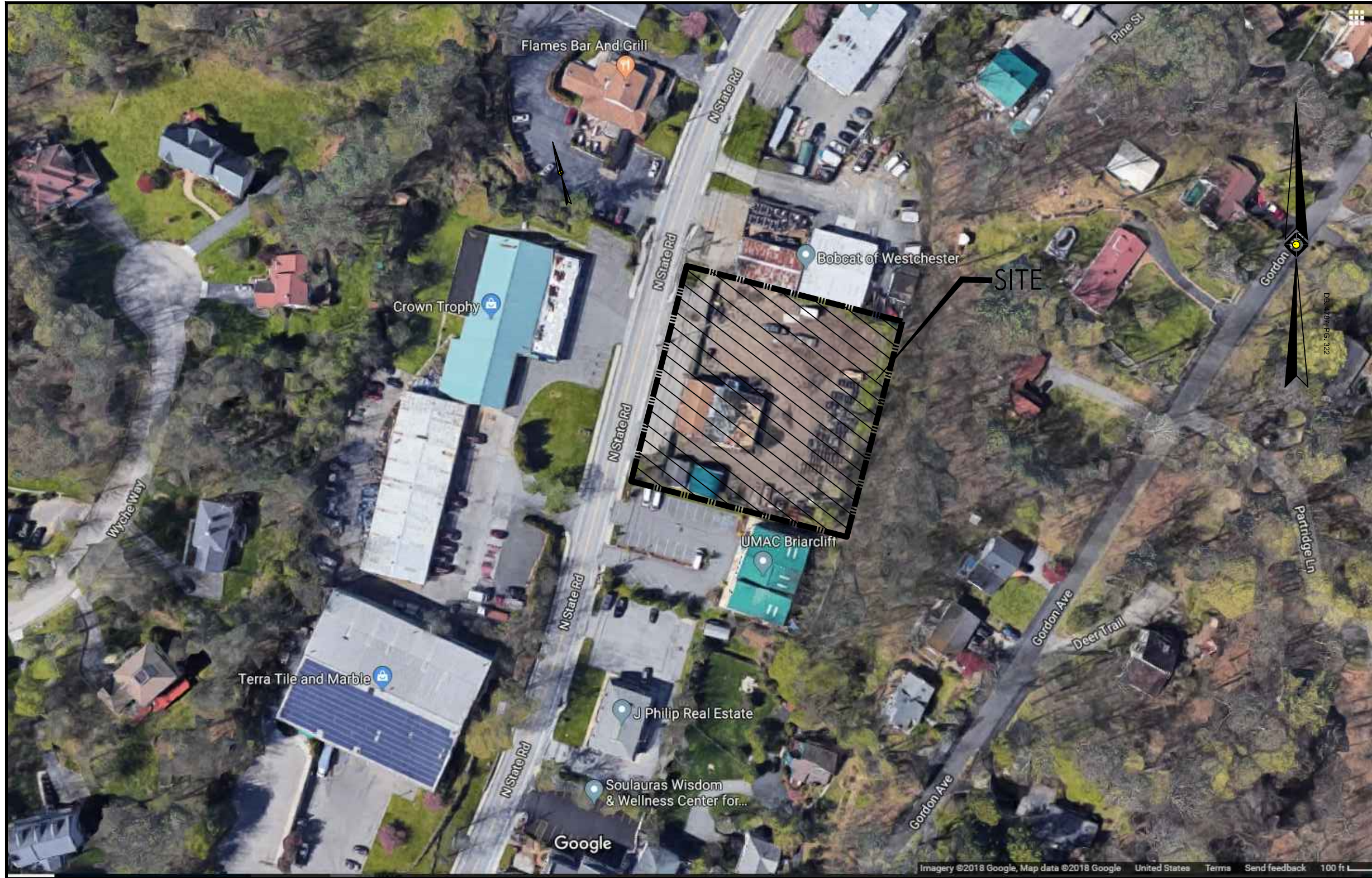


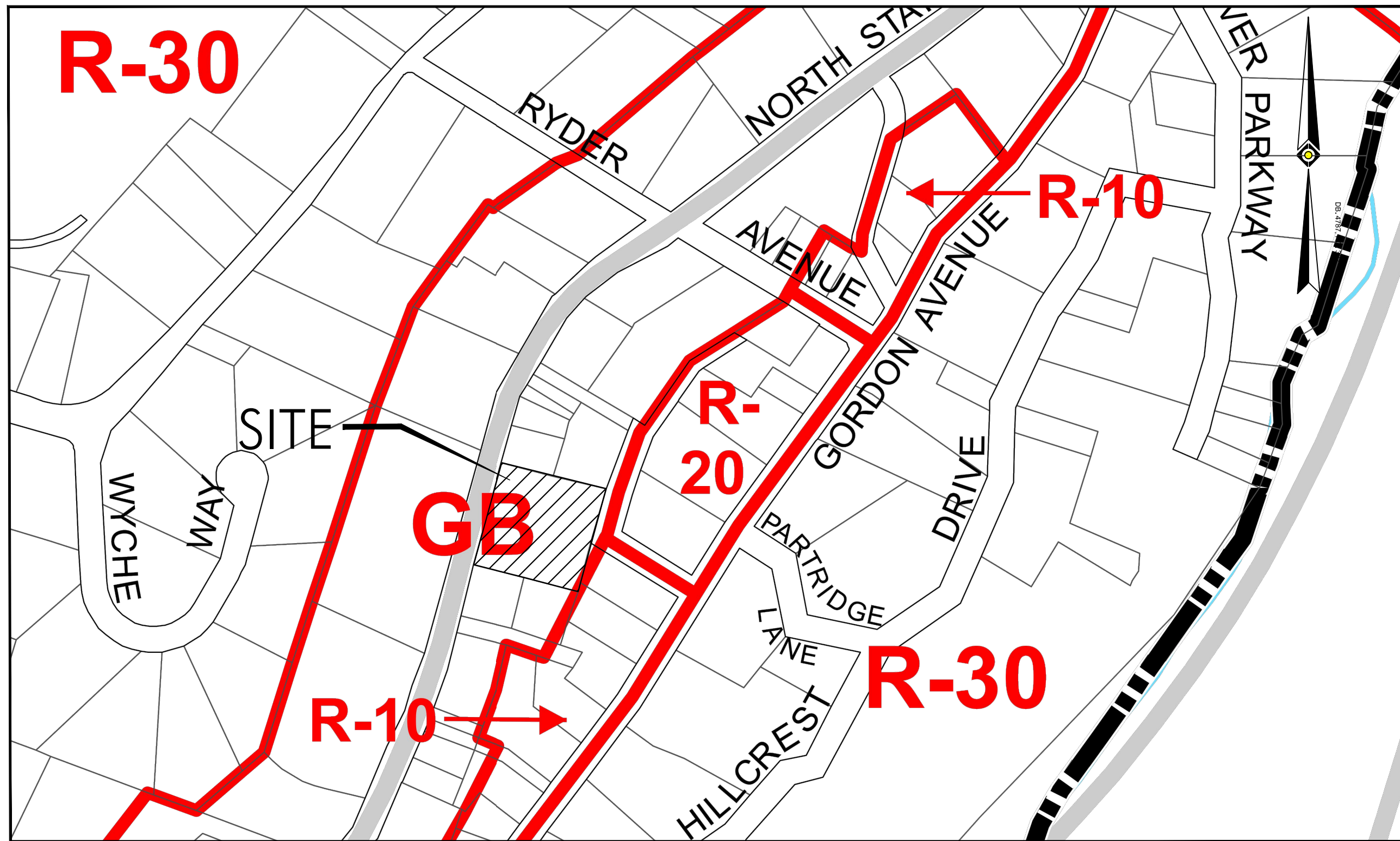
PRELIMINARY / FINAL SITE PLAN

# THE LEARNING EXPERIENCE

530 NORTH STATE ROAD, TOWN OF OSSINING, BRIARCLIFF MANOR, WESTCHESTER COUNTY, STATE OF NEW YORK  
SECTION 90.15, BLOCK 2, LOT 18



AERIAL MAP  
SCALE : 1"=100'



ZONING MAP  
SCALE : 1"=200'

ZONING SCHEDULE						
ZONE - GB - GENERAL BUSINESS						
Bulk Regulation		Requirement	Existing		Proposed	
Units						
Principal Permitted Uses		See Note 2	STORAGE YARD FOR CONSTRUCTION EQUIPMENT	C	CHILDCARE FACILITY	C
Lot Area	S.F.	20,000	43,264	C	43,264	C
Lot Width	Feet	100	208	C	208	C
Lot Depth	Feet	130	208	C	208	C
Front Yard	Feet	30	29.2	C	30.0	C
Side Yard	Feet	-	54.9	C	12.2	C
Rear Yard along any Residence District Boundary	Feet	30	110.7	C	39.7	C
Rear Yard Landscape Buffer To Residence District	Feet	20	0.0	ENC	20.0	C
Max. Building Height	Stories	2	1	C	1	C
Max. Building Height	Feet	35	< 35	C	23	C
Aggregate Floor Area on any Lot	S.F.	-	3,706	C	10,000	C
Building Coverage	%	30	8.6	C	23.1	C
Abbreviations						
C	Conforms					
ENC	Existing Non Conformance					
V	Variance Required					
Notes:						
1	Code based on Town of Ossining (Westchester, NY), Zoning Ordinance, 200-23, Amended 06-14-94.					
2	As per Township Code, Ordinance 200-18 A. (10) permitted uses are child-care and elder-care facilities.					

PARKING PROVIDED: 35 spaces inclusive of 2 ADA accessible spaces

PER CODE SECTION 200-29: Reasonable and appropriate off-street parking requirements for structures and uses which do not fall within the categories listed shall be determined by the Planning Board upon consideration of all factors entering into the parking needs of each such use.

## PROJECT CONTACTS

**APPLICANT:**  
BRIARCLIFF MANOR PARTNERS, LLC  
c/o JARMEL KIZEL ARCHITECTS AND ENGINEERS, INC.  
42 OKNER PARKWAY  
LIVINGSTON, NJ 07039

**OWNER:**  
NSRR REALTY, LLC  
c/o BOBCAT OF NEW YORK, INC.  
58-64A MAURICE AVENUE  
MASPETH, NEW YORK 11378

**ATTORNEY:**  
ADAM L. WEKSTEIN, ESQ  
HOCHERMAN TORTORELLA & WEKSTEIN, LLP  
ONE NORTH BROADWAY, SUITE 701  
WHITE PLAINS, N.Y. 10601

**ENGINEER:**  
RICHARD A. JARMEL, PE  
JARMEL KIZEL ARCHITECTS AND ENGINEERS, INC.  
42 OKNER PARKWAY  
LIVINGSTON, NJ 07039

**ARCHITECT:**  
MATTHEW B. JARMEL, AIA  
JARMEL KIZEL ARCHITECTS AND ENGINEERS, INC.  
42 OKNER PARKWAY  
LIVINGSTON, NJ 07039

PRELIMINARY/FINAL SITE PLAN OF:

"THE LEARNING EXPERIENCE"

SECTION 90.15, BLOCK 2, LOT 18

I HAVE REVIEWED THIS SITE PLAN AND CERTIFY THAT IT MEETS ALL CODES AND ORDINANCES UNDER MY JURISDICTION.

(MUNICIPAL ENGINEER) (DATE)

APPROVED BY THE PLANNING BOARD

(CHAIRMAN) (DATE)

(SECRETARY) (DATE)

## DRAWING INDEX

SHEET NO.	DRAWING NO.	DRAWING NAME	DATE	LAST REV. DATE
1	C-001	COVER SHEET	4-27-18	9-20-18
2	C-100	EXISTING CONDITIONS PLAN	4-27-18	9-20-18
3	C-200	DEMOLITION PLAN	4-27-18	9-20-18
4	C-300	SITE AND UTILITIES PLAN	4-27-18	9-20-18
5	C-400	GRADING AND DRAINAGE PLAN	4-27-18	9-20-18
6	C-600	LANDSCAPING PLAN	4-27-18	9-20-18
7	C-650	LIGHTING PLAN AND DETAILS	4-27-18	9-20-18
8	C-700	SOIL EROSION AND SEDIMENT CONTROL PLAN	4-27-18	9-20-18
9	C-900	DETAIL SHEET	4-27-18	9-20-18
10	C-901	DETAIL SHEET	4-27-18	9-20-18
11	C-902	DETAIL SHEET	4-27-18	9-20-18
12	C-903	DETAIL SHEET	9-20-18	



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Architecture  
Engineering  
Interior Design  
Implementation Services

## ISSUE

NO.	DATE	DESCRIPTION	INT.
1.	5.23.18	INITIAL SUBMISSION	GPG
2.	6.28.18	REVISED PLAY AREA 20' BUFFER	GPG
3.	8.20.18	PLANNING BOARD SUBMISSION	GPG
4.	9.20.18	PLANNING BOARD SUBMISSION	GPG

## REVISION

NO.	DATE	DESCRIPTION	INT.
1	8.20.18	PER 6/20/18 REVIEW LETTERS	LB
2	9.20.18	PER 9/5/18 PB MEETING	GPG

## PRINCIPALS

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IA LIC. 05577  
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## ASSOCIATES

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NJ State Board of Architects, Engineers, and Surveyors, No. 161  
NJ State Board of Engineers & Land Surveyors, No. 278177

Project: **THE LEARNING EXPERIENCE**  
530 NORTH STATE ROAD  
TOWN OF OSSINING  
BRIARCLIFF MANOR, NY  
SECTION 90.15, BLOCK 2, LOT 18

Project No: **TLNY-S-17-155** Scale: **AS NOTED**  
Drawn By: **LB** Approved By: **RAJ**

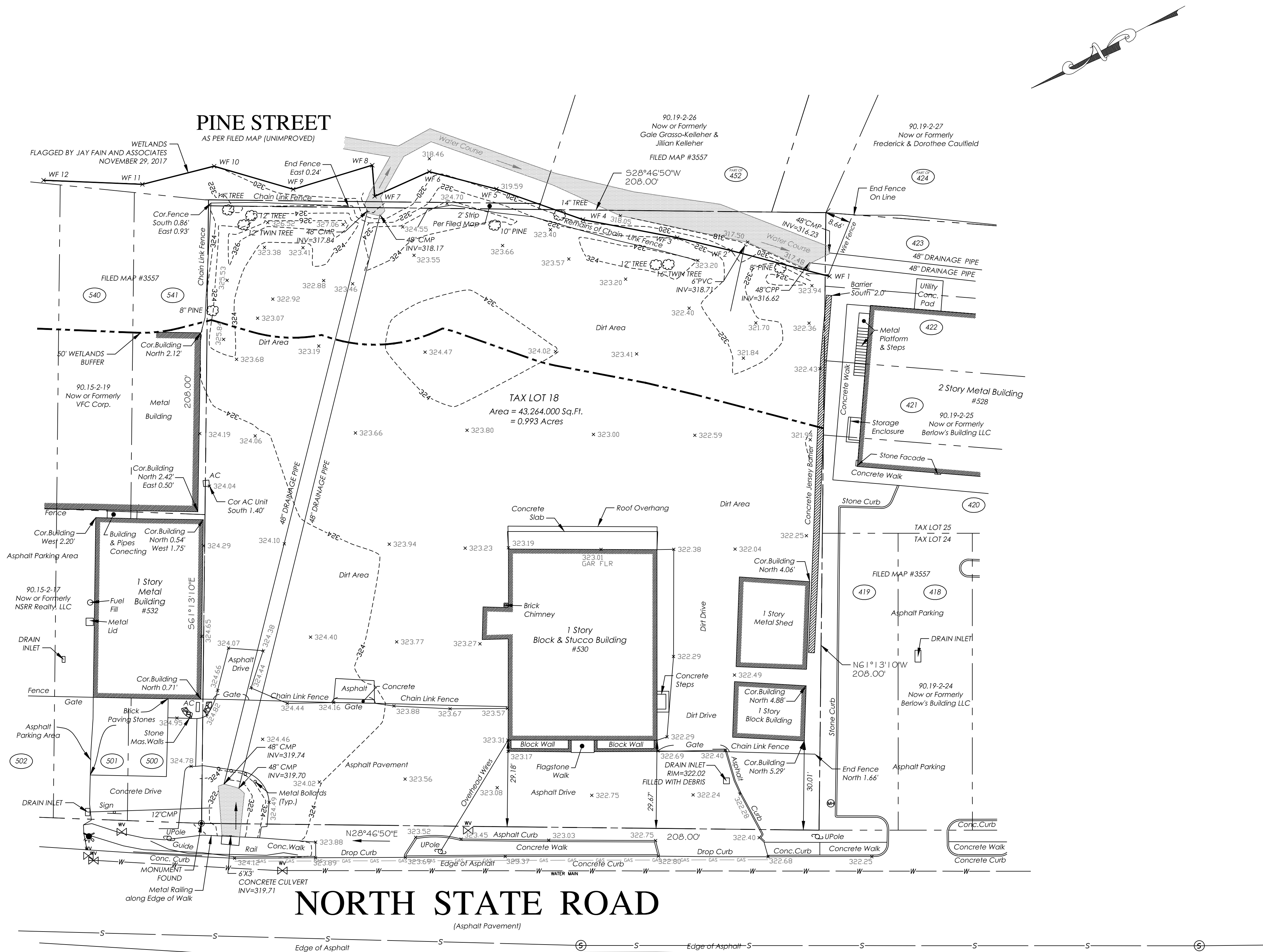
Drawing Name: **COVER SHEET**

Drawing Number: **C-001**

Sheet No: **1** of **12**  
Initial Date: **APRIL 27, 2018**  
Signature: **RICHARD A. JARMEL**  
PROFESSIONAL ENGINEER  
N.Y. LIC. #073898-1

EXISTING CONDITIONS NOTE:

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Project No: **TLENY-S-17-155** Scale: **1" = 20'**  
Drawn By: **LB** Approved By: **RAJ**

Drawing Name:

EXISTING CONDITIONS PLAN

Drawing Number: **C-100**  
Sheet No: **2** of **12**  
Initial Date: **APRIL 27, 2018**  
Richard A. Jarmel  
Professional Engineer  
N.Y. Lic. #073898-1

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2. CONTRACTOR SHALL VISIT THE SITE TO VERIFY EXISTING CONDITIONS AND SHALL VERIFY ALL DIMENSIONS IN FIELD PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCY ON DRAWINGS.
3. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL AND DISPOSING IN A LEGAL MANNER IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES, OF ALL CONCRETE PADS, ASPHALT PARKING, CURBS, ETC, SUCH THAT ALL THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR NECESSARY DISCONNECTS OF THE EXISTING UTILITY AND RECONNECTION SHALL BE INCLUDED.
5. IT IS CONTRACTOR'S RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES AS REQUIRED PRIOR TO DEMOLITION.
6. CONTRACTOR IS DESIGNATED TO MAKE REMOVALS AND DISPOSAL OF THE MATERIALS IS HIS RESPONSIBILITY.
7. CONTRACTOR SHALL KEEP THE JOB FREE OF DEBRIS AND MAKE FINAL CLEAN UP TO THE SATISFACTION OF THE OWNER.
8. CONTRACTOR SHALL CARRY OUT THE WORK OF THIS CONTRACT PLACING THE SAFETY AND PROTECTION OF THE SURROUNDING COMMUNITY AND PROPERTY AT THE HIGHEST PRIORITY.
9. THE CONTRACTOR SHALL IMPLEMENT ALL NECESSARY MEASURES TO PROTECT ADJACENT AND ON-SITE PROPERTY, STRUCTURES AND UTILITIES THAT ARE TO REMAIN INTACT WHILE PERFORMING THE SPECIFIED WORK.
10. THE CONTRACTOR SHALL ENSURE FREE AND SAFE PASSAGE OF PERSONS AROUND THE AREA OF THE DEMOLITION AS DIRECTED BY THE OWNER AND THE MUNICIPAL OFFICIALS. THE OWNER'S REPRESENTATIVE IS NOT RESPONSIBLE FOR JOBSITE SAFETY.
11. ALL SIDEWALK, CURBS, DRIVEWAYS, PIPES, STRUCTURES TO REMAIN SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR. ANY DAMAGE DURING CONSTRUCTION SHALL BE RESTORED, RECONSTRUCTED OR REPLACED BY THE CONTRACTOR AT HIS EXPENSE.
12. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE TRAFFIC CONTROL DEVICES REQUIRED BY THE MUNICIPALITY AND LOCAL AGENCIES.
13. PULVERIZED CONCRETE OR MASONRY SHALL NOT BE USED AS BACKFILL MATERIAL.
14. IF ANY HAZARDOUS MATERIALS ARE ENCOUNTERED THE OWNER/ENGINEER SHALL BE NOTIFIED IMMEDIATELY.
15. CONTRACTOR SHALL BE RESPONSIBLE EACH DAY TO INSPECT AND REMOVE ALL DIRT, GRAVEL AND LOOSE MATERIAL DUMPED, SPILLED, ETC FROM THE CONSTRUCTION SITE ONTO OTHER SITES, ROW, PUBLIC OR PRIVATE STREET.
16. CONTRACTOR SHALL REDUCE THE AIRBORNE DUST DURING THE DEMOLITION AND MAINTAIN EROSION CONTROL DEVICES AS REQUIRED.
17. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A LAWFUL MANNER. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL. PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.
18. SHOULD REMOVAL AND/OR RELOCATION ACTIVITIES DAMAGE FENCING, CURBING, PAVEMENT, LIGHTING AND/OR STORM INLETS STRUCTURES, THEN THE CONTRACTOR SHALL PROVIDE NEW MATERIALS/STRUCTURES IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. ALL CONSTRUCTION MATERIALS SHALL BE NEW.
19. CONTRACTOR MAY LIMIT SAW-CUT & PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, CURBING, ETC., THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR.
20. CONTRACTOR SHALL REPLACE ALL CURBING ALONG THE SITE FRONTAGE THAT HE DAMAGES (AS DIRECTED BY THE TOWNSHIP OR COUNTY, AS APPLICABLE).



Implementation of 2000




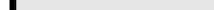









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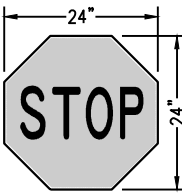



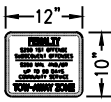

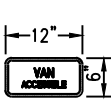

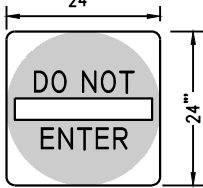
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## APRIL 27, 2018 | PROFESSIONAL ENGINEER

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2. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT DOOR LOCATIONS.
3. ALL CONSTRUCTION IS TO BE PERFORMED IN CONFORMANCE WITH ALL APPLICABLE LOCAL, COUNTY, STATE, AND FEDERAL CODES.
4. CONSTRUCTION MATERIALS AND METHODS NOT OTHERWISE SPECIFIED OR SHOWN HEREIN SHALL CONFORM TO NJDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION AND AMENDMENTS).
5. THESE PLANS DEPICT THE SITE WORK IMPROVEMENTS FOR THIS PROJECT. THE CONTRACTOR SHALL FURNISH, INSTALL, TEST AND COMPLETE ALL WORK TO THE SATISFACTION OF THE ENGINEER AND OWNER IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR MEANS AND METHODS, TECHNIQUES, SEQUENCE OF CONSTRUCTION AND JOB SITE SAFETY. AS SUCH, THESE PLANS ARE NOT INTENDED TO REPRESENT SPECIFIC INSTRUCTIONS REQUIRED FOR SITE WORK CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONSTRUCT ALL IMPROVEMENTS DEPICTED ON THESE PLANS IN ACCORDANCE WITH ALL APPLICABLE RULES, REGULATIONS AND LAWS IN EFFECT AT THE TIME OF CONSTRUCTION.
6. THE CONTRACTOR SHALL ACCEPT THE SITE AS IS. THE CONTRACTOR SHALL ASSESS CONDITIONS, AND THE KIND, QUALITY AND QUANTITY OF WORK REQUIRED. THE OWNER MAKES NO GUARANTEE IN REGARD TO THE ACCURACY OF ANY AVAILABLE INFORMATION WHICH WAS OBTAINED DURING INVESTIGATIONS. THE CONTRACTOR SHALL MAKE A THOROUGH INSPECTION OF THE SITE IN ORDER TO REVEAL EXISTING CONDITIONS. CORRELATE CONDITIONS WITH THE DRAWINGS AND RESOLVE ANY POSSIBLE CONSTRUCTION CONFLICTS WITH THE OWNER AND ENGINEER PRIOR TO BIDDING, ORDERING MATERIALS, AND COMMENCEMENT OF WORK. THE CONTRACTOR SHALL MAKE ADDITIONAL TOPOGRAPHIC SURVEYS HE DEEMS NECESSARY, PROVIDED THEY ARE COORDINATED WITH THE OWNER. ANY CONDITIONS DETERMINED BY THE CONTRACTOR THAT DIFFER FROM THE INFORMATION SHOWN ON THE DRAWINGS THAT ARE NOT BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER PRIOR TO THE START OF WORK SHALL NOT BE CONSIDERED GROUNDS FOR ADDITIONAL PAYMENT OR CHANGES TO THE CONTRACT DURATION, OR ANY OTHER CLAIMS AGAINST THE OWNER OR OWNER'S ENGINEER.
7. THE CONTRACTOR SHALL PROVIDE WRITTEN REQUESTS FOR INFORMATION (RFI) TO THE OWNER AND ENGINEER PRIOR TO THE CONSTRUCTION OF ANY SPECIFIC SITE WORK ITEM. THE (RFI) SHALL BE IN A FORM ACCEPTABLE TO OWNER AND ENGINEER AND SHALL ALLOW FOR A MINIMUM OF TWO WORK DAYS OR ADDITIONAL REASONABLE TIME FOR A WRITTEN REPLY. RFIS SHALL BE NUMBERED CONSECUTIVELY BY DATE SUBMITTED. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SITE WORK ITEMS CONSTRUCTED DIFFERENTLY THAN INTENDED OR AS DEPICTED ON THE PLANS.
8. THE CONTRACTOR IS RESPONSIBLE TO CONTACT NEW YORK ONE CALL NOT LESS THAN 3 BUSINESS DAYS AND NOT MORE THAN 10 BUSINESS DAYS PRIOR TO THE BEGINNING OF ANY EXCAVATION OR DEMOLITION. NEW YORK ONE CALL INFORMATION – PHONE: 811, WEB: [WWW.DIGSAFE1NEWYORK.COM](http://WWW.DIGSAFE1NEWYORK.COM)
9. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK, USING THE CONTRACTOR'S BEST SKILL AND ATTENTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE AND HAVE CONTROL OVER CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND JOB SITE SAFETY.
10. THE MUNICIPAL ENGINEER MUST BE NOTIFIED ONE WEEK PRIOR TO THE CONSTRUCTION OF ANY CURBING, SIDEWALKS, PAVEMENT GRADING OR OTHER UTILITIES.
11. THE CONTRACTOR MUST NOTIFY THE DESIGN ENGINEER OF ANY CONDITION OF CONFLICTS THAT WILL ALTER THE INTENT OF THE DESIGN HEREIN.
12. CONTRACTOR IS REQUIRED TO REMOVE ALL UNSUITABLE MATERIALS FROM THE SITE IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL REGULATIONS.
13. ALL PROPOSED IMPROVEMENTS TO BE IN ACCORDANCE WITH CURRENT ADA AND NY BARRIER FREE CODE REQUIREMENTS.
14. SUBJECT TO ALL APPLICABLE RULES, REGULATIONS, ORDINANCES AND STATUTES OF THE TOWN OF OSSINING, WESTCHESTER COUNTY AND STATE OF NEW YORK AND ANY OTHER JURISDICTION.
15. NO DEED RESTRICTIONS OR COVENANTS EXIST ON SITE NOR ARE ANY PROPOSED.
16. CONTRACTOR SHALL REPLACE ALL CURBING ALONG THE SITE FRONTAGE THAT HE DAMAGES (AS DIRECTED BY THE TOWNSHIP OR COUNTY, AS APPLICABLE).
17. ALL WORK WITHIN THE TOWNSHIP ROAD RIGHT OF WAY SHALL BE ACCORDING TO TOWN OF OSSINING STANDARDS.

### LEGEND

	EXISTING	PROPOSED
PROPERTY LINE		
BUILDING LINE		
BUILDING CANOPY		
CURB LINE		
DEPRESSED CURB	N/A	
CONCRETE WALK	N/A	
SIGN		
FENCE		

SIGN LEGEND AND DETAILS			
SYMBOL	QUAN.	USDOT/FHA DESIGNATION	SIGN DETAIL
	1	R1-1	
	2	R7-8	
	2	R7-8b	
	2	R7-8S	
	1	R5-1 (30x30)	

1. ALL SIGNS SHALL CONFORM TO THE MANUAL ON TRAFFIC CONTROL DEVICES.
2. SIGNS, SIGN POSTS AND THEIR FOUNDATIONS AND SIGN MOUNTING SHALL BE SO CONSTRUCTED AS TO HOLD SIGNS IN A PROPER AND PERMANENT POSITION, TO RESIST SWAYING IN THE WIND OR DISPLACEMENT BY VANDALISM.
3. REFER TO MOUNTING DETAILS FOR HEIGHTS. ALL SIGNS SHALL BE MEASURED FROM PAVEMENT OR GROUND TO BOTTOM OF SIGN.



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Architecture  
Engineering  
Interior Design  
Implementation Services

NO.	DATE	DESCRIPTION	IN
1.	5.23.18	INITIAL SUBMISSION	G
2.	6.28.18	REVISED PLAY AREA 20' BUFFER	G
3.	8.20.18	PLANNING BOARD SUBMISSION	G
4.	9.20.18	PLANNING BOARD SUBMISSION	G

[illegible][illegible]

NJ State Board Of Architects Authorization No. 161  
NJ State Board Of Engineers & Land Surveyors Authorization No. GA-278

Project: **THE LEARNING EXPERIENCE**  
530 NORTH STATE ROAD  
TOWN OF OSSINING  
BRIARCLIFF MANOR, NY  
SECTION 90.15, BLOCK 2, LOT 18

Project No: <b>TLENY-S-17-155</b>	Scale: <b>1" =</b>
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Drawn By:	Approved By:
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Drawing Name:

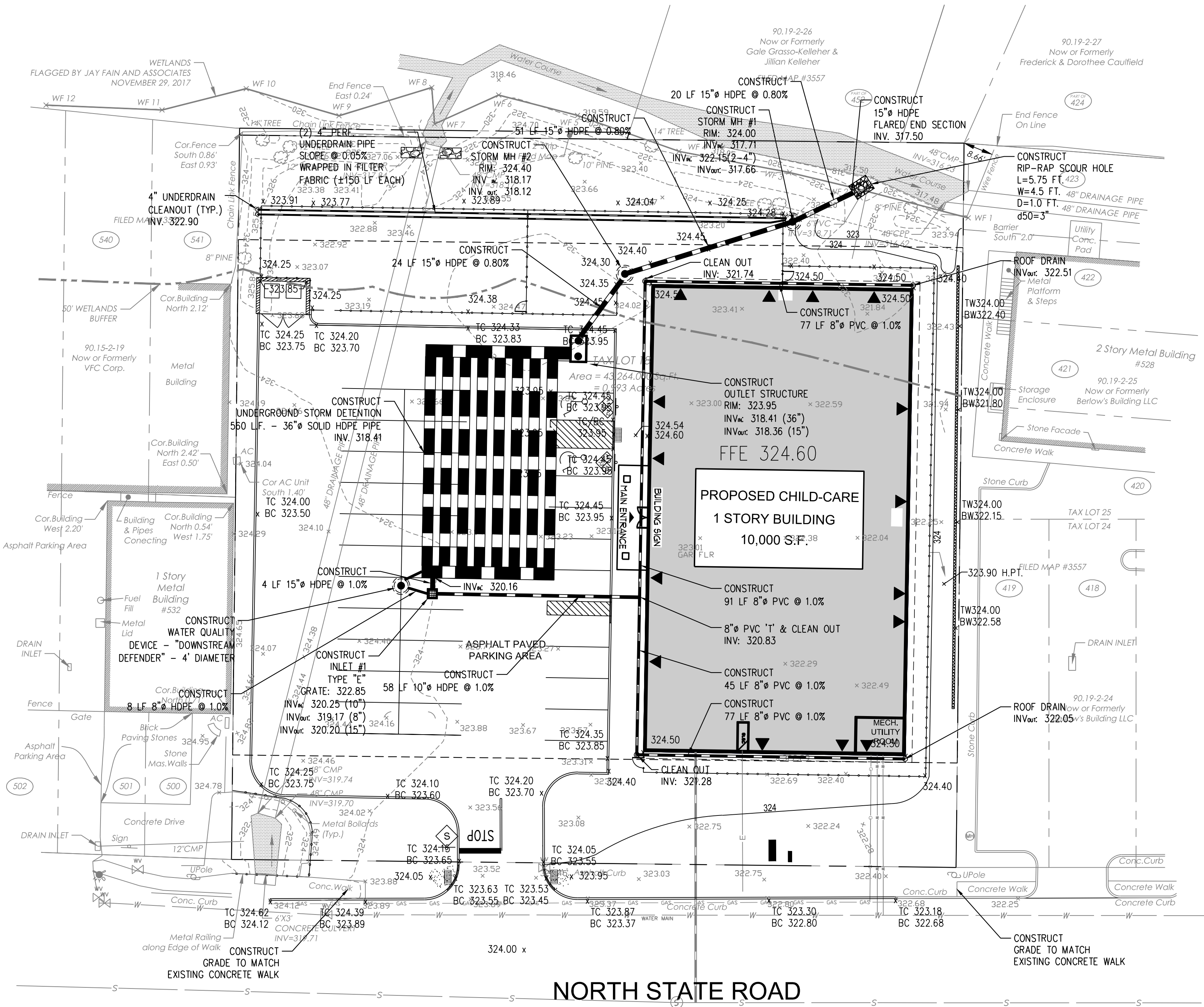
Drawing Number: <b>C-300</b>		
Sheet No: <b>4</b>	of: <b>12</b>	
Initial Date: <b>APRIL 27, 2018</b>		<b>RICHARD A. JARMAN</b> <b>PROFESSIONAL</b> <b>ENGINEER</b> <b>N.Y. LIC. #073898-</b>

GRADING AND DRAINAGE PLAN NOTES

- BOUNDARY & TOPOGRAPHY INFORMATION IS BASED ON A SURVEY TITLED "TOPOGRAPHY OF PROPERTY PREPARED FOR NSRR REALTY, LLC SITUATED IN THE TOWN OF OSSINING, WESTCHESTER COUNTY, NEW YORK" BY TC MERRITTS LAND SURVEYORS, 394 BEDFORD ROAD, PLEASANTVILLE, NY 10570 WITH LATEST REVISION DATE 12/4/2017.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON SURVEY AND, WHERE POSSIBLE MEASUREMENTS SHOULD BE TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS AND SPECIFICATIONS FOR ACTUAL LOCATIONS OF ALL UTILITY ENTRANCES TO INCLUDE SANITARY SEWER LATERALS, DOMESTIC AND FIRE PROTECTION WATER SERVICE, ELECTRICAL, TELEPHONE AND GAS SERVICE. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS AND TO ENSURE PROPER DEPTHS ARE ACHIEVED AS WELL AS COORDINATING WITH THE UTILITY COMPANIES AS TO LOCATION AND SCHEDULING OF CONNECTIONS TO THEIR FACILITIES.
- EXCAVATED MATERIAL CONTAINING ROCK OR STONE GREATER THAN SIX (6) INCHES IN LARGEST DIMENSION IS UNACCEPTABLE AS FILL TO WITHIN THE PROPOSED BUILDING AND PAVING AREA.
- ROCK OR STONE LESS THAN SIX (6) INCHES IN LARGEST DIMENSION IS ACCEPTABLE AS FILL TO WITHIN TWENTY-FOUR (24) INCHES OF SURFACE OF PROPOSED SURGED WHEN MIXED WITH SUITABLE MATERIAL AS PERMITTED BY THE OWNER'S GEOTECHNICAL ENGINEER.
- ROCK OR STONE LESS THAN TWO (2) INCHES IN LARGEST DIMENSION AND MIXED WITH SUITABLE MATERIAL IS ACCEPTABLE AS FILL WITHIN THE UPPER TWENTY-FOUR (24) INCH OF PROPOSED SUBGRADE AS PERMITTED BY THE OWNER'S GEOTECHNICAL ENGINEER.
- ALL SITEWORK AND EARTHWORK OPERATIONS CONDUCTED ON THE SITE TO BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEERING REPORT PREPARED BY THE OWNER'S GEOTECHNICAL ENGINEER.
- COMPACTION CRITERIA FOR FILL PLACED IN THE FOLLOWING AREAS SHALL MEET OR EXCEED THE FOLLOWING MINIMUM PERCENTAGE OF MAXIMUM MODIFIED PROCTOR DRY DENSITY AS DETERMINED BY ASTM D-1557 USED ON REPRESENTATIVE SOIL SAMPLES, UNLESS MORE STRINGENT CRITERIA GIVEN ELSEWHERE:

FILL AREA	STANDARD PROCTOR DRY DENSITY
SIDEWALKS	95%
PAVEMENTS AND ROADWAYS	95%
LANDSCAPE AREAS	93%
TRENCH BACKFILL	SAME AS SURROUNDING AREA
- PROTECT SUBGRADE FROM EXCESSIVE WHEEL LOADING DURING CONSTRUCTION, INCLUDING TRUCKS AND DUMP TRUCKS.
- REMOVE AREAS OF FINISHED SUBGRADE FOUND TO HAVE INSUFFICIENT COMPACTION DENSITY TO DEPTH NECESSARY AND REPLACE IN A MANNER THAT WILL COMPLY WITH COMPACTION REQUIREMENTS BY USE OF MATERIAL EQUAL TO OR BETTER THAN BEST SUBGRADE MATERIAL ON SITE. SURFACE OF SUBGRADE AFTER COMPACTION SHALL BE HARD, UNIFORM, SMOOTH, STABLE, AND TRUE TO GRADE AND CROSS-SECTION.
- GRADE ALL AREAS WHERE FINISH GRADE ELEVATIONS OR CONTOURS ARE INDICATED ON DRAWINGS, OTHER THAN PAVED AREAS AND BUILDINGS, INCLUDING EXCAVATED AREAS, FILLED AND TRANSITION AREAS, AND LANDSCAPED AREAS. GRADED AREAS SHALL BE UNIFORM AND SMOOTH, FREE FROM ROCK, DEBRIS, OR IRREGULAR SURFACE CHANGES. FINISHED SUBGRADE SURFACE SHALL NOT BE MORE THAN 0.10 FEET ABOVE OR BELOW ESTABLISHED FINISHED SUBGRADE ELEVATION, AND ALL GROUND SURFACES SHALL VARY UNIFORMLY BETWEEN INDICATED ELEVATIONS. FINISH DITCHES SHALL BE GRADED TO ALLOW FOR PROPER DRAINAGE WITHOUT PONDING AND IN A MANNER THAT WILL MINIMIZE EROSION POTENTIAL.
- ALL CONCRETE, UNLESS OTHERWISE NOTED OR SPECIFIED BY REGULATORY AUTHORITIES, SHALL BE 4000 PSI.
- REPRESENTATIVES OF THE MUNICIPALITY SHALL HAVE THE RIGHT TO INSPECT THE DRAINAGE FACILITIES LOCATED ON THE PROPOSED LOT FROM TIME TO TIME AS DEEMED NECESSARY.
- CATCH BASINS SHALL BE CLEANED OUT PERIODICALLY TO PREVENT THE BUILDUP OF SEDIMENT AND DEBRIS IN STRUCTURES.
- ROOF LEADER CLEANOUTS LOCATED IN GRASSED AREAS SHALL BE PLASTIC SCREW CAPS WHILE ROOF LEADER CLEANOUTS LOCATED WITHIN CONCRETE AREAS SHALL BE FLUSH BRASS CAPS.

LEGEND		
EXISTING		PROPOSED
STORM SEWER	N/A	
PROPERTY LINE	N/A	
MANHOLE	N/A	
CATCH BASIN	N/A	
SPOT ELEVATION	TC: 100.57' BC: 100.42'	99.30'
CONTOUR	102	



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Engineering  
Interior Design  
Implementation Services

ISSUE

NO.	DATE	DESCRIPTION	INT.
1.	5.23.18	INITIAL SUBMISSION	GPG
2.	6.28.18	REVISED PLAY AREA 20' BUFFER	GPG
3.	8.20.18	PLANNING BOARD SUBMISSION	GPG
4.	9.20.18	PLANNING BOARD SUBMISSION	GPG

REVISION

NO.	DATE	DESCRIPTION	INT.
1	8.20.18	PER 6/20/18 REVIEW LETTERS	LB
2	9.20.18	PER 9/5/18 PB MEETING	GPG

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Project: **THE LEARNING EXPERIENCE**  
530 NORTH STATE ROAD  
TOWN OF OSSINING  
BRIARCLIFF MANOR, NY  
SECTION 90.15, BLOCK 2, LOT 18

Drawing Name: **GRADING AND DRAINAGE PLAN**

Drawing Number: **C-400**

Sheet No: **5** of: **12**

Initial Date: **APRIL 27, 2018**

Project No: **TLENY-S-17-155**

Scale: **AS NOTED**

Drawn By: **LB**

Approved By: **RAJ**

Richard A. Jarmel  
Professional Engineer  
N.Y. Lic. #073898-1

PLANT NOTES

1. VERIFY THE LOCATION OF ALL UTILITY LINES PRIOR TO ANY PLANTING PIT EXCAVATION. CONTACT CALL BEFORE YOU DIG 72 HOURS PRIOR TO THE COMMENCEMENT OF ANY DIGGING OPERATIONS. COORDINATE BUILDER REGARDING UNDERGROUND SYSTEMS.
2. NOTIFY THE LANDSCAPE ARCHITECT AT LEAST FIVE (5) DAYS IN ADVANCE OF PLANT MATERIAL DELIVERY TO THE SITE.
3. LAYOUT ALL PLANT MATERIAL WITH THE LANDSCAPE ARCHITECT PRIOR TO PLANT PIT EXCAVATION. SET UP OF ALL MATERIAL IN BEDS REQUIRED FOR OWNERS AND LANDSCAPE ARCHITECTS APPROVAL PRIOR TO PLANTING. SEE PLAN FOR BED AND PLANT LAYOUT.
4. IF ANY DISCREPANCY OCCURS BETWEEN THE QUANTITIES CALLED FOR IN THE PLAN, NOTIFY THE LANDSCAPE ARCHITECT PRIOR TO BID.
5. ALL PLANT MATERIAL IS TO CONFORM TO THE REQUIREMENTS OF THE STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN FOR EXTRA HEAVY GRADE UNLESS OTHERWISE SPECIFIED, TRUE TO NAME AND SIZE. INVESTIGATE SOURCES OF SUPPLY AND BE CERTAIN IT WILL BE POSSIBLE TO PROVIDE ALL PLANT MATERIALS SPECIFIED IN THE QUALITY AND QUANTITY REQUIRED PRIOR TO BIDDING.
6. ANY PLANT REQUIRED UNDER THIS CONTRACT THAT IS DEAD, DYING NOT TRUE TO NAME OF SIZE AS SPECIFIED OR NOT IN SATISFACTORY GROWTH, OR HAVING BRANCHED OR DEFORMED STRUCTURE DUE TO LOSS OF LIMBS OR BRANCHED AS DETERMINED BY THE LANDSCAPE ARCHITECT, THAT PLANT MUST BE REMOVED FROM THE PROJECT SITE AND REPLACED WITH AN APPROVED PLANT OF EQUAL SIZE AND SPECIES. PLANT VARIETY AND SIZE SUBSTITUTIONS WILL NOT BE PERMITTED UNLESS PROVED THAT THE SPECIFIED PLANT MATERIAL IS UNATTAINABLE OR CANNOT MEET SPECIFICATION REQUIREMENTS, THEN THE USE OF THE NEAREST EQUIVALENT SIZE OR VARIETY WILL BE CONSIDERED. PLANT MATERIAL LARGER THAN SPECIFIED MAY BE USED AT NO INCREASE IN COST. PROPOSED SUBSTITUTIONS MUST RECEIVE THE LANDSCAPE ARCHITECTS AUTHORIZATION PRIOR TO BID.
7. STAKE TREES ONLY AS NECESSARY TO INSURE STABILITY.
8. ALL STOCKPILED MATERIALS ARE TO BE STORED IN AN AREA WITH GOOD SURFACE DRAINAGE, SOIL BALLS ARE TO BE COVERED WITH MULCH AND PLANTS ARE TO BE WATERED FREQUENTLY TO KEEP SOILS BALLS MOIST.
9. ALL PLANT MATERIALS ARE TO BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE AS DETERMINED BY THE LANDSCAPE ARCHITECT.
10. RESTORE ALL DISTURBED OR DAMAGED AREAS RESULTING FROM PLANTING OPERATIONS TO ORIGINAL CONDITIONS.
11. PROVIDE 4" SCREENED TOPSOIL IN ALL AREAS NOT TO BE PAVED AS NEEDED, USE OWNERS STOCKPILE/ EXISTING SOIL AS PRACTICAL. MULCH BED AREAS WITH 2" OF SHREDDED PINE BARK. PROVIDE SAMPLE OF MULCH FOR OWNER'S APPROVAL. PROVIDE PER YARD PLACE & SPREAD TOPSOIL PRICE.
  - a. BLEND OF 3 TALL FESCUES FOR WATER AND FERTILIZER NEEDS REDUCTION. i.e. 'DEFIANCE XRE FESCUE GRASS SEED BLEND' CONTAINING SPEEDWAY, BLACKWATCH AND SR-8650 TALL FESCUES THAT ARE TURF FORMING AND SELF HEALING
13. PROVIDE TRUNK GUARDS ON ALL EXPOSED TREE TRUNKS WITHIN THE BUFFER AREA TO PROTECT FORM BROWSE AND RUB.
14. PROVIDE TEMPORARY IRRIGATION SYSTEM TO ASSURE ADEQUATE WATERING DURING PLANT ESTABLISHMENT PERIOD.

PLANT LIST for Buffer areas (Native and deer resistant)

Quan.	Sym.	Botanical/ Common Name	Size/ Root	Remark
TREES				
1	AR	Acer rubrum / Red Maple	1.75-2" Cal/ BB	overstory
1	BN	Betula nigra / River Birch	1.75-2" Cal/ BB	overstory
3	CF	Cornus florida / Flowering Dogwood	1.75-2" Cal/ BB	understory
2	MC	Malus coronaria / Wild Crabapple	1.75-2" Cal/ BB	understory
1	NS	Nyssa sylvatica / Black Gum	1.75-2" Cal/ BB	overstory
12	TGG	Thuja p. 'Green Giant'	6-7' ht/ BB	Screen
SHRUBS				
9	CA	Clethra alnifolia/ Sweet Pepperbush	#3/Cont.	buffer
5	IV	Itea virginiana/ Sweetspire	#3/ Cont.	buffer
10	MP	Myrica pensylvanica/ Bayberry	#3 /Cont.	buffer
2	SD	Salix discolor/ Pussywillow	5-6' ht clump	buffer
3	SC	Sambucus canadensis / Elderberry	#3 cont.	buffer
FORBS				
7	At	Amsonia taberna/ Bluestar	2 gal	buffer
7	Al	Asclepias incarnata / Swamp milkweed	1 gal.	buffer
20	Apd	Aster n. 'Purple Dome'	1 gal	Buffer front
20	Ep	Echinacea purpurea/ Coneflower	1 gal	Buffer
20	Ha	Heuchera americana / Coral bells	1 gal	Buffer front
20	Rf	Rudebeckia f. 'Goldsturm' / Blackeyed Susan	1 gal	buffer
GRASSES				
7	Cl	Chasmanthium latifolium/ N. Sea Oats	1 gal	Bank/ shade
22	Pv	Panicum virgatum ' Northwind' /Switchgrass	2 gal	buffer
20	Sh	Sporobolus heterolepis/ Praire Dropseed	1 gal	Buffer front

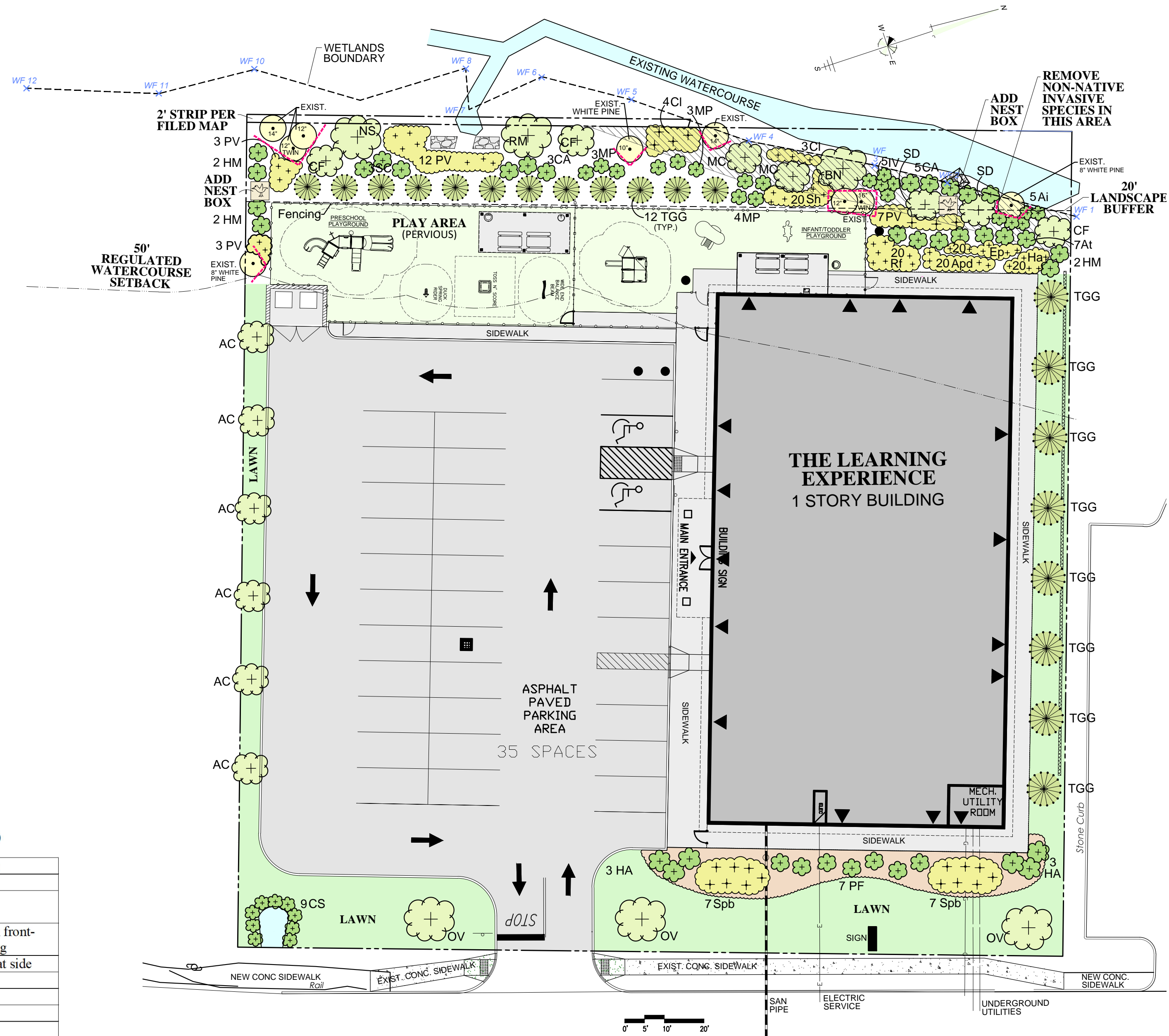
Note: 2 nest boxes proposed on cedar posts  
Note: Provide tree guards on all exposed tree trunks for protection from browse and rub

PLANT LIST for Non Buffer areas (Native and deer resistant)

Quan.	Sym.	Botanical/ Common Name	Size/ Root	Remark
TREES				
6	AC	Amelanchier c. x. 'Autumn Brilliance' / Shadblow	2-2.5" cal./ BB	side
3	OV	Ostrya virginiana / American Hophornbeam	2-2.5" cal./BB	Trees in front-matching
8	TGG	Thuja p. 'Green Giant'	6-7' ht/ BB	Screen at side
SHRUBS				
9	CS	Cornus sericea / Redtwig Dogwood	#3 Cont.	front
7	PF	Potentilla fruticosa ' Goldfinger'	#5 Cont.	Front
6	HA	Hydrangea arborescens ' Incrediball'	#5 cont.	Front
FORBS & GRASSES				
6	Hm	Hibiscus moscheutos /Rose Mallow	2 gal.	Sides
14	Ss	Schizachyrium scoparium / Little Bluestem ' The Blues'	2 gal	front

GENERAL NOTES

1. LANDSCAPE AND WETLAND MITIGATION PLAN FOR PLANTING ONLY.
2. FOR ALL OTHER SITE PLAN INFORMATION, REFER TO DRAWING SET DATED APRIL 27, 2018, PROVIDED BY JARMEL KIZEL ARCHITECTS AND ENGINEERS, INC., TITLED PRELIMINARY/FINAL SITE PLAN THE LEARNING EXPERIENCE, SHEETS 1-11.
3. ALL VEGETATION SHOWN ON THIS PLAN SHALL BE MAINTAINED IN A HEALTHY AND VIGOROUS GROWING CONDITION THROUGHOUT THE DURATION OF THE PROPOSED USE OF THE SITE. ALL VEGETATION NOT SO MAINTAINED SHALL BE REPLACED WITH NEW COMPARABLE VEGETATION AT THE BEGINNING OF THE NEXT GROWING SEASON.
4. EXISTING TREES TO REMAIN, TO BE PROTECTED



DATE	SHEET	REVISION NOTES
09/12/18	L.1	REVISED PLANTINGS, LISTS & NOTES

0' 5' 10' 20' 40'

FOR PERMITTING ONLY  
NOT FOR CONSTRUCTION

LANDSCAPE AND  
WETLAND MITIGATION PLAN

530 NORTH STATE ROAD  
BRIARCLIFF MANOR, NY

Date:  
08-17-18

JAY FAIN & ASSOCIATES<sup>LLC</sup>  
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Sheet No.:  
L.1

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Architecture  
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Implementation Services

ISSUE			
NO.	DATE	DESCRIPTION	INT.
3	08/20	PLANNING BOARD SUBMISSION	
REVISION			
NO.	DATE	DESCRIPTION	INT.
1	08/20	PER 06/20/18 REVIEW LETTERS	

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DC LIC AR0101849	NY LIC 024073	
DE LIC 55-0007256	OH LIC A-98-12444	
FL LIC AR94034	PA LIC RA-014851-B	
GA LIC RA011454	RI LIC ARC 0004765	
IL LIC 001020969	SC LIC AR 9163	
IA LIC 05577	TN LIC 103850	
IN LIC 001020969	TX LIC 20997	
MA LIC AR10286	VA LIC 0401 014089	
MD LIC 12862	VT LIC 2453	
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MA LIC 31425	PA LIC RA-405081	
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NJ State Board Of Architects, Authorization No. 161  
NJ State Board Of Engineers & Land Surveyors Authorization No. CA-278177

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TOWN OF OSSINING  
BRIARCLIFF MANOR, NY  
SECTION 90.15, BLOCK 2, LOT 18

Project No: TLENY-S-17-155  
Scale: 1" = 20'-0"

Drawn By: LB  
Approved By: RAJ

Drawing Name:  
LANDSCAPE AND  
WETLAND MITIGATION PLAN

Drawing Number:  
C-600

Sheet No:  
of: 6 12

Initial Date:  
MAY 22, 2018

RICHARD A. JARMEL  
PROFESSIONAL  
ENGINEER  
N.Y. LIC. #073898-1



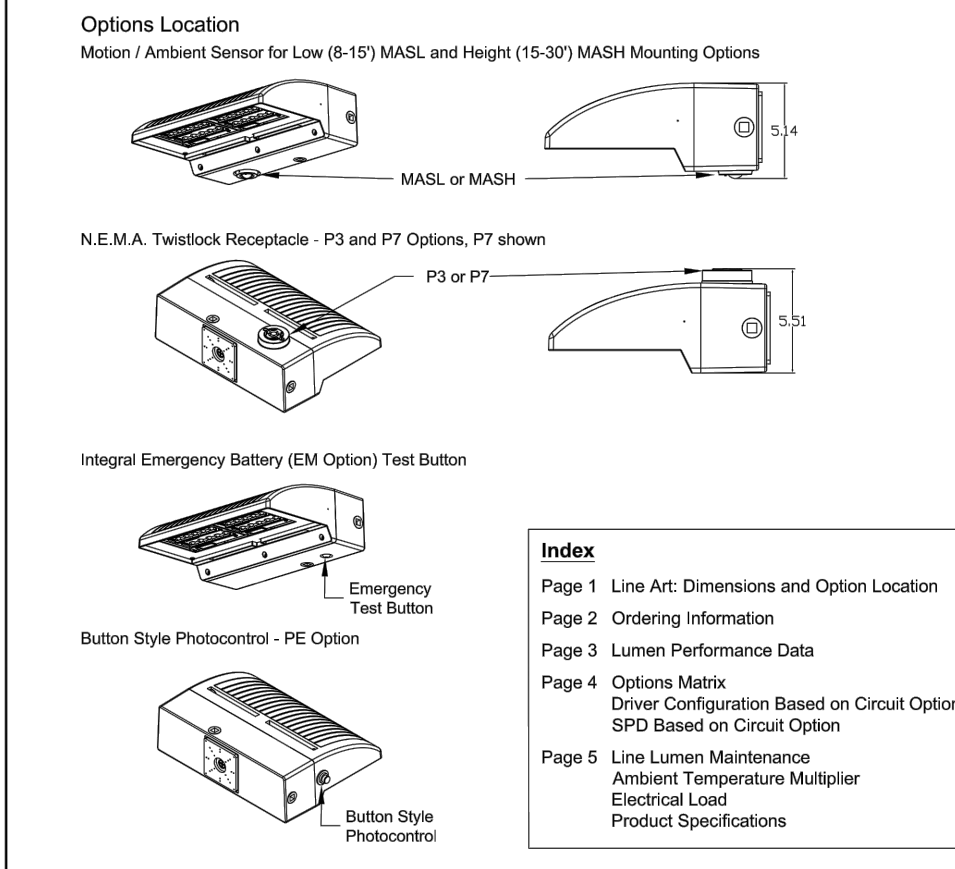
### Applications:

- Roadways
- Off ramps
- Residential streets
- Parking lots

Technical drawings of the AT80 boat. The top view shows a rectangular hull with a width of 13'0" and a length of 18'0" (18'0" - 18"). The side view shows a hull with a maximum width of 13'0" and a length of 18'0".

Effective Projected Area (EPA): The EPA for the AT80 is 0.76 sq. ft.  
 Approx. Wt. = 14 lbs.

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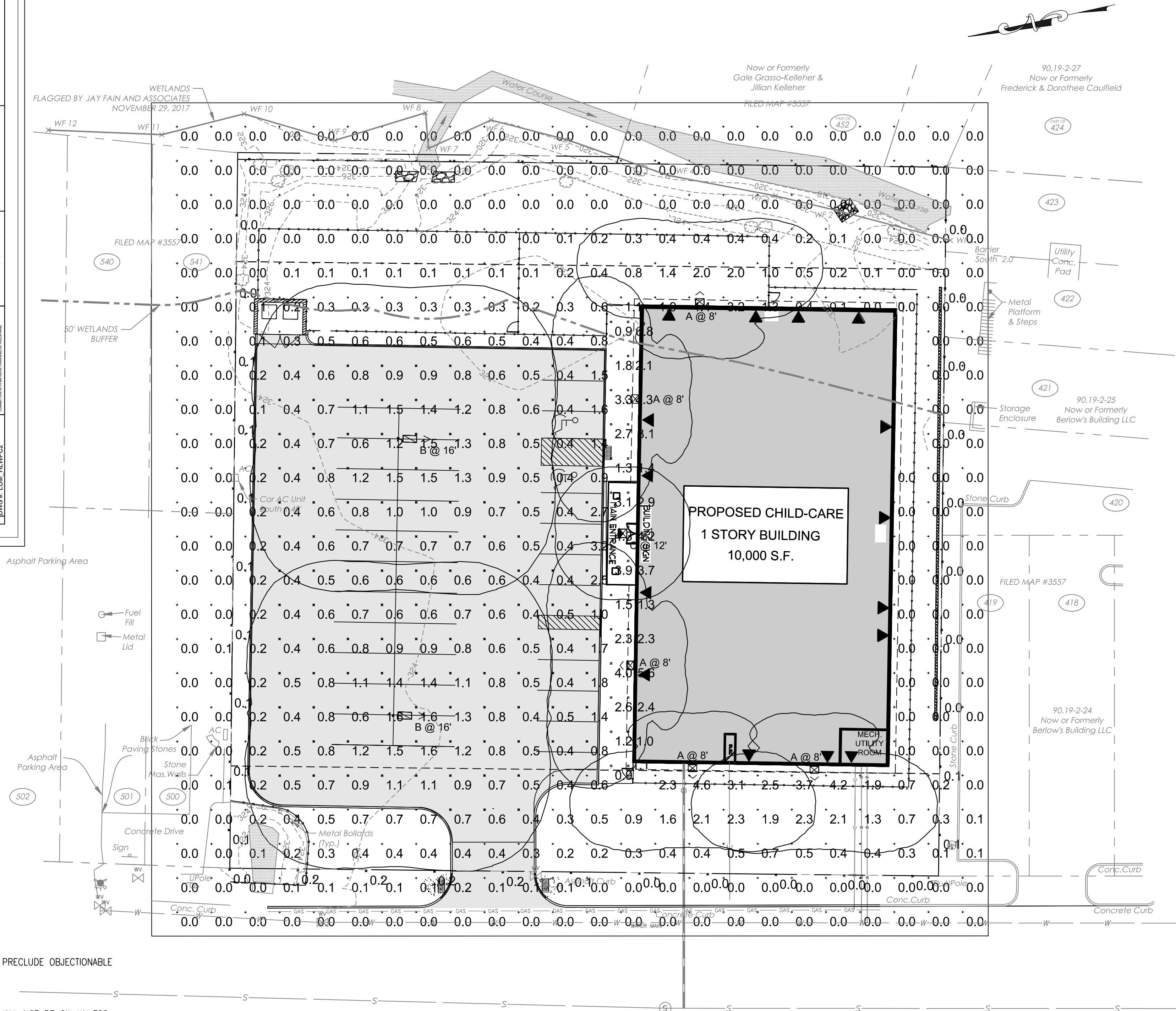


**WALLPACK®  
FULL CUTOFF LED**






**HOLOPHANE®**  
LEADER IN LIGHTING SOLUTIONS  
An *af* Hultacuity Brands Company

ORDER #: 1 of 5  
 TYPE: DRAWN: MRP  
 DATE: 11/09/2017






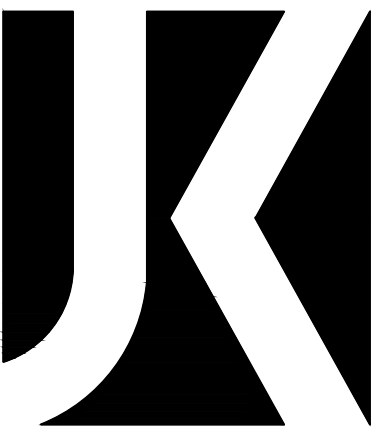
1. ALL LIGHTING SHOWN ON THIS PLAN SHALL BE DIRECTED AND/OR SHIELDED SO AS TO PRECLUDE OBJECTIONABLE GLARE FROM BEING OBSERVABLE FROM ADJACENT STREETS AND PROPERTIES.
2. THE OUTDOOR LIGHTS SHALL BE LED AND SHALL NOT BE INCANDESCENT OR HALOGEN.
3. THE OUTDOOR LIGHTS SHALL BE ON MOTION SENSORS FROM DUSK UNTIL DAWN AND SHALL NOT BE ON UNLESS MOTION ACTIVATED.
4. THE COLOR TEMPERATURE OF THE OUTDOOR LIGHTING SHALL BE LESS THAN OR EQUAL TO 3,000 DEGREES KELVIN.

Luminaire Locations								
		Location						
No.	Label	X	Y	Z	MH	Orientation	Tilt	
10	A	135.91	30.90	8.00	8.00	180.00	0.00	
11	A	171.54	30.40	8.00	8.00	180.00	0.00	
12	A	138.06	165.42	8.00	8.00	0.00	0.00	
13	A	118.69	95.95	8.00	8.00	270.00	0.00	
14	A	120.04	138.02	8.00	8.00	270.00	0.00	
17	C	115.39	98.61	12.00	12.00	0.00	0.00	
18	B	48.14	45.33	16.00	16.00	91.00	0.00	
19	B	49.63	126.39	16.00	16.00	91.12	0.00	

Schedule											
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	A	5	Holophane	HLWPC2 P10 30K XX T3M	Wallpack Full Cutoff LED, LED Performance Package P10, 3000 series CCT, Voltage, Type III Medium	LED	1	HLWPC2_P10_30K_XX_T3M.ies	2800	0.92	28
	B	2	American Electric Lighting	ATB0 10BLEDE15 XXXXX R5 3K	ATB0 SERIES LED 1500MA TYPE 5 3000K CCT	LED Array	1	ATB0_10BLEDE15_XXXXX_R5_3K.ies	5551	0.97	54
	C	1	Holophane	PPSQL2 P10 30K XX FC T5E	Holophane ParkPak Square LED, LED Performance Package P10, 25W, 3000K CCT, Voltage, Zero uplight, Type V, Entryway	LED	1	PPSQL2_P10_30K_XX_FC_T5E.ies	2928	0.93	25

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Approximate Property Line	✕	0.0 fc	0.2 fc	0.0 fc	N/A	N/A
Parking Lot	◇	0.8 fc	3.2 fc	0.4 fc	8.0:1	2.0:1
Sidewalk	□	2.5 fc	5.6 fc	0.8 fc	7.0:1	3.1:1
SPILL LIGHT SUMMARY	+	0.4 fc	4.6 fc	0.0 fc	N/A	N/A

Schedule											
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	A	5	Holophane	HLWPC2 P10 30K XX T3M	Wallpack Full Cutoff LED, LED Performance Package P10, 3000 series CCT, Voltage, Type III Medium	LED	1	HLWPC2_P10_30K_XX_T3M.ies	2800	0.92	28
	B	2	American Electric Lighting	ATB0 10BLEDE15 XXXXX R5 3K	ATB0 SERIES LED 1500MA TYPE 5 3000K CCT	LED Array	1	ATB0_10BLEDE15_XXXXX_R5_3K.ies	5551	0.97	54
	C	1	Holophane	PPSQL2 P10 30K XX FC T5E	Holophane ParkPak Square LED, LED Performance Package P10, 25W, 3000K CCT, Voltage, Zero uplight, Type V, Entryway	LED	1	PPSQL2_P10_30K_XX_FC_T5E.ies	2928	0.93	25



**Jarmel Kizel**  
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FAX: 973-994-4069  
[www.jarmelkizel.com](http://www.jarmelkizel.com)

Architecture  
Engineering  
Interior Design  
Implementation Services

NO.	DATE	DESCRIPTION	INT.
1.	5.23.18	INITIAL SUBMISSION	GPG
2.	6.28.18	REVISED PLAY AREA 20' BUFFER	GPG
3.	8.20.18	PLANNING BOARD SUBMISSION	GPG
4.	9.20.18	PLANNING BOARD SUBMISSION	GPG

[illegible][illegible]

NJ State Board Of Architects Authorization No. 161  
NJ State Board Of Engineers & Land Surveyors Authorization No. GA-278177

**Project: THE LEARNING EXPERIENCE**  
**530 NORTH STATE ROAD**  
**TOWN OF OSSINING**  
**BRIARCLIFF MANOR, NY**  
**SECTION 90.15, BLOCK 2, LOT 18**

Project No: <b>TLENY-S-17-155</b>	Scale: <b>1" = 20'</b>
--------------------------------------	---------------------------

Drawn By:	Approved By:
<b>LB</b>	<b>RA</b>

Drawing Name:

## LIGHTING PLAN

Drawing Number:

**C-650**

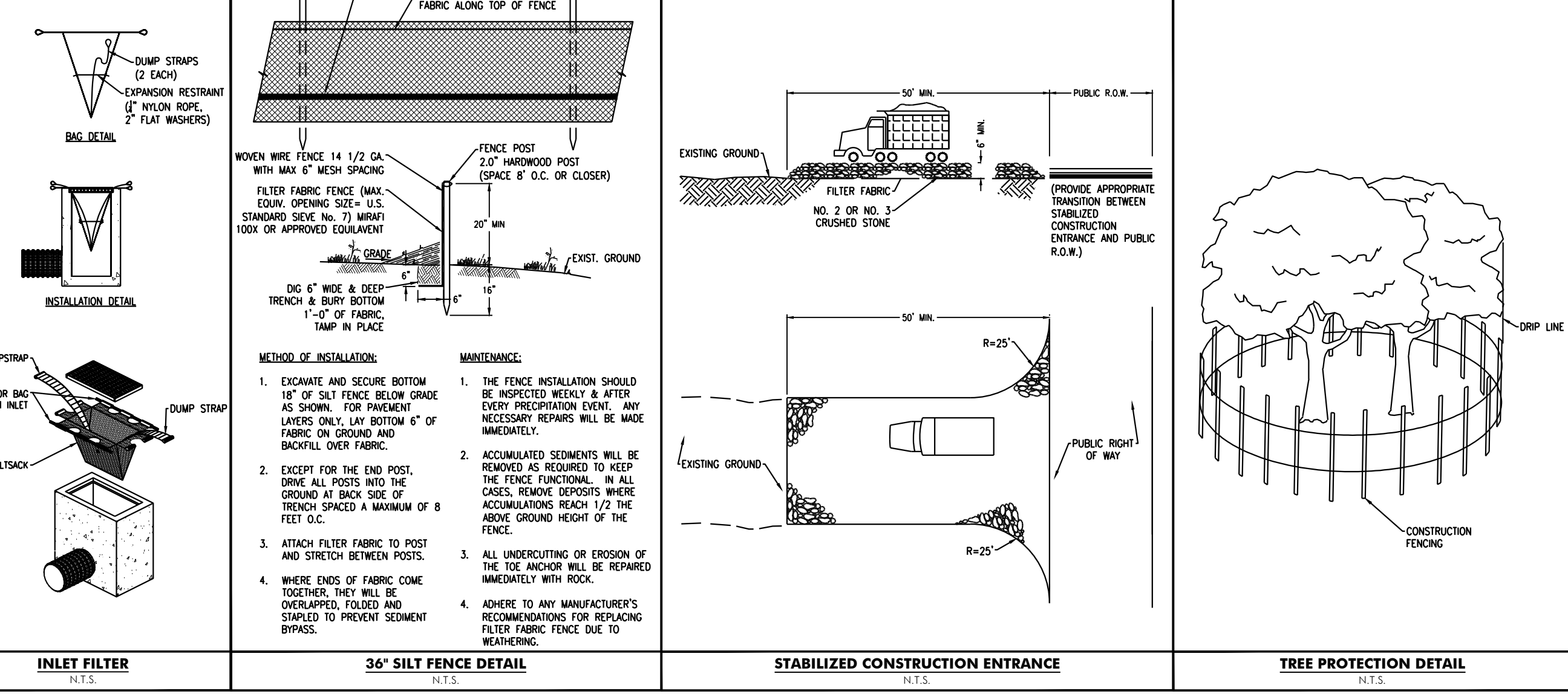
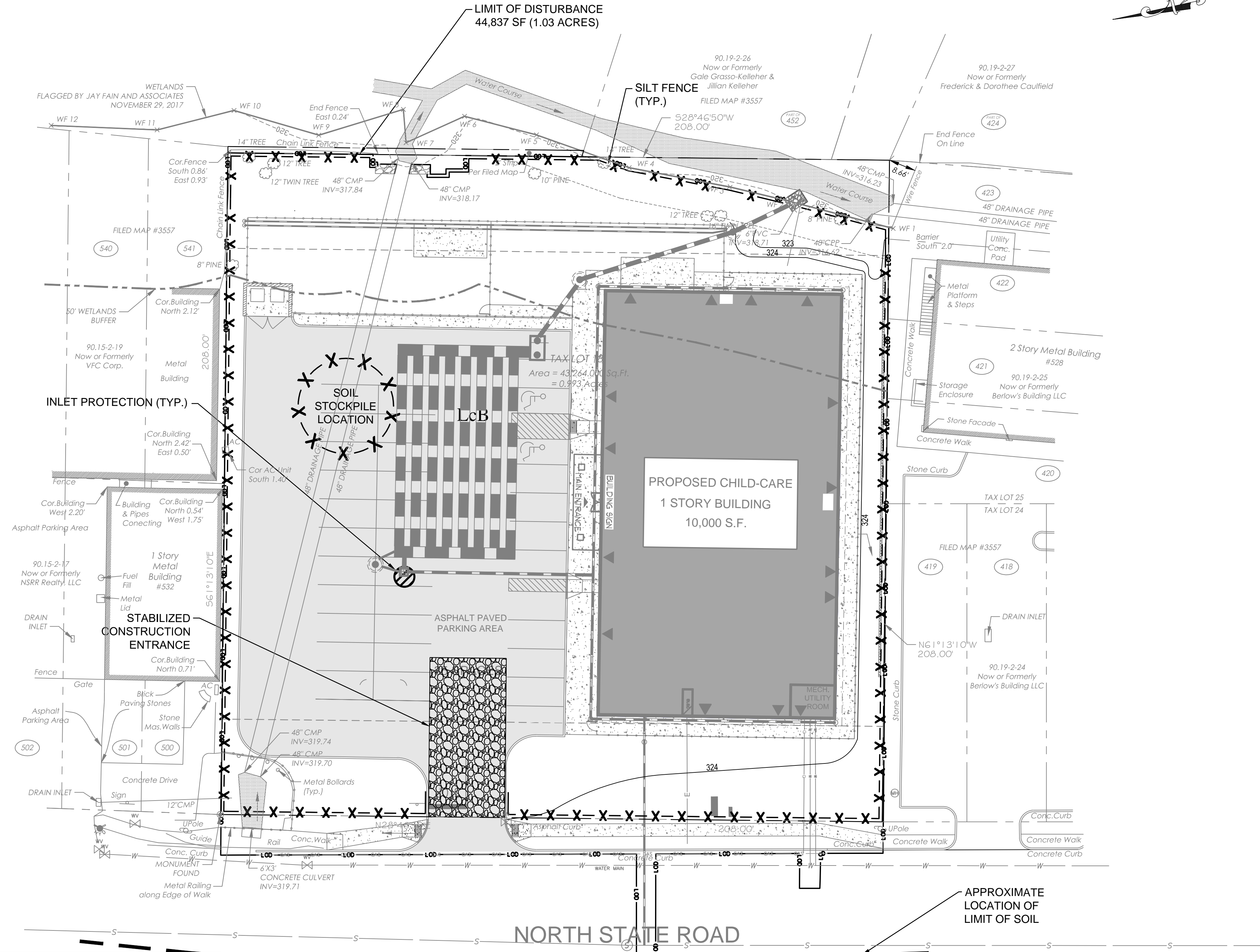
Sheet No:                      of:

7 10

Initial Date:  <b>APRIL 27, 2018</b>	<b>RICHARD A. JARMEL PROFESSIONAL ENGINEER N.Y. LIC. #073898-1</b>
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# SOIL EROSION AND SEDIMENT CONTROL NOTES:

- ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCES, OR IN THEIR PROPER SEQUENCE AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
- ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED MORE THAN 30 DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC, WILL IMMEDIATELY RECEIVE A TEMPORARY SEEDING. IF THE SEASON PREVENTS THE ESTABLISHMENT OF A TEMPORARY COVER, THE DISTURBED AREAS WILL BE MULCHED WITH STRAW, OR EQUIVALENT MATERIAL, AT A RATE OF TWO (2) TONS PER ACRE, ACCORDING TO NY STATE STANDARDS.
- PERMANENT VEGETATION SHALL BE SEEDED OR SODDED ON ALL EXPOSED AREAS WITHIN TEN (10) DAYS AFTER FINAL GRADING. MULCH WILL BE USED FOR PROTECTION UNTIL SEEDING IS ESTABLISHED.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE NEW YORK STATE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL.
- ALL WORK WITHIN COUNTY RIGHT-OF-WAY SHALL BE DONE IN ACCORDANCE WITH NASSAU COUNTY RULES AND REGULATIONS.
- A SUB-BASE COURSE WILL BE APPLIED IMMEDIATELY FOLLOWING ROUGH GRADING AND INSTALLATION OF IMPROVEMENTS IN ORDER TO STABILIZE STREETS, ROADS, DRIVEWAYS AND PARKING AREAS. IN AREAS WHERE NO UTILITIES ARE PRESENT, THE SUB-BASE SHALL BE INSTALLED WITHIN 15 DAYS OR PRELIMINARY GRADING.
- AT THE TIME WHEN THE SITE PREPARATION FOR PERMANENT VEGETATIVE STABILIZATION IS GOING TO BE ACCOMPLISHED, ANY SOIL THAT WILL NOT PROVIDE A SUITABLE ENVIRONMENT TO SUPPORT ADEQUATE VEGETATIVE GROUND COVER, SHALL BE REMOVED OR TREATED IN SUCH A WAY THAT WILL PERMANENTLY ADJUST THE SOIL CONDITIONS AND RENDER IT SUITABLE FOR VEGETATIVE GROUND COVER. IF THE REMOVAL OR TREATMENT OF THE SOIL WILL NOT PROVIDE SUITABLE CONDITIONS, NON-VEGETATIVE MEANS OF PERMANENT GROUND STABILIZATION WILL HAVE TO BE EMPLOYED.
- CONTRACTOR IS RESPONSIBLE FOR KEEPING ALL ADJACENT ROADS CLEAN DURING LIFE OF CONSTRUCTION OF PROJECT.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR REMEDIATING ANY EROSION OR SEDIMENT PROBLEMS THAT ARISE AS A RESULT OF ONGOING CONSTRUCTION AT THE REQUEST OF THE SOMERSET-UNION SOIL CONSERVATION DISTRICT.



## SEQUENCE OF CONSTRUCTION:

ITEM	DURATION
1. INSTALL SOIL EROSION MEASURES	2
2. DEMO SITE	7
3. GRADE SITE FOR BUILDING AND PAVEMENT	5
4. CONSTRUCT BUILDING AND PLAY AREA	200
5. CONSTRUCT STORM SYSTEM	15
6. CONNECT UTILITIES	5
7. INSTALL NEW CURB	5
8. POUR NEW WALKWAYS	5
9. PAVE DRIVEWAYS & LINESTRIPING	10
10. PLANT NEW VEGETATION	5
11. REMOVE SOIL EROSION MEASURES	1
<b>TOTAL:</b>	<b>260 DAYS</b>

## LEGEND

PROPERTY LINE	---
CONSTRUCTION ENTRANCE	---
SILT FENCE	X X
LIMIT OF DISTURBANCE	---
SOIL TYPE	L&B: LODGESTON LOAM, 3% TO 8% SLOPES, 0% TO 15% SLOPES, VERY ROCKY

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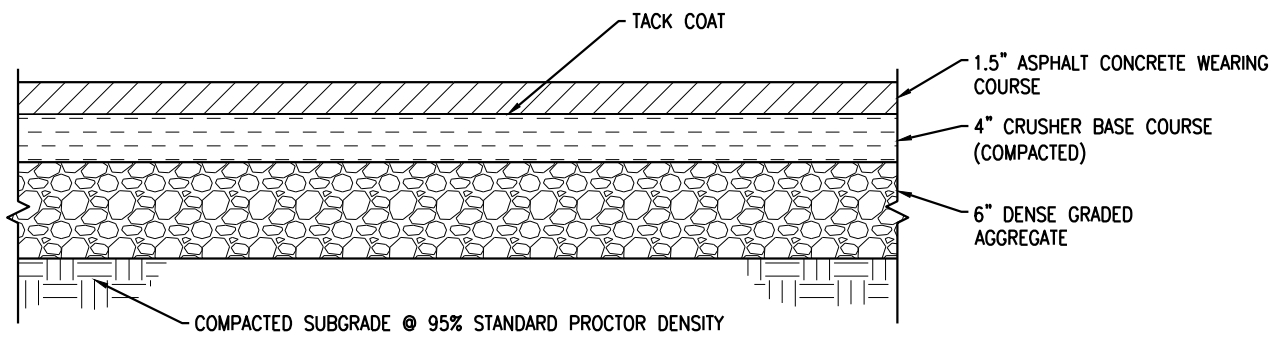
REVISION			
NO.	DATE	DESCRIPTION	INT.
1	8.20.18	PER 6/20/18 REVIEW LETTERS	LB
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**PRINCIPALS**  
MATTHEW R. JARMEL, AIA, MBA  
DAVID L. LESSENE, RA  
MICHAEL J. VOLLMER, RA  
GERARD P. GESARIO, PE  
FREDERICK KINCAID, RA  
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CHERYL SCHWENKER, AIA

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**THE LEARNING EXPERIENCE**  
530 NORTH STATE ROAD  
TOWN OF OSSING  
BRIARCLIFF MANOR, NY  
SECTION 90.15, BLOCK 2, LOT 18

Project No: **TLENY-S-17-155**  
Scale: **1" = 20'**  
Drawn By: **LB**  
Approved By: **RAJ**  
Drawing Name: **SOIL EROSION AND SEDIMENT CONTROL PLAN**  
Drawing Number: **C-700**  
Sheet No: **8** of **12**  
Initial Date: **APRIL 27, 2018**  
Richard A. Jarmel  
Professional Engineer  
N.Y. LIC. #073898-1

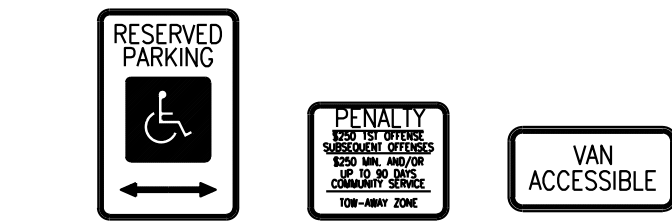


NOTES:

1. ALL WORK WITHIN THE NASSAU COUNTY RIGHT-OF-WAY SHALL CONFORM TO NASSAU COUNTY RULES AND REGULATIONS.
2. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF TOWN OF OYSTER BAY CONTRACT SPECIFICATIONS, AMENDED JANUARY 2000.
3. THE 4 INCHES OF CRUSHER BASE COURSE SHALL CONSIST OF FINE PARTICLES SMALLER THAN 1" SIZE PRODUCED AT THE CRUSHING PLANT FROM CRUSHED TRAP ROCK OR DOLOMITE. RUN OF CRUSHER SHALL MEET THE REQUIREMENTS OF THE GENERAL SPECIFICATIONS, NON-METALLIC MATERIALS.
4. THE 1 1/2 INCHES OF ASPHALT CONCRETE WEARING COURSE SHALL CONSIST OF ASPHALT CONCRETE TYPE 1 AC.

#### ASPHALT PAVEMENT SECTION

N.T.S.



NOTES:

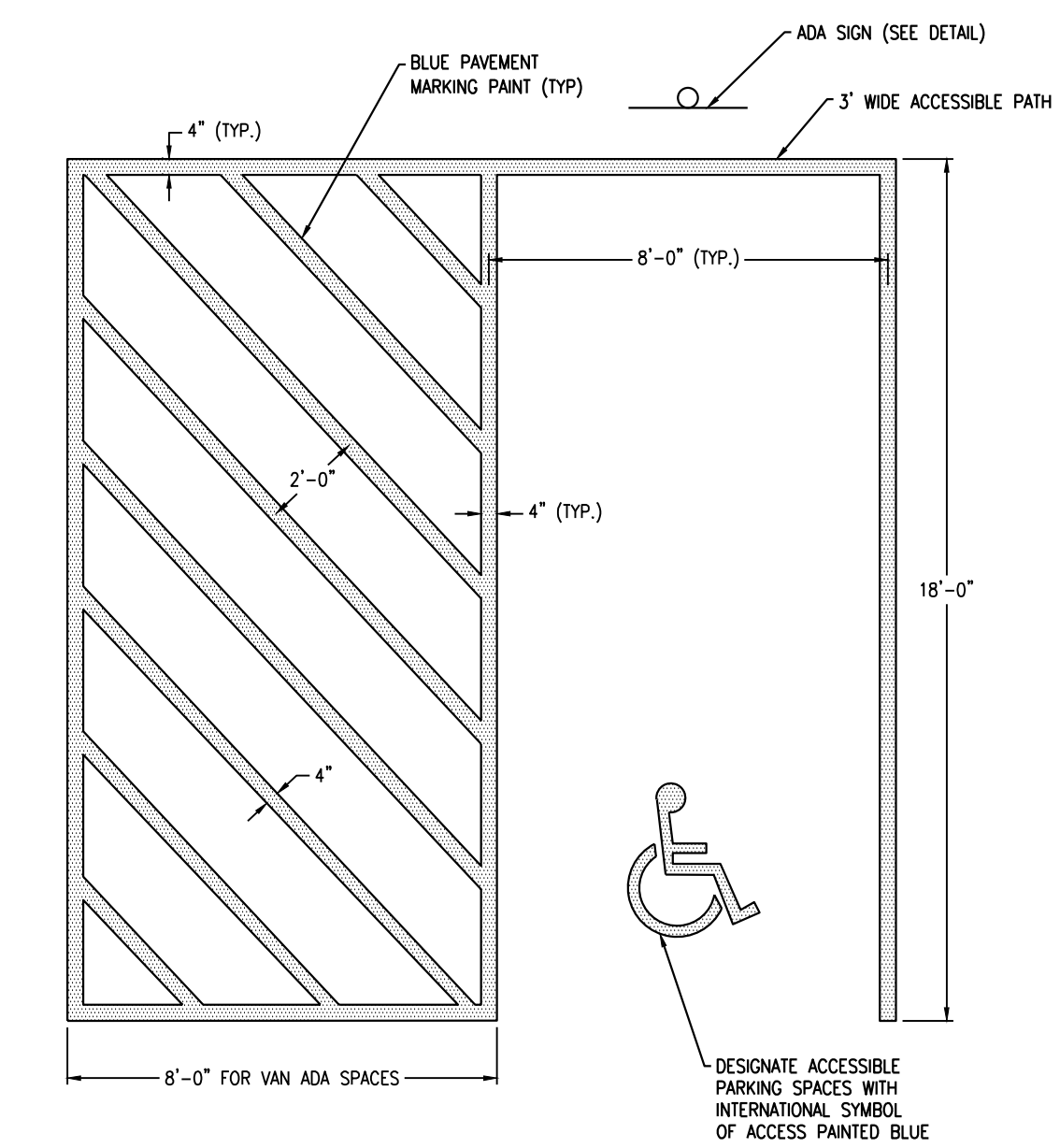
1. ALL POSTS SHALL BE OF ADEQUATE LENGTH TO MEET THE REQUIREMENTS FOR SECTION AS STATED IN THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS".
2. ALL POSTS AND BRACKETS SHALL BE CUT, BENT, AND HOLES PUNCHED AND DRILLED BEFORE GALVANIZING, WHICH SHALL BE IN CONFORMANCE WITH CURRENT A.S.T.M. SPECIFICATION A 123
3. INSTALLATION, DIMENSIONS, COLOR, AND DETAILS OF VARIOUS SIZED SIGNS, SHIELDS, AND ACCESSORY PANELS TO FOLLOW STANDARDS IN THE CURRENT "STANDARD HIGHWAY SIGNS PUBLICATION" AND THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS"

SIGN FACE:

1. LETTERS, SYMBOLS AND BORDERS SHALL BE RECTORIFIED.
2. ALL LETTERING SHALL BE UPPER CASE LETTERS OF THE TYPE APPROVED BY THE JOINT COMMITTEE ON UNIFORM TRAFFIC CONTROL DEVICES.
3. ALL LETTERS SHALL BE SERIES "C" ALPHABET IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".

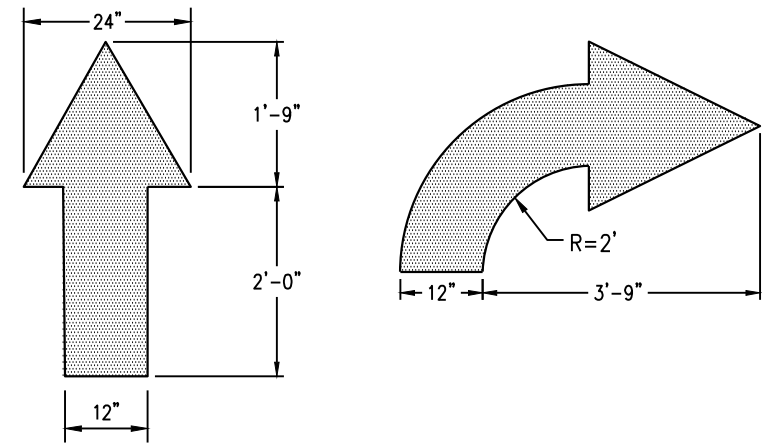
#### SIGN MOUNTING DETAIL

N.T.S.



#### ADA PARKING SPACE STRIPING

N.T.S.

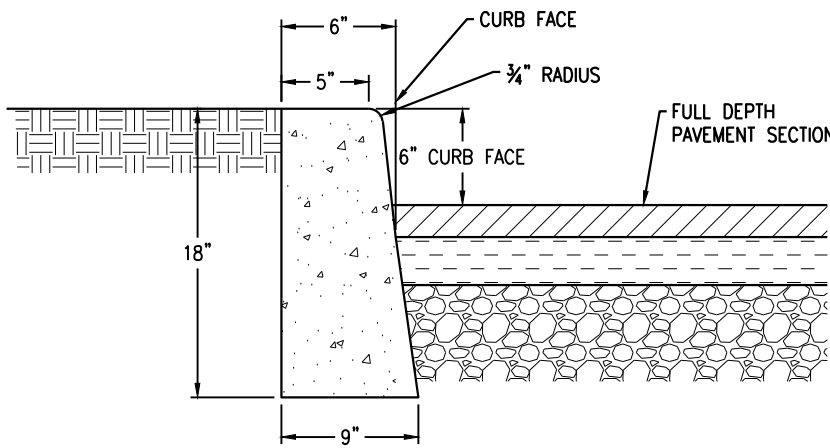


NOTES:

1. WORDS AND ARROWS FOR DRIVEWAYS SHALL BE APPLIED ACCORDING TO REQUIREMENTS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
2. THESE TRAFFIC FLOW ARROWS SHALL BE PAINTED REFLECTIVE YELLOW.

#### TRAFFIC FLOW ARROWS

N.T.S.

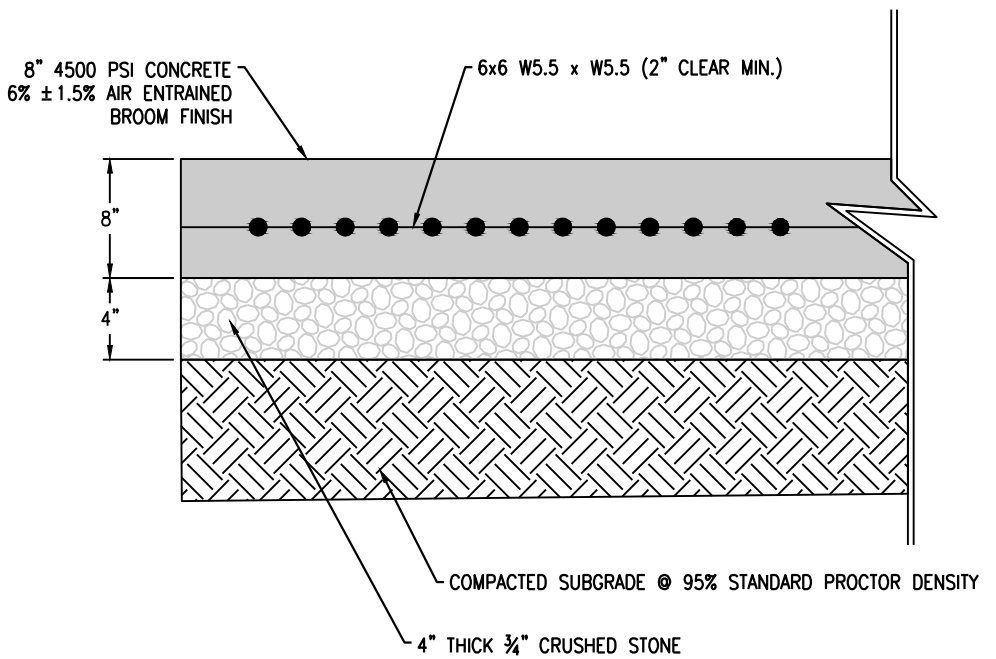


NOTES:

1. CONCRETE TO TEST 4,000 PSI MINIMUM ON 28 DAY DAY TEST, AIR ENTRAINMENT 4% TO 7%, SLUMP TO BE 3" MAX.
2. TRANSVERSE JOINTS 3\"/>
3. EXPOSED CONCRETE SURFACE IS TO BE RUBBED TO PROVIDE SMOOTH FINISHED SURFACE.

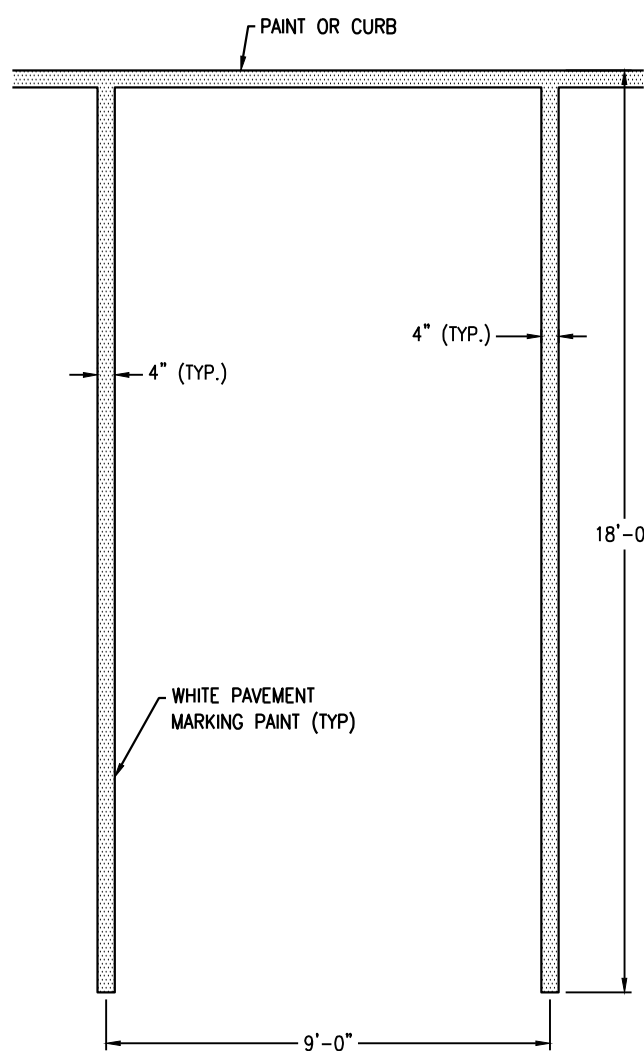
#### 6\"/>

N.T.S.



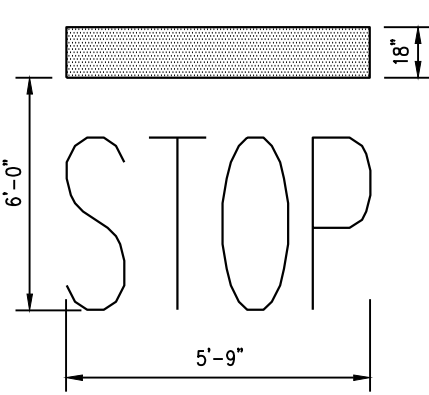
#### CONCRETE SLAB FOR DUMPSTER

N.T.S.



#### STANDARD PARKING SPACE STRIPING

N.T.S.

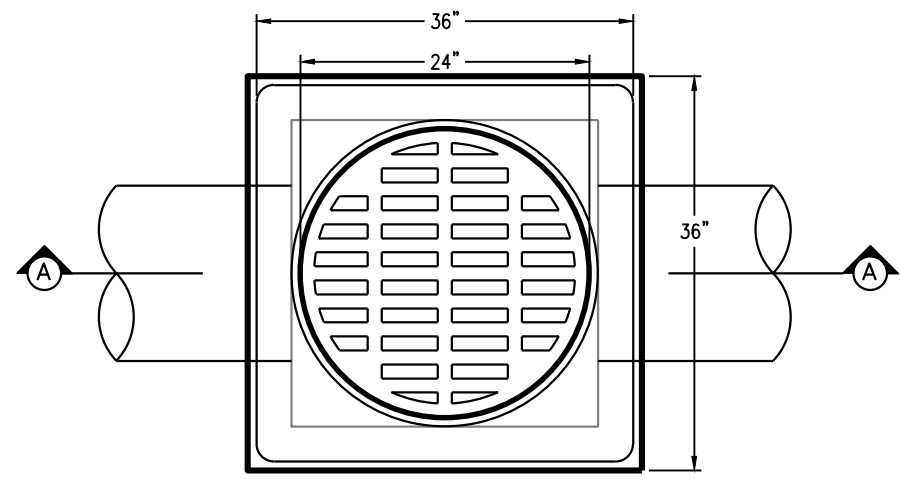


NOTES:

1. WORDS AND ARROWS FOR DRIVEWAYS SHALL BE APPLIED ACCORDING TO REQUIREMENTS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
2. THESE WORDS AND BAR ARE TO BE PAINTED REFLECTIVE WHITE.

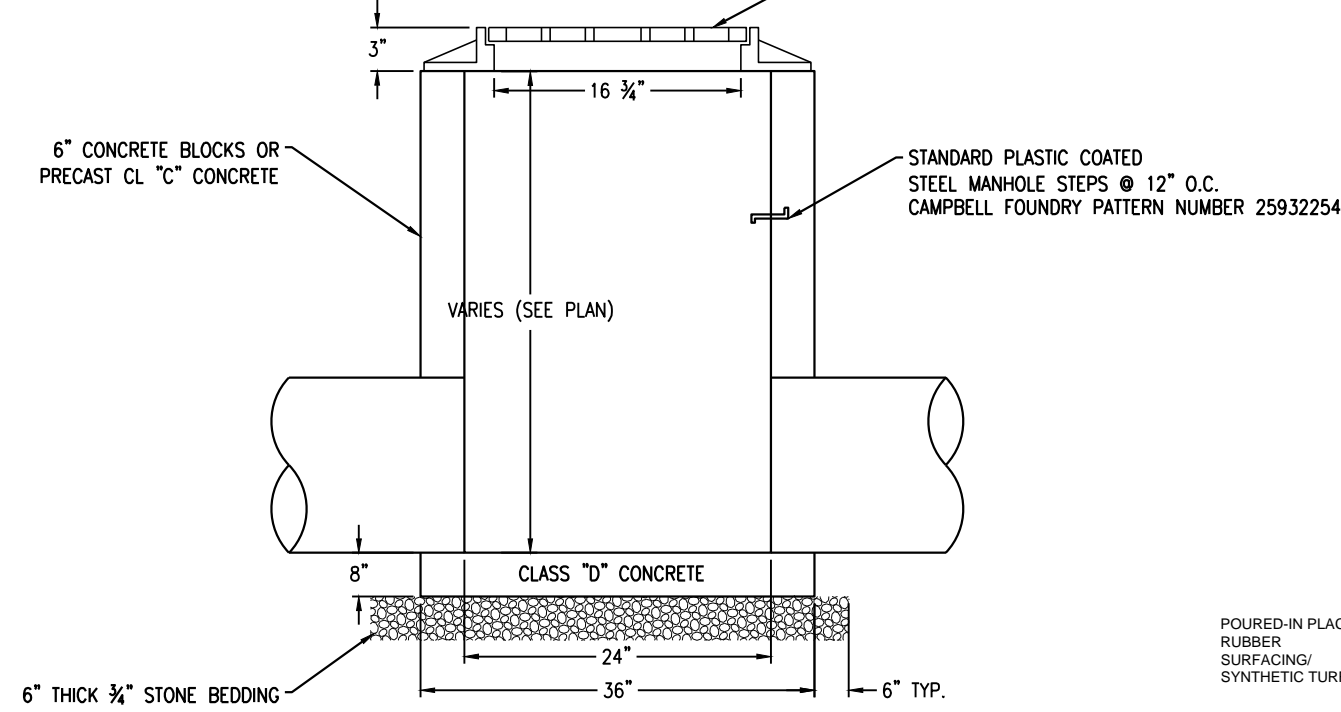
#### STOP BAR DETAIL

N.T.S.



#### FIELD INLET

N.T.S.

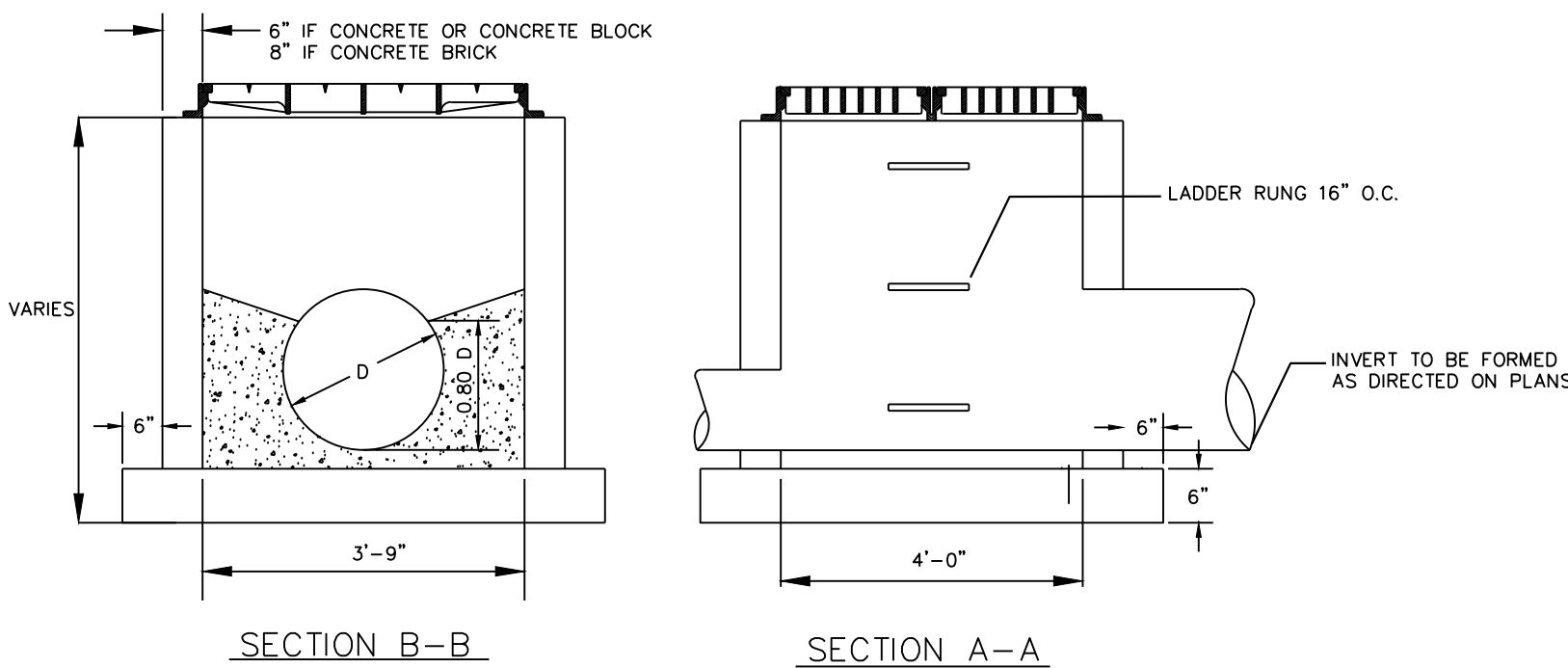


#### 4'-0\"/>

N.T.S.

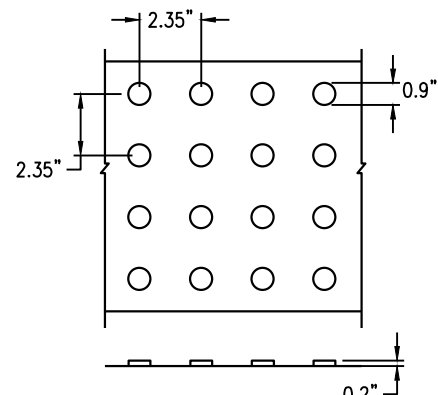
GENERAL NOTES:

1. FOOTING AND INVERT TO BE 3,500 PSI CONCRETE
2. IF WALL CONSTRUCTION OTHER THAN CONCRETE THE WALLS SHALL BE PLASTERED BOTH INSIDE AND OUTSIDE WITH 1/2\"/>
3. BLOCK TO BE LAID ON 1:2 MORTAR AND JOINTS NOT OVER 1/4\"/>
4. PROVIDE 3/4\"/>
5. WHEN ADDITIONAL DEPTH IS SCHEDULED WALLS BELOW THE DEPTH OF 8'-0\"/>
6. EXISTING STRUCTURE TO BE MODIFIED FROM 8\"/>



#### TYPE \"E\" INLET

N.T.S.

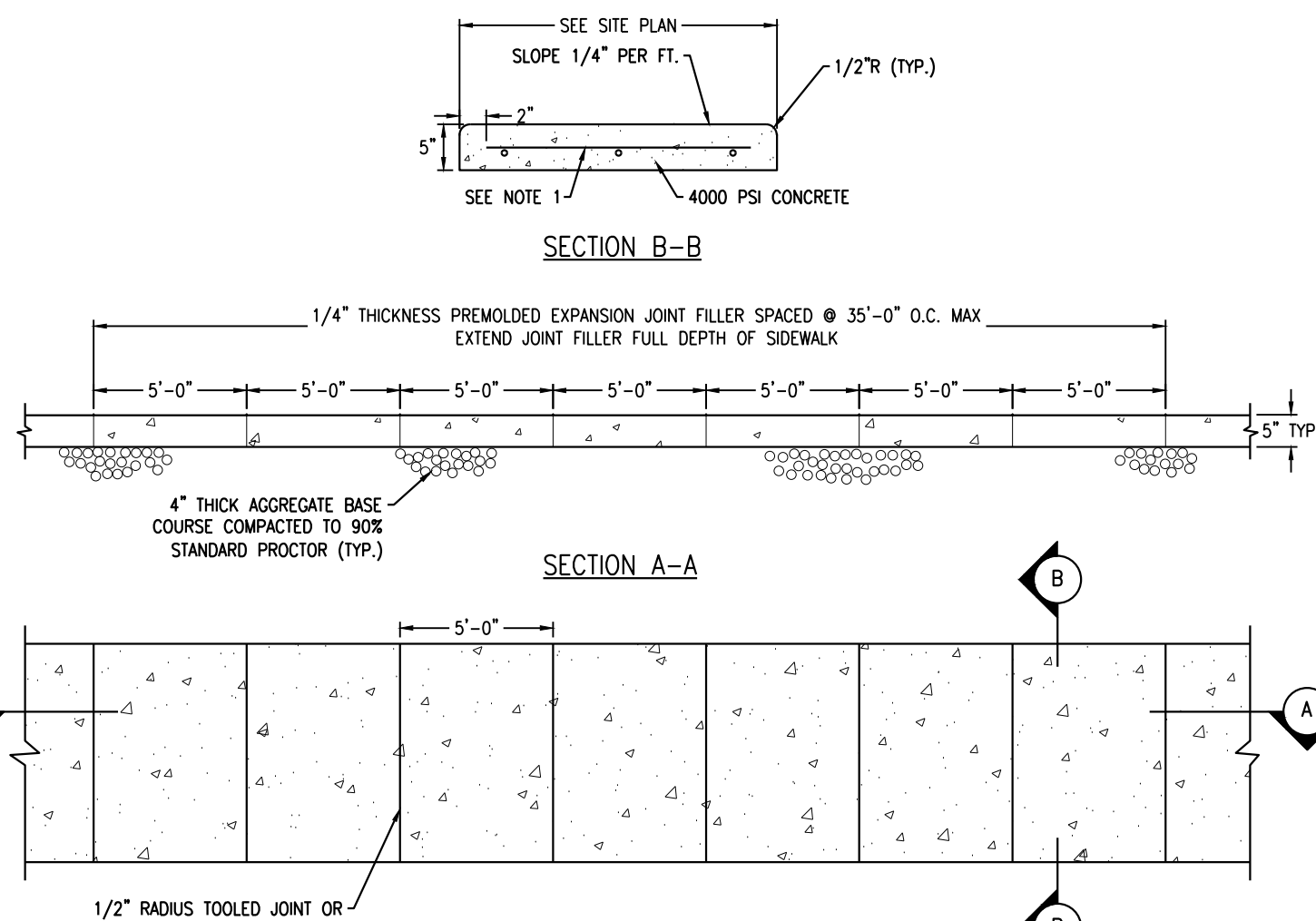


NOTES:

1. A 24\"/>
2. DOMES SHALL HAVE A DIAMETER OF 0.9\", A HEIGHT OF 0.2\", AND A CENTER-TO-CENTER SPACING OF 2.35\"/>
3. MATERIAL SHALL BE NEENAH FOUNDRY CAST IN PLACE STEEL DETECTABLE PLATES (COLOR-RED).

#### DETECTABLE WARNING SURFACE

N.T.S.

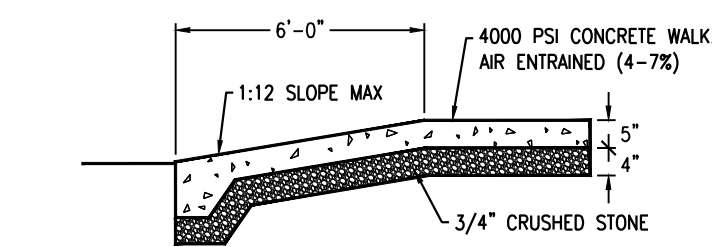


NOTES:

1. ALL WORK WITHIN THE NASSAU COUNTY RIGHT-OF-WAY SHALL CONFORM TO NASSAU COUNTY RULES AND REGULATIONS.
2. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF TOWN OF OYSTER BAY CONTRACT SPECIFICATIONS, AMENDED JANUARY 2000.
3. CONCRETE SIDEWALK SHALL CONSIST OF ONE PART PORTLAND CEMENT TYPE II, ONE AND ONE HALF PARTS OF FINE AGGREGATE AND THREE PARTS OF COARSE AGGREGATE (EITHER BROKEN STONE OR SCREENED GRAVEL) SIZE NUMBER 3 (1\"/>
4. NO. 3 BARS 24\"/>

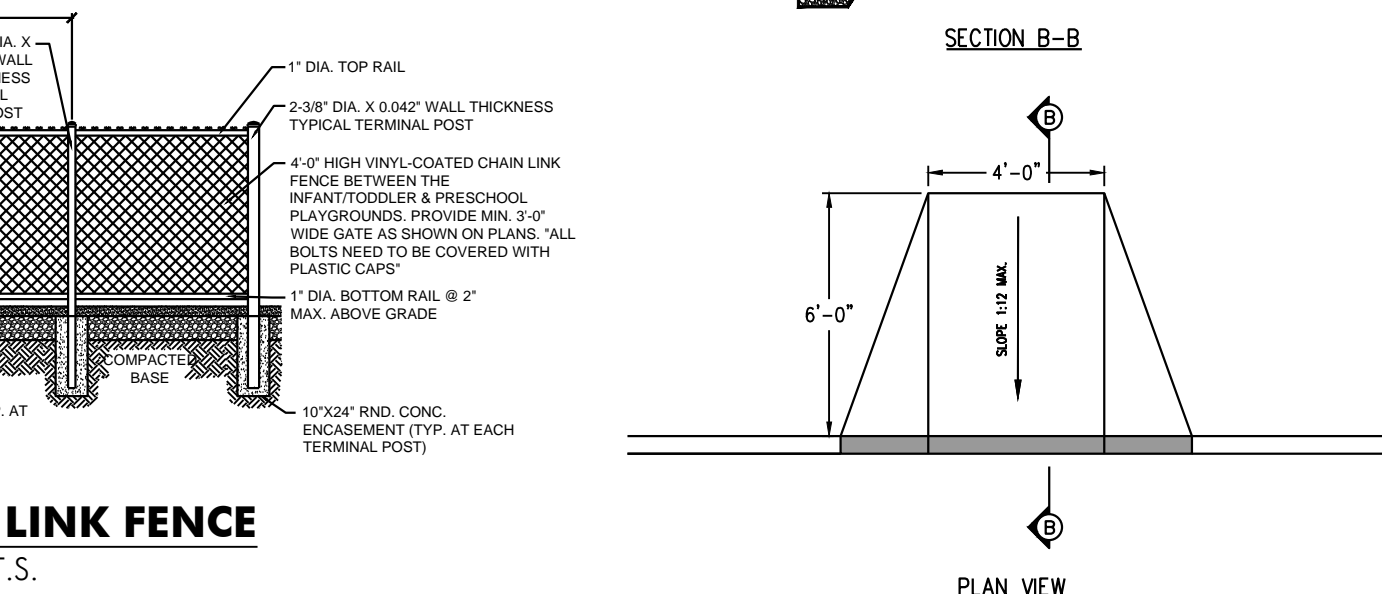
#### CONCRETE SIDEWALK

N.T.S.



#### HANDICAP CURB AT SIDEWALK

N.T.S.



NOTES:

1. FENCE TO BE 'LEGEND VINYL SERIES', PRIVACY STYLE FENCE, WHITE COLOR, BY MASTER HALCO, OR APPROVED EQUIVALENT.
2. INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS AND RECOMMENDATIONS.
3. FOOTING AS PER MANUFACTURER'S SPECIFICATION.

#### SOLID VINYL FENCE DETAIL

N.T.S.

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#### ISSUE

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PRINCIPALS	
MATTHEW B. JARMEL, AIA, MBA AZ LIC 48139 CO LIC ARC-401483 CT LIC AR-001415 DC LIC ARC101849 DE LIC SS-0007256 FL LIC APR4034 GA LIC 84011484 IA LIC 03077 IL LIC 001020069 IN LIC AR-0206 MD LIC 1251026 NJ LIC 1251026189 NY LIC 08022 PA LIC 21A00774792 RI LIC 07486 TX LIC 123822	NU LIC AB-12787 NV LIC 46404 NC LIC 10120 NH LIC 3501 NY LIC 024673 PA LIC APR-12044 PA LIC RA-01483.8 RI LIC ARC-0004785 SC LIC AR-9163 TN LIC 103850 TX LIC 20997 VA LIC 0421014089 VA LIC 2453 NJ LIC 21A00774792 NJ PP LIC 3080243100 NJ LIC 37491 NH LIC 07486 PA LIC 21A00774792 PA LIC 0250300 TX LIC 88498
ASSOCIATES	
RONALD A. BROKENSHIRE, PE DAVID L. LESSNER, RA MICHAEL J. VOHLAND, RA GERARD P. GESARIO, PE FREDERICK KINCAID, RA JEROME LESLIE EBEL, PA, PP CHEERY SCHWENKER, AIA	NU LIC CE45511 NJ LIC PE88817 NJ LIC AR 13231 PA LIC 024719 PA LIC RA-05081 NY LIC 036993 NJ LIC CE030255 NJ LIC 21A1018294 NJ LIC AR-08883 NY LIC 019151 NJ LIC 21A00209000 PA LIC 84407927

NJ State Board of Architects Registration No. 161  
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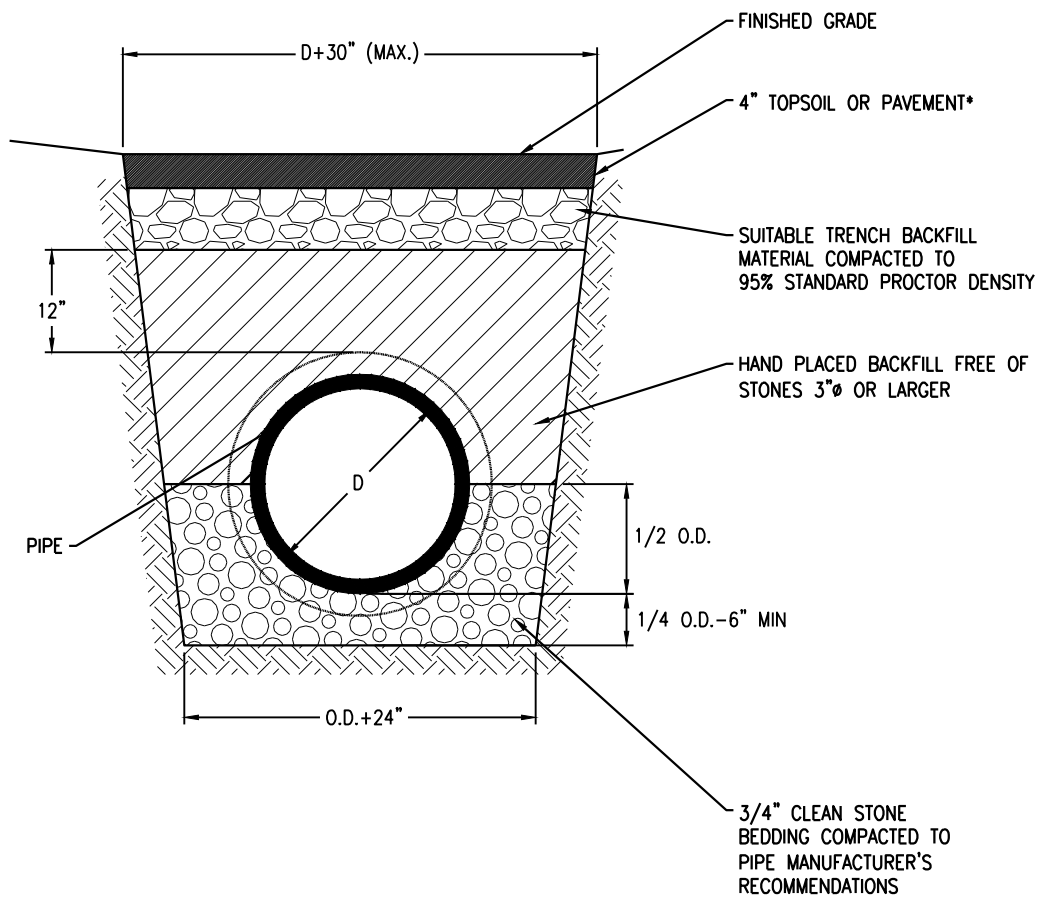
Project No: **TLENY-S-17-155** Scale: **AS NOTED**

Drawn By: **LB** Approved By: **GPG**

Drawing Name:

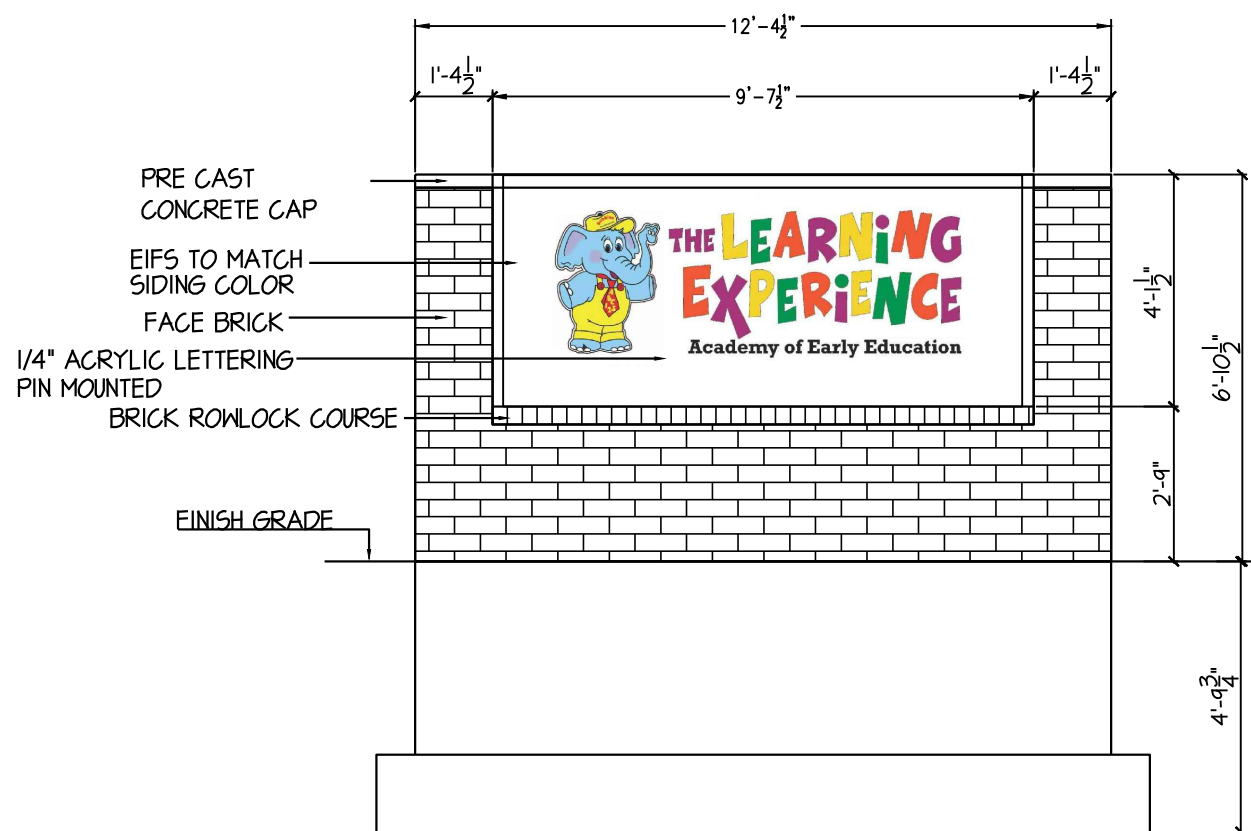
#### DETAIL SHEET

Drawing Number:	<b>C-900</b>
Sheet No:	of: <b>9 12</b>
Initial Date:	<b>APRIL 27, 2018</b>
Richard A. Jarmel Professional Engineer N.Y. Lic. #073898-1	

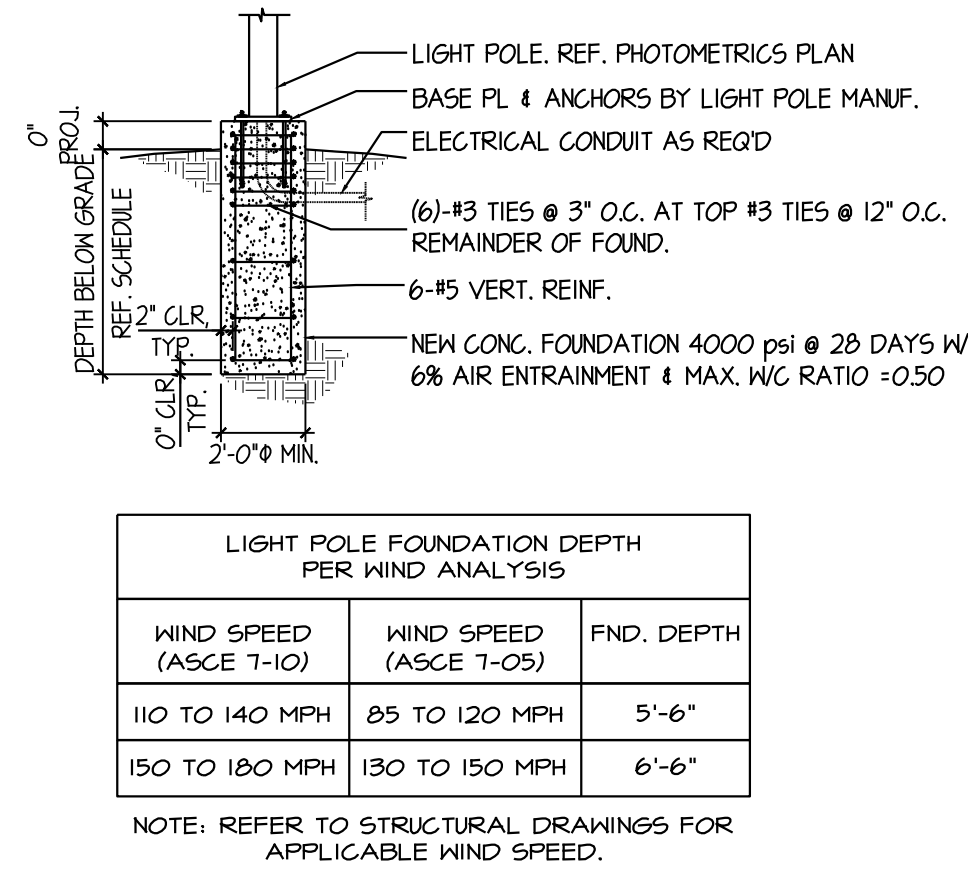
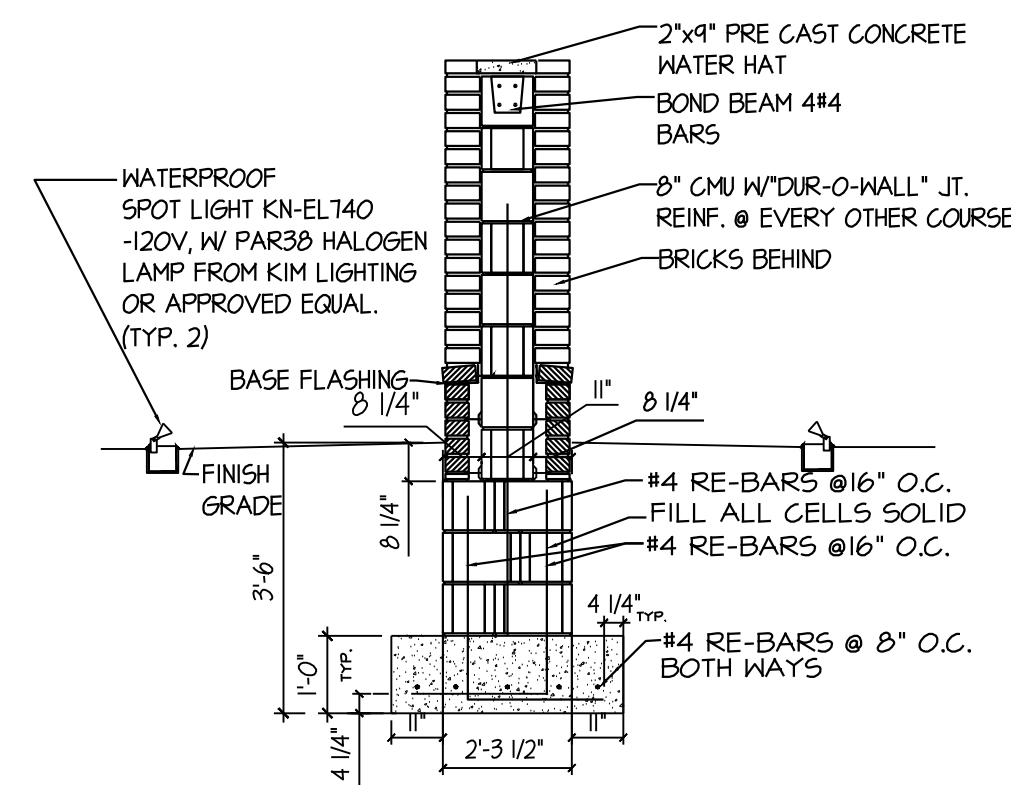
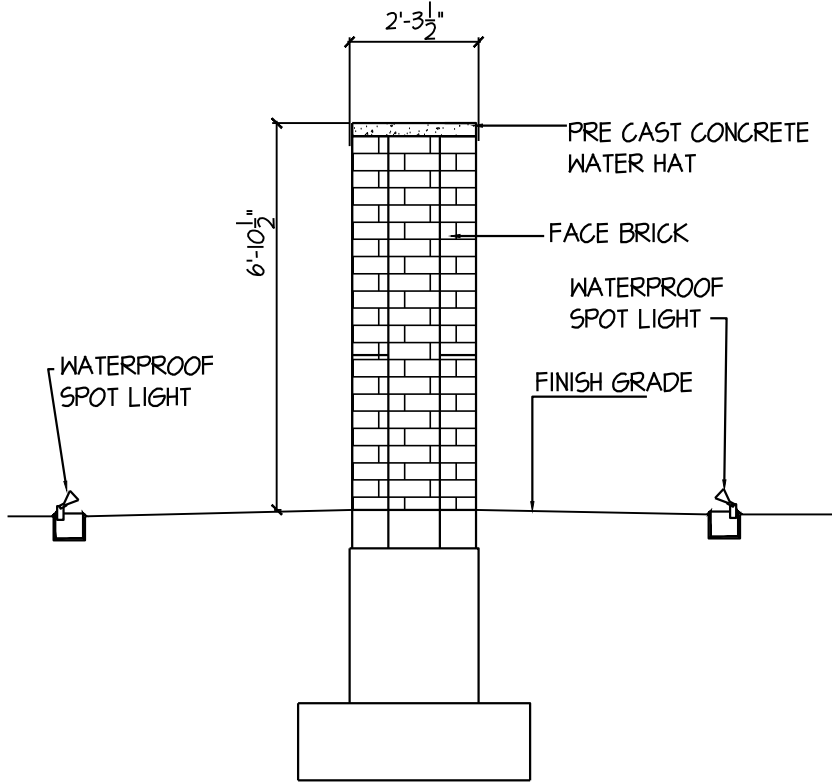


GENERAL NOTE:  
1. ALL BACKFILL UNDER PAVEMENT SHALL BE TYPE 1-2 SELECT MATERIAL OR 5A BASE COURSE MATERIAL COMPACTED TO 95% STANDARD PROCTOR DENSITY.

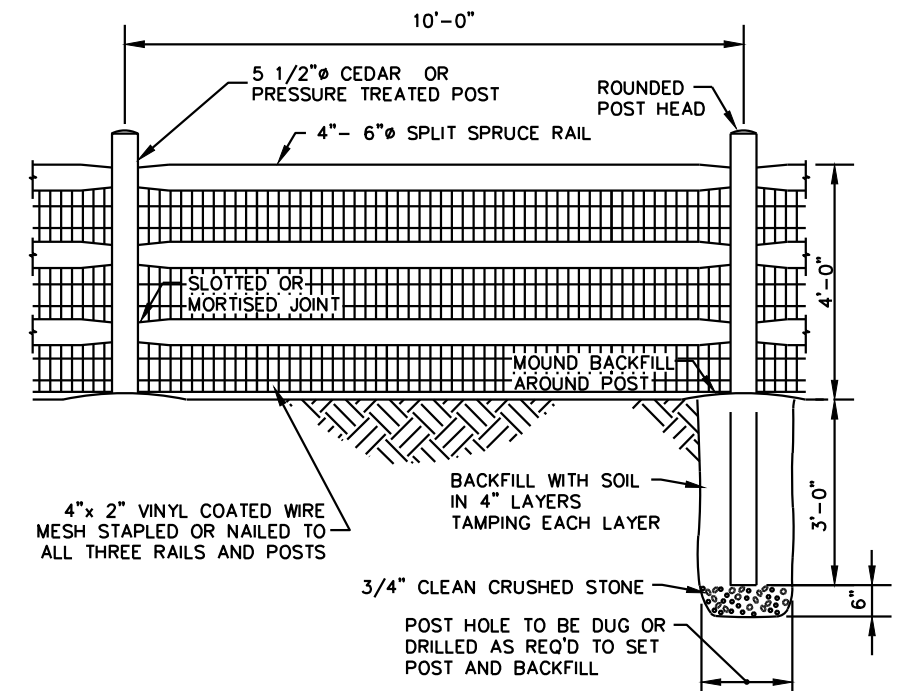
**TRENCH/BACKFILL SECTION**  
N.T.S.



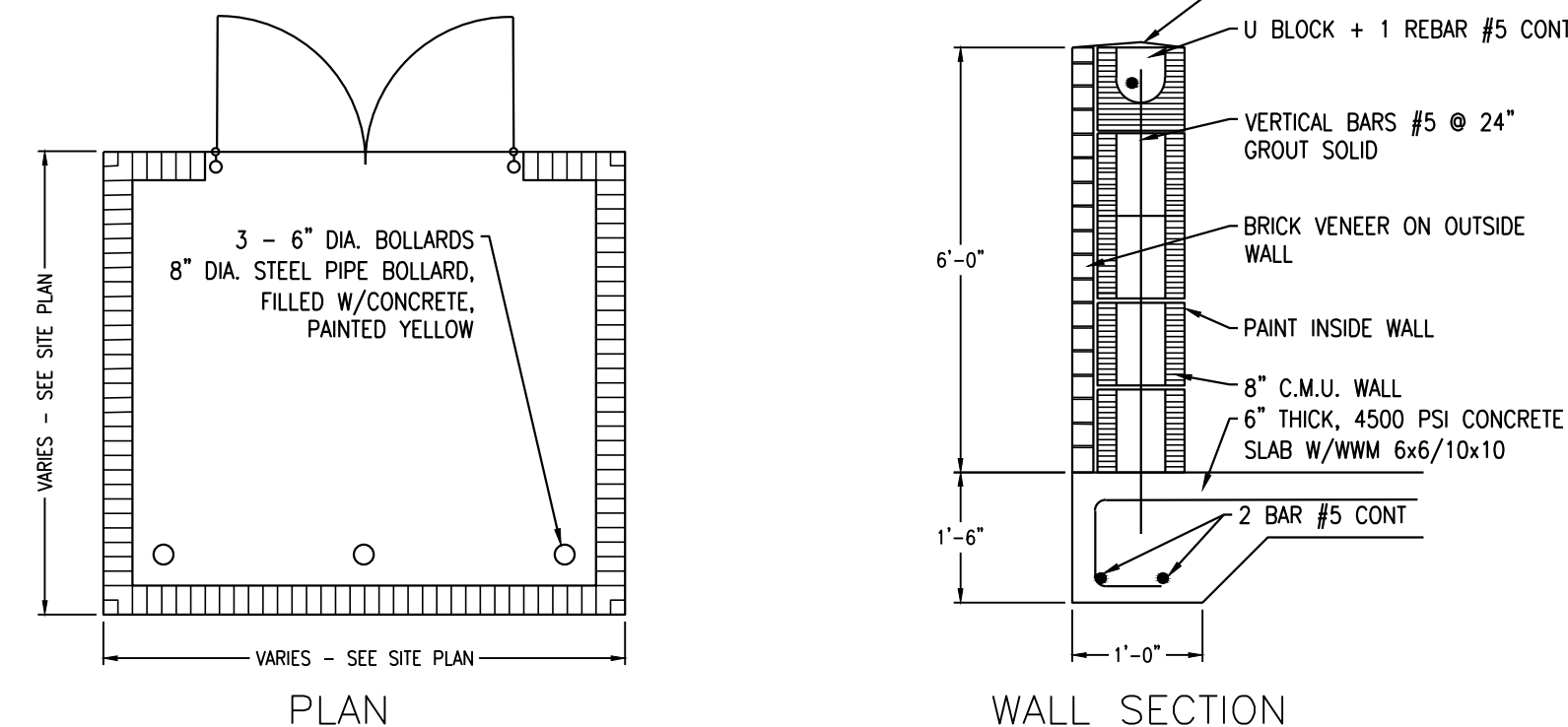
**TLE MONUMENT SIGN**  
N.T.S.



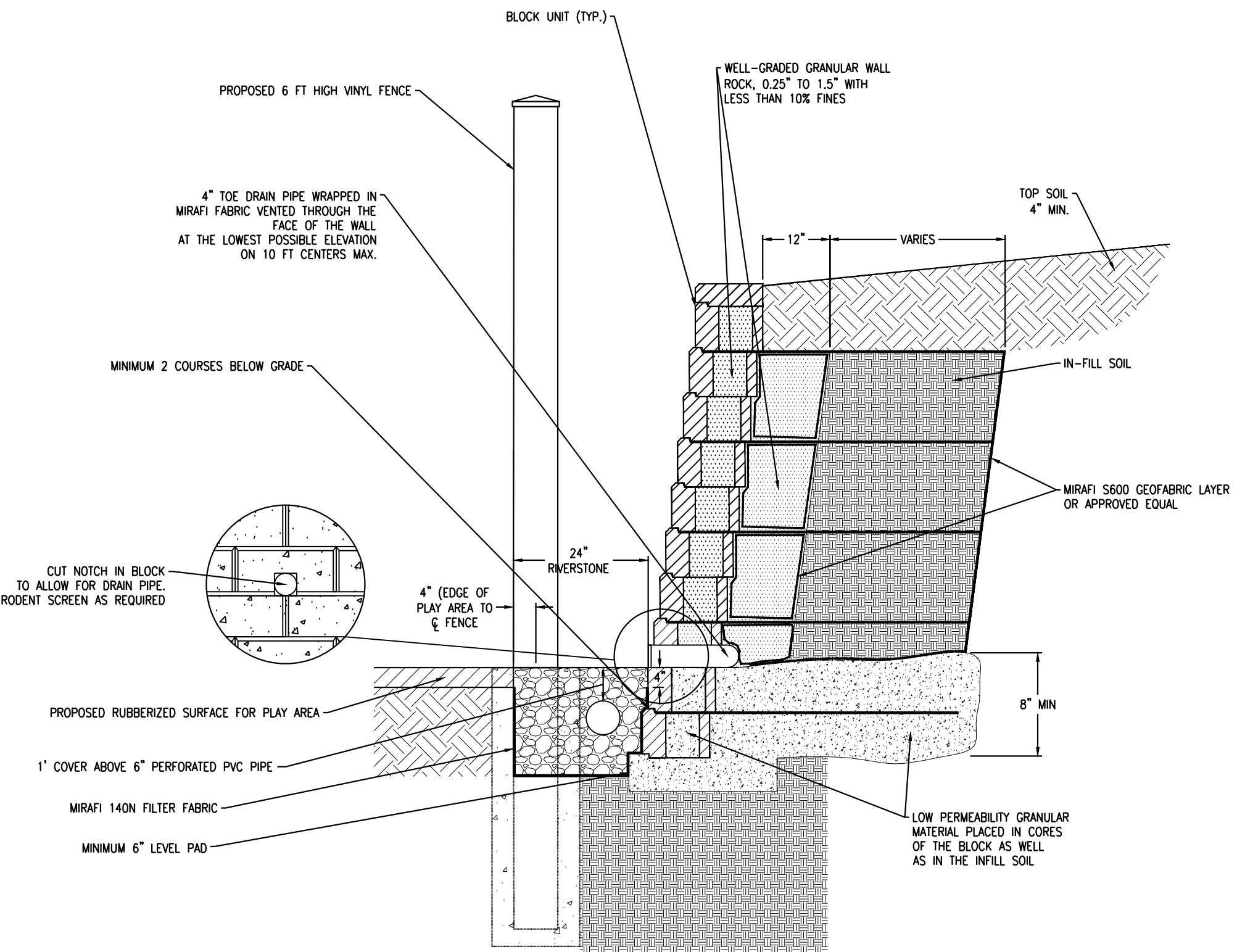
**LIGHT POLE FOUNDATION**  
N.T.S.



**SPLIT RAIL FENCE WITH WIRE MESH**  
N.T.S.

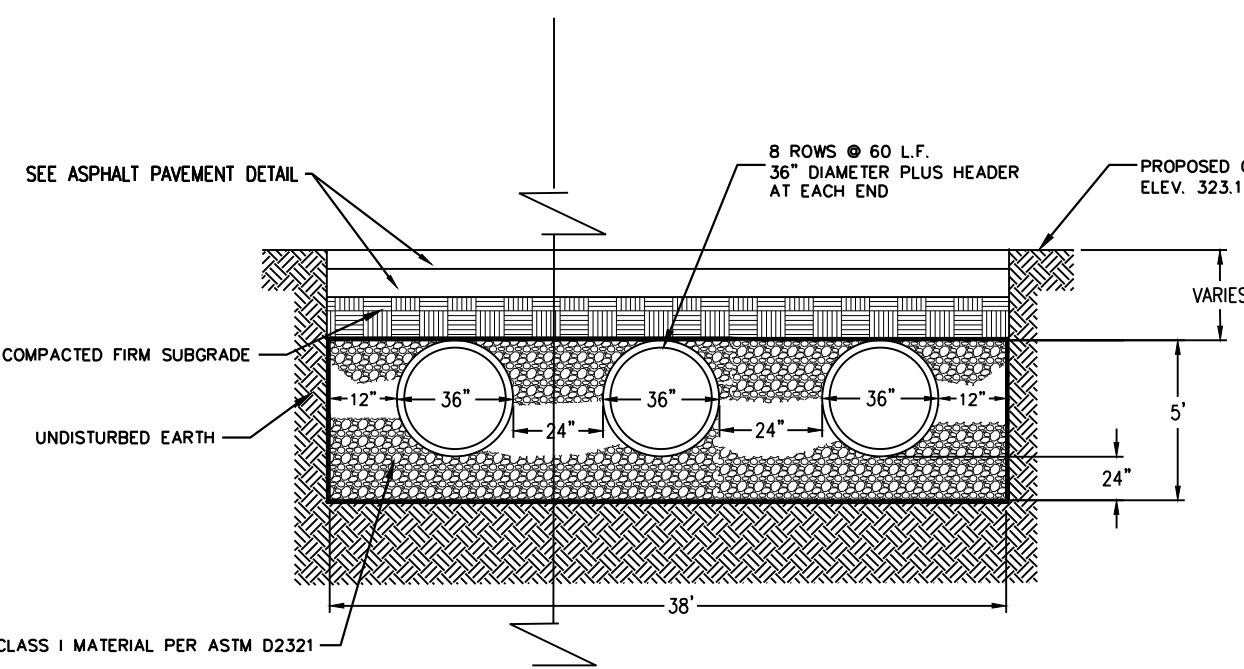


**DUMPSTER ENCLOSURE**  
N.T.S.



NOTES:  
1. CONTRACTOR SHALL PROVIDE DESIGN CALCULATIONS OF THE SEGMENTAL BLOCK RETAINING WALL AND DRAWINGS SHALL BE SUBMITTED BY THE CONTRACTOR FOR REVIEW, PREPARED, SIGNED AND SEALED BY A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF NEW YORK.

**TYPICAL BLOCK WALL DETAIL**  
N.T.S.



NOTES:  
1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF TOWN OF OYSTER BAY CONTRACT SPECIFICATIONS, AMENDED JANUARY 2000.  
2. ALL DETENTION AND RETENTION SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM 2321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST ADDITION.  
3. MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL, WHEN REQUIRED.

**UNDERGROUND INFILTRATION SYSTEM**  
N.T.S.

**Jarmel Kizel**  
ARCHITECTS AND ENGINEERS INC.  
42 OKNER PARKWAY  
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Architecture  
Engineering  
Interior Design  
Implementation Services

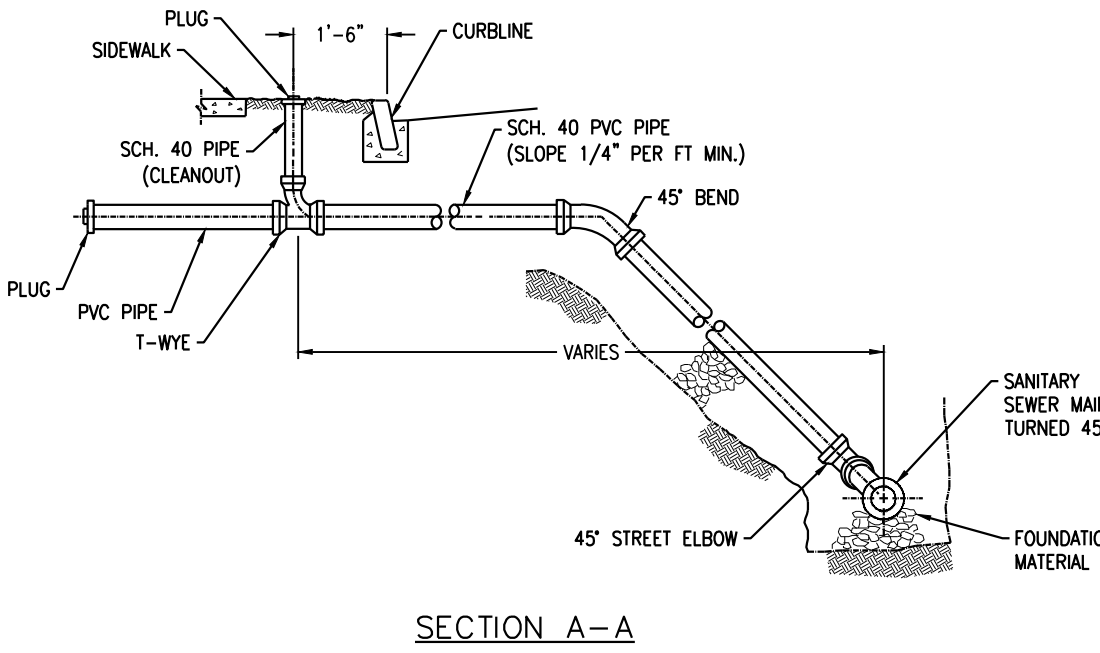
ISSUE			
NO.	DATE	DESCRIPTION	INT.
1.	5.23.18	INITIAL SUBMISSION	GPG
2.	6.28.18	REVISED PLAY AREA 20' BUFFER	GPG
3.	8.20.18	PLANNING BOARD SUBMISSION	GPG
4.	9.20.18	PLANNING BOARD SUBMISSION	GPG

REVISION			
NO.	DATE	DESCRIPTION	INT.
1	9.20.18	PER 9/5/18 PB MEETING	GPG

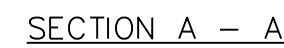
PRINCIPALS	
<b>MATTHEW B. JARMEL, AIA, MBA</b> AZ LIC 48139 CO LIC ARS-401483 CT LIC AR-001415 DC LIC ARS101849 DE LIC 55-0007256 FL LIC ARS4034 GA LIC 84011484 IL LIC 05077 IN LIC 011020069 MA LIC AR-0208 MD LIC 120162189 NJ LIC 18892 NY LIC 200972 VA LIC 54021014089 WI LIC 2453 WY LIC 200972	<b>IRWIN H. KIZEL, AIA, PE</b> AZ LIC 48139 CO LIC ARS-401483 CT LIC AR-001415 DC LIC ARS101849 DE LIC 55-0007256 FL LIC ARS4034 GA LIC 84011484 IL LIC 05077 IN LIC 011020069 MA LIC AR-0208 MD LIC 120162189 NJ LIC 18892 NY LIC 200972 VA LIC 54021014089 WI LIC 2453 WY LIC 200972

ASSOCIATES	
<b>RONALD A. BROKENSHIRE, PE</b> AZ LIC 48139 CO LIC ARS-401483 CT LIC AR-001415 DC LIC ARS101849 DE LIC 55-0007256 FL LIC ARS4034 GA LIC 84011484 IL LIC 05077 IN LIC 011020069 MA LIC AR-0208 MD LIC 120162189 NJ LIC 18892 NY LIC 200972 VA LIC 54021014089 WI LIC 2453 WY LIC 200972	<b>DAVID L. LESSENE, RA</b> AZ LIC 48139 CO LIC ARS-401483 CT LIC AR-001415 DC LIC ARS101849 DE LIC 55-0007256 FL LIC ARS4034 GA LIC 84011484 IL LIC 05077 IN LIC 011020069 MA LIC AR-0208 MD LIC 120162189 NJ LIC 18892 NY LIC 200972 VA LIC 54021014089 WI LIC 2453 WY LIC 200972

- THRUST BLOCK DETAILS**  
N.T.S.



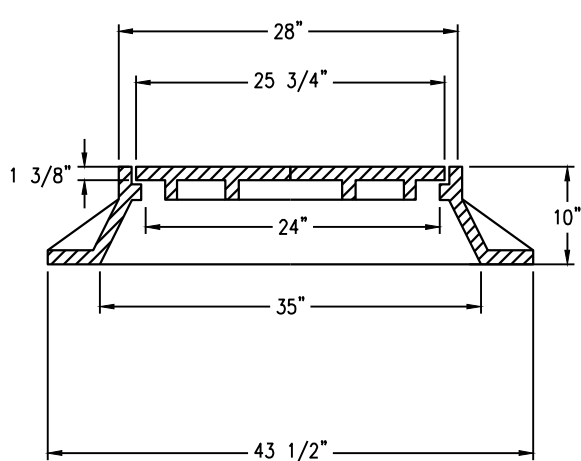
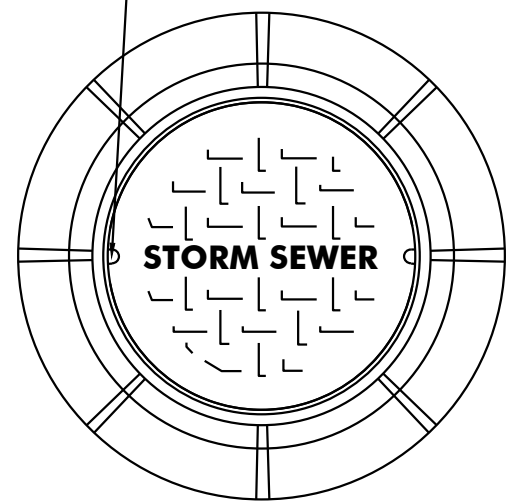
- SANITARY SEWER BUILDING CONNECTION**  
N.T.S.



## WET TAP TIE-IN DETAIL

N.T.S.

- PICK HOLE, 2 REQUIRED



## MANHOLE FRAME AND COVER

N.T.S.



# Jarmel Kizel

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Architecture  
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## ISSUE

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4.	9.20.18	PLANNING BOARD SUBMISSION	GPG

## REVISION

[illegible]

**PRINCIPALS:**

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AZ UC 481159  
CO UC ARC-401141  
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IA UC 05577  
IL UC 001.02004  
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**FREDERICK KINCAID, RA**

**JEROME LESLIE EBEN, FAIA, PP**  
PA LIC: 016502-B

**CHERYL SCHWEIKER, AIA**

NJ State Board Of Architects Authorization No. 161  
NJ State Board Of Engineers & Land Surveyors Authorization No. GA-278173

Project: **THE LEARNING EXPERIENCE**  
**530 NORTH STATE ROAD**  
**TOWN OF OSSINING**  
**BRIARCLIFF MANOR, NY**  
**SECTION 90.15, BLOCK 2, LOT 18**

Project No:	Scale:
<b>TLENY-S-17-155</b>	<b>AS NOTE</b>

Drawn By:	Approved By:
<b>LB</b>	<b>RA</b>

Drawing Name:

## DETAIL SHEET

Drawing Number:

**C-902**

Sheet No:                      of:

11 12

Initial Date: \_\_\_\_\_

**RICHARD A. JARMEL**  
**PROFESSIONAL**  
**ENGINEER**  
**N.Y. LIC. #073898-1**

