

OWNER / DEVELOPER:	MGM DESIGN & CONSTRUCTION GROUP, LLC 317 ELWOOD AVENUE HAWTHORNE, NY 10532
PROJECT LOCATION:	5 HAWKES AVENUE OSSEING, NY 10622
EXISTING TOWN ZONING:	R-20, ONE-FAMILY RESIDENTIAL
PROPOSED USE:	R-20, ONE-FAMILY RESIDENTIAL
TOWN TAX MAP DATA:	SECTION 2, BLOCK 4, LOT 26
SITE AREA :	2.15 ACRES (90,695.23 SF)
SEWAGE FACILITIES:	PUBLIC SEWERS
WATER FACILITIES:	PUBLIC WATER FACILITIES

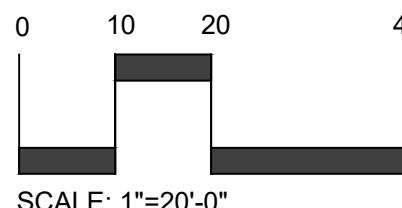
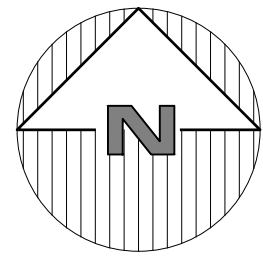
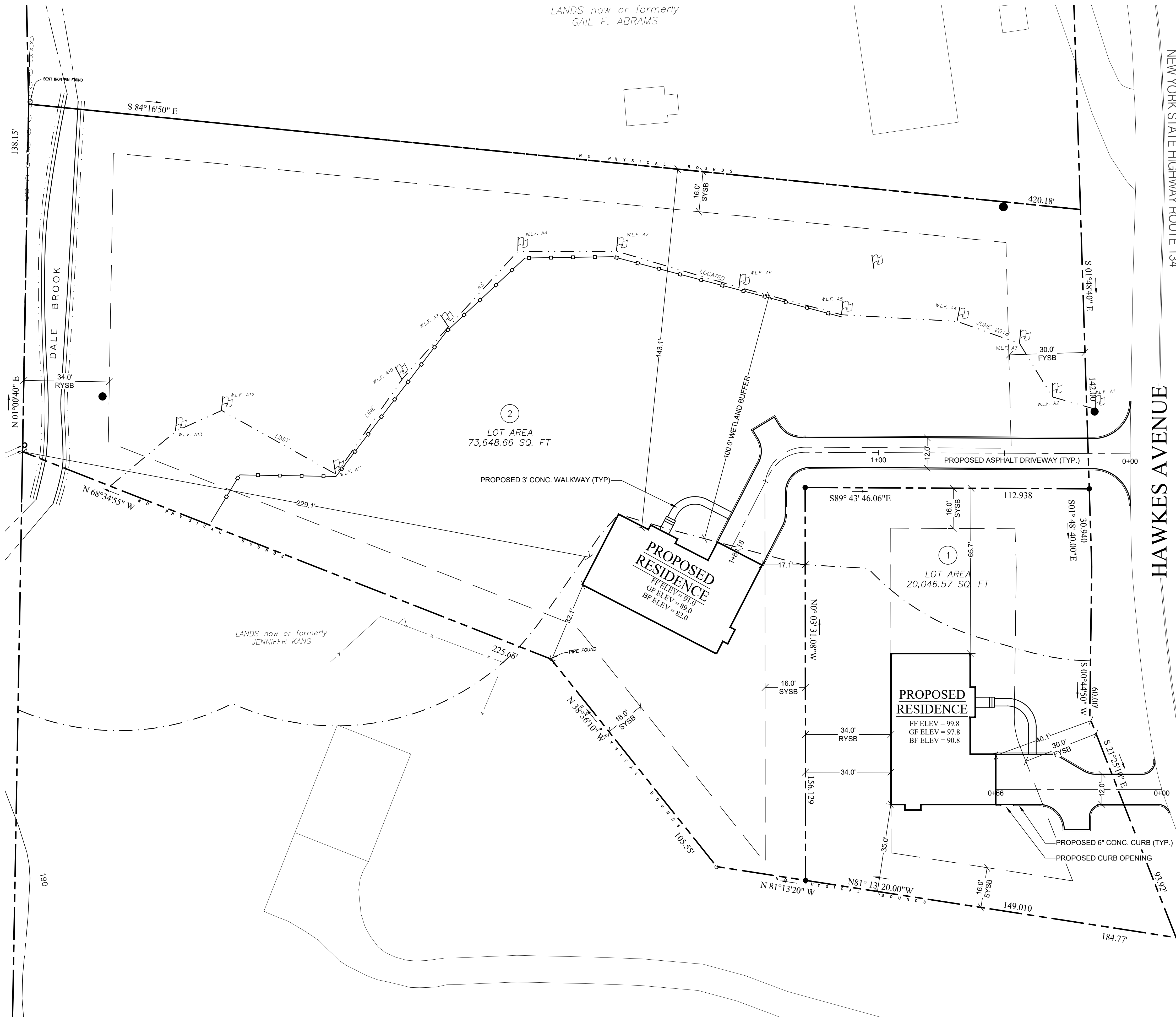
ZONING DISTRICT:		R-20, ONE FAMILY RESIDENTIAL			
<u>DIMENSIONAL REGULATIONS:</u>	<u>REQUIRED</u>	<u>LOT 1</u>	<u>LOT 2</u>	<u>VARIANCE REQUIRED</u>	
MINIMUM SIZE OF LOT:					
MINIMUM LOT AREA:	20,000 SF.	20,047 SF.	73,649 SF.	NONE	
MINIMUM LOT WIDTH:	100 FT.	168.3 FT.	272.8 FT.	NONE	
MINIMUM LOT DEPTH:	130 FT.	130.0 FT.	440.3 FT.	NONE	
MINIMUM YARD DIMENSIONS:					
PRINCIPAL BUILDING:					
FRONT YARD SETBACK:	30 FT.	30.5 FT.	30.1 FT.	NONE	
REAR YARD SETBACK:	34 FT.	34.0 FT.	229.1 FT.	NONE	
ONE SIDE YARD SETBACK:	16 FT.	16.3 FT.	16.0 FT.	NONE	
COMBINED SIDE YARD SETBACK:	34 FT.	100.0 FT.	63.0 FT.	NONE	
MAXIMUM % OF LOT TO BE OCCUPIED:					
LOT COVERAGE:	SEE NOTE 1	3,301 SF	5,279 SF	NONE	
BUILDING COVERAGE:	22%	10.7%	2.9%	NONE	
LIVABLE FLOOR AREA PER DU:	850 SF	3,234 SF	3,234 SF	NONE	
NON WETLAND/STEEP SLOPE:	SEE NOTE 2	19,543 SF	39,986 SF		
MAXIMUM HEIGHT:					
PRINCIPAL BUILDING - FEET:	35 FEET	30 FEET	30 FEET	NONE	
PRINCIPAL BUILDING - STORIES:	2 1/2	2 1/2	2 1/2	NONE	

ZONING REGULATION NOTES:

1. MAX IMPERVIOUS COVERAGE SHALL BE PER SECTION 200-21(B).
2. PER SECTION 176-18.F & F(1), AT LEAST 75% OF THE MINIMUM LOT AREA REQUIREMENT OF A PROPOSED LOT SHALL CONSIST OF NEITHER "WETLAND" NOR "EXTREMELY STEEP SLOPE" FOR THE R-20 ZONE, THE REQUIRED AREA IS 15,000 SF.

NOTE:
1. THIS IS NOT A SURVEY. ALL SURVEY INFORMATION SHOWN ON THIS PLAN HAS BEEN TAKEN FROM SURVEY MAP PREPARED BY LINK LAND SURVEYORS, P.C., DATED 12/23/04, LAST REVISED 6/28/05. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

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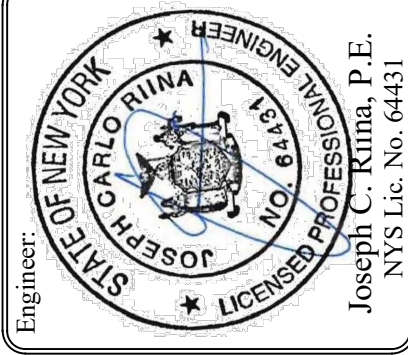
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PROJECT # 13-05

Site Design Consultants

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251-F Underhill Avenue, Yorktown Heights, NY 10598
(914) 962-4488 - Fax: (914) 962-7386
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Revisions:			Comments:
No.	Date		
1	2/5/19	Plan Revisions	
2	5/28/19	Plan Revisions	
2	7/9/19	Plan Revisions	

SCALE:
1" = 20'

DRAWN BY:
TK

DATE:
3/23/18

SITE PLAN

SITE PLAN
PREPARED FOR
**MGM DESIGN &
CONSTRUCTION GROUP, LLC.**

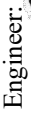
Town of Ossining
Westchester County, NY

Sheet 1 of 8

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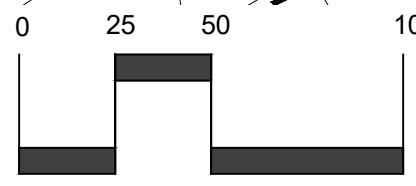
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AREA MAP

MGM DESIGN &
CONSTRUCTION GROUP, LLC.

Town of Ossining
Westchester County NY

of



SCALE: 1"=50'-0"

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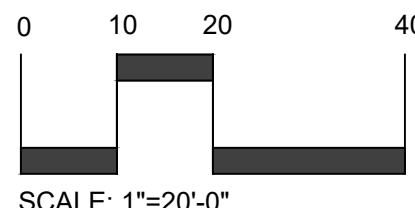
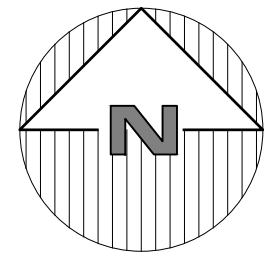
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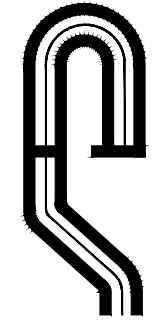
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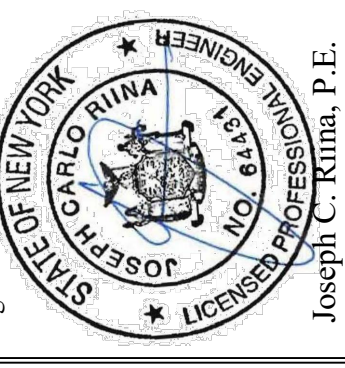
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Engineer:
JOSEPH C. KITTA, P.E.
NYS Lic. No. 64431

Revisions:	
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EXISTING CONDITIONS

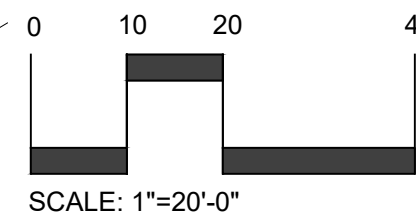
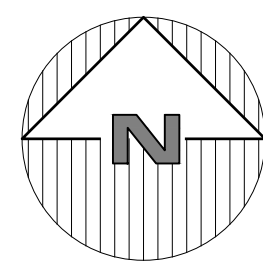
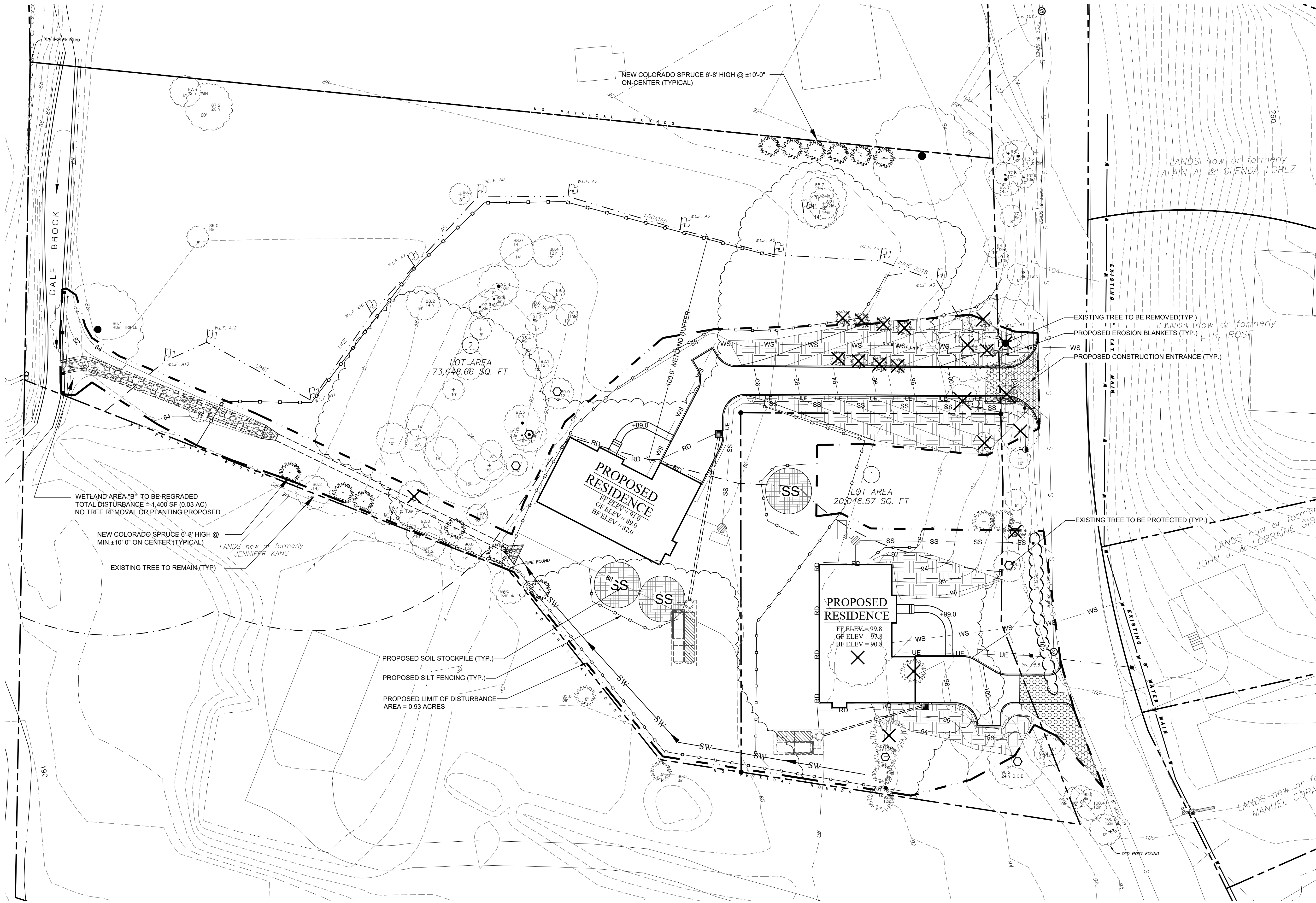
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5 HAWKES AVE
Town of Ossining
Westchester County, NY

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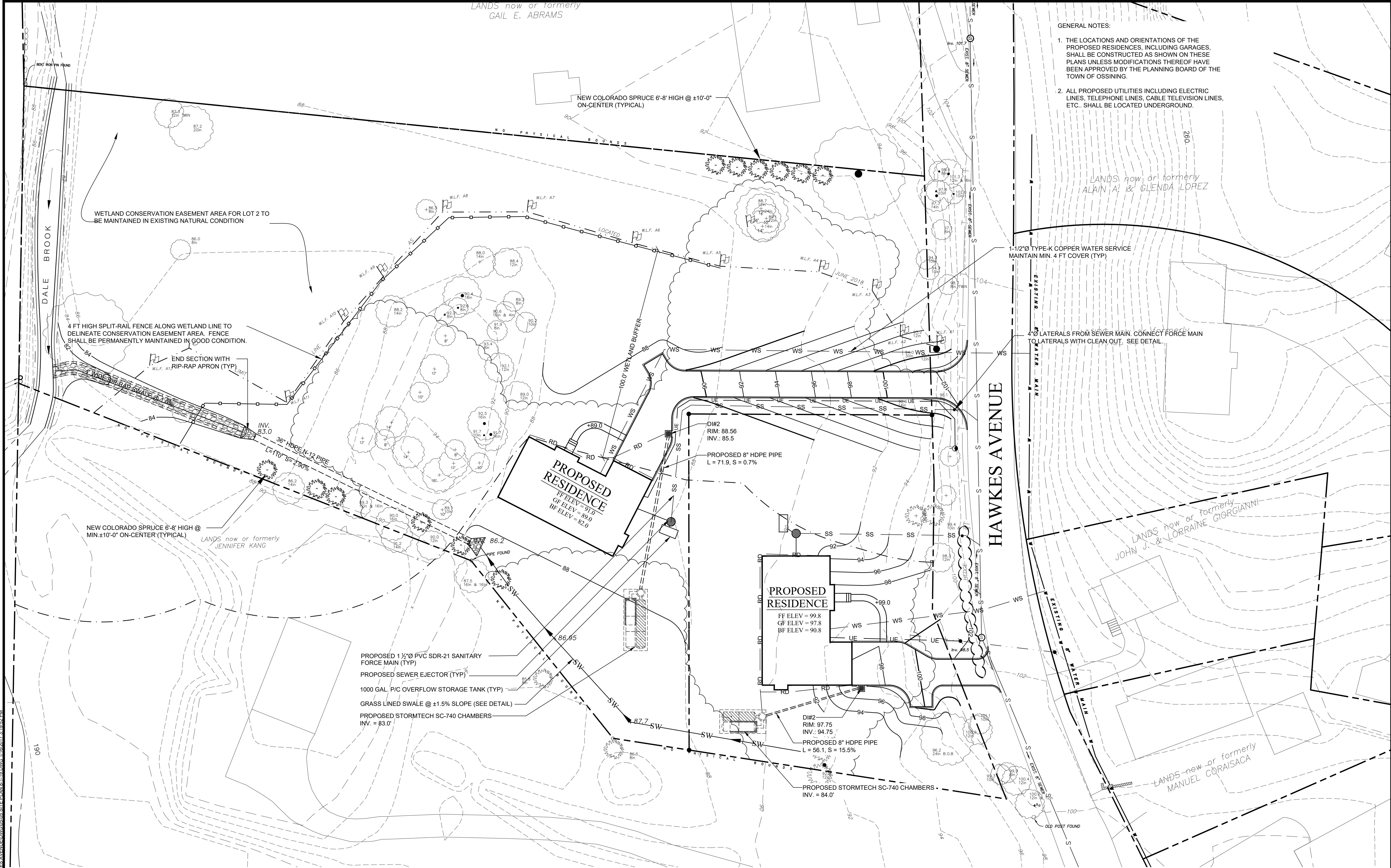
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EROSION & SEDIMENT CONTROL PLAN

SITE PLAN
PREPARED FOR:
MGM DESIGN & CONSTRUCTION GROUP, LLC.
5 HAWKES AVE
Town of Ossining
Westchester County, NY

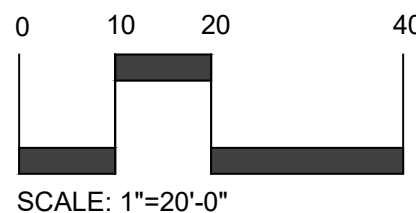
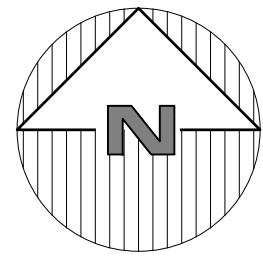
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GENERAL NOTES:

1. THE LOCATIONS AND ORIENTATIONS OF THE PROPOSED RESIDENCES, INCLUDING GARAGES, SHALL BE CONSTRUCTED AS SHOWN ON THESE PLANS UNLESS MODIFICATIONS THEREOF HAVE BEEN APPROVED BY THE PLANNING BOARD OF THE TOWN OF OSSINING.
2. ALL PROPOSED UTILITIES INCLUDING ELECTRIC LINES, TELEPHONE LINES, CABLE TELEVISION LINES, ETC., SHALL BE LOCATED UNDERGROUND.

PROJECT # 13-05

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Engineer: Joseph C. Kitta, P.E.
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IMPROVEMENT PLAN

SITE PLAN
PREPARED FOR:
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5 HAWKES AVE
Town of Ossining
Westchester County, NY

Sheet 5 of 8

1. Contractor shall be responsible for compliance with all sediment and erosion control practices. The sediment and erosion control practices are to be installed prior to any major soil disturbances, and maintained until permanent protection is established. Road surface flows from the site should be dissipated with tracking pad or appropriate measures during adjacent road shoulder regrading. Contractor is responsible for the installation and maintenance of all soil erosion and sedimentation control devices throughout the course of construction.
2. Catch basin inlet protection must be installed and operating at all times until tributary areas have been stabilized. When possible flows should be stabilized before reaching inlet protection structure. Timely maintenance of sediment control structures is the responsibility of the Contractor.
3. All structures shall be maintained in good working order at all times. The sediment level in all sediment traps shall be closely monitored and sediment removed promptly when maximum levels are reached or as ordered by the engineer. All sediment control structures shall be inspected on a regular basis, and after each heavy rain to insure proper operation as designed. An inspection schedule shall be set forth prior to the start of construction.
4. The locations and the installation times of the sediment capturing standards shall be as specified in these plans, as ordered by the Engineer, and in accordance with the latest edition of the "New York Standards and Specifications for Erosion and Sediment Control" (NYSSESC).
5. All topsoil shall be placed in a stabilized stockpile for reuse on the site. All stockpile material required for final grading and stored on site shall be temporarily seeded and mulched within 7 days. Refer to soil stockpile details.
6. Any disturbed areas that will be left exposed more than 7 days and not subject to construction traffic, shall immediately receive temporary seeding. Mulch shall be used if the season prevents the establishment of a temporary cover. Disturbed areas shall not be limed and fertilized prior to temporary seeding.
7. All disturbed areas within 500 feet of an inhabited dwelling shall be wetted as necessary to provide dust control.
8. The contractor shall keep the roadways within the project clear of soil and debris and is responsible for any street cleaning necessary during the course of the project.
9. Sediment and erosion control structures shall be removed and the area stabilized when the drainage area has been properly stabilized by permanent measures.
10. All sediment and erosion control measures shall be installed in accordance with current edition of NYSSESC.
11. All regraded areas must be stabilized appropriately prior to any rock blasting, cutting, and/or filling of soils. Special care should be taken during construction to insure stability during maintenance and integrity of control structures.
12. Any slopes graded at 3:1 or greater shall be stabilized with erosion blankets to be staked into place in accordance with the manufactures requirements. Erosion blankets may also be required at the discretion of Town officials or Project Engineer. When stabilized blanket is utilized for channel stabilization, place all of the volume of seed mix prior to laying net, or as recommended by the Manufacturer.
13. To prevent heavy construction equipment and trucks from tracking soil off-site, construct a pervious crushed stone pad. Locate and construct pads as detailed in these plans.
14. Contractor is responsible for controlling dust by sprinkling exposed soil areas periodically with water as required. Contractor to supply all equipment and water.
15. Contractor shall be responsible for construction inspections as per NYSDEC GP-0-15-002 and Town of Yorktown.

1. Trees and vegetation shall be protected at all times as shown on the detail drawing and as directed by the Engineer.
2. Care should be taken so as not to channel concentrated runoff through the areas of construction activity on the site.
3. Fill and site disturbances should not be created which causes water to pond off site or on adjacent properties.
4. Runoff from land disturbances shall not be discharged or have the potential to discharge off site without first being intercepted by a control structure, such as a sediment trap or silt fence. Sediment shall be removed before exceeding 50% of the retention structure's capacity.
5. For finished grading, adequate grade shall be provided so that water will not pond on lawns for more than 24 hours after rainfall, except in swale flow areas which may drain for as long as 48 hours after rainfall.
6. All swales and other areas of concentrated flow shall be properly stabilized with temporary control measures to prevent erosion and sediment travel. Surface flows over cut and fill areas shall be stabilized at all times.
7. All sites shall be stabilized with erosion control materials within 7 days of final grading.
8. Temporary sediment trapping devices shall be removed from the site within 30 days of final stabilization.

	DAILY	WEEKLY	MONTHLY	AFTER RAINFALL	NECESSARY TO MAINTAIN FUNCTION	AFTER APPROVAL OF INSPECTOR
SILT FENCE	---	----	INSP.	INSP.	CLEAN/ REPLACE	REMOVE
WHEEL CLEANER	CLEAN	----	-----	-----	REPLACE	REMOVE
PROTECTION	---	INSP.	INSP.	CLEAN	REPLACE	REMOVE

The stormwater management system and outlet structure shall be inspected on a regular basis and after every rainfall event. Sediment build up shall be removed from the inlet protection regularly to insure detention capacity and proper drainage. Outlet structure shall be free of obstructions. All piping and drain inlets shall be free of obstruction. Any sediment build up shall be removed.

Controls (including respective outlet structures) should be inspected periodically for the first few months after construction and on an annual basis thereafter. They should also be inspected after major storm events.

Twice a year, inspect outlet structure and drain inlets for accumulated debris. Also, remove any accumulations during each mowing operation

Outlet structure must be inspected twice a year for evidence of structural damage and repaired immediately

Unstable areas tributary to the basin shall immediately be stabilized with vegetation or other appropriate erosion control measures.

Sediment should be removed after it has reached a maximum depth of five inches above the stormwater management system floor.

Existing topsoil will be removed and stored in piles sufficiently as to avoid mixing with other excavation. Stockpiles shall be surrounded by erosion control as outlined on these plans. The furnishing of new topsoil shall be of a better or equal to the following criteria (SS713.01 NYSDOT):

- | | | |
|---------------|-------------------|--------------------------|
| 3. Gradation: | <u>SIEVE SIZE</u> | <u>% PASSING BY WGT.</u> |
| | 2 INCH | 100 |
| | 1 INCH | 85 TO 100 |
| | 1/4 INCH | 65 TO 100 |
| | NO. 200 MESH | 20 TO 80 |

1. Site preparation:

2. Seed mixtures for use on swales and cut and fill areas.

3. SEEDING
 - 3.1. Prepare seed bed by raking to remove stones, twigs, roots and other foreign material.
 - 3.2. Apply soil amendments and integrate into soil.
 - 3.3. Apply seed uniformly by cyclone seeder culti-packer or hydro-seeder at rate indicated
 - 3.4. Stabilize seeded areas in drainage swales.
 - 3.5. Irrigate to fully saturate soil layer, but not to dislodge planting soil.
 - 3.6. Seed between April 1st and May 15th or August 15th and October 15th.
 - 3.7. Seeding may occur May 15th and August 15th if adequate irrigation is provided.

SITE PREPARATION:

- | SEED SPECIES:
<u>MIXTURE</u> | <u>LBS / ACRE</u> |
|--|-------------------|
| Rapidly germinating annual ryegrass
(or approved equal) | 20 |
| Perennial ryegrass | 20 |
| Cereal oats | 36 |

<u>MIXTURE</u>	<u>LBS./ACRE</u>
Rapidly germinating annual ryegrass (or approved equal)	20
Perennial ryegrass	20
Cereal oats	36

SEEDING:
Same as permanent vegetative cover

Certification Statement - All contractors and subcontractors as identified in a SWPPP, by the Owner or Operator, in accordance with Part III.A.5 of the SPDES General Permit for Stormwater Runoff from Construction Activity, GP-0-15-002, dated January 29, 2015, Page 10 of 40, shall sign a copy of the following Certification Statement before undertaking any construction activity at the Site identified in the SWPPP:

Individual Contractor: _____

Name and Title (please print): _____

Signature of Contractor: _____

Company / Contracting Firm: _____

Name of Company: _____

Address of Company: _____

Telephone Number / Cell Number: _____

Site Information: _____

Address of Site: _____

Today's Date: _____

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. Further, I hereby certify that the SWPPP meets all Federal, State, and local erosion and sediment control requirements. I am aware that false statements made herein are punishable as a Class A misdemeanor pursuant to Section 210.45 of the Penal Law."

Title: _____

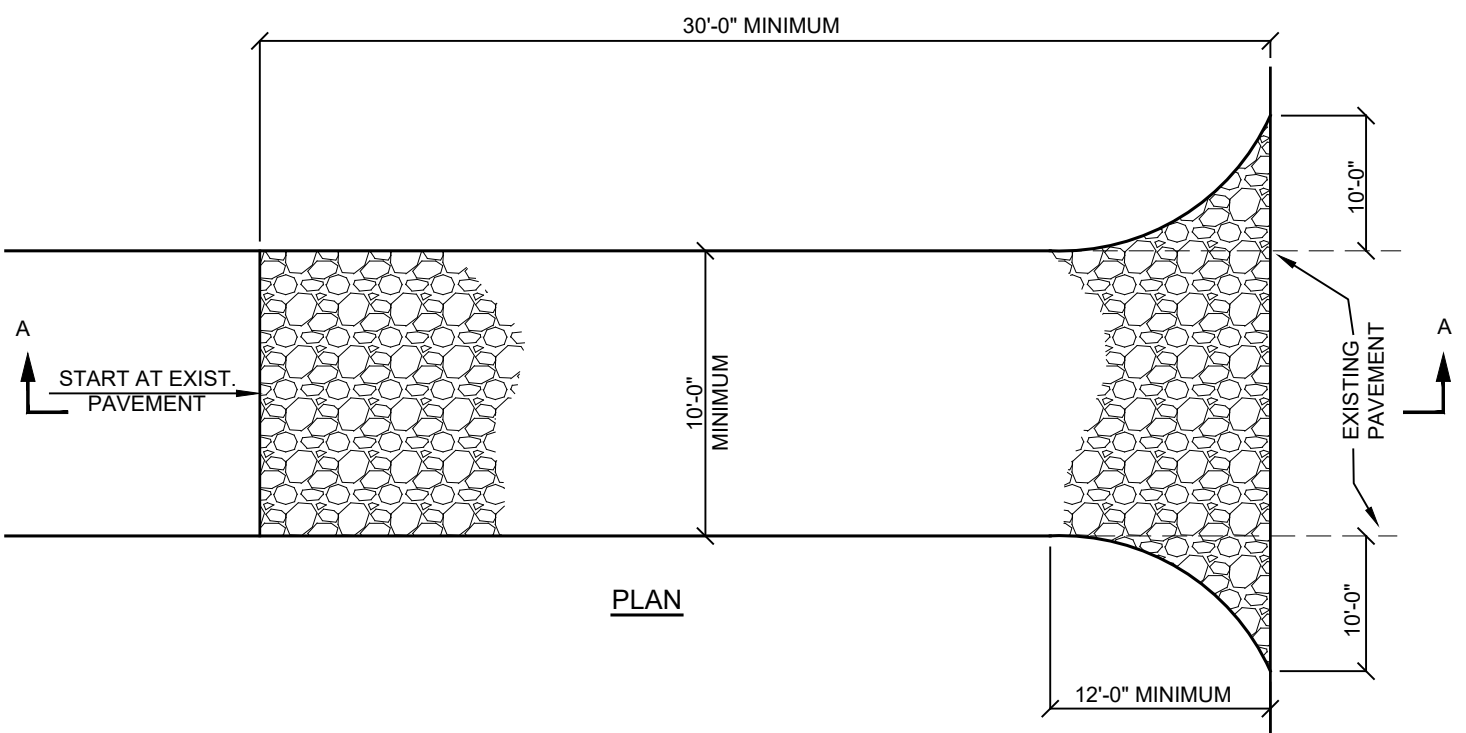
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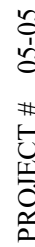
Phone: _____

E-mail: _____

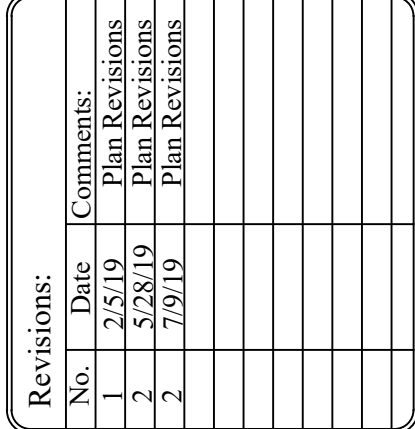
Signature: _____



1. Stone size - use 3" min. Stone, or reclaimed or recycled concrete equivalent.
2. Length - as required, but not less than 50 feet (except on a single residence lot where a 30 foot minimum length would apply).
3. Thickness - not less than six (6) inches.
4. Width - 10' foot minimum, but not less than the full width at points where ingress or egress occur. 24 ft if single entrance to site.
5. Surface - all surface water flowing or diverted toward construction entrances shall be piped across the entrance. If piping is impractical, a surface berm with 5' minimum width shall be provided.
6. 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 cleanouts of any measures used to trap sediment and sediment removal from the public right of way.
7. 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 approved washed area and which drains into an approved sediment trapping device.
8. Periodic inspection and needed maintenance shall be provided after each rain.



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E&SC NOTES & DETAILS

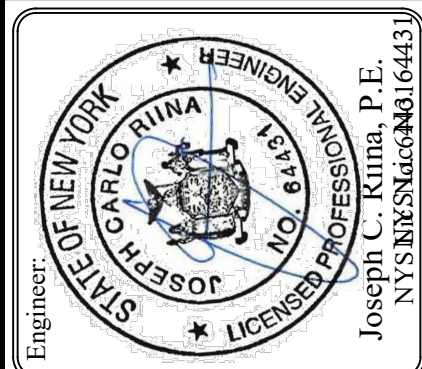
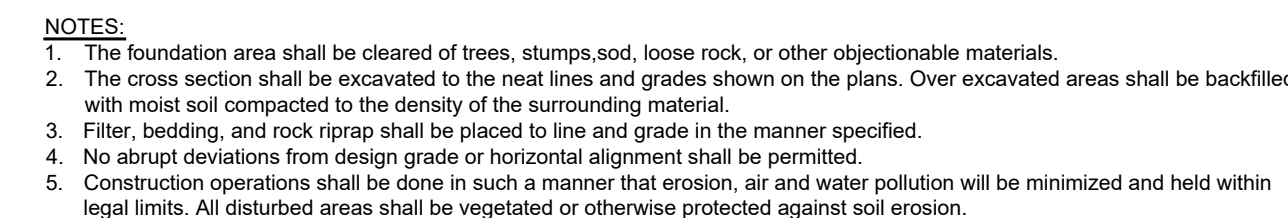
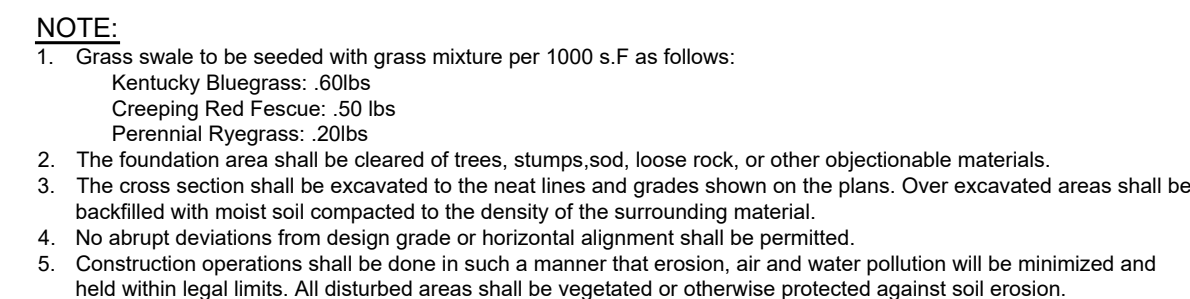
SITE PLAN
PREPARED FOR

**MGM DESIGN &
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5 HAWKES AVE

Town of Ossining Westchester County, NY

Sheet
6 of 8



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SCALE: NTS
DRAWN BY: TK
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SITE DETAILS

**SITE PLAN
PREPARED FOR**

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5 HAWKES AVE

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