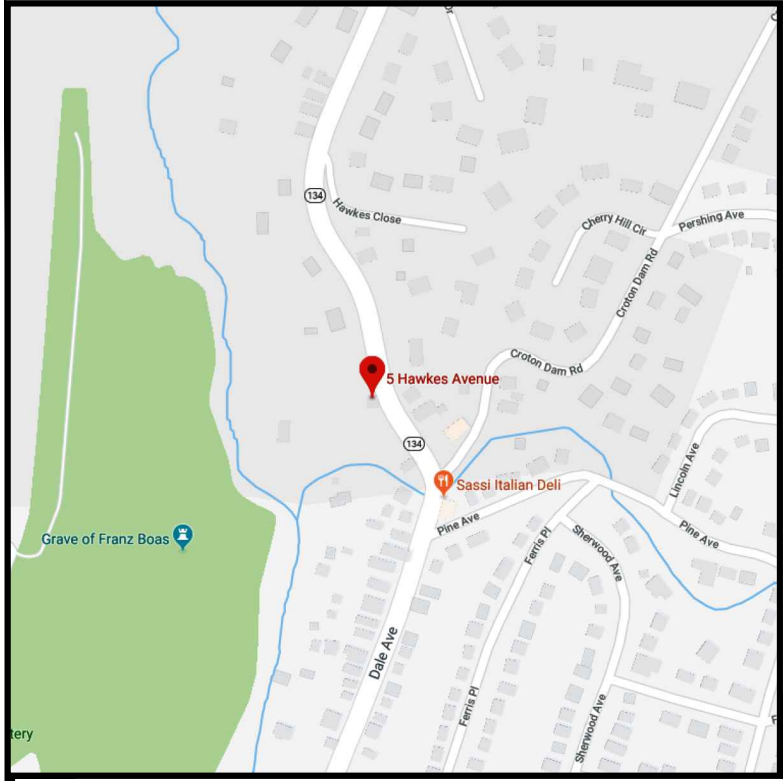
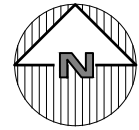




LOCATION MAP
NOT TO SCALE



SITE DATA:

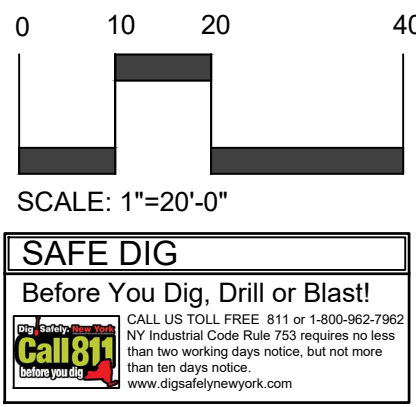
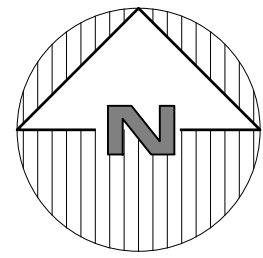
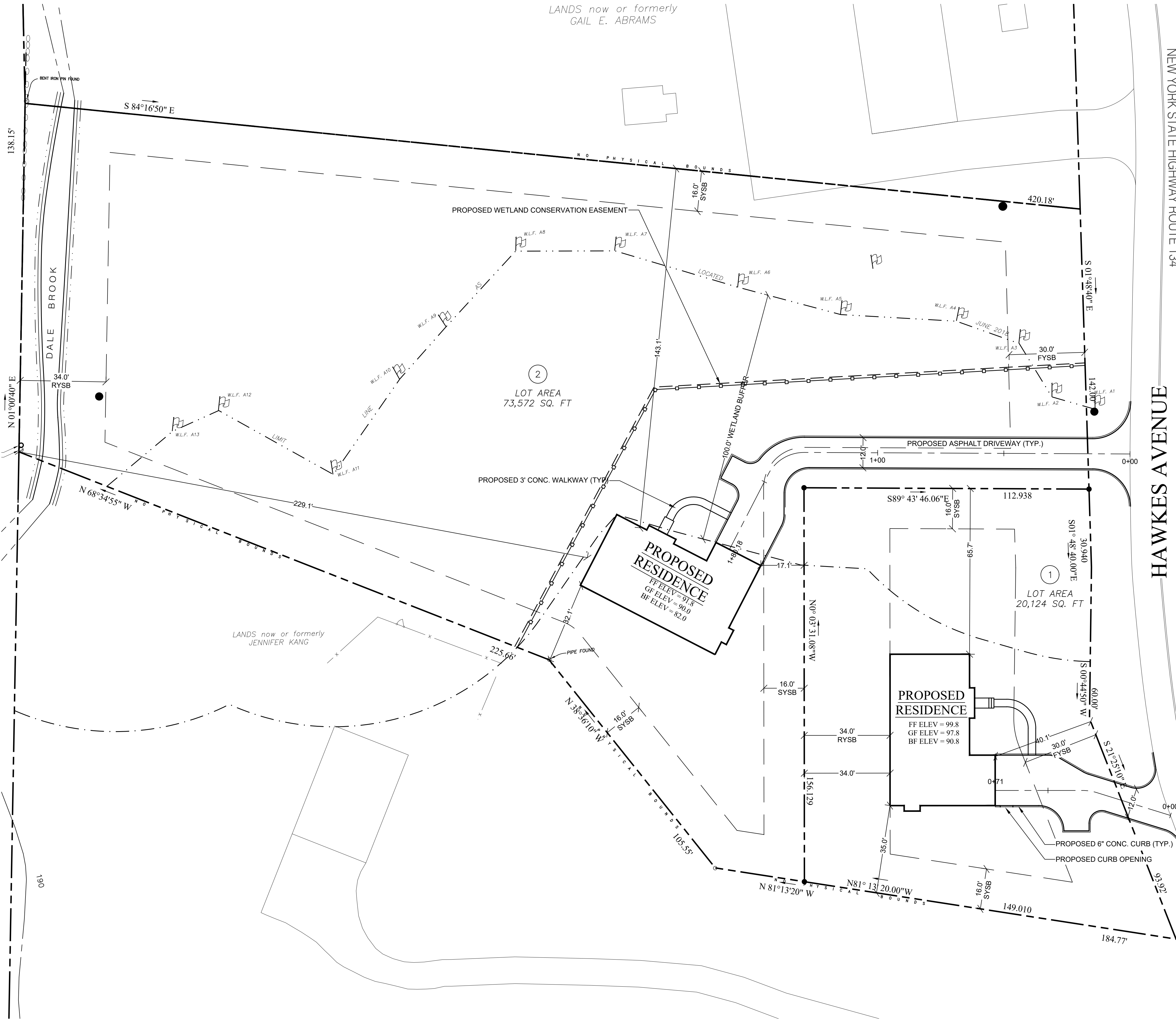
OWNER / DEVELOPER: MGM DESIGN & CONSTRUCTION GROUP, LLC
317 ELWOOD AVENUE
HAWTHORNE, NY 10532
PROJECT LOCATION: 5 HAWKES AVENUE
OSSINING, NY 10562
EXISTING TOWN ZONING: R-20, ONE-FAMILY RESIDENTIAL
PROPOSED USE: R-20, ONE-FAMILY RESIDENTIAL
TOWN TAX MAP DATA: SECTION 89.12, BLOCK 1, LOT 7
SITE AREA: 2.15 ACRES (90,695.23 SF)
SEWAGE FACILITIES: PUBLIC SEWERS
WATER FACILITIES: PUBLIC WATER FACILITIES

ZONING SCHEDULE:

ZONING DISTRICT: R-20, ONE FAMILY RESIDENTIAL				
DIMENSIONAL REGULATIONS:	REQUIRED	LOT 1	LOT 2	VARIANCE REQUIRED
MINIMUM SIZE OF LOT:				
MINIMUM LOT AREA:	20,000 SF.	20,124 SF.	73,572 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	NONE
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

ZONING REGULATION NOTES:
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.

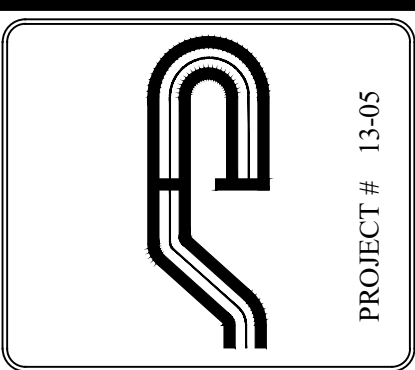
NOTES:
1. THE HOME LOCATED ON LOTS #1 AND #2 SHALL NOT BE SHIFTED CLOSER TO THE SOUTHERLY LOT LINE WITHOUT ADDITIONAL PLANNING/ARCHITECTURAL REVIEW BOARD APPROVAL.



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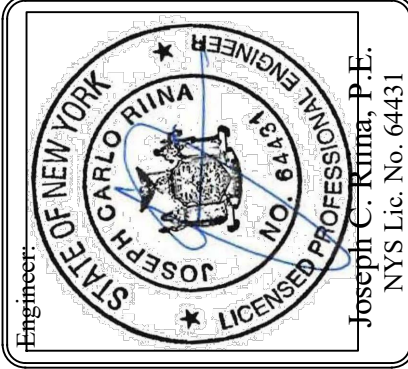
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PROJECT # 13-05

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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
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	6	12/20/20	Plan Revisions
	7	10/20/20	Plan Revisions
	8	2/1/22	Plan Revisions

SCALE: 1" = 20'	DRAWN BY: TK	DATE: 3/23/18
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SITE PLAN

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

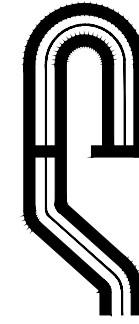
Sheet 1 of 12

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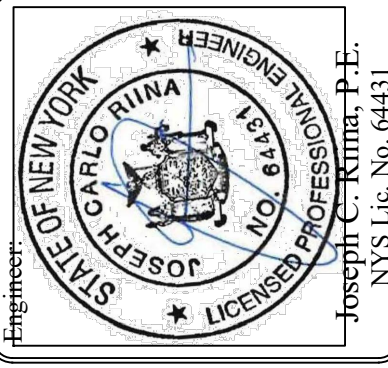
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Engineers:
JOSEPH C. RIMA
No. 64431
Professional Engineer
NYS Lic. No. 64431

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SCALE: 1" = 20'

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DATE: 3/23/18

AREA MAP

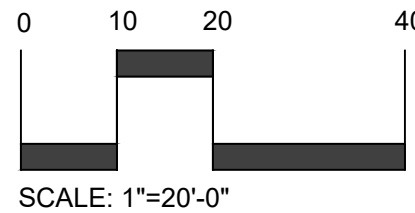
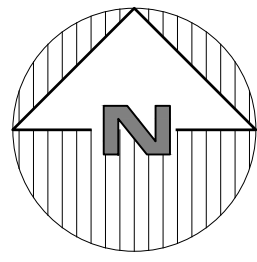
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5 HAWKES AVE
Town of Ossining Westchester County, NY

Sheet 2 of 12

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SCALE: 1"=20'-0"

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Town of Ossining Westchester County, NY

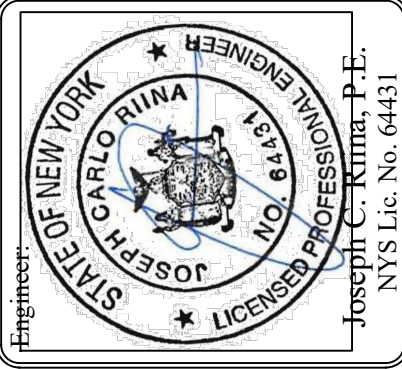
**EXISTING
CONDITIONS**

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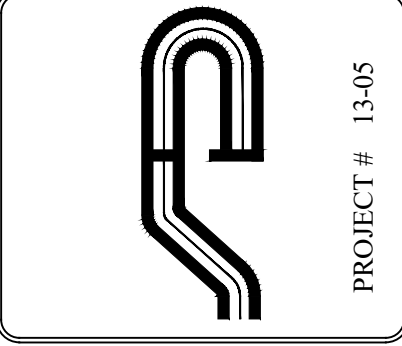
DRAWN BY:
TK

DATE:
3/23/18

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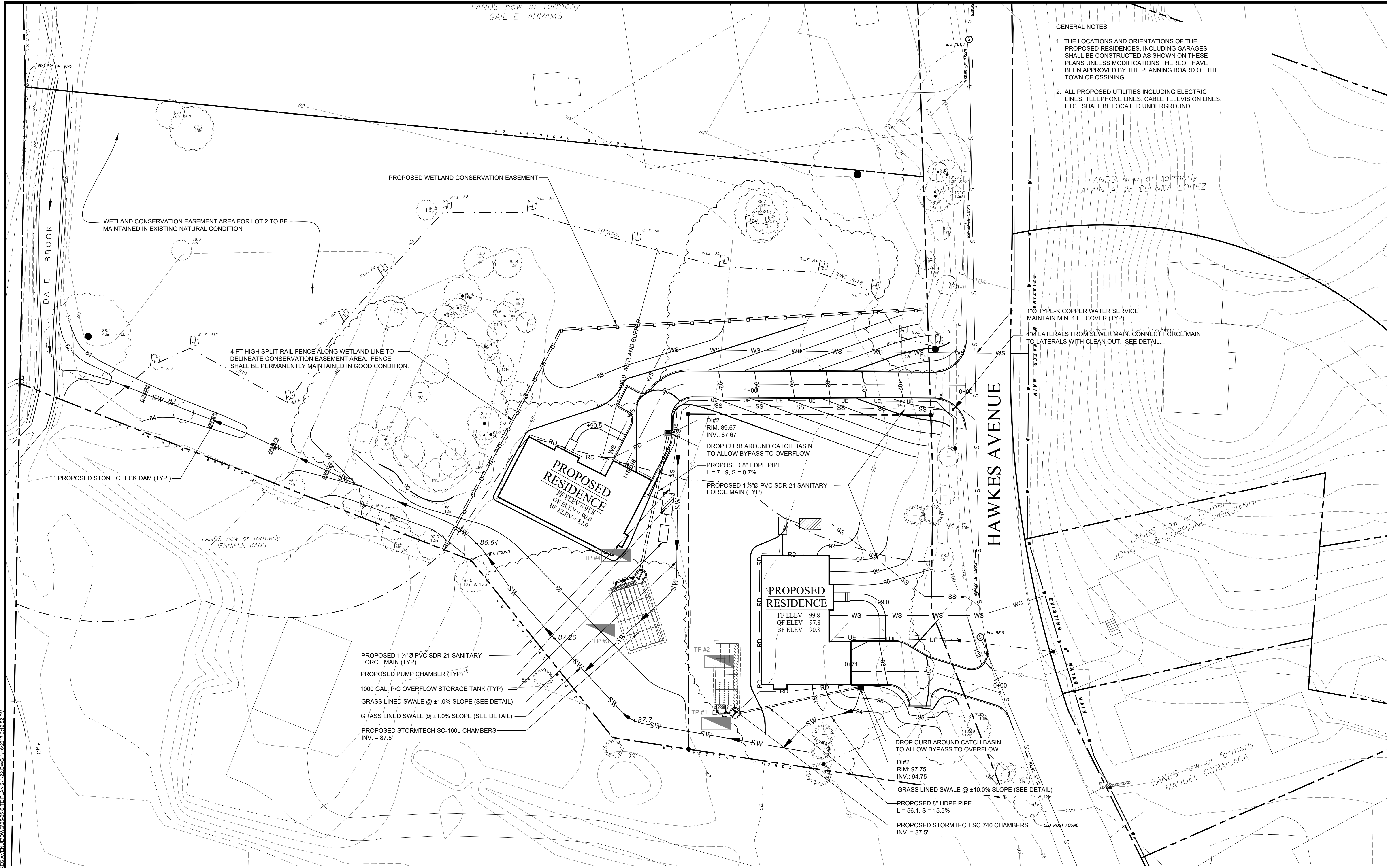


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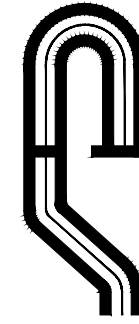
PROJECT # 13-05

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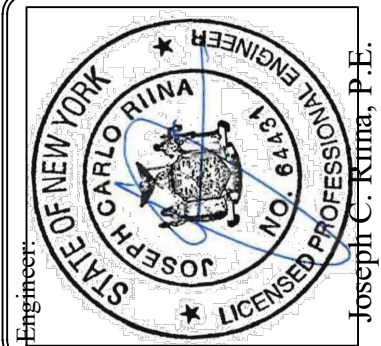
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Engineer: Joseph C. Kinn, P.E.
NYS Lic. No. 64431

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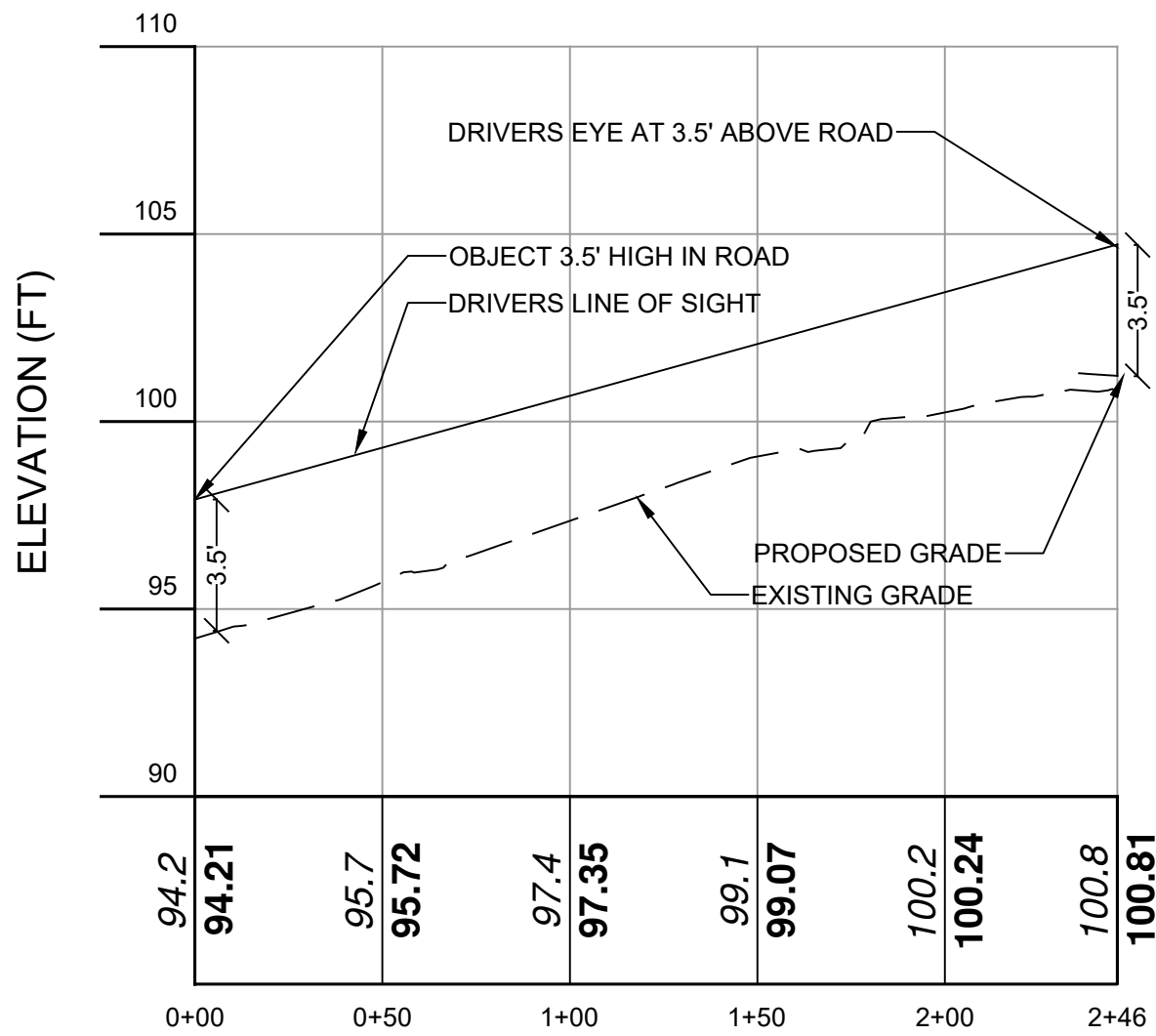
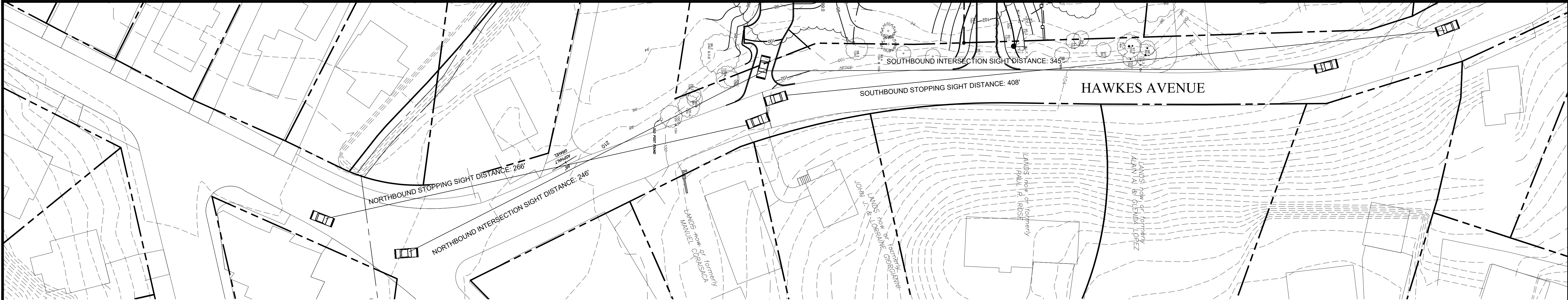
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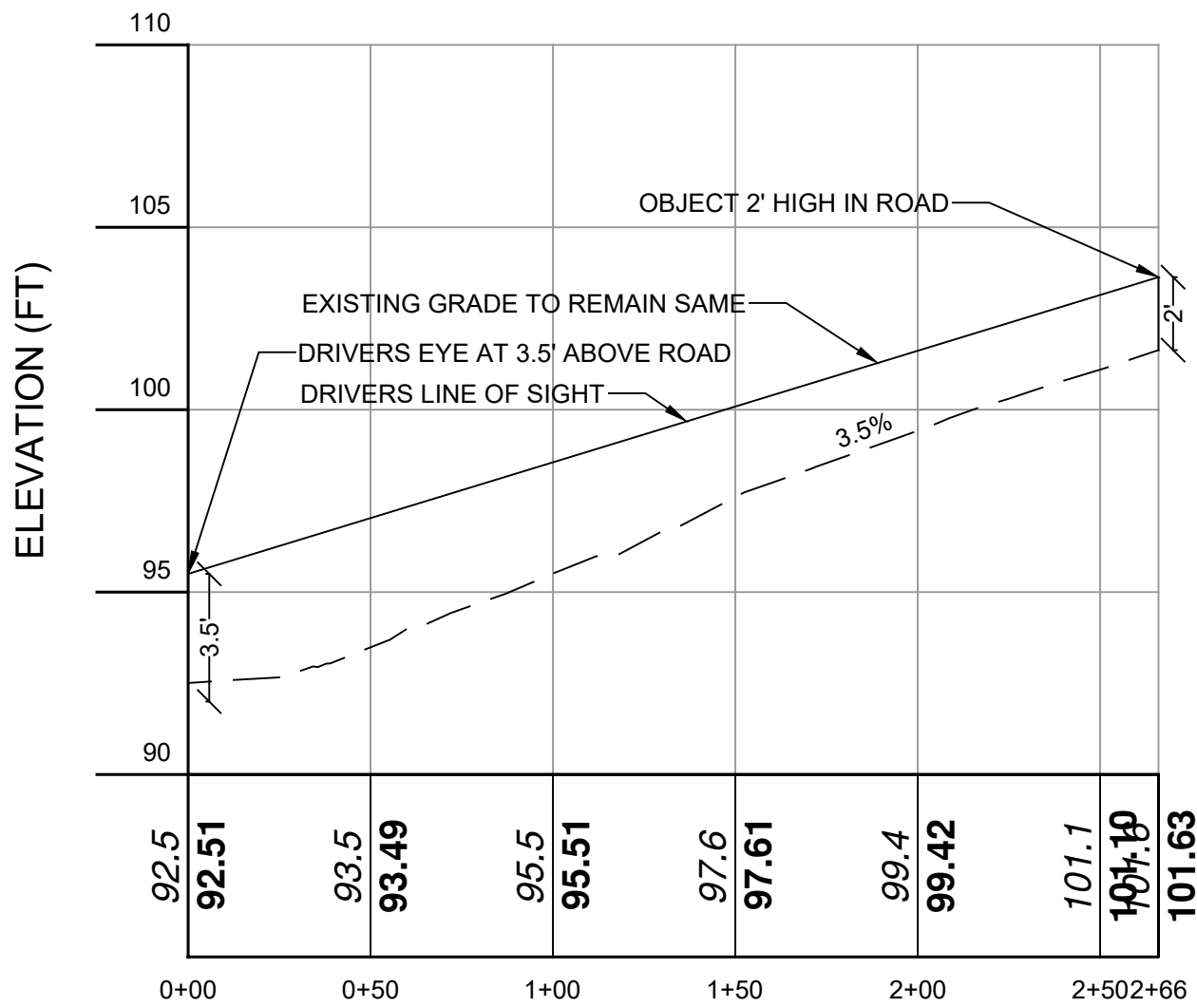
SUBDIVISION PLAN
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5 HAWKES AVE
Town of Ossining
Westchester County, NY

Sheet 5 of 12



DISTANCE ALONG BASELINE (FT)

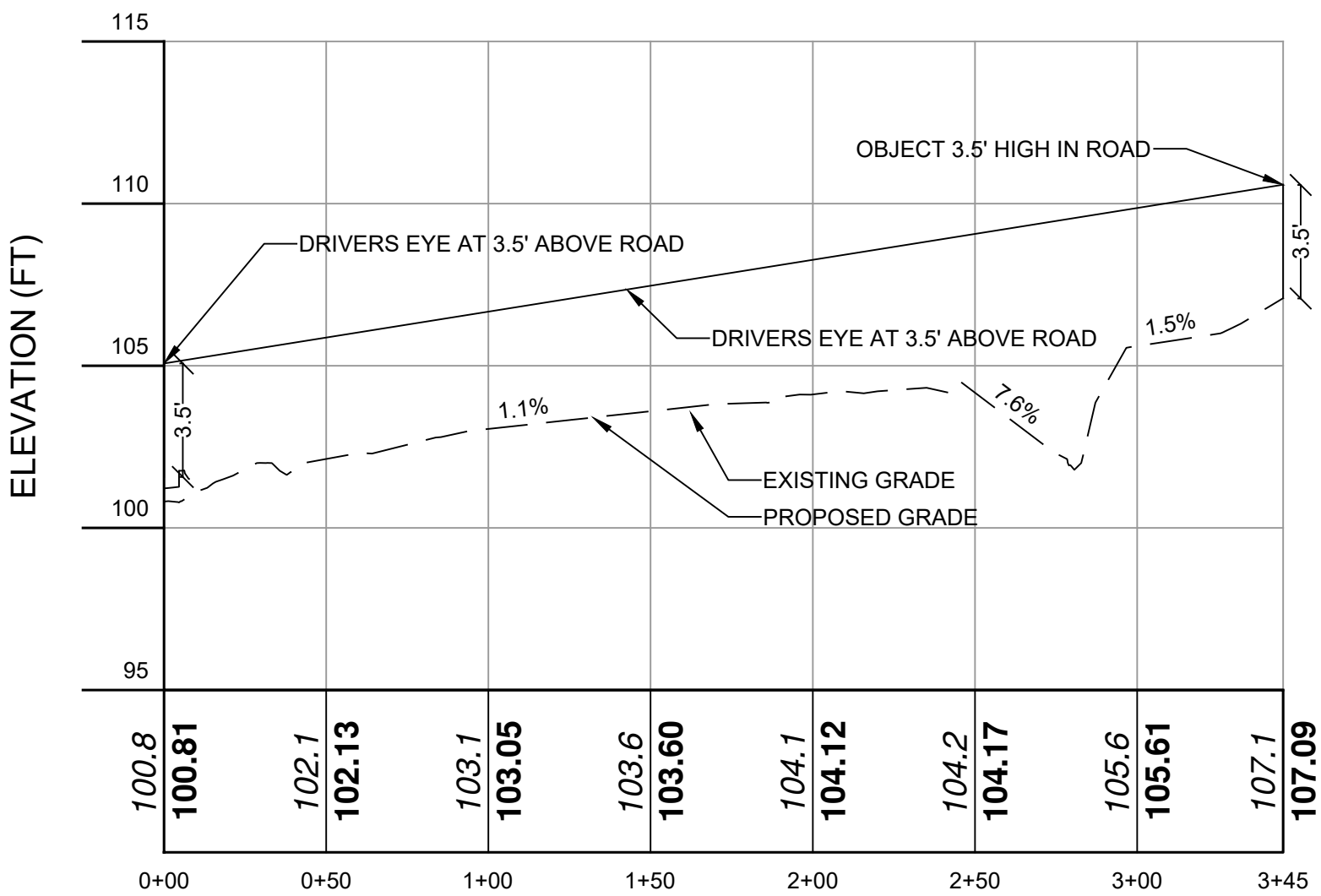
LOT 1 NORTHBOUND INTERSECTION SIGHT DISTANCE
VERT. SCALE: 1" = 5
HORIZ. SCALE: 1" = 50



DISTANCE ALONG BASELINE (FT)

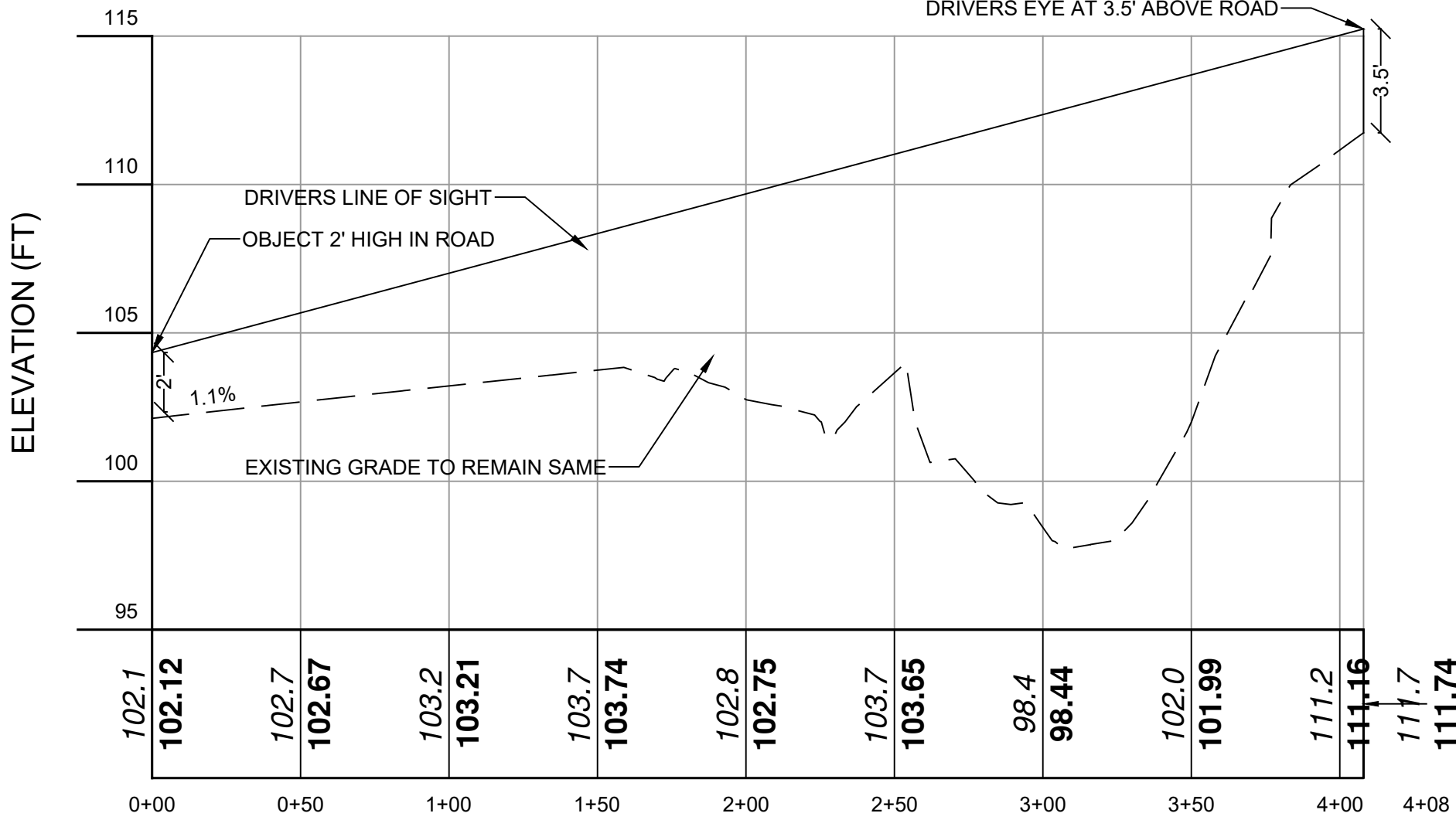
LOT 1 NORTHBOUND STOPPING SIGHT DISTANCE
VERT. SCALE: 1" = 5
HORIZ. SCALE: 1" = 50

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

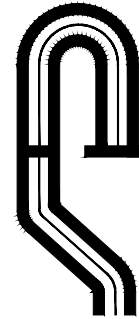


DISTANCE ALONG BASELINE (FT)

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

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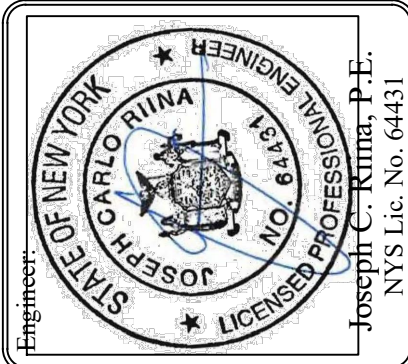
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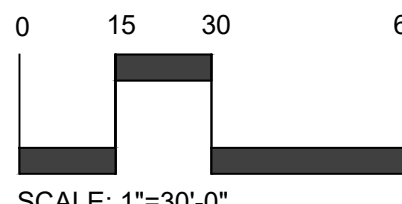
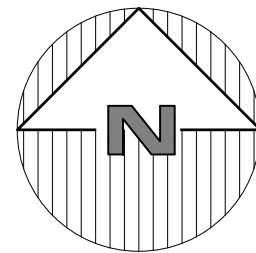
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SCALE: 1" = 30'	DRAWN BY: TK	DATE: 3/23/18
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LOT 1 SIGHT
DISTANCE
PLAN

SUBDIVISION PLAN
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5 HAWKES AVE
Westchester County, NY
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Sheet 7 of 12



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1. Contractor shall be responsible for compliance with all sediment and erosion control practices. The sediment and erosion control practices are to be installed prior to any major soil disturbances, and maintained until permanent protection is established. Road surface flows from the site should be dissipated with tracking pad or appropriate measures during adjacent road shoulder regrading. Contractor is responsible for the installation and maintenance of all soil erosion and sedimentation control devices throughout the course of construction.
2. Catch basin inlet protection must be installed and operating at all times until tributary areas have been stabilized. When possible flows should be stabilized before reaching inlet protection structure. Timely maintenance of sediment control structures is the responsibility of the Contractor.
3. All structures shall be maintained in good working order at all times. The sediment level in all sediment traps shall be closely monitored and sediment removed promptly when maximum levels are reached or as ordered by the engineer. All sediment control structures shall be inspected on a regular basis, and after each heavy rain to insure proper operation as designed. An inspection schedule shall be set forth prior to the start of construction.
4. The locations and the installation times of the sediment capturing standards shall be as specified in these plans, as ordered by the Engineer, and in accordance with the latest edition of the "New York Standards and Specifications for Erosion and Sediment Control" (NYSESEC).
5. All topsoil shall be placed in a stabilized stockpile for reuse on the site. All stockpile material required for final grading and stored on site shall be temporarily seeded and mulched within 7 days. Refer to soil stockpile details.
6. Any disturbed areas that will be left exposed more than 7 days and not subject to construction traffic, shall immediately receive temporary seeding. Mulch shall be used if the season prevents the establishment of a temporary cover. Disturbed areas shall not be limed and fertilized prior to temporary seeding.
7. All disturbed areas within 500 feet of an inhabited dwelling shall be wetted as necessary to provide dust control.
8. The contractor shall keep the roadways within the project clear of soil and debris and is responsible for any street cleaning necessary during the course of the project.
9. Sediment and erosion control structures shall be removed and the area stabilized when the drainage area has been properly stabilized by permanent measures.
10. All sediment and erosion control measures shall be installed in accordance with current edition of NYSESEC.
11. All regraded areas must be stabilized appropriately prior to any rock blasting, cutting, and/or filling of soils. Special care should be taken during construction to insure stability during maintenance and integrity of control structures.
12. Any slopes graded at 3:1 or greater shall be stabilized with erosion blankets to be staked into place in accordance with the 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.
13. To prevent heavy construction equipment and trucks from tracking soil off-site, construct a pervious crushed stone pad. Locate and construct pads as detailed in these plans.
14. Contractor is responsible for controlling dust by sprinkling exposed soil areas periodically with water as required. Contractor to supply all equipment and water.
15. Contractor shall be responsible for construction inspections as per NYSECD GP-015-002 and Town of Yorktown.

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

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

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

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

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

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

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

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

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

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

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

1. Site preparation:

- 1.1. Install erosion control measures.
- 1.2. Scarify compacted soil areas.
- 1.3. Lime as required to pH 6.5.
- 1.4. Fertilize with 10-6-4 4 lbs/1,000 S.F.
- 1.5. Incorporate amendments into soil with disc harrow.
2. 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
3. SEEDING
 - 3.1. Prepare seed bed by raking to remove stones, twigs, roots and other foreign material.
 - 3.2. Apply soil amendments and integrate into soil.
 - 3.3. Apply seed uniformly by cyclone seeder culti-packer or hydro-seeder at rate indicated.
 - 3.4. Stabilize seedbed areas in drainage swales.
 - 3.5. Irrigate to fully saturate soil layer, but not to dislodge planting soil.
 - 3.6. Seed between April 1st and May 15th or August 15th and October 15th.
 - 3.7. Seeding may occur May 15th and August 15th if adequate irrigation is provided.

SITE PREPARATION:

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

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

Same as permanent vegetative cover

Certification - 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: _____

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

Name (please print): _____

Title: _____

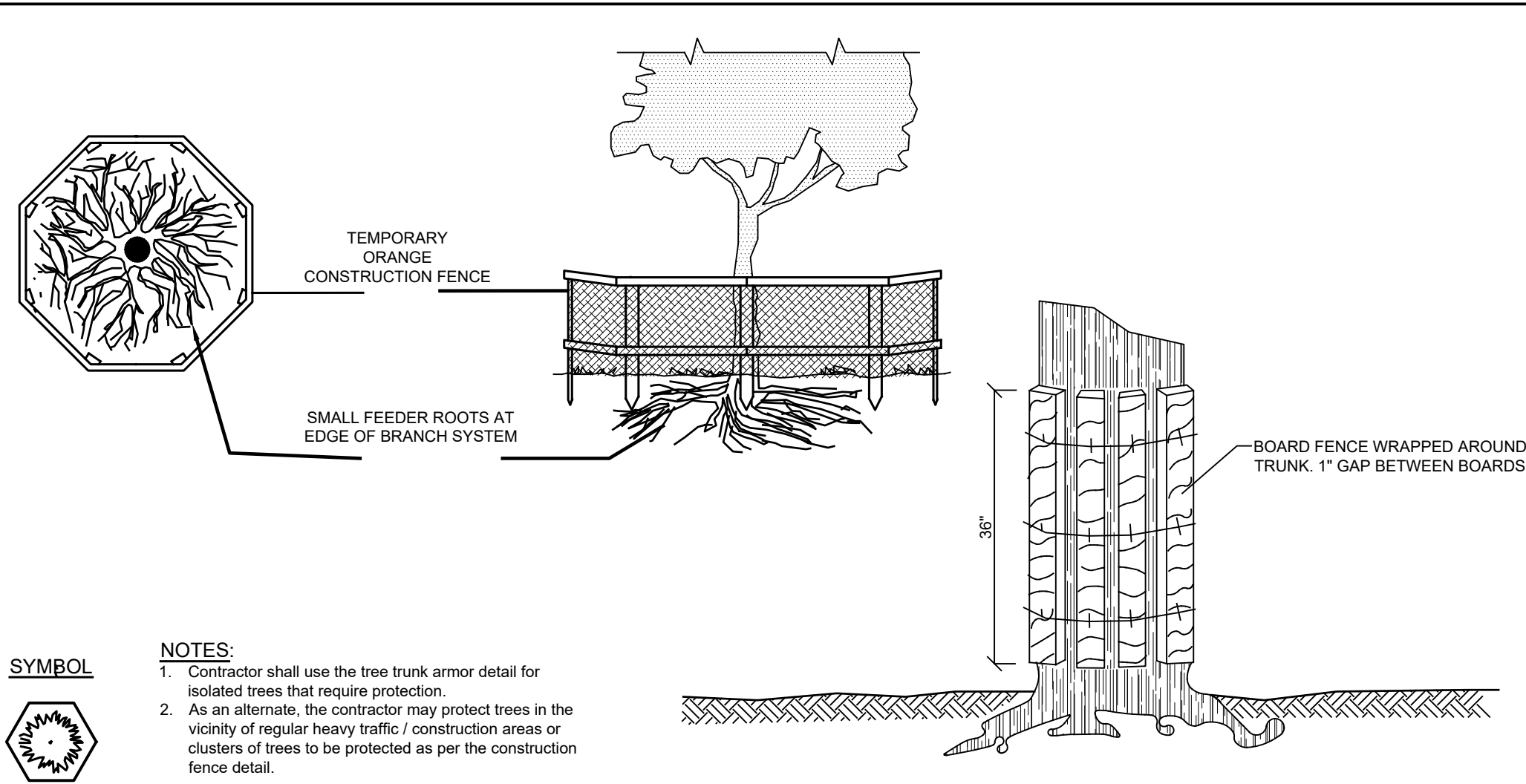
Date: _____

Address: _____

Phone: _____

E-mail: _____

Signature: _____



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

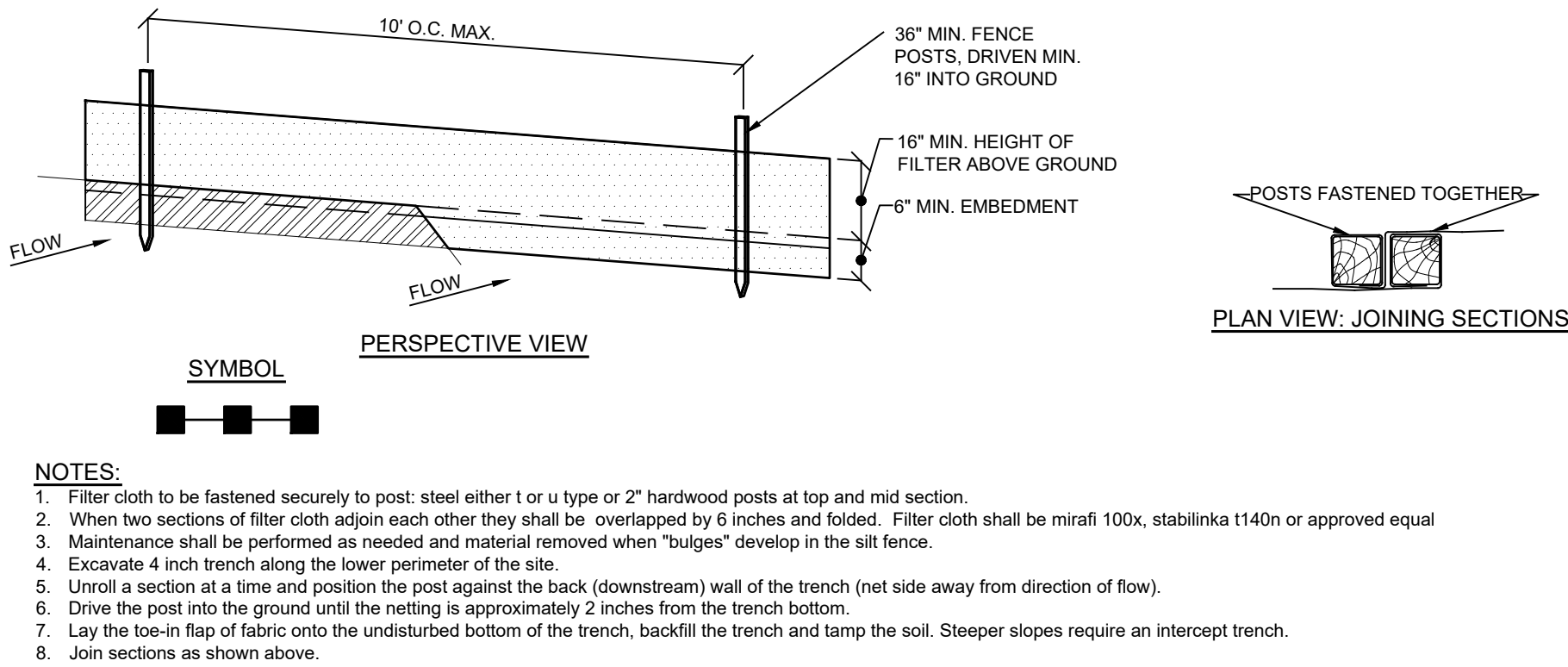
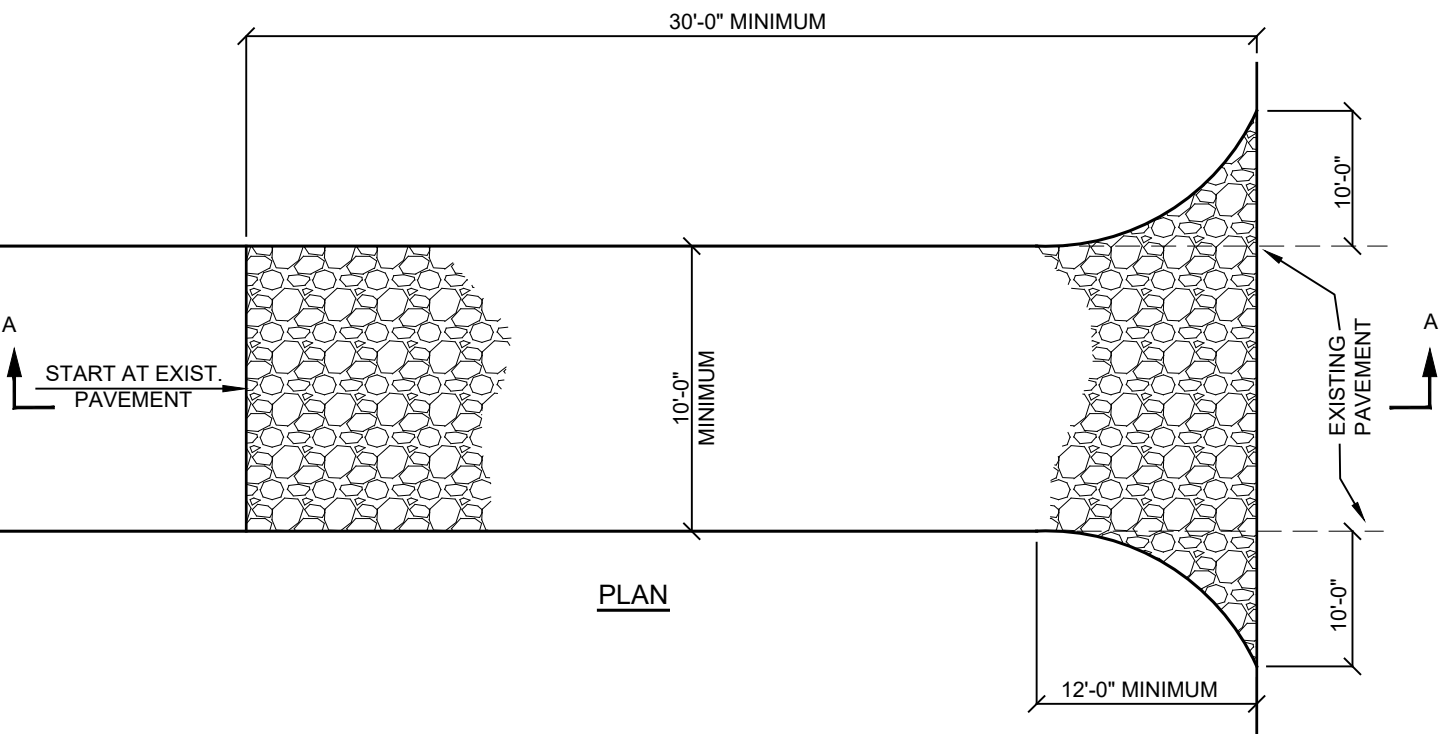
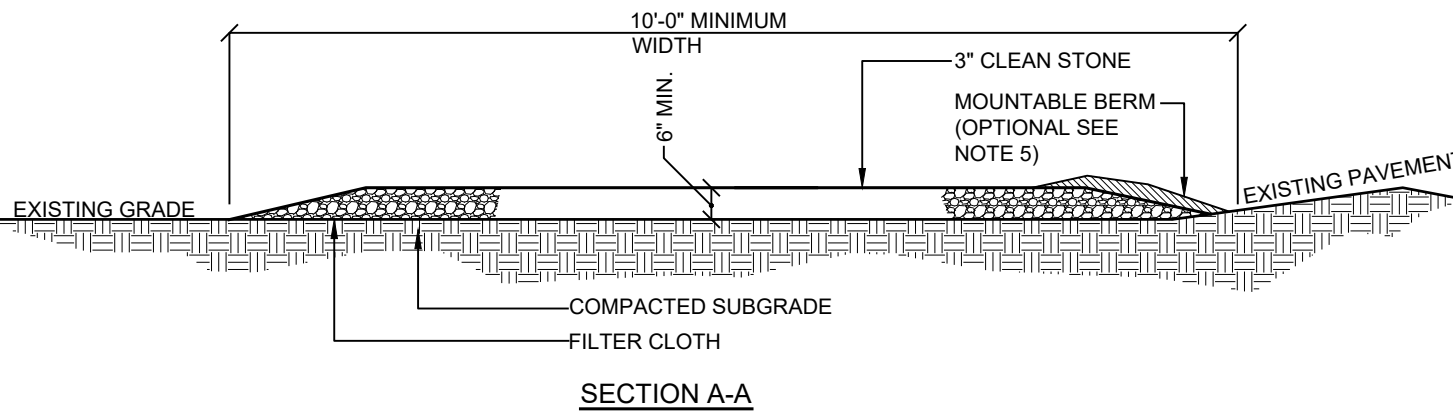


Diagram illustrating a stabilization structure. The structure features a central pile field (indicated by a grid of small circles) surrounded by a perimeter of strawbales or silt fence (indicated by a row of small rectangles). The slope of the structure is labeled as "1" (vertical) to "2" (horizontal), indicating a slope of 1:2 or less. The top surface is labeled "STABILIZE ENTIRE PILE WITH VEGETATION OR COVER". The bottom edge is labeled "MIN. SLOPE". A legend indicates that the symbol "SS" represents "STRAWBALES OR SILT FENCE".

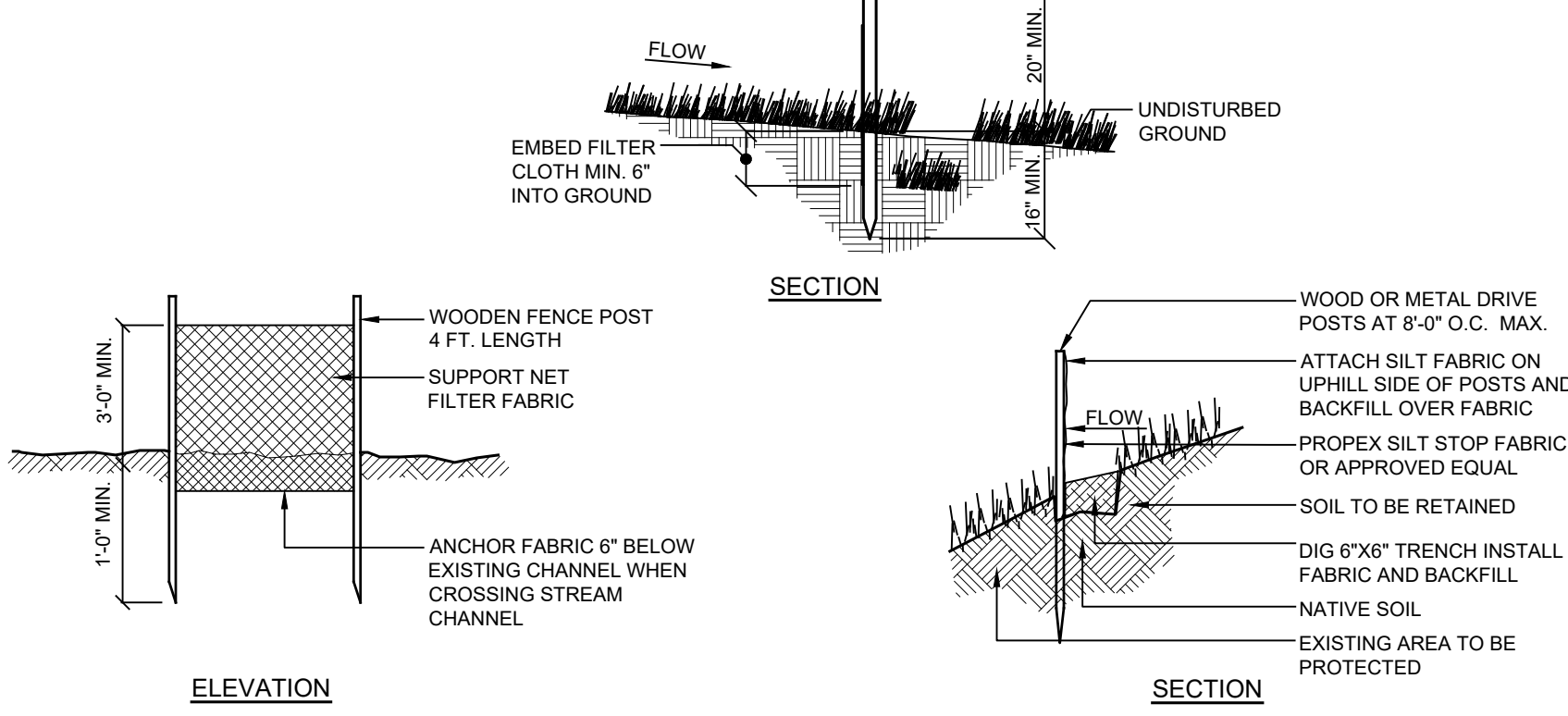
1. Area chosen for stockpiling operations shall be dry and stable.
2. Maximum slope of stockpile shall be 1:2.
3. Upon completion of soil stockpiling, each pile shall be surrounded with either silt fencing or strawbales, then stabilized with vegetation or covered.
4. See detail for installation of silt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

E-1 SOIL STOCKPILE DETAIL



1. Stone size - use #3, Stone, or reclaimed or recycled concrete equivalent.
2. Length - as required, but not less than 50 feet (except on a single residence lot where a 30 foot minimum length would apply).
3. Thickness - not less than six (6) inches.
4. Width - 10' foot minimum, but not less than the full width at points where ingress or egress occur. 24 ft if a single entrance to a site.
5. Slope - the surface shall be sloped toward construction entrances shall be placed across the entrance. If piping is impractical, a mountable berm with 5' slopes will be permitted.
6. Maintenance - the entrance shall be maintained in a condition which will prevent tracking or flowing of sediment onto public right of way. This shall include periodic cleaning of the entrance and the use of maintenance equipment to ensure the use of trap sediment. All sediment spilled, dropped, washed or tracked onto public right of way must be removed immediately.
7. Washing - wheels shall be cleaned to remove sediment prior to entrance onto public right of way. When washing is required, it shall be done on approved gravel with water and which drains into an approved sediment trap.
8. Periodic inspection and needed maintenance shall be provided after each rain.

E-3	STABILIZED CONSTRUCTION ENTRANCE DETAIL NOT TO SCALE
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The diagram illustrates a stormwater treatment system with two views: a Plan view and a Section view.

Plan View: Shows the layout of the system. It includes an **INLET** at the top, followed by a **CONSTRUCTION ENTRANCE GRAVEL** area. Below this is a **TEMPORARY SEDIMENT POOL** with dimensions of **1 FT MIN** and **2 FT MAX**. The system then flows through a **SUBGRADE** area. The right side of the plan view shows a **3:1 SLOPE** and a **2:1 SLOPE** leading to the **FLOW** direction. A **3" WASHED GRAVEL OVER INLET** area is also indicated.

Section View: Shows a cross-section of the system. It features a **1FT OF GRAVEL FILTER** at the bottom, above the **SUBGRADE**. The structure is supported by **4** vertical posts. The **TEMPORARY SEDIMENT POOL** is shown above the filter, with a depth of **1 FT MIN** and **2 FT MAX**. The **CONSTRUCTION ENTRANCE GRAVEL** is shown on the left side of the section.

SYMBOL: A legend for the symbols used in the diagram. It includes a symbol for the **TEMPORARY SEDIMENT POOL** (a rectangle with a grid pattern) and a symbol for the **CONSTRUCTION ENTRANCE GRAVEL** (a rectangle with a cross-hatch pattern).

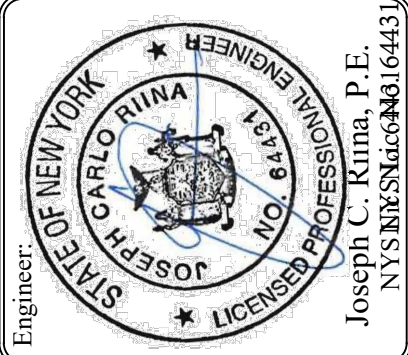
E-4 INLET PROTECTION DETAIL

E-5 SILT FENCE DETAIL
NOT TO SCALE

PROJECT #	05-05
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Site Design Consultants

Civil Engineers • Land Planners
2251-F Underhill Avenue, Yorktown Heights, NY 10598
(914) 962-4488 - Fax: (914) 962-7386
www.sitedesignconsultants.com



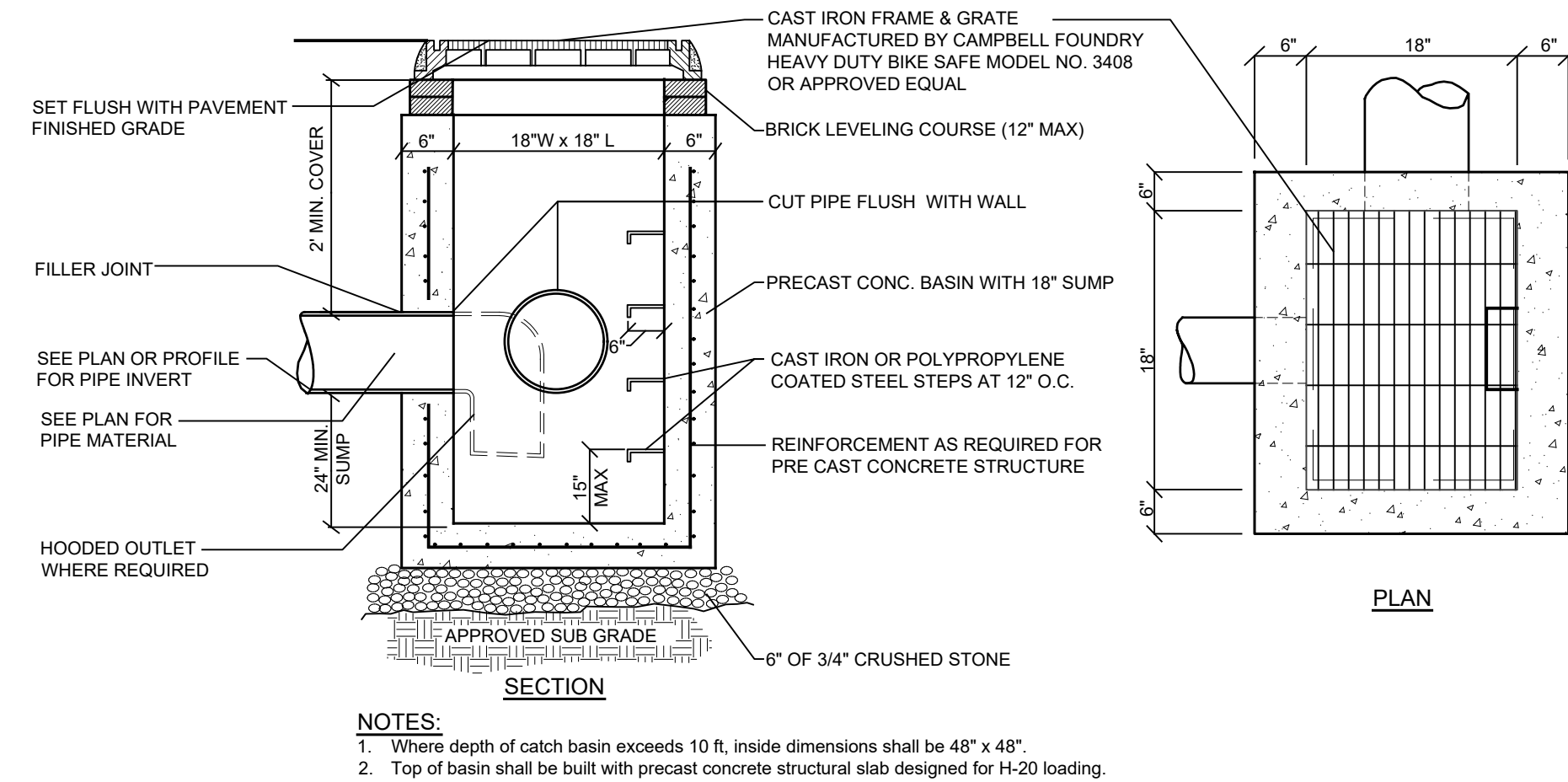
Revisions:		No.	Date	Comments:
	1	2/5/19	Plan Revisions	
	2	5/28/19	Plan Revisions	
	3	7/9/19	Plan Revisions	
	4	9/20/19	Town Comments	
	5	10/24/19	Town Comments	
	6	11/22/19	Town Comments	
	7	10/20/20	Plan Revisions	
	8	2/1/22	Plan Revisions	

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

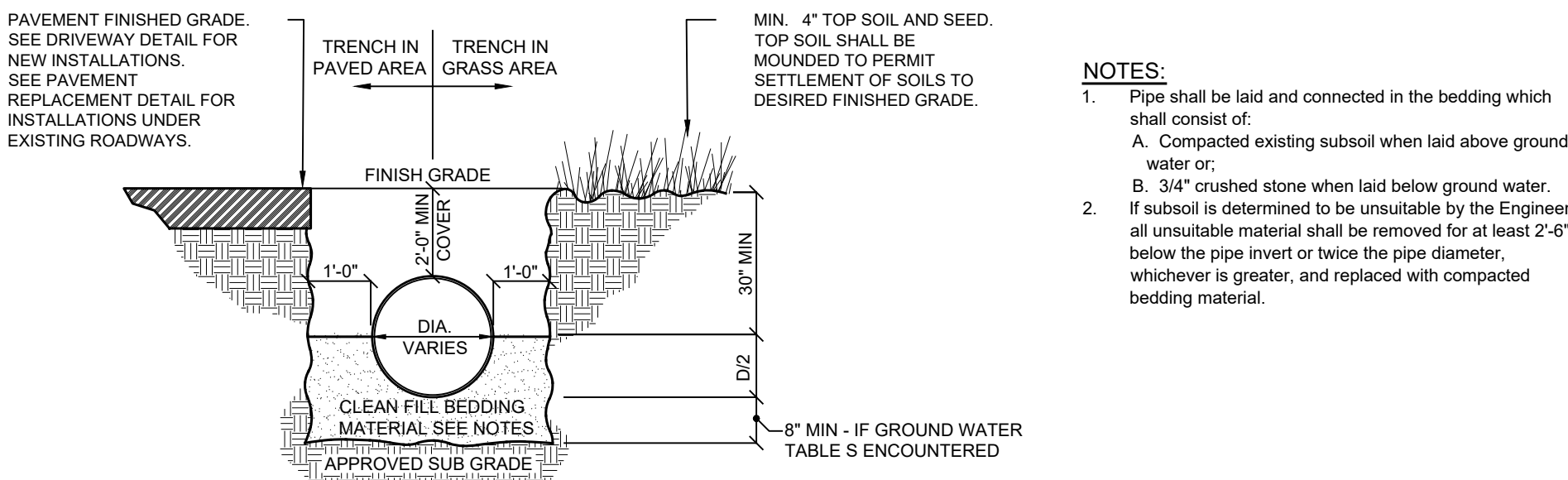
SUBDIVISION PLAN
PREPARED FOR
**MGM DESIGN &
CONSTRUCTION GROUP, LLC.**
5 HAWKES AVE
Town of Ossining
Westchester County, NY

Sheet 9 of 12

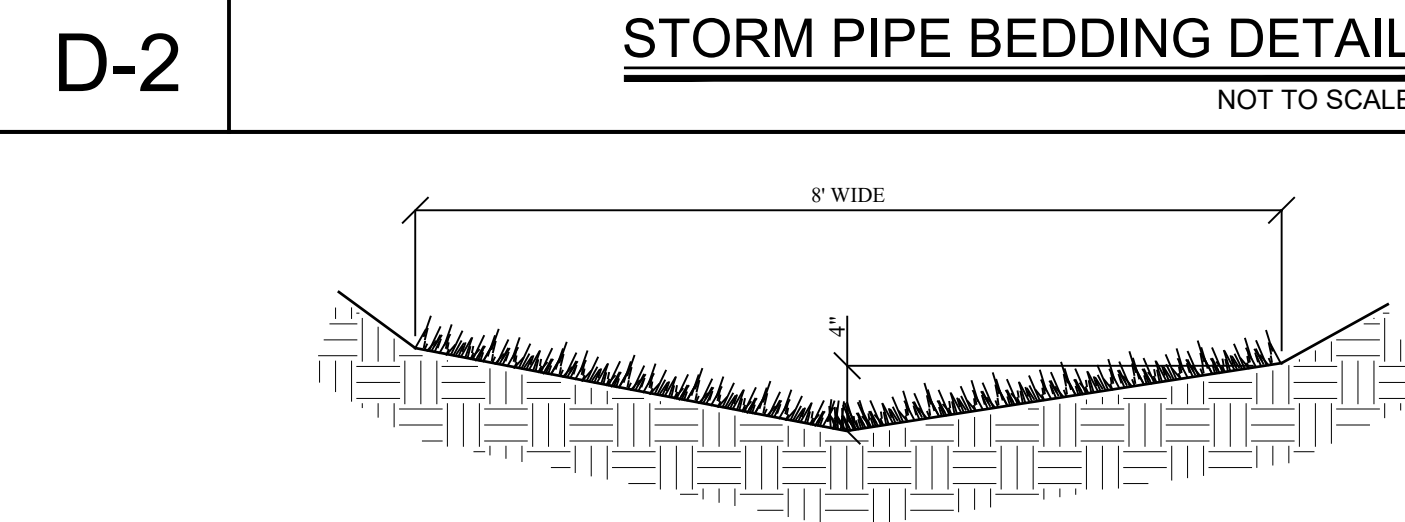


WATER SERVICE CONNECTION DETAIL

NOT TO SCALE



UTILITY SERVICE BEDDING TRENCH DETAIL

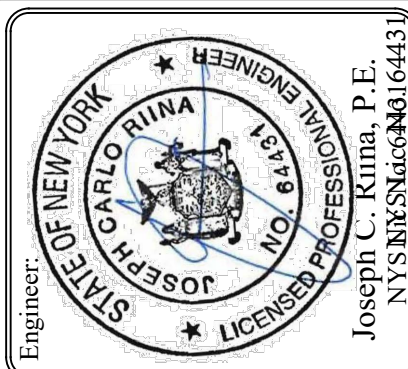


TYPICAL RESIDENTIAL DRIVEWAY DETAIL

NOT TO SCALE



BELGIUM CURB DETAIL
NOT TO SCALE



Revisions:		
No.	Date	Comments:
1	2/5/19	Plan Revisions
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SCALE:
NTS

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TK

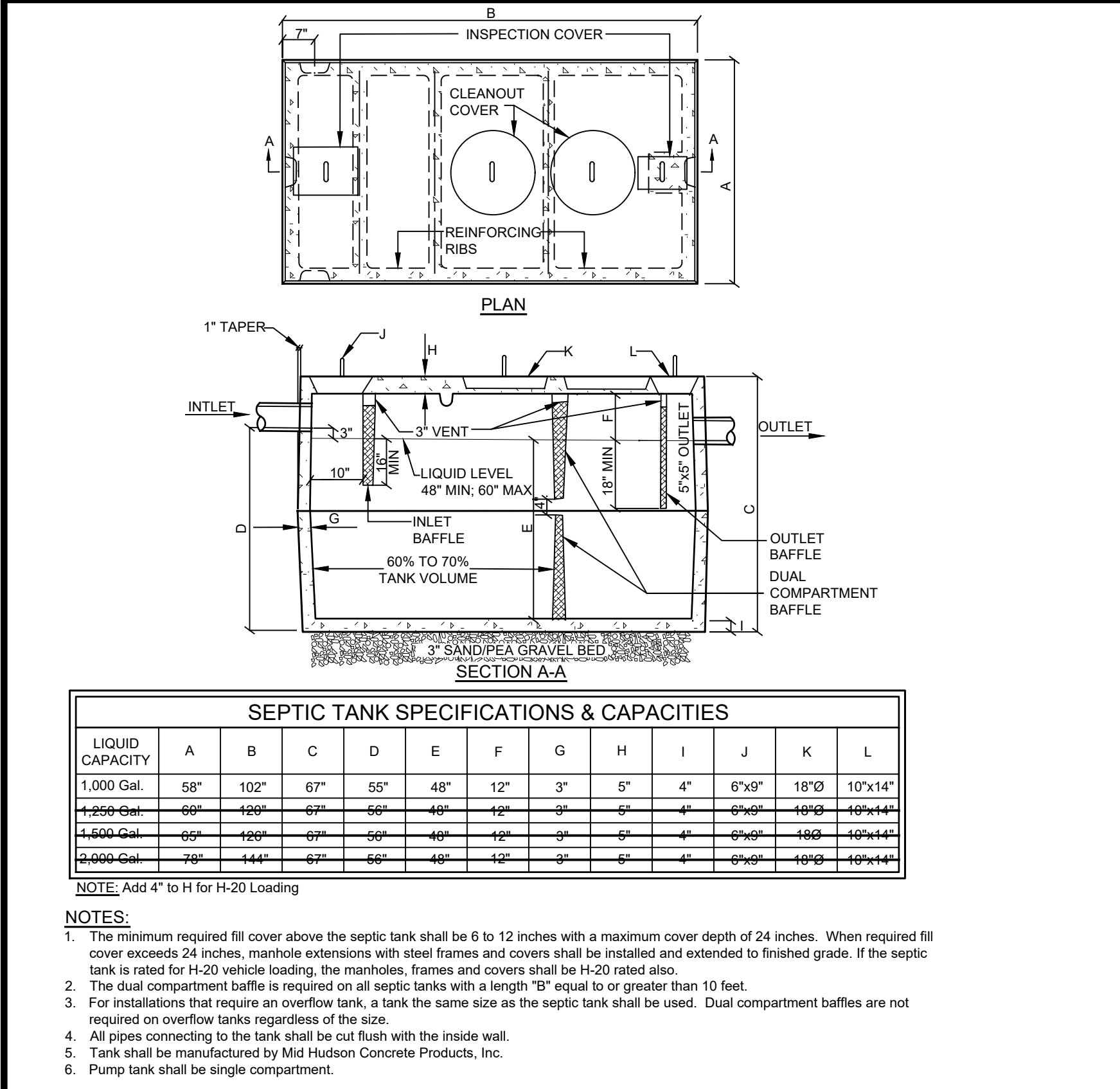
DATE: 2/23/18

SITE DETAILS

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

E:\2006\05-06 GERMOLA AND MCWILLIAMS - HAWKES AVENUE\DWG\05-05 DETAILS\11-22-10 DWG 11682017 3:19:52 PM

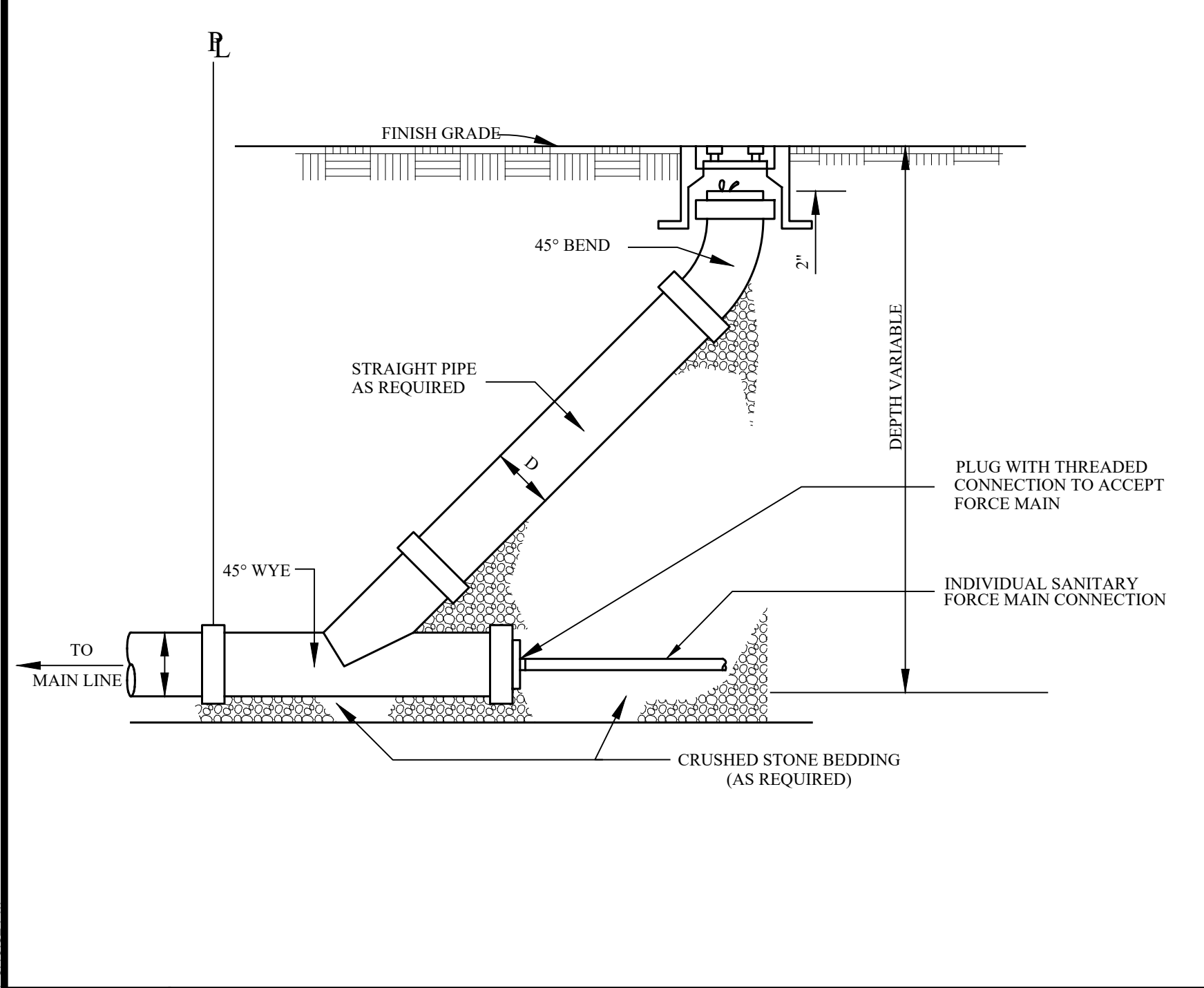
NOTE: UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 1209 (2) OF THE NEW YORK STATE EDUCATION LAW.



S-1

PRECAST CONCRETE SEPTIC TANK DETAIL AND PUMP TANK DETAIL

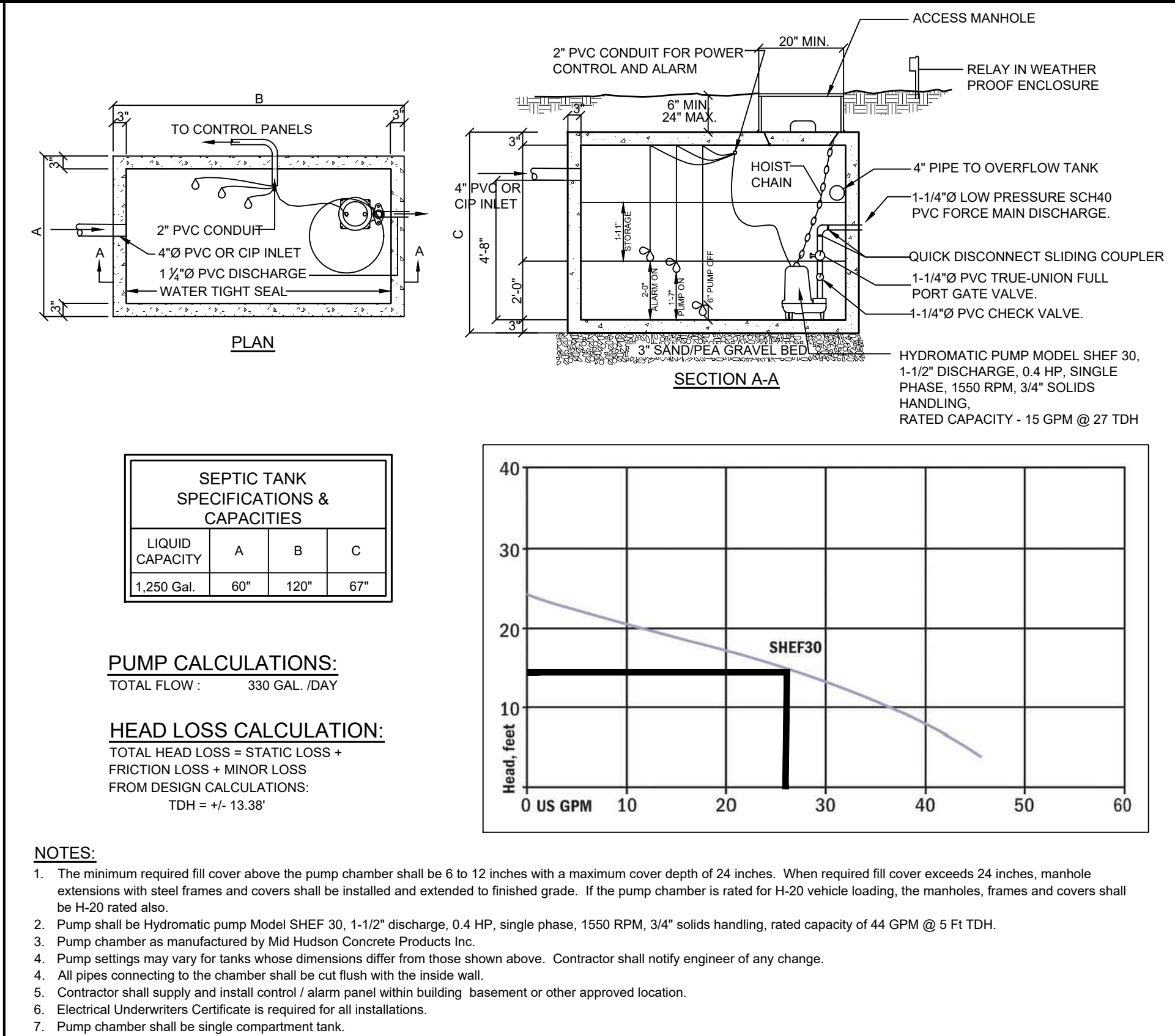
NOT TO SCALE



S-4

TYPICAL SEWER LINE CLEANOUT

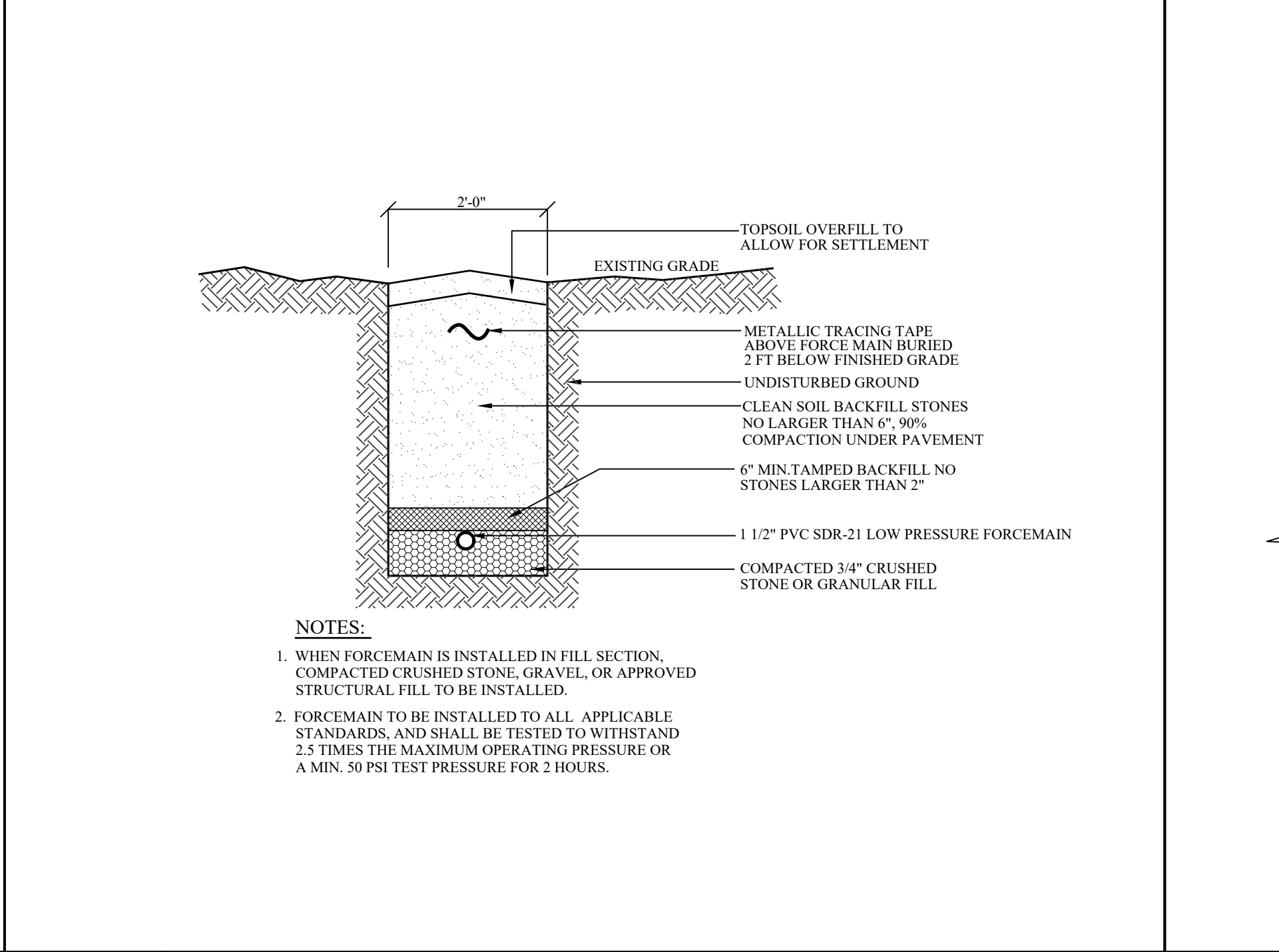
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S-2

LOT 1 PUMP CHAMBER DETAIL

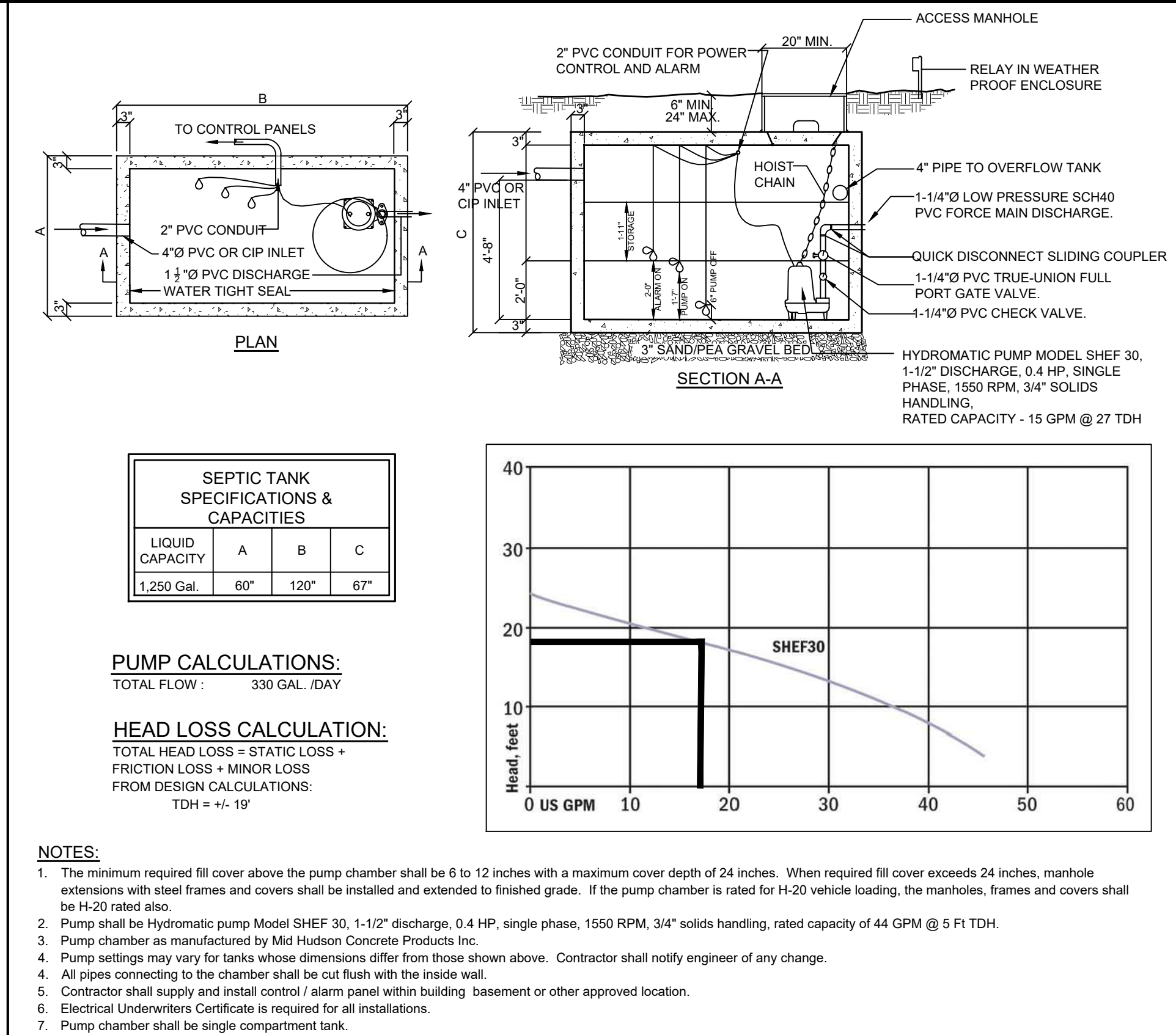
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S-5

FORCE MAIN DETAIL

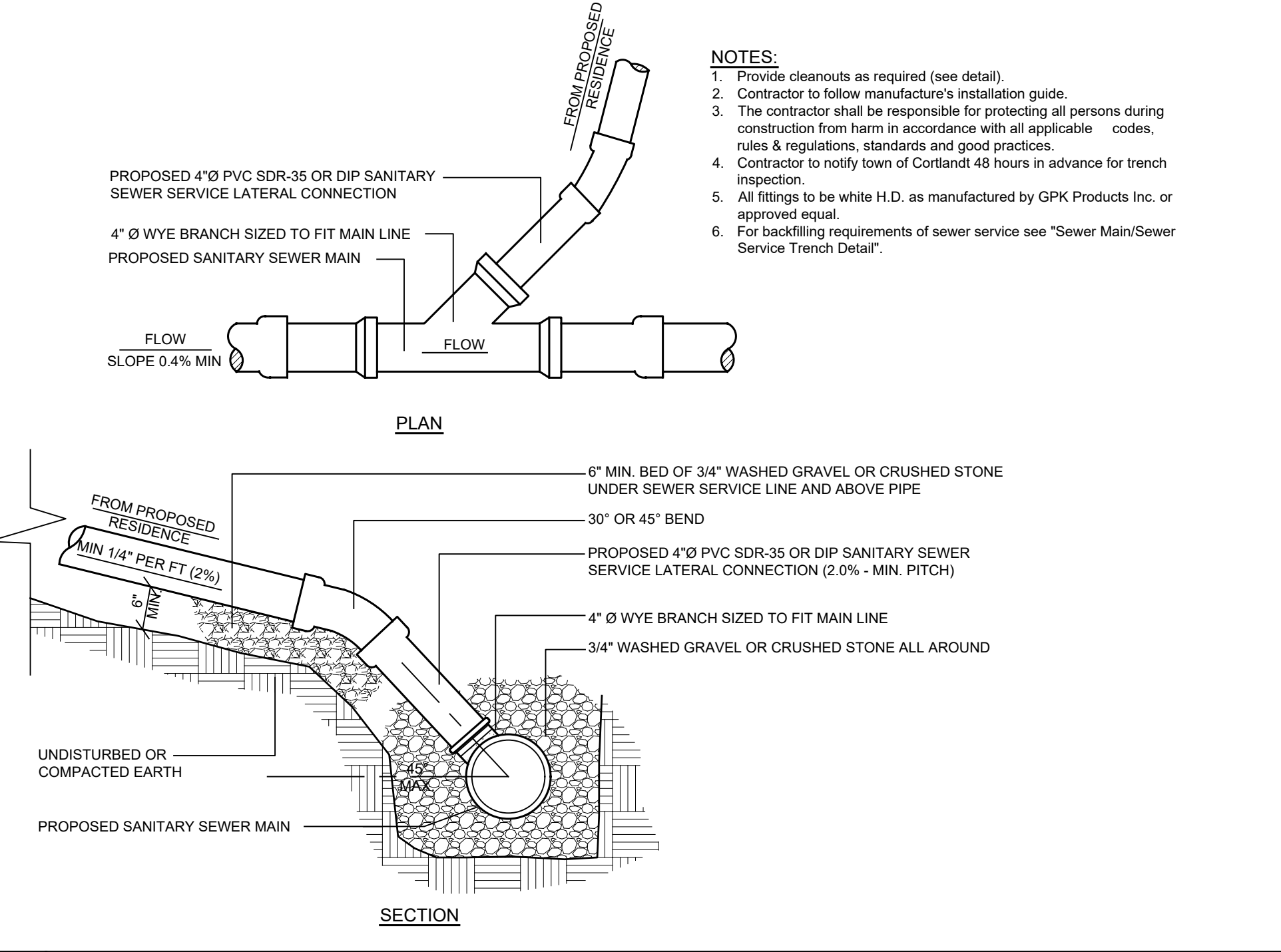
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S-3

LOT 2 PUMP CHAMBER DETAIL

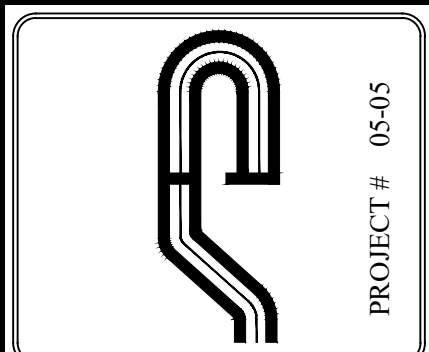
NOT TO SCALE



S-6

SEWER CONNECTION TO PROPOSED MAIN-LINE DETAIL

NOT TO SCALE



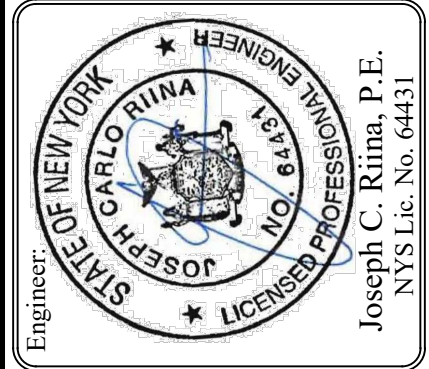
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SCALE: NTS	DRAWN BY: TK	DATE: 3/23/18
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SANITARY & STORMWATER DETAILS

SUBDIVISION PLAN PREPARED FOR

MGM DESIGN & CONSTRUCTION GROUP, LLC.

5 HAWKES AVE

Town of Ossining

Westchester County, NY

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