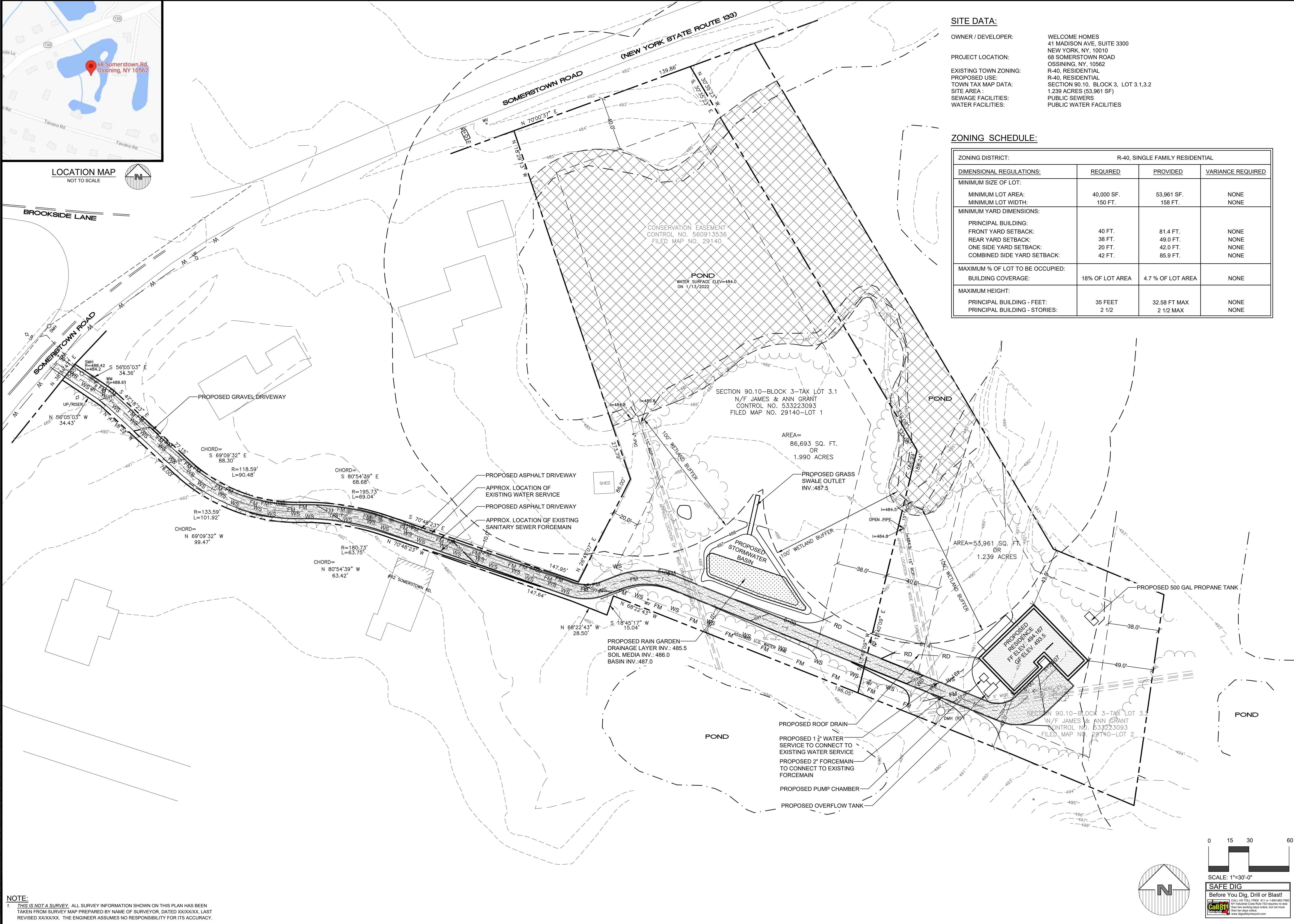
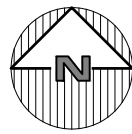




LOCATION MAP  
NOT TO SCALE



SITE DATA:

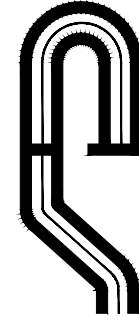
OWNER / DEVELOPER: WELCOME HOMES  
41 MADISON AVE, SUITE 3300  
NEW YORK, NY, 10010  
68 SOMERSTOWN ROAD  
OSSINING, NY, 10562  
PROPOSED USE: R-40, RESIDENTIAL  
TOWN TAX MAP DATA: SECTION 90.10, BLOCK 3, LOT 3.1,3.2  
SITE AREA: 1.239 ACRES (53,961 SF)  
SEWAGE FACILITIES: PUBLIC SEWERS  
WATER FACILITIES: PUBLIC WATER FACILITIES

ZONING SCHEDULE:

ZONING DISTRICT: R-40, SINGLE FAMILY RESIDENTIAL			
DIMENSIONAL REGULATIONS:	REQUIRED	PROVIDED	VARIANCE REQUIRED
MINIMUM SIZE OF LOT:			
MINIMUM LOT AREA:	40,000 SF.	53,961 SF.	NONE
MINIMUM LOT WIDTH:	150 FT.	158 FT.	NONE
MINIMUM YARD DIMENSIONS:			
PRINCIPAL BUILDING:			
FRONT YARD SETBACK:	40 FT.	81.4 FT.	NONE
REAR YARD SETBACK:	38 FT.	49.0 FT.	NONE
ONE SIDE YARD SETBACK:	20 FT.	42.0 FT.	NONE
COMBINED SIDE YARD SETBACK:	42 FT.	85.9 FT.	NONE
MAXIMUM % OF LOT TO BE OCCUPIED:			
BUILDING COVERAGE:	18% OF LOT AREA	4.7 % OF LOT AREA	NONE
MAXIMUM HEIGHT:			
PRINCIPAL BUILDING - FEET:	35 FEET	32.58 FT MAX	NONE
PRINCIPAL BUILDING - STORIES:	2 1/2	2 1/2 MAX	NONE

NOTE:  
1. THIS IS NOT A SURVEY. ALL SURVEY INFORMATION SHOWN ON THIS PLAN HAS BEEN TAKEN FROM SURVEY MAP PREPARED BY NAME OF SURVEYOR, DATED XXXXXX, LAST REVISED XXXXXX. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

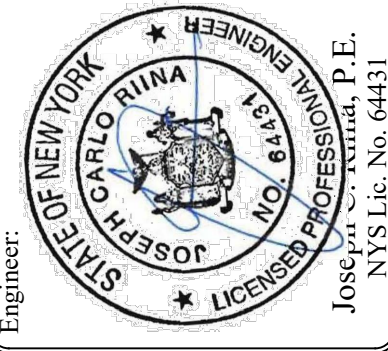
NOTE: UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209 (2) OF THE NEW YORK STATE EDUCATION LAW.



PROJECT # 22-02

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Revisions:		Comments:	
No.	Date		

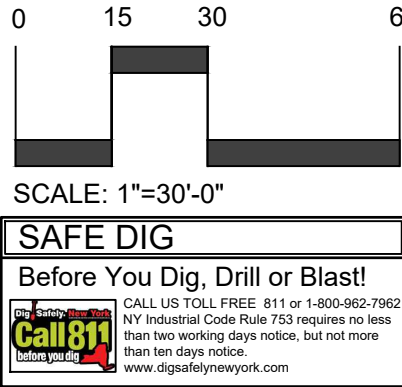
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SITE PLAN

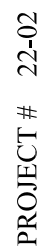
SITE PLAN  
PREPARED FOR  
WELCOME HOMES

68 SOMERSTOWN ROAD  
Town of Ossining  
Westchester County, New York

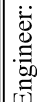
Sheet  
1 of 5







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### Revisions:

TK

DATE:

COME HOMES

# WELCOME HOMES

68 SOMERSTOWN ROAD

Town of Ossining  
Westchester County, New York

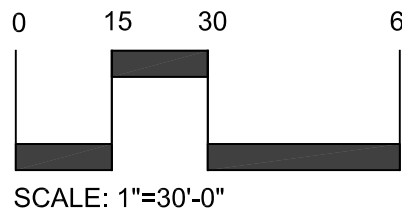
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of

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1. THIS IS NOT A SURVEY. ALL SURVEY INFORMATION SHOWN ON THIS PLAN HAS BEEN TAKEN FROM SURVEY MAP PREPARED BY NAME OF SURVEYOR, DATED XX/XX/XX, LAST REVISED XX/XX/XX. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY

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than two working days notice, but not mo  
than ten days notice.  
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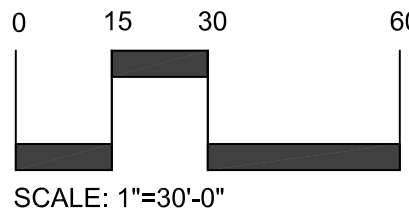
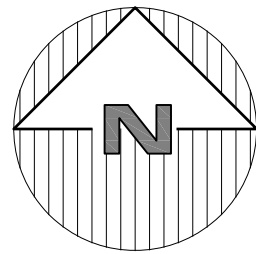
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NOTE:  
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Revisions:	
No.	Date

SCALE: 1" = 30'	DRAWN BY: TK	DATE: 2/8/22
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**E&SC PLAN**

SITE PLAN  
PREPARED FOR  
**WELCOME HOMES**  
68 SOMERSTOWN ROAD  
Town of Ossining    Westchester County, New York

Sheet 3 of 5



GENERAL EROSION CONTROL NOTES:

- 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.
- 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.
- 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.
- 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).
- 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.
- 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.
- All disturbed areas within 500 feet of an inhabited dwelling shall be wetted as necessary to provide dust control.
- 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.
- Sediment and erosion control structures shall be removed and the area stabilized when the drainage area has been properly stabilized by permanent measures.
- All sediment and erosion control measures shall be installed in accordance with current edition of NYSSESC.
- 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.
- 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.
- 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.
- Contractor is responsible for controlling dust by sprinkling exposed soil areas periodically with water as required. Contractor to supply all equipment and water.
- Contractor shall be responsible for construction inspections as per NYSDEC GP-0-20-001 and Town of Yorktown.

MAINTENANCE OF TEMPORARY EROSION AND SEDIMENT CONTROL STRUCTURES:

- N.Y.S.D.E.C. GP-0-20-001 EXPOSURE RESTRICTIONS - States that any exposed earthwork shall be stabilized in accordance with the guidelines of this plan.
- Trees and vegetation shall be protected at all times as shown on the detail drawing and as directed by the Engineer.
  - Care should be taken so as not to channel concentrated runoff through the areas of construction activity on the site.
  - Fill and site disturbances should not be created which causes water to pond off site or on adjacent properties.
  - 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.
  - 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.
  - 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.
  - All sites shall be stabilized with erosion control materials within 7 days of final grading.
  - Temporary sediment trapping devices shall be removed from the site within 30 days of final stabilization.

MAINTENANCE SCHEDULE:

	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

MAINTENANCE OF PERMANENT CONTROL STRUCTURES DURING CONSTRUCTION:

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.

MAINTENANCE OF CONTROLS AFTER CONSTRUCTION:

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.

DEBRIS AND LITTER REMOVAL:

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

STRUCTURAL REPAIR/REPLACEMENT:

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

EROSION CONTROL:

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

SEDIMENT REMOVAL:

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

TOPSOIL:

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):

- The pH of the material shall be 5.5 to 7.6.
- The organic content shall not be less than 2% or more than 70%.
- Gradation:

SIEVE SIZE	% PASSING BY WGT.
2 INCH	100
1 INCH	85 TO 100
1/4 INCH	65 TO 100
NO. 200 MESH	20 TO 80

PERMANENT VEGETATIVE COVER:

- Site preparation:
  - Install erosion control measures.
  - Scarify compacted soil areas.
  - Lime as required to ph 6.5.
  - Fertilize with 10-6-4 4 lbs/1,000 S.F.
  - Incorporate amendments into soil with disc harrow.
- Seed mixtures for use on swales and cut and fill areas.

MIXTURE	LBS /ACRE
ALT. A	
KENTUCKY BLUE GRASS	20
CREEPING RED FESCUE	28
RYE GRASS OR REDTOP	5
ALT. B	
CREEPING RED FESCUE	20
REDDTOP	2
TALL FESCUE/SMOOTH BLOOMGRASS	20
- SEEDING
  - Prepare seed bed by raking to remove stones, twigs, roots and other foreign material.
  - Apply soil amendments and integrate into soil.
  - Apply seed uniformly by cyclone seeder culti-packer or hydro-seeder at rate indicated.
  - Stabilize seeded areas in drainage swales.
  - Irrigate to fully saturate soil layer, but not to dislodge planting soil.
  - Seed between April 1st and May 15th or August 15th and October 15th.
  - Seeding may occur May 15th and August 15th if adequate irrigation is provided.

TEMPORARY VEGETATIVE COVER:

SITE PREPARATION:

- Install erosion control measures.
- Scarify areas of compacted soil.
- Fertilize with 10-10-10 at 400/acre.
- Lime as required to ph 6.5.

SEED SPECIES:

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

SEEDING:

Same as permanent vegetative cover

CONTRACTOR CERTIFICATION STATEMENT

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-0-20-001, 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:

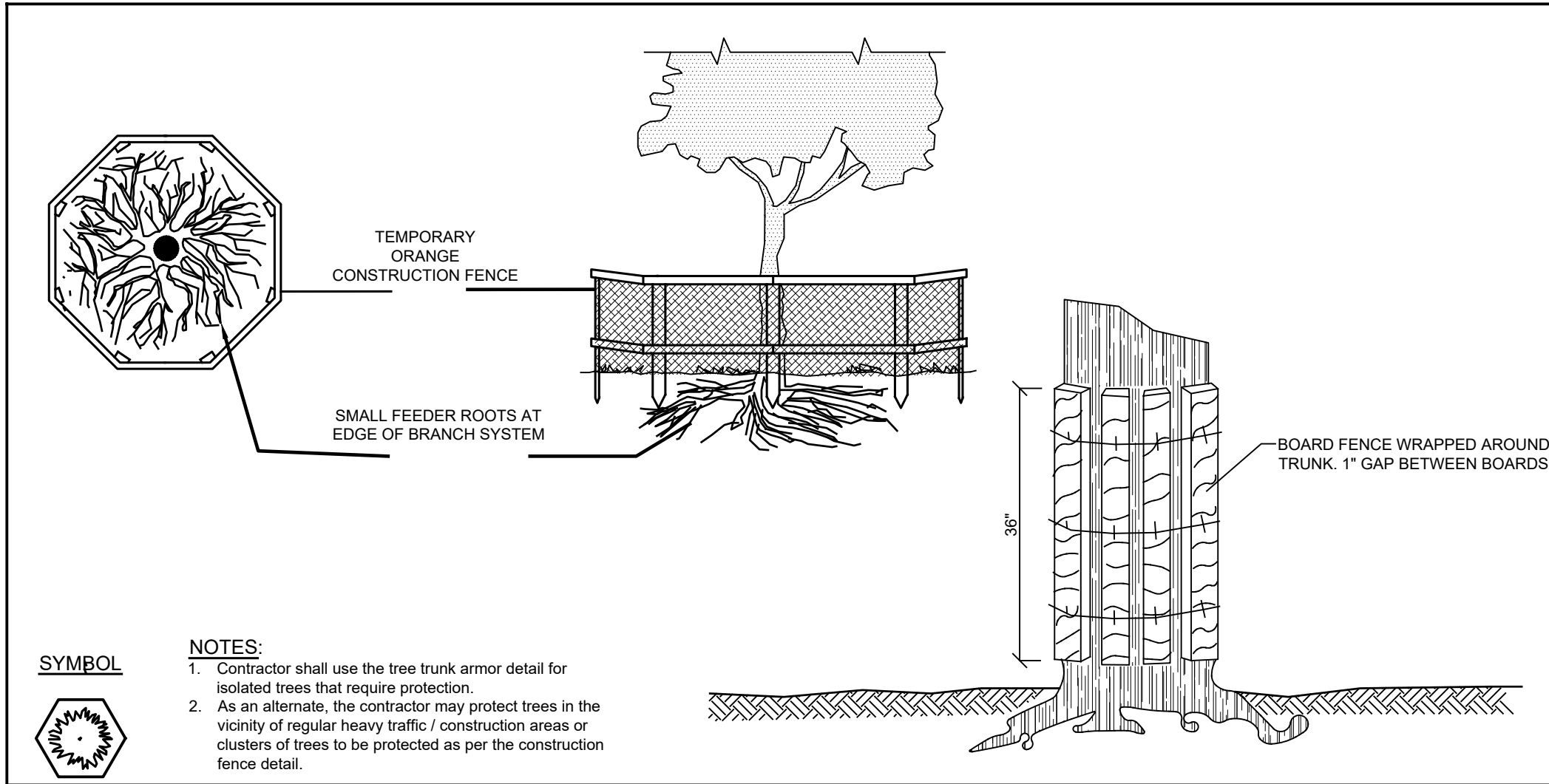
"I hereby certify that I understand and agree to comply with the terms and conditions of the SWPPP and agree to implement any corrective actions identified by the Qualified Inspector during a site inspection. I also understand that the Owner or Operator must comply with the terms and conditions of the New York State Pollutant Discharge Elimination System ("SPDES") General Permit for Stormwater Discharge from Construction Activities and that it is unlawful for any person to cause or contribute to a violation of water quality standards. Furthermore, I understand that certifying false, incorrect or inaccurate information is a violation of the referenced permit and the laws of the State of New York and could subject me to criminal, civil and/or administrative proceedings."

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: \_\_\_\_\_

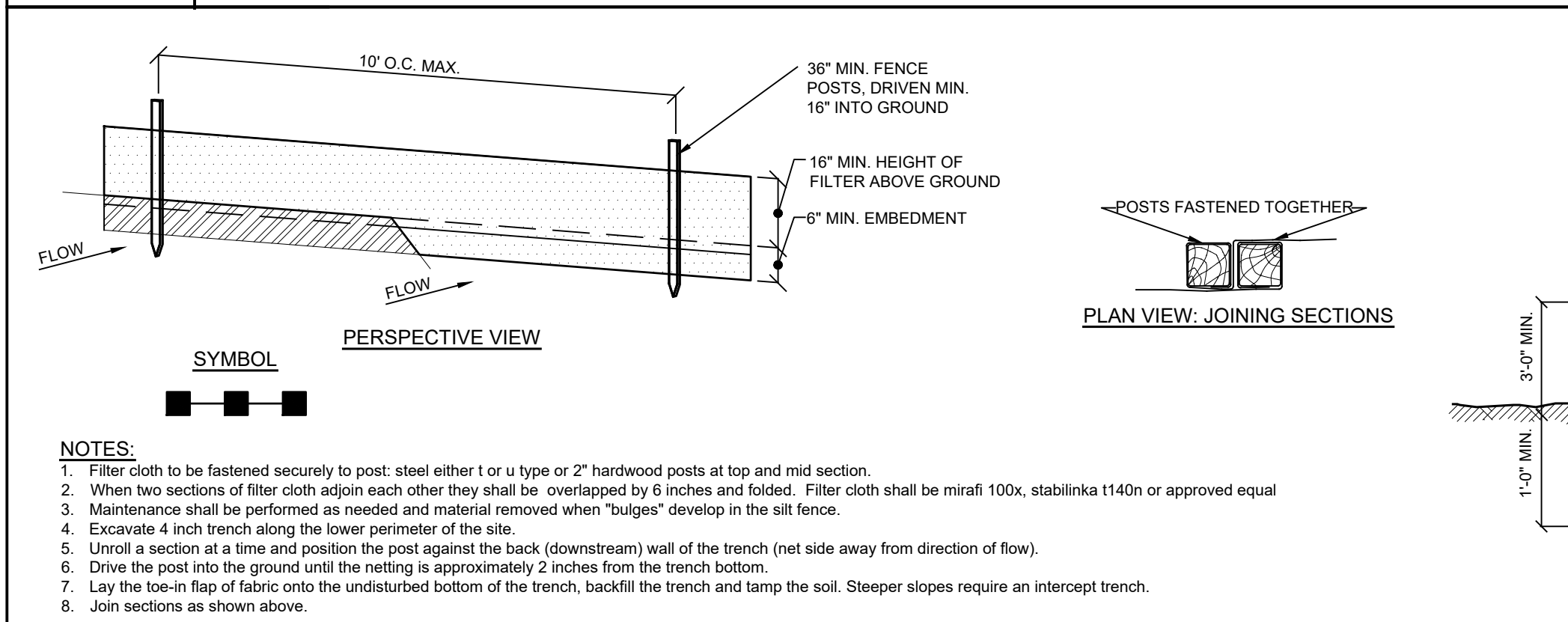
OWNER / OPERATOR CERTIFICATION

"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."

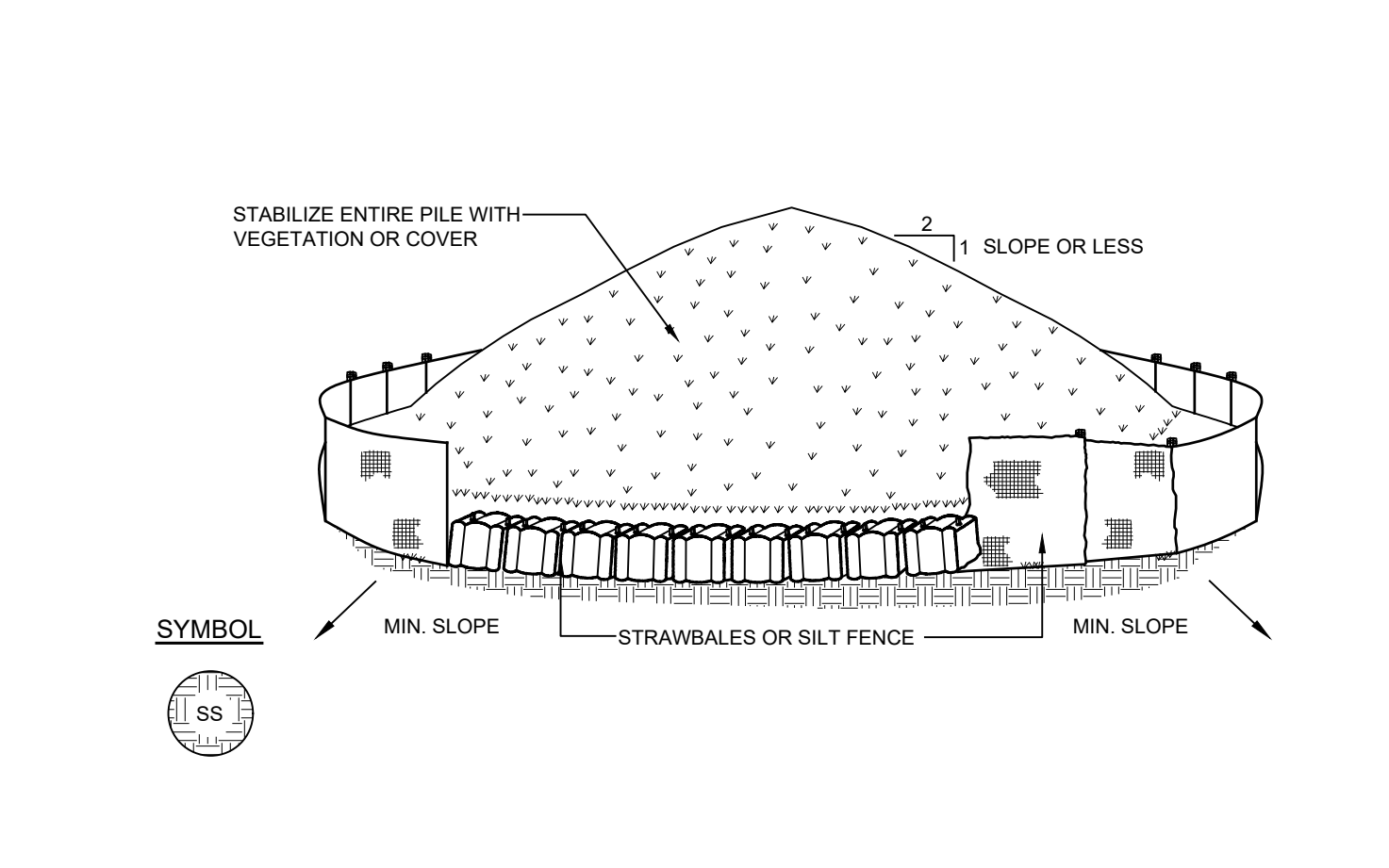
Name (please print): \_\_\_\_\_  
  
Title: \_\_\_\_\_  
  
Date: \_\_\_\_\_  
  
Address: \_\_\_\_\_  
  
Phone: \_\_\_\_\_  
  
E-mail: \_\_\_\_\_  
  
Signature: \_\_\_\_\_



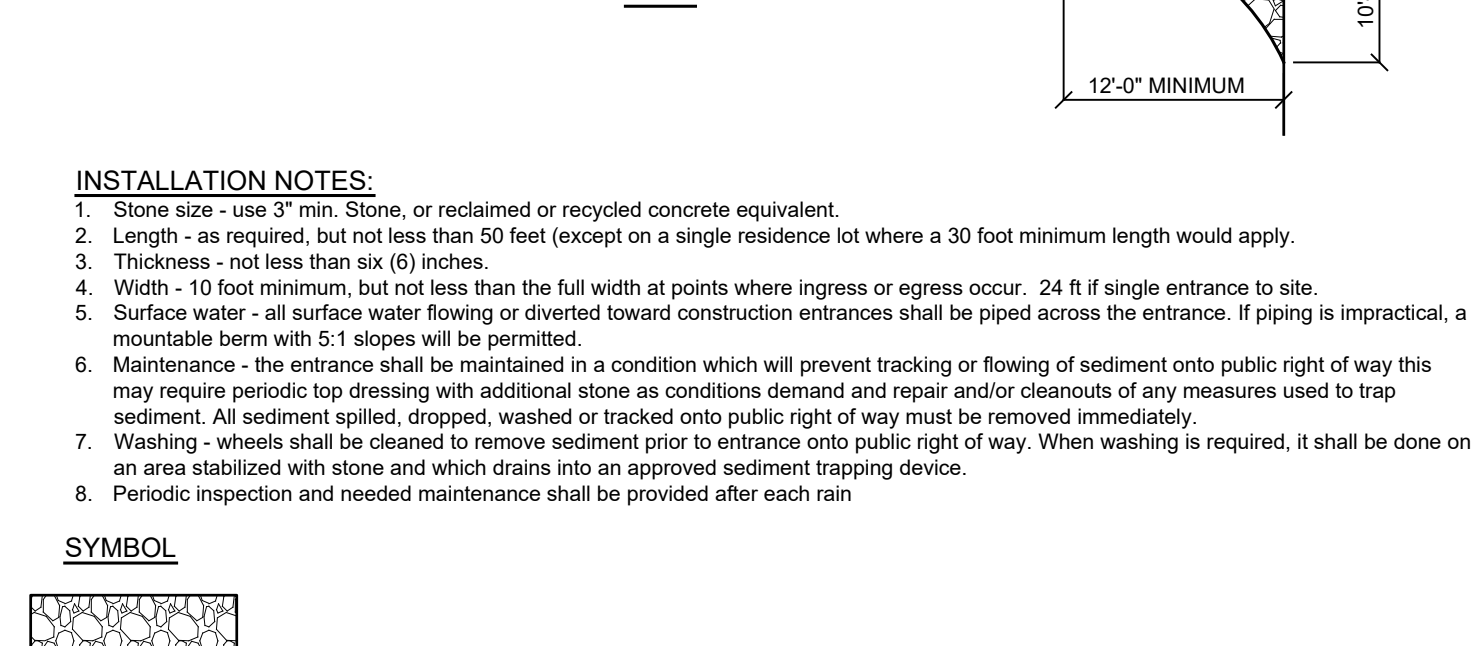
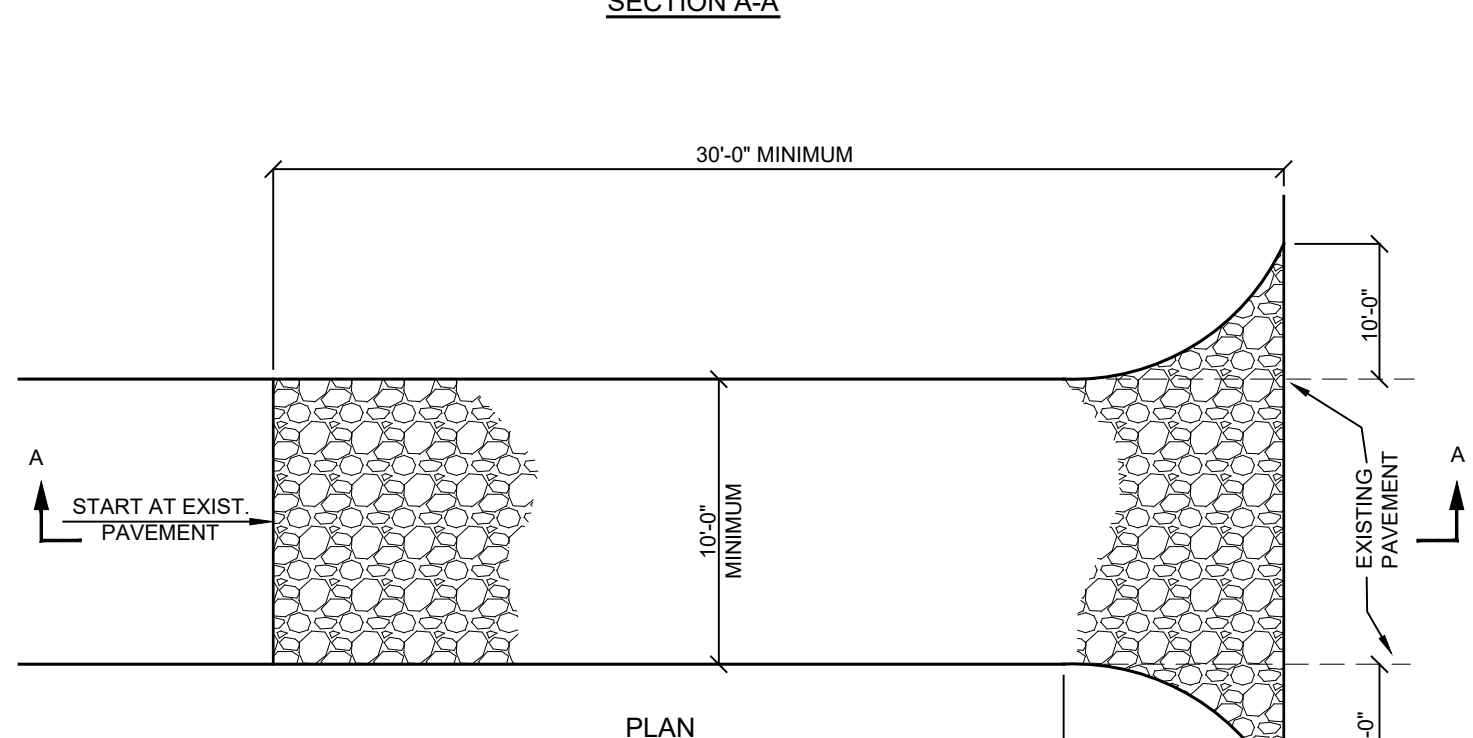
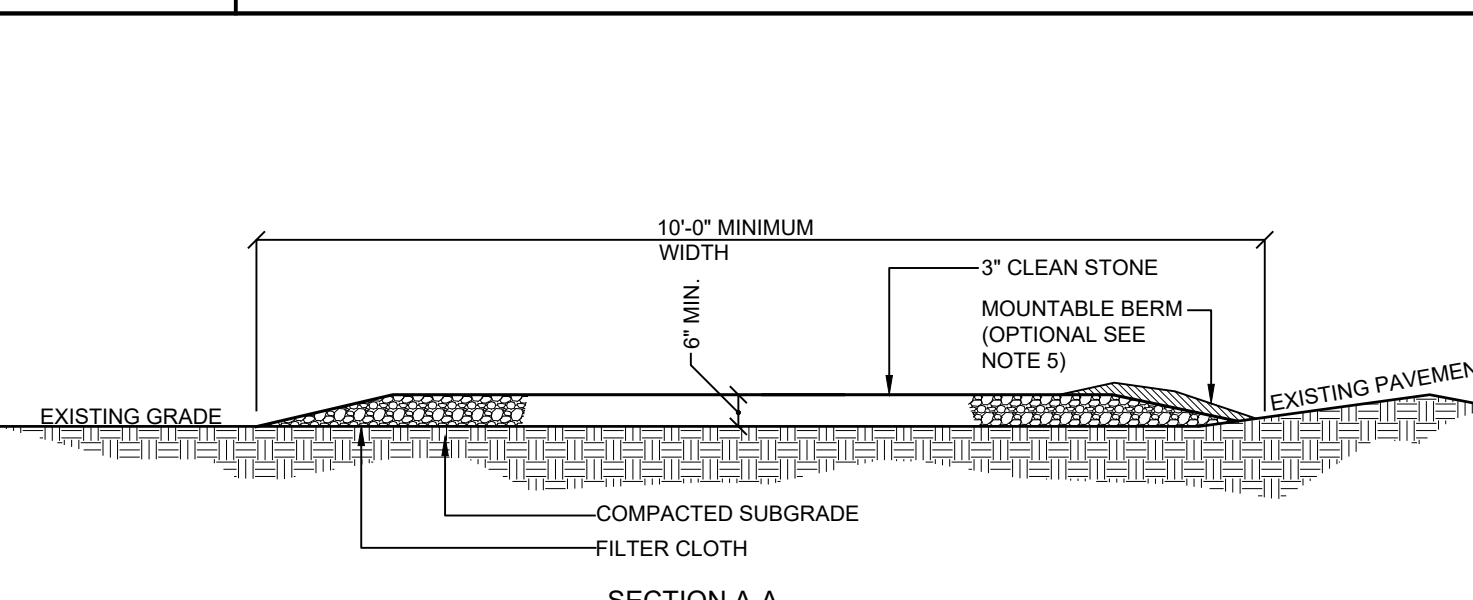
E-2 TREE TRUNK ARMOR / TREE PROTECTION DETAIL NOT TO SCALE



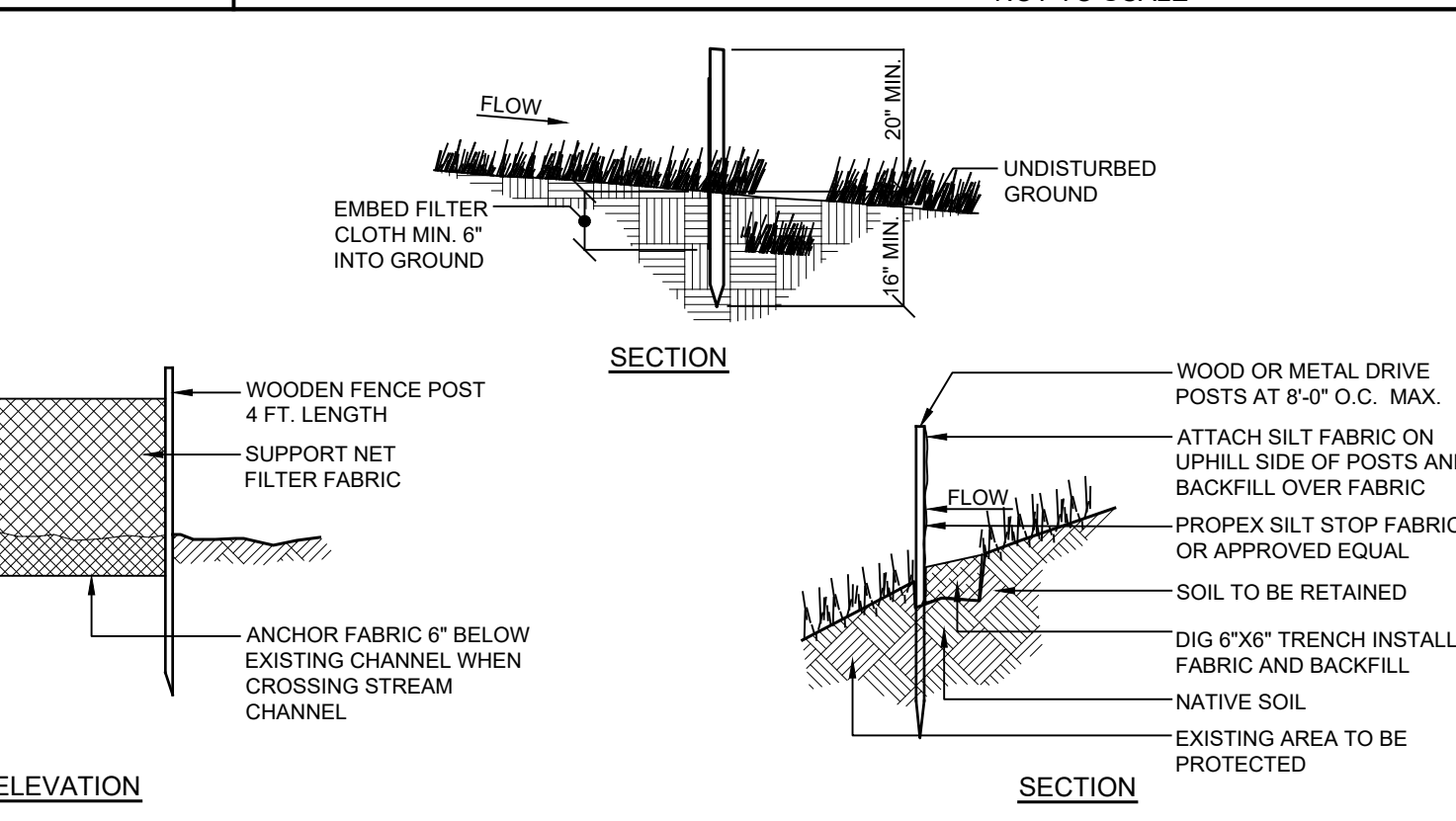
E-5 SILT FENCE DETAIL NOT TO SCALE



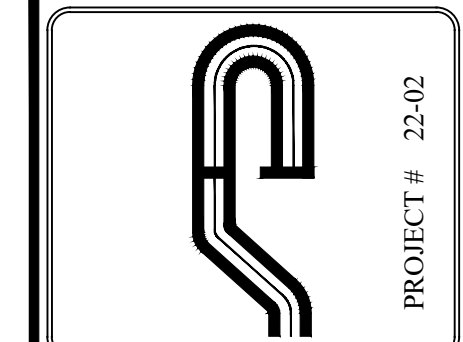
E-1 SOIL STOCKPILE DETAIL NOT TO SCALE



E-3 STABILIZED CONSTRUCTION ENTRANCE DETAIL NOT TO SCALE



E-4 STABILIZED CONSTRUCTION ENTRANCE DETAIL NOT TO SCALE



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Engineer:  
Joseph C. Rima, P.E.  
NYS REG. NO. 161643

Revisions:	No.	Date	Comments
	1	2/5/19	Plan Revisions
	2	5/28/19	Plan Revisions
	3	7/9/19	Plan Revisions
	4	10/24/19	Town Comments
	5	11/22/19	Town Comments
	6	10/20/20	Plan Revisions
	7		

SCALE: NTS  
DRAWN BY: TK  
DATE: 2/8/22

EROSION DETAILS

SITE PLAN PREPARED FOR  
**WELCOME HOMES**  
68 SOMERSTOWN ROAD  
Westchester County, New York  
Town of Ossining

