

OVERALL SITE PLAN
SCALE: 1" = 50'-0"



ZONING DISTRICT BULK TABLE - R-80

	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	80,000 SF	278,784 SF	278,784 SF
MINIMUM LOT WIDTH (FT)	200 FT	347.9 FT	347.9 FT
MINIMUM FRONT YARD (FT) - BRAMBLE BUSH RD	50 FT	72'-5"	72'-5"
MINIMUM FRONT YARD (FT) - BATTEN RD	50 FT	74'-4"	74'-4"
MINIMUM 1 SIDE YARD (FT)	30 FT	75'-9"	75'-9"
MINIMUM FRONT YARD (FT) - POOL (BRAMBLE BUSH RD)	N/P	-	153'-5"
MINIMUM FRONT YARD (FT) - POOL (BATTEN RD)	N/P	-	684'-0"
MINIMUM 1 SIDE YARD (FT) - POOL	10 FT	-	16'-5"
MINIMUM BOTH SIDE YARDS (FT)	60 FT	260'-6"	275'-0"
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	3,500	3,500

LOT COVERAGE TABLE

	REQUIRED	EXISTING	PROPOSED
HOUSE	-	3,500 SF	3,500 SF
ALLOWED	50%	1,750 SF	1,750 SF
ACCESSORY STRUCTURE			
POOL	-	-	580 SF
SPA	-	-	45 SF
EQUIPMENT PAD	-	-	45 SF
TOTAL	1,750 SF	-	670 SF

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	4/24/04 REV 11/1/07	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 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
- NO TREES REMOVED DURING CONSTRUCTION.
- SEPTIC AREA TO BE PROTECTED DURING CONSTRUCTION.

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.

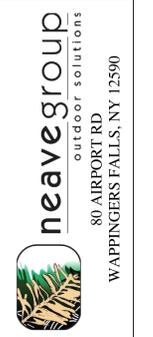
REVISIONS			
#	DATE	DESCRIPTION	BY
1	2.13.18	CONSTRUCTION DRAWINGS	BK
1	9.08.18	CHECKLIST REVISIONS	BK

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DESIGNER: KSW
DATE: 09/20/2018
JOB #: WHITTEN
SCALE: 1" = 50'-0"
(22"X34" = 100%) (11"X17" = 50%)

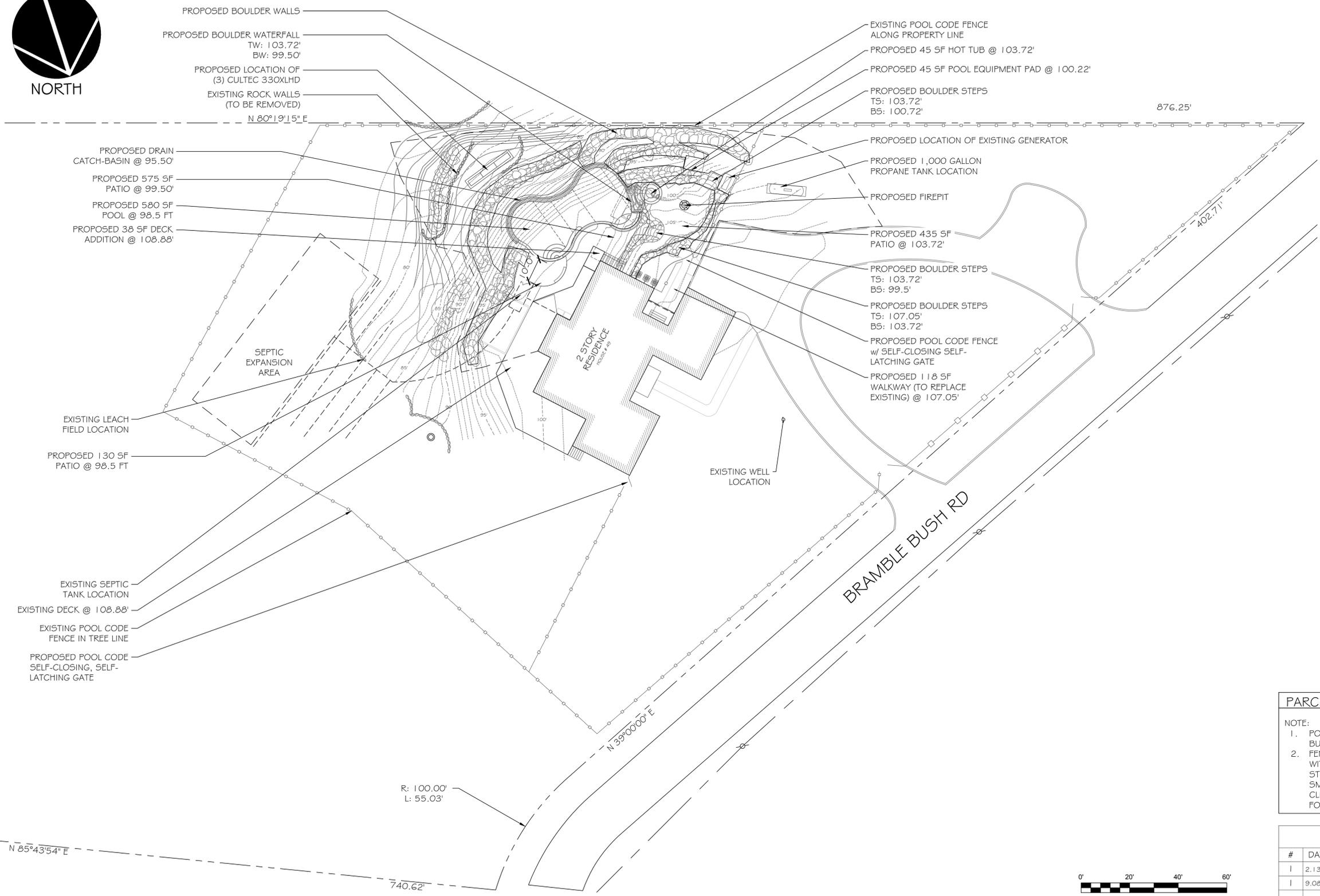
WHITTEN POOL PROJECT
49 BRAMBLE BUSH RD
CROTON-ION-HUDSON, NY 10520

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 4



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1	9.08.18	CHECKLIST REVISIONS	BK

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DESIGNER: KSW
 DATE: 09/20/2018
 JOB #: WHITTEN
 SCALE: 1" = 20'-0"
 (22" X 34" = 100%) (11" X 17" = 50%)

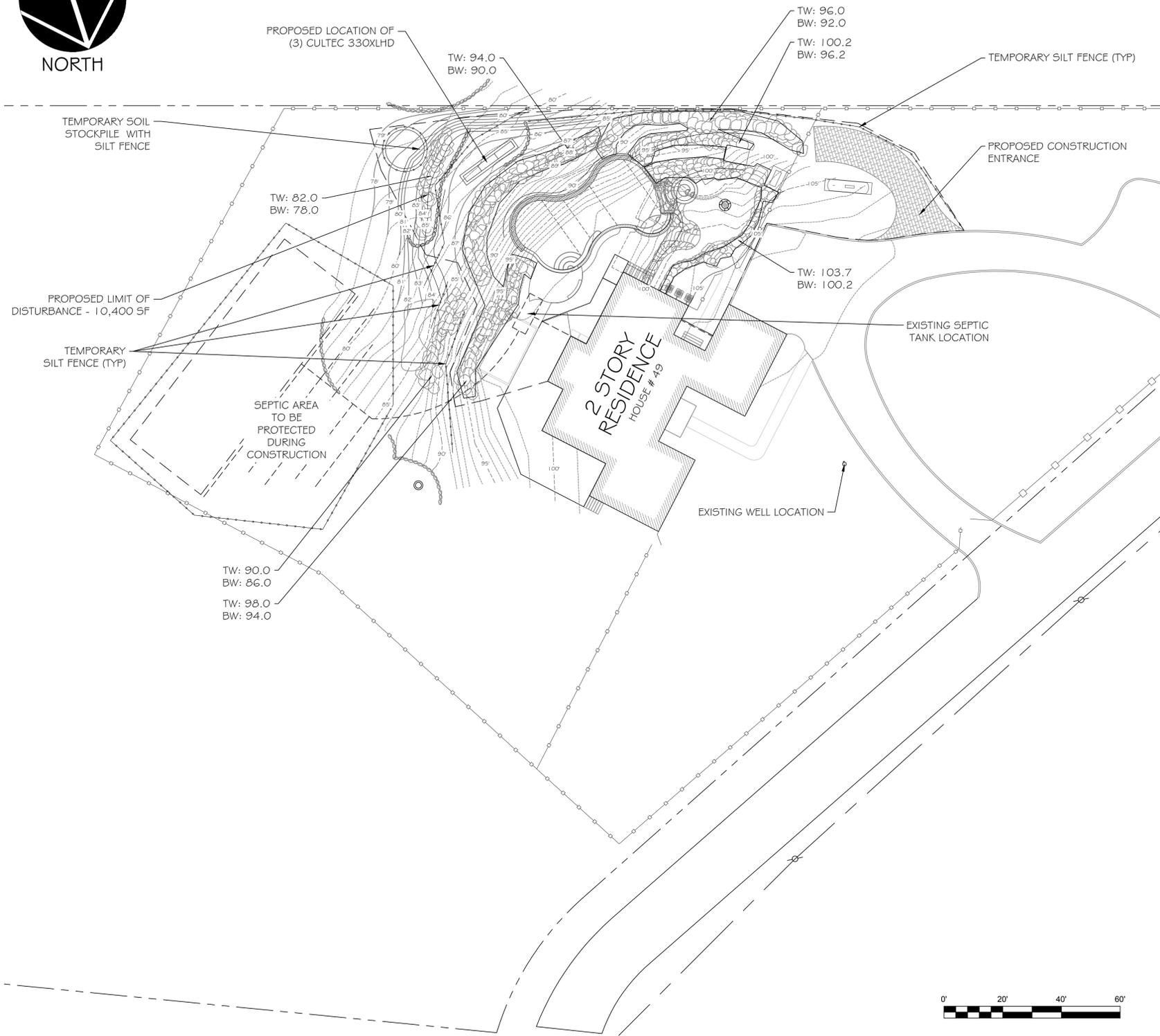
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PARTIAL
 SITE
 PLAN

SHEET #:
 2 of 4

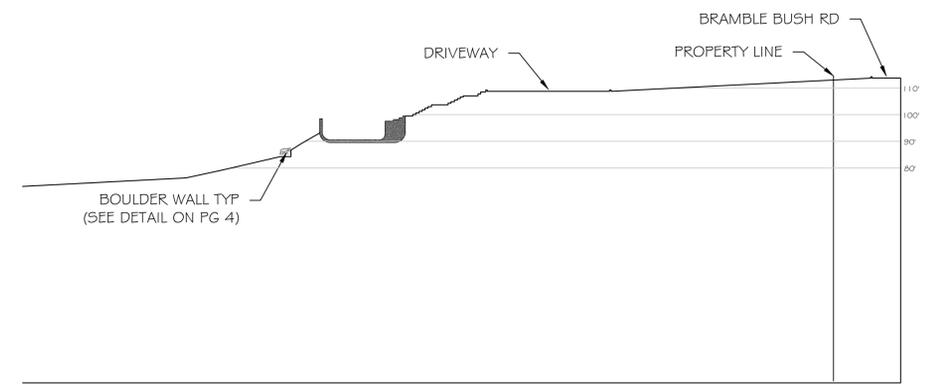


EROSION CONTROL PLAN
SCALE: 1" = 20'-0"



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

SOIL MAP
SCALE: NONE



SITE SECTION THROUGH POOL
SCALE: 1/32" = 1'-0"

NOTE:
1. NO SOIL WILL BE BROUGHT IN TO SITE.
2. APPROXIMATELY 750 CUBIC YARDS OF SOIL DISPLACED DURING CONSTRUCTION.

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I	2.13.18	CONSTRUCTION DRAWINGS	BK
I	9.08.18	CHECKLIST REVISIONS	BK

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DESIGNER: KSW
DATE: 09/20/2018
JOB #: WHITTEN
SCALE: AS SHOWN
(22"x34" = 100%) (11"x17" = 50%)

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49 BRAMBLE BUSH RD
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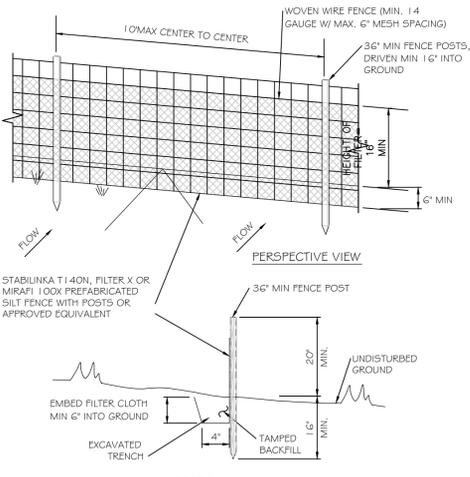


EROSION CONTROL PLAN

SHEET #:
3 of 4

EROSION AND SEDIMENT CONTROL MEASURES:

1. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE IN STRICT COMPLIANCE WITH "NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL", AUGUST 2010.
2. DAMAGE TO SURFACE WATERS RESULTING FROM EROSION AND SEDIMENTATION SHALL BE MINIMIZED BY STABILIZING DISTURBED AREAS AND BY REMOVING SEDIMENT FROM CONSTRUCTION SITE DISCHARGES.
3. 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.
4. SITE PREPARATION ACTIVITIES SHALL BE PLANNED TO MINIMIZE THE SCOPE AND DURATION OF SOIL DISRUPTION.



- NOTES:**
1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL "I" OR "U" TYPE OR HARDWOOD.
 2. 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 SPACING.
 3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY 6" AND FOLDED.
 4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIALS REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.
 5. MAXIMUM DRAINAGE AREA FOR OVERLAND FLOW TO A SILT FENCE SHALL NOT EXCEED 1/4 ACRE PER 100 FEET OF FENCE.
 6. SILT FENCE SHALL BE USED WHERE EROSION COULD OCCUR IN THE FORM OF SHEET EROSION.
 7. SILT FENCE SHALL NOT BE USED WHEN A CONCENTRATION OF WATER IS FLOWING TO THE BARRIER.
 8. 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 |

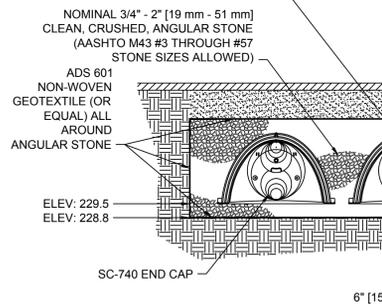
1 SILT FENCE INSTALLATION
NOT TO SCALE

1. PERMANENT TRAFFIC CORRIDORS SHALL BE ESTABLISHED AND "ROUTES OF CONVENIENCE" SHALL BE AVOIDED. STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT ALL POINTS OF ENTRY ONTO THE PROJECT SITE.
2. SEEDED AREAS TO BE MULCHED WITH STRAW OR HAY MULCH IN ACCORDANCE WITH VEGETATIVE COVER SPECIFICATIONS.
3. THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL MEASURES THROUGHOUT THE COURSE OF CONSTRUCTION.
4. 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.
5. WHEN ALL DISTURBED AREAS ARE STABLE, ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED.

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.

CHAMBERS SHALL MEET ASTM F2922 "STANDARD SPECIFICATION FOR POLYETHYLENE (PE) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS"

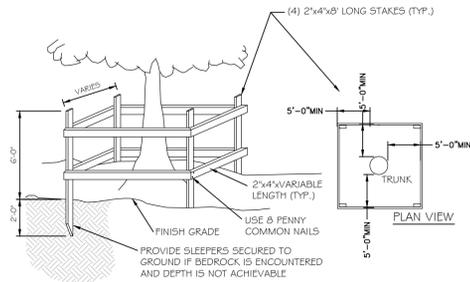


THE INSTALLED CHAMBER SYSTEM SHALL PROVIDE THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS SECTION 12.12 FOR EARTH AND LIVE LOADS WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCE.

TYPICAL CROSS-SECTION

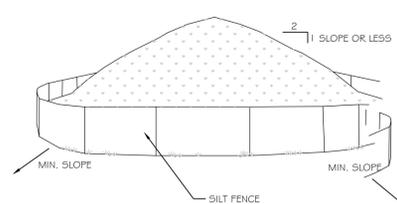
- NOTES:**
1. NO CONSTRUCTION TRAFFIC PERMITTED OVER THE STORMWATER RETENTION AREA.
 2. INSPECTION OF THE STORMWATER RETENTION SYSTEM BI-ANNUALLY IS RECOMMENDED. FOLLOW THE MANUFACTURERS RECOMMENDATIONS FOR CLEANING.
 3. PROVIDE 4" PVC RISERS WITH DRAIN CAP.

8 CULTEC 330XLHD
NOT TO SCALE



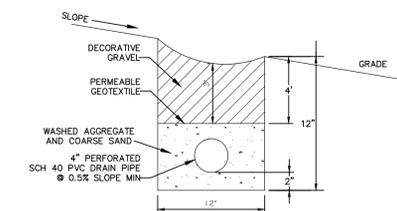
NOTE:
ORANGE CONSTRUCTION FENCE MAY BE SUBSTITUTED FOR THIS DETAIL. SEE LANDSCAPING PLAN FOR ADDITIONAL TREE PROTECTION NOTES.

2 TEMPORARY TREE PROTECTION
NOT TO SCALE

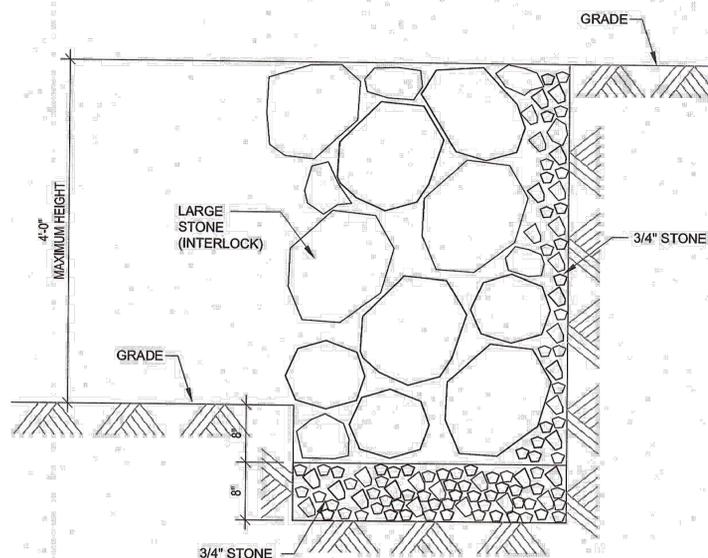


- NOTES:**
1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
 2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 1V:2H.
 3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH SILT FENCING, THEN STABILIZED WITH VEGETATION OR COVERED.
 4. SEE SPECIFICATIONS FOR INSTALLATION OF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

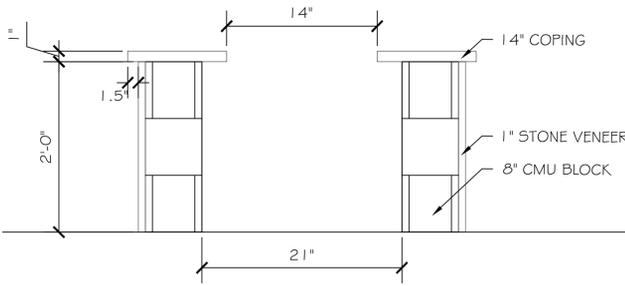
3 TEMPORARY SOIL STOCKPILE
NOT TO SCALE



5 DECORATIVE CURTAIN DRAIN DETAIL
NOT TO SCALE

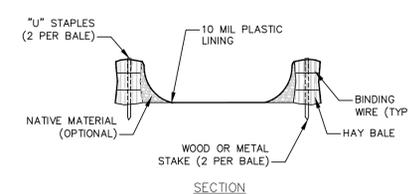


7 BOULDER WALL SECTION (TYP)
NOT TO SCALE

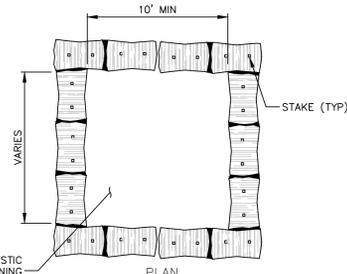


NOTE: FIREPIT WILL BE INSTALLED WITH SPARK ARRESTER

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

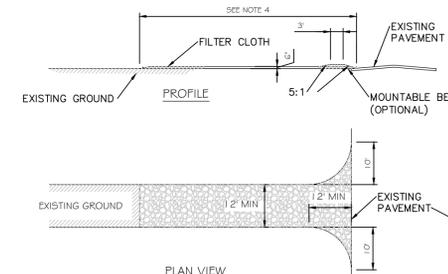


SECTION



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

6 ABOVE GROUND TEMPORARY CONCRETE WASHOUT FACILITY
NOT TO SCALE



PROFILE

PLAN VIEW

CONSTRUCTION ENTRANCE SPECIFICATIONS:

1. STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. THICKNESS - NOT LESS THAN SIX (6) INCHES.
3. 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.
4. LENGTH - NOT LESS THAN 50' (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30' MINIMUM LENGTH WOULD APPLY).
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 5:1 SLOPES WILL BE PERMITTED.
7. 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.
8. 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.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

10 STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE

REVISIONS			
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1	2.13.18	CONSTRUCTION DRAWINGS	BK
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80 AIRPORT RD
WAPPINGER FALLS, NY 12590

DETAILS
SHEET #: 4 of 4