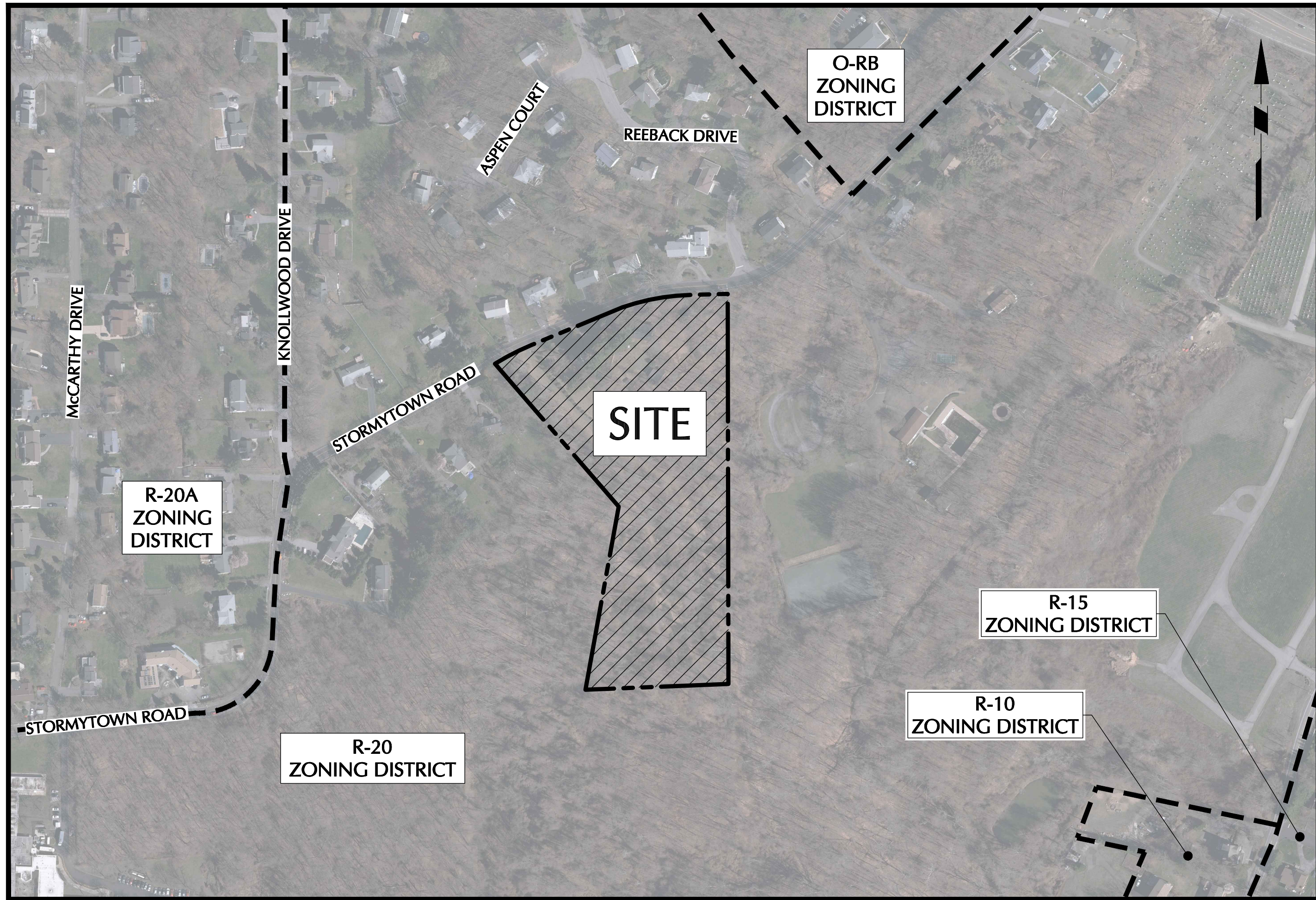


SUBDIVISION APPROVAL DRAWINGS

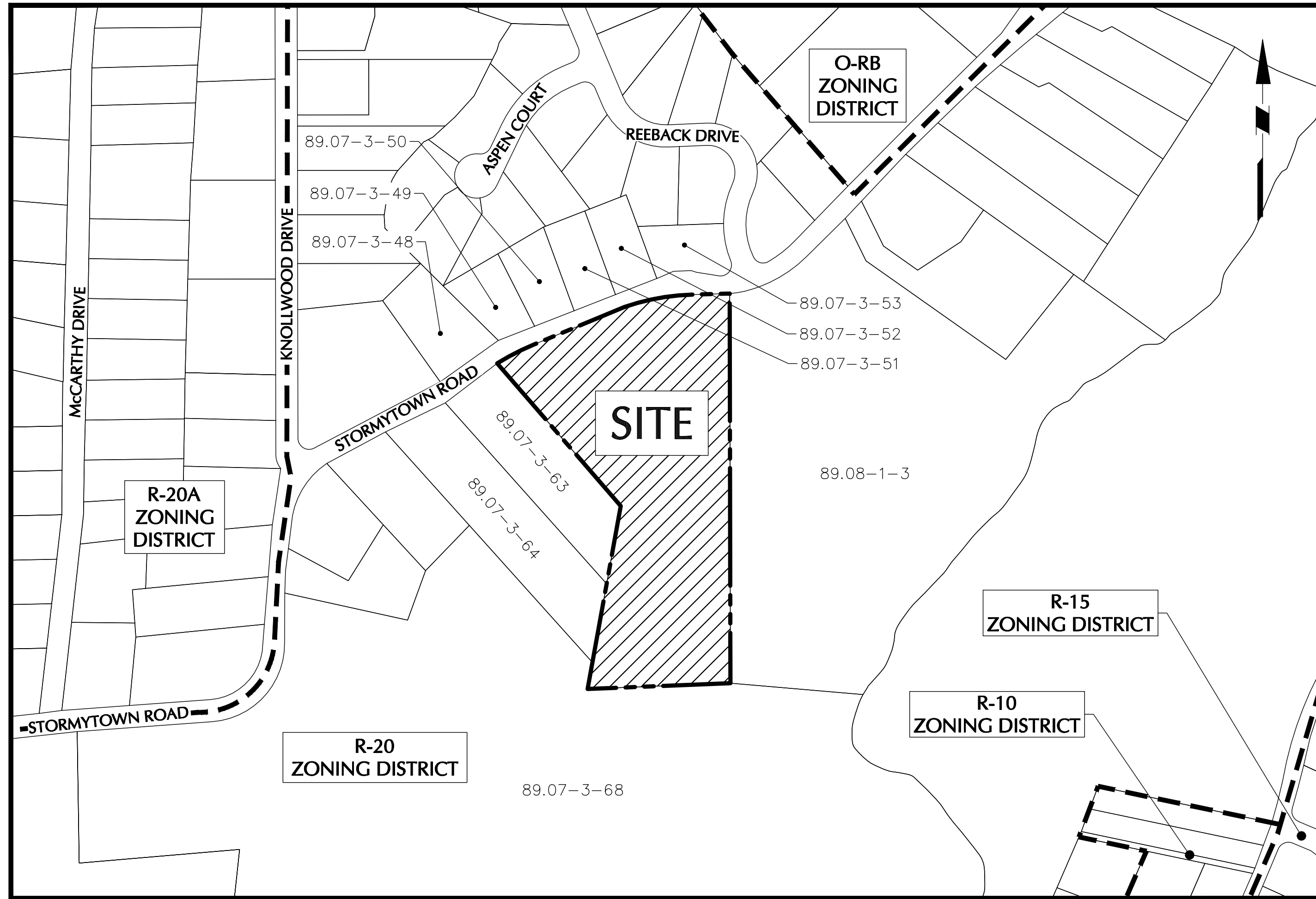
STORMYTOWN ROAD SUBDIVISION

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

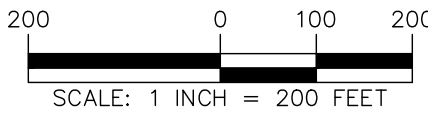
TC MERRITTS LAND SURVEYORS

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 16	COVER SHEET
CS101	2 OF 16	SITE PLAN
CD101	3 OF 16	EXISTING CONDITIONS & REMOVALS PLAN
CD102	4 OF 16	TREE REMOVALS TABLE
CA101	5 OF 16	EXISTING SLOPES ANALYSIS PLAN
CG101	6 OF 16	GRADING & DRAINAGE PLAN
CG201	7 OF 16	ROAD & DRIVEWAY PROFILES
CG202	8 OF 16	SIGHT DISTANCE PLAN
CU101	9 OF 16	UTILITY PLAN
CU201	10 OF 16	WATER MAIN PROFILE
CE101	11 OF 16	EROSION & SEDIMENT CONTROL PLAN
CS501	12 OF 16	DETAILS (1 OF 3)
CS502	13 OF 16	DETAILS (2 OF 3)
CS503	14 OF 16	DETAILS (3 OF 3)
LP101	15 OF 16	PLANTING PLAN
LP501	16 OF 16	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.

04/28/2021	REVISED PER PLANNING BOARD COMMENTS	1
DATE	Description	No.
REVISIONS		

Michael Finan

SIGNATURE DATE SIGNED 04-28-21

MICHAEL FINAN, PE, LEED-AP
PROFESSIONAL ENGINEER NY Lic. No. 081473

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

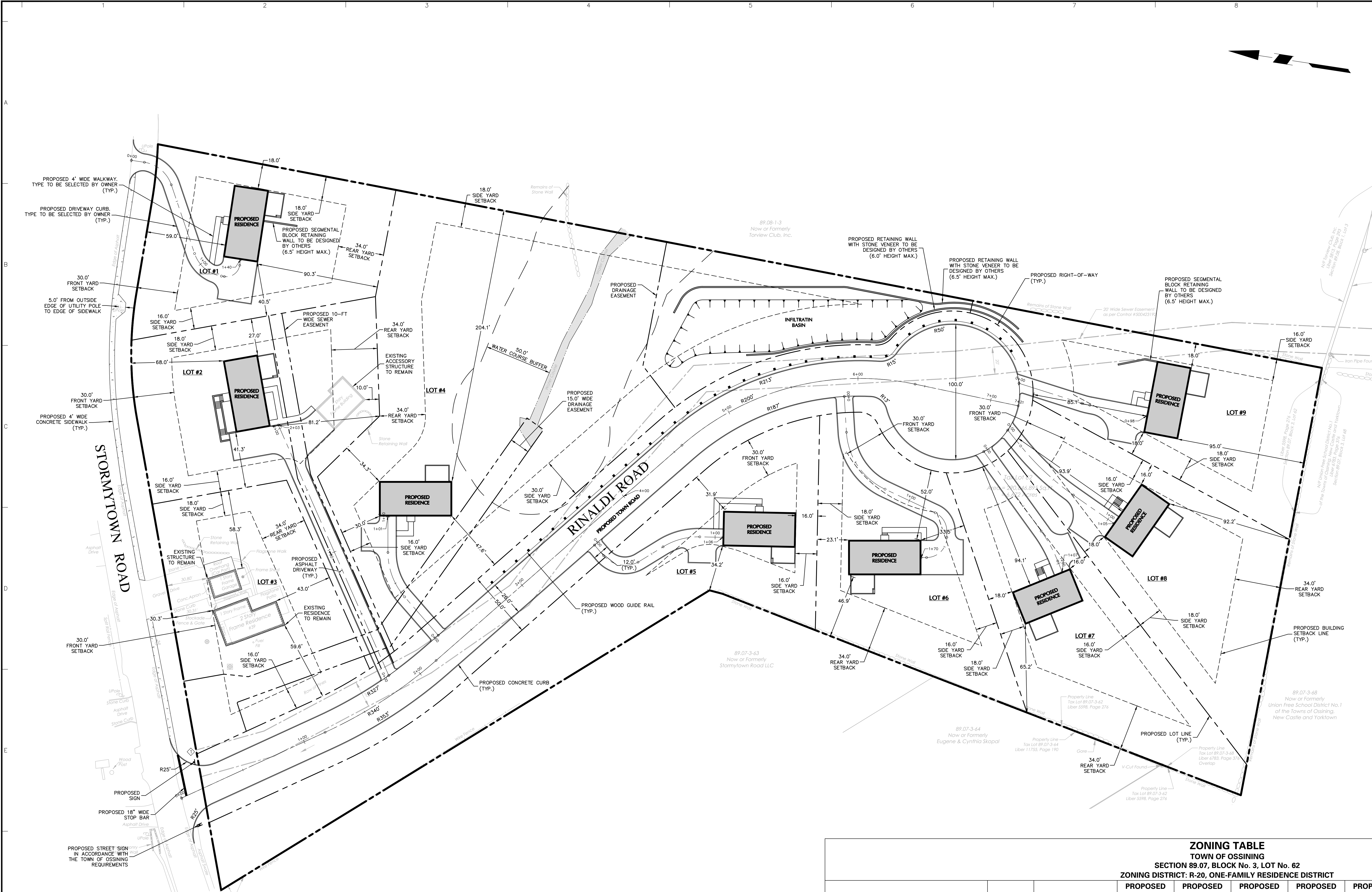
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Project
**STORMYTOWN ROAD
SUBDIVISION**

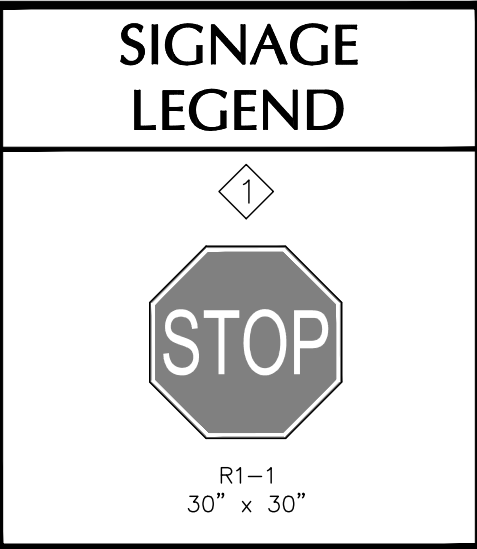
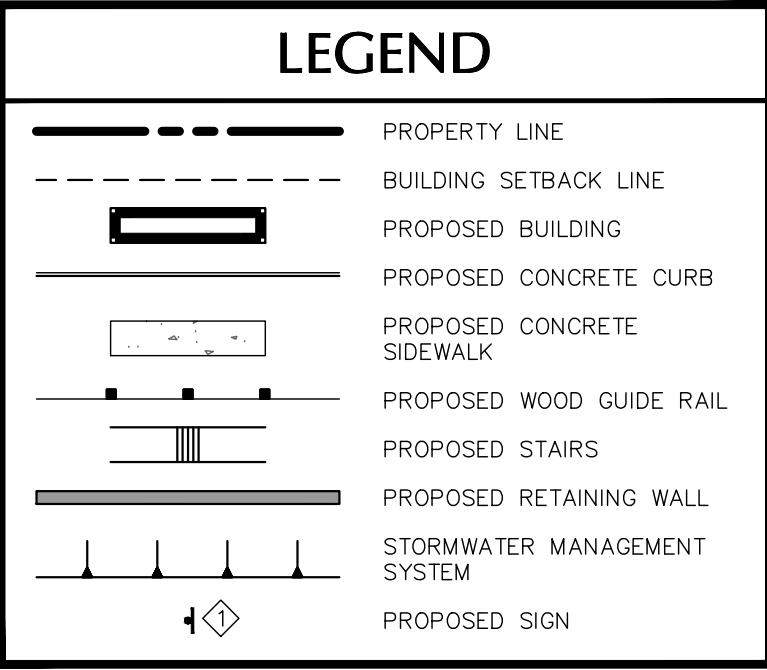
BLOCK No. 3, LOT No. 62
TOWN OF OSSINING
WESTCHESTER COUNTY NEW YORK

Drawing Title
COVER SHEET

Project No.
190065801
Date
03/29/2021
Drawn By
JM
Checked By
CZ
Sheet 1 of 16



- 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. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO BEGINNING WORK.
 3. THE CONTRACTOR SHALL CALL "DIG SAFELY NEW YORK" AT 1-800-962-7962 OR 811 FOR STAKE OUT REQUESTS AT LEAST 72 HOURS PRIOR TO EXCAVATION IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL SAFETY CODES.
 4. ALL UTILITIES INCLUDING ELECTRICAL LINES, TELEPHONE LINES, CABLE TV LINES, ETC. SHALL BE LOCATED UNDERGROUND.
 5. THE APPLICANT IS REQUESTING A WAIVER FOR THE SIDEWALK AND STREET LIGHT REQUIREMENTS ALONG THE PROPOSED ROADWAY PER THE TOWN SUBDIVISION REGULATIONS.
 6. AFTER FINAL GRADES ARE ESTABLISHED, DISTURBED AREAS SHALL BE COVERED WITH FOUR INCHES OF TOPSOIL AND SHALL BE SEEDED OR LANDSCAPED.
 7. ALL LANDSCAPE BEDS SHALL BE DECOMPACTING BY EXCAVATING AND LOOSENING THE SOIL IN ACCORDANCE WITH NYSDEC REQUIREMENTS PRIOR TO INSTALLING TOPSOIL.
 8. ALL STORMWATER MANAGEMENT AREAS SHALL BE DECOMPACTED BY EXCAVATING AND LOOSENING THE SOIL IN ACCORDANCE WITH NYSDEC REQUIREMENTS PRIOR TO INSTALLING TOPSOIL.
 9. 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.
 10. 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.
 11. 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.
 12. FOUNDATION FOOTING DRAINS AND AREA WAY DRAINS SHALL DISCHARGE BY GRAVITY WHERE PRACTICAL, OTHERWISE A PUMP SYSTEM WILL BE REQUIRED. ALL ROOF LEADER DRAINS SHALL HAVE OVERFLOWS AT THE DOWNSPOUT LOCATION WITH A SPLASH BLOCK.
 13. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO BEGINNING OF WORK.



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	135.5	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	94.1	93.9	85.1
ONE SIDE YARD	FT	16	16.0	27.0	59.6	30.0	16.0	18.5	16.0	16.0	18.0
BOTH SIDE YARDS	FT	34	61.7	68.3	117.9	234.1	16.0	60.7	34.0	34.0	36.0
REAR YARD	FT	34	95.0	81.2	43.0	34.3	34.2	46.4	65.2	92.2	95.0
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" = 30' FEET

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DATE	Description	No.
REVISIONS		

SIGNATURE
MICHAEL FINAN, PE, LEED-AP
PROFESSIONAL ENGINEER NY Lic. No. 081473

04-28-21
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
SITE PLAN

Project No.
190065801

Date
03/29/2021

Drawn By
JM

Checked By
CZ

Drawing No.
CS101

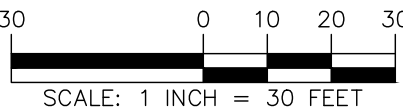
Sheet 2 of 16

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



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04/28/2021	REVISED PER PLANNING BOARD COMMENTS	1
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Michael Finan
 SIGNATURE
 MICHAEL FINAN, PE, LEED-AP
 PROFESSIONAL ENGINEER NY Lic. No. 081473

04-28-21
 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
EXISTING CONDITIONS & REMOVALS PLAN

Project No.
190065801

Date
03/29/2021

Drawn By
JM

Checked By
CZ

Sheet 3 of 16

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 WITHIN LIMIT OF DISTURBANCE AS SHOWN ON THE PRELIMINARY SUBDIVISION APPROVAL DRAWINGS THAT ARE TO BE REMOVED = 199 TREES

ADDITIONAL TREES TO BE REMOVED AS SHOWN ON THE FINAL SUBDIVISION APPROVAL DRAWINGS = 13 TREES

TOTAL TREES TO BE REMOVED = 212 TREES

(REFER TO THE PLANTING PLAN FOR TREE REPLACEMENT REQUIREMENTS)

LEGEND

EXISTING TREE TO BE REMOVED

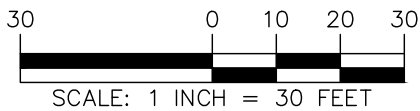
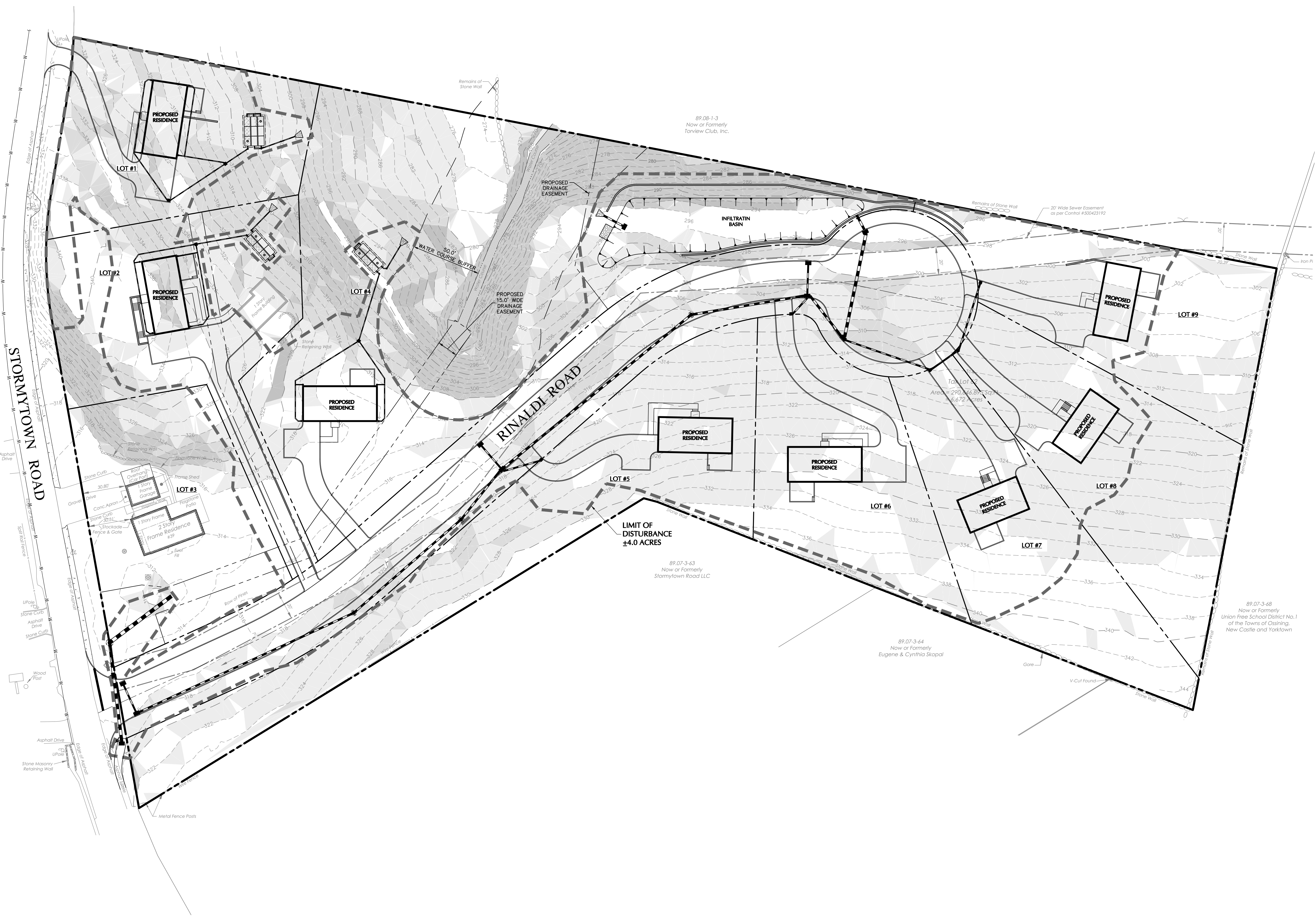
Tree ID	Common Name	Conditions	Tree Note:	Genus	Species	Latitude	Longitude	DBH 1	DBH 2	DBH 3	DBH Height
1601	Locust-Black	Fair		Robinia	pseudocacia	41.180146852	-73.858797707	27.00	0.00	0.00	4.50
1602	Maple-Norway	Good		Robinia	platanoidea	41.180134175	-73.858736796	14.00	0.00	0.00	4.50
1603	Cherry	Poor		Prunus	sp	41.180151587	-73.858722955	26.00	0.00	0.00	4.50
1604	Oak-Northern Red	Fair		Quercus	rubra	41.180129850	-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	41.180040465	-73.858670958	14.00	0.00	0.00	4.50
1608	Spruce-Norway	Fair		Picea	abies	41.180049985	-73.858633668	22.00	0.00	0.00	4.50
1609	Locust-Black	Poor		Robinia	pseudocacia	41.180007751	-73.858519865	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	pseudocacia	41.179906039	-73.858517515	31.00	0.00	0.00	4.50
1612	Maple-Norway	Fair		Acer	platanoides	41.179872873	-73.858498434	9.00	0.00	0.00	4.50
1613	Maple-Norway	Fair		Acer	platanoides	41.179861711	-73.858462866	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	41.179927379	-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	41.179933787	-73.858415705	9.00	0.00	0.00	4.50
1618	Maple-Norway	Fair		Acer	platanoides	41.179901046	-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	-73.858382565	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		Ailanthus	altissima	41.179504402	-73.858063141	8.00	0.00	0.00	4.50
1625	Tree of Heaven	Fair		Ailanthus	altissima	41.179545793	-73.858046028	10.00	0.00	0.00	4.50
1626	Tree of Heaven	Fair		Ailanthus	altissima	41.179540372	-73.858040129	10.00	0.00	0.00	4.50
1627	Tree of Heaven	Fair		Ailanthus	altissima	41.179520900	-73.858010528	8.00	0.00	0.00	4.50
1628	Tree of Heaven	Fair		Ailanthus	altissima	41.179501267	-73.858010538	10.00	0.00	0.00	4.50
1629	Cherry	Poor		Prunus	sp	41.179471972	-73.858077625	8.00	0.00	0.00	4.50
1630	Locust-Black	Fair		Robinia	pseudocacia	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		Prunus	sp	41.179166089	-73.857863621	8.00	0.00	0.00	4.50
1634	Locust-Black	Poor		Robinia	pseudocacia	41.179250846	-73.857830097	28.00	0.00	0.00	4.50
1635	Tree of Heaven	Fair	uprooted leaning into other trees	Ailanthus	altissima	41.179068625	-73.857894501	8.00	0.00	0.00	4.50
1636	Locust-Black	Poor	leaning into other tree remove	Robinia	pseudocacia	41.178923400	-73.857819432	22.00	0.00	0.00	4.50
1637	Ash-White	Poor		Fraxinus	americana	41.178933980	-73.857858312	17.00	0.00	0.00	4.50
1638	Locust-Black	Poor	leaning into other tree remove	Robinia	pseudocacia	41.178956102	-73.857848198	23.00	0.00	0.00	4.50
1639	Locust-Black	Fair	tree leaning into this tree remove	Robinia	pseudocacia	41.178960722	-73.857881874	23.00	0.00	0.00	4.50
1640	Locust-Black	Fair		Robinia	pseudocacia	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	pseudocacia	41.178823195	-73.857962571	30.00	0.00	0.00	4.50
1643	Locust-Black	Poor		Robinia	pseudocacia	41.178829173	-73.857878657	21.00	0.00	0.00	4.50
1644	Locust-Black	Fair		Robinia	pseudocacia	41.178821062	-73.857817869	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	41.178606493	-73.857768455	9.00	0.00	0.00	4.50
1647	Locust-Black	Poor		Robinia	pseudocacia	41.178594483	-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	pseudocacia	41.178424989	-73.857612193	11.00	0.00	0.00	4.50
1652	Locust-Black	Poor		Robinia	pseudocacia	41.178453093	-73.857598472	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	-73.857628036	8.00	0.00	0.00	4.50
1656	Locust-Black	Poor		Robinia	pseudocacia	41.178244926	-73.857617239	10.00	0.00	0.00	4.50
1657	Locust-Black	Poor		Robinia	pseudocacia	41.178254093	-73.857655144	27.00	0.00	0.00	4.50
1658	Locust-Black	Poor		Robinia	pseudocacia	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	pseudocacia	41.178440435	-73.857993657	25.00	0.00	0.00	4.50
1661	Maple-Norway	Fair		Acer	platanoides	41.178264708	-73.857518495	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	41.178185897	-73.857166677	31.00	0.00	0.00	4.50
1667	Oak-Northern Red	Fair		Quercus	rubra	41.178270777	-73.857129061	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	41.178335988	-73.857134505	10.00	0.00	0.00	4.50
1670	Oak-Pin	Poor		Quercus	pauifolia	41.178424283	-73.857142340	10.00	0.00	0.00	4.50
1671	Locust-Black	Poor		Robinia	pseudocacia	41.179033278	-73.857263773	26.00	0.00	0.00	4.50
1672	Locust-Black	Poor		Robinia	pseudocacia	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	41.179072376	-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	41.179598304	-73.857399566	12.00	0.00	0.00	4.50
1683	Maple-Norway	Fair		Acer	platanoides	41.179630692	-73.857591561	14.00	0.00	0.00	4.50
1684	Maple-Silver	Fair		Acer	saccharum	41.179559315	-73.857660921	18.00	0.00	0.00	4.50
1685	Maple-Silver	Poor		Acer	saccharum	41.179574588	-73.857706641	19.00	0.00	0.00	4.50
1686	Maple-Norway	Poor	buried	Acer	platanoides	41.179888421	-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	-73.857695578	10.00	0.00	0.00	4.50
1689	Hickory/Pecan	Poor		Carya	sp	41.179896603	-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	41.180158843	-73.857542188	16.00	0.00	0.00	4.50
1694	Birch-River	Poor	Remove	Betula	nigra	41.180151598	-73.85762054	25.00	0.00	0.00	4.50
1695	Maple-Norway	Poor		Acer	platanoides	41.180250714	-73.857504394	10.00	0.00	0.00	4.50
1696	Maple-Norway	Fair		Acer	platanoides	41.180260867	-73.857484076	8.00			

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	



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04/28/2021	REVISED PER PLANNING BOARD COMMENTS	1
DATE	Description	No.
REVISIONS		

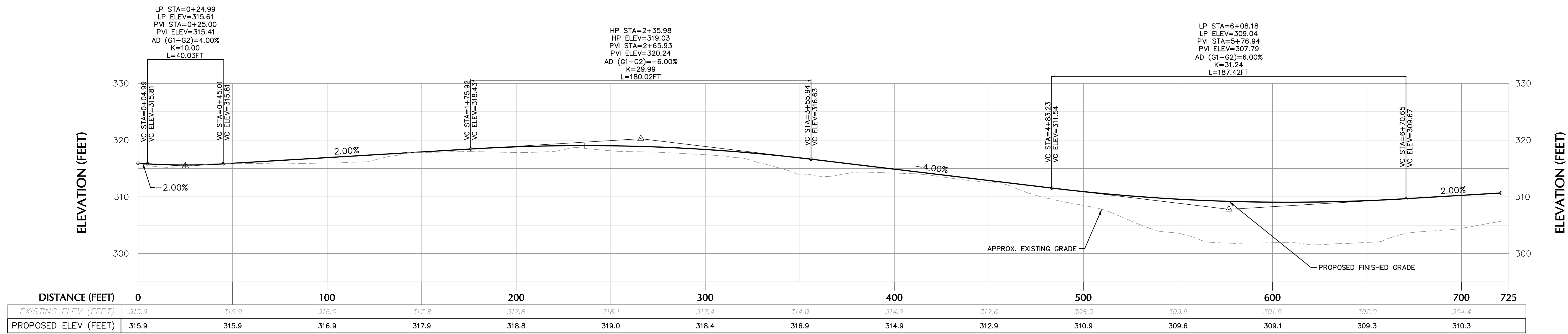
Michael Finan
SIGNATURE DATE SIGNED
MICHAEL FINAN, PE, LEED-AP
PROFESSIONAL ENGINEER NY Lic. No. 081473

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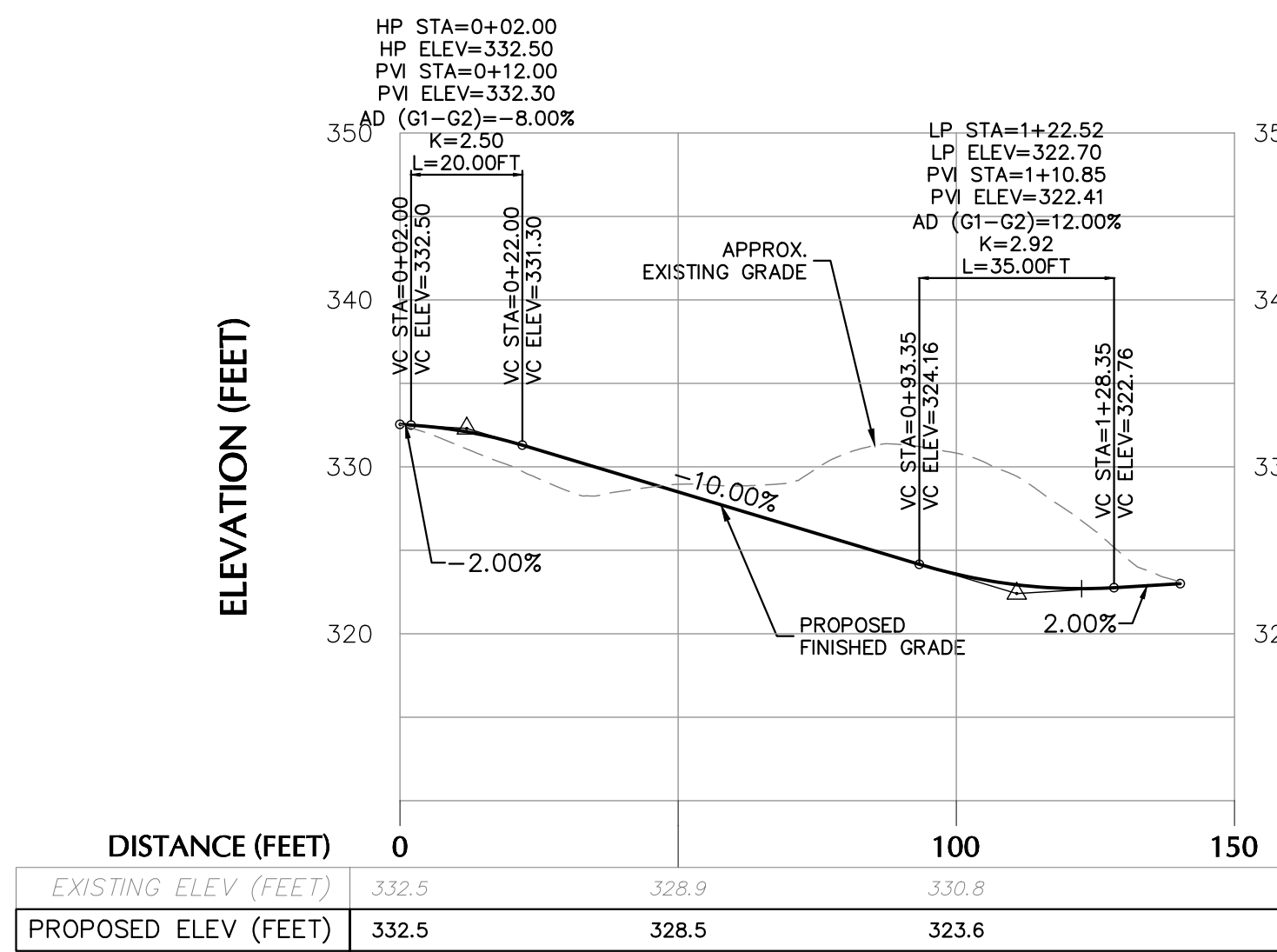
Project
**STORMYTOWN ROAD
SUBDIVISION**
BLOCK No. 3, LOT No.62
TOWN OF OSSINING
WESTCHESTER COUNTY NEW YORK

Drawing Title
**EXISTING SLOPES
ANALYSIS PLAN**

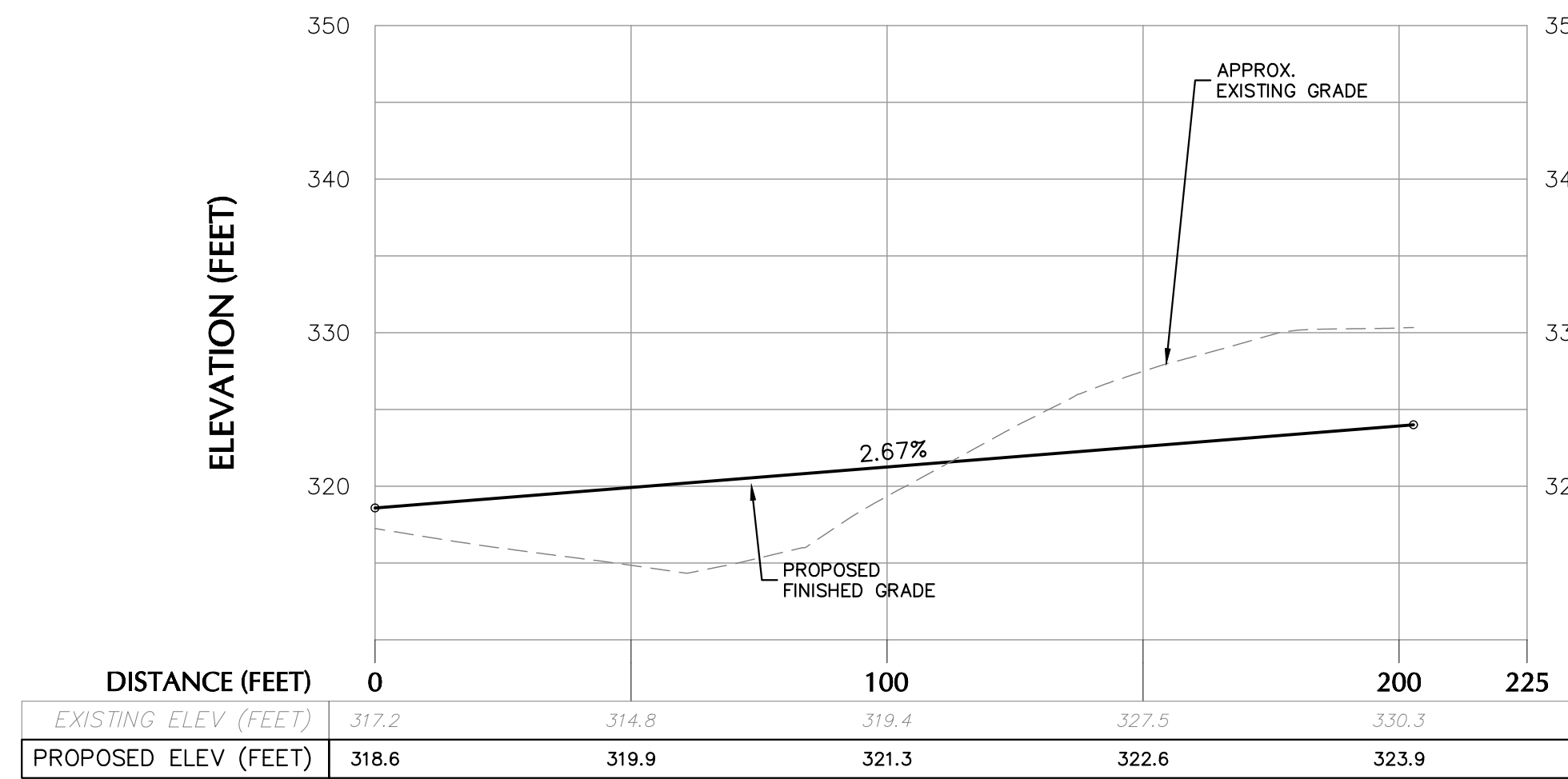
Project No.
190065801
Date
03/29/2021
Drawn By
JM
Checked By
CZ
Drawing No.
CA101
Sheet 5 of 16



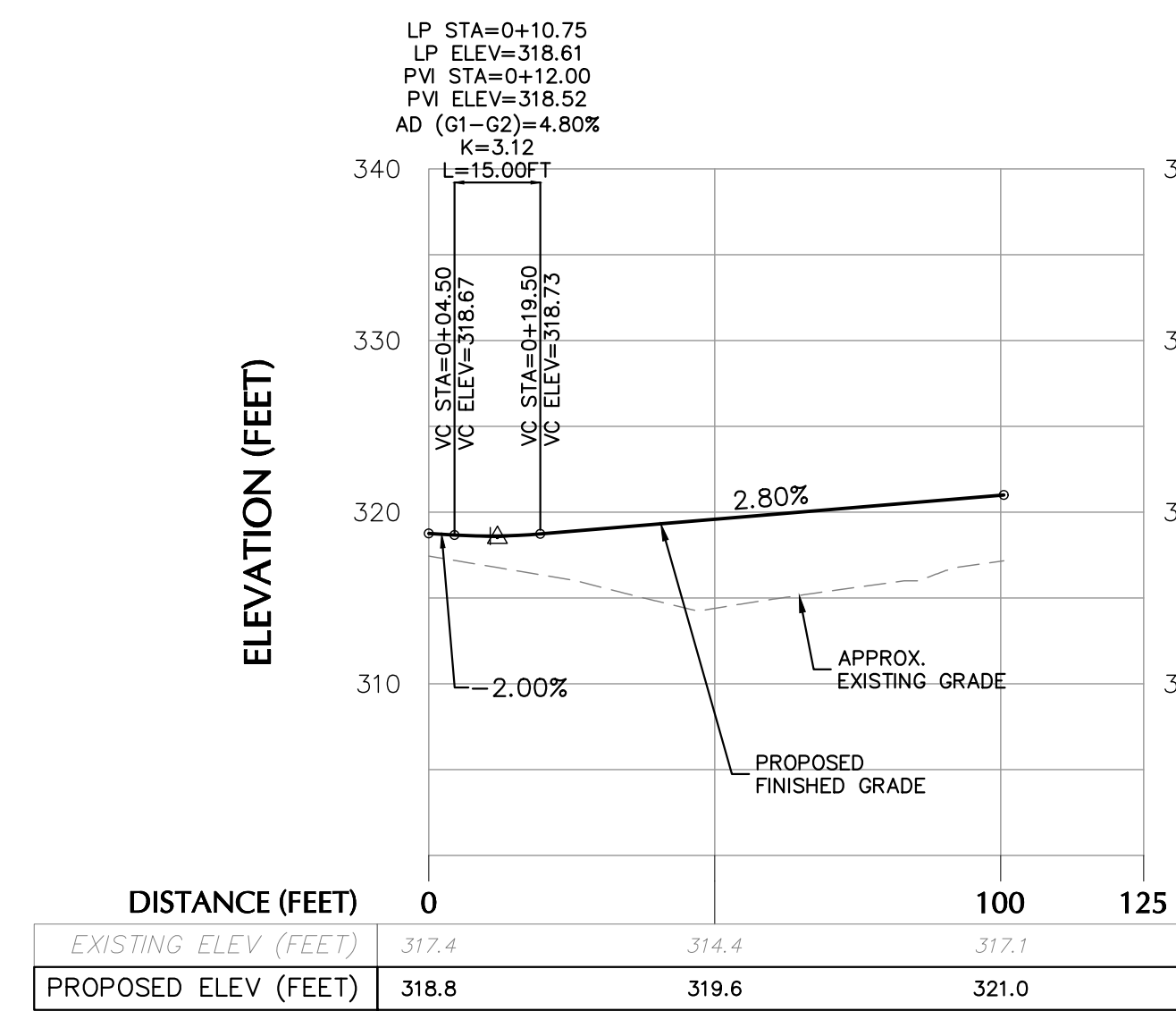
RINALDI ROAD PROFILE
H: 1" = 30'
V: 1" = 10'



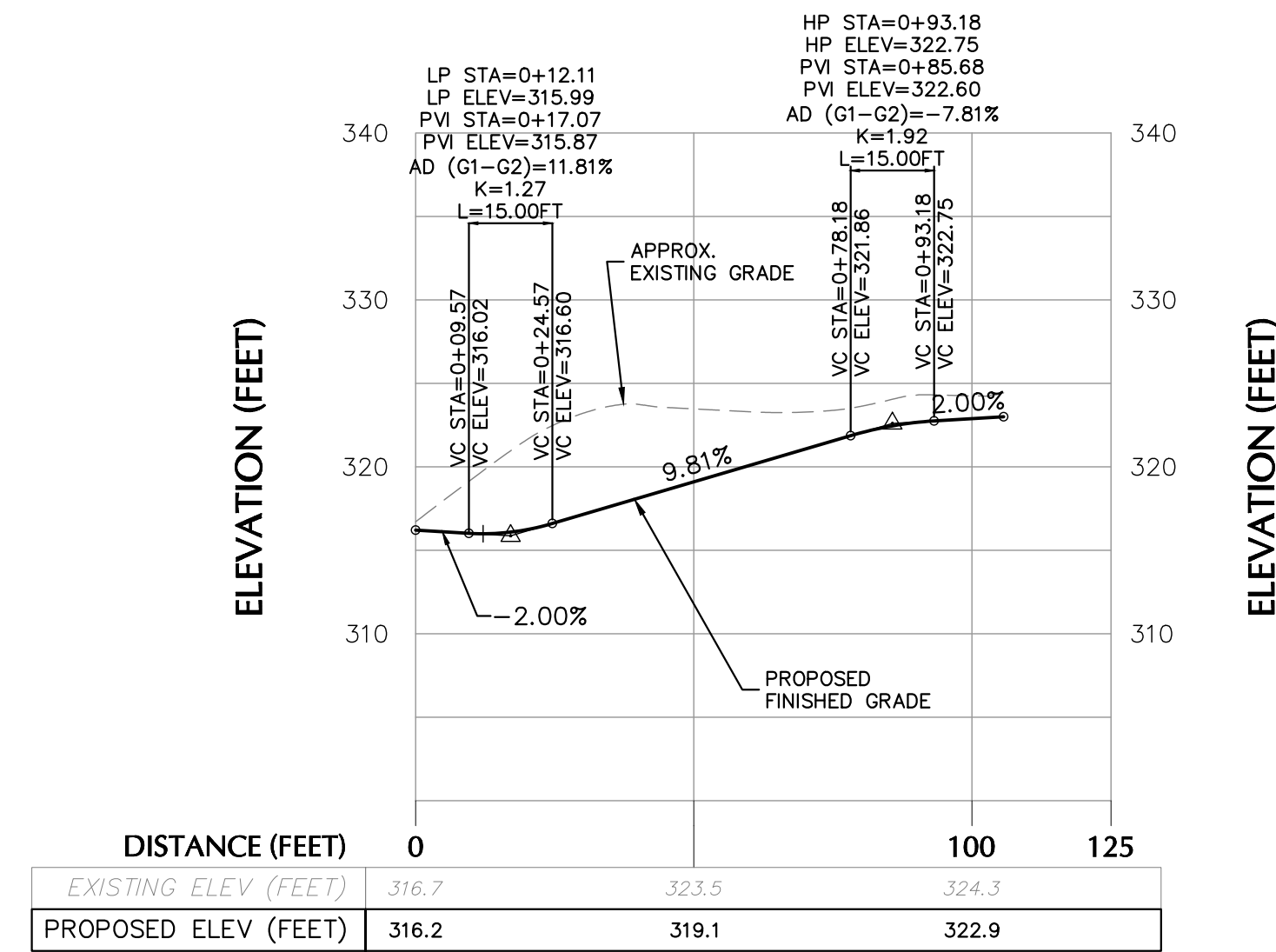
LOT 1 DRIVEWAY PROFILE
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V: 1" = 10'



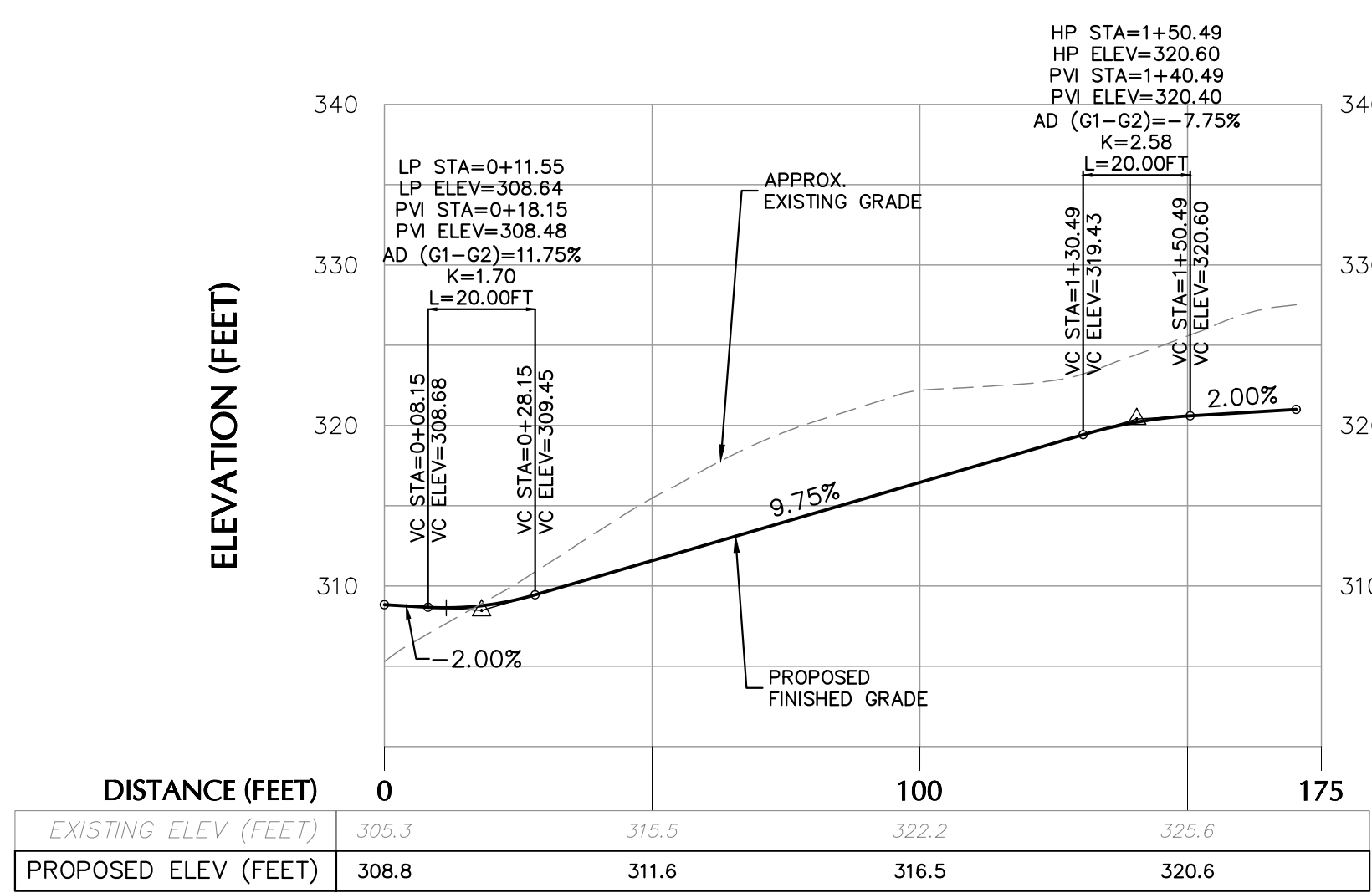
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V: 1" = 10'



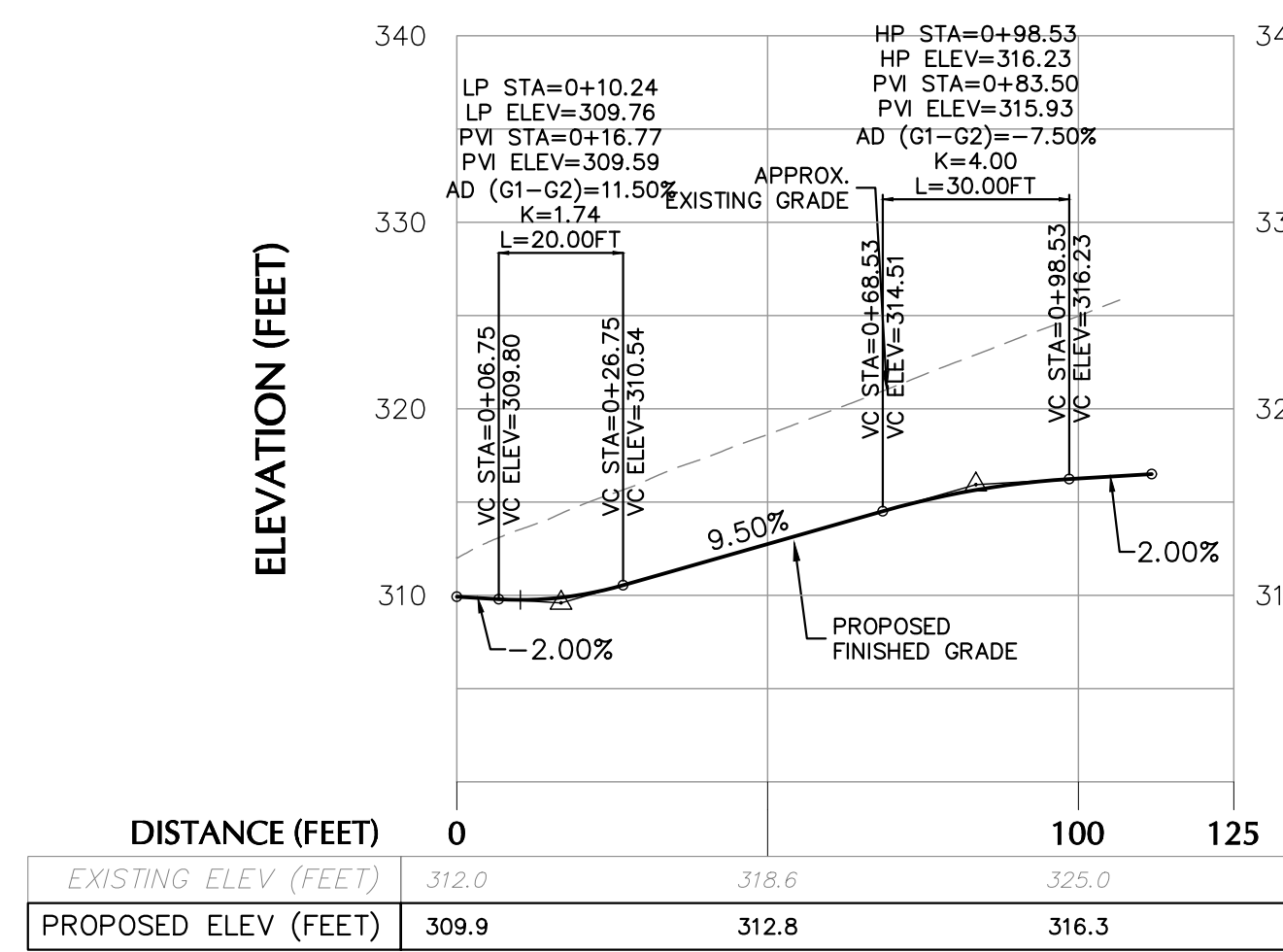
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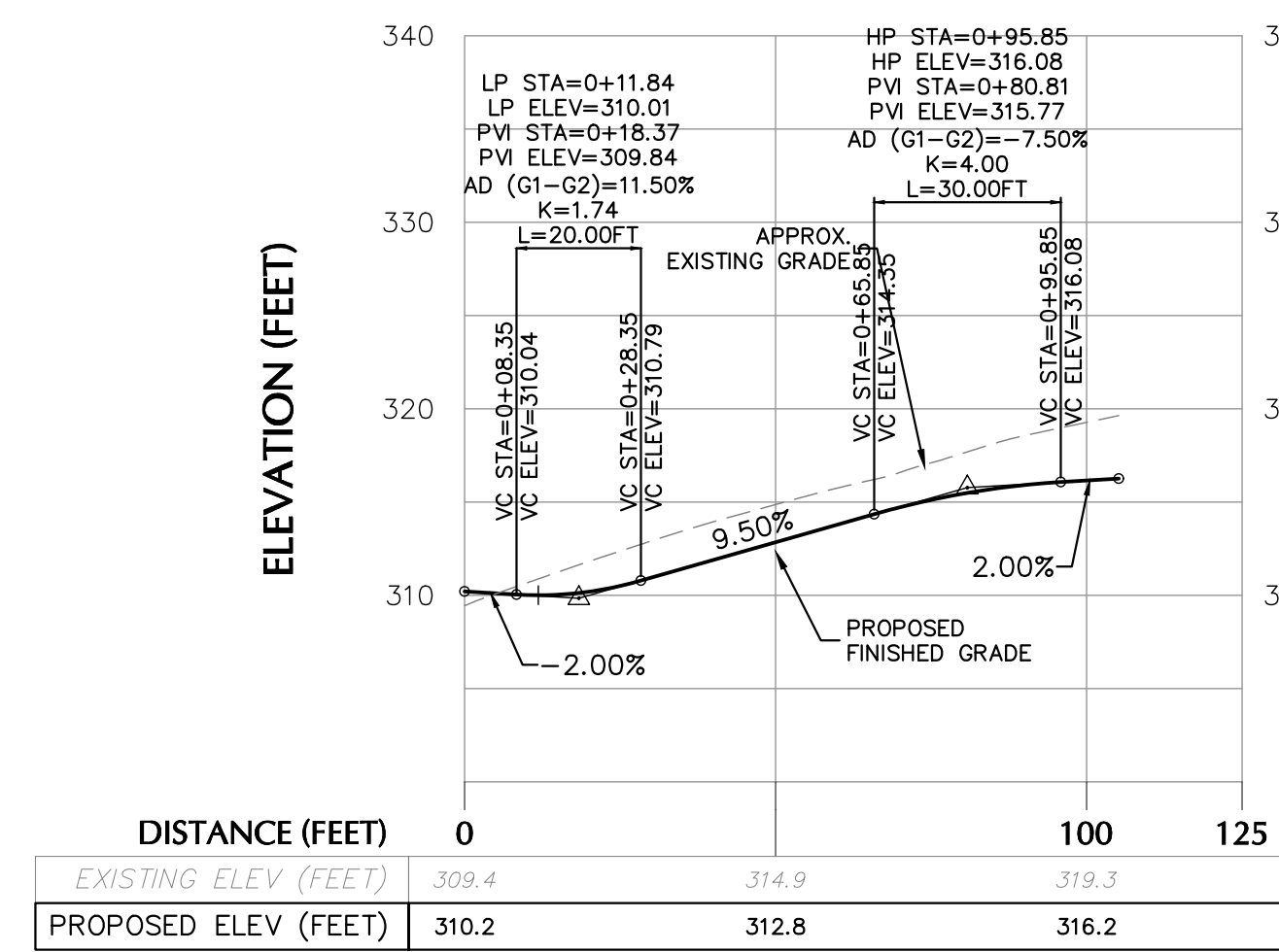
LOT 5 DRIVEWAY PROFILE
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V: 1" = 10'



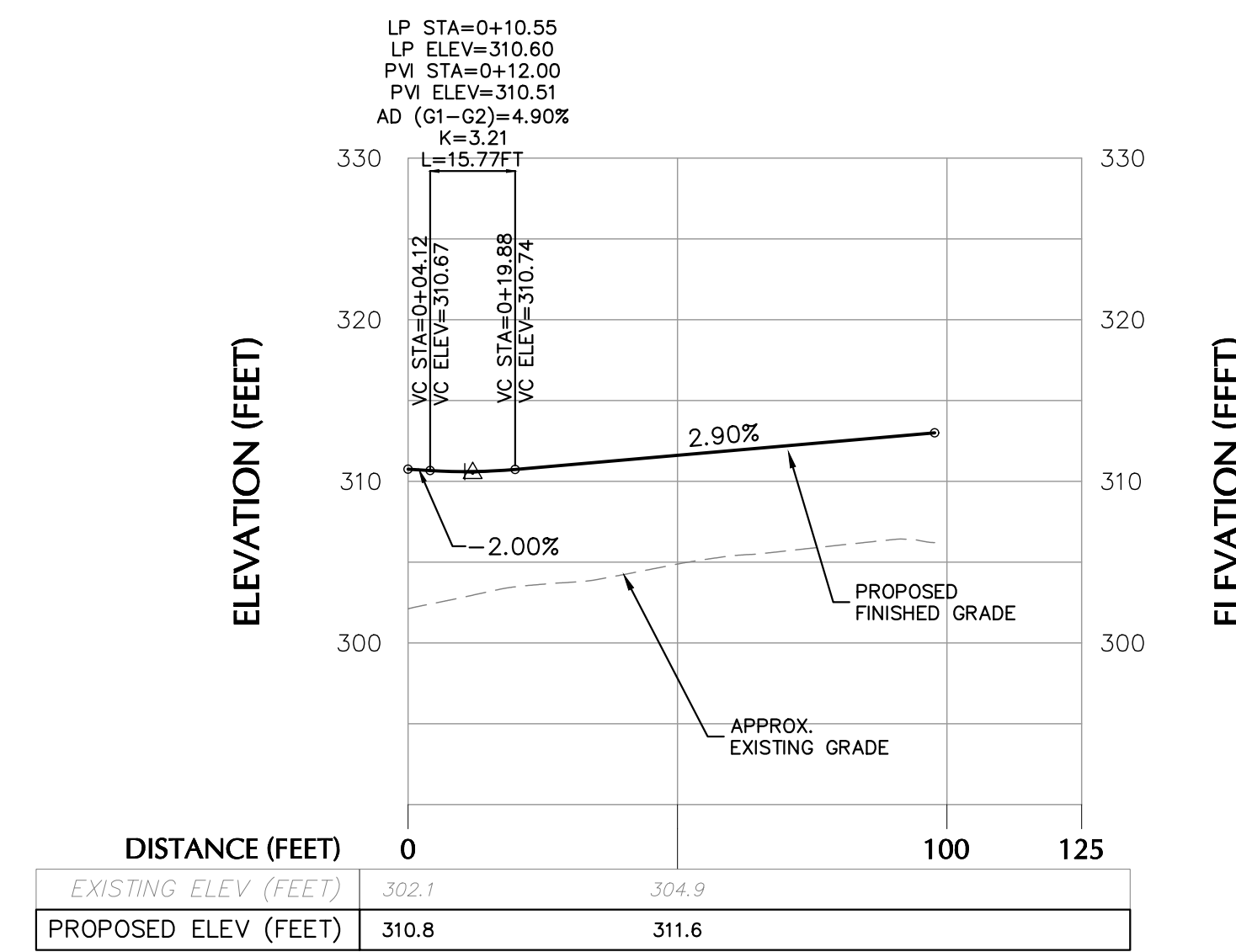
LOT 6 DRIVEWAY PROFILE
H: 1" = 30'
V: 1" = 10'



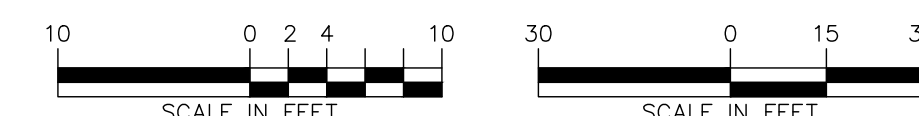
LOT 7 DRIVEWAY PROFILE
H: 1" = 30'
V: 1" = 10'



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



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



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SIGNATURE
MICHAEL FINAN, PE, LEED-AP
PROFESSIONAL ENGINEER NY Lic. No. 081473

DATE SIGNED
04-28-21

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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

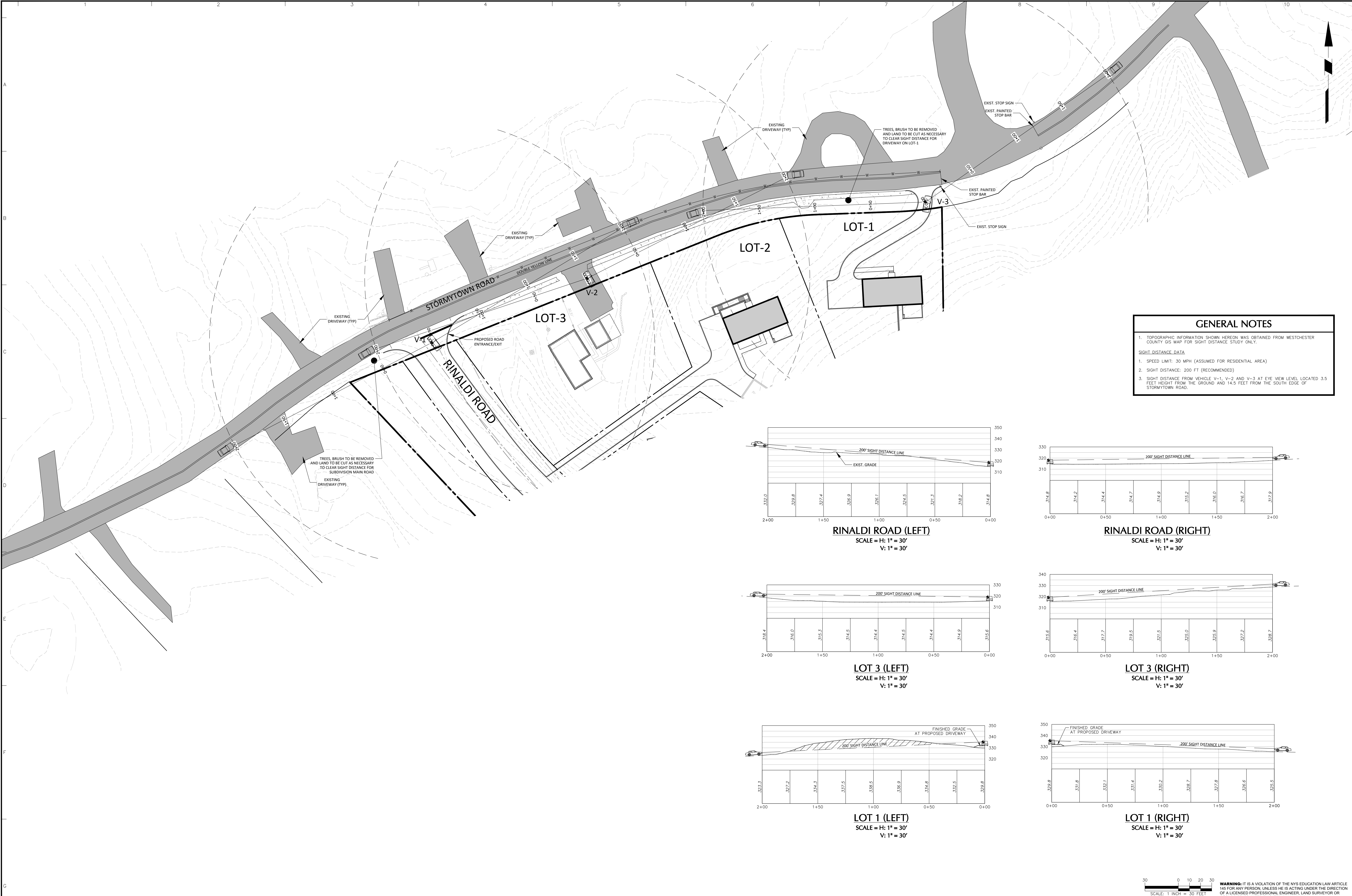
Date
03/29/2021

Drawn By
JM

Checked By
CZ

Drawing No.
CG201

Sheet 7 of 16



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.

300

0

10

20

30

SCALE: 1" = 30' FEET

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04/28/2021

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1

DATE

Description

No.

REVISIONS

SIGNATURE

04-28-21

DATE SIGNED

MICHAEL FINAN, PE, LEED-AP

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Project

STORMYTOWN ROAD SUBDIVISION

BLOCK No. 3, LOT No.62

TOWN OF OSSING

WESTCHESTER COUNTY NEW YORK

Drawing Title

SIGHT DISTANCE PLAN

Project No.

190065801

Date

03/29/2021

Drawn By

JM

Checked By

CZ

Project No.

190065801

Date

03/29/2021

Drawn By

JM

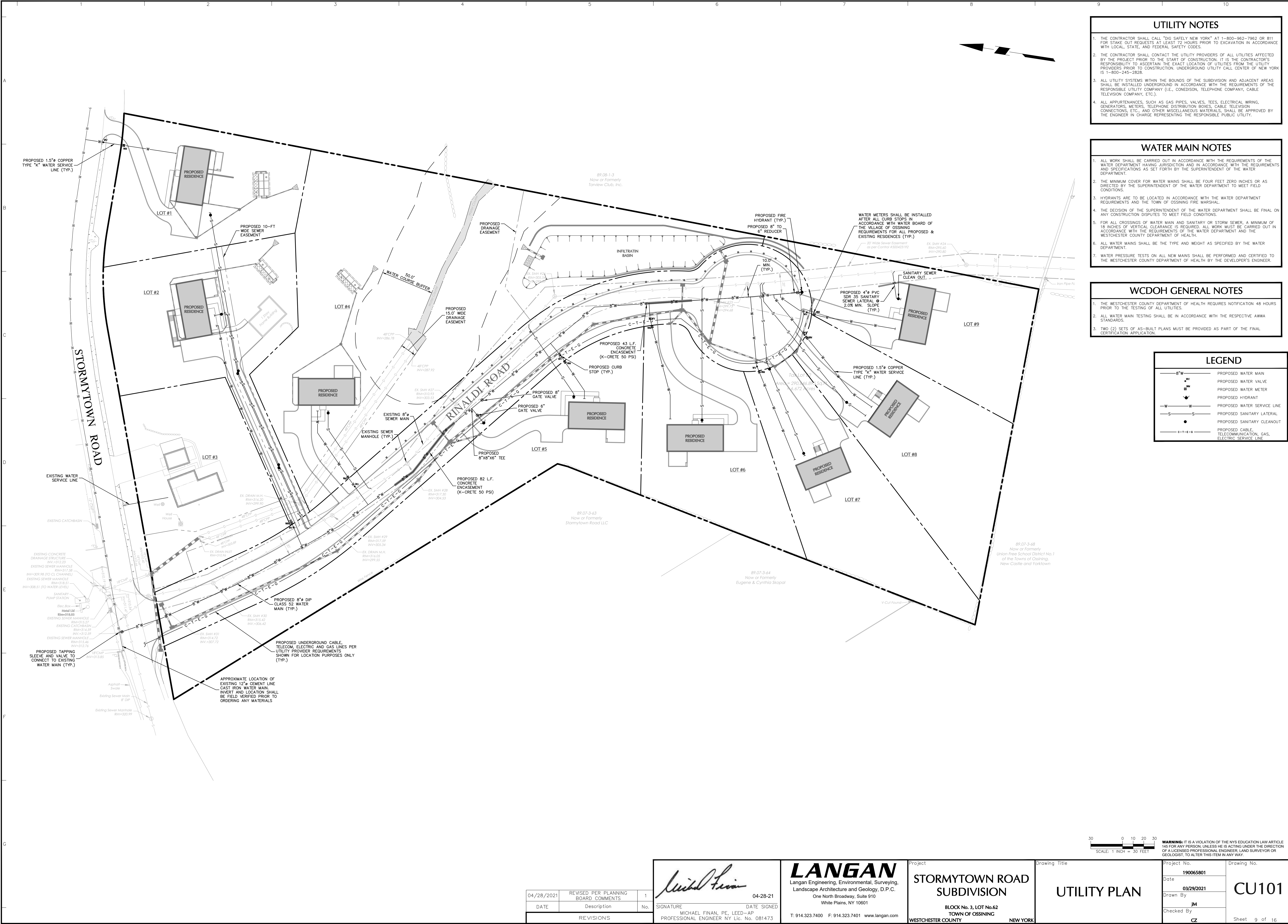
Checked By

CZ

Sheet

8 of 16

CG202



UTILITY NOTES

- 1. THE CONTRACTOR SHALL CALL "DIG SAFELY NEW YORK" AT 1-800-962-7862 OR 811 FOR STAKE OUT REQUESTS AT LEAST 72 HOURS PRIOR TO EXCAVATION IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL SAFETY CODES.
- 2. THE CONTRACTOR SHALL CONTACT THE UTILITY PROVIDERS OF ALL UTILITIES AFFECTED BY THE PROJECT PRIOR TO THE START OF CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ASCERTAIN THE EXACT LOCATION OF UTILITIES FROM THE UTILITY PROVIDERS PRIOR TO CONSTRUCTION. UNDERGROUND UTILITY CALL CENTER OF NEW YORK IS 1-800-245-2828.
- 3. 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.).
- 4. ALL APPURTENANCES, SUCH AS GAS PIPES, VALVES, TEES, ELECTRICAL WRING, 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

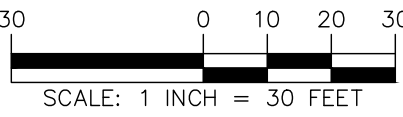
- 1. ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE WATER DEPARTMENT HAVING JURISDICTION AND IN ACCORDANCE WITH THE REQUIREMENTS AND SPECIFICATIONS AS SET FORTH BY THE SUPERINTENDENT OF THE WATER DEPARTMENT.
- 2. THE MINIMUM COVER FOR WATER MAINS SHALL BE FOUR FEET ZERO INCHES 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

- 8" W PROPOSED WATER MAIN
- WV PROPOSED WATER VALVE
- WM PROPOSED WATER METER
- HV PROPOSED HYDRANT
- W-S PROPOSED WATER SERVICE LINE
- S-S PROPOSED SANITARY LATERAL
- S-C PROPOSED SANITARY CLEANOUT
- C-T-E-G PROPOSED CABLE, TELECOMMUNICATION, GAS, ELECTRIC SERVICE LINE



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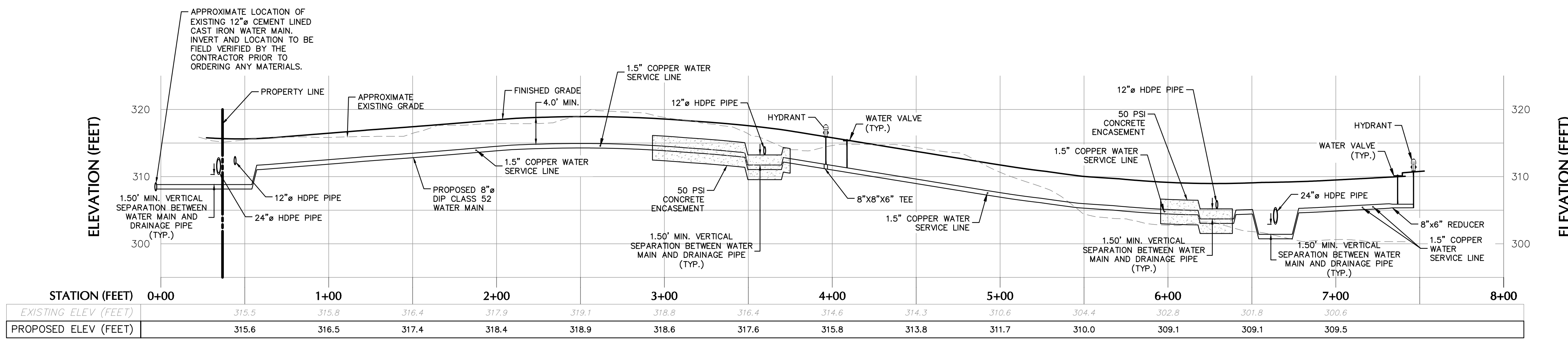
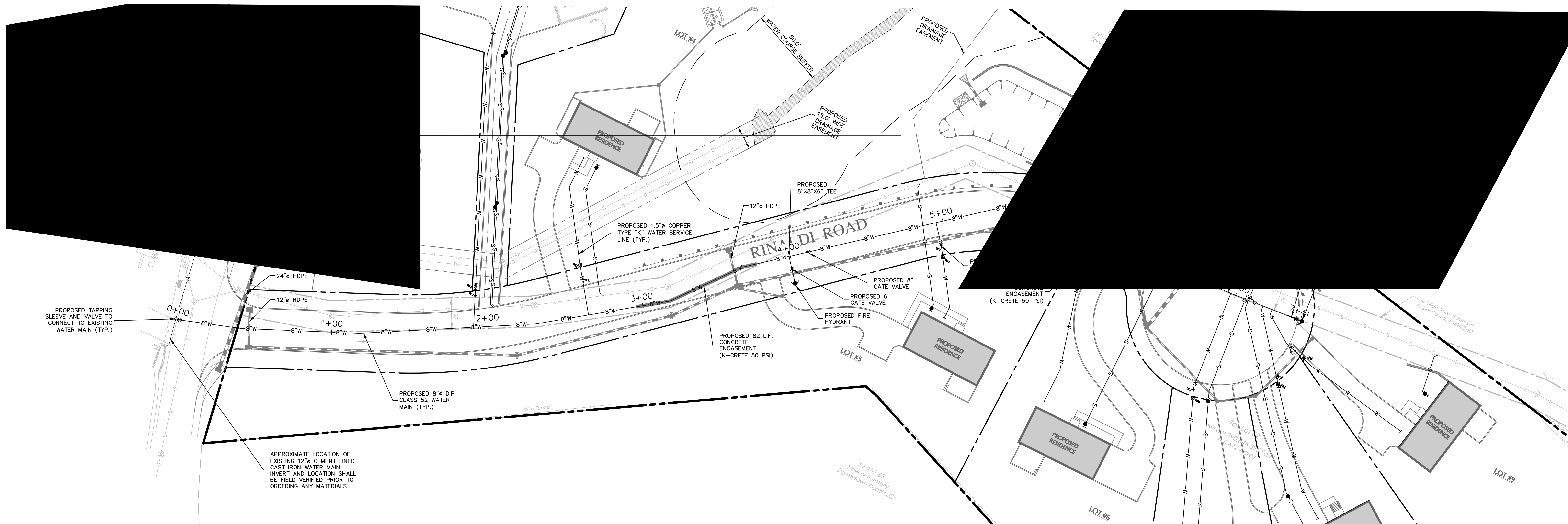
SIGNATURE: *Michael Finan* DATE SIGNED: 04-28-21
MICHAEL FINAN, PE, LEED-AP
PROFESSIONAL ENGINEER NY Lic. No. 081473

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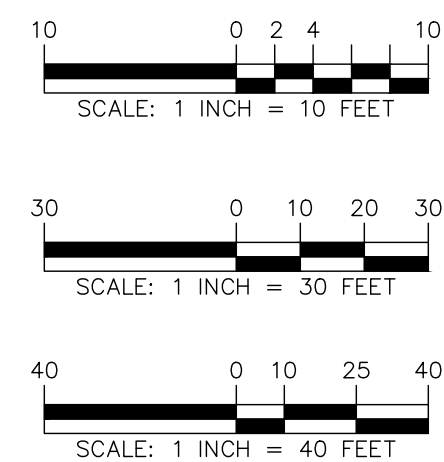
Project: **STORMYTOWN ROAD SUBDIVISION**
BLOCK No. 3, LOT No.62
TOWN OF OSSING
WESTCHESTER COUNTY NEW YORK

Drawing Title: **UTILITY PLAN**

Project No. 190065801
Date: 03/29/2021
Drawn By: JM
Checked By: CZ
Drawing No. CU101
Sheet 9 of 16



CENTERLINE PROFILE
(WATER MAIN)
SCALE: H: 1" = 40'
V: 1" = 10'



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Michael Finan
SIGNATURE
MICHAEL FINAN, PE, LEED-AP
PROFESSIONAL ENGINEER NY Lic. No. 081473

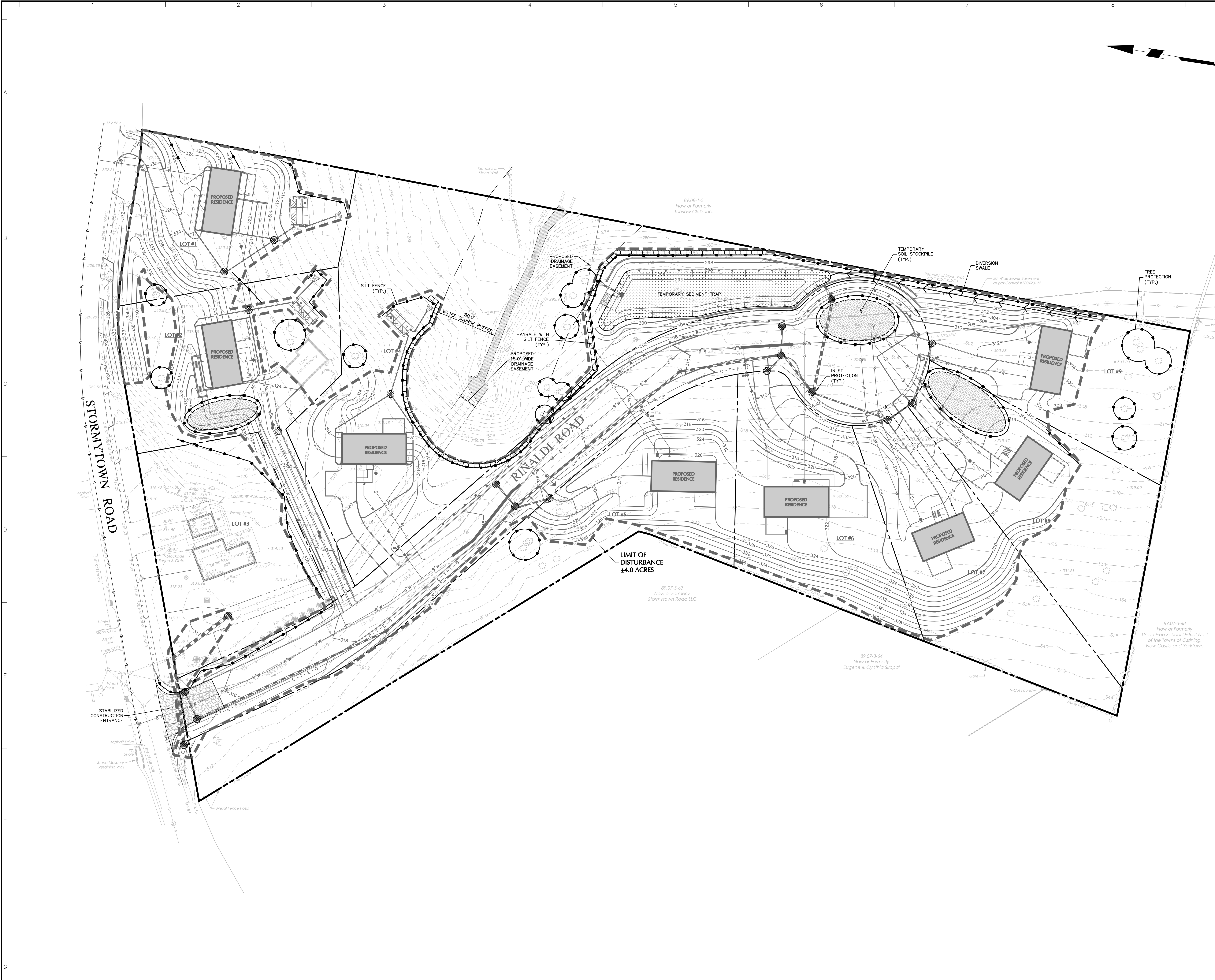
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Project
**STORMYTOWN ROAD
SUBDIVISION**
BLOCK No. 3, LOT No. 62
TOWN OF OSSING
WESTCHESTER COUNTY NEW YORK

Drawing Title
**WATER MAIN
PROFILE**

Project No. 190065801	Drawing No. CU201
Date 03/29/2021	
Drawn By JM	
Checked By CU	
	Sheet 10 of 16



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 1-800-457-7862. 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 AND WATERCOURSES. EACH FACILITY SHOULD BE LOCATED AWAY FROM CONSTRUCTION TRAFFIC OR ACCESS AREAS TO PREVENT DISTURBANCE OR TRACKING. A SIGN SHOULD BE INSTALLED ADJACENT TO EACH WASHOUT FACILITY TO INSTRUCT EQUIPMENT OPERATORS TO UTILIZE THE PROPER FACILITIES. WHEN TEMPORARY CONCRETE WASHOUT FACILITIES ARE NO LONGER REQUIRED FOR THE WORK, THE HARDENED EQUIPMENT 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, SEEDING, 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 AN APPROVED PUBLIC 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 SEEDING. 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 MSA MUNICIPALITY, THE FREQUENCY OF INSPECTIONS BY THE QUALIFIED INSPECTOR MAY BE REDUCED TO ONE INSPECTION EVERY 30 DAYS.
 - IF AUTHORIZED BY THE NYSDEC OR MSA 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, SEEDING, 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

WARNING: IT IS A VIOLATION OF THE NYS EDUCATION LAW ARTICLE 146 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.

04/28/2021	REVISED PER PLANNING BOARD COMMENTS	1
DATE	Description	No.
REVISIONS		

04-28-21

SIGNATURE 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

EROSION & SEDIMENT CONTROL PLAN

Project No.
190065801

Date
03/29/2021

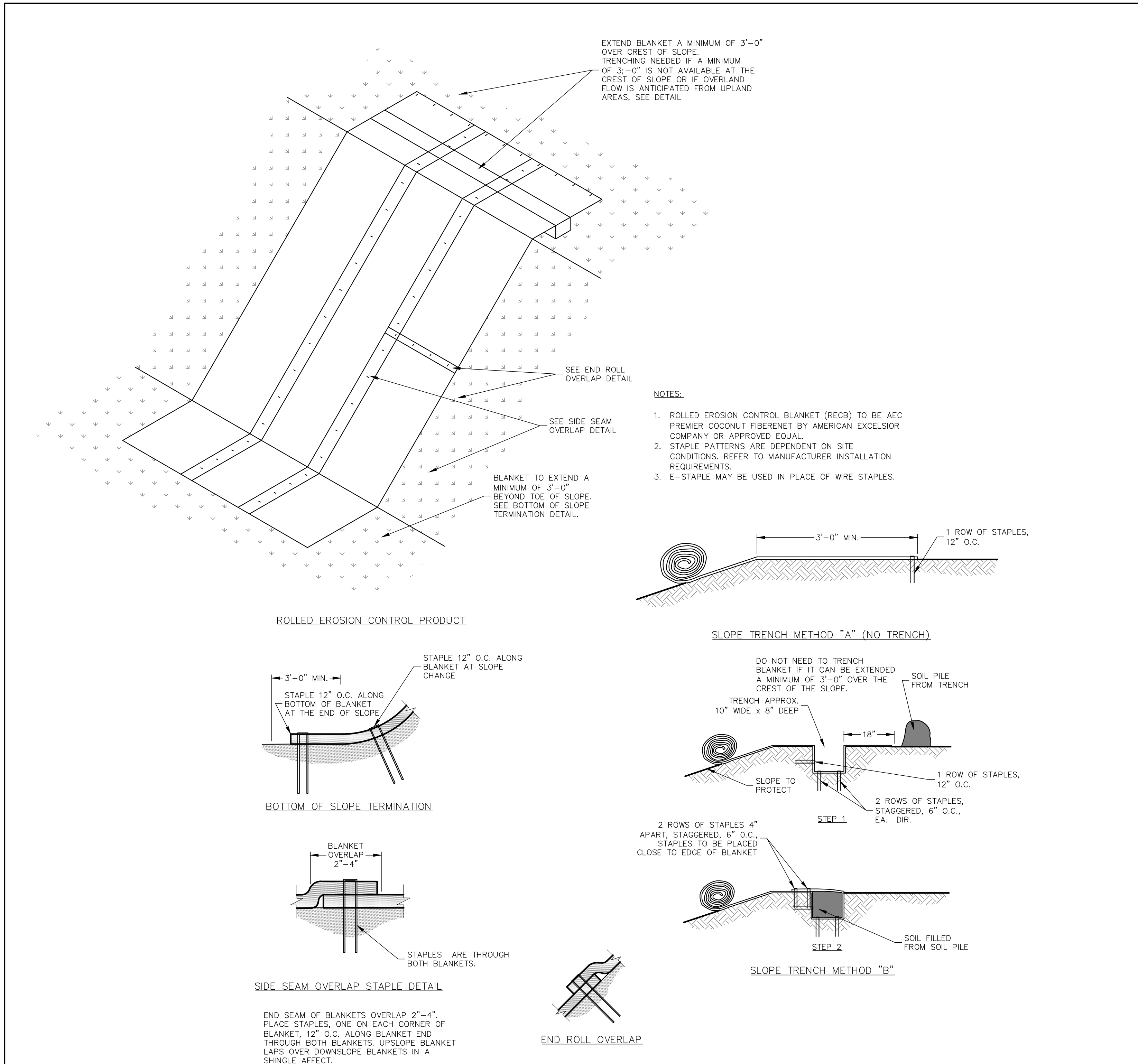
Drawn By
JM

Checked By
CZ

Project No.
190065801

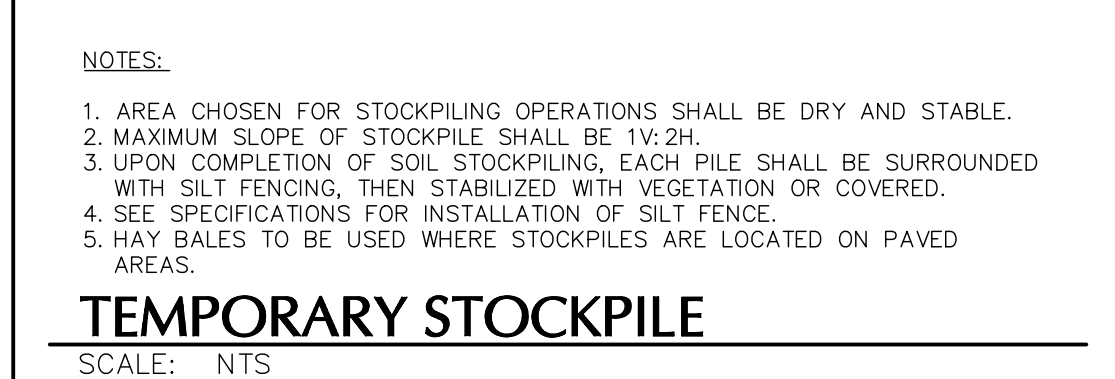
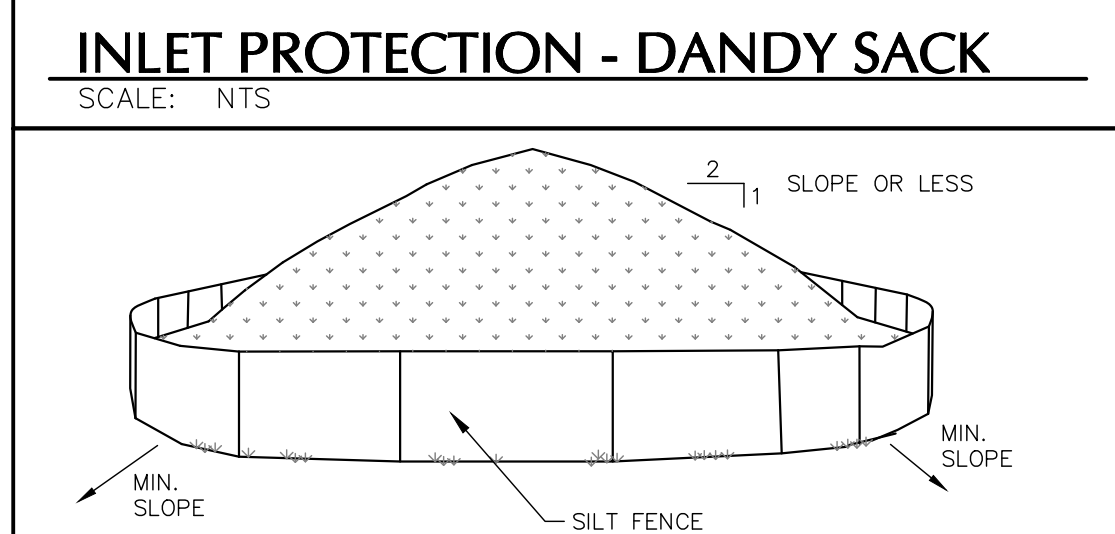
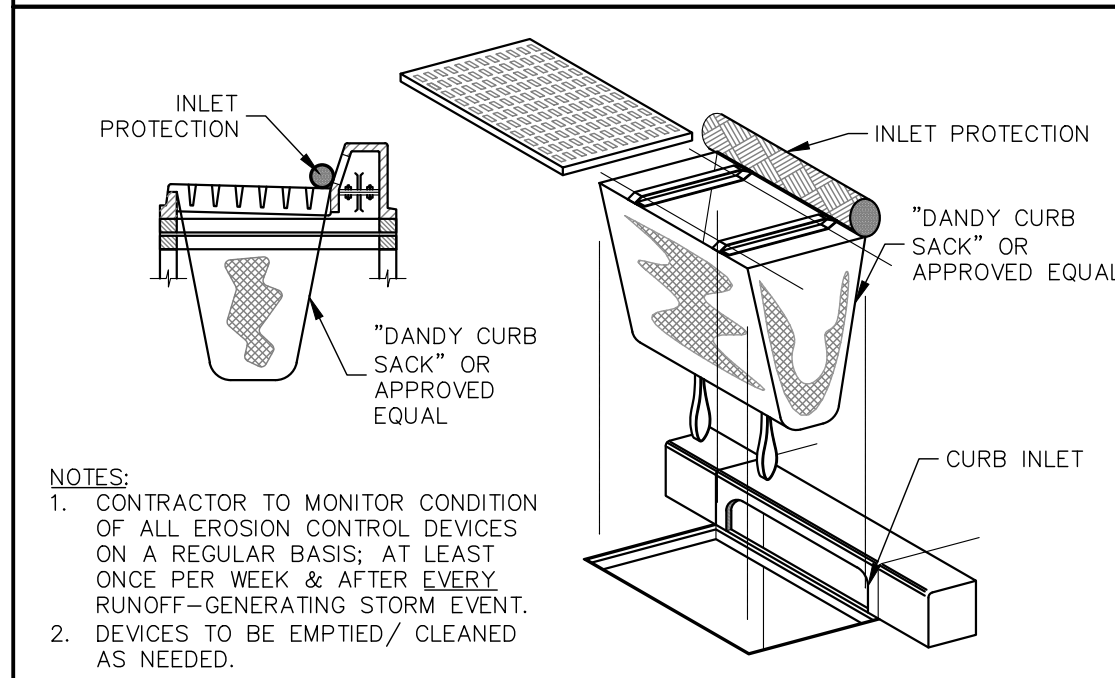
Drawing No.
CE101

Sheet 11 of 16



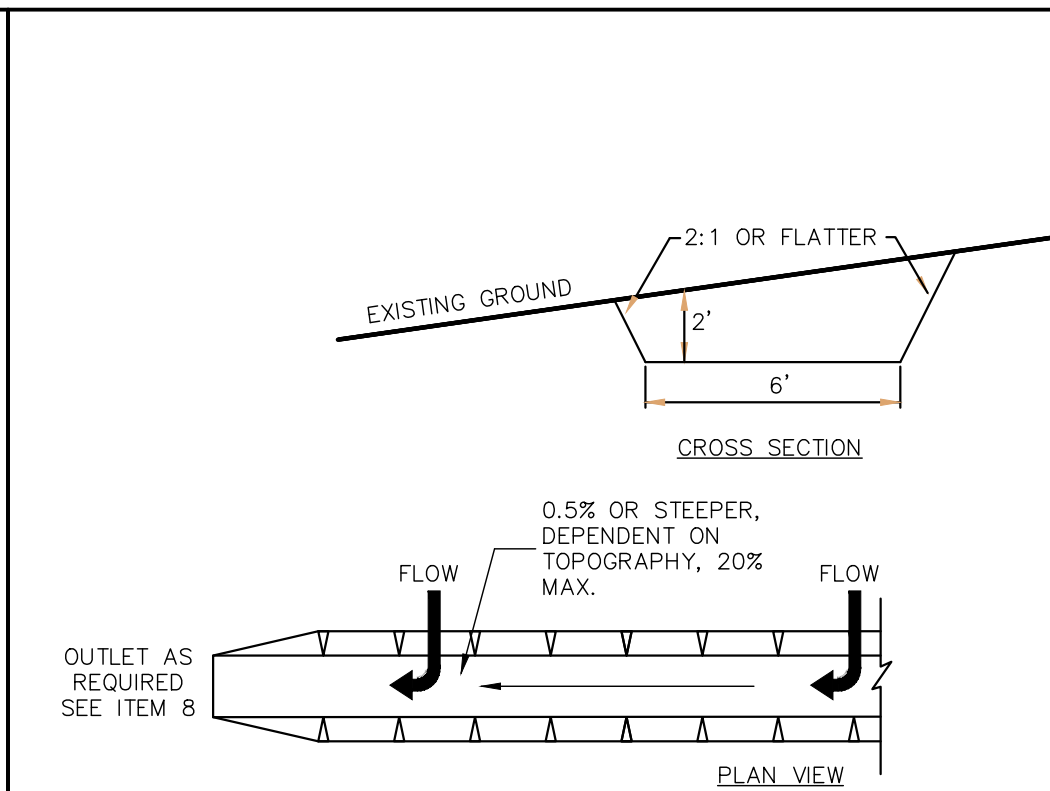
ROLLED EROSION CONTROL PRODUCT - SLOPE INSTALLATION

SCALE: NTS



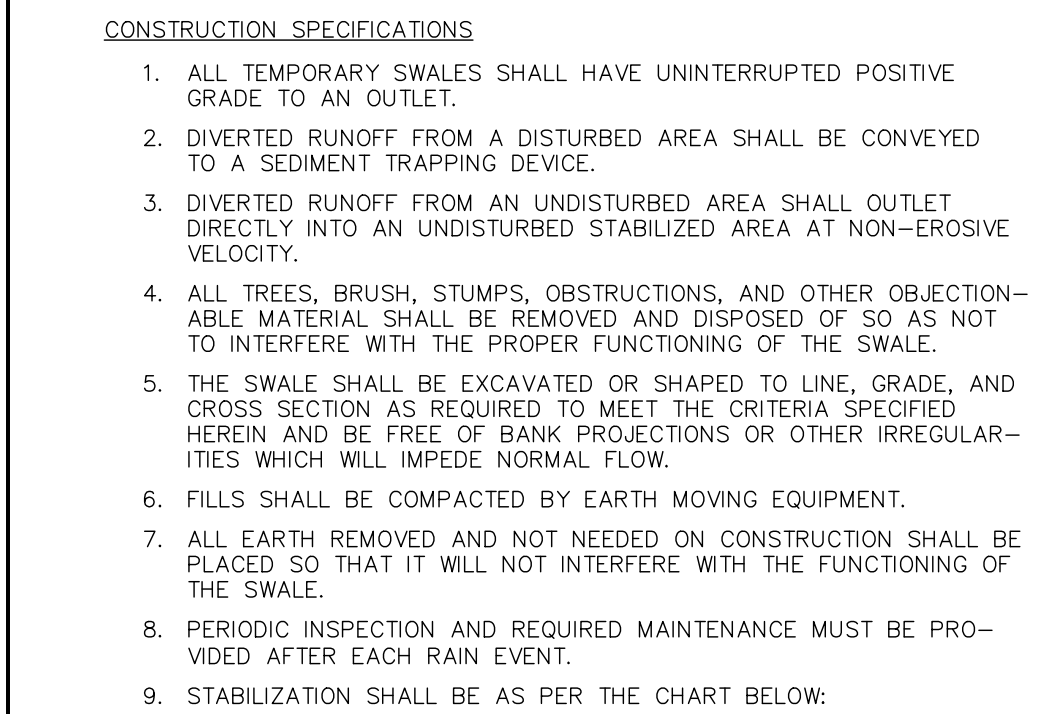
TREE VEGETATION PROTECTION BARRIER

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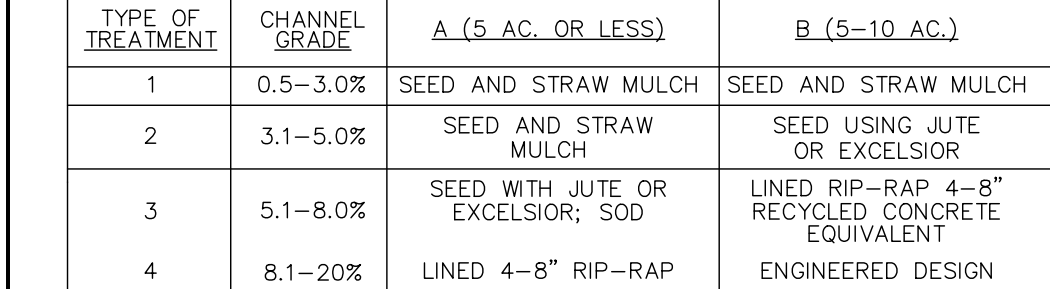
TYPICAL ROAD SECTION

SCALE: NTS



TYPICAL DRIVEWAY SECTION

SCALE: NTS



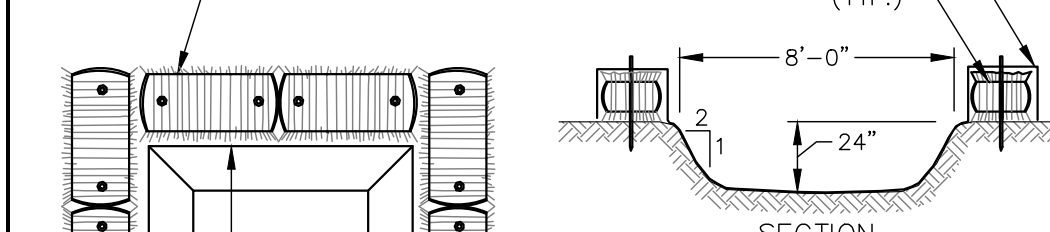
CONCRETE CURB

SCALE: NTS



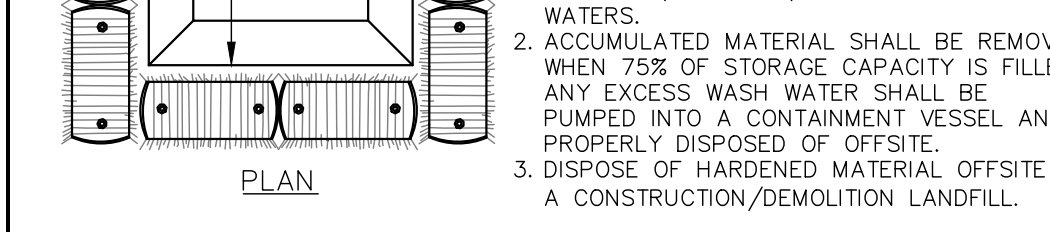
STOP BAR STRIPING

SCALE: NTS



SIGN POST

SCALE: NTS



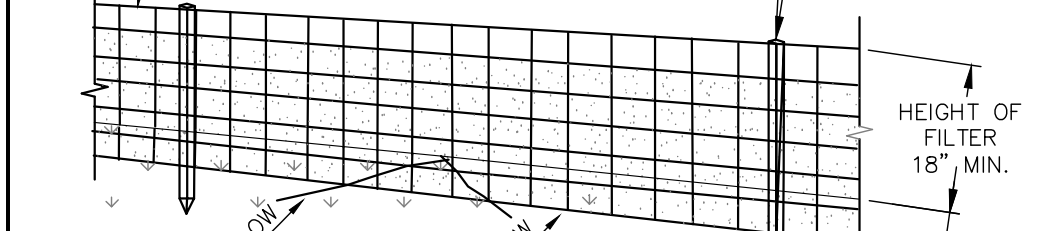
WOODEN GUIDE RAIL

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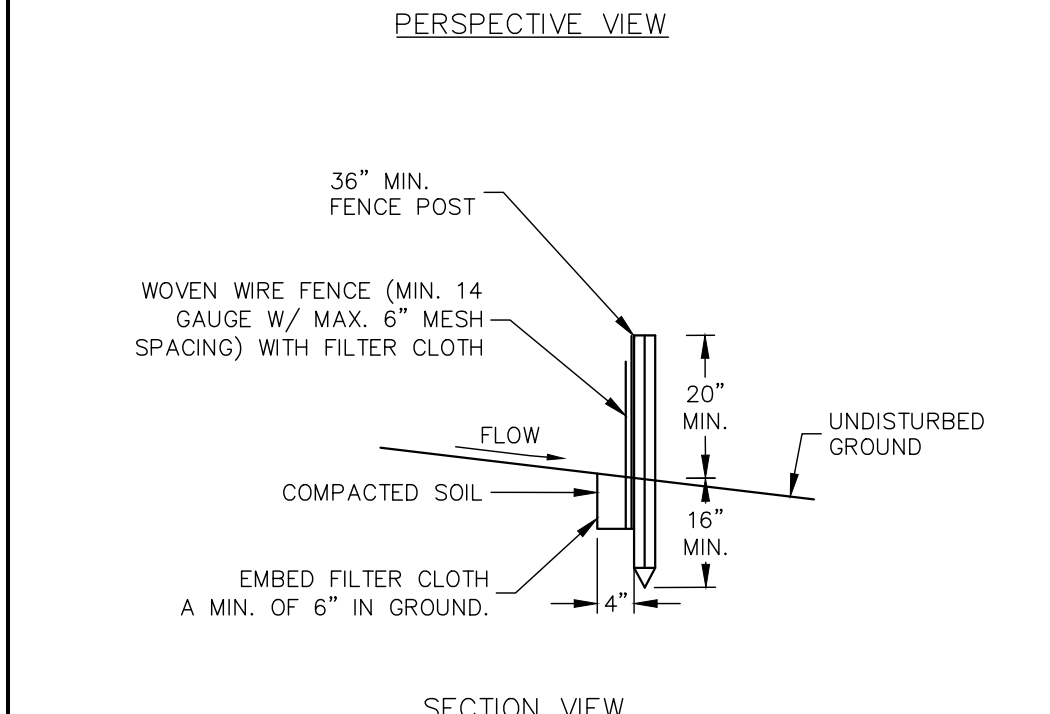
TEMPORARY CONCRETE WASH AREA

SCALE: NTS



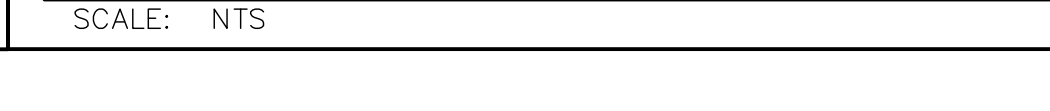
SILT FENCE

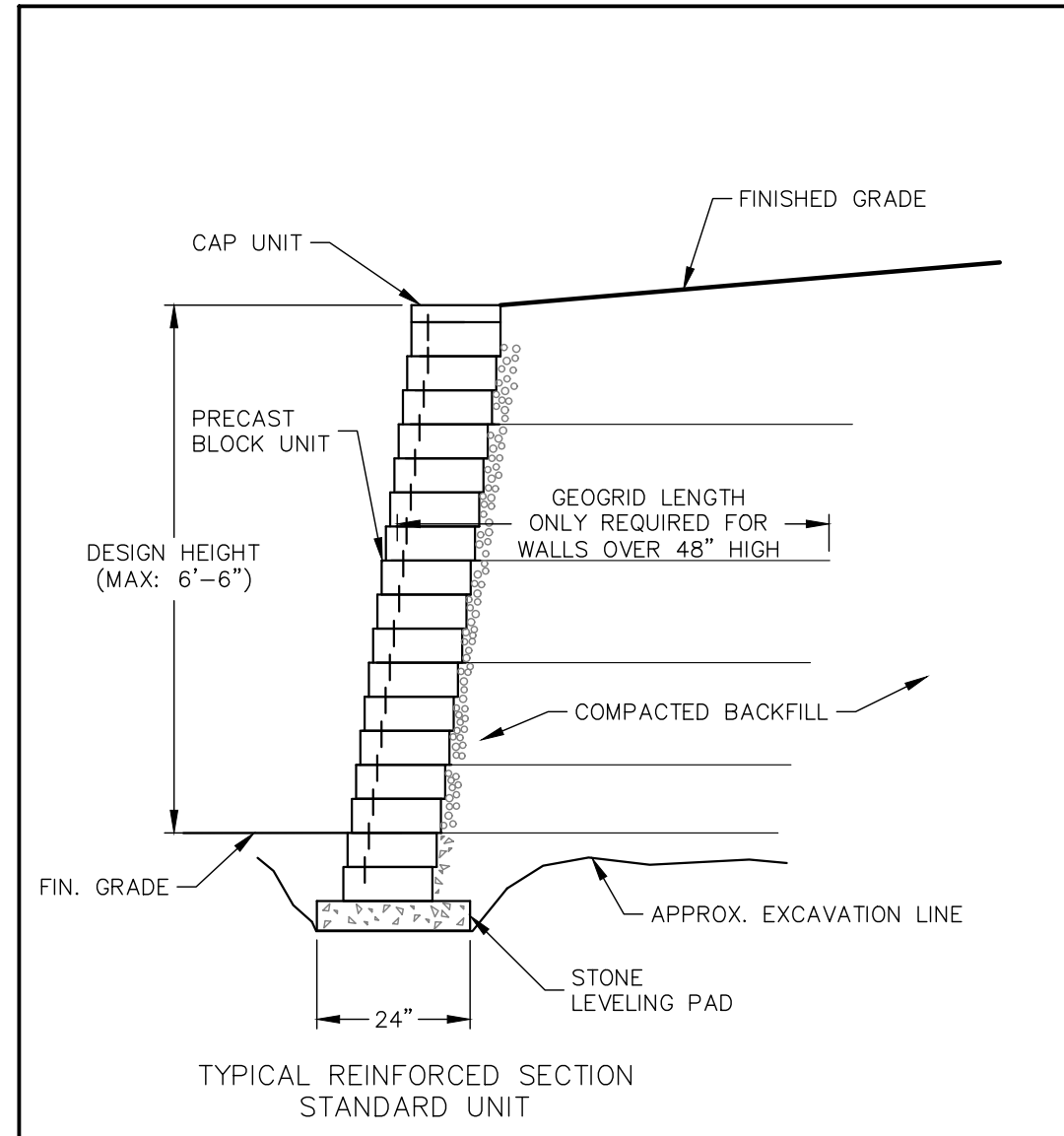
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STABILIZED CONSTR. ENTRANCE

SCALE: NTS

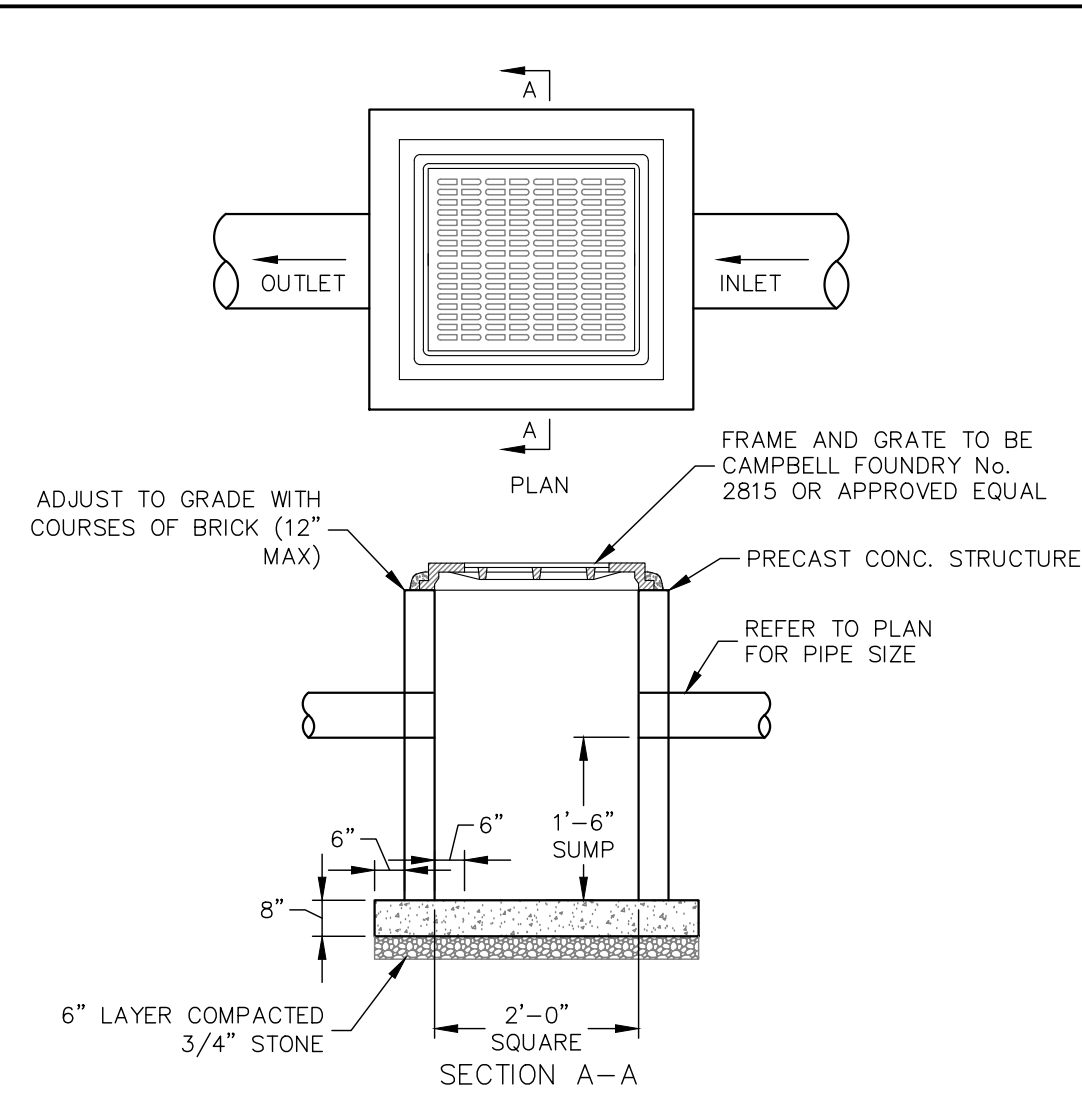




NOTE:
1. OWNER SHALL RETAIN A NEW YORK STATE LICENSED PROFESSIONAL TO DESIGN, SIGN AND SEAL ALL RETAINING WALLS PRIOR TO ORDERING ANY MATERIALS.

SEGMENTAL BLOCK RETAINING WALL

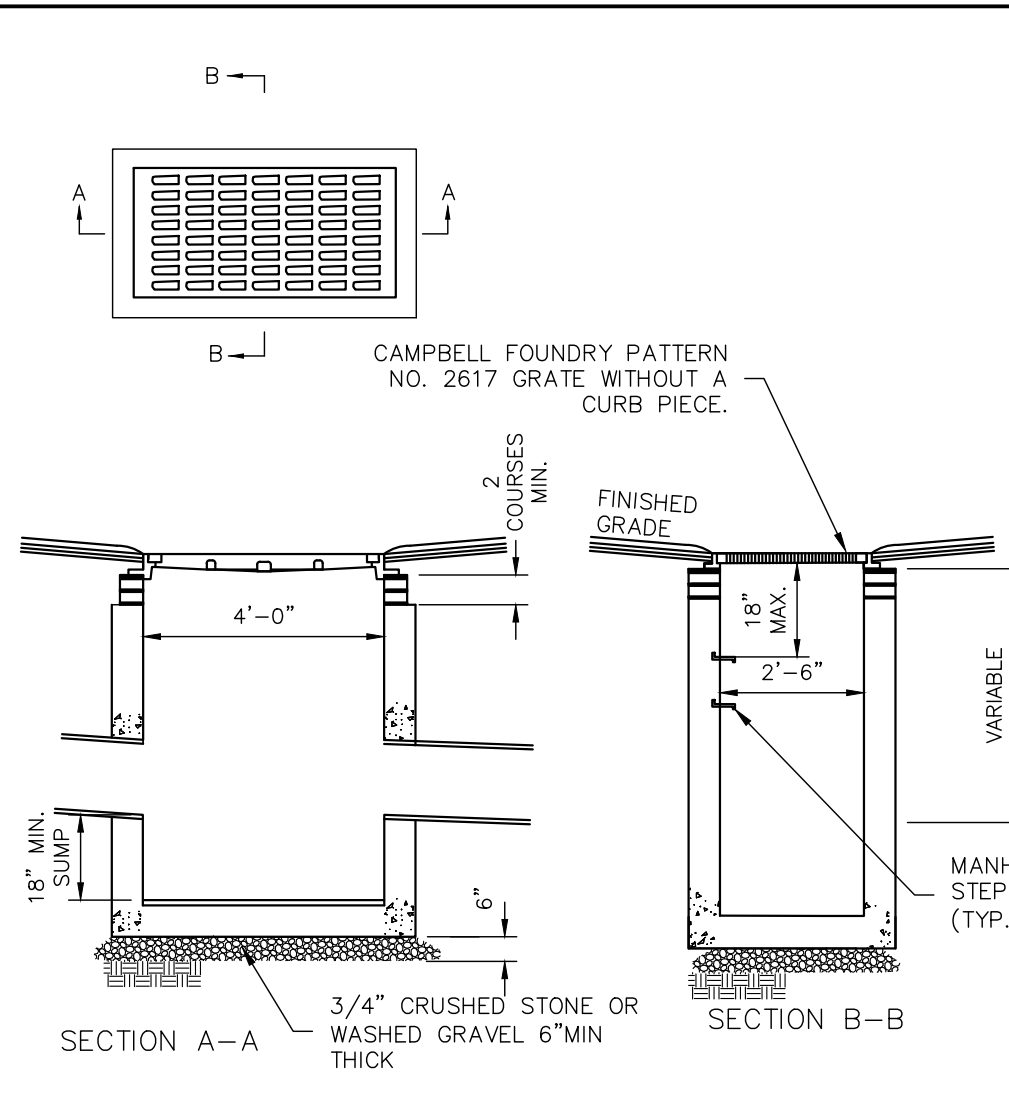
SCALE: NTS



- NOTES:
1. FOUNDATION TO BE 4000 PSI CONCRETE.
 2. THE WALLS SHALL BE PLASTERED BOTH INSIDE AND OUTSIDE WITH 1/2" THICK CEMENT PLASTER.
 3. PROVIDE LADDER RUNGS AT 12" CENTER TO CENTER.
 4. WHEN THE DEPTH OF AN INLET EXCEEDS 10 FEET AS MEASURED FROM TOP OF GRATE TO INVERT, WALLS BELOW A DEPTH OF 8 FEET SHALL BE 12" THICK AND THE DEPTH OF FOUNDATION INCREASED TO 12".

YARD DRAIN

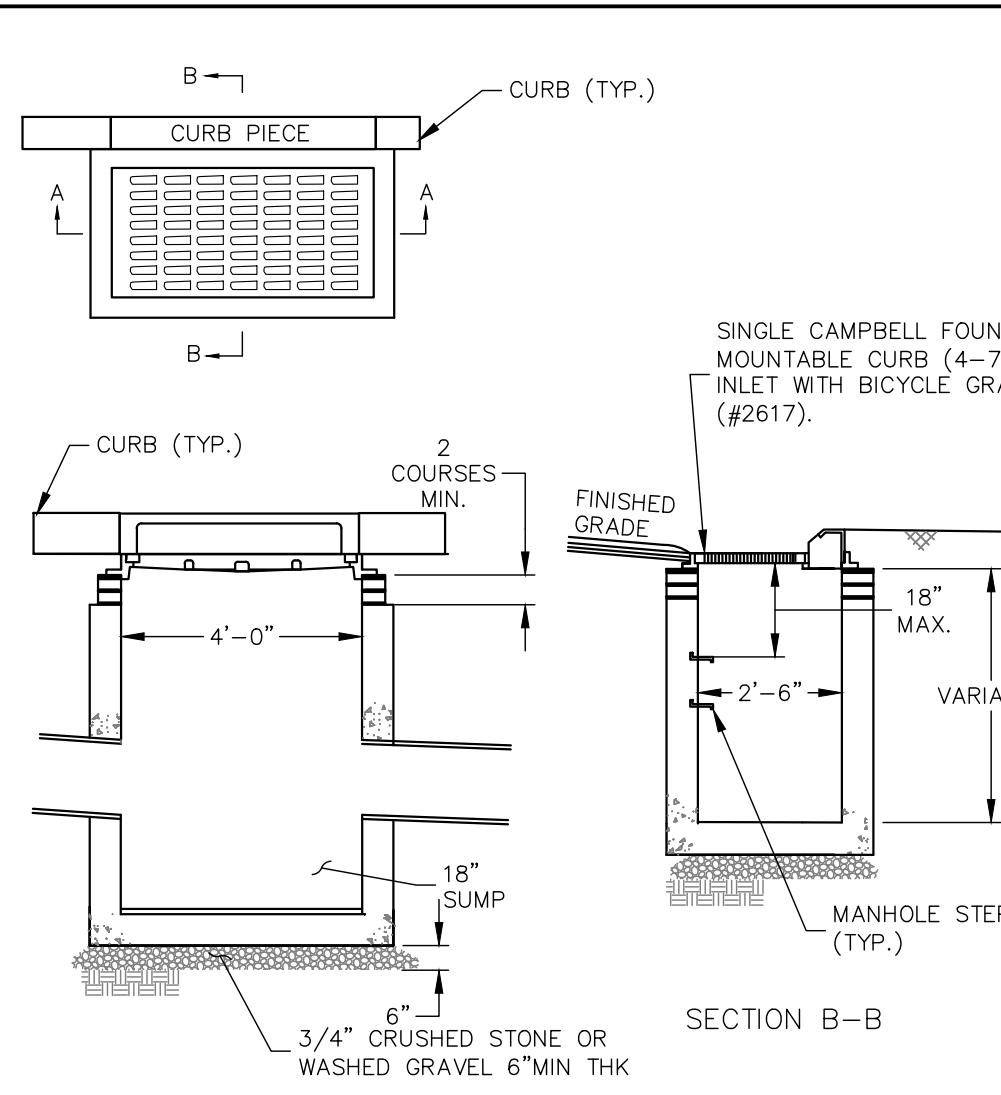
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- NOTES:
1. THE CONTRACTOR SHALL SUBMIT SHOP DWGS. FOR EACH STRUCTURE FOR THE ENGINEER'S REVIEW PRIOR TO FABRICATION.
 2. STRUCTURE SHALL BE CERTIFIED AS CONFORMING TO ASTM-C913 LATEST REVISION.
 3. STEPS NOT REQUIRED FOR STRUCTURES LESS THAN 4' DEEP.
 4. FOR STRUCTURES WITH PIPE DIAMETERS EXCEEDING MAXIMUMS, PROVIDE CONCRETE SLAB AS NOTED.
 5. STRUCTURAL DESIGN (WALL AND SLAB THICKNESS AND ALL REINFORCING) BY PRECASTER AND SHALL MEET STATE DEPARTMENT OF TRANSPORTATION STANDARDS AND SUPPORT HS-20 LOADING AS REQUIRED.

DRAIN INLET

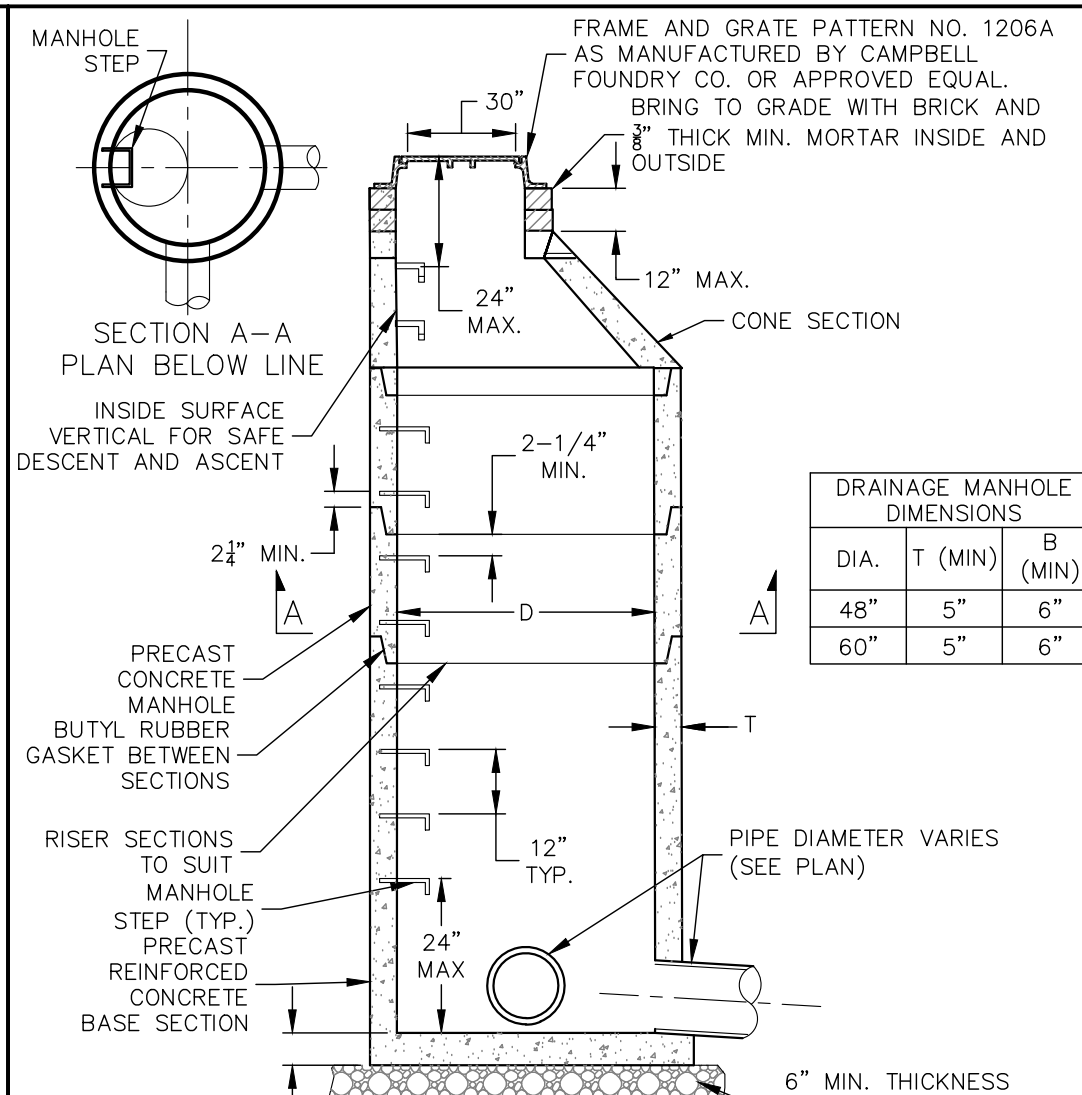
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- NOTES:
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 5. STRUCTURAL DESIGN (WALL AND SLAB THICKNESS AND ALL REINFORCING) BY PRECASTER AND SHALL MEET STATE DEPARTMENT OF TRANSPORTATION STANDARDS AND SUPPORT HS-20 LOADING AS REQUIRED.

CATCH BASIN

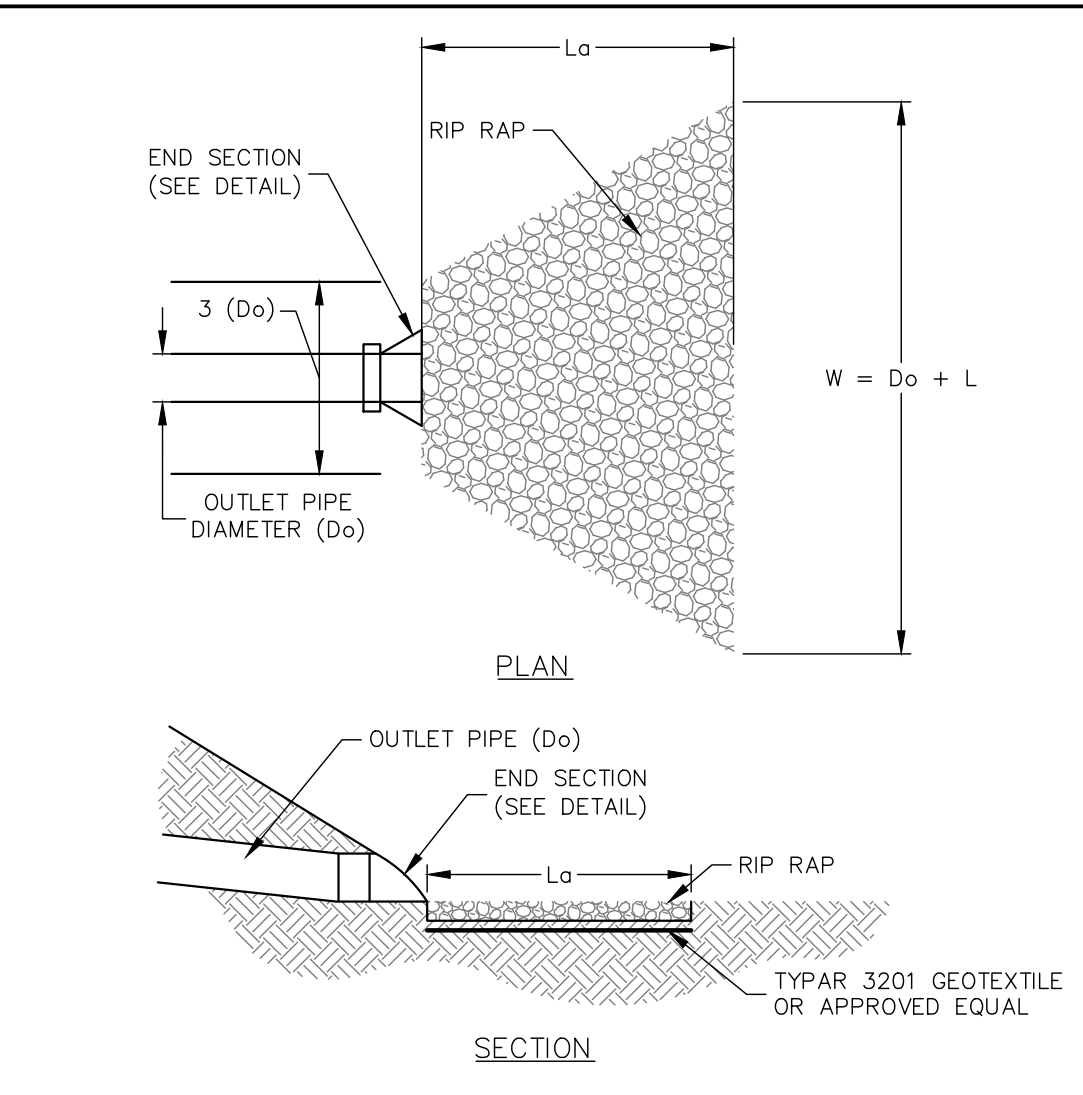
SCALE: NTS



- NOTES:
1. MANHOLE TO BE DESIGNED FOR H-20 LOADING.
 2. SEE THE SPECIFICATIONS FOR LENGTH OF PIPE CONNECTIONS TO MANHOLE.
 3. CONCRETE TO TEST 4,000 PSI MINIMUM @ 28 DAYS IN CONFORMANCE WITH ASTM C-1178.
 4. INSTALL BUTYL RUBBER BETWEEN ALL SECTIONS OF MANHOLE.
 5. STEPS TO ALUMINUM ALLOY WITH DEEPER TREAD. STEEL REINFORCED POLYPROPYLENE IS OPTIONAL.
 6. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ENGINEER'S APPROVAL.
 7. SOIL CONDITIONS BELOW STRUCTURE DEEMED UNSUITABLE BY THE FIELD ENGINEER SHALL BE EXCAVATED TO A SUITABLE MATERIAL OR A MAXIMUM OF TWO ADDITIONAL FEET AND BACKFILLED WITH 3/4" CLEAN CRUSHED STONE.

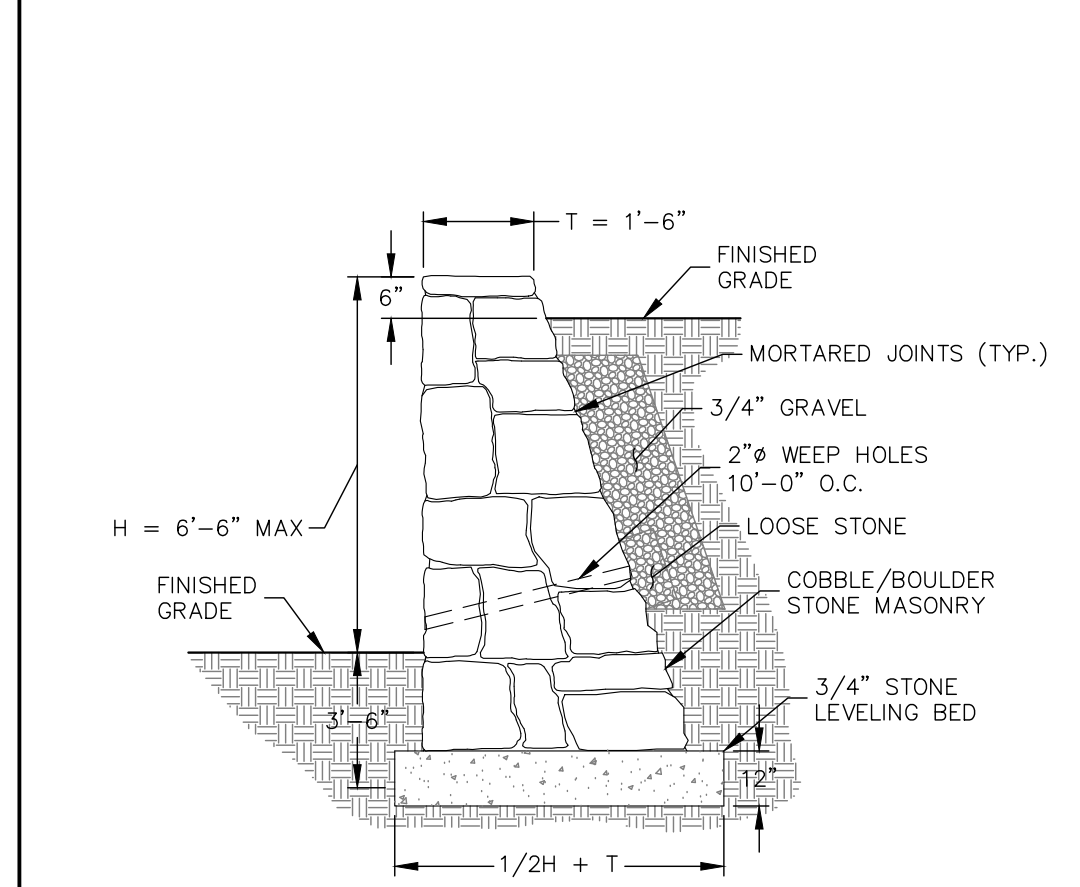
STORMWATER MANHOLE

SCALE: NTS



VELOCITY DISSIPATOR

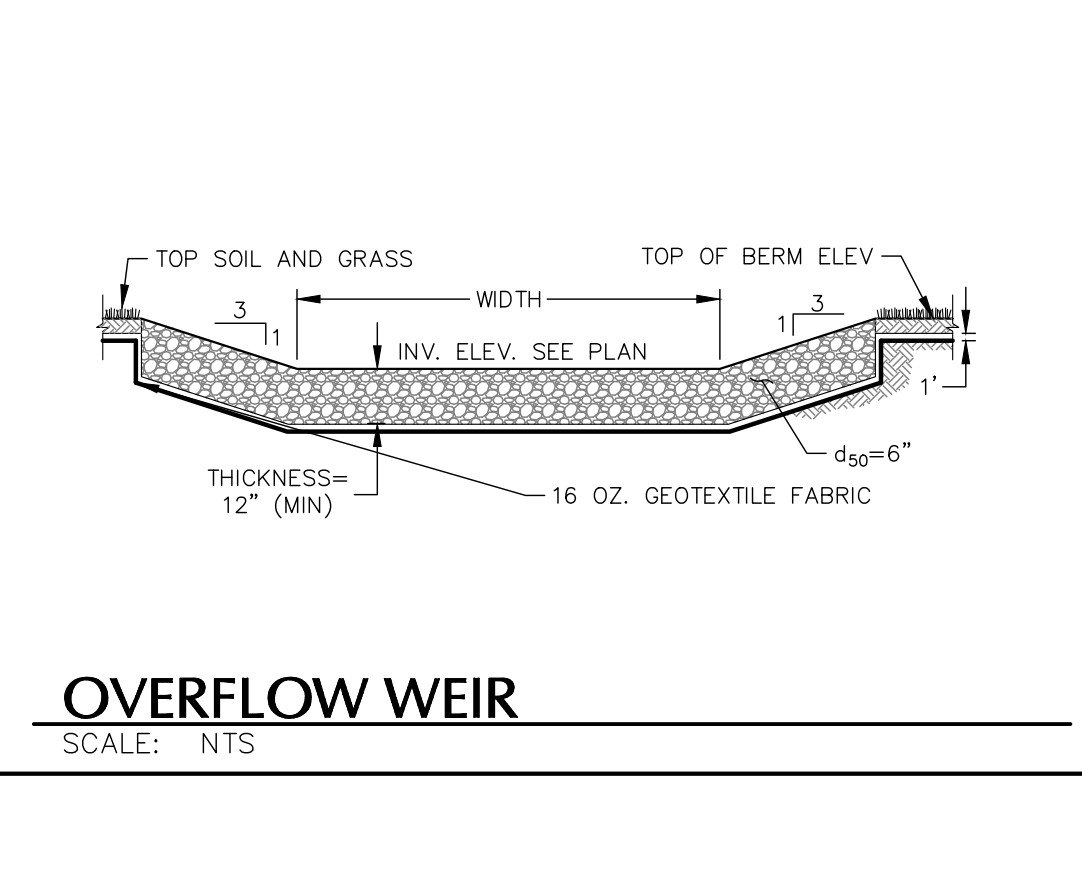
SCALE: NTS



- NOTE:
1. OWNER SHALL RETAIN A NEW YORK STATE LICENSED PROFESSIONAL TO DESIGN, SIGN AND SEAL ALL RETAINING WALLS PRIOR TO ORDERING ANY MATERIALS.
 2. EACH STONE TO BE SET FIRM & FLUSH ON PREVIOUS STONE TO PREVENT ANY "PLAY" OR MOVEMENT BETWEEN ADJACENT STONES. MORTAR TO BE USED AS REQUIRED TO FILL JOINTS ON INTERIOR OF WALL & BACK OF WALL.

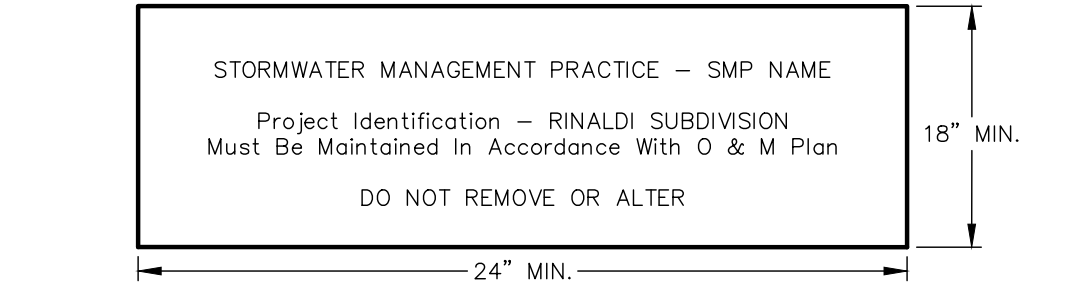
STONE RETAINING WALL

SCALE: NTS



OVERFLOW WEIR

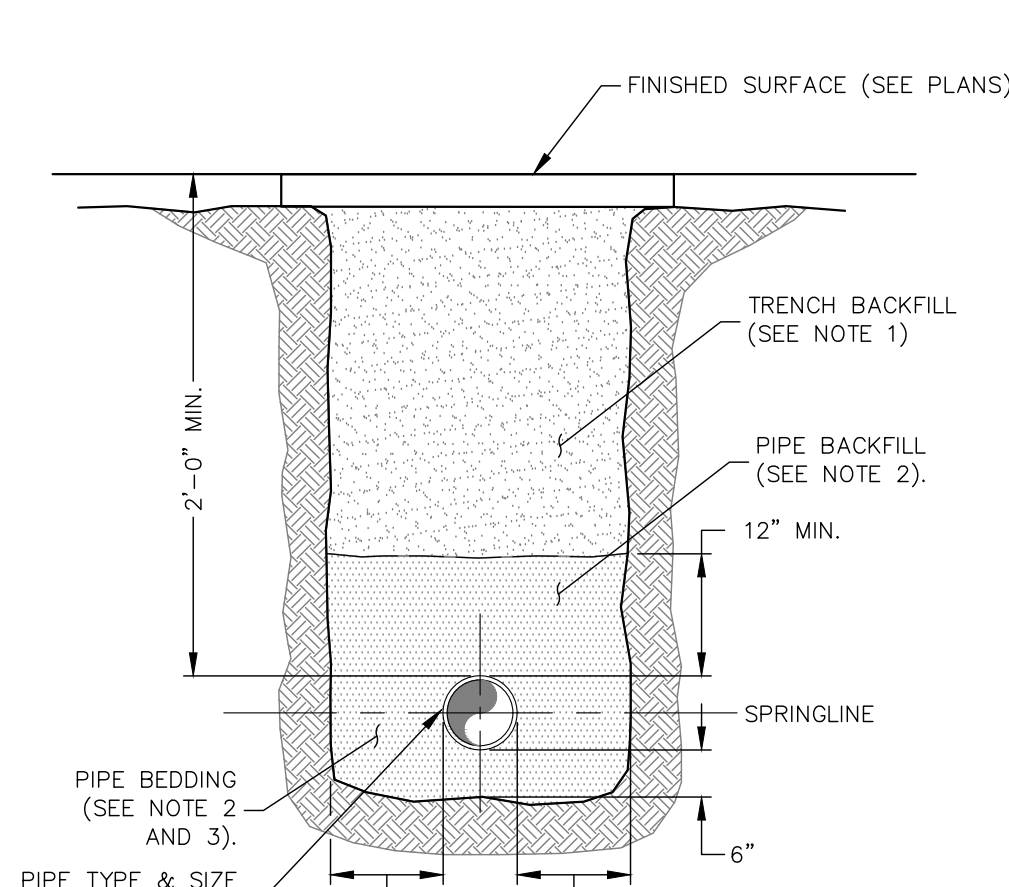
SCALE: NTS



- NOTES:
1. SIGNS SHALL BE ERECTED OR POSTED IN THE IMMEDIATE VICINITY OF THE STORMWATER MANAGEMENT PRACTICE. SIGN SHALL BE CONSPICUOUS AND LEGIBLE.
 2. SIGNS SHALL BE MOUNTED TO A U-CORNER OR ONTO A PERIMETER FENCE IF PROVIDED.

STORMWATER MANAGEMENT PRACTICE SIGN

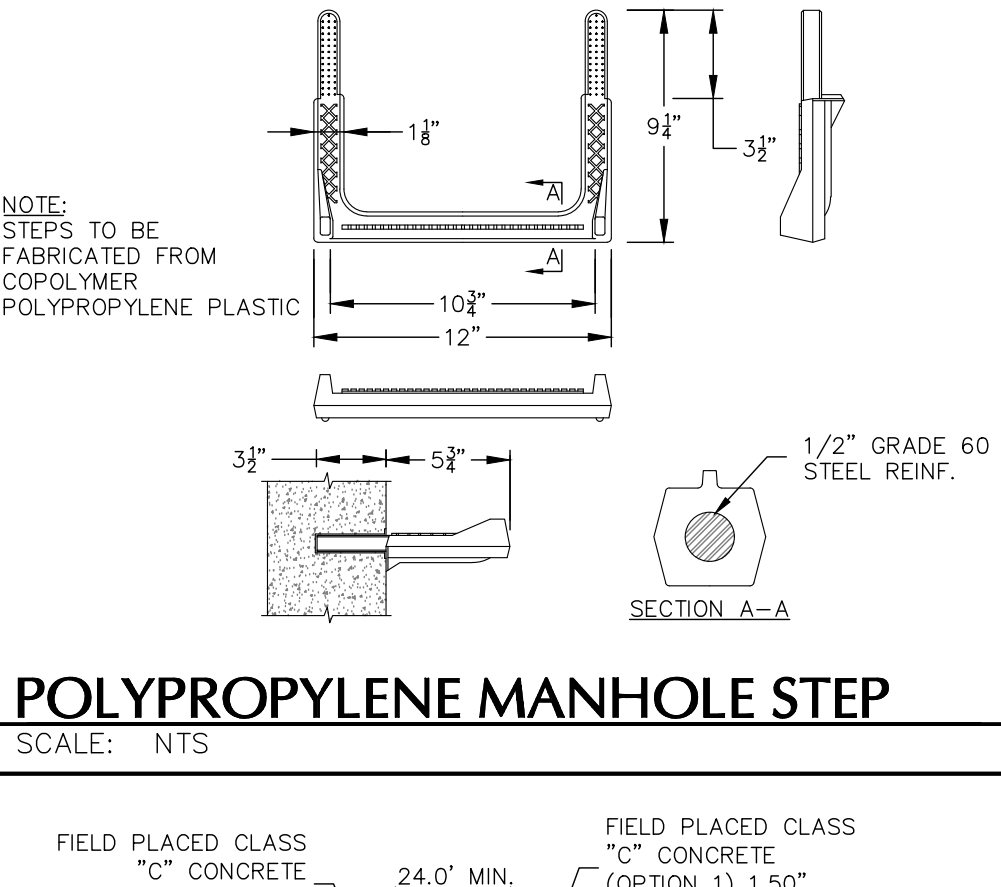
SCALE: NTS



- NOTES:
1. PREDOMINATELY GRANULAR FILL MATERIAL. MAX. PARTICLE SIZE 4". COMPACT IN MAX. 8" LOOSE LIFTS TO 95% MODIFIED PROCTOR DENSITY USING ON-SITE MATERIALS.
 2. MIXTURE OF CRUSHED STONE AND GRAVEL, FREE OF SOFT, NONDURABLE PARTICLES, ORGANIC MATERIALS AND ELONGATED PARTICLES. MAX. PARTICLE SIZE: 3/4". COMPACT IN MAX. 6" LOOSE LIFTS.
 3. WHEN IN LEDGE, USE AASHTO NO. 67 OR EQUAL PROCESSED SAND AND GRAVEL FREE OF DEBRIS, CLAY LUMPS, ORGANIC, OR OTHER DELTERIOUS MATERIAL. COMPACT TO THE SPRINGLINE IN MAX. 6" LOOSE LIFTS.
 4. TRENCHING SHALL BE IMPLEMENTED IN ACCORDANCE WITH O.S.H.A. STANDARDS.

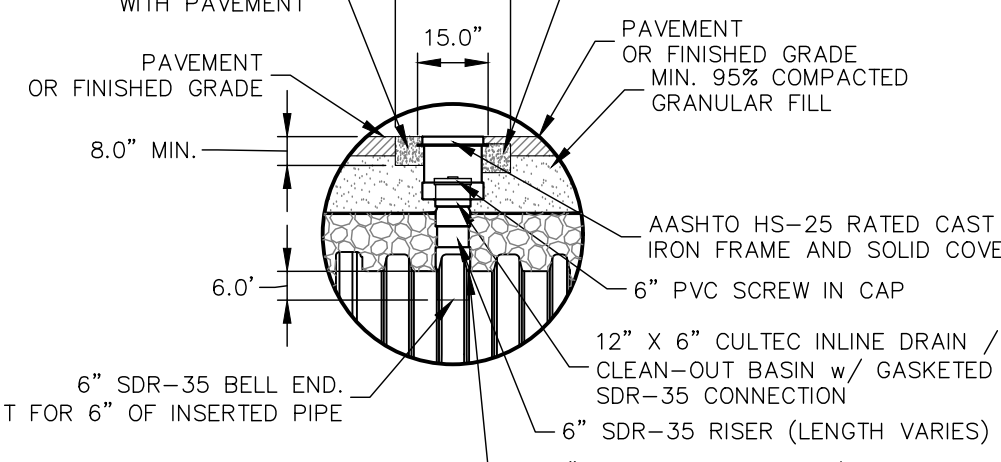
DRAINAGE PIPE TRENCH

SCALE: NTS



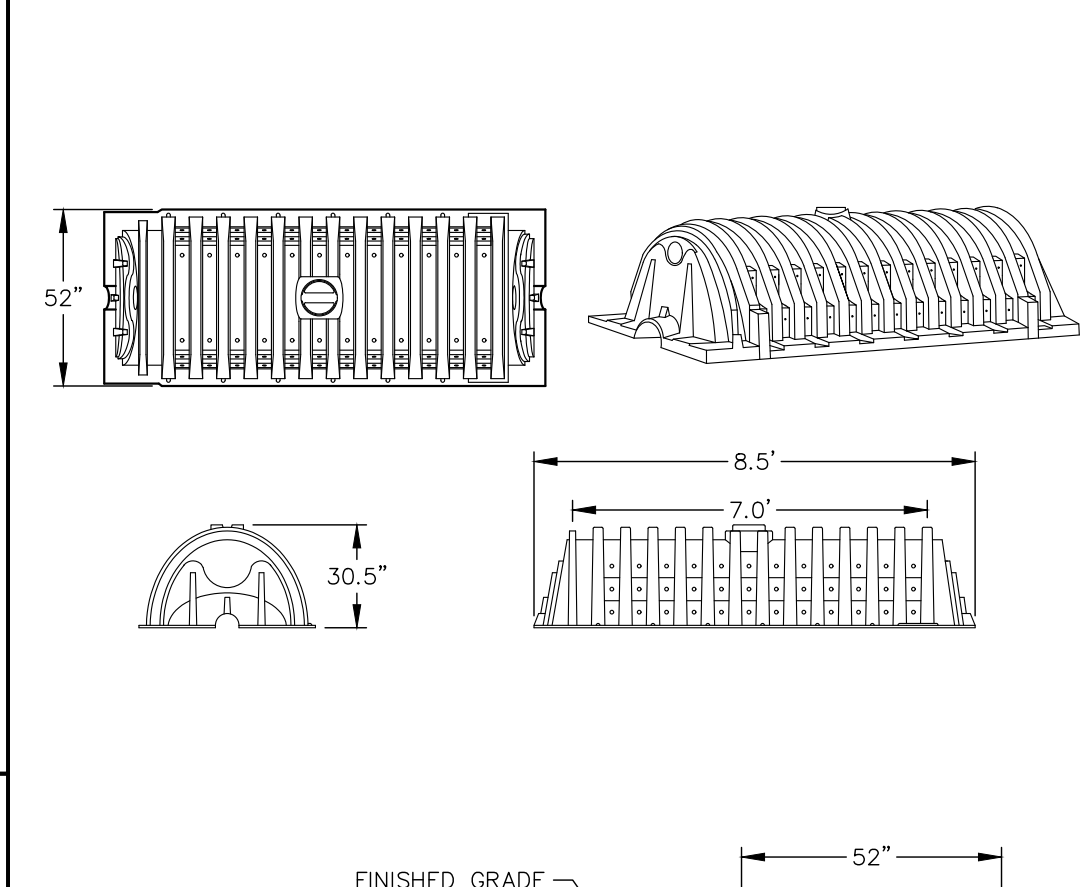
POLYPROPYLENE MANHOLE STEP

SCALE: NTS



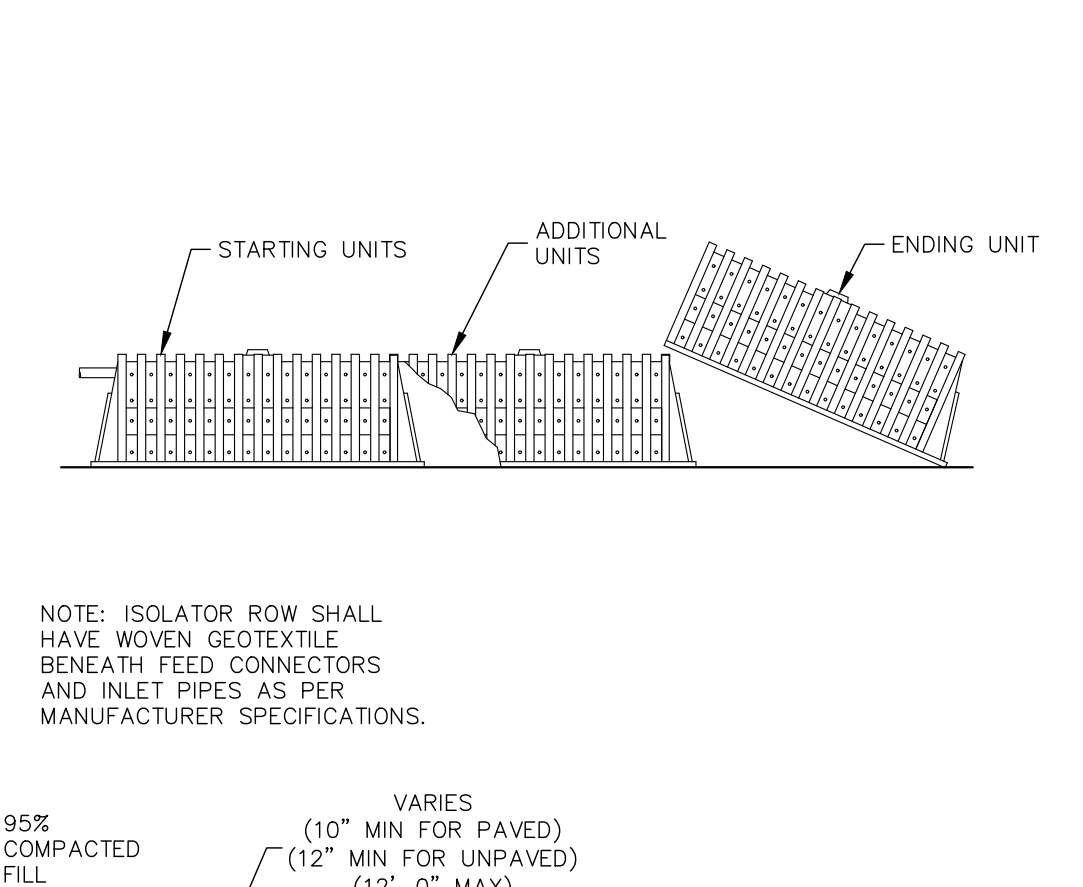
INSPECTION PORT

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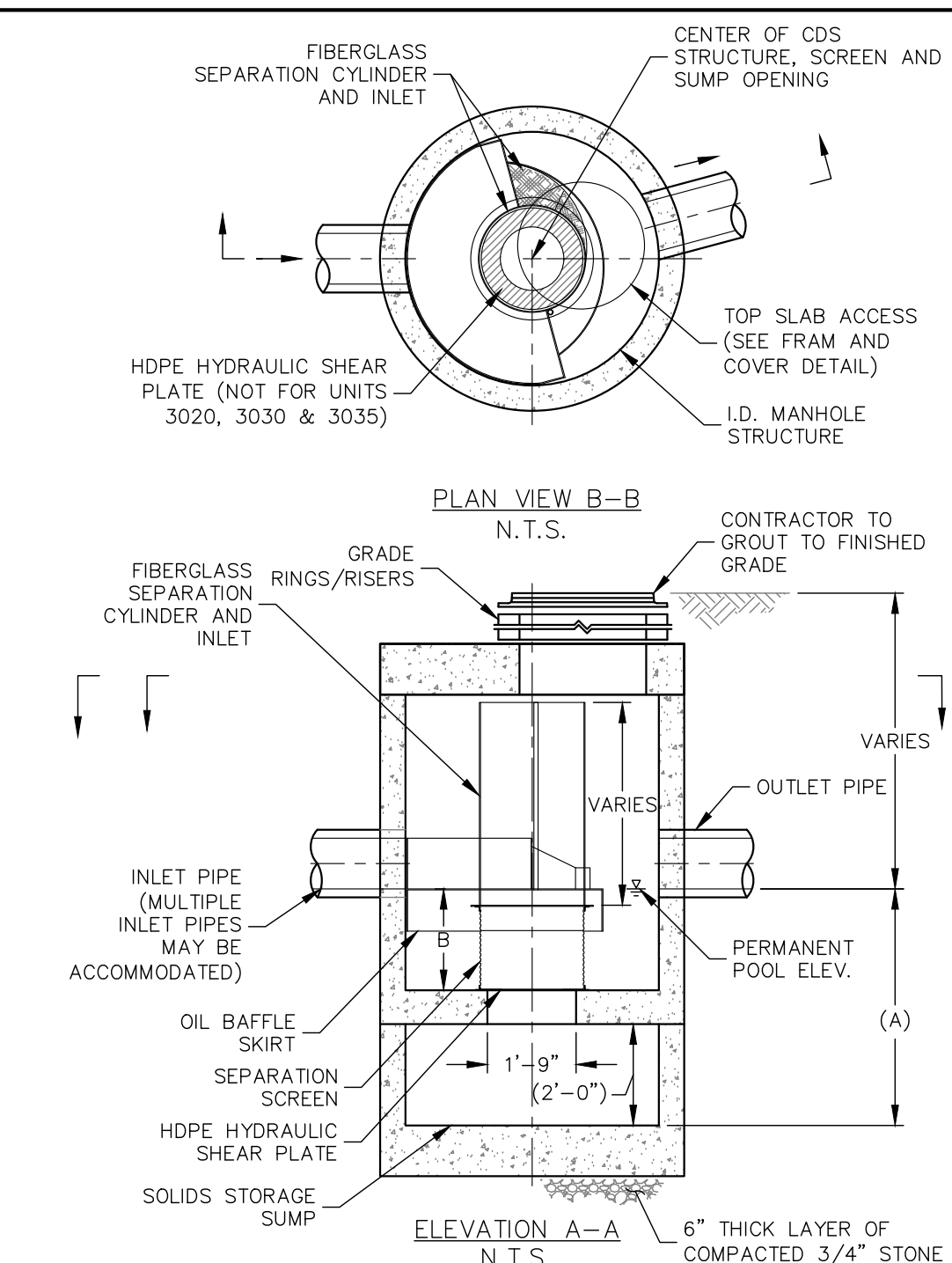
CULTEC RECHARGER 330XLHD STORMWATER SYSTEM

SCALE: NTS



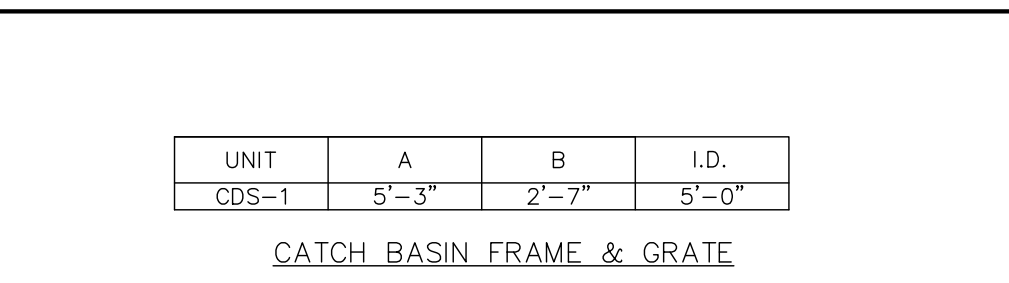
STORMWATER MANAGEMENT PRACTICE SIGN

SCALE: NTS



INLINE CDS WATER QUALITY UNIT DETAIL

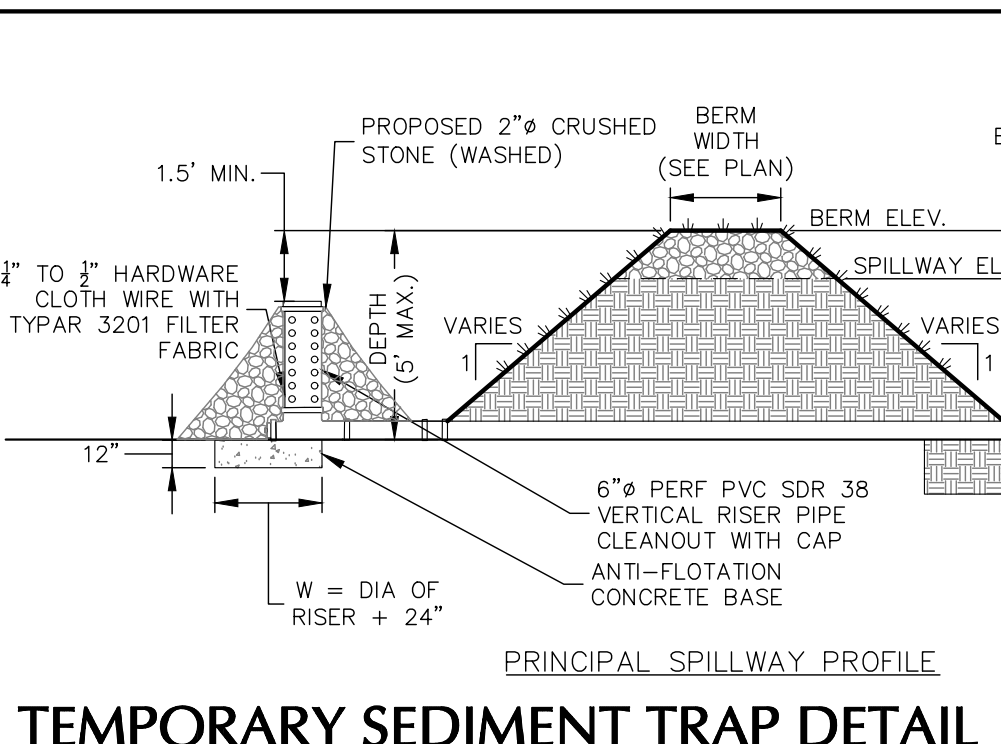
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CATCH BASIN FRAME & GRATE

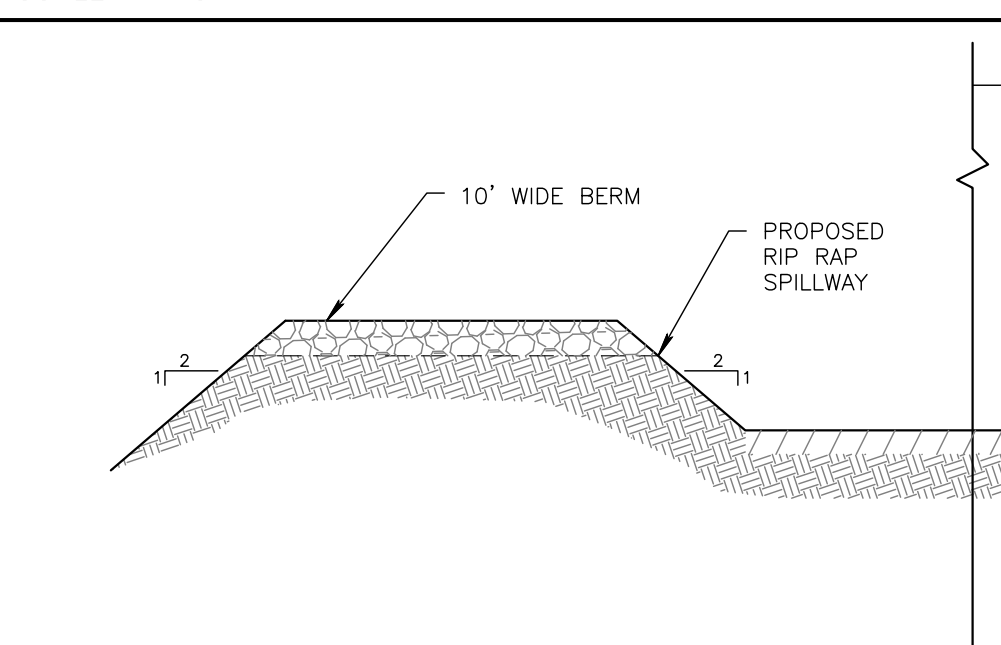
SCALE: NTS

- GENERAL NOTES:
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
 2. DIMENSIONS MARKED WITH () ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
 3. FOR FABRICATION DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.ContechES.com
 4. CDS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
 5. STRUCTURE SHALL MEET AASHTO HS20 AND CASTINGS SHALL MEET HS20 (AASHTO M 306) LOAD RATING, ASSUMING GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION.
 6. PVC HYDRAULIC SHEAR PLATE IS PLACED ON SHELF AT BOTTOM OF SCREEN CYLINDER. REMOVE AND REPLACE AS NECESSARY DURING MAINTENANCE CLEANING.
- INSTALLATION NOTES:
- A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
 - B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CDS MANHOLE STRUCTURE (LIFTING CLUTCHES PROVIDED).
 - C. CONTRACTOR TO ADD JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS, AND ASSEMBLE STRUCTURE.
 - D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT PIPES. MATCH PIPE INVERTS WITH ELEVATIONS SHOWN.
 - E. 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.



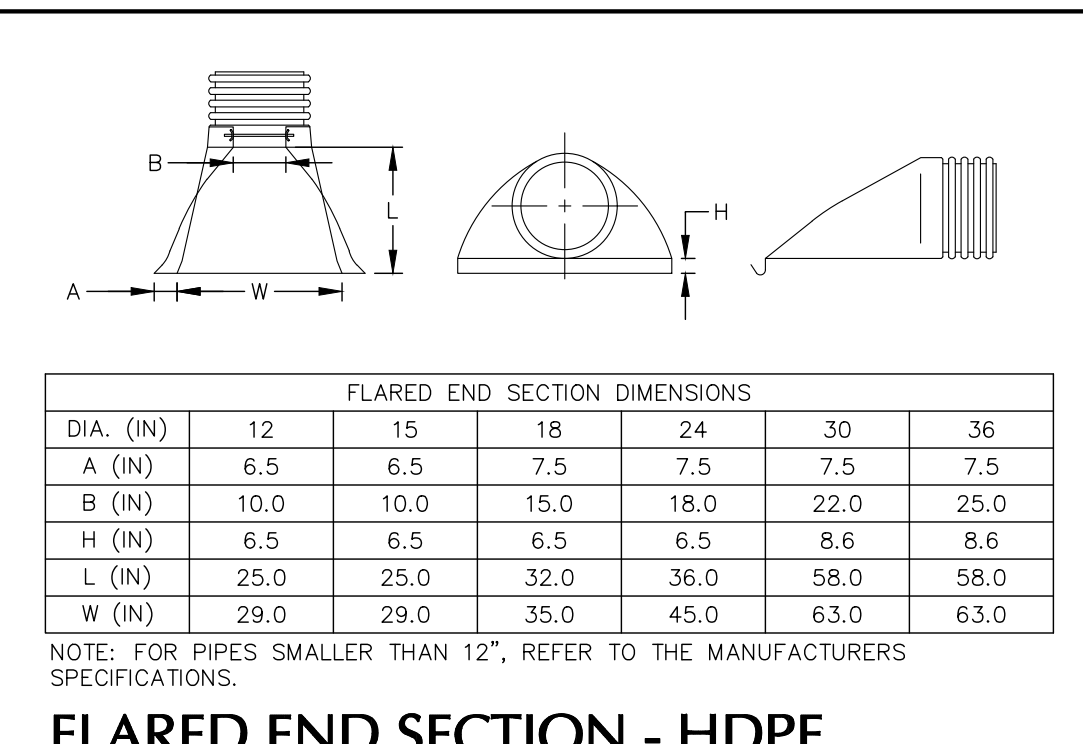
TEMPORARY SEDIMENT TRAP DETAIL

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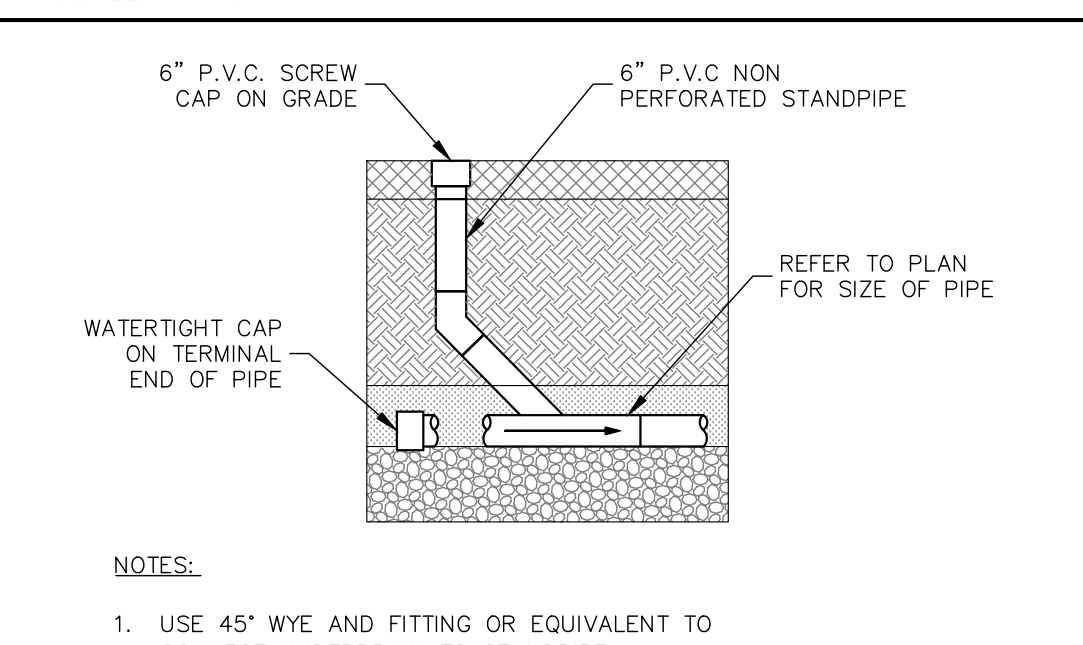
INFILTRATION BASIN DETAIL

SCALE: NTS



FLARED END SECTION - HDPE

SCALE: NTS



DRAINAGE P.V.C. CLEANOUT

SCALE: NTS

- NOTES:
1. USE 45° WYE AND FITTING OR EQUIVALENT TO CONNECT UNDERDRAIN TO STANDPIPE

WARNING: IT IS A VIOLATION OF THE NYS EDUCATION LAW ARTICLE 146 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.

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04/28/2021	REVISED PER PLANNING BOARD COMMENTS	1

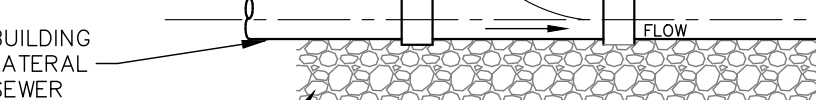
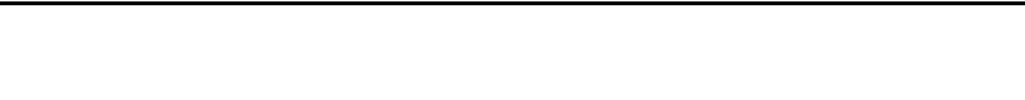
SIGNATURE
MICHAEL FINAN, PE, LEED-AP
PROFESSIONAL ENGINEER NY Lic. No. 081473


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One North Broadway, Suite 910
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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 13 of 16




04-28-21
SIGNATURE DATE SIGNED
MICHAEL FINAN, PE, LEED-AP
PROFESSIONAL ENGINEER NY Lic. No. 081473

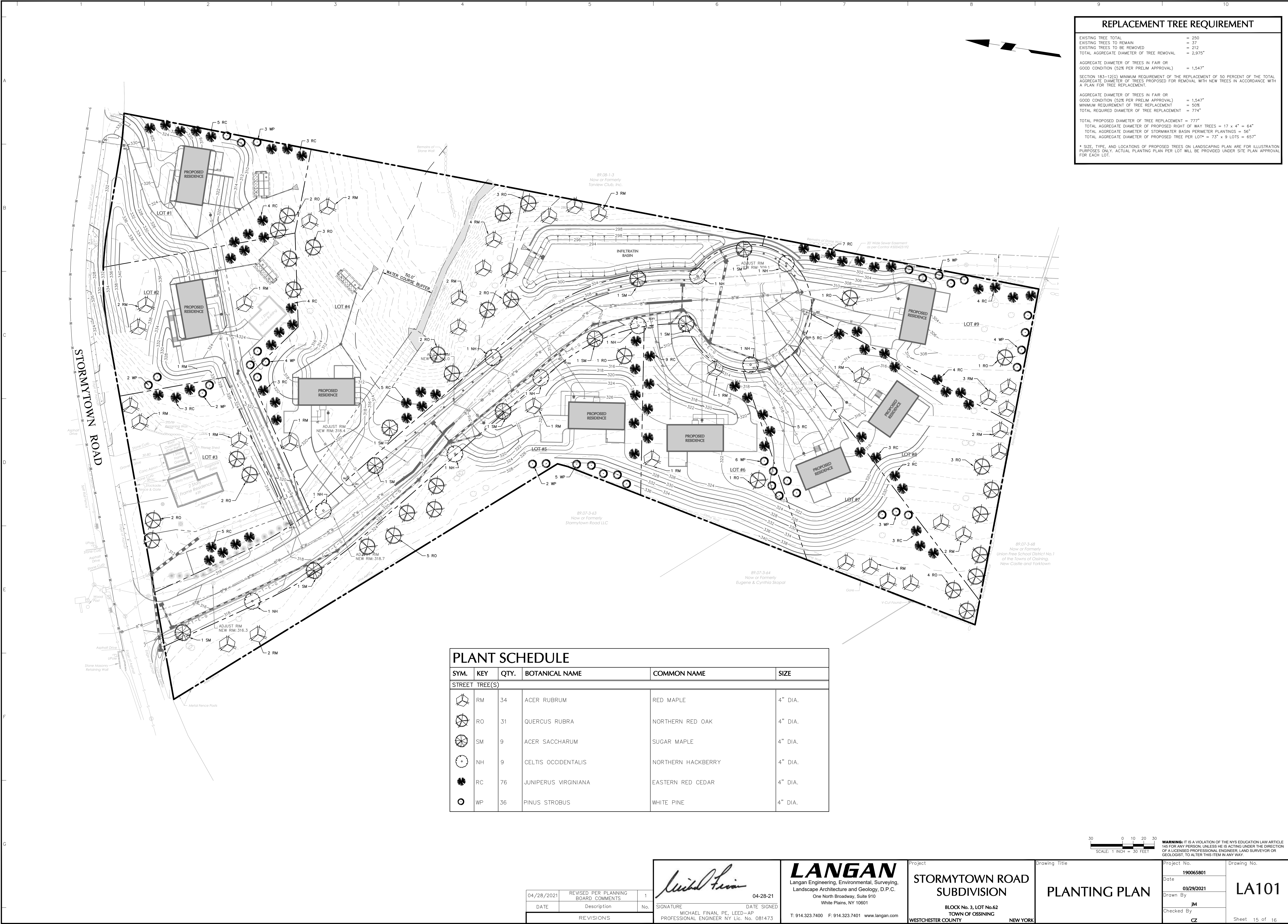
Project

**STORMYTOWN ROAD
SUBDIVISION**

BLOCK No. 3, LOT No.62
TOWN OF OSSING

WESTCHESTER COUNTY NEW YORK

Project No.	Drawing No.
190065801	CS503
Date	
03/29/2021	
Drawn By	
JM	Sheet 14 of 16
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CZ	




REPLACEMENT TREE REQUIREMENT	
EXISTING TREE TOTAL	= 250
EXISTING TREES TO REMAIN	= 37
EXISTING TREES TO BE REMOVED	= 212
TOTAL AGGREGATE DIAMETER OF TREE REMOVAL	= 2,975"
AGGREGATE DIAMETER OF TREES IN FAIR OR GOOD CONDITION (52% PER PRELIM APPROVAL) = 1,547"	
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.	
AGGREGATE DIAMETER OF TREES IN FAIR OR GOOD CONDITION (52% PER PRELIM APPROVAL)	= 1,547"
MINIMUM REQUIREMENT OF TREE REPLACEMENT	= 50%
TOTAL REQUIRED DIAMETER OF TREE REPLACEMENT	= 774"
TOTAL PROPOSED DIAMETER OF TREE REPLACEMENT = 777"	
TOTAL AGGREGATE DIAMETER OF PROPOSED RIGHT OF WAY TREES = 17 x 4" = 64"	
TOTAL AGGREGATE DIAMETER OF STORMWATER BASIN PERIMETER PLANTINGS = 56"	
TOTAL AGGREGATE DIAMETER OF PROPOSED TREE PER LOT* = 73" x 9 LOTS = 657"	
* SIZE, TYPE, AND LOCATIONS OF PROPOSED TREES ON LANDSCAPING PLAN ARE FOR ILLUSTRATION PURPOSES ONLY. ACTUAL PLANTING PLAN 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	34	ACER RUBRUM	RED MAPLE	4" DIA.
	RO	31	QUERCUS RUBRA	NORTHERN RED OAK	4" DIA.
	SM	9	ACER SACCHARUM	SUGAR MAPLE	4" DIA.
	NH	9	CELTIS OCCIDENTALIS	NORTHERN HACKBERRY	4" DIA.
	RC	76	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	4" DIA.
	WP	36	PINUS STROBUS	WHITE PINE	4" DIA.

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

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SIGNATURE: MICHAEL FINAN, PE, LEED-AP
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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 15 of 16

