

LANDS now or formerly
GAIL E. ABRAMS

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.

LANDS now or formerly
ALAIN A. & GLENDA LOPEZ

DEER FENCE AROUND SHRUB MASSES
AND INDIVIDUAL TREES PER DETAIL

In areas of enhancement plantings, plant quantities will be held, but final locations will be determined in the field following removal of invasive and dead plant materials.

LANDS now or formerly
JENNIFER KANG

LANDS now or formerly
JOHN J. & LORRAINE GIORGIANNI

LANDS now or formerly
MANUEL CORAISACA

HAWKES AVENUE

PROPOSED
RESIDENCE
FF ELEV = 91.8
GF ELEV = 90.0
BF ELEV = 82.0

PROPOSED
RESIDENCE
FF ELEV = 99.8
GF ELEV = 97.8
BF ELEV = 90.8

Plant Species Choices for Wetland Buffer Enhancement/Restoration				
Map Symbol	Quantity*	Scientific Name	Common Name	Size
Trees				
Aru	6	Acer rubrum	Red Maple	5' - 6'
Qp	3	Quercus palustris	Pin oak	5' - 6'
Shrubs				
CSe	17	Cornus sericea	Redosier dogwood	3' - 4'
AC	6	Amelanchier canadensis	Shadblow	4' - 5'
IV	19	Ilex verticillata	Winterberry holly	3' - 4'
VC	7	Vaccinium corymbosum	Highbush blueberry	4' - 5'
VD	14	Viburnum dentatum	Aronwood	4' - 5'
SD	14	Salix discolor	Pussy willow	3' - 4'
Seed Mix				
SWM	5 pounds	Riparian Buffer Mx ERNMx-154		
		Or equivalent		

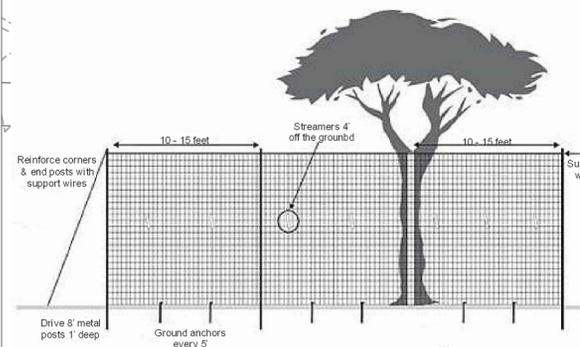
* Plant quantities will be held, but final locations will be determined in the field following removal of invasive and dead plant materials.

Wetland Buffer Enhancement Areas

Wetland and buffer areas that are currently maintained as lawn will be seeded using the following seed mixes:

Buffer Areas - Riparian Buffer Mx (ERNMX-154 or equivalent) at 20 lbs/acre.

Native trees will remain to the extent practicable, and field adjustments may be made to the location of the proposed plantings if existing trees are present. The quantity of plantings to be added will not change. The proposed Conservation Easement Area will be fenced with a post and rail fence or similar, and the area considered a no-mow zone. Once a year mowing will be permissible to keep weedy vegetation down.



Deer fence detail

1-1/2" TYPE-K COPPER WATER SERVICE
MAINTAIN MIN. 4 FT COVER (TYP)

4" LATERALS FROM SEWER MAIN CONNECT FORCE MAIN
TO LATERALS WITH CLEAN OUT. SEE DETAIL.

DH#2
RIM: 89.67
INV.: 87.67

DROP CURB AROUND CATCH BASIN
TO ALLOW BYPASS TO OVERFLOW

PROPOSED 8" HDPE PIPE
L = 71.9, S = 0.7%

PROPOSED 1 1/2" PVC SDR-21 SANITARY
FORCE MAIN (TYP)

DH#2
RIM: 97.75
INV.: 94.75

DROP CURB AROUND CATCH BASIN
TO ALLOW BYPASS TO OVERFLOW

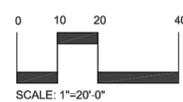
GRASS LINED SWALE @ ±10.0% SLOPE (SEE DETAIL)

PROPOSED 8" HDPE PIPE
L = 56.1, S = 15.5%

PROPOSED STORMTECH SC-740 CHAMBERS
INV. = 87.5'



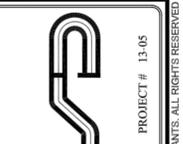
Mitigation plan prepared by Steve Marino, PWS
Tim Miller Associates, Inc.
Cold Spring, NY



SCALE: 1"=20'-0"

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Revisions:	No.	Date	Comments:

SCALE: 1" = 20'

DRAWN BY: SM

DATE: 10/22/19

**BUFFER
ENHANCEMENT
PLAN**

SUBDIVISION PLAN
PREPARED FOR
**MGM DESIGN &
CONSTRUCTION GROUP, LLC.**
5 HAWKES AVE
Westchester County, NY

Sheet
LA-2

© 2019 BY SITE DESIGN CONSULTANTS. HAWKES AVENUE WETLANDS BUFFER ENHANCEMENT PLAN, 10-22-19 DWG. 10/22/19 3:10:52 PM

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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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