

OWNER / DEVELOPER:	MGM DESIGN & CONSTRUCTION GROUP, LLC 317 ELWOOD AVENUE HAWTHORNE, NY 10532
PROJECT LOCATION:	5 HAWKES AVENUE OSSINING, NY 10562
EXISTING TOWN ZONING:	R-20, ONE-FAMILY RESIDENTIAL
PROPOSED USE:	R-20, ONE-FAMILY RESIDENTIAL
TOWN TAX MAP DATA:	SECTION 2, BLOCK 4, LOT 26
SITE AREA :	2.15 ACRES (90,695.23 SF)
SEWAGE FACILITIES:	PUBLIC SEWERS
WATER FACILITIES:	PUBLIC WATER FACILITIES

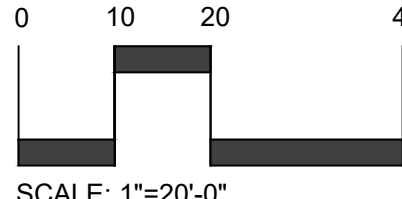
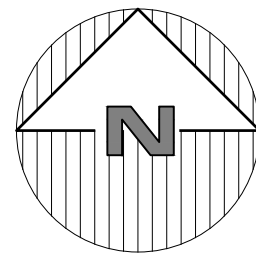
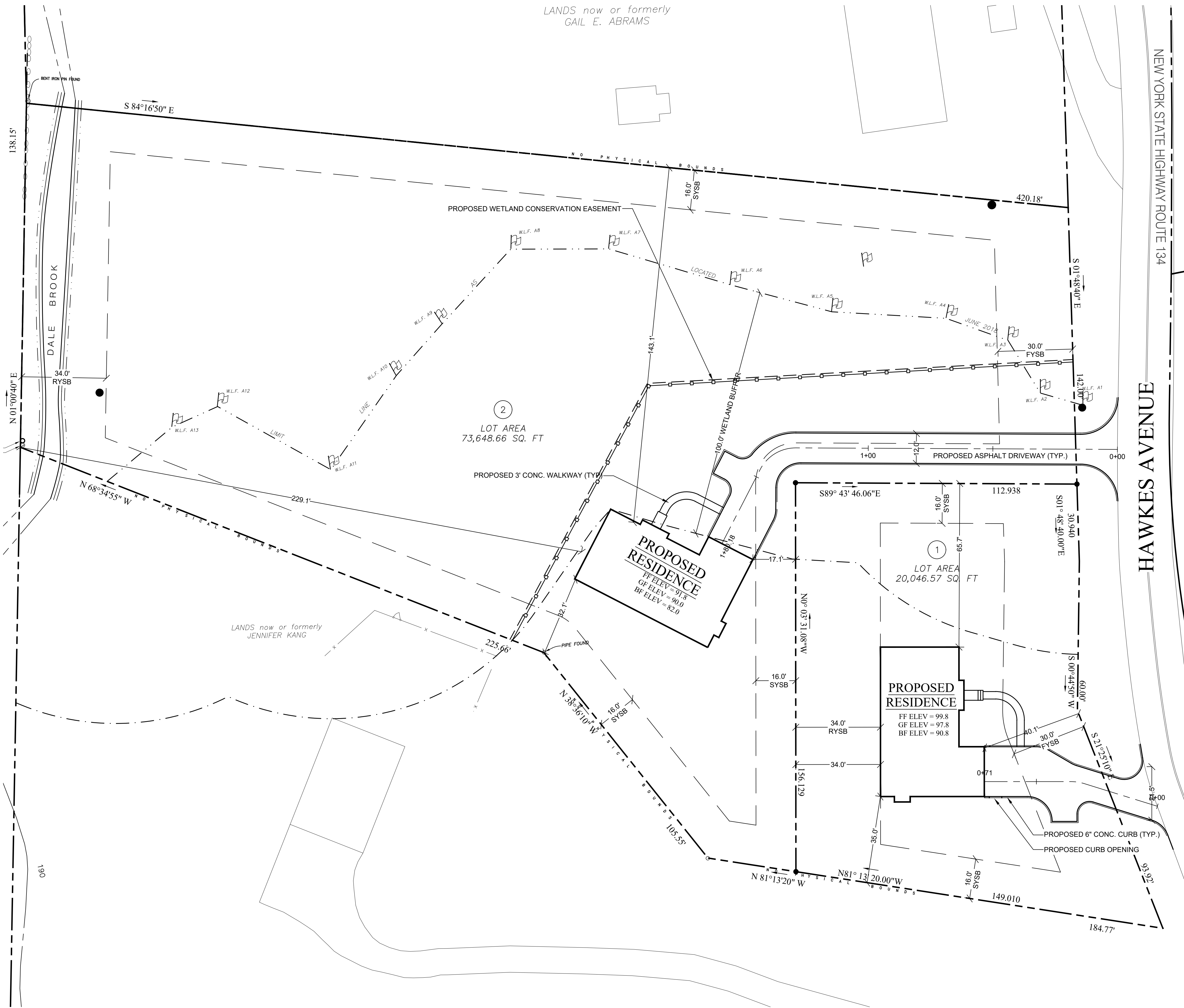
ZONING DISTRICT:		R-20, ONE FAMILY RESIDENTIAL			
<u>DIMENSIONAL REGULATIONS:</u>	<u>REQUIRED</u>	<u>LOT 1</u>	<u>LOT 2</u>	<u>VARIANCE REQUIRED</u>	
MINIMUM SIZE OF LOT:					
MINIMUM LOT AREA:	20,000 SF.	20,047 SF.	73,649 SF.	NONE	
MINIMUM LOT WIDTH:	100 FT.	168.3 FT.	272.8 FT.	NONE	
MINIMUM LOT DEPTH:	130 FT.	130.0 FT.	440.3 FT.	NONE	
MINIMUM YARD DIMENSIONS:					
PRINCIPAL BUILDING:					
FRONT YARD SETBACK:	30 FT.	30.5 FT.	30.1 FT.	NONE	
REAR YARD SETBACK:	34 FT.	34.0 FT.	229.1 FT.	NONE	
ONE SIDE YARD SETBACK:	16 FT.	16.3 FT.	16.0 FT.	NONE	
COMBINED SIDE YARD SETBACK:	34 FT.	100.0 FT.	63.0 FT.	NONE	
MAXIMUM % OF LOT TO BE OCCUPIED:					
LOT COVERAGE:	SEE NOTE 1	3,301 SF	5,279 SF	NONE	
BUILDING COVERAGE:	22%	10.7%	2.9%	NONE	
LIVABLE FLOOR AREA PER DU:	850 SF	3,234 SF	3,234 SF	NONE	
NON WETLAND/STEEP SLOPE:	SEE NOTE 2	19,543 SF	39,986 SF		
MAXIMUM HEIGHT:					
PRINCIPAL BUILDING - FEET:	35 FEET	30 FEET	30 FEET	NONE	
PRINCIPAL BUILDING - STORIES:	2 1/2	2 1/2	2 1/2	NONE	

1. MAX IMPERVIOUS COVERAGE SHALL BE PER SECTION 200-21(B).
2. PER SECTION 176-18.F & F(1), AT LEAST 75% OF THE MINIMUM LOT AREA REQUIREMENT OF A PROPOSED LOT SHALL CONSIST OF NEITHER "WETLAND" NOR "EXTREMELY STEEP SLOPE" FOR THE R-20 ZONE, THE REQUIRED AREA IS 15,000 SF.

1. THE HOME LOCATED ON LOTS #1 AND #2 SHALL NOT BE SHIFTED CLOSER TO THE SOUTHERLY LOT LINE WITHOUT ADDITIONAL PLANNING/ARCHITECTURAL REVIEW BOARD APPROVAL.

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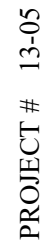
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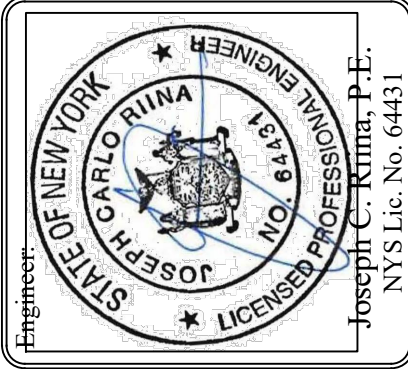
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Revisions:		
No.	Date	Comments:
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5	10/24/19	Town Comments
6	11/22/19	Town Comments

SCALE: 1" = 20'

DRAWN BY: TK

DATE: 3/23/18

SITE PLAN

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

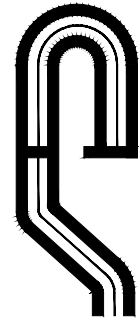
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W7-6-1--4--ten Counties NYZ

Sheet
1 of 12



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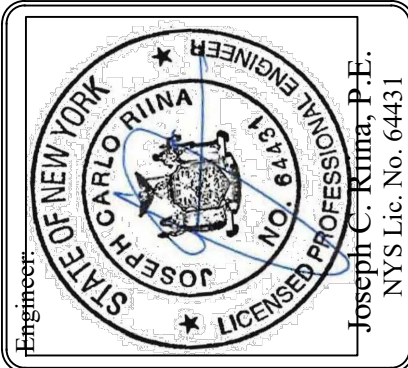
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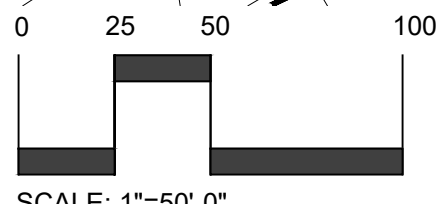
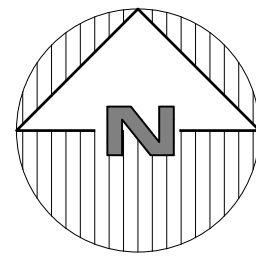
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AREA MAP

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

Sheet
2 of 12

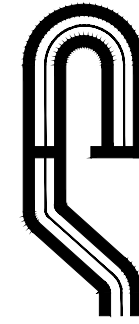


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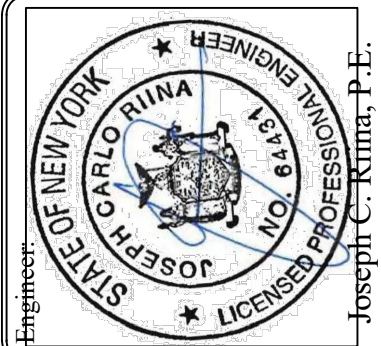
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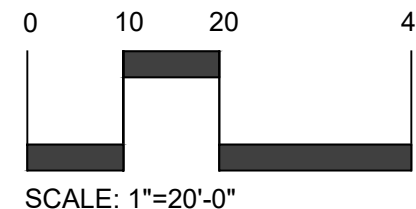
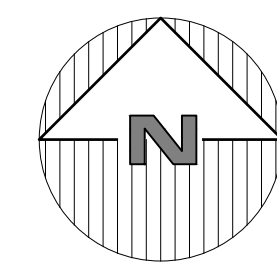


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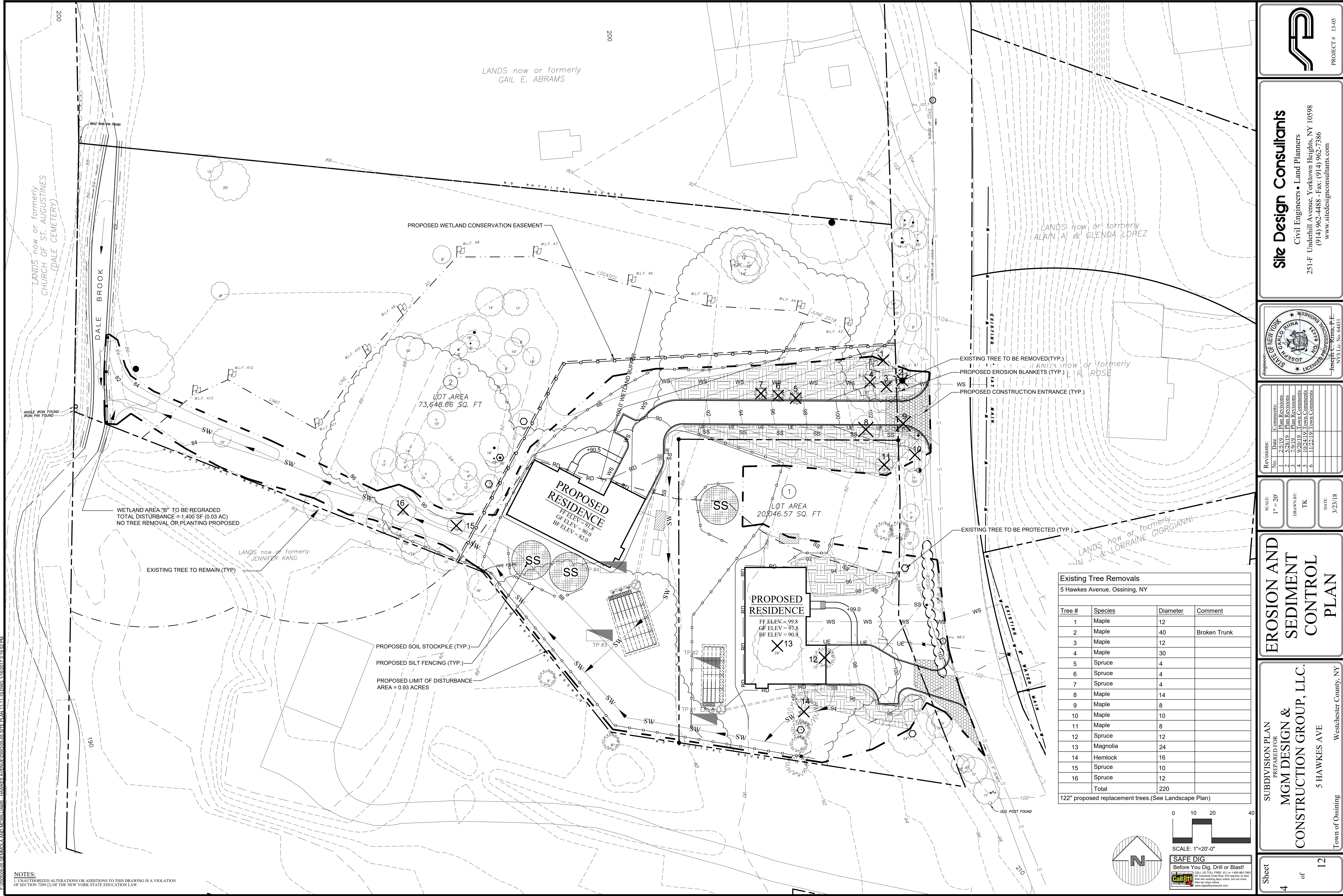
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EXISTING CONDITIONS

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Town of Ossining
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PROJECT # 13-05

Engineer: Joseph C. Rina, P.E.
NYS Lic. No. 64431

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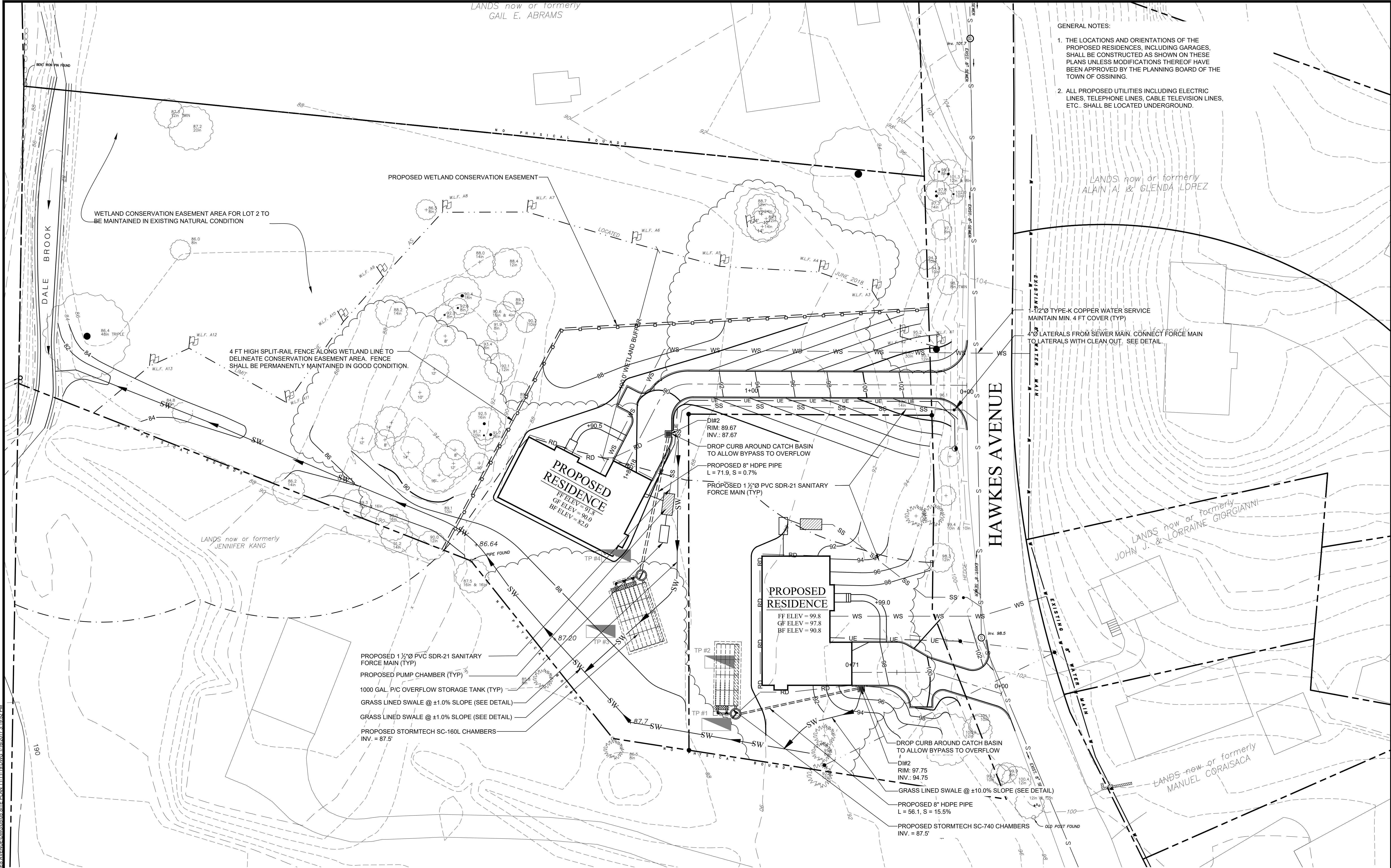
DATE: 3/23/18

EROSION AND SEDIMENT CONTROL PLAN

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

Sheet 4 of 12

Existing Tree Removals			
5 Hawkes Avenue, Ossining, NY			
Tree #	Species	Diameter	Comment
1	Maple	12	
2	Maple	40	Broken Trunk
3	Maple	12	
4	Maple	30	
5	Spruce	4	
6	Spruce	4	
7	Spruce	4	
8	Maple	14	
9	Maple	8	
10	Maple	10	
11	Maple	8	
12	Spruce	12	
13	Magnolia	24	
14	Hemlock	16	
15	Spruce	10	
16	Spruce	12	
Total		220	
122" proposed replacement trees. (See Landscape Plan)			



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- 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.

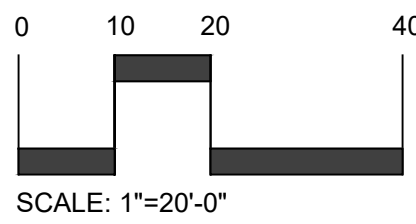
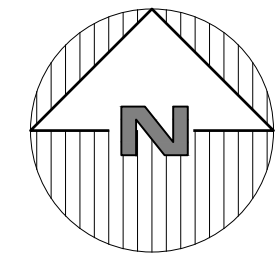
1. 12" TYPE-K COPPER WATER SERVICE
MAINTAIN MIN. 4 FT COVER (TYP)
2. 12" LATERALS FROM SEWER MAIN. CONNECT FORCE MAIN
TO LATERALS WITH CLEAN OUT. SEE DETAIL.

PROPOSED 1 1/2" Ø PVC SDR-21 SANITARY
FORCE MAIN (TYP)
PROPOSED PUMP CHAMBER (TYP)
1000 GAL. P/C OVERFLOW STORAGE TANK (TYP)
GRASS LINED SWALE @ ±1.0% SLOPE (SEE DETAIL)
GRASS LINED SWALE @ ±1.0% SLOPE (SEE DETAIL)
PROPOSED STORMTECH SC-160L CHAMBERS
INV. = 87.5'

DI#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" Ø PVC SDR-21 SANITARY
FORCE MAIN (TYP)

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

DROP CURB AROUND CATCH BASIN
TO ALLOW BYPASS TO OVERFLOW
DI#2
RIM: 97.75
INV.: 94.75
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'



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SCALE: 1" = 20'

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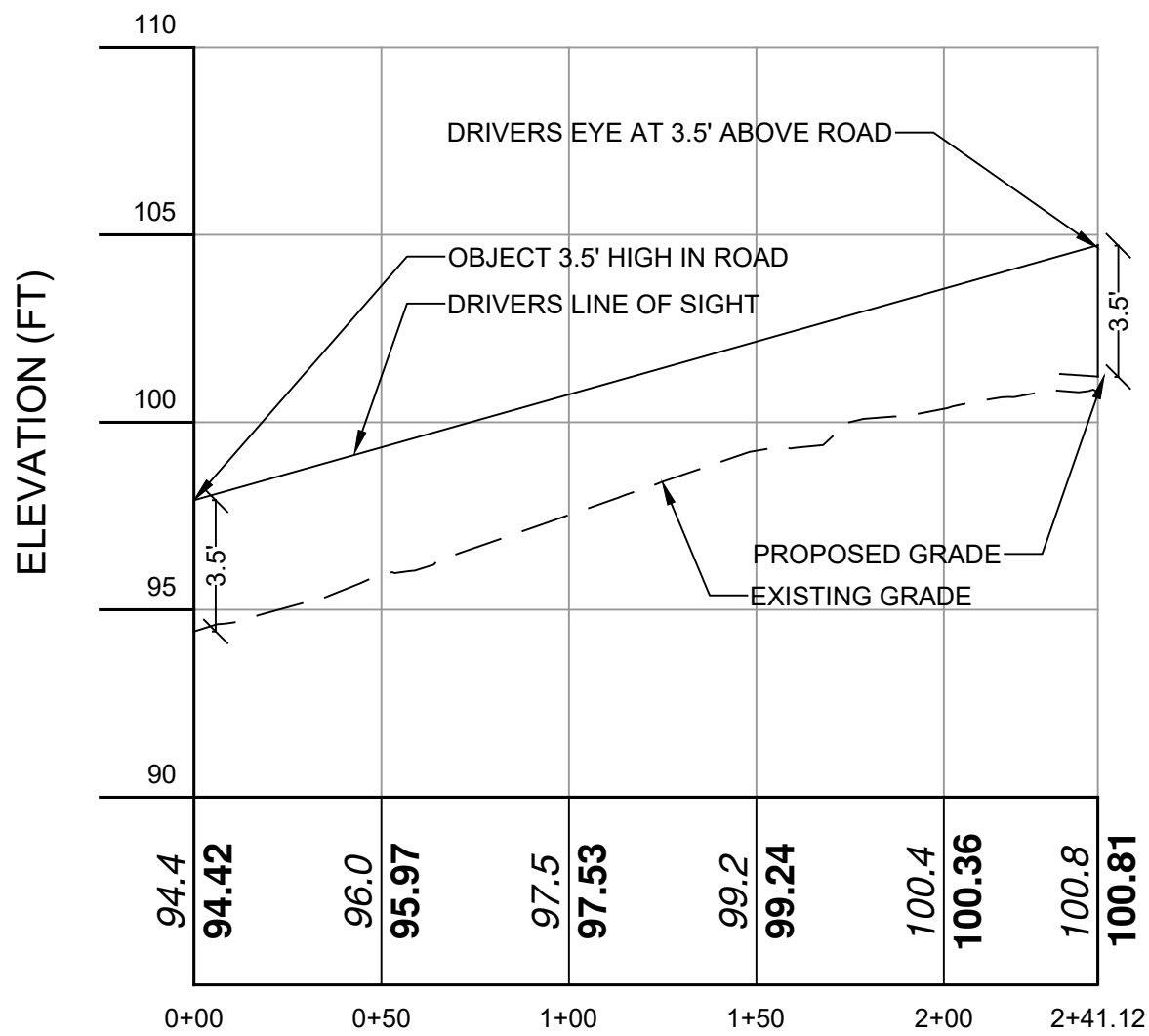
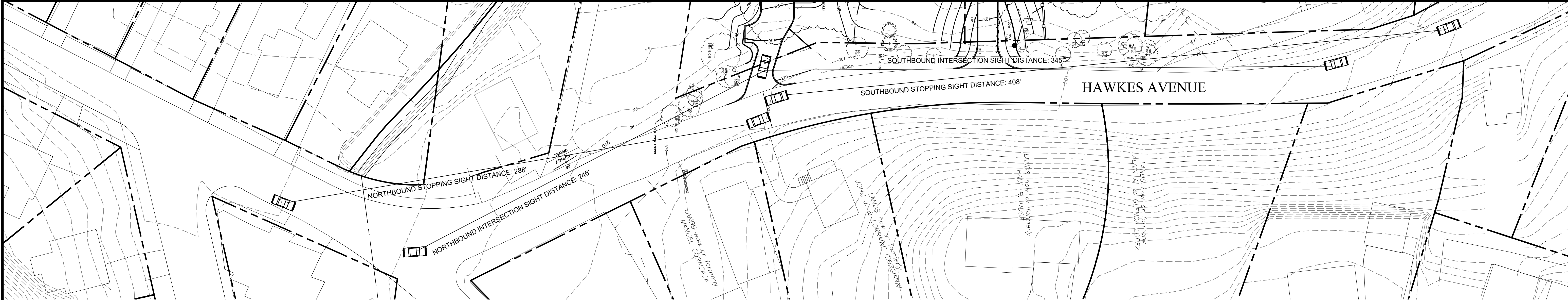
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SUBDIVISION PLAN
PREPARED FOR
**MGM DESIGN &
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5 HAWKES AVE
Town of Ossining
Westchester County, NY

Sheet
5
of
12

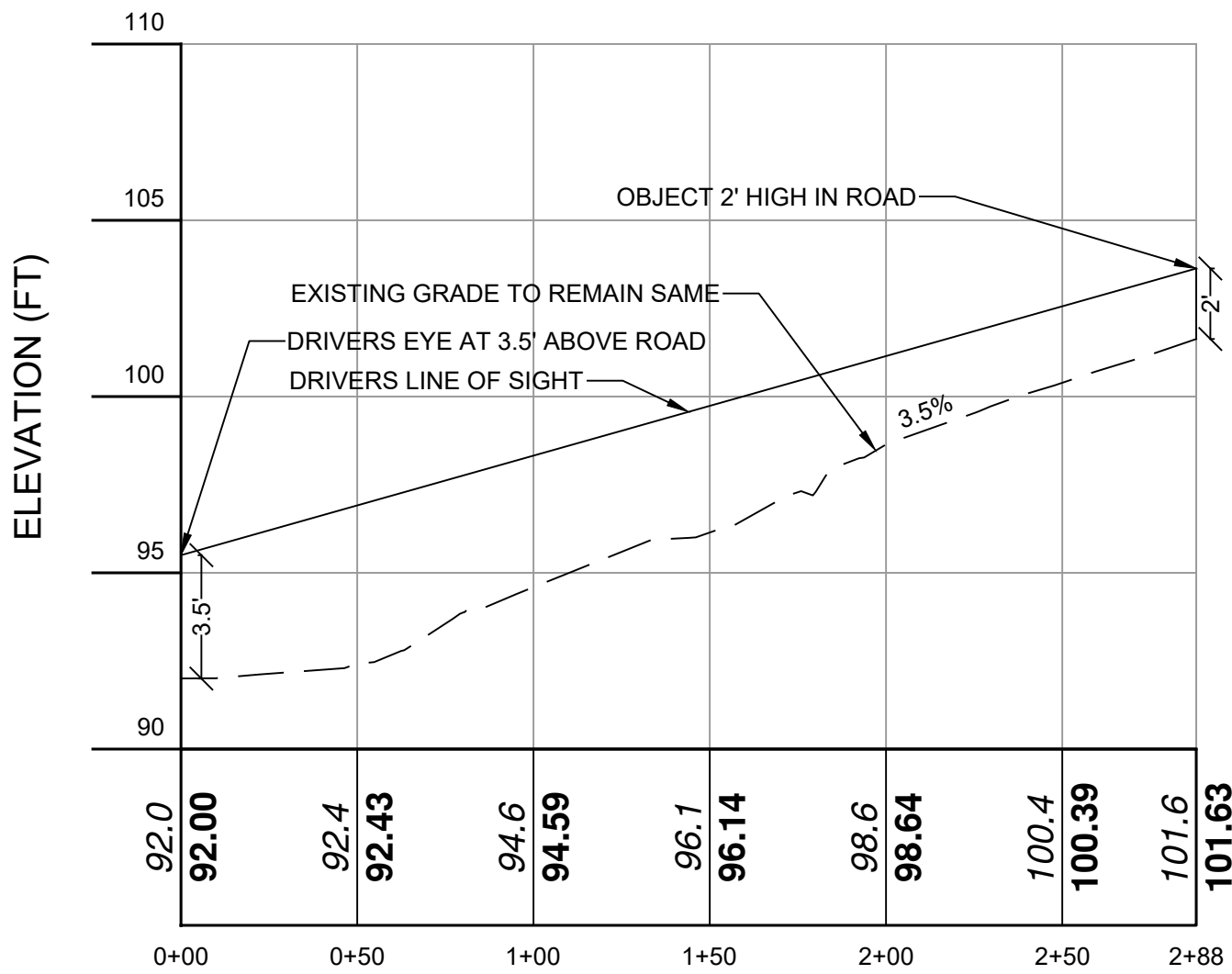
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DISTANCE ALONG BASELINE (FT)

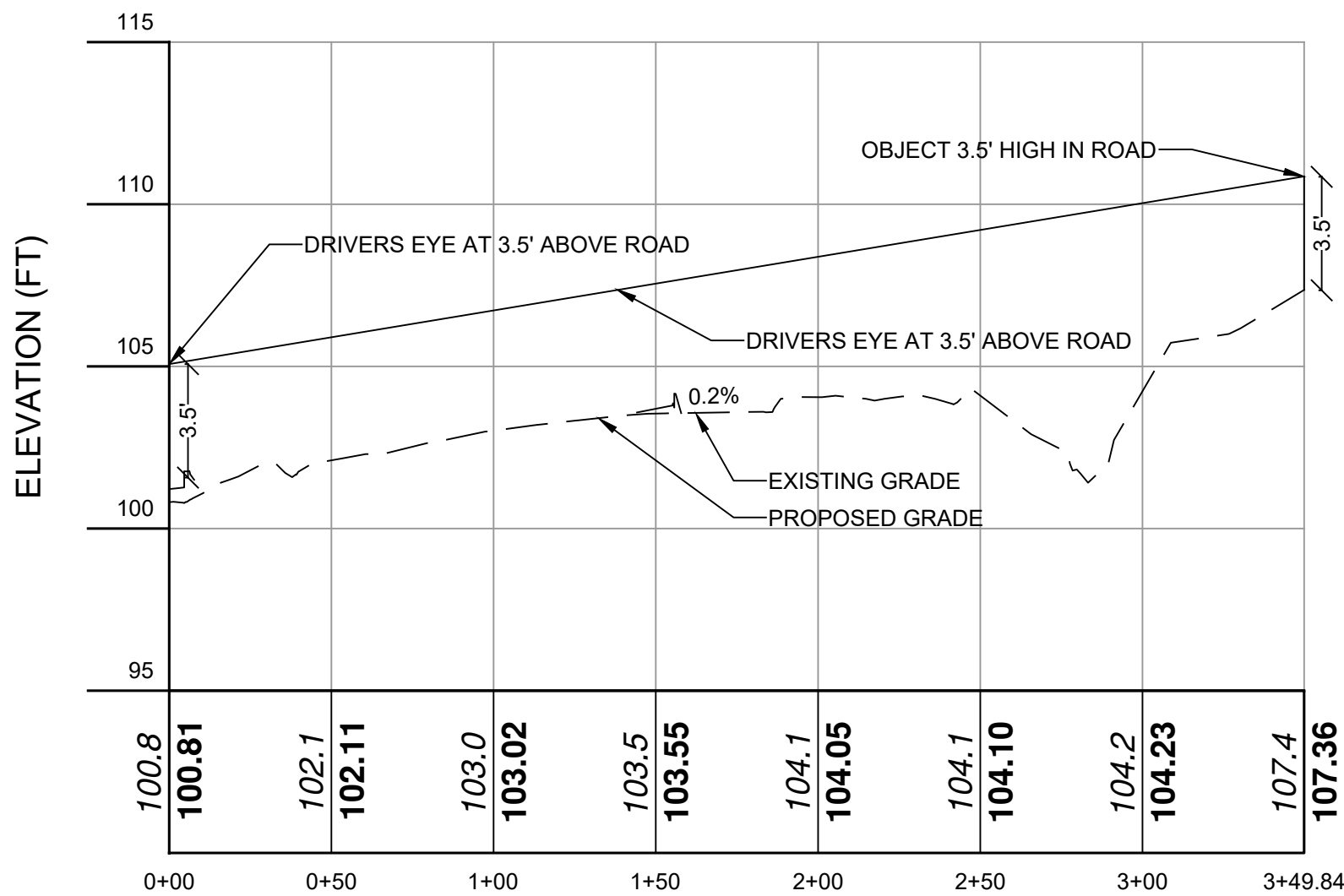
LOT 1 NORTHBOUND INTERSECTION SIGHT DISTANCE
VERT. SCALE: 1" = 5
HORIZ. SCALE: 1" = 50



DISTANCE ALONG BASELINE (FT)

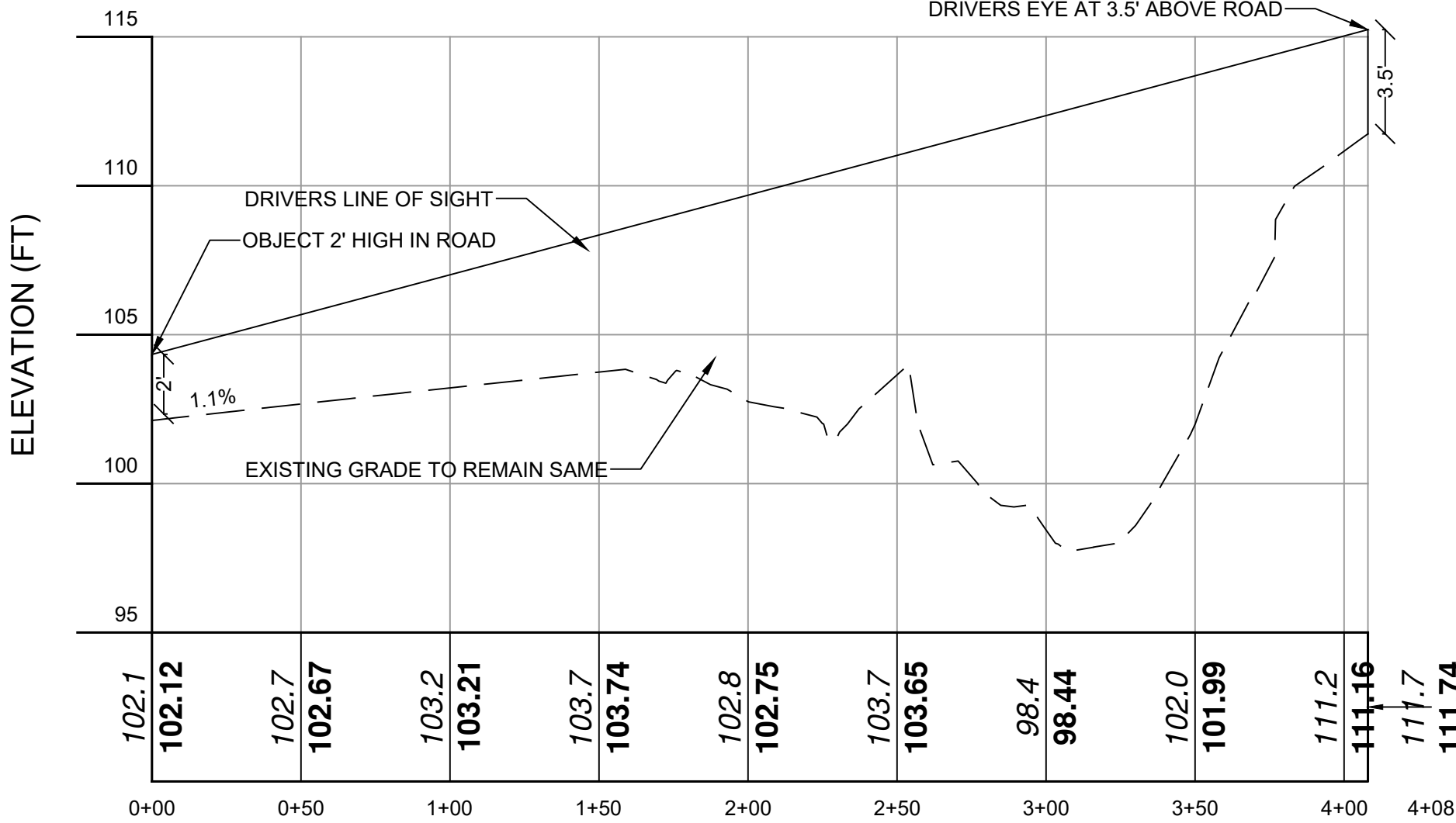
LOT 1 NORTHBOUND STOPPING SIGHT DISTANCE
VERT. SCALE: 1" = 5
HORIZ. SCALE: 1" = 50

NOTE:
1. LOT 1 DRIVEWAY LOCATED IN APPROXIMATE LOCATION OF EXISTING DRIVEWAY
2. MAXIMUM SIGHT DISTANCES ARE LIMITED BY VEGETATION ALONG ROW, NOT OBSTRUCTION FROM VERTICAL CURVES IN ROADWAY.
3. AASHTO (AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS) REQUIREMENTS BASED ON CALCULATED VALUES



DISTANCE ALONG BASELINE (FT)

LOT 1 SOUTHBOUND INTERSECTION SIGHT DISTANCE
VERT. SCALE: 1" = 5
HORIZ. SCALE: 1" = 50



DISTANCE ALONG BASELINE (FT)

LOT 1 SOUTHBOUND STOPPING SIGHT DISTANCE
VERT. SCALE: 1" = 5
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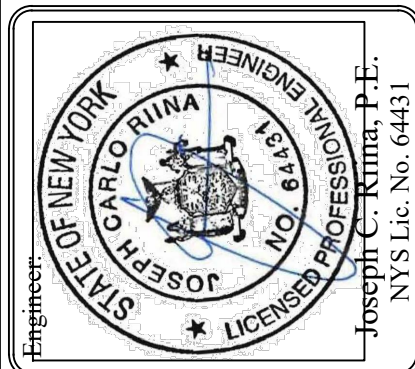
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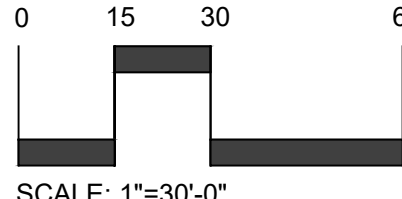
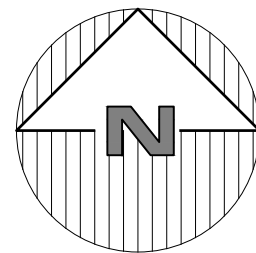
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SCALE: 1" = 30'	DRAWN BY: TK	DATE: 3/23/18
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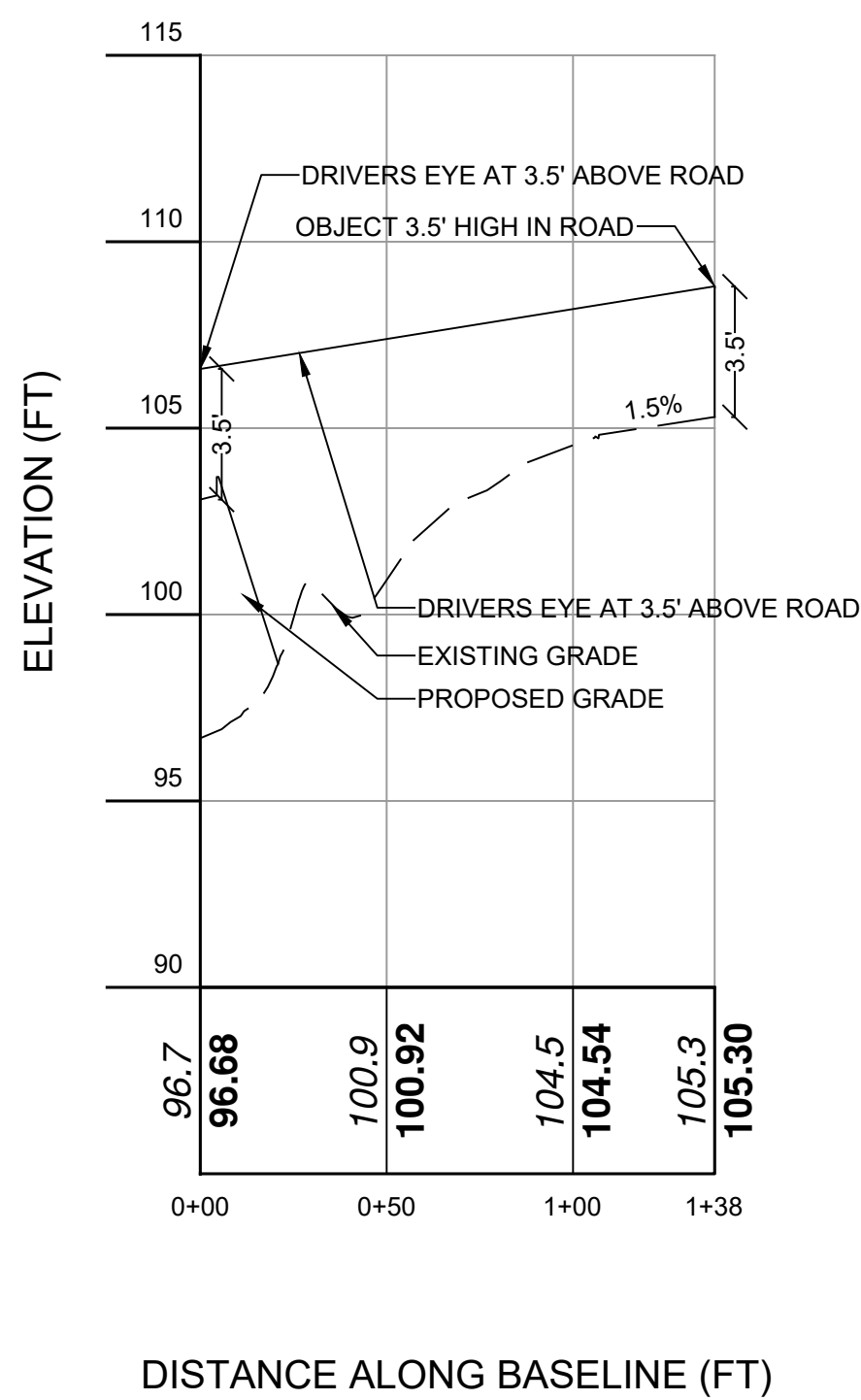
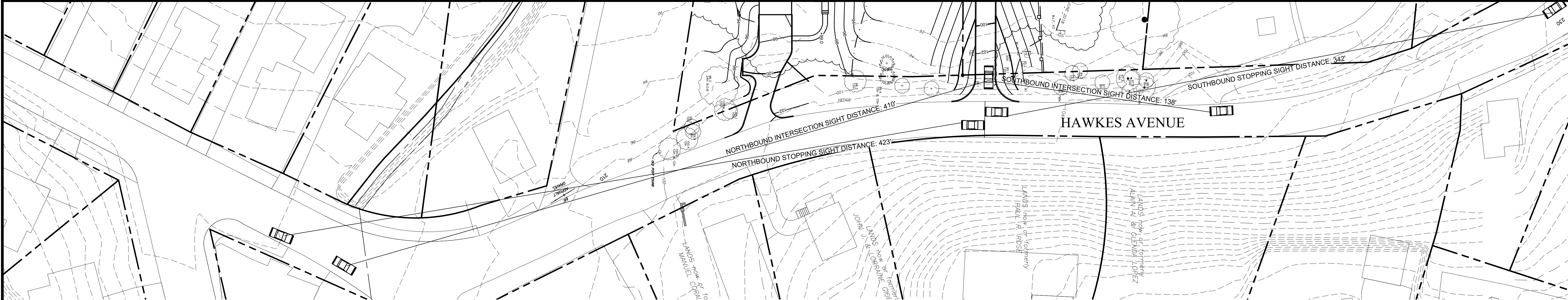
LOT 1 SIGHT
DISTANCE
PLAN

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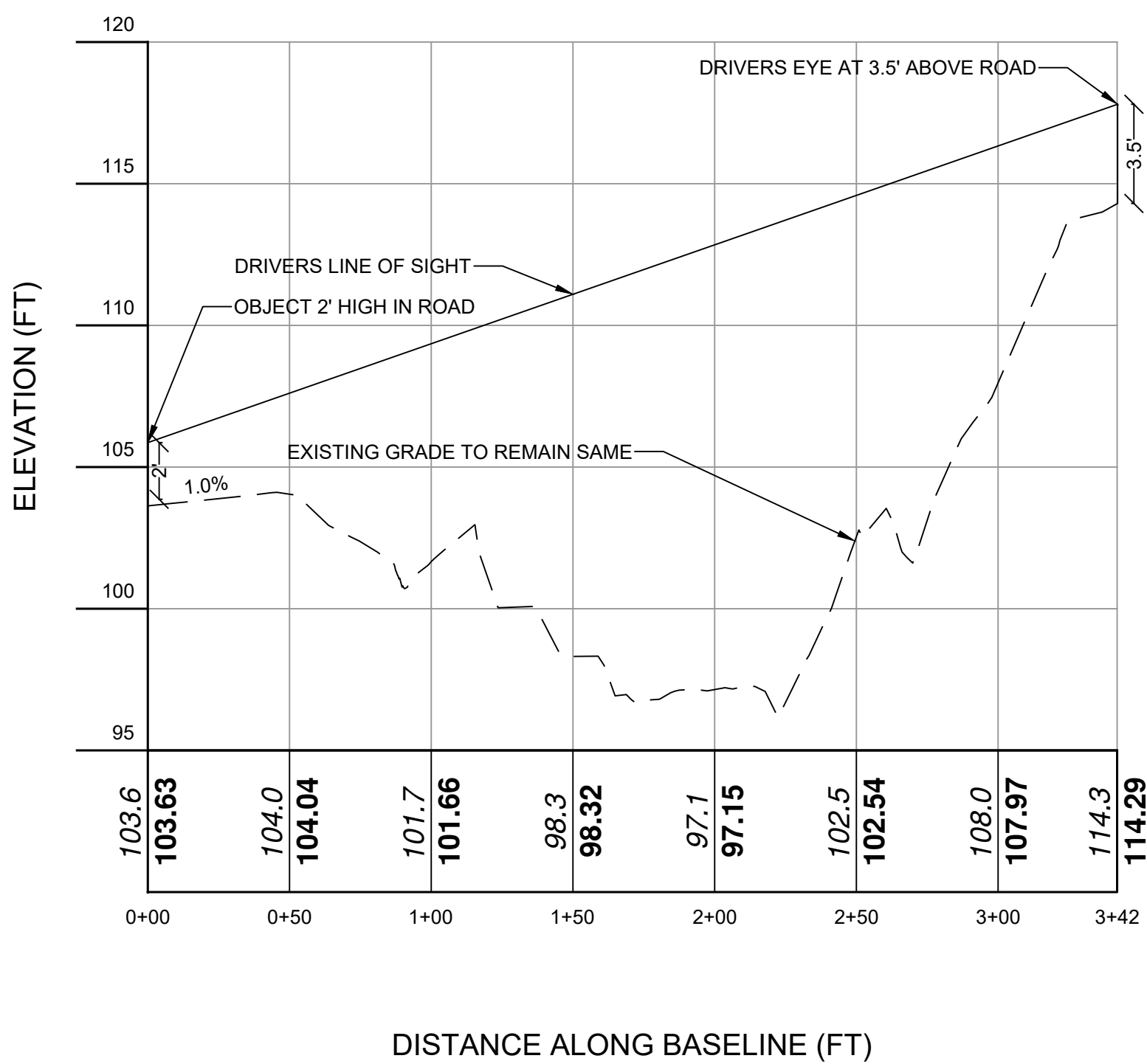
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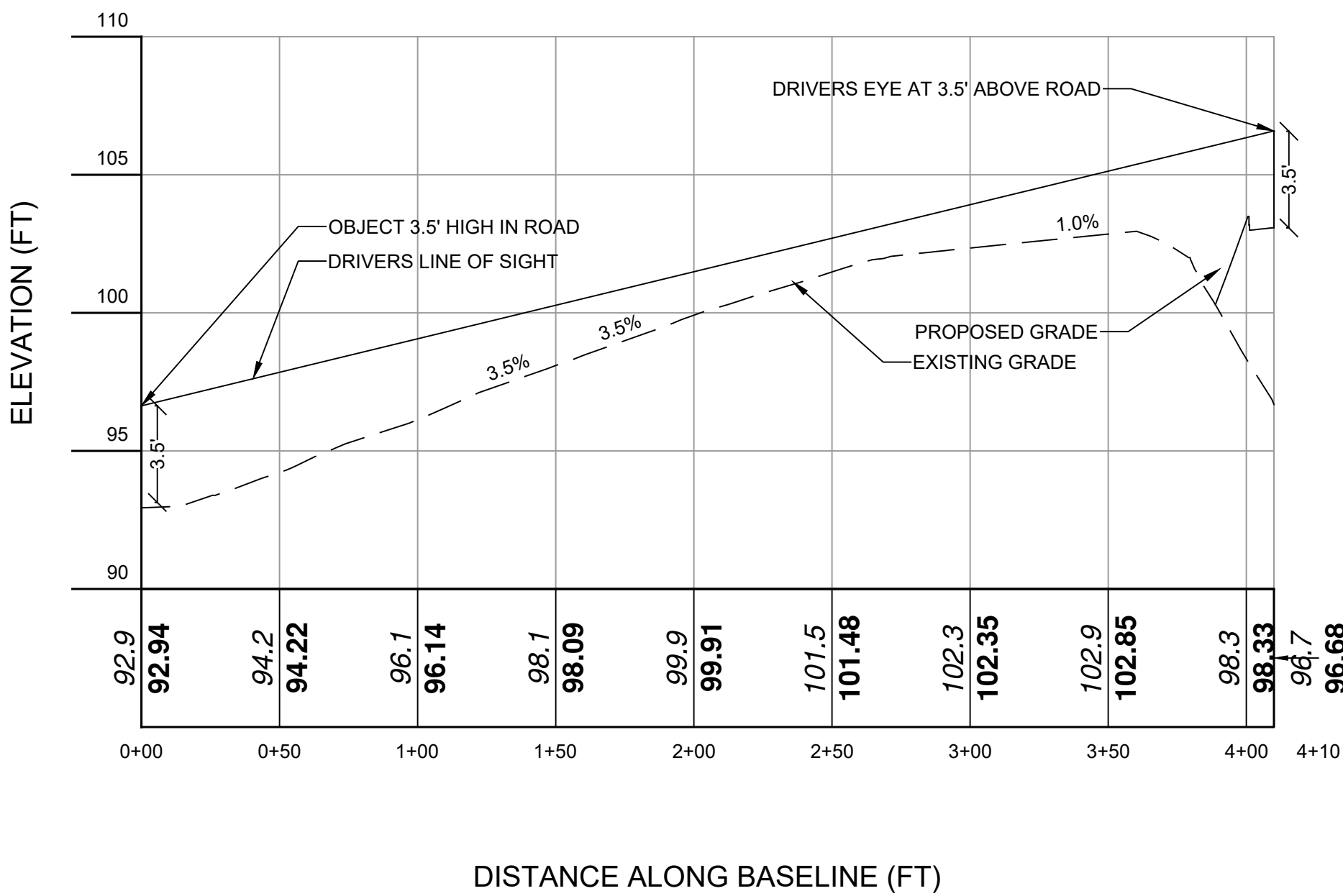


LOT 2 SOUTHBOUND INTERSECTION SIGHT DISTANCE
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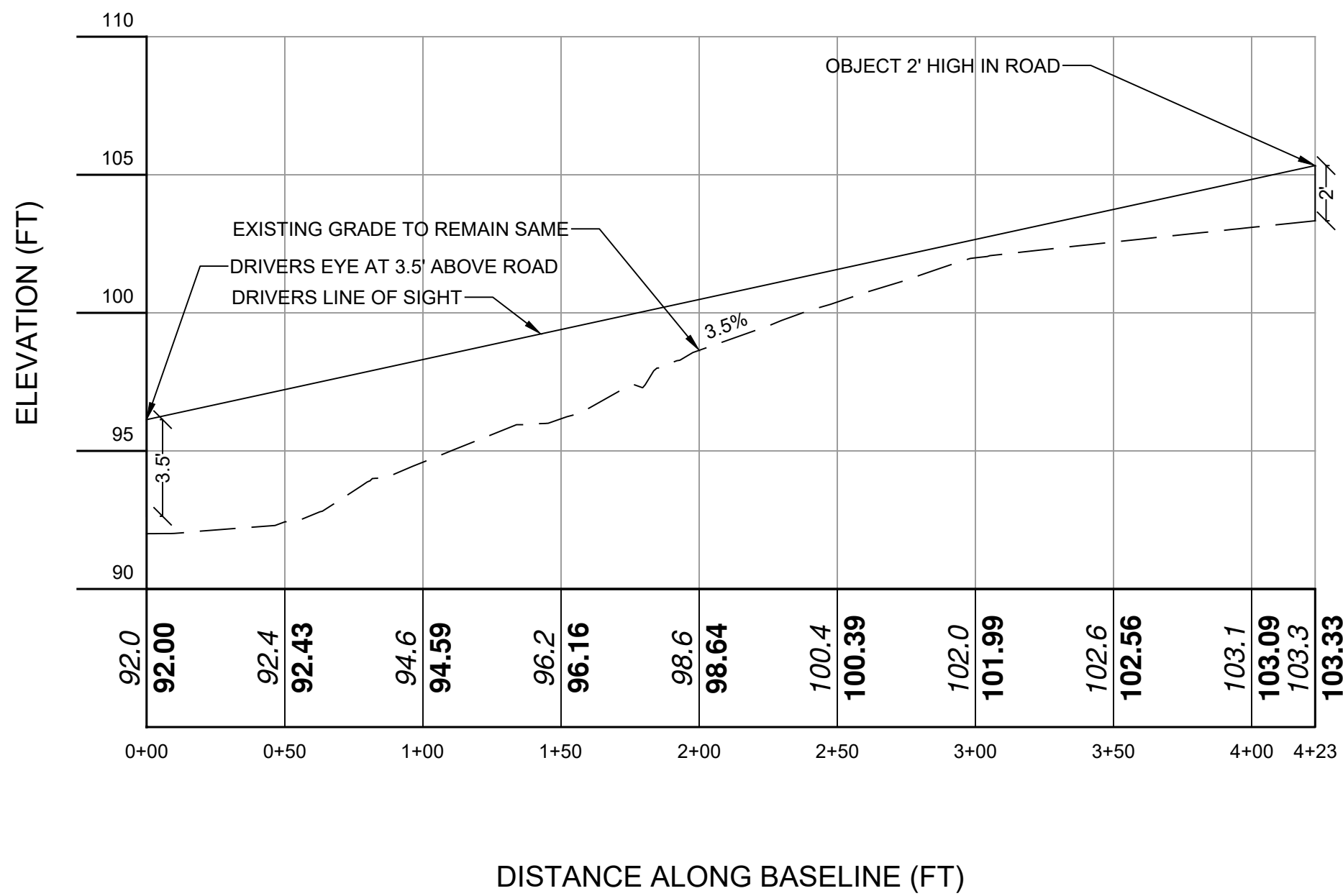


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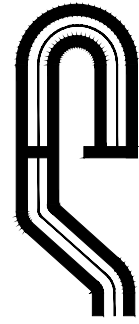
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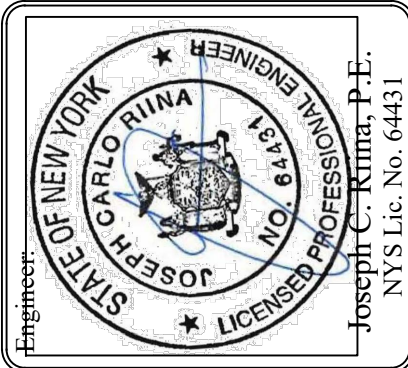
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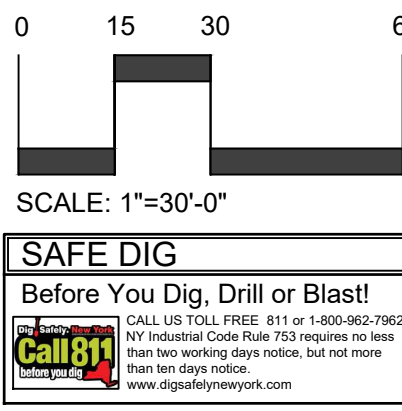
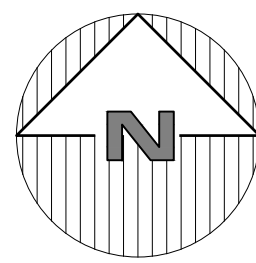
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LOT 2 SIGHT DISTANCE PLAN

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5 HAWKES AVE
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Town of Ossining

Sheet 8 of 12



GENERAL EROSION CONTROL NOTES:

- Contractor shall be responsible for compliance with all sediment and erosion control practices. The sediment and erosion control practices are to be installed prior to any major soil disturbances, and maintained until permanent protection is established. Road surface flows from the site should be dissipated with tracking pad or appropriate measures during adjacent road shoulder regrading. Contractor is responsible for the installation and maintenance of all soil erosion and sedimentation control devices throughout the course of construction.
- Catch basin inlet protection must be installed and operating at all times until tributary areas have been stabilized. When possible flows should be stabilized before reaching inlet protection structure. Timely maintenance of sediment control structures is the responsibility of the Contractor.
- All structures shall be maintained in good working order at all times. The sediment level in all sediment traps shall be closely monitored and sediment removed promptly when maximum levels are reached or as ordered by the engineer. All sediment control structures shall be inspected on a regular basis, and after each heavy rain to insure proper operation as designed. An inspection schedule shall be set forth prior to the start of construction.
- The locations and the installation times of the sediment capturing standards shall be as specified in these plans, as ordered by the Engineer, and in accordance with the latest edition of the "New York Standards and Specifications for Erosion and Sediment Control" (NYSSESC).
- All topsoil shall be placed in a stabilized stockpile for reuse on the site. All stockpile material required for final grading and stored on site shall be temporarily seeded and mulched within 7 days. Refer to soil stockpile details.
- Any disturbed areas that will be left exposed more than 7 days and not subject to construction traffic, shall immediately receive temporary seeding. Mulch shall be used if the season prevents the establishment of a temporary cover. Disturbed areas shall not be limed and fertilized prior to temporary seeding.
- All disturbed areas within 500 feet of an inhabited dwelling shall be wetted as necessary to provide dust control.
- The contractor shall keep the roadways within the project clear of soil and debris and is responsible for any street cleaning necessary during the course of the project.
- Sediment and erosion control structures shall be removed and the area stabilized when the drainage area has been properly stabilized by permanent measures.
- All sediment and erosion control measures shall be installed in accordance with current edition of NYSSESC.
- All regraded areas must be stabilized appropriately prior to any rock blasting, cutting, and/or filling of soils. Special care should be taken during construction to insure stability during maintenance and integrity of control structures.
- Any slopes graded at 3:1 or greater shall be stabilized with erosion blankets to be staked into place in accordance with the manufactures requirements. Erosion blankets may also be required at the discretion of Town officials or Project Engineer. When stabilized blanket is utilized for channel stabilization, place all of the volume of seed mix prior to laying net, or as recommended by the manufacturer.
- To prevent heavy construction equipment and trucks from tracking soil off-site, construct a pervious crushed stone pad. Locate and construct pads as detailed in these plans.
- Contractor is responsible for controlling dust by sprinkling exposed soil areas periodically with water as required. Contractor to supply all equipment and water.
- Contractor shall be responsible for construction inspections as per NYSDEC GP-0-15-002 and Town of Yorktown.

MAINTENANCE OF TEMPORARY EROSION AND SEDIMENT CONTROL STRUCTURES:

- N.Y.S.D.E.C. GP-0-15-002 EXPOSURE RESTRICTIONS - States that any exposed earthwork shall be stabilized in accordance with the guidelines of this plan.
- Trees and vegetation shall be protected at all times as shown on the detail drawing and as directed by the Engineer.
 - Care should be taken so as not to channel concentrated runoff through the areas of construction activity on the site.
 - Fill and site disturbances should not be created which causes water to pond off site or on adjacent properties.
 - Runoff from land disturbances shall not be discharged or have the potential to discharge off site without first being intercepted by a control structure, such as a sediment trap or silt fence. Sediment shall be removed before exceeding 50% of the retention structure's capacity.
 - For finished grading, adequate grade shall be provided so that water will not pond on lawns for more than 24 hours after rainfall, except in swale flow areas which may drain for as long as 48 hours after rainfall.
 - All swales and other areas of concentrated flow shall be properly stabilized with temporary control measures to prevent erosion and sediment travel. Surface flows over cut and fill areas shall be stabilized at all times.
 - All sites shall be stabilized with erosion control materials within 7 days of final grading.
 - Temporary sediment trapping devices shall be removed from the site within 30 days of final stabilization.

MAINTENANCE SCHEDULE:

	DAILY	WEEKLY	MONTHLY	AFTER RAINFALL	NECESSARY TO MAINTAIN FUNCTION	AFTER APPROVAL OF INSPECTOR
SILT FENCE	----	----	INSP.	INSP.	CLEAN/ REPLACE	REMOVE
WHEEL CLEANER	CLEAN	----	----	----	REPLACE	REMOVE
PROTECTION	----	INSP.	INSP.	CLEAN	REPLACE	REMOVE

MAINTENANCE OF PERMANENT CONTROL STRUCTURES DURING CONSTRUCTION:

The stormwater management system and outlet structure shall be inspected on a regular basis and after every rainfall event. Sediment build up shall be removed from the inlet protection regularly to insure detention capacity and proper drainage. Outlet structure shall be free of obstructions. All piping and drain inlets shall be free of obstruction. Any sediment build up shall be removed.

MAINTENANCE OF CONTROLS AFTER CONSTRUCTION:

Controls (including respective outlet structures) should be inspected periodically for the first few months after construction and on an annual basis thereafter. They should also be inspected after major storm events.

DEBRIS AND LITTER REMOVAL:

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

STRUCTURAL REPAIR/REPLACEMENT:

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

EROSION CONTROL:

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

SEDIMENT REMOVAL:

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

TOPSOIL:

Existing topsoil will be removed and stored in piles sufficiently as to avoid mixing with other excavation. Stockpiles shall be surrounded by erosion control as outlined on these plans. The furnishing of new topsoil shall be of a better or equal to the following criteria (SS713.01 NYSDOT):

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

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

PERMANENT VEGETATIVE COVER:

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

Seed mixtures for use on swales and cut and fill areas.

MIXTURE	LBS /ACRE
ALT. A	
KENTUCKY BLUE GRASS	20
CREEPING RED FESCUE	28
RYE GRASS OR REDTOP	5
ALT. B	
CREEPING RED FESCUE	20
REDTOP	2
TALL FESCUE/SMOOTH BLOOMGRASS	20

- SEEDING
 - Prepare seed bed by raking to remove stones, twigs, roots and other foreign material.
 - Apply soil amendments and integrate into soil.
 - Apply seed uniformly by cyclone seeder culti-packer or hydro-seeder at rate indicated.
 - Stabilize seeded areas in drainage swales.
 - Irrigate to fully saturate soil layer, but not to dislodge planting soil.
 - Seed between April 1st and May 15th or August 15th and October 15th.
 - Seeding may occur May 15th and August 15th if adequate irrigation is provided.

TEMPORARY VEGETATIVE COVER:

SITE PREPARATION:

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

SEED SPECIES:

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

SEEDING:

Same as permanent vegetative cover

CONTRACTOR CERTIFICATION STATEMENT

Certification Statement - All contractors and subcontractors as identified in a SWPPP, by the Owner or Operator, in accordance with Part III.A.5 of the SPDES General Permit for Stormwater Runoff from Construction Activity, GP-0-15-002, dated January 29, 2015, Page 10 of 40, shall sign a copy of the following Certification Statement before undertaking any construction activity at the Site identified in the SWPPP:

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

Individual Contractor: _____
Name and Title (please print): _____
Signature of Contractor: _____
Company / Contracting Firm: _____
Name of Company: _____
Address of Company: _____
Telephone Number / Cell Number: _____
Site Information: _____
Address of Site: _____

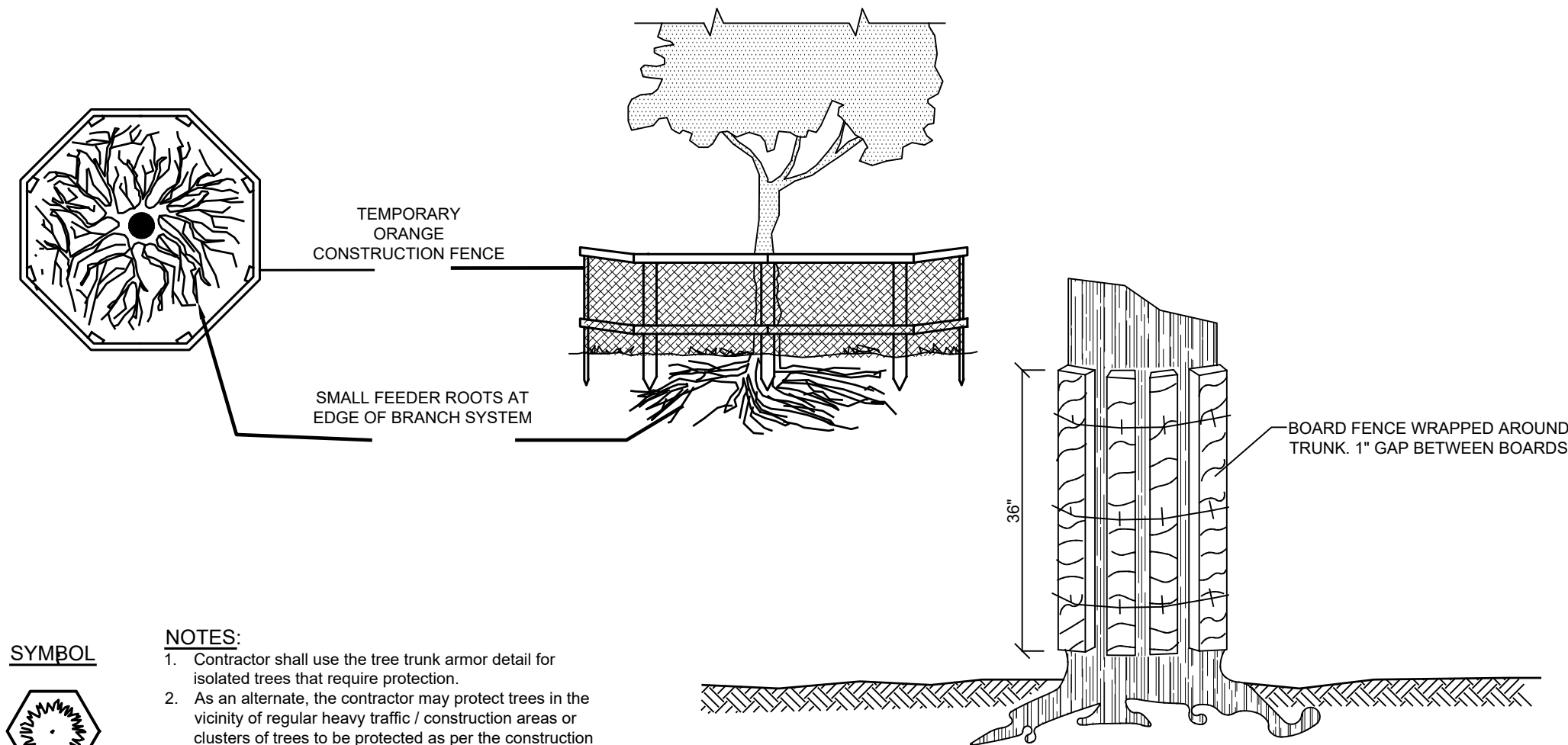
Today's Date: _____

OWNER / OPERATOR CERTIFICATION

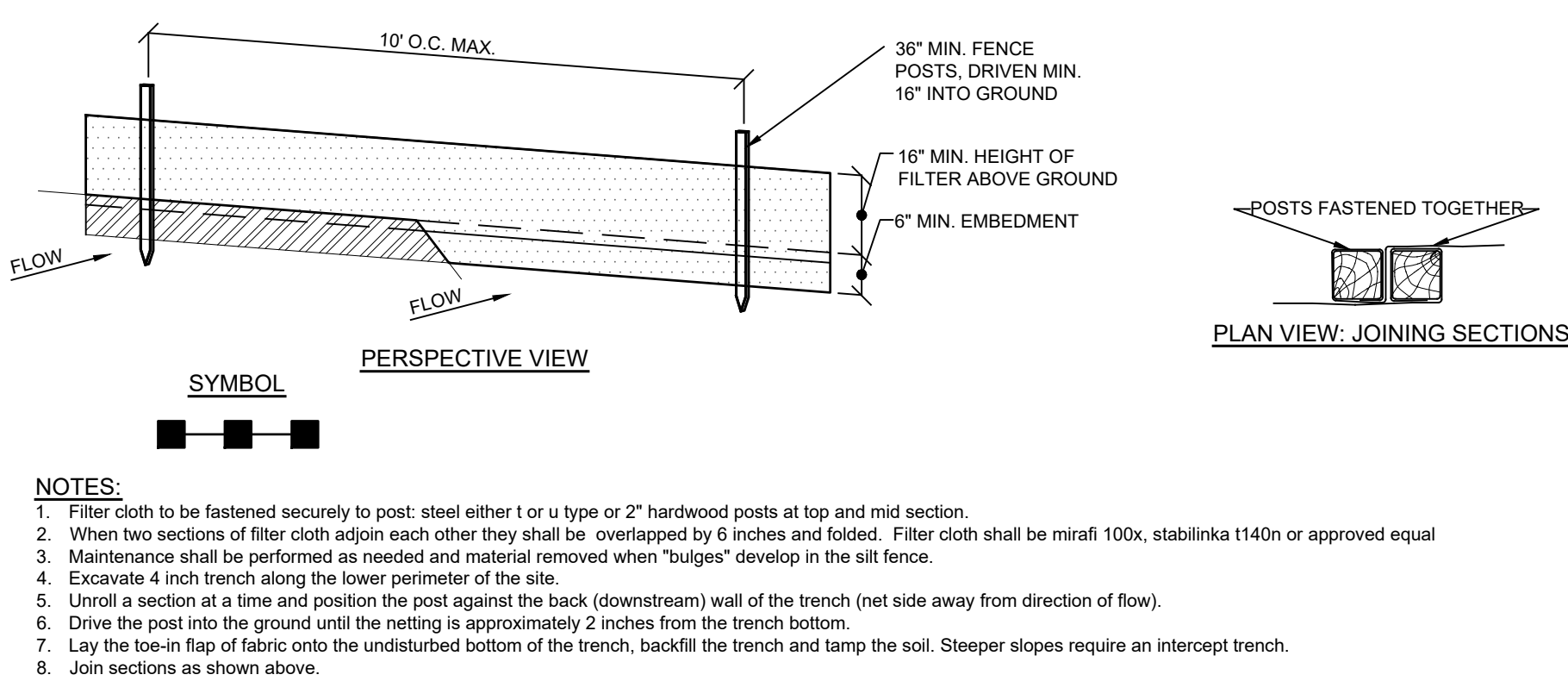
"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. Further, I hereby certify that the SWPPP meets all Federal, State, and local erosion and sediment control requirements. I am aware that false statements made herein are punishable as a Class A misdemeanor pursuant to Section 210.45 of the Penal Law."

Name (please print): _____

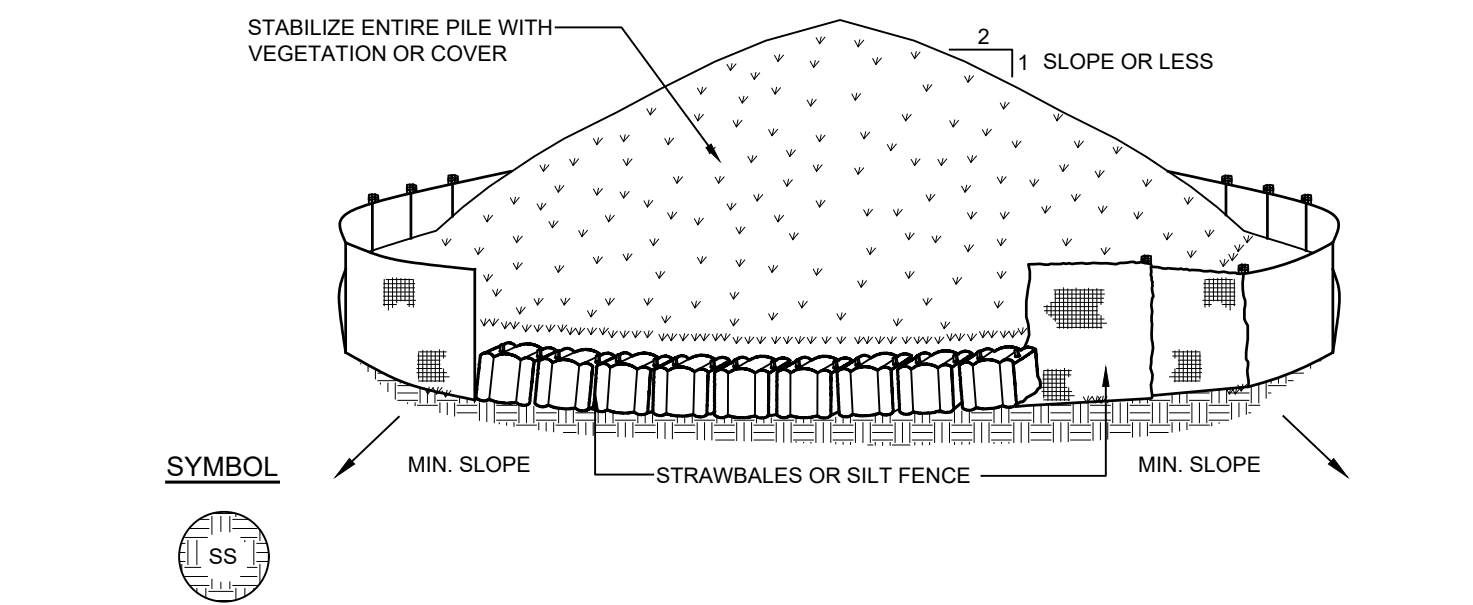
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Phone: _____
E-mail: _____
Signature: _____



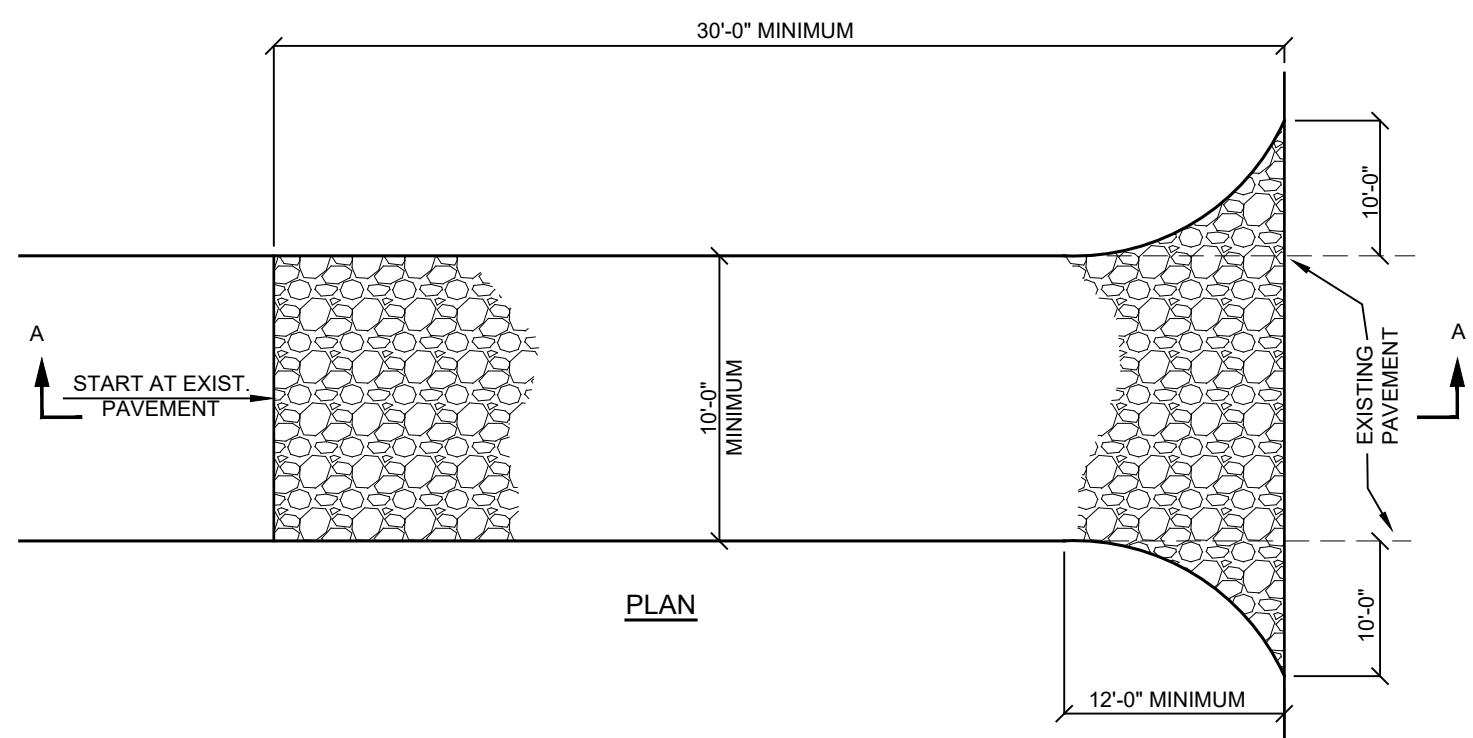
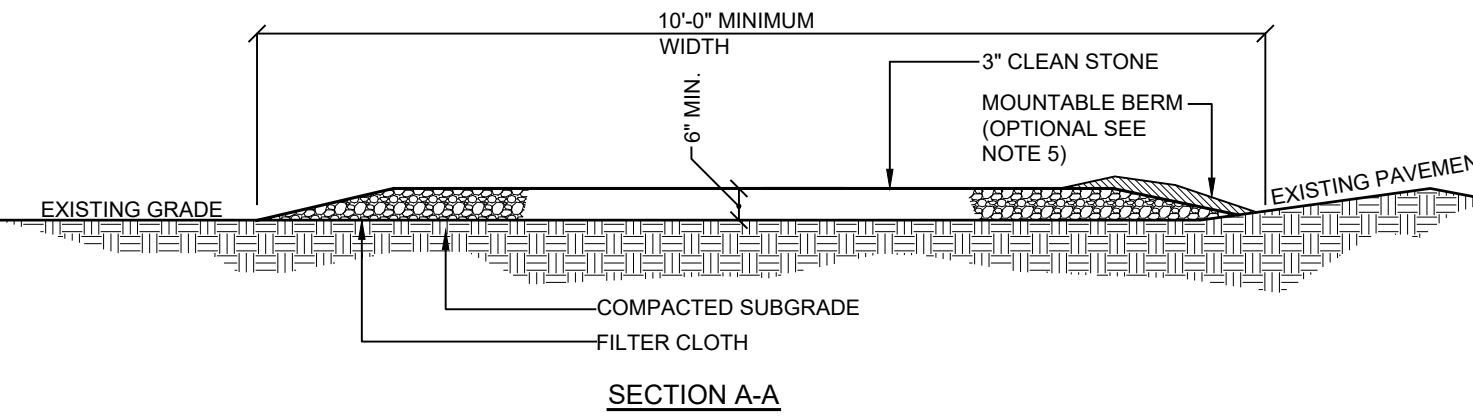
E-2 TREE TRUNK ARMOR / TREE PROTECTION DETAIL NOT TO SCALE



E-5 SILT FENCE DETAIL NOT TO SCALE

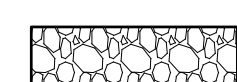


E-1 SOIL STOCKPILE DETAIL NOT TO SCALE

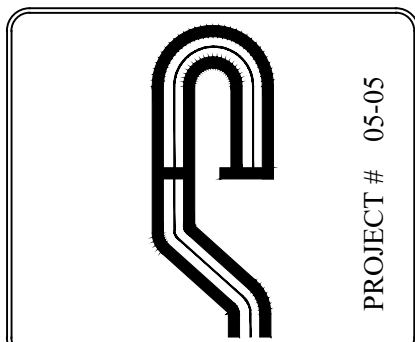
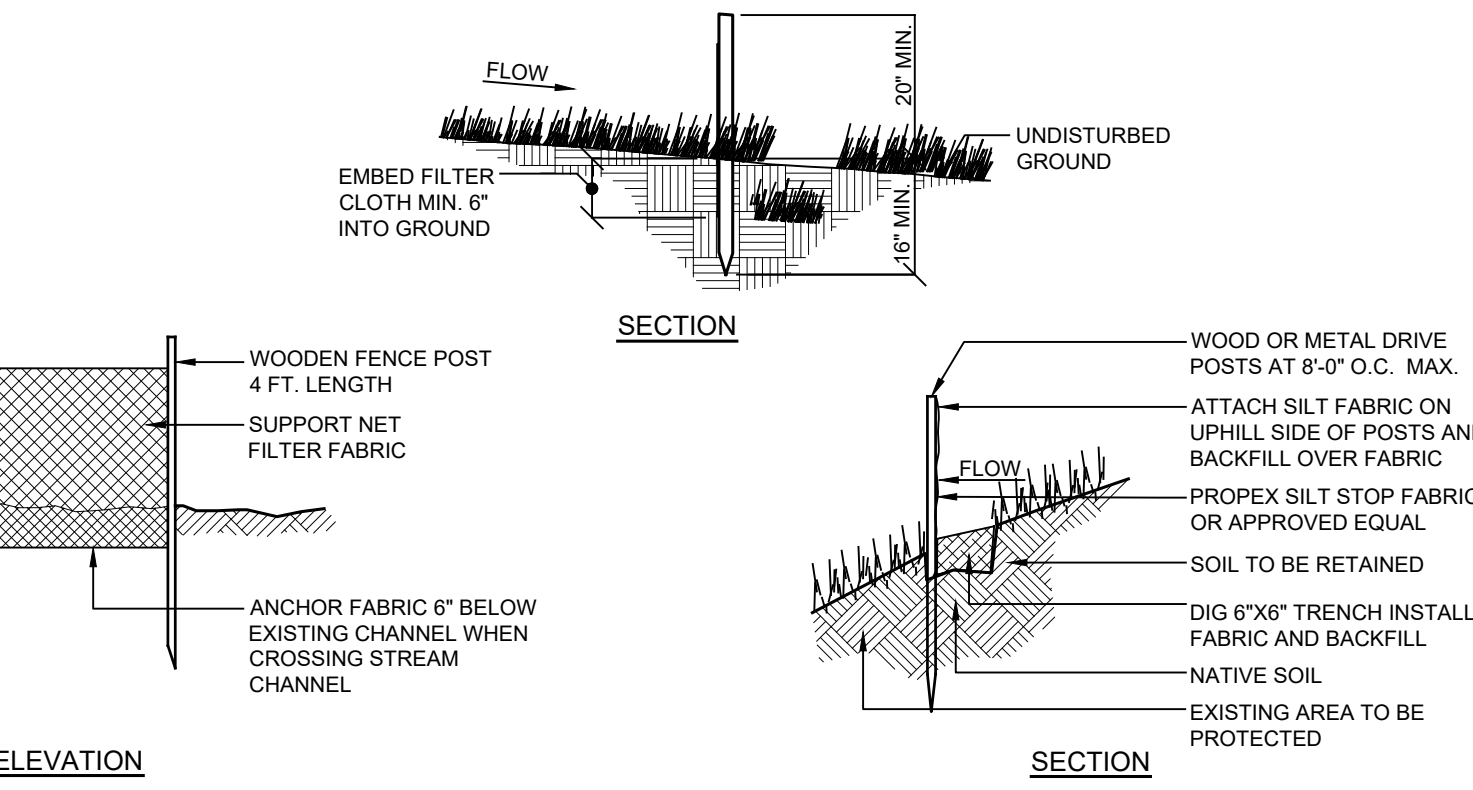


- INSTALLATION NOTES:
- Stone size - use 3" min. Stone, or reclaimed or recycled concrete equivalent.
 - Length - as required, but not less than 50 feet (except on a single residence lot where a 30 foot minimum length would apply.
 - Thickness - not less than six (6) inches.
 - Width - 10 foot minimum, but not less than the full width at points where ingress or egress occur. 24 ft if single entrance to site.
 - Surface water - all surface water flowing or diverted toward construction entrances shall be piped across the entrance. If piping is impractical, a mountable berm with 5:1 slopes will be permitted.
 - Maintenance - the entrance shall be maintained in a condition which will prevent tracking or flowing of sediment onto public right of way this may require periodic top dressing with additional stone as conditions demand and repair and/or cleanouts of any measures used to trap sediment. All sediment spilled, dropped, washed or tracked onto public right of way must be removed immediately.
 - 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 area stabilized with stone and which drains into an approved sediment trapping device.
 - Periodic inspection and needed maintenance shall be provided after each rain

SYMBOL



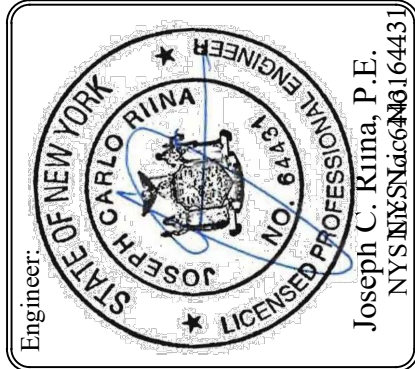
E-3 STABILIZED CONSTRUCTION ENTRANCE DETAIL NOT TO SCALE



PROJECT # 05-05

Site Design Consultants

Civil Engineers • Land Planners
251-F Underhill Avenue, Yorktown Heights, NY 10598
(914) 962-4488 - Fax: (914) 962-7386
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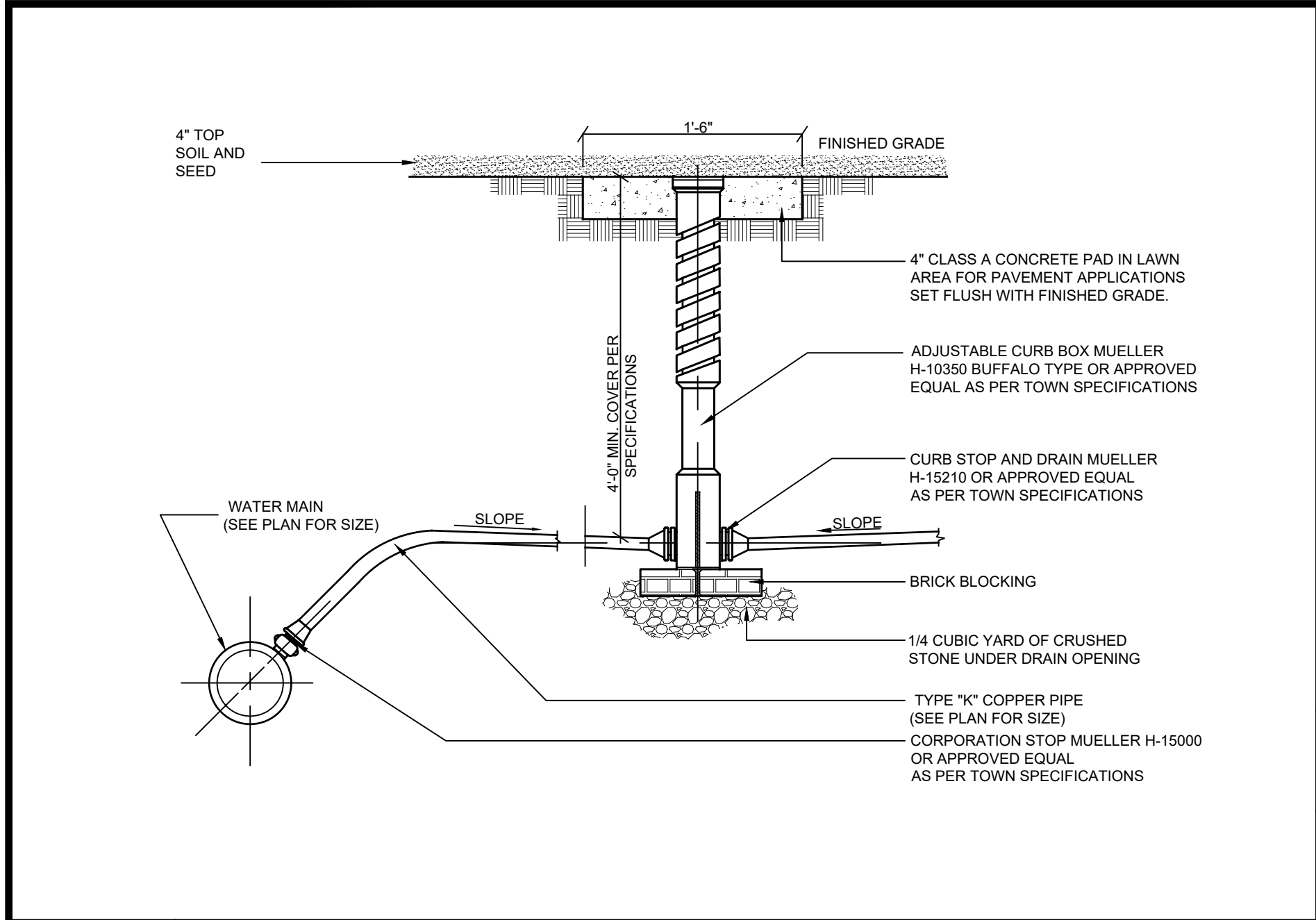
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	2	5/28/19	Plan Revisions
	3	7/2/19	Plan Revisions
	4	10/24/19	Plan Comments
	5	11/22/19	Town Comments
	6		

SCALE: NTS	DRAWN BY: TK	DATE: 3/23/18
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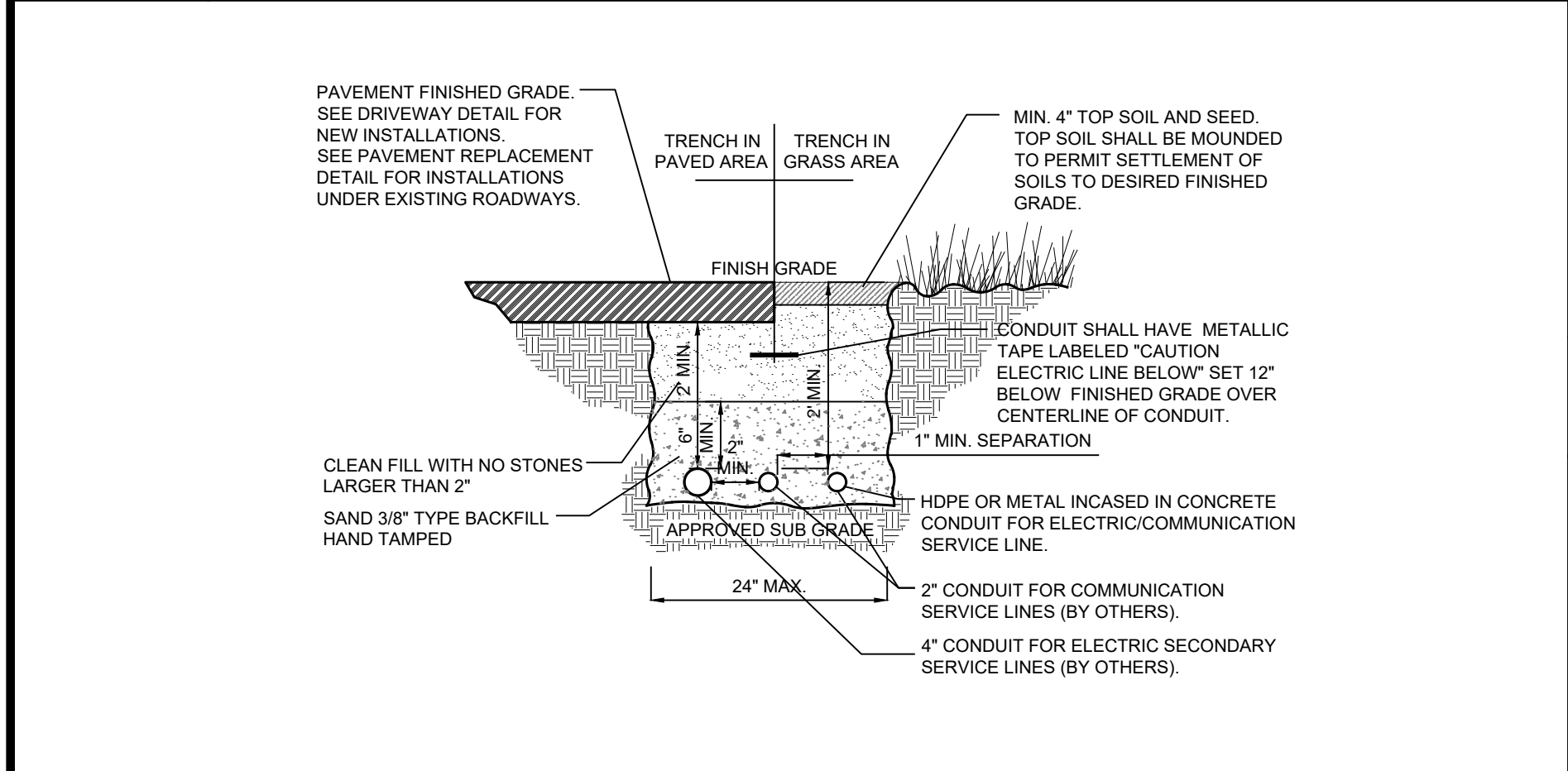
EROSION DETAILS

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

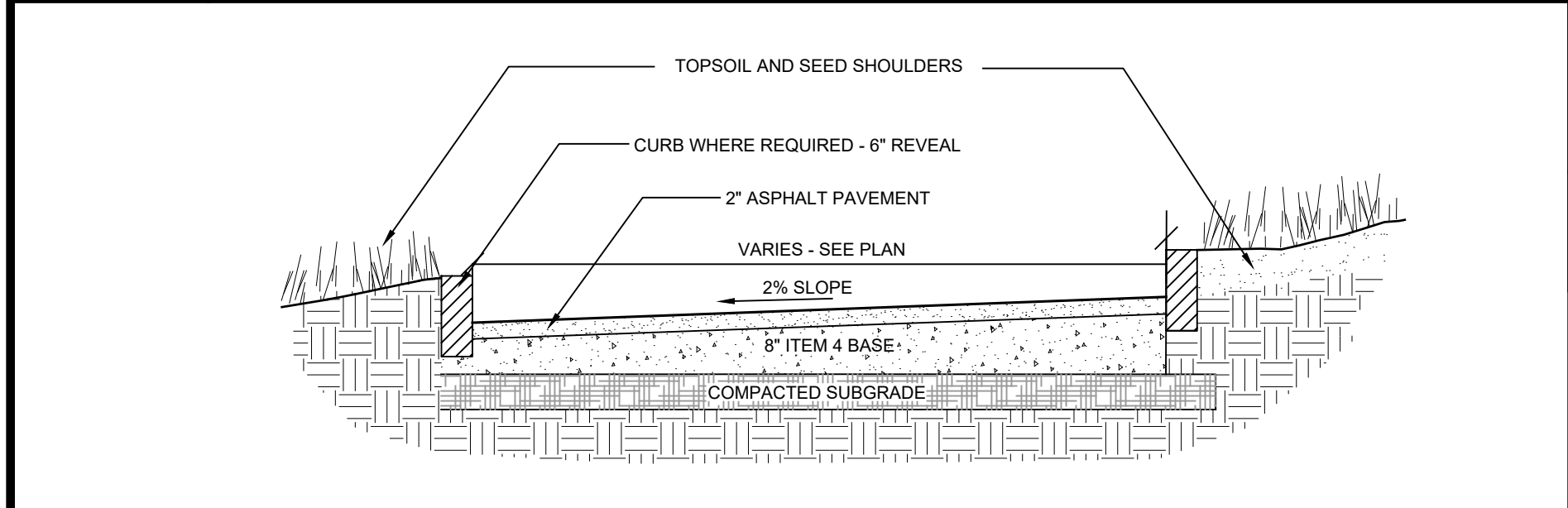
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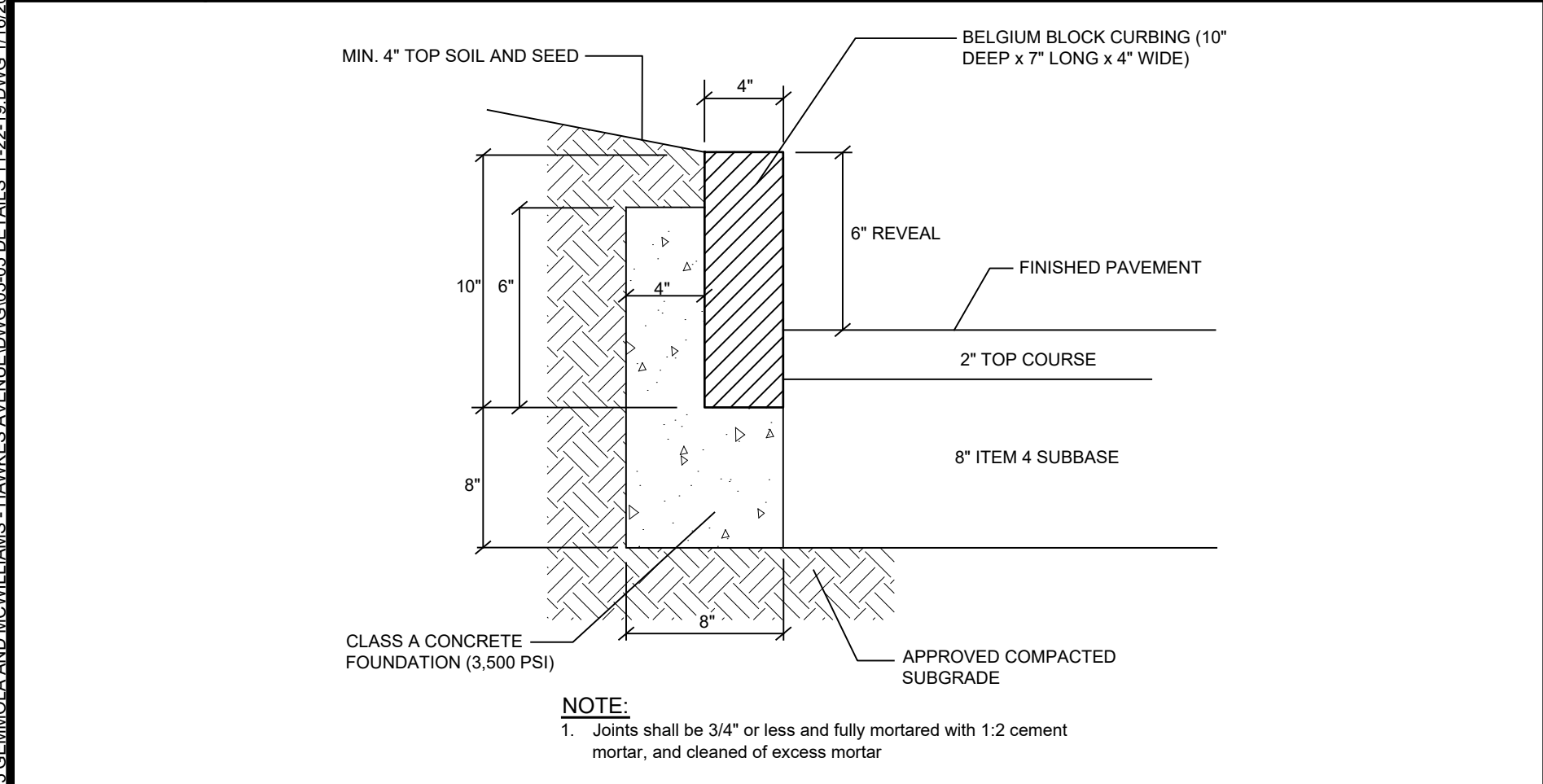
W-1 WATER SERVICE CONNECTION DETAIL
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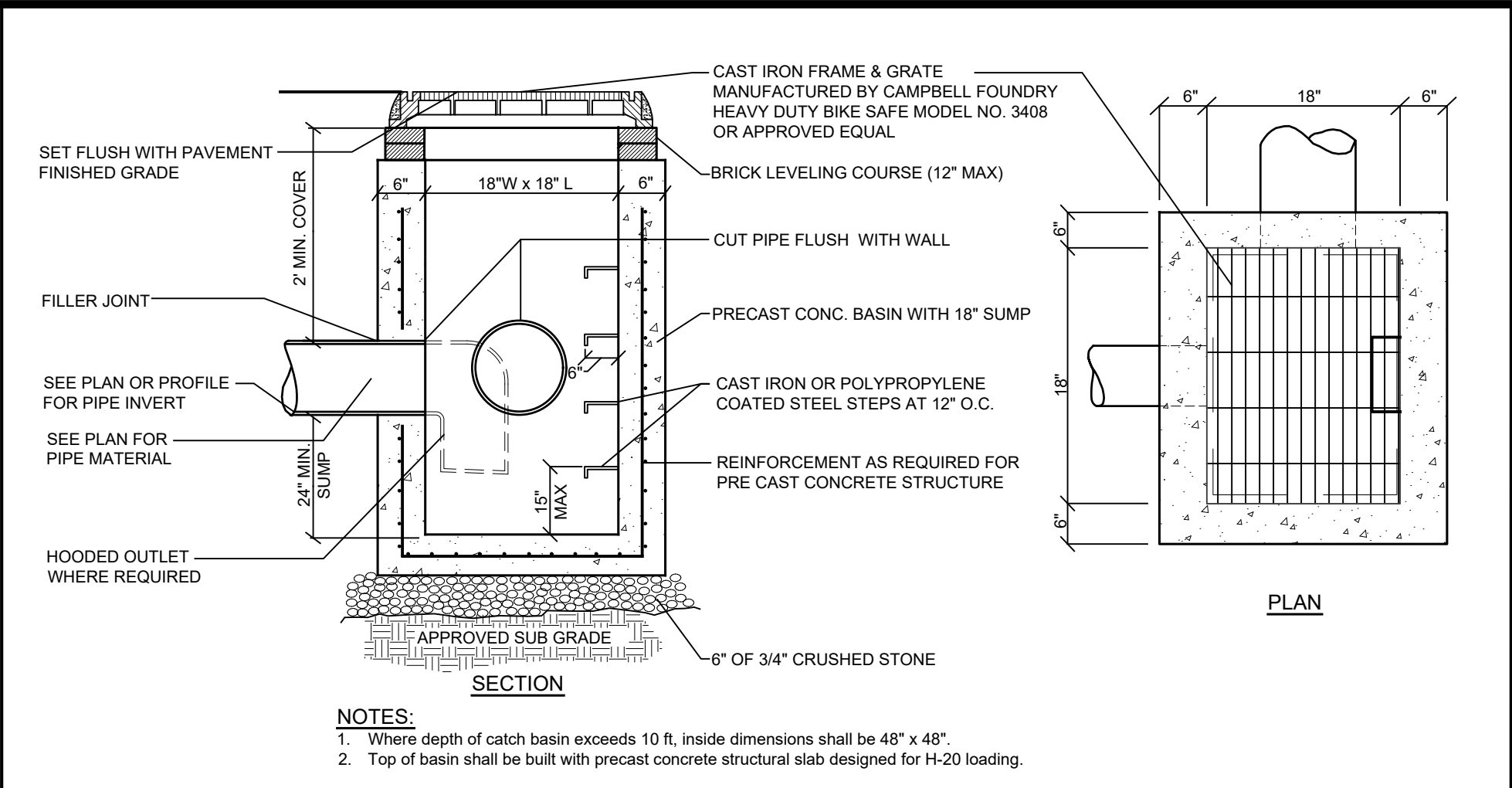
U-1 UTILITY SERVICE BEDDING TRENCH DETAIL
NOT TO SCALE



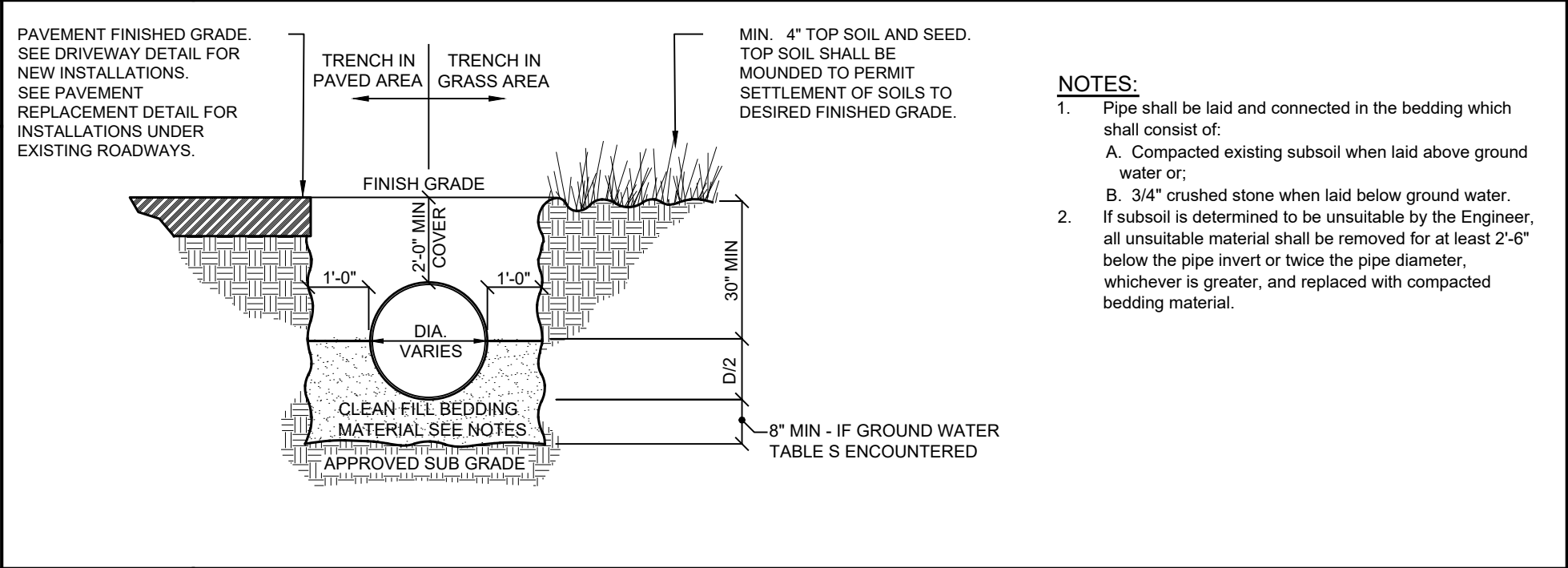
R-1 TYPICAL RESIDENTIAL DRIVEWAY DETAIL
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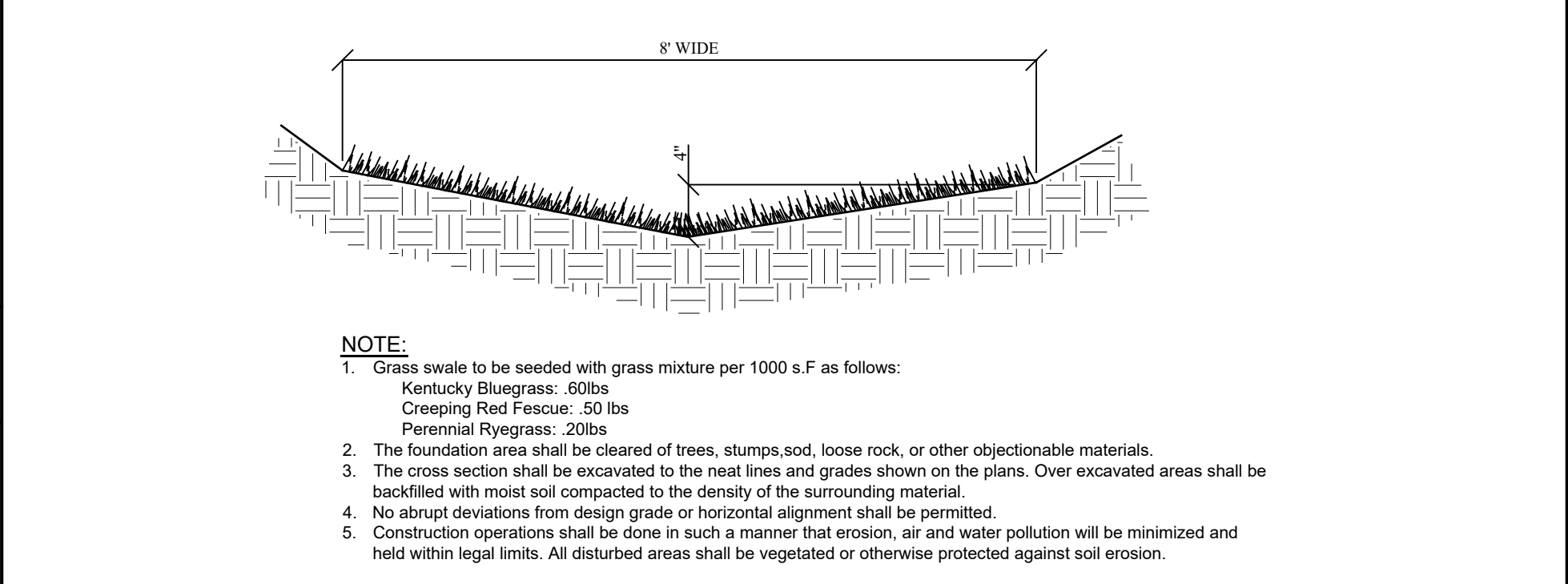
R-2 BELGIUM CURB DETAIL
NOT TO SCALE



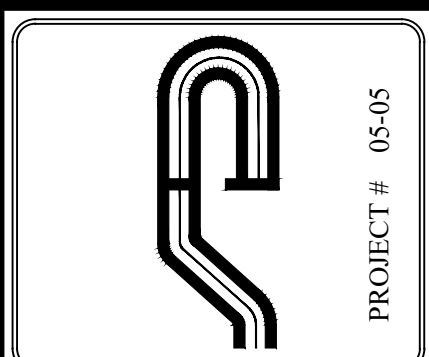
D-1 PRECAST CATCH BASIN - DRAIN INLET DETAIL
NOT TO SCALE



D-2 STORM PIPE BEDDING DETAIL
NOT TO SCALE



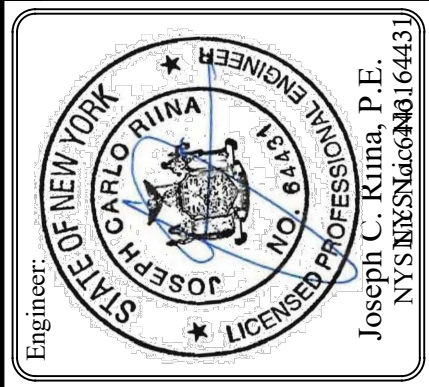
D-3 GRASS SWALE DETAIL
NOT TO SCALE



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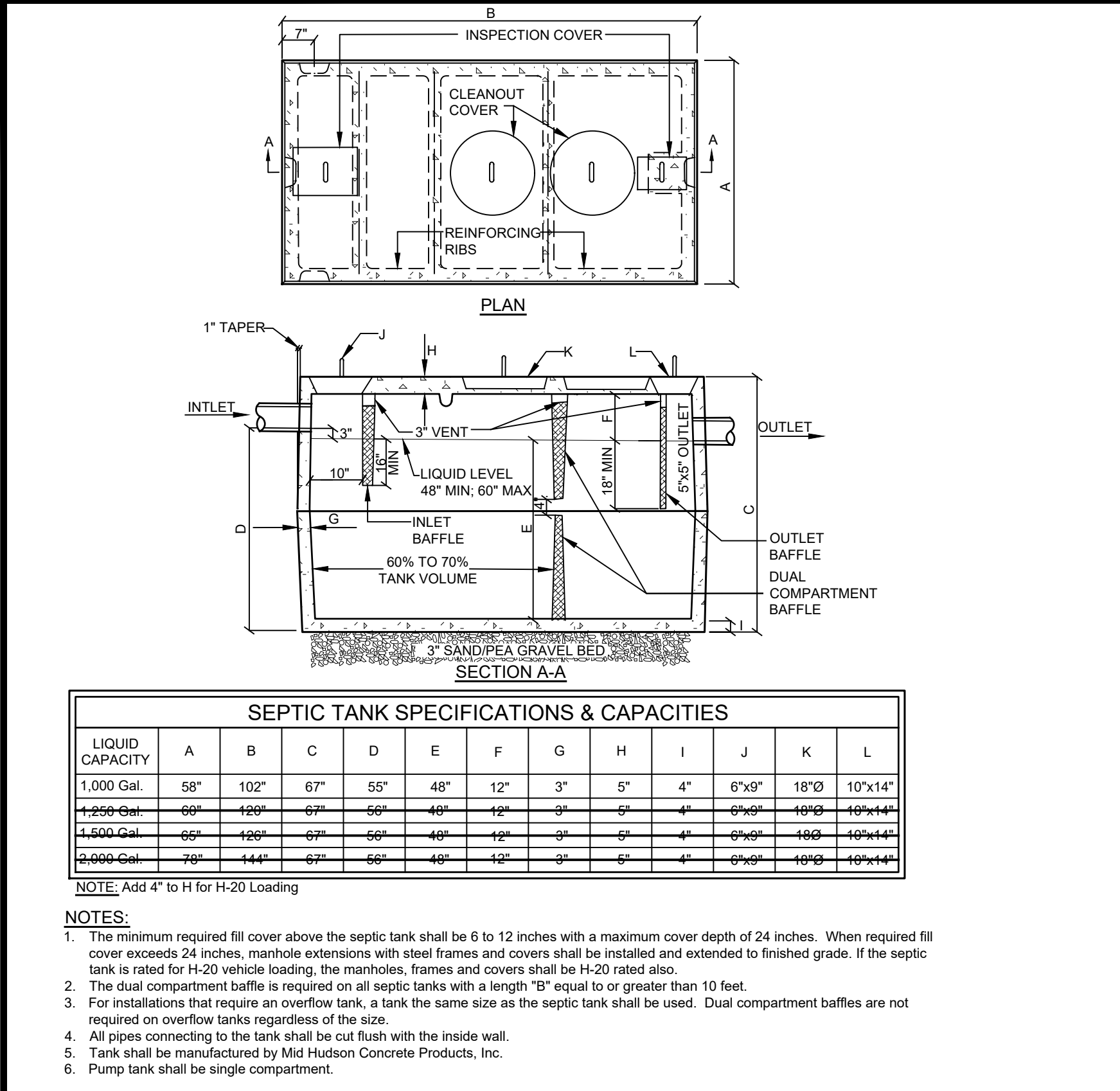
SCALE:	NTS
DRAWN BY:	TK
DATE:	3/23/18

SITE DETAILS

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

E:\2005\05-06 GERMOLA AND MCWILLIAMS - HAWKES AVENUE\DWG\05-06 DETAILS\11-22-10 DWG 1162017 3-19-02 PM

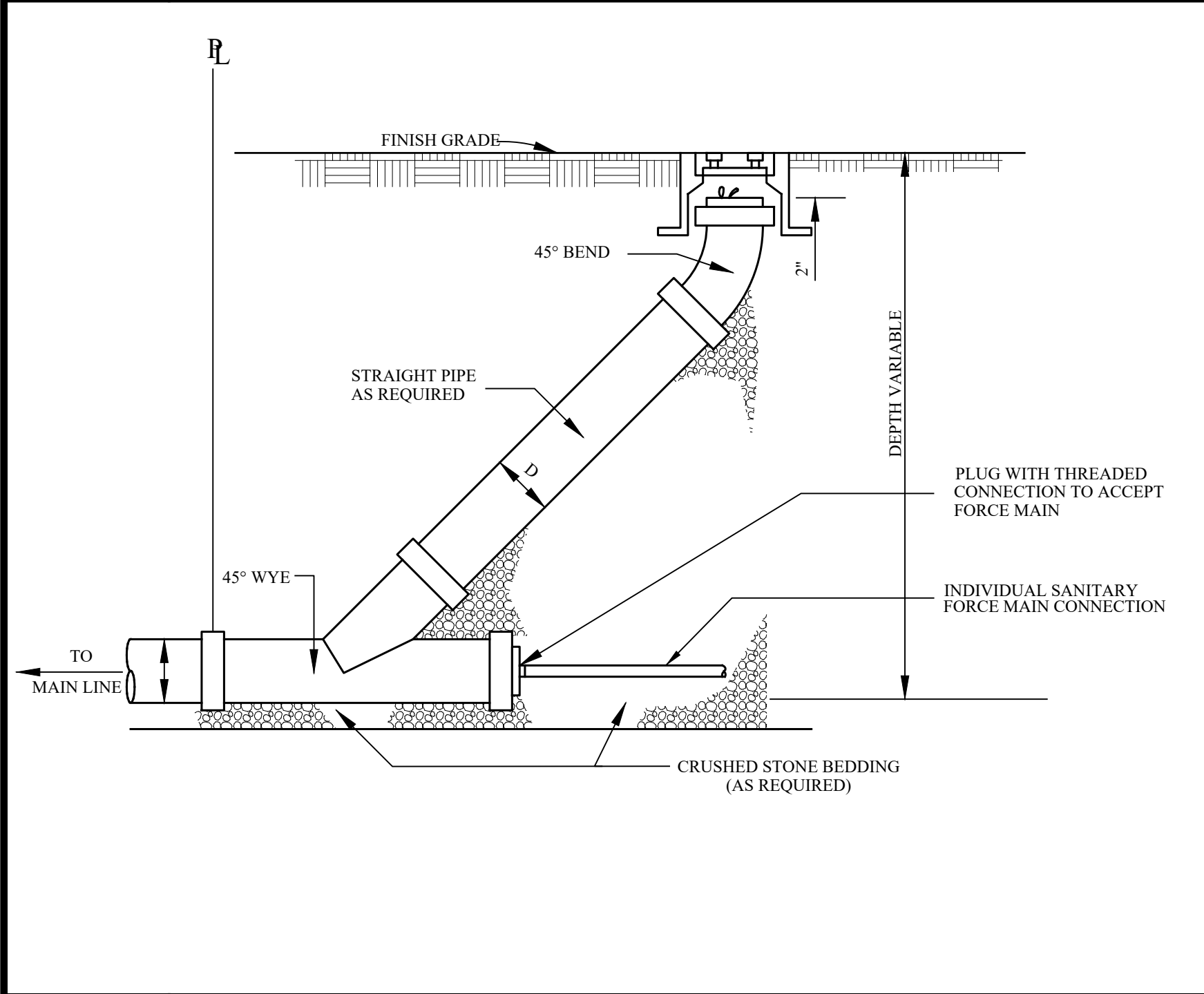
NOTE: UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209 (2) OF THE NEW YORK STATE EDUCATION LAW.



S-1

PRECAST CONCRETE SEPTIC TANK DETAIL AND PUMP TANK DETAIL

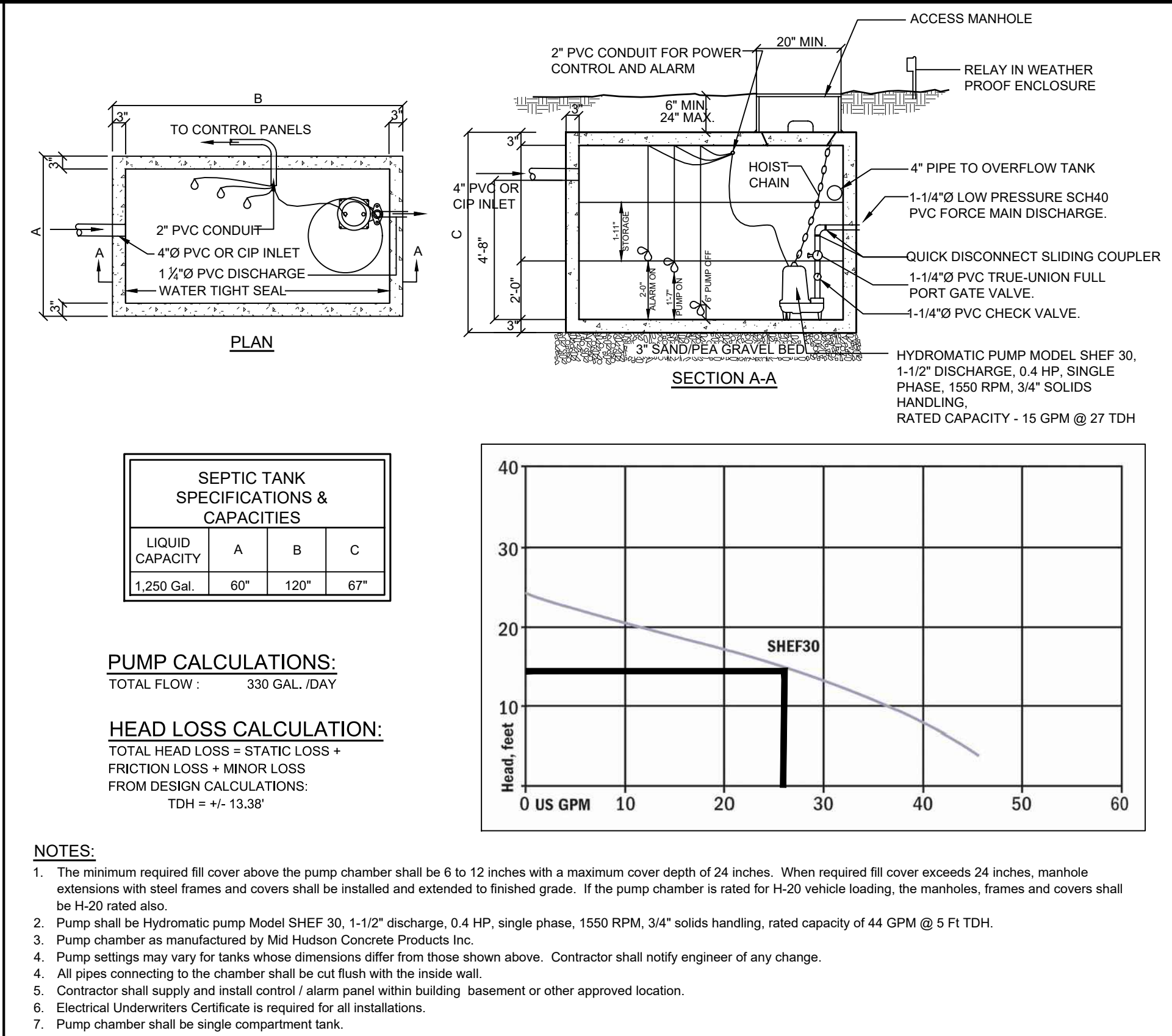
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S-4

TYPICAL SEWER LINE CLEANOUT

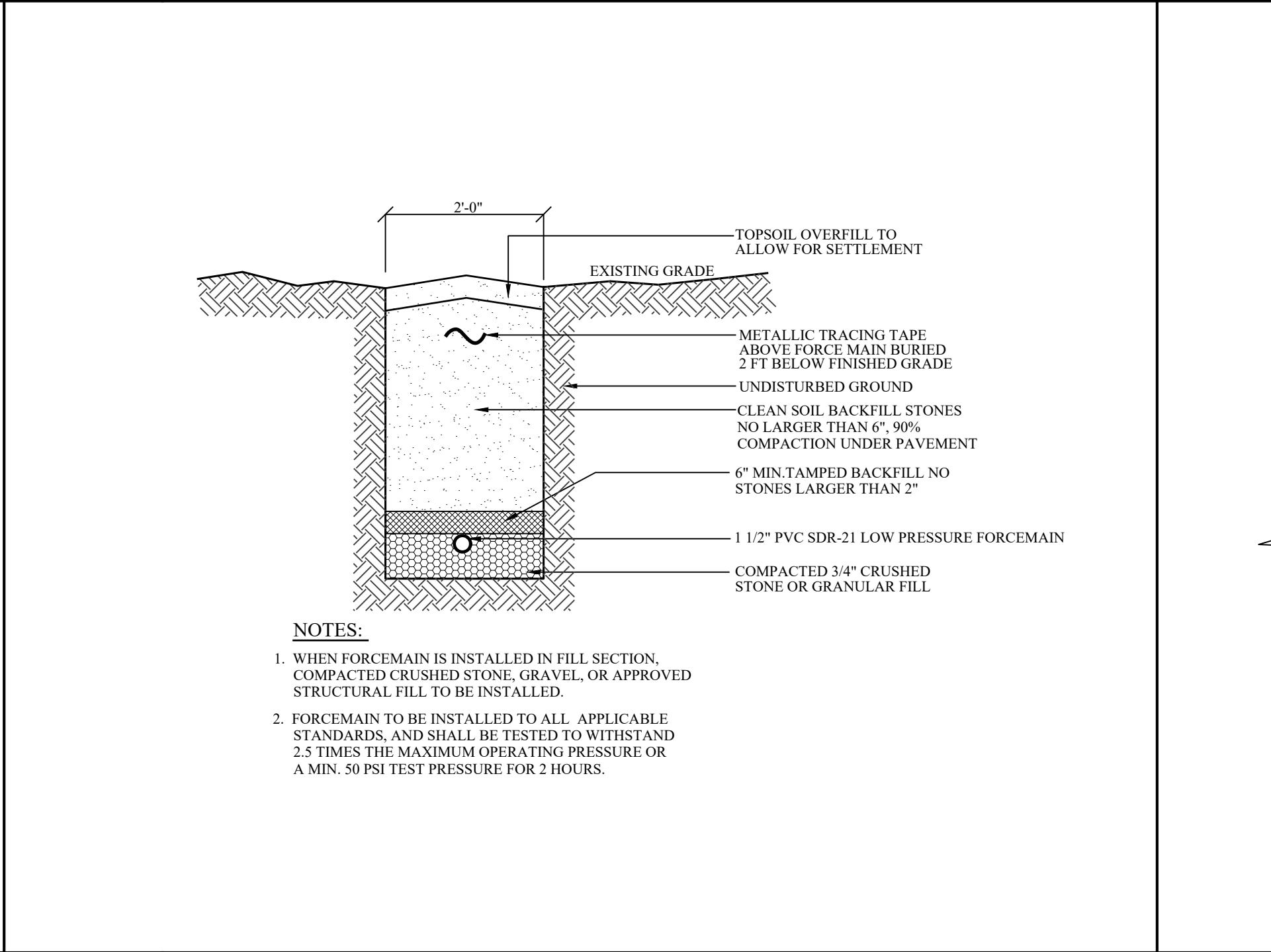
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S-2

LOT 1 PUMP CHAMBER DETAIL

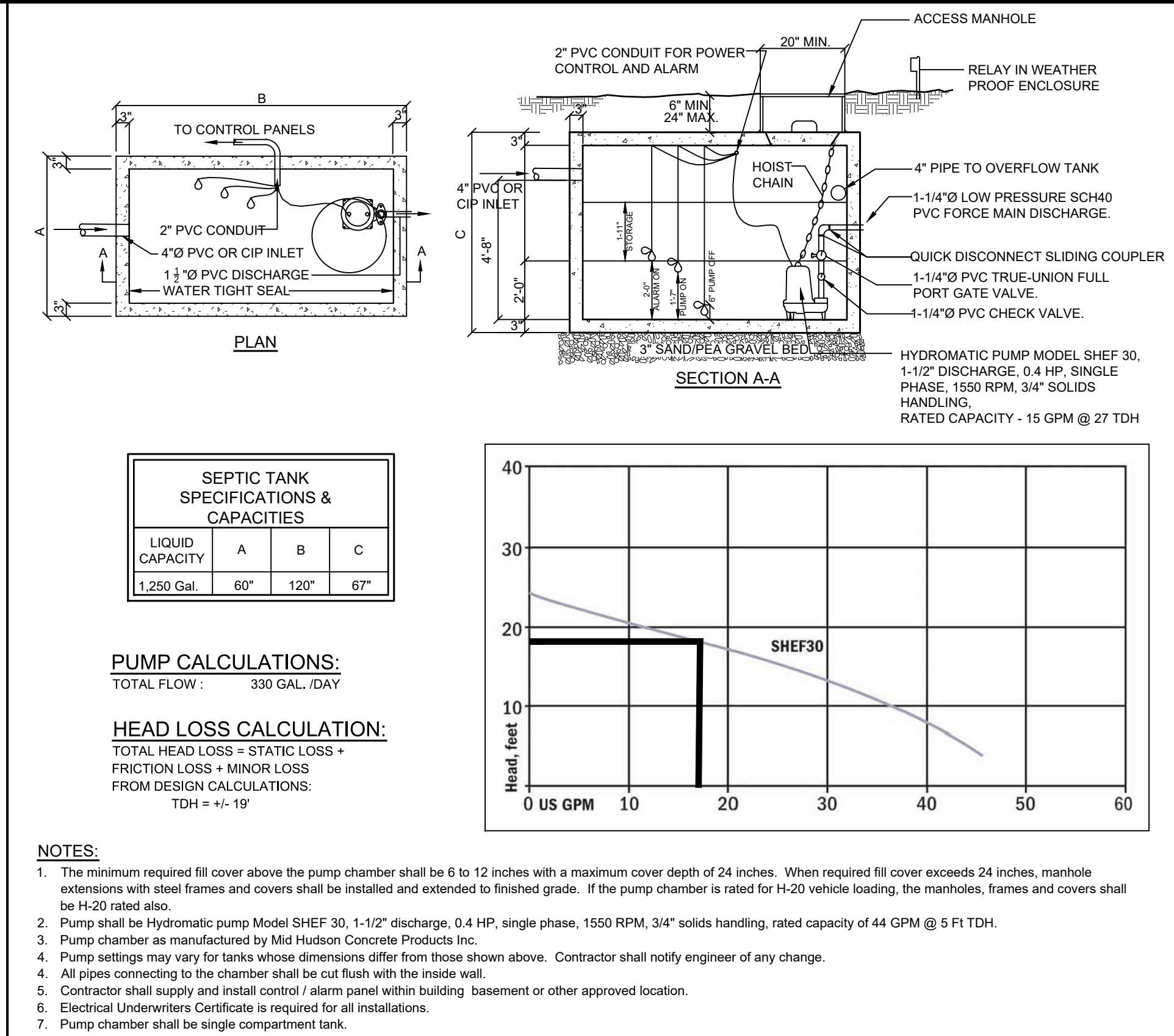
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S-5

FORCE MAIN DETAIL

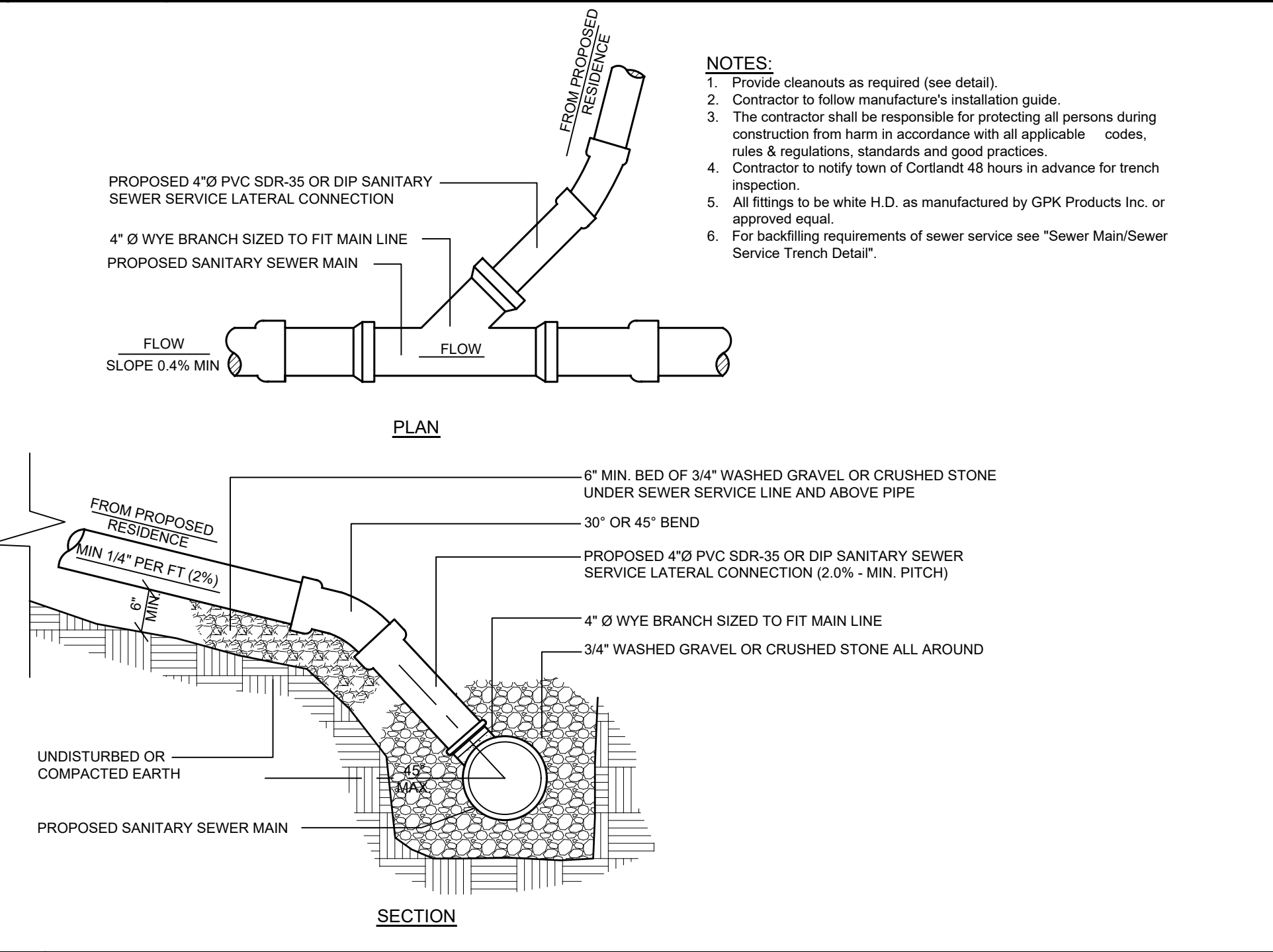
NOT TO SCALE



S-3

LOT 2 PUMP CHAMBER DETAIL

NOT TO SCALE



S-6

SEWER CONNECTION TO PROPOSED MAIN-LINE DETAIL

NOT TO SCALE

PROJECT # 05-05

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	6		

SCALE:	NTS

DRAWN BY:	TK

DATE:	3/23/18

SANITARY & STORMWATER DETAILS

SUBDIVISION PLAN
PREPARED FOR

MGM DESIGN & CONSTRUCTION GROUP, LLC.

5 HAWKES AVE

Town of Ossining

Westchester County, NY

Sheet 11 of 12



STEP 1 INSPECT ISOLATOR ROW FOR NYLONPLAST

- A. INSPIRATOR PORTS (PRESENT)
- A.1. REMOVE/OPEN LID ON NYLONPLAST INLINE DRAIN
- A.2. REMOVE AND CLEAN FLEXFORM FILTER IF INSTALLED
- A.3. USING A FLASHLIGHT AND STADIUM ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
- A.4. LOWER A CAMERA INTO ISOLATOR ROW FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
- IF SEDIMENT IS AT OR ABOVE 3" (80 mm) PROCEED TO STEP 2; IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR ROWS
- B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW
- B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW FOR ANY OF THE FOLLOWING:
 - 1. MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
 - 2. FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY; IF ENTERED SPACE ENTRY
- B.3. IF SEDIMENT IS AT OR ABOVE 3" (80 mm) PROCEED TO STEP 2; IF NOT, PROCEED TO STEP 3.

- STEP 2) CLEAN OUT ISOLATOR ROW USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED
 - B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
 - C. VACUUM STRUCTURE SUMP AS REQUIRED

- STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.

- STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM**

1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

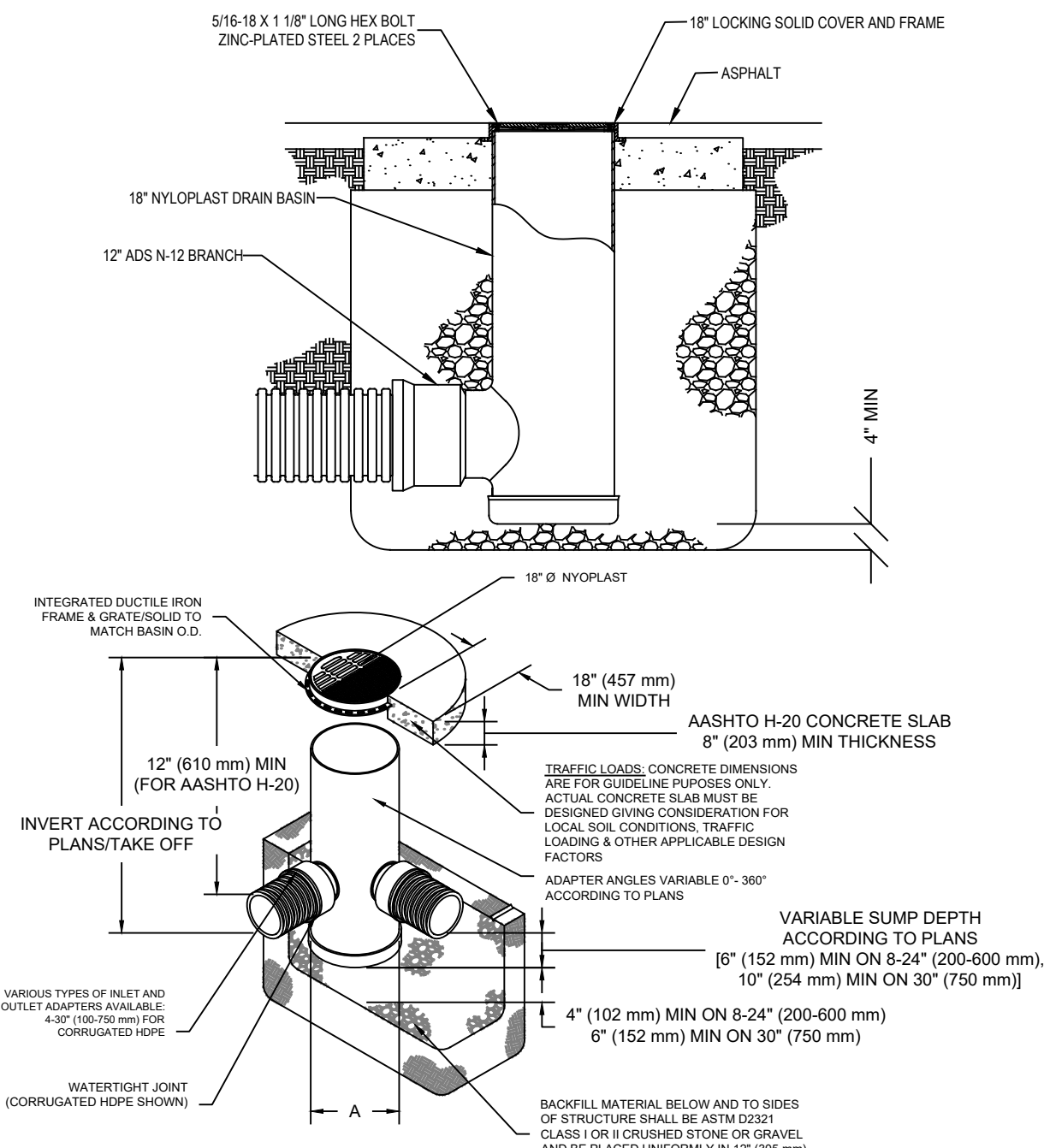
STORMTECH SC-740 CHAMBER DETENTION ISOLATOR ROW DETAIL



ALL STUBS ARE PLACED AT BOTTOM OF END CAP SUCH THAT THE OUTSIDE DIAMETER OF THE STUB IS FLUSH WITH THE BOTTOM OF THE END CAP. FOR ADDITIONAL INFORMATION CONTACT STORMTECH AT 1-888-892-2694.

NOTE: ALL DIMENSIONS ARE NOMINAL

STORMTECH SC-160L CHAMBER DETAIL



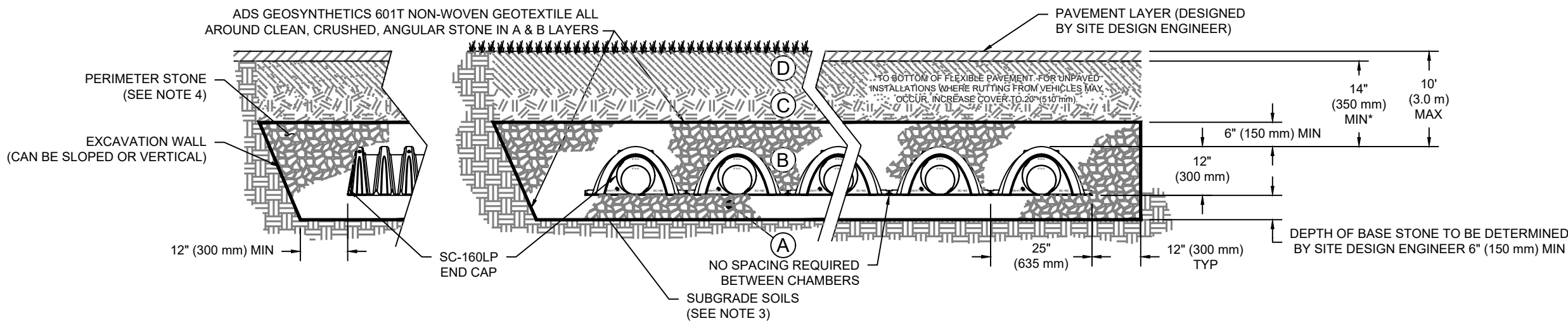
1. 12-30" (200-750 mm) GRATES/SOLID COVERS SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-90-05
2. 18-30" (300-750 mm) FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-90-05
3. DRAIN BODIES TO BE CAST OF DUCTILE IRON PER ASTM A536 GRADE 70-90-05
4. DRAINAGE CONNECTION SUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS & HANCOR DUAL WALL) & SDR 35 PVC
5. FOR COMPLETE DESIGN AND PRODUCT INFORMATION: WWW.NYLOPLAST-US.COM
6. TO ORDER CALL: **800-821-6710**

NYOPLAST DRAINAGE BASIN DETAIL

NOT TO SCALE

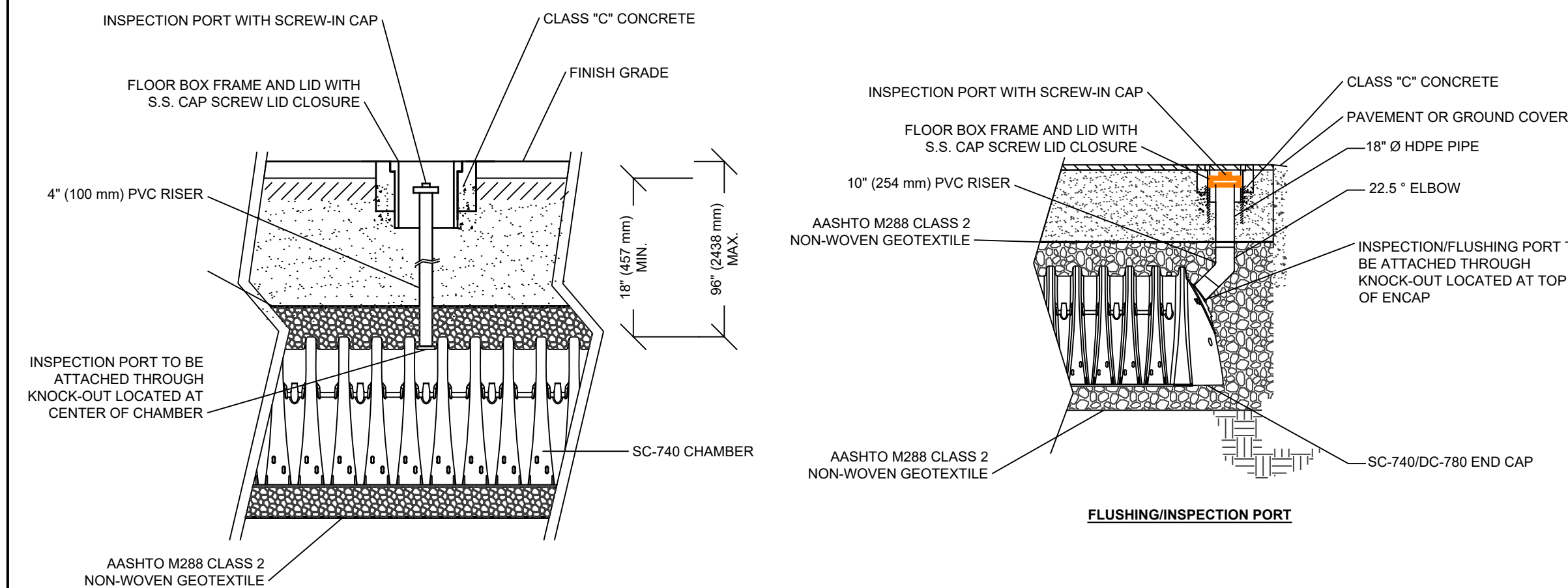


1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. (FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M33) STONE".)
2. THORNTON COMPACTION REQUIREMENTS ARE MET FOR ALL LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) LIFT(S) USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. SUBBASE PREPARATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD COVERINGS, CONTACT THORNTON TECH FOR COMPACTION REQUIREMENTS.
4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.



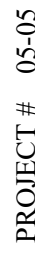
1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418-16a, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
2. CHAMBERS SHALL BE DESIGNED, TESTED AND ALLOWABLE LOAD CONFIGURATIONS DETERMINED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF CORRUGATED POLYPROPYLENE (PP) STORMWATER COLLECTION CHAMBERS". CHAMBERS SHALL BE DESIGNED TO RESIST A MINIMUM ALLOWABLE LOAD OF 100 PSF (4.79 KPA) ON MINIMUM COVER 2) MAXIMUM PERMANENT (75-YR) COVER LOAD AND 3) ALLOWABLE COVER WITH PARKED (1-WEEK) ASHOTO DESIGN TRUCK.
3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION SONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
4. PERMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
5. REQUIREMENTS FOR HANDLING AND INSTALLATION
 - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STAKING LUGS
 - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 1" (25.4 mm)
 - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.8 OF ASTM F2418 SHALL BE GREATER THAN OR EQUAL TO 400 LB-IN (44.5 N-M), AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

STORMTECH SC-740 CHAMBER DETAIL



STORMTECH SC-740 INSPECTION/ FLUSHING PORT DETAIL

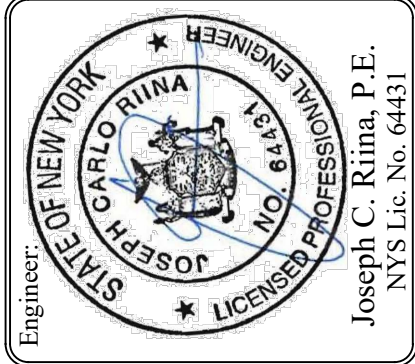
NOT TO SCALE



Civil Engineers • Land Planners

251-F Underhill Avenue, Yorktown Heights, NY 10598
(914) 962-4488 - Fax: (914) 962-7386

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

SCALE: NTS	DRAWN BY: TK	DATE: 3/23/18
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STORMWATER MANAGEMENT DETAILS

CELEBRATION YEAR
PREPARED FOR

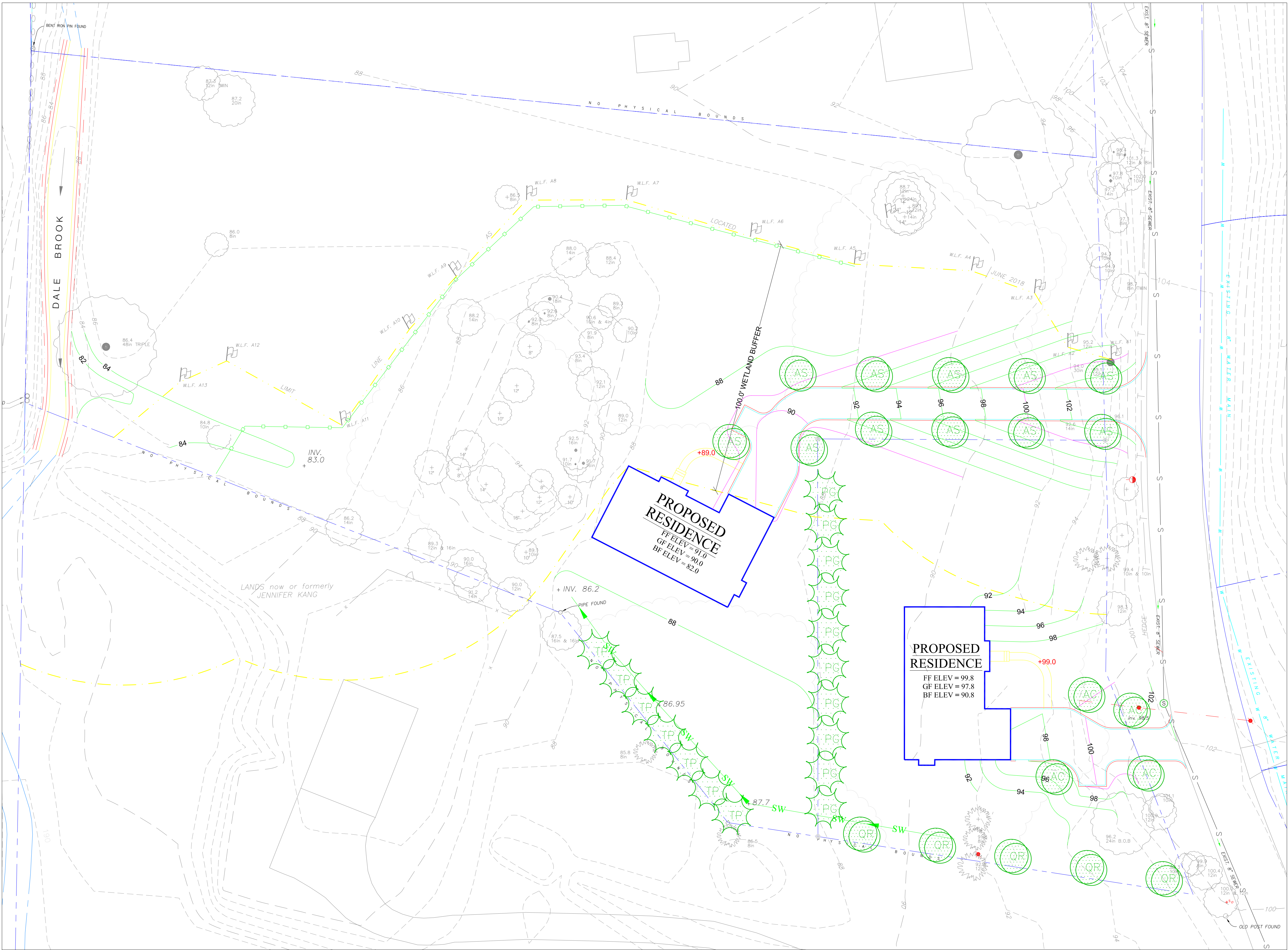
**MGM DESIGN &
CONSTRUCTION GROUP, LLC.**

Westchester County NY

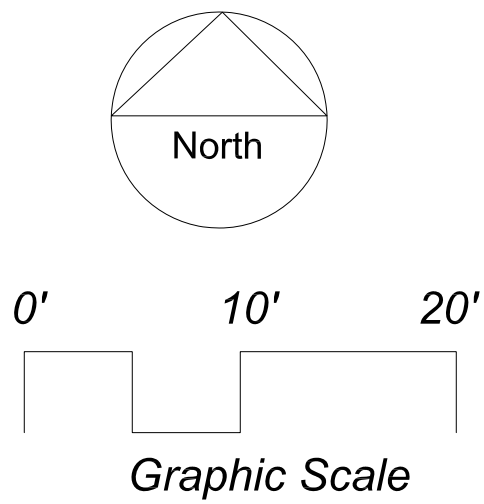
Town of Ossining

Sheet

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Plant List						
Date: September 24, 2019						
Abb.	Scientific Name	Common Name	Size	Spacing	Quan.	Total Cal.
Trees						
AC	Aesculus carnea briotta	Red Horse Chestnut	3" cal., 16-18' ht.	As Shown	4	12"
AS	Acer saccharum	Sugar Maple	4" cal., 16-18' ht.	As Shown	11	44"
QR	Quercus rubra	Red Oak	3" cal., 16-18' ht.	As Shown	5	15"
Evergreen Trees						
PG	Picea glauca	White Spruce	3" cal., 10-12' ht.	As Shown	10	30"
TP	Thuja plicata	Giant Arborvitae	3" cal., 10-12' ht.	As Shown	7	21"
					Total	122"
Plant Notes:						
1. Contractor to verify all plant quantities listed above and adjust if necessary.						
2. All plants to be full and shall have branching and a shape characteristic of the species.						
All plants to be warranted for a period of one year or two full growing seasons.						
3. Provide 12" loamy topsoil around all rootballs. Mulch all plants with 2" shredded cedar bark to extents of plant pits.						
4. Soak thoroughly at planting. Thereafter water weekly during the first two growing seasons and as needed after the first year.						
5. Total tree replacement caliper required is 240"/2=120", provided is 122".						



Stephen Lopez
Landscape Architect

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Landscape Plan
5 Hawkes Avenue
Town of Ossining,
Westchester County, NY
Date: September 24, 2019, Rev. 11-18-19
Scale: Graphic

Sheet
LA-1