



- GENERAL NOTES:
1. THE LOCATIONS AND ORIENTATIONS OF THE PROPOSED RESIDENCES, INCLUDING GARAGES, SHALL BE CONSTRUCTED AS SHOWN ON THESE PLANS UNLESS MODIFICATIONS THEREOF HAVE BEEN APPROVED BY THE PLANNING BOARD OF THE TOWN OF OSSINING.
  2. ALL PROPOSED UTILITIES INCLUDING ELECTRIC LINES, TELEPHONE LINES, CABLE TELEVISION LINES, ETC., SHALL BE LOCATED UNDERGROUND.

PROJECT # 13-05

Site Design Consultants

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Revisions:	No.	Date	Comments:

SCALE: 1" = 20'

DRAWN BY: SM

DATE: 10/22/19

BUFFER  
ENHANCEMENT  
PLAN

SUBDIVISION PLAN  
PREPARED FOR

MGM DESIGN &  
CONSTRUCTION GROUP, LLC.

5 HAWKES AVE

Town of Ossining  
Westchester County, NY

Sheet

LA-2

Plant Species Choices for Wetland Buffer Enhancement/Restoration				
Map Symbol	Quantity*	Scientific Name	Common Name	Size
<b>Trees</b>				
Aru	6	Acer rubrum	Red Maple	5' - 6'
Qp	3	Quercus palustris	Pin oak	5' - 6'
<b>Shrubs</b>				
CSe	17	Cornus sericea	Redosier dogwood	3' - 4'
AC	6	Amelanchier canadensis	Shadblow	4' - 5'
IV	19	Ilex verticillata	Winterberry holly	3' - 4'
VC	7	Vaccinium corymbosum	Highbush blueberry	4' - 5'
VD	14	Viburnum dentatum	Arrowwood	4' - 5'
SD	14	Salix discolor	Pussy willow	3' - 4'
<b>Seed Mix</b>				
SWM	5 pounds	Riparian Buffer Mix ERNMx-154		
* Plant quantities will be held, but final locations will be determined in the field following removal of invasive and dead plant materials.				

**Wetland Buffer Enhancement Areas**

Wetland and buffer areas that are currently maintained as lawn will be seeded using the following seed mixes:

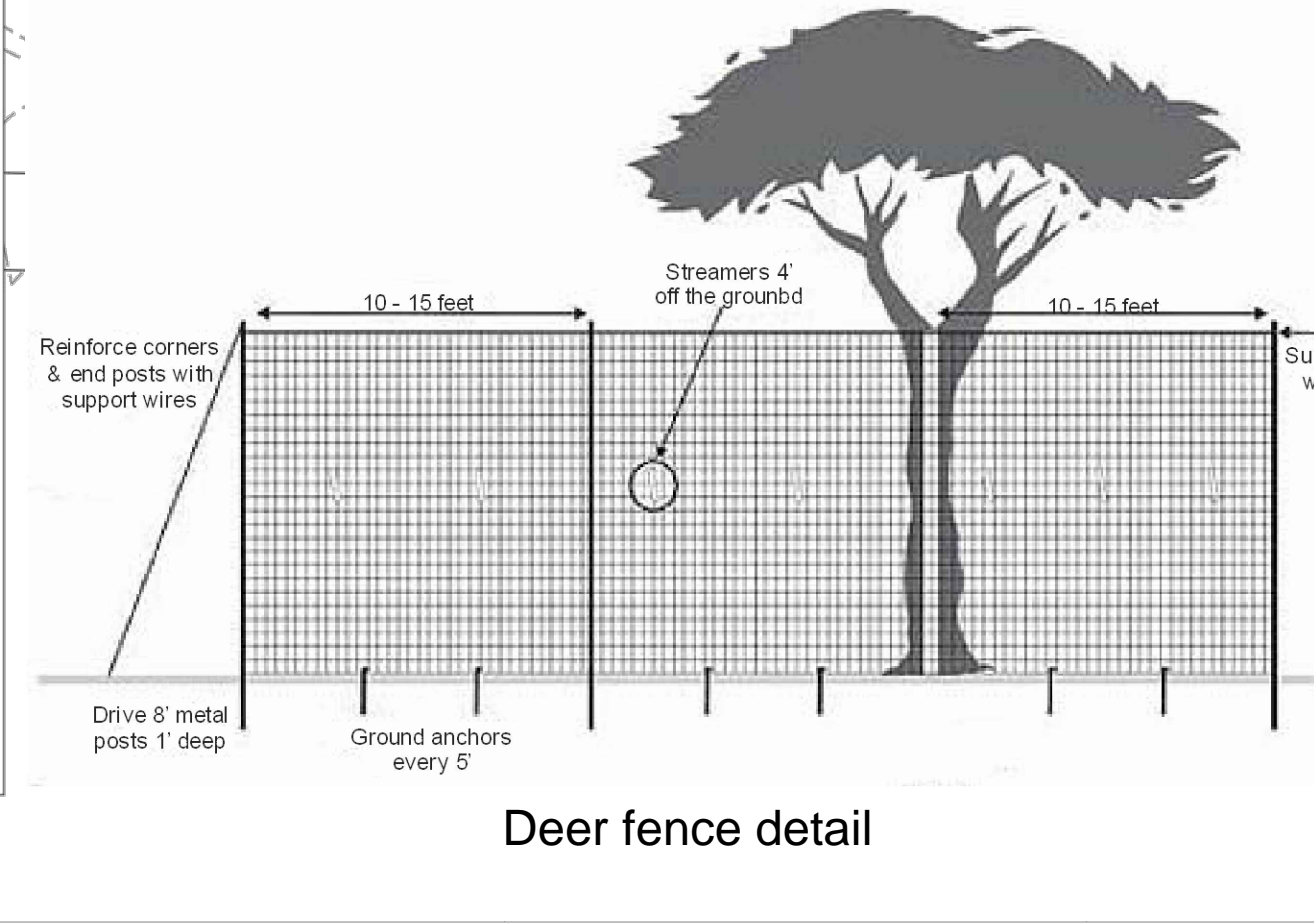
Buffer Areas - Riparian Buffer Mix (ERNMX-154 or equivalent) at 20 lbs/acre.

Native trees will remain to the extent practicable, and field adjustments may be made to the location of the proposed plantings if existing trees are present. The quantity of plantings to be added will not change. The proposed Conservation Easement Area will be fenced with a post and rail fence or similar, and the area considered a no-mow zone. Once a year mowing will be permissible to keep weedy vegetation down.

**NOTE:**

1. THIS IS NOT A SURVEY. ALL SURVEY INFORMATION SHOWN ON THIS PLAN HAS BEEN TAKEN FROM SURVEY MAP PREPARED BY LINK LAND SURVEYORS, P.C., DATED 12/23/04. LAST REVISED 6/28/06. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

NOTE: UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209 (2) OF THE NEW YORK STATE EDUCATION LAW.



Mitigation plan prepared by Steve Marino, PWS  
Tim Miller Associates, Inc.  
Cold Spring, NY

SCALE: 1"=20'-0"

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