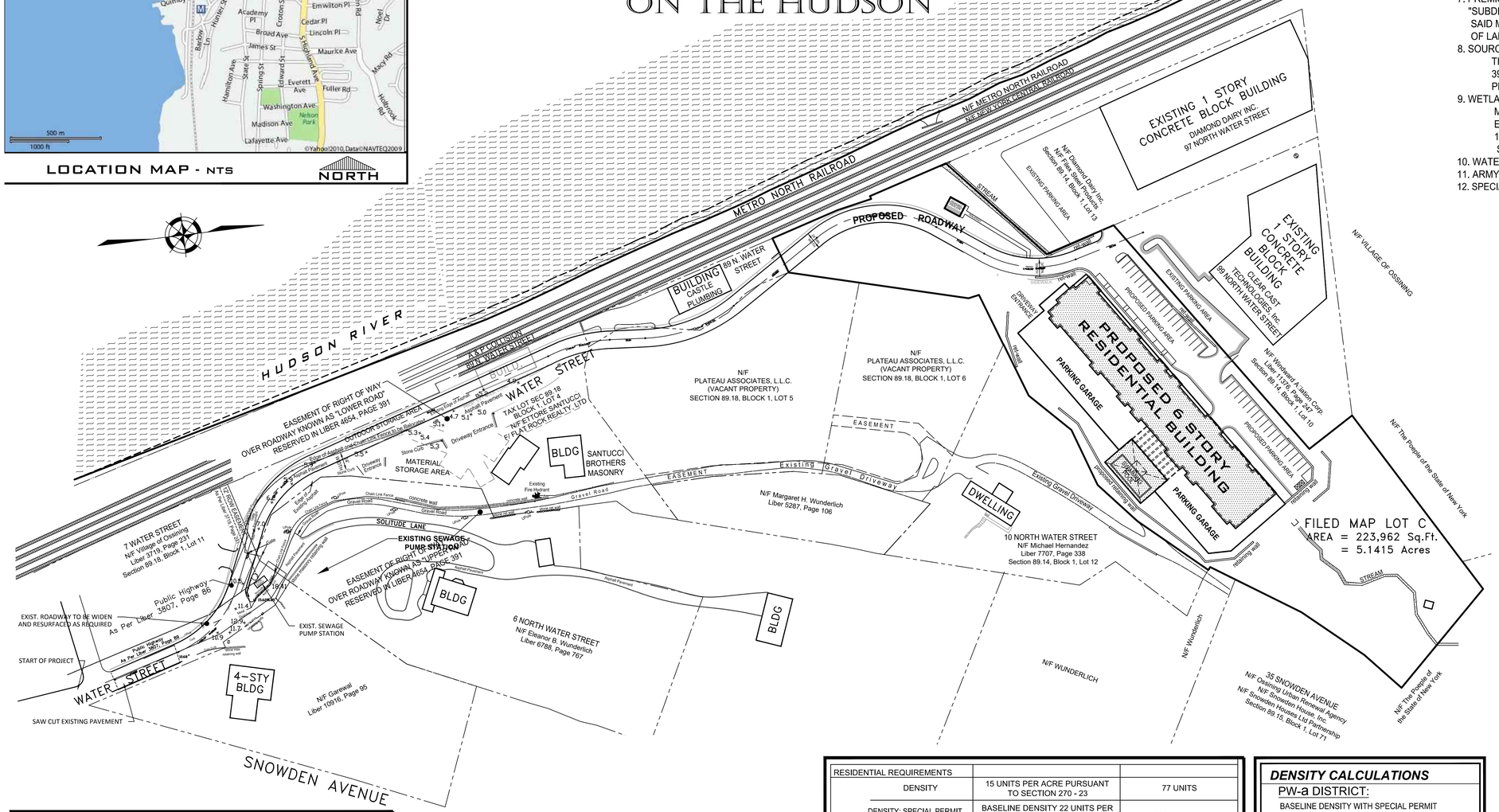
SITE PLAN DRAWINGS FOR HIDDEN COVE ON THE HUDSON

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

OB NO.	2001
DATE:	06-18-18
SCALE:	AS NOTED
DRAWN BY:	SB
CHECKED BY:	P.B.
REVISIONS	

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 · LICENSED PROFESSIONAL ENGINEER

DRAWING LIST

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EXISTING EASEMENTS AND PROPOSED ROW - 2	5
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OFF-STE UTILITIES (STA 300-875)	11
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TITLE SHEET□AREA PLAN
PLATEAU ASSOCIATES
HIDDEN COVE ON THE HUDSON
WEST ROAD ALTERNATIVE
36 NORTH WATER STREET VILLAGE OF OSSINING NEW YORK

SHEET NO. 1 / 27

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.)	OPEN AREA 78.83/234.83 = .32 = 32%
NO BUILDING OR PART THEREOF SHALL BE SITUATED WITHIN:	20 ft. OF ANY STREET OR 15 ft. OF ANY LOT LINE	19.33 FT. TO PROPERTY LINE
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

NOTE: ROAD WORK WILL EXTEND ONTO LOT 5, BUT LOT 5 IS NOT PART OF ZONING OR DENSITY CALCULATIONS.

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.

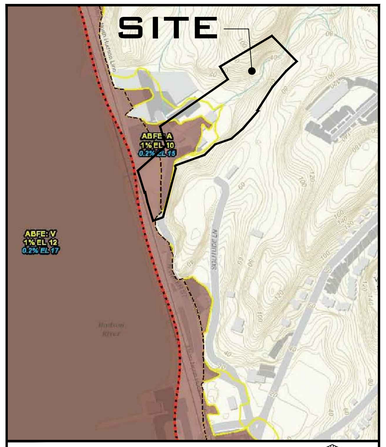
5.175 ACRES x 26.62 DWELLING UNITS PER ACRE = 137.75 UNITS (137 UNITS) (WITH DENSITY BONUS *) SPECIAL PERMIT REQUIRED IN THE PW-a DISTRICT FOR DENSITY IN EXCESS OF 15 UNITS PER ACRE.

* 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.



AFBE MAP - NTS NORTH

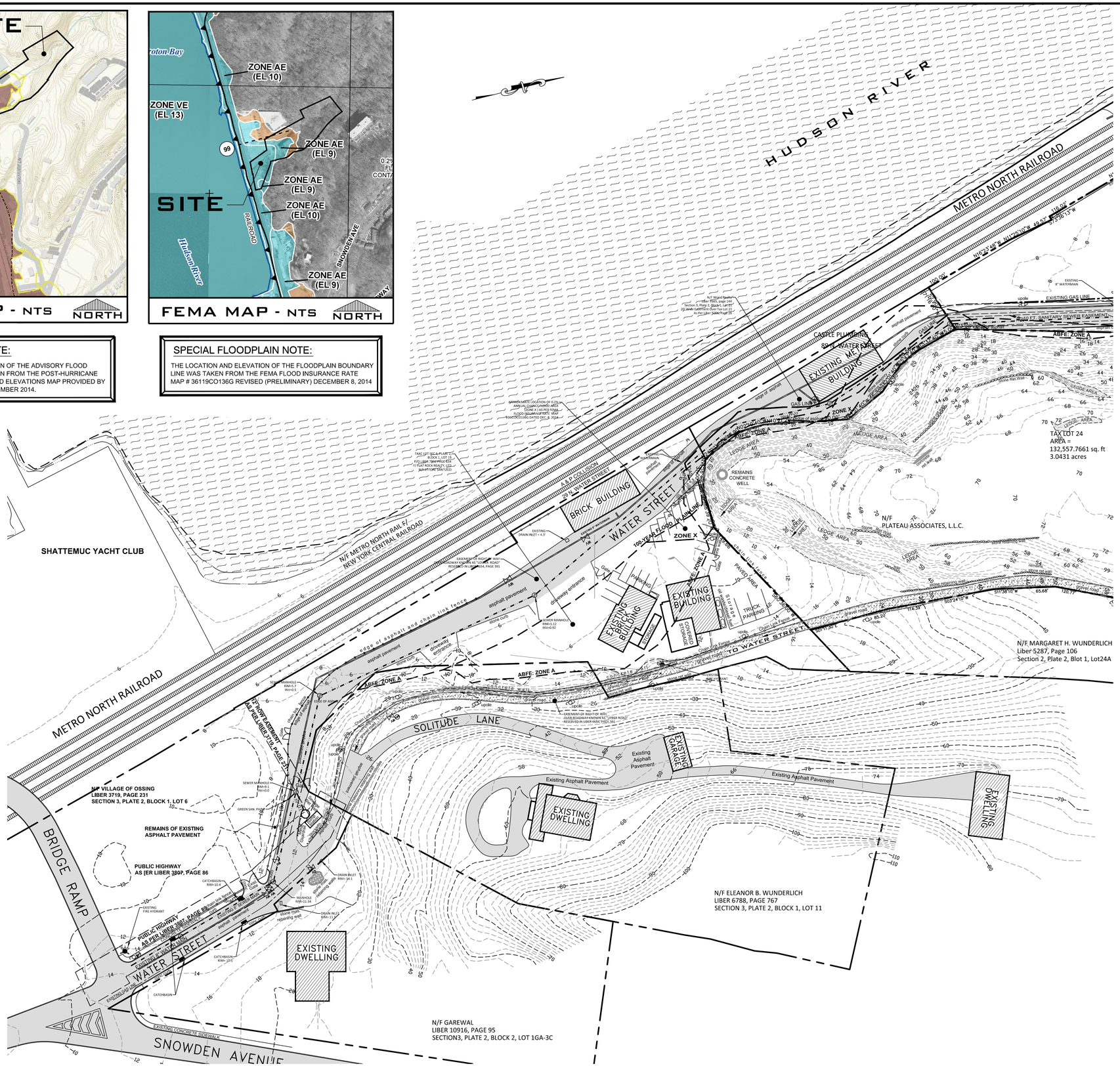
FEMA MAP - NTS NORTH

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



LEGEND

- EXISTING CONTOUR
- EXISTING SPOT ELEVATION
- FLAGGED WETLAND LINE
- TREE WITH TRUNK DIAMETER
- EXISTING UTILITY POLE
- EXISTING FIRE HYDRANT
- EXISTING DRAINAGE MANHOLE
- CATCH BASIN
- EXISTING DRAINAGE PIPE
- WATER VALVE
- 8" WATER MAIN
- GAS LINE
- SANITARY SEWER PIPE
- EXISTING SEWER MANHOLE
- 100 YR. FLOOD BOUNDARY LINE
- ADVISORY BASE FLOOD ELEVATION

JOB NO.	2001
DATE:	06-18-18
SCALE:	1"=50'-0"
DRAWN BY:	SB
CHECKED BY:	P.B.

REVISIONS

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 / 27

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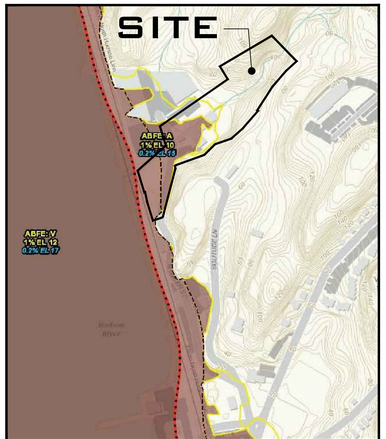

AFBE MAP - NTS NORTH

SPECIAL ABFE NOTE:

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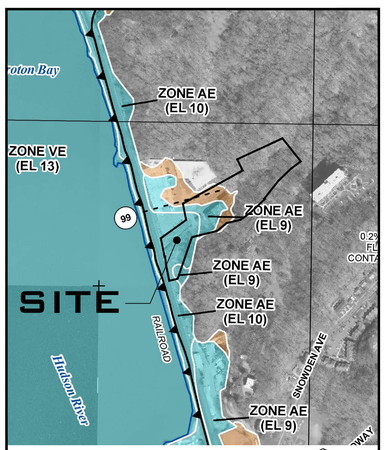
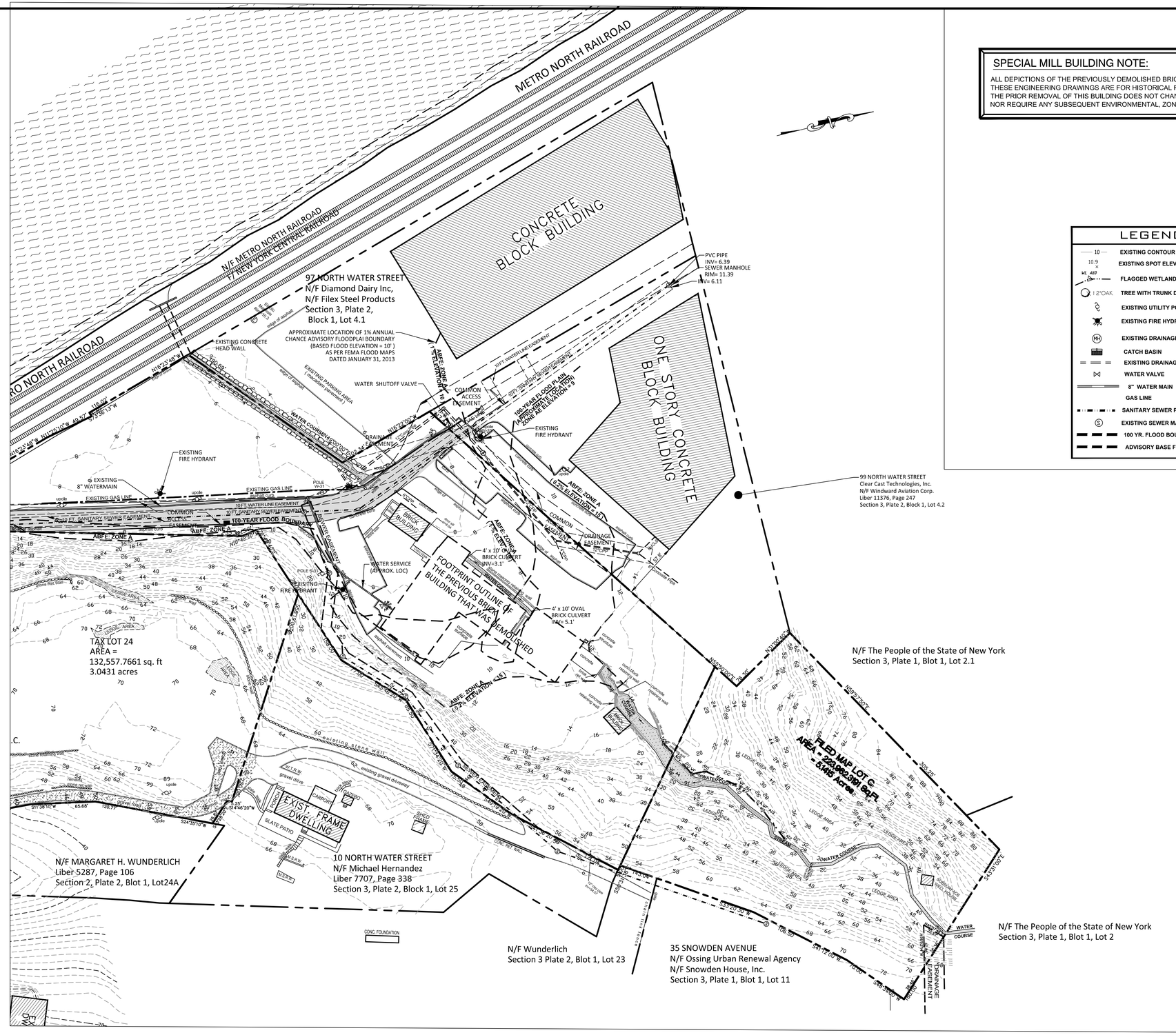


FEMA MAP - NTS NORTH

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



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

- EXISTING CONTOUR
- EXISTING SPOT ELEVATION
- FLAGGED WETLAND LINE
- TREE WITH TRUNK DIAMETER
- EXISTING UTILITY POLE
- EXISTING FIRE HYDRANT
- EXISTING DRAINAGE MANHOLE
- CATCH BASIN
- EXISTING DRAINAGE PIPE
- WATER VALVE
- 8" WATER MAIN
- GAS LINE
- SANITARY SEWER PIPE
- EXISTING SEWER MANHOLE
- 100 YR. FLOOD BOUNDARY LINE
- ADVISORY BASE FLOOD ELEVATION

OB NO.	2001
DATE:	06-18-18
SCALE:	1"=50'-0"
DRAWN BY:	SB
CHECKED BY:	P.B.

REVISIONS

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PAUL BERTE, P.E.

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EXISTING CONDITIONS-2

PLATEAU ASSOCIATES

HIDDEN COVE ON THE HUDSON

36 NORTH WATER STREET

VILLAGE OF OSSINING NEW YORK

SHEET NO. 3 / 27

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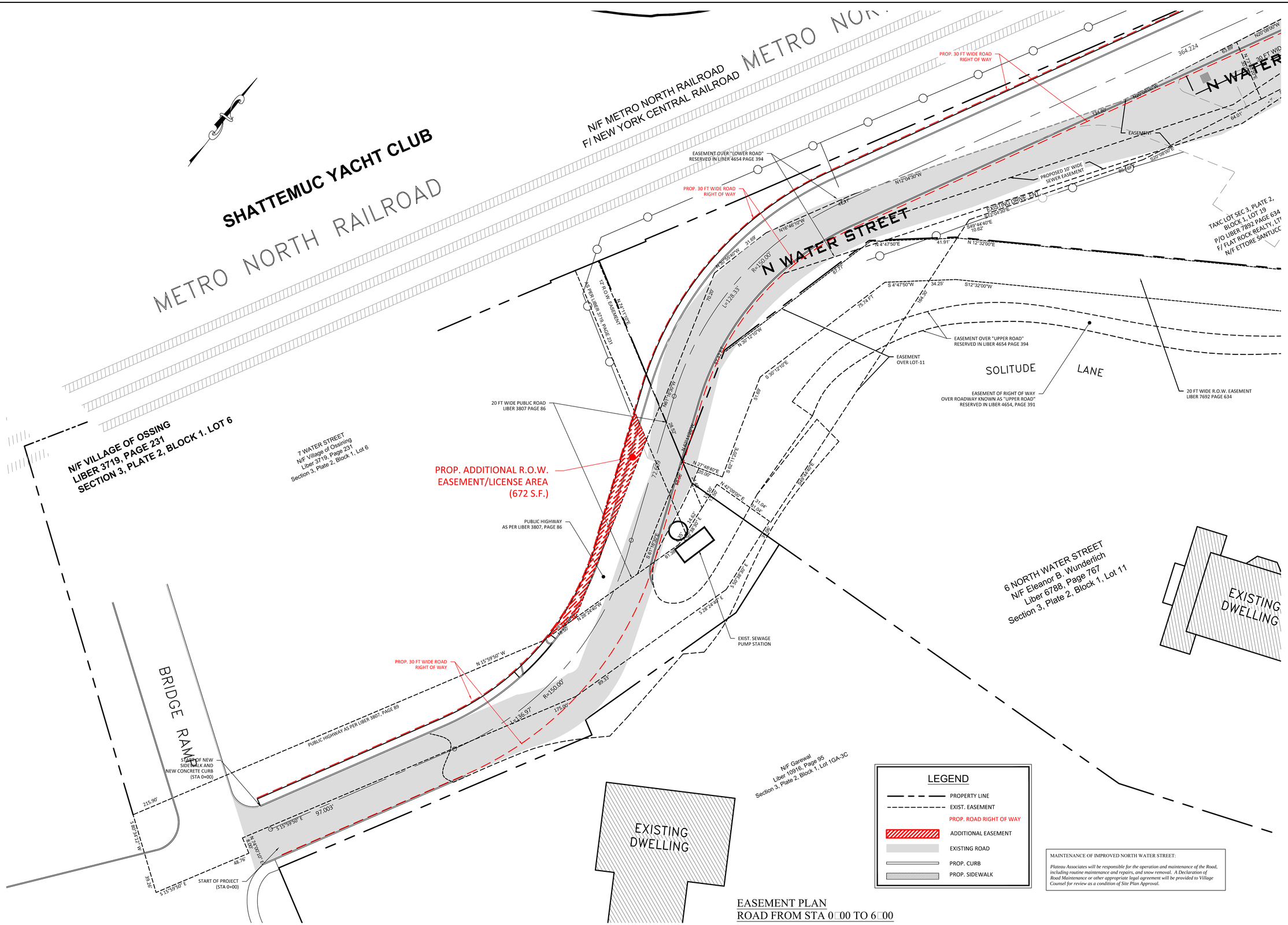

MAINTENANCE OF IMPROVED NORTH WATER STREET:

Plateau Associates will be responsible for the operation and maintenance of the Road, including routine maintenance and repairs, and snow removal. A Declaration of Road Maintenance or other appropriate legal agreement will be provided to Village Counsel for review as a condition of Site Plan Approval.

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

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

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JOB NO.:	2001
DATE:	06-18-18
SCALE:	1"=20'-0"
DRAWN BY:	SB
CHECKED BY:	P.B.

REVISIONS

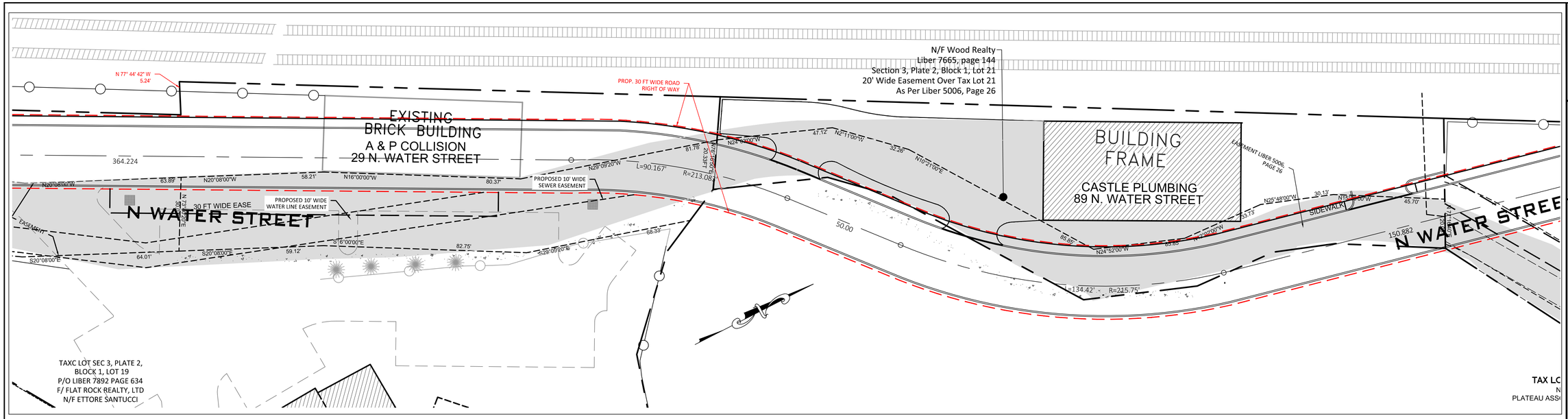
PETRUCCELLI ENGINEERING
600 NORTH BROADWAY, SUITE 215
WHITE PLAINS, NEW YORK 10603
914.948.3629
PAUL BERTÉ, P.E.

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

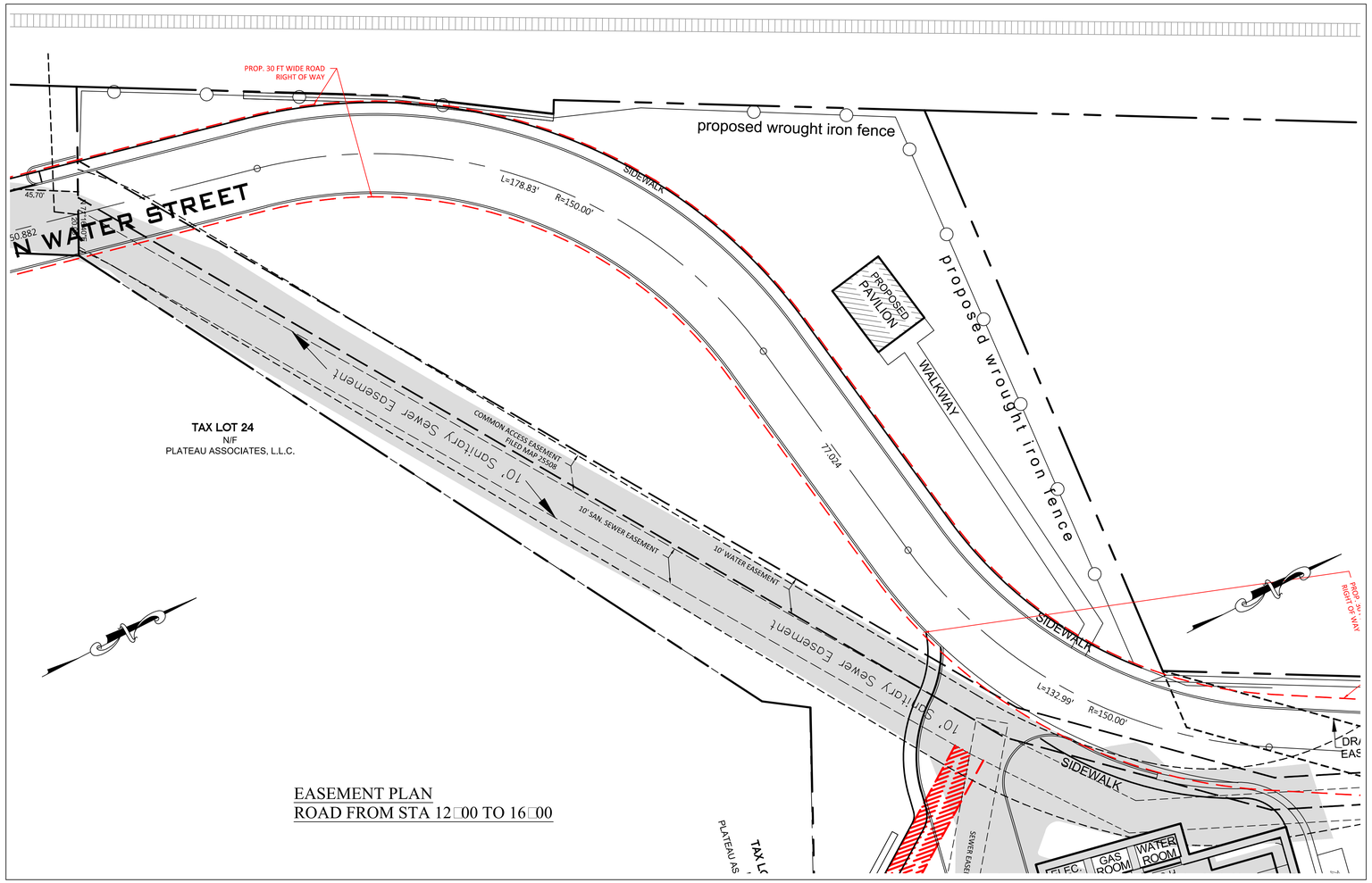
EXIST. EASEMENTS & PROP. ROAD RIGHT OF WAY

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

SHEET NO.
4 / 27



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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OB N□:	2001
DATE:	06-18-18
SCALE:	1"=20'-0"
DRAWN BY:	SB
CHECKED BY:	P.B.
REVISIONS	05.07.18

PETRUCCELLI ENGINEERING
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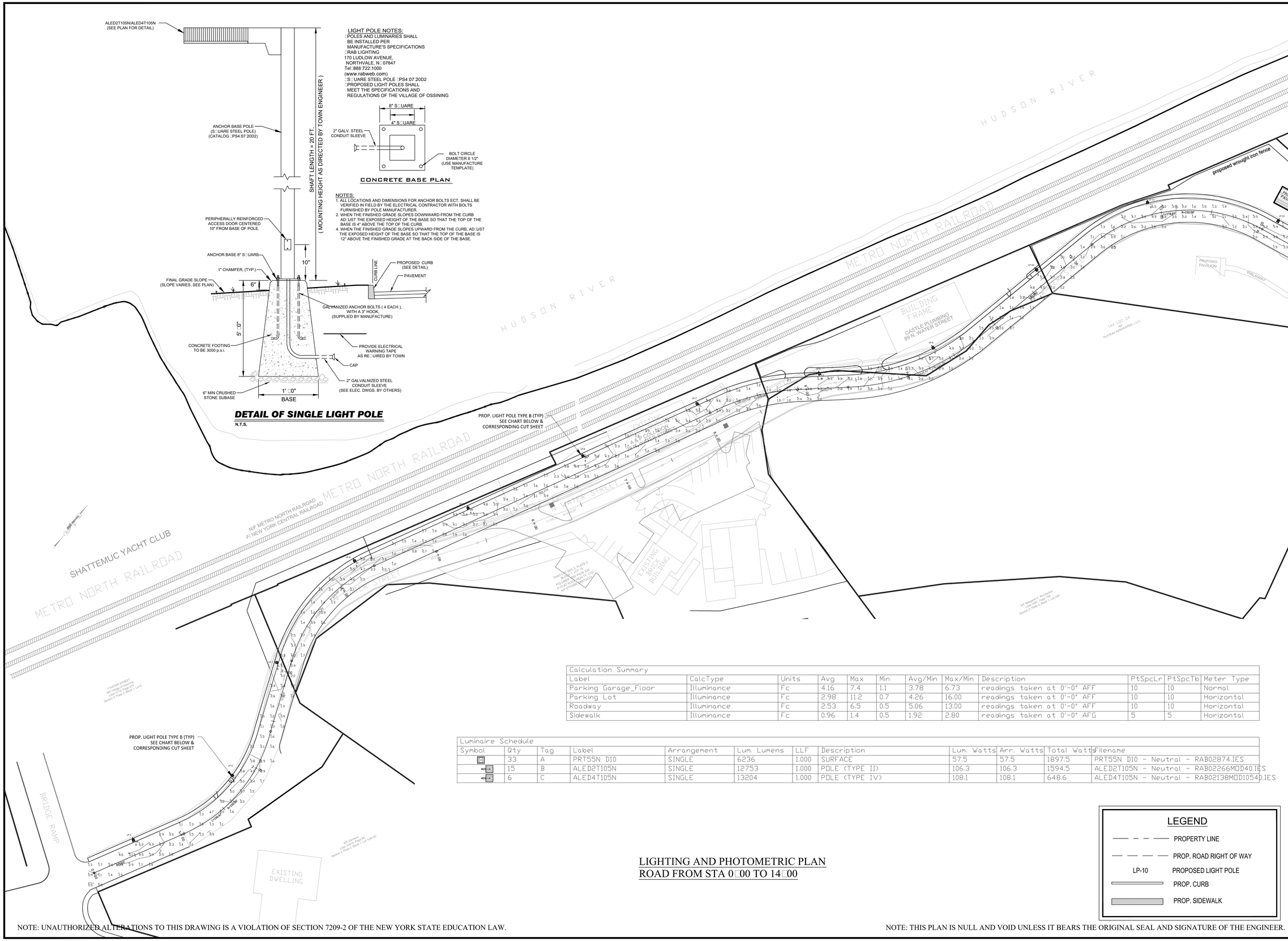
914.948.3629
PAUL BERTÉ, P.E.

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 / 27



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

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

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2001

DATE: 06.18.18

SCALE: 1"=40'-0"

DRAWN BY: SB

CHECKED BY: P.B.

REVISIONS

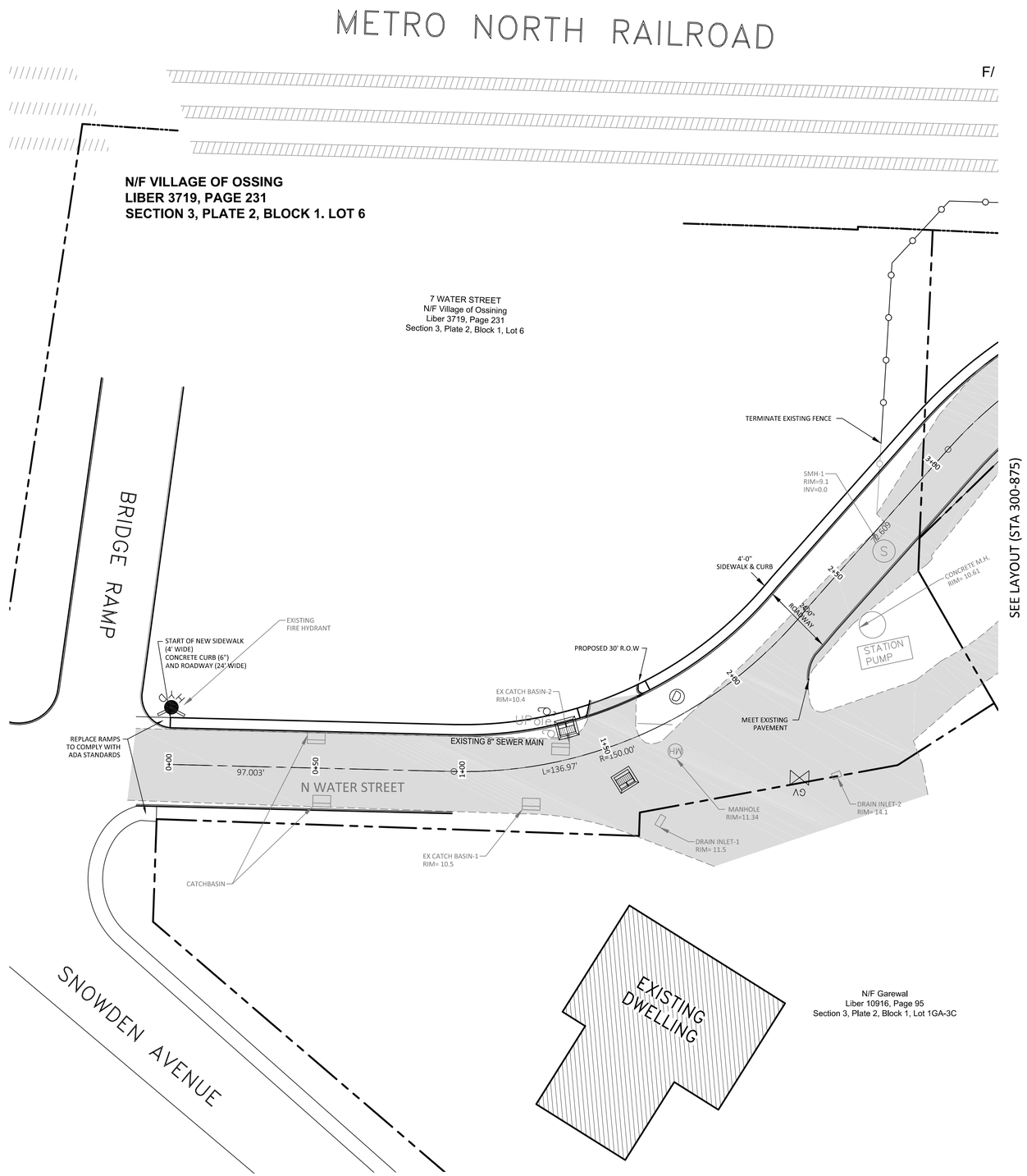
PETRUCCELLI ENGINEERING
600 NORTH BROADWAY, SUITE 215
WHITE PLAINS, NEW YORK 10603
914.948.3629
PAUL BERTÉ, P.E.

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.
6 / 27

SHATTEMUC YACHT CLUB



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DATE:	06-18-18
SCALE:	1" = 20' - 0'
DRAWN BY: SB	CHECKED BY: P.B.

REVISIONS

05.07.18

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

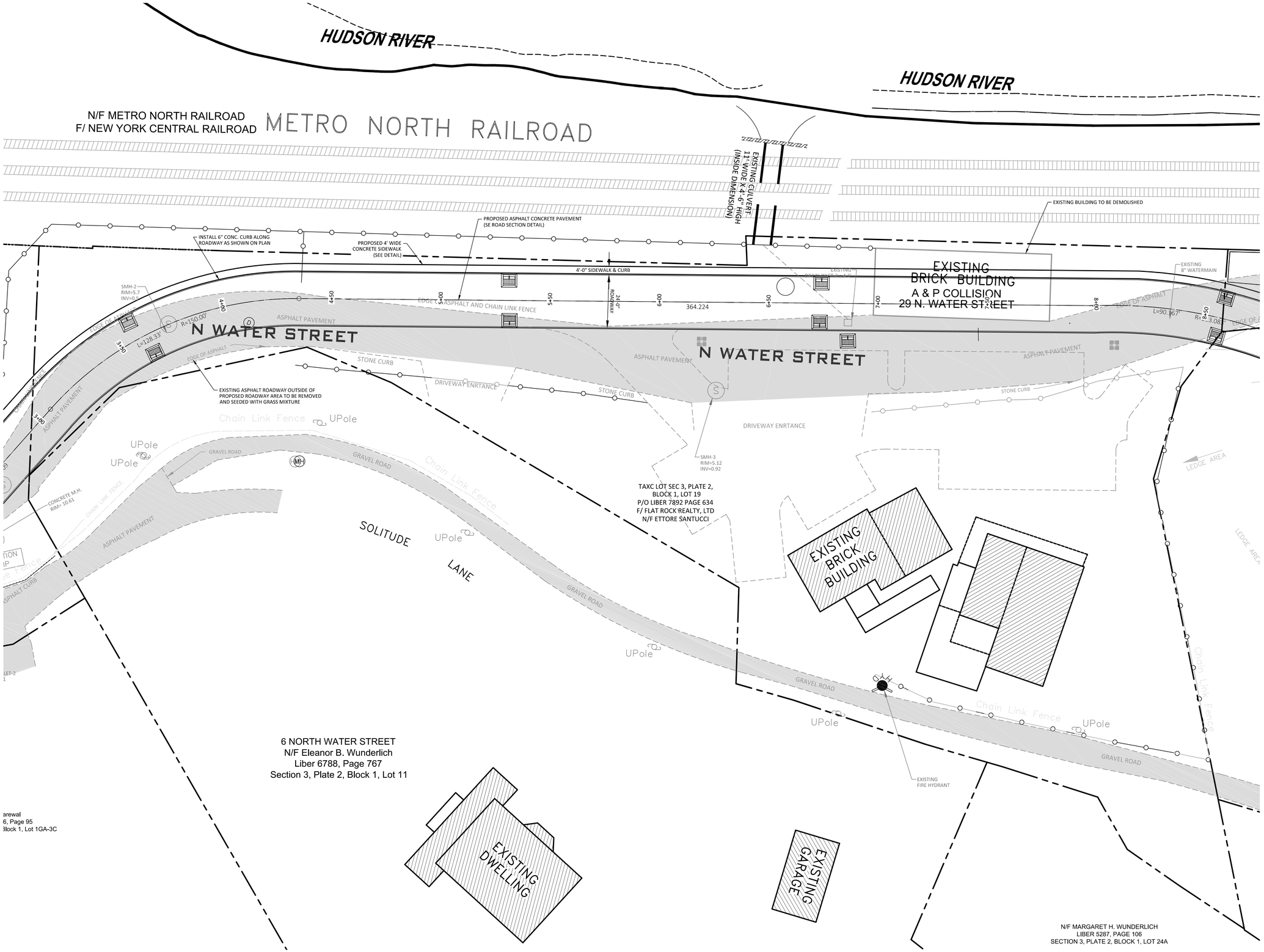
STATE OF NEW YORK · PAUL A. BERTÉ · 071859 · LICENSED PROFESSIONAL ENGINEER

OFF-SITE LAYOUT □STA 0-300□

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

SHEET NO.

7 / 27



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REVISIONS

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OFF-SITE LAYOUT (STA 300-875)

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

SHEET NO.
8 / 27

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

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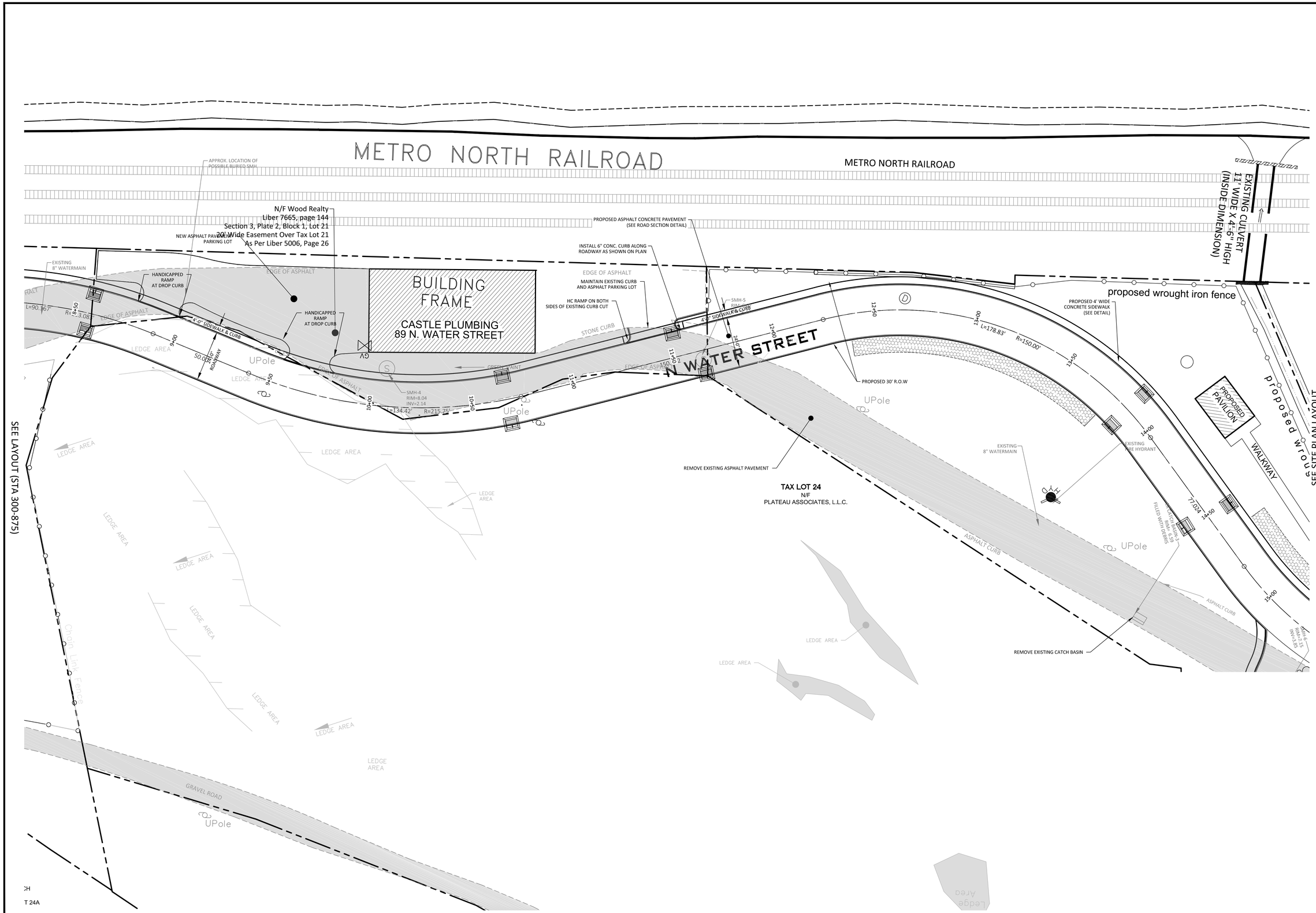

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914.948.3629
PAUL BERTÉ, P.E.

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

OFF-SITE LAYOUT STA 875-1500

PLATEAU ASSOCIATES

HIDDEN COVE ON THE HUDSON

36 N WATER STREET

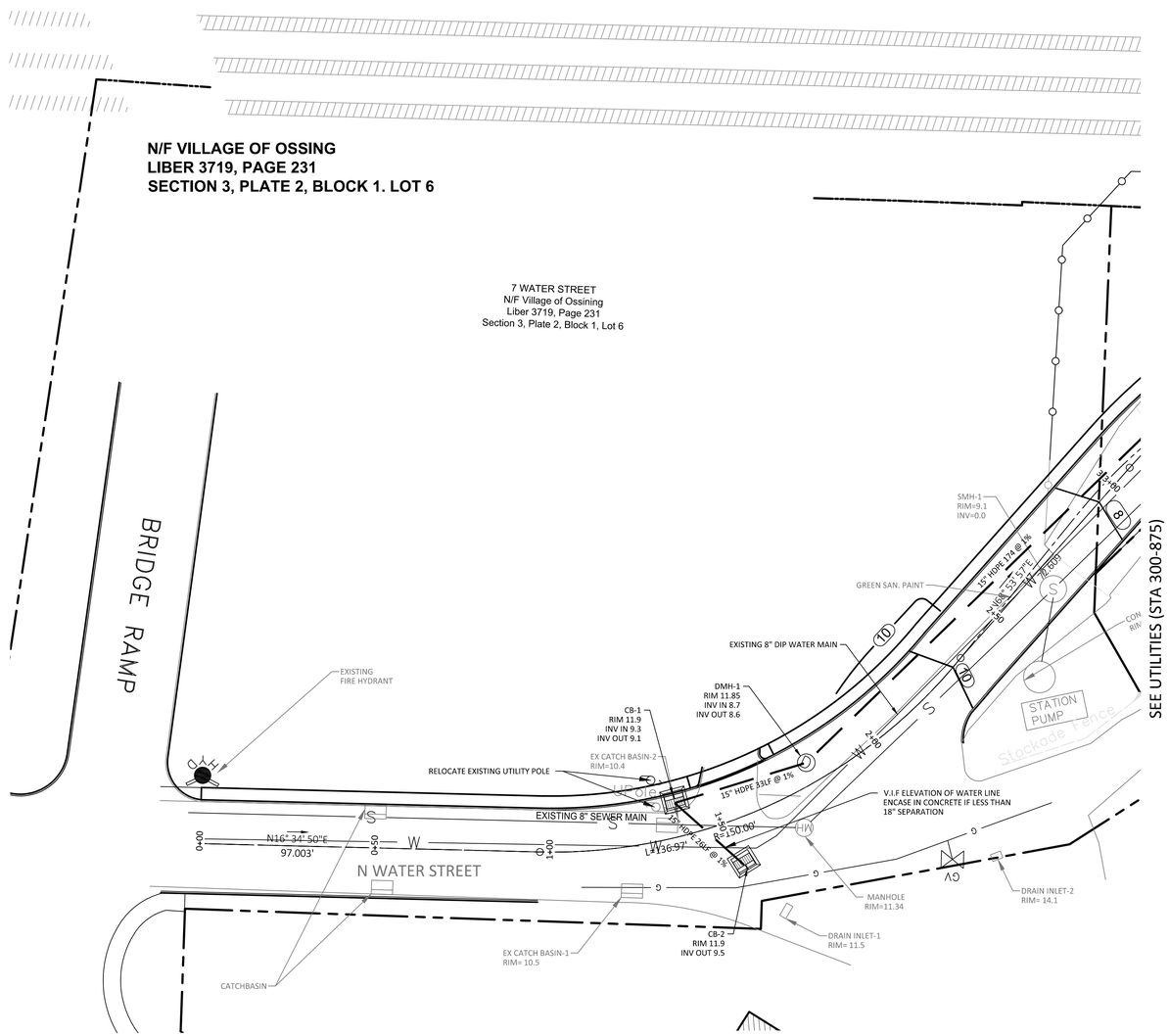
VILLAGE OF OSSINING NEW YORK

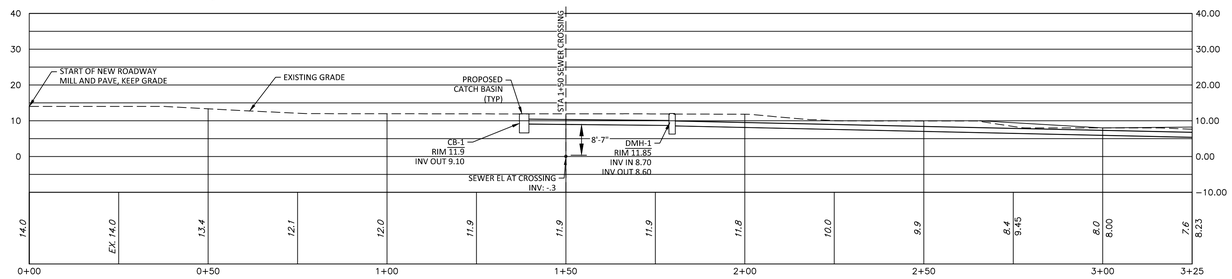
SHEET NO.

9 / 27

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

DATE:	06-18-18
SCALE:	1" = 20' - 0'
DRAWN BY:	SB
CHECKED BY:	P.B.

REVISIONS
05.07.18

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

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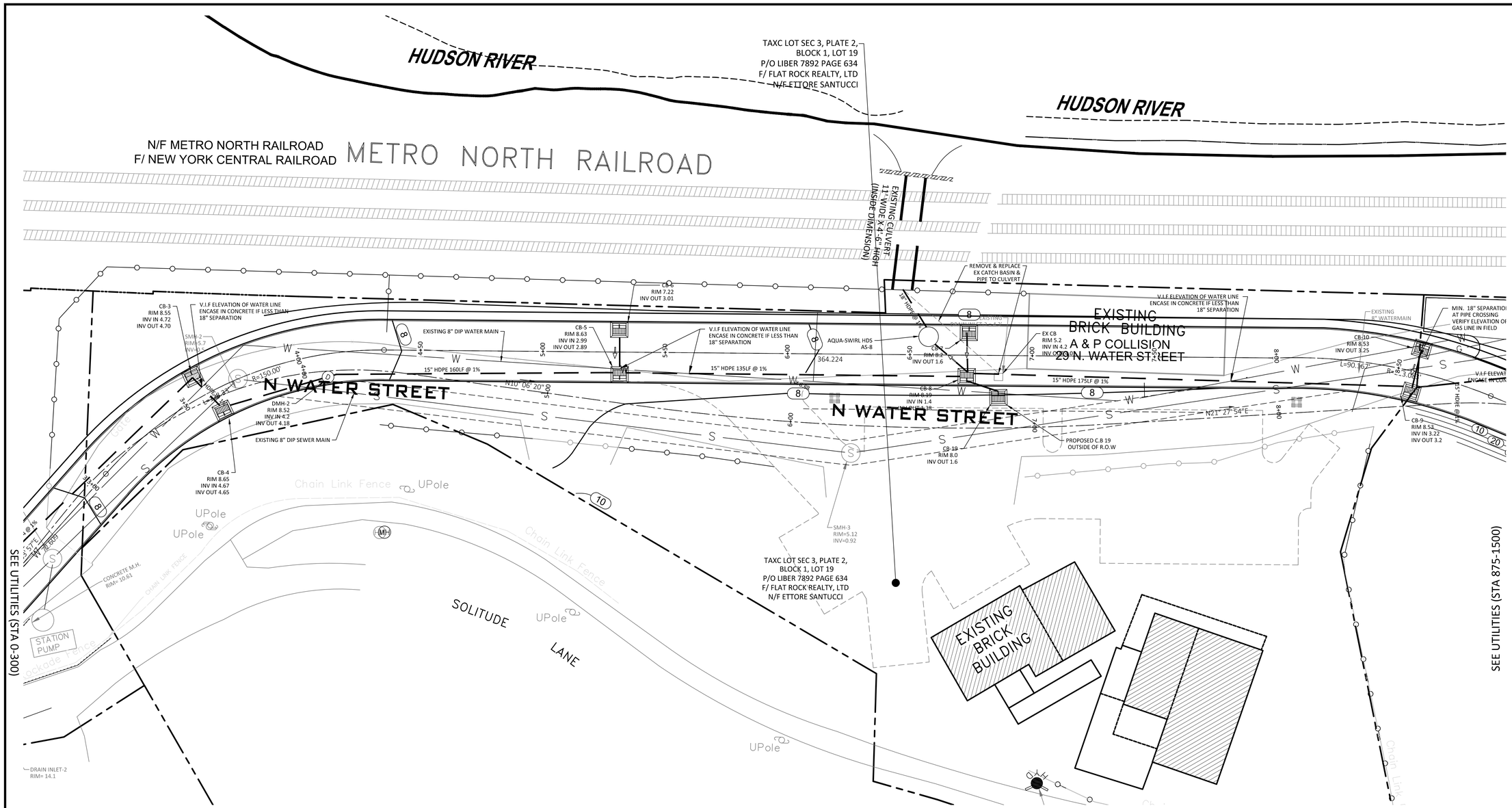
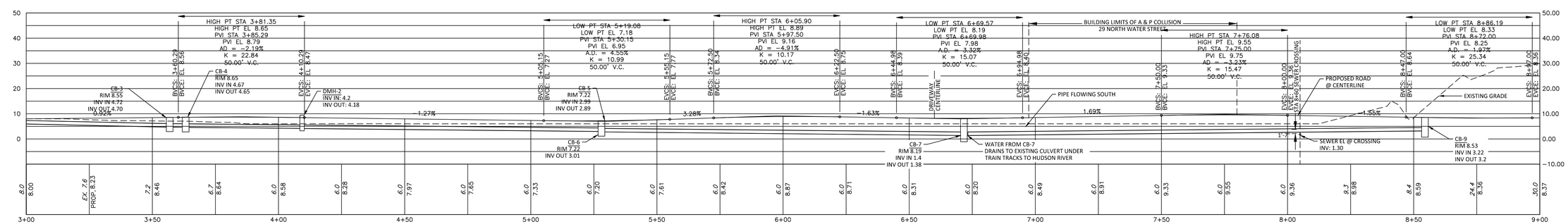
OFF-SITE UTILITIES STA 0-300

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

SHEET NO.
10 / 27



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



WATER STREET UTILITIES (STA 3+00 TO 9+00)
SCALE 1" = 20'

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OFF-SITE UTILITIES □STA 300-875□

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

SHEET NO.
11 / 27

NOTE:
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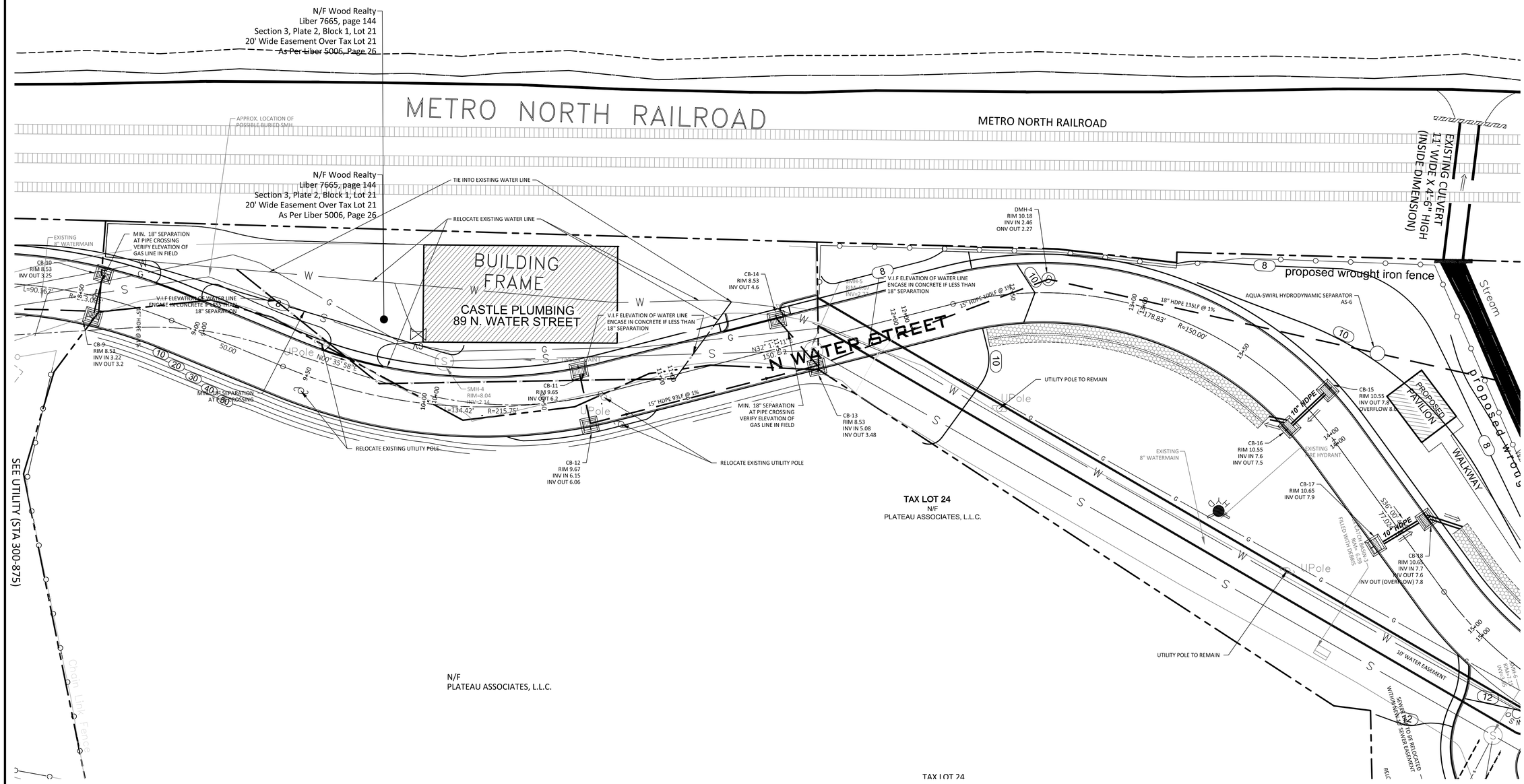

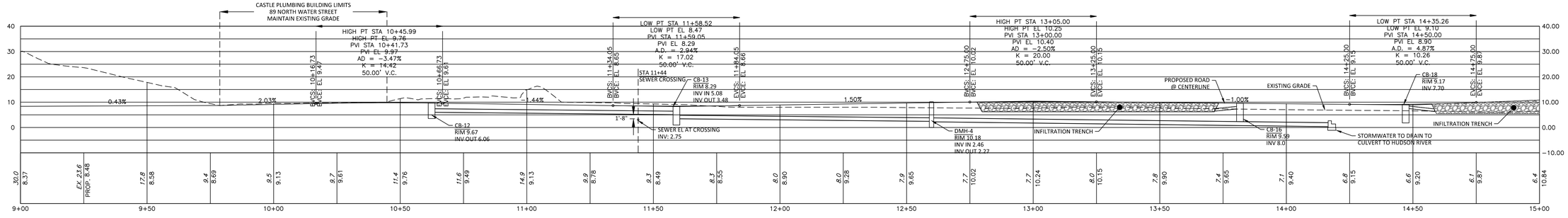

WATER STREET UTILITIES (9+00 TO 15+00)

SCALE 1" = 20'

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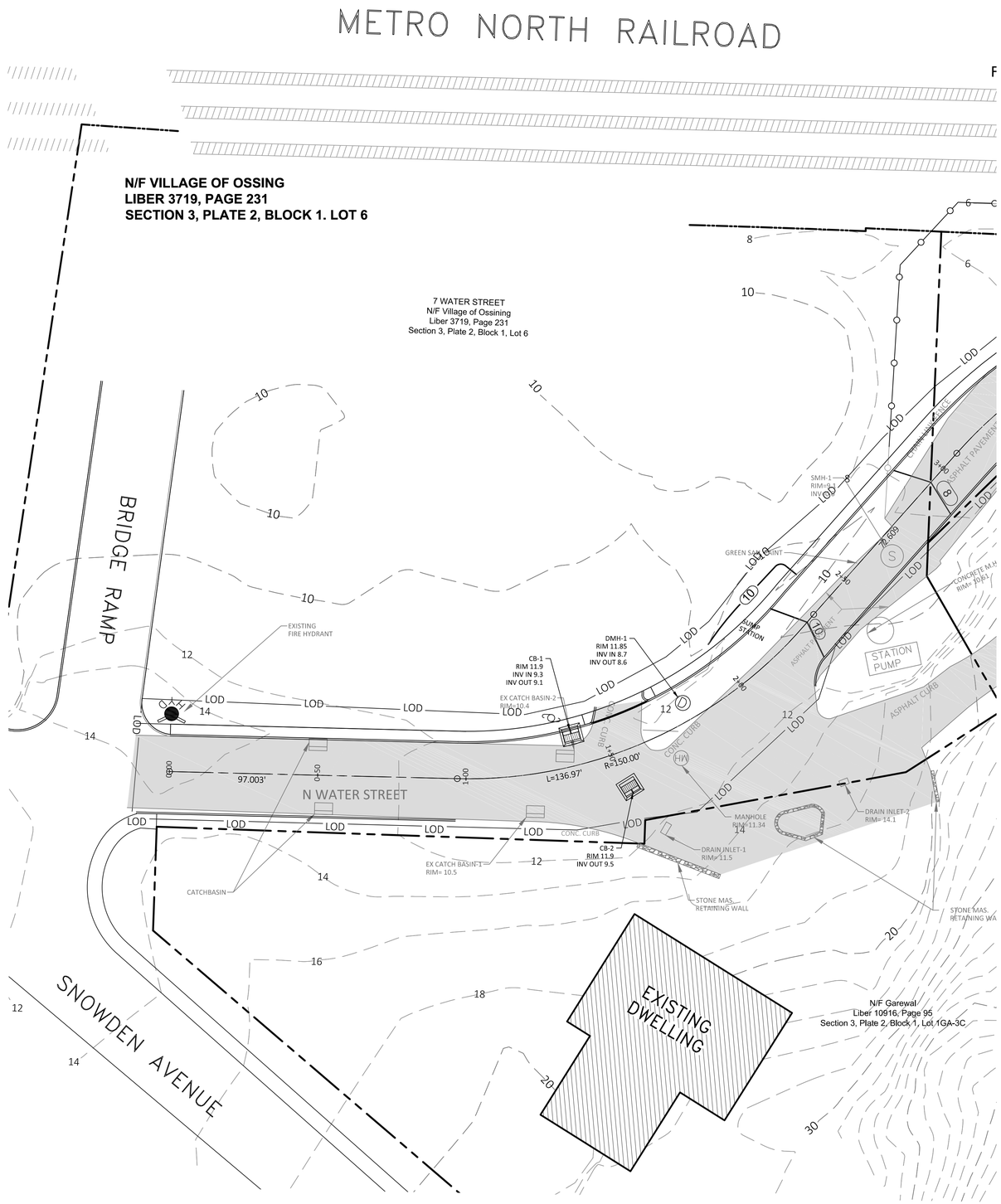
OFF-SITE UTILITIES STA 875-1500

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

SHEET NO.
12 / 27

SHATTEMUC YACHT CLUB



SEE GRADING (STA 300-875)

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

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OFF-SITE GRADING STA 0-300

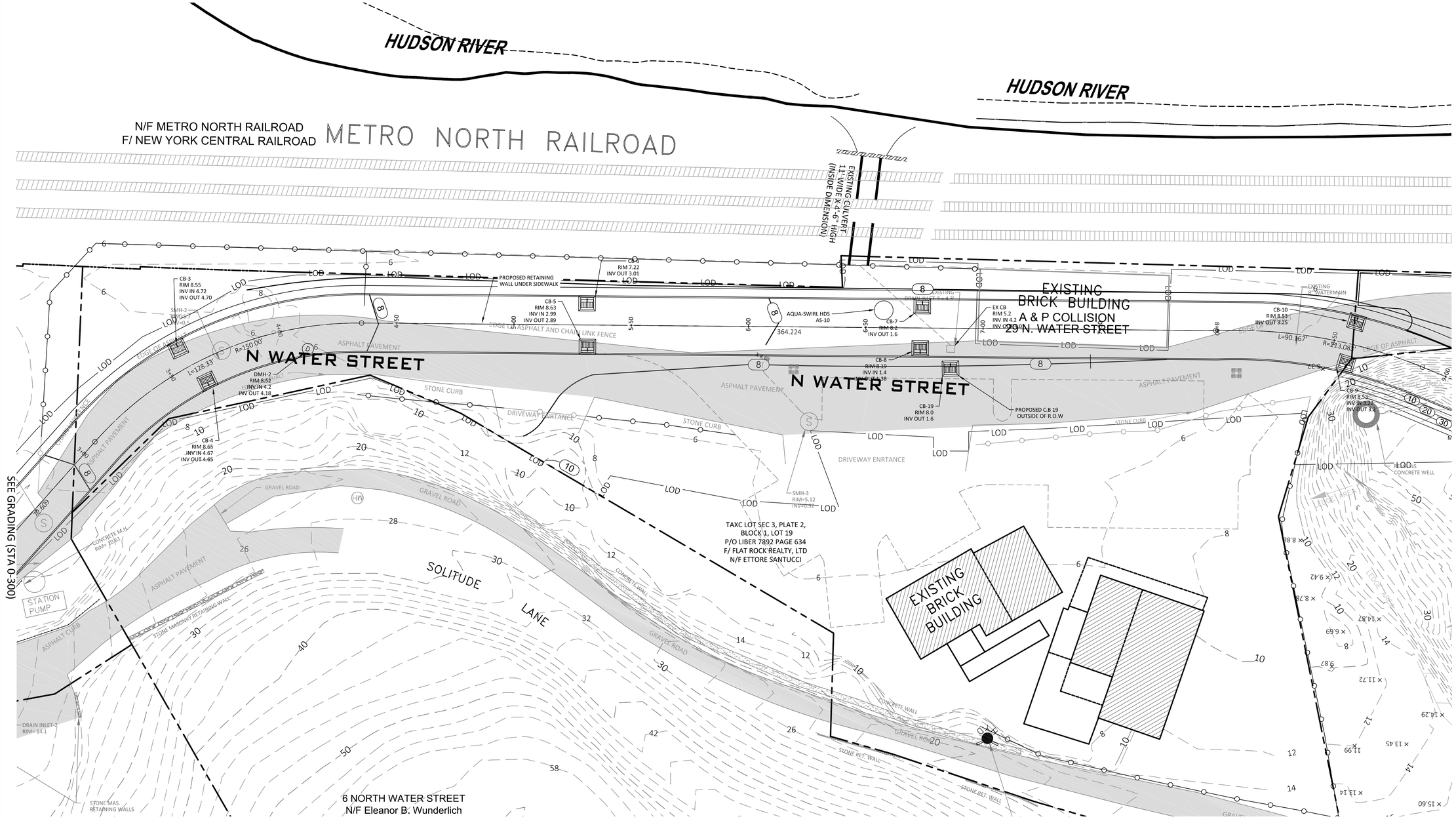
PLATEAU ASSOCIATES

HIDDEN COVE ON THE HUDSON

36 N WATER STREET

VILLAGE OF OSSINING NEW YORK

SHEET NO. 13 / 27



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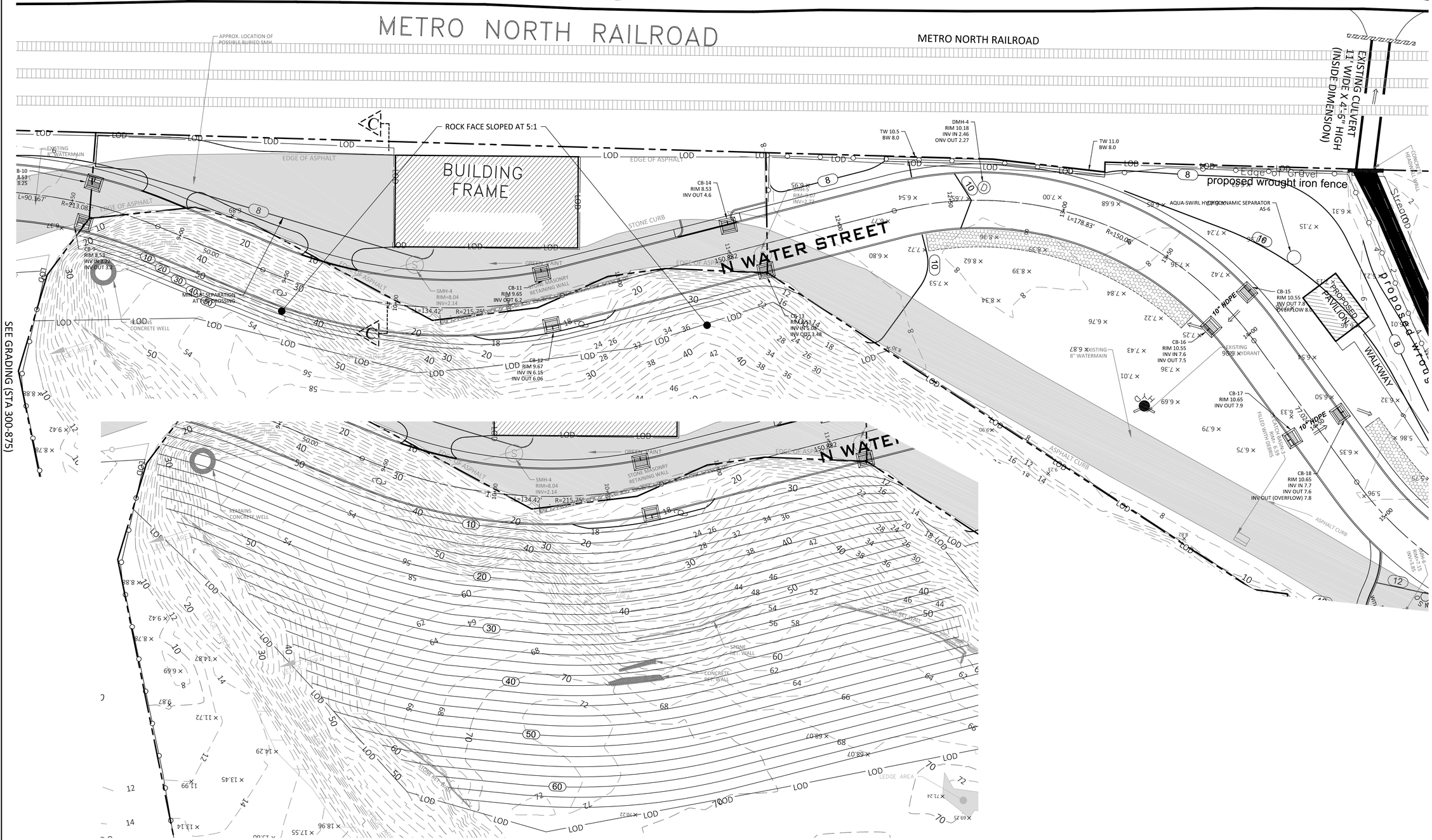
OFF-SITE GRADING STA 300-875

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

SHEET NO.
14 / 27



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"

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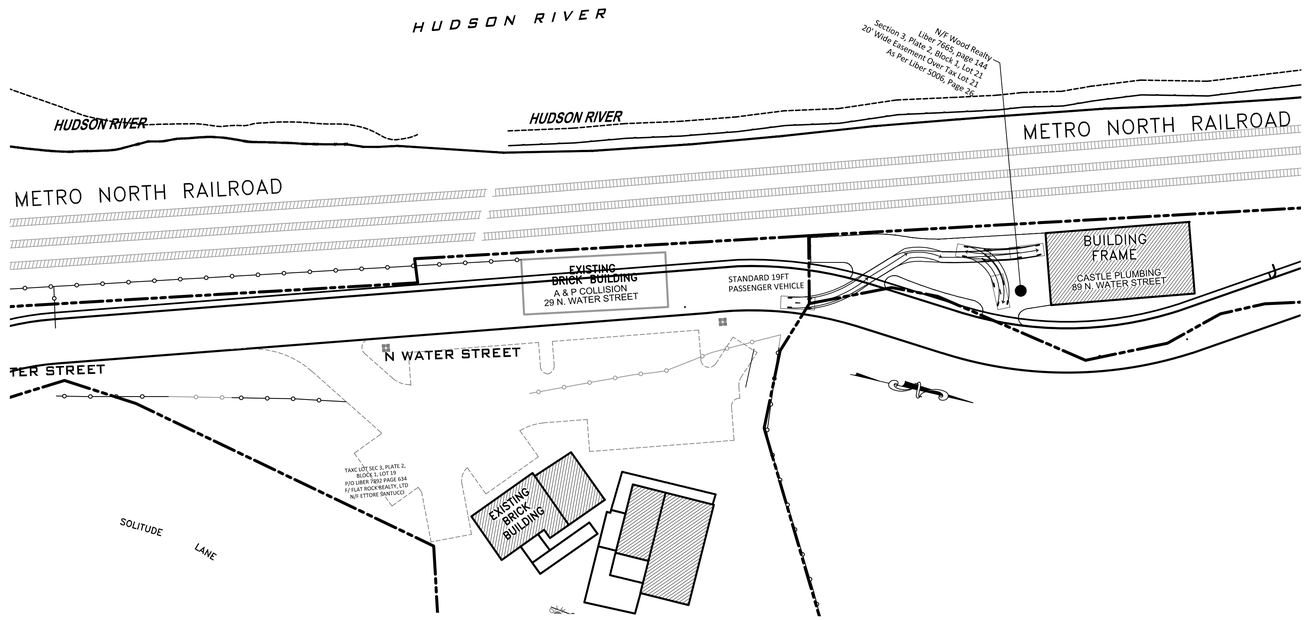
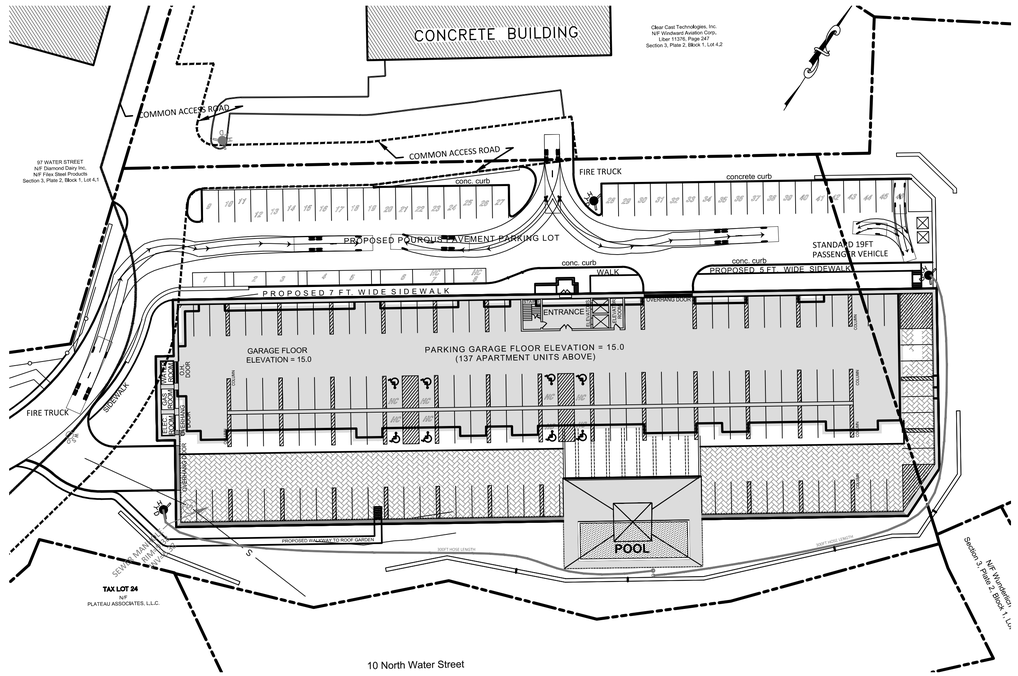
OFF-SITE GRADING STA 875-1500

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

SHEET NO.
15 / 27



TURNING MOVEMENT FOR EXISTING BUILDINGS
SCALE 1" = 40'



10 North Water Street

TURNING MOVEMENT FOR PROPOSED BUILDING
SCALE 1" = 40'

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SCALE:	AS NOTED
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LICENSED PROFESSIONAL ENGINEER

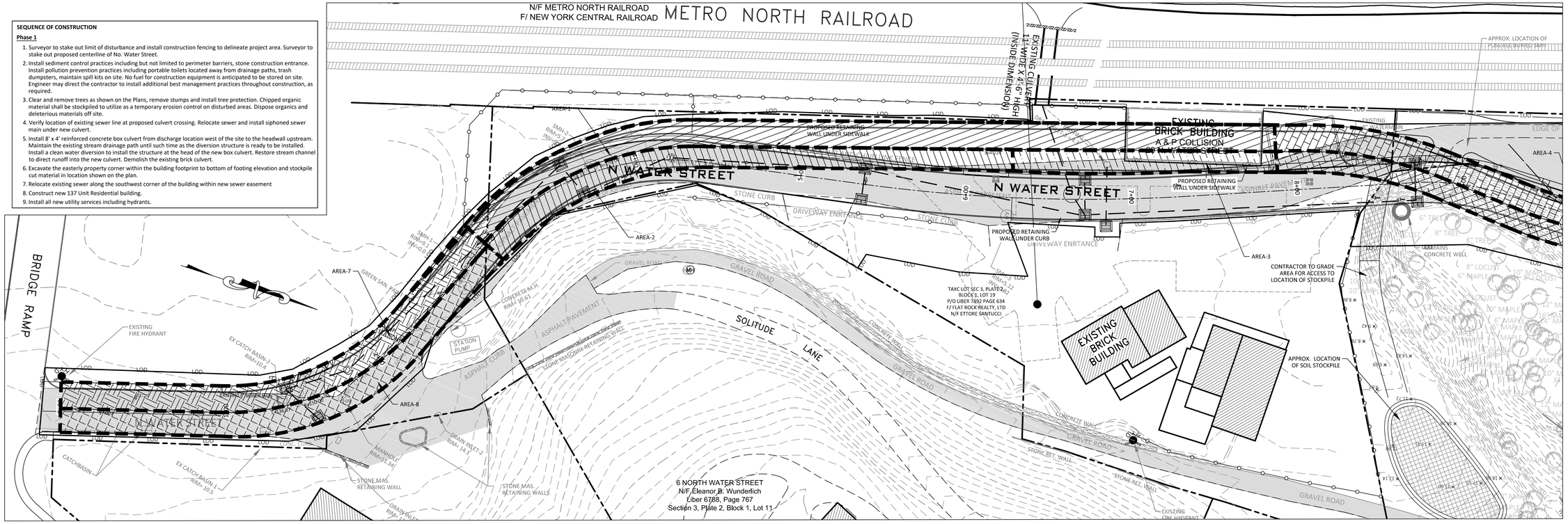
TURNING MOVEMENT
FOR
HIDDEN COVE ON THE HUDSON
36 NORTH WATER STREET
VILLAGE OF OSSINING
NEW YORK

SHEET NO.
16 / 27

SEQUENCE OF CONSTRUCTION

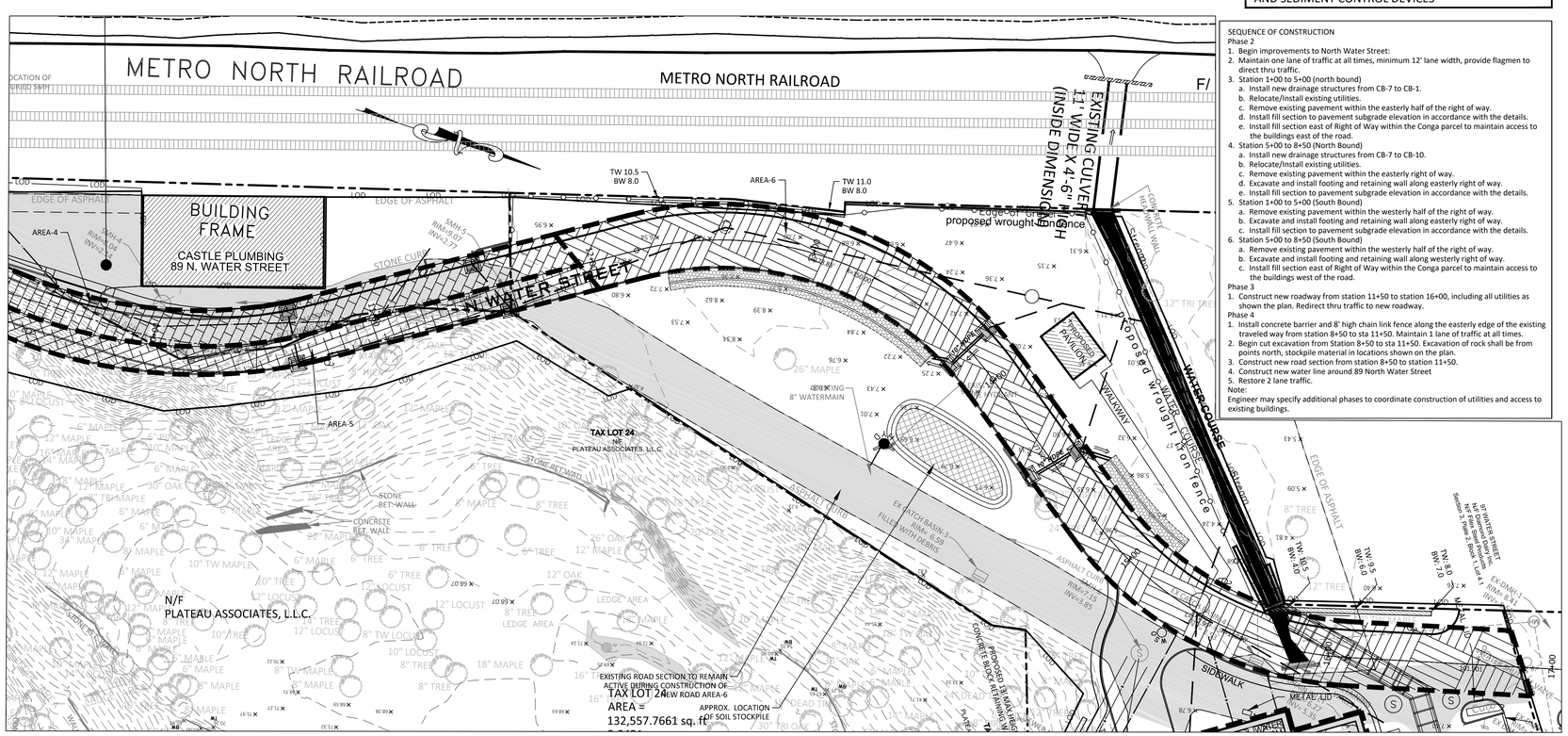
Phase 1

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.



CONSTRUCTION PLAN 0.0 TO STA 900
SCALE: 1"=30'-0"

EROSION CONTROL NOTE:
CONTRACTOR SHALL FOLLOW THE EROSION CONTROL PLANS FOR INSTALLATION OF THE REQUIRED EROSION AND SEDIMENT CONTROL DEVICES



CONSTRUCTION PLAN 900 TO STA 1700
SCALE: 1"=30'-0"

SEQUENCE OF CONSTRUCTION

Phase 2

1. Begin improvements to North Water Street:
2. Maintain one lane of traffic at all times, minimum 12' lane width, provide flagmen to direct thru traffic.
3. Station 1+00 to 5+00 (north bound)
   a. Install new drainage structures from CB-7 to CB-1.
   b. Relocate/install existing utilities.
   c. Remove existing pavement within the easterly half of the right of way.
   d. Install fill section to pavement subgrade elevation in accordance with the details.
   e. Install fill section east of Right of Way within the Conga parcel to maintain access to the buildings east of the road.
4. Station 5+00 to 8+50 (North Bound)
   a. Install new drainage structures from CB-7 to CB-10.
   b. Relocate/install existing utilities.
   c. Remove existing pavement within the easterly right of way.
   d. Excavate and install footing and retaining wall along easterly right of way.
   e. Install fill section to pavement subgrade elevation in accordance with the details.
5. Station 1+00 to 5+00 (South Bound)
   a. Remove existing pavement within the westerly half of the right of way.
   b. Excavate and install footing and retaining wall along easterly right of way.
   c. Install fill section to pavement subgrade elevation in accordance with the details.
6. Station 5+00 to 8+50 (South Bound)
   a. Remove existing pavement within the westerly half of the right of way.
   b. Excavate and install footing and retaining wall along westerly right of way.
   c. Install fill section east of Right of Way within the Conga parcel to maintain access to the buildings west of the road.

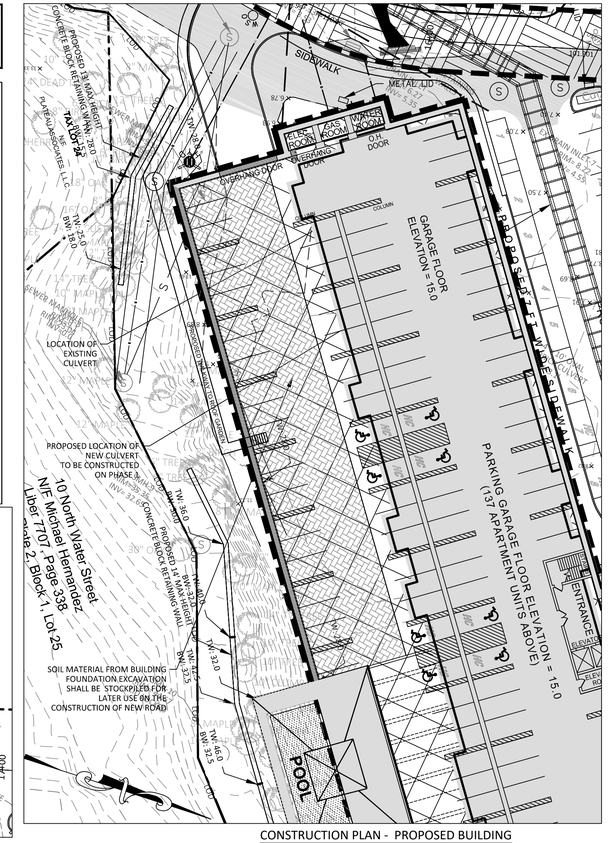
Phase 3

1. Construct new roadway from station 11+50 to station 16+00, including all utilities as shown the plan. Redirect thru traffic to new roadway.

Phase 4

1. Install concrete barrier and 8' high chain link fence along the easterly edge of the existing traveled way from station 8+50 to sta 11+50. Maintain 1 lane of traffic at all times.
2. Begin cut excavation from Station 8+50 to sta 11+50. Excavation of rock shall be from points north, stockpile material in locations shown on the plan.
3. Construct new road section from station 8+50 to station 11+50.
4. Construct new water line around 89 North Water Street
5. Restore 2 lane traffic.

Note:
Engineer may specify additional phases to coordinate construction of utilities and access to existing buildings.



CONSTRUCTION PLAN - PROPOSED BUILDING
SCALE: 1"=30'-0"

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PHASING PLAN

PLATEAU ASSOCIATES
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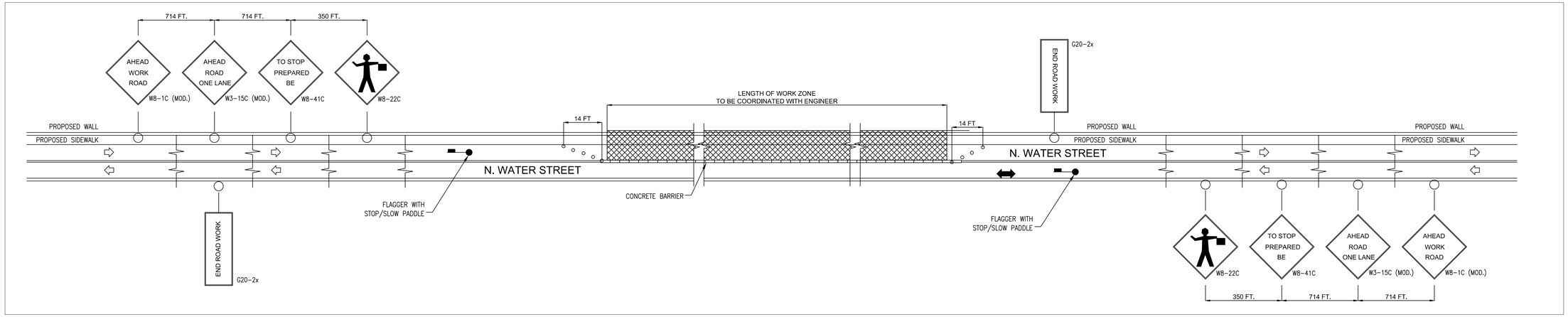
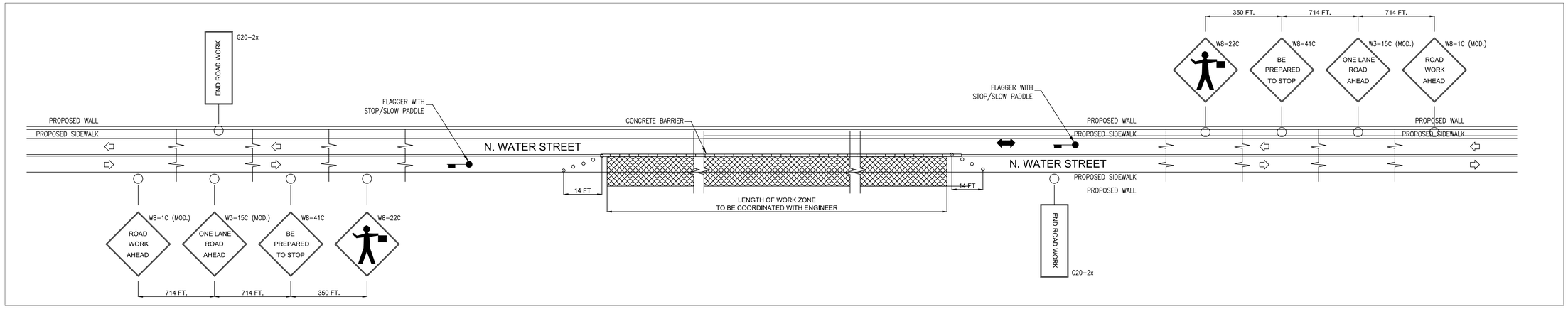
36 N WATER STREET
VILLAGE OF OSSINING NEW YORK

SHEET NO. 17 / 27



MAINTENANCE AND PROTECTION OF TRAFFIC - PHASE-1



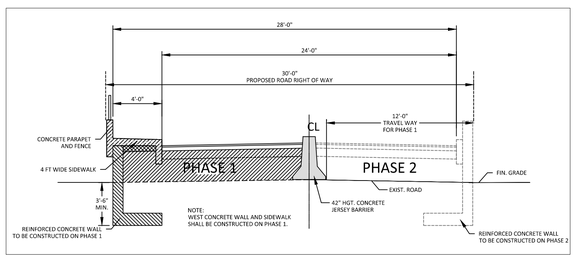
MAINTENANCE AND PROTECTION OF TRAFFIC - PHASE-2

LEGEND

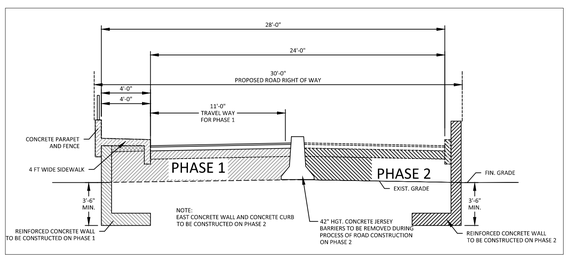
▬●	FLAGGER WITH STOP/SLOW PADDLE
○	CONE
⇦⇨	EXISTING TRAFFIC DIRECTION
⬌	FLAGGER CONTROLLED TWO-WAY TRAFFIC
⊖	CONSTRUCTION SIGNS

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.

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.

REVISIONS

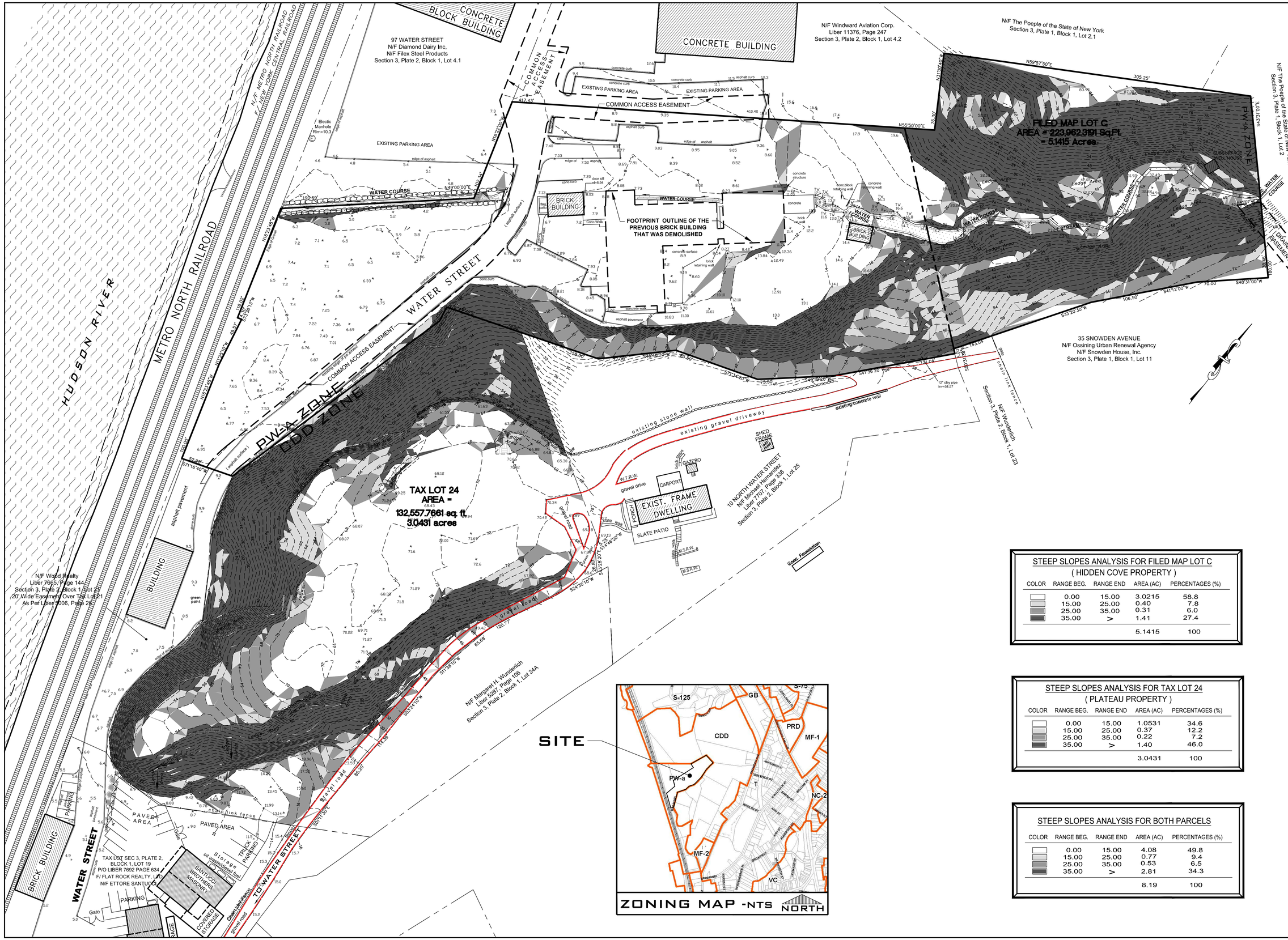
DATE: 06-18-18
SCALE:
DRAWN BY: SB
CHECKED BY: P.B.

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

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

SHEET NO.
18 / 27



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: 06-18-18
SCALE: AS NOTED
DRAWN BY: KMM
CHECKED BY: P.B.

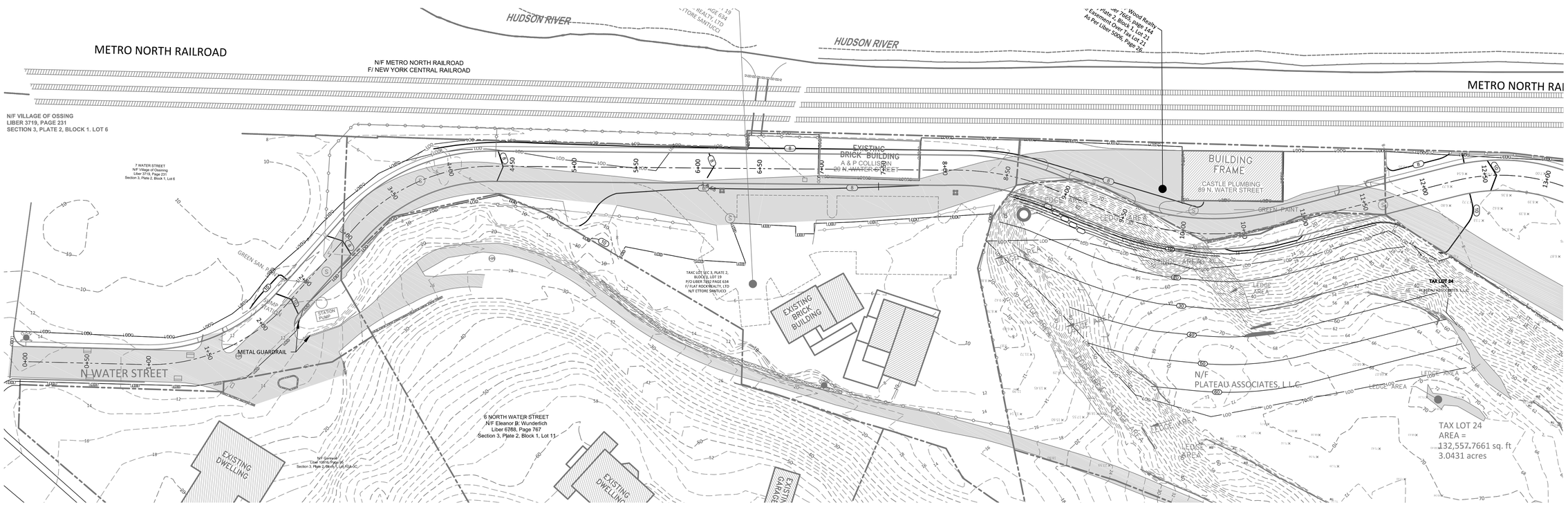
REVISIONS
02.09.07 02.13.17
11.21.07 03.31.17
09.11.08 06.24.17
10.17.12
11.20.12
03.25.13
07.10.13

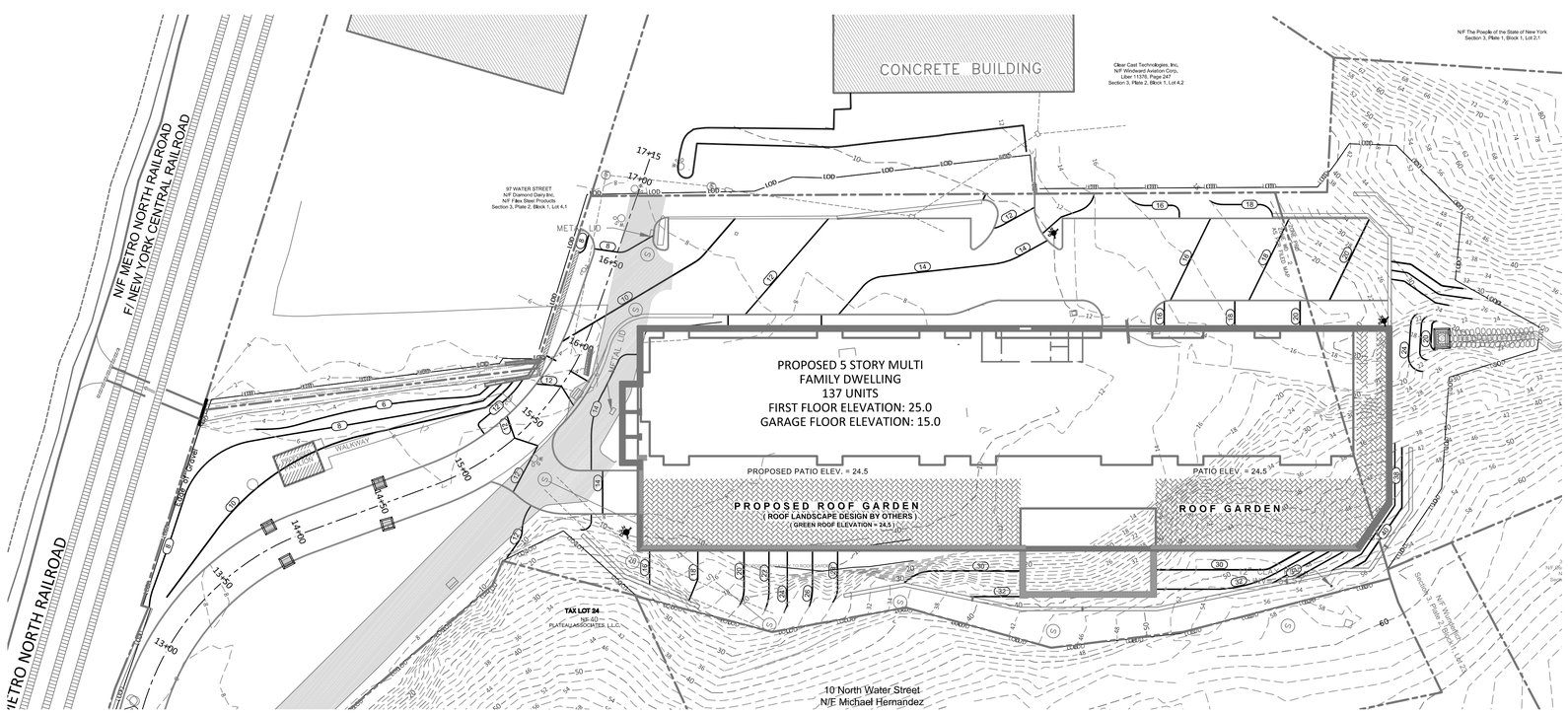
PETRUCCELLI ENGINEERING
600 NORTH BROADWAY
WHITE PLAINS, N.Y. 10603
914.948.3629
PAUL BERTE, P.E.

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

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

SHEET NO.
19 / 27





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DATE: 06-18-18
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DRAWN BY: SB
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REVISIONS
05.07.18

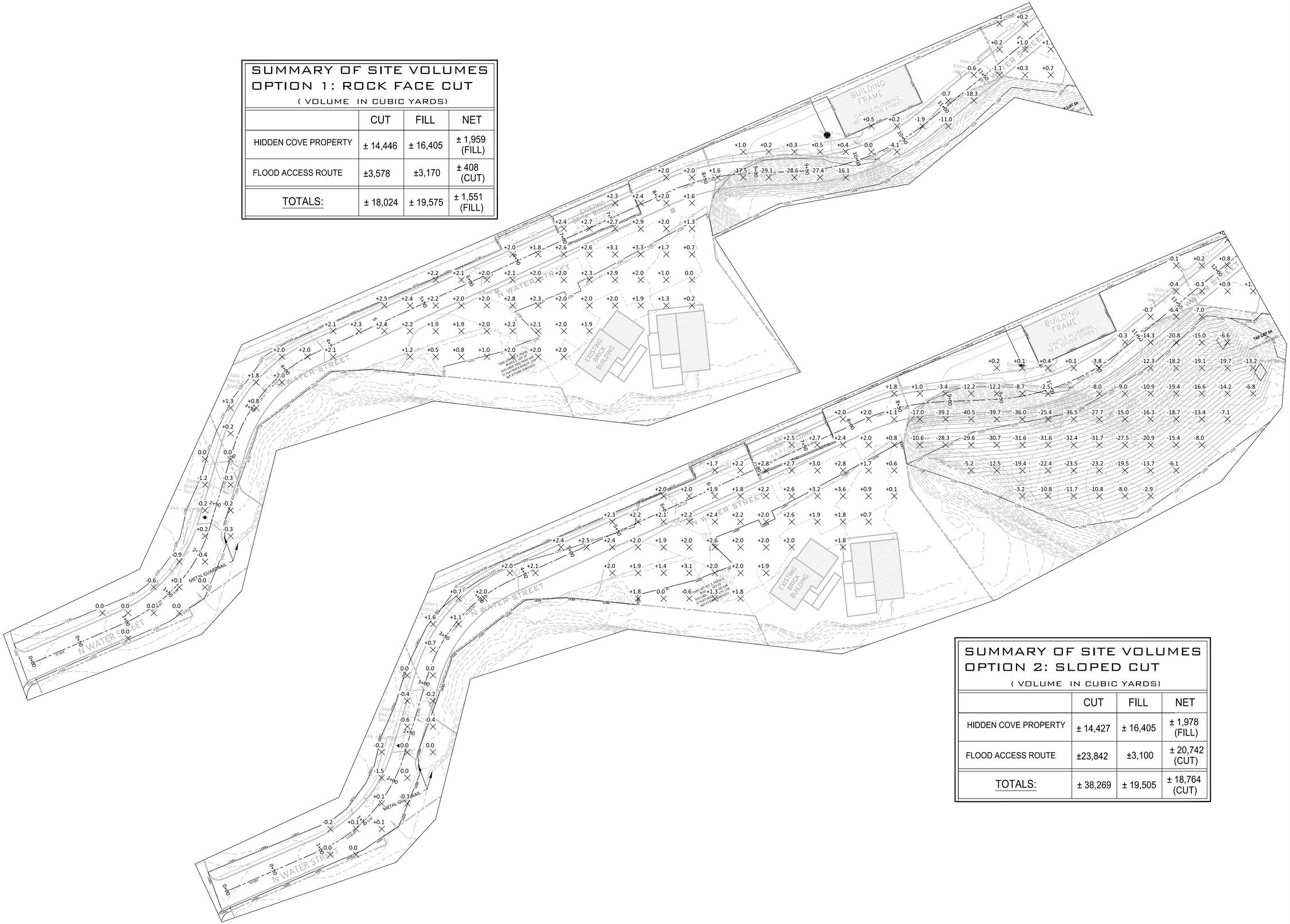
PETRUCCELLI ENGINEERING
600 NORTH BROADWAY, SUITE 215
WHITE PLAINS, NEW YORK 10603
914.948.3629
PAUL BERTÉ, P.E.

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

SLOPE DISTURBANCE

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

SHEET NO.
20 / 27



SUMMARY OF SITE VOLUMES
OPTION 1: ROCK FACE CUT

(VOLUME IN CUBIC YARDS)

	CUT	FILL	NET
HIDDEN COVE PROPERTY	± 14,446	± 16,405	± 1,959 (FILL)
FLOOD ACCESS ROUTE	±3,578	±3,170	± 408 (CUT)
TOTALS:	± 18,024	± 19,575	± 1,551 (FILL)

SUMMARY OF SITE VOLUMES
OPTION 2: SLOPED CUT

(VOLUME IN CUBIC YARDS)

	CUT	FILL	NET
HIDDEN COVE PROPERTY	± 14,427	± 16,405	± 1,978 (FILL)
FLOOD ACCESS ROUTE	±23,842	±3,100	± 20,742 (CUT)
TOTALS:	± 38,269	± 19,505	± 18,764 (CUT)

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REVISIONS

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CUT FILL PLAN 1 OF 2

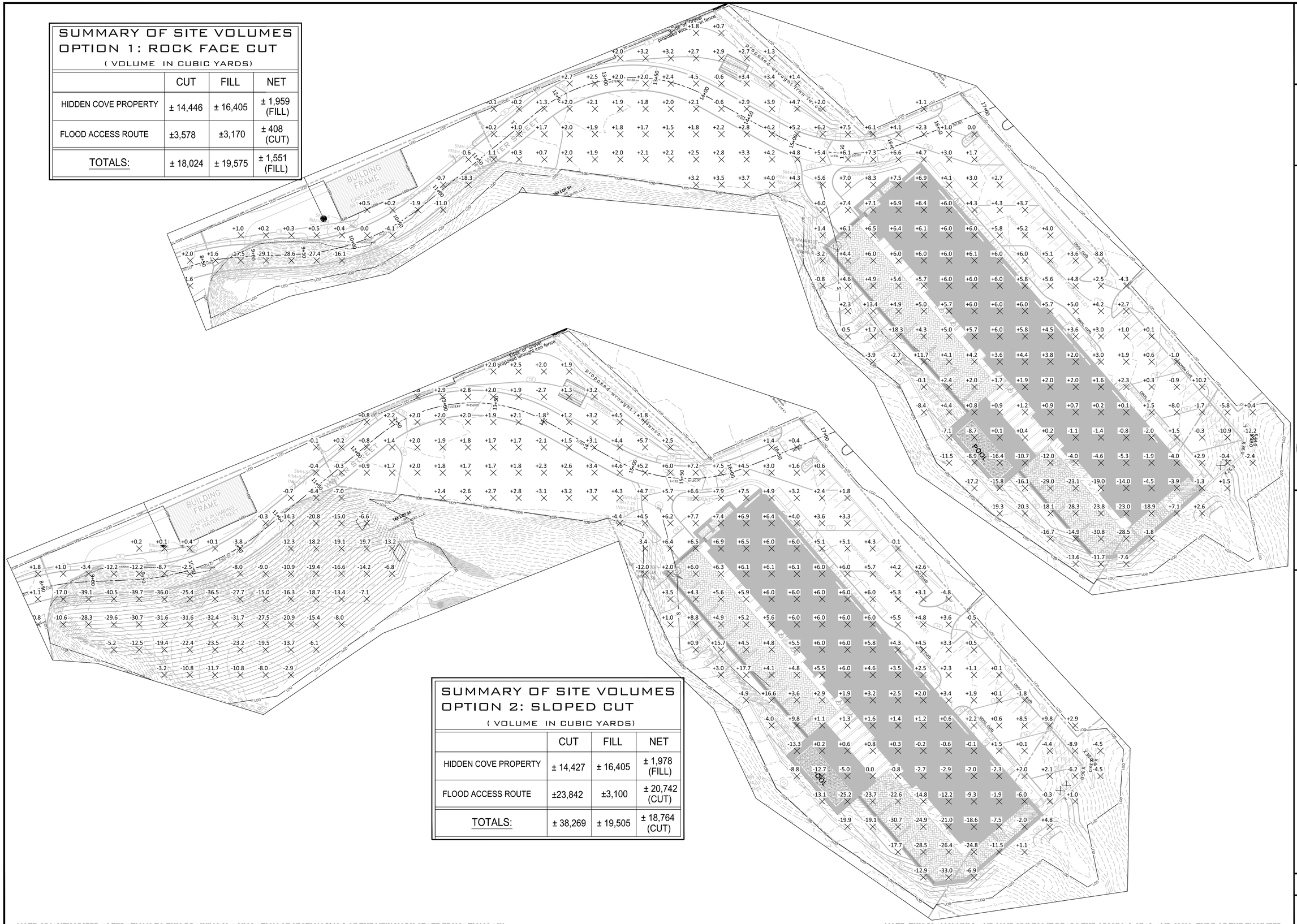
PLATEAU ASSOCIATES
HIDDEN COVE ON THE HUDSON
36 N WATER STREET
VILLAGE OF OSSINING
NEW YORK

SHEET NO. 21 / 27

SUMMARY OF SITE VOLUMES
OPTION 1: ROCK FACE CUT

(VOLUME IN CUBIC YARDS)

	CUT	FILL	NET
HIDDEN COVE PROPERTY	± 14,446	± 16,405	± 1,959 (FILL)
FLOOD ACCESS ROUTE	±3,578	±3,170	± 408 (CUT)
TOTALS:	± 18,024	± 19,575	± 1,551 (FILL)



SUMMARY OF SITE VOLUMES
OPTION 2: SLOPED CUT

(VOLUME IN CUBIC YARDS)

	CUT	FILL	NET
HIDDEN COVE PROPERTY	± 14,427	± 16,405	± 1,978 (FILL)
FLOOD ACCESS ROUTE	±23,842	±3,100	± 20,742 (CUT)
TOTALS:	± 38,269	± 19,505	± 18,764 (CUT)

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REVISIONS

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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.
22 / 27

EROSION LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING SPOT ELEVATION
- FLAGGED WETLAND LINE
- 100 YR. FLOOD BOUNDARY LINE
- ADVISORY BASE FLOOD ELEVATION
- 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

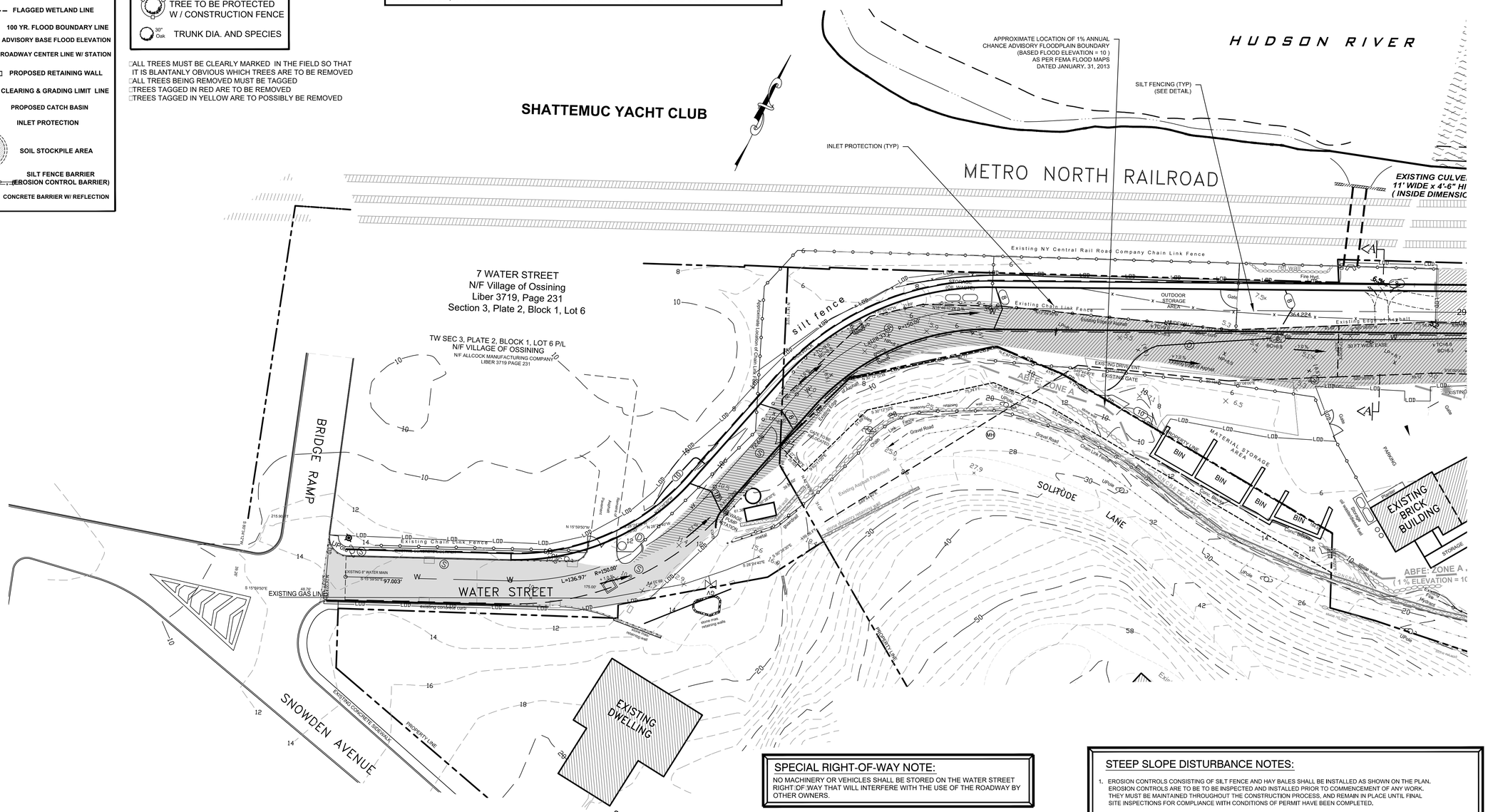
TREE LEGEND

- 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

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 E UIVALENT SATISFACTORY TO THE PLANNING BOARD."



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.

STEEP SLOPE DISTURBANCE NOTES:

1. EROSION CONTROLS CONSISTING OF SILT FENCE AND HAY BALES SHALL BE INSTALLED AS SHOWN ON THE PLAN. EROSION CONTROLS ARE TO BE TO BE INSPECTED AND INSTALLED PRIOR TO COMMENCEMENT OF ANY WORK. THEY MUST BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS, AND REMAIN IN PLACE UNTIL FINAL SITE INSPECTIONS FOR COMPLIANCE WITH CONDITIONS OF PERMIT HAVE BEEN COMPLETED.
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.

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.

GENERAL PERMIT NOTES:

1. INSPECTION OF EROSION CONTROLS BY THE ENGINEER IS RE UIRED PRIOR TO ANY EXCAVATION.
2. ALL DRAINAGE FACILITIES SHALL BE INSPECTED PRIOR TO BACKFILLING BY THE ENGINEER. (FOR ANY PROPOSED SUBSURFACE STORMWATER TREATMENT.)
3. INSPECTION OF SUBSURFACE DRAINAGE SYSTEMS SHALL BE INSPECTED BY THE ENGINEER PRIOR TO BACKFILLING.
4. PUBLIC ROADWAYS SHALL BE PROTECTED FROM MACHINERY AND DEBRIS.
5. ANY CHANGES, ALTERATIONS, AND/OR MODIFICATIONS SHALL BE REVIEWED AND APPROVED BY THE BUILDING INSPECTOR AND/OR ENGINEER, PRIOR TO PERFORMING SUCH WORK.

SPECIAL DISTURBANCE NOTE:

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

SPECIAL UNDERGROUND UTILITIES NOTE:

PRIOR TO ANY EXCAVATION ALL UNDERGROUND UTILITIES MUST BE LOCATED. CALL 1:800:962:7962, CODE RULE 753, www.digsafelynewyork.com

VILLAGE OF OSSINING EROSION CONTROL NOTES:

1. THE APPLICANT WILL BE RE UIRED TO CLEAN ROADWAY FROM ALL SILTATION AND CONSTRUCTION DEBRIS AS RE UIRED, AND UPON COMPLETION OF THE WORK.
2. THE APPLICANT WILL BE RE UIRED TO COMPLY WITH ALL APPLICABLE PROVISIONS OF THE "NYS STANDARDS AND STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL."
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.

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OB NO.	DATE:	SCALE:	DRAWN BY:	CHECKED BY:
2001	06-18-18	1" = 30' - 0"	SB	P.B.

REVISIONS

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

OFF-SITE EROSION STA 0-700

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

SHEET NO.
23 / 27

EROSION LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING SPOT ELEVATION
- FLAGGED WETLAND LINE
- 100 YR. FLOOD BOUNDARY LINE
- ADVISORY BASE FLOOD ELEVATION
- ROADWAY CENTER LINE W/ STATION
- PROPOSED RETAINING WALL
- CLEARING & GRADING LIMIT LINE
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- 6" DIA. TREE TO BE SAVED
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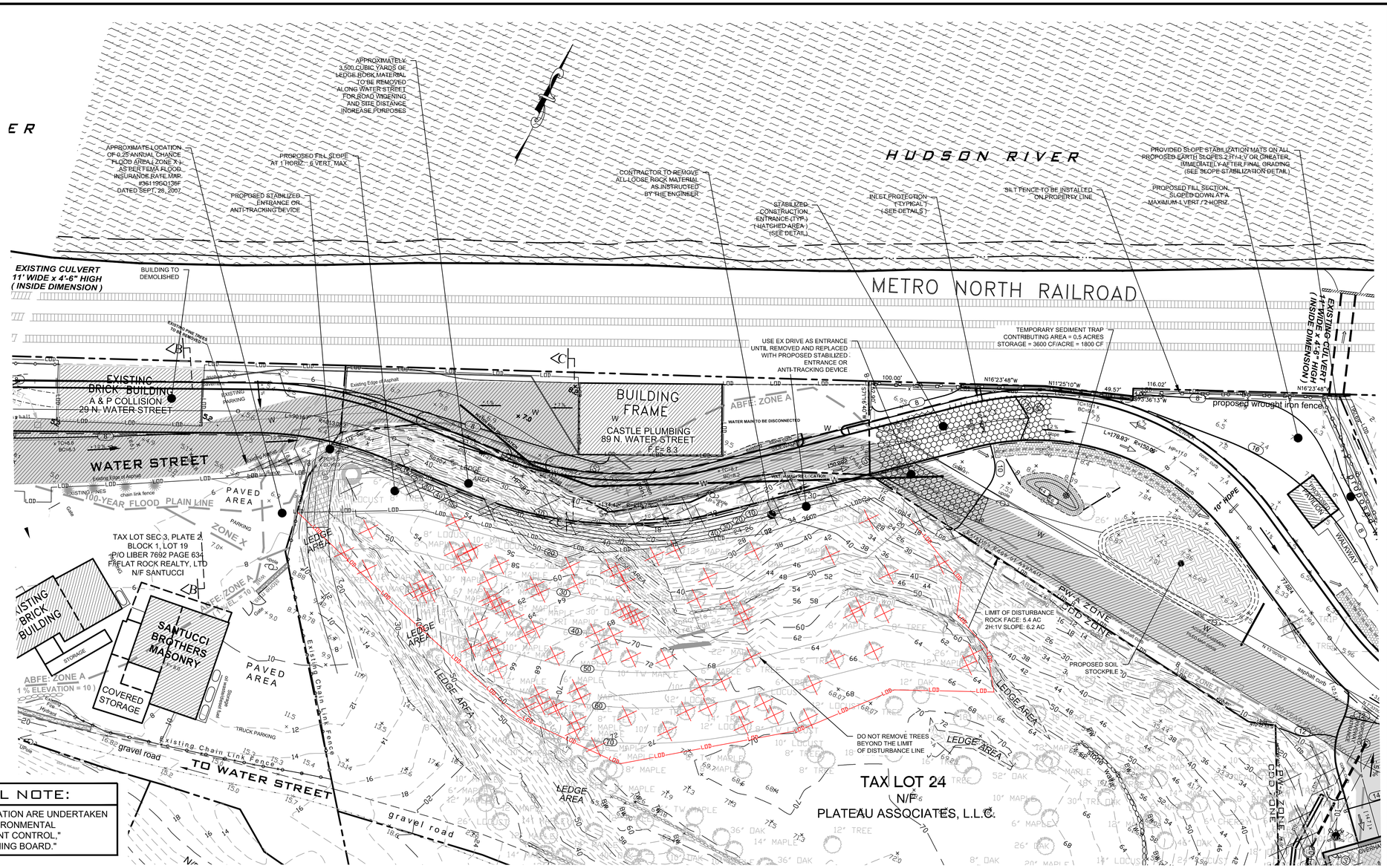

SPECIAL EROSION CONTROL NOTE:

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SPECIAL WORK ZONE TRAFFIC CONTROL NOTE:

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REVISIONS

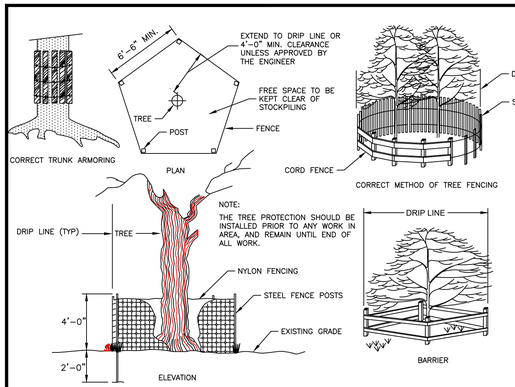
PETRUCCELLI ENGINEERING
600 NORTH BROADWAY, SUITE 215
WHITE PLAINS, N.Y. 10603
914.948.3629
PAUL BERTE, P.E.

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

OFF-SITE EROSION □STA 700-1400□

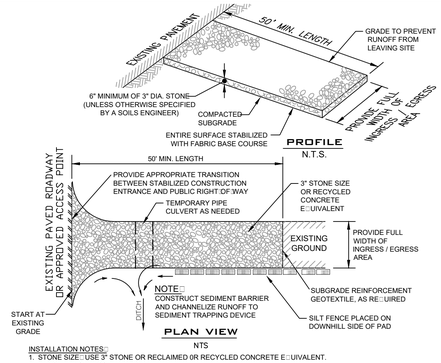
PLATEAU ASSOCIATES
HIDDEN COVE ON THE HUDSON
36 NORTH WATER STREET
VILLAGE OF OSSINING NEW YORK

SHEET NO. 24 / 27



TREE/VEGETATION PROTECTION BARRIER

NTS

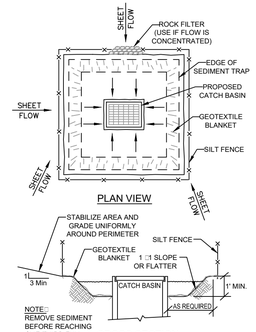


INSTALLATION NOTES:

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.

ANTI-TRACKING DEVICE OR STABILIZED CONSTRUCTION ENTRANCE

NTS



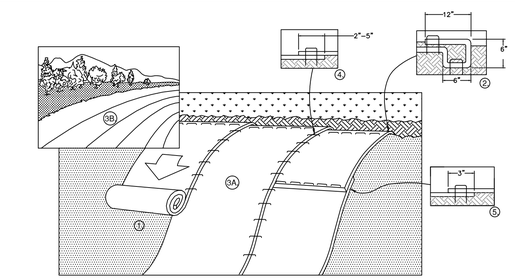
CONSTRUCTION SPECIFICATIONS

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

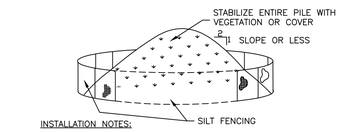


1. CONTRACTOR TO INSTALL V-MAX PERMANENT TURF REINFORCEMENT MAT, SPEC #SC250, BY NORTH AMERICAN GREEN AS FOLLOWS:
2. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE 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

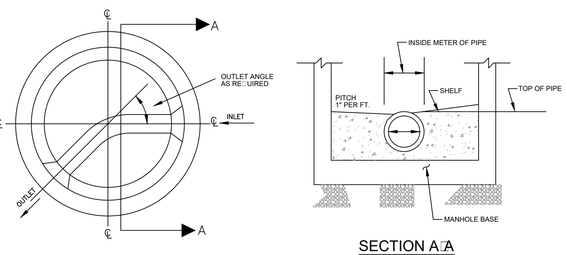


INSTALLATION NOTES:

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

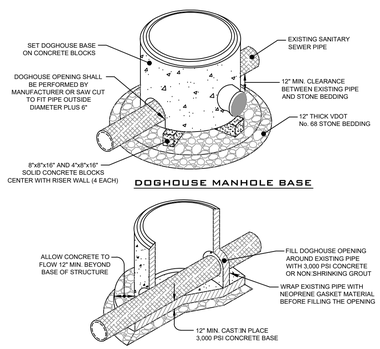
SOIL STOCKPILE DETAIL

NTS



DETAIL OF SEWER MANHOLE TRENCH

NTS

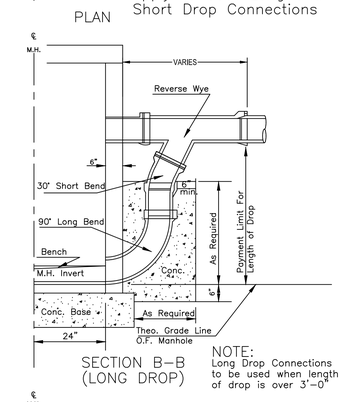


DOGHOUSE INSTALLATION NOTES:

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

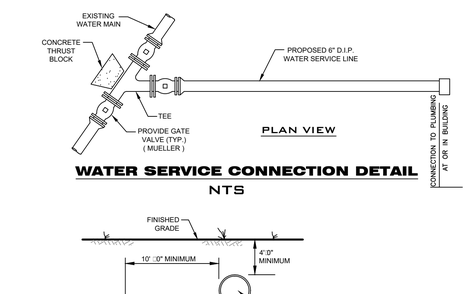
NTS



NOTE:
This detail for conc. around Drop Connections shall apply to both Long and Short Drop Connections

PROPOSED SANITARY SEWER MANHOLE WITH DROP CONNECTION

NTS

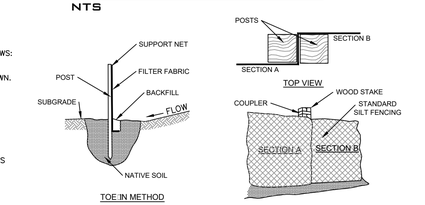


NOTE
IF MINIMUM SEPARATION DISTANCE CAN NOT BE MAINTAINED, APPROVAL MUST BE OBTAINED FROM WESTCHESTER COUNTY HEALTH DEPARTMENT.

PARALLEL SEPARATION OF WATER MAINS & SEWERS - NTS

WATER SERVICE CONNECTION DETAIL

NTS



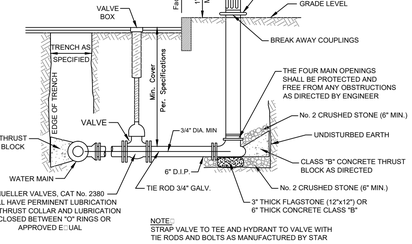
SILT FENCING INSTALLATION NOTES:

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

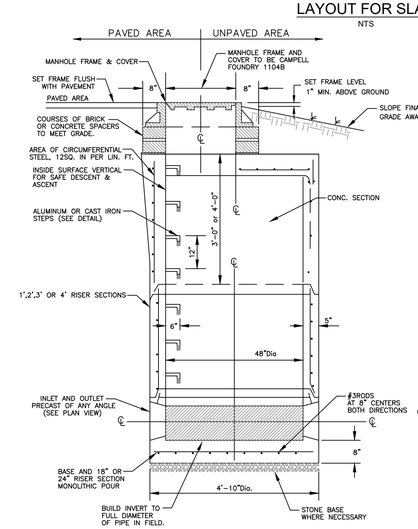
NTS

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 WELL SHALL BE PROVIDED. HYDRANT DRAINS SHALL NOT BE CONNECTED TO OR LOCATED WITHIN 10 FEET OF SANITARY SEWERS OR STORM DRAINS.



FIRE HYDRANT DETAIL

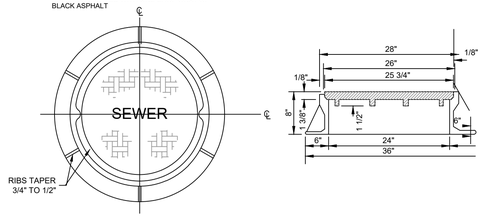
NTS



CONCRETE SANITARY SEWER MANHOLE

NTS

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

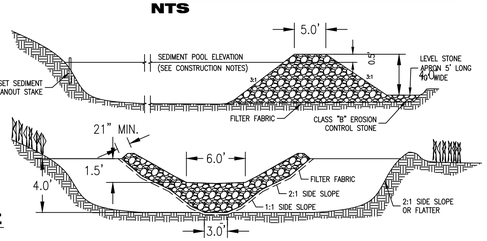


MANHOLE FRAME AND COVER

NTS

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

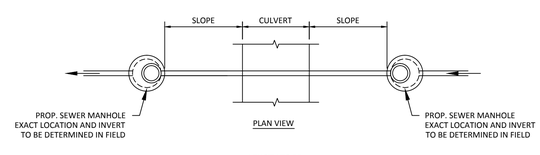


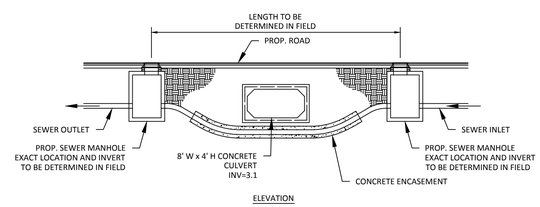
TEMPORARY SEDIMENT TRAP

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.





SEWER INVERT SIPHON DETAIL

NTS

CROSSING NOTES:
If non pressure cast iron, ;trifled tile or asbestos cement sewer pipe passes beneath a water main with a ;ertical 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 ;oints are e;uidistant from the water main (see detail).
b. Three (3) lengths of pressure pipe must be tested in the same manner as re;uired for water mains. (see specifications).
c. In those cases where, due to field conditions the sewer must be place abo;e the water main, then the re;uirements as stated in (a) & (b) must be adhered to.
d. Each ;variation of water;sewer crossing from that shown on this detail shall be indi;idually re;iewed and appro;ed by the Health Department.

SEWER - WATER MAIN CROSSING

NTS

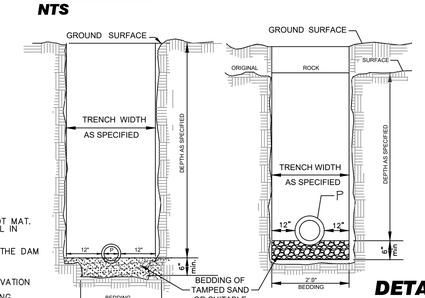


TABLE SHOWING TRENCH LINE FOR ROCK EXC.	
DEPTH TO F.L. "D" FT.	ALLOWABLE WIDTH "W"
0' TO 8'	P ;; 16"
8' TO 12'	P ;; 22"
12' TO 16'	P ;; 28"
16' TO 20'	P ;; 34"
OVER 20'	P ;; 40"

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.

DETAIL OF TYPICAL TRENCH SECTIONS

NTS

JOB NO.	2001
DATE:	06-18-18
SCALE:	AS NOTED
DRAWN BY:	SB
CHECKED BY:	P.B.

REVISIONS

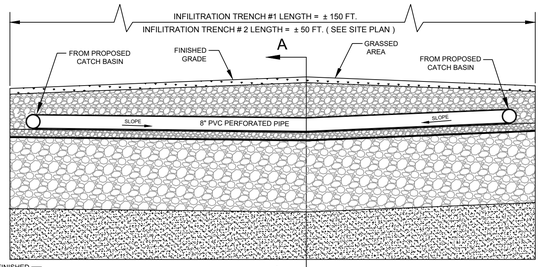
PETRUCCELLI ENGINEERING
600 NORTH BROADWAY
WHITE PLAINS, N.Y. 10603
914.948.3629
PAUL BERTE, P.E.

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

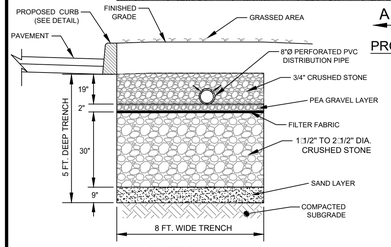
DETAILS - 1

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

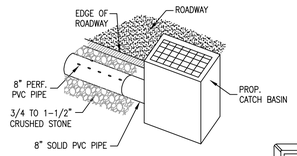
SHEET NO.
25 / 27



PROFILE



SECTION A - A



ELEVATION VIEW

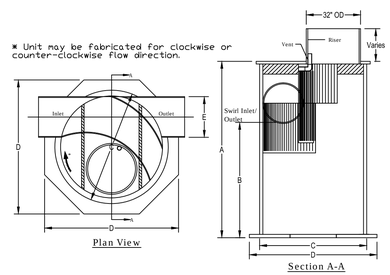
INFILTRATION TRENCH #1 & 2 DETAIL
NTS

Aqua-Swirl Dimensions					
Aqua-Swirl Model #	Chamber Height A	Chamber Depth to Invert B	Chamber Outside Diameter C	Base Plate D	Max. Pipe Outside Diameter 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

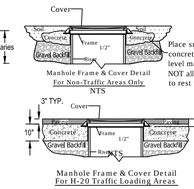
If traffic loading (H-20) is required or anticipated, a concrete pad must be placed over the entire Stormwater Treatment System. Sample details of concrete pad available upon request.

* Unit may be fabricated for clockwise or counter-clockwise flow direction.

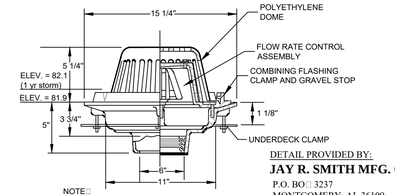


STORMWATER PRE-TREATMENT, AQUA-SWIRL FILTER
NTS

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



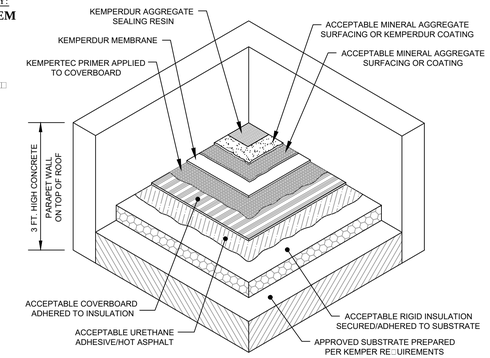
Place small amount of concrete to support and level manhole frame. DO NOT allow manhole frame to rest upon HDPE riser.



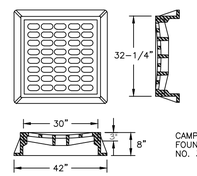
NOTE□
□SHALL BE INSTALLED PER MANUFACTURE'S SPECIFICATIONS OR APPROVED E□UAL

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



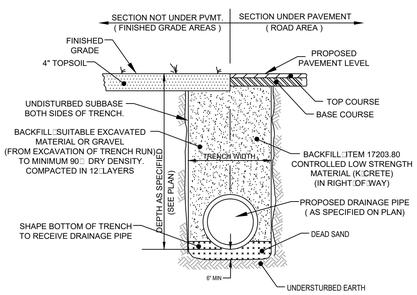
BLUE ROOF SECTION DETAIL
NTS



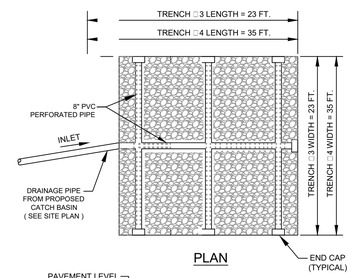
CAMPBELL FOUNDRY NO. 3451

DETAIL FOR CATCHBASIN HEAD
N.T.S.

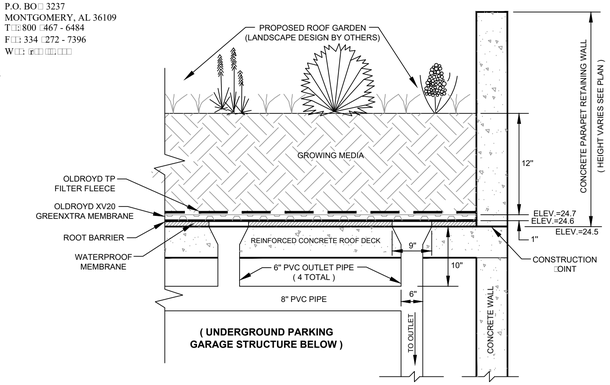
TRENCH NOTE□
INSTALL TEMPORARY SURFACE COURSE AT THE END OF EACH WORK DAY UNLESS THE USE OF ANOTHER TEMPORARY SURFACE (FOR EXAMPLE□STEEL PLATE , PROCESSED AGGREGATE, COLD PATCH, ECT.) IS SPECIFICALLY APPROVED BY THE ENGINEER.



DRAINAGE TRENCH DETAIL
NTS

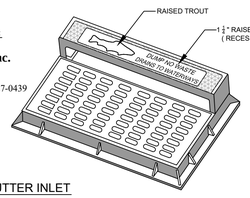


PLAN



GREEN ROOF SECTION DETAIL
(ROOF GARDEN)
NTS

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

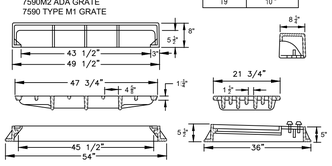


7591 CURB & GUTTER INLET

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

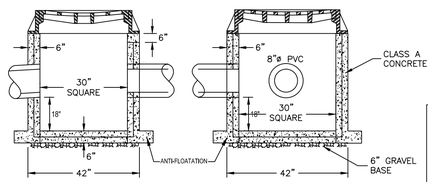
BACK TYPE	BACK HEIGHT
T5	CURB INLET
T6	4"
T7, T11	6"
T8, T12	8"
T9	10"



FRAME SECTION

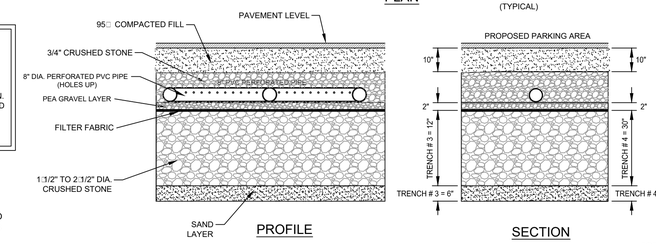
FRAME & BACK SECTION

HEAVY DUTY CURB INLET
N.T.S.

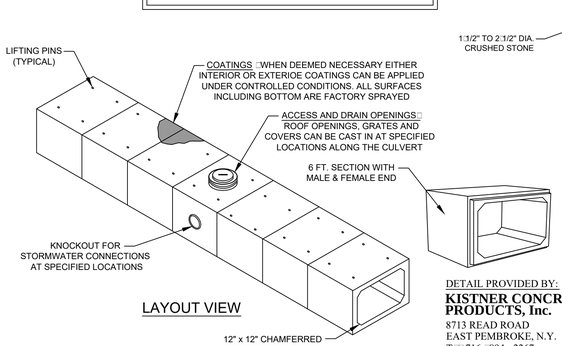


FIELD INLET BASIN
N.T.S.

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.

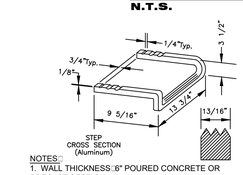


INFILTRATION TRENCH #3 & #4 DETAIL
NTS



LAYOUT VIEW

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



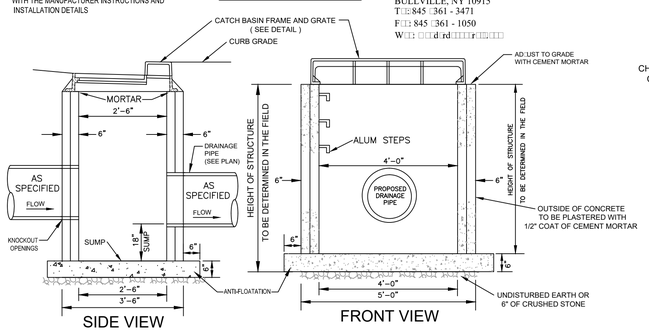
NOTES□
1. WALL THICKNESS□6" POURED CONCRETE OR PRECAST SECTION.
2. PRECAST OR POURED CONC. WALLS SHALL BE REINFORCED WITH 4X4 W4 X W4 W.W.F.
3. STEPS SHALL CONFORM TO SECTION 725.02 "STEPS FOR MANHOLES" OF N.Y.S. STANDARD SPECIFICATIONS.

ALUMINUM ALLOY MANHOLE STEP
NTS

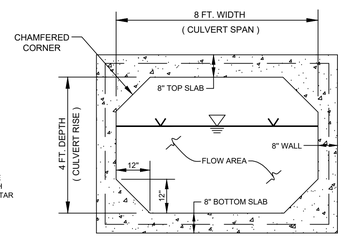
PRECAST CATCH BASIN SPECIFICATIONS
CONCRETE MINIMUM STRENGTH□ 4,000 PSI AT 28 DAYS
REINFORCEMENT□□□4 REBAR, FIBER
AIR ENTRAINMENT□5□
WEIGHTS□5' BASE = 4,400 LBS, RISERS = 1,100 LBS/LF
LOAD RATING□H20, TRUCK TRAFFIC

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□ □□□d□rd□□□□r□□□□



PRECAST CONCRETE CATCH BASIN DETAIL
N.T.S.

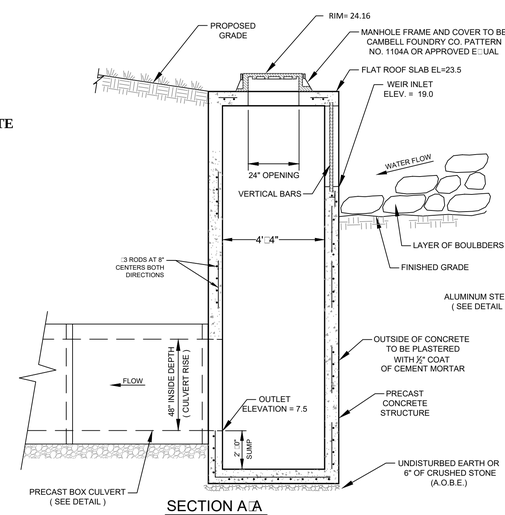


SECTION VIEW

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.) □OINTS 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.

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.



PRECAST CONCRETE DRAINAGE STRUCTURE DETAIL
NTS

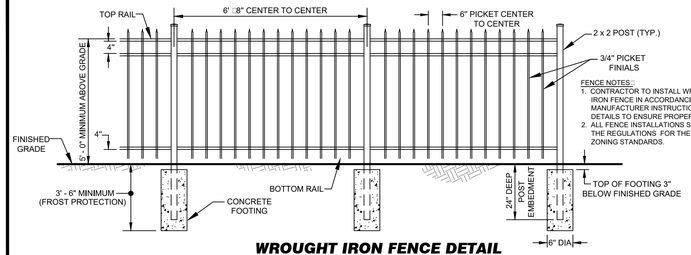
JOB NO.	2001
DATE:	06-18-18
SCALE:	AS NOTED
DRAWN BY:	SB
CHECKED BY:	P.B.
REVISIONS	

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 · LICENSED PROFESSIONAL ENGINEER

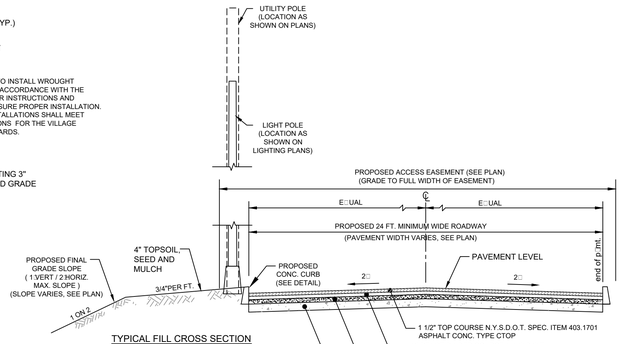
DETAILS - 2
PLATEAU ASSOCIATES
HIDDEN COVE ON THE HUDSON
36 NORTH WATER STREET
VILLAGE OF OSSINING
NEW YORK

SHEET NO.
26 / 27



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.

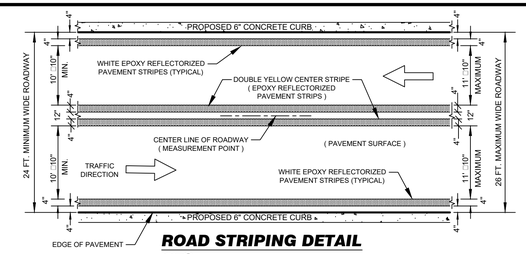
WROUGHT IRON FENCE DETAIL
NTS



TYPICAL FILL CROSS SECTION

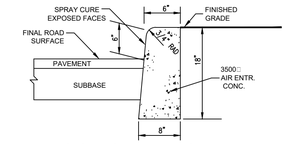
ROAD SECTION NOTES:□
1. ALL SHOULDERS AND SLOPES TO BE FINE GRADED AND SEEDED WITH APPROVED GRASS SEED AT THE RATE OF 1□2LB PER 100 S□. FT. AFTER 4" OF TOPSOIL HAS BEEN PLACED.
2. SHOULD ROCK BE ENCOUNTERED IN THE ROAD BED IT MUST BE REMOVED TO THE DEPTH OF THE FINISHED SUBGRADE.
3. INSTALL ALL CATCH 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

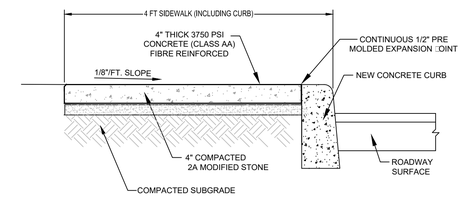


ROAD STRIPING DETAIL
NTS

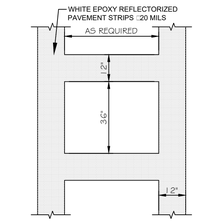
NOTE□
1. CONCRETE SHALL BE N.Y.S.D.O.T. SPECS CLASS "A" CONCRETE
2. EXPANSION □OINTS EVERY 10 FT.



CONCRETE CURB
NTS

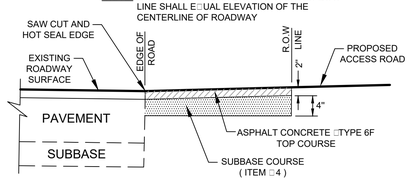


CONCRETE SIDEWALK SECTION
NTS

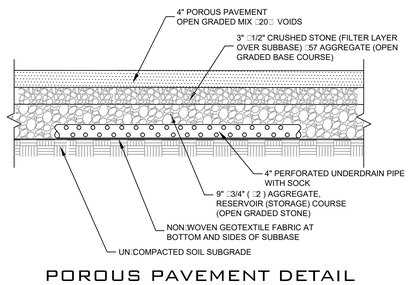


CROSSWALK DETAIL
NTS

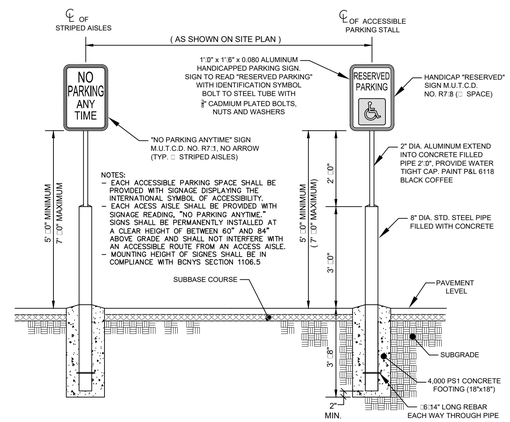
□NOTE□EXCAVATION OF DRIVEWAY AT RIGHT□OF□WAY LINE SHALL E□UAL ELEVATION OF THE CENTERLINE OF ROADWAY



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



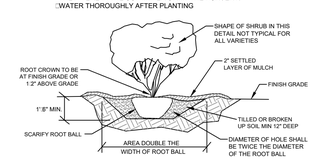
POROUS PAVEMENT DETAIL
NTS



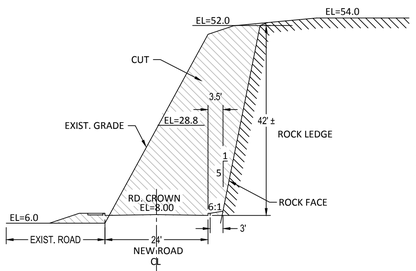
NOTES:
- EACH ACCESSIBLE PARKING SPACE SHALL BE PROVIDED WITH SIGNAGE DISPLAYING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY.
- EACH ACCESS AISLE SHALL BE PROVIDED WITH SIGNAGE READING, "NO PARKING ANYTIME." SIGNS SHALL BE PERMANENTLY INSTALLED AT A CLEAR HEIGHT OF BETWEEN 60" AND 84" ABOVE GRADE AND SHALL NOT INTERFERE WITH AN ACCESSIBLE ROUTE FROM AN ACCESS AISLE.
- MOUNTING HEIGHT OF SIGNES SHALL BE IN COMPLIANCE WITH BCNYS SECTION 1106.5

HANDICAP PARKING SIGNAGE
NTS

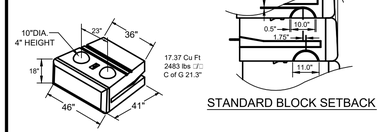
PLANTING NOTES:
□PRUNE DEAD AND DAMAGED ROOT TIPS AS RE□UIRED
□THE PLANTS SHALL BE PLANTED AT THE SAME GRADE AS THEY WERE IN THE CONTAINER OR AT THE NURSERY.
□WATER THOROUGHLY AFTER PLANTING



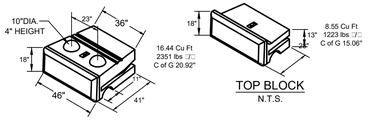
SHRUB PLANTING DETAIL
NTS



ROCK FACE AT STA 9+00
NTS



STANDARD BLOCK SETBACK



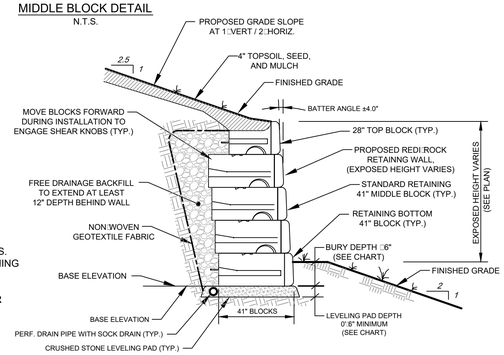
MIDDLE BLOCK DETAIL
N.T.S.

TOP BLOCK
N.T.S.

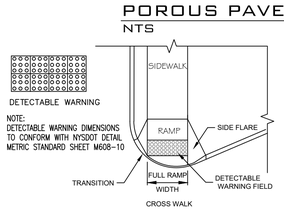
DETAIL PROVIDED BY:
REDI-ROCK OF HUDSON VALLEY
3504 ROUTE 9
COLD SPRING, N.Y.
□PH□845-265-3265□
WEB SITE:
□□□.□/□□d□□d□□□□□□r□□□r□d□□□/□□

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.

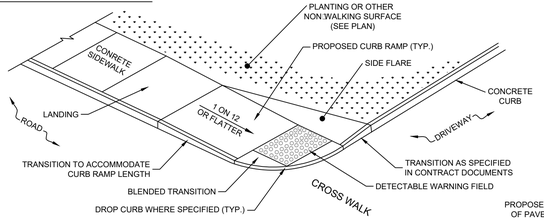


TYPICAL SECTION THRU CONCRETE GRAVITY REDI-ROCK RETAINING WALLS
N.T.S. (VARIES SEE PLAN)



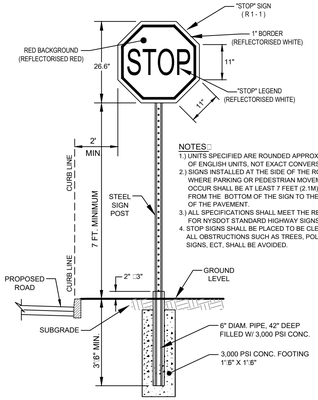
NOTE:
DETECTABLE WARNING DIMENSIONS TO CONFORM WITH NYSDOT DETAIL METRIC STANDARD SHEET M608-10

PLAN VIEW



SIDEWALK CURB RAMP / BLENDED TRANSITION
(TYPE 3B)

CONCRETE HANDICAP RAMP DETAIL
NTS



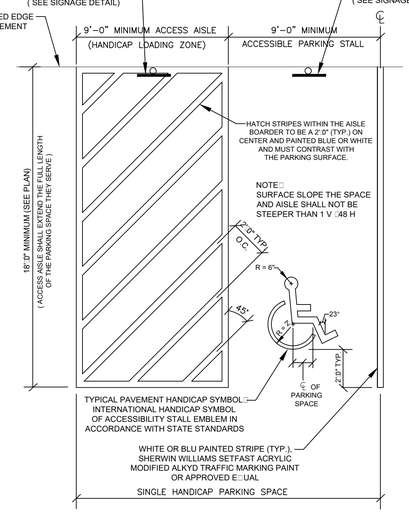
NOTES:□
1.) UNITS SPECIFIED ARE ROUNDED APPROXIMATE OF ENGLISH UNITS, NOT EXACT CONVERSIONS.
2.) SIGNS INSTALLED AT THE SIDE OF THE ROAD WHERE PARKING OR PEDESTRIAN MOVEMENT OCCUR SHALL BE AT LEAST 7 FEET (2.1M) MEASURED FROM THE BOTTOM OF THE SIGN TO THE NEAR EDGE OF THE PAVEMENT.
3.) ALL SPECIFICATIONS 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

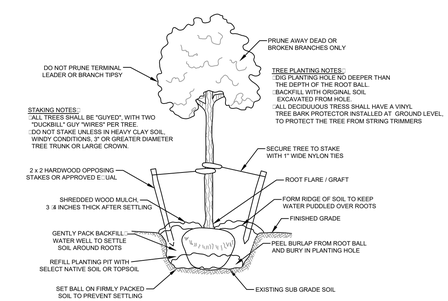
METAL SIGNAGE SHALL READ "NO PARKING ANY TIME" (TYP. □ STRIPED AISLES) (SEE SIGNAGE DETAIL)

HANDICAP AND VAN ACCESSIBLE SIGN (TYP.) (SEE SIGNAGE DETAIL)

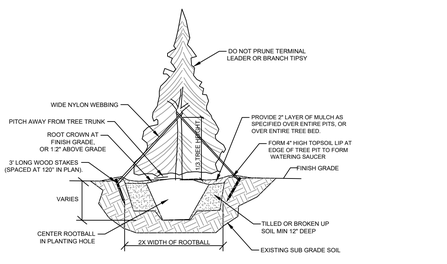
PROPOSED EDGE OF PAVEMENT



HANDICAP PARKING SPACE DETAIL
NTS



DECIDUOUS TREE PLANTING DETAIL
NTS



EVERGREEN PLANTING DETAIL
NTS

JOB NO.	2001
DATE:	06-18-18
SCALE:	AS NOTED
DRAWN BY:	SB
CHECKED BY:	P.B.
REVISIONS	

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

SHEET NO.
27 / 27