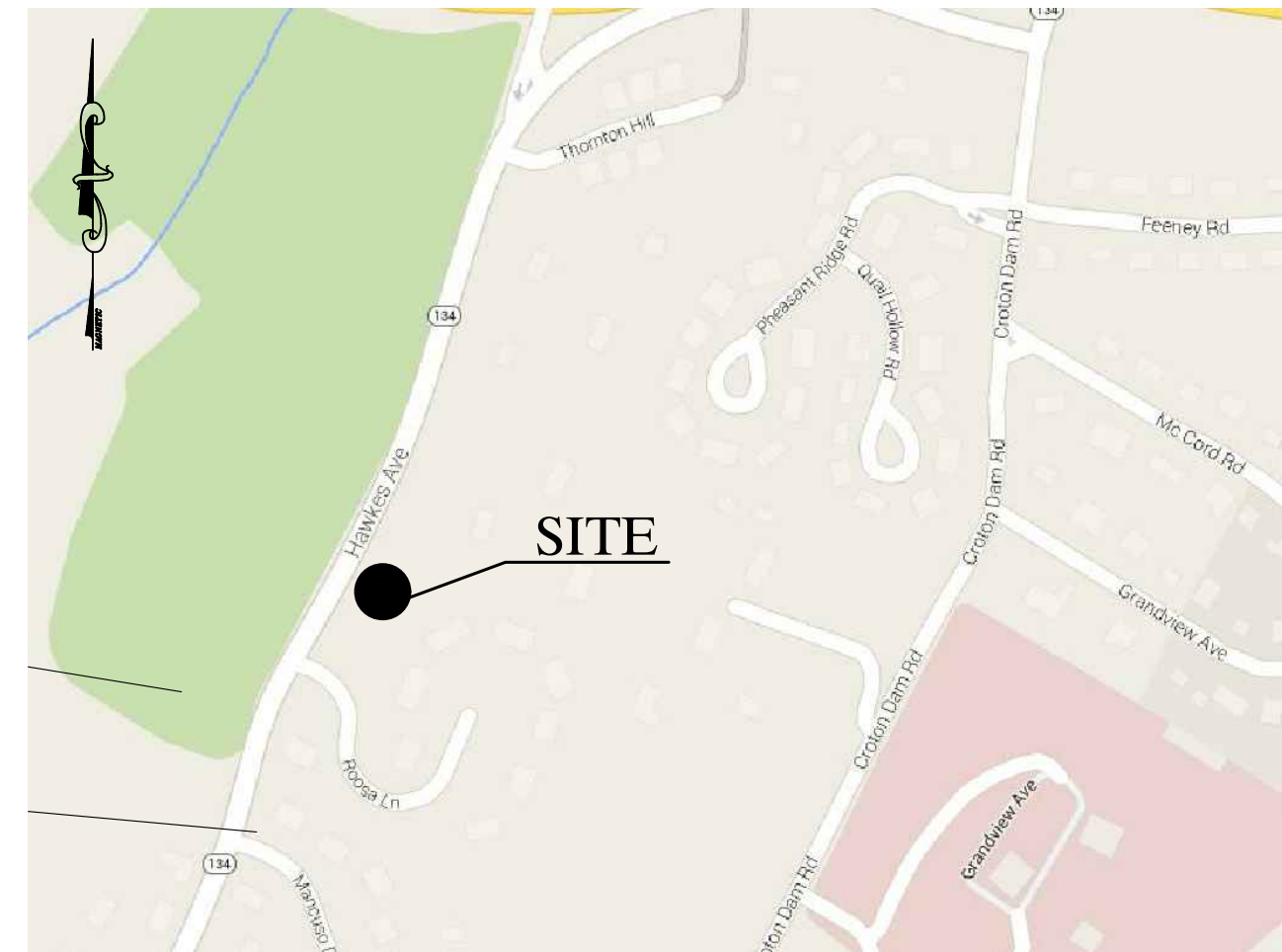
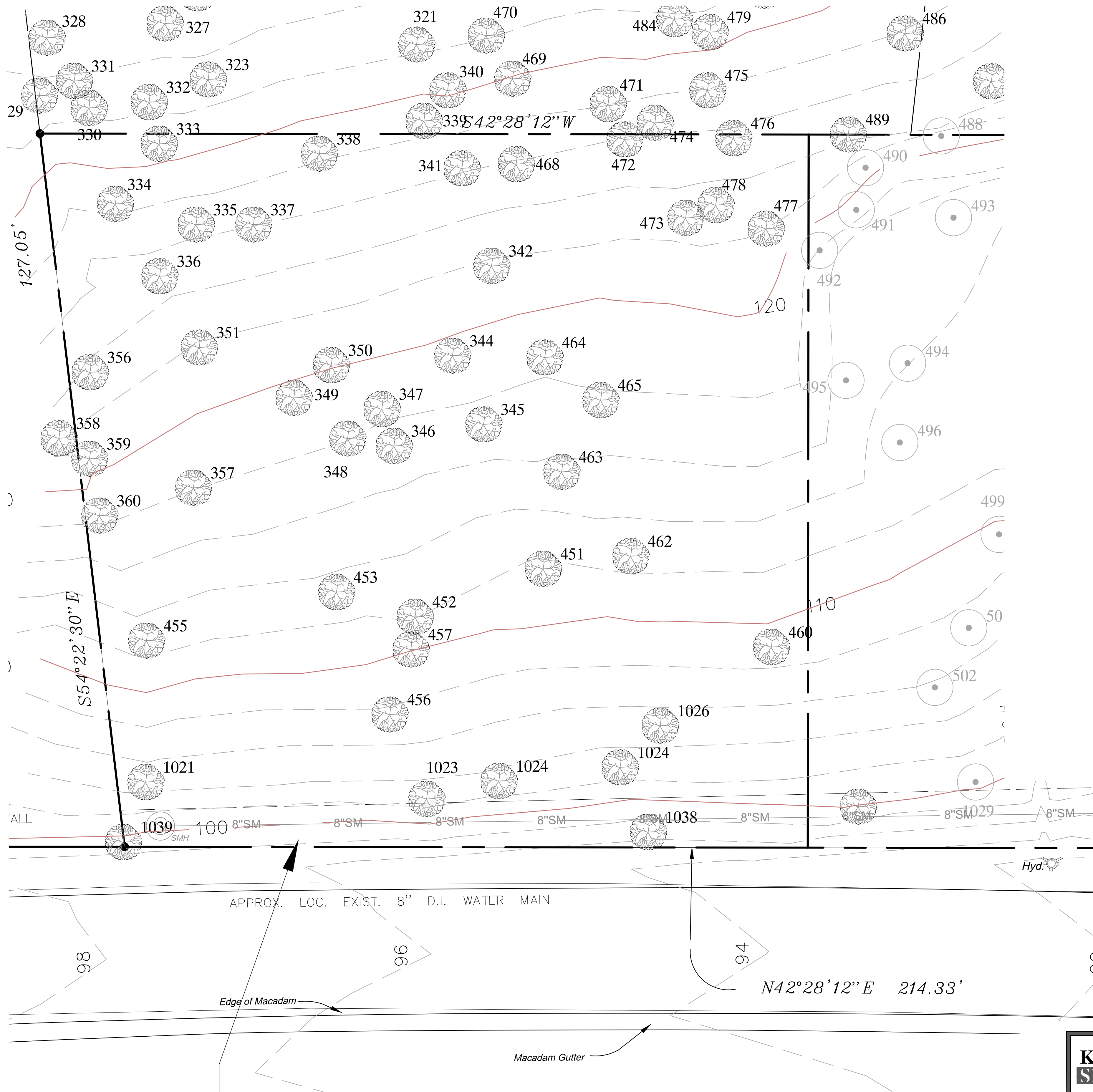


64 HAWKES AVE TREE LIST

NUMBER	SPECIES AND TREE SIZE
330	Poplar 12"
333	Poplar 14"
334	Poplar 12"
335	Poplar 12"
336	Poplar 12"
337	Oak 14"
338	Oak 24"
339	Maple 8"
341	Poplar 10"
342	Oak 24"
344	Cedar 10"
345	Maple 6"
346	Maple 8"
347	Maple 6"
348	Oak 10"
349	Oak 14"
350	Cedar 10"
351	Cedar 10"
356	Oak 14"
357	Ash 10"
358	Oak 10"
359	Ash 10"
360	Apple 12"
451	Cedar 10"
452	Cedar 12"
453	Black Birch 8"
455	Apple 10"
456	Cedar 12"
457	Twin Cedar 10"
460	Oak 28"
462	Oak 8"
463	Maple 6"
464	Cedar 14"
465	Maple 10"
468	Cedar 12"
472	Oak 12"
473	Oak 16"
477	Oak 14"
478	Oak 8"
1021	Black Birch 10"
1023	Oak 16"
1024	Maple 8"
1025	Apple 6"
1026	Oak 36"
1028	Oak 6"
1038	Maple 10"
1039	Apple 18"



SITE DATA	LOCATION MAP
APPLICANT/OWNER:	RALPH MARTINELLI 7 ROOSA LANE OSSINING, NEW YORK 10562
PROPERTY ADDRESS:	64 HAWKES AVENUE OSSINING, NEW YORK 10562
TAX MAP DESIGNATION:	SECTION 89.08 BLOCK 1 LOT 38.12
TOTAL AREA:	0.37 ACRES (16,197 SF)
ZONING DISTRICT:	TOWN OF OSSINING - R-15

- LEGEND**
- EXISTING PROPERTY LINE
 - EXISTING 10' CONTOUR
 - EXISTING 2' CONTOUR
 - EXISTING TREES
- GENERAL NOTES:**
- SURVEY INFORMATION TAKEN FROM SURVEYS PREPARED BY DONNELLY LAND SURVEYING, P.C. 1929 COMMERCE STREET, YORKTOWN HEIGHTS, NEW YORK DATED MAY 28, 2003.
 - SEE THE "TREE REMOVAL AND SCREENING PLAN FOR 1 ROOSA LANE AND 64 HAWKES AVE" LAST REVISED MARCH 13, 2015 PREPARED KELLARD SESSIONS CONSULTING, P.C. FOR THE PROPOSED TREE REMOVAL AND THE PROPOSED LANDSCAPE SCREENING.

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EXISTING CONDITIONS

64 HAWKES AVENUE

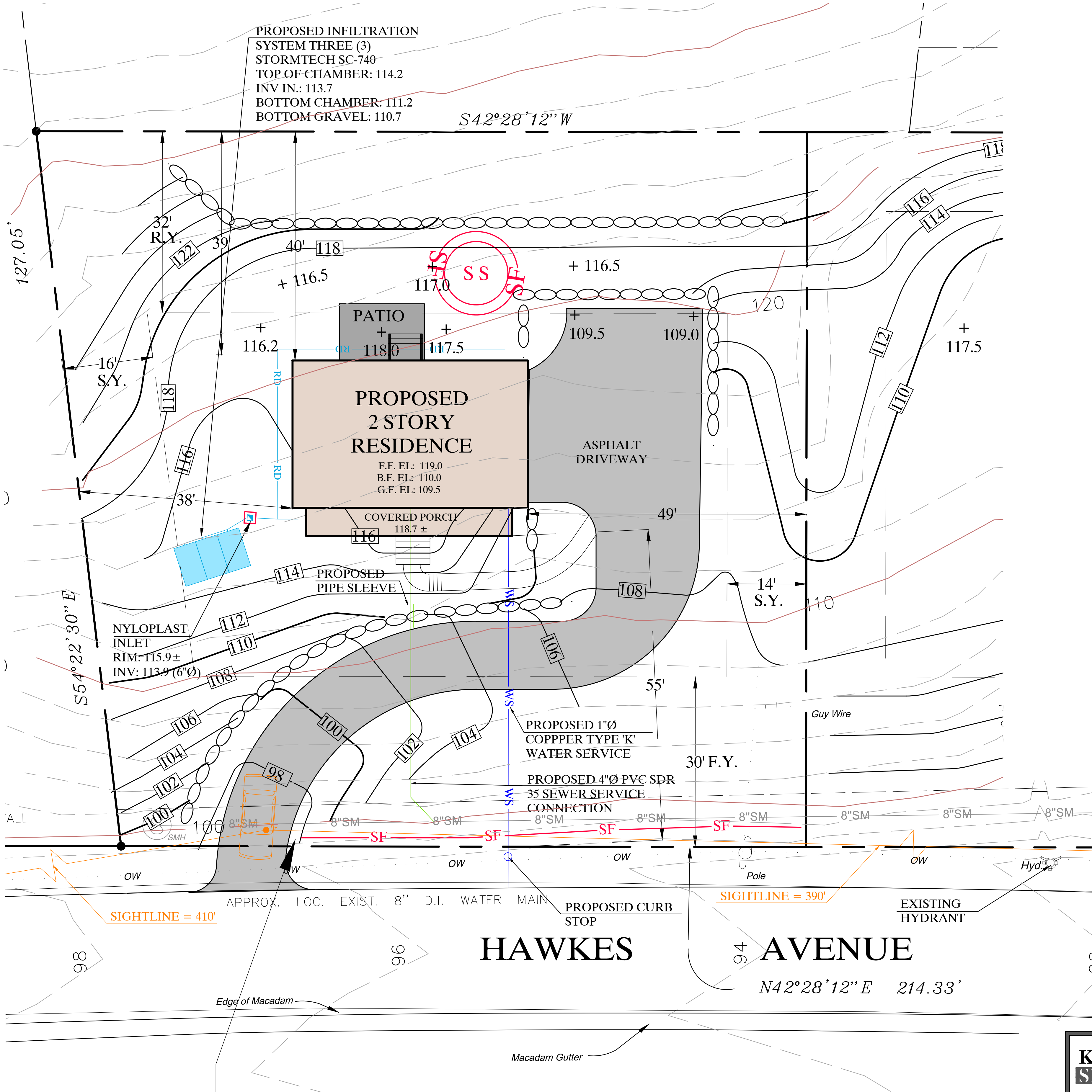
TOWN OF OSSINING WESTCHESTER COUNTY, NEW YORK

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3.	NOVEMBER 27, 2017
2.	MARCH 13, 2015
1.	FEBRUARY 13, 2015
REVISIONS	

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PROJECT I.D.:	
MVL300	
DATE:	
JANUARY 15, 2015	

GENERAL NOTES:

1. SURVEY INFORMATION TAKEN FROM SURVEYS PREPARED BY DONNELLY LAND SURVEYING, P.C. 1929 COMMERCE STREET, YORKTOWN HEIGHTS, NEW YORK DATED MAY 28, 2003.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RESTORATION OF THE EXISTING FEATURES DISTURBED UNDER THIS CONTRACT, TO EXISTING CONDITION OR BETTER, AS DETERMINED BY THE ENGINEER.
3. THE TOWN ENGINEER'S OFFICE IS TO BE NOTIFIED 24 HOURS BEFORE COMMENCING SITE CONSTRUCTION.
4. ALL WORK IS TO BE COMPLETED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE TOWN'S CODE.
5. ALL CONDITIONS, LOCATIONS, AND DIMENSIONS SHALL BE FIELD VERIFIED AND THE ENGINEER SHALL BE IMMEDIATELY NOTIFIED OF ANY DISCREPANCIES.
6. ALL CHANGES MADE TO THE PLANS SHALL BE APPROVED BY THE ENGINEER AND ANY SUCH CHANGES SHALL BE FILED AS AMENDMENTS TO THE ORIGINAL BUILDING PERMIT.
7. SEE THE ARCHITECTURAL PLANS FOR ALL BUILDING DRAWINGS, DETAILS AND NOTES.
8. ALL WRITTEN DIMENSIONS ON THE DRAWINGS SHALL TAKE PRECEDENCE OVER ANY SCALED DIMENSIONS.
9. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CALL IN A "CODE 53" AT LEAST 2 DAYS BUT NO MORE THAN 10 DAYS PRIOR TO CONSTRUCTION FOR UNDERGROUND UTILITY LOCATIONS.
10. CONTRACTOR TO VERIFY ALL SUBSTRUCTURES ENCOUNTERED DURING CONSTRUCTION.
11. ANY PROPOSED ELECTRIC AND/OR TELEPHONE, CABLE SERVICE LINES ARE TO BE PLACED UNDERGROUND.
12. SEE THE "TREE REMOVAL AND SCREENING PLAN FOR 1 ROOSA LANE AND 64 HAWKES AVE" DATED LAST REVISED MARCH 13, 2015 PREPARED KELLARD SESSIONS CONSULTING, P.C. FOR THE PROPOSED TREE REMOVAL AND THE PROPOSED LANDSCAPE SCREENING.
13. CONSTRUCTION SHALL COMPLY WITH THE SITE PLAN UNLESS AMENDED BY FUTURE APPROVAL FROM THE PLANNING BOARD.
14. THE FRONT OF THE HOME SHALL FACE HAWKES AVENUE UNLESS OTHERWISE APPROVED BY THE PLANNING BOARD.



SITE DATA

APPLICANT/OWNER: RALPH MARTINELLI
7 ROOSA LANE
OSSINING, NEW YORK 10562

PROPERTY ADDRESS: 64 HAWKES AVENUE
OSSINING, NEW YORK 10562

TAX MAP DESIGNATION: SECTION 89.08 BLOCK 1 LOT 38.12

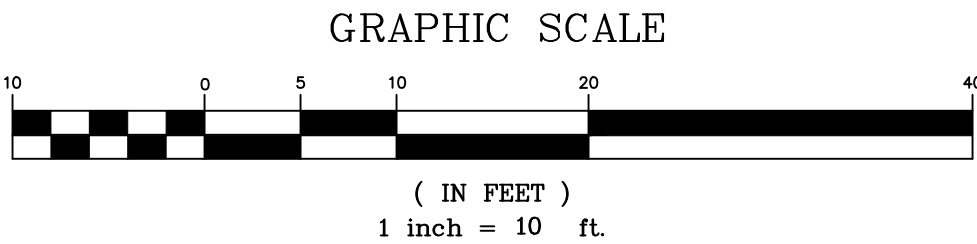
TOTAL AREA: 0.37 ACRES (16,197 SF)

ZONING DISTRICT: TOWN OF OSSINING - R-15

LEGEND

- PROPOSED 10' CONTOUR
- PROPOSED 2' CONTOUR
- PROPOSED SPOT ELEVATION
- EXISTING PROPERTY LINE
- EXISTING 10' CONTOUR
- EXISTING 2' CONTOUR
- PROPOSED RESIDENCE
- PROPOSED ASPHALT DRIVEWAY
- PROPOSED DRAIN INLET WITH INLET PROTECTION
- PROPOSED 4" Ø ROOF LEADER
- PROPOSED SILT FENCE
- PROPOSED STABILIZED CONSTRUCTION ENTRANCE
- PROPOSED SOIL STOCKPILE

ZONING (R-15) TABLE - OSSINING		
REGULATION	MIN/MAX. DISTRICT REQUIREMENTS (GB)	PROPOSED
LOT AREA	15,000 SF (MIN)	16,197 SF
LOT WIDTH	90 FEET (MIN)	121 FT
LOT DEPTH	120 FEET (MIN)	126 FT
FRONT YARD SETBACK	30 FEET (MIN)	55 FT
SIDE YARD SETBACK (1)	14 FEET (MIN)	36 FT
BOTH SIDE YARDS	30 FEET (MIN)	85 FT
REAR YARD	32 FEET (MIN)	40 FT
LIVABLE FLOOR AREA	850 SF (MIN)	2,194 SF
BUILDING HEIGHT	2-1/2 STY / 35 FT (MAX)	2.0 STORIES
BUILDING COVERAGE	25% (MAX)	8 %
IMPERVIOUS COVERAGE	5,609 SF (MAX)	3,670 SF



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SITE PLAN

64 HAWKES AVENUE

TOWN OF OSSINING

WESTCHESTER COUNTY, NEW YORK

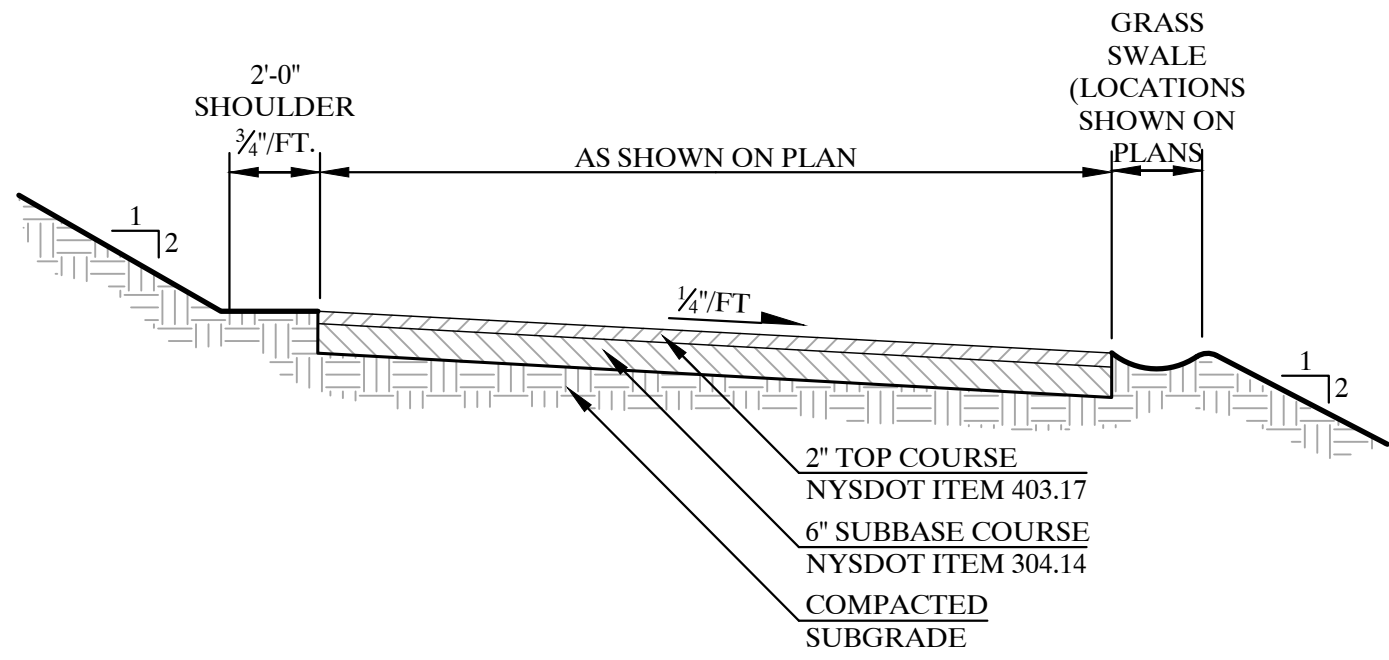


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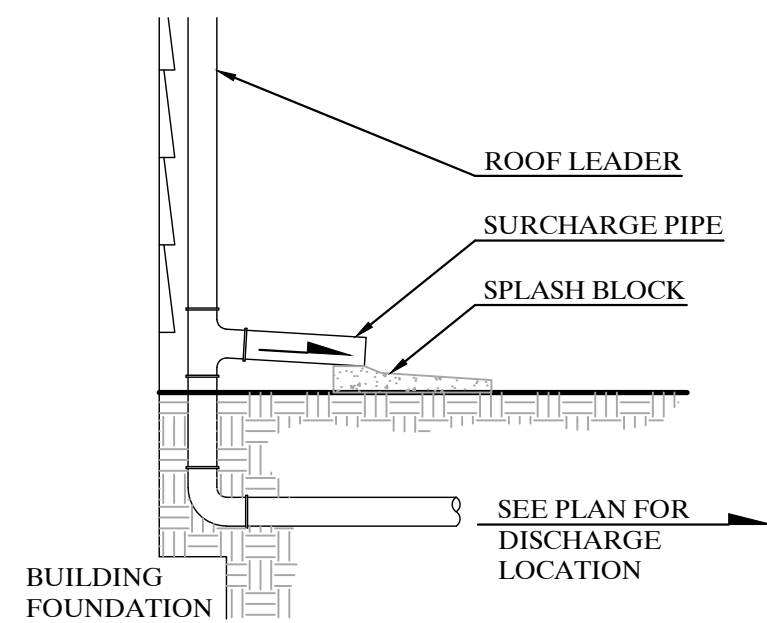
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PROJECT I.D.:
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DATE:
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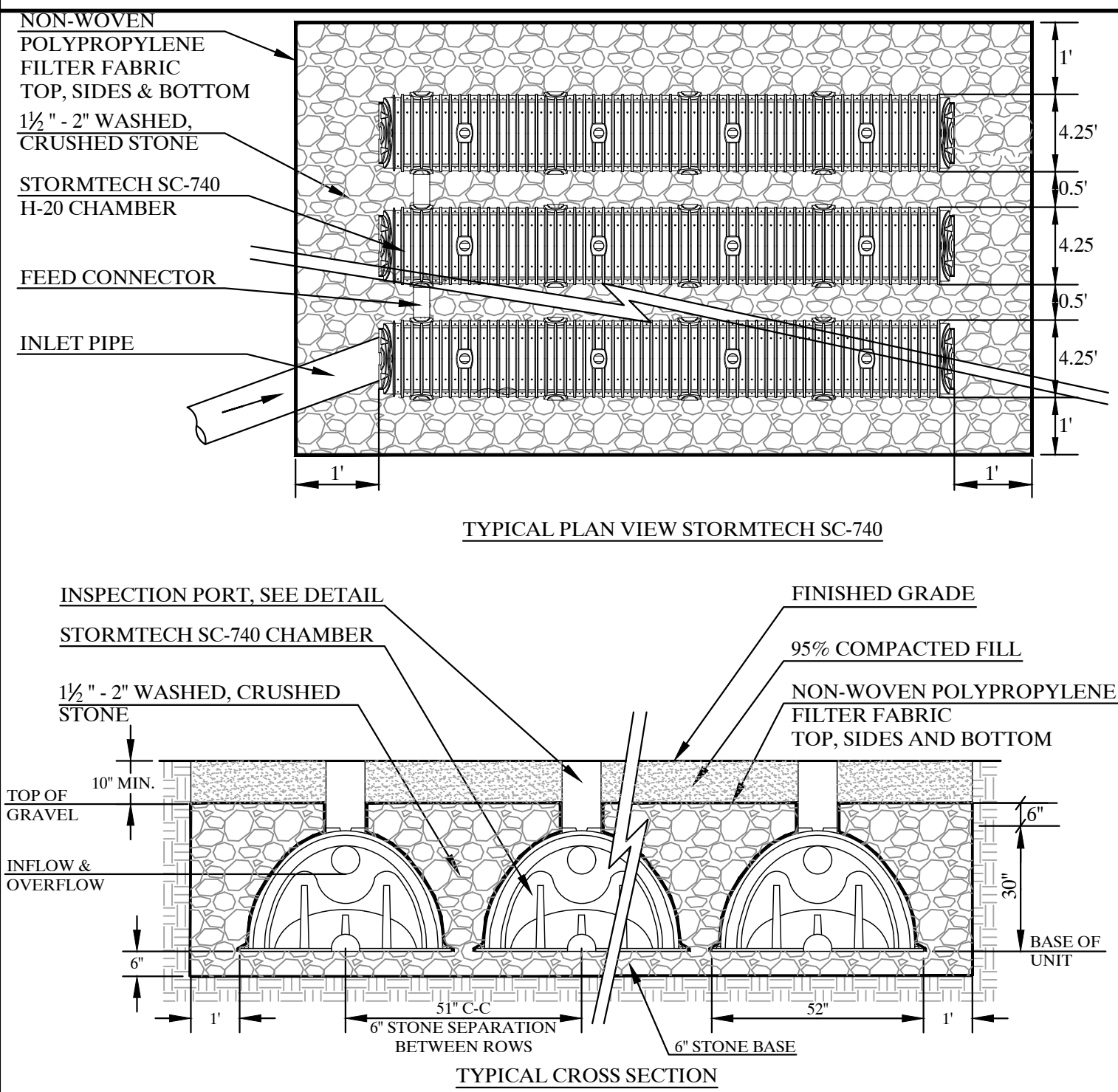
DRIVEWAY SECTION DETAIL (N.T.S.)



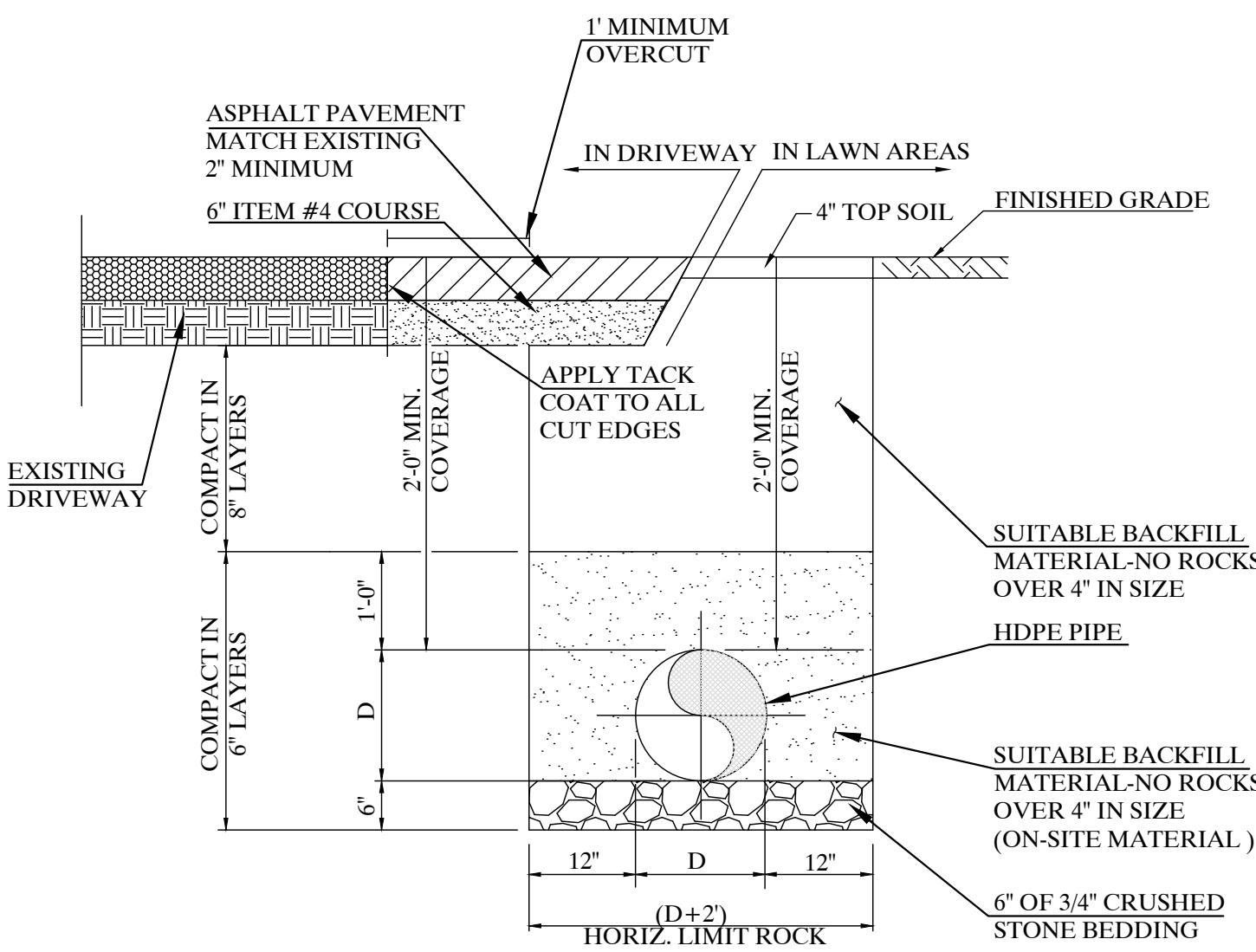
ROOF LEADER DETAIL (N.T.S.)



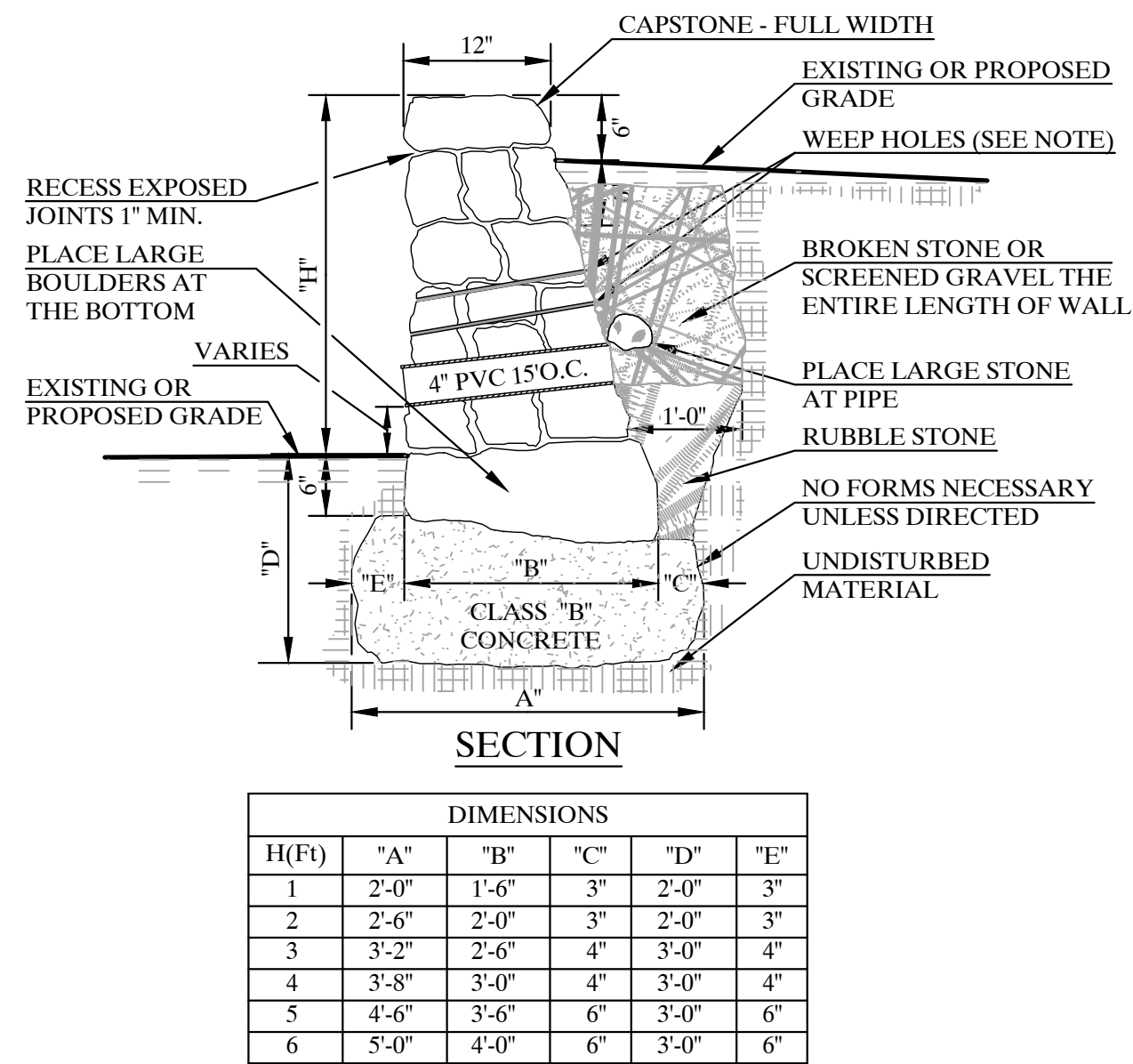
UNDERGROUND INFILTRATION SYSTEM (N.T.S.)



PIPE TRENCH DETAIL (N.T.S.)

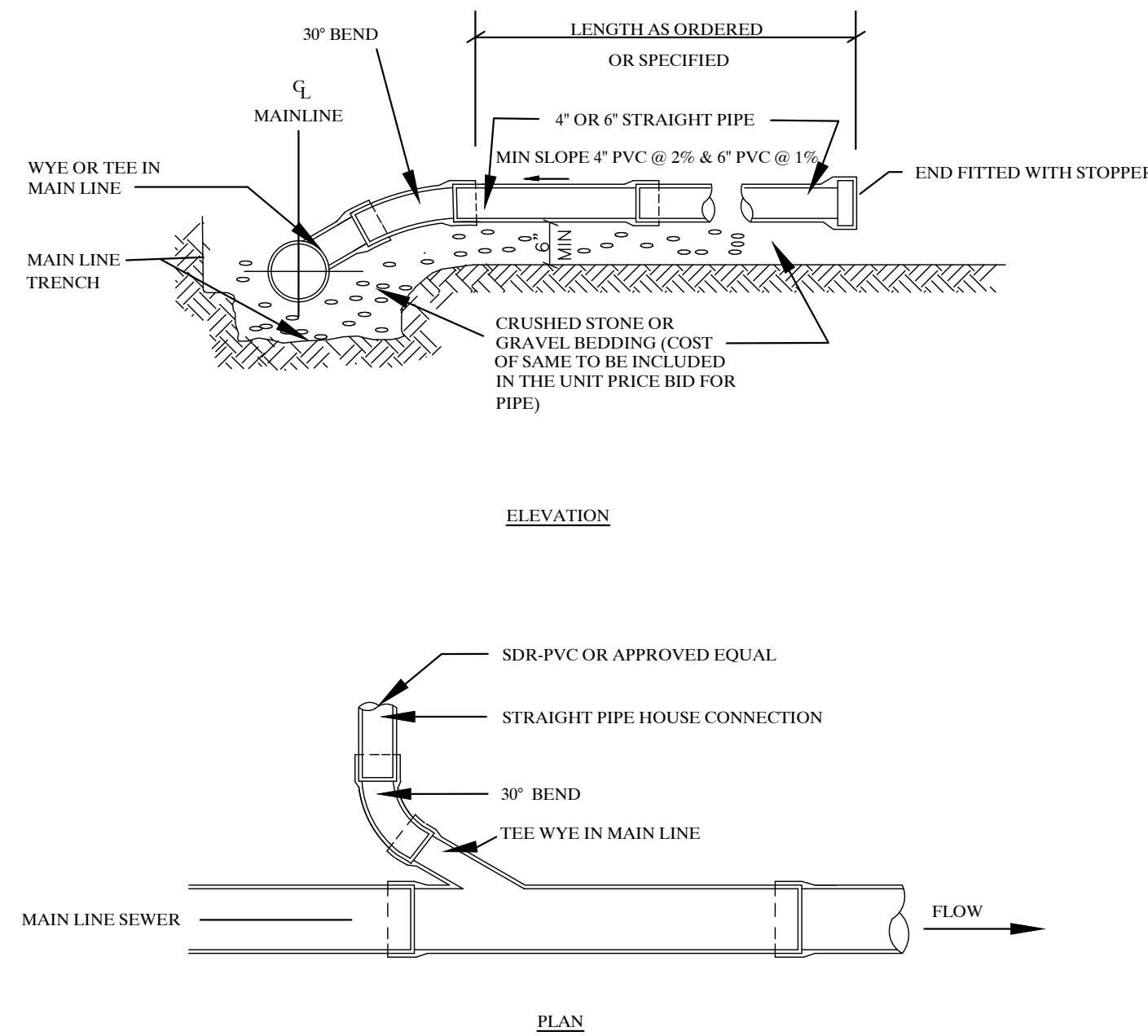


RUBBLE STONE MASONRY RETAINING WALL DETAIL (N.T.S.)



- NOTES:
- RETAINING WALLS OVER 6FT. IN HEIGHT SHALL BE ENGINEERED OR IN CASE OF ROCK OCCURANCE; 8 ON 1 ROCK CUT SHALL BE UTILIZED.
 - STAGGER WEEP HOLES 18" O.C. VERTICALLY.
 - IN ROCK CUT AREAS; ALL ROCK CUTS SHALL BE STABILIZED TO THE SATISFACTION OF THE TOWN'S REPRESENTATIVE.

HOUSE SEWER CONNECTION AT GRADE (NTS)



INFILTRATION SIZING CALCULATIONS

Required Storage Volume (Vs)

Provide storage volume for increase in runoff for up to the 25 year design storm due to the proposed improvements (house, patio and driveway).

Drainage Area = 3,670 s.f.
25-year, 24-hour rainfall = 6.0 in.
Existing Vr = 2.81 in.
Proposed Vr = 3.78 in.
 $\Delta Vr = 0.97$ in.
 $Vs = \Delta Vr \times \text{Area} = (0.97 \text{ in./12 in/ft}) (3,670 \text{ s.f.})$
 $Vs = 296.6 \text{ c.f.}$

Area of Percolation (Ap)

$Ap = Ac + Ab$
Surface Area:
 $Ac = \pi D^2 h$
 $= (3.14)(12 \text{ in./12 in./ft.})(10 \text{ in./12 in./ft.})$
 $Ac = 2.62 \text{ s.f.}$
Bottom Area:
 $Ab = \pi D^2/4$
 $= (3.14)(12 \text{ in./12 in./ft.})^2/4$
 $Ab = 0.785 \text{ s.f.}$

$Ap = Ac + Ab$
 $= 2.62 \text{ s.f.} + 0.785 \text{ s.f.}$
 $Ap = 3.41 \text{ s.f.}$

Volume of Percolation (Vp)*

$Vp = Ab \times \text{DROP}$
 $= (0.785 \text{ s.f.})(1 \text{ in./12 in./ft.})$
 $Vp = 0.065 \text{ c.f.}$

Soil Percolation Rate (Sr)

$Sr = \text{volume}/\text{area} \times T$
 $= 0.065 \text{ c.f.}/3.41 \text{ s.f.}/30 \text{ min.}$
 $Sr = (0.00064 \text{ c.f./s.f./min.})$

OR
 $= (0.00064 \text{ c.f./s.f./min.})(60 \text{ min.})(24 \text{ hr.})$
 $= 0.92 \text{ c.f./s.f./day} \times 25\% \text{ (clogging factor)}$
 $= 0.92 \text{ c.f./s.f./day} \times 0.25 \text{ (clogging factor)}$
 $Sr = 0.69 \text{ c.f./s.f./day} *$

*Percolation rate was interpreted from soil mapping. Percolation rate shall be field verified prior to construction.

Size Infiltrators

Volume provided in Stormtech SC-740 unit = 74.9 c.f./unit

$3 \text{ units} = 74.9 \text{ c.f./unit} \times 3 \text{ units}$
 $= 224.7 \text{ c.f.}$

Total Bed Width = 15.75 ft.
Total Bed Length = 9 ft.
Total Bed Area = 141.8 c.f.
Height of Stone = 36 in. = 3.0 ft.
Volume of Stone Voids = $[(141.8 \text{ s.f.} \times 3.0 \text{ ft.}) - 224.7 \text{ c.f.}] \times 40\% \text{ voids}$
 $= 80.4 \text{ c.f.}$

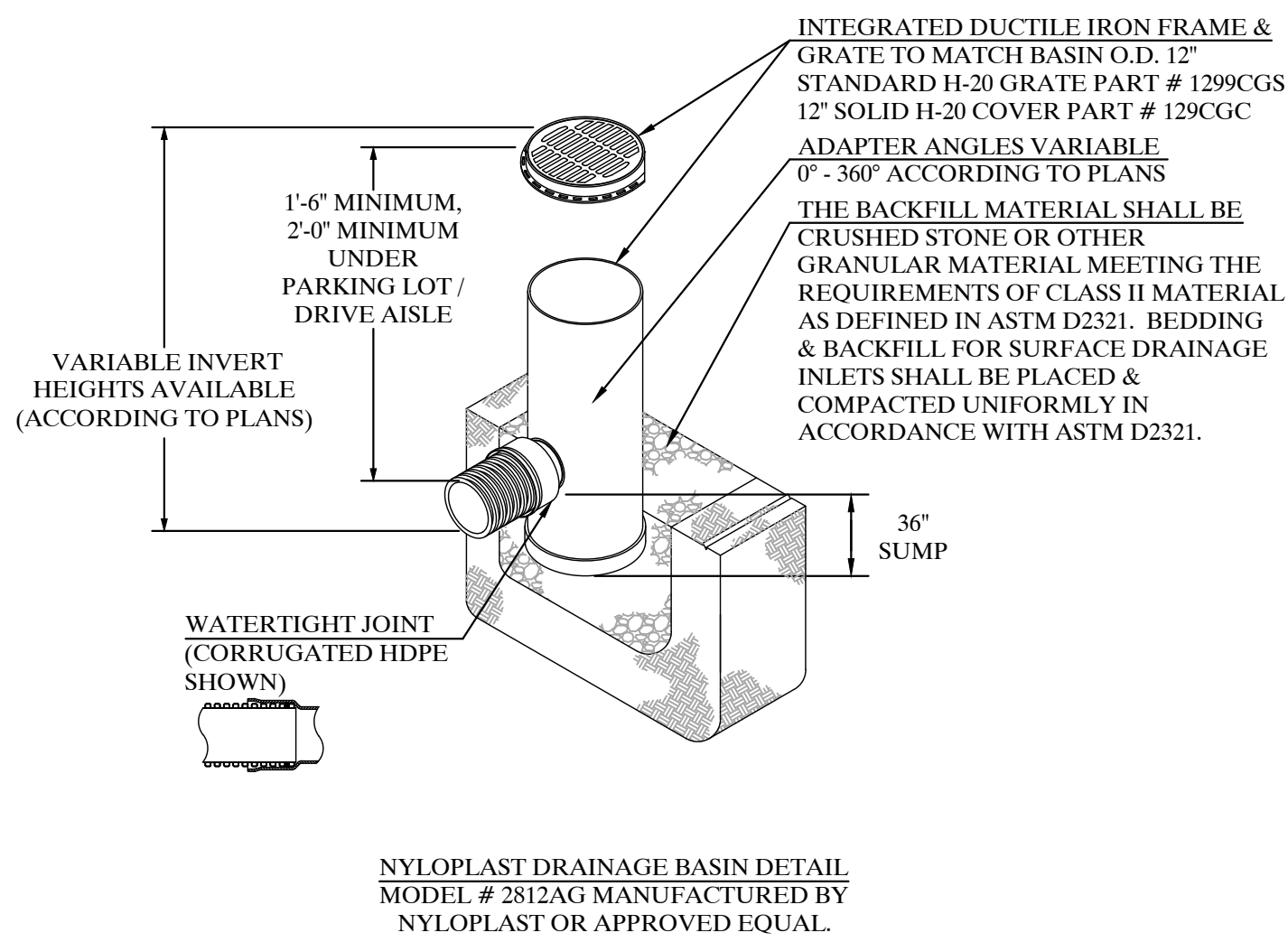
Volume of Stone and Cultee Units = $224.7 \text{ c.f.} + 80.4 \text{ c.f.}$
 $= 305.1 \text{ c.f.}$

Volume of Percolation = Total Bed Area x Sr
 $= 141.8 \text{ s.f.} \times 0.69 \text{ c.f./s.f./day}$
 $= 97.8 \text{ c.f./day}$

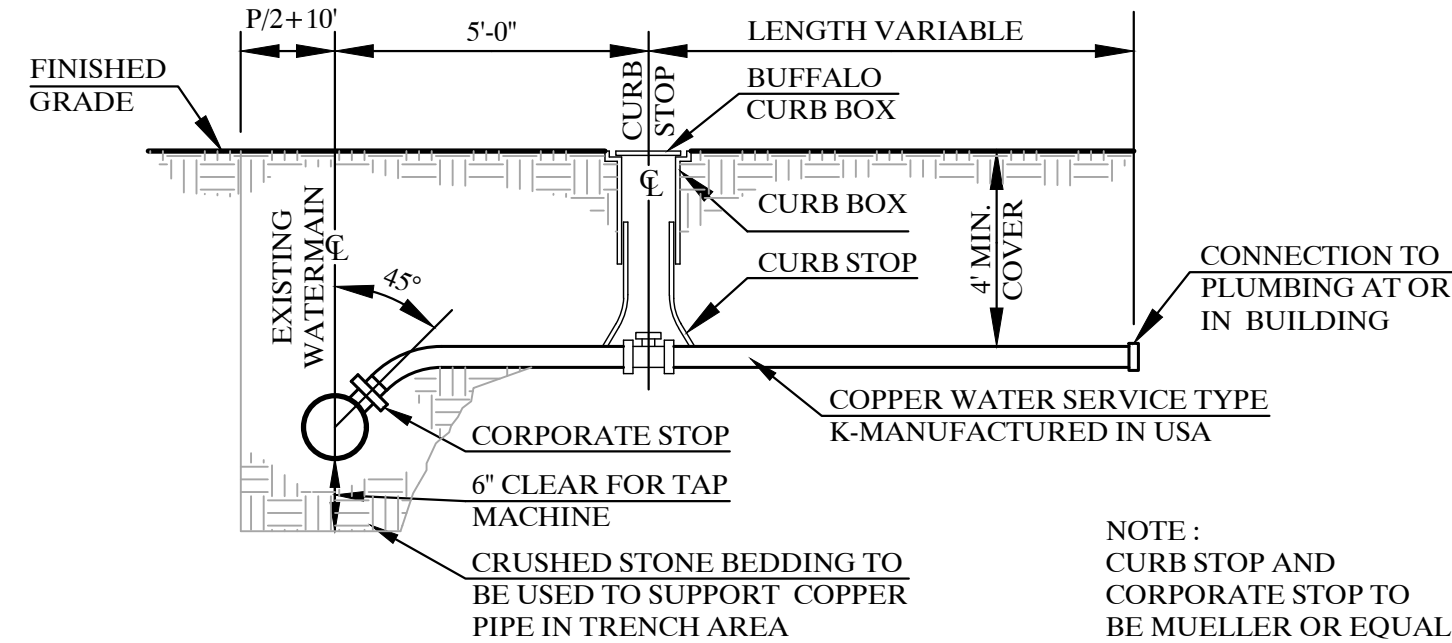
Total Volume Provided = $305.1 \text{ c.f.} + 97.8 \text{ c.f.}$
 $= 402.9 \text{ c.f.}$

Total Volume Required = 296.6 c.f.

NYOPLAST DRAINAGE BASIN DETAIL (N.T.S.)



WATER SERVICE BUILDING CONNECTION DETAIL (N.T.S.)



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DETAILS

64 HAWKES AVENUE

TOWN OF OSSING

WESTCHESTER COUNTY, NEW YORK



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2.	MARCH 13, 2015	
1.	FEBRUARY 13, 2015	
REVISIONS		PROJECT I.D.:
		MVL300
		DATE:
		JANUARY 15, 2015

64 HAWKES AVE TREE REMOVAL

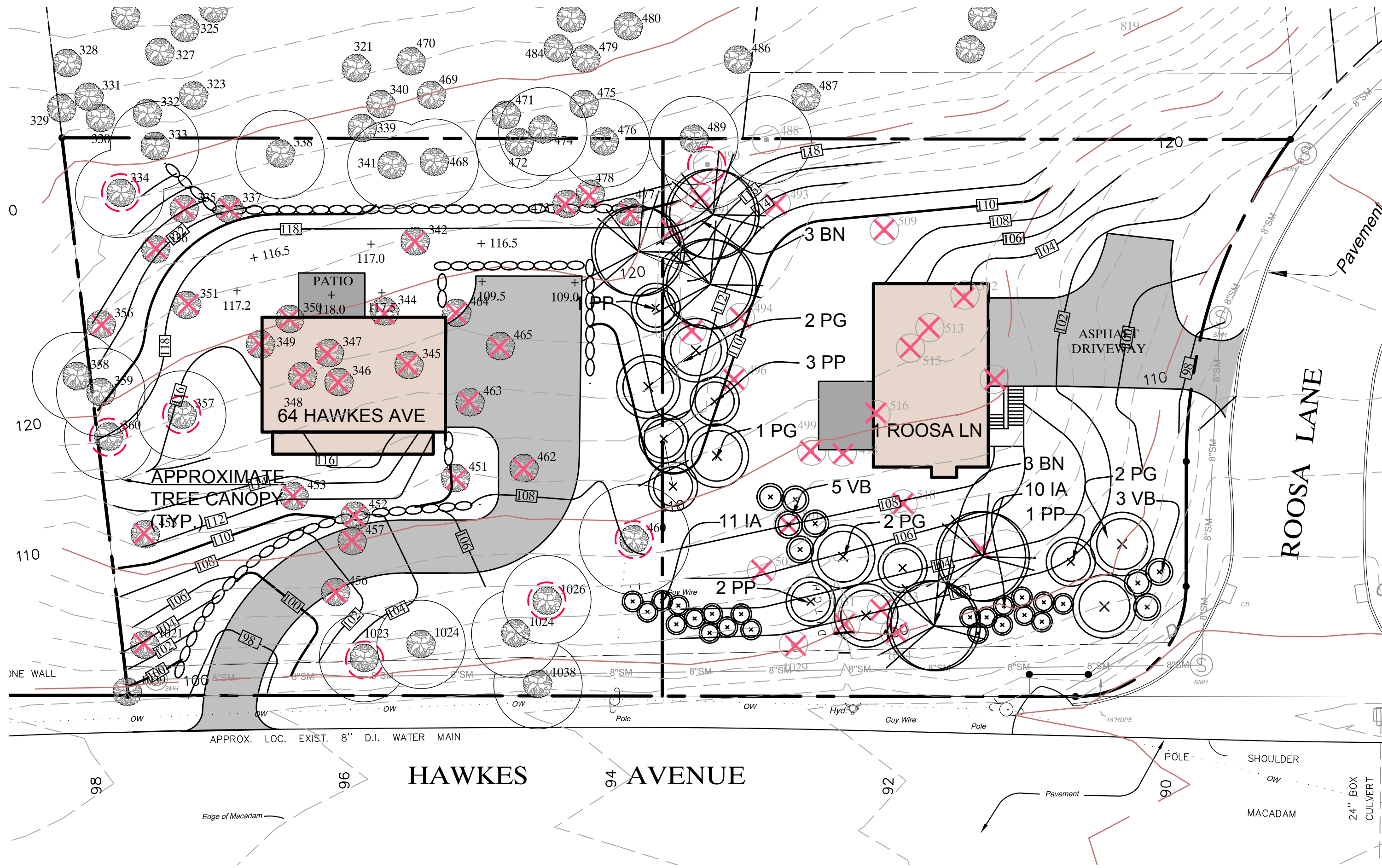
NUMBER	SPECIES AND TREE SIZE	X= REMOVED
330	Poplar 12"	
333	Poplar 14"	
334	Poplar 12"	
335	Poplar 12"	X
336	Poplar 12"	X
337	Oak 14"	X
338	Oak 24"	
339	Maple 8"	
341	Poplar 10"	
342	Oak 24"	X
344	Cedar 10"	X
345	Maple 6"	X
346	Maple 8"	X
347	Maple 6"	X
348	Oak 10"	X
349	Oak 14"	X
350	Cedar 10"	X
351	Cedar 10"	X
356	Oak 14"	X
357	Ash 10"	X
358	Oak 10"	
359	Ash 10"	
360	Apple 12"	
451	Cedar 10"	X
452	Cedar 12"	X
453	Black Birch 8"	X
455	Apple 10"	X
456	Cedar 12"	X
457	Twin Cedar 10"	X
460	Oak 28"	
462	Oak 8"	X
463	Maple 6"	X
464	Cedar 14"	X
465	Maple 10"	X
468	Cedar 12"	
472	Oak 12"	
473	Oak 16"	X
477	Oak 14"	X
478	Oak 8"	X
1021	Black Birch 10"	X
1023	Oak 16"	
1024	Maple 8"	
1025	Apple 6"	
1026	Oak 36"	
1028	Oak 6"	
1038	Maple 10"	
1039	Apple 18"	

28 TREES TO BE REMOVED

1 ROOSA LN TREE REMOVAL

SYMBOL	SPECIES AND TREE SIZE	X = REMOVED
488	Oak 14"	
489	Oak 10"	
490	Oak 18"	
491	Oak 8"	X
492	Oak 12"	X
493	Oak 18"	X
494	Oak 16"	X
495	Oak 12"	X
496	Oak 8"	X
498	Oak 10"	X
499	Black Birch 6"	X
501	Oak 10"	X
502	Oak 18"	X
509	Oak 14"	X
513	Oak 10"	X
515	Maple 10"	X
516	Oak 12"	X
518	Oak 16"	X
531	Oak 14"	
824	Cedar 8"	X
826	Cedar 10"	
1028	Oak 6"	
1029	Oak 10"	X
1031	Apple 6"	X
1033	Twin Black Birch 6"	X
1034	Maple 8"	X

20 TREES TO BE REMOVED



GENERAL NOTES:

1. ULTIMATE SPACING AND LOCATION OF PROPOSED TREES / SHRUBS SHALL BE DETERMINED BY THE LANDSCAPE ARCHITECT IN THE FIELD FOLLOWING CONSTRUCTION OF OFFICE BUILDING AND PARKING LOT.
2. LANDSCAPE ARCHITECT SHALL HAVE THE OPTION FOR PLANT SUBSTITUTION DEPENDING UPON ACTUAL SITE CONDITIONS ENCOUNTERED (i.e. BEDROCK DEPTH, SUN EXPOSURE/ ANGLE, ETC.)
3. RAISED PLANTING BEDS (i.e. BERMS) MAYBE REQUIRED FOR PLANTING AREAS WITH SHALLOW BEDROCK DEPTH.
4. THE CONTRACTOR SHALL LOCATE AND VERIFY THE EXISTENCE OF ALL UNDERGROUND AND ABOVE GROUND UTILITIES PRIOR TO STARTING WORK. THE CONTRACTOR SHALL PROTECT FROM DAMAGE ALL EXISTING PAVEMENTS, UTILITIES, STRUCTURES, ETC. TO REMAIN AND SHALL REPAIR AND/OR REPLACE ANY SUCH DAMAGE AT HIS EXPENSE.
5. THE CONTRACTOR SHALL PROVIDE A 12" MINIMUM DEPTH OF TOPSOIL FOR ALL PLANTING BEDS.
6. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SCHEDULE PROVIDED WITHIN THIS SITE PLAN PACKAGE. A MINIMUM OF 50% OF PLANTS PROVIDED SHALL BE THE LARGER END OF THE SIZE RANGE.
7. ALL MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE CURRENT AMERICAN STANDARD FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN. ALL PLANTS SHALL HAVE NORMAL, WELL-DEVELOPED BRANCHES AND VIGOROUS ROOT SYSTEMS AND BE NURSERY-GROWN.
8. NO PLANT SHALL BE PUT INTO THE GROUND BEFORE ROUGH GRADING HAS BEEN FINISHED AND APPROVED BY THE DESIGN ENGINEER (IF APPLICABLE).
9. UNLESS SPECIFIED OTHERWISE BY THE LANDSCAPE ARCHITECT, ALL PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS THE PLANT'S ORIGINAL GRADE BEFORE DIGGING.
10. ALL PLANTS SHALL BE BALLED AND WRAPPED AS SPECIFIED. ALL ROOT WRAPPING MATERIAL MADE OF SYNTHETICS OR PLASTICS SHALL BE REMOVED AT THE TIME OF PLANTING.
11. NO SUBSTITUTIONS FOR PLANT MATERIAL TYPE OR SIZE WILL BE ALLOWED UNLESS SUCH SUBSTITUTION HAS BEEN APPROVED BY THE LANDSCAPE ARCHITECT.
12. ALL PLANT MATERIAL SHALL CARRY A FULL GUARANTEE FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE, TO INCLUDE PROMPT TREATMENT OR REMOVAL AND REPLACEMENT OF ANY PLANTS FOUND BY THE LANDSCAPE ARCHITECT TO BE IN AN UNHEALTHY CONDITION. ALL REPLACEMENTS SHALL BE OF THE SAME KIND AND SIZE OF PLANTS SPECIFIED IN THE PLANT LIST.
13. THE DAY PRIOR TO PLANTING, THE LOCATION OF ALL TREES AND SHRUBS SHALL BE STAKED FOR APPROVAL BY THE LANDSCAPE ARCHITECT. FOLLOWING PLANTING, ALL TREES AND SHRUBS ARE SUBJECT TO INSPECTION AND APPROVAL BY THE LANDSCAPE ARCHITECT.
14. A MINIMUM OF FOUR (4) INCHES (DEPTH) OF PREMIUM DARK BROWN BARK MULCH SHALL BE PLACED AROUND ROOT BALLS OF TREES/SHRUBS. THE MULCH AREA SHALL BE AT LEAST TWO TIMES THE DIAMETER OF THE PLANT CONTAINER OR ROOT BALL.
15. ALL PLANTS AND STAKES SHALL BE SET PLUMB UNLESS OTHERWISE SPECIFIED. CONTRACTOR SHALL REMOVE STAKES AFTER ONE FULL GROWING SEASON.
16. MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER PLANTING AND SHALL CONTINUE UNTIL ACCEPTANCE BY THE LANDSCAPE ARCHITECT. MAINTENANCE SHALL INCLUDE WATERING, MULCHING, TIGHTENING & REPLACING OF GUYS, REPLACEMENT OF SICK OR DEAD PLANTS, RESETTING PLANTS TO PROPER GRADE OR UPRIGHT (PLUMB) POSITION, RESTORATION OF SAUCERS, AND ALL OTHER CARE NEEDED FOR PROPER GROWTH OF THE PLANTS.
17. ALL PLANTS SHALL BE SPRAYED WITH AN ANTIDESSICANT WITHIN 24 HOURS AFTER PLANTING. IN ADDITION, ALL PLANTS SHALL BE SPRAYED WITH AN ANTIDESSICANT AT THE BEGINNING OF THEIR FIRST WINTER.
18. ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST 24-HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL THEN BE WATERED WEEKLY, IF NECESSARY, DURING THE FIRST GROWING SEASON.
19. ALL EXISTING TREES / SHRUBS SHALL BE INSPECTED FOR VINES. ALL VINES SHALL BE CUT AND, WHERE PRACTICABLE, REMOVED FROM THE TREE / SHRUB.

LEGEND



EXISTING TREE MARKED FOR REMOVAL UNDER HAWKES HILL SUBDIVISION APPROVAL IN 2002. TO BE REMOVED AS PART OF THIS APPLICATION



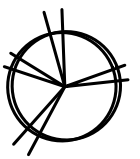
EXISTING TREE TO REMAIN UNDER THIS CURRENT APPLICATION.



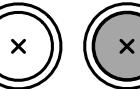
EXISTING TREE TO BE REMOVED UNDER THIS CURRENT APPLICATION



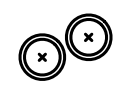
EXISTING TREE TO REMAIN UNDER THIS CURRENT APPLICATION. TO BE PROTECTED DURING CONSTRUCTION



PROPOSED DECIDUOUS TREE



PROPOSED CONIFEROUS TREE



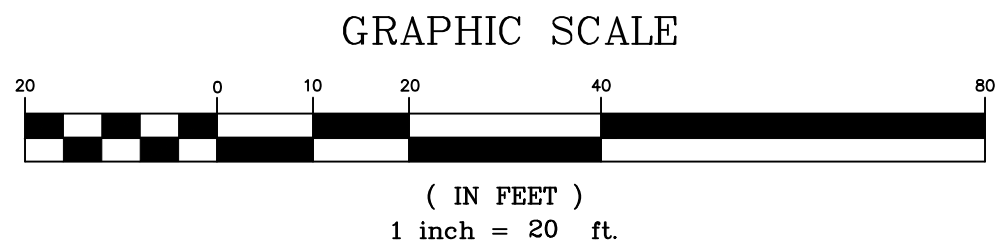
PROPOSED SHRUBS

EXISTING TREE NOTE:

1. EXISTING TREE INFORMATION TAKEN FROM THE APPROVED SUBDIVISION PLANS ENTITLED HAWKES HILL SUBDIVISION, HAWKES AVENUE, TOWN OF OSSINING* LAST REVISED APRIL 28, 2002 PREPARED BY AGOSTINO PASE, P.E. NATALINO M. IAMICELI CONSULTING ENGINEER & ASSOCIATES.

PROPOSED PLANTING SCHEDULE

1 ROOSA LANE & 64 HAWKES AVE PLANTING SCHEDULE					
PLANTING SCHEDULE					
Symbol	Botanical Name	Common Name	Size	Root	Quantity
TREES					
BN	<i>Betula Nigra "Cully"</i>	Heritage River Birch	12" - 14' ht.	B&B	5
EVERGREEN TREES					
PG	<i>Picea Glauca</i>	White Spruce	7' - 8' ht.	B&B	7
PP	<i>Picea pungens "Fat Albert"</i>	Colorado Blue Spruce	8' - 9' ht.	B&B	7
SHRUBS					
VB	<i>Viburnum Burkwoodii</i>	Burkwood Viburnum	4' - 5' ht.	B&B	8
IA	<i>Ilex x aquipernyi</i>	Dragon Lady Holly	5' - 6' ht.	B&B	21



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TREE REMOVAL & SCREENING PLAN

64 HAWKES AVE & 1 ROOSA LANE



TOWN OF OSSINING		WESTCHESTER COUNTY, NEW YORK	
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3.	JANUARY 08, 2018		PROJECT I.D.: MVL300
2.	NOVEMBER 27, 2017		DATE:
1.	MARCH 13, 2015		REVISIONS
			FEBRUARY 13, 2015