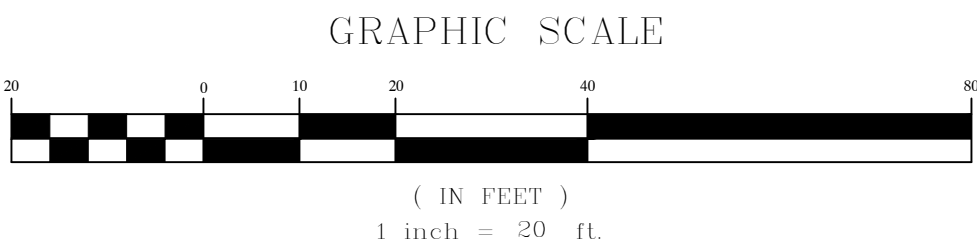


ZONING (R-15) TABLE - OSSINING			
REGULATION	MIN./MAX. DISTRICT REQUIREMENTS (GB)	LOT 1	LOT 2
LOT AREA	15,000 SF (MIN)	17,142 SF	25,957 SF
LOT WIDTH	90 FEET (MIN)	90.1 FT	135.0 FT
LOT DEPTH	120 FEET (MIN)	197.6 FT	173.1 FT
FRONT YARD SETBACK	30 FEET (MIN)	57.1 FT	53.5 FT
SIDE YARD SETBACK (1)	14 FEET (MIN)	17.1 FT	31.1 FT
BOTH SIDE YARDS	30 FEET (MIN)	38.2 FT	69.8 FT
REAR YARD	32 FEET (MIN)	118.2 FT	87.7 FT
LIVABLE FLOOR AREA	850 SF (MIN)	2,194 SF	1,558 SF
BUILDING HEIGHT	2-1/2 STY / 35 FT (MAX)	2 1/2 STORIES	2 1/2 STORIES
BUILDING COVERAGE	25% (MAX)	14%	6%



GENERAL NOTES:

- EXISTING CONTOURS TAKEN FROM INFORMATION AVAILABLE FROM WESTCHESTER COUNTY GIS AND SURVEY OF THE PROPERTY PREPARED BY SCOTT T. CHAMBERLAIN, L.S., P.C. ENTITLED "TOPOGRAPHIC SURVEY PREPARED FOR JOANNE A. SCHNEIDER" DATED SEPTEMBER 10, 2010.
- ON JULY 12, 2010, THE ZONING BOARD OF APPEALS GRANTED AN AREA VARIANCE OF 40' FOR THE PROPOSED NEW LOT WHICH WOULD REQUIRE A 50' WIDE STRIP OF LAND CONNECTING THE MAIN PORTION OF THE LOT WITH THE STREET (SECTION 200-25.1 PARAGRAPH B "STREET FRONTAGE").



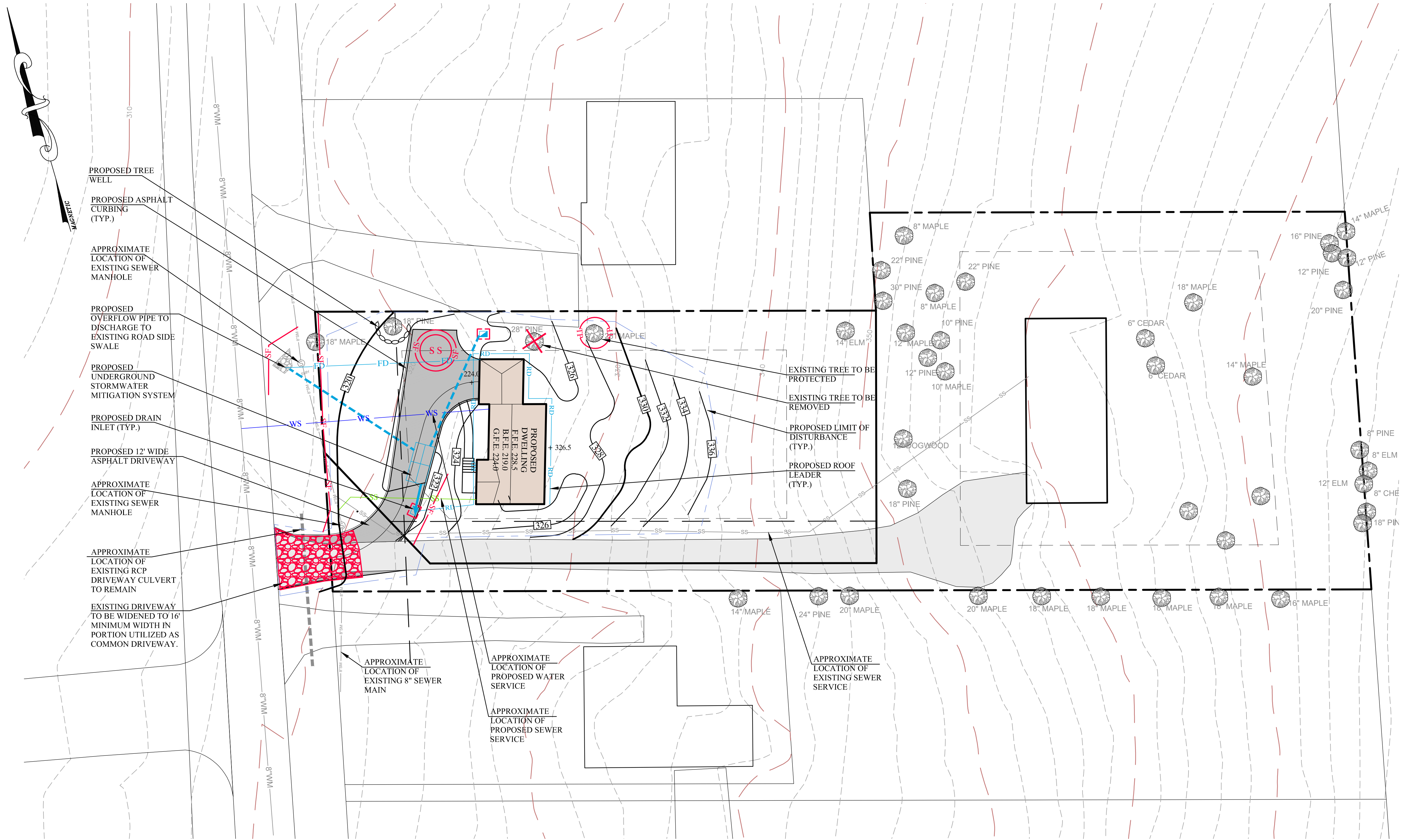
SITE DATA

APPLICANT/OWNER:	JOANNE SCHNEIDER 74 HAWKES AVE OSSINING, NEW YORK 10562
PROPERTY ADDRESS:	74 HAWKES AVE. OSSINING, NEW YORK 10562
TAX MAP DESIGNATION:	SECTION 80.08 BLOCK 1 LOT 45
TOTAL AREA:	0.98 ACRES (43,081 SF)
ZONING DISTRICT:	TOWN OF OSSINING - R-15

LEGEND

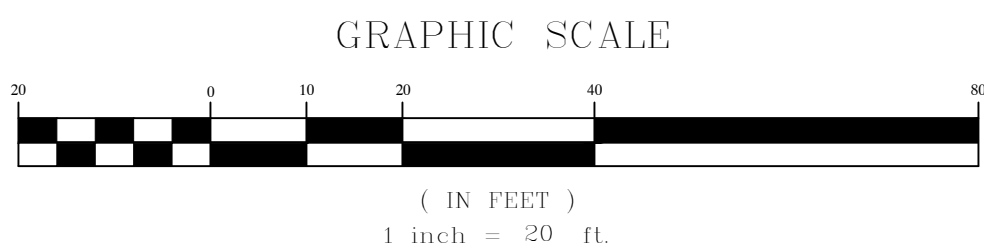
	PROPOSED PROPERTY LINE
	PROPOSED ZONING SETBACK
	EXISTING RESIDENCE
	EXISTING ASPHALT DRIVEWAY
	PROPOSED RESIDENCE
	PROPOSED ASPHALT DRIVEWAY

KELLARD SESSIONS CONSULTING	TOWN OF OSSINING		WESTCHESTER COUNTY, NEW YORK	
	LAYOUT PLAN SUBDIVISION FOR JOANNE SCHNEIDER			
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ENGINEERING, LANDSCAPE ARCHITECTURE & PLANNING, P.C.	6.		PROJECT I.D.: SND100	
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500 MAIN STREET ARMONK, N.Y. 10504 P: (914) 273-2323 F: (914) 273-2329 WWW.KELSES.COM	2.		DATE: MAY 9, 2016	
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	REVISIONS			



GENERAL NOTES:

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- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RESTORATION OF THE EXISTING FEATURES DISTURBED UNDER THIS CONTRACT, TO EXISTING CONDITION OR BETTER, AS DETERMINED BY THE ENGINEER.
- THE TOWN ENGINEER'S OFFICE IS TO BE NOTIFIED 24 HOURS BEFORE COMMENCING SITE CONSTRUCTION.
- ALL WORK IS TO BE COMPLETED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE TOWN'S CODE.
- ALL CONDITIONS, LOCATIONS, AND DIMENSIONS SHALL BE FIELD VERIFIED AND THE ENGINEER SHALL BE IMMEDIATELY NOTIFIED OF ANY DISCREPANCIES.
- SEE THE ARCHITECTURAL PLANS FOR ALL BUILDING DRAWINGS, DETAILS AND NOTES.
- ALL WRITTEN DIMENSIONS ON THE DRAWINGS SHALL TAKE PRECEDENCE OVER ANY SCALED DIMENSIONS.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO CALL IN A "CODE 53" AT LEAST 2 DAYS BUT NO MORE THAN 10 DAYS PRIOR TO CONSTRUCTION FOR UNDERGROUND UTILITY LOCATIONS.
- CONTRACTOR TO VERIFY ALL SUBSTRUCTURES ENCOUNTERED DURING CONSTRUCTION.
- ANY PROPOSED ELECTRIC AND/OR TELEPHONE, CABLE SERVICE LINES ARE TO BE PLACED UNDERGROUND.



LOCATION MAP
1" = 500'

SITE DATA

APPLICANT/OWNER: JOANNE SCHNEIDER
74 HAWKES AVE
OSSINING, NEW YORK 10562

PROPERTY ADDRESS: 74 HAWKES AVE.
OSSINING, NEW YORK 10562

TAX MAP DESIGNATION: SECTION 80.08 BLOCK 1 LOT 45

TOTAL AREA: 0.98 ACRES (43,081 SF)

ZONING DISTRICT: TOWN OF OSSINING - R-15

LEGEND

	PROPOSED 10' CONTOUR
	PROPOSED 2' CONTOUR
	PROPOSED SPOT ELEVATION
	EXISTING PROPERTY LINE
	EXISTING 10' CONTOUR
	EXISTING 2' CONTOUR
	PROPOSED PROPERTY LINE
	PROPOSED ZONING SETBACK
	APPROXIMATE LOCATION OF EXISTING MUNICIPAL WATER MAIN
	EXISTING RESIDENCE
	EXISTING ASPHALT DRIVEWAY
	PROPOSED RESIDENCE
	PROPOSED ASPHALT DRIVEWAY
	PROPOSED DRAIN INLET WITH INLET PROTECTION

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ARMONK, N.Y. 10504
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F: (914) 273-2329
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**GRADING, DRAINAGE & EROSION
CONTROL PLAN
SUBDIVISION FOR
JOANNE SCHNEIDER**

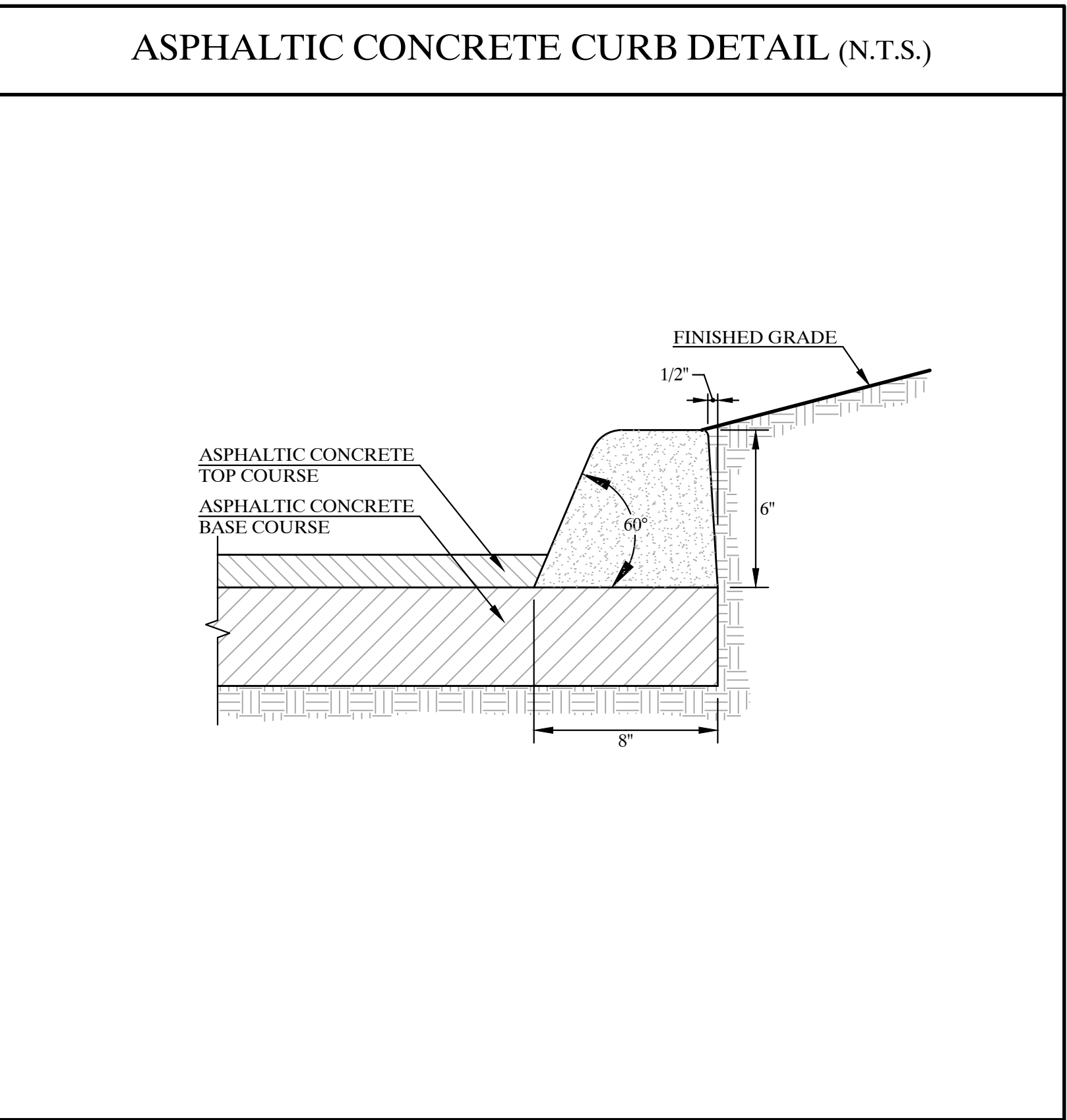
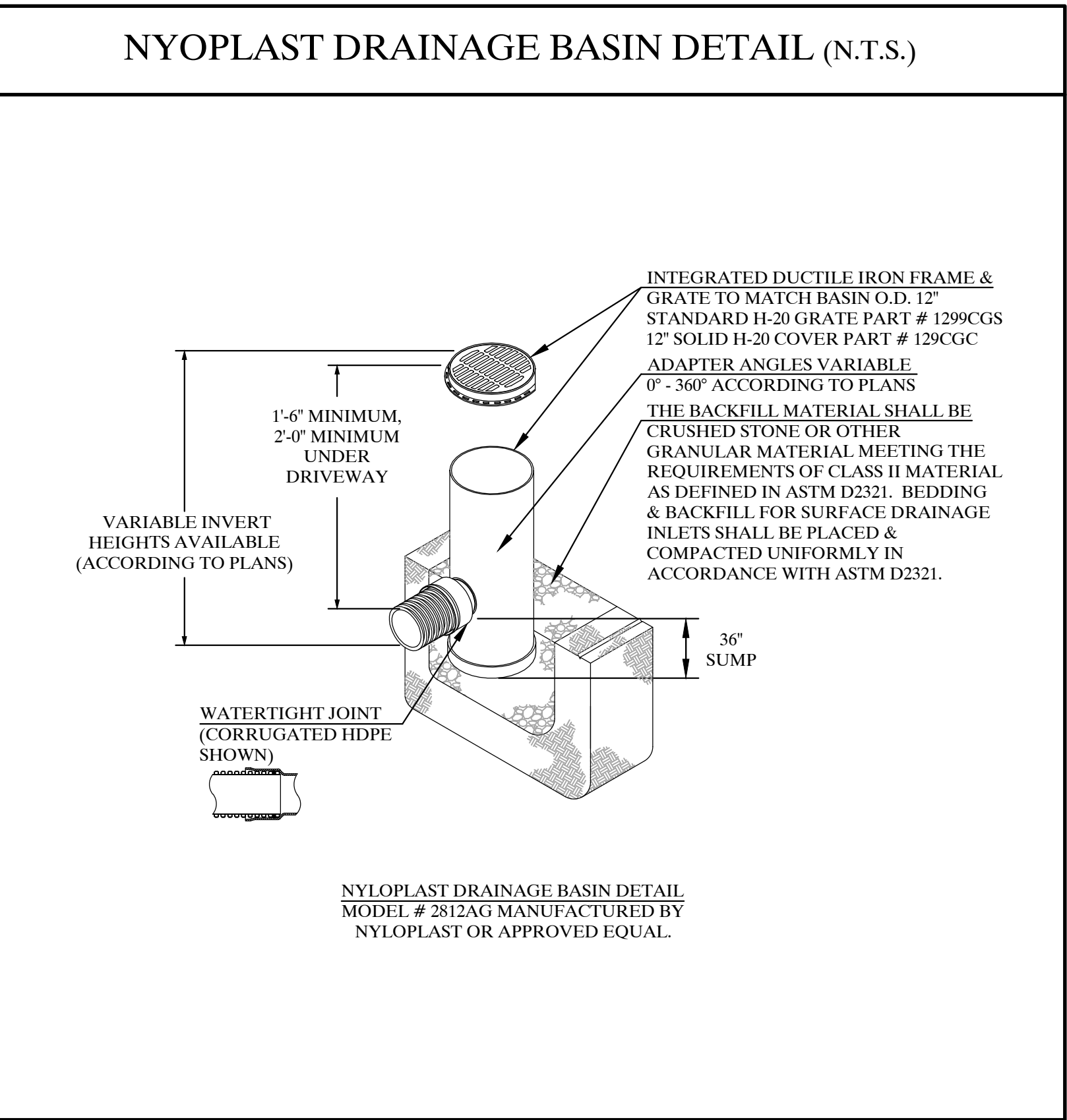
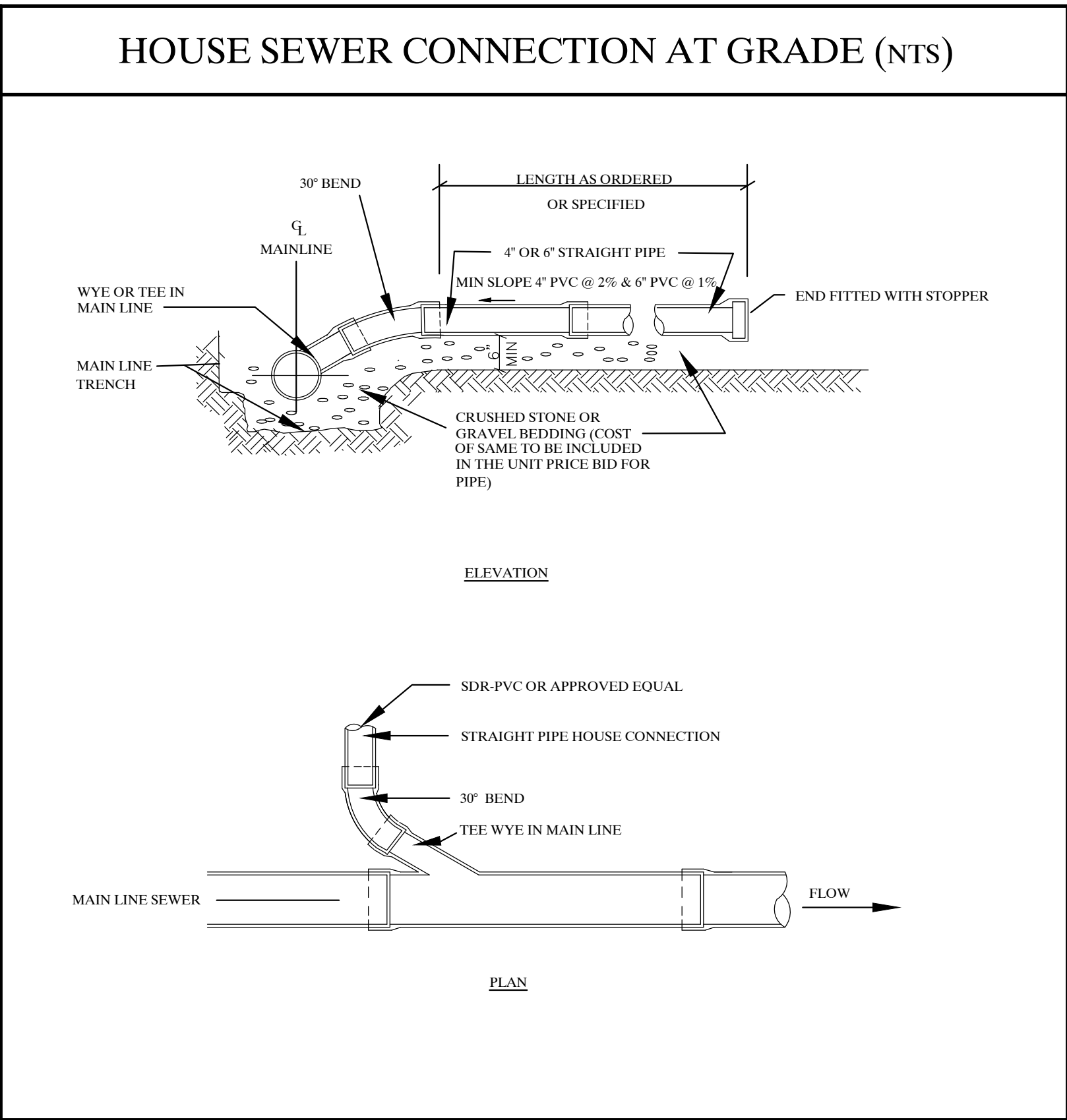
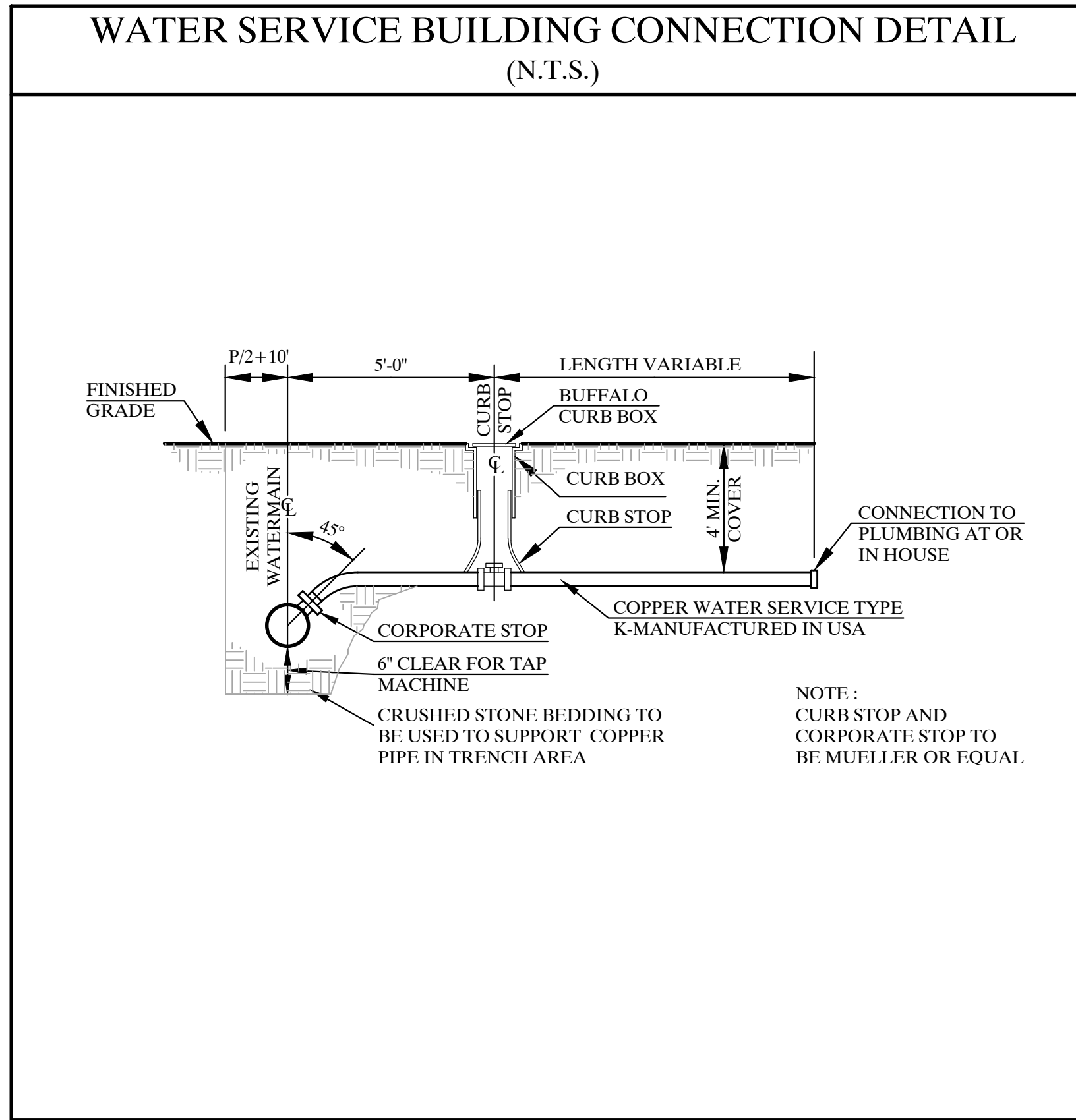
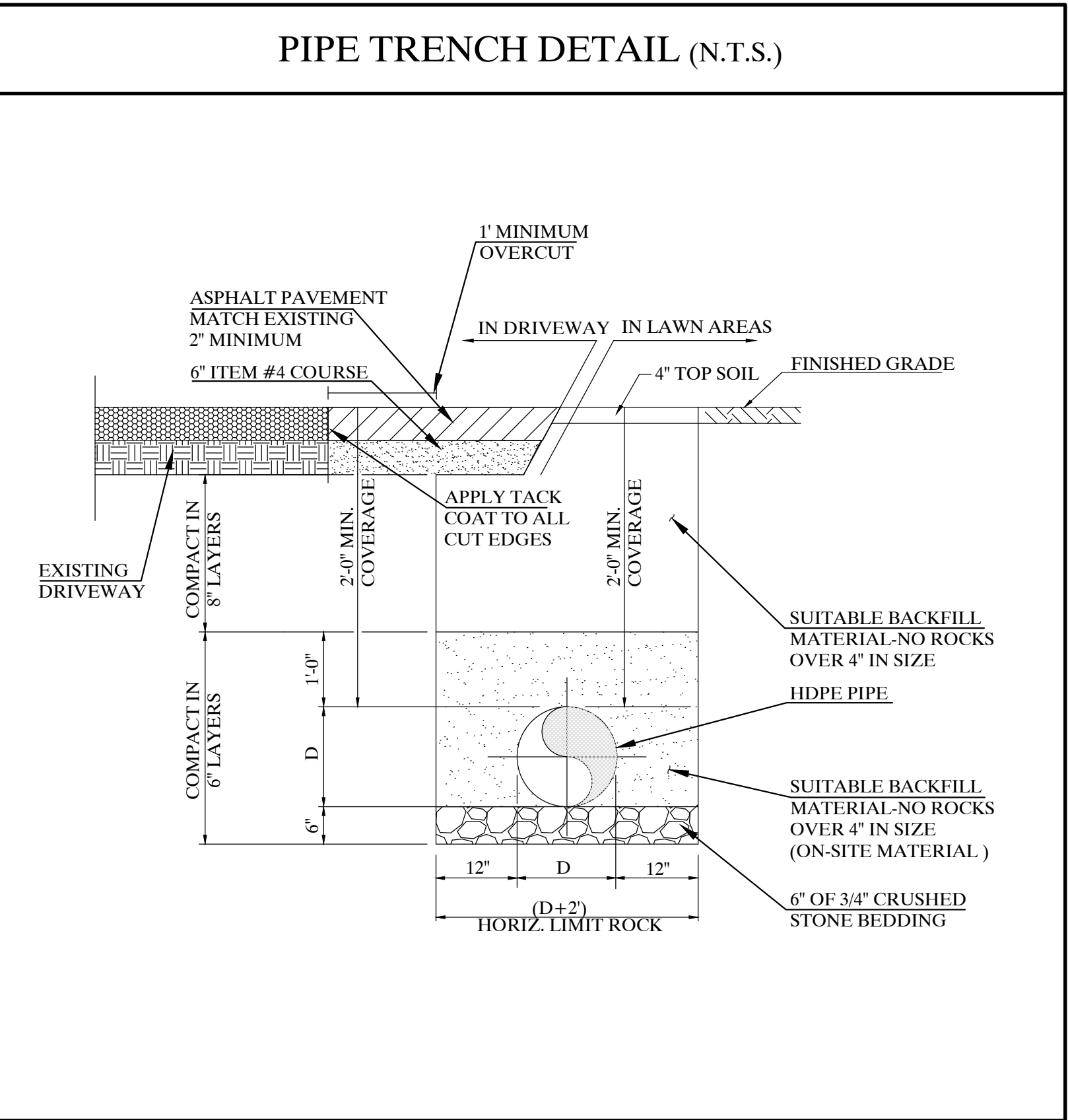
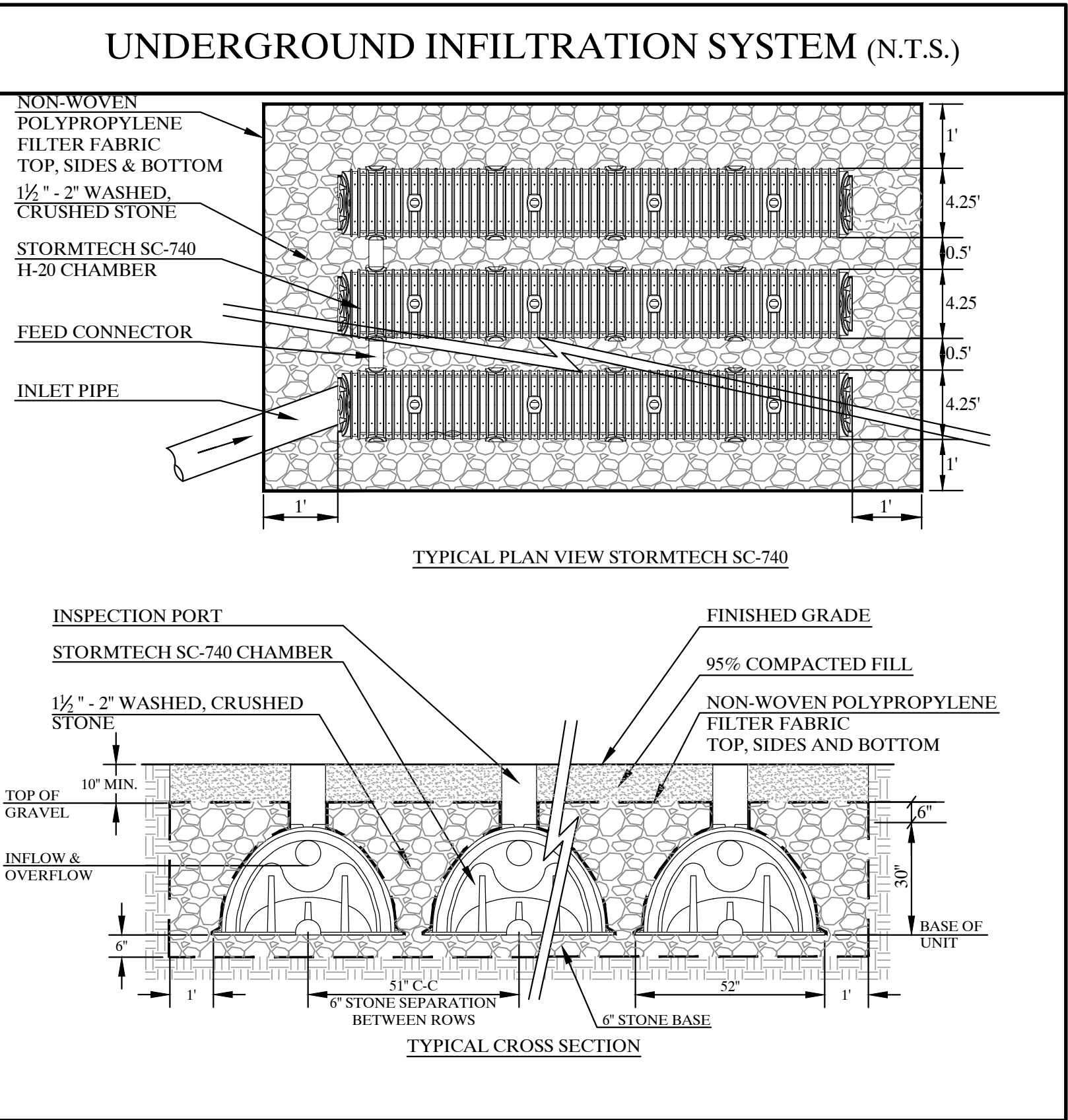
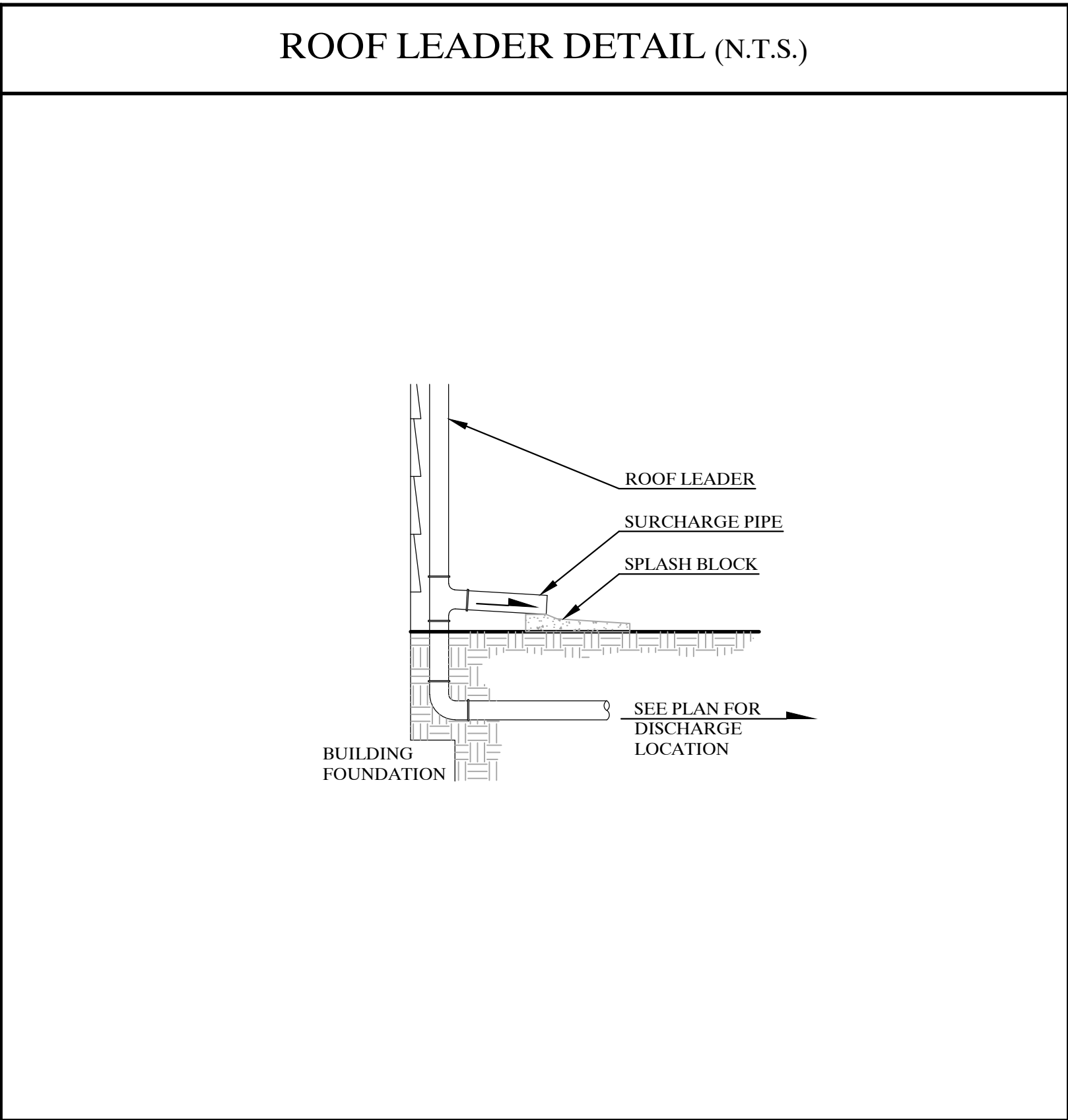
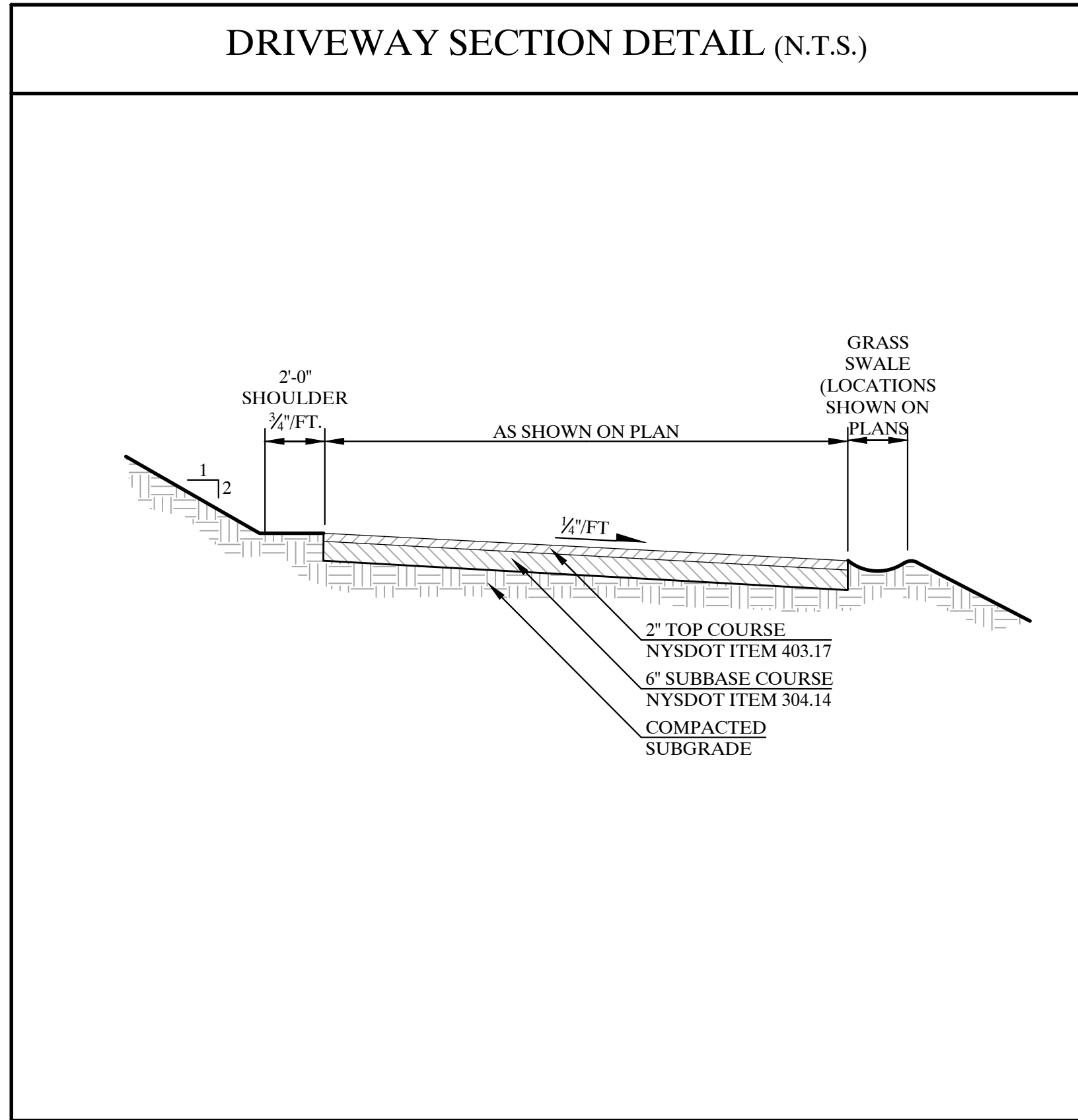
TOWN OF OSSININGWESTCHESTER COUNTY, NEW YORK

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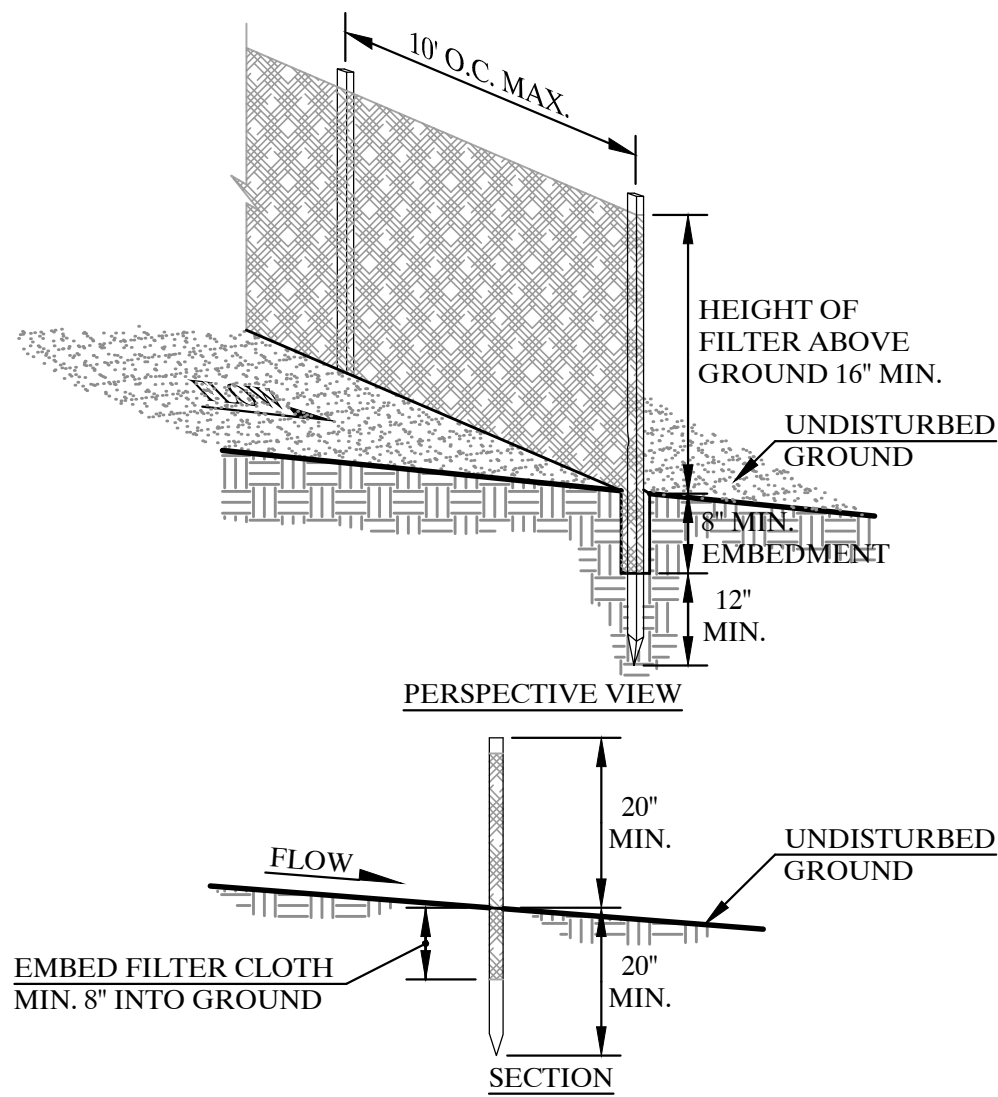
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	TOWN OF OSSING	WESTCHESTER COUNTY, NEW YORK																										
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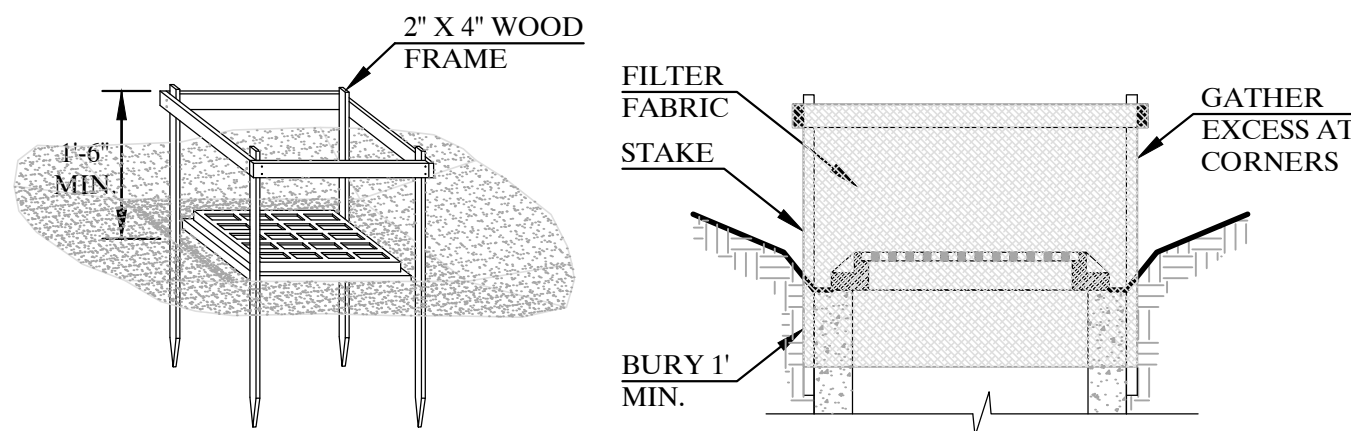
SILT FENCE DETAIL (N.T.S.)



CONSTRUCTION NOTES FOR FABRICATED SILT FENCE

- FILTER CLOTH TO BE FASTENED SECURELY TO POSTS AT TOP AND MID SECTION. POSTS: STEEL EITHER T OR U TYPE OR 2" HARDWOOD
- WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH: FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUAL
- MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE. PREFABRICATED UNIT: GEOFAB, ENVIROFENCE, OR APPROVED EQUAL

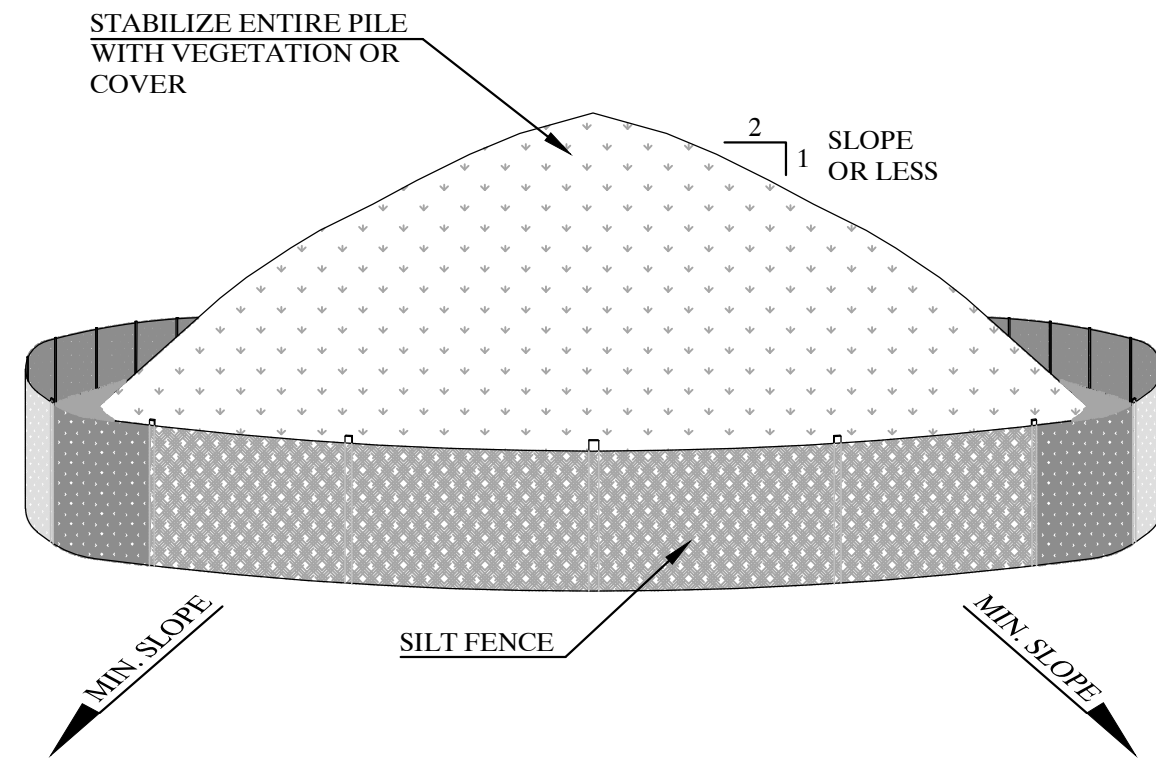
FILTER FABRIC DROP INLET PROTECTION DETAIL (N.T.S.)



CONSTRUCTION SPECIFICATIONS

- FILTER FABRIC SHALL HAVE AN EOS OF 40-85. BURLAP MAY BE USED FOR SHORT TERM APPLICATIONS.
 - CUT FABRIC FROM A CONTINUOUS ROLL TO ELIMINATE JOINTS. IF JOINTS ARE NEEDED THEY WILL BE OVERLAPPED TO THE NEXT STAKE.
 - STAKE MATERIALS WILL BE STANDARD 2" X 4" WOOD OR EQUIVALENT METAL WITH A MINIMUM LENGTH OF 3 FEET.
 - SPACE STAKES EVENLY AROUND INLET 3 FEET APART AND DRIVE A MINIMUM 18 INCHES DEEP. SPANS GREATER THAN 3 FEET MAY BE BRIDGED WITH THE USE OF WIRE MESH BEHIND THE FILTER FABRIC FOR SUPPORT.
 - FABRIC SHALL BE EMBEDDED 1 FOOT MINIMUM BELOW GROUND AND BACKFILLED. IT SHALL BE SECURELY FASTENED TO THE STAKES AND FRAME.
 - A 2" X 4" WOOD FRAME SHALL BE COMPLETED AROUND THE CREST OF THE FABRIC FOR OVER FLOW STABILITY.
- MAXIMUM DRAINAGE AREA = 1 ACRE

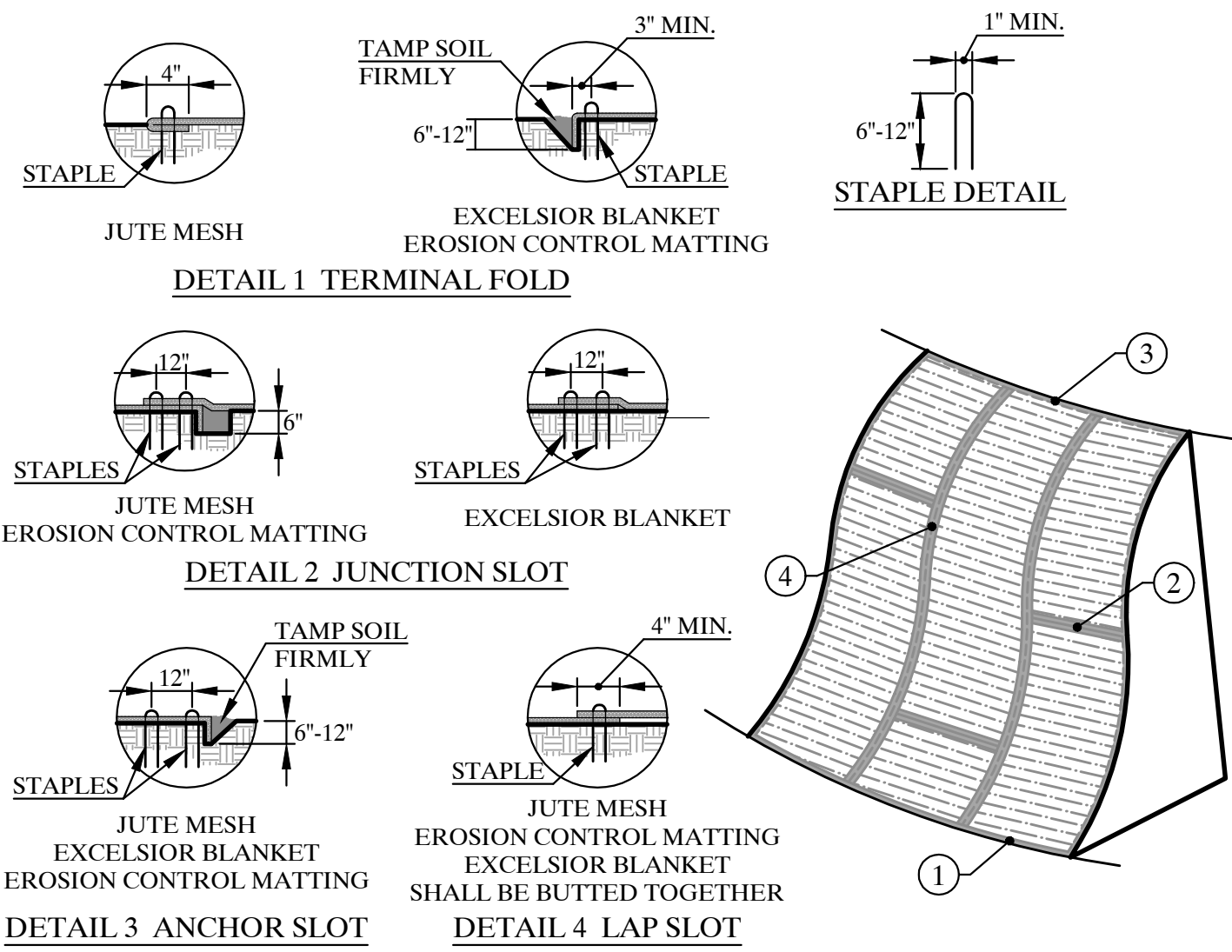
TEMPORARY SOIL STOCKPILE DETAIL (N.T.S.)



INSTALLATION NOTES

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

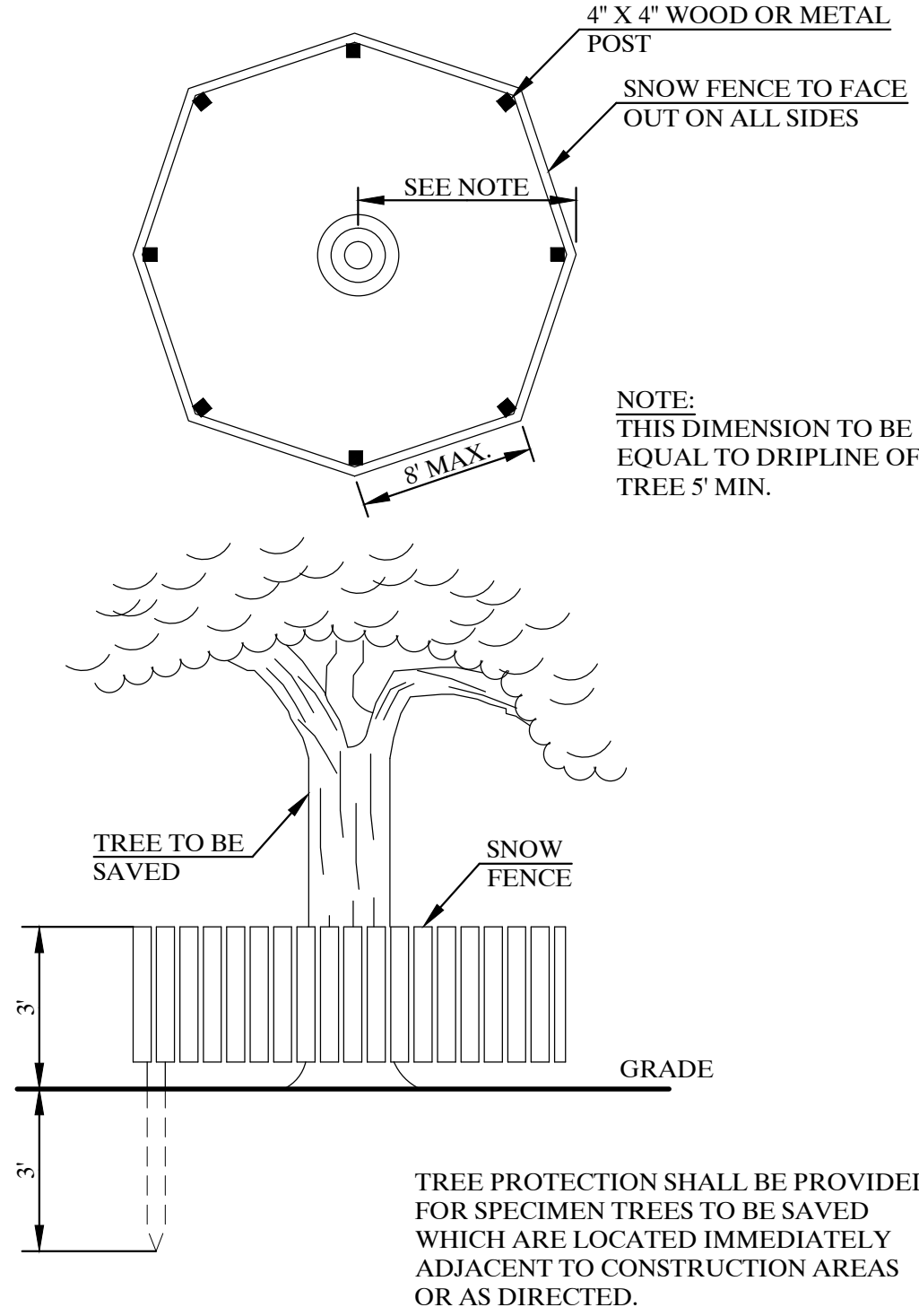
EROSION CONTROL BLANKET DETAIL (N.T.S.)



CONSTRUCTION SPECIFICATIONS

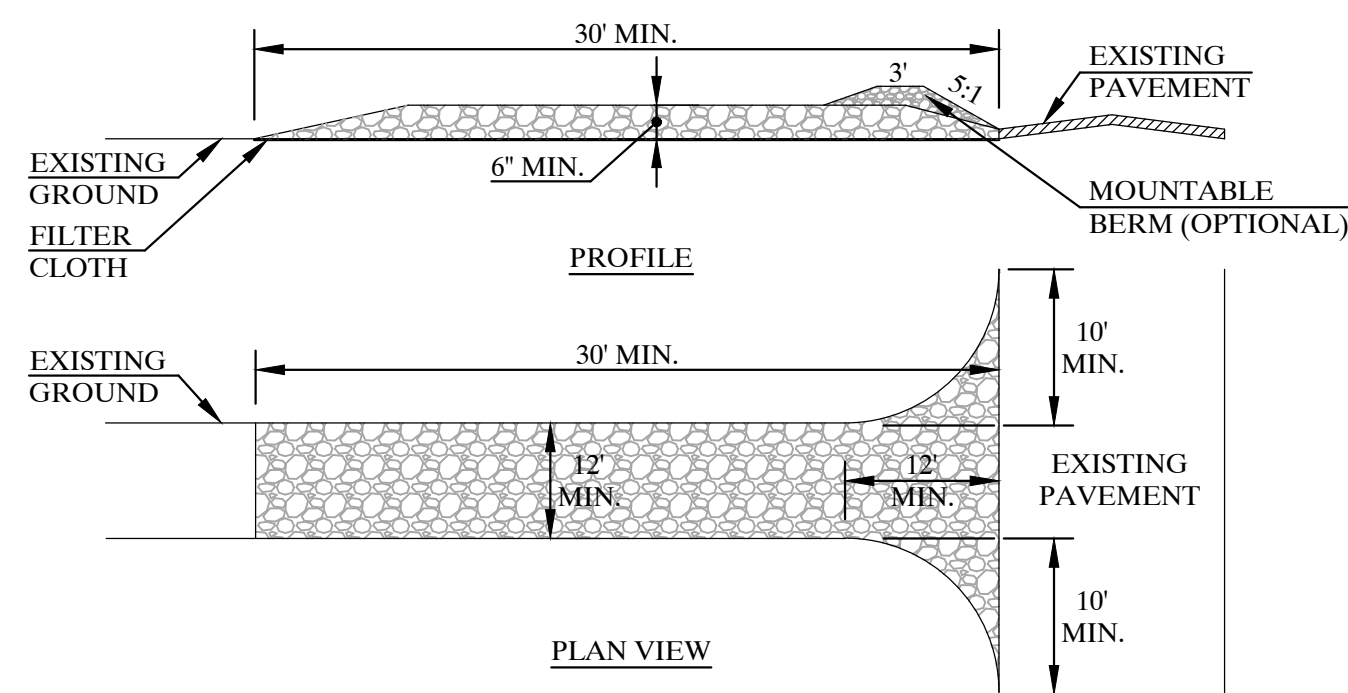
- APPLY TO SLOPES GREATER THAN 3H:1V OR WHERE NECESSARY TO AID IN ESTABLISHING VEGETATION.
- APPLY FERTILIZER, LIME AND SEED PRIOR TO PLACING MATTING.
- STAPLES ARE TO BE PLACED ALTERNATELY, IN COLUMNS APPROXIMATELY 2' APART AND IN ROWS APPROXIMATELY 3' APART. APPROXIMATELY 175 STAPLES ARE REQUIRED PER 4' X 225' ROLL OF MATERIAL AND 125 STAPLES ARE REQUIRED PER 4' X 150' ROLL OF MATERIAL.
- DISTURBED AREAS SHALL BE SMOOTHLY GRADED. EROSION CONTROL MATERIAL SHALL BE PLACED LOOSELY OVER GROUND SURFACE. DO NOT STRETCH.
- ALL TERMINAL ENDS AND TRANSVERSE LAPS SHALL BE STAPLED AT APPROXIMATELY 12" INTERVALS.

TREE PROTECTION DETAIL (N.T.S.)



TREE PROTECTION SHALL BE PROVIDED FOR SPECIMEN TREES TO BE SAVED WHICH ARE LOCATED IMMEDIATELY ADJACENT TO CONSTRUCTION AREAS OR AS DIRECTED.

STABILIZED CONSTRUCTION ENTRANCE DETAIL (N.T.S.)



- CONSTRUCTION SPECIFICATIONS
- STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
- LENGTH - 30' MINIMUM
- 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 (24) FOOT IF SINGLE ENTRANCE TO SITE.
- 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. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACTED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
- WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON A AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
- PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

EROSION AND SEDIMENT CONTROL PLAN

All proposed soil erosion and sediment control practices have been designed in accordance with the following publications:

- New York Standards and Specifications for Erosion and Sediment Control, latest edition
- New York State SPDES General Permit for Stormwater Runoff from Construction Activity (GP-0-15-002)
- Town Code of Ossining Chapter 168 "Stormwater Management and Erosion and Sediment Control"

The primary aim of the soil erosion and sediment control plan is to reduce soil erosion from areas stripped of vegetation during and after construction and to prevent silt from reaching the drainage structures, infiltration systems and downstream properties. The infiltration systems will not be put into service until the contributing drainage areas to the system have been stabilized. As outlined in the construction sequencing notes below and on the Sediment & Erosion Control Plan, the Sediment & Erosion Control Plan is an integral component of the construction phasing and sequencing and will be implemented to control sediment and re-establish vegetation as soon as practicable. The plan will be implemented prior to the commencement of any earthmoving activities.

The proposed soil erosion and sediment control devices include the planned erosion control practices outlined below. Maintenance procedures for each erosion control practice are also provided herein. The owner or operator must ensure that all erosion and sediment control practices identified herein are maintained in effective operating condition at all times.

STABILIZED CONSTRUCTION ENTRANCE

A stabilized construction entrance shall be installed at the project entrance as indicated on the plans. The purpose of the stabilized construction entrance is to prevent vehicles leaving the site from tracking sediment, mud or any other construction-related materials from the site onto the driveway and ultimately Hawkes Ave.

Maintenance/Inspection

The Contractor shall maintain the construction entrance in a manner which prevents or significantly reduces the tracking of sediment/soil onto the driveway and ultimately Hawkes Ave. The Contractor shall inspect the construction entrance daily and after each rain event for displacement or loss of aggregate. The Contractor shall top-dress the construction entrance when displacement/loss of aggregate occurs, or if the aggregate becomes clogged or silted to the extent that the entrance can no longer perform its intended function. The Contractor shall inspect the vicinity of the construction entrance several times a day and immediately remove any sediment dropped or washed onto the driveway and/or Hawkes Ave.

SILT FENCE

Silt fence (geotextile filter cloth) shall be placed in locations depicted on the approved plans. The purpose of the silt fence is to reduce the velocity of sediment-laden stormwater from small drainage areas and to intercept the transported sediment load. In general, silt fence shall be used at the perimeter of disturbed areas, toe of slopes or intermittently within slopes where obvious channel concentration of stormwater is not present. Silt fence shall always be installed parallel to the contours in order to prevent concentrated flows from developing along the silt fence.

Maintenance/Inspection

Silt fencing shall be inspected at a minimum of every seven (7) days. Inspections shall include ensuring that the fence material is tightly secured to the wood posts. In addition, overlapping filter fabric shall be secure and the fabric shall be maintained a minimum of eight (8) inches below grade. In the event that any "bulges" develop in the fence, that section of fence shall be replaced immediately with a new fence section. Any visible sediment build-up against the fence shall be removed and deposited on-site a minimum of 100 feet from any wetland.

INLET PROTECTION

After the project's drain inlets have been installed and the site is completely constructed and stabilized, these drain inlets will receive stormwater from the driveway and overland watersheds. The inlet protection barrier will allow stormwater to be filtered prior to reaching the inlet grate.

Maintenance/Inspection

Inlet protection devices shall be inspected at a minimum of every seven (7) days. Care shall be taken to ensure that all inlet protection devices are properly located and secure and do not become displaced. Any accumulated sediments shall be removed from the device and deposited not less than 100 feet from a wetland.

SOIL/MATERIAL STOCKPILING

All soil/material stripped from the construction area during grubbing and grading shall be stockpiled in locations illustrated on the approved plans, or in practical locations on-site.

Maintenance/Inspection

All stockpiles shall be inspected (for signs of erosion or problems with seed establishment) at a minimum of once every seven (7) days. Soil stockpiles shall be protected from erosion by vegetating the stockpile with a rapidly-germinating grass seed and surrounded with either silt fence or staked weed-free haybales. In the non-growing season, the stockpiles shall be protected by a tarpaulin covering the entire stockpile.

SURFACE STABILIZATION

All disturbed areas will be protected from erosion with the use of vegetative measures (e.g., grass seed mix, sod) hydromulch, weed-free hay or Curlex Excelsior Erosion Control Blankets.

Erosion control barriers consisting of silt fencing shall be placed around exposed areas during construction. Any areas stripped of vegetation during construction will be vegetated and/or mulched to prevent erosion of the exposed soils. In site areas where significant erosion potential exists (steep slopes/slopes exceeding 2:1) and/or where specifically directed, Curlex Excelsior Erosion Control Blankets (Manufactured by American Excelsior or approved equal) shall be installed. Mulch is also used alone for temporary stabilization in non-growing months.

Materials that may be used for mulching include weed-free straw/hay/salt hay, wood fiber, synthetic soil stabilizers, mulch netting, erosion control blankets or sod. A permanent vegetative cover will be established upon completion of construction of those areas which have been brought to finish grade and to remain undisturbed.

GENERAL LAND GRADING

The applicant or their representatives shall be on-site at all times when construction or grading activity takes place and shall inspect and document the effectiveness of all sediment and erosion control practices.

The intent of the erosion controls is to control all disturbed areas, such that soils are protected from erosion by temporary methods and, ultimately by permanent vegetation. All cut and fill slopes shall be kept to a maximum slope of 2:1. In the event that a slope must exceed a 2:1 slope, it shall be stabilized with stone rip-rap. On fill slopes, all material will be placed in layers not to exceed 9 inches in depth and adequately compacted. Where practicable, diversion swales shall be constructed on the top of all fill embankments to divert any overland flows away from the fill slope.

DUST CONTROL

Where vegetative or mulch cover is not practicable in disturbed areas of the site, dust shall be controlled by the use of water sprinkling. The surface shall be sprayed until wet. Dust control shall continue until such time as the entire site is adequately stabilized with permanent vegetative cover.

POLLUTION PREVENTION MEASURES FOR CONSTRUCTION RELATED ACTIVITIES

Pollution prevention practices for preventing litter, construction chemicals (if applicable) and construction debris from becoming a pollutant source in stormwater discharge includes daily pickup of construction debris, inspection, designated storage areas, and physical controls such as silt fencing and inlet protection. Inspections will also be conducted to ensure that dust control measures are utilized as necessary. During construction, maintenance, construction and waste materials will be stored within suitable areas/dumpsters, as appropriate, to minimize the exposure of the materials to stormwater and spill prevention. All maintenance and construction waste will be disposed of in a safe manner in accordance with all applicable regulations.

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EROSION & SEDIMENT CONTROL
DETAILS/NOTES
SUBDIVISION FOR
JOANNE SCHNEIDER

TOWN OF OSSINING

WESTCHESTER COUNTY, NEW YORK

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PROJECT I.D.:

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DATE:

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UNAUTHORIZED ADDITIONS, MODIFICATIONS AND/OR ALTERATIONS TO THESE PLANS IS A VIOLATION OF SECTION 720(2) OF THE NEW YORK STATE EDUCATION LAW

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