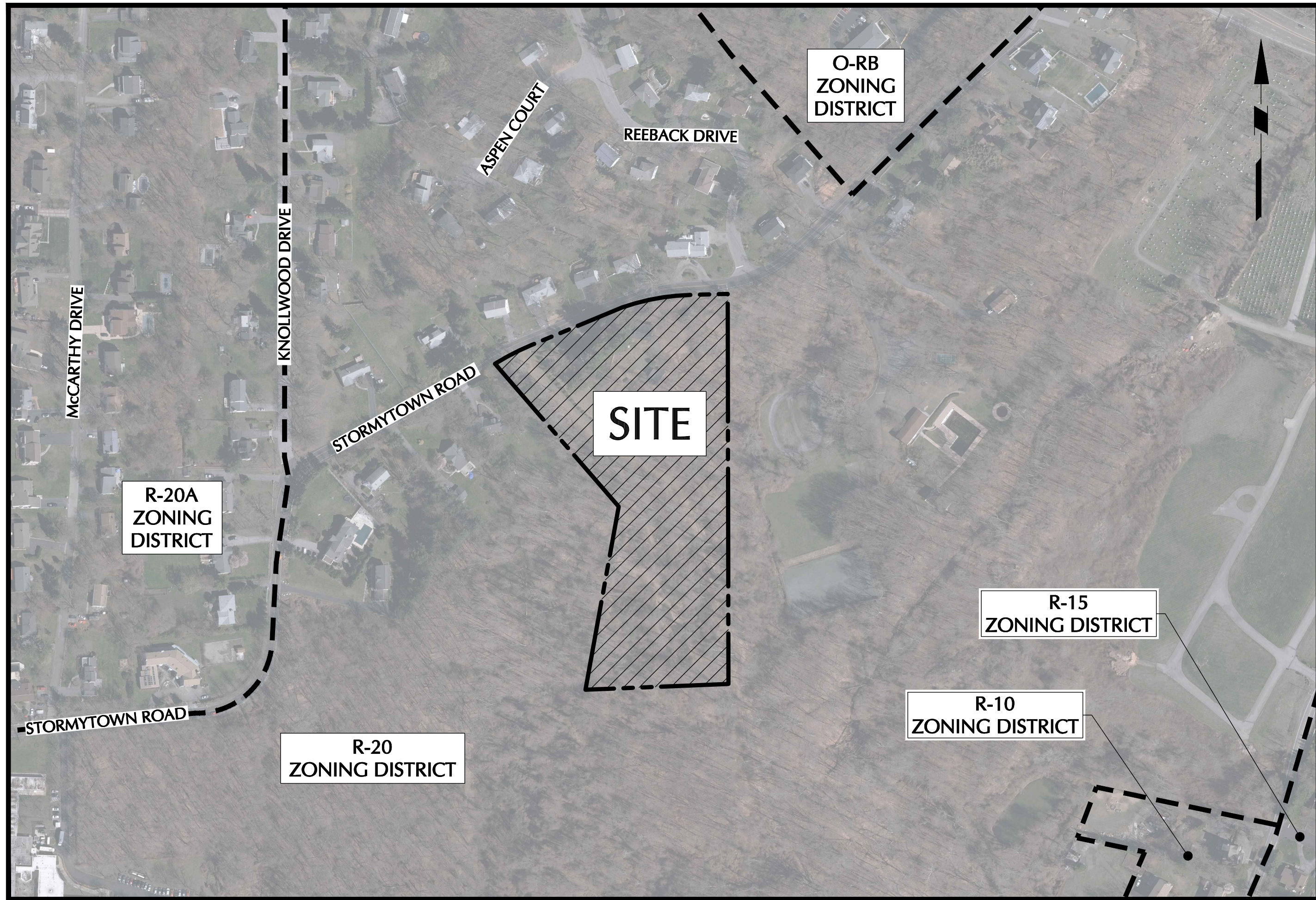


SUBDIVISION APPROVAL DRAWINGS

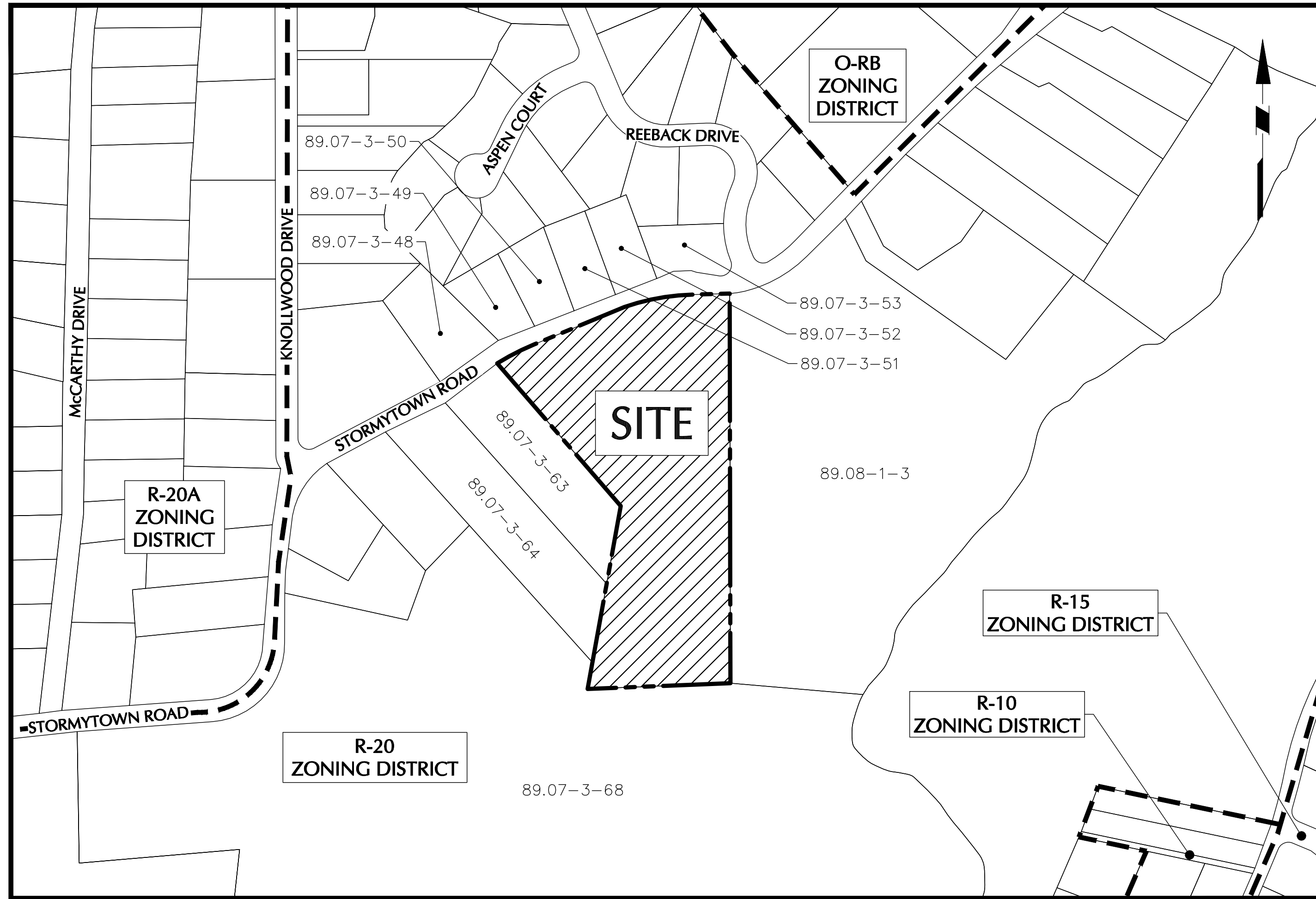
STORMYTOWN ROAD SUBDIVISION

TOWN OF OSSINING
WESTCHESTER COUNTY, NEW YORK



AERIAL MAP

1"=200'



VICINITY MAP

1"=200'

SITE INFORMATION

ADDRESS 39 STORMYTOWN ROAD
OSSINING, NY 10562

SBL/TAXID SECTION 89.07, BLOCK No. 3, LOT No. 62

ZONE R-20, ONE-FAMILY RESIDENCE DISTRICT

OWNER/APPLICANT

CHOCOLATE SKY, LLC

81 MEYERSVILLE ROAD
CHATHAM, NJ 07928

CONTACT: DONALD UTSCHIG
TEL: (914) 224-2838

CIVIL ENGINEER

LANGAN ENGINEERING, ENVIRONMENTAL, SURVEYING,
LANDSCAPE ARCHITECTURE AND GEOLOGY, D.P.C.

ONE NORTH BROADWAY, SUITE 910
WHITE PLAINS, NY 10601

CONTACT: MICHAEL FINAN, PE
TEL: (914) 323-7411

SURVEYOR

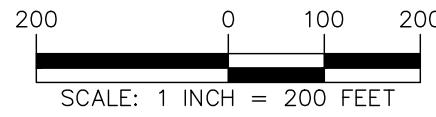
TC MERRITTS LAND SURVEYORS

394 BEDFORD ROAD
PLEASANTVILLE, NY 10570


CONTACT: DANIEL MERRITTS
TEL: (914) 769-8003

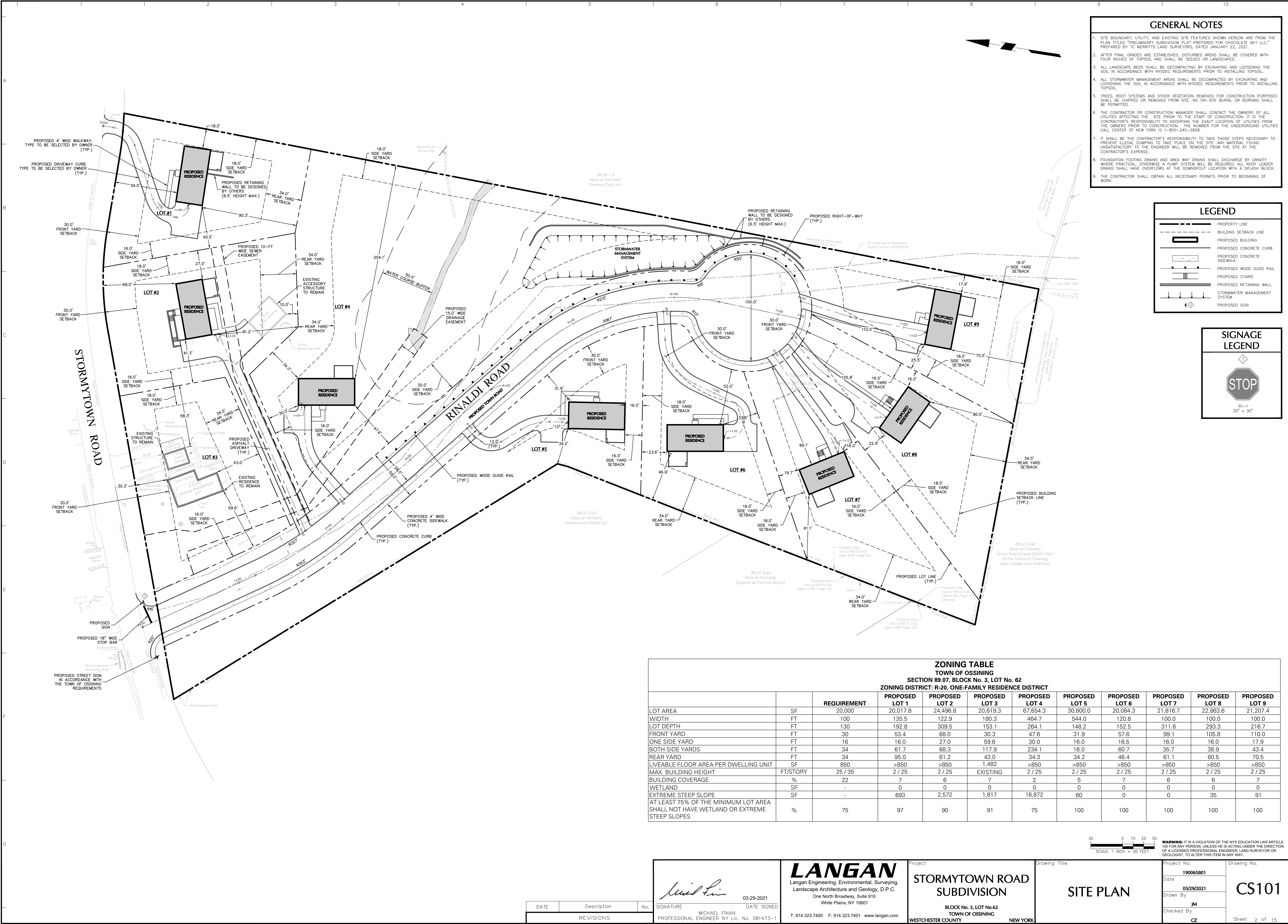
SITE DRAWING LIST

DRAWING NO.	SHEET NO.	DRAWING TITLE
CS001	1 OF 15	COVER SHEET
CS101	2 OF 15	SITE PLAN
CD101	3 OF 15	EXISTING CONDITIONS & REMOVALS PLAN
CD102	4 OF 15	TREE REMOVALS TABLE
CA101	5 OF 15	EXISTING SLOPES ANALYSIS PLAN
CG101	6 OF 15	GRADING & DRAINAGE PLAN
CG201	7 OF 15	ROAD & DRIVEWAY PROFILES
CG202	8 OF 15	SIGHT DISTANCE PLAN
CU101	9 OF 15	UTILITY PLAN
CE101	10 OF 15	EROSION & SEDIMENT CONTROL PLAN
CS501	11 OF 15	DETAILS (1 OF 3)
CS502	12 OF 15	DETAILS (2 OF 3)
CS503	13 OF 15	DETAILS (3 OF 3)
LP101	14 OF 15	PLANTING PLAN
LP501	15 OF 15	PLANTING NOTES AND DETAILS



WARNING: IT IS A VIOLATION OF THE NYS EDUCATION LAW ARTICLE 145 FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, LAND SURVEYOR OR GEOLOGIST, TO ALTER THIS ITEM IN ANY WAY.

 03-29-2021 SIGNATURE MICHAEL FINAN PROFESSIONAL ENGINEER NY Lic. No. 081473-1	LANGAN Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. One North Broadway, Suite 910 White Plains, NY 10601 T: 914.323.7400 F: 914.323.7401 www.langan.com	Project STORMYTOWN ROAD SUBDIVISION BLOCK No. 3, LOT No. 62 TOWN OF OSSINING WESTCHESTER COUNTY NEW YORK	Drawing Title COVER SHEET	Project No. 190065801	CS001 Sheet 1 of 15
		Date 03/29/2021			
		Drawn By JM			
		Checked By CZ			



- GENERAL NOTES
1. SITE BOUNDARY, UTILITY, AND EXISTING SITE FEATURES SHOWN HEREON ARE FROM THE PLAN TITLED "PRELIMINARY SUBDIVISION PLAT PREPARED FOR CHOCOLATE SKY LLC," PREPARED BY TC MERRITT'S LAND SURVEYORS, DATED JANUARY 22, 2021.

2. AFTER FINAL GRADES ARE ESTABLISHED, DISTURBED AREAS SHALL BE COVERED WITH FOUR INCHES OF TOPSOIL AND SHALL BE SEEDED OR LANDSCAPED.

3. ALL LANDSCAPE BEDS SHALL BE DECOMPACTED BY EXCAVATING AND LOOSENING THE SOIL IN ACCORDANCE WITH NYSDEC REQUIREMENTS PRIOR TO INSTALLING TOPSOIL.

4. ALL STORMWATER MANAGEMENT AREAS SHALL BE DECOMPACTED BY EXCAVATING AND LOOSENING THE SOIL IN ACCORDANCE WITH NYSDEC REQUIREMENTS PRIOR TO INSTALLING TOPSOIL.

5. TREES, ROOT SYSTEMS AND OTHER VEGETATION REMOVED FOR CONSTRUCTION PURPOSES SHALL BE CHIPPED OR REMOVED FROM SITE. NO ON-SITE BURIAL OR BURNING SHALL BE PERMITTED.

6. THE CONTRACTOR OR CONSTRUCTION MANAGER SHALL CONTACT THE OWNERS OF ALL UTILITIES AFFECTING THE SITE PRIOR TO THE START OF CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ASCERTAIN THE EXACT LOCATION OF UTILITIES FROM THE OWNERS PRIOR TO CONSTRUCTION. THE NUMBER FOR THE UNDERGROUND UTILITIES CALL CENTER OF NEW YORK IS 1-800-245-2828.

7. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO TAKE THOSE STEPS NECESSARY TO PREVENT ILLEGAL DUMPING TO TAKE PLACE ON THE SITE. ANY MATERIAL FOUND UNSATISFACTORY TO THE ENGINEER WILL BE REMOVED FROM THE SITE AT THE CONTRACTOR'S EXPENSE.

8. FOUNDATION FOOTING DRAINS AND AREA WAY DRAINS SHALL DISCHARGE BY GRAVITY WHERE PRACTICAL. OTHERWISE A PUMP SYSTEM WILL BE REQUIRED. ALL ROOT LEADER DRAINS SHALL HAVE OVERFLOWS AT THE DOWNSPOUT LOCATION WITH A SPLASH BLOCK.

9. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO BEGINNING OF WORK.

LEGEND

PROPERTY LINE

BUILDING SETBACK LINE

PROPOSED BUILDING

PROPOSED CONCRETE CURB

PROPOSED CONCRETE SIDEWALK

PROPOSED WOOD GUIDE RAIL

PROPOSED STAIRS

PROPOSED RETAINING WALL

STORMWATER MANAGEMENT SYSTEM

PROPOSED SIGN

SIGNAGE LEGEND

STOP

R1-1
30" x 30"

ZONING TABLE											
TOWN OF OSSINING											
SECTION 89.07, BLOCK No. 3, LOT No. 62											
ZONING DISTRICT: R-20, ONE-FAMILY RESIDENCE DISTRICT											
		REQUIREMENT	PROPOSED LOT 1	PROPOSED LOT 2	PROPOSED LOT 3	PROPOSED LOT 4	PROPOSED LOT 5	PROPOSED LOT 6	PROPOSED LOT 7	PROPOSED LOT 8	PROPOSED LOT 9
LOT AREA	SF	20,000	20,017.8	24,496.8	20,619.3	67,654.3	30,800.0	20,084.3	21,816.7	22,863.6	21,207.4
WIDTH	FT	100	135.9	122.9	180.3	464.7	544.0	120.8	100.0	100.0	100.0
LOT DEPTH	FT	130	192.8	309.5	153.1	264.1	148.2	152.5	311.6	293.3	216.7
FRONT YARD	FT	30	53.4	68.0	30.3	47.6	31.9	57.6	99.1	105.8	110.0
ONE SIDE YARD	FT	16	16.0	27.0	59.6	30.0	16.0	18.5	16.0	16.0	17.9
BOTH SIDE YARDS	FT	34	61.7	68.3	117.9	234.1	16.0	60.7	35.7	38.9	43.4
REAR YARD	FT	34	95.0	81.2	43.0	34.3	34.2	46.4	61.1	80.5	70.5
LIVEABLE FLOOR AREA PER DWELLING UNIT	SF	850	>850	>850	1,482	>850	>850	>850	>850	>850	>850
MAX. BUILDING HEIGHT	FT/STORY	25 / 35	2 / 25	2 / 25	EXISTING	2 / 25	2 / 25	2 / 25	2 / 25	2 / 25	2 / 25
BUILDING COVERAGE	%	22	7	6	7	2	5	7	6	6	7
WETLAND	SF	-	0	0	0	0	0	0	0	0	0
EXTREME STEEP SLOPE	SF	-	693	2,572	1,817	16,872	60	0	0	35	91
AT LEAST 75% OF THE MINIMUM LOT AREA SHALL NOT HAVE WETLAND OR EXTREME STEEP SLOPES	%	75	97	90	91	75	100	100	100	100	100

30 0 10 20 30

SCALE: 1 INCH = 30 FEET

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03-29-2021

SIGNATURE

MICHAEL FINAN

PROFESSIONAL ENGINEER NY Lic. No. 081473-1

LANGAN

Langan Engineering, Environmental, Surveying,
Landscape Architecture and Geology, D.P.C.
One North Broadway, Suite 910
White Plains, NY 10601

T: 914.323.7400 F: 914.323.7401 www.langan.com

Project

STORMYTOWN ROAD
SUBDIVISION

BLOCK No. 3, LOT No.62
TOWN OF OSSINING
WESTCHESTER COUNTY NEW YORK

Drawing Title

SITE PLAN

Project No.

190065801

Date

03/29/2021

Drawn By

JM

Checked By

CZ

Drawing No.

CS101

Sheet

2 of 15

DATE	Description	No.
REVISIONS		

Filename: \\langan.com\data\PP\190065801\Project Data\CAD\01\Sheet\res\DEPT OF HEALTH\190065801-CS101-0101.dwg Date: 3/29/2021 Time: 11:55 User: jmacintal Style Table: Langan.sbt Layout: 190065801-CS101-0101

REFERENCE NOTES

1. SITE BOUNDARY, TOPOGRAPHIC INFORMATION, UTILITY, AND EXISTING SITE FEATURES SHOWN HEREON ARE FROM THE PRELIMINARY SUBDIVISION APPROVAL DRAWING SET TITLED "PROPOSED TO LOT SUBDIVISION DEVELOPMENT," PREPARED BY ARQ. HT DESIGN GROUP INC., DATED 11/07/2018, LAST REVISED 11/09/2020.
2. TREE LOCATIONS SHOWN HEREON ARE FROM SHEET S-3 FROM THE PRELIMINARY SUBDIVISION APPROVAL DRAWING SET TITLED "PROPOSED TO LOT SUBDIVISION DEVELOPMENT," PREPARED BY ARQ. HT DESIGN GROUP INC., DATED 11/07/2018, LAST REVISED 11/09/2020.
3. ELEVATIONS SHOWN ARE BASED UPON NAVD 88.

LEGEND

- TREE TO BE REMOVED
- SITE FEATURE TO BE REMOVED
- STRUCTURE TO BE REMOVED
- SAW-CUT



30 0 10 20 30
SCALE: 1" = 30 FEET

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 03-29-2021 DATE SIGNED MICHAEL FINAN PROFESSIONAL ENGINEER NY Lic. No. 081473-1		LANGAN Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. One North Broadway, Suite 910 White Plains, NY 10601 T: 914.323.7400 F: 914.323.7401 www.langan.com	Project STORMYTOWN ROAD SUBDIVISION BLOCK No. 3, LOT No. 62 TOWN OF OSSING WESTCHESTER COUNTY NEW YORK	Drawing Title EXISTING CONDITIONS & REMOVALS PLAN	Project No. 190065801 Date 03/29/2021 Drawn By JM Checked By CZ	Drawing No. CD101 Sheet 3 of 15
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DATE	Description	No.
REVISIONS		

TREE REMOVAL NOTES

1. TREE TABLE SHOWN HEREON WAS OBTAINED FROM SHEET 5-4 OF THE PRELIMINARY SUBDIVISION APPROVAL DRAWING SET TITLED "PROPOSED 10 LOT SUBDIVISION DEVELOPMENT," PREPARED BY ARG. HT DESIGN GROUP INC., DATED 11/07/2018, LAST REVISED 11/09/2020.

TREE REMOVAL COUNT
TREES TO BE REMOVED ACCORDING TO THE PRELIMINARY SUBDIVISION APPROVAL = 114 TREES
ADDITIONAL TREES TO BE REMOVED ACCORDING TO THE FINAL SUBDIVISION APPROVAL = 104 TREES
TOTAL TREES TO BE REMOVED = 218 TREES
(REFER TO THE PLANTING PLAN FOR TREE REPLACEMENT REQUIREMENTS)

LEGEND

EXISTING TREE TO BE REMOVED

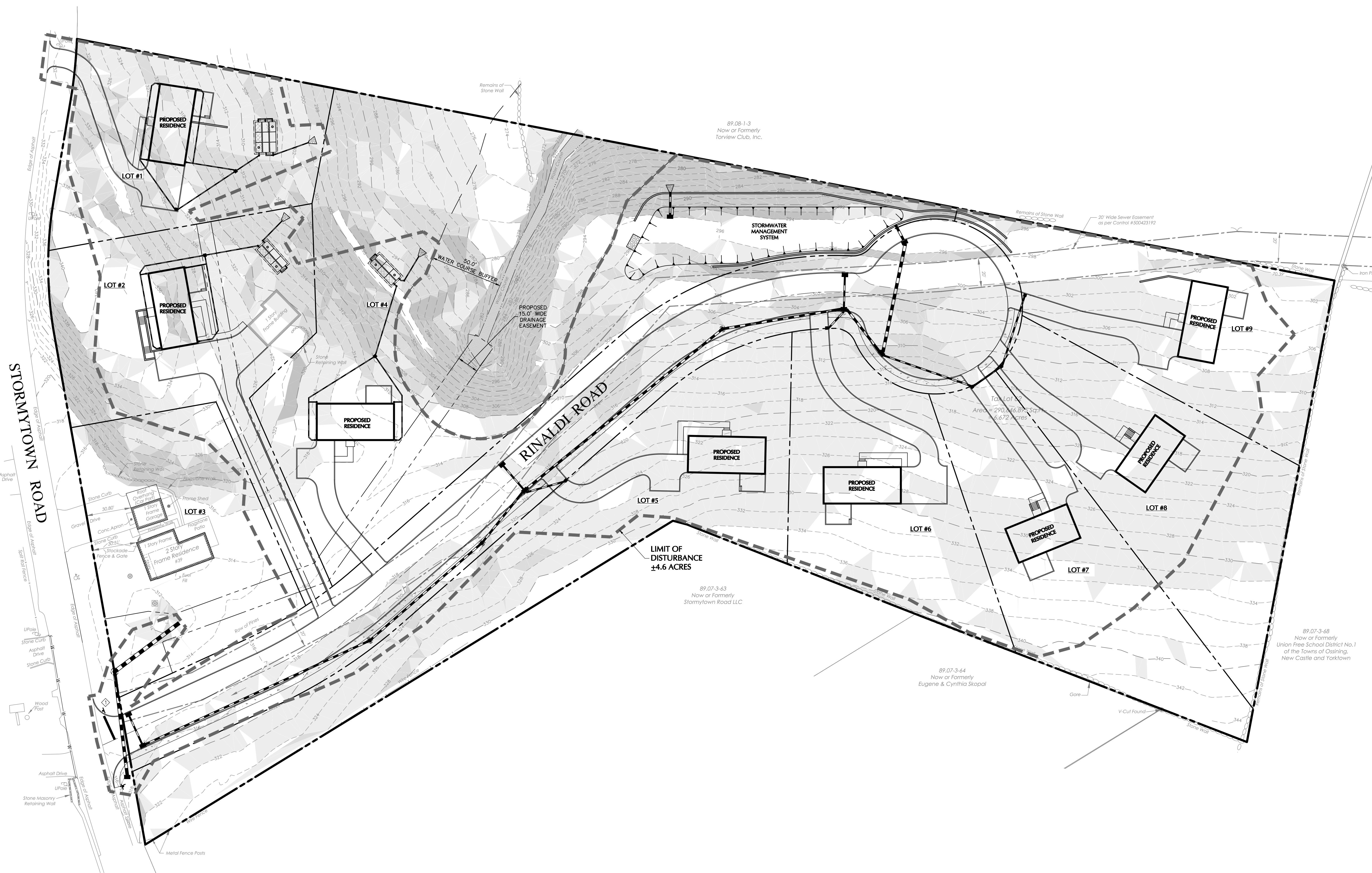
Tree ID	Common Name	Conditions	Tree Note:	Genus	Species	Latitude	Longitude	DBH 1	DBH 2	DBH 3	DBH Height
1601	Locust-Black	Fair		Robinia	pseudoacacia	41.180146952	-73.858777707	27.00	0.00	0.00	4.50
1602	Maple-Norway	Fair		Acer	platanoides	41.180134175	-73.858736796	14.00	0.00	0.00	4.50
1603	Cherry	Poor		Prunus	sp	41.180151587	-73.858722955	26.00	0.00	0.00	4.50
1604	Oak-Northern Red	Poor		Quercus	rubra	41.180139850	-73.858711650	10.00	0.00	0.00	4.50
1605	Dogwood-Flowering	Poor		Cornus	florida	41.180154914	-73.858793133	6.00	0.00	0.00	4.50
1606	Ash-White	Poor		Fraxinus	americana	41.180144896	-73.858724296	12.00	0.00	0.00	4.50
1607	Spruce-Norway	Fair		Picea	abies	41.180004465	-73.858670958	14.00	0.00	0.00	4.50
1608	Spruce-Norway	Fair		Picea	abies	41.180049985	-73.858633688	22.00	0.00	0.00	4.50
1609	Locust-Black	Poor		Robinia	pseudoacacia	41.180007751	-73.858519895	26.00	0.00	0.00	4.50
1610	Cherry	Poor		Prunus	sp	41.179929533	-73.858513250	8.00	0.00	0.00	4.50
1611	Locust-Black	Fair		Robinia	pseudoacacia	41.179908039	-73.858515715	31.00	0.00	0.00	4.50
1612	Maple-Norway	Fair		Acer	platanoides	41.179872873	-73.858489434	9.00	0.00	0.00	4.50
1613	Maple-Norway	Fair		Acer	platanoides	41.179861711	-73.858462886	8.00	0.00	0.00	4.50
1614	Maple-Norway	Fair		Acer	platanoides	41.179905538	-73.858495022	8.00	0.00	0.00	4.50
1615	Maple-Norway	Fair		Acer	platanoides	41.179927979	-73.858474438	7.00	0.00	0.00	4.50
1616	Maple-Norway	Fair		Acer	platanoides	41.179943218	-73.858465000	8.00	0.00	0.00	4.50
1617	Maple-Norway	Fair		Acer	platanoides	41.179883787	-73.858415705	9.00	0.00	0.00	4.50
1618	Maple-Norway	Fair		Acer	platanoides	41.179901048	-73.858423797	6.00	0.00	0.00	4.50
1619	Maple-Norway	Fair		Acer	platanoides	41.179876472	-73.858392566	8.00	0.00	0.00	4.50
1620	Maple-Norway	Fair		Acer	platanoides	41.179824558	-73.858411188	16.00	0.00	0.00	4.50
1621	Maple-Norway	Fair		Acer	platanoides	41.179854610	-73.858325655	7.00	0.00	0.00	4.50
1622	Elm-American	Good		Ulmus	americana	41.179749796	-73.858276274	14.00	0.00	0.00	4.50
1623	Cherry	Fair		Prunus	sp	41.179706515	-73.858240421	10.00	0.00	0.00	4.50
1624	Tree of Heaven	Fair		Alanthus	altissima	41.179550402	-73.858031141	8.00	0.00	0.00	4.50
1625	Tree of Heaven	Fair		Alanthus	altissima	41.179545793	-73.858046262	10.00	0.00	0.00	4.50
1626	Tree of Heaven	Fair		Alanthus	altissima	41.179540372	-73.858040129	10.00	0.00	0.00	4.50
1627	Tree of Heaven	Fair		Alanthus	altissima	41.179520900	-73.858010528	8.00	0.00	0.00	4.50
1628	Tree of Heaven	Fair		Alanthus	altissima	41.179501267	-73.858105308	10.00	0.00	0.00	4.50
1629	Cherry	Poor		Prunus	sp	41.179471972	-73.858077623	8.00	0.00	0.00	4.50
1630	Locust-Black	Fair		Robinia	pseudoacacia	41.179458868	-73.857988957	21.00	0.00	0.00	4.50
1631	Cherry	Fair		Prunus	sp	41.179437416	-73.858015244	12.00	0.00	0.00	4.50
1632	Maple-Sugar	Good		Acer	saccharum	41.179326344	-73.857928224	16.00	0.00	0.00	4.50
1633	Cherry	Fair	uprooted leaning into other trees	Prunus	sp	41.179166089	-73.857863621	8.00	0.00	0.00	4.50
1634	Locust-Black	Poor		Robinia	pseudoacacia	41.179150848	-73.857830097	28.00	0.00	0.00	4.50
1635	Tree of Heaven	Fair		Alanthus	altissima	41.179068825	-73.857894501	8.00	0.00	0.00	4.50
1636	Locust-Black	Poor	leaning into other tree remove	Robinia	pseudoacacia	41.178923400	-73.857819432	22.00	0.00	0.00	4.50
1637	Ash-White	Poor	leaning into other tree remove	Fraxinus	americana	41.178953980	-73.857858312	17.00	0.00	0.00	4.50
1638	Locust-Black	Poor	tree leaning into this tree remove	Robinia	pseudoacacia	41.178954102	-73.857848199	23.00	0.00	0.00	4.50
1639	Locust-Black	Poor		Robinia	pseudoacacia	41.178967022	-73.857881874	23.00	0.00	0.00	4.50
1640	Locust-Black	Fair		Robinia	pseudoacacia	41.178912133	-73.857849910	26.00	0.00	0.00	4.50
1641	Maple-Sugar	Good		Acer	saccharum	41.178882091	-73.857903936	15.00	0.00	0.00	4.50
1642	Locust-Black	Fair		Robinia	pseudoacacia	41.178823195	-73.857962571	30.00	0.00	0.00	4.50
1643	Locust-Black	Poor		Robinia	pseudoacacia	41.178829773	-73.857878557	21.00	0.00	0.00	4.50
1644	Locust-Black	Fair		Robinia	pseudoacacia	41.178821062	-73.857817689	27.00	0.00	0.00	4.50
1645	Cherry	Fair		Prunus	sp	41.178751432	-73.857724106	13.00	0.00	0.00	4.50
1646	Maple-Norway	Poor		Acer	platanoides	41.178706493	-73.857768455	9.00	0.00	0.00	4.50
1647	Locust-Black	Poor		Robinia	pseudoacacia	41.178694483	-73.857845131	26.00	0.00	0.00	4.50
1648	Cherry	Fair		Prunus	sp	41.178566430	-73.857847745	11.00	0.00	0.00	4.50
1649	Maple-Norway	Fair		Acer	platanoides	41.178475655	-73.857698843	8.00	0.00	0.00	4.50
1650	Boxelder	Poor		Acer	negundo	41.178456793	-73.857668780	10.00	7.00	0.00	4.50
1651	Locust-Black	Poor		Robinia	pseudoacacia	41.178424989	-73.857612193	11.00	0.00	0.00	4.50
1652	Locust-Black	Fair		Robinia	pseudoacacia	41.178453083	-73.857588472	23.00	0.00	0.00	4.50
1653	Maple-Norway	Poor		Acer	platanoides	41.178326378	-73.857647763	14.00	0.00	0.00	4.50
1654	Oak-Northern Red	Fair		Quercus	rubra	41.178272207	-73.857631540	17.00	0.00	0.00	4.50
1655	Maple-Norway	Good		Acer	platanoides	41.178255426	-73.857628306	8.00	0.00	0.00	4.50
1656	Locust-Black	Poor		Robinia	pseudoacacia	41.178244926	-73.857817239	10.00	0.00	0.00	4.50
1657	Locust-Black	Poor		Robinia	pseudoacacia	41.178264903	-73.857855144	27.00	0.00	0.00	4.50
1658	Locust-Black	Poor		Robinia	pseudoacacia	41.178389523	-73.857937622	23.00	0.00	0.00	4.50
1659	Dogwood-Flowering	Poor		Cornus	florida	41.178410329	-73.857867874	5.00	4.00	0.00	4.50
1660	Locust-Black	Poor		Robinia	pseudoacacia	41.178440435	-73.857936557	25.00	0.00	0.00	4.50
1661	Maple-Norway	Fair		Acer	platanoides	41.178264708	-73.857518485	9.00	0.00	0.00	4.50
1662	Maple-Norway	Fair		Acer	platanoides	41.178257983	-73.857417828	6.00	0.00	0.00	4.50
1663	Maple-Silver	Poor		Acer	saccharinum	41.178270816	-73.857330973	8.00	0.00	0.00	4.50
1664	Maple-Silver	Poor		Acer	saccharinum	41.178202958	-73.857277853	18.00	17.00	15.00	4.50
1665	Hickory/Pecan	Good		Carya	sp	41.178276016	-73.857236376	9.00	0.00	0.00	4.50
1666	Ash-White	Poor		Fraxinus	americana	41.178185587	-73.857165677	31.00	0.00	0.00	4.50
1667	Oak-Northern Red	Fair		Quercus	rubra	41.178270777	-73.857129051	8.00	0.00	0.00	4.50
1668	Oak-Northern Red	Fair		Quercus	rubra	41.178259176	-73.857147495	26.00	0.00	0.00	4.50
1669	Walnut-Black	Poor		Juglans	nigra	41.178353598	-73.857134505	10.00	0.00	0.00	4.50
1670	Oak-Pin	Poor		Quercus	palustris	41.178424283	-73.857147340	10.00	0.00	0.00	4.50
1671	Locust-Black	Poor		Robinia	pseudoacacia	41.179033278	-73.857263773	26.00	0.00	0.00	4.50
1672	Locust-Black	Poor		Robinia	pseudoacacia	41.179170370	-73.857212871	16.00	0.00	0.00	4.50
1673	Cherry	Fair		Prunus	sp	41.179232443	-73.857273920	12.00	0.00	0.00	4.50
1674	Beech-American	Good		Fagus	grandifolia	41.179286717	-73.857217163	18.00	0.00	0.00	4.50
1675	Oak-Northern Red	Fair		Quercus	rubra	41.179314378	-73.857210618	8.00	0.00	0.00	4.50
1676	Walnut-Black	Poor		Juglans	nigra	41.179343222	-73.857246814	19.00	0.00	0.00	4.50
1677	Maple-Norway	Fair		Acer	platanoides	41.179365348	-73.857204332	10.00	0.00	0.00	4.50
1678	Cherry	Poor		Prunus	sp	41.179072326	-73.857287023	12.00	0.00	0.00	4.50
1679	Maple-Norway	Good		Acer	platanoides	41.179487053	-73.857219740	7.00	0.00	0.00	4.50
1680	Maple-Norway	Good		Acer	platanoides	41.179521276	-73.857244767	8.00	0.00	0.00	4.50
1681	Hickory/Pecan	Fair		Carya	sp	41.179542577	-73.857294156	20.00	0.00	0.00	4.50
1682	Hickory/Pecan	Fair		Carya	sp	41.179583304	-73.857399566	12.00	0.00	0.00	4.50
1683	Maple-Silver	Fair		Acer	platanoides	41.179638932	-73.857591561	14.00	0.00	0.00	4.50
1684	Maple-Silver	Fair		Acer	saccharinum	41.179558315	-73.857660921	18.00	0.00	0.00	4.50
1685	Maple-Silver	Poor		Acer	saccharinum	41.179574588	-73.857706641	19.00	0.00	0.00	4.50
1686	Maple-Norway	Poor	buried	Acer	platanoides	41.179898421	-73.857728771	7.00	0.00	0.00	4.50
1687	Maple-Sugar	Poor		Acer	saccharum	41.179920128	-73.857731952	17.00	0.00	0.00	4.50
1688	Maple-Sugar	Poor		Acer	saccharum	41.179931981	-73.857695576	10.00	0.00	0.00	4.50
1689	Hickory/Pecan	Poor		Carya	sp	41.179866603	-73.857628605	17.00	0.00	0.00	4.50
1690	Maple-Norway	Poor		Acer	platanoides	41.179950887	-73.857648723	14.00	0.00	0.00	4.50
1691	Maple-Norway	Poor		Acer	platanoides	41.180001937	-73.857589055	18.00	0.00	0.00	4.50
1692	Maple-Norway	Poor	buried	Acer	platanoides	41.180071811	-73.857496412	15.00	0.00	0.00	4.50
1693	Maple-Norway	Poor	buried	Acer	platanoides	41.180158543	-73.857542188	16.00	0.00	0.00	4.50
1694	Birch-River	Poor	Remove	Betula	nigra	41.180151898	-73.857582054	25			

GENERAL NOTES

1. SITE BOUNDARY, TOPOGRAPHIC INFORMATION, UTILITY, AND EXISTING SITE FEATURES SHOWN HEREON ARE FROM THE PRELIMINARY SUBDIVISION APPROVAL DRAWING SET TITLED "PROPOSED TO LOT SUBDIVISION DEVELOPMENT," PREPARED BY ARQ. HT DESIGN GROUP INC., DATED 11/07/2018, LAST REVISED 11/09/2020.
2. ELEVATIONS SHOWN ARE BASED UPON NAVD 88.

SLOPES TABLE

NUMBER	MIN. SLOPE	MAX. SLOPE	AREA (SF)	COLOR
1	0.0%	15.0%	105344	
2	15.0%	25.0%	124583	
3	25.0%	35.0%	36797	
4	35.0%	1000.0%	22750	



30 0 10 20 30
SCALE: 1 INCH = 30 FEET

WARNING: IT IS A VIOLATION OF THE NYS EDUCATION LAW ARTICLE 145 FOR ANY PERSON UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, LAND SURVEYOR OR GEOLOGIST, TO ALTER THIS ITEM IN ANY WAY.

DATE	Description	No.
REVISIONS		

Michael Finan
03-29-2021
SIGNATURE DATE SIGNED
MICHAEL FINAN
PROFESSIONAL ENGINEER NY Lic. No. 081473-1

LANGAN
Langan Engineering, Environmental, Surveying,
Landscape Architecture and Geology, D.P.C.
One North Broadway, Suite 910
White Plains, NY 10601

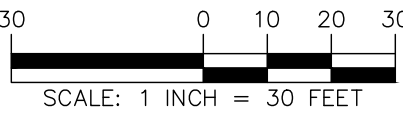
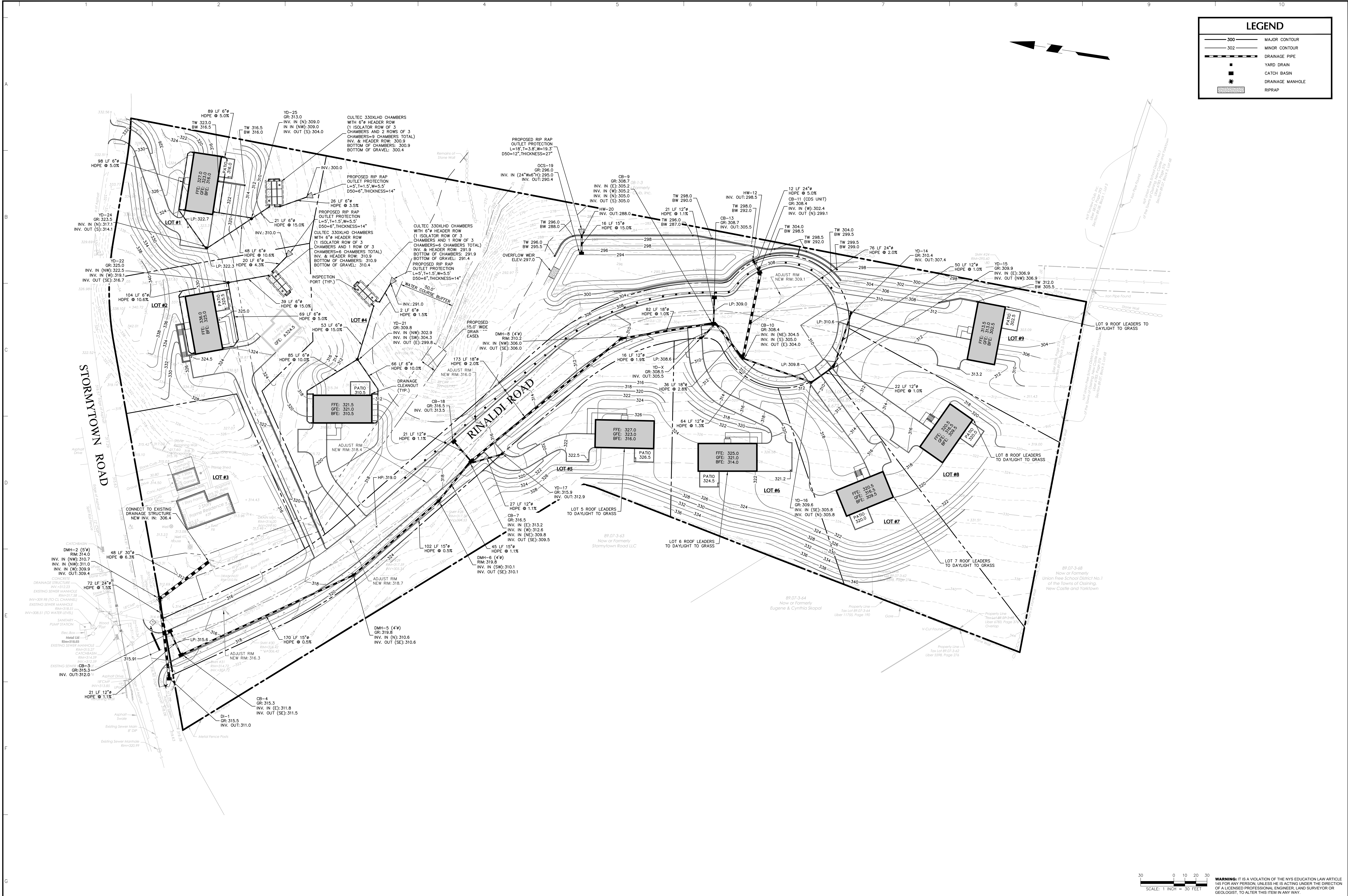
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Project
**STORMYTOWN ROAD
SUBDIVISION**
BLOCK No. 3, LOT No.62
TOWN OF OSSINING
WESTCHESTER COUNTY NEW YORK

Drawing Title
**EXISTING SLOPES
ANALYSIS PLAN**

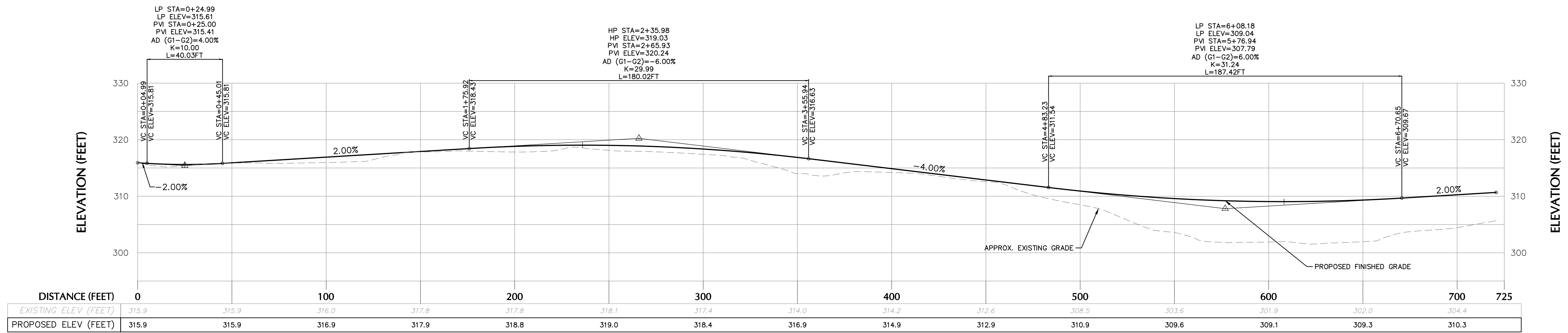
Project No.
190065801
Date
03/29/2021
Drawn By
JM
Checked By
CZ

Drawing No.
CA101
Sheet 5 of 15

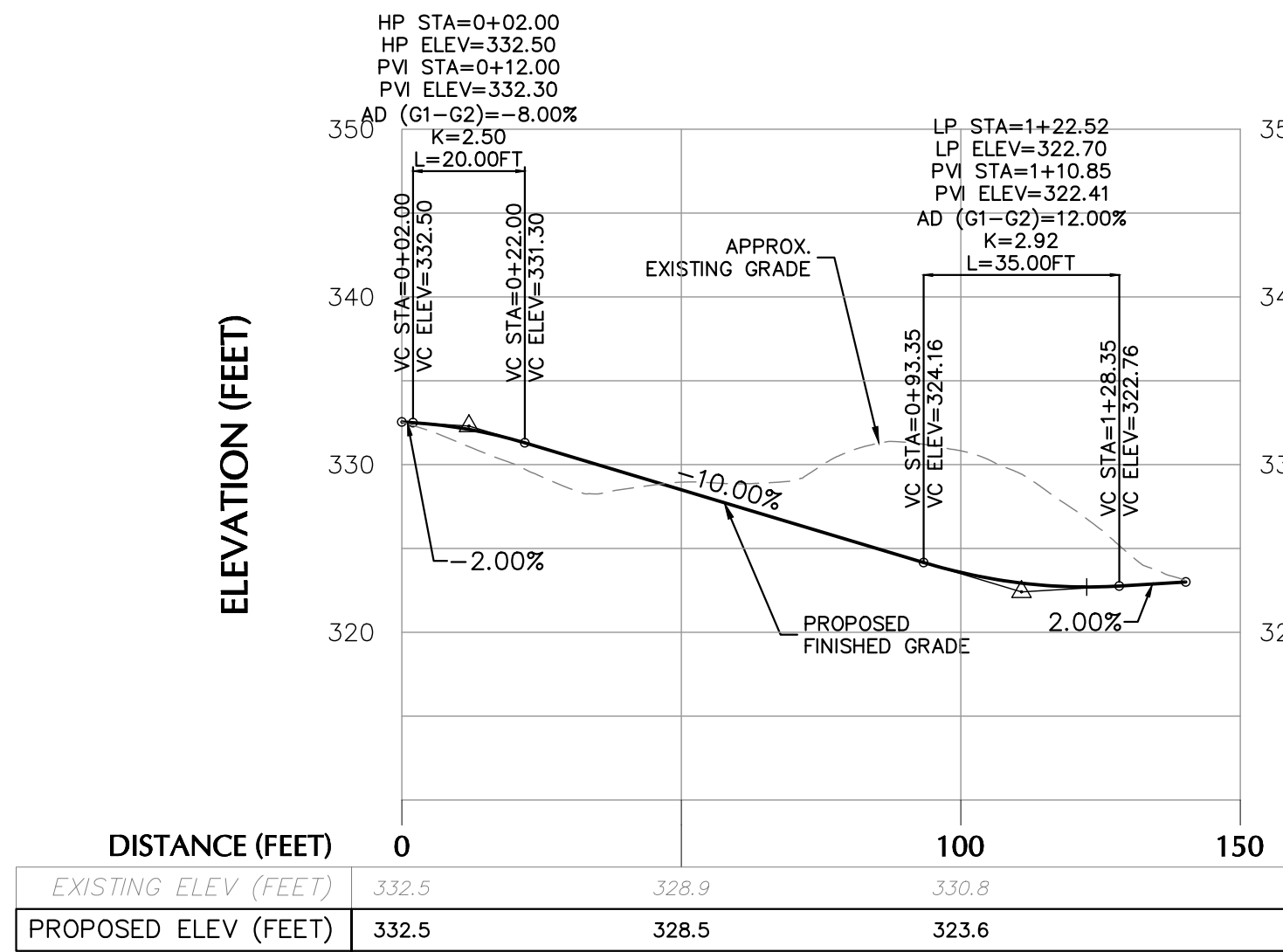


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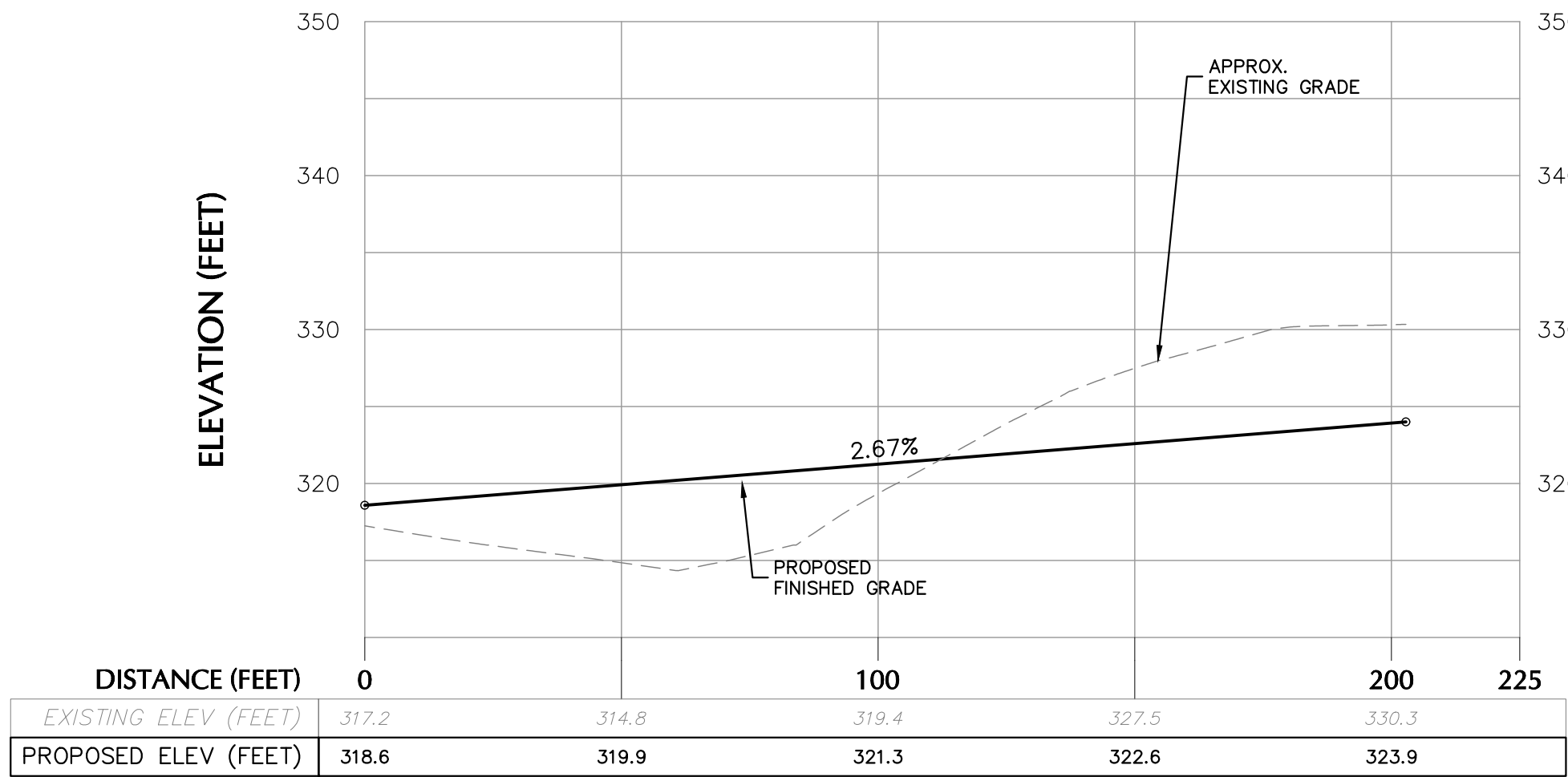
<div> 03-29-2021 DATE SIGNED</div>			<div>LANGAN Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. One North Broadway, Suite 910 White Plains, NY 10601 T: 914.323.7400 F: 914.323.7401 www.langan.com</div>	Project STORMYTOWN ROAD SUBDIVISION		Drawing Title GRADING AND DRAINAGE PLAN		Project No. 190065801		Drawing No. CG101	
DATE				TOWN OF OSSING WESTCHESTER COUNTY		Checked By JM		Date 03/29/2021		Sheet 6 of 15	
REVISIONS				NEW YORK		Drawn By JM		Checked By CZ			



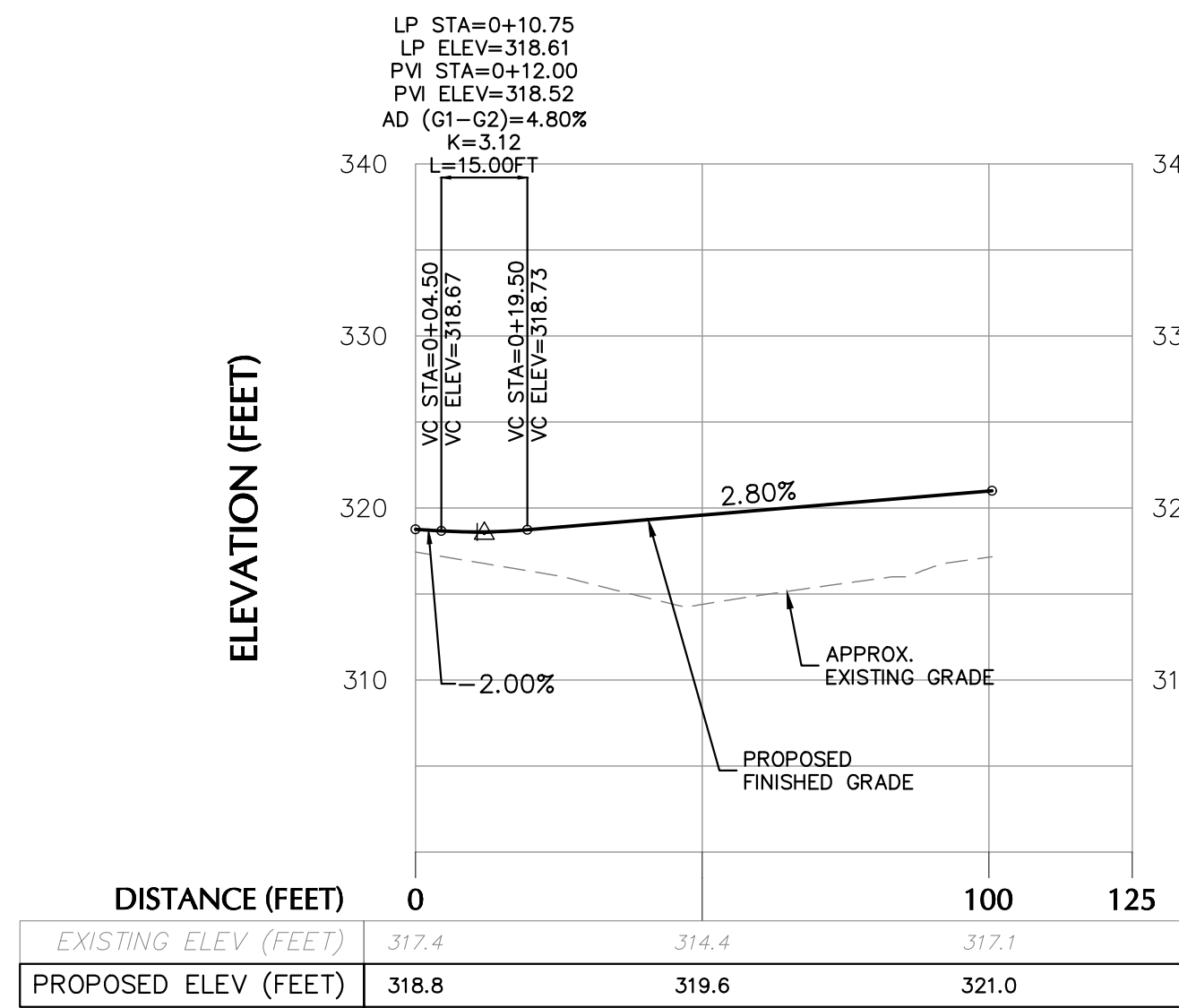
RINALDI ROAD PROFILE
H: 1" = 30'
V: 1" = 10'



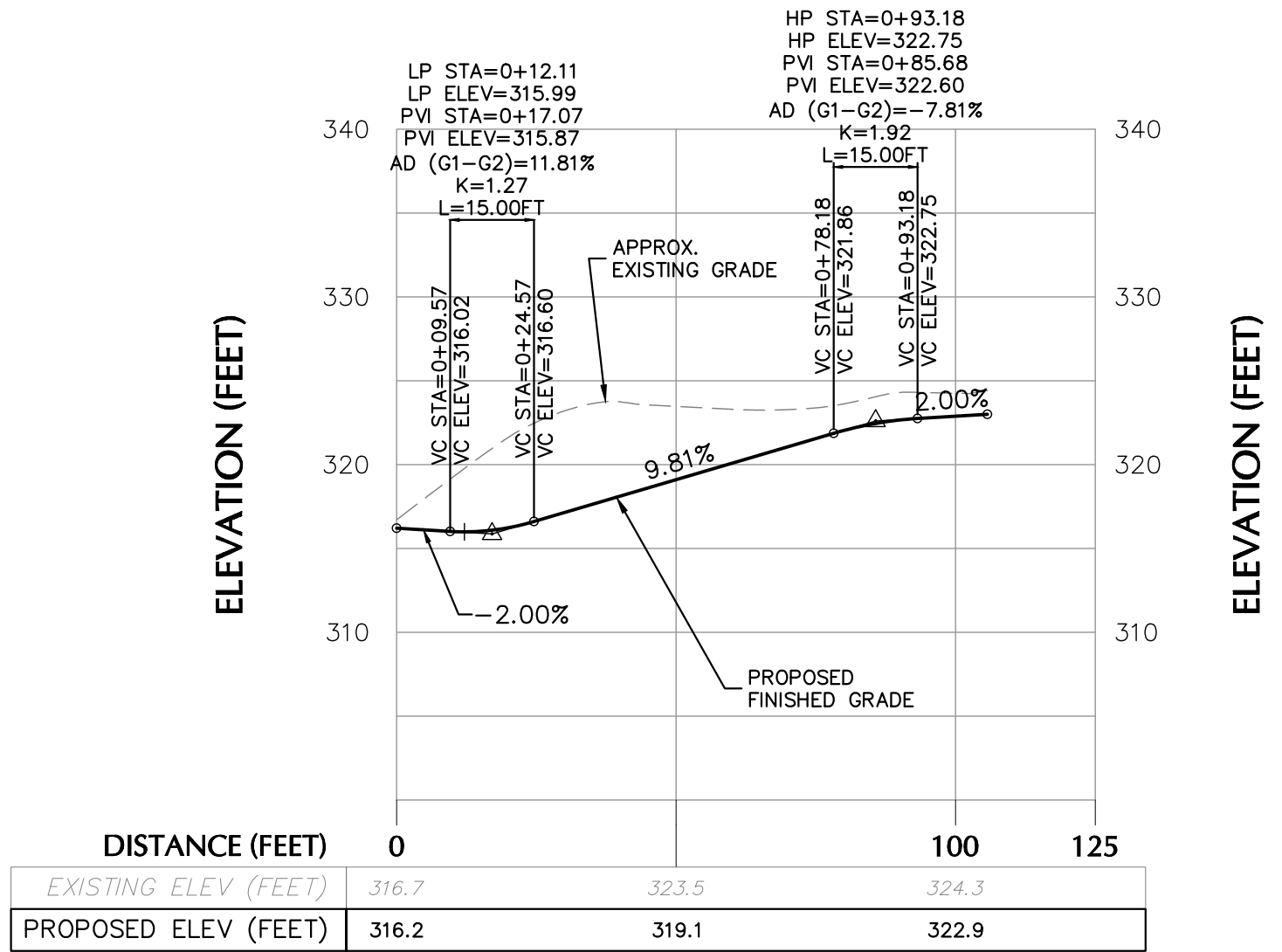
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V: 1" = 10'



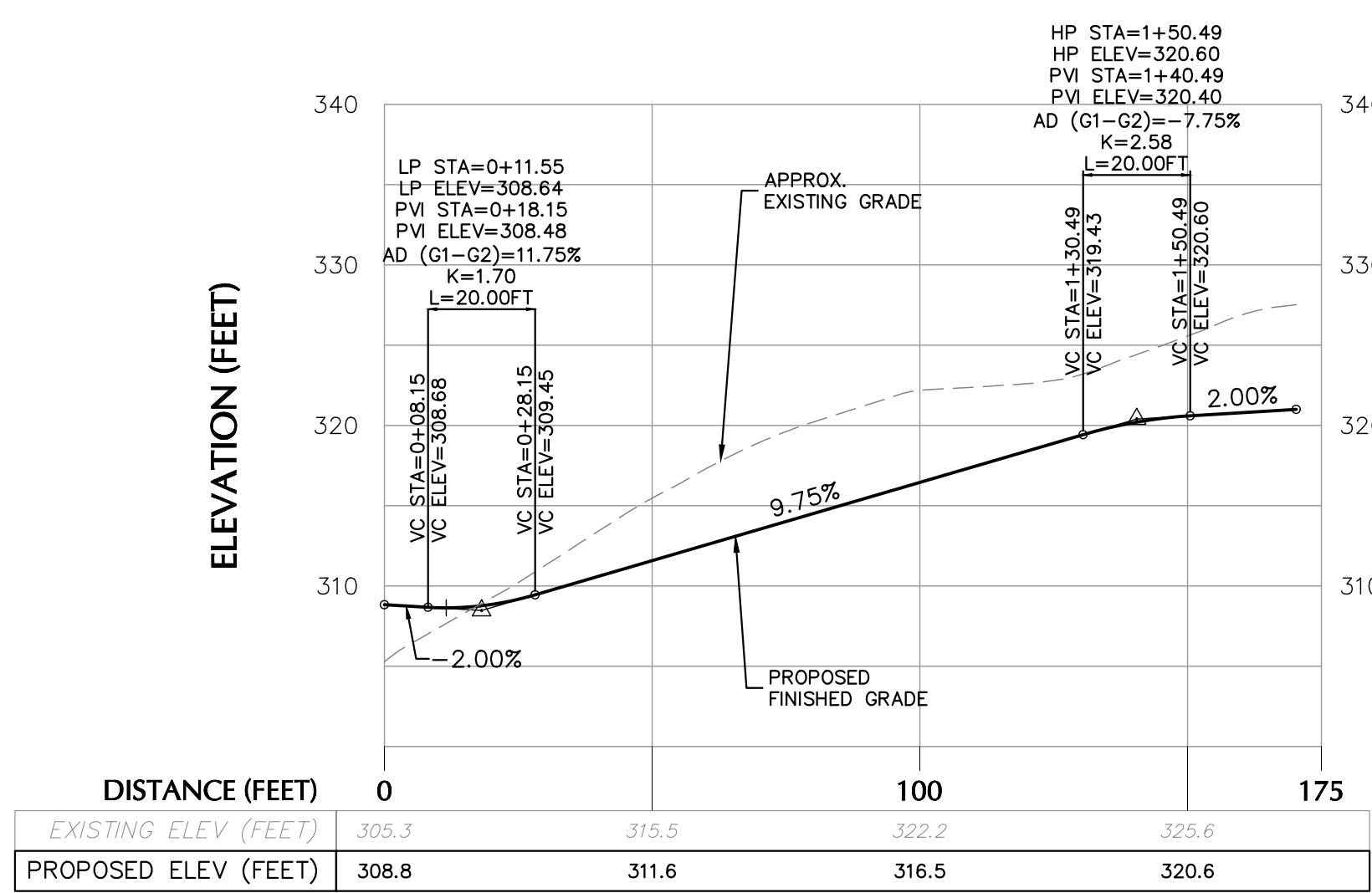
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V: 1" = 10'



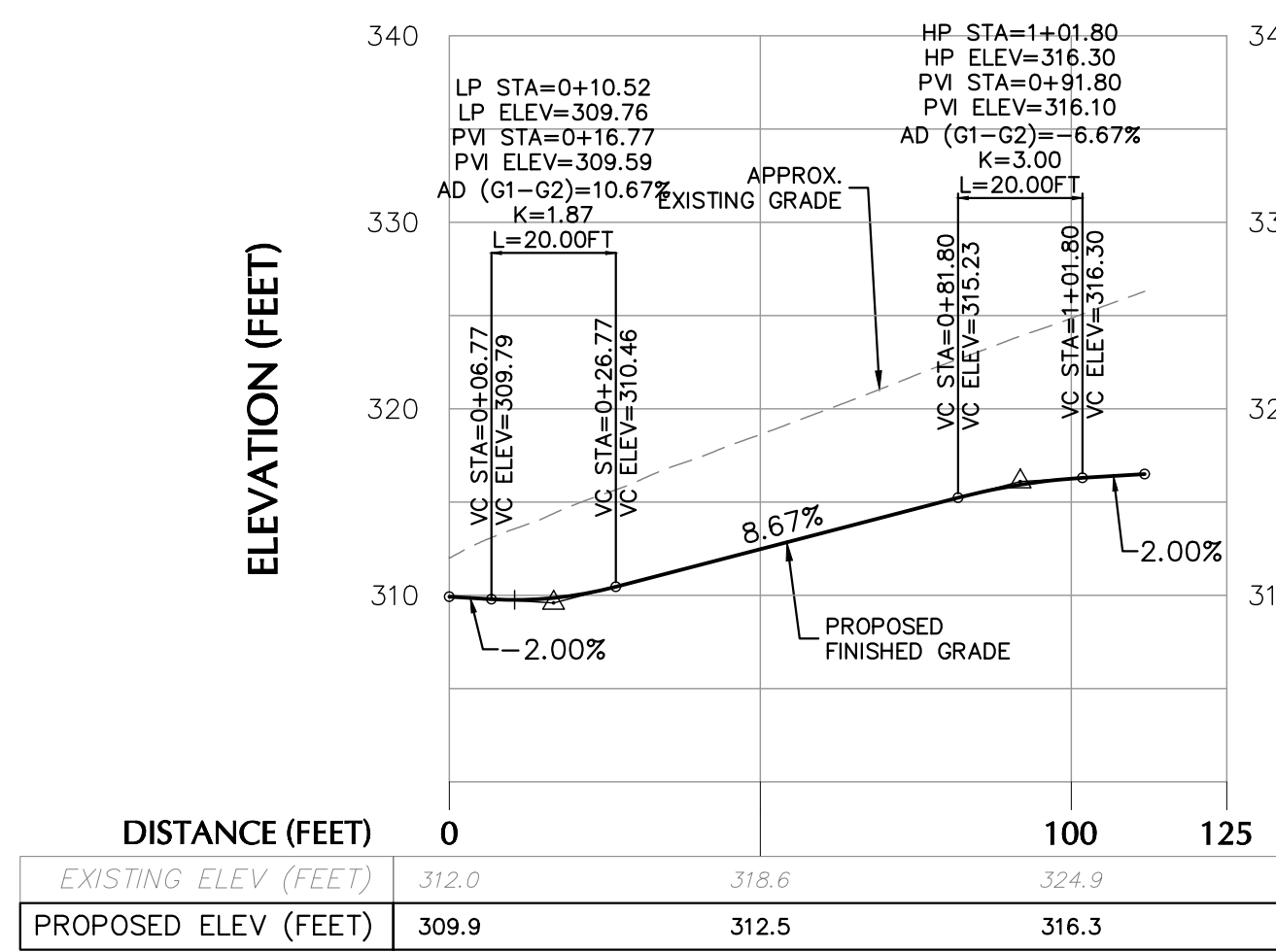
LOT 4 DRIVEWAY PROFILE
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V: 1" = 10'



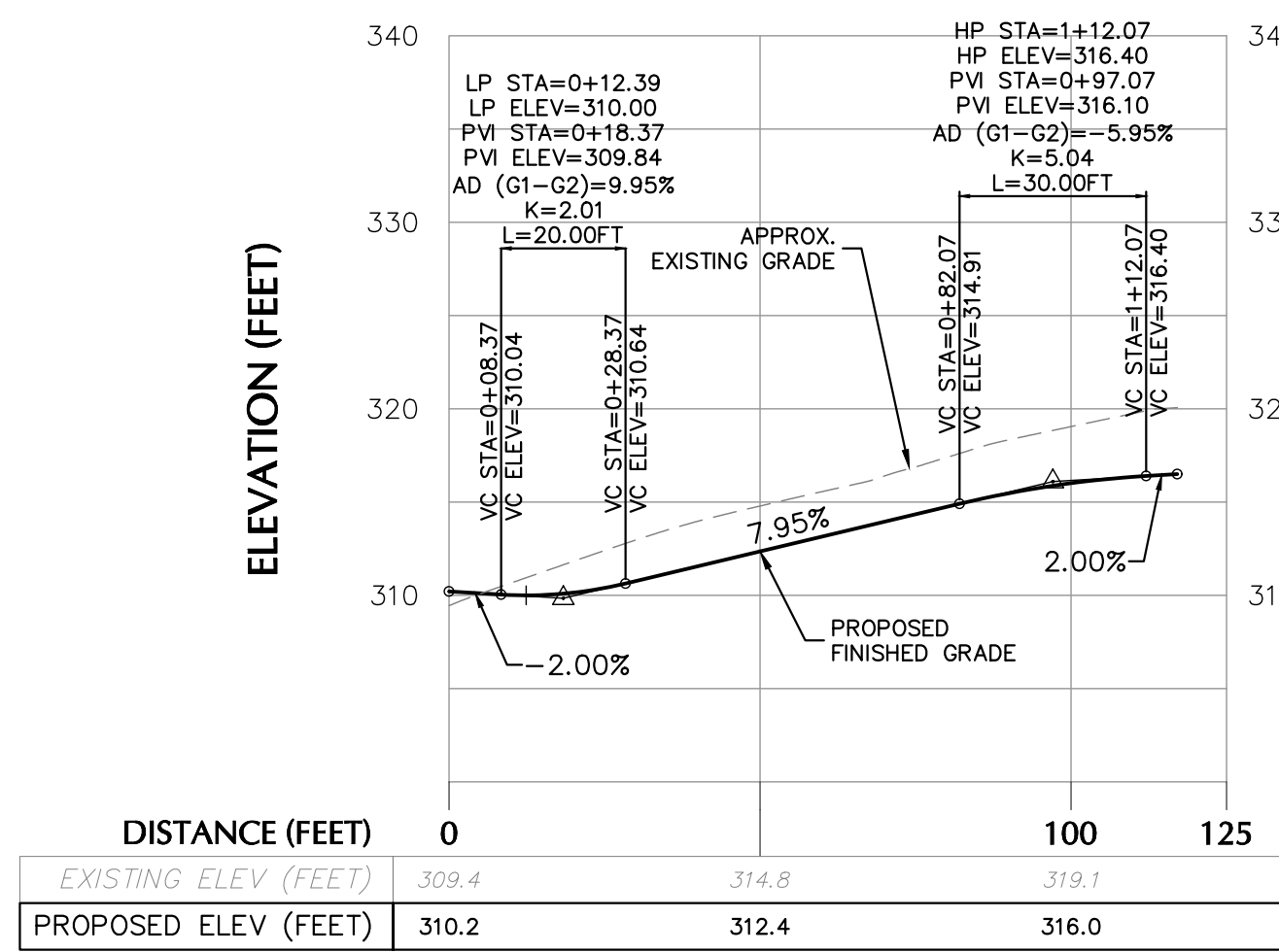
LOT 5 DRIVEWAY PROFILE
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V: 1" = 10'



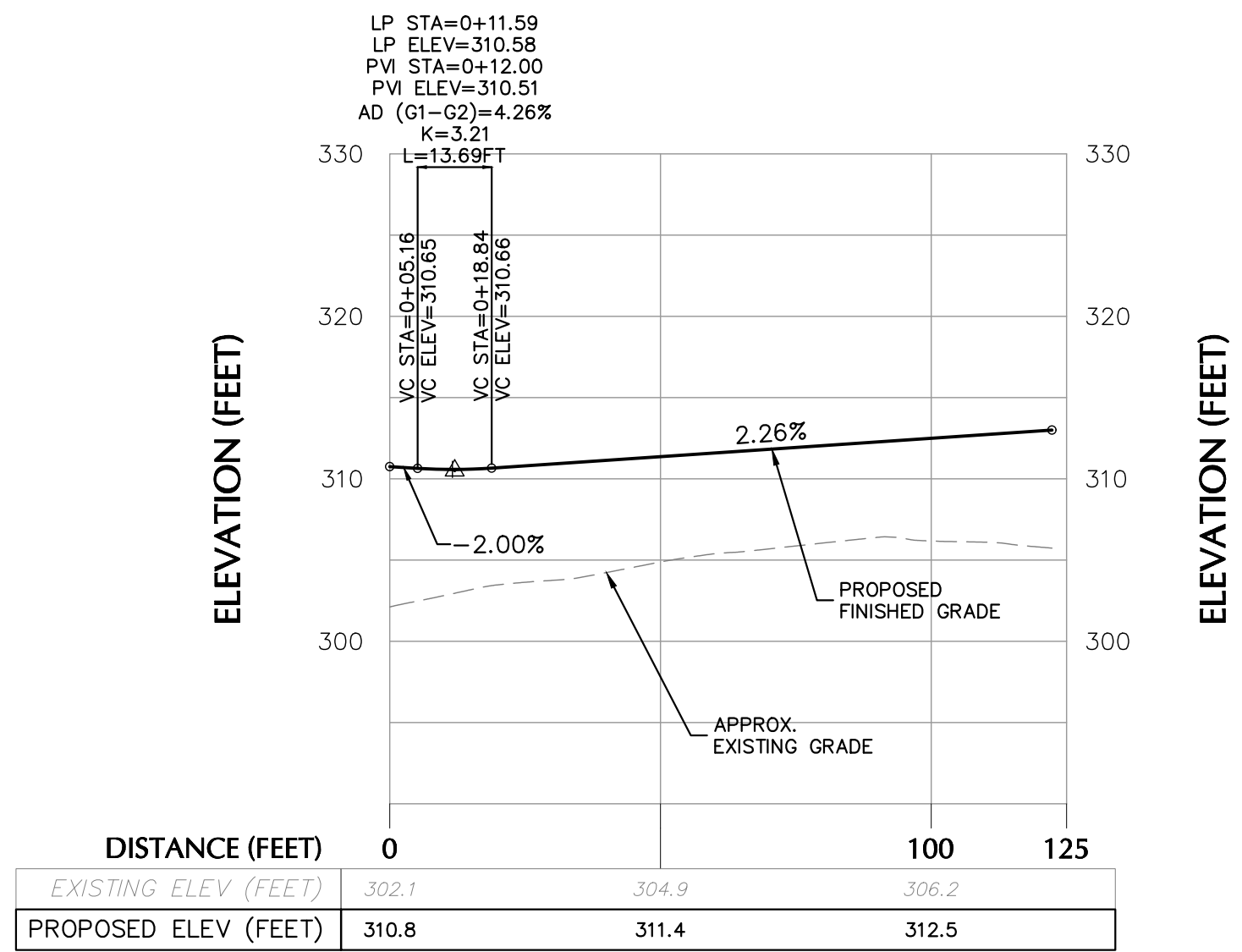
LOT 6 DRIVEWAY PROFILE
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V: 1" = 10'



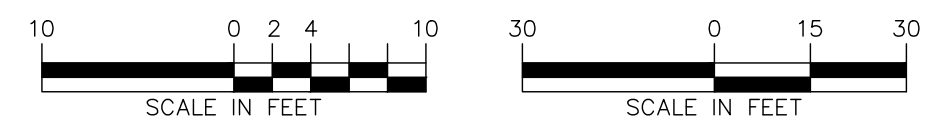
LOT 7 DRIVEWAY PROFILE
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V: 1" = 10'



LOT 8 DRIVEWAY PROFILE
H: 1" = 30'
V: 1" = 10'



LOT 9 DRIVEWAY PROFILE
H: 1" = 30'
V: 1" = 10'



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DATE	Description	No.
REVISIONS		

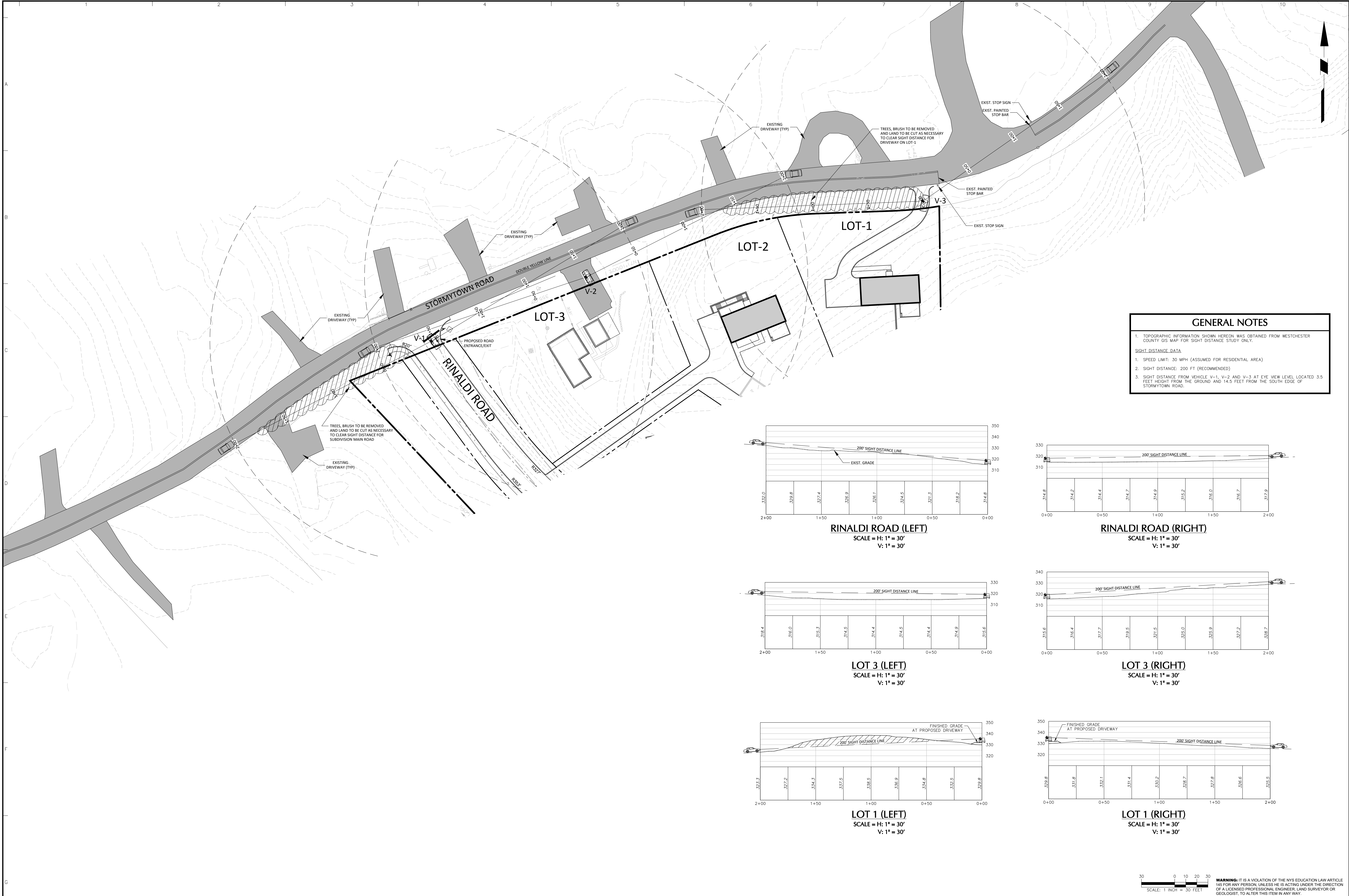
Michael Finan
03-29-2021
SIGNATURE: MICHAEL FINAN
PROFESSIONAL ENGINEER NY Lic. No. 081473-1

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Project
**STORMYTOWN ROAD
SUBDIVISION**
BLOCK No. 3, LOT No. 62
TOWN OF OSSINING
WESTCHESTER COUNTY NEW YORK

Drawing Title
**ROAD & DRIVEWAY
PROFILES**

Project No.
190065801
Date
03/29/2021
Drawn By
JM
Checked By
CZ
Drawing No.
CG201
Sheet 7 of 15



GENERAL NOTES

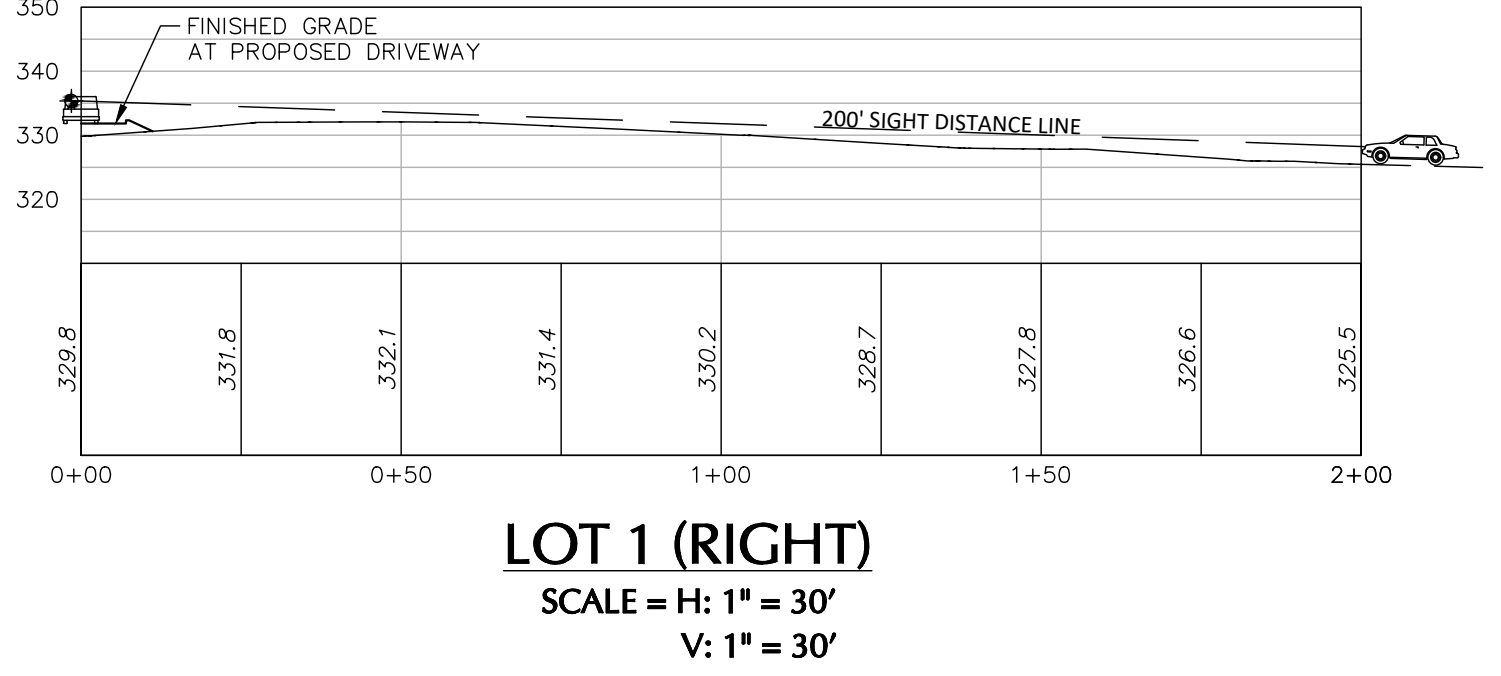
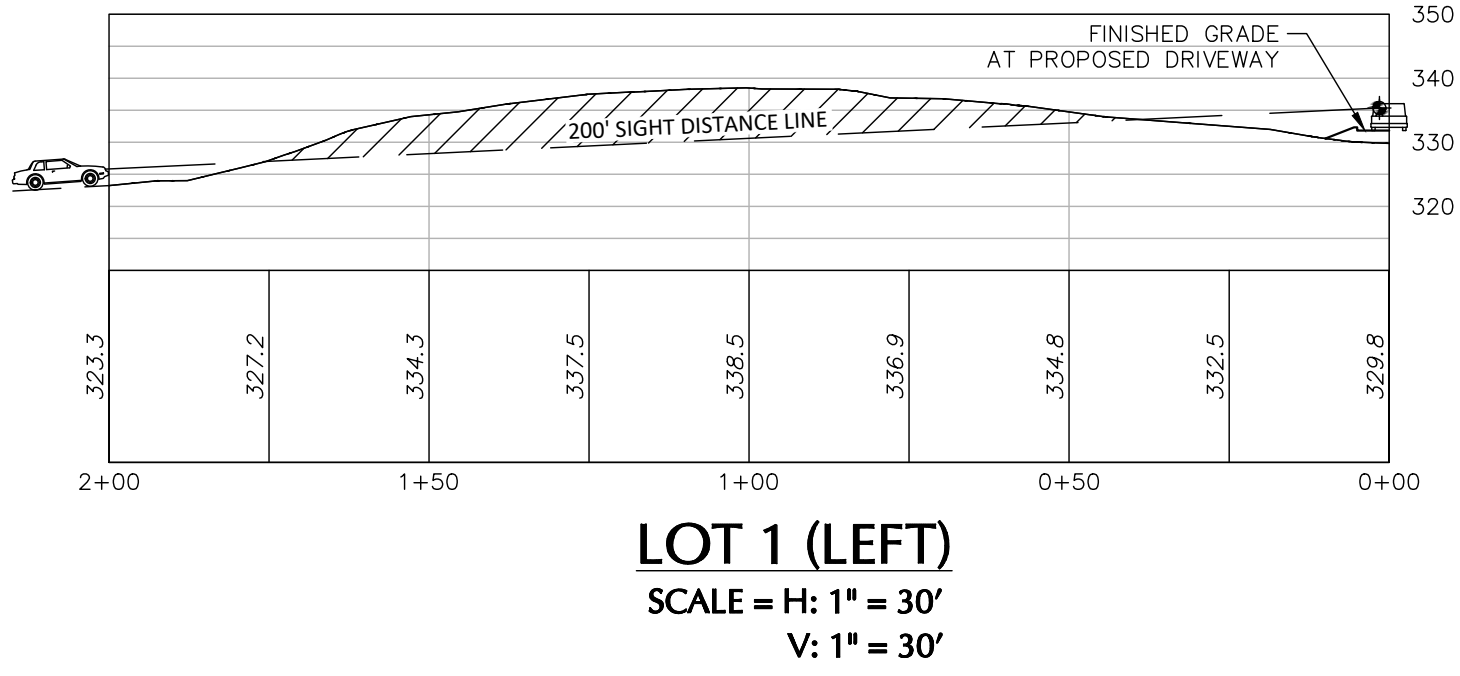
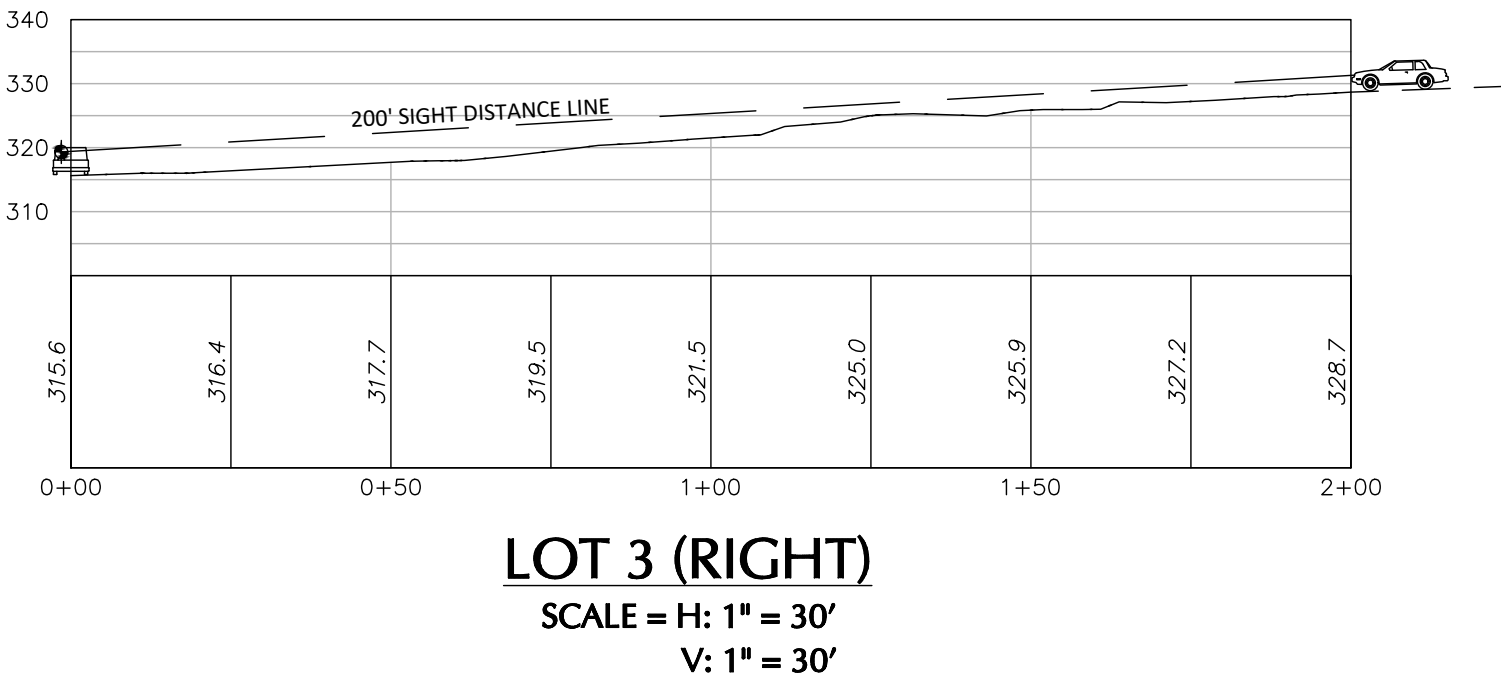
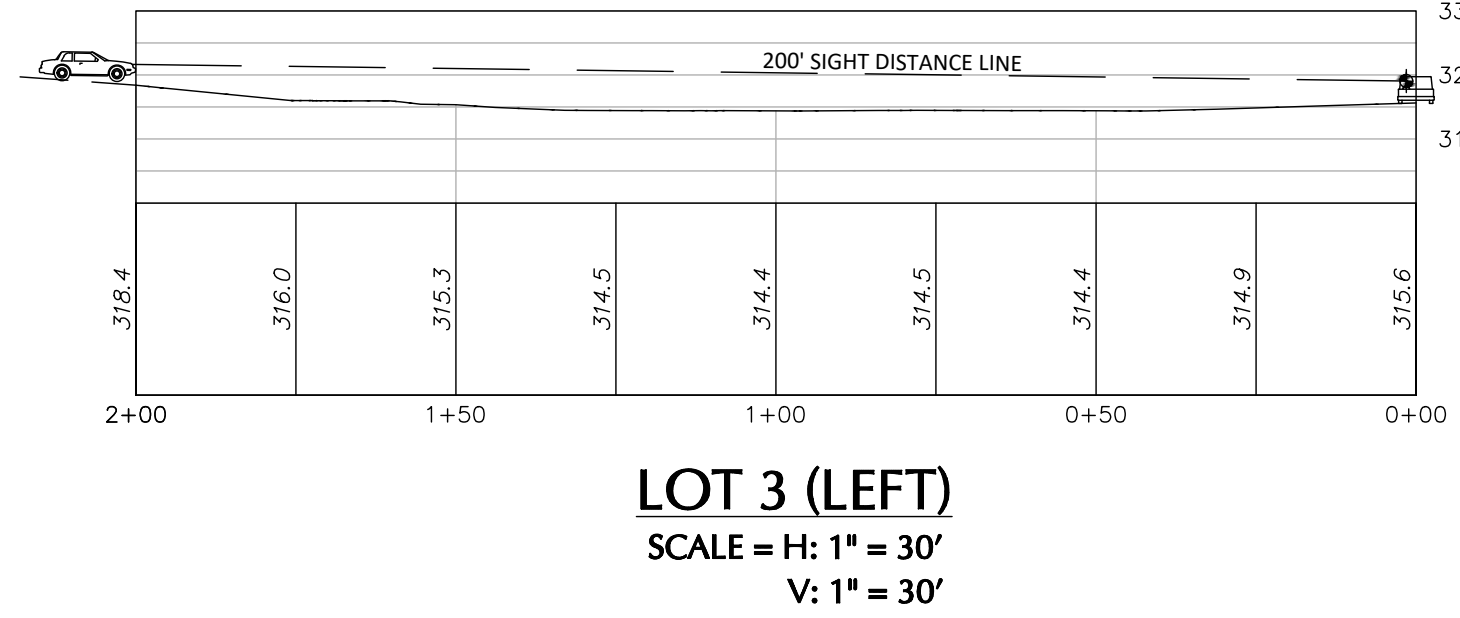
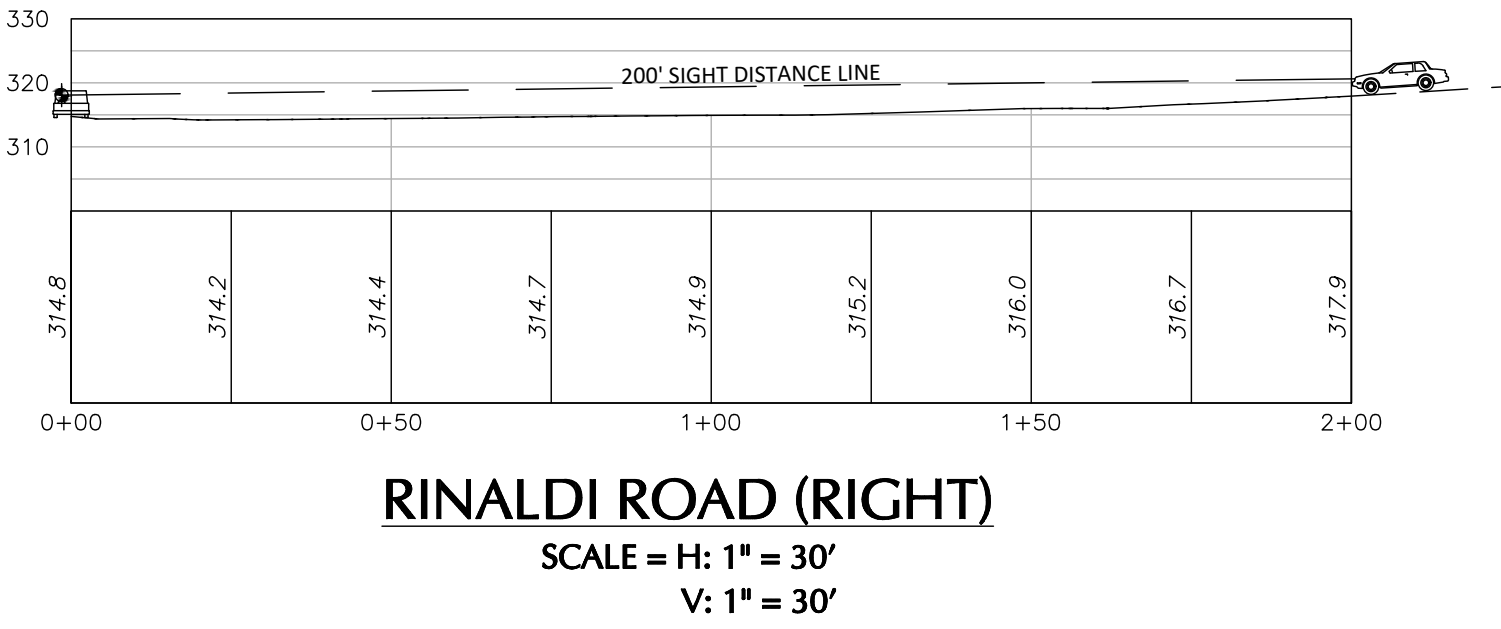
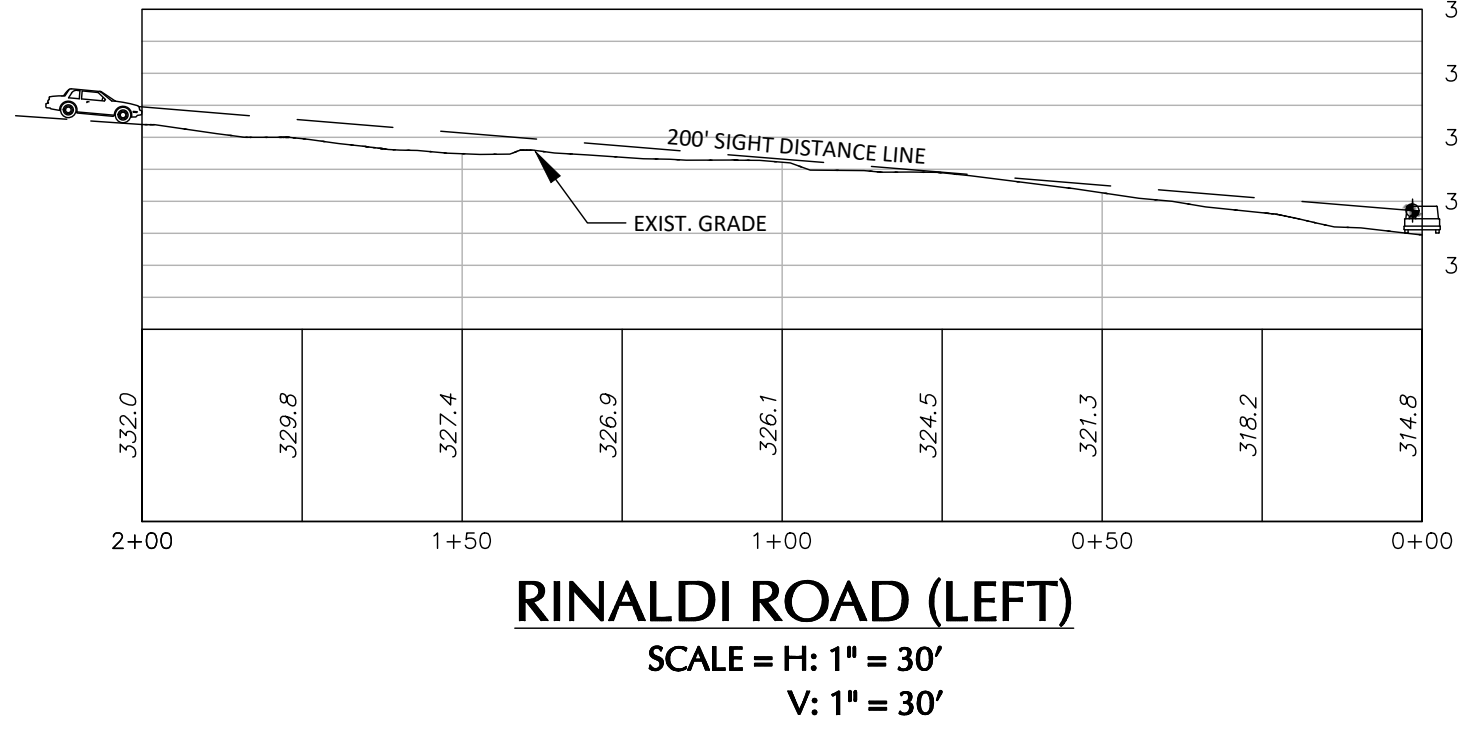
1. TOPOGRAPHIC INFORMATION SHOWN HEREON WAS OBTAINED FROM WESTCHESTER COUNTY GIS MAP FOR SIGHT DISTANCE STUDY ONLY.

SIGHT DISTANCE DATA

1. SPEED LIMIT: 30 MPH (ASSUMED FOR RESIDENTIAL AREA)

2. SIGHT DISTANCE: 200 FT (RECOMMENDED)

3. SIGHT DISTANCE FROM VEHICLE V-1, V-2 AND V-3 AT EYE VIEW LEVEL LOCATED 3.5 FEET HEIGHT FROM THE GROUND AND 14.5 FEET FROM THE SOUTH EDGE OF STORMYTOWN ROAD.



30 0 10 20 30

SCALE: 1" = 30 FEET

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DATE

Description

No.

REVISIONS

03-29-2021

SIGNATURE

MICHAEL FINAN

PROFESSIONAL ENGINEER NY Lic. No. 081473-1

DATE SIGNED

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Project

STORMYTOWN ROAD SUBDIVISION

BLOCK No. 3, LOT No.62

TOWN OF OSSINING

WESTCHESTER COUNTY NEW YORK

Drawing Title

SIGHT DISTANCE PLAN

Project No.

190065801

Date

03/29/2021

Drawn By

JM

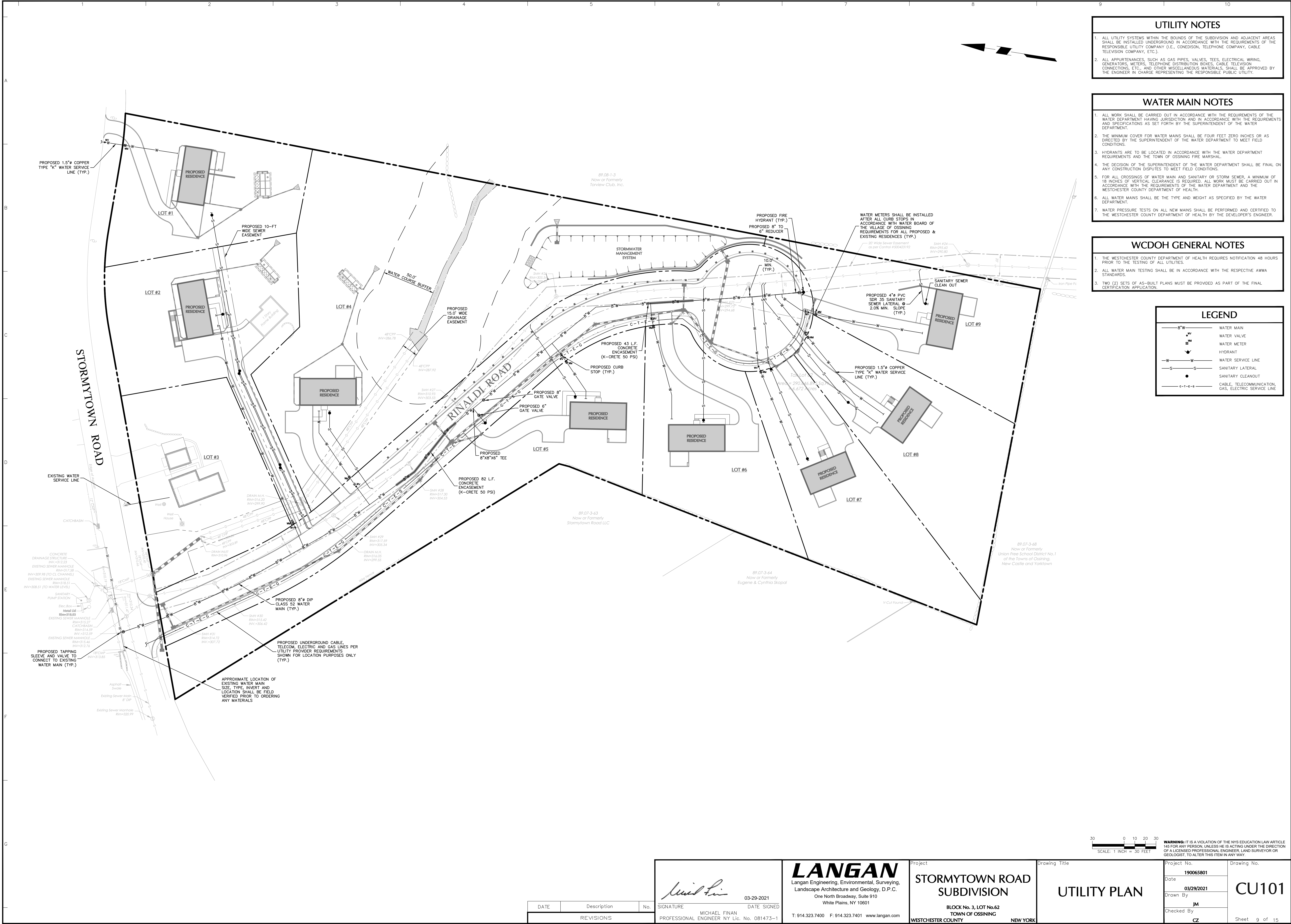
Checked By

CZ

Drawing No.

CG202

Sheet 8 of 15



UTILITY NOTES

1. ALL UTILITY SYSTEMS WITHIN THE BOUNDS OF THE SUBDIVISION AND ADJACENT AREAS SHALL BE INSTALLED UNDERGROUND IN ACCORDANCE WITH THE REQUIREMENTS OF THE RESPONSIBLE UTILITY COMPANY (I.E., CONEDISON, TELEPHONE COMPANY, CABLE TELEVISION COMPANY, ETC.).
2. ALL APPURTENANCES, SUCH AS GAS PIPES, VALVES, TEES, ELECTRICAL WIRING, GENERATORS, METERS, TELEPHONE DISTRIBUTION BOXES, CABLE TELEVISION CONNECTIONS, ETC., AND OTHER MISCELLANEOUS MATERIALS, SHALL BE APPROVED BY THE ENGINEER IN CHARGE REPRESENTING THE RESPONSIBLE PUBLIC UTILITY.

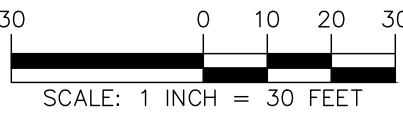
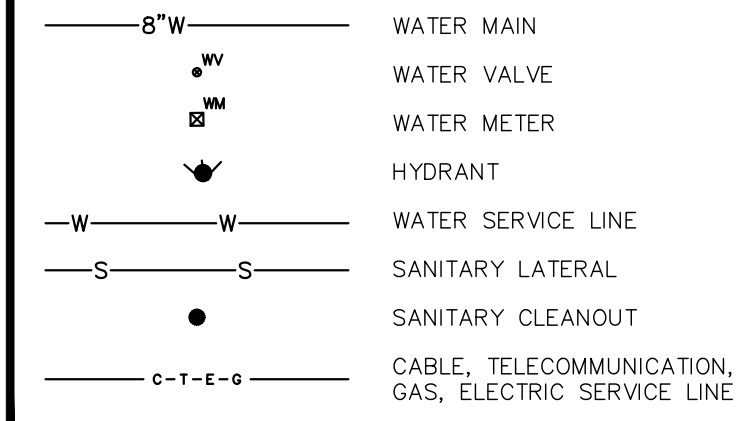
WATER MAIN NOTES

1. ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE WATER DEPARTMENT HAVING JURISDICTION AND IN ACCORDANCE WITH THE REQUIREMENTS AND SPECIFICATIONS AS SET FORTH BY THE SUPERINTENDENT OF THE WATER DEPARTMENT.
2. THE MINIMUM COVER FOR WATER MAINS SHALL BE FOUR FEET ZERO INCHES OR AS DIRECTED BY THE SUPERINTENDENT OF THE WATER DEPARTMENT TO MEET FIELD CONDITIONS.
3. HYDRANTS ARE TO BE LOCATED IN ACCORDANCE WITH THE WATER DEPARTMENT REQUIREMENTS AND THE TOWN OF OSSING FIRE MARSHAL.
4. THE DECISION OF THE SUPERINTENDENT OF THE WATER DEPARTMENT SHALL BE FINAL ON ANY CONSTRUCTION DISPUTES TO MEET FIELD CONDITIONS.
5. FOR ALL CROSSINGS OF WATER MAIN AND SANITARY OR STORM SEWER, A MINIMUM OF 18 INCHES OF VERTICAL CLEARANCE IS REQUIRED, ALL WORK MUST BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE WATER DEPARTMENT AND THE WESTCHESTER COUNTY DEPARTMENT OF HEALTH.
6. ALL WATER MAINS SHALL BE THE TYPE AND WEIGHT AS SPECIFIED BY THE WATER DEPARTMENT.
7. WATER PRESSURE TESTS ON ALL NEW MAINS SHALL BE PERFORMED AND CERTIFIED TO THE WESTCHESTER COUNTY DEPARTMENT OF HEALTH BY THE DEVELOPER'S ENGINEER.

WCDOH GENERAL NOTES


1. THE WESTCHESTER COUNTY DEPARTMENT OF HEALTH REQUIRES NOTIFICATION 48 HOURS PRIOR TO THE TESTING OF ALL UTILITIES.
2. ALL WATER MAIN TESTING SHALL BE IN ACCORDANCE WITH THE RESPECTIVE AWWA STANDARDS.
3. TWO (2) SETS OF AS-BUILT PLANS MUST BE PROVIDED AS PART OF THE FINAL CERTIFICATION APPLICATION.

LEGEND



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DATE	Description	No.
REVISIONS		



03-29-2021
DATE SIGNED

SIGNATURE
MICHAEL FINAN
PROFESSIONAL ENGINEER NY Lic. No. 081473-1

03-29-2021
DATE SIGNED

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Project
**STORMYTOWN ROAD
SUBDIVISION**

BLOCK No. 3, LOT No.62
TOWN OF OSSING
WESTCHESTER COUNTY NEW YORK

Drawing Title
UTILITY PLAN

Project No.
190065801

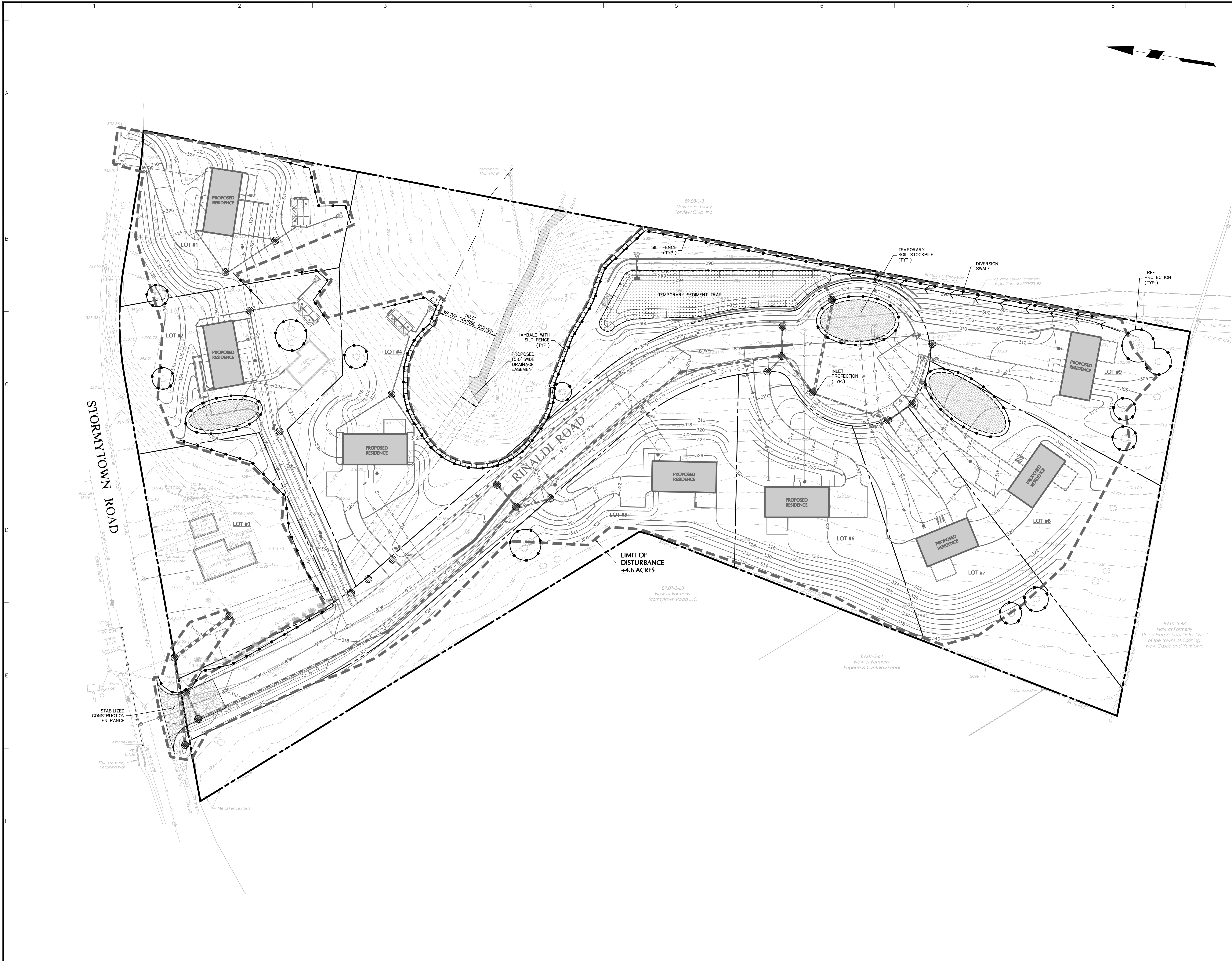
Date
03/29/2021

Drawn By
JM

Checked By
CZ

Drawing No.
CU101

Sheet 9 of 15



POLLUTION PREVENTION CONTROL NOTES

GOOD HOUSEKEEPING PRACTICES ARE DESIGNED TO MAINTAIN A CLEAN AND ORDERLY WORK ENVIRONMENT. GOOD HOUSEKEEPING MEASURES MUST BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS BY THOSE PARTIES INVOLVED WITH THE DIRECT CARE AND DEVELOPMENT OF THE SITE. THE FOLLOWING MEASURES SHOULD BE IMPLEMENTED TO CONTROL THE POSSIBLE EXPOSURE OF HARMFUL SUBSTANCES AND MATERIALS TO STORMWATER RUNOFF:

- MATERIAL RESULTING FROM THE CLEARING AND GRUBBING OPERATION MUST BE STOCKPILED AWAY FROM STORM DRAINAGE, WATER BODIES AND/OR WATERCOURSES AND SURROUNDED WITH ADEQUATE EROSION AND SEDIMENT CONTROL MEASURES. SOIL STOCKPILE LOCATIONS MUST BE EXPOSED NO LONGER THAN 14 DAYS BEFORE SEEDING.
- EQUIPMENT MAINTENANCE AREAS MUST BE PROTECTED FROM STORMWATER FLOWS AND MUST BE SUPPLIED WITH APPROPRIATE WASTE RECEPTACLES FOR SPENT CHEMICALS, SOLVENTS, OILS, GREASES, GASOLINE, AND ANY POLLUTANTS THAT MIGHT CONTAMINATE THE SURROUNDING HABITAT AND/OR WATER SUPPLY. EQUIPMENT WASH-DOWN ZONES MUST BE LOCATED WITHIN AREAS DRAINING TO SEDIMENT CONTROL DEVICES.
- THE USE OF DETERGENTS FOR LARGE-SCALE (I.E., VEHICLES, BUILDINGS, PAVEMENT SURFACES, ETC.) WASHING IS PROHIBITED.
- MATERIAL STORAGE LOCATIONS AND FACILITIES (I.E., COVERED STORAGE AREAS, STORAGE SHEDS, ETC.) MUST BE LOCATED ON-SITE AND MUST BE STORED ACCORDING TO THE MANUFACTURER'S STANDARDS IN A DEDICATED STAGING AREA. CHEMICALS, PAINTS, SOLVENTS, FERTILIZERS, AND OTHER TOXIC MATERIAL MUST BE STORED IN WATERPROOF CONTAINERS. RUNOFF CONTAINING SUCH MATERIALS MUST BE COLLECTED, REMOVED FROM THE SITE, TREATED AND DISPOSED AT AN APPROVED SOLID WASTE OR CHEMICAL DISPOSAL FACILITY.
- HAZARDOUS SPILLS MUST BE IMMEDIATELY CONTAINED TO PREVENT SUCH POLLUTANTS FROM ENTERING THE SURROUNDING HABITAT AND/OR WATER SUPPLY. SPILL KITS MUST BE PROVIDED ON-SITE AND MUST BE DISPLAYED IN A PROMINENT LOCATION FOR EASE OF ACCESS AND USE. SPILLS GREATER THAN FIVE (5) GALLONS MUST BE REPORTED TO THE NYSDEC RESPONSE UNIT AT 1-800-457-7362. IN ADDITION, A RECORD OF THE INCIDENT(S) AND/OR NOTIFICATIONS MUST BE DOCUMENTED AND ATTACHED TO THE SWPPP.
- PORTABLE SANITARY WASTE FACILITIES MUST BE PROVIDED ON-SITE FOR WORKERS AND MUST BE PROPERLY MAINTAINED.
- DUMPSTERS AND/OR DEBRIS CONTAINERS MUST BE LOCATED ON-SITE AND MUST BE OF ADEQUATE SIZE TO MANAGE RESPECTIVE MATERIALS. REGULAR COLLECTION AND DISPOSAL OF WASTES MUST OCCUR AS REQUIRED.
- TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE LOCATED A MINIMUM OF 50 FEET FROM STORM DRAIN INLETS, OPEN DRAINAGE FACILITIES, CONSTRUCTION TRAFFIC OR ACCESS AREAS TO PREVENT DISTURBANCE OR TRACKING. A SIGN SHOULD BE INSTALLED ADJACENT TO EACH WASHOUT FACILITY TO INSTRUCT THE EQUIPMENT OPERATORS TO UTILIZE THE PROPER FACILITIES. WHEN TEMPORARY CONCRETE WASHOUT FACILITIES ARE NO LONGER REQUIRED FOR THE WORK, THE HARDENED CONCRETE MUST BE REMOVED AND DISPOSED OF. MATERIALS USED TO CONSTRUCT THE TEMPORARY CONCRETE WASHOUT FACILITIES MUST BE REMOVED AND DISPOSED OF. HOLES, DEPRESSIONS OR OTHER GROUND DISTURBANCE CAUSED BY THE REMOVAL OF THE TEMPORARY CONCRETE WASHOUT FACILITIES MUST BE BACKFILLED AND/OR REPAIRED, SEEDED, AND MULCHED FOR FINAL STABILIZATION.
- NON-STORMWATER COMPONENTS OF SITE DISCHARGE MUST BE CLEAN WATER. WATER USED FOR CONSTRUCTION, WHICH DISCHARGES FROM THE SITE, MUST ORIGINATE FROM A PUBLIC WATER SUPPLY OR PRIVATE WELL APPROVED BY THE HEALTH DEPARTMENT. WATER USED FOR CONSTRUCTION THAT DOES NOT ORIGINATE FROM A PUBLIC WATER SUPPLY MUST NOT DISCHARGE FROM THE SITE. IT CAN BE RETAINED IN THE PONDS UNTIL IT INFILTRATES AND EVAPORATES.

EROSION AND SEDIMENT CONTROL NOTES

- REFER TO THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (NYSDEC) SPDES GENERAL PERMIT IN APPENDIX A OF THE STORMWATER POLLUTION PREVENTION PLAN FOR ADDITIONAL REQUIREMENTS.
- ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE INSTALLED IN ACCORDANCE WITH "NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL" LATEST EDITION.
- BEFORE BEGINNING CONSTRUCTION, THE OWNER MUST SET UP A PRE-CONSTRUCTION MEETING WITH THE QUALIFIED PROFESSIONAL, QUALIFIED INSPECTOR, CONTRACTORS, AND SUBCONTRACTORS TO DISCUSS THE RESPONSIBILITIES RELATED TO THE STORMWATER POLLUTION PREVENTION PLAN IMPLEMENTATION.
- THE CONTRACTOR AND SUBCONTRACTOR MUST IDENTIFY THE TRAINED INDIVIDUAL THAT WILL BE RESPONSIBLE FOR THE IMPLEMENTATION AND MAINTENANCE OF THE EROSION AND SEDIMENT CONTROL MEASURES DURING CONSTRUCTION.
- BEFORE BEGINNING CONSTRUCTION, ALL EROSION AND SEDIMENT CONTROLS MUST BE INSTALLED IN ACCORDANCE WITH THE PLANS. SITE PREPARATION ACTIVITIES MUST BE PLANNED TO MINIMIZE THE SCOPE AND DURATION OF SOIL DISTURBANCE. EXISTING VEGETATION TO REMAIN MUST BE PROTECTED TO ENSURE OVER CLEARING DOES NOT OCCUR.
- PERMANENT TRAFFIC CORRIDORS MUST BE ESTABLISHED AND "ROUTES OF CONVENIENCE" MUST BE AVOIDED. STABILIZED CONSTRUCTION ENTRANCES MUST BE INSTALLED AT THE LOCATIONS SHOWN ON THE PROJECT PLANS.
- STOCKPILED TOPSOIL MUST BE ENCLOSED WITH SILT FENCE OR HAY BALES AND COVERED OR TEMPORARILY SEEDED. ALL GRASS SEED MUST CONTAIN AT LEAST 25% RAPID GERMINATING PERENNIAL RYE GRASS.
- DAMAGE TO SURFACE WATERS RESULTING FROM EROSION AND SEDIMENTATION MUST BE MINIMIZED BY STABILIZING DISTURBED AREAS AND BY REMOVING SEDIMENT FROM CONSTRUCTION SITE DISCHARGES.
- DUST MUST BE CONTROLLED BY SPRINKLING EXPOSED SOIL AREAS PERIODICALLY WITH WATER AS REQUIRED.
- EROSIVE MATERIAL TEMPORARILY STOCKPILED ON SITE DURING CONSTRUCTION MUST BE LOCATED IN AN AREA AWAY FROM STORM DRAINAGE AND MUST BE PROPERLY PROTECTED BY A SILT FENCE BARRIER.
- EARTHWORK ACTIVITIES MUST BE CONSISTENT WITH THE PHASING PLANS. THE EARTHWORK OPERATION AREAS MUST BE STABILIZED ON AN ONGOING BASIS WITH NO AREAS THAT ARE NOT CURRENTLY UNDER CONSTRUCTION LEFT WITHOUT AT LEAST TEMPORARY COVER FOR MORE THAN 14 DAYS.
- EROSION AND SEDIMENT CONTROL INSPECTIONS:
 - THE TRAINED INDIVIDUAL MUST INSPECT ALL EROSION AND SEDIMENT CONTROL MEASURES ON A DAILY BASIS TO ENSURE PROPER PERFORMANCE. ANY SEDIMENT BUILD-UP MUST BE CLEANED AND REMOVED. ALL DAMAGES TO EROSION AND SEDIMENT CONTROLS MUST BE REPAIRED AT THE END OF THE WORK DAY.
 - THE QUALIFIED INSPECTOR MUST CONDUCT SITE INSPECTIONS EVERY 7 DAYS. ANY DEFICIENCIES NOTED IN THE REPORTS MUST BE CORRECTED IMMEDIATELY BY THE CONTRACTOR.
 - IF SOIL DISTURBANCE ACTIVITIES ARE SUSPENDED FOR WINTER SHUTDOWN, TEMPORARY STABILIZATION MEASURES WILL BE APPLIED TO ALL DISTURBED AREAS. IF APPROVED BY THE NYSDEC OR US4 MUNICIPALITY, THE FREQUENCY OF INSPECTIONS BY THE QUALIFIED INSPECTOR MAY BE REDUCED TO ONE INSPECTION EVERY 30 DAYS.
 - IF AUTHORIZED BY THE NYSDEC OR US4 MUNICIPALITY TO DISTURB MORE THAN 5 ACRES AT ONE TIME, THE QUALIFIED INSPECTOR MUST CONDUCT AT LEAST 2 SITE INSPECTIONS, SEPARATED BY 2 DAYS, EVERY 7 DAYS UNTIL SUCH TIME THAT LESS THAN 5 ACRES OF SOIL REMAIN EXPOSED.
- TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES MUST BE REMOVED WHEN ALL DISTURBED AREAS HAVE UNDERGONE FINAL STABILIZATION. WHEN UPGRADE SURFACES ARE PROPERLY STABILIZED AND ALL STORMWATER MANAGEMENT SYSTEMS ARE IN PLACE AND OPERATIONAL, ALL AREAS DISTURBED BY THE REMOVAL OF THE TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES MUST BE FILLED IN, TOPSOILED, SEEDED, AND MULCHED. FINAL STABILIZATION IS ACHIEVED WHEN ALL SOIL DISTURBING ACTIVITIES ARE COMPLETED AND A UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 80% IS ESTABLISHED, OR EQUIVALENT STABILIZATION MEASURES, SUCH AS PLACEMENT OF MULCH OR GEOTEXTILE, IS COMPLETED ON ALL AREAS NOT PAVED OR COVERED BY PERMANENT STRUCTURES.

LEGEND

	LIMIT OF DISTURBANCE
	STABILIZED CONSTRUCTION ENTRANCE
	SILT FENCE
	SEDIMENT BASIN
	TEMPORARY SEDIMENT BASIN
	INLET PROTECTION

30 0 10 20 30
SCALE: 1 INCH = 30 FEET

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03-29-2021
DATE SIGNED

SIGNATURE
MICHAEL FINAN
PROFESSIONAL ENGINEER NY Lic. No. 081473-1

DATE Description No.
REVISIONS

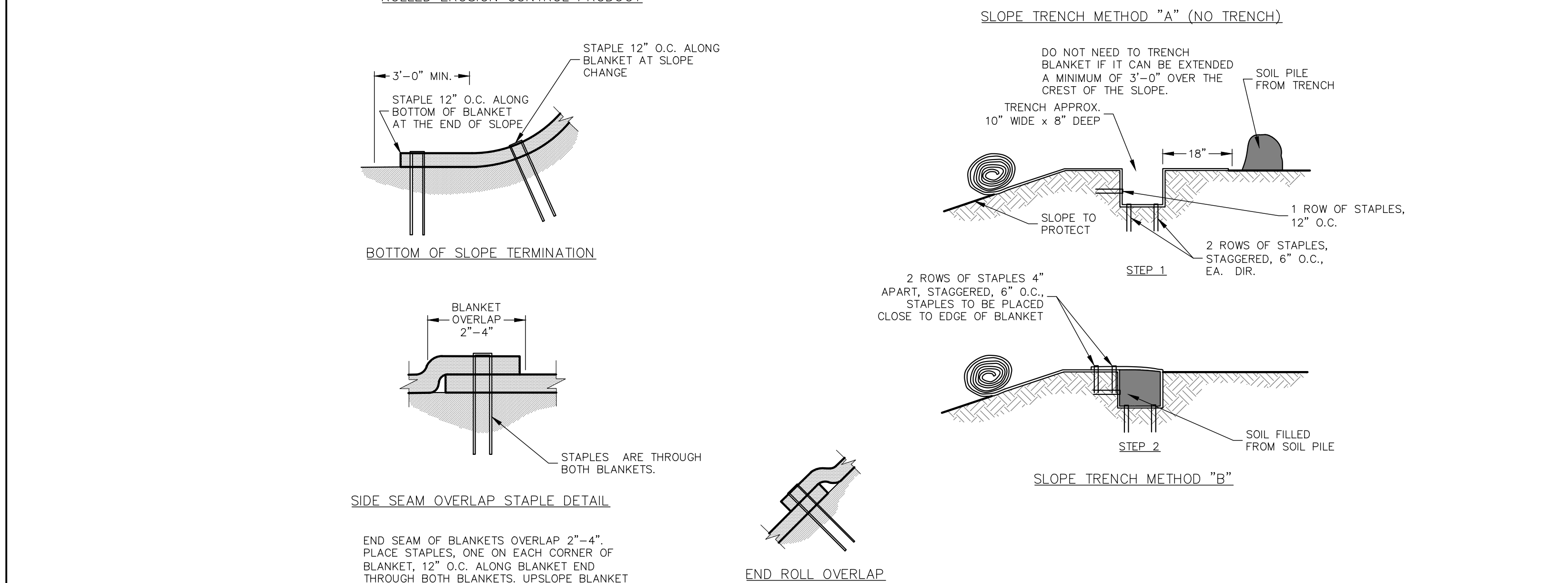
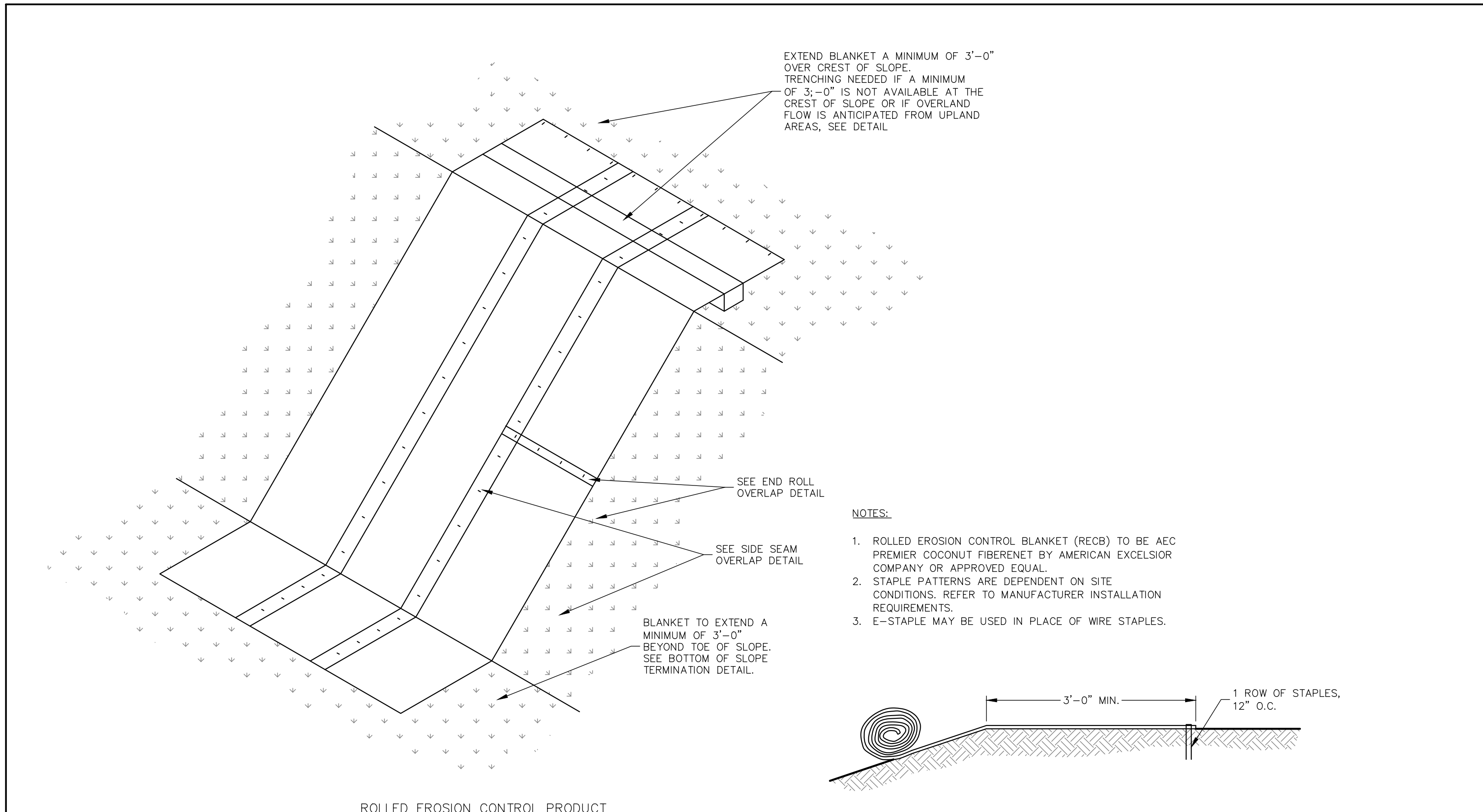
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Langan Engineering, Environmental, Surveying,
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White Plains, NY 10601
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Project
STORMYTOWN ROAD SUBDIVISION
BLOCK No. 3, LOT No.62
TOWN OF OSSING
WESTCHESTER COUNTY NEW YORK

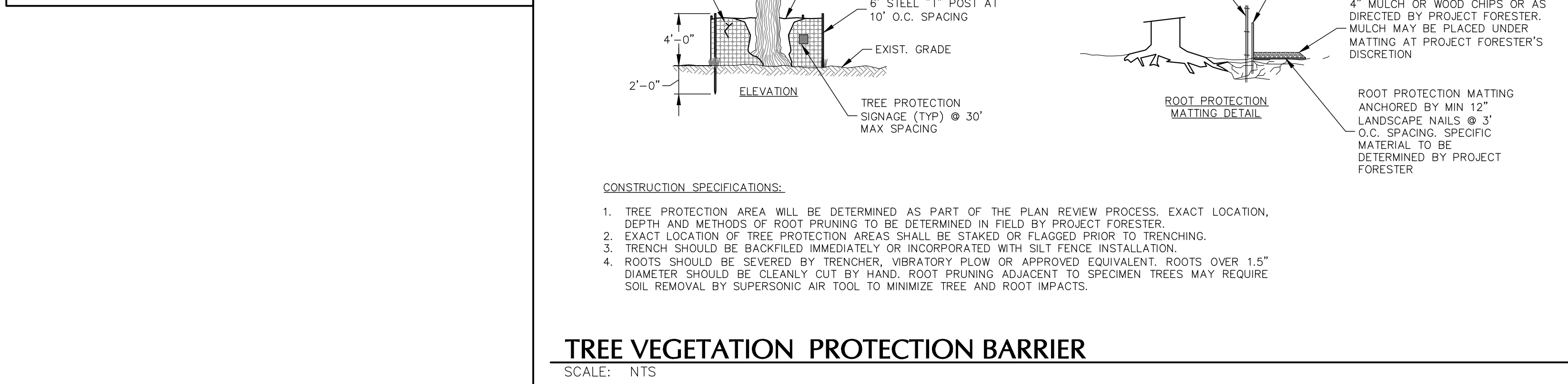
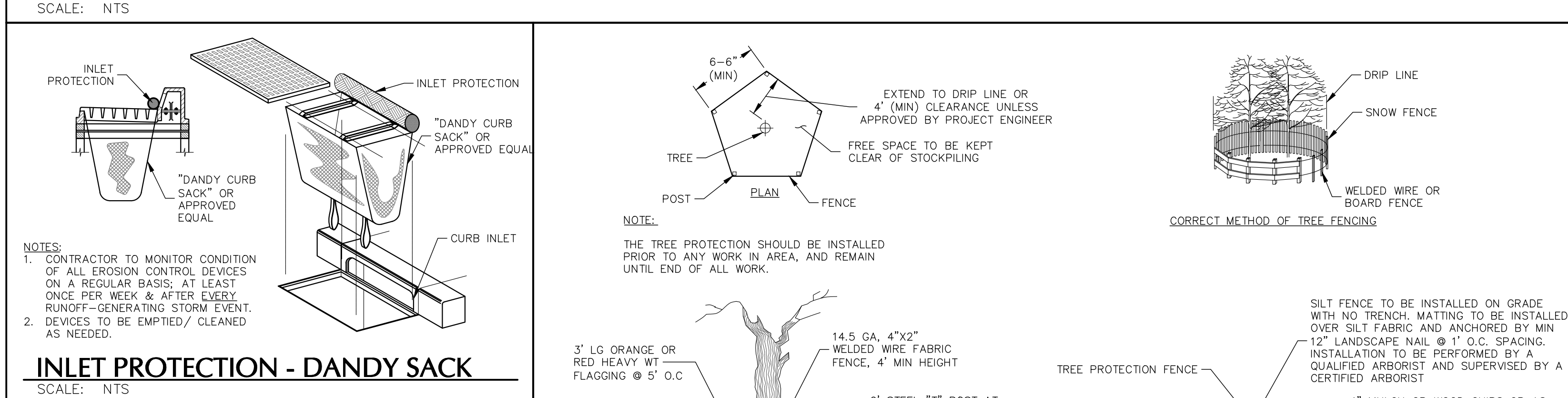
Drawing Title
EROSION & SEDIMENT CONTROL PLAN

Project No.
190065801
Date
03/29/2021
Drawn By
JM
Checked By
CZ

CE101
Sheet 10 of 15

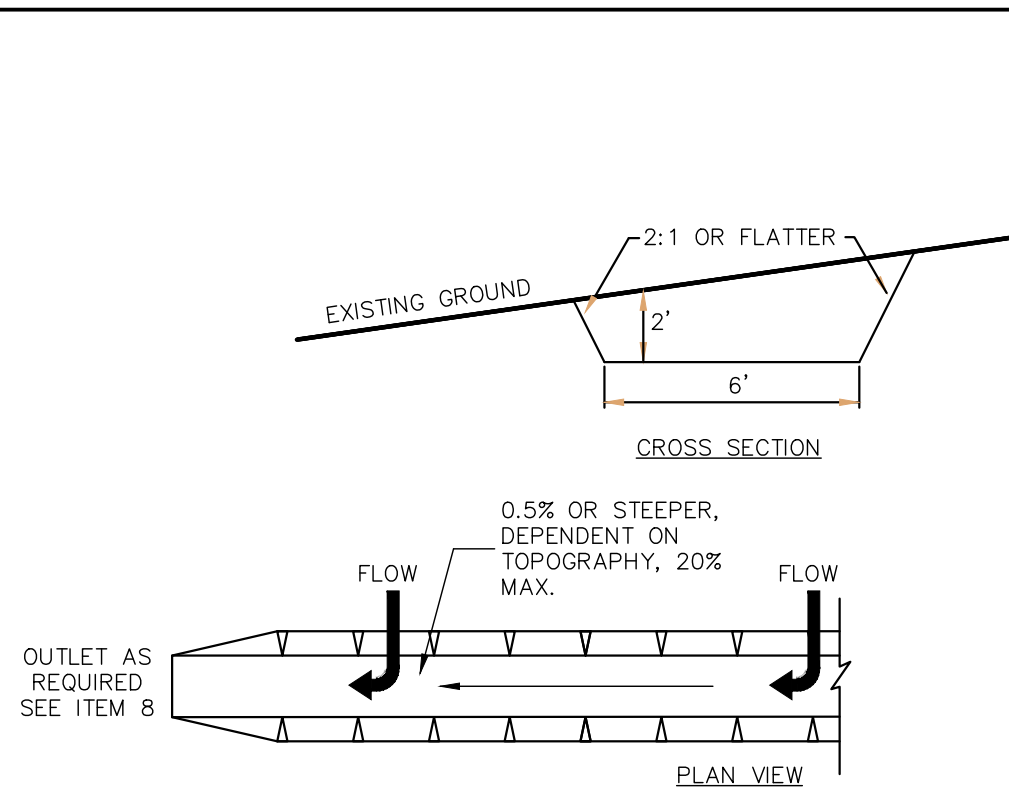


ROLLED EROSION CONTROL PRODUCT - SLOPE INSTALLATION



TREE VEGETATION PROTECTION BARRIER

SCALE: NTS



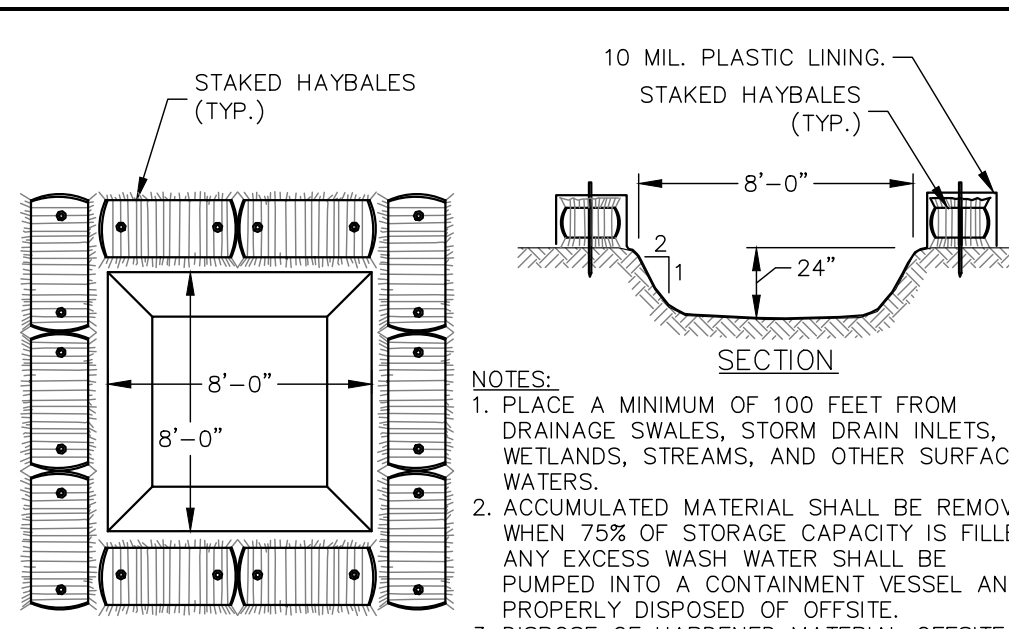
CONSTRUCTION SPECIFICATIONS

1. ALL TEMPORARY SWALES SHALL HAVE UNINTERRUPTED POSITIVE GRADE TO AN OUTLET.
2. DIVERTED RUNOFF FROM A DISTURBED AREA SHALL BE CONVEYED TO A SEDIMENT TRAPPING DEVICE.
3. DIVERTED RUNOFF FROM AN UNDISTURBED AREA SHALL OUTLET DIRECTLY INTO AN UNDISTURBED STABILIZED AREA AT NON-EROSIVE VELOCITY.
4. ALL TREES, BRUSH, STUMPS, OBSTRUCTIONS, AND OTHER OBJECTIONABLE MATERIAL SHALL BE REMOVED AND DISPOSED OF SO AS NOT TO INTERFERE WITH THE PROPER FUNCTIONING OF THE SWALE.
5. THE SWALE SHALL BE EXCAVATED OR SHAPED TO LINE, GRADE, AND CROSS SECTION AS REQUIRED TO MEET THE CRITERIA SPECIFIED HEREIN AND BE FREE OF BANK PROJECTIONS OR OTHER IRREGULARITIES WHICH WILL IMPEDE NORMAL FLOW.
6. FILLS SHALL BE COMPACTED BY EARTH MOVING EQUIPMENT.
7. ALL EARTH REMOVED AND NOT NEEDED ON CONSTRUCTION SHALL BE PLACED SO THAT IT WILL NOT INTERFERE WITH THE FUNCTIONING OF THE SWALE.
8. PERIODIC INSPECTION AND REQUIRED MAINTENANCE MUST BE PROVIDED AFTER EACH RAIN EVENT.
9. STABILIZATION SHALL BE AS PER THE CHART BELOW:

TYPE OF TREATMENT	CHANNEL GRADE	FLOW CHANNEL STABILIZATION	
		A (5-AC OR LESS)	B (6-10 AC.)
1	0.5-3.0%	SEED AND STRAW MULCH	SEED AND STRAW MULCH
2	3.1-5.0%	SEED AND STRAW MULCH	SEED USING JUTE OR EXCELSIOR
3	5.1-8.0%	SEED WITH JUTE OR EXCELSIOR, 500	LINED RIP-RAP 4-6" RECYCLED CONCRETE EQUIVALENT
4	8.1-20%	LINED 4-6" RIP-RAP	ENGINEERED DESIGN

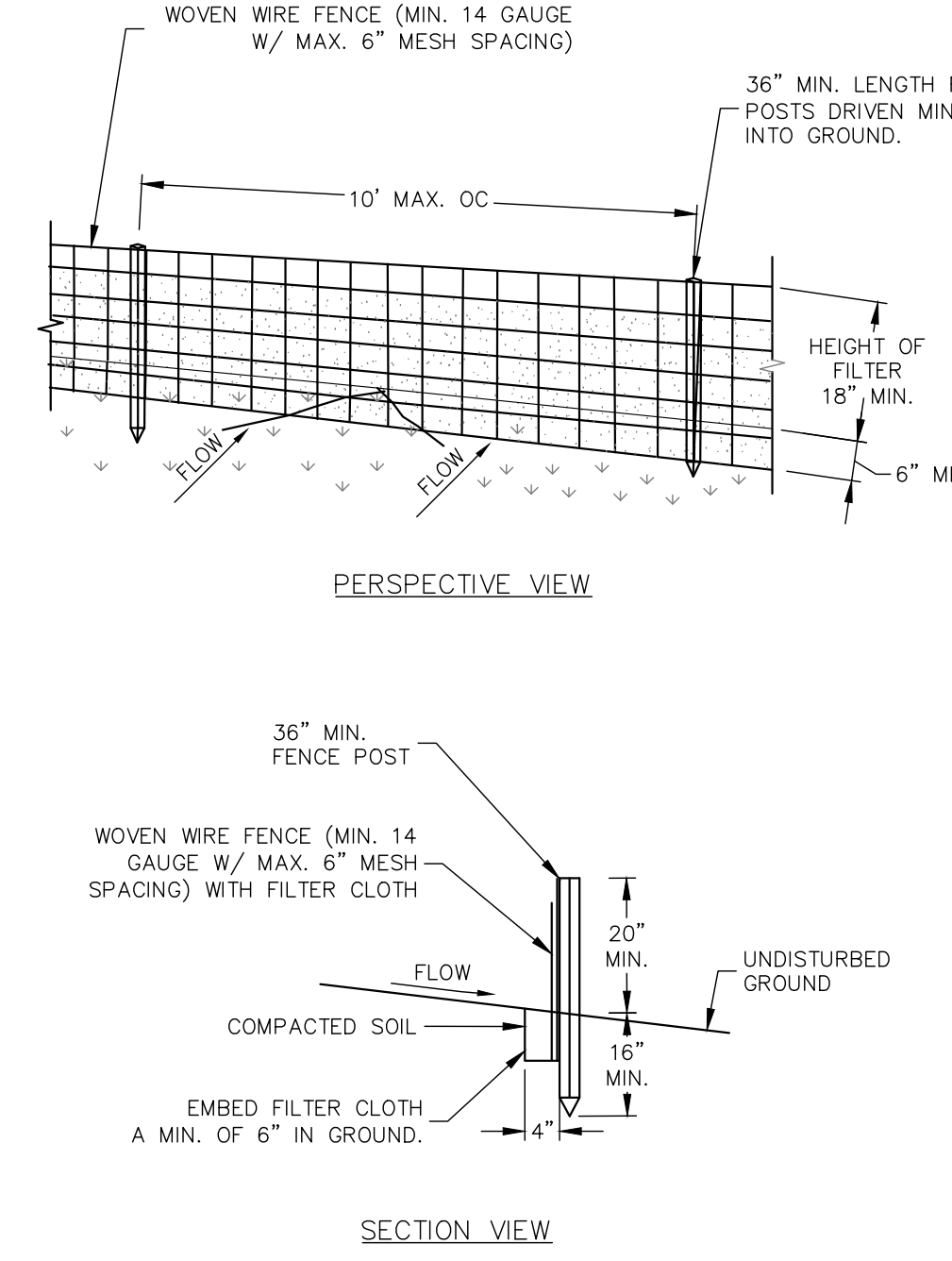
TEMPORARY DIVERSION SWALE

SCALE: NTS



TEMPORARY CONCRETE WASH AREA

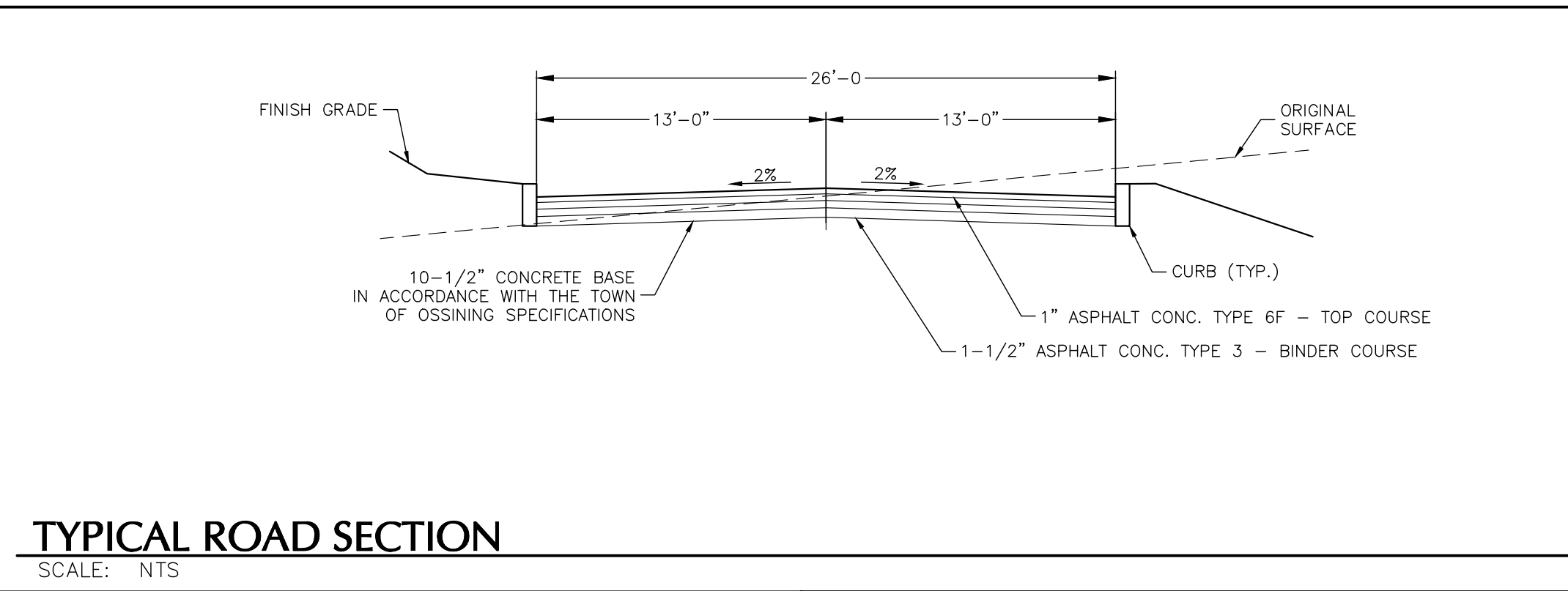
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SILT FENCE

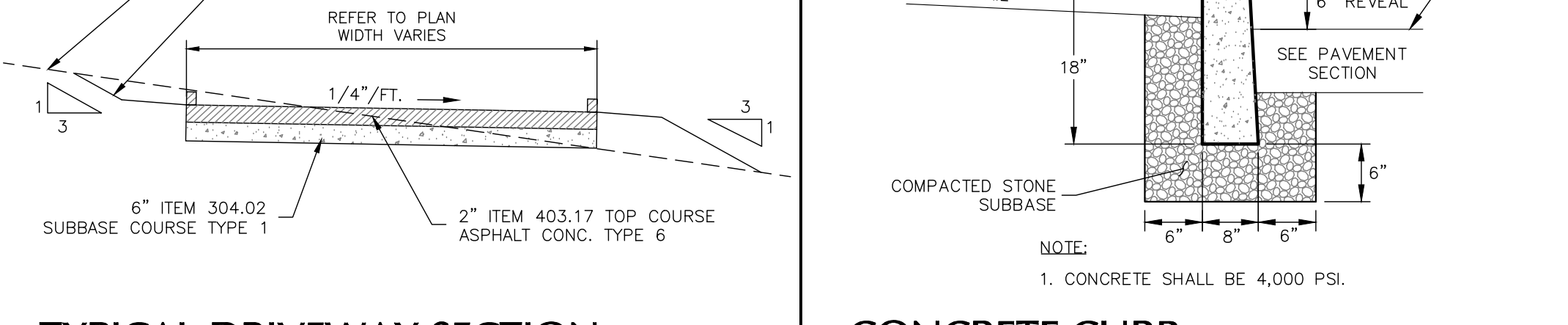
SCALE: NTS

SLOPE	STEEPNESS	SLOPE LENGTH/FENCE LENGTH (FT.)		
		STANDARD	REINFORCED	SUPER
<2%	<50:1	300/1500	N/A	N/A
2-10%	50:1 TO 10:1	125/1000	250/2000	300/2500
10-20%	10:1 TO 5:1	100/750	150/1000	200/1000
20-33%	5:1 TO 3:1	60/500	80/750	100/1000
33-50%	3:1 TO 2:1	40/250	70/350	100/500
>50%	>2:1	20/125	30/175	50/250



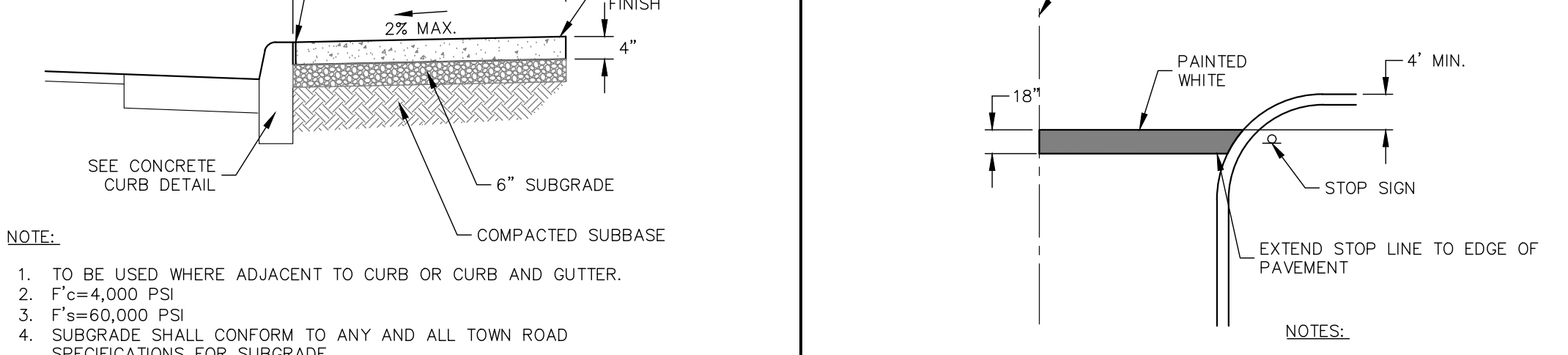
TYPICAL ROAD SECTION

SCALE: NTS



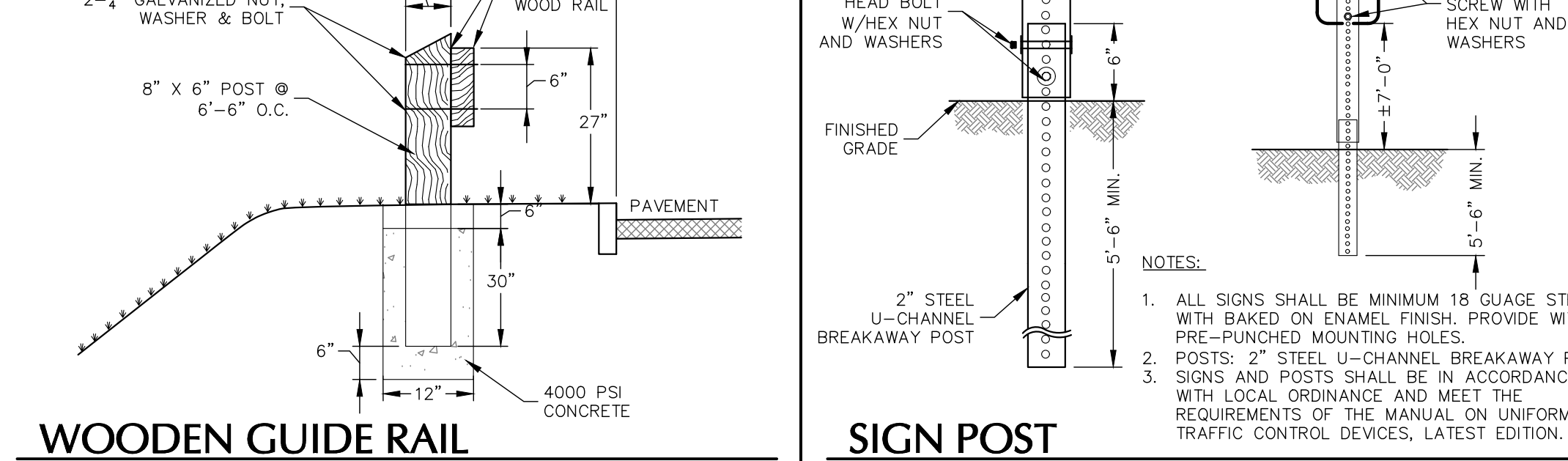
TYPICAL DRIVEWAY SECTION

SCALE: NTS



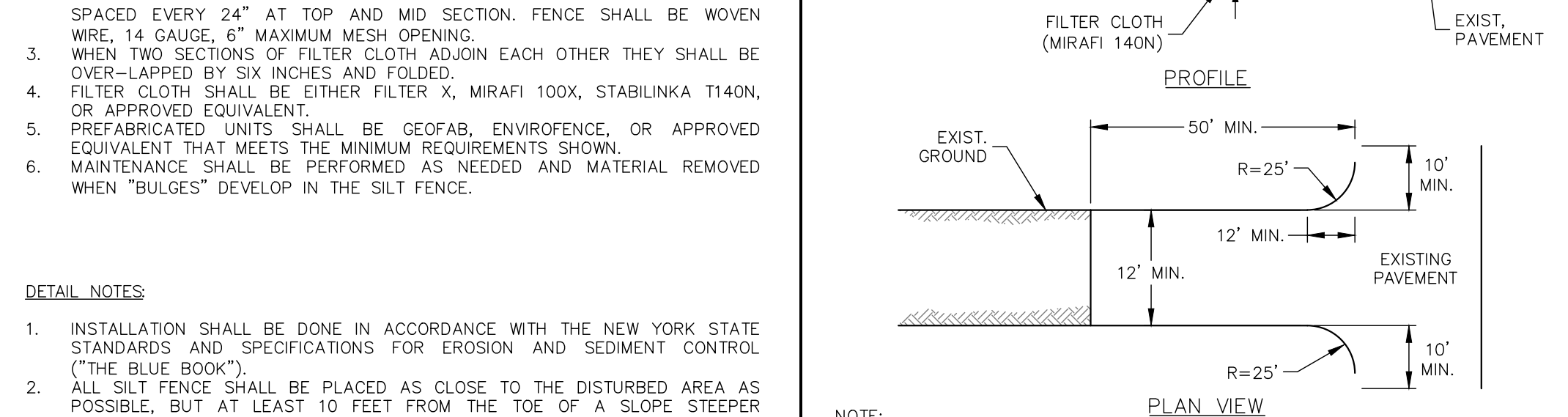
CONCRETE SIDEWALK

SCALE: NTS



WOODEN GUIDE RAIL

SCALE: NTS



CONSTRUCTION SPECIFICATIONS:

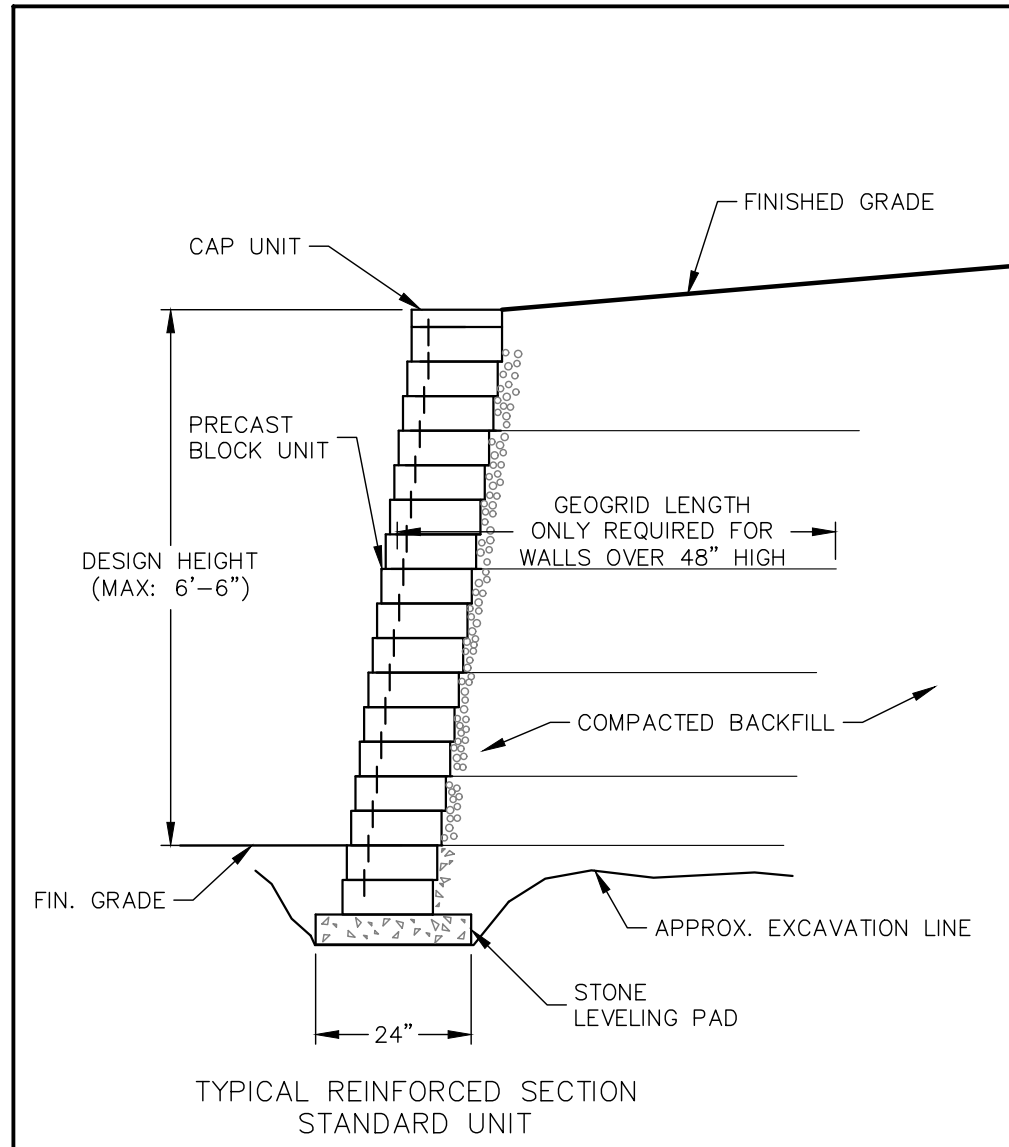
1. STONE SIZE - USE 3" STONE (NYS DOT ITEM #623.11 SIZE DESIGNATION #2, OR 2.5" UNCRUSHED CONCRETE EQUIVALENT).
2. LENGTH - NOT LESS THAN 50-FEET (EXCEPT ON SINGLE FAMILY LOT, 30-FEET MINIMUM LENGTH WOULD APPLY).
3. WIDTH - NOT LESS THAN SIX (6) INCHES.
4. WIDTH - TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SIGHT.
5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH PREVENTS FLOWING OF FLOODING OR SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACTED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON A AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

STABILIZED CONSTR. ENTRANCE

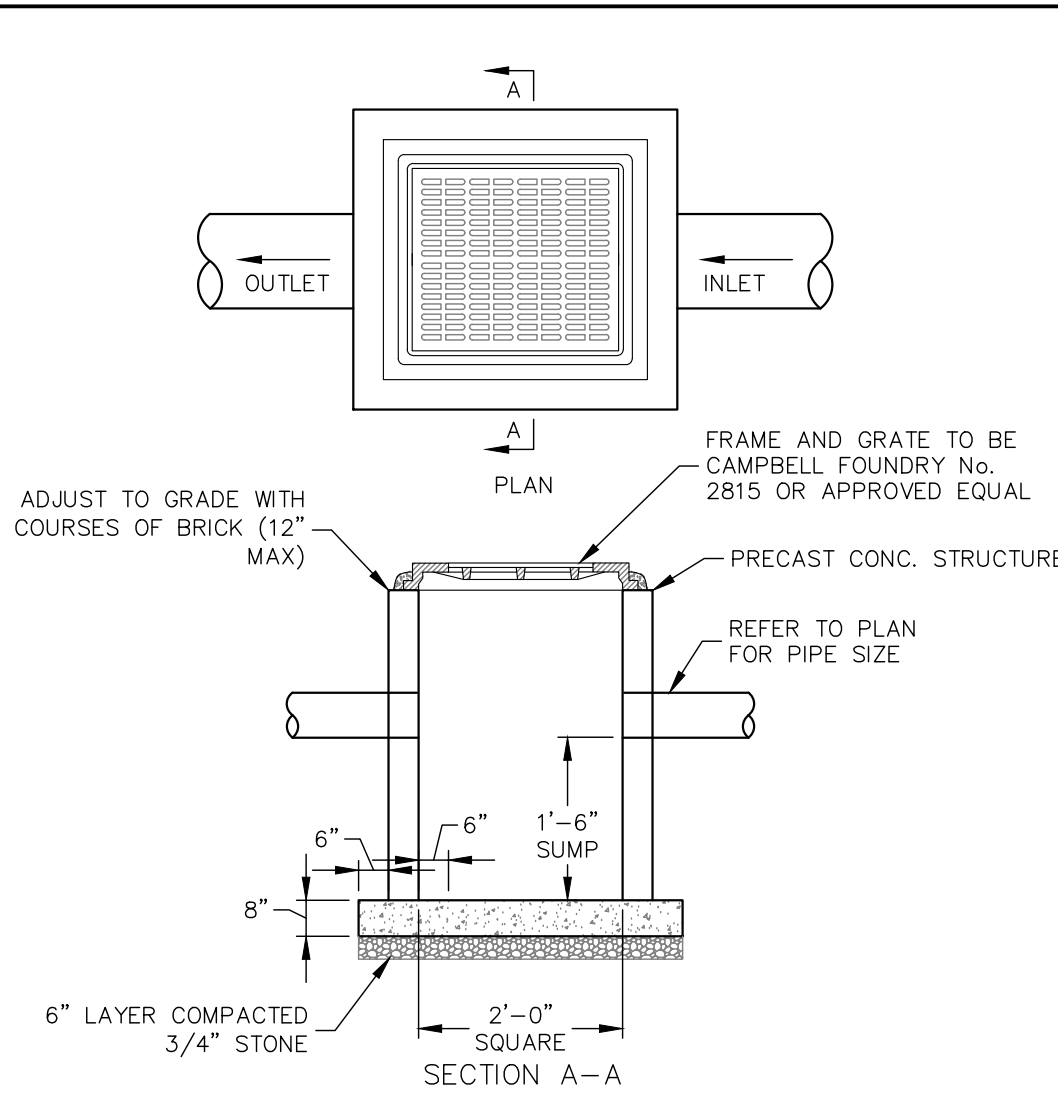
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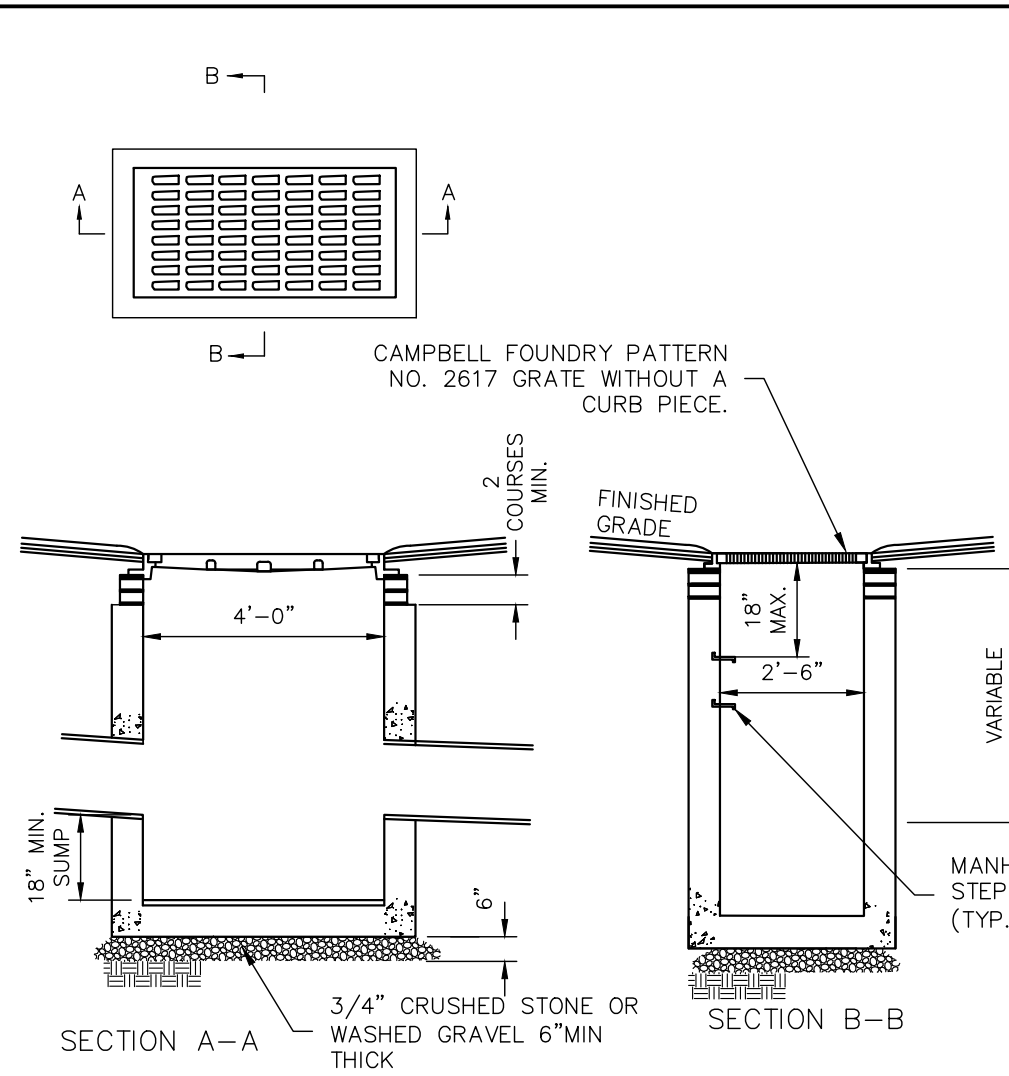
<p>One North Broadway, Suite 910 White Plains, NY 10601</p> <p>T: 914.323.7400 F: 914.323.7401 www.langan.com</p>			<p>Project No. 190065801</p> <p>Drawing No. CS501</p>
<p>Project: STORMYTOWN ROAD SUBDIVISION</p> <p>Block No. 3, LOT No. 62</p> <p>TOWN OF OSSINING</p> <p>WESTCHESTER COUNTY NEW YORK</p>			<p>Drawing Title: DETAILS (1 OF 3)</p>
<p>Project No. 190065801</p> <p>Date: 03/29/2021</p> <p>Drawn By: JM</p> <p>Checked By: CZ</p>			<p>Drawing No. CS501</p> <p>Sheet 11 of 15</p>



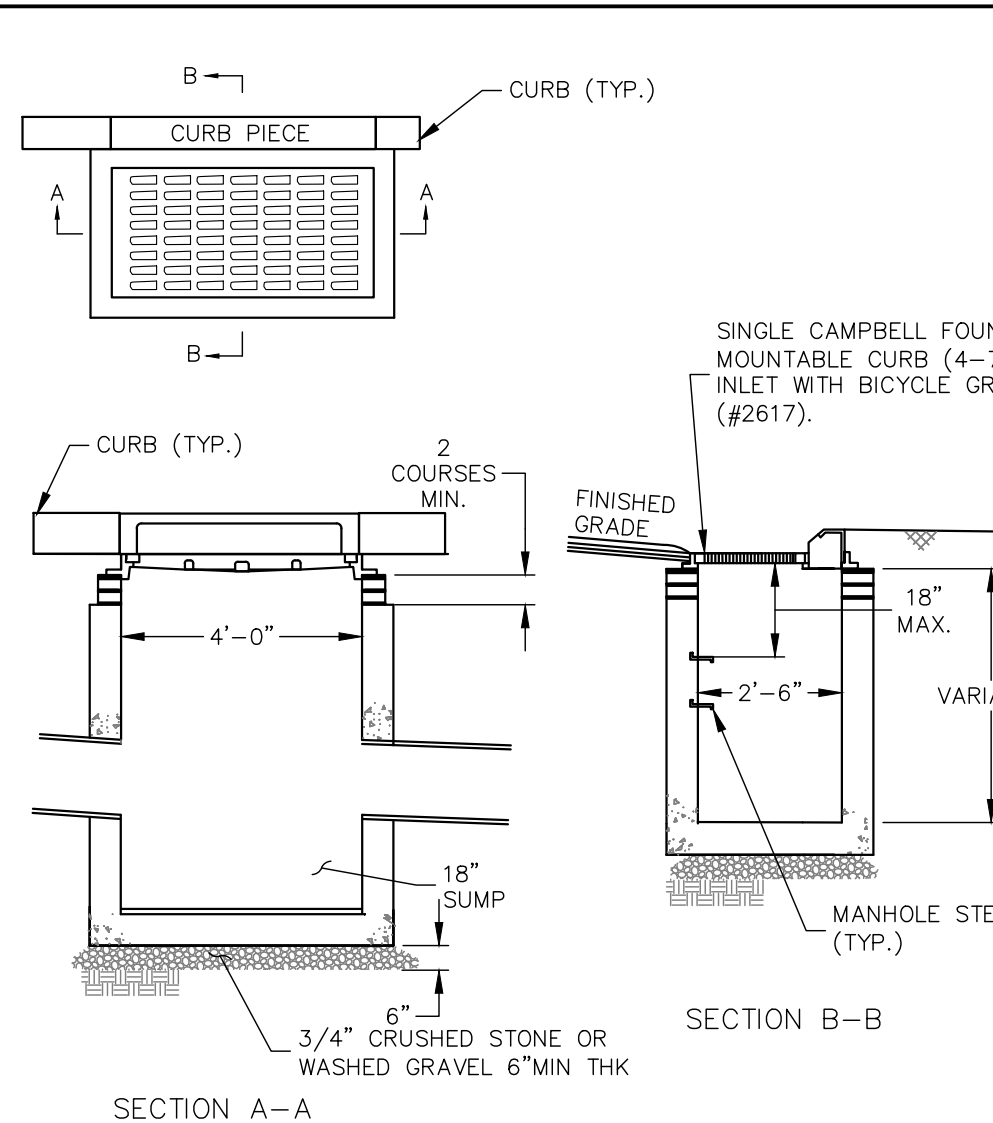
SEGMENTAL BLOCK RETAINING WALL
SCALE: NTS



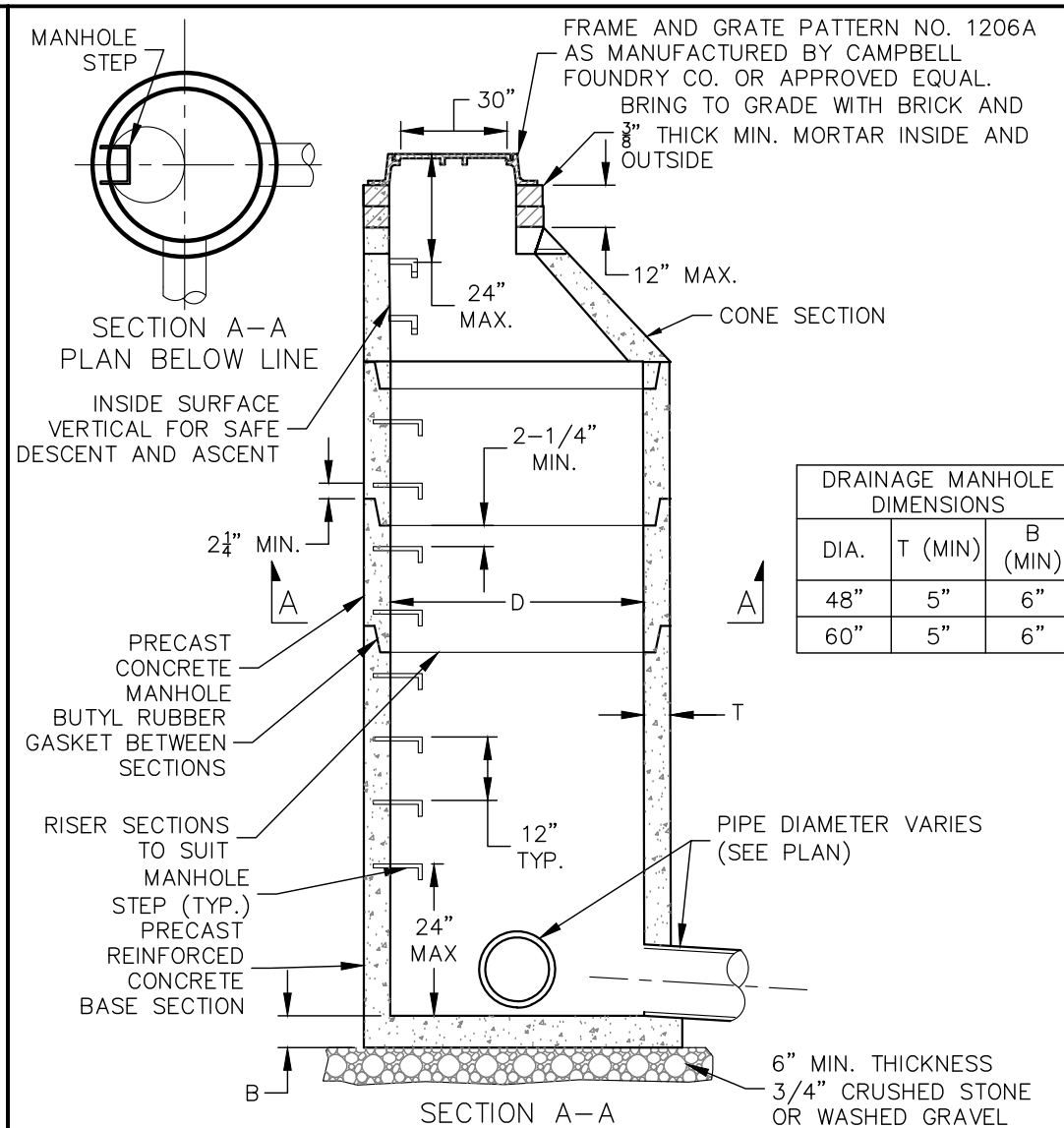
YARD DRAIN
SCALE: NTS



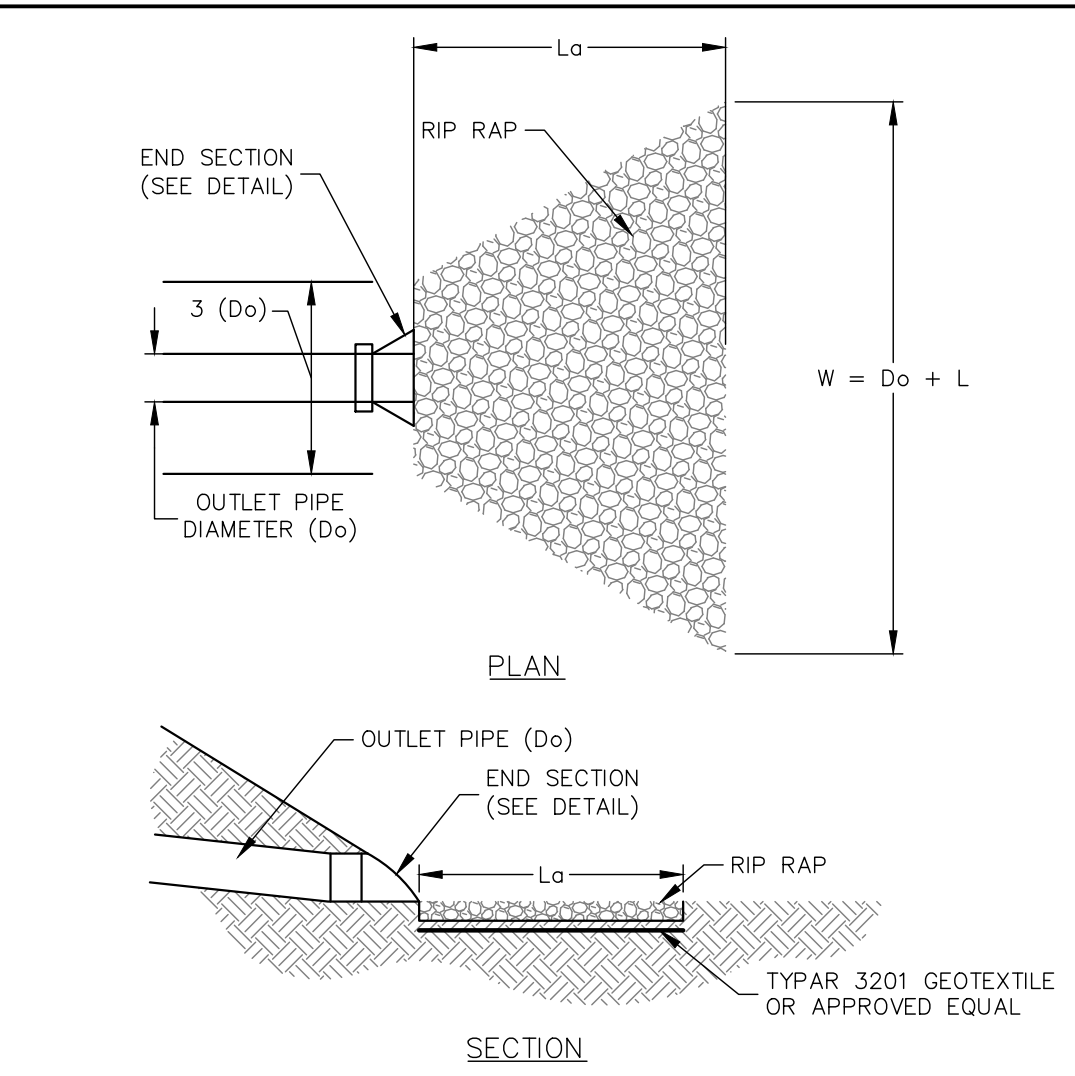
DRAIN INLET
SCALE: NTS



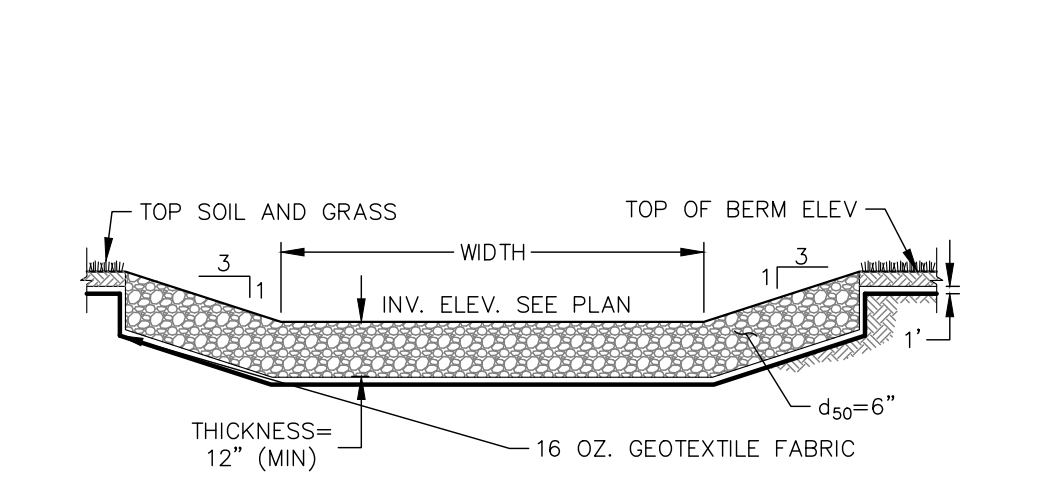
CATCH BASIN
SCALE: NTS



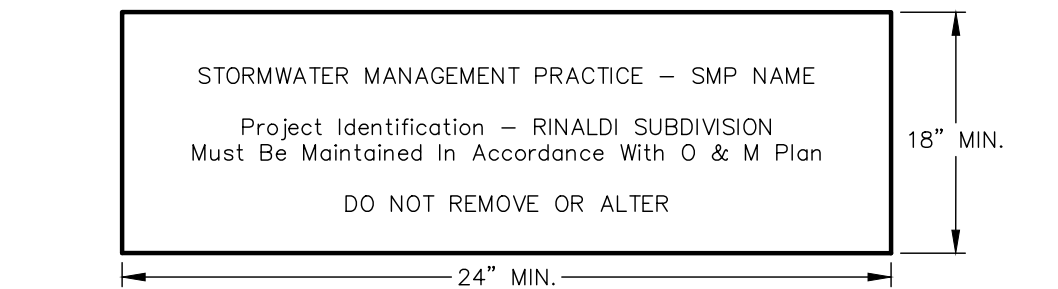
STORMWATER MANHOLE
SCALE: NTS



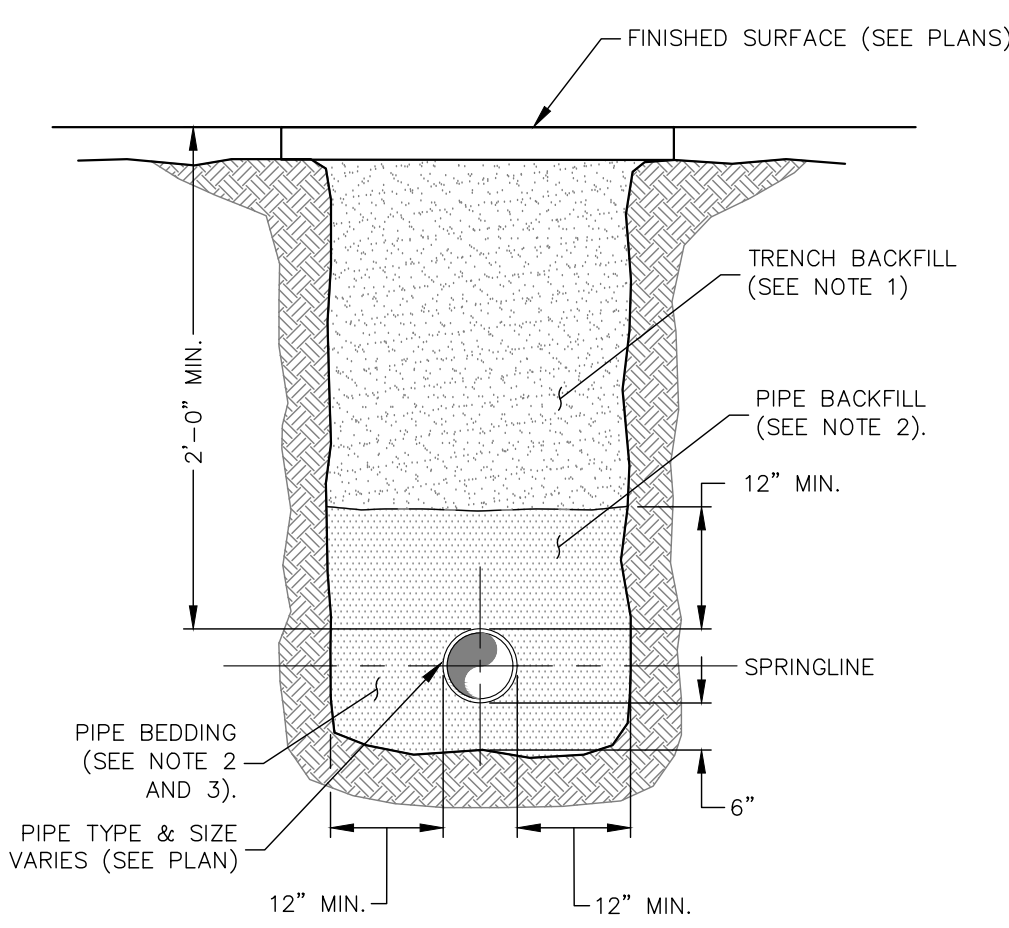
VELOCITY DISSIPATOR
SCALE: NTS



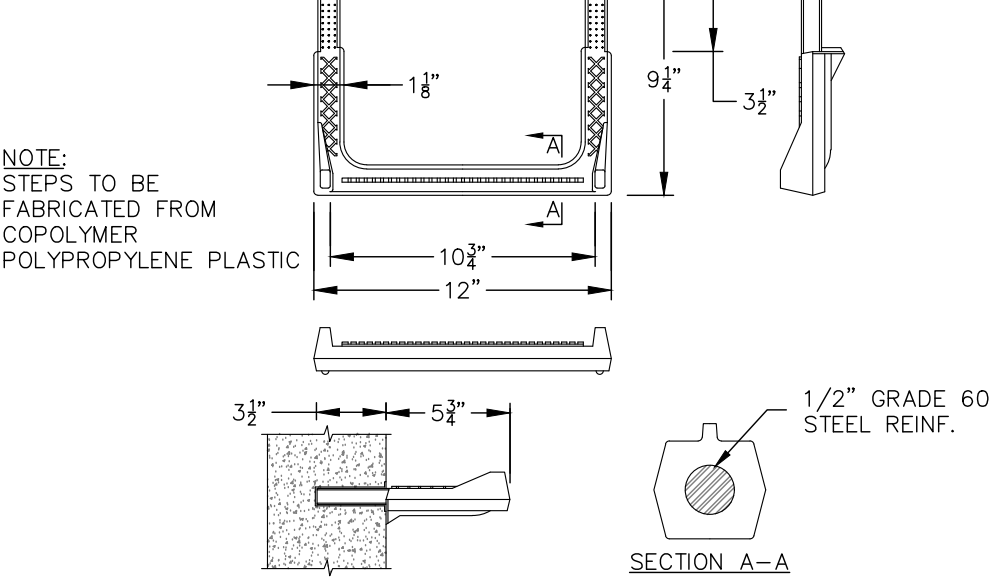
OVERFLOW WEIR
SCALE: NTS



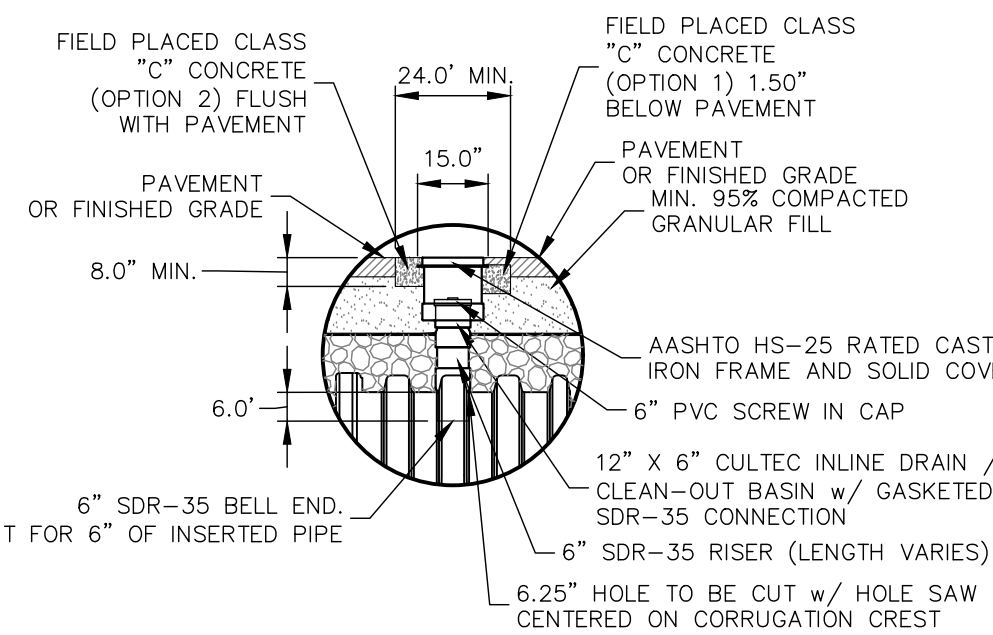
STORMWATER MANAGEMENT PRACTICE SIGN
SCALE: NTS



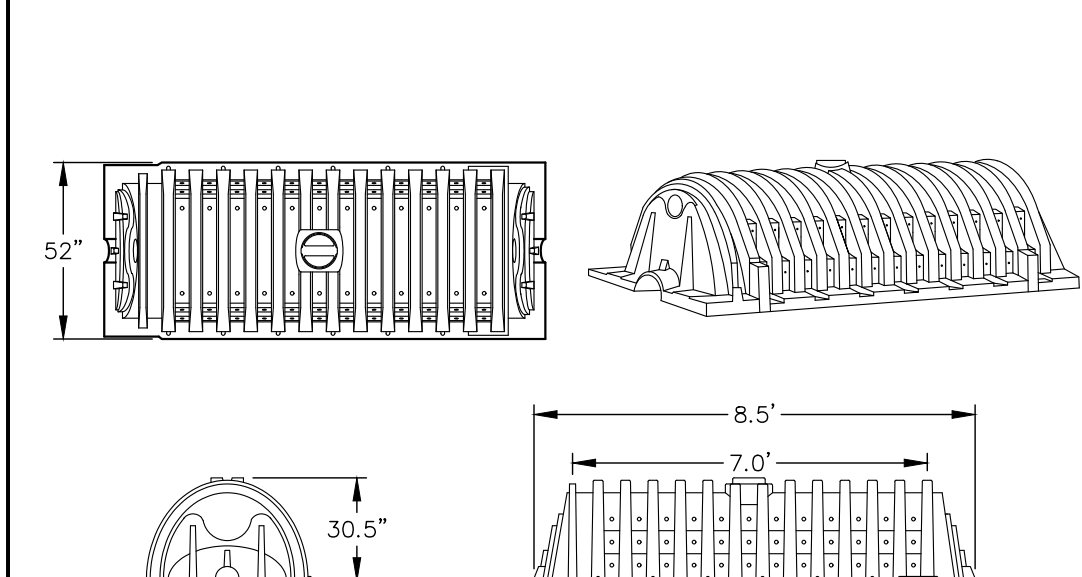
DRAINAGE PIPE TRENCH
SCALE: NTS



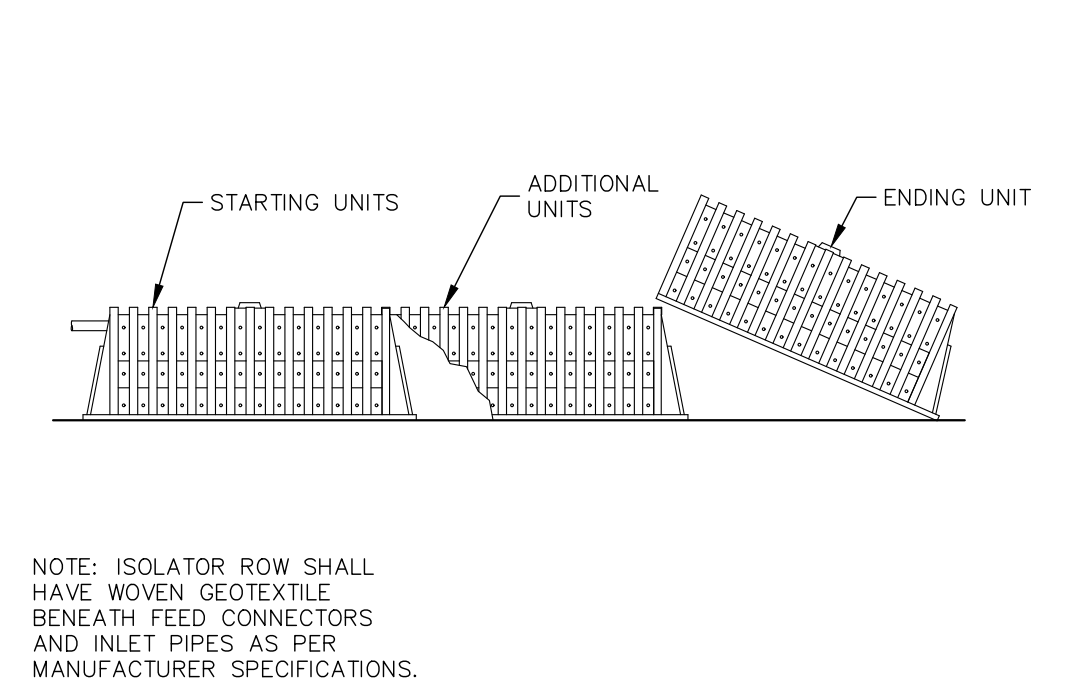
POLYPROPYLENE MANHOLE STEP
SCALE: NTS



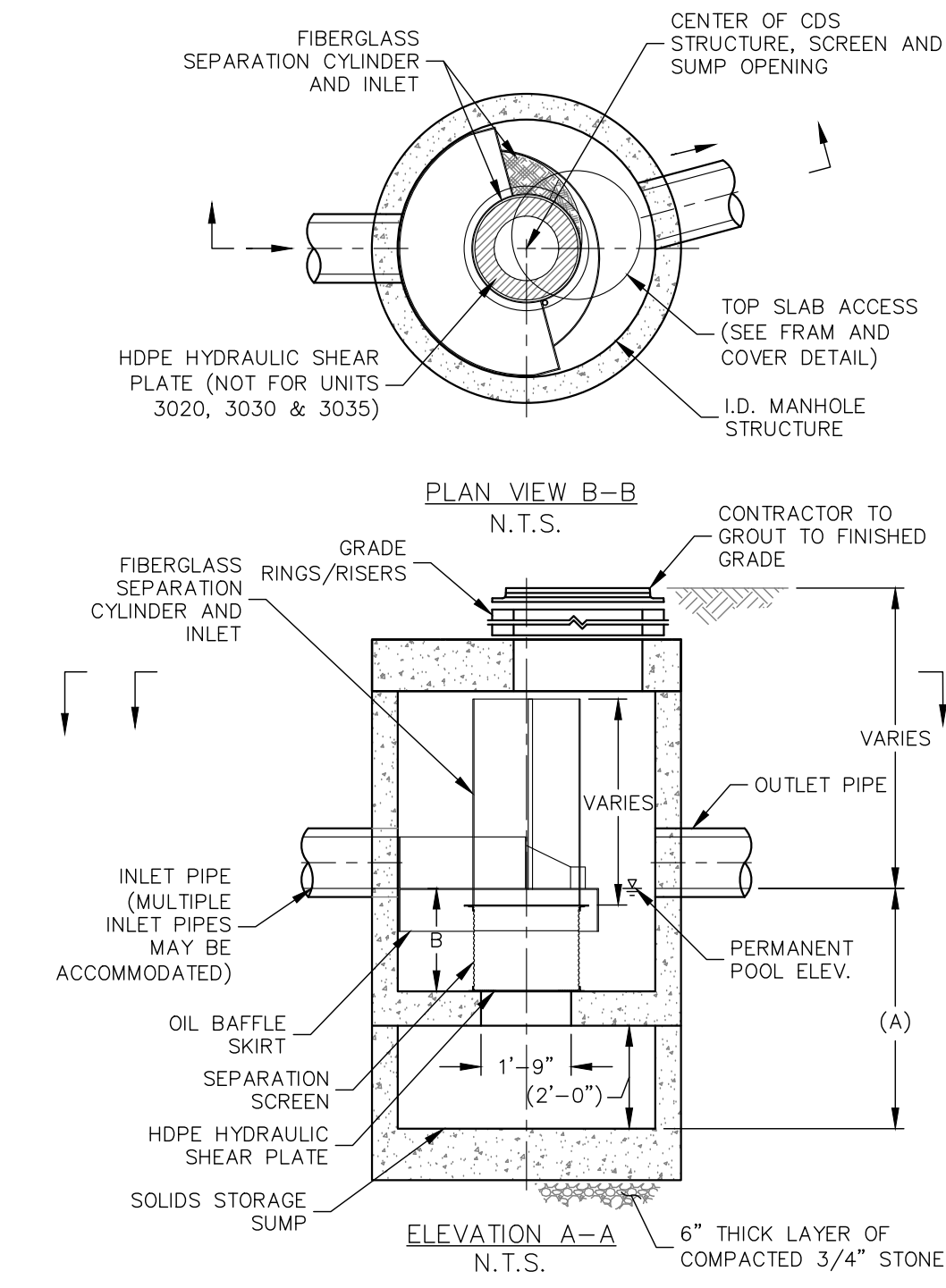
INSPECTION PORT
SCALE: NTS



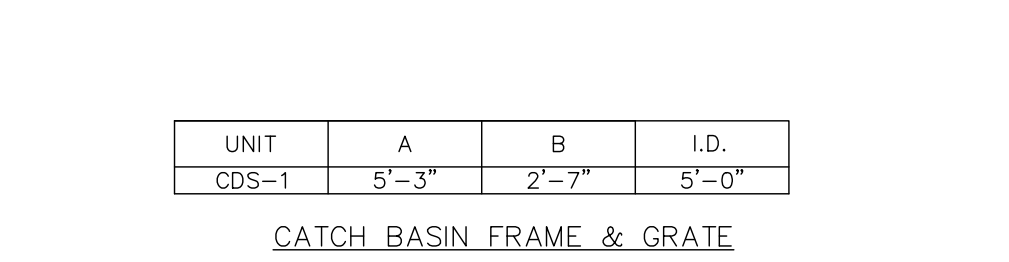
CULTEC RECHARGER 330XLHD STORMWATER SYSTEM
SCALE: NTS



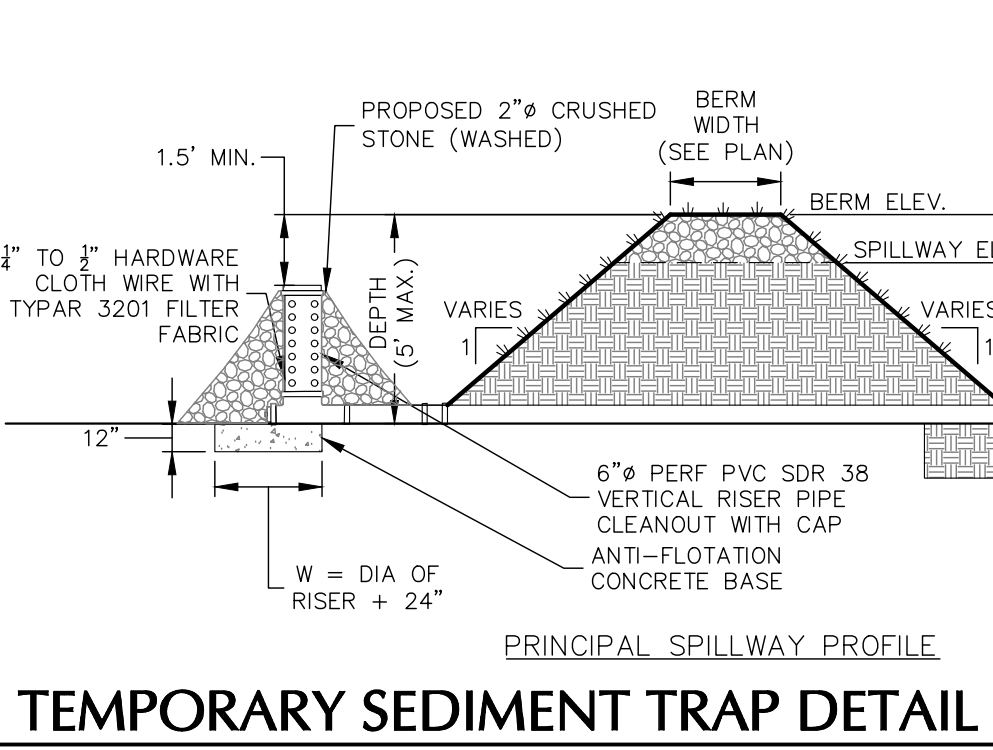
FLARED END SECTION - HDPE
SCALE: NTS



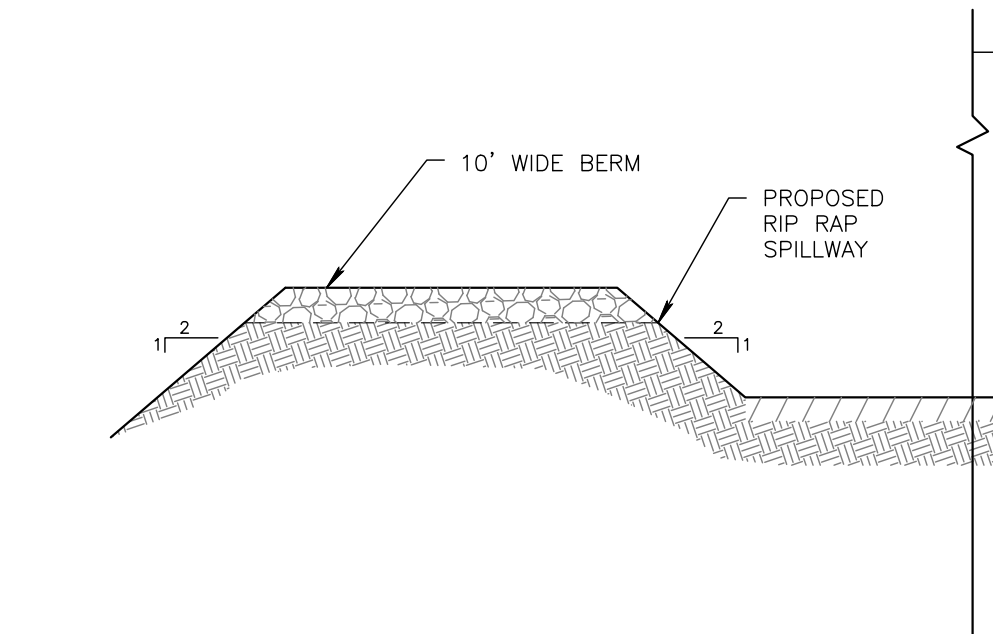
INLINE CDS WATER QUALITY UNIT DETAIL
SCALE: NTS



- GENERAL NOTES:**
- CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
 - DIMENSIONS MARKED WITH () ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
 - FOR FABRICATION DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.ContechES.com
 - CDS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
 - STRUCTURE SHALL MEET AASHTO H20 AND CASTINGS SHALL MEET H20 (AASHTO M 306) LOAD RATING, ASSUMING GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION.
 - PVC HYDRAULIC SHEAR PLATE IS PLACED ON SHELF AT BOTTOM OF SCREEN CYLINDER. REMOVE AND REPLACE AS NECESSARY DURING MAINTENANCE CLEANING.
- INSTALLATION NOTES:**
- ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
 - CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CDS MANHOLE STRUCTURE (LIFTING CLUTCHES PROVIDED).
 - CONTRACTOR TO ADD JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS, AND ASSEMBLE STRUCTURE.
 - CONTRACTOR TO PROVIDE, INSTALL, AND GROUT PIPES. MATCH PIPE INVERTS WITH ELEVATIONS SHOWN.
 - CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.



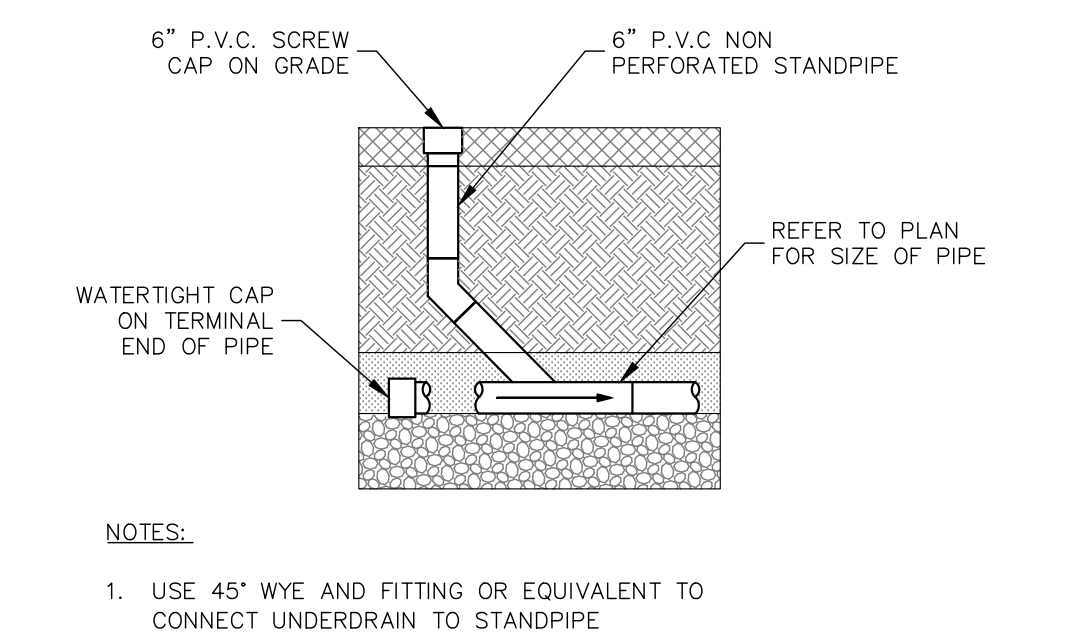
TEMPORARY SEDIMENT TRAP DETAIL
SCALE: NTS



INFILTRATION BASIN DETAIL
SCALE: NTS

FLARED END SECTION DIMENSIONS						
DIA. (IN)	12	15	18	24	30	36
A (IN)	6.5	6.5	7.5	7.5	7.5	7.5
B (IN)	10.0	10.0	15.0	18.0	22.0	25.0
H (IN)	6.5	6.5	6.5	6.5	6.5	6.5
L (IN)	25.0	25.0	32.0	36.0	58.0	58.0
W (IN)	29.0	29.0	35.0	45.0	63.0	63.0

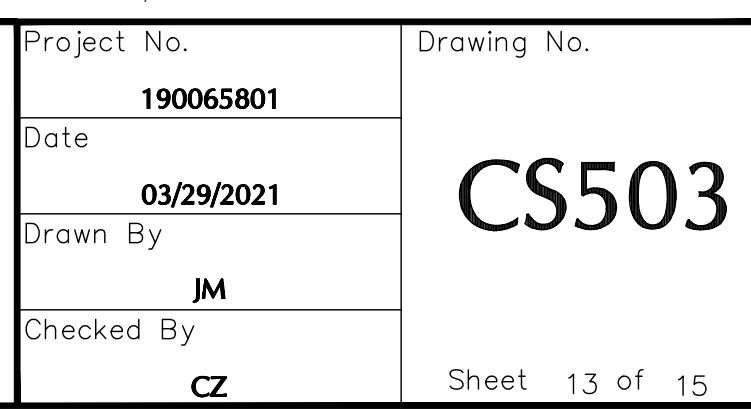
NOTE: FOR PIPES SMALLER THAN 12", REFER TO THE MANUFACTURERS SPECIFICATIONS.



DRAINAGE P.V.C CLEANOUT
SCALE: NTS

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 Langston Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. One North Broadway, Suite 910 White Plains, NY 10601		LANGAN Langston Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. One North Broadway, Suite 910 White Plains, NY 10601		Project STORMYTOWN ROAD SUBDIVISION BLOCK No. 3, LOT No. 62 TOWN OF OSSING WESTCHESTER COUNTY NEW YORK		Drawing Title DETAILS (2 OF 3)		Project No. 190065801 Date 03/29/2021 Drawn By JM Checked By CZ		Drawing No. CS502 Sheet 12 of 15	
DATE		Description		No.		SIGNATURE		DATE SIGNED		REVISIONS	
						MICHAEL FINAN		03-29-2021			
						PROFESSIONAL ENGINEER NY Lic. No. 081473-1					



REPLACEMENT TREE REQUIREMENT

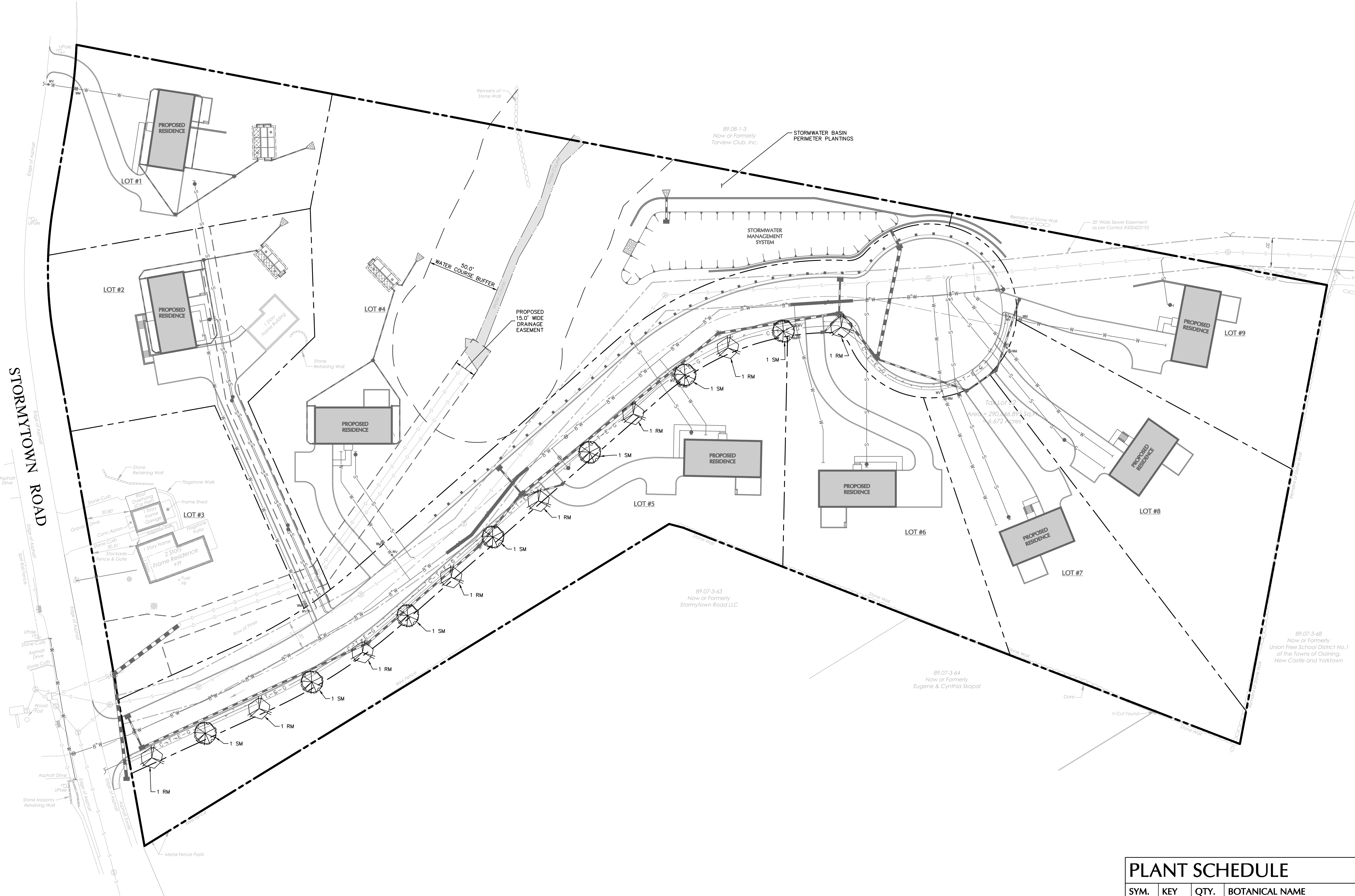
EXISTING TREE TOTAL = 250
EXISTING TREES TO REMAIN = 32
EXISTING TREES TO BE REMOVED = 218

SECTION 183-12(G) MINIMUM REQUIREMENT OF THE REPLACEMENT OF 50 PERCENT OF THE TOTAL AGGREGATE DIAMETER OF TREES PROPOSED FOR REMOVAL WITH NEW TREES IN ACCORDANCE WITH A PLAN FOR TREE REPLACEMENT.


TOTAL AGGREGATE DIAMETER OF TREE REMOVAL = 2,899"
MINIMUM REQUIREMENT OF TREE REPLACEMENT = 50%
TOTAL REQUIRED DIAMETER OF TREE REPLACEMENT = 1,450"

TOTAL PROPOSED DIAMETER OF TREE REPLACEMENT = 1,456"
TOTAL AGGREGATE DIAMETER OF PROPOSED STREET TREES = 15 x 4" = 60"
TOTAL AGGREGATE DIAMETER OF STORMWATER BASIN PERIMETER PLANTINGS = 100"
TOTAL AGGREGATE DIAMETER OF PROPOSED TREE PER LOT* = 144" x 9 LOTS = 1,296"

* SIZE, TYPE, AND LOCATIONS OF PROPOSED TREES PER LOT WILL BE PROVIDED UNDER SITE PLAN APPROVAL FOR EACH LOT.




PLANT SCHEDULE

SYM.	KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
STREET TREE(S)					
	RM	8	ACER RUBRUM	RED MAPLE	4" DIA.
	SM	7	ACER SACCHARUM	SUGAR MAPLE	4" DIA.

30 0 10 20 30
SCALE: 1 INCH = 30 FEET

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 03-29-2021 SIGNATURE: MICHAEL FINAN DATE SIGNED: 03-29-2021 PROFESSIONAL ENGINEER NY Lic. No. 081473-1	LANGAN Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. One North Broadway, Suite 910 White Plains, NY 10601 T: 914.323.7400 F: 914.323.7401 www.langan.com	Project STORMYTOWN ROAD SUBDIVISION BLOCK No. 3, LOT No.62 TOWN OF OSSINING WESTCHESTER COUNTY NEW YORK	Drawing Title PLANTING PLAN	Project No. 190065801 Date 03/29/2021 Drawn By JM Checked By CZ	Drawing No. LA101 Sheet 14 of 15
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1. NAMES OF PLANTS AS DESCRIBED ON THIS PLAN CONFORM TO THOSE GIVEN IN "STANDARDIZED PLANT NAMES", 1942 EDITION, PREPARED BY THE AMERICAN JBOT COMMITTEE ON HORTICULTURAL NOMENCLATURE. NAMES OF PLANT VARIETIES NOT INCLUDED THEREIN CONFORM TO NAMES GIVEN IN ABBREVIATED GARDENING AND LANDSCAPE ARCHITECTURE.

2. ALL EXPOSED GROUND SURFACES THAT ARE NOT PAVED WITHIN THE CONTRACT LIMIT LINE, AND THAT ARE NOT COVERED BY LANDSCAPE PLANTING OR SEEDING AS SPECIFIED, SHALL BE COVERED BY A NATURAL MULCH THAT WILL PREVENT SOIL EROSION AND THE EMANATION OF DUST.

3. NO PLANT SHALL BE PUT INTO THE GROUND BEFORE ROOF GRADING HAS BEEN COMPLETED AND APPROVED BY THE PROJECT LANDSCAPE ARCHITECT OR PROJECT ENGINEER.

4. STANDARDS FOR TYPE, SPREAD, HEIGHT, ROOT BALL AND QUALITY OF NEW PLANT MATERIAL SHALL BE IN ACCORDANCE WITH GUIDELINES AS SET FORTH IN THE "MANUAL OF PRACTICE FOR LANDSCAPE ARCHITECTS" AS AMENDED BY AS AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS. PLANT MATERIAL SHALL HAVE NORMAL HABIT OF GROWTH AND BE HEALTHY, VIGOROUS, AND FREE FROM DISEASES AND INSECT INFESTATION.

5. NEW PLANT MATERIAL SHALL BE NURSERY GROWN UNLESS SPECIFIED OTHERWISE. ALL PLANTS SHALL BE SET PLUMS AND SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS THE PLANTS' ORIGINAL GRADE BEFORE DIGGING. PLANT MATERIAL OF THE SAME SPECIES AND SPECIFIED AS THE SAME SPECIES SHALL BE REPLACED WITH THE SAME SPECIES. THE PROJECT LANDSCAPE ARCHITECT HAS THE RIGHT TO REJECT PLANT MATERIAL THAT DOES NOT CONFORM TO THE TYPICAL OR SPECIFIED HABIT OF THAT SPECIES.

6. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UNDERGROUND UTILITY AND SEWER LINES PRIOR TO THE START OF EXCAVATION ACTIVITIES. NOTIFY THE PROJECT ENGINEER AND OWNER IMMEDIATELY OF ANY CONFLICTS WITH PROPOSED PLANTING LOCATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE.

7. THE CONTRACTOR SHALL NOT MAKE SUBSTITUTIONS. IF THE SPECIFIED LANDSCAPE MATERIAL IS NOT OBTAINABLE, THE CONTRACTOR SHALL SUBMIT PROOF OF NON-AVAILABILITY TO THE LANDSCAPE ARCHITECT AND OWNER, TOGETHER WITH A WRITTEN PROPOSAL FOR USE OF AN EQUIVALENT MATERIAL.

8. LANDSCAPE CONTRACTOR TO STAKE OUT PLANTING LOCATIONS, FOR REVIEW AND APPROVAL, BY THE LANDSCAPE ARCHITECT AND/OR OWNER BEFORE PLANTING. THE LANDSCAPE ARCHITECT AND/OR OWNER SHALL DIRECT THE CONTRACTOR IN THE FINAL PLACEMENT OF ALL PLANT MATERIAL AND LOCATION OF PLANTING BEDS TO ENSURE COMPLIANCE WITH DESIGN INTENT UNLESS OTHERWISE INSTRUCTED.

9. THE LANDSCAPE ARCHITECT MAY REVIEW PLANT MATERIALS AT THE SITE, BEFORE PLANTING, FOR COMPLIANCE WITH REQUIREMENTS FOR GENUS, SPECIES, VARIETY, SIZE, AND QUALITY. THE LANDSCAPE ARCHITECT RETAINS THE RIGHT TO FURTHER REVIEW PLANT MATERIALS FOR SIZE AND QUALITY. ALL PLANTS SHALL BE PLANTED WITHIN THE PLANTING BEDS WITHIN THE CONTRACTOR'S SPECIFIED TIME FRAME. THE CONTRACTOR SHALL NOT DELAY THE TIME DURING PROCESS OF WORK. THE CONTRACTOR SHALL REMOVE REJECTED PLANT MATERIALS IMMEDIATELY FROM PROJECT SITE AS DIRECTED BY THE LANDSCAPE ARCHITECT OR OWNER.

10. DELIVERY, STORAGE, AND HANDLING

11. A. PACKAGED MATERIALS: PACKAGED MATERIALS SHALL BE DELIVERED IN CONTAINERS SHOWING WEIGHT, ANALYSIS, AND NAME OF MANUFACTURER. MATERIALS SHALL BE PROTECTED FROM DETRIORATION DURING DELIVERY, AND WHILE STORED AT SITE.

12. B. SHIPMENT: SHIPMENT OF TREES OR SHRUBS SHALL BE PACKAGED IN SUCH A MANNER AS TO PROTECT THEM FROM DAMAGE. REASON FOR WHICH THEY WILL BE PLANTED, DO NOT PRUNE PRIOR TO DELIVERY UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE ARCHITECT. DO NOT BEND OR BIND THE TREES OR SHRUBS IN SUCH A MANNER AS TO DAMAGE BARK, BREAK BRANCHES, OR DESTROY NATURAL SHAPE. PROVIDE PROTECTIVE COVERING DURING TRANSIT. DO NOT DROP BURNED AND BURLED UP STOCK DURING DELIVERY OR HANDLING.

13. C. CONTAINER: CONTAINER OR CONTAINERS OF STOCK SPECIFIED, NO CONTAINER GROWN STOCK WILL BE ACCEPTED IF IT IS ROOT BOUND. ALL ROOTBALL WRAPPING AND BINDING MATERIAL MADE OF SYNTHETICS OR PLASTICS SHALL BE REMOVED FROM THE TOP OF THE BASKET AT THE TIME OF PLANTING. IF THE PLANT IS SHIPPED WITH A WIRE BASKET UNDER THE ROOT BALL, THE WIRE BASKET SHALL BE CUT AND TIED DOWN TO THE PLANT MATERIAL WITH A WIRE BASKET UNDER THE ROOT BALL. THE CONTAINER SHALL BE REMOVED AND THE ROOT BALL SHALL BE CUT THROUGH THE SURFACE IN TWO HOURS.

14. D. PLANTING: PLANTING SHALL BE COMPLETED WITHIN TWO HOURS OF DELIVERY TO THE SITE. AFTER PREPARATIONS FOR PLANTING HAVE BEEN COMPLETED AND PLANT MATERIAL IMMEDIATELY, IF PLANTING IS DELAYED MORE THAN 6 HOURS AFTER DELIVERY, THE CONTRACTOR SHALL SET TREES AND SHRUBS IN SHADE. PROTECT FROM WEATHER AND MECHANICAL DAMAGE AND KEEP ROOTS MOIST BY COVERING WITH MULCH, BURLAP OR OTHER ACCEPTABLE MEANS OF RETAINING MOISTURE.

15. ALL LANDSCAPED AREAS TO BE CLEARED OF ROCKS, STUMPS, TRASH AND OTHER UNSIGHTLY DEBRIS. ALL FINE GRADED AREAS SHOULD BE HAND RAKED SMOOTH ELIMINATING ANY CLUMPS AND AND UNEVEN SURFACES PRIOR TO PLANTING OR MULCHING.

16. THE LANDSCAPE ARCHITECT SHALL BE INSTALLED AS PER DETAILS, NOTES AND CONTRACT SPECIFICATIONS. THE LANDSCAPE ARCHITECT MAY REVIEW AND APPROVE THE CONTRACTOR'S PROPOSALS.

17. NEW PLANT MATERIAL SHALL BE GUARANTEED TO BE ALIVE AND IN VIGOROUS GROWING CONDITION FOR A PERIOD OF ONE YEAR FOLLOWING ACCEPTANCE BY THE OWNER. PLANT MATERIAL FOUND TO BE UNHEALTHY, DYING OR DEAD DURING THIS PERIOD, SHALL BE REMOVED AND REPLACED IN KIND BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.

18. THE CONTRACTOR SHALL KEEP AREA CLEAR DURING DELIVERY AND INSTALLATION OF PLANT MATERIALS. REMOVE AND DISPOSE OF OFF-SITE ANY UNWANTED DEBRIS OR UNWANTED MATERIALS THAT ARE CAUSED BY LANDSCAPE INSTALLATION. REMOVE AND DISPOSE OF OFF-SITE ANY UNWANTED DEBRIS OR UNWANTED MATERIALS THAT ARE CAUSED BY LANDSCAPE INSTALLATION.

19. ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST 24-HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL THEN BE WATERED WEEKLY OR AS REQUIRED BY SITE AND WEATHER CONDITIONS TO MAINTAIN VIGOROUS AND HEALTHY PLANT GROWTH.

20. THE BACKFILL MIXTURE AND SOIL MIXES TO BE INSTALLED PER THE SPECIFICATIONS.

21. AFTER PLANT IS PLACED IN TRENCH PIT LOCATION, ALL TWINE HOLDING ROOT BALL TOGETHER SHOULD BE COMPLETELY REMOVED AND THE BURLAP SHOULD BE PULLED DOWN SO 1/3 OF THE ROOT BALL IS EXPOSED. SYNTHETIC BURLAP SHOULD BE COMPLETELY REMOVED AFTER INSTALLATION.

22. MULCH SHOULD NOT BE PILED UP AROUND THE TRUNK OF ANY PLANT MATERIAL. NO MULCH OR TOPSOIL SHOULD BE TOUCHING THE BASE OF THE TRUNK ABOVE THE ROOT COLLAR.

23. ALL FENCE INSTALLATION SHALL BE COMPLETED PRIOR TO COMMENCEMENT OF ANY LANDSCAPE PLANTING, LAWN AND GRASSES, OR IRRIGATION WORK.

24. FOR ANY DISCREPANCIES BETWEEN THE PLANT SCHEDULE AND PLANTING PLAN THE GRAPHIC QUANTITY SHOWN SHALL GOVERN.

25. PLANT MATERIALS SHALL NOT BE PLANTED UNTIL THE FINISHED GRADING HAS BEEN COMPLETED.

26. ALL PLANT INSTALLATIONS SHALL BE COMPLETED EITHER BETWEEN APRIL 1 - JUNE 15 OR AUGUST 15 - NOVEMBER 1. DELAYS OTHERWISE DIRECTED BY THE PROJECT LANDSCAPE ARCHITECT. SEE LAWN SEEDING DATES IN SEEDING NOTES.

PLANTING SOIL, ALTERNATE MAY BE REFERRED TO AS TOPSOIL, SHOULD BE FRIABLE, FERTILE, WELL DRAINED, FREE OF DEBRIS, TOXINS, TRASH AND STONES OVER 1/2" DIA., IT SHOULD HAVE A HIGH ORGANIC CONTENT SUITABLE TO SUSTAIN HEALTHY PLANT GROWTH AND SHOULD LOOK AESTHETICALLY PLEASING HAVING NO NOXIOUS ODORS.

2. PLANTING SOIL:

REUSE SURFACE SOILS STOCKPILED ON SITE, VERIFYING COMPLIANCE WITH PLANTING SOIL AND TOPSOIL CRITERIA IN THIS SPECIFICATION THROUGH TESTING. CLEAN SURFACE SOIL OF ALL ROOTS, PLANTS, SOD, AND GRAVEL OVER 1" IN DIAMETER AND DELETERIOUS MATERIALS. IF ON-SITE SOILS ARE TO BE USED FOR PROPOSED PLANTING, THE CONTRACTOR SHALL DEMONSTRATE, THROUGH SOIL TESTING, THAT ON-SITE SOILS MEET THE SAME CRITERIA AS INDICATED IN NOTES PLANS AND SPECIFICATIONS.

SUPPLEMENT WITH IMPORTED OR MANUFACTURED TOPSOIL FROM OFF SITE SOURCES WHEN TOPSOIL AND PLANTING SOIL SOURCES ARE INSUFFICIENT. OBTAIN SOIL DISPLACED FROM NATURALLY WELL-DRAINED SITES WHERE TOPSOIL OCCURS AT LEAST 4" DEEP. DO NOT OBTAIN FROM AGRICULTURAL LAND, BOGS, MARSHES OR CONTAMINATED SITES.

CONTRACTOR SHALL TEST SOILS AND FURNISH SAMPLES UPON REQUEST. PACKAGED MATERIALS SHALL BE UNOPENED AND SOILS CONTAINING NO TOXINS, TRASH OR DEBRIS. TOXICITY OF SOIL SAMPLES AND TEST RESULTS AND TEST COMPOSITION, MANUFACTURER'S CERTIFIED ANALYSIS, AND THE WEIGHT OF THE MATERIALS. SOIL OR AMENDMENT MATERIALS SHALL BE STORED ON SITE TEMPORARILY IN STOCKPILES PRIOR TO PLACEMENT AND SHALL BE PROTECTED FROM INTRUSION OF CONTAMINANTS AND EROSION. AFTER MIXING, SOIL MATERIALS SHALL BE COVERED WITH A TARPULIN UNTIL TIME OF ACTUAL USE.

ALL PLANTING SOILS SHALL BE SUBMITTED FOR TESTING TO THE STATE COOPERATIVE EXTENSION SERVICE, OR APPROXIMATELY EQUAL, PRIOR TO THE SITE. CONTRACTOR SHALL FURNISH SOIL SAMPLES AND TEST RESULTS TO LANDSCAPE ARCHITECT OR OWNER AT A RATE OF ONE SAMPLE PER 500 CUBIC YARDS TO ENSURE CONSISTENCY ACROSS THE TOTAL VOLUME OF PLANTING SOIL REQUIRED. TEST RESULTS SHALL EVALUATE FOR ALL CRITERIA LISTED IN THIS SPECIFICATION. IF TESTING AGENCY DETERMINES THAT THE SOILS ARE DEFICIENT IN ANY MATERIAL, THEY MAY BE CORRECTED BY ADDING DEFICIENT MATERIALS. THE CONTRACTOR SHALL FOLLOW STATE RECOMMENDATIONS FOR SOIL IMPROVEMENT AND FURNISH SUBMITTALS FOR ALL AMENDMENTS PRIOR TO DELIVERY OF SOIL TO THE PROJECT SITE.

A. THE FOLLOWING TESTING SHOULD BE PERFORMED AND RESULTS GIVEN TO THE LANDSCAPE ARCHITECT FOR APPROVAL BEFORE INSTALLATION:

- a. PARTICLE SIZE ANALYSIS: LOAMY SAND: 60-75% SAND, 25-40% SILT, AND 5-15% CLAY.
- b. FERTILITY ANALYSIS: PH (5.0-6.5). SOLUBLE SALTS (LESS THAN 2 MMH/CM), NITRATE, PHOSPHATE, POTASSIUM, CALCIUM AND MAGNESIUM
- c. ORGANIC MATTER CONTENT: 2.5-5% IN NATIVE SOILS; UP TO 10% IN AMENDED SOILS
- d. TOXIC SUBSTANCE ANALYSIS
- e. MATERIAL DRAINAGE RATE: 60% PASSING IN 2 MINUTES, 40% RETAINED
- f. NOT MORE THAN 1% OF MATERIAL SHALL BE RETAINED BY A #4 SIEVE

3. SOIL AMENDMENT FOR PLANT MATERIAL:

IF SOIL ORGANIC CONTENT IS INADEQUATE, SOIL SHALL BE AMENDED WITH COMPOST OR ACCEPTABLE, WOOD FREE, ORGANIC MATTER. ORGANIC AMENDMENT SHALL BE WELL COMPOSTED, PH RANGE OF 6-8; MOISTURE CONTENT 35-55% BY WEIGHT 100% PASSING THROUGH 1" SIEVE; SOLUBLE SALT CONTENT LESS THAN 0.5 MM HOS/CM; MEETING ALL APPLICABLE ENVIRONMENTAL CRITERIA FOR CLEAN FILL.

A. ORGANIC MATTER AS A SOIL AMENDMENT: LEAF MOLD WITH 60-90% ORGANIC CONTENT BY WEIGHT, SHREDED LEAF LITTER, COMPOSTED FOR A MINIMUM OF 1 YR. SHOULD BE FREE OF DEBRIS, STONES OVER 1/2", WOOD CHIPS OVER 1".

B. SOIL IN BEDS AND PLANTING ISLANDS OTHER THAN BACKFILL MATERIAL AND TOPSOIL, SHOULD BE FRIABLE, WELL DRAINED, AND FREE OF DEBRIS, INCLUDING STONES AND TRASH.

C. AMENDMENTS FOR BACK FILL IN TREE AND SHRUB PITS:

- a. GROUND LIMESTONE (WITH A MIN. OF 88% OF CALCIUM AND MAGNESIUM CARBONATES) USED PENDING RESULTS OF SOIL ANALYSIS
 - BRING PH LEVELS TO 5.5 MIN. TO 6.5 FOR NON-ERICACEOUS PLANTS
 - BRING PH LEVELS TO 4.5 MIN. TO 5.5 FOR ERICACEOUS PLANTS
- b. TERRA-SORB BY PLANT HEALTH CARE® 800-422-9051 (SEE MANUFACTURER RECOMMENDATIONS) USED IN PLANTER BACKFILL MIXTURE WITH TREES AND SHRUBS.
- c. MYCOR-ROOT SAVER BY PLANT HEALTH CARE® 800-421-9051 (SEE MANUFACTURER RECOMMENDATIONS) USED IN BACKFILL MIXTURE WITH TREES.

4. WHERE PLANTING AREAS ARE PROPOSED FOR FORMER PAVED OR GRAVEL AREAS, BEDS SHALL BE EXCAVATED TO A MINIMUM 30" DEPTH AND, AT A MINIMUM, BE BACKFILLED WITH BOTTOM LAYER OF SANDY LOAM (ORGANIC CONTENT

MAINTENANCE OPERATIONS BEFORE APPROVAL:

- A. PLANT CARE SHALL BEGIN IMMEDIATELY AFTER EACH PLANT IS SATISFACTORILY INSTALLED AND SHALL CONTINUE THROUGHOUT THE LIFE OF THE CONTRACT UNTIL FINAL ACCEPTANCE OF THE PROJECT.
- B. PLANT CARE SHALL INCLUDE, BUT NOT BE LIMITED TO, REPLACING MULCH THAT HAS BEEN DISPLACED BY EROSION OR OTHER MEANS, REPAIRING AND RESHAPING WATER RINGS OR SAUCERS, MAINTAINING STAKES AND GUYS AS ORIGINALLY INSTALLED, WATERING WHEN NEEDED OR DIRECTED, AND PERFORMING ANY OTHER WORK REQUIRED TO KEEP THE PLANTS IN A HEALTHY CONDITION.
- C. CONTRACTOR SHALL REMOVE AND REPLACE ALL DEAD, DEFECTIVE AND/OR REJECTED PLANTS AS REQUIRED BEFORE FINAL ACCEPTANCE.

2. MAINTENANCE DURING CONSTRUCTION:

- A. MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER PLANTING. PLANTS SHALL BE WATERED, MULCHED, WEEDED, PRUNED, SPRAYED, FERTILIZED, CULTIVATED, AND OTHERWISE MAINTAINED AND PROTECTED UNTIL PROVISIONAL ACCEPTANCE. SETTLED PLANTS SHALL BE RESET TO PROPER GRADE AND POSITION, PLANTING SAUCER RESTORED AND DEAD MATERIAL REMOVED. STAKES AND WIRES SHALL BE TIGHTENED AND REPAIRED. DEFECTIVE WORK SHALL BE CORRECTED AS SOON AS POSSIBLE AFTER IT BECOMES APPARENT AND WEATHER AND SEASON PERMIT.
- B. IF A SUBSTANTIAL NUMBER OF PLANTS ARE SICKLY OR DEAD AT THE TIME OF INSPECTION, ACCEPTANCE SHALL NOT BE GRANTED AND THE CONTRACTOR'S RESPONSIBILITY FOR MAINTENANCE OF ALL PLANTS SHALL BE EXTENDED FROM THE TIME REPLACEMENTS ARE MADE OR EXISTING PLANTS ARE DEEMED ACCEPTABLE BY THE LANDSCAPE ARCHITECT.
- C. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE SPECIFIED ON THE PLANT LIST OR THAT WHICH WAS TO REMAIN OR BE RELOCATED. THEY SHALL BE FURNISHED AND PLANTED AS SPECIFIED, THE COST SHALL BE BORNE BY THE CONTRACTOR. REPLACEMENTS RESULTING FROM REMOVAL, LOSS, OR DAMAGE DUE TO OCCUPANCY OF THE PROJECT IN ANY PART, VANDALISM, PHYSICAL DAMAGE BY ANIMALS, VEHICLES ETC., AND LOSSES DUE TO CURTAILMENT OF WATER BY LOCAL AUTHORITIES SHALL BE APPROVED AND PAID FOR BY THE OWNER.
- D. PLANTS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR AFTER INSPECTION AND PROVISIONAL ACCEPTANCE.
- E. AT THE END OF THE ESTABLISHMENT PERIOD, INSPECTION SHALL BE MADE AGAIN. ANY PLANT REQUIRED UNDER THIS CONTRACT THAT IS DEAD OR UNSATISFACTORY TO THE LANDSCAPE ARCHITECT OR OWNER SHALL BE REMOVED FROM THE SITE AND REPLACED DURING THE NORMAL PLANTING SEASON.

3. LAWN MAINTENANCE:

- A. BEGIN MAINTENANCE IMMEDIATELY AFTER EACH PORTION OF LAWN IS PLANTED AND CONTINUE FOR 8 WEEKS AFTER ALL LAWN PLANTING IS COMPLETED.
- B. WATER TO KEEP SURFACE SOIL MOIST, REPAIR WASHED OUT AREAS BY FILLING WITH TOPSOIL, LIMING, FERTILIZING AND RE-SEEDING, MOW TO 2 1/2 - 3 INCHES AFTER GRASS REACHES 3 1/2 INCHES IN HEIGHT AND MOW FREQUENTLY ENOUGH TO KEEP GRASS FROM EXCEEDING 3 1/2 INCHES. WEED BY LOCAL SPOT APPLICATION OF SELECTIVE HERBICIDE ONLY AFTER GRASS IS WELL-ESTABLISHED.

DUE TO GENERAL CONSTRUCTION ACTIVITIES AND ADJACENT SITE COMPACTION REQUIREMENTS, SUBGRADE SOILS WITHIN PROPOSED PLANTING AREAS TEND TO BECOME HIGHLY COMPACTED. IN ORDER TO CREATE A HEALTHY GROWING MEDIUM TO ALLOW PROPOSED PLANTINGS TO ESTABLISH A ROBUST ROOT MASS, THIS SUBGRADE SOIL MUST UNDERGO A RESTORATION PROCESS. IN ADDITION, IMPORTED OR AMENDED EXISTING SOILS SHALL BE MIXED WITH SUBGRADE SOILS WHERE THEY MEET IN ORDER TO CREATE A TRANSITIONAL GRADIENT TO ALLOW FOR PROPER DRAINAGE.

6" MIN.

6"

6" IMPORTED PLANTING SOIL (OR AMENDED EXISTING PLANTING SOIL) SHALL BE ROTO-TILLED INTO SUBGRADE TO A DEPTH OF 12".

SUBGRADE WITHIN 2'-6" OF FINISH GRADE IN PLANTING AREAS SHALL CONSIST OF FREE DRAINING SANDY SOIL FILL.

*EXISTING SOIL STRIPPED FROM SITE CAN BE USED FOR PLANTING SOIL UPON APPROVAL BY THE PROJECT LANDSCAPE ARCHITECT. CONTRACTOR SHALL REFER TO PLANTING SOIL SPECIFICATIONS FOR REQUIRED SUBMITTALS.

$$|x_8| |x_7| |x_6| |x_5| |x_4| |x_3| |x_2| |x_1| |x_8| |x_7| |x_6| |x_5| |x_4| |x_3| |x_2| |x_1|$$

NOTES:

IF PLANT IS SHIPPED WITH A WIRE BASKET AROUND THE ROOT BALL, CUT THE WIRE BASKET IN FOUR PLACES AND FOLD DOWN 8" INTO PLANTING HOLE

SET TOP OF ROOTBALL FLUSH TO GRADE 1-2" HIGHER IN SLOWLY DRAINING SOILS

REMOVE ALL TWINE, ROPE AND WIRE, AND BURLAP FROM TOP HALF OF ROOT BALL AND ALL NON-BIODEGRADABLE MATERIAL

PLANTING SOIL AS SPECIFIED

TAMP SOIL AROUND ROOT BALL BASE FIRMLY WITH FOOT PRESSURE SO THAT ROOT BALL DOES NOT SHIFT

SET ROOT BALL ON UNEXCAVATED OR TAMPED SOIL


DIA. (MIN)
2.5 x BALL

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		Project No. 1903	
		Date 03/20/2024	
		Drawn By J. J. J.	
		Checked By J. J. J.	

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DATE	Description	No.
REVISIONS		

03-29-2021



SIGNATURE DATE SIGNED

MICHAEL FINAN
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Project

**STORMYTOWN ROAD
SUBDIVISION**

BLOCK No. 3, LOT No.62

TOWN OF OSSING

WESTCHESTER COUNTY **NEW YORK**

PLANTING NOTES AND DETAILS

Project No. 190065801	Drawing No. <div style="font-size: 2em; font-weight: bold; text-align: center;">LA501</div>
Date 03/29/2021	
Drawn By JM	
Checked By CZ	
Sheet 15 of 15	