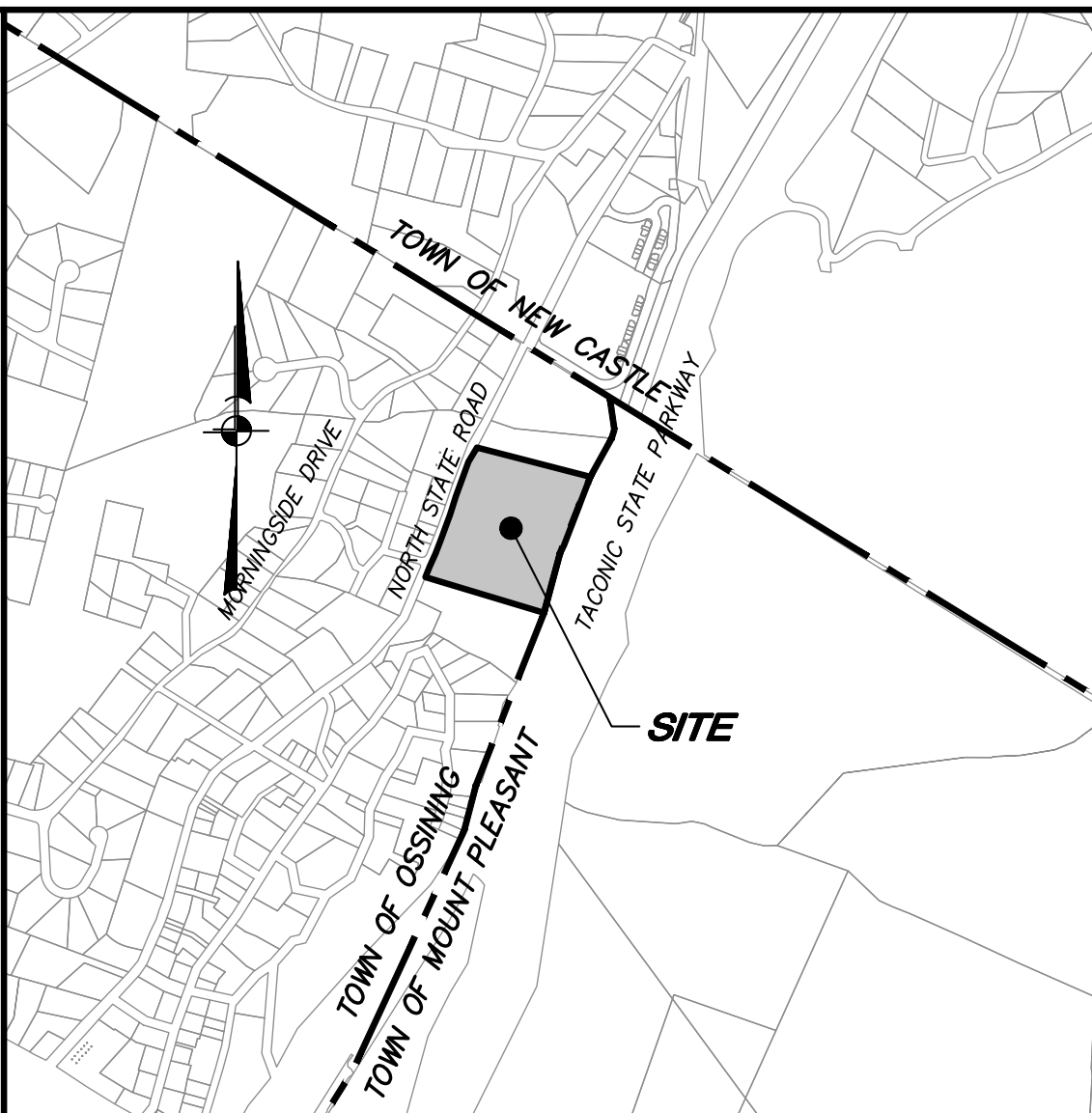


LEGEND

- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- EXISTING STONE RETAINING WALL
- EXISTING FENCE
- EXISTING CONCRETE CURB
- EXISTING OVERHEAD WIRES
- EXISTING UTILITY POLE
- EXISTING SIGN
- EXISTING UNDERGROUND DRAINAGE PIPE
- EXISTING SEWER MAIN LINE
- EXISTING FORCE MAIN LINE
- EXISTING WATER MAIN LINE
- EXISTING CATCH BASIN
- EXISTING WATERCOURSE
- EXISTING LIGHT POLE
- EXISTING TREELINE



LOCATION MAP SCALE: 1" = 1,000'±

OWNER:
Briarcliff Racquet & Fitness Club Associates
dba Club Fit
132 Howkes Avenue
Ossining, NY 10562

APPLICANT:
Sunrise Solar Solutions
510 North State Road
Briarcliff Manor, NY 10510

SITE DATA:
Zone: GB (General Business)
Total Acreage: 11.1 AC ±
Tax Map No.: 90.15-2-1
Existing Use: Athletic Club
Proposed: Ground mounted equipment for a Tier 1 Solar Installation

- GENERAL NOTES:**
- The base information for this drawing, shown hereon taken from a plan provided by the owner entitled "Phase 1 - Site Plan" prepared by Ralph G. Mastrorosso, P.E., P.C. dated last revised October 2, 2000, updated based on previously approved site plan and field observation conducted by Insite Engineering, Surveying & Landscape Architecture PC on March 22, 2020.
 - Existing conditions and topography within project area for Enlarged Site Plans based on survey field work performed by Insite Engineering, Surveying & Landscape Architecture PC, completed April 6, 2020.
 - No new exterior lighting is proposed as part of this application.
 - No change in the number of parking spaces is proposed as part of this application.

- SOLAR ENERGY PERMIT NOTES:**
- Per Zoning Section 200-31.3 E:
- The proposed solar panels are to be placed on the easterly and westerly facing pitched roofs of the existing Club Fit building.
 - The proposed solar panels on pitched roofs shall be mounted at a distance of six inches between the roof surface and the highest edge of the system.
 - The proposed solar panels shall be installed parallel to the roof surface on which they are mounted or attached.
 - The proposed solar panels shall not extend higher than the highest point of the roof surface on which they are mounted or attached.
 - The solar panels shall have antireflective coating.
 - The proposed roof-mounted solar energy systems, including roof-mounted equipment, shall comply with the height limitations of 4 feet above the roof.

ZONE REQUIREMENTS GENERAL BUSINESS				
	REQUIRED PERMITTED	EXISTING	PROPOSED (for ground mounted solar equipment)	PROPOSED (for overall site)
Minimum Lot Area:	20,000 SF	483,440 SF±	No Change	No Change
Minimum Lot Width:	100'	751'	No Change	No Change
Minimum Lot Depth:	130'	625'	No Change	No Change
Minimum Front Yard:	30'	218'	No Change	No Change
Minimum Side Yard:	-	-	-	-
Minimum Side Yard Along Any Residence District Boundary:	30'	N/A	N/A	N/A
Minimum Rear Yard:	-	-	-	-
Minimum Rear Yard Along Any Residence District Boundary:	30'	N/A	N/A	N/A
Maximum Building Height:	2 Stories/35' (Solar systems less than 4' above roof)	2 Stories / Less Than 35'	No Change	No Change
Maximum Aggregate Floor Area:	-	-	-	-
Maximum Building Coverage:	30%	25.2% ±	0.15% ± (740 SF) (for ground mounted solar equipment)**	25.4% ±

** Ground mounted solar equipment is counted as building coverage.

REFER TO ENLARGED SITE PLANS ON
SP-2 FOR DETAILED INFORMATION

1 5-26-20 REVISED PER TOWN COMMENTS DLM
NO. DATE REVISION BY

INSITE
ENGINEERING, SURVEYING &
LANDSCAPE ARCHITECTURE, P.C.

3 Garrett Place
Cornell, NY 10512
(845) 225-9690
(845) 225-9717 fax
www.insite-eng.com

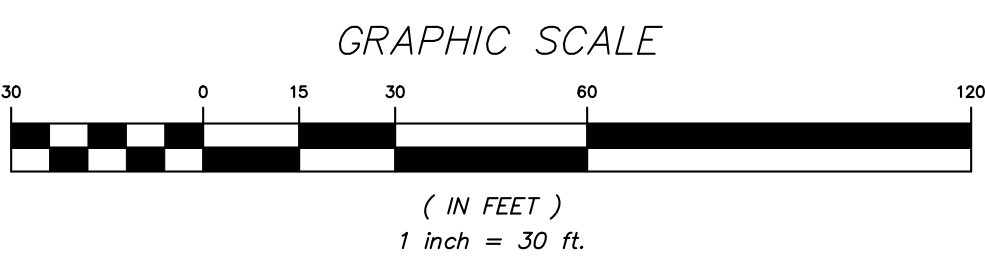
PROJECT:
SUNRISE SOLAR SOLUTIONS
CLUB FIT - SOLAR

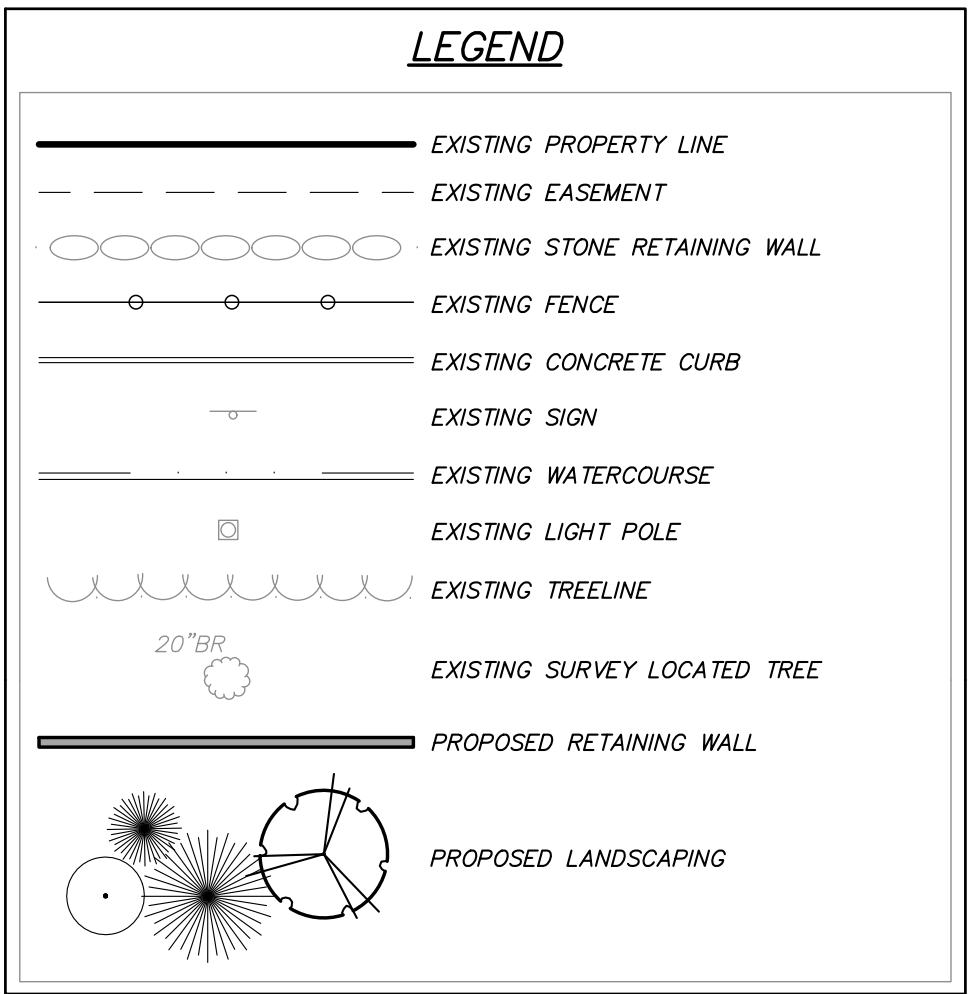
584 NORTH STATE ROAD, TOWN OF OSSINING, WESTCHESTER CO., NY

DRAWING:
OVERALL SITE PLAN

PROJECT NUMBER 20136.100 PROJECT MANAGER S.W.B. DRAWING NO. SHEET
DATE 4-13-20 DRAWN BY D.L.M. SP-1 1
SCALE 1" = 30' CHECKED BY M.E.U.

STATE OF NEW YORK
JUL 1 2020
PROFESSIONAL ENGINEER





ENLARGED GRADING, UTILITY AND EROSION
CONTROL PLAN

CALCULATION FOR REPLACEMENT TREES:

(Per Chapter 183 "Tree Protection" of the Town of Ossining Zoning Code)

Required
Replacement of 50% of the total aggregate diameter of trees proposed for removal (*) with new trees.

22" dbh trees to be removed / 50% = 11" dbh replacement trees

To be provided: 8 trees at 1.5" dbh each (**)

(*) Per Sections 183-6.D. and 183-6., removal of dead, otherwise hazardous trees and trees on the NYS Invasive Tree List are listed as activities permitted without a tree removal permit.

(**) Proposed 7' ht. *Arbutus* are multi-stemmed and estimated at equivalent of 1.5" dbh per new tree to be planted.

(**) Proposed 7' ht. Arborvitae are multi-stemmed and estimated at equivalent of 1.5" dbh per new tree to be planted.

PLANT LIST

KEY	QTY.	BOTANICAL/COMMON NAME	SIZE	ROOT
AG	3	<i>Amelanchier x grandiflora</i> "Autumn Brilliance" / Autumn Brilliance Serviceberry	2" CAL.	B&B
HV	5	<i>Hamelis versalis</i> / Vernal Witchhazel	4"-5" HT.	B&B
IO	2	<i>Ilex opaca</i> / American Holly	7" HT.	B&B
TP	3	<i>Thuja plicata</i> "Steeplechase" / Steeplechase Arborvitae	7" HT.	B&B

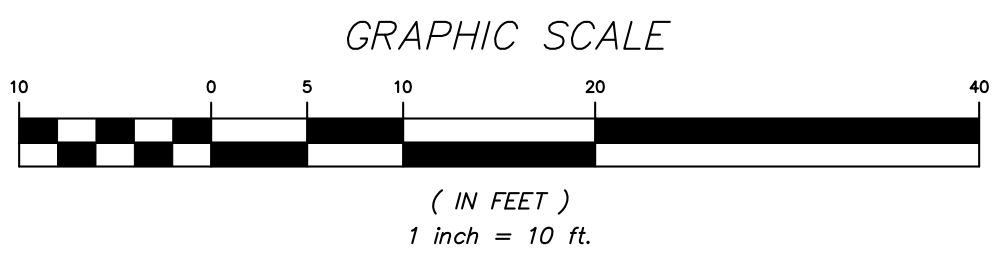
PLANTING NOTES:


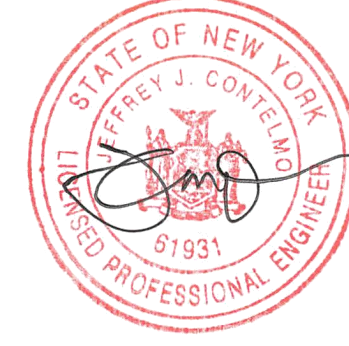
1. All proposed plantings beds to receive a 12" min. depth of topsoil. Soil amendments and fertilizer application rates shall be determined based on specific testing of topsoil material.
2. Any new soils added will be amended as required by results of soil testing and placed using a method that will not cause compaction.
3. All plant material to be nursery grown.
4. Plants shall conform with ANSI Z60.1 American Standard for Nursery Stock in all ways including dimensions.
5. Plant material shall be taken from healthy nursery stock.
6. All plants shall be grown under climate conditions similar to those in the locality of the project.
7. Plants shall be planted in all locations designed on the plan or as stated in the landscape Architect.
8. The location and layout of landscape plants shown on the site plan shall take precedence in any discrepancies between the quantities of plants shown on the plans and the quantity of plants in the Plant List.
9. Provide a 3" layer of shredded bark mulch (or as specified) over entire watering saucer at all tree pits or over entire planting bed. Do not place mulch within 3" of tree or shrub trunks.
10. All landscape plants shall be maintained in a healthy condition at all times. Any dead or diseased plants shall immediately be replaced "in kind" by the contractor (during warranty period) or project owner.

SEEDING NOTES:

1. All proposed seeded areas to receive a 4" min. depth of topsoil. Soil amendments and fertilizer application rates shall be determined based on specific testing of local topsoil. Topsoil shall be placed using a method that will not cause compaction.
2. Upon final grading and placement of topsoil and any required soil amendments: areas to receive permanent vegetation cover in combination with suitable mulch shall follow:
 - select seed mixture per drawings and seeding notes;
 - use starter fertilizer to be applied only as needed based on results of soil testing and relevant recommendations;
 - mulch: soft hay or small grain straw applied at a rate of 90 lbs./1,000 sq. ft. to 1 ton/acre and applied according to New York State Standards and Specifications for Erosion and Sediment Control, August 2005.
3. Seeding should begin immediately upon completion of finish grading and seed bed preparation while soil is still friable and before weeds can emerge. If seeding area is eroded or compacted, it should be loosened by discing or tilling. If erosion is present, they should be moved short and removed or filled and before seed is applied.
4. Seed mixture shall be planted between March 21 to October 15 or as directed by project representative. The seed mixes as specified on these drawings are as follows:

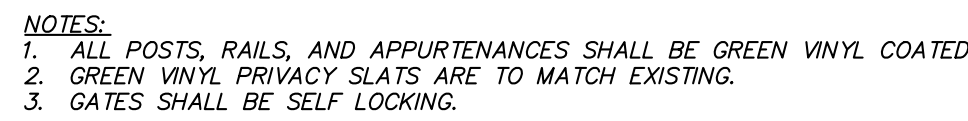
A. Seed Mix #1 for lawn areas at a rate of 150 lbs. per acre:	
Kentucky Bluegrass	20%
Creeping Red Fescue	20%
Perennial Ryegrass	20%
Annual Ryegrass	40%



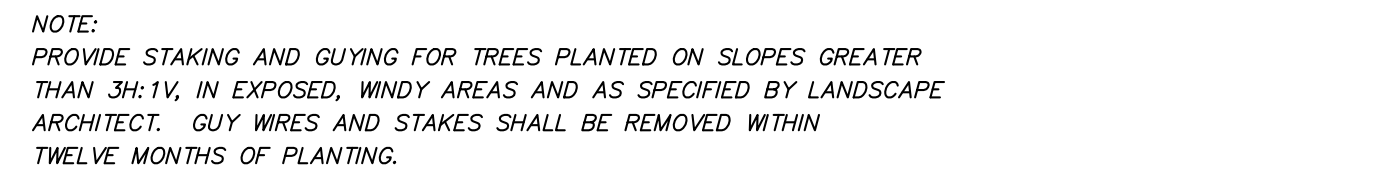
1	5-26-20	REVISED PER TOWN COMMENTS		DLM
NO.	DATE	REVISION		BY
 INSITE ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.				
PROJECT:		3 Garrett Place Carmel, NY 10812 (845) 225-9690 (845) 225-9717 fax www.insite-eng.com		
<u>SUNRISE SOLAR SOLUTIONS</u>				
<u>GROUND MOUNT SOLAR ARRAY</u>				
584 NORTH STATE ROAD, TOWN OF OSSING, WESTCHESTER CO., NY				
DRAWING:				
<u>ENLARGED SITE PLANS</u>				
PROJECT NUMBER	20136.100	PROJECT MANAGER	S. W.B.	DRAWING NO.
DATE	4-13-20	DRAWN BY	D.L.M.	SHEET
SCALE	1" = 10'	CHECKED BY	M.E.U.	2
SP-2				3

1. The owner's field representative (O.F.R.) will be responsible for the implementation and maintenance of erosion and sediment control measures on this site prior to and during construction.
2. All construction activities involving the removal or disposition of soil are to be planned to include protective measures to minimize erosion and contain sediment disposition within. Minimum soil erosion and sediment control measures shall be implemented and maintained in accordance with the standards established with "New York Standards and Specifications For Erosion and Sediment Control," latest edition.
3. Wherever feasible, natural vegetation should be retained and protected. Disturbance shall be minimized in the areas required to perform construction. No more than 5 acres of unprotected soil shall be exposed at any one time.
4. When land is exposed during development, the exposure shall be kept to the shortest practical period of time. In the areas where soil disturbance activity has been completed, the exposed areas shall be stabilized immediately. Disturbance must be initiated by the end of the next business day and completed within 14 days of completion of the work. Disturbance shall be minimized to the areas required to perform construction.
5. Silt fence shall be installed as shown on the plans prior to beginning any clearing, grading or earthwork.
6. All topsoil to be stripped from the area being developed shall be stockpiled and immediately seeded for temporary stabilization. Ryegrass (annual or perennial) shall be seeded at a rate of 100 pounds per acre for temporary seeding in spring, summer or early fall. "Aristocrat" Winter Rye (cereal rye) shall be used for temporary stabilization. In fall and winter, topsoil shall be covered with straw or hay.
7. Any disturbed areas not subject to future disturbance or construction traffic, permanent or temporary, shall have soil stabilization measures installed for permanent vegetation cover in combination with a suitable mulch within 1 business day of final grading. Topsoil shall be seeded to achieve a minimum 4" topsoil (from stockpile area) and be seeded and mulched as follows:
 - Seed mixture to be planted between March 21 and May 20, or between August 1 and September 15, or as directed by project representative at a rate of 100 pounds per acre in the following proportions:

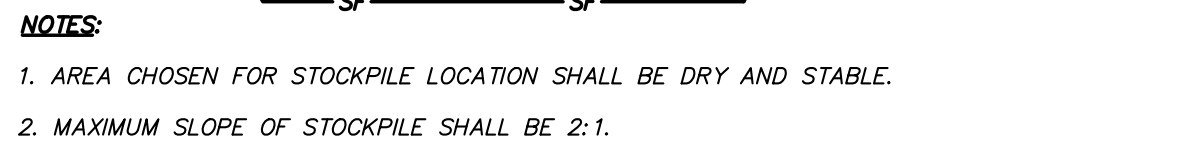
Creeping Red Fescue	40%
Perennial Ryegrass	20%
Annual Ryegrass	20%
• Mulch: Silt hay or small grain straw applied at a rate of 90 lbs./1000 S.F. at 2" depth, to be applied and anchored according to "New York Standards and Specification For Erosion and Sediment Control," latest edition.	
8. Grass seed mix may be applied by either mechanical or hydroseeding methods. Seeding shall be performed according to the application rates of the NYSDOT Standard Specification, Construction and Materials, Section 610-3.02, Method No. 1". Hydroseeding shall be performed using materials and methods as approved by the Engineer.
9. Cut or fill slopes steeper than 3:1 shall be stabilized immediately after grading with Curlex I Single Net Erosion Control Blanket, or approved equal.
10. Paved roadways shall be kept clean at all times.
11. The site shall at all times be graded and maintained such that all stormwater runoff is diverted to soil erosion and sediment control facilities.
12. All storm drainage outlets shall be stabilized, as required, before the discharge points become operational.
13. Stormwater from disturbed areas must be passed through erosion control barriers before discharge beyond disturbed areas or discharged into other drainage systems.
14. Erosion and sediment control measures shall be inspected and maintained on a daily basis by the O.F.R. to insure that channels, temporary and permanent, are properly installed and maintained. Erosion and sediment control measures shall be breached and that all storm boxes and silt fences are intact. Any failure of erosion and sediment control measures shall be immediately repaired by the contractor and inspected for approval by the O.F.R. and/or site engineer.
15. Dust shall be controlled by sprinkling or other approved methods as necessary, or as directed by the O.F.R.
16. Cut and fills shall not endanger adjoining property, nor divert water onto the property of others.
17. All fills shall be placed and compacted in 6" lifts to provide stability of material and settlement.
18. The O.F.R. shall inspect downstream conditions for evidence of sedimentation on a weekly basis and after rainstorms.
19. As warranted by field conditions, special additional erosion and sediment control measures, as specified by the site engineer and/or the Town Engineer shall be used to control erosion and sedimentation.
20. Erosion and sediment control measures shall remain in place until all disturbed areas are suitably stabilized.



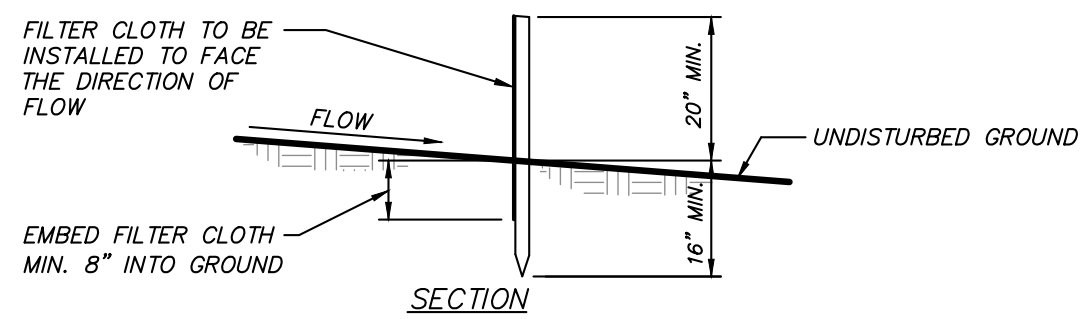
(N. T. S.)



(N.T.S.)



(N.T.S.)



1. FILTER CLOTH TO BE FASTENED SECURELY TO POSTS AT TOP AND MID SECTION.	POSTS: STEEL EITHER T OR U TYPE; OR 2" HARDWOOD
2. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.	FILTER CLOTH: FILTER X, MIRAFI 100X, STABILINKA TT OR APPROVED EQUAL
3. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.	PREFABRICATED UNIT: GEOFAB, ENVIROFENCE, OR APPROVED EQUIVALENT

(N.T.S.)



1. STONE SIZE – USE 3" STONE
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 – 12 FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
5. FILTER CLOTH – WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE. FILTER CLOTH WILL NOT BE REQUIRED ON A SINGLE FAMILY RESIDENCE LOT.
6. SURFACE WATER – ALL SURFACE WATER FLOWING OR DIVERTED TOWARD THE CONSTRUCTION ENTRANCE OR EGRESS SHALL BE COLLECTED. THE ENTRANCE OR EGRESS SHALL BE A MOUNTAINABLE BENCH WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT OF WAY AND TO THE REAR OF THE LOT. IF ADDITIONAL STONE IS REQUIRED DUE TO CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO PREVENT TRACKING OF SEDIMENT SHALL BE REQUIRED. SEDIMENT TRACKED ONTO PUBLIC RIGHT OF WAY MUST BE REMOVED IMMEDIATELY.
8. WASHING – WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO EXITING THE CONSTRUCTION SITE. IF WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. ROAD INSPECTION AND NEADED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

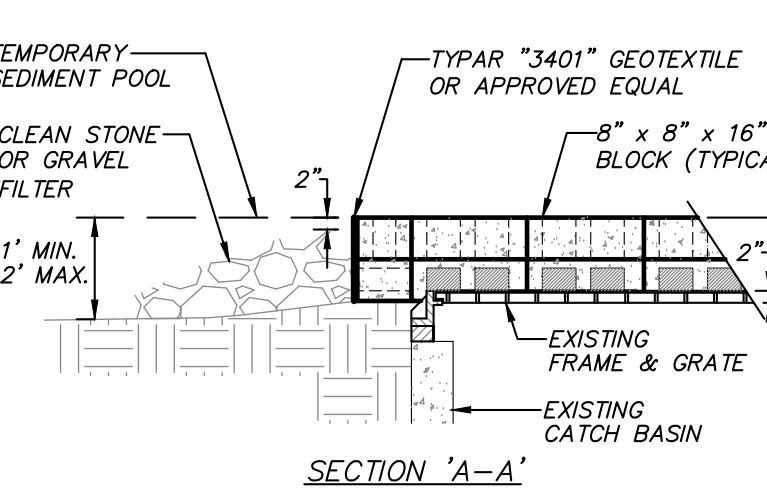
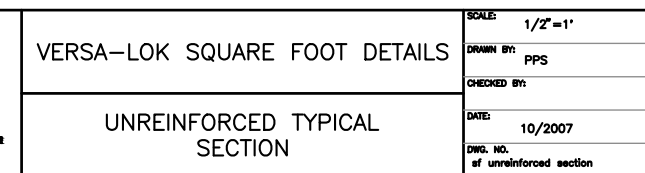
ENTRANCE DETAIL

(N.T.S.)



SQUARE FOOT UNIT
SCALE: NONE

MAXIMUM UNREINFORCED HEIGHT VARIES WITH SOIL, SITE CONDITIONS, AND SETBACK. REFER TO SQUARE FOOT DESIGN AND INSTALLATION GUIDELINES MANUAL, OR CALL 800-770-4525 FOR ADDITIONAL INFORMATION.



CONSTRUCTION NOTES:

1. LAY ONE LAYER OF BLOCKS ON EACH SIDE OF THE STRUCTURE ON THEIR SIDES FOR DRAINING. EDGES OF BLOCK SHALL BE 2 INCHES MINIMUM BELOW THE GRATE. BLOCKS SHALL BE PLACED AGAINST THE INLET FOR SUPPORT. PLACE A SECOND LAYER OF BLOCKS ON TOP OF THE FIRST LAYER WITH HOLE FACE UP.
2. GEOTEXTILE SHALL BE PLACED OVER BLOCK OPENINGS TO SUPPORT STONE.
3. USE CLEAN STONE OR GRAVEL 1/2 TO 3/4 INCH IN DIAMETER PLACED ON A 2H:1V SLOPE OR FLATTER, TO WITHIN 2 INCHES OF THE TOP OF THE BLOCKS.

AT EXISTING DRAIN INLET DETAIL

(N.T.S.)

INSITE
ENGINEERING, SURVEYING &
LANDSCAPE ARCHITECTURE, P.C.

3 Garrett Place
Carmel, NY 10512
(845) 225-9690
(845) 225-9717 fax
www.insite-eng.com

PROJECT:

SUNRISE SOLAR SOLUTIONS

GROUND MOUNT SOLAR ARRAY

584 NORTH STATE ROAD, TOWN OF OSSINING, WESTCHESTER CO., NY

DRAWING: _____

DETAILS

[illegible]

PROJECT NUMBER	20136.100	PROJECT MANAGER	S.W.B.
-------------------	-----------	--------------------	--------

DATE	4-13-20	DRAWN BY	D.L.M.
------	---------	----------	--------

SCALE	AS SHOWN	CHECKED BY	M.E.U.
-------	----------	------------	--------

	57
--	----

3 Garrett Place
Carmel, NY 10512
(845) 225-9690
(845) 225-9717 fax
www.insite-eng.com



DRAWING NO.	SHEET
-------------	-------

3 /

D-1