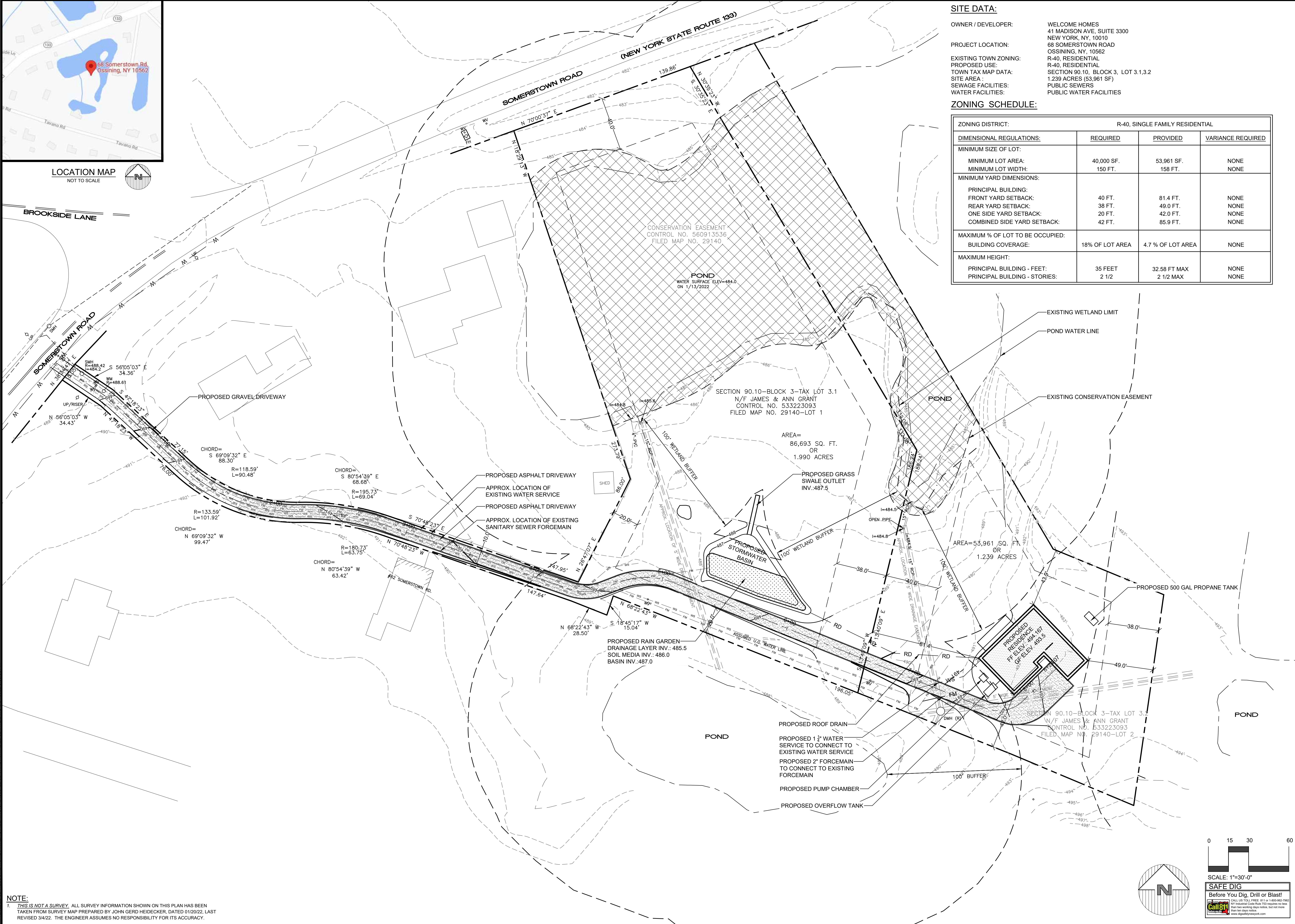
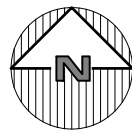




LOCATION MAP  
NOT TO SCALE

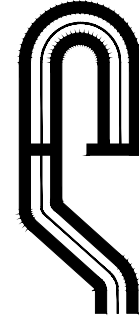


**SITE DATA:**

OWNER / DEVELOPER: WELCOME HOMES  
41 MADISON AVE, SUITE 3300  
NEW YORK, NY, 10010  
68 SOMERSTOWN ROAD  
OSSINING, NY, 10562  
R-40, RESIDENTIAL  
R-40, RESIDENTIAL  
SECTION 90.10, BLOCK 3, LOT 3.1,3.2  
1.239 ACRES (53,961 SF)  
PUBLIC SEWERS  
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



PROJECT # 22-02

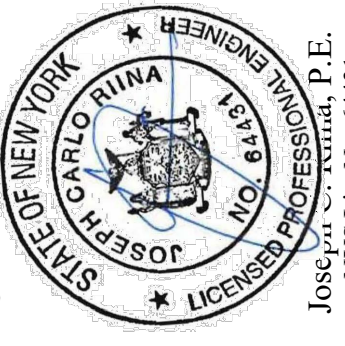
Site Design Consultants

Civil Engineers • Land Planners

251-F Underhill Avenue, Yorktown Heights, NY 10598

(914) 962-4488 - Fax: (914) 962-7386

www.sitedesignconsultants.com



Engineer: Joseph A. Roman, P.E.  
NYS Lic. No. 64431

Revisions:	No.	Date	Comments
	1	3/24/22	Town Comments

SCALE: 1" = 30'

DRAWN BY: TK

DATE: 2/8/22

SITE PLAN  
PREPARED FOR

WELCOME HOMES

68 SOMERSTOWN ROAD

Town of Ossining    Westchester County, New York

Sheet 1 of 6

NOTE:  
1. THIS IS NOT A SURVEY. ALL SURVEY INFORMATION SHOWN ON THIS PLAN HAS BEEN TAKEN FROM SURVEY MAP PREPARED BY JOHN GERD HEIDECKER, DATED 01/20/22, LAST REVISED 3/4/22. 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.



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**SITE PLAN**  
**PREPARED FOR**

# WELCOME HOMES

68 SOMERSTOWN ROAD

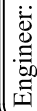
Town of Ossining  
Westchester County, New York

## EXISTING CONDITIONS

SCALE:  
1" = 30'

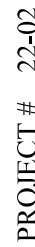
DRAWN BY:  
TK

DATE:  
2/8/22



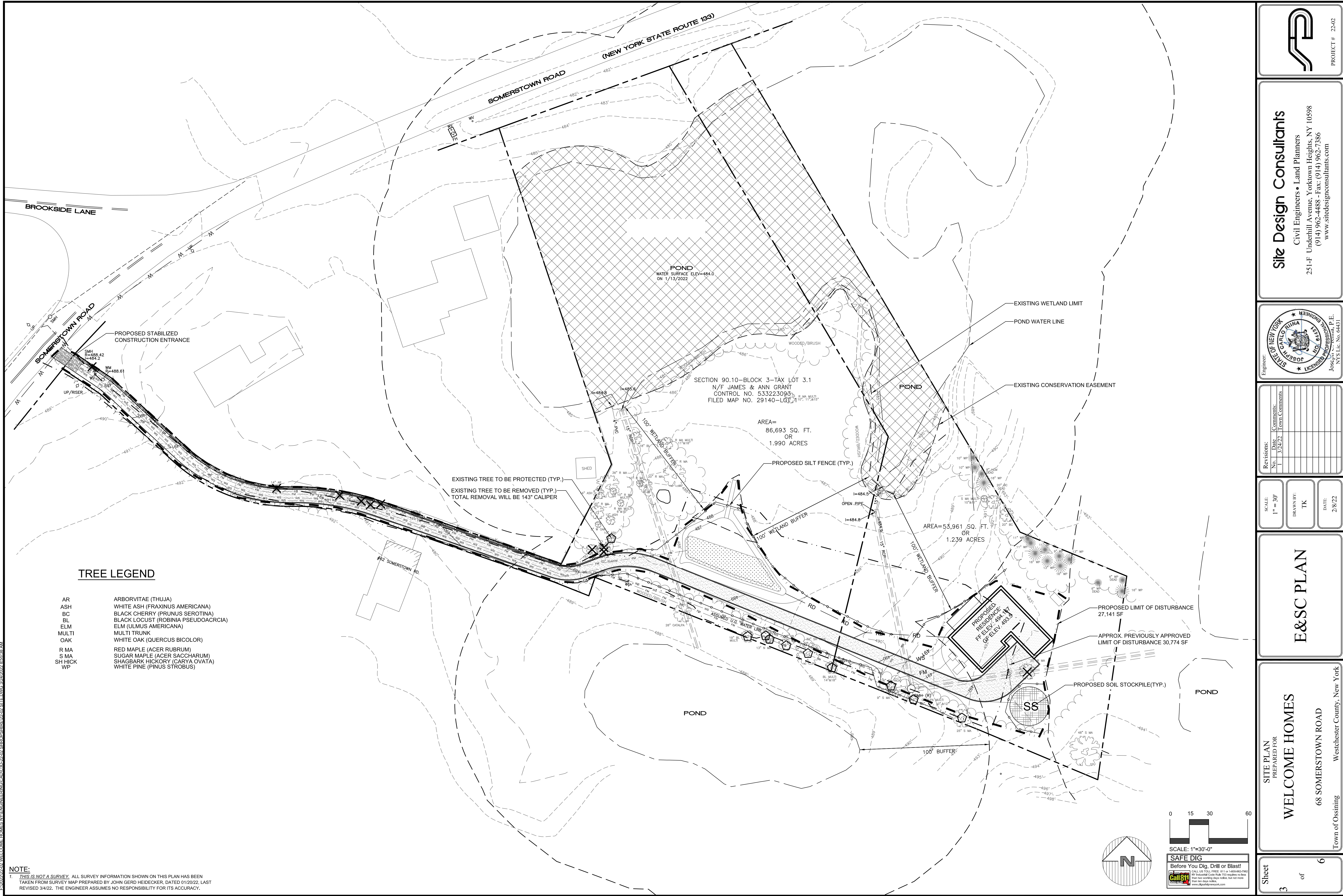
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Engineer:  
Joseph A. Rossi, P.E.  
NYS Lic. No. 64431

Revisions:	No.	Date	Comments
	1	3/24/22	Town Comments

SCALE: 1" = 30'

DRAWN BY: TK

DATE: 2/8/22

### E&SC PLAN

SITE PLAN  
PREPARED FOR

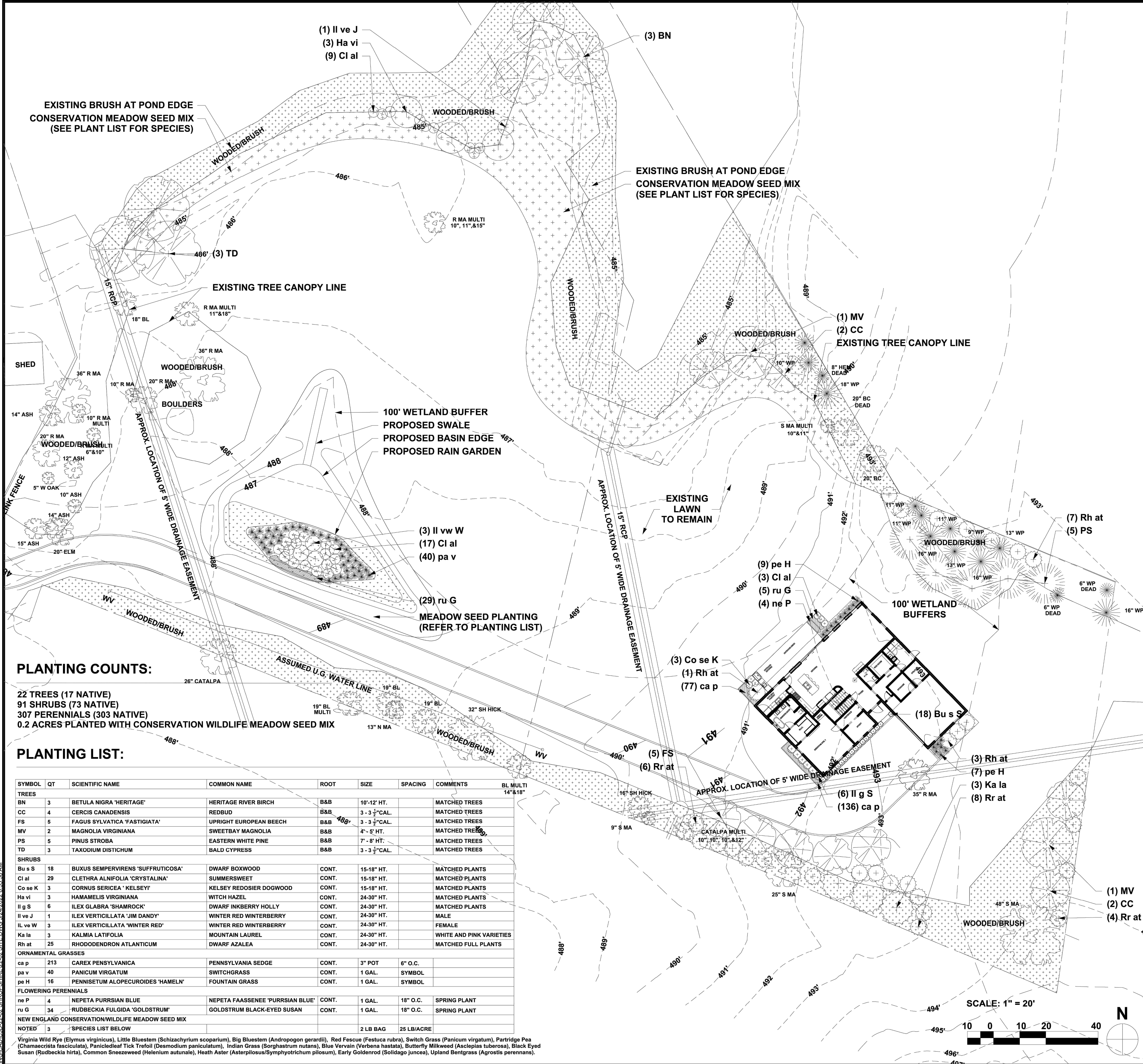
## WELCOME HOMES

68 SOMERSTOWN ROAD  
Town of Ossining  
Westchester County, New York

Sheet 3 of 6

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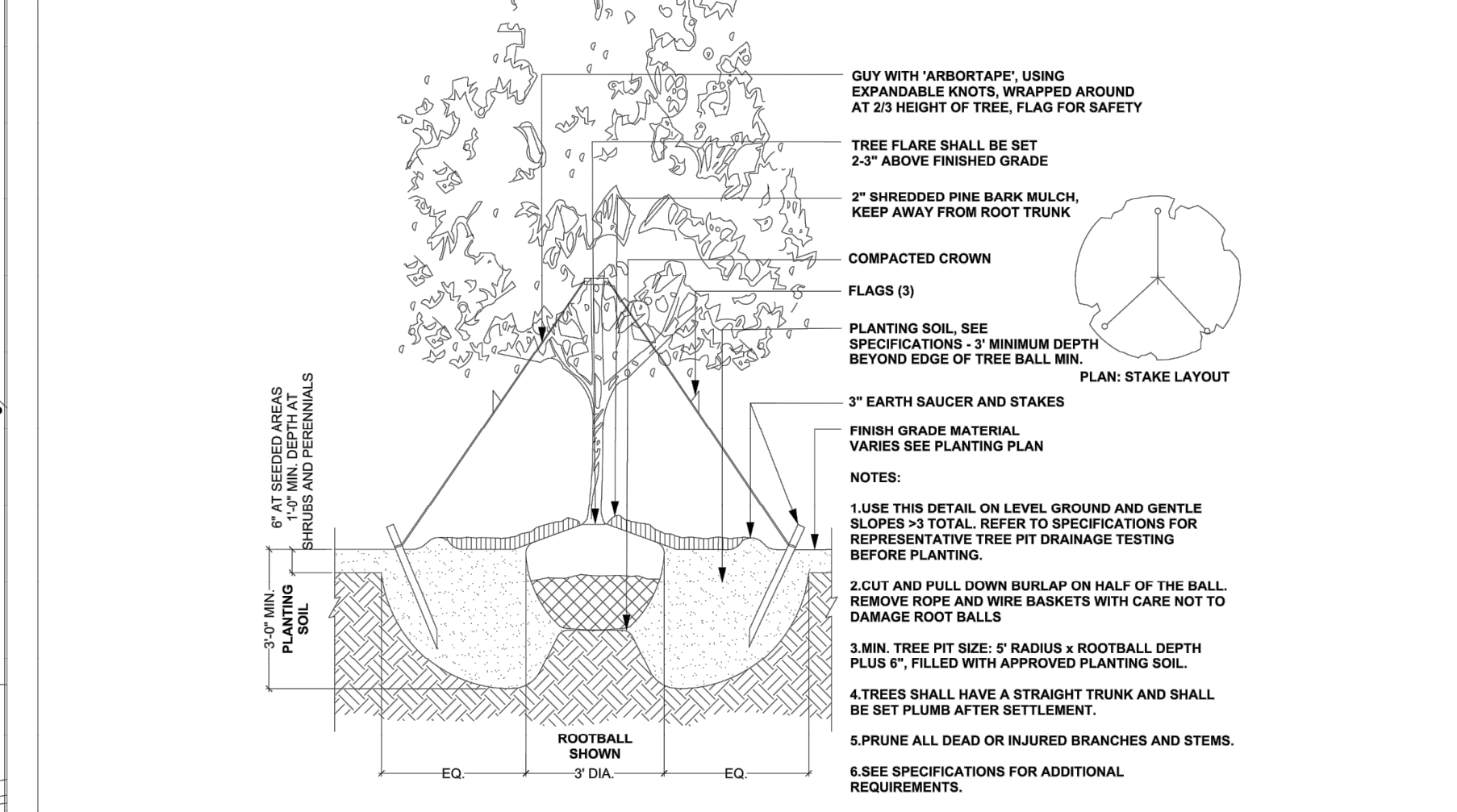
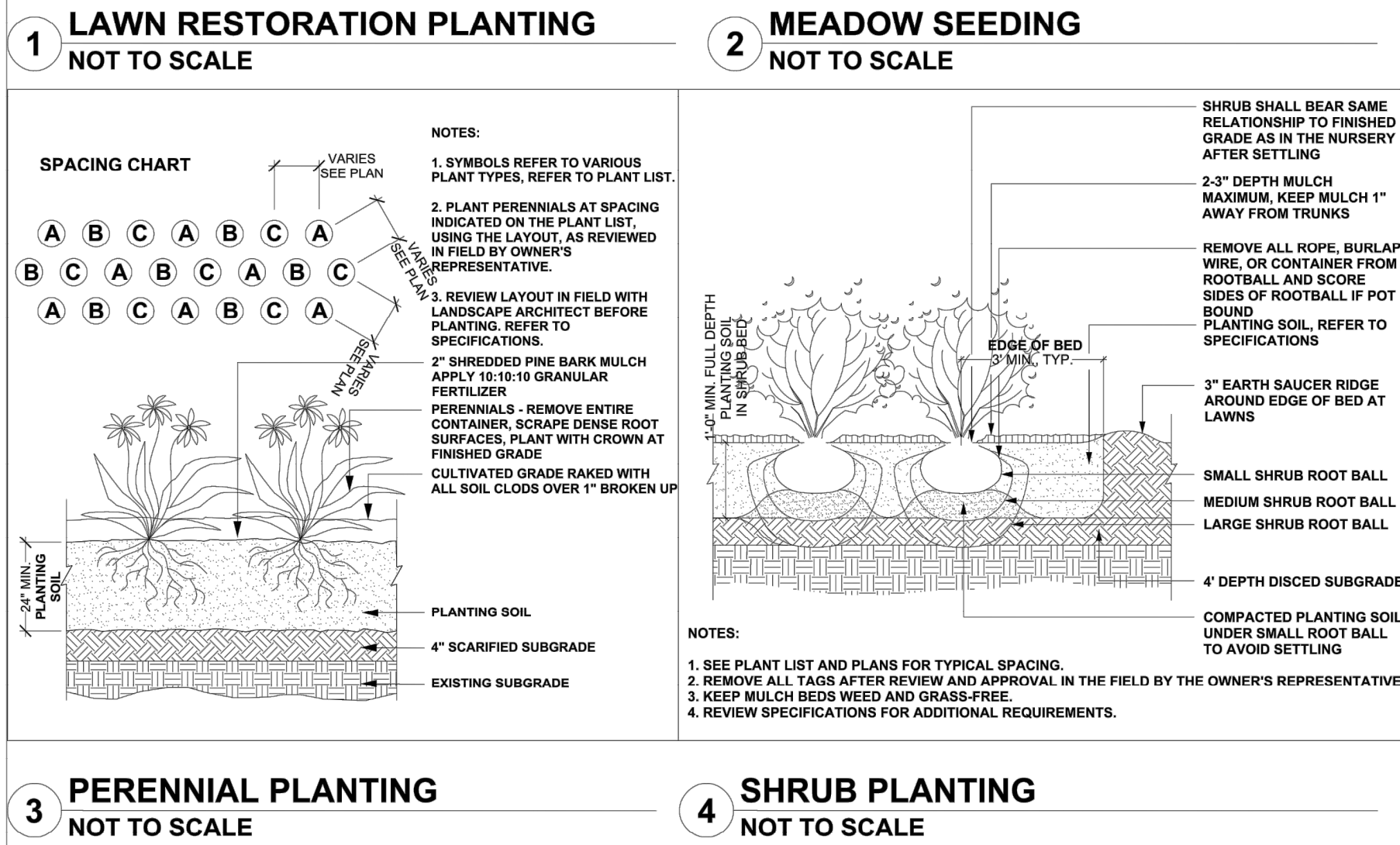
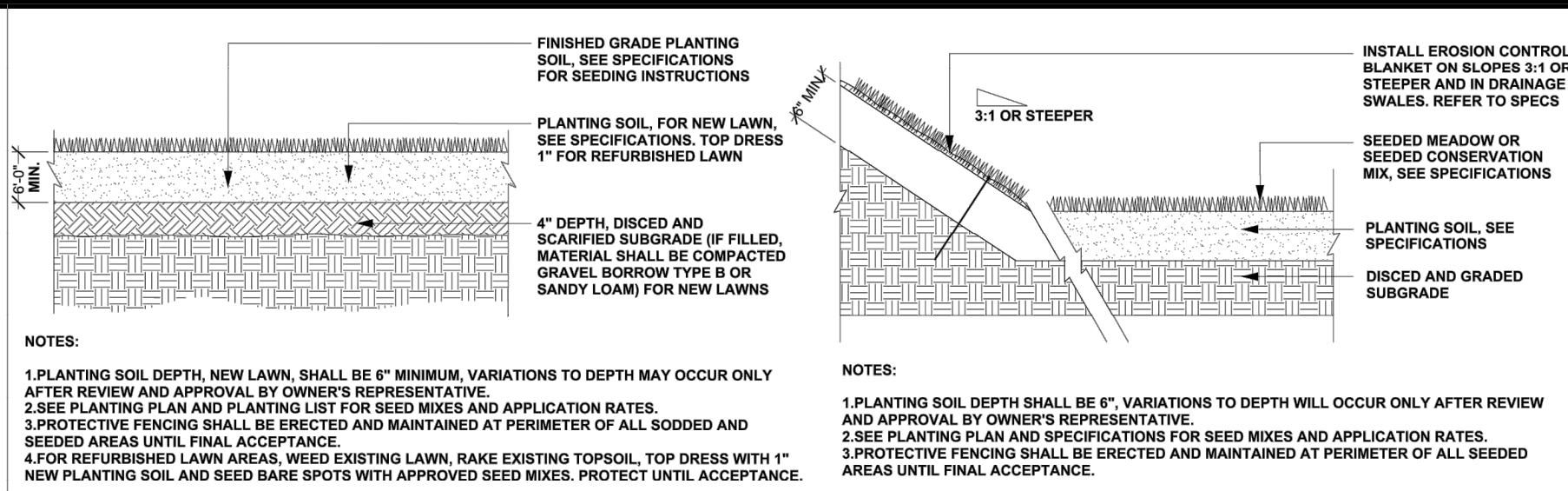


PLANTING LEGEND:



NOTE:  
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PLANTING NOTES:

1. ALL PLANT MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE "AMERICAN STANDARD FOR NURSERY STOCK" PUBLISHED BY AMERICAN ASSOCIATION OF NURSERYMEN, LATEST EDITION, OR AS INDICATED IN THE PLANT LIST, WHICH SHALL GOVERN.
2. ALL PLANT MATERIAL SHALL BE FIELD SELECTED IN NURSERIES BY THE OWNER'S REPRESENTATIVE AFTER PRELIMINARY TAGGING BY CONTRACTOR. ALL STOCK SHALL BE NURSERY GROWN.
3. THE OWNER'S REPRESENTATIVE SHALL REVIEW PLACEMENT OF PLANTS IN FIELD BEFORE INSTALLATION AFTER STAKING IN FIELD BY CONTRACTOR ACCORDING TO PLANTING PLANS AND SITE DETAILS. THE CONTRACTOR SHALL INFORM THE OWNER'S REPRESENTATIVE IMMEDIATELY OF ANY CONFLICTS BETWEEN PROPOSED PLANT LOCATIONS AND BELOW GRADE UTILITIES, STRUCTURES, DRAINAGE PROBLEMS.
4. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN SIZES AND QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN ON THE DRAWINGS. THE CONTRACTOR SHALL PLANT TREES AT THE SPACING INDICATED ON THE PLANS. THE OWNER'S REPRESENTATIVE HAS THE RIGHT TO REJECT INJURED, DISEASED, DESICATED OR INCORRECT SPECIES AT ANY TIME.
5. ALL PLANTS THAT ARE DELIVERED TO THE SITE AND NOT PLANTED IMMEDIATELY SHALL BE STORED AND WATERED PROPERLY, ACCORDING TO THE SPECIFICATIONS, IN SECURE LOCATIONS REVIEWED BY THE OWNER'S REPRESENTATIVE. ALL PLANTS SHALL HAVE ONE YEAR GUARANTEE.
6. ALL TREES SHALL BE STAKED OR ANCHORED SECURELY AND ACCORDING TO THE SITE DETAILS.
7. ALL NEW AND EXISTING PLANT MATERIAL WITHIN THE LANDSCAPE LIMIT OF WORK LINE SHALL BE PRUNED AFTER PLANTING TO REMOVE ALL DEAD OR DAMAGED BRANCHES. TREE WOUND DRESSING SHALL NOT BE USED ON ANY PLANTINGS. ALL NEW PLANTINGS SHALL BE WATERED FROM DELIVERY UNTIL THE END OF THE GUARANTEE PERIOD.
8. ALL PLANTS SHALL BEAR THE SAME RELATION TO FINISHED GRADE AS TO ORIGINAL GRADE BEFORE DIGGING, UNLESS OTHERWISE DETAILED, AND SHALL HAVE A MULCHED SAUCER ACCORDING TO DETAILS.
9. ALL PAPER, PLASTIC CONTAINERS, BURLAP, WIRE BASKETS, AND IRON FASTENERS SHALL BE REMOVED FROM PLANTS BEFORE SETTING IN PLANT PIT.
10. EXISTING TOPSOIL SHALL BE UTILIZED FOR LOAM OR PLANTING SOIL MIXTURES ONLY IF TESTING INDICATES TOTAL CONFORMITY TO SPECIFICATIONS FOR LOAM BORROW. ALL GRASS, SOD, ROOTS, SHELLS AND STONES OVER HALF-INCH DIAMETER SHALL BE REMOVED AND LEGALLY DISPOSED OF.
11. TREE PIT LOCATIONS SHALL BE TESTED FOR DRAINAGE FOLLOWING METHODS AS REQUIRED BY SPECIFICATIONS.
12. ALL PERENNIALS TO BE LAID OUT IN FIELD WITH APPROVAL OF OWNER'S REPRESENTATIVE BEFORE PLANTING.

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Engineer:  
Joseph A. Riha  
Professional Engineer  
NYS Lic. No. 64431

Revisions:	
No.	Comments

SCALE: 1" = 20'

DRAWN BY: TK

DATE: 2/8/22

SITE PLAN  
PREPARED FOR

WELCOME HOMES

68 SOMERSTOWN ROAD  
Westchester County, New York

Sheet 4 of 6



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 manufacturers 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-0-20-001 and Town of Yorktown.

1. N.Y.S.D.C.E. GP-0-20-001 EXPOSURE RESTRICTIONS - States that any exposed earthwork shall be stabilized in accordance with the guidelines of this plan.
2. 1. Trees and vegetation shall be protected at all times as shown on the detail drawing and as directed by the Engineer.
3. 2. Care should be taken so as not to channel concentrated runoff through the areas of construction activity on the site.
4. 3. Fill and site disturbances should not be created which causes water to pond off site or on adjacent properties.
5. 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.
6. 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.
7. 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.
8. 7. All sites shall be stabilized with erosion control materials within 7 days of final grading.
9. 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):

- |              |           |
|--------------|-----------|
| 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. |                               |                  |
|--|-------------------------------|------------------|
| <u>MIXTURE</u>   |                               | <u>LBS./ACRE</u> |
| ALT. A   | KENTUCKY BLUE GRASS           | 20               |
|  | CREeping RED FESCUE           | 28               |
|  | RYE GRASS OR REDTOP           | 5                |
| ALT. B   | CREeping RED FESCUE           | 20               |
|  | REDTOP                        | 2                |
|  | TALL FESCUE/SMOOTH BLOOMGRASS | 20               |

- ## TEMPORARY VEGETATIVE COVER

1. Install erosion control measures.
2. Scarify areas of compacted soil.
3. Fertilize with 10-10-10 at 400/acre.
4. Lime as required to pH 6.5.

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

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-0-20-001, 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:

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."

Name (please print): \_\_\_\_\_

Title: \_\_\_\_\_

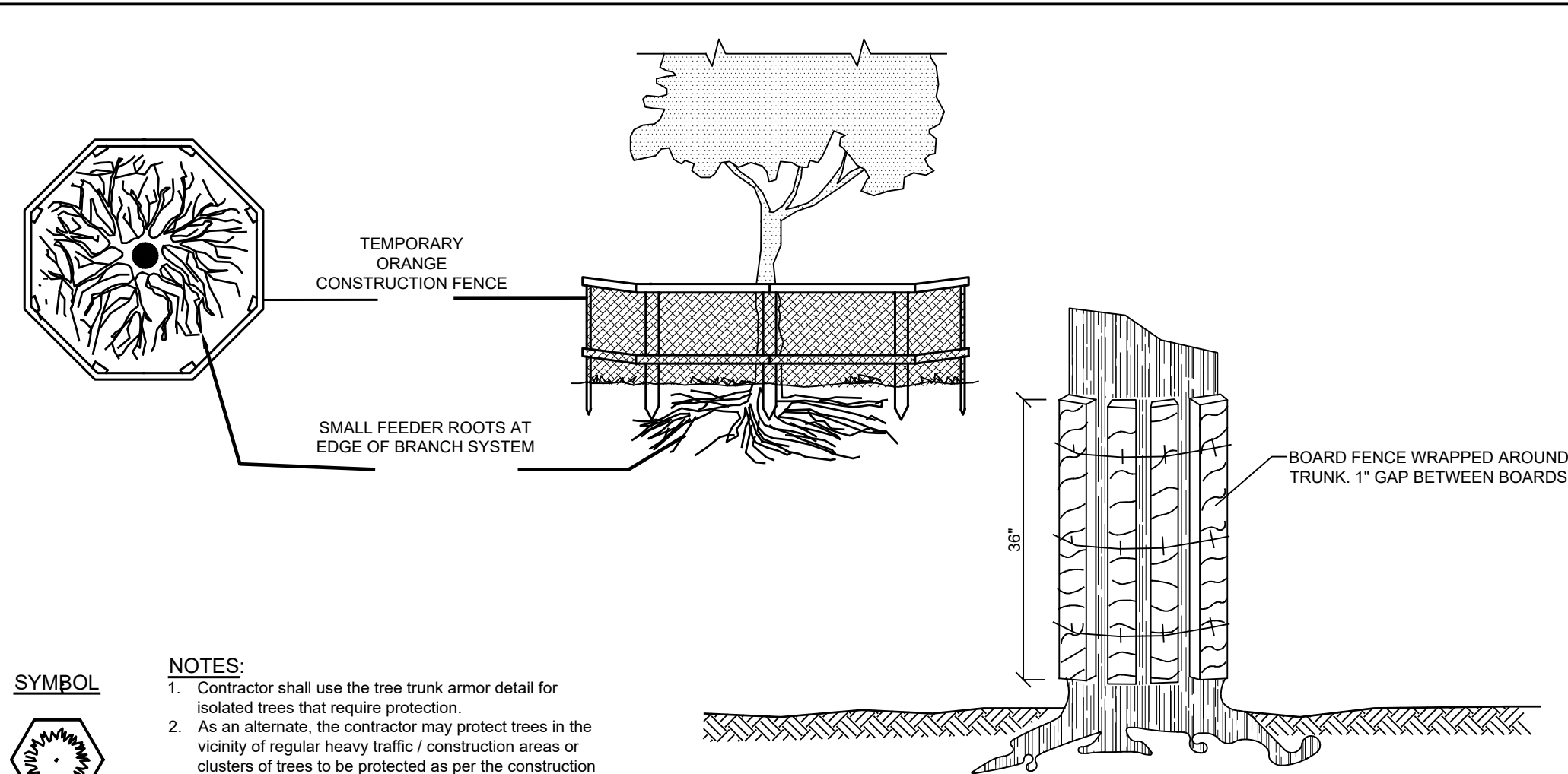
Date: \_\_\_\_\_

Address: \_\_\_\_\_

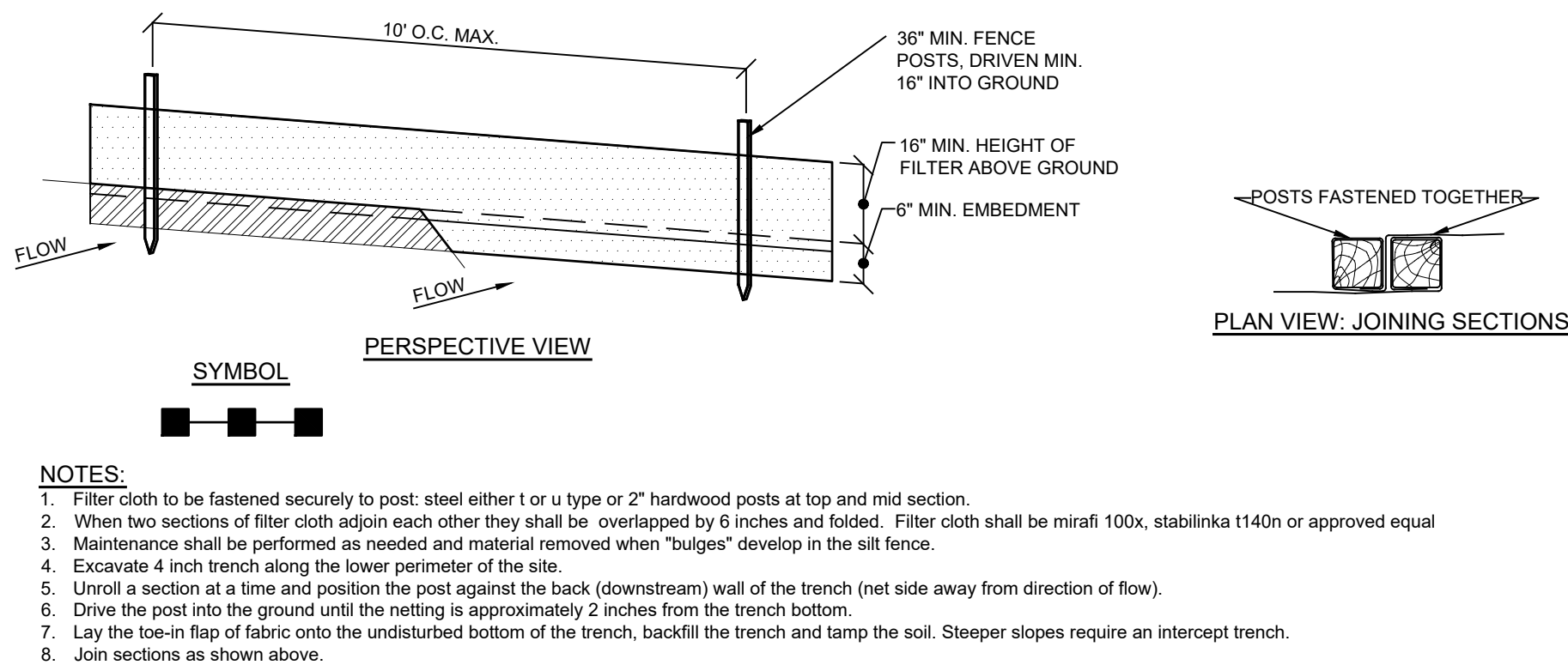
Phone: \_\_\_\_\_

E-mail: \_\_\_\_\_

Signature: \_\_\_\_\_



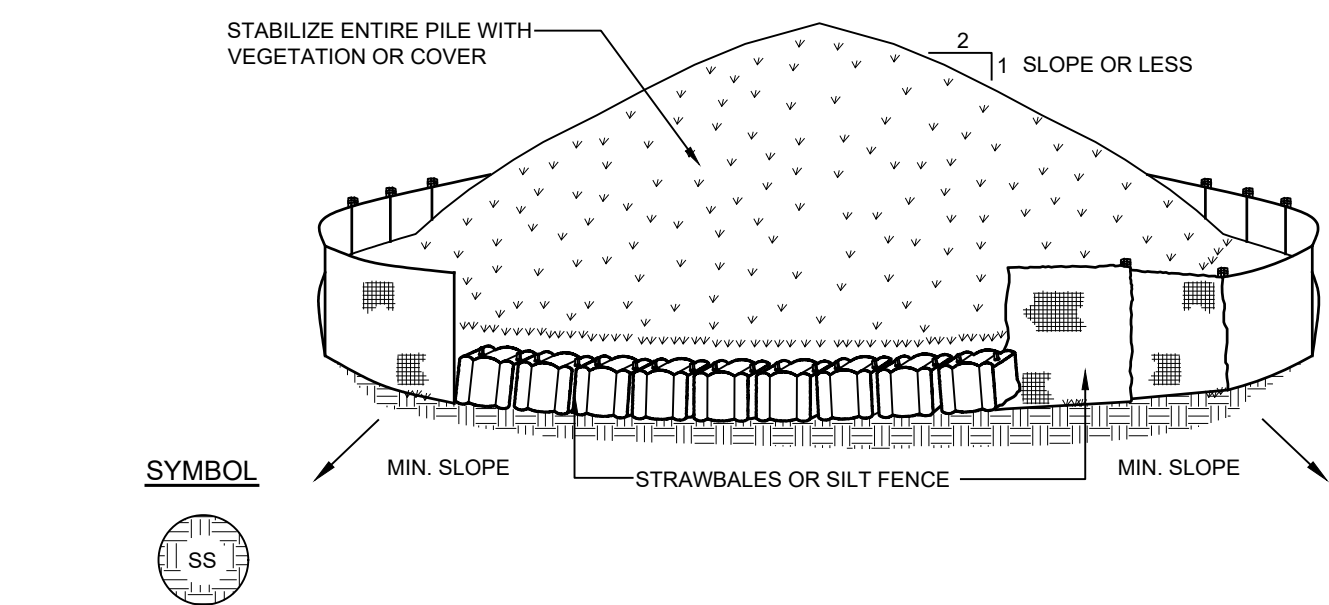
## E-2 TREE TRUNK ARMOR / TREE PROTECTION DETAIL NOT TO SCALE



E-5 SILT FENCE DETAIL

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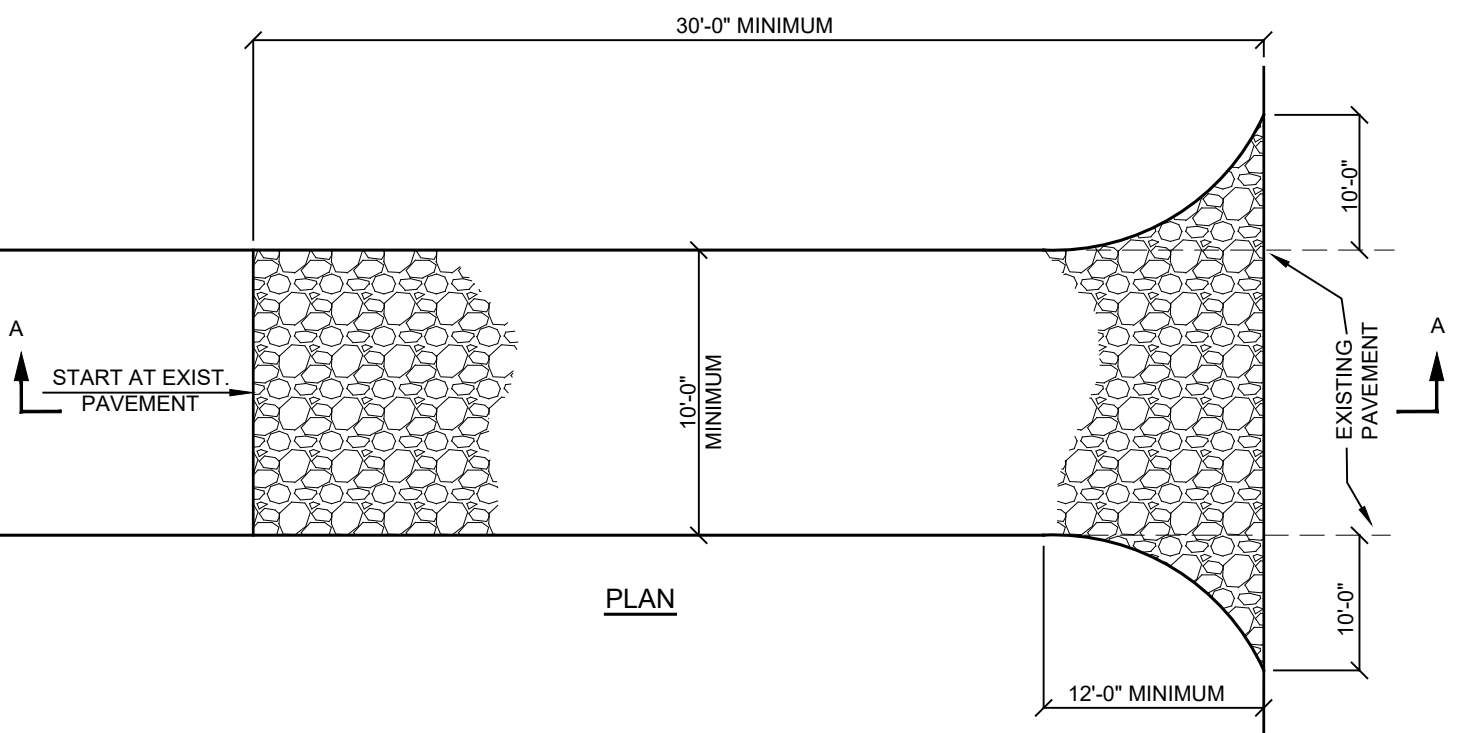
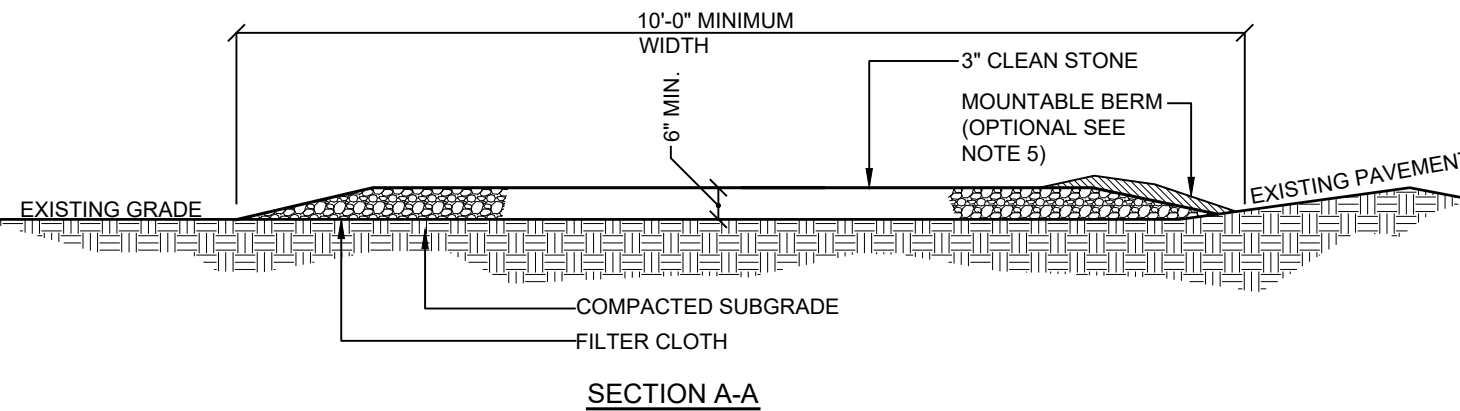
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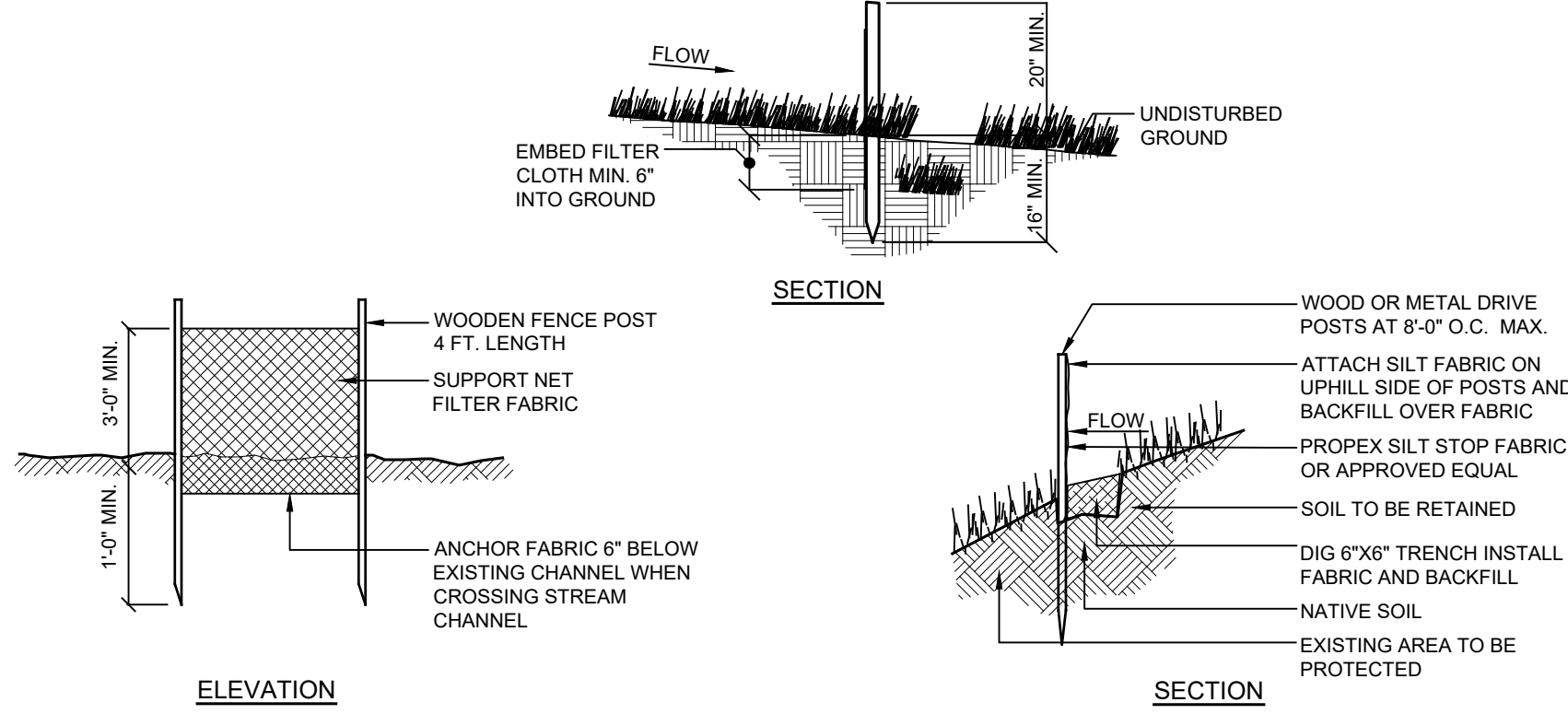
1. Area chosen for stockpiling operations shall be dry and stable.
2. Maximum slope of stockpile shall be 1:2.
3. Upon completion of soil stockpiling, each pile shall be surrounded with either silt fencing or strawbales, then stabilized with vegetation or covered with mulch.
4. See detail for installation of silt fence.

## E-1 SOIL STOCKPILE DETAIL



1. Stone size - use 3/4 min. Stone, or reclaimed or recycled concrete equivalent.
2. Length - as required, but not less than 50' (except on a single residence lot where a 30 foot min. 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. Slope - 1:12 - all slopes - facing toward concrete drainage entrances shall be piped across the entrance. If piping is impractical, mountable curb with 5:1 slopes will be permitted.
6. Maintenance - the entrance shall be maintained in a condition which will prevent tracking or flowing of sediment onto public right of way this includes periodic top dressing with stone or gravel. Periodic cleaning of the entrance shall be required. Measures used to trap sediment. All sediment spilled, dropped, washed or tracked onto public right of way must be removed immediately.
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 authorized wash station with stone and which drains into an approved stormwater managing device.
8. Periodic inspection and needed maintenance shall be provided after each rain.

E-3	STABILIZED CONSTRUCTION ENTRANCE DETAIL
	NOT TO SCALE

[illegible]



