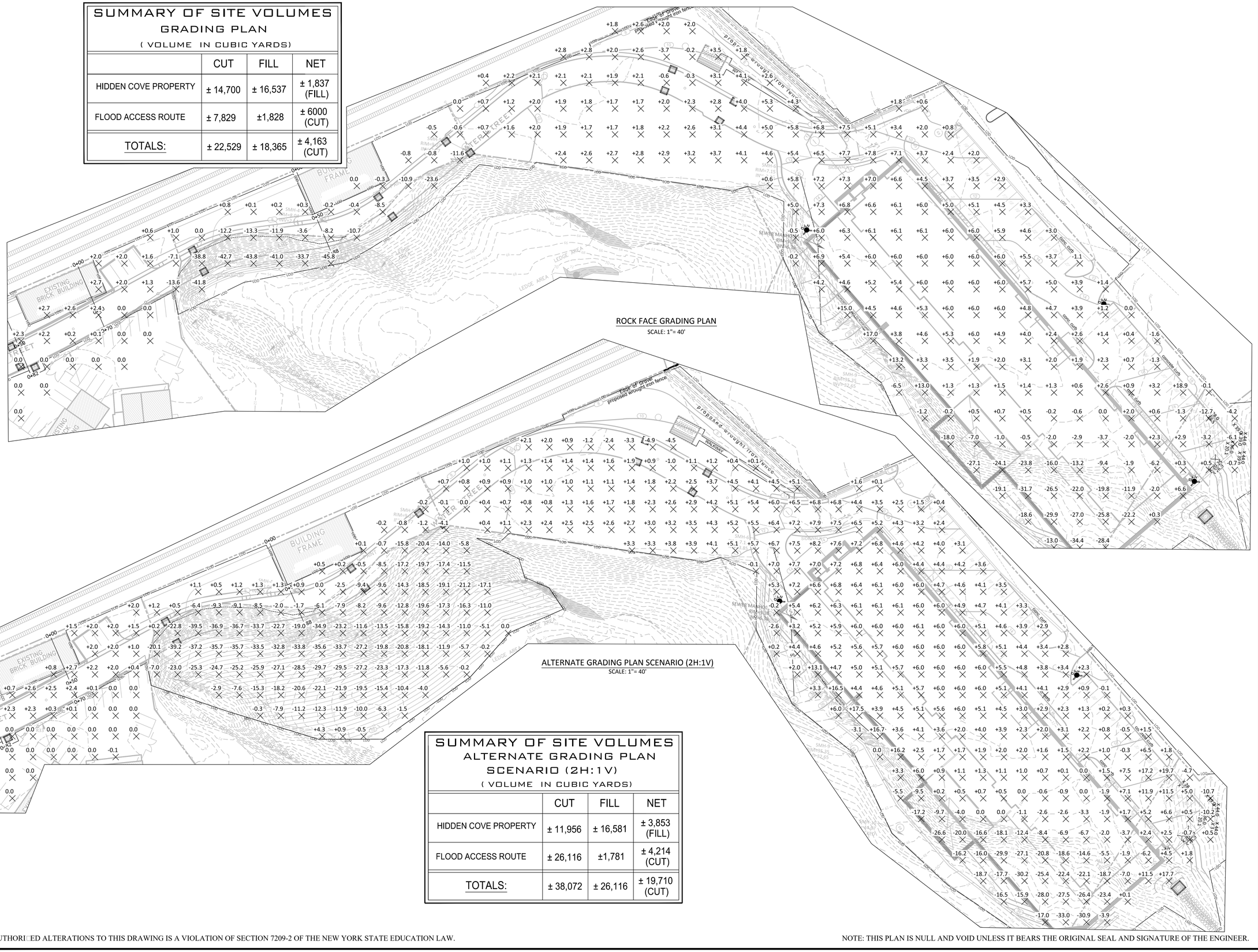
SLOPE DISTURBANCE

PLATEAU ASSOCIATES
HIDDEN COVE ON THE HUDSON
36 N WATER STREET
VILLAGE OF OSSINING
NEW YORK

SHEET NO.
29 / 37

SUMMARY OF SITE VOLUMES
GRADING PLAN
(VOLUME IN CUBIC YARDS)

	CUT	FILL	NET
HIDDEN COVE PROPERTY	± 14,700	± 16,537	± 1,837 (FILL)
FLOOD ACCESS ROUTE	± 7,829	±1,828	± 6000 (CUT)
TOTALS:	± 22,529	± 18,365	± 4,163 (CUT)



ROCK FACE GRADING PLAN
SCALE: 1"= 40'

ALTERNATE GRADING PLAN SCENARIO (2H:1V)
SCALE: 1"= 40'

SUMMARY OF SITE VOLUMES
ALTERNATE GRADING PLAN SCENARIO (2H:1V)
(VOLUME IN CUBIC YARDS)

	CUT	FILL	NET
HIDDEN COVE PROPERTY	± 11,956	± 16,581	± 3,853 (FILL)
FLOOD ACCESS ROUTE	± 26,116	±1,781	± 4,214 (CUT)
TOTALS:	± 38,072	± 26,116	± 19,710 (CUT)

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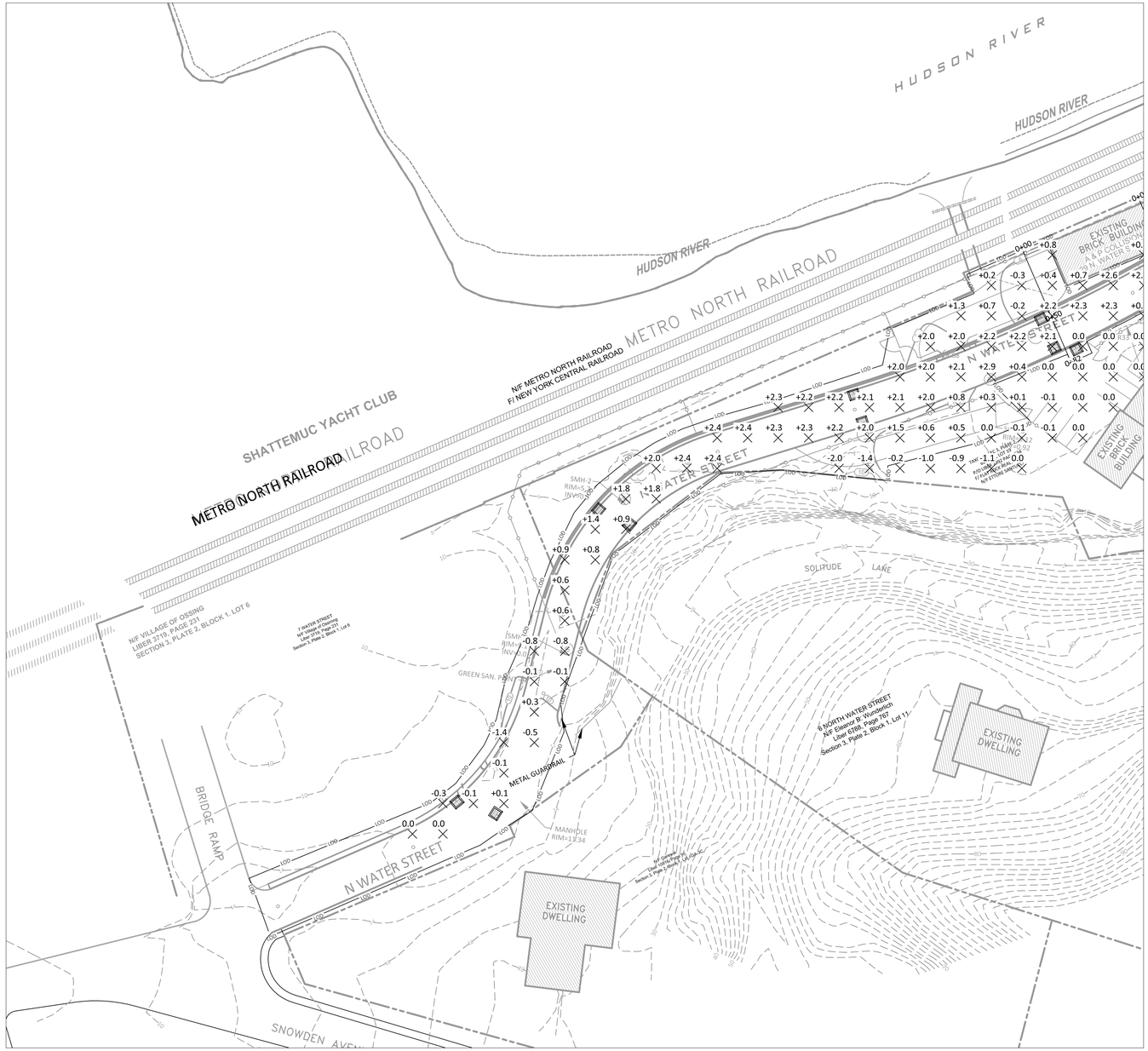
CUT FILL PLAN (1 OF 2)

PLATEAU ASSOCIATES
HIDDEN COVE ON THE HUDSON
36 N WATER STREET
VILLAGE OF OSSINING
NEW YORK

SHEET NO.
30 / 35



NOTE: UNAUTHORIZED ALTERATIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209-2 OF THE NEW YORK STATE EDUCATION LAW.

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REVISIONS	DATE:	04.09.18
06.18.18	SCALE:	1" = 40' - 0'
	DRAWN BY: SB	CHECKED BY: P.B.

PETRUCCELLI ENGINEERING
600 NORTH BROADWAY, SUITE 215
WHITE PLAINS, NEW YORK 10603
914.948.3629
PAUL BERTÉ, P.E.

STATE OF NEW YORK
PAUL A. BERTÉ
071859
LICENSED PROFESSIONAL ENGINEER

CUT FILL PLAN (2 OF 2)

PLATEAU ASSOCIATES

HIDDEN COVE ON THE HUDSON

36 N WATER STREET

VILLAGE OF OSSINING NEW YORK

SHEET NO.

31 / 35

EROSION LEGEND

- 50 — EXISTING CONTOUR
- (52) — PROPOSED CONTOUR
- 325.3 x — EXISTING SPOT ELEVATION
- WL A10 — FLAGGED WETLAND LINE
- 100 YR. FLOOD BOUNDARY LINE
- ADVISORY BASE FLOOD ELEVATION
- 1+00 — ROADWAY CENTER LINE W/ STATION
- PROPOSED RETAINING WALL
- CLEARING & GRADING LIMIT LINE
- PROPOSED CATCH BASIN
- INLET PROTECTION
- SOIL STOCKPILE AREA
- SILT FENCE BARRIER (EROSION CONTROL BARRIER)
- CONCRETE BARRIER W/ REFLECTION

TREE LEGEND

- ≥ 6" DIA. TREE TO BE SAVED
- ≥ 6" TREE TO BE REMOVED (169 TOTAL)
- TREE TO BE PROTECTED W / CONSTRUCTION FENCE
- 30" Oak — TRUNK DIA. AND SPECIES

- ALL TREES MUST BE CLEARLY MARKED IN THE FIELD SO THAT IT IS BLANTANLY OBVIOUS WHICH TREES ARE TO BE REMOVED
- ALL TREES BEING REMOVED MUST BE TAGGED
- TREES TAGGED IN RED ARE TO BE REMOVED
- TREES TAGGED IN YELLOW ARE TO POSSIBLY BE REMOVED

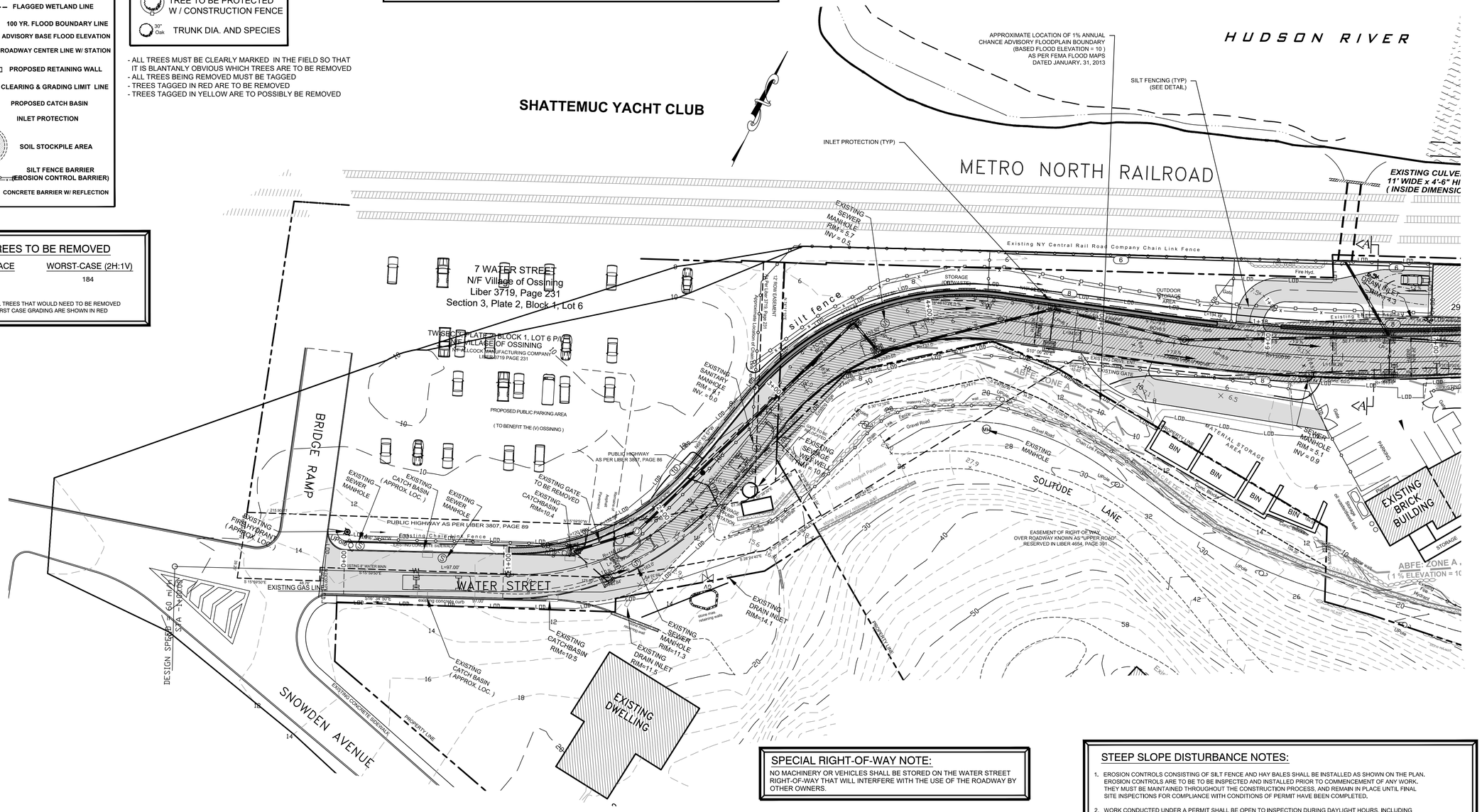
TREES TO BE REMOVED

ROCK FACE	WORST-CASE (2H:1V)
97	184

NOTE:
ADDITIONAL TREES THAT WOULD NEED TO BE REMOVED DUE TO WORST CASE GRADING ARE SHOWN IN RED

SPECIAL EROSION CONTROL NOTE:

THE MEASURES FOR THE CONTROL OF EROSION AND SEDIMENTATION ARE UNDERTAKEN CONSISTENT WITH THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION "GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL," AS AMENDED, OR ITS EQUIVALENT SATISFACTORY TO THE PLANNING BOARD."


HUDSON RIVER
SHATTEMUC YACHT CLUB
APPROXIMATE LOCATION OF 1% ANNUAL CHANCE ADVISORY FLOODPLAIN BOUNDARY (BASED FLOOD ELEVATION = 10) AS PER FEMA FLOOD MAPS DATED JANUARY. 31, 2013
SILT FENCING (TYP) (SEE DETAIL)
INLET PROTECTION (TYP)
METRO NORTH RAILROAD
EXISTING CULVE
11' WIDE x 4'-6" HI
(INSIDE DIMENSIC
7 WATER STREET
N/F Village of Ossining
Liber 3719, Page 231
Section 3, Plate 2, Block 1, Lot 6
TWSE SEC 3 PLATE 2 BLOCK 1, LOT 6 P/O
N/F VILLAGE OF OSSINING
FROM LOCKWOOD MANUFACTURING COMPANY
LIBER 3719 PAGE 231
PROPOSED PUBLIC PARKING AREA
(TO BENEFIT THE (V) OSSINING)
PUBLIC HIGHWAY AS PER LIBER 3807, PAGE 86
PUBLIC HIGHWAY AS PER LIBER 3807, PAGE 89
WATER STREET
BRIDGE RAMP
SNOWDEN AVENUE
SOLITUDE LANE
EXISTING BRICK BUILDING
EXISTING DWELLING
EXISTING GAS LINE
EXISTING FIRE HYDRANT (APPROX. LOC.)
EXISTING CATCH BASIN (APPROX. LOC.)
EXISTING SEWER MANHOLE
EXISTING CATCHBASIN RIM=10.4
EXISTING GATE TO BE REMOVED
EXISTING CATCHBASIN RIM=10.5
EXISTING DRAIN INLET RIM=14.1
EXISTING SEWER MANHOLE RIM=11.3
EXISTING DRAIN INLET RIM=11.5
EXISTING SEWER MANHOLE RIM = 15.7 INV = 0.5
EXISTING SANITARY MANHOLE RIM = 9.1 INV. = 0.0
EXISTING SEWAGE EJECTOR WELL RIM = 10.6
EXISTING MANHOLE
SEWER MANHOLE RIM = 5.1 INV = 0.9
DRAIN INLET RIM = 4.3
EXISTING 8" WATER MAIN
EXISTING CONCRETE SIDEWALK
PROPERTY LINE
EASEMENT OF RIGHT OF WAY OVER ROADWAY KNOWN AS "UPPER ROAD" RESERVED IN LIBER 4654, PAGE 391
ABFE: ZONE A
(1 % ELEVATION = 10
DESIGN SPEED = 60 mi/hr
STA. 4+00 TO 10+00
silt fence
existing chain link fence
existing concrete curb
existing asphalt pavement
retaining wall
stone rock retaining walls
Existing Gravel Road
Existing Asphalt Pavement
Existing Chain Link Fence
Existing Concrete Curb
Existing Concrete Sidewalk
Existing Asphalt Sidewalk
Existing Concrete Pad
Existing Concrete Retaining Wall
Existing Stone Retaining Wall
Existing Stone Wall
Existing Wood Fence
Existing Wood Retaining Wall
Existing Metal Fence
Existing Gate
Existing Utility Pole
Existing Guide Rail
Existing Fire Hydrant
Existing Gas Line
Existing Water Line
Existing Sewer Line
Existing Drain Line
Existing Overhead Wires
Existing Underground Electric
Existing Underground Telephone
Existing Underground Cable TV
Existing Underground Gas Line
Existing Underground Water Line
Existing Underground Sewer Line
Existing Underground

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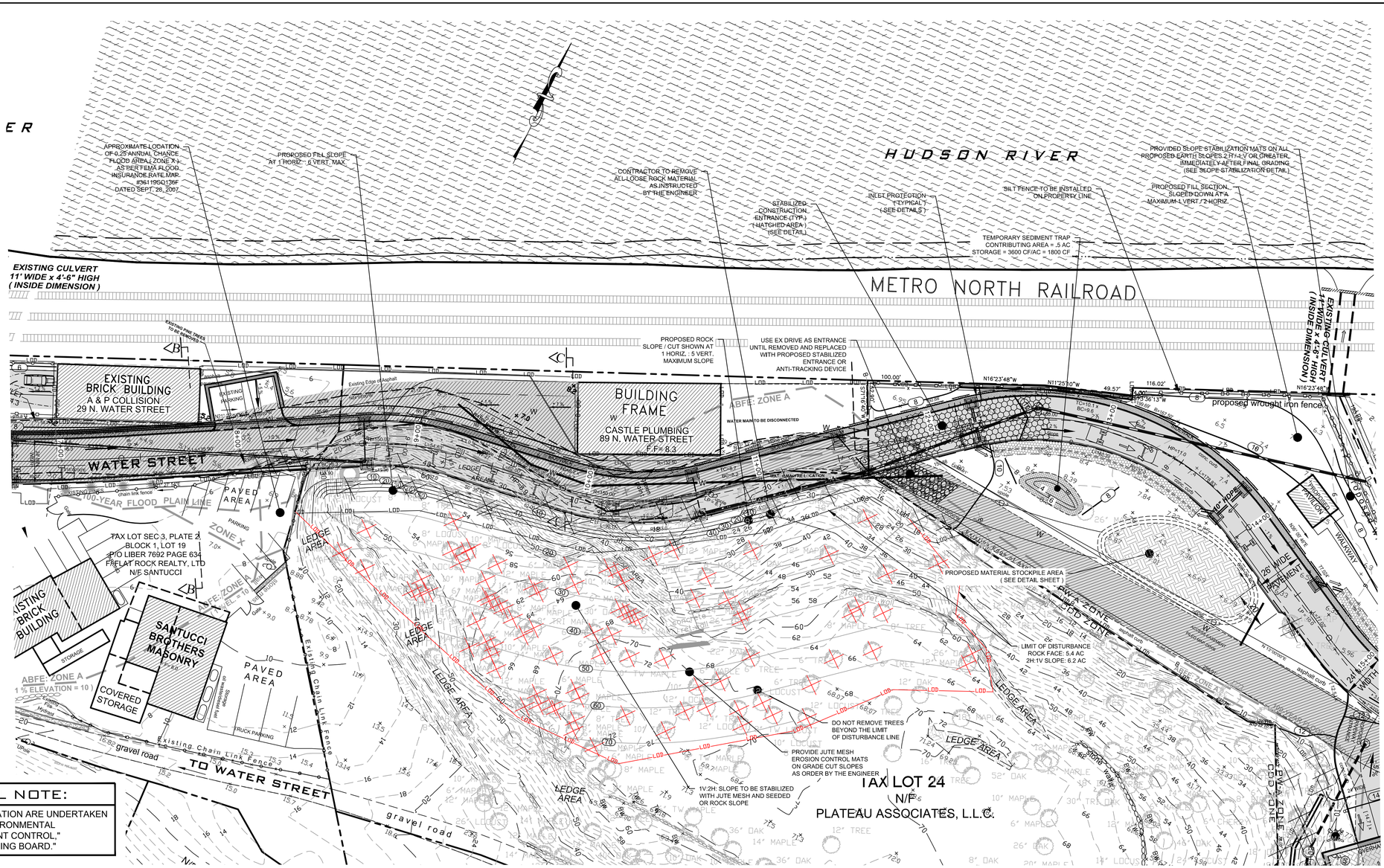

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STEEP SLOPE DISTURBANCE NOTES:

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2. WORK CONDUCTED UNDER A PERMIT SHALL BE OPEN TO INSPECTION DURING DAYLIGHT HOURS, INCLUDING WEEKENDS AND HOLIDAYS, BY THE APPROVING AUTHORITY OR ITS DESIGNATED REPRESENTATIVE.
3. THE PERMIT HOLDER SHALL NOTIFY THE APPROVING AUTHORITY OF THE DATE ON WHICH THE WORK IS TO BEGIN AT LEAST FIVE (5) DAYS IN ADVANCE OF SUCH COMMENCEMENT DATE. THE APPROVED BUILDING PERMIT SHALL BE DISPLAYED AT THE PROJECT SITE DURING THE UNDERTAKING OF THE ACTIVITIES AUTHORIZED BY THE PERMIT. ALL WORK SHALL BE DONE IN ACCORDANCE TO THE STAMPED "APPROVED" SET OF PLANS.

VILLAGE OF OSSINING EROSION CONTROL NOTES:

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3. PRIOR TO THE COMMENCEMENT OF ANY DEVELOPMENT ACTIVITY ON ANY PART OF THE SITE, THE BUILDING INSPECTOR, TOWN ARBORIST AND PLANNING BOARD SHALL MEET THE DEVELOPER AND HIS CONSTRUCTION MANAGER TO ENSURE THAT THOSE TREES DESIGNATED TO BE PRESERVED ARE PHYSICALLY IDENTIFIED ON THE SITE SO AS TO BE EASILY RECOGNIZABLE AS TREES TO BE PROTECTED.

SPECIAL RIGHT-OF-WAY NOTE:

NO MACHINERY OR VEHICLES SHALL BE STORED ON THE WATER STREET RIGHT-OF-WAY THAT WILL INTERFERE WITH THE USE OF THE ROADWAY BY OTHER OWNERS.

SPECIAL WORK ZONE TRAFFIC CONTROL NOTE:

- TO BETTER CONTROL THE TRAFFIC ALONG WATER STREET THE CONTRACTOR MUST SUPPLY FLAG MEN IN THE WORK AREA ON WATER STREET DURING CONSTRUCTION.

NEW CULVERT INSTALLATION NOTE:

A CLEAN WATER DIVERSION WILL BE INSTALLED DURING CRITICAL INSTALLATION OF THE NEW DRAINAGE STRUCTURE WHICH DIRECTS THE STREAM TO THE NEW BOX CULVERT IN ORDER TO MAINTAIN THE INTEGRITY OF THE CLEAN, OFF-SITE FLOW. THIS DIVERSION WILL CONSIST OF TEMPORARY PIPING OR MECHANICAL PUMPING SYSTEMS TO MINIMIZE TURBIDITY.

SPECIAL DISTURBANCE NOTE:

THE DISTURBANCE OF EXISTING VEGETATIVE GROUND COVER SHALL NOT TAKE PLACE MORE THAN SEVEN DAYS PRIOR TO COMMENCING GRADING AND CONSTRUCTION

GENERAL PERMIT NOTES:

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SPECIAL UNDERGROUND UTILITIES NOTE:

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JOB NO. 2001 | DATE: 04.09.18 | SCALE: 1" = 30' - 0" | DRAWN BY: SB | CHECKED BY: P.B.

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PETRUCCELLI ENGINEERING
600 NORTH BROADWAY, SUITE 215
WHITE PLAINS, N.Y. 10603
9 1 4 , 9 4 8 , 3 6 2 9
PAUL BERTE, P.E.

STATE OF NEW YORK — PAUL A. BERTE — LICENSED PROFESSIONAL ENGINEER — 071859

OFF-SITE EROSION (STA 700-1400)

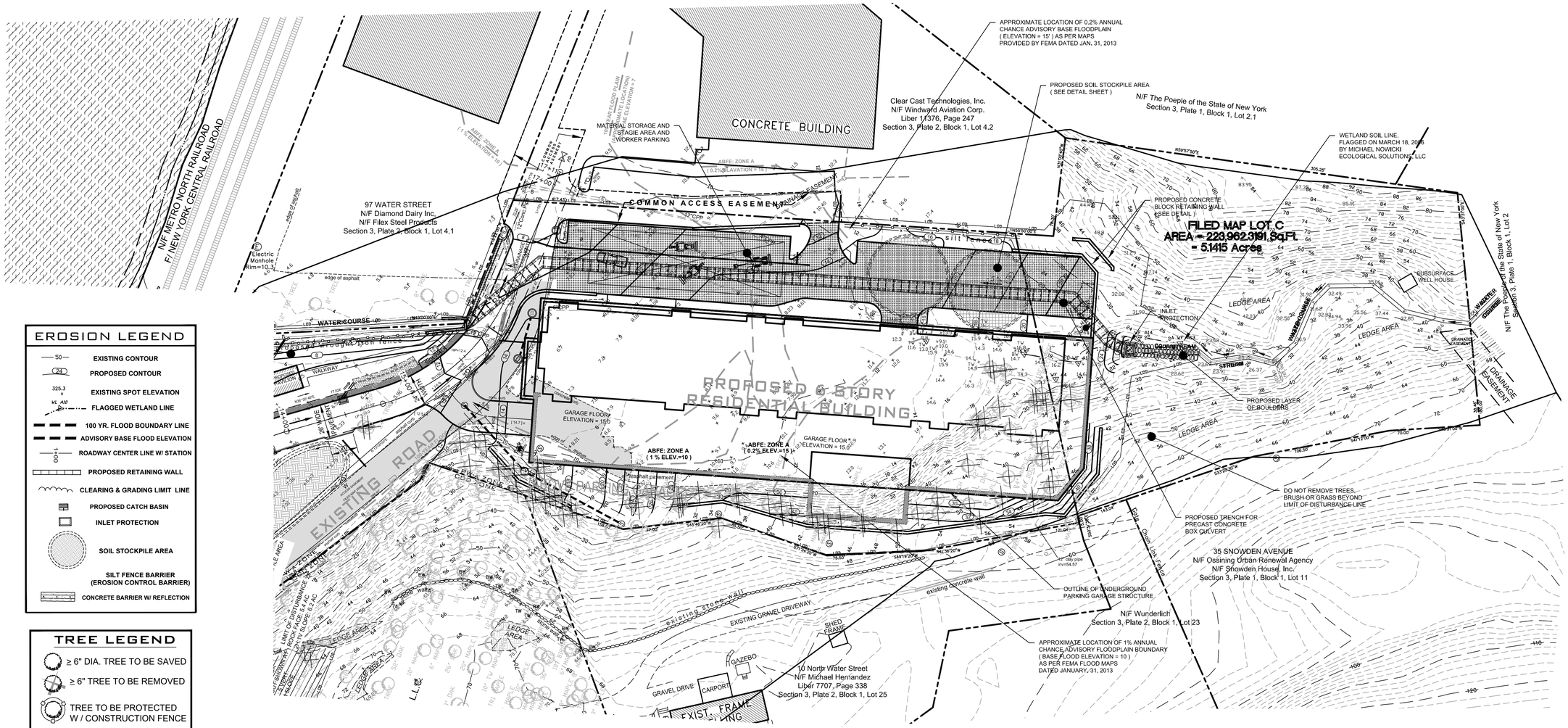
PLATEAU ASSOCIATES

HIDDEN COVE ON THE HUDSON

36 NORTH WATER STREET

VILLAGE OF OSSINING NEW YORK

SHEET NO. 33 / 37



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EROSION CONTROL PLAN
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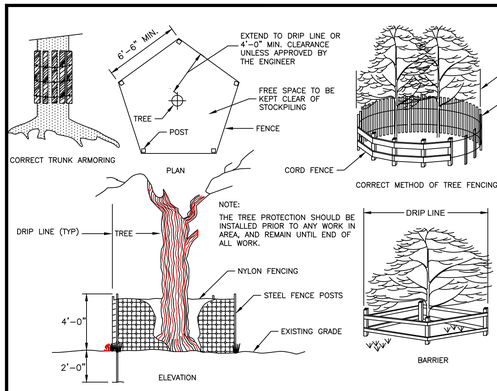
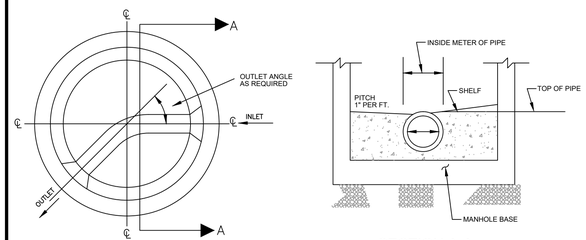


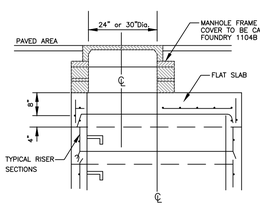
TREE/VEGETATION PROTECTION BARRIER

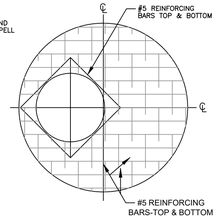
NTS

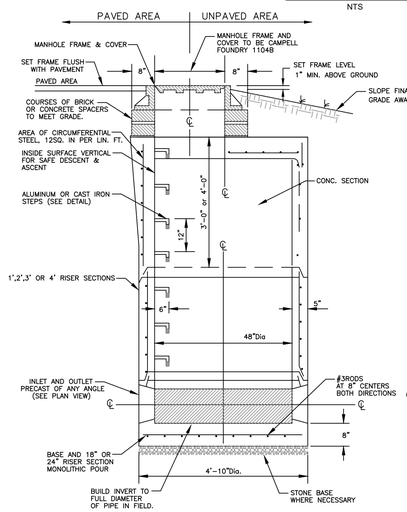


DETAIL OF SEWER MANHOLE TRENCH

NTS







CONCRETE SANITARY SEWER MANHOLE

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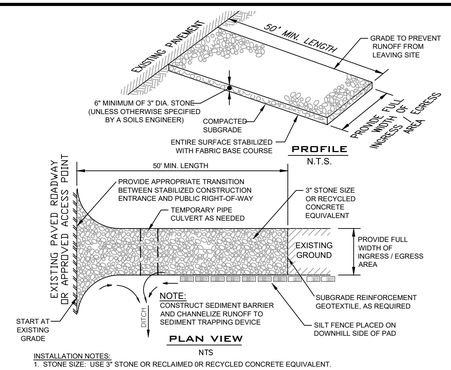
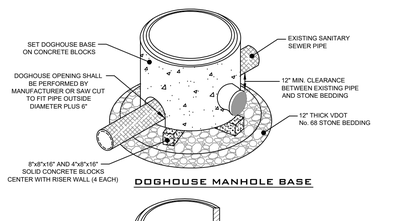
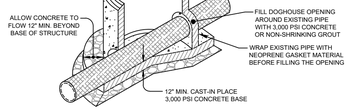


ANTI-TRACKING DEVICE OR STABILIZED CONSTRUCTION ENTRANCE

NTS

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. 12 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.
10. PLACE THE ANTI-TRACKING PAD ON THE SITE AT THE VEHICLE EXIST LOCATION SO THAT ALL VEHICLES LEAVING THE SITE MUST PASS OVER THE PAD BEFORE ENTERING THE PUBLIC ROAD.





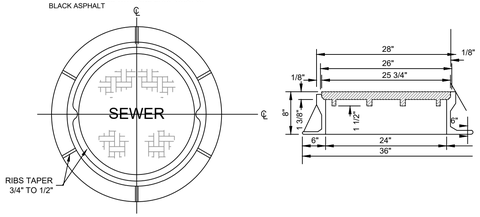
DOGHOUSE INSTALLATION NOTES:
1.) CONSTRUCT A FORMED INVERT FROM NEW SEWER LINE TO ALLOW FLOW TO THE EXISTING PIPE.
2.) POUR A SHELF TO THE LOWER HALF OF THE EXISTING PIPE.
3.) CUT AND REMOVE THE TOP HALF OF EXISTING PIPE TO WITHIN 6" OF THE MANHOLE WALLS AFTER THE INVERT AND SHELF HAVE BEEN FORMED, AND THE MANHOLE HAS BEEN FULLY TESTED IN ACCORDANCE WITH THESE SPECIFICATIONS.

TYPICAL MANHOLE BASE SHOWING "DOGHOUSE" INSTALLATION

NTS

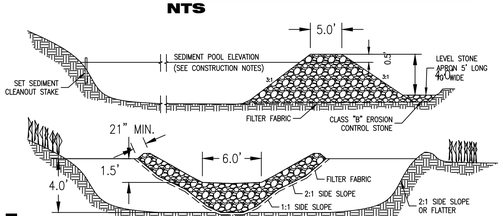
MANHOLE NOTE:
1. PRECAST OR POURED CONCRETE WALLS SHALL BE REINFORCED WITH 4X4 W4 X W4 W.W.F.
2. CONCRETE TO TEST 4000 PSI AT 28 DAYS IN CONFORMANCE WITH ASTM C - 478 - 68

NOTES:
1) FRAME AND COVER TO BE CAMPBELL FOUNDRY No. 11048
2) FRAME AND COVER TO BE GRAY CAST IRON MATERIAL PAINTED WITH ONE SHOP COAT OF BLACK ASPHALT



MANHOLE FRAME AND COVER

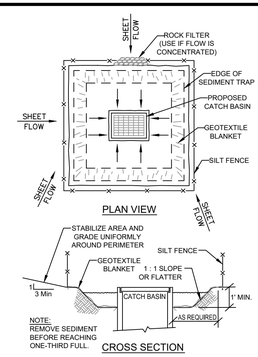
NTS



TEMPORARY SEDIMENT TRAP

NTS

TEMPORARY SEDIMENT TRAP CONSTRUCTION:
1. CLEAR, GRUB AND STRIP THE AREA UNDER THE EMBANKMENT OF ALL VEGETATION AND ROOT MAT.
2. USE FILL MATERIAL FREE OF ROOTS, WOODY VEGETATION AND ORGANIC MATTER. PLACE FILL IN LIFTS NOT TO EXCEED 9 INCH AND MACHINE COMPACT.
3. CONSTRUCT DAM AND STONE SPILLWAY DIMENSIONS, SLOPES AND ELEVATIONS SHOWN.
4. ENSURE THAT THE SPILLWAY CREST IS LEVEL AND AT LEAST 1.5 FOOT BELOW THE TOP OF THE DAM AT ALL POINTS.
5. STONE USED FOR SPILLWAY SECTION-CLASS "B" EROSION CONTROL STONE.
6. STONE USED ON INSIDE SPILLWAY FACE TO CONTROL DRAINAGE - DOT #57 WASHED STONE.
7. EXTEND STONE OUTLET SECTION TO VEGETATED ROAD PITCH ON ZERO GRADE WITH TOP ELEVATION OF STONE LEVEL WITH BOTTOM OF DRAIN.
8. ENSURE THAT THE TOP OF THE DAM AT ALL POINTS IS 0.5 FT ABOVE NATURAL SURROUNDING GROUND.
9. STABILIZE THE EMBANKMENT AND ALL DISTURBED AREAS ABOVE THE SEDIMENT POOL.

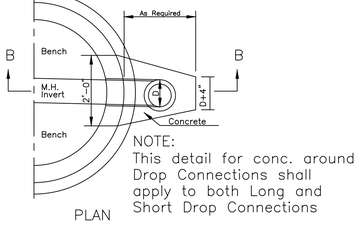


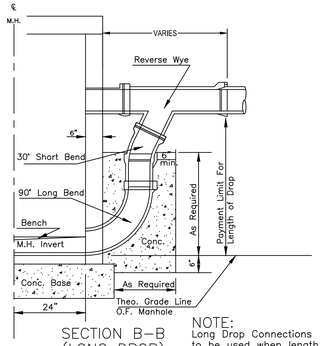
CONSTRUCTION SPECIFICATIONS

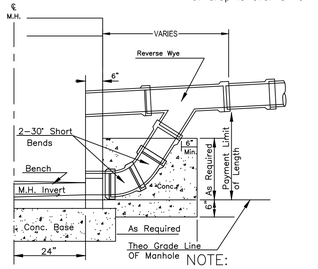
1. SEDIMENT SHALL BE REMOVED AND THE TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO 1/2 THE DESIGN DEPTH OF THE TRAP. REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
2. FOR USE IN CLEARED AND GRUBBED AND IN GRADED AREAS.
3. SHAPE BASIN SO THAT LONGEST INFLOW AREA FACES LONGEST LENGTH OF TRAP.
4. THE VOLUME OF SEDIMENT STORAGE SHALL BE 1800 CUBIC FEET PER ACRE OF CONTRIBUTORY DRAINAGE.
5. THE STRUCTURE SHALL BE INSPECTED AFTER EACH RAIN AND REPAIRS MADE AS NEEDED.
6. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION SHALL BE MINIMIZED.
7. THE SEDIMENT TRAP SHALL BE REMOVED AND THE AREA STABILIZED WHEN THE CONSTRUCTED DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.
8. ALL CUT SLOPES SHALL BE 1:1 OR FLATTER.
MAXIMUM DRAINAGE AREA: 3 ACRES

CATCH BASIN SEDIMENT TRAP

NTS

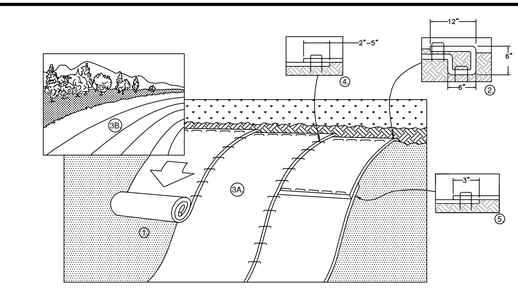






PROPOSED SANITARY SEWER MANHOLE WITH DROP CONNECTION

NTS

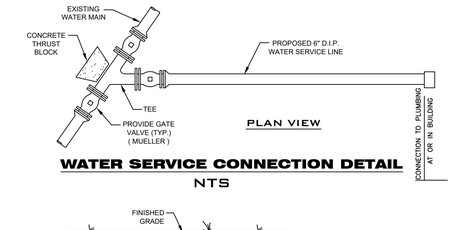


1. CONTRACTOR TO INSTALL V-MAX PERMANENT TURF REINFORCEMENT MAT, SPEC #SC250, BY NORTH AMERICAN GREEN AS FOLLOWS:
2. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
3. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" (15cm) DEEP X 6" (15cm) WIDE TRENCH WITH APPROXIMATELY 12" (30cm) OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30cm) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30cm) PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30cm) APART ACROSS THE WIDTH OF THE BLANKET.
4. ROLL THE BLANKETS (A) DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING OPTIONAL DOT SYSTEM , STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
5. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2"-5" (5cm-12.5cm) OVERLAP DEPENDING ON BLANKET TYPE. TO ENSURE PROPER SEAM ALIGNMENT, PLACE THE EDGE OF THE OVERLAPPING BLANKET (BLANKET BEING INSTALLED ON TOP) EVEN WITH THE COLORED SEAM STITCH ON THE PREVIOUSLY INSTALLED BLANKET.
6. CONSECUTIVE BLANKETS SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" (7.5cm) OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" (30cm) APART ACROSS ENTIRE BLANKET WIDTH.

NOTE:
*IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15cm) MAY BE NECESSARY TO PROPERLY SECURE THE BLANKETS.

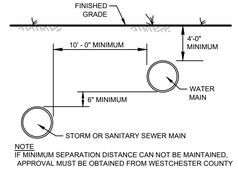
SLOPE STABILIZATION DETAIL

NTS



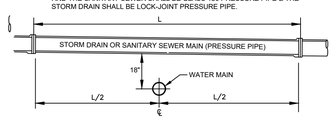
WATER SERVICE CONNECTION DETAIL

NTS



NOTE
IF MINIMUM SEPARATION DISTANCE CAN NOT BE MAINTAINED, APPROVAL MUST BE OBTAINED FROM WESTCHESTER COUNTY HEALTH DEPARTMENT.

PARALLEL SEPARATION OF WATER MAINS & SEWERS - NTS

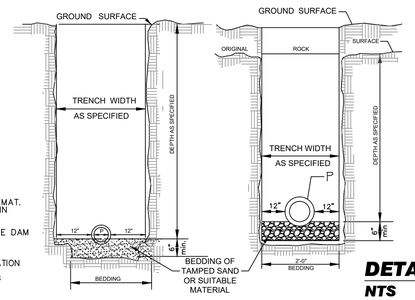


CROSSING NOTES:
If non pressure cast iron, vitrified tile or asbestos cement sewer pipe passes beneath a water main with a vertical separation(s) of less than 18 inches then the sewer line must be installed as follows:

a. Three (3) lengths of either cast iron or asbestos cement pressure pipe must be used. The middle lengths shall be placed so that the joints are equidistant from the water main (see detail).
b. Three (3) lengths of pressure pipe must be tested in the same manner as required for water mains. (see specifications).
c. In those cases where, due to field conditions the sewer must be place above the water main, then the requirements as stated in (a) & (b) must be adhered to.
d. Each variation of water-sewer crossing from that shown on this detail shall be individually reviewed and approved by the Health Department.

SEWER - WATER MAIN CROSSING

NTS



DETAIL OF TYPICAL TRENCH SECTIONS

NTS

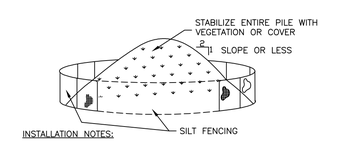
TABLE SHOWING TRENCH LINE FOR ROCK EXC.	
DEPTH TO F.L. "D" FT.	ALLOWABLE WIDTH "W"
0' TO 8'	P + 16"
8' TO 12'	P + 22"
12' TO 16'	P + 28"
16' TO 20'	P + 34"
OVER 20'	P + 40"

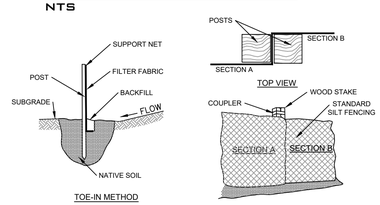
SPECIAL WATER TRENCH BACKFILL NOTE:
PIPE SHALL BE BACKFILLED WITH SELECT FILL MATERIAL FOR 24" ABOVE TOP OF PIPE. SELECT FILL MATERIAL SHALL CONSIST OF SAND OR SOIL WITH NO STONES GREATER THAN 2" IN DIAMETER. BACKFILL MATERIAL MAY CONTAIN STONES UP TO 6" IN THEIR GREATEST DIMENSION FROM 24" ABOVE THE TOP OF THE PIPE TO THE BOTTOM OF THE SUBGRADE. SELECT AND BACKFILL MATERIAL SHALL BE PLACED IN 12" LIFTS (PRIOR TO COMPACTION) AND COMPACTED WITH A MECHANICAL TAMPER.

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 STABLIZED WITH VEGETATION OR COVERED.
4. SEE SPECIFICATIONS (EROSION CONTROL) FOR INSTALL OF SILT FENCE

SOIL STOCKPILE DETAIL

NTS



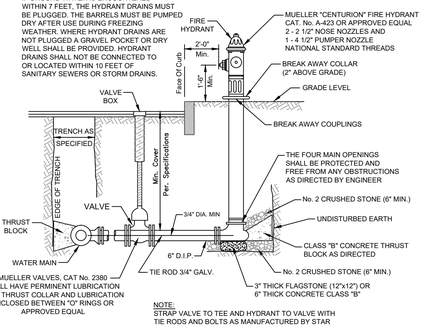


SILT FENCING INSTALLATION NOTES:
1. EXCAVATE A 4" X 4" TRENCH ALONG THE LOWER PERIMETER OF THE SITE.
2. UNROLL A SECTION AT A TIME AND POSITION THE POSTS AGAINST THE BACK (DOWNSTREAM) WALL OF THE TRENCH (NET SIDE AWAY FROM DIRECTION OF FLOW)
3. DRIVE THE POST INTO THE GROUND UNTIL THE NETTING IS APPROXIMATELY (2) TWO INCHES FROM THE TRENCH BOTTOM.
4. LAY THE TOE-IN FLAP OFF FABRIC ONTO THE UNDISTURBED BOTTOM OF THE TRENCH, BACKFILL THE TRENCH AND TAMP THE SOIL. STEEPER SLOPES REQUIRE AN INTERCEPT TRENCH.
5. JOIN SECTIONS AS SHOWN.

SILT FENCING INSTALLATION DETAIL

NTS

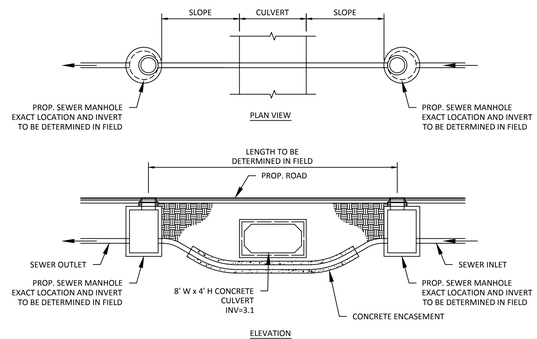
FIRE HYDRANT NOTES:
IF GROUND WATER IS ENCOUNTERED WITHIN 7 FEET, THE HYDRANT DRAINS MUST BE PLUGGED. THE BARRELS MUST BE PUMPED DRY AFTER USE DURING FREEZING WEATHER. WHERE HYDRANT DRAINS ARE NOT PLUGGED A GRAVEL POCKET OR DRY WELL SHALL BE PROVIDED. HYDRANT DRAINS SHALL NOT BE CONNECTED TO OR LOCATED WITHIN 10 FEET OF SANITARY SEWERS OR STORM DRAINS.



NOTE:
STRAP VALVE TO TEE AND HYDRANT TO VALVE WITH TIE RODS AND BOLTS AS MANUFACTURED BY STAR

FIRE HYDRANT DETAIL

NTS



SEWER INVERT SIPHON DETAIL

NTS

JOB NO. 2001
DATE: 04.09.18
SCALE: AS NOTED
DRAWN BY: SB
CHECKED BY: P.B.

REVISIONS
02.09.07 02.13.17
11.21.07 03.31.17
09.11.08 06.24.17
10.17.08 04.13.18
11.20.12 06.18.18
03.25.13
07.10.13

PETRUCCELLI ENGINEERING
600 NORTH BROADWAY
WHITE PLAINS, N.Y. 10603
914.948.3629
PAUL BERTE, P.E.

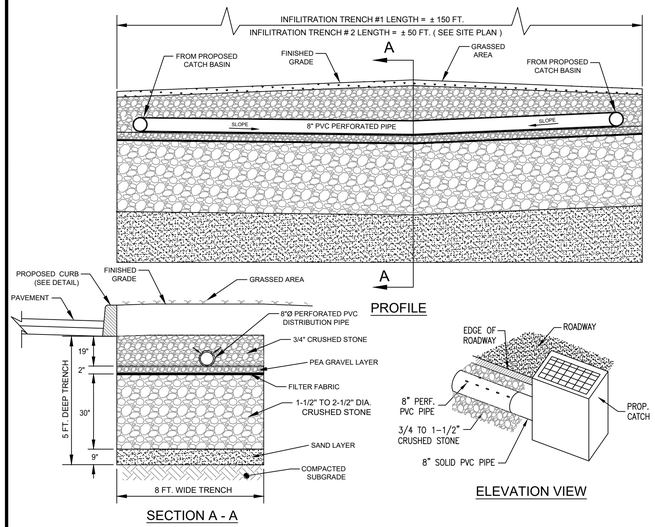
STATE OF NEW YORK PAUL A. BERTE 071859 REGISTERED PROFESSIONAL ENGINEER

DETAILS - 1

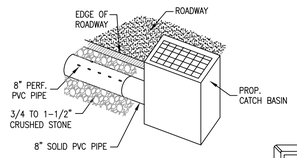
PLATEAU ASSOCIATES

HIDDEN COVE ON THE HUDSON
36 NORTH WATER STREET
VILLAGE OF OSSINING
NEW YORK

SHEET NO.
35 / 37



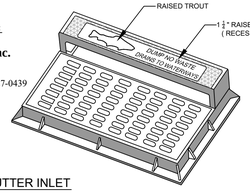
SECTION A - A



ELEVATION VIEW

INFILTRATION TRENCH #1 & 2 DETAIL
NTS

DETAIL PROVIDED BY:
EAST JORDAN IRON WORKS, Inc.
PO BO□ 439
301 SPRING STREET
EAST JORDAN, MI 49727-0439
T□: 800 □626 - 4653
F□: 231 □536 - 4458
W□: □□□.□□□.□□□

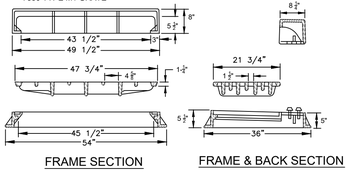


7591 CURB & GUTTER INLET

HEAVY DUTY
7590 TYPE M GRATE AND T8 BACK
APPROXIMATE 414 s□. in. OPEN AREA
USES 7590 GRATES AND BACKS
USES 7590 GRATES AND BACKS

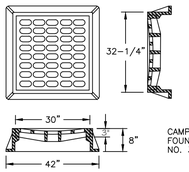
OPTIONS:
7590M2 ADA GRATE
7590 TYPE M1 GRATE

BACK TYPE	BACK HEIGHT
T5	CURB INLET
T6	4"
T7, T11	6"
T8, T12	8"
T9	10"

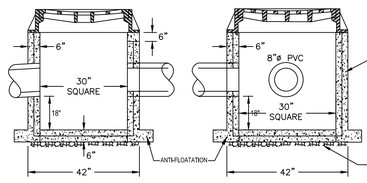


FRAME SECTION FRAME & BACK SECTION

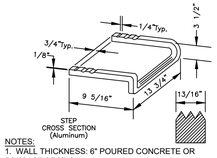
HEAVY DUTY CURB INLET
N.T.S.



DETAIL FOR CATCHBASIN HEAD
N.T.S.



FIELD INLET BASIN
N.T.S.



NOTES:
1. WALL THICKNESS: 6" POURED CONCRETE OR PRECAST SECTION.
2. PRECAST OR POURED CONC. WALLS SHALL BE REINFORCED WITH 4X4 W4 X W4 W.W.F.
3. STEPS SHALL CONFORM TO SECTION 725-02 "STEPS FOR MANHOLES" OF N.Y.S. STANDARD SPECIFICATIONS.

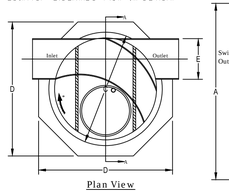
ALUMINUM ALLOY MANHOLE STEP
NTS

Aqua -Swirl Dimensions						
Aqua-Swirl Model #	Chamber Height	Chamber Depth to Invert	Chamber Outside Diameter	Base Plate		Max. Pipe Outside Diameter
	A	B	C	D		E
AS-6	104"	68"	72"	84" x 84"		30"
AS-8	104"	68"	96"	108" x 108"		42"
AS-9	104"	68"	108"	120" x 120"		48"
AS-10	104"	68"	120"	132" x 132"		54"

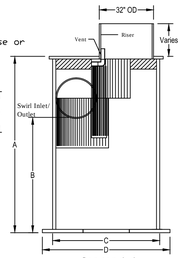
Bollards shall be placed around access riser(s) in non-traffic areas to prevent inadvertent loading by maintenance vehicles

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.

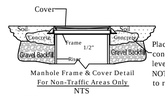


Plan View



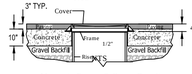
Section A-A

STORMWATER PRE-TREATMENT, AQUA-SWIRL FILTER
NTS



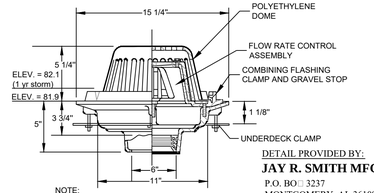
Manhole Frame & Cover Detail
For Non-Traffic Areas Only
NTS

Place small amount of concrete to support and level manhole frame. DO NOT allow manhole frame to rest upon HDPE riser.



Manhole Frame & Cover Detail
For H-20 Traffic Loading Areas

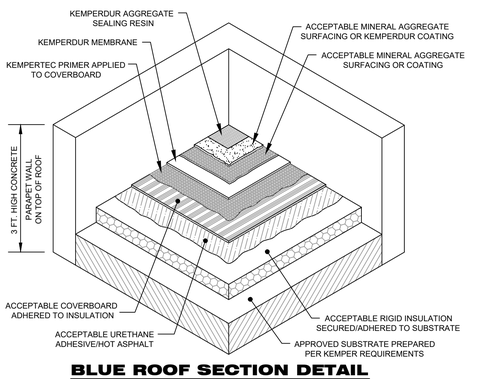
DETAIL PROVIDED BY:
KEMPER SYSTEM AMERICA, Inc.
1 REUTEN DRIVE
CLOSTER, NJ 07624
T□: 800 □541 - 5455
F□: 201 □767 - 4304
W□: □□□□r-□□□□.□□□



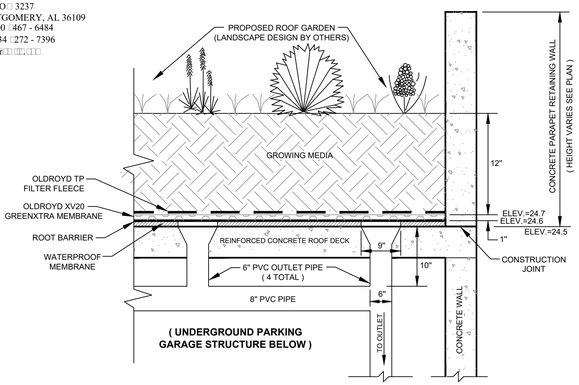
NOTE:
- SHALL BE INSTALLED PER MANUFACTURE'S SPECIFICATIONS OR APPROVED EQUAL

DETAIL PROVIDED BY:
JAY R. SMITH MFG. CO.
P.O. BO□ 3237
MONTGOMERY, AL 36109
T□: 800 □467 - 6484
F□: 334 □272 - 7396
W□: □□□.□□□.□□□

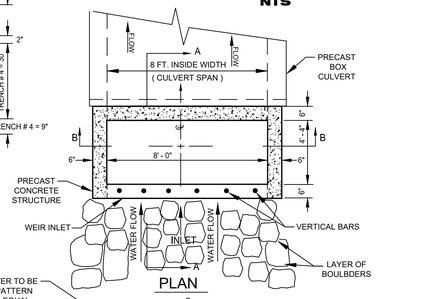
ROOF DRAIN DETAIL
NTS



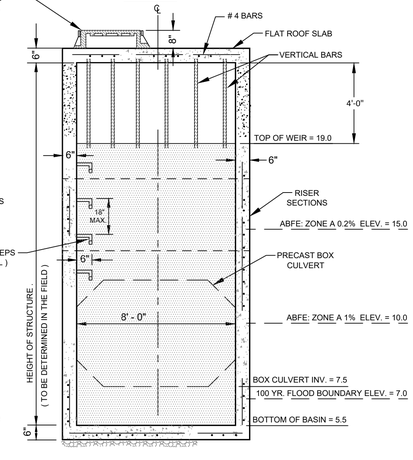
BLUE ROOF SECTION DETAIL
NTS



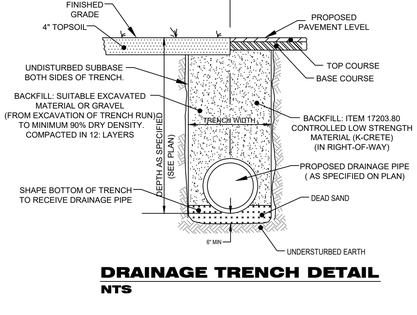
GREEN ROOF SECTION DETAIL
(ROOF GARDEN)
NTS



PLAN

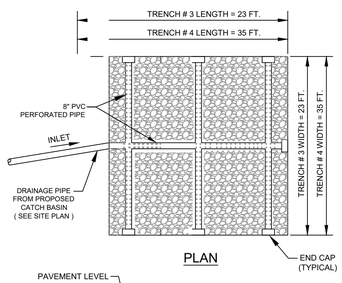


SECTION B-B

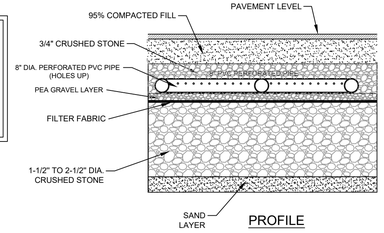


DRAINAGE TRENCH DETAIL
NTS

TRENCH NOTE:
INSTALL TEMPORARY SURFACE COURSE AT THE END OF EACH WORK DAY UNLESS THE USE OF ANOTHER TEMPORARY SURFACE (FOR EXAMPLE: STEEL PLATE , PROCESSED AGGREGATE, COLD PATCH, ECT.) IS SPECIFICALLY APPROVED BY THE ENGINEER.



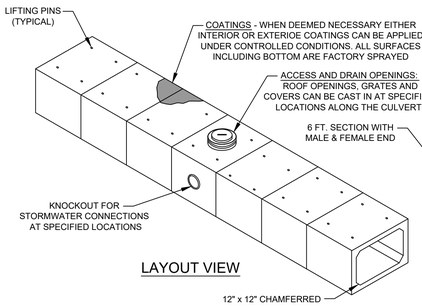
PLAN



PROFILE SECTION

INFILTRATION TRENCH #3 & #4 DETAIL
NTS

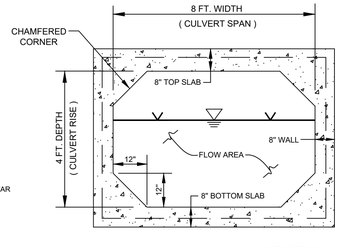
DRAINAGE STRUCTURE NOTES:
1. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR DRAINAGE STRUCTURE FOR THE ENGINEERS APPROVAL PRIOR TO FABRICATION.
2. STRUCTURE SHALL BE CERTIFIED AS CONFORMING TO ASTM-C913 LATEST REVISION.
3. WALL THICKNESS: 6" POURED CONCRETE OR PRECAST SECTION.
4. PRECAST OR POURED CONCRETE WALLS SHALL BE REINFORCED WITH 4x4 W4 x W.W.F.
5. STEPS SHALL CONFORM TO SECTION 725-02 "STEPS FOR MANHOLES" OF N.Y.S. STANDARD SPECIFICATIONS.



LAYOUT VIEW

DETAIL PROVIDED BY:
KISTNER CONCRETE PRODUCTS, Inc.
8713 READ ROAD
EAST PEMBROKE, N.Y.
T□: 716 □894 - 2267
W□: □□□.□□□□r.□□

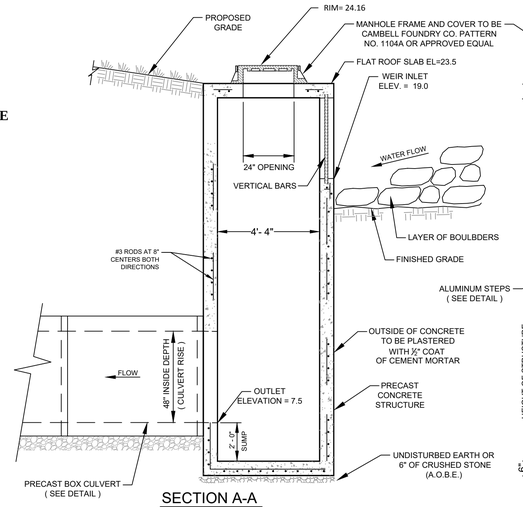
BOX CULVERT NOTES:
1.) BOX CULVERT IS MANUFACTURED TO MEET OR EXCEED ASTM C-789 OR ASTM C-1433 (LATEST REVISIONS) : STANDARD SPECIFICATION FOR PRECAST REINFORCED CONCRETE BOX SECTIONS FOR CULVERTS, STORM DRAINS, AND SEWERS.
2.) JOINTS SHALL BE SEALED WITH MORTAR, MASTIC OR FLEXIBLE BUTYL RUBBER SEALANTS.
3.) EACH SECTION HAS A 6' - 0" LAYING LENGTH.
4.) F.H.W.A. "BOXCAR" DESIGN AVAILABLE FOR REDUCING WALL AND SLAB THICKNESS.
5.) WEIGHTS BASED ON 150 lb/ft3 CONCRETE.
6.) MINIMUM CONCRETE STRENGTH SHALL BE 5,000 psi AT 28 DAYS.
7.) EACH SECTION SHALL HAVE A MALE AND A FEMALE END NOT LESS THAN 1 1/2" CONCRETE OVERLAP.



SECTION VIEW

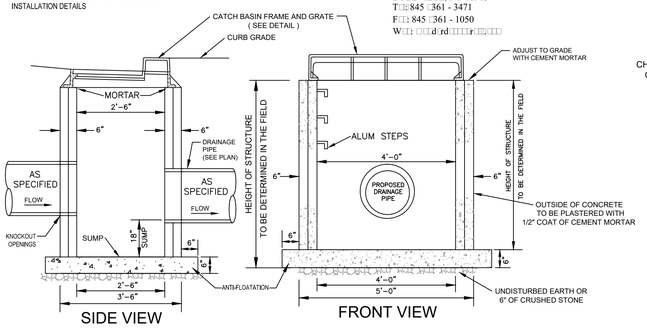
PRECAST BOX CULVERT CHART					
SPAN & RISE W' x D'	TOP SLAB	BOTTOM SLAB	WALL THICKNESS	WEIGHT 6' SECT. (PER FT. APPROX.)	
8' x 4'	8"	8"	8"	17,760 lbs	

PRECAST BOX CULVERT DETAIL
N.T.S.



SECTION A-A

PRECAST CONCRETE DRAINAGE STRUCTURE DETAIL
NTS



SIDE VIEW FRONT VIEW

PRECAST CONCRETE CATCH BASIN DETAIL
N.T.S.

PRECAST CATCH BASIN SPECIFICATIONS

CONCRETE MINIMUM STRENGTH: 4,000 PSI AT 28 DAYS
REINFORCEMENT: #4 REBAR, FIBER
AIR ENTRAINMENT: 5%
WEIGHTS: 5' BASE = 4,400 LBS, RISERS = 1,100 LBS/LF
LOAD RATING: H20, TRUCK TRAFFIC

CATCH BASIN NOTES:
1. WALL THICKNESS: 6" POURED CONCRETE OR PRECAST SECTION.
2. PRECAST OR POURED CONC. WALLS SHALL BE REINFORCED WITH 4X4 W4 X W4 W.W.F.
3. TYPE A CATCH BASIN AS SHOWN HERE ON WILL BE UTILIZED WHERE THE NEED FOR A CURB INLET EXIST..
4. CONTRACTOR TO INSTALL CURB INLET IN ACCORDANCE WITH THE MANUFACTURER INSTRUCTIONS AND INSTALLATION DETAILS

DETAIL PROVIDED BY:
WOODARD'S CONCRETE PRODUCTS, Inc.
629 LYBOLT ROAD
BULLVILLE, NY 10915
T□: 845 □361 - 3471
F□: 845 □361 - 1050
W□: □□.rd□□□□r□□□□

JOB NO.	2001
DATE:	04.09.18
SCALE:	AS NOTED
DRAWN BY:	SB
CHECKED BY:	P.B.

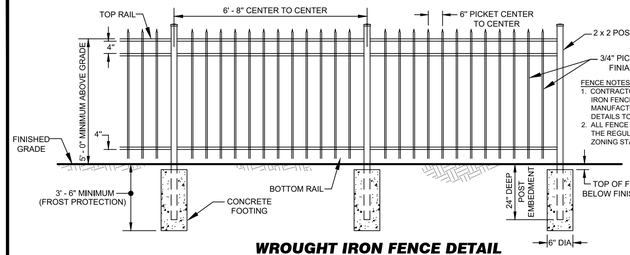
REVISIONS
02.09.07 02.13.17
11.21.07 03.31.17
09.11.08 06.24.17
10.17.08 04.03.18
10.17.12 05.07.18
11.20.12 06.18.18
03.25.13
07.10.13

PETRUCCELLI ENGINEERING
600 NORTH BROADWAY
WHITE PLAINS, N.Y. 10603
9 1 4 . 9 4 8 . 3 6 2 9
PAUL BERTE, P.E.

STATE OF NEW YORK · PAUL A. BERTE · 071859 · LICENSED PROFESSIONAL ENGINEER

DETAILS - 2
PLATEAU ASSOCIATES
HIDDEN COVE ON THE HUDSON
36 NORTH WATER STREET
VILLAGE OF OSSINING NEW YORK

SHEET NO.
36 / 37

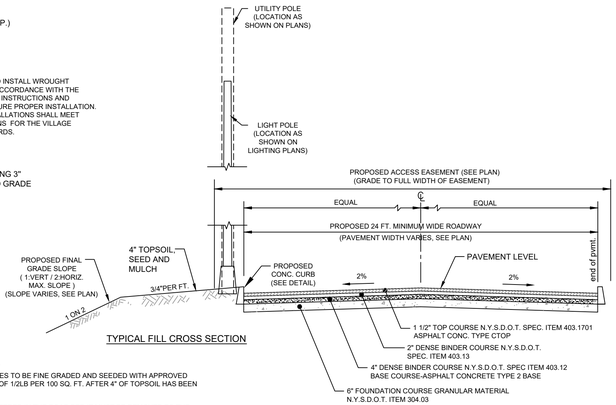


FENCE NOTES:
1. CONTRACTOR TO INSTALL WROUGHT IRON FENCE IN ACCORDANCE WITH THE MANUFACTURER INSTRUCTIONS AND DETAILS TO ENSURE PROPER INSTALLATION.
2. ALL FENCE INSTALLATIONS SHALL MEET THE REGULATIONS FOR THE VILLAGE ZONING STANDARDS.

WROUGHT IRON FENCE DETAIL
NTS

GENERAL REINFORCED CONCRETE RETAINING WALL NOTES:

1. CONTRACTOR SHALL INSPECT THE SITE PRIOR TO START THE JOB AND VERIFY ALL EXISTING CONDITIONS, ANY DISCREPANCIES FROM WHAT IS SHOWN ON THE PLANS TO ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY, AND PRIOR TO COMMENCING THE WORK.
2. ALL WORK SHALL CONFORM TO ALL APPLICABLE FEDERAL, STATE, AND VILLAGE OF OSSINING CODES, RULES AND REGULATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL PERMITS AND PAYING ALL FILING FEES NECESSARY FOR THE PROPOSED WORK.
3. CONTRACTOR SHALL EXCAVATE TO VIRGIN GRADE. CONTRACTOR SHALL NOT PLACE FOOTING ON ANY FILL MATERIAL.
4. IF CONTRACTOR ENCOUNTERS ANY WET AREA OF SOIL WHILE EXCAVATING OR DURING CONSTRUCTION OF WALL HE SHALL NOTIFY THE ENGINEER IMMEDIATELY.
5. FILL SUCH AS CONCRETE RUBBLE, ASPHALT, BOULDERS, PIPES, ETC. SHALL NOT BE USED AS BACKFILL MATERIAL BEHIND THE WALL, SELECT BACKFILL MATERIAL SHALL CONSIST OF CLEAN FILL.
6. NO STRIPPING OF FORMS SHALL BE APPROVED WITHIN THE FIRST SEVEN DAYS.
7. CONTRACTOR SHALL CURE CONCRETE FOR THE FIRST FOURTEEN (14) DAYS BY WETTING THE CONCRETE DAILY BY USE OF SOAK HOSES ON TOP OF WALLS.
8. THE BACKFILL BEHIND THE RETAINING WALL SHALL NOT COMMENCE UNTIL CONCRETE HAS CURED FOR A PERIOD OF FOURTEEN (14) DAYS.
9. EARTH BACKFILLING OF WALL SHALL BE PLACED IN ONE (1) FOOT LIFTS, PRIOR TO COMP ACTION, AND COMPACTED TO 95 % STANDARD PROCTOR WITH A MECHANICAL TAMPER.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY BRACING AND PROTECTING WALL WORK DURING CONSTRUCTION AGAINST DAMAGE, COLLAPSE, DISTORTIONS AND MISALIGNMENT ACCORDANCE TO ALL APPLICABLE CODES, STANDARDS AND GOOD PRACTICES.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL PERSONS DURING CONSTRUCTION FROM HARM IN ACCORDANCE WITH ALL APPLICABLE CODES, STANDARDS, AND GOOD PRACTICES.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING CONVENIENT ACCESS AND SAFE AND PROPER FACILITIES FOR THE INSPECTION OF ALL PARTS OF THE WORK.
13. THE ENGINEER SHALL HAVE RIGHT TO ORDER THE REMOVAL OF DEFECTED WORK AND/OR MATERIAL AND UNAPPROVED WORK AND/OR MATERIAL. THE COST OF REMOVAL AND REPLACEMENT SHALL BE BORNE BY THE CONTRACTOR.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE TO EXISTING PROPERTIES AS A RESULT OF HIS WORK OR WORKMANSHIP. THE CONTRACTOR SHALL RESTORE TO EXISTING CONDITION ANY PROPERTY DAMAGED AS A RESULT OF HIS WORK OR WORKMANSHIP AT NO ADDITIONAL COST TO THE OWNER.

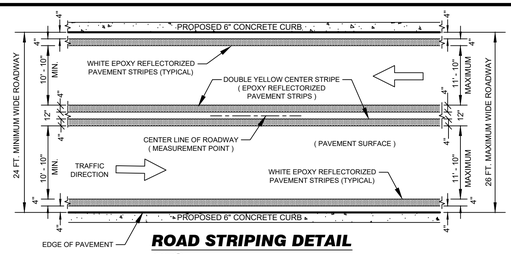


TYPICAL FILL CROSS SECTION

ROAD SECTION NOTES:

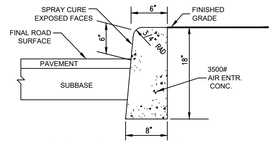
1. ALL SHOULDERS AND SLOPES TO BE FINE GRADED AND SEEDED WITH APPROVED GRASS SEED AT THE RATE OF 12LB PER 100 SQ. FT. AFTER 4" OF TOPSOIL HAS BEEN PLACED.
2. SHOULD ROCK BE ENCOUNTERED IN THE ROAD BED IT MUST BE REMOVED TO THE DEPTH OF THE FINISHED SUBGRADE.
3. INSTALL ALL CATCH BASINS SUCH THE RIM OF THE CASTING IS FLASH WITH THE ROAD PAVEMENT FINISHED GRADE. USE 8 INCH HEIGHT CASTINGS.
4. INSTALL ALL MANHOLE FRAMES AND COVERS TO THE GRADE OF THE 2 INCH BINDER COURSE IMMEDIATELY PRIOR TO PLACING THE 2 INCH TOP WEARING COURSE. RAISE ALL MANHOLE COVERS USING BRICKS AND MORTAR UNDER THE FRAME.
5. GUIDERAILS SHALL BE INSTALLED SO AS NOT TO INTERFERE WITH UNDERGROUND UTILITIES.
6. ALL COURSED TO BE ROLLED WITH TEN TON ROLLER.

TYPICAL ROAD SECTION
NTS

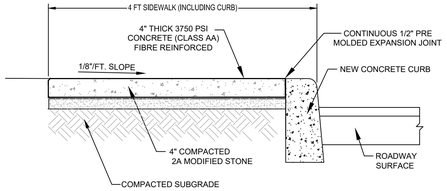


ROAD STRIPING DETAIL
NTS

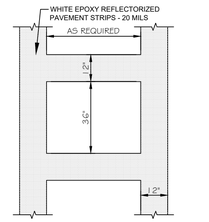
NOTE:
1. CONCRETE SHALL BE N.Y.S.D.O.T. SPECS CLASS "A" CONCRETE
2. EXPANSION JOINTS EVERY 10 FT.



CONCRETE CURB
NTS

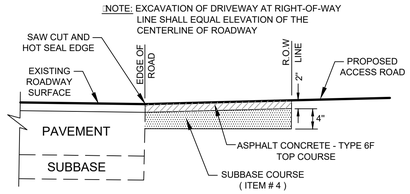


CONCRETE SIDEWALK SECTION
NTS

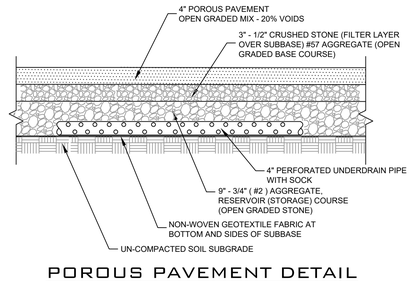


CROSSWALK DETAIL
NTS

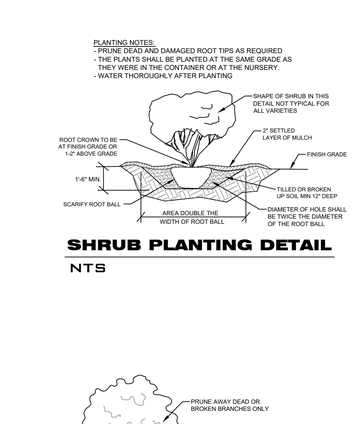
NOTE: EXCAVATION OF DRIVEWAY AT RIGHT-OF-WAY LINE SHALL EQUAL ELEVATION OF THE CENTERLINE OF ROADWAY



ASPHALT DRIVEWAY APRON ADJACENT TO ROADWAY DETAIL
N.T.S.



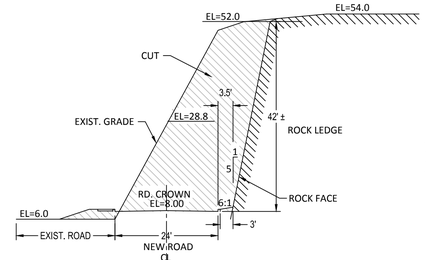
POROUS PAVEMENT DETAIL
NTS



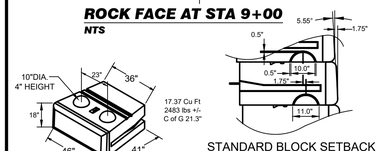
HANDICAP PARKING SIGNAGE
NTS

PLANTING NOTES:
- PRUNE DEAD AND DAMAGED ROOT TIPS AS REQUIRED
- THE PLANTS SHALL BE PLANTED AT THE SAME GRADE AS THEY WERE IN THE CONTAINER OR AT THE NURSERY.
- WATER THOROUGHLY AFTER PLANTING

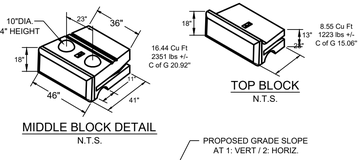
SHRUB PLANTING DETAIL
NTS



ROCK FACE AT STA 9+00
NTS



STANDARD BLOCK SETBACK



MIDDLE BLOCK DETAIL
N.T.S.

TOP BLOCK
N.T.S.

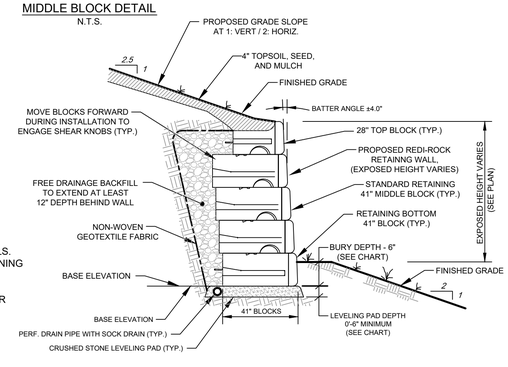
DETAIL PROVIDED BY:

REDI-ROCK OF HUDSON VALLEY
3504 ROUTE 9
COLD SPRING, N.Y.
(PH□845-265-3265)
WEB SITE:
□□□.□d□□d□□□□□□r□□□r□d□□□.□□□

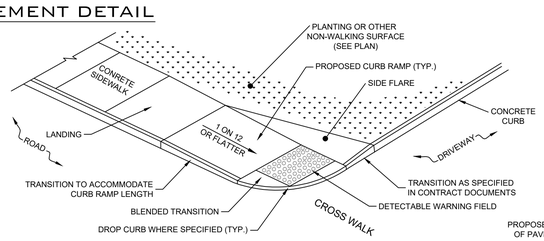
DESIGN CHART
LOAD CONDITION C
2 : 1 BACK SLOPE, NO SURCHARGE

WALL HEIGHT	MIN. BURY DEPTH	LEVELING PAD
6'-0"	6"	6"
7'-6"	6"	6"
9'-0"	6"	1'-0"
10'-6"	6"	1'-0"

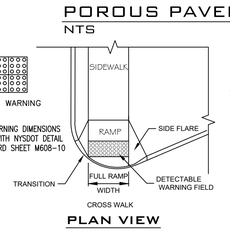
REDI-ROCK WALL NOTES:
- CONTRACTOR TO INSTALL REDI-ROCK WALLS IN ACCORDANCE WITH THE NOTES AND DETAILS SHOWN ON THIS PLAN AND AS PER THE MANUFACTURER INSTRUCTIONS AND INSTALLATION DETAILS.
- MINIMUM FACTORS OF SAFETY ARE 1.5 FOR SLIDING, 1.5 FOR OVERTURNING AND 2.0 FOR BEARING CAPACITY.
- THE WALL DESIGN SHALL ADDRESS BOTH INTERNAL AND EXTERNAL DRAINAGE AND SHALL BE EVALUATED BY THE PROFESSIONAL ENGINEER WHO IS RESPONSIBLE FOR THE FINAL WALL DESIGN.
- BACKFILL MATERIAL TO BE COMPACTED TO 95% STANDARD PROCTOR.
- ALL REDI-ROCK INTERNATIONAL WALL SYSTEMS SPECIFICATIONS ARE TO BE FOLLOWED.



TYPICAL SECTION THRU CONCRETE GRAVITY REDI-ROCK RETAINING WALLS
N.T.S. (VARIES SEE PLAN)

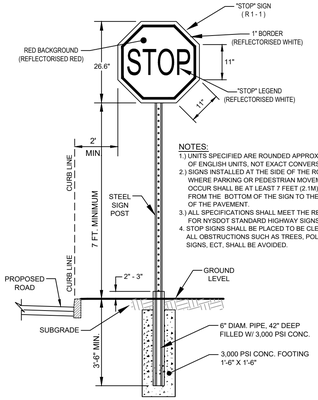


SIDEWALK CURB RAMP / BLENDED TRANSITION
(TYPE 3B)



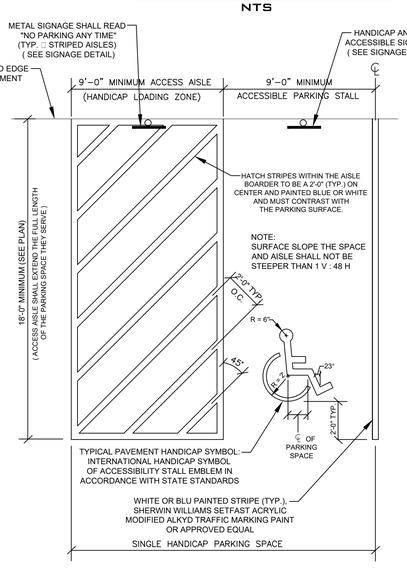
PLAN VIEW

CONCRETE HANDICAP RAMP DETAIL
NTS

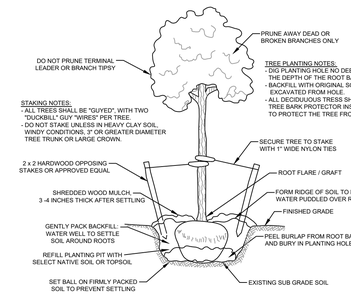


NOTES:
1.) UNITS SPECIFIED ARE ROUNDED APPROXIMATE OF ENGLISH UNITS, NOT EXACT CONVERSIONS.
2.) SIGNS INSTALLED AT THE SIDE OF THE ROAD WHERE PARKING OR PEDESTRIAN MOVEMENT OCCUR SHALL BE AT LEAST 7 FEET (2.1M) MEASURED FROM THE BOTTOM OF THE SIGN TO THE NEAR EDGE OF THE PAVEMENT.
3.) ALL SPECIFICATIONS SHALL MEET THE REGULATIONS FOR NYSDOT STANDARD HIGHWAY SIGNS.
4. STOP SIGNS SHALL BE PLACED TO BE CLEARLY VISABLE. ALL OBSTRUCTIONS SUCH AS TREES, POLES, OTHER SIGNS, ECT, SHALL BE AVOIDED.

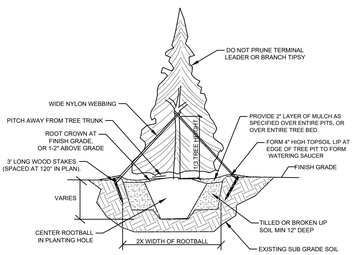
STOP SIGNAGE DETAIL
NTS



HANDICAP PARKING SPACE DETAIL
NTS



DECIDUOUS TREE PLANTING DETAIL
NTS



EVERGREEN PLANTING DETAIL
NTS

REVISIONS
12.08.07
02.13.17
03.13.17
09.11.08
06.24.17
10.31.08
04.09.18
10.17.12
05.07.18
06.18.18
03.25.13
07.10.13

JOB NO. 2001
DATE: 04.09.18
SCALE: AS NOTED
DRAWN BY: SB
CHECKED BY: P.B.

PETRUCCELLI ENGINEERING
600 NORTH BROADWAY
WHITE PLAINS, N.Y. 10603
9 1 4 . 9 4 8 . 3 6 2 9
PAUL BERTE, P.E.

STATE OF NEW YORK · PAUL A. BERTE · LICENSED PROFESSIONAL ENGINEER · 071859

DETAILS - 3
PLATEAU ASSOCIATES
HIDDEN COVE ON THE HUDSON
36 NORTH WATER STREET
VILLAGE OF OSSINING NEW YORK

SHEET NO.
37 / 37