

ZONING DISTRICT BULK TABLE - R-80				LOT COVERAGE TABLE			
	REQUIRED	EXISTING	PROPOSED		REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	80,000 SF	278,784 SF	278,784 SF	HOUSE	-	3,500 SF	3,500 SF
MINIMUM LOT WIDTH (FT)	200 FT	347.9 FT	347.9 FT	ALLOWED	50%	1750 SF	1750 SF
MINIMUM FRONT YARD (FT) - BRAMBLE BUSH RD	50 FT	72'-5"	72'-5"	ACCESSORY STRUCTURE			
MINIMUM FRONT YARD (FT) - BATTEN RD	50 FT	74'-4"	74'-4"	POOL	-	-	580 SF
MINIMUM 1 SIDE YARD (FT)	30 FT	75'-9"	75'-9"	SPA	-	-	45 SF
MINIMUM FRONT YARD (FT) - POOL (BRAMBLE BUSH RD)	N/P	-	153'-5"	EQUIPMENT PAD	-	-	45 SF
MINIMUM FRONT YARD (FT) - POOL (BATTEN RD)	N/P	-	684'-0"	TOTAL	1750 SF	-	670 SF
MINIMUM 1 SIDE YARD (FT) - POOL	10 FT	-	16'-5"				
MINIMUM BOTH SIDE YARDS (FT)	60 FT	260'-6"	260'-6"				
MAXIMUM LOT BUILDING COVERAGE (%)	6.2%	1.3%	1.5%				
MAXIMUM BUILDING HEIGHT (FT)	35 FT	<35 FT	<35 FT				
MINIMUM LANDSCAPE COVERAGE (%)	70%	98.7%	98.5%				
F.A.R.	.096	.012	.012				
MAXIMUM FLOOR AREA	26,728	<26,728	NO CHANGE				

TABLE 301.2 (1) - CLIMATIC & GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD	WIND DESIGN				SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM				WINTER DESIGN TEMP	ICE BARRIER UNDERLAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP
	SPEED (MPH)	TOPOGRAPHIC EFFECTS	SPECIAL WIND REGION	WIND-BORNE DEBRIS ZONE		WEATHERING	FROST LINE DEPTH	TERMITE	WIND-BORNE DEBRIS ZONE					
30 PSF	115	NO	NO	NO	B	SEVERE	42"	MODERATE TO HEAVY	NO	15 DAY	YES	4/24/84 REV 11/11/07	1500	48.5°

THIS PLOT PLAN WAS DRAWN OVER A BOUNDARY SURVEY TITLED "Survey of Property Prepared for Klara & Jonas Bastys" drawn by Charles Riley on 08/09/1983.
 TOPOGRAPHIC & SEPTIC INFO TAKEN FROM SURVEY TITLED "Partial Topographic Survey," drawn by James E. Dunn on 08/17/2017.
 PERFORMED BY BRANDON KOCH ON 03/09/2018.

- NOTE:**
- ALL DETAILED CALLOUTS ON PARTIAL SITE PLAN ON PAGE 2
 - THREE (3) TREES REMOVED DURING CONSTRUCTION.
 - SEPTIC AREA TO BE PROTECTED WITH ORANGE CONSTRUCTION FENCE DURING CONSTRUCTION.
 - DISCONNECT EXISTING LP AND GENERATOR SERVICES PRIOR TO EXCAVATION.

- PARCEL # 81.06-2-4**
- NOTE:**
- POOL SAFETY FENCE WILL COMPLY WITH NYS BUILDING CODE 105.3
 - FENCE TO BE COMPOSED OF MESH, MADE WITH 11 GAUGE FINISHED PVC COATED STEEL WIRE IN 1-1/4" OPENING. THE SMALLER OPENING MAKES THIS FENCE MESH CLIMB RESISTANT AND THEREFORE SECURE FOR POOL AREA FENCES.

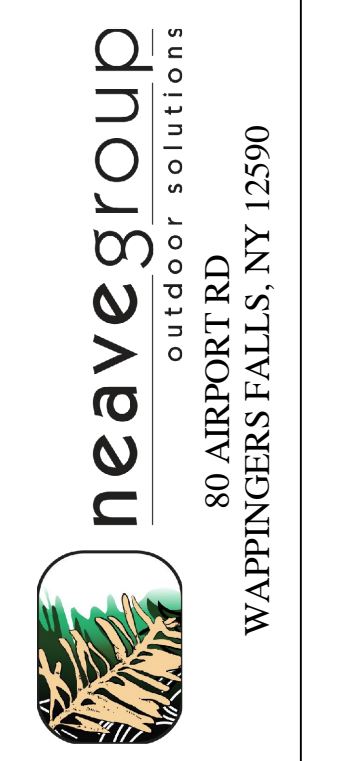
REVISIONS			
#	DATE	DESCRIPTION	BY
1	2.13.18	CONSTRUCTION DRAWINGS	BK
2	9.08.18	CHECKLIST REVISIONS	BK
3	1.04.19	REVISED PER TOWN ENGINEER COMMENTS	BK

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DESIGNER: KSW
 DATE: 01/04/2019
 JOB #: WHITTEN
 SCALE: 1" = 50'-0"
 (22"x34" = 100%) (11"x17" = 50%)

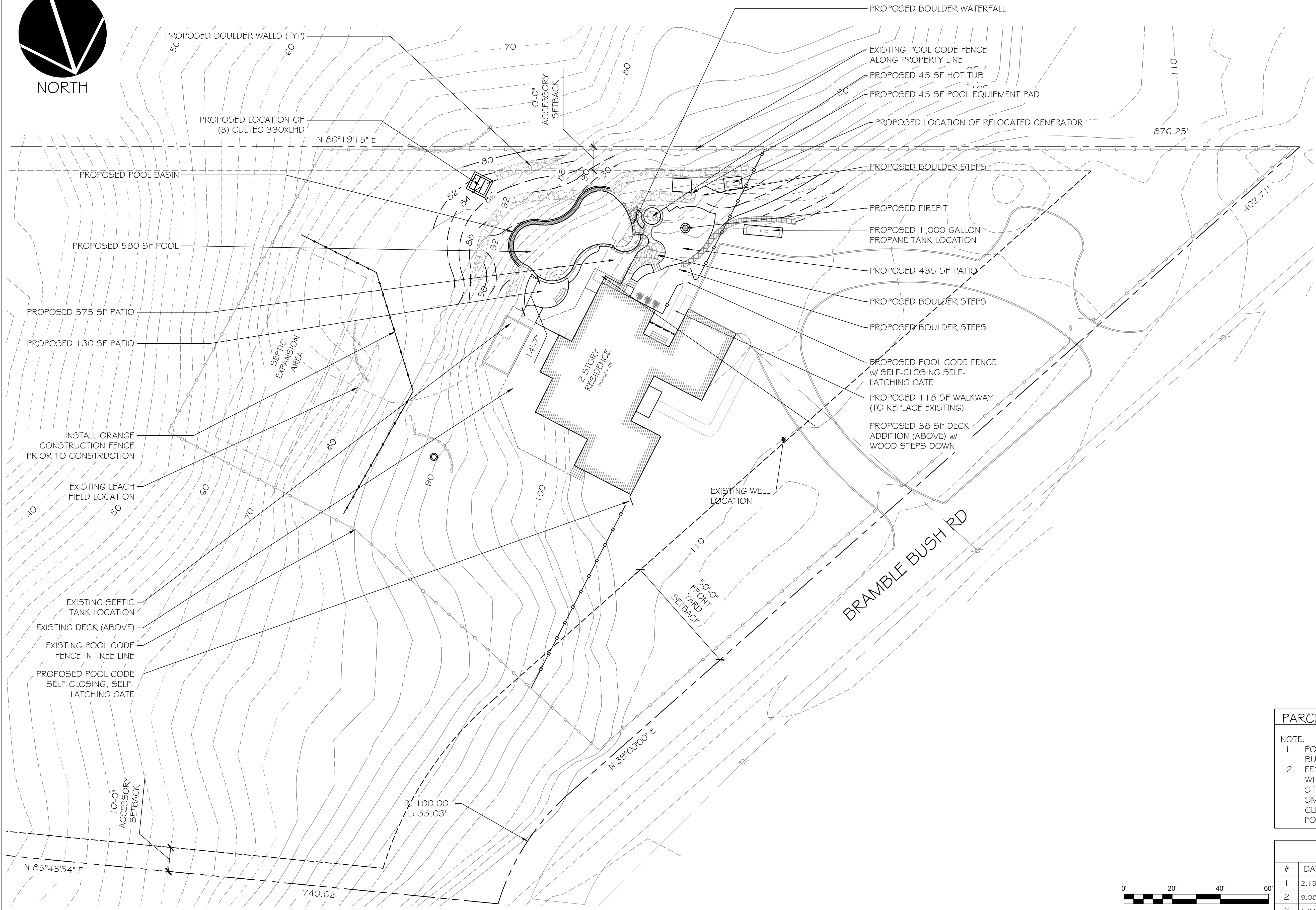
WHITTEN POOL PROJECT
 49 BRAMBLE BUSH RD
 CROTON-ON-HUDSON, NY 10520

TW ENGINEERING, P.C.
 P.O. BOX 913
 WAPPINGER FALLS, NY 12590
 845-594-1529
 TROY A. WOJCIKOWSKY, P.E., LEED-AP



OVERALL SITE PLAN

SHEET #: 1 of 7



THIS PLOT PLAN WAS DRAWN OVER A BOUNDARY SURVEY TITLED "Survey of Property Prepared for Klara & Jonas Bastys" drawn by Charles Riley on 08/09/1983. TOPOGRAPHIC INFO TAKEN FROM SURVEY TITLED "Partial Topographic Survey," drawn by James E. Dunn on 08/17/2017. PERFORMED BY BRANDON KOCH ON 03/09/2018.



PARCEL # 81.06-2-4

NOTE:

1. POOL SAFETY FENCE WILL COMPLY WITH NYS BUILDING CODE 105.3
2. FENCE TO BE COMPOSED OF MESH, MADE WITH 11 GAUGE FINISHED PVC COATED STEEL WIRE IN 1-1/4" OPENING. THE SMALLER OPENING MAKES THIS FENCE MESH CLIMB RESISTANT AND THEREFORE SECURE FOR POOL AREA FENCES.

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DESIGNER: KSW
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 SCALE: 1" = 20'-0"
 (22"x34" = 100%) (11"x17" = 50%)

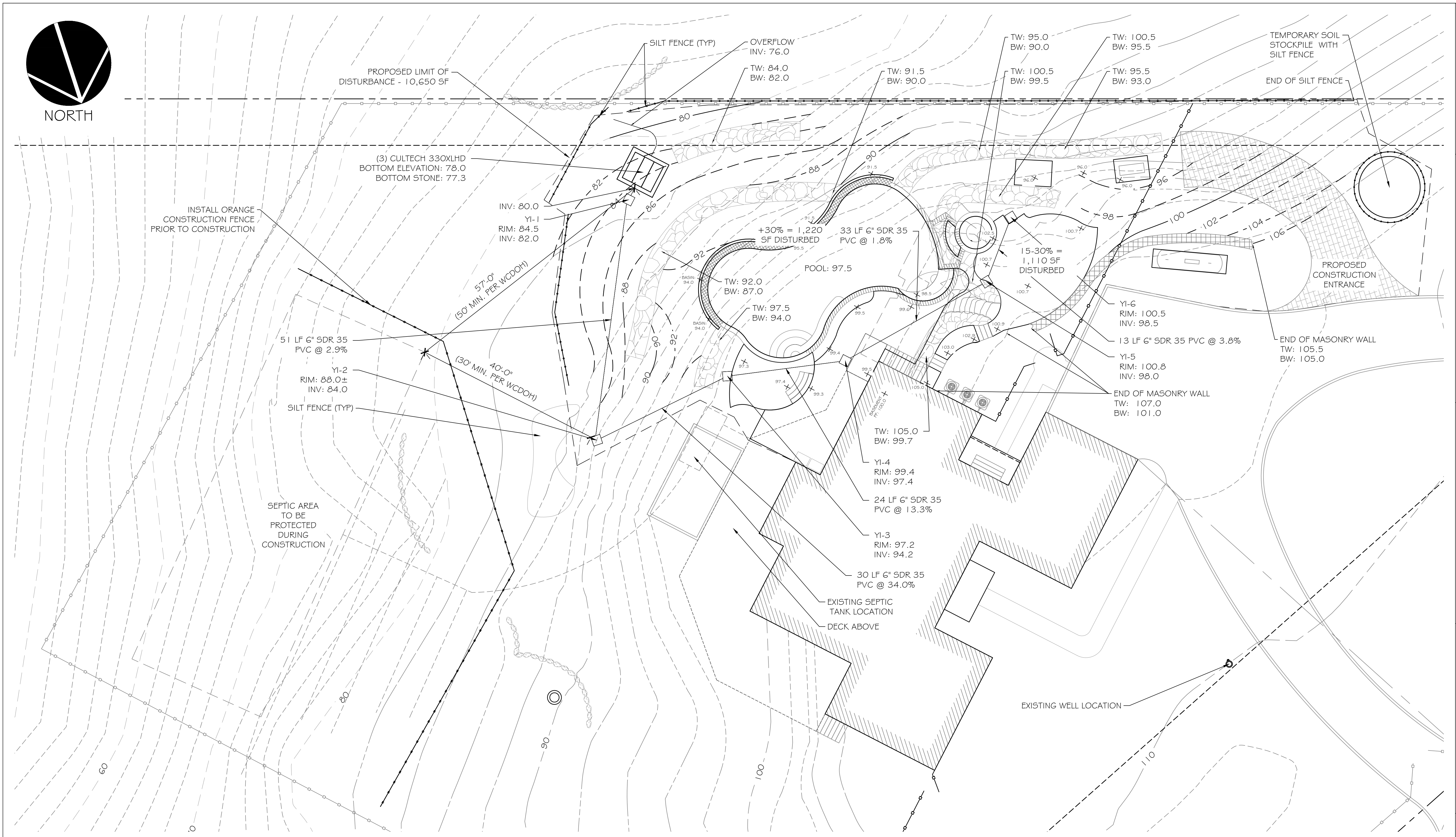
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PARTIAL SITE PLAN

SHEET #: 2 of 7



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DESIGNER: KSW
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GRADING,
 STORM &
 EROSION
 CONTROL PLAN

SHEET #:
 3 of 7



NORTH



15-30%	1,860 SF TOTAL 1,110 SF DISTURBED
+30%	3,145 SF TOTAL 1,220 SF DISTURBED

NOTE:
 1. NO SOIL WILL BE BROUGHT IN TO SITE.
 2. NO EXPORT OF EXCAVATED MATERIAL IS PROPOSED. THE SITE HAS BEEN DESIGNED AS A BALANCE OF CUT AND FILL.

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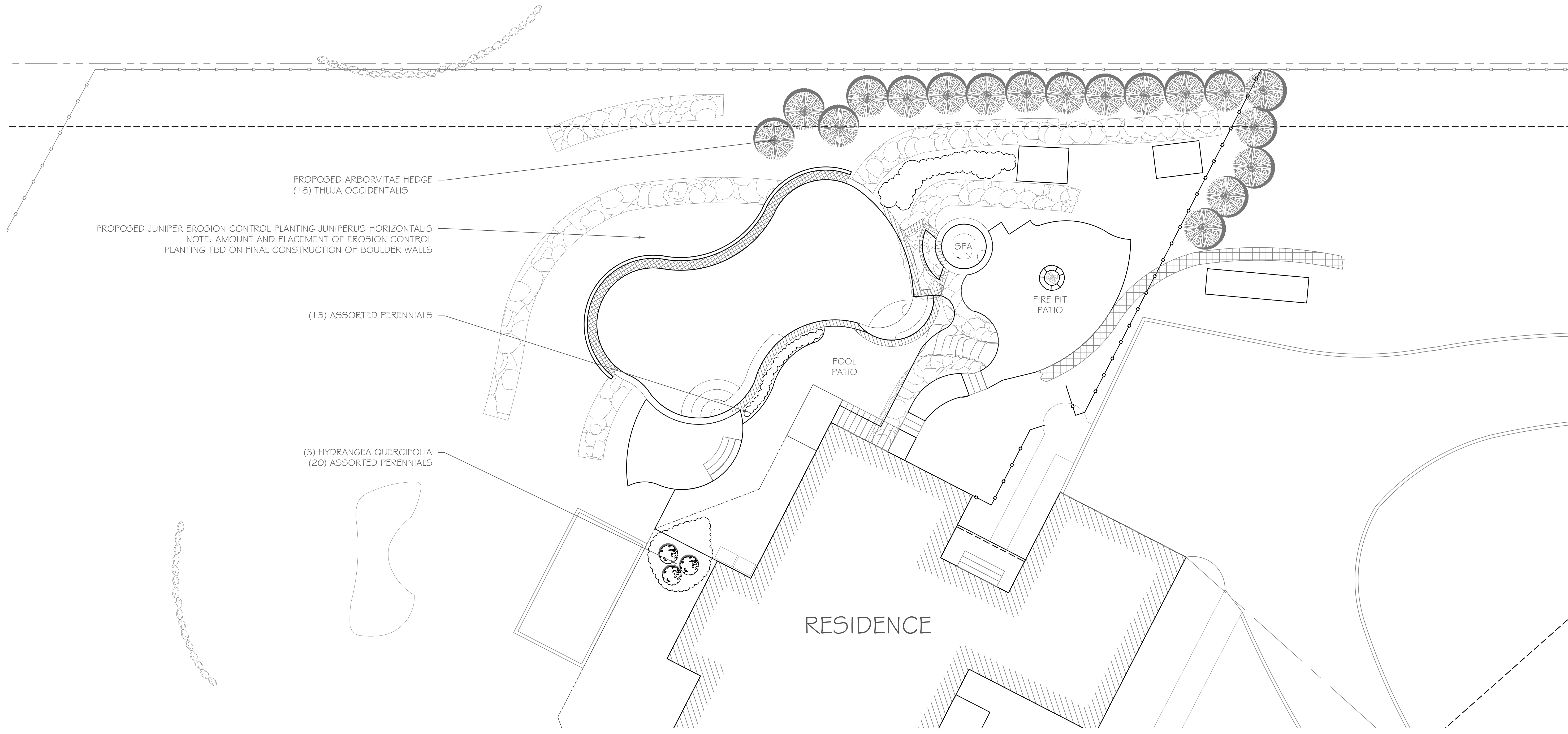
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STEEP SLOPE
 PLAN

SHEET #:
 4 of 7



NOTE:

- NO SOIL WILL BE BROUGHT IN TO SITE.
- APPROXIMATELY 750 CUBIC YARDS OF SOIL DISPLACED DURING CONSTRUCTION.

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LANDSCAPE PLAN

SHEET #: 5 of 7



Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
CrC	Charlton-Chatfield complex, 0 to 15 percent slopes, very rocky	2.2	38.3%
CsD	Chatfield-Charlton complex, 15 to 35 percent slopes, very rocky	3.6	61.7%
Totals for Area of Interest		5.8	100.0%

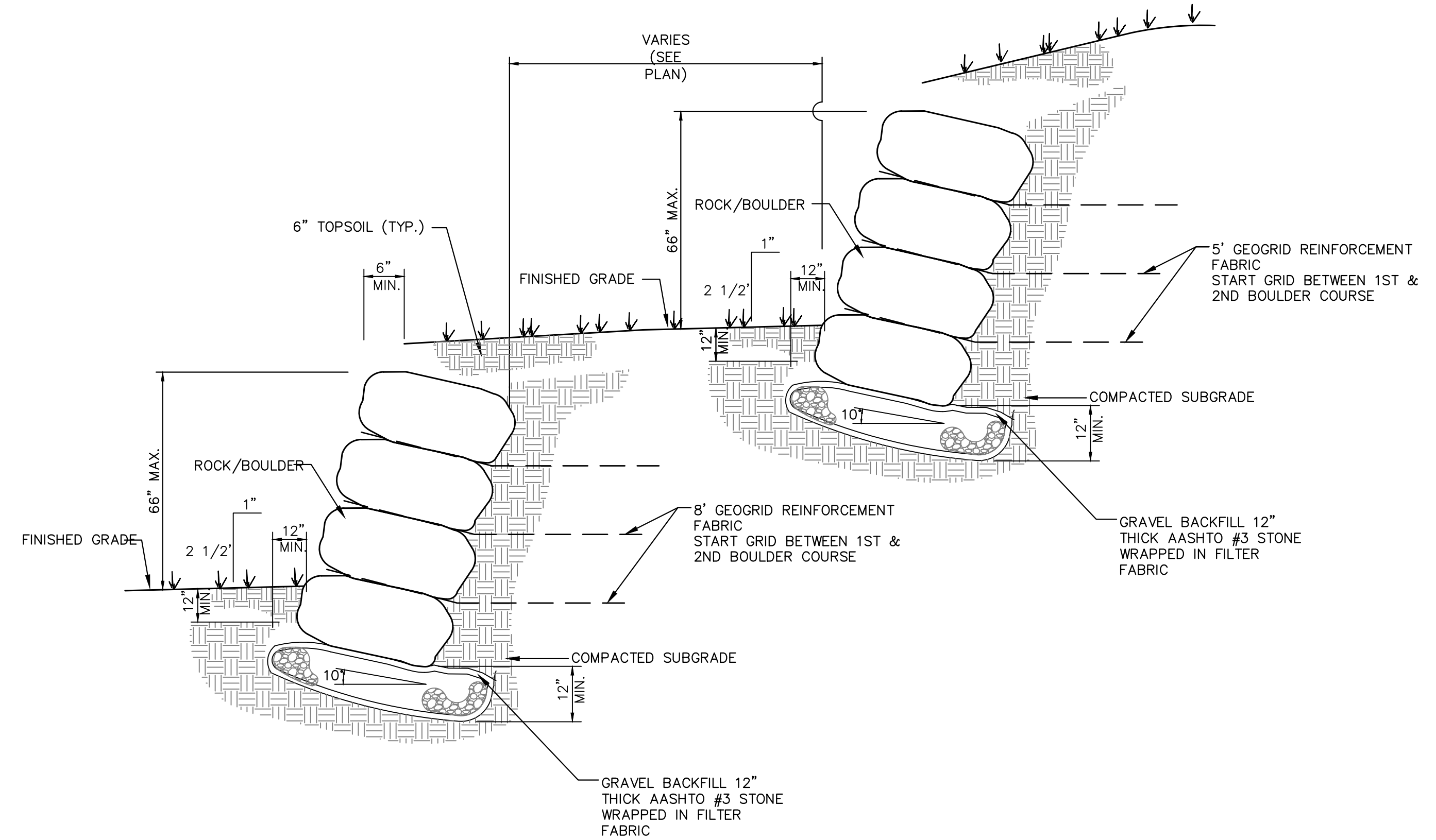
1 SOIL MAP
NONE

EROSION AND SEDIMENT CONTROL MEASURES:

- ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE IN STRICT COMPLIANCE WITH "NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL," NOVEMBER 2016.
- DAMAGE TO SURFACE WATERS RESULTING FROM EROSION AND SEDIMENTATION SHALL BE MINIMIZED BY STABILIZING DISTURBED AREAS AND BY REMOVING SEDIMENT FROM CONSTRUCTION SITE DISCHARGES.
- AS MUCH AS IS PRACTICAL, EXISTING VEGETATION SHALL BE PRESERVED. FOLLOWING THE COMPLETION OF CONSTRUCTION ACTIVITIES IN ANY PORTION OF THE SITE, PERMANENT VEGETATION SHALL BE ESTABLISHED ON ALL EXPOSED SOILS.
- SITE PREPARATION ACTIVITIES SHALL BE PLANNED TO MINIMIZE THE SCOPE AND DURATION OF SOIL DISRUPTION.
- CONVENIENCE SHALL BE AVOIDED. STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT ALL POINTS OF ENTRY ONTO THE PROJECT SITE.
- SEEDED AREAS TO BE MULCHED WITH STRAW OR HAY MULCH IN ACCORDANCE WITH VEGETATIVE COVER SPECIFICATIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL MEASURES THROUGHOUT THE COURSE OF CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST BY SPRINKLING EXPOSED SOIL AREAS PERIODICALLY WITH WATER AS REQUIRED. THE CONTRACTOR IS TO SUPPLY ALL EQUIPMENT AND WATER.
- WHEN ALL DISTURBED AREAS ARE STABLE, ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED.

NOTES:

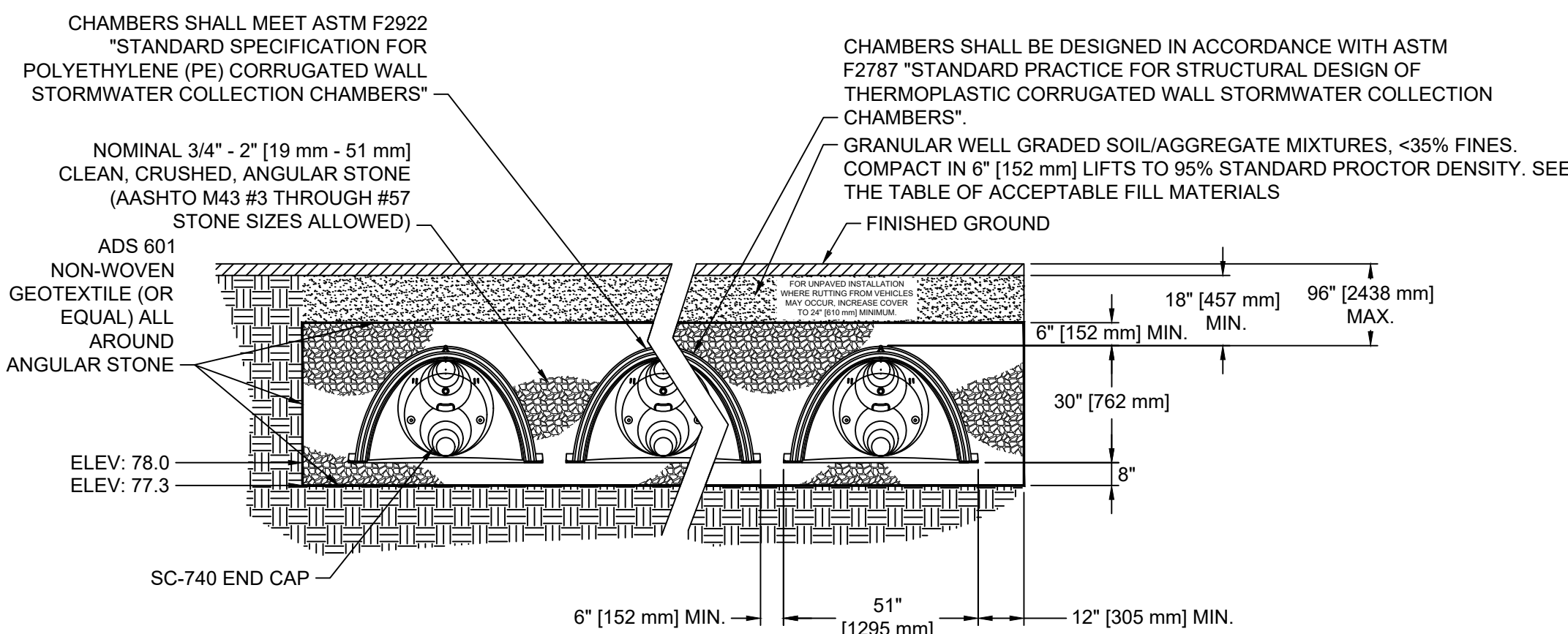
- ROCK BOULDER TO BE APPROX. 2'x3' SUBJECT TO INSPECTION AND APPROVAL BY ENGINEER/ LANDSCAPE ARCHITECT PRIOR TO PLACEMENT.
- ROCK BOULDER PLACEMENT SUBJECT TO APPROVAL.
- PROVIDE 3 LAYERS OF GEOGRID REINFORCEMENT AT EACH WALL TO THE DIMENSIONS INDICATED. ALL LOWER WALLS IN A TIERED CONDITION SHALL HAVE 3 LAYERS OF 8' LENGTH GRID SPACED APPROX. 18" APART. ALL OTHER WALLS SHALL HAVE 3 LAYERS OF 5' GRID.



2 ROCK BOULDER RETAINING WALL DETAIL
3/8" = 1'-0"

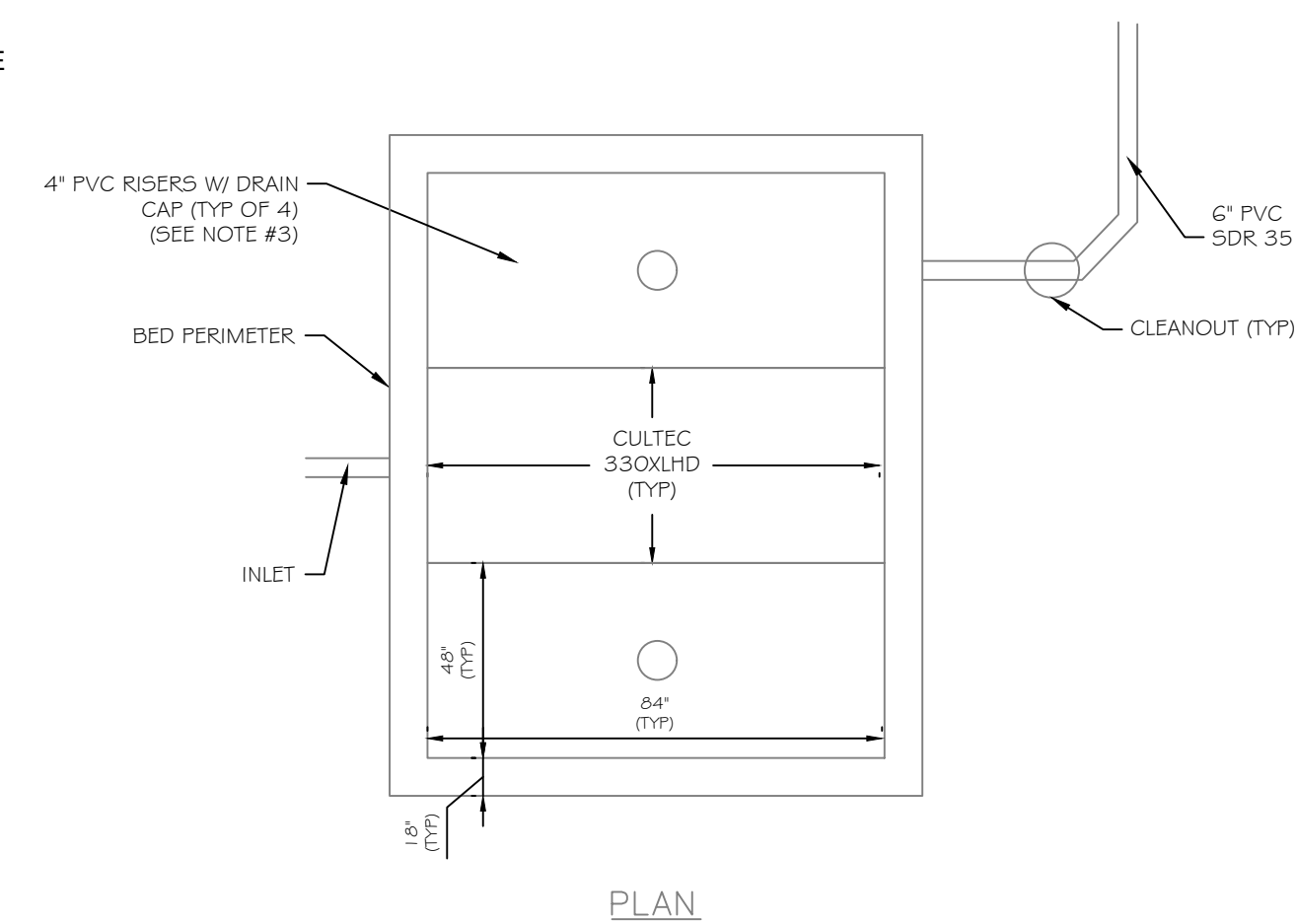
NOTES:

- NO CONSTRUCTION TRAFFIC PERMITTED OVER THE STORMWATER RETENTION AREA.
- INSPECTION OF THE STORMWATER RETENTION SYSTEM BI-ANNUALLY IS RECOMMENDED. FOLLOW THE MANUFACTURER'S RECOMMENDATIONS FOR CLEANING.
- PROVIDE 4" PVC RISERS WITH DRAIN CAP.

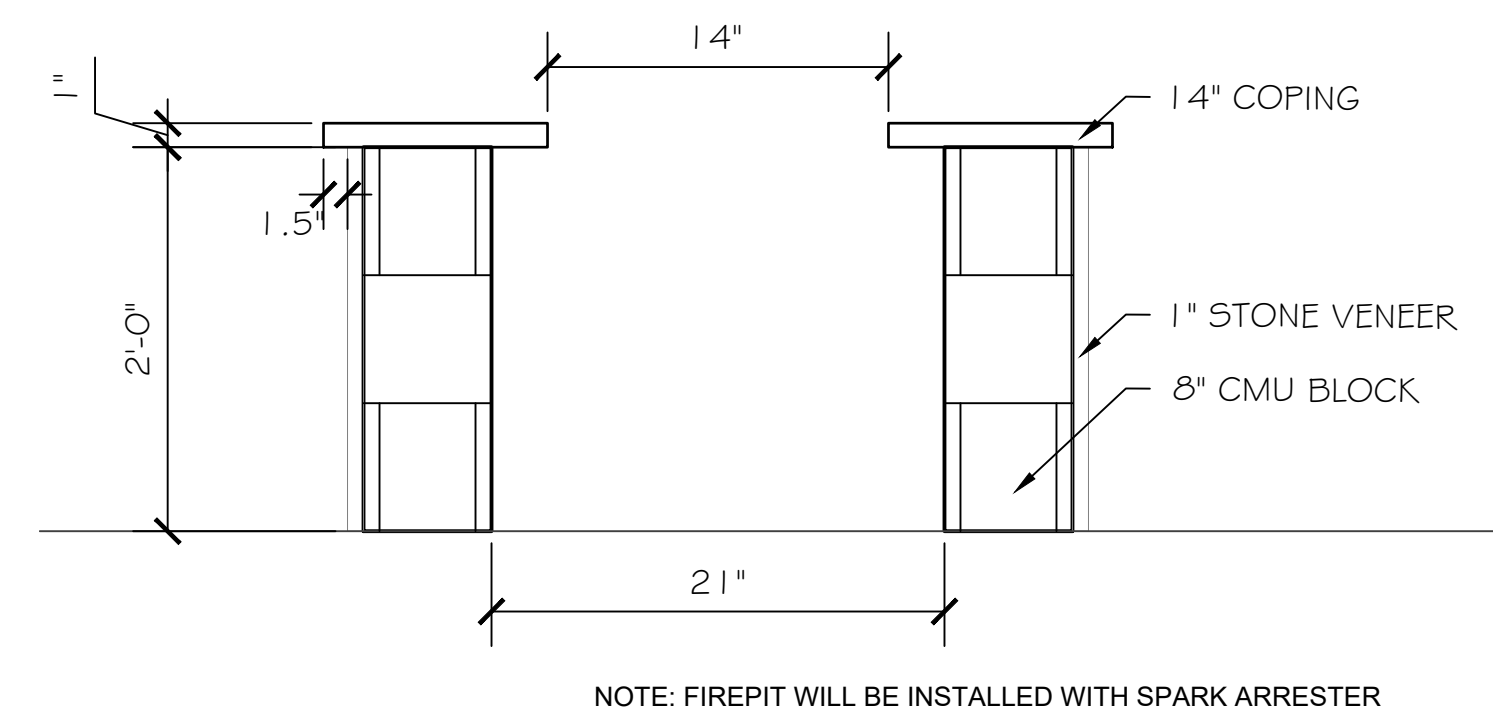


TYPICAL CROSS-SECTION

3 CULTEC 330XLHD
NOT TO SCALE



4 FIREPIT SECTION DETAIL
1" = 1'-0"



MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES: PERMANENT AND TEMPORARY VEGETATION:

INSPECT ALL AREAS THAT HAVE RECEIVED VEGETATION EVERY SEVEN DAYS AND AFTER EVERY STORM EVENT THAT EQUALS OR EXCEEDS 1/2 INCH. ALL AREAS DAMAGED BY EROSION OR WHERE SEED HAS NOT ESTABLISHED SHALL BE REPAIRED AND RE-STABILIZED IMMEDIATELY.

STABILIZED CONSTRUCTION ENTRANCE:

INSPECT THE ENTRANCE PAD EVERY SEVEN DAYS. CHECK FOR MUD, SEDIMENT BUILD-UP AND PAD INTEGRITY. MAKE DAILY INSPECTIONS DURING WET WEATHER. RESHAPE PAD AS NEEDED FOR DRAINAGE AND RUNOFF CONTROL. WASH AND REPLACE STONE AS NEEDED. THE STONE IN THE ENTRANCE SHOULD BE WASHED OR REPLACED WHENEVER THE ENTRANCE FAILS TO REDUCE MUD BEING CARRIED OFF-SITE BY VEHICLES. IMMEDIATELY REMOVE MUD AND SEDIMENT TRACKED OR WASHED ONTO PUBLIC ROADS BY BRUSHING OR SWEEPING. REMOVE TEMPORARY CONSTRUCTION ENTRANCE AS SOON AS THEY ARE NO LONGER NEEDED TO PROVIDE ACCESS TO THE SITE.

SILT FENCE:

INSPECT FOR DAMAGE EVERY SEVEN DAYS. MAKE ALL REPAIRS IMMEDIATELY. REMOVE SEDIMENT FROM THE UP-SLOPE FACE OF THE FENCE BEFORE IT ACCUMULATES TO A HEIGHT EQUAL TO 1/3 THE HEIGHT OF THE FENCE. IF FENCE FABRIC TEARS, BEGINS TO DECOMPOSE, OR IN ANY WAY BECOMES INEFFECTIVE, REPLACE THE AFFECTED SECTION OF FENCE IMMEDIATELY.

SOIL STOCKPILE:

INSPECT SEDIMENT CONTROL BARRIERS (SILT FENCE OR HAY BALE) AND VEGETATION FOR DAMAGE EVERY SEVEN DAYS. MAKE ALL REPAIRS IMMEDIATELY. REMOVE SEDIMENT FROM THE UP-SLOPE FACE OF THE SEDIMENT CONTROL BARRIER BEFORE IT ACCUMULATES TO A HEIGHT EQUAL TO 1/3 THE HEIGHT OF THE SEDIMENT CONTROL BARRIER. IF SEDIMENT CONTROL BARRIER TEARS, BEGINS TO DECOMPOSE, OR IN ANYWAY BECOMES INEFFECTIVE, REPLACE THE AFFECTED SECTION OF SEDIMENT CONTROL BARRIER IMMEDIATELY. REVEGETATE DISTURBED AREA TO STABILIZE SOIL STOCK PILE. REMOVE THE SEDIMENT CONTROL BARRIER WHEN THE SOIL STOCKPILE HAS BEEN REMOVED.

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(2.2'x3.4" = 1.00%) (1.1'x1.7" = 50%)

WHITTEN POOL PROJECT

49 BRAMBLE BUSH RD
CROTON-ON-HUDSON, NY 10520

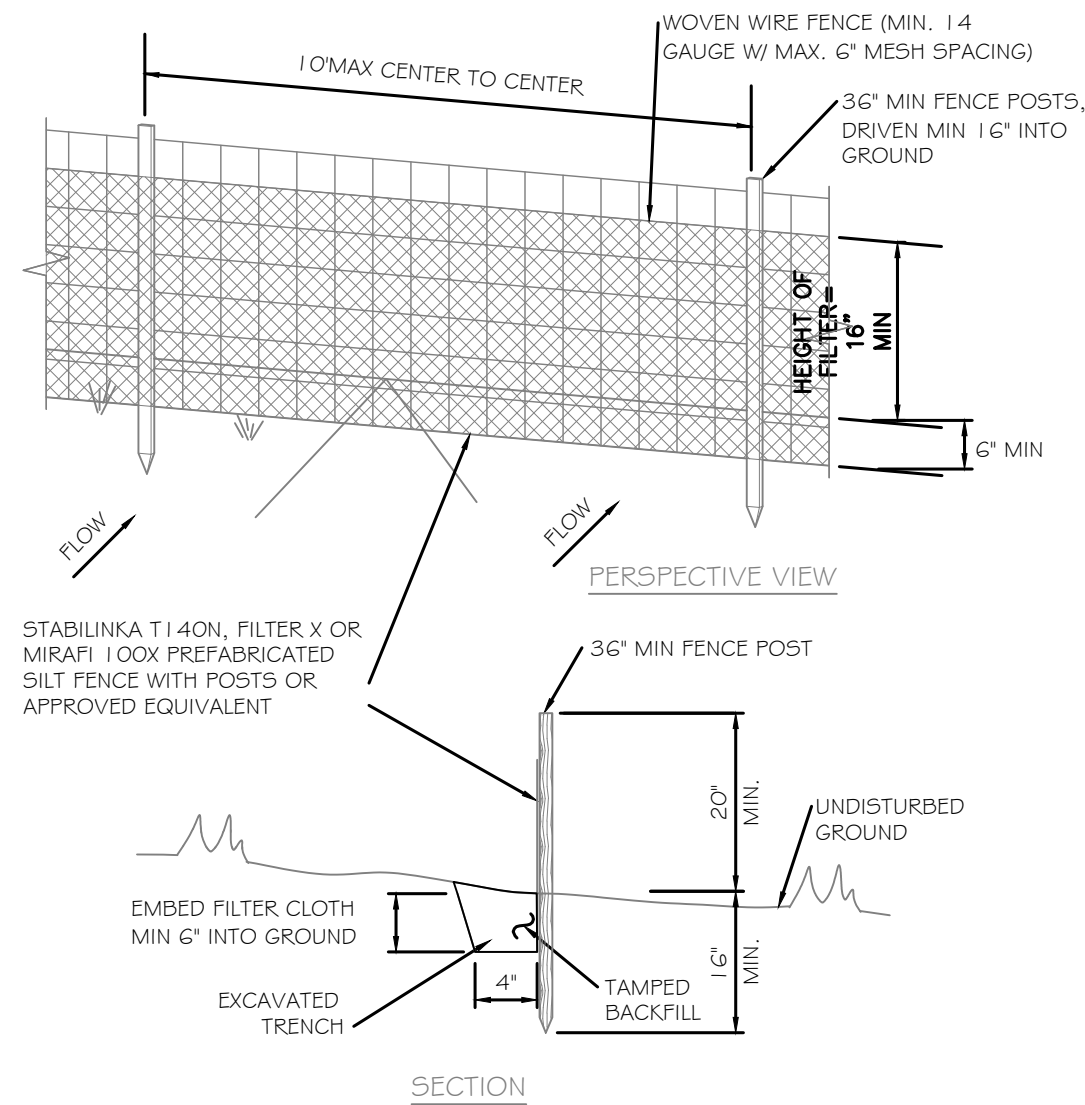
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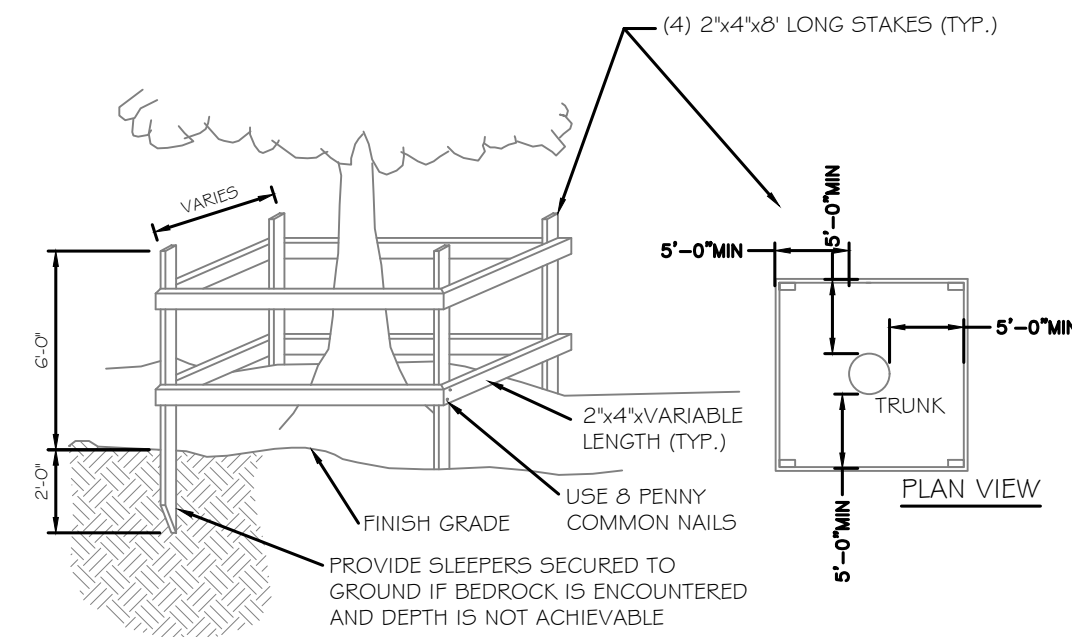
DETAILS

SHEET #:
6 of 7



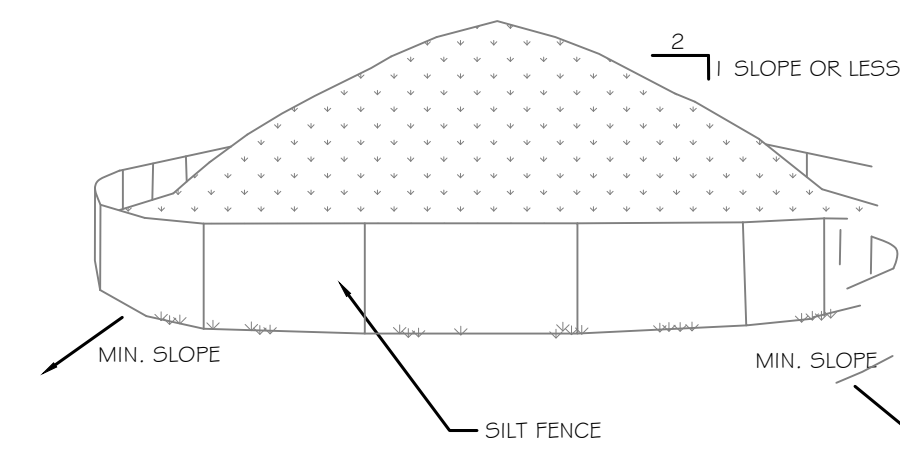
- NOTES:**
- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL "T" OR "U" TYPE OR HARDWOOD.
 - FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 6" MAX MESH OPENING.
 - WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY 6" AND FOLDED.
 - MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIALS REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.
 - MAXIMUM DRAINAGE AREA FOR OVERLAND FLOW TO A SILT FENCE SHALL NOT EXCEED 1/4 ACRE PER 100 FEET OF FENCE.
 - SILT FENCE SHALL BE USED WHERE EROSION COULD OCCUR IN THE FORM OF SHEET EROSION.
 - SILT FENCE SHALL NOT BE USED WHEN A CONCENTRATION OF WATER IS FLOWING TO THE BARRIER.
 - MAXIMUM ALLOWABLE SLOPE LENGTHS CONTRIBUTING RUN-OFF TO A SILT FENCE ARE:
- | SLOPE STEEPNESS | MAXIMUM SLOPE LENGTH (FT) |
|-----------------|---------------------------|
| 2:1 | 25 |
| 3:1 | 50 |
| 4:1 | 75 |
| 5:1 OR FLATTER | 100 |

1 SILT FENCE INSTALLATION
NOT TO SCALE



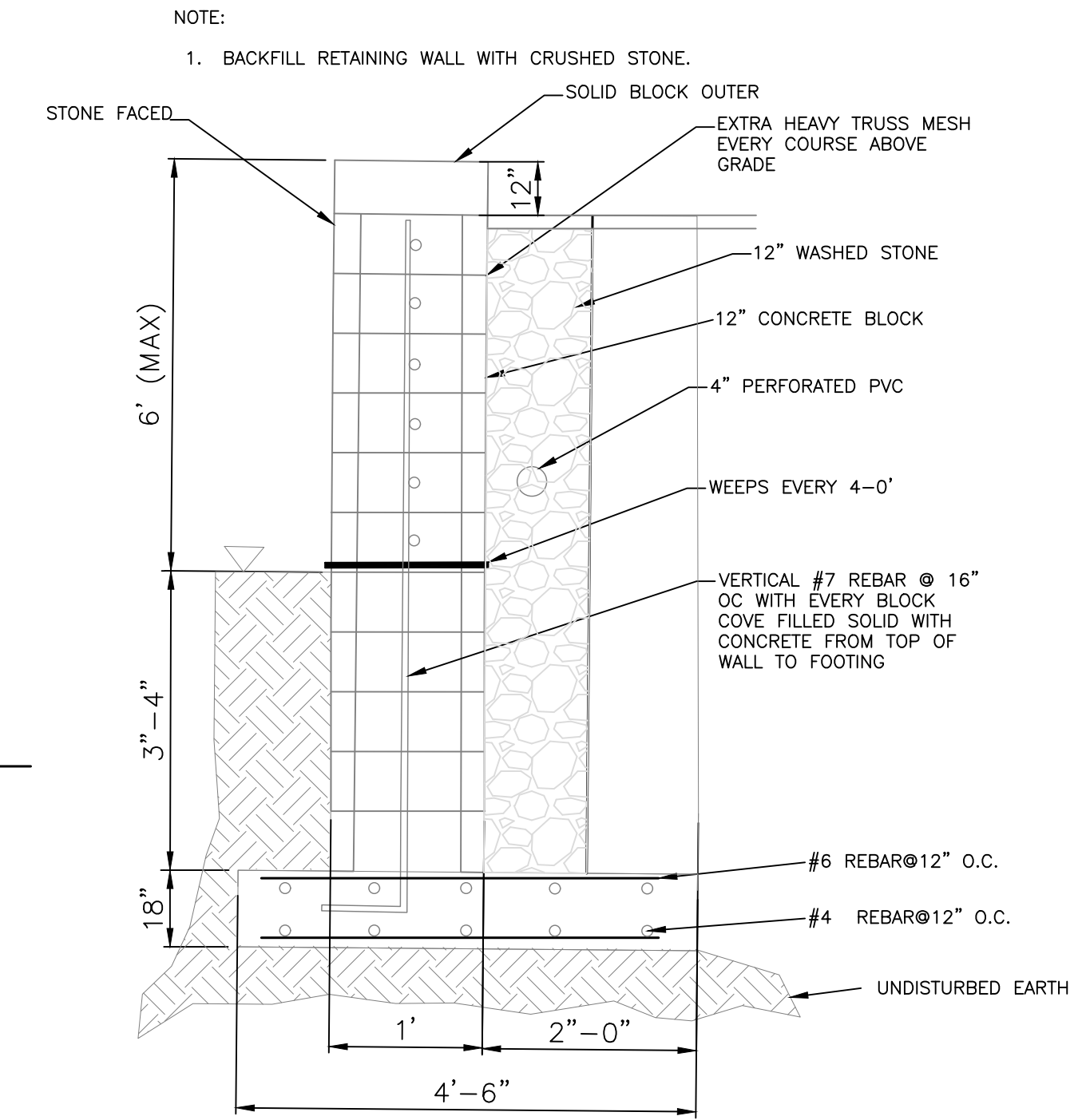
- NOTE:**
ORANGE CONSTRUCTION FENCE MAY BE SUBSTITUTED FOR THIS DETAIL. SEE LANDSCAPING PLAN FOR ADDITIONAL TREE PROTECTION NOTES.

2 TEMPORARY TREE PROTECTION
NOT TO SCALE

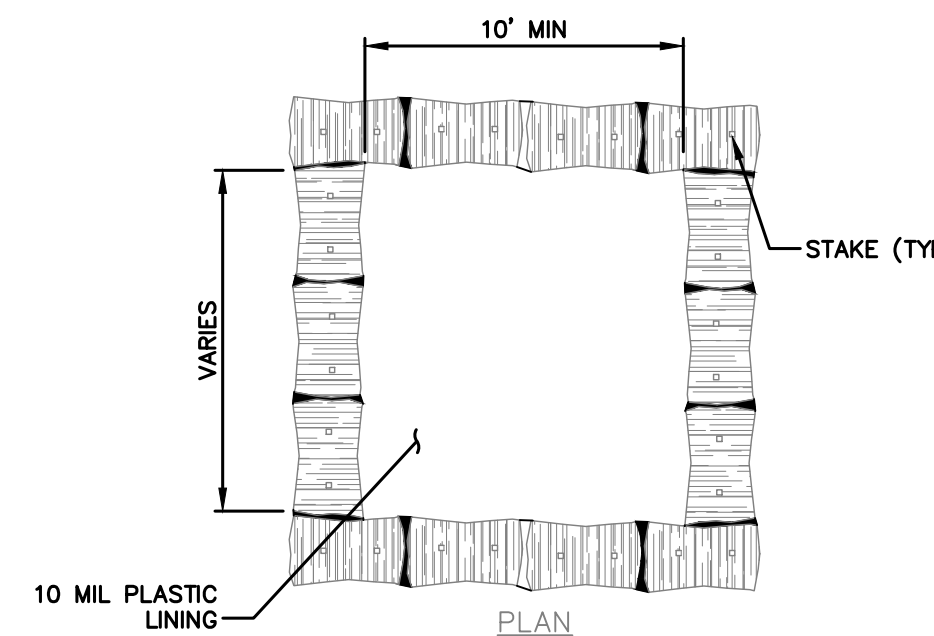
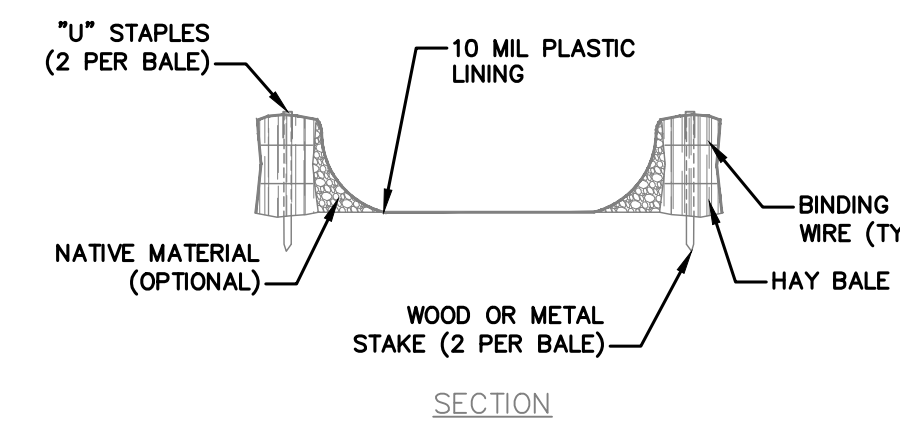


- NOTES:**
- AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
 - MAXIMUM SLOPE OF STOCKPILE SHALL BE 1V:2H.
 - UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH SILT FENCING, THEN STABILIZED WITH VEGETATION OR COVERED.
 - SEE SPECIFICATIONS FOR INSTALLATION OF SILT FENCE.

3 TEMPORARY SOIL STOCKPILE
NOT TO SCALE

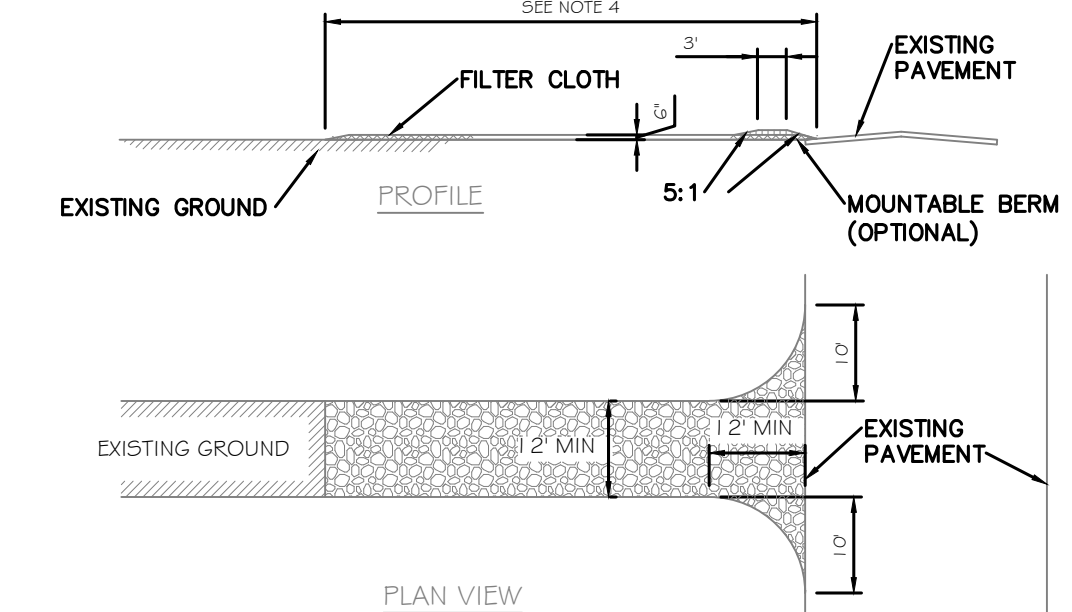


4 MASONRY RETAINING WALL DETAIL
NOT TO SCALE



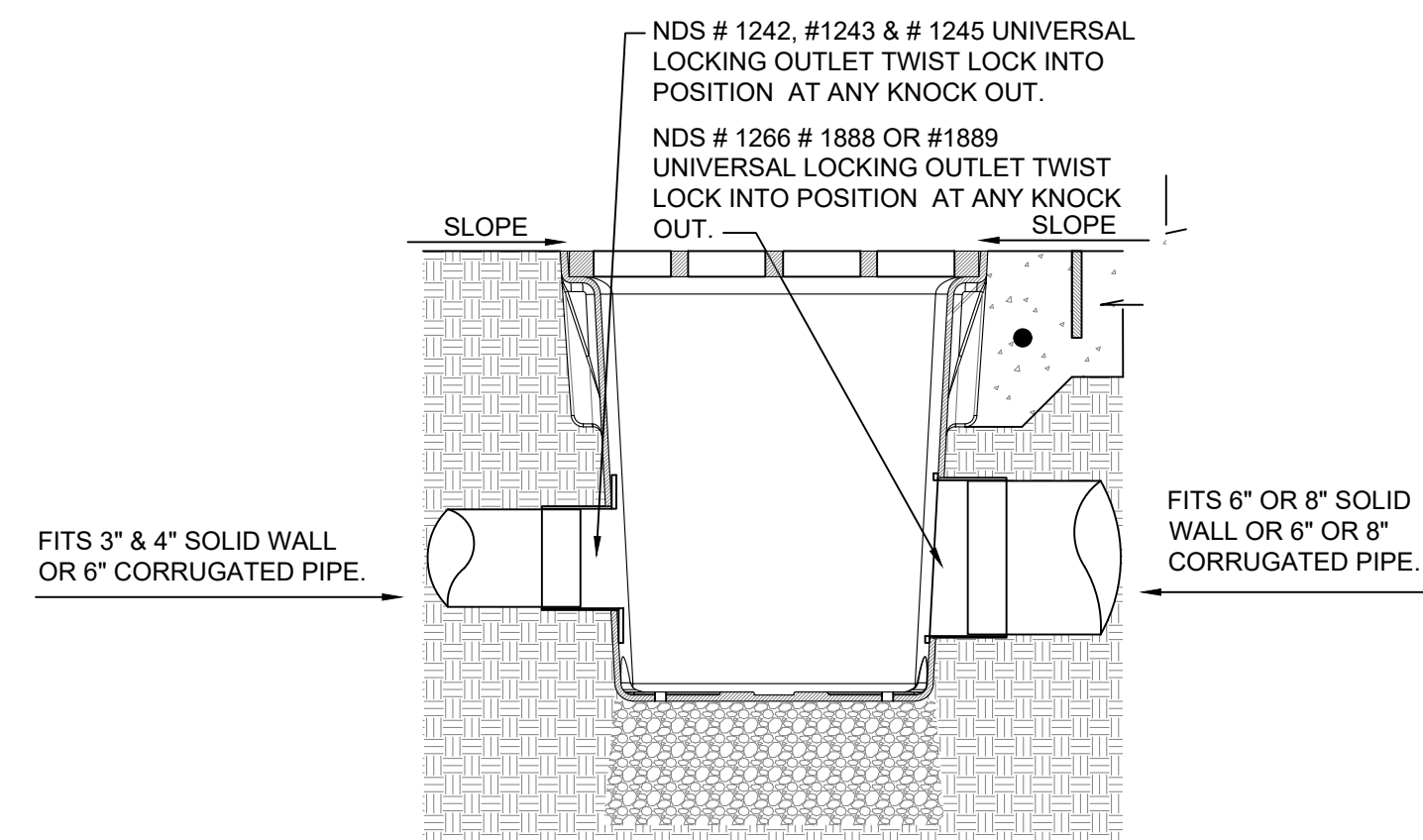
- NOTES:**
- CONCRETE WASHOUT SIGN TO BE INSTALLED WITHIN 30 FEET OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
 - REMOVE HARDEN CONCRETE WHEN WITHIN 4" FROM TOP OF STRUCTURE.
 - CONSTRUCT NEW FACILITIES ONCE CURRENT FACILITIES ARE TWO-THIRDS FULL.
 - LINERS, HAYBALES, ETC SHALL BE INSPECTED FOR DAMAGE. ANY DAMAGE SHALL BE REPAIR PROMPTLY.

6 ABOVE GROUND TEMPORARY CONCRETE WASHOUT FACILITY
NOT TO SCALE



- CONSTRUCTION ENTRANCE SPECIFICATIONS:**
- STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
 - THICKNESS - NOT LESS THAN SIX (6) INCHES.
 - WIDTH - TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY FOUR FEET (24) FOOT IF SINGLE ENTRANCE TO SITE.
 - LENGTH - NOT LESS THAN 50' (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30' MINIMUM LENGTH WOULD APPLY).
 - FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
 - 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 5:1 SLOPES WILL BE PERMITTED.
 - MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
 - WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-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.
 - PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

7 STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE



- NOTE:**
1. DRAINTech 18" SQUARE CATCH BASIN OR EQUAL.

5 YARD INLET DRAIN
NOT TO SCALE

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WHITTEN POOL PROJECT
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