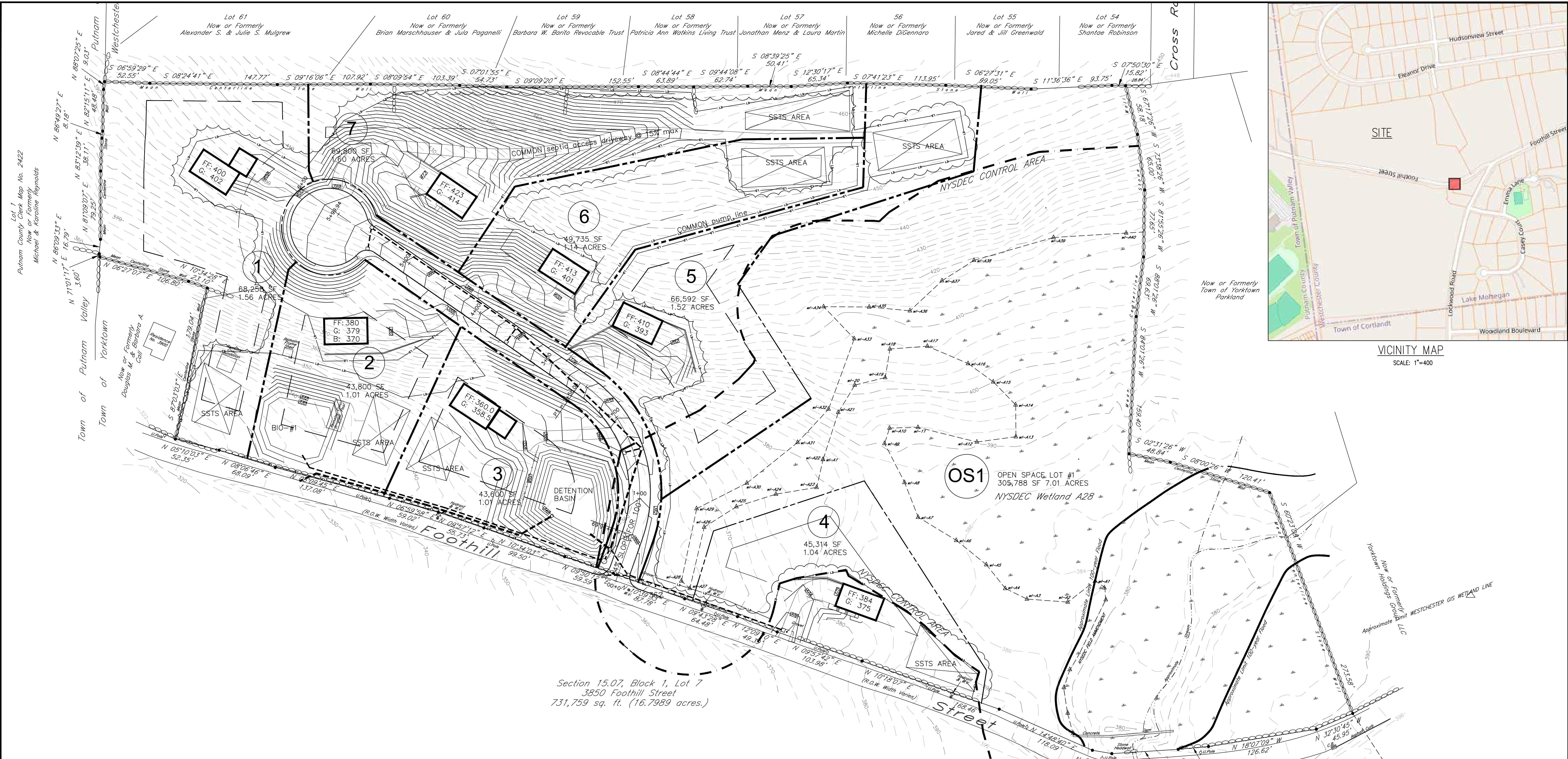
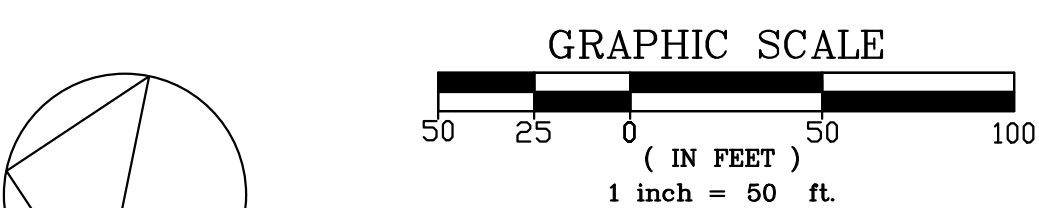




SUBDIVISION FEASIBILITY PLAN

R1-40 RESIDENTAIL



GENERAL NOTES:
ROADWAY MAXIMUM GRADE OF 8 PERCENT, 100 FEET ENTRANCE @ 4 PERCENT BEYOND VERTICAL CURVE.

DRIVEWAY GRADED AT 10%

STORM WATER MANAGEMENT, CENTRAL DETENTION/ TREATMENT IN INFILTRATION BASIN OR POCKET WETLAND BASIN. LOT #2 IS TREATED BY A AN OFF-LINE BIO-RETENTION BASIN

SEPTIC AREAS ARE 4000 SF PLUS ADEQUATE FOR 4 BEDROOM SSDS SYSTEMS

R1-40 ZONING

LOT AREA:	45,000 SF.
	1.00 ACRES
LOT FRONTAGE:	150 SF.
LOT DEPTH:	150 FT @ FYSB
LOT WIDTH:	150 FT @ MAIN BUILDING
FRONT SETBACK:	50 FEET
SIDE/TOTAL SETBACK:	20:50 FEET
REAR SETBACK:	50 FEET
MAXIMUM COVERAGE:	15%
FAR:	N/A FEET
MAX HEIGHT:	35 FEET
HOUSE MIN USABLE AREA	1000 SF

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NOTE: DO NOT SCALE DRAWINGS
DIMENSIONS SUPERCEDE SCALE

P. W. SCOTT ENGINEERING & ARCHITECTURE, P.C. 3871 ROUTE 6 BREWSTER, NY 10509 845-278-2110	Revisions		Dwg. Title SUBDIVISION FEASIBILITY PLAN Project Title FOOTHILL STREET SUBDIVISION Proj. No. 23-165 Date 1/10/24	Seal	Dwg. No. SY1
	No.	Date	Description		
	A	3/20/24	ADDED GRADING		
	C	02/12/25	REVISED TO NYSDEC WETLAND		
	D	02/24/25	ADDED FULL GRADING/CUT&FILL	Drawn by PWS	Scale 1" = 50'

CB = CATCH BASIN
YD = YARD DRAIN (ROOF DRAINAGE ONLY)
MHE = EMERGENCY MANHOLE
MH = DRAINAGE MANHOLE
OS = OUTLET STRUCTURE
FES = FLARED END SECTION
FD= FOOTING DRAIN
RD= ROOF DRAIN
SP= SPLITTER BOX

LEGEND	
---	PROPERTY LINE
---	ZONING SETBACK LINE
WLF#	WLF#
WLF#	NYS DEC WETLAND
---	NYSDEC 100' CONTROL AREA
---	ZONE A FLOOD LINE
---	10' CONTOUR
---	2' CONTOUR
---	STREAM COURSE
---	SCS SOIL LINE