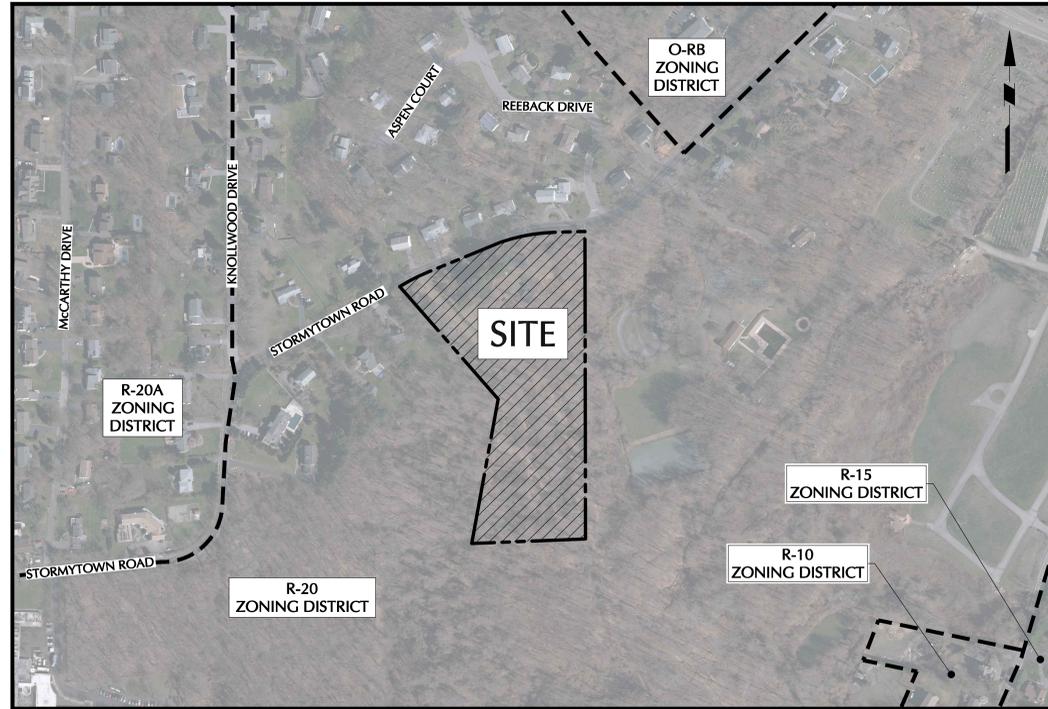


SUBDIVISION APPROVAL DRAWINGS

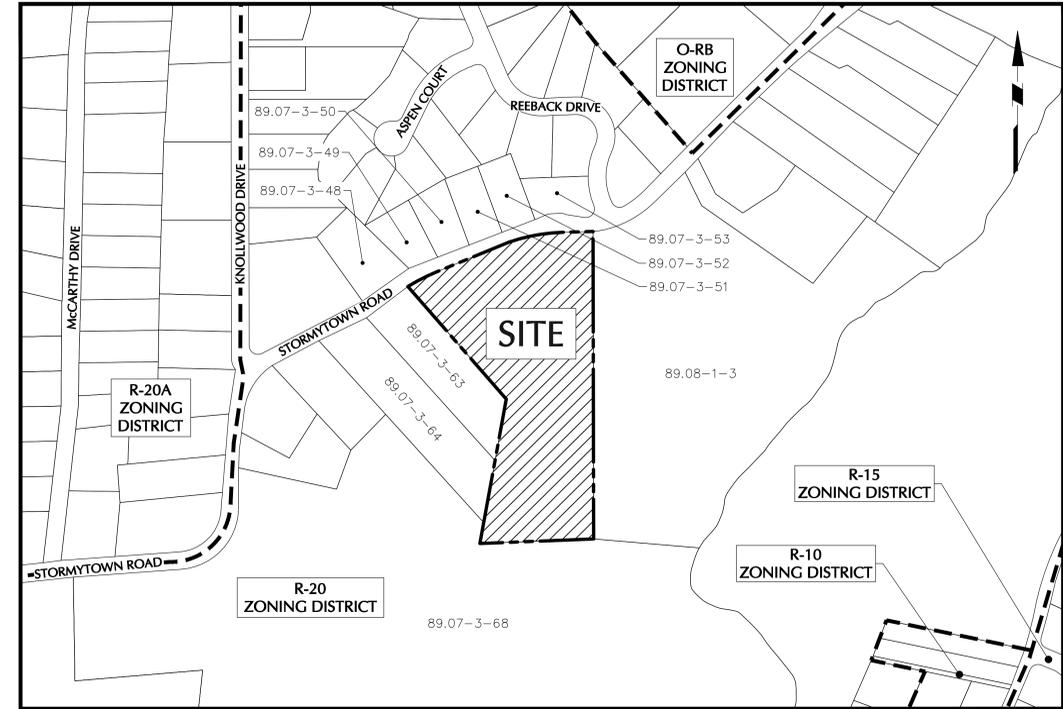
STORMYTOWN ROAD SUBDIVISION

TOWN OF OSSINING WESTCHESTER COUNTY, NEW YORK



AERIAL MAP

1"=200'



VICINITY MAP

1"=200'

SITE INFORMATION

ADDRESS 39 STORMYTOWN ROAD
OSSINING, NY 10562

SBL/TAXID SECTION 89.07, BLOCK No. 3, LOT No. 62

ZONE R-20, ONE-FAMILY RESIDENCE DISTRICT

OWNER/APPLICANT

CHOCOLATE SKY, LLC

81 MEYERSVILLE ROAD
CHATHAM, NJ 07928

CONTACT: DONALD UTSCHIG
TEL: (914) 224-2838

CIVIL ENGINEER

**LANGAN ENGINEERING, ENVIRONMENTAL, SURVEYING,
LANDSCAPE ARCHITECTURE AND GEOLOGY, D.P.C.**

ONE NORTH BROADWAY, SUITE 910
WHITE PLAINS, NY 10601

CONTACT: MICHAEL FINAN, PE
TEL: (914) 323-7411

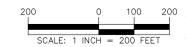
SURVEYOR

TC MERRITTS LAND SURVEYORS

394 BEDFORD ROAD
PLEASANTVILLE, NY 10570

CONTACT: DANIEL MERRITTS
TEL: (914) 769-8003

SITE DRAWING LIST		
DRAWING NO.	SHEET NO.	DRAWING TITLE
CS001	1 OF 16	COVER SHEET
CS101	2 OF 16	SITE PLAN
CD101	3 OF 16	EXISTING CONDITIONS & REMOVALS PLAN
CD102	4 OF 16	TREE REMOVALS TABLE
CA101	5 OF 16	EXISTING SLOPES ANALYSIS PLAN
CG101	6 OF 16	GRADING & DRAINAGE PLAN
CG201	7 OF 16	ROAD & DRIVEWAY PROFILES
CG202	8 OF 16	SIGHT DISTANCE PLAN
CU101	9 OF 16	UTILITY PLAN
CU201	10 OF 16	WATER MAIN PROFILE
CE101	11 OF 16	EROSION & SEDIMENT CONTROL PLAN
CS501	12 OF 16	DETAILS (1 OF 3)
CS502	13 OF 16	DETAILS (2 OF 3)
CS503	14 OF 16	DETAILS (3 OF 3)
LP101	15 OF 16	PLANTING PLAN
LP501	16 OF 16	PLANTING NOTES AND DETAILS



WARNING: IT IS A VIOLATION OF THE NYS EDUCATION LAW ARTICLE 145 FOR ANY PERSON UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, LAND SURVEYOR OR GEOLOGIST, TO ALTER THIS ITEM IN ANY WAY.

DATE	REVISIONS	No.
04/28/2021	REVISED PER PLANNING BOARD COMMENTS	1

Michael Finan
SIGNATURE
MICHAEL FINAN, PE, LEED-AP
PROFESSIONAL ENGINEER NY Lic. No. 081473

DATE SIGNED
04-28-21

LANGAN
Langan Engineering, Environmental, Surveying,
Landscape Architecture and Geology, D.P.C.
One North Broadway, Suite 910
White Plains, NY 10601

T: 914.323.7400 F: 914.323.7401 www.langan.com

Project
**STORMYTOWN ROAD
SUBDIVISION**

BLOCK No. 3, LOT No.62
TOWN OF OSSINING
WESTCHESTER COUNTY
NEW YORK

Drawing Title
COVER SHEET

Project No.
190065801

Date
03/29/2021

Drawn By
JM

Checked By
CZ

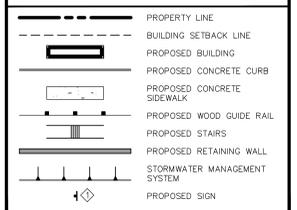
Drawing No.
CS001

Sheet 1 of 16

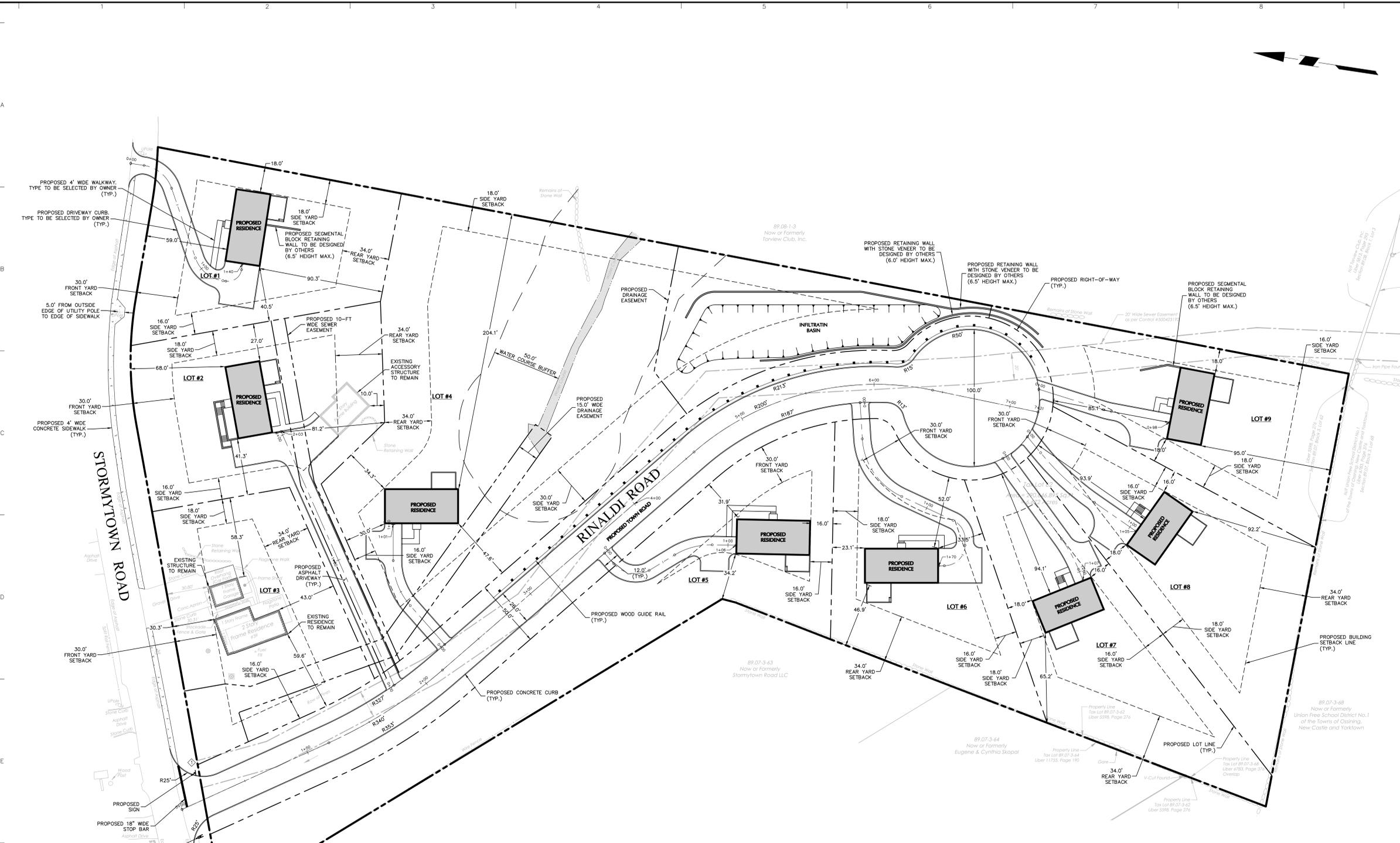
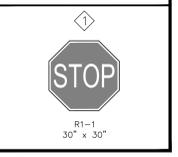
GENERAL NOTES

- SITE BOUNDARY, UTILITY, AND EXISTING SITE FEATURES SHOWN HEREON ARE FROM THE PLAN TITLED "PRELIMINARY SUBDIVISION PLAN PREPARED FOR CHOCOLATE SKY LLC," PREPARED BY TC MERRITT LAND SURVEYORS, DATED JANUARY 22, 2021.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO BEGINNING WORK.
- THE CONTRACTOR SHALL CALL "DIG SAFELY NEW YORK" AT 1-800-962-7962 OR 811 FOR STAKE OUT REQUESTS AT LEAST 72 HOURS PRIOR TO EXCAVATION IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL SAFETY CODES.
- ALL UTILITIES INCLUDING ELECTRICAL LINES, TELEPHONE LINES, CABLE TV LINES, ETC. SHALL BE LOCATED UNDERGROUND.
- THE APPLICANT IS REQUESTING A WAIVER FOR THE SIDEWALK AND STREET LIGHT REQUIREMENTS ALONG THE PROPOSED ROADWAY PER THE TOWN SUBDIVISION REGULATIONS.
- AFTER FINAL GRADES ARE ESTABLISHED, DISTURBED AREAS SHALL BE COVERED WITH FOUR INCHES OF TOPSOIL AND SHALL BE SEEDED OR LANDSCAPED.
- ALL LANDSCAPE BEDS SHALL BE DECOMPACTING BY EXCAVATING AND LOOSENING THE SOIL IN ACCORDANCE WITH NYSDEC REQUIREMENTS PRIOR TO INSTALLING TOPSOIL.
- ALL STORMWATER MANAGEMENT AREAS SHALL BE DECOMPACTED BY EXCAVATING AND LOOSENING THE SOIL IN ACCORDANCE WITH NYSDEC REQUIREMENTS PRIOR TO INSTALLING TOPSOIL.
- TREES, ROOT SYSTEMS AND OTHER VEGETATION REMOVED FOR CONSTRUCTION PURPOSES SHALL BE CHIPPED OR REMOVED FROM SITE. NO ON-SITE BURIAL OR BURNING SHALL BE PERMITTED.
- THE CONTRACTOR OR CONSTRUCTION MANAGER SHALL CONTACT THE OWNERS OF ALL UTILITIES AFFECTING THE SITE PRIOR TO THE START OF CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ASCERTAIN THE EXACT LOCATION OF UTILITIES FROM THE OWNERS PRIOR TO CONSTRUCTION. THE NUMBER FOR THE UNDERGROUND UTILITIES CALL CENTER OF NEW YORK IS 1-800-245-2828.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO TAKE THOSE STEPS NECESSARY TO PREVENT ILLEGAL DUMPING TO TAKE PLACE ON THE SITE. ANY MATERIAL FOUND UNSATISFACTORY TO THE ENGINEER WILL BE REMOVED FROM THE SITE AT THE CONTRACTOR'S EXPENSE.
- FOUNDATION FOOTING DRAINS AND AREA WAY DRAINS SHALL DISCHARGE BY GRAVITY WHERE PRACTICAL, OTHERWISE A PUMP SYSTEM WILL BE REQUIRED. ALL ROOF LEADER DRAINS SHALL HAVE OVERFLOWS AT THE DOWNSPOUT LOCATION WITH A SPLASH BLOCK.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO BEGINNING OF WORK.

LEGEND



SIGNAGE LEGEND



ZONING TABLE
TOWN OF OSSINING
SECTION 89.07, BLOCK No. 3, LOT No. 62
ZONING DISTRICT: R-20, ONE-FAMILY RESIDENCE DISTRICT

	REQUIREMENT	PROPOSED LOT 1	PROPOSED LOT 2	PROPOSED LOT 3	PROPOSED LOT 4	PROPOSED LOT 5	PROPOSED LOT 6	PROPOSED LOT 7	PROPOSED LOT 8	PROPOSED LOT 9	
LOT AREA	SF	20,000	20,017.8	24,496.8	20,619.3	67,654.3	30,800.0	20,084.3	21,816.7	22,863.6	21,207.4
WIDTH	FT	100	135.5	122.9	180.3	464.7	544.0	120.0	100.0	100.0	100.0
LOT DEPTH	FT	130	192.8	309.5	153.1	264.1	148.2	152.5	311.6	293.3	216.7
FRONT YARD	FT	30	53.4	68.0	30.3	47.6	31.9	57.6	94.1	93.9	85.1
ONE SIDE YARD	FT	16	16.0	27.0	59.6	30.0	16.0	18.5	16.0	16.0	18.0
BOTH SIDE YARDS	FT	34	61.7	68.3	117.9	234.1	16.0	60.7	34.0	34.0	36.0
REAR YARD	FT	34	95.0	81.2	43.0	34.3	34.2	46.4	65.2	92.2	95.0
LIVEABLE FLOOR AREA PER DWELLING UNIT	SF	850	>850	>850	1,482	>850	>850	>850	>850	>850	>850
MAX. BUILDING HEIGHT	FT/STORY	25 / 35	2 / 25	2 / 25	EXISTING	2 / 25	2 / 25	2 / 25	2 / 25	2 / 25	2 / 25
BUILDING COVERAGE	%	22	7	6	7	2	5	7	6	6	7
WETLAND	SF	0	0	0	0	0	0	0	0	0	0
EXTREME STEEP SLOPE	SF	-	693	2,572	1,817	16,872	60	0	0	35	91
AT LEAST 75% OF THE MINIMUM LOT AREA SHALL NOT HAVE WETLAND OR EXTREME STEEP SLOPES	%	75	97	90	91	75	100	100	100	100	100

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Michael Finan
SIGNATURE
MICHAEL FINAN, PE, LEED-AP
PROFESSIONAL ENGINEER NY Lic. No. 081473

LANGAN
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Project
STORMYTOWN ROAD SUBDIVISION
BLOCK No. 3, LOT No. 62
TOWN OF OSSINING
WESTCHESTER COUNTY NEW YORK

Drawing Title
SITE PLAN

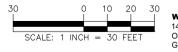
Project No.
190065801
Date
03/29/2021
Drawn By
JM
Checked By
CZ
Drawing No.
CS101
Sheet 2 of 16

REFERENCE NOTES

1. SITE BOUNDARY, TOPOGRAPHIC INFORMATION, UTILITY, AND EXISTING SITE FEATURES SHOWN HEREON ARE FROM THE PRELIMINARY SUBDIVISION APPROVAL DRAWING SET TITLED "PROPOSED 10 LOT SUBDIVISION DEVELOPMENT," PREPARED BY ARG, HT DESIGN GROUP INC., DATED 11/07/2018, LAST REVISED 11/09/2020.
2. TREE LOCATIONS SHOWN HEREON ARE FROM SHEET S-3 FROM THE PRELIMINARY SUBDIVISION APPROVAL DRAWING SET TITLED "PROPOSED 10 LOT SUBDIVISION DEVELOPMENT," PREPARED BY ARG, HT DESIGN GROUP INC., DATED 11/07/2018, LAST REVISED 11/09/2020.
3. ELEVATIONS SHOWN ARE BASED UPON NAVD 88.

LEGEND

	TREE TO BE REMOVED
	SITE FEATURE TO BE REMOVED
	STRUCTURE TO BE REMOVED
	SAW-CUT



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DATE SIGNED
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Project
**STORMYTOWN ROAD
 SUBDIVISION**
 BLOCK No. 3, LOT No. 62
 TOWN OF OSSINGEN
 WESTCHESTER COUNTY NEW YORK

Drawing Title
**EXISTING
 CONDITIONS &
 REMOVALS PLAN**

Project No.
 190065801

Date
 03/29/2021

Drawn By
 JM

Checked By
 CZ

Drawing No.
CD101

Sheet 3 of 16

TREE REMOVAL NOTES

1. TREE TABLE SHOWN HEREON WAS OBTAINED FROM SHEET 5-4 OF THE PRELIMINARY SUBDIVISION APPROVAL DRAWING SET TITLED "PROPOSED TO LOT SUBDIVISION DEVELOPMENT," PREPARED BY ARG. HT DESIGN GROUP INC., DATED 11/07/2018, LAST REVISED 11/09/2020.

TREES WITHIN LIMIT OF DISTURBANCE AS SHOWN ON THE PRELIMINARY SUBDIVISION APPROVAL DRAWINGS THAT ARE TO BE REMOVED = 199 TREES
 ADDITIONAL TREES TO BE REMOVED AS SHOWN ON THE FINAL SUBDIVISION APPROVAL DRAWINGS = 13 TREES
 TOTAL TREES TO BE REMOVED = 212 TREES

(REFER TO THE PLANTING PLAN FOR TREE REPLACEMENT REQUIREMENTS)

LEGEND

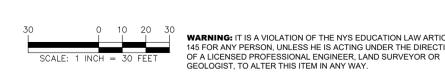
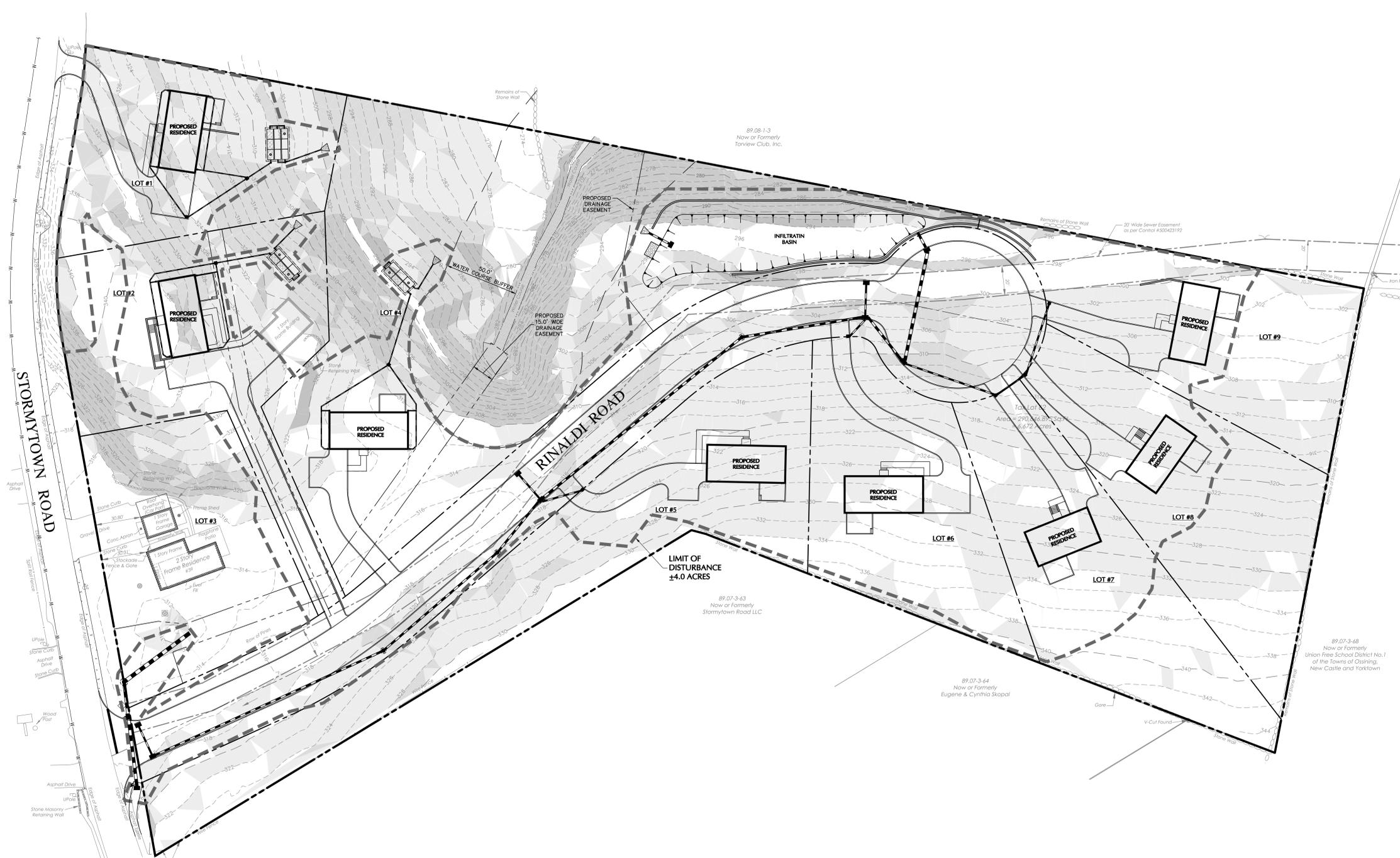
EXISTING TREE TO BE REMOVED

Tree ID	Common Name	Conditions	Tree Note	Genus	Species	Latitude	Longitude	DBH 1	DBH 2	DBH 3	DBH Height
1601	Locust-Black	Fair		Robinia	pseudocacia	41.18014652	-73.85797707	27.00	0.00	0.00	4.50
1602	Maple-Norway	Good		Acer	platanoides	41.18013475	-73.85763796	14.00	0.00	0.00	4.50
1603	Cherry	Poor		Prunus	sp	41.18015187	-73.85827955	26.00	0.00	0.00	4.50
1604	Oak-Northern Red	Fair		Quercus	rubra	41.18012980	-73.85811650	10.00	0.00	0.00	4.50
1605	Dogwood-Flowering	Poor		Cornus	florida	41.18015414	-73.85793133	6.00	0.00	0.00	4.50
1606	Ash-White	Poor		Fraxinus	americana	41.18014496	-73.85742296	12.00	0.00	0.00	4.50
1607	Spruce-Norway	Fair		Picea	abies	41.18004465	-73.85867058	14.00	0.00	0.00	4.50
1608	Spruce-Norway	Fair		Picea	abies	41.18004985	-73.85833668	22.00	0.00	0.00	4.50
1609	Locust-Black	Poor		Robinia	pseudocacia	41.18000775	-73.85851965	26.00	0.00	0.00	4.50
1610	Cherry	Poor		Prunus	sp	41.17992653	-73.85813250	8.00	0.00	0.00	4.50
1611	Locust-Black	Fair		Robinia	pseudocacia	41.17990639	-73.85851715	31.00	0.00	0.00	4.50
1612	Maple-Norway	Fair		Acer	platanoides	41.17987283	-73.85848934	9.00	0.00	0.00	4.50
1613	Maple-Norway	Fair		Acer	platanoides	41.17986171	-73.85846266	8.00	0.00	0.00	4.50
1614	Maple-Norway	Fair		Acer	platanoides	41.17990538	-73.85849522	8.00	0.00	0.00	4.50
1615	Maple-Norway	Fair		Acer	platanoides	41.17992797	-73.85847438	7.00	0.00	0.00	4.50
1616	Maple-Norway	Fair		Acer	platanoides	41.17994328	-73.85846500	8.00	0.00	0.00	4.50
1617	Maple-Norway	Fair		Acer	platanoides	41.17988378	-73.85841570	9.00	0.00	0.00	4.50
1618	Maple-Norway	Fair		Acer	platanoides	41.17990104	-73.85842377	6.00	0.00	0.00	4.50
1619	Maple-Norway	Fair		Acer	platanoides	41.17987642	-73.85839256	8.00	0.00	0.00	4.50
1620	Maple-Norway	Fair		Acer	platanoides	41.17982458	-73.85841188	16.00	0.00	0.00	4.50
1621	Maple-Norway	Fair		Acer	platanoides	41.17985610	-73.85838255	7.00	0.00	0.00	4.50
1622	Elm-American	Good		Ulmus	americana	41.17974976	-73.85827274	14.00	0.00	0.00	4.50
1623	Cherry	Fair		Prunus	sp	41.17970515	-73.85824021	10.00	0.00	0.00	4.50
1624	Tree of Heaven	Fair		Ailanthus	altissima	41.17950402	-73.85806314	11.00	0.00	0.00	4.50
1625	Tree of Heaven	Fair		Ailanthus	altissima	41.17954593	-73.85804625	10.00	0.00	0.00	4.50
1626	Tree of Heaven	Fair		Ailanthus	altissima	41.17954372	-73.85804129	10.00	0.00	0.00	4.50
1627	Tree of Heaven	Fair		Ailanthus	altissima	41.17952090	-73.85801028	8.00	0.00	0.00	4.50
1628	Tree of Heaven	Fair		Ailanthus	altissima	41.17950126	-73.85801308	10.00	0.00	0.00	4.50
1629	Cherry	Fair		Prunus	sp	41.17947172	-73.85807125	8.00	0.00	0.00	4.50
1630	Locust-Black	Fair		Robinia	pseudocacia	41.17945888	-73.85798857	21.00	0.00	0.00	4.50
1631	Cherry	Fair		Prunus	sp	41.17943746	-73.85801524	12.00	0.00	0.00	4.50
1632	Maple-Sugar	Good		Acer	saccharum	41.17932634	-73.85792824	16.00	0.00	0.00	4.50
1633	Cherry	Fair		Prunus	sp	41.17918609	-73.85796261	8.00	0.00	0.00	4.50
1634	Locust-Black	Poor	Uprooted leaning into other trees	Robinia	pseudocacia	41.17915048	-73.85793097	28.00	0.00	0.00	4.50
1635	Tree of Heaven	Fair		Ailanthus	altissima	41.17906825	-73.85789451	8.00	0.00	0.00	4.50
1636	Locust-Black	Poor	leaning into other tree remove	Robinia	pseudocacia	41.17923400	-73.85781943	22.00	0.00	0.00	4.50
1637	Ash-White	Poor		Fraxinus	americana	41.17893380	-73.85789532	17.00	0.00	0.00	4.50
1638	Locust-Black	Poor	leaning into other tree remove	Robinia	pseudocacia	41.17895410	-73.85784819	23.00	0.00	0.00	4.50
1639	Locust-Black	Poor	tree leaning into this tree remove	Robinia	pseudocacia	41.17890722	-73.85788174	23.00	0.00	0.00	4.50
1640	Locust-Black	Fair		Robinia	pseudocacia	41.17891233	-73.85784810	26.00	0.00	0.00	4.50
1641	Maple-Sugar	Good		Acer	saccharum	41.17882091	-73.85790396	15.00	0.00	0.00	4.50
1642	Locust-Black	Fair		Robinia	pseudocacia	41.17882195	-73.85796271	30.00	0.00	0.00	4.50
1643	Locust-Black	Fair		Robinia	pseudocacia	41.17882973	-73.85787857	21.00	0.00	0.00	4.50
1644	Locust-Black	Fair		Robinia	pseudocacia	41.17882106	-73.85781769	27.00	0.00	0.00	4.50
1645	Cherry	Fair		Prunus	sp	41.17875143	-73.85772106	13.00	0.00	0.00	4.50
1646	Maple-Norway	Poor		Acer	platanoides	41.17860649	-73.85776455	9.00	0.00	0.00	4.50
1647	Locust-Black	Poor		Robinia	pseudocacia	41.17859443	-73.85784513	26.00	0.00	0.00	4.50
1648	Cherry	Fair		Prunus	sp	41.17856430	-73.85784745	11.00	0.00	0.00	4.50
1649	Maple-Norway	Fair		Acer	platanoides	41.17847555	-73.85768843	8.00	0.00	0.00	4.50
1650	Boxelder	Poor		Acer	negundo	41.17845673	-73.85766870	10.00	7.00	0.00	4.50
1651	Locust-Black	Poor		Robinia	pseudocacia	41.17842489	-73.85761193	11.00	0.00	0.00	4.50
1652	Locust-Black	Poor		Robinia	pseudocacia	41.17843093	-73.85759872	23.00	0.00	0.00	4.50
1653	Maple-Norway	Poor		Acer	platanoides	41.17832678	-73.85764763	14.00	0.00	0.00	4.50
1654	Oak-Northern Red	Fair		Quercus	rubra	41.17827207	-73.85763150	17.00	0.00	0.00	4.50
1655	Maple-Norway	Good		Acer	platanoides	41.17825426	-73.85762806	8.00	0.00	0.00	4.50
1656	Locust-Black	Poor		Robinia	pseudocacia	41.17824426	-73.85781729	10.00	0.00	0.00	4.50
1657	Locust-Black	Poor		Robinia	pseudocacia	41.17824903	-73.85785144	27.00	0.00	0.00	4.50
1658	Locust-Black	Poor		Robinia	pseudocacia	41.17839523	-73.85793762	23.00	0.00	0.00	4.50
1659	Dogwood-Flowering	Poor		Cornus	florida	41.17841039	-73.85786874	5.00	4.00	0.00	4.50
1660	Locust-Black	Poor		Robinia	pseudocacia	41.17840435	-73.85793657	25.00	0.00	0.00	4.50
1661	Maple-Norway	Fair		Acer	platanoides	41.17829478	-73.85751845	9.00	0.00	0.00	4.50
1662	Maple-Norway	Fair		Acer	platanoides	41.17825793	-73.85741828	6.00	0.00	0.00	4.50
1663	Maple-Silver	Poor		Acer	saccharinum	41.17827016	-73.85733097	8.00	0.00	0.00	4.50
1664	Maple-Silver	Poor		Acer	saccharinum	41.17820298	-73.85727785	18.00	17.00	15.00	4.50
1665	Hickory-Pecan	Good		Carya	sp	41.17827616	-73.85723676	9.00	0.00	0.00	4.50
1666	Ash-White	Poor		Fraxinus	americana	41.17818587	-73.85716677	31.00	0.00	0.00	4.50
1667	Oak-Northern Red	Fair		Quercus	rubra	41.17827077	-73.85712906	8.00	0.00	0.00	4.50
1668	Oak-Northern Red	Fair		Quercus	rubra	41.17825917	-73.85714795	26.00	0.00	0.00	4.50
1669	Walnut-Black	Poor		Juglans	nigra	41.17835398	-73.85713405	10.00	0.00	0.00	4.50
1670	Oak-Pin	Poor		Quercus	palustris	41.17842493	-73.85714740	10.00	0.00	0.00	4.50
1671	Locust-Black	Poor		Robinia	pseudocacia	41.17833378	-73.85726373	26.00	0.00	0.00	4.50
1672	Locust-Black	Poor		Robinia	pseudocacia	41.17917070	-73.85721871	16.00	0.00	0.00	4.50
1673	Cherry	Fair		Prunus	sp	41.17923243	-73.85727392	12.00	0.00	0.00	4.50
1674	Beech-American	Good		Fagus	grandifolia	41.17928617	-73.85721163	18.00	0.00	0.00	4.50
1675	Oak-Northern Red	Fair		Juglans	rubra	41.17931478	-73.85721018	8.00	0.00	0.00	4.50
1676	Walnut-Black	Poor		Juglans	nigra	41.17934322	-73.85724814	19.00	0.00	0.00	4.50
1677	Maple-Norway	Fair		Acer	platanoides	41.17936534	-73.85720432	10.00	0.00	0.00	4.50
1678	Cherry	Poor		Prunus	sp	41.17907237	-73.85728703	12.00	0.00	0.00	4.50
1679	Maple-Norway	Good		Acer	platanoides	41.17948703	-73.85721970	7.00	0.00	0.00	4.50
1680	Maple-Norway	Fair		Acer	platanoides	41.17952176	-73.85724767	8.00	0.00	0.00	4.50
1681	Hickory-Pecan	Fair		Carya	sp	41.17954257	-73.85729415	20.00	0.00	0.00	4.50
1682	Hickory-Pecan	Fair		Carya	sp	41.17959304	-73.85739956	12.00	0.00	0.00	4.50
1683	Maple-Norway	Fair		Acer	platanoides	41.17963692	-73.85759151	14.00	0.00	0.00	4.50
1684	Maple-Silver	Fair		Acer	saccharinum	41.17958315	-73.85766021	18.00	0.00	0.00	4.50
1685	Maple-Silver	Poor		Acer	saccharinum	41.17957458	-73.85770641	19.00	0.00	0.00	4.50
1686	Maple-Norway	Poor	buried	Acer	platanoides	41.17988421	-73.85772871	7.00	0.00	0.00	4.50
1687	Maple-Sugar	Poor		Acer	saccharum	41.17992012	-73.85773195	17.00	0.00	0.00	4.50
1688	Maple-Norway	Poor		Acer	saccharum	41.17993181	-73.85769578	10.00	0.00	0.00	4.50
1689	Hickory-Pecan	Poor		Carya	sp	41.17989603	-73.85762805	17.00	0.00	0.00	4.50
1690	Maple-Norway	Poor		Acer	platanoides	41.17995087	-73.85764823	14.00	0.00	0.00	4.50
1691	Maple-Norway	Poor		Acer	platanoides	41.18000193	-73.85758055	18.00	0.00	0.00	4.50
1692	Maple-Norway	Poor	buried	Acer	platanoides	41.18007811	-73.85749642	15.00	0.00	0.00	4.50
1693	Maple-Norway	Poor	buried	Acer	platanoides	41.18015843	-73.85754218	16.00	0.00	0.00	4.50
1694	Birch-River	Poor	Remove	Betula	nigra	41.18015898	-73.85762054	25.00	0.00	0.00	4.50
1695	Maple-Norway	Poor		Acer	platanoides	41.18025074	-73.85750439	10.00	0.00	0.00	4.50
1696	Maple-Norway	Fair		Acer	platanoides	41.18026087	-73.85748076	8.00	0.00	0.00	4.50
1697	Maple-Norway	Fair		Acer	platanoides	41.18029361	-73.85749948	9.00	0.00	0.00	4.50
1698	Maple-Norway	Poor		Acer	platanoides	41.18027918	-73.85741074	9.00	0.00	0.00	4.50
1699	Maple-Norway	Fair		Acer	platanoides	41.18026082	-73.85731395	11.00	0.00	0.00	4.50
1700	Tree of Heaven	Poor		Ailanthus	altissima	41.18026646	-73.85723810	14.00	0.00	0.00	4.50
1701	Tree of Heaven	Fair		Ailanthus	altissima	41.18028797	-73.85725514	23.00	0.00	0.00	4.50
1											

GENERAL NOTES

1. SITE BOUNDARY, TOPOGRAPHIC INFORMATION, UTILITY, AND EXISTING SITE FEATURES SHOWN HEREON ARE FROM THE PRELIMINARY SUBDIVISION APPROVAL DRAWING SET TITLED "PROPOSED 10 LOT SUBDIVISION DEVELOPMENT," PREPARED BY ARQ. HT DESIGN GROUP INC., DATED 11/07/2018, LAST REVISED 11/09/2020.
2. ELEVATIONS SHOWN ARE BASED UPON NAVD 88.

SLOPES TABLE				
NUMBER	MIN. SLOPE	MAX. SLOPE	AREA (SF)	COLOR
1	0.0%	15.0%	105344	
2	15.0%	25.0%	124583	
3	25.0%	35.0%	36797	
4	35.0%	1000.0%	22750	



DATE	REVISIONS	DESCRIPTION	NO.
04/28/2021	1	REVISED PER PLANNING BOARD COMMENTS	

Michael Finin
 SIGNATURE
 DATE SIGNED 04-28-21
 MICHAEL FININ, PE, LEED-AP
 PROFESSIONAL ENGINEER NY Lic. No. 081473

LANGAN
 Langan Engineering, Environmental, Surveying,
 Landscape Architecture and Geology, D.P.C.
 One North Broadway, Suite 910
 White Plains, NY 10601
 T: 914.323.7400 F: 914.323.7401 www.langan.com

Project
**STORMYTOWN ROAD
 SUBDIVISION**
 BLOCK No. 3, LOT No. 62
 TOWN OF OSSING
 WESTCHESTER COUNTY NEW YORK

Drawing Title
**EXISTING SLOPES
 ANALYSIS PLAN**

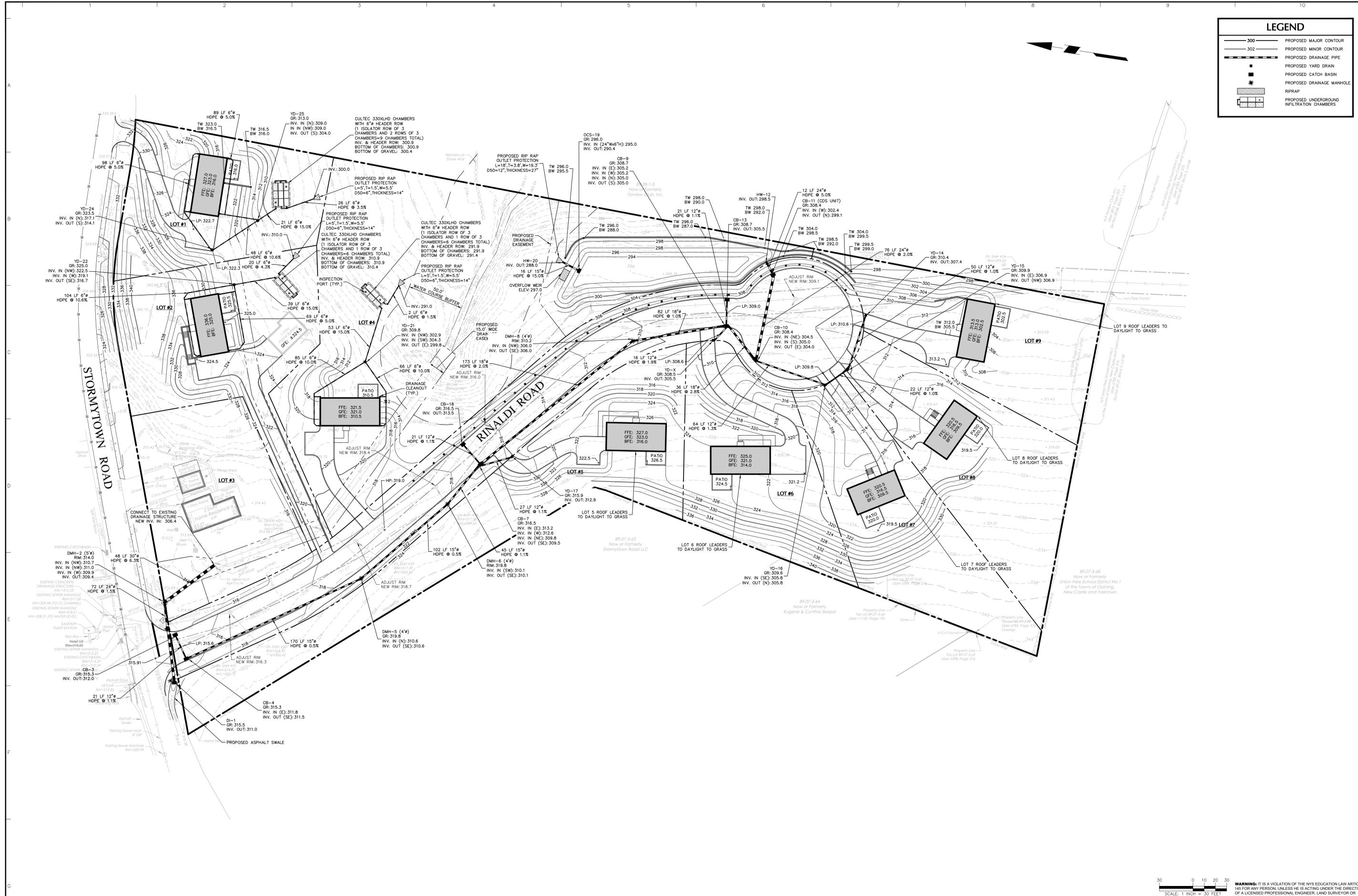
Project No.
 190065801
 Date
 03/29/2021
 Drawn By
 JM
 Checked By
 CZ
 Drawing Title
CA101
 Sheet 5 of 16

PROJECT NO. 190065801

LANGAN

LEGEND

- 300 PROPOSED MAJOR CONTOUR
- 302 PROPOSED MINOR CONTOUR
- PROPOSED DRAINAGE PIPE
- PROPOSED YARD DRAIN
- PROPOSED CATCH BASIN
- PROPOSED DRAINAGE MANHOLE
- RIPRAP
- PROPOSED UNDERGROUND INFILTRATION CHAMBERS



SCALE: 1" = 30' FEET

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REVISIONS		

Michael...

SIGNATURE DATE SIGNED 04-28-21

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 Landscape Architecture and Geology, D.P.C.
 One North Broadway, Suite 910
 White Plains, NY 10601

T: 914.323.7400 F: 914.323.7401 www.langan.com

Project
STORMYTOWN ROAD SUBDIVISION

TOWN OF OSSINGING
 WESTCHESTER COUNTY NEW YORK

Drawing Title
GRADING AND DRAINAGE PLAN

Project No.
 190065801

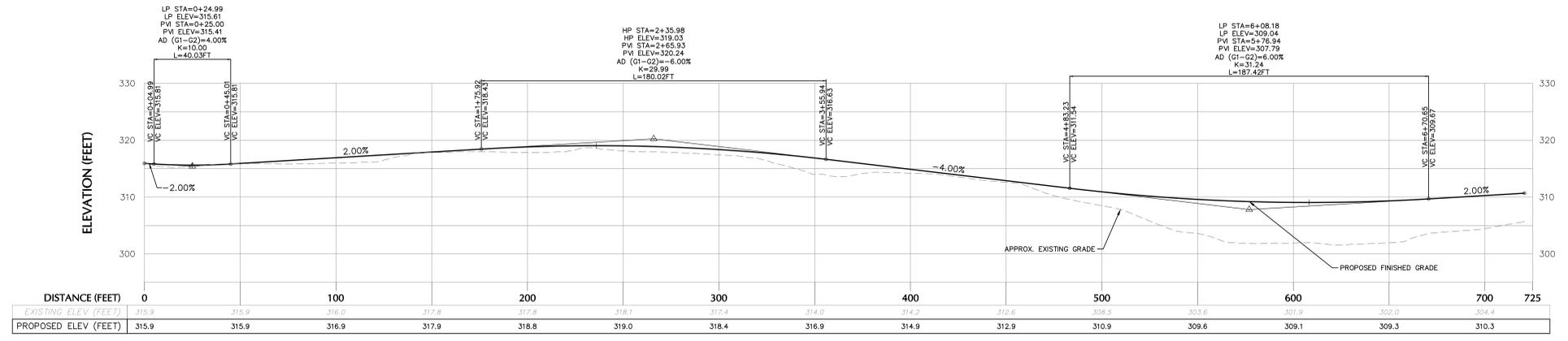
Date
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Drawn By
 JM

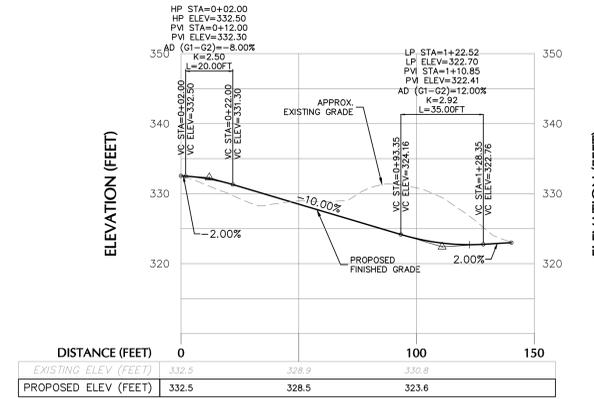
Checked By
 CZ

Drawing No.
CG101

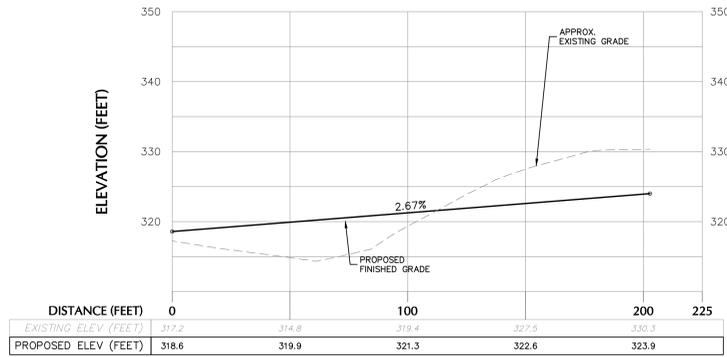
Sheet 6 of 16



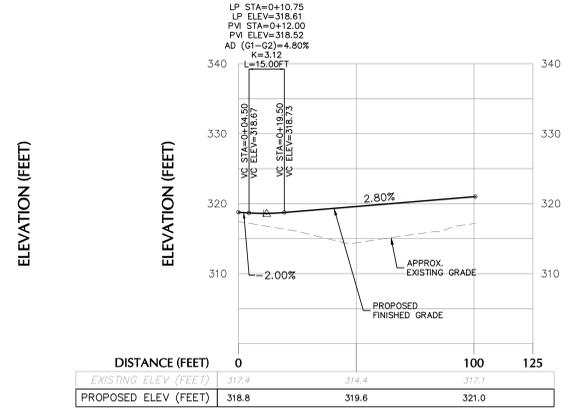
RINALDI ROAD PROFILE
 H: 1" = 30'
 V: 1" = 10'



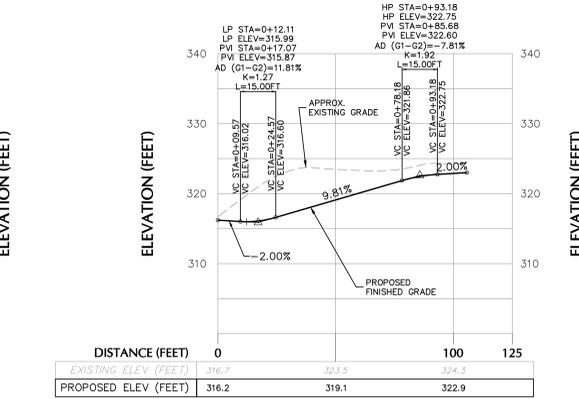
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 V: 1" = 10'



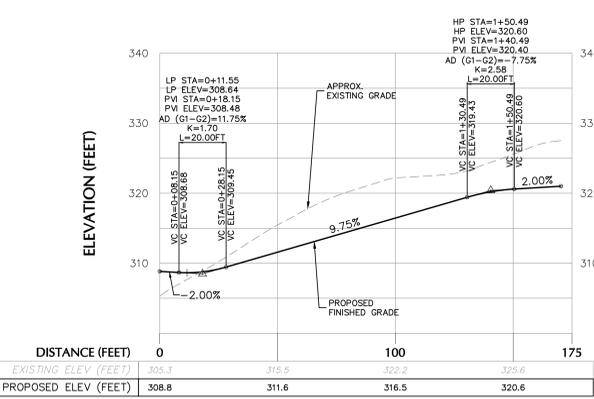
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 V: 1" = 10'



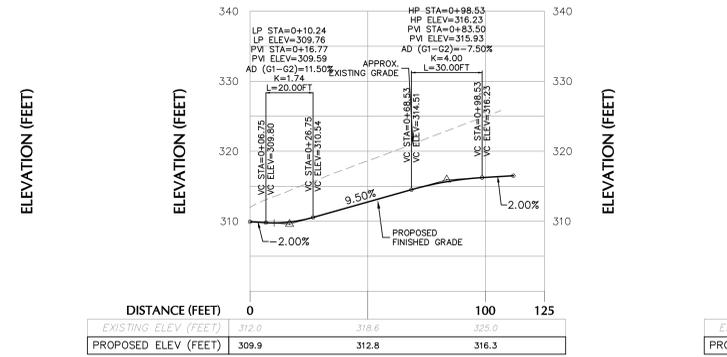
LOT 4 DRIVEWAY PROFILE
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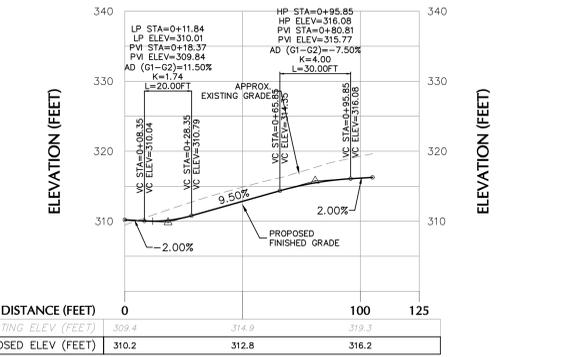
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 V: 1" = 10'



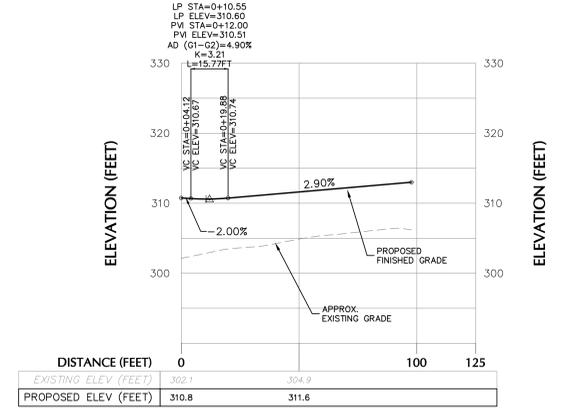
LOT 6 DRIVEWAY PROFILE
 H: 1" = 30'
 V: 1" = 10'



LOT 7 DRIVEWAY PROFILE
 H: 1" = 30'
 V: 1" = 10'



LOT 8 DRIVEWAY PROFILE
 H: 1" = 30'
 V: 1" = 10'



LOT 9 DRIVEWAY PROFILE
 H: 1" = 30'
 V: 1" = 10'



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04/28/2021	REVISED PER PLANNING BOARD COMMENTS	1

Michael Finan
 SIGNATURE
 MICHAEL FINAN, PE, LEED-AP
 PROFESSIONAL ENGINEER NY Lic. No. 081473

DATE SIGNED
 04-28-21

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 One North Broadway, Suite 910
 White Plains, NY 10601
 T: 914.323.7400 F: 914.323.7401 www.langan.com

Project
**STORMYTOWN ROAD
 SUBDIVISION**
 BLOCK No. 3, LOT No. 62
 TOWN OF OSSING
 WESTCHESTER COUNTY NEW YORK

Drawing Title
**ROAD & DRIVEWAY
 PROFILES**

Project No.
 190065801

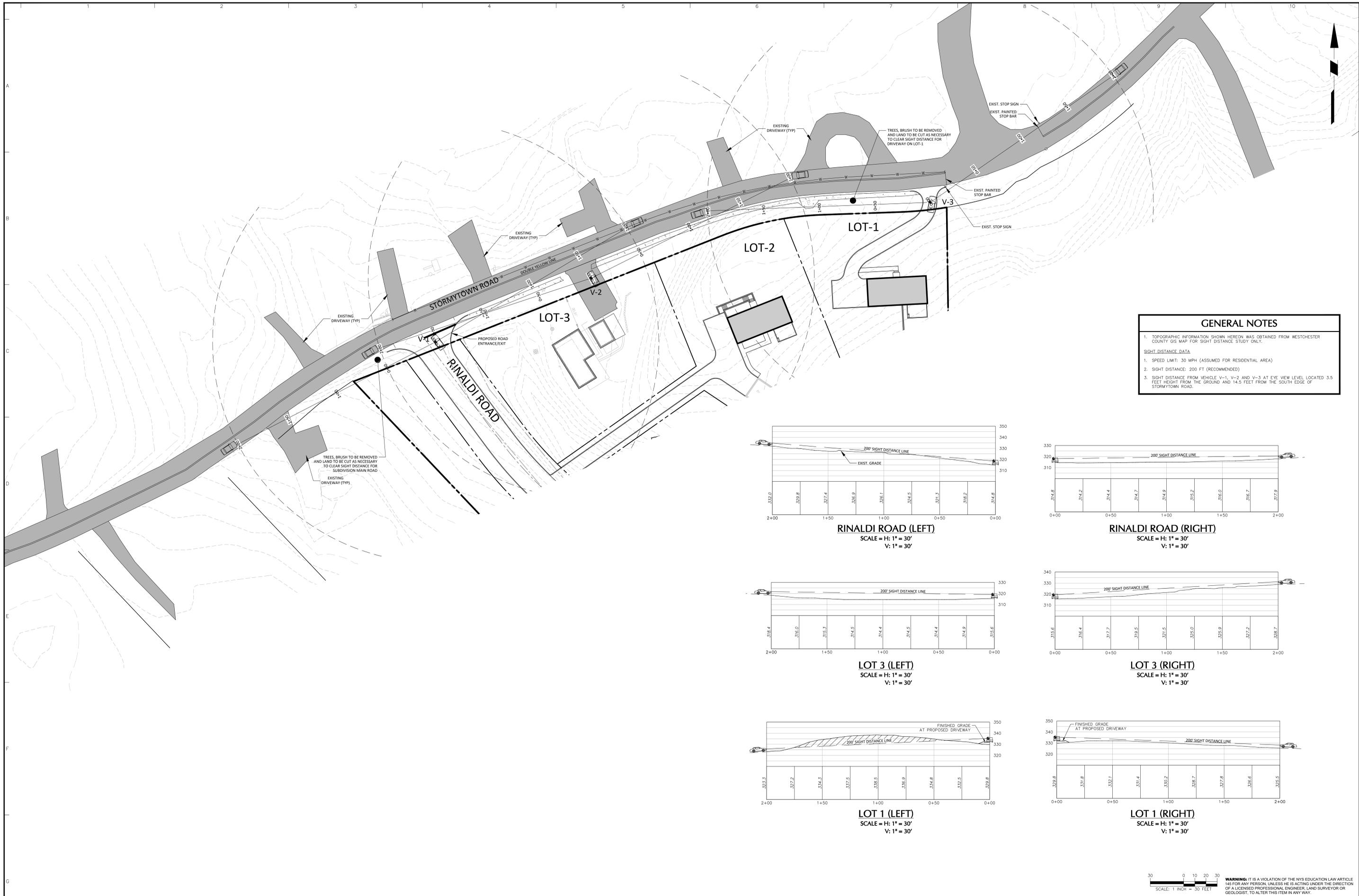
Date
 03/29/2021

Drawn By
 JM

Checked By
 CZ

Drawing No.
CG201

Sheet 7 of 16



DATE	REVISIONS	No.
04/28/2021	REVISED PER PLANNING BOARD COMMENTS	1

Michael Finan
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Project
**STORMYTOWN ROAD
SUBDIVISION**
BLOCK No. 3, LOT No. 62
TOWN OF OSSING
WESTCHESTER COUNTY NEW YORK

Drawing Title
**SIGHT DISTANCE
PLAN**

Project No.
190065801

Date
03/29/2021

Drawn By
JM

Checked By
CZ

Sheet 8 of 16

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SCALE: 1" = 30' FEET

PROJECT NO. 190065801

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UTILITY NOTES

1. THE CONTRACTOR SHALL CALL "DIG SAFELY NEW YORK" AT 1-800-962-7862 OR 811 FOR STAKE OUT REQUESTS AT LEAST 72 HOURS PRIOR TO EXCAVATION IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL SAFETY CODES.
2. THE CONTRACTOR SHALL CONTACT THE UTILITY PROVIDERS OF ALL UTILITIES AFFECTED BY THE PROJECT PRIOR TO THE START OF CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ASCERTAIN THE EXACT LOCATION OF UTILITIES FROM THE UTILITY PROVIDERS PRIOR TO CONSTRUCTION. UNDERGROUND UTILITY CALL CENTER OF NEW YORK IS 1-800-245-2828.
3. ALL UTILITY SYSTEMS WITHIN THE BOUNDS OF THE SUBDIVISION AND ADJACENT AREAS SHALL BE INSTALLED UNDERGROUND IN ACCORDANCE WITH THE REQUIREMENTS OF THE RESPONSIBLE UTILITY COMPANY (I.E., CONEDISON, TELEPHONE COMPANY, CABLE TELEVISION COMPANY, ETC.).
4. ALL APPURTENANCES, SUCH AS GAS PIPES, VALVES, TEES, ELECTRICAL WIRING, GENERATORS, METERS, TELEPHONE DISTRIBUTION BOXES, CABLE TELEVISION CONNECTIONS, ETC., AND OTHER MISCELLANEOUS MATERIALS, SHALL BE APPROVED BY THE ENGINEER IN CHARGE REPRESENTING THE RESPONSIBLE PUBLIC UTILITY.

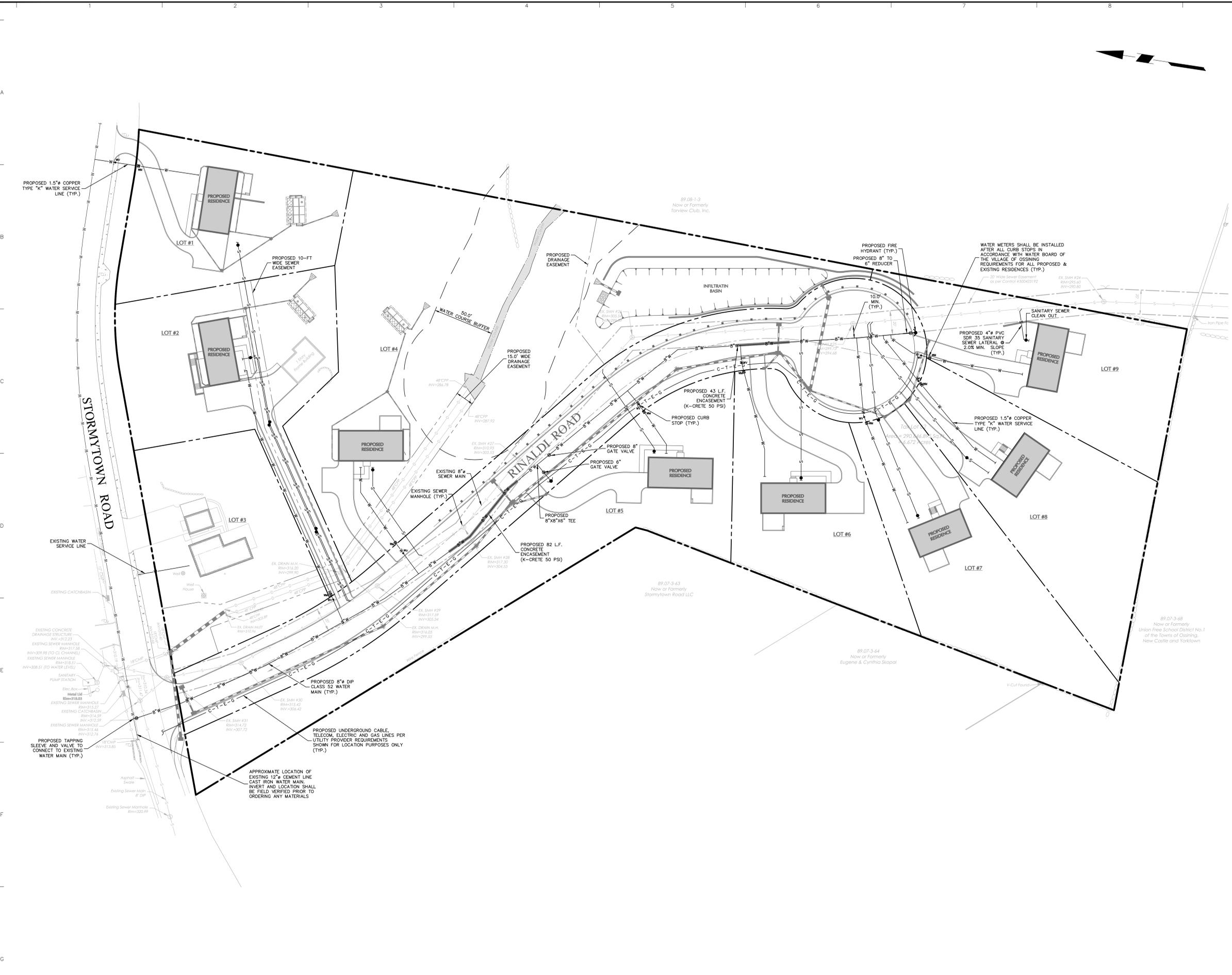
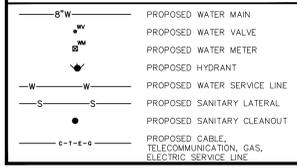
WATER MAIN NOTES

1. ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE WATER DEPARTMENT HAVING JURISDICTION AND IN ACCORDANCE WITH THE REQUIREMENTS AND SPECIFICATIONS AS SET FORTH BY THE SUPERINTENDENT OF THE WATER DEPARTMENT.
2. THE MINIMUM COVER FOR WATER MAINS SHALL BE FOUR FEET ZERO INCHES OR AS DIRECTED BY THE SUPERINTENDENT OF THE WATER DEPARTMENT TO MEET FIELD CONDITIONS.
3. HYDRANTS ARE TO BE LOCATED IN ACCORDANCE WITH THE WATER DEPARTMENT REQUIREMENTS AND THE TOWN OF OSSING FIRE MARSHAL.
4. THE DECISION OF THE SUPERINTENDENT OF THE WATER DEPARTMENT SHALL BE FINAL ON ANY CONSTRUCTION DISPUTES TO MEET FIELD CONDITIONS.
5. FOR ALL CROSSINGS OF WATER MAIN AND SANITARY OR STORM SEWER, A MINIMUM OF 18 INCHES OF VERTICAL CLEARANCE IS REQUIRED. ALL WORK MUST BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE WATER DEPARTMENT AND THE WESTCHESTER COUNTY DEPARTMENT OF HEALTH.
6. ALL WATER MAINS SHALL BE THE TYPE AND WEIGHT AS SPECIFIED BY THE WATER DEPARTMENT.
7. WATER PRESSURE TESTS ON ALL NEW MAINS SHALL BE PERFORMED AND CERTIFIED TO THE WESTCHESTER COUNTY DEPARTMENT OF HEALTH BY THE DEVELOPER'S ENGINEER.

WCDOH GENERAL NOTES

1. THE WESTCHESTER COUNTY DEPARTMENT OF HEALTH REQUIRES NOTIFICATION 48 HOURS PRIOR TO THE TESTING OF ALL UTILITIES.
2. ALL WATER MAIN TESTING SHALL BE IN ACCORDANCE WITH THE RESPECTIVE AWWA STANDARDS.
3. TWO (2) SETS OF AS-BUILT PLANS MUST BE PROVIDED AS PART OF THE FINAL CERTIFICATION APPLICATION.

LEGEND



30 0 10 20 30
SCALE: 1 INCH = 30 FEET

WARNING: IT IS A VIOLATION OF THE NYS EDUCATION LAW ARTICLE 145 FOR ANY PERSON UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, LAND SURVEYOR OR GEOLOGIST, TO ALTER THIS ITEM IN ANY WAY.

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REVISIONS		

Michael Finan
SIGNATURE
MICHAEL FINAN, PE, LEED-AP
PROFESSIONAL ENGINEER NY Lic. No. 081473

DATE SIGNED
04-28-21

LANGAN
Langan Engineering, Environmental, Surveying,
Landscape Architecture and Geology, D.P.C.
One North Broadway, Suite 910
White Plains, NY 10601
T: 914.323.7400 F: 914.323.7401 www.langan.com

Project
**STORMYTOWN ROAD
SUBDIVISION**
BLOCK No. 3, LOT No. 62
TOWN OF OSSING
WESTCHESTER COUNTY NEW YORK

Drawing Title
UTILITY PLAN

Project No.
190065801

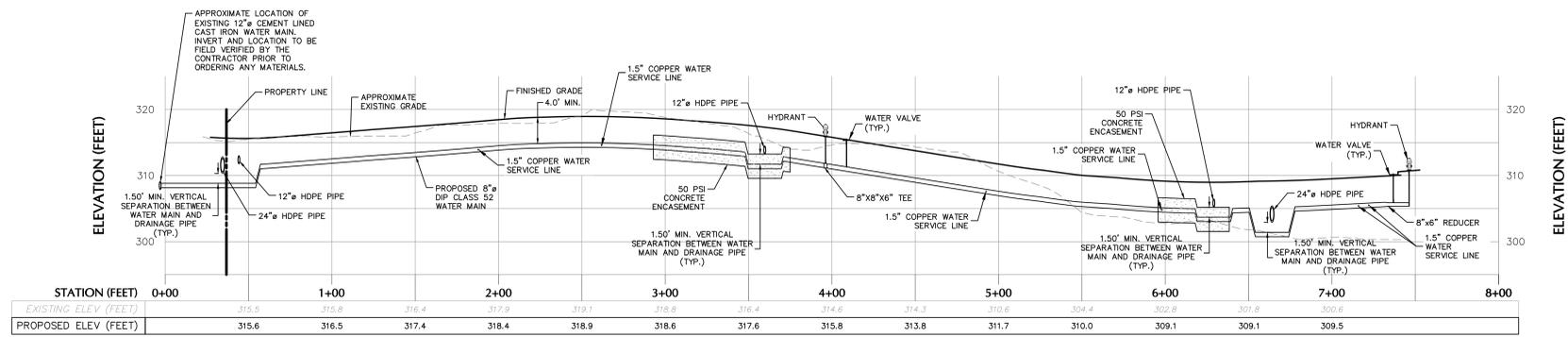
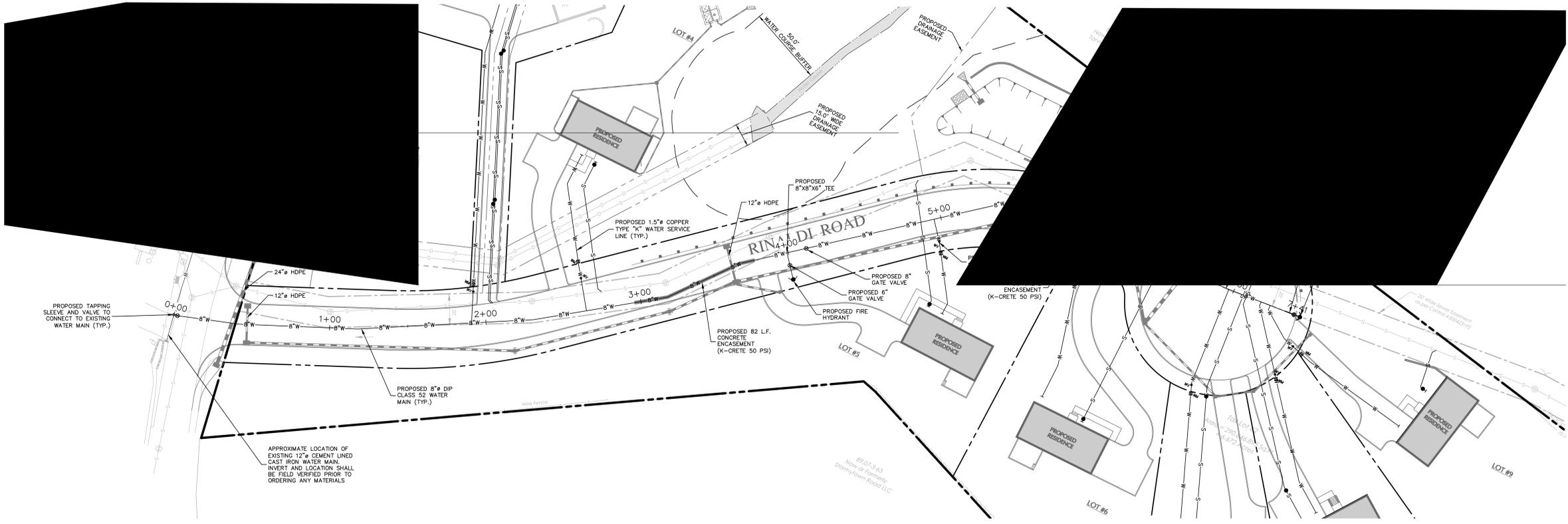
Date
03/29/2021

Drawn By
JM

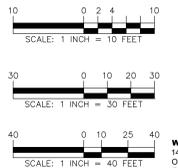
Checked By
CZ

Drawing No.
CU101

Sheet 9 of 16



**CENTERLINE PROFILE
(WATER MAIN)**
SCALE: H: 1" = 40'
V: 1" = 10'



WARNING: IT IS A VIOLATION OF THE NYS EDUCATION LAW ARTICLE 145 FOR ANY PERSON UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, LAND SURVEYOR OR GEOLOGIST, TO ALTER THIS ITEM IN ANY WAY.

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White Plains, NY 10601
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Project
**STORMYTOWN ROAD
SUBDIVISION**
BLOCK No. 3, LOT No. 62
TOWN OF OSSING
WESTCHESTER COUNTY NEW YORK

Drawing Title
**WATER MAIN
PROFILE**

Project No.
190065801

Date
03/29/2021

Drawn By
JM

Checked By
CU

Drawing No.
CU201

Sheet 10 of 16



POLLUTION PREVENTION CONTROL NOTES

- GOOD HOUSEKEEPING PRACTICES ARE DESIGNED TO MAINTAIN A CLEAN AND ORDERLY WORK ENVIRONMENT. GOOD HOUSEKEEPING MEASURES MUST BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS BY THOSE PARTIES INVOLVED WITH THE DIRECT CARE AND DEVELOPMENT OF THE SITE. THE FOLLOWING MEASURES SHOULD BE IMPLEMENTED TO CONTROL THE POSSIBLE EXPOSURE OF HARMFUL SUBSTANCES AND MATERIALS TO STORMWATER RUNOFF:
- MATERIAL RESULTING FROM THE CLEARING AND GRUBBING OPERATION MUST BE STOCKPILED AWAY FROM STORM DRAINAGE, WATER BODIES AND/OR WATERCOURSES AND SURROUNDED WITH ADEQUATE EROSION AND SEDIMENT CONTROL MEASURES. SOIL STOCKPILE LOCATIONS MUST BE EXPOSED NO LONGER THAN 14 DAYS BEFORE SEEDING.
 - EQUIPMENT MAINTENANCE AREAS MUST BE PROTECTED FROM STORMWATER FLOWS AND MUST BE SUPPLIED WITH APPROPRIATE WASTE RECEPTACLES FOR SPENT CHEMICALS, SOLVENTS, OILS, GREASES, GASOLINE, AND ANY POLLUTANTS THAT MIGHT CONTAMINATE THE SURROUNDING HABITAT AND/OR WATER SUPPLY. EQUIPMENT WASH-DOWN ZONES MUST BE LOCATED WITHIN AREAS DRAINING TO SEDIMENT CONTROL DEVICES.
 - THE USE OF DETERGENTS FOR LARGE-SCALE (I.E., VEHICLES, BUILDINGS, PAVEMENT SURFACES, ETC.) WASHING IS PROHIBITED.
 - MATERIAL STORAGE LOCATIONS AND FACILITIES (I.E., COVERED STORAGE AREAS, STORAGE SHEDS, ETC.) MUST BE LOCATED ON-SITE AND MUST BE STORED ACCORDING TO THE MANUFACTURER'S STANDARDS IN A DEDICATED STAGING AREA. CHEMICALS, PAINTS, SOLVENTS, FERTILIZERS, AND OTHER TOXIC MATERIALS MUST BE STORED IN WATERPROOF CONTAINERS. RUNOFF CONTAINING SUCH MATERIALS MUST BE COLLECTED, REMOVED FROM THE SITE, TREATED AND DISPOSED AT AN APPROVED SOLID WASTE OR CHEMICAL DISPOSAL FACILITY.
 - HAZARDOUS SPILLS MUST BE IMMEDIATELY CONTAINED TO PREVENT SUCH POLLUTANTS FROM ENTERING THE SURROUNDING HABITAT AND/OR WATER SUPPLY. SPILL KITS MUST BE PROVIDED ON-SITE AND MUST BE DISPLAYED IN A PROMINENT LOCATION FOR EASE OF ACCESS AND USE. SPILLS GREATER THAN FIVE (5) GALLONS MUST BE REPORTED TO THE NYSDDEC RESPONSE UNIT AT 1-800-457-7862. IN ADDITION, A RECORD OF THE INCIDENT(S) AND/OR NOTIFICATIONS MUST BE DOCUMENTED AND ATTACHED TO THE SWPPP.
 - PORTABLE SANITARY WASTE FACILITIES MUST BE PROVIDED ON-SITE FOR WORKERS AND MUST BE PROPERLY MAINTAINED.
 - DUMPSTERS AND/OR DEBRIS CONTAINERS MUST BE LOCATED ON-SITE AND MUST BE OF ADEQUATE SIZE TO MANAGE RESPECTIVE MATERIALS. REGULAR COLLECTION AND DISPOSAL OF WASTES MUST OCCUR AS REQUIRED.
 - TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE LOCATED A MINIMUM OF 50 FEET FROM STORM DRAIN INLETS, OPEN DRAINAGE FACILITIES AND WATERCOURSES. EACH FACILITY SHOULD BE LOCATED AWAY FROM CONSTRUCTION TRAFFIC OR ACCESS AREAS TO PREVENT DISTURBANCE OR TRACKING. A SIGN SHOULD BE INSTALLED ADJACENT TO EACH WASHOUT FACILITY TO INSTRUCT OPERATORS TO UTILIZE THE PROPER FACILITIES. WHEN TEMPORARY CONCRETE WASHOUT FACILITIES ARE NO LONGER REQUIRED FOR THE WORK, THE HARDENED CONCRETE MUST BE REMOVED AND DISPOSED OF. MATERIALS USED TO CONSTRUCT THE TEMPORARY CONCRETE WASHOUT FACILITIES MUST BE REMOVED AND DISPOSED OF. HOLES, DEPRESSIONS OR OTHER GROUND DISTURBANCE CAUSED BY THE REMOVAL OF THE TEMPORARY CONCRETE WASHOUT FACILITIES MUST BE BACKFILLED AND/OR REPAIRED, SEEDED AND MULCHED FOR FINAL STABILIZATION.
 - NON-STORMWATER COMPONENTS OF SITE DISCHARGE MUST BE CLEAN WATER. WATER USED FOR CONSTRUCTION, WHICH DISCHARGES FROM THE SITE, MUST ORIGINATE FROM A PUBLIC WATER SUPPLY OR PRIVATE WELL APPROVED BY THE HEALTH DEPARTMENT. WATER USED FOR CONSTRUCTION THAT DOES NOT ORIGINATE FROM AN APPROVED PUBLIC SUPPLY MUST NOT DISCHARGE FROM THE SITE. IT CAN BE RETAINED IN THE PONDS UNTIL IT INFILTRATES AND EVAPORATES.

EROSION AND SEDIMENT CONTROL NOTES

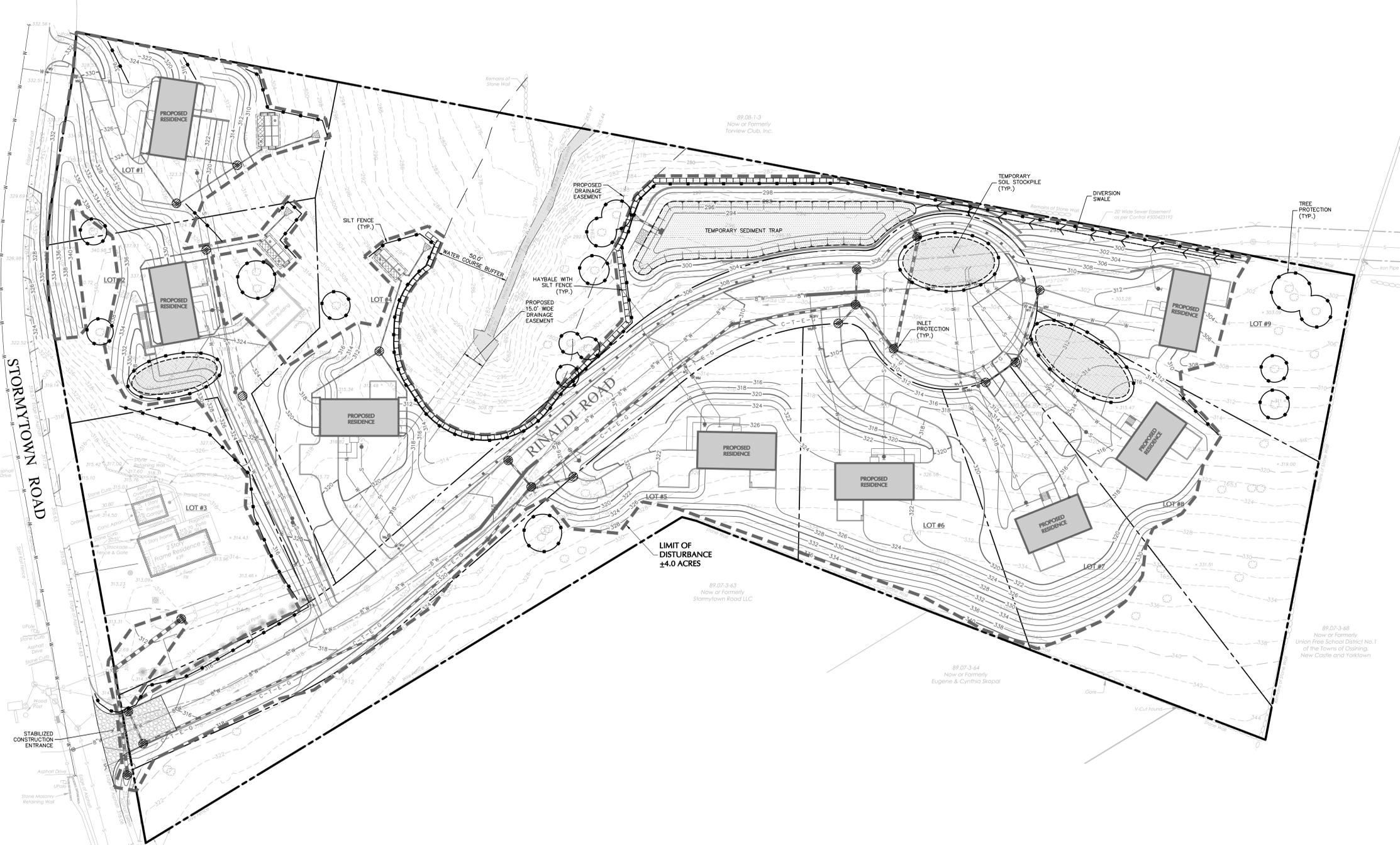
- REFER TO THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (NYSDEC) SPDES GENERAL PERMIT IN APPENDIX A OF THE STORMWATER POLLUTION PREVENTION PLAN FOR ADDITIONAL REQUIREMENTS.
- ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE INSTALLED IN ACCORDANCE WITH "NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL" LATEST EDITION.
- BEFORE BEGINNING CONSTRUCTION, THE OWNER MUST SET UP A PRE-CONSTRUCTION MEETING WITH THE QUALIFIED PROFESSIONAL, QUALIFIED INSPECTION CONTRACTORS, AND SUBCONTRACTORS TO DISCUSS THE RESPONSIBILITIES RELATED TO THE STORMWATER POLLUTION PREVENTION PLAN IMPLEMENTATION.
- THE CONTRACTOR AND SUBCONTRACTOR MUST IDENTIFY THE TRAINED INDIVIDUAL THAT WILL BE RESPONSIBLE FOR THE IMPLEMENTATION AND MAINTENANCE OF THE EROSION AND SEDIMENT CONTROL MEASURES DURING CONSTRUCTION.
- BEFORE BEGINNING CONSTRUCTION, ALL EROSION AND SEDIMENT CONTROLS MUST BE INSTALLED IN ACCORDANCE WITH THE PLANS. SITE PREPARATION ACTIVITIES MUST BE PLANNED TO MINIMIZE THE SCOPE AND DURATION OF SOIL DISTURBANCE. EXISTING VEGETATION TO REMAIN MUST BE PROTECTED TO ENSURE OVER-CLEARING DOES NOT OCCUR.
- PERMANENT TRAFFIC CORRIDORS MUST BE ESTABLISHED AND "ROUTES OF CONVENIENCE" MUST BE AVOIDED. STABILIZED CONSTRUCTION ENTRANCES MUST BE INSTALLED AT THE LOCATIONS SHOWN ON THE PROJECT PLANS.
- STOCKPILED TOPSOIL MUST BE ENCLOSED WITH SILT FENCE OR HAY BALES AND COVERED OR TEMPORARILY SEEDDED. ALL GRASS SEED MUST CONTAIN AT LEAST 25% RAPID GERMINATING PERENNIAL RYE GRASS.
- DAMAGE TO SURFACE WATERS RESULTING FROM EROSION AND SEDIMENTATION MUST BE MINIMIZED BY STABILIZING DISTURBED AREAS AND BY REMOVING SEDIMENT FROM CONSTRUCTION SITE DISCHARGES.
- DUST MUST BE CONTROLLED BY SPRINKLING EXPOSED SOIL AREAS PERIODICALLY WITH WATER AS REQUIRED.
- EROSIVE MATERIAL TEMPORARILY STOCKPILED ON SITE DURING CONSTRUCTION MUST BE LOCATED IN AN AREA AWAY FROM STORM DRAINAGE AND MUST BE PROPERLY PROTECTED BY A SILT FENCE BARRIER.
- EARTHWORK ACTIVITIES MUST BE CONSISTENT WITH THE PHASING PLANS. THE EARTHWORK OPERATION AREAS MUST BE STABILIZED ON AN ONGOING BASIS WITH NO AREAS THAT ARE NOT CURRENTLY UNDER CONSTRUCTION LEFT WITHOUT AT LEAST TEMPORARY COVER FOR MORE THAN 14 DAYS.
- EROSION AND SEDIMENT CONTROL INSPECTIONS:
 - THE TRAINED INDIVIDUAL MUST INSPECT ALL EROSION AND SEDIMENT CONTROL MEASURES ON A DAILY BASIS TO ENSURE PROPER PERFORMANCE. ANY SEDIMENT BUILD-UP MUST BE CLEANED AND REMOVED. ALL DAMAGES TO EROSION AND SEDIMENT CONTROLS MUST BE REPAIRED AT THE END OF THE WORK DAY.
 - THE QUALIFIED INSPECTOR MUST CONDUCT SITE INSPECTIONS EVERY 7 DAYS. ANY DEFICIENCIES NOTED IN THE REPORTS MUST BE CORRECTED IMMEDIATELY BY THE CONTRACTOR.
 - IF SOIL DISTURBANCE ACTIVITIES ARE SUSPENDED FOR WINTER SHUTDOWN, TEMPORARY STABILIZATION MEASURES WILL BE APPLIED TO ALL DISTURBED AREAS. IF APPROVED BY THE NYSDDEC OR US4 MUNICIPALITY, THE FREQUENCY OF INSPECTIONS BY THE QUALIFIED INSPECTOR MAY BE REDUCED TO ONE INSPECTION EVERY 30 DAYS.
 - IF AUTHORIZED BY THE NYSDDEC OR US4 MUNICIPALITY TO DISTURB MORE THAN 5 ACRES AT ONE TIME, THE QUALIFIED INSPECTOR MUST CONDUCT AT LEAST 2 SITE INSPECTIONS, SEPARATED BY 2 DAYS, EVERY 7 DAYS UNTIL SUCH TIME THAT LESS THAN 5 ACRES OF SOIL REMAIN EXPOSED.
- TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES MUST BE REMOVED WHEN ALL DISTURBED AREAS HAVE UNDERGONE FINAL STABILIZATION. WHEN UPGRADE SURFACES ARE PROPERLY STABILIZED AND ALL STORMWATER MANAGEMENT SYSTEMS ARE IN PLACE AND OPERATIONAL, ALL AREAS DISTURBED BY THE REMOVAL OF THE TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES MUST BE FILLED IN, TOPSOILED, SEEDED, AND MULCHED. FINAL STABILIZATION IS ACHIEVED WHEN ALL SOIL DISTURBING ACTIVITIES ARE COMPLETED AND A UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 80% IS ESTABLISHED, OR EQUIVALENT STABILIZATION MEASURES, SUCH AS PLACEMENT OF MULCH OR GEOTEXTILE, IS COMPLETED ON ALL AREAS NOT PAVED OR COVERED BY PERMANENT STRUCTURES.

LEGEND

- LIMIT OF DISTURBANCE
- STABILIZED CONSTRUCTION ENTRANCE
- SILT FENCE
- SEDIMENT BASIN
- TEMPORARY SEDIMENT BASIN
- INLET PROTECTION



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DATE	REVISIONS	No.
04/28/2021	REVISED PER PLANNING BOARD COMMENTS	1

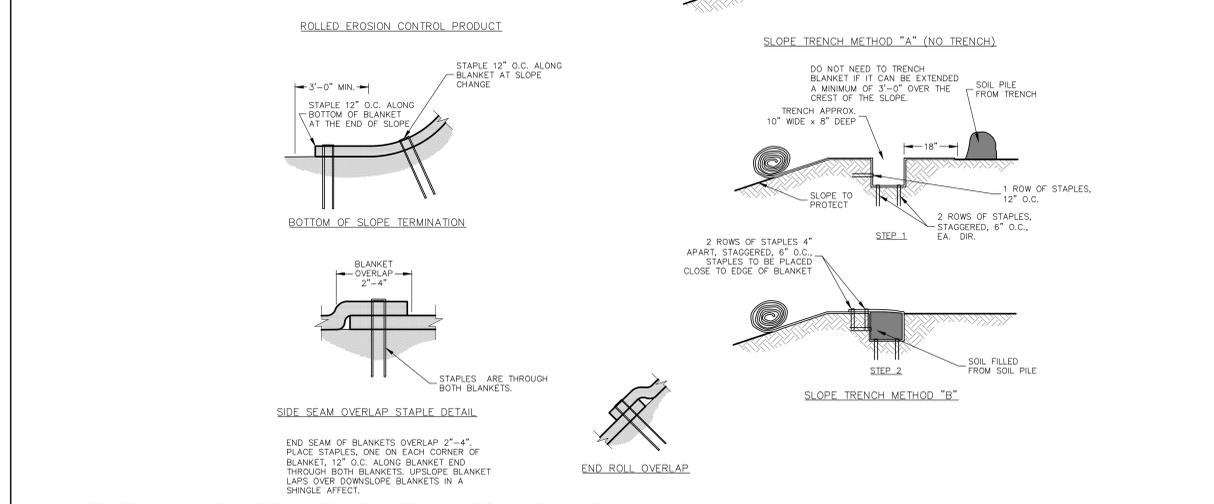
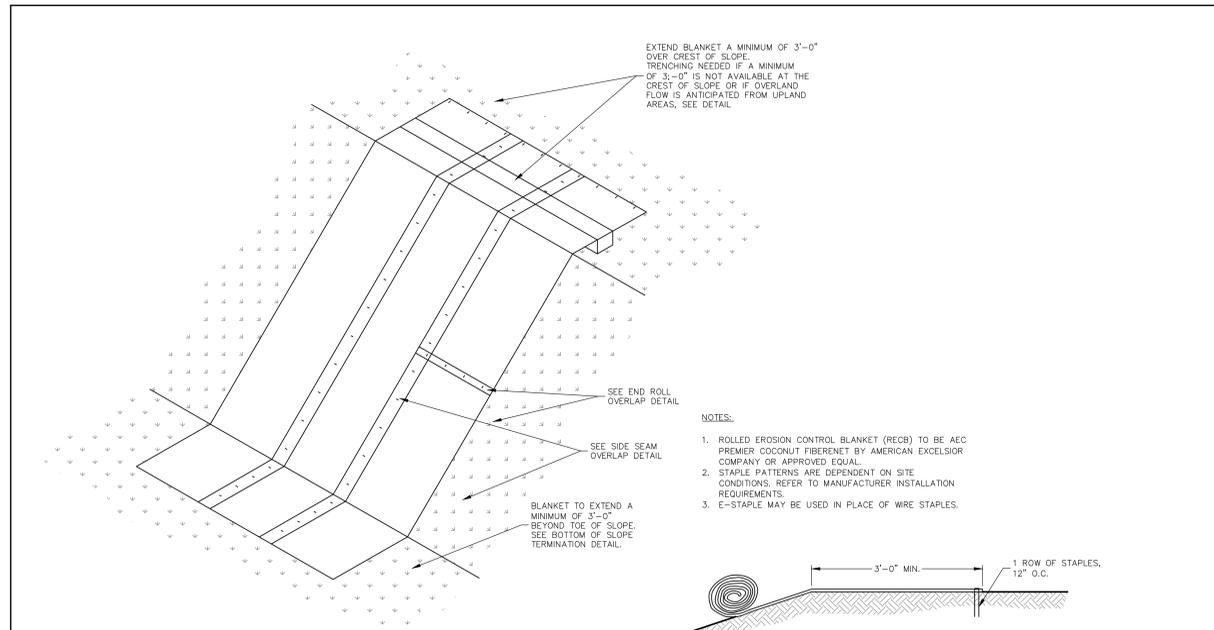
Michael Finan
 SIGNATURE: MICHAEL FINAN, PE, LEED-AP
 DATE SIGNED: 04-28-21
 PROFESSIONAL ENGINEER NY Lic. No. 081473

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 Landscape Architecture and Geology, D.P.C.
 One North Broadway, Suite 910
 White Plains, NY 10601
 T: 914.323.7400 F: 914.323.7401 www.langan.com

Project: **STORMYTOWN ROAD SUBDIVISION**
 BLOCK No. 3, LOT No. 62
 TOWN OF OSSINGEN
 WESTCHESTER COUNTY NEW YORK

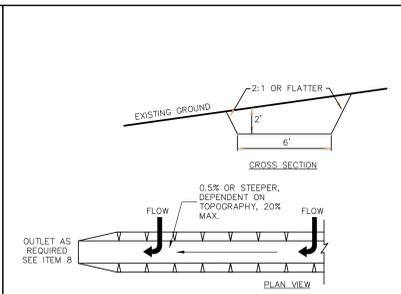
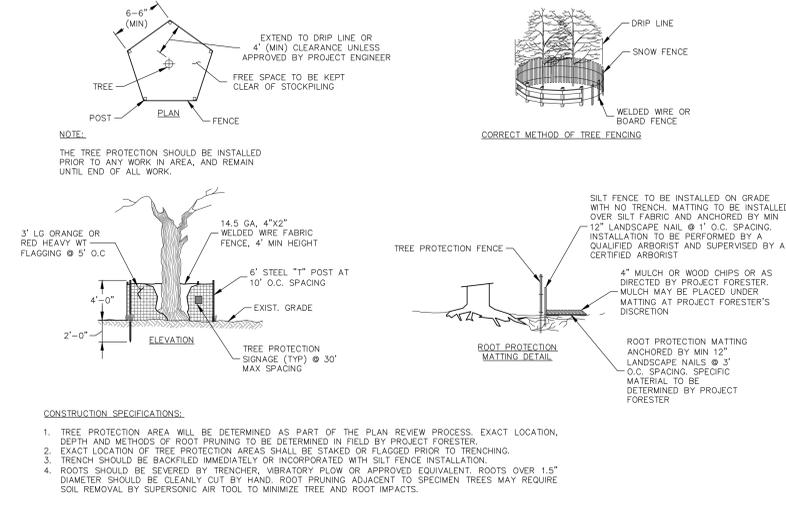
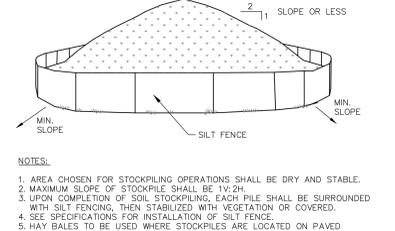
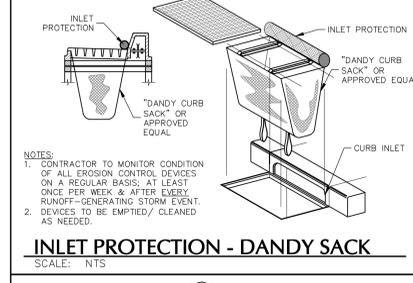
Drawing Title: **EROSION & SEDIMENT CONTROL PLAN**

Project No.: 190065801
 Date: 03/29/2021
 Drawn By: JM
 Checked By: CZ
 Drawing No.: **CE101**
 Sheet 11 of 16



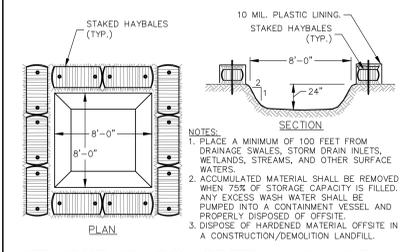
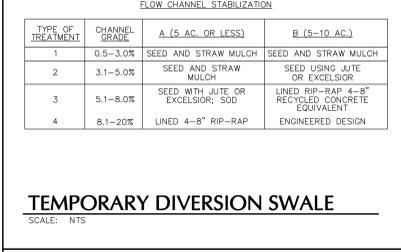
ROLLED EROSION CONTROL PRODUCT - SLOPE INSTALLATION

SCALE: NTS



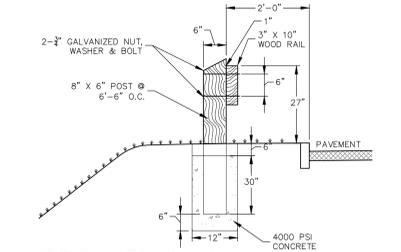
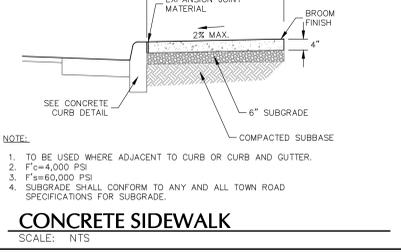
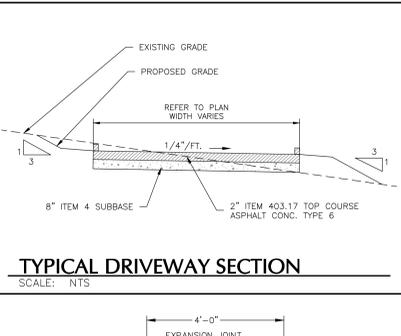
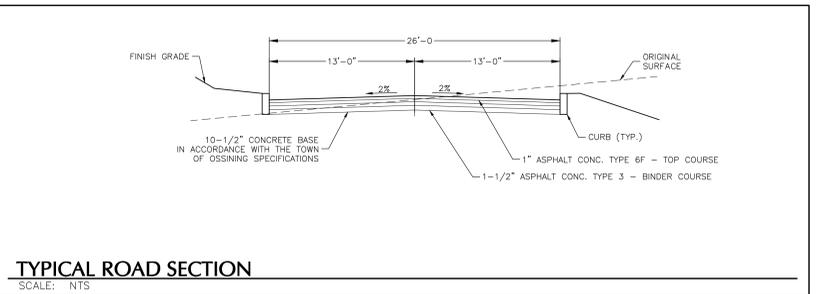
FLOW CHANNEL STABILIZATION

TYPE OF TREATMENT	CHANNEL GRADE	A (5-10 AG. OR LESS)	B (6-10 AG.)
1	0.5-3.0%	SEED AND STRAW MULCH	SEED AND STRAW MULCH
2	3.1-5.0%	SEED AND STRAW MULCH	SEED USING JUTE OR EXCELSIOR
3	5.1-8.0%	SEED WITH JUTE OR EXCELSIOR	LINED RIP-RAP 4-8" RECYCLED CONCRETE EQUIVALENT
4	8.1-20%	LINED 4-8" RIP-RAP	ENGINEERED DESIGN



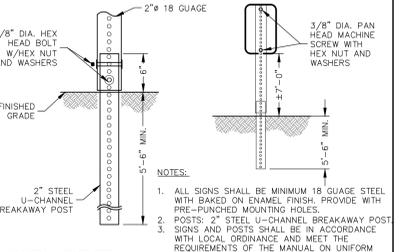
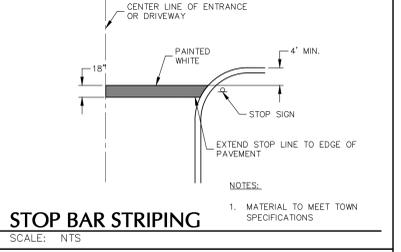
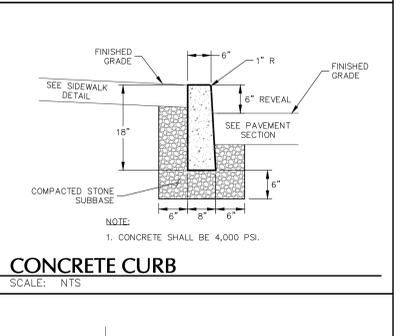
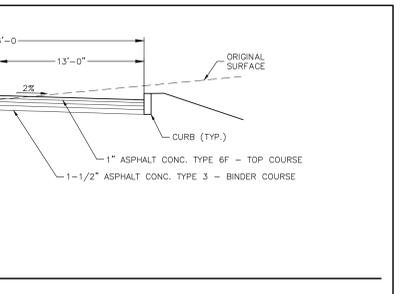
TEMPORARY CONCRETE WASH AREA

SCALE: NTS



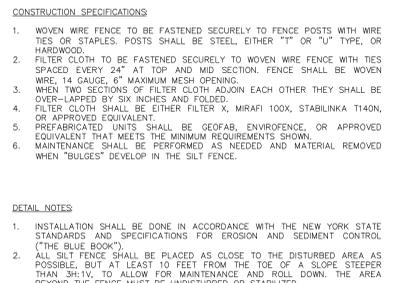
STOP BAR STRIPING

SCALE: NTS



STOP BAR STRIPING

SCALE: NTS



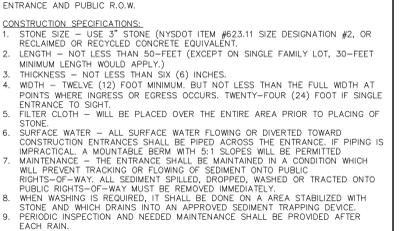
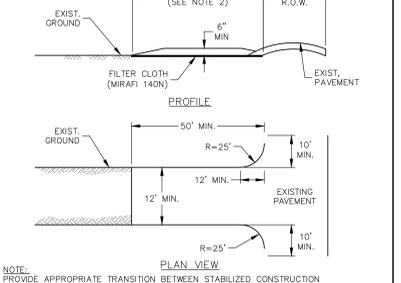
DETAIL NOTES:

- INSTALLATION SHALL BE DONE IN ACCORDANCE WITH THE NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL ("THE BLUE BOOK").
- ALL SILT FENCE SHALL BE PLACED AS CLOSE TO THE DISTURBED AREA AS POSSIBLE, BUT AT LEAST 10 FEET FROM THE TOE OF A SLOPE. STEEPER THAN 3:1 TO ALLOW FOR MAINTENANCE AND ROLL DOWN. THE AREA BEYOND THE FENCE MUST BE UNDISTURBED OR STABILIZED.
- THE TYPE OF SILT FENCE SPECIFIED FOR EACH LOCATION ON THE PLAN SHALL NOT EXCEED THE MAXIMUM SLOPE LENGTH AND MAXIMUM FENCE LENGTH REQUIREMENTS SHOWN IN THE TABLE BELOW. IF A TYPE SILT FENCE IS NOT SPECIFIED ON THE PLANS, THE CRITERIA FOR STANDARD SILT FENCE CAN BE APPLIED.
- SILT FENCE SHALL BE REMOVED AS SOON AS THE DISTURBED AREA HAS ACHIEVED FINAL STABILIZATION.

SLOPE	STEEPNESS	SLOPE LENGTH/FENCE LENGTH (FT.)		
		STANDARD	REINFORCED	SUPER
<2%	<50:1	300/1500	N/A	N/A
2-10%	50:1 TO 10:1	125/1000	250/2000	300/2500
10-20%	10:1 TO 5:1	100/750	150/1000	200/1000
20-33%	5:1 TO 3:1	60/500	80/750	100/1000
33-50%	3:1 TO 2:1	40/250	70/350	100/500
>50%	>2:1	20/125	30/175	50/250

STABILIZED CONSTR. ENTRANCE

SCALE: NTS



STABILIZED CONSTR. ENTRANCE

SCALE: NTS

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SIGNATURE
MICHAEL FINAN, PE, LEED-AP
PROFESSIONAL ENGINEER NY Lic. No. 081473

DATE SIGNED
04-28-21

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Langan Engineering, Environmental, Surveying,
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One North Broadway, Suite 910
White Plains, NY 10601

T: 914.323.7400 F: 914.323.7401 www.langan.com

Project
STORMYTOWN ROAD
SUBDIVISION

Block No. 3, LOT No. 62
TOWN OF OSSINGEN
WESTCHESTER COUNTY NEW YORK

Drawing Title
DETAILS (1 OF 3)

Project No.
190065801

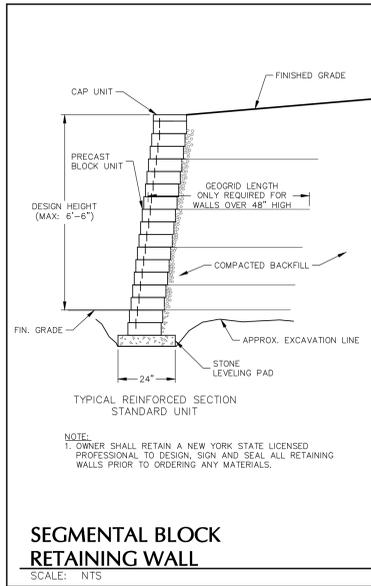
Date
03/29/2021

Drawn By
JM

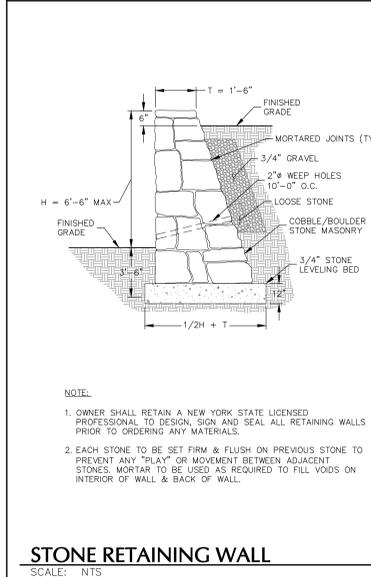
Checked By
CZ

Drawing No.
CS501

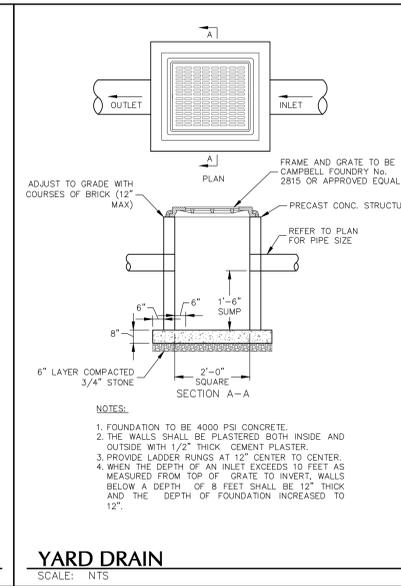
Sheet 12 of 16



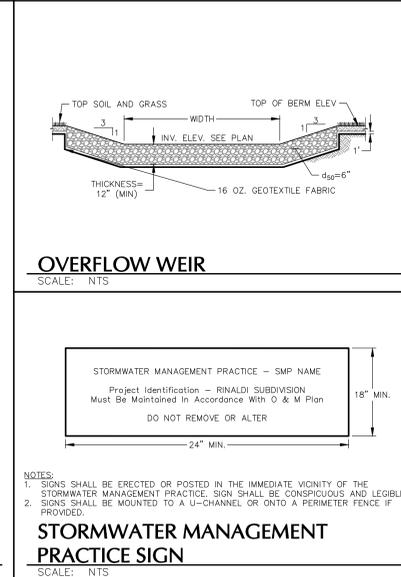
SEGMENTAL BLOCK RETAINING WALL
SCALE: NTS



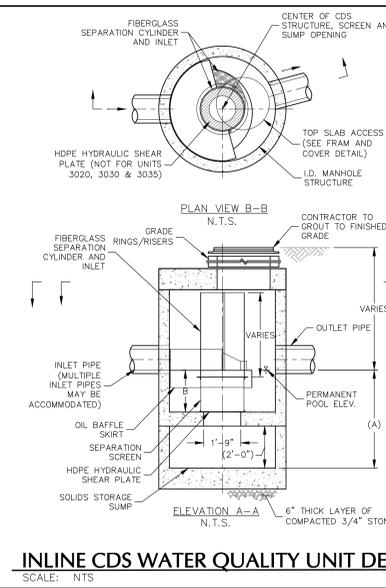
STONE RETAINING WALL
SCALE: NTS



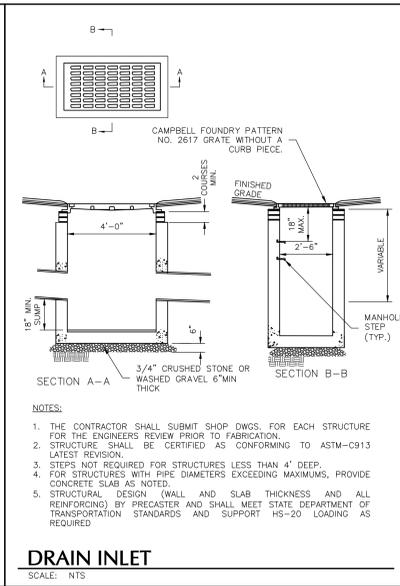
YARD DRAIN
SCALE: NTS



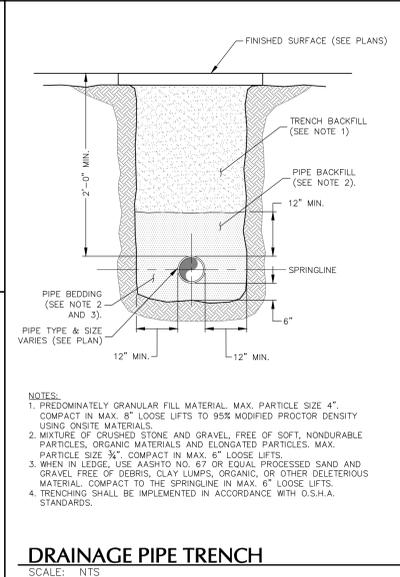
OVERFLOW WEIR
SCALE: NTS



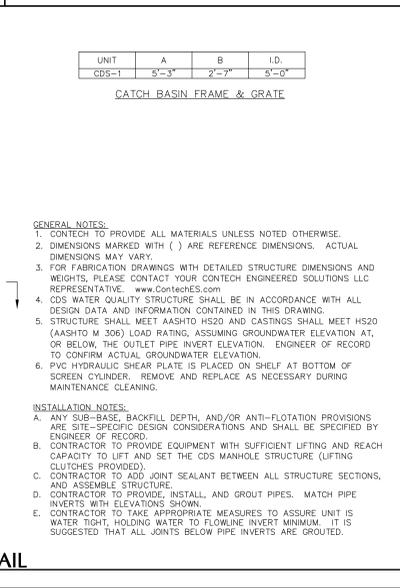
STORMWATER MANAGEMENT PRACTICE SIGN
SCALE: NTS



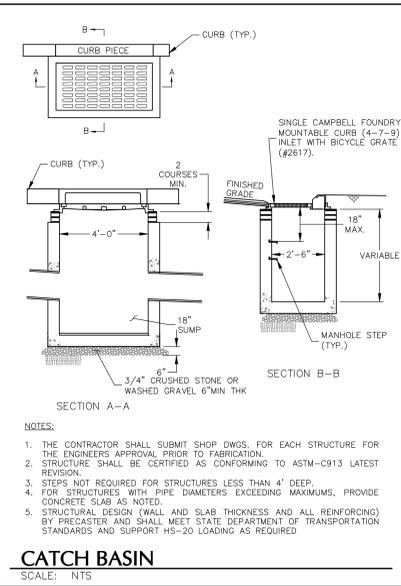
DRAIN INLET
SCALE: NTS



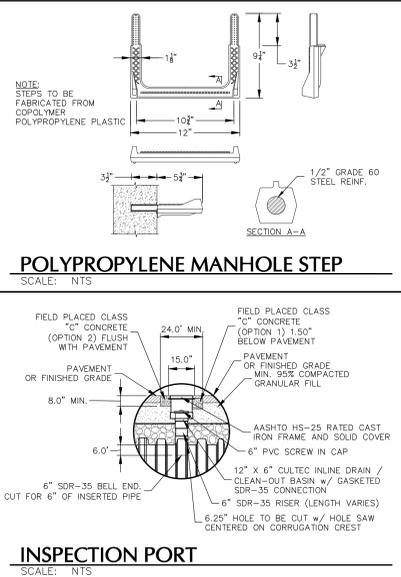
DRAINAGE PIPE TRENCH
SCALE: NTS



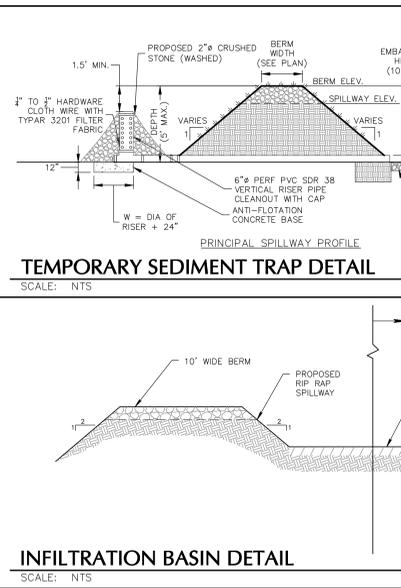
CATCH BASIN FRAME & GRATE
SCALE: NTS



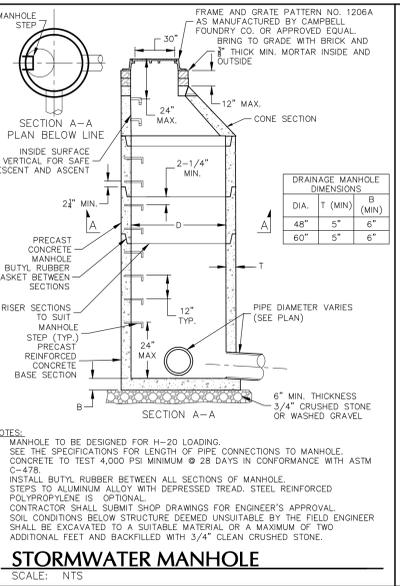
CATCH BASIN
SCALE: NTS



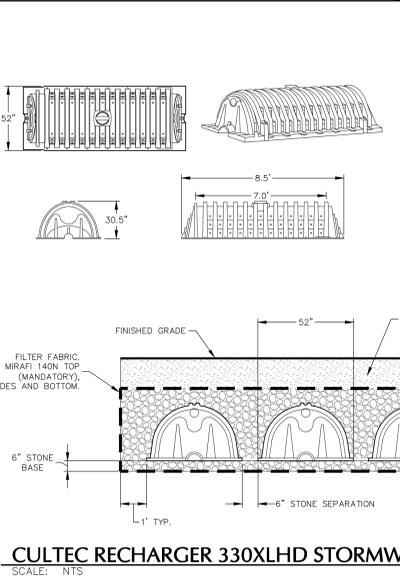
POLYPROPYLENE MANHOLE STEP
SCALE: NTS



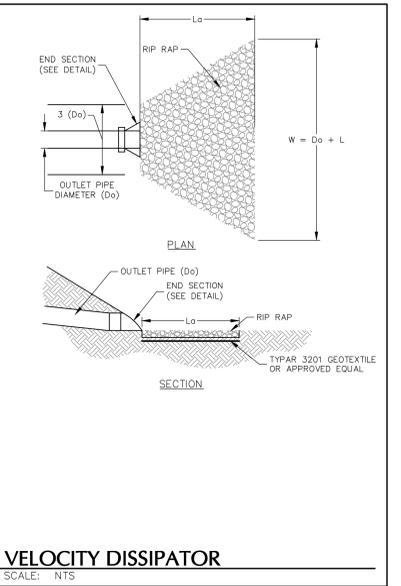
INSPECTION PORT
SCALE: NTS



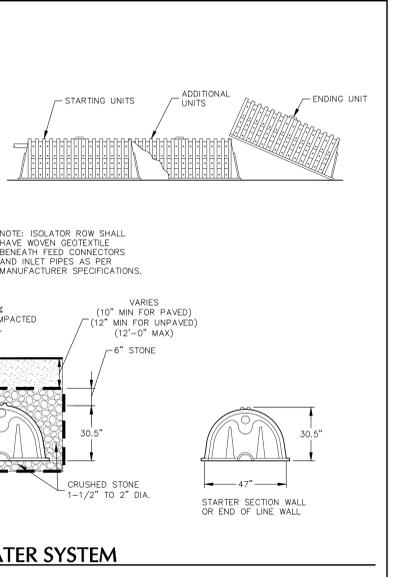
STORMWATER MANHOLE
SCALE: NTS



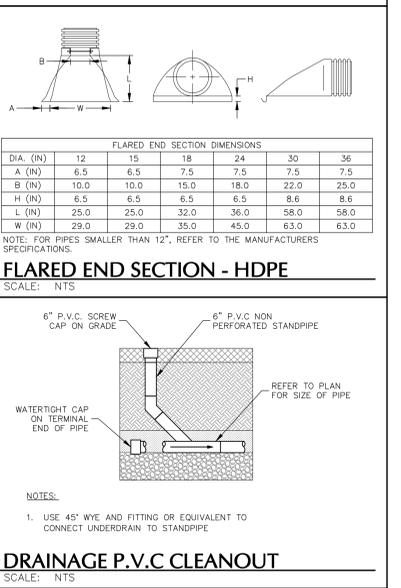
CULTEC RECHARGER 330XLHD STORMWATER SYSTEM
SCALE: NTS



VELOCITY DISSIPATOR
SCALE: NTS



TEMPORARY SEDIMENT TRAP DETAIL
SCALE: NTS



DRAINAGE P.V.C. CLEANOUT
SCALE: NTS

FLARED END SECTION - HDPE
SCALE: NTS

DIA. (IN)	FLARED END SECTION DIMENSIONS					
	12	15	18	24	30	36
A (IN)	6.5	6.5	7.5	7.5	7.5	7.5
B (IN)	10.0	10.0	15.0	18.0	22.0	25.0
H (IN)	6.5	6.5	6.5	6.5	8.6	8.6
L (IN)	25.0	25.0	32.0	36.0	58.0	58.0
W (IN)	29.0	29.0	35.0	45.0	63.0	63.0

NOTE: FOR PIPES SMALLER THAN 12", REFER TO THE MANUFACTURER'S SPECIFICATIONS.

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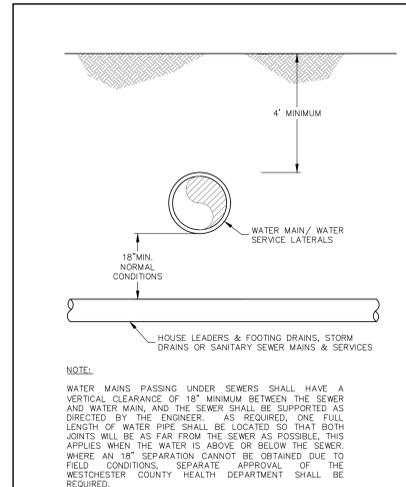
SIGNATURE: *Michael Finan*
DATE SIGNED: 04-28-21
MICHAEL FINAN, PE, LEED-AP
PROFESSIONAL ENGINEER NY Lic. No. 081473

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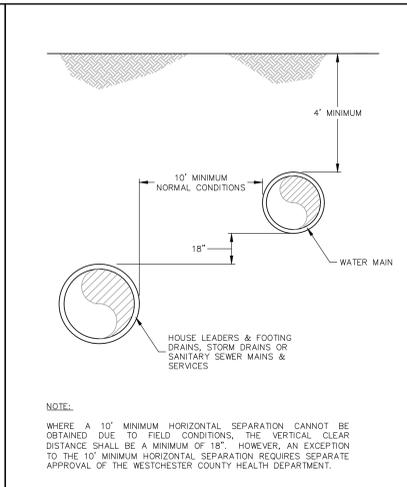
Project: **STORMYTOWN ROAD SUBDIVISION**
Block No. 3, LOT No. 62
TOWN OF OSSINING
WESTCHESTER COUNTY NEW YORK

Drawing Title: **DETAILS (2 OF 3)**
Project No.: 190065801
Date: 03/29/2021
Drawn By: JM
Checked By: CZ
Sheet 13 of 16

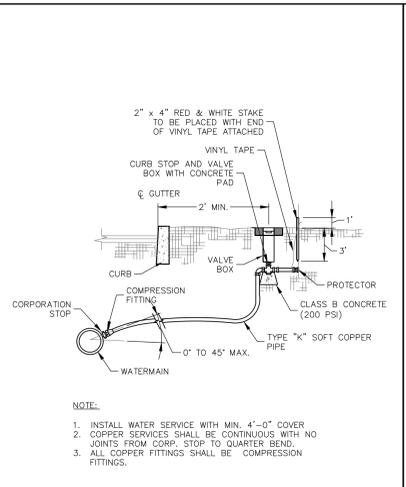
PROJECT NO. 190065801 LANGAN



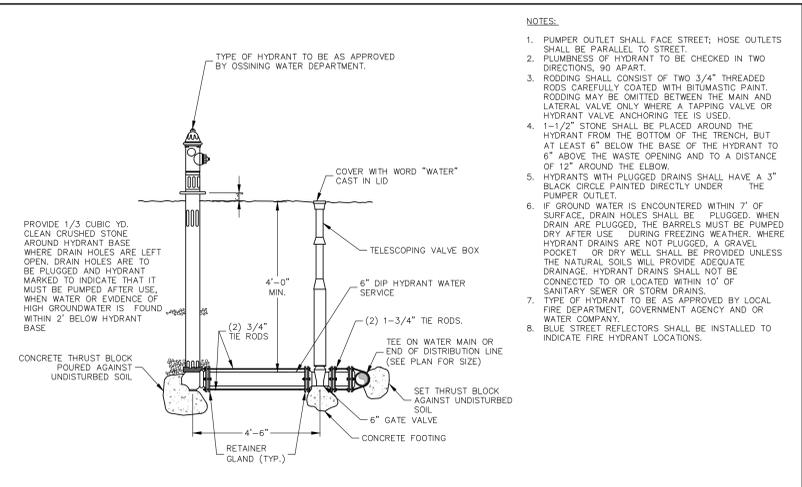
SEPARATION OF WATER MAIN AND SEWER CROSSING
SCALE: NTS



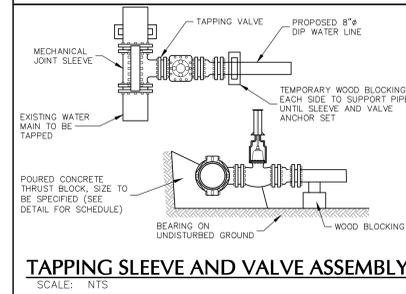
SEPARATION OF WATER MAIN AND SEWER PARALLEL INSTALLATION
SCALE: NTS



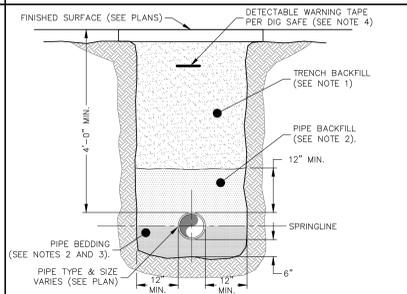
WATER SERVICE LINE
SCALE: NTS



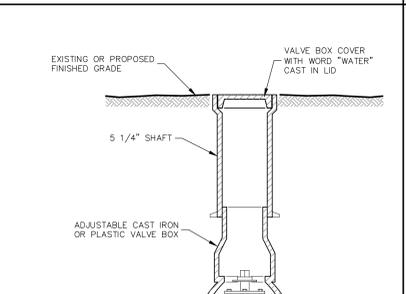
FIRE HYDRANT
SCALE: NTS



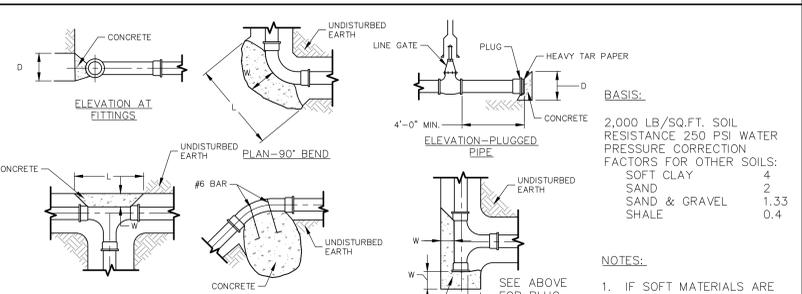
TAPPING SLEEVE AND VALVE ASSEMBLY
SCALE: NTS



WATER MAIN TRENCH
SCALE: NTS

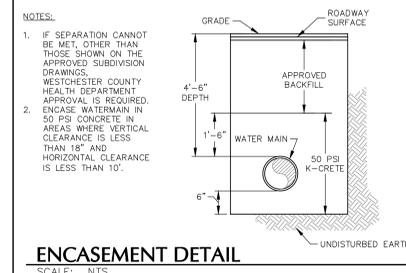


VALVE BOX
SCALE: NTS

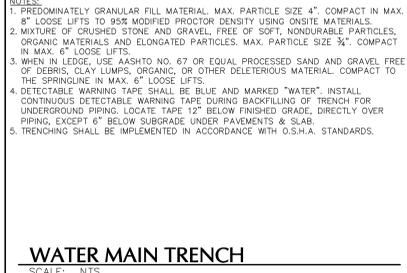


THRUST BLOCKS
SCALE: NTS

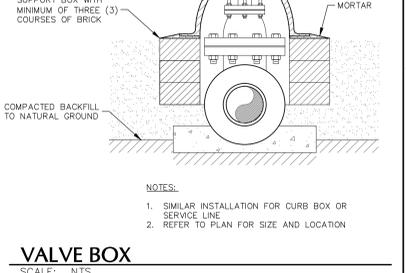
THRUST BLOCK SCHEDULE									
PIPE SIZE	TEE	45°	90°	W	PIPE SIZE	TEE	45°	90°	W
6"	18"	15"	12"	15"	12"	15"	15"	15"	21"
8"	2'	18"	12"	18"	12"	2'	18"	2'	28"
12"	3'	2'	12"	2'	12"	3'	2'	28"	33"
16"	4'	2.5'	2'	2.33'	15"	4'	2.5'	31"	33"
20"	5.25'	3'	2'	18"	3'	2'	5.25'	3'	33"
24"	7.5'	3'	3'	18"	4'	2.5'	7.5'	3'	33"



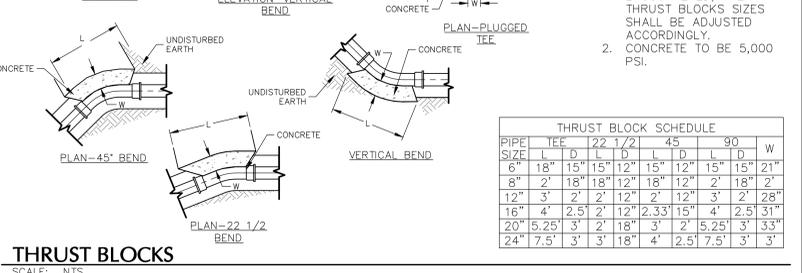
ENCASEMENT DETAIL
SCALE: NTS



WATER MAIN TRENCH
SCALE: NTS



VALVE BOX
SCALE: NTS



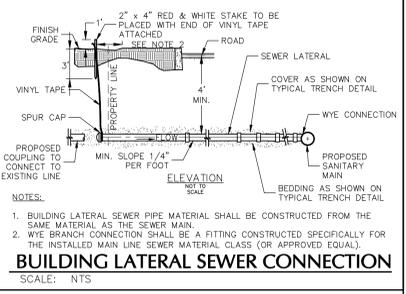
THRUST BLOCKS
SCALE: NTS



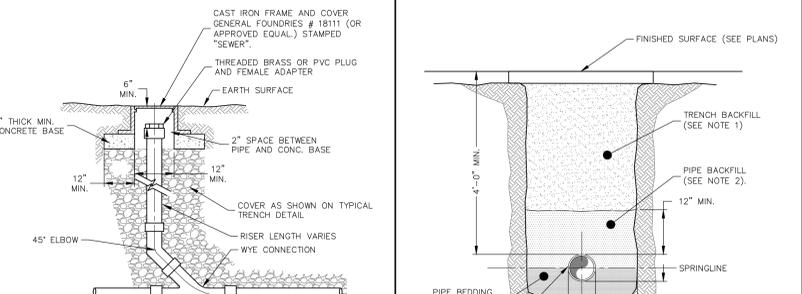
BUILDING LATERAL SEWER CONNECTION
SCALE: NTS



WATER MAIN TRENCH
SCALE: NTS



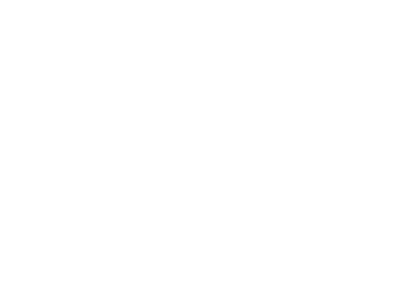
VALVE BOX
SCALE: NTS



THRUST BLOCKS
SCALE: NTS



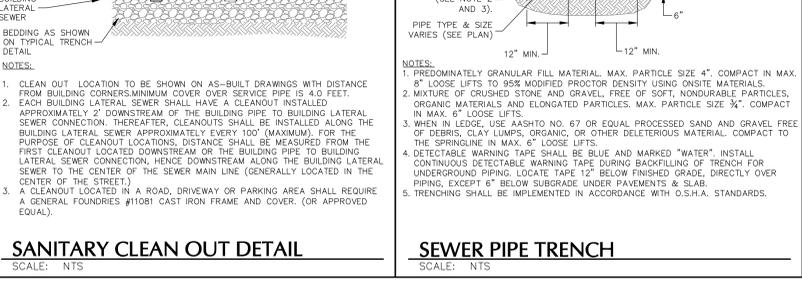
SANITARY CLEAN OUT DETAIL
SCALE: NTS



WATER MAIN TRENCH
SCALE: NTS



VALVE BOX
SCALE: NTS



SEWER PIPE TRENCH
SCALE: NTS

NOTES:
1. IF SEPARATION CANNOT BE MET, OTHER THAN THOSE SHOWN ON THE APPROVED SUBDIVISION DRAWINGS, WESTCHESTER COUNTY HEALTH DEPARTMENT APPROVAL IS REQUIRED.
2. ENCASE WATERMAIN IN 50 PSI CONCRETE IN AREAS WHERE VERTICAL CLEARANCE IS LESS THAN 18" AND HORIZONTAL CLEARANCE IS LESS THAN 10'.

NOTES:
1. PREDOMINATELY GRANULAR FILL MATERIAL, MAX. PARTICLE SIZE 4", COMPACT IN MAX. 8" LOOSE LIFTS TO 95% MODIFIED PROCTOR DENSITY USING ONSITE MATERIALS.
2. MIXTURE OF CRUSHED STONE AND GRAVEL, FREE OF SOFT, NONDURABLE PARTICLES, ORGANIC MATERIALS AND ELONGATED PARTICLES, MAX. PARTICLE SIZE 3/4", COMPACT IN MAX. 6" LOOSE LIFTS.
3. WHEN IN LEDGE, USE AASHTO NO. 67 OR EQUAL PROCESSED SAND AND GRAVEL FREE OF DEBRIS, CLAY LUMPS, ORGANIC, OR OTHER DELETERIOUS MATERIAL, COMPACT TO THE SPRINGLINE IN MAX. 6" LOOSE LIFTS.
4. DETECTABLE WARNING TAPE SHALL BE BLUE AND MARKED "WATER". INSTALL CONTINUOUS DETECTABLE WARNING TAPE DURING BACKFILLING OF TRENCH FOR UNDERGROUND PIPING. LOCATE TAPE 12" BELOW FINISHED GRADE, DIRECTLY OVER PIPING, EXCEPT 6" BELOW SUBGRADE UNDER PAVEMENTS & SLAB.
5. TRENCHING SHALL BE IMPLEMENTED IN ACCORDANCE WITH O.S.H.A. STANDARDS.

NOTES:
1. INSTALL WATER SERVICE WITH MIN. 4'-0" COVER
2. COPPER SERVICES SHALL BE CONTINUOUS WITH NO JOINTS FROM CORP. STOP TO QUARTER BEND.
3. ALL COPPER FITTINGS SHALL BE COMPRESSION FITTINGS.

NOTES:
1. PUMPER OUTLET SHALL FACE STREET; HOSE OUTLETS SHALL BE PARALLEL TO STREET.
2. PLUMBNESS OF HYDRANT TO BE CHECKED IN TWO DIRECTIONS, 90 APART.
3. RODDING SHALL CONSIST OF TWO 3/4" THREADED RODS CAREFULLY COATED WITH BITUMASTIC PAINT. RODDING MAY BE OMITTED BETWEEN THE MAIN AND LATERAL VALVE ONLY WHERE A TAPPING VALVE OR HYDRANT VALVE ANCHORING TEE IS USED.
4. 1-1/2" STONE SHALL BE PLACED AROUND THE HYDRANT FROM THE BOTTOM OF THE TRENCH, BUT AT LEAST 6" BELOW THE BASE OF THE HYDRANT TO 6" ABOVE THE WASTE OPENING AND TO A DISTANCE OF 12" AROUND THE ELBOW.
5. HYDRANTS WITH PLUGGED DRAINS SHALL HAVE A 3" BLACK CIRCLE PAINTED DIRECTLY UNDER THE PUMPER OUTLET.
6. IF GROUND WATER IS ENCOUNTERED WITHIN 7' OF SURFACE, DRAIN HOLES SHALL BE PLUGGED, WHEN DRAIN ARE PLUGGED, THE BARRELS MUST BE PUMPED DRY AFTER USE. DURING FREEZING WEATHER, WHERE HYDRANT DRAINS ARE NOT PLUGGED, A GRANUL POCKET OR DRY WELL SHALL BE PROVIDED UNLESS THE NATURAL SOILS WILL PROVIDE ADEQUATE DRAINAGE. HYDRANT DRAINS SHALL NOT BE CONNECTED TO OR LOCATED WITHIN 10' OF SANITARY SEWER OR STORM DRAINS.
7. TYPE OF HYDRANT TO BE AS APPROVED BY LOCAL FIRE DEPARTMENT, GOVERNMENT AGENCY AND OR WATER COMPANY.
8. BLUE STREET REFLECTORS SHALL BE INSTALLED TO INDICATE FIRE HYDRANT LOCATIONS.

NOTES:
1. IF SOFT MATERIALS ARE ENCOUNTERED, THE THRUST BLOCKS SIZES SHALL BE ADJUSTED ACCORDINGLY.
2. CONCRETE TO BE 5,000 PSI.

DATE	REVISIONS	DESCRIPTION	No.
04/28/2021	REVISED PER PLANNING BOARD COMMENTS		1

NOTES:
1. BUILDING LATERAL SEWER PIPE MATERIAL SHALL BE CONSTRUCTED FROM THE SAME MATERIAL AS THE SEWER MAIN.
2. WYE BRANCH CONNECTION SHALL BE A FITTING CONSTRUCTED SPECIFICALLY FOR THE INSTALLED MAIN LINE SEWER MATERIAL CLASS (OR APPROVED EQUAL).

NOTES:
1. CLEAN OUT LOCATION TO BE SHOWN ON AS-BUILT DRAWINGS WITH DISTANCE FROM BUILDING CORNERS MINIMUM COVER OVER SERVICE PIPE IS 4.0 FEET.
2. EACH BUILDING LATERAL SEWER SHALL HAVE A CLEANOUT INSTALLED APPROXIMATELY 2' DOWNSTREAM OF THE BUILDING PIPE TO BUILDING LATERAL SEWER CONNECTION. THEREAFTER, CLEANOUTS SHALL BE INSTALLED ALONG THE BUILDING LATERAL SEWER APPROXIMATELY EVERY 100' (MAXIMUM), FOR THE PURPOSE OF CLEANOUT LOCATIONS, DISTANCE SHALL BE MEASURED FROM THE FIRST CLEANOUT LOCATED DOWNSTREAM OF THE BUILDING PIPE TO BUILDING LATERAL SEWER CONNECTION, HENCE DOWNSTREAM ALONG THE BUILDING LATERAL SEWER TO THE CENTER OF THE SEWER MAIN LINE (GENERALLY LOCATED IN THE CENTER OF THE STREET.)
3. A CLEANOUT LOCATED IN A ROAD, DRIVEWAY OR PARKING AREA SHALL REQUIRE A GENERAL FOUNDRIES #11081 CAST IRON FRAME AND COVER. (OR APPROVED EQUAL).

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WARNING: IT IS A VIOLATION OF THE NYS EDUCATION LAW ARTICLE 146 FOR ANY PERSON UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, LAND SURVEYOR OR GEOLOGIST TO ALTER THIS ITEM IN ANY WAY.

