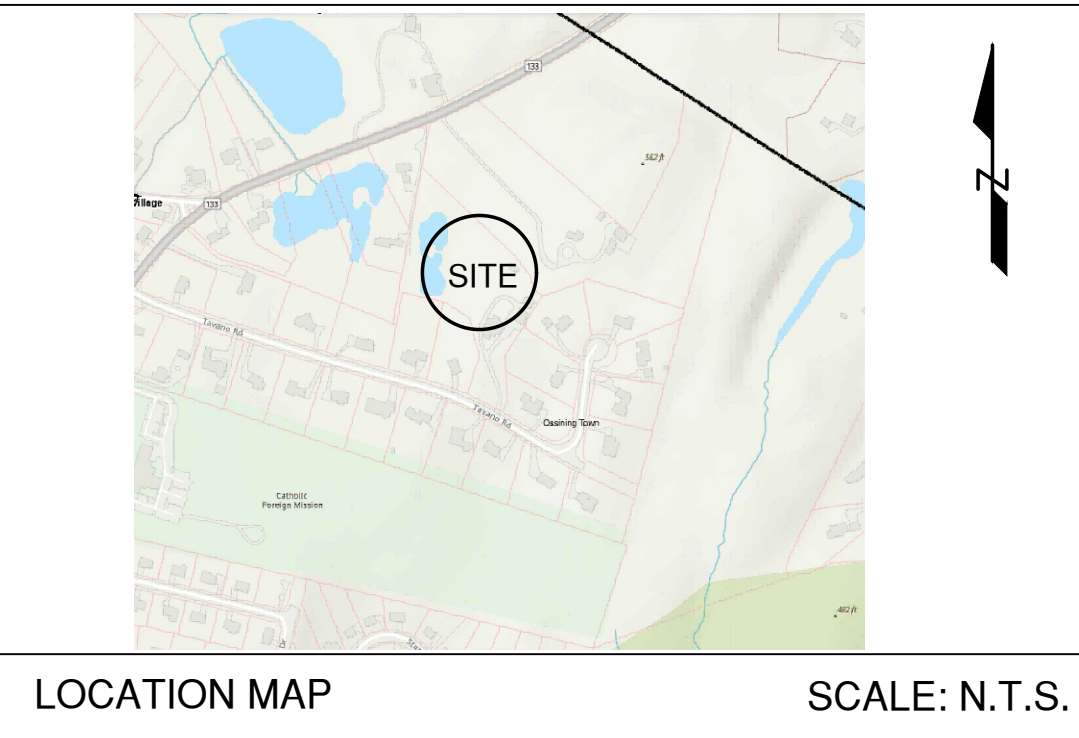
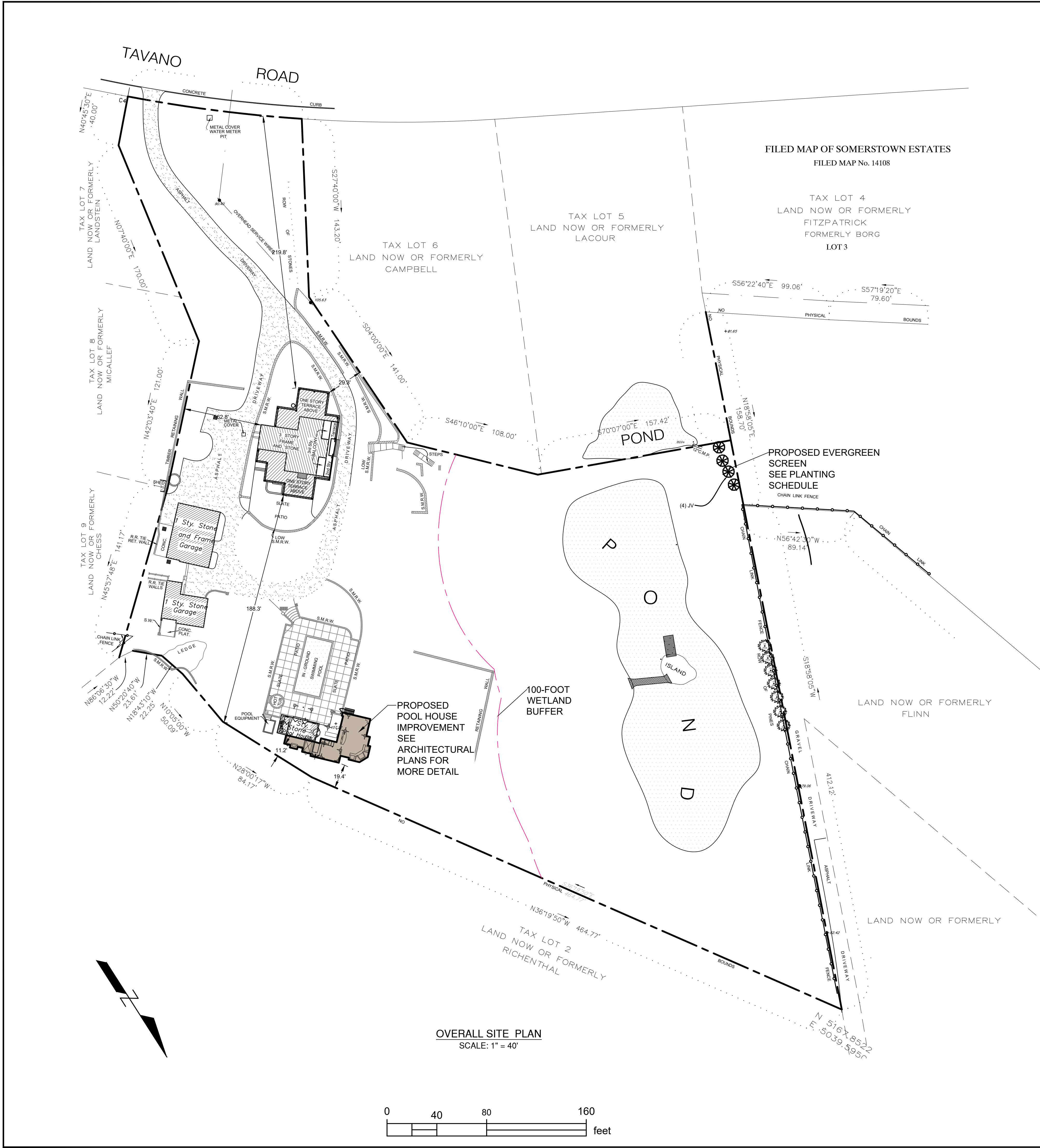
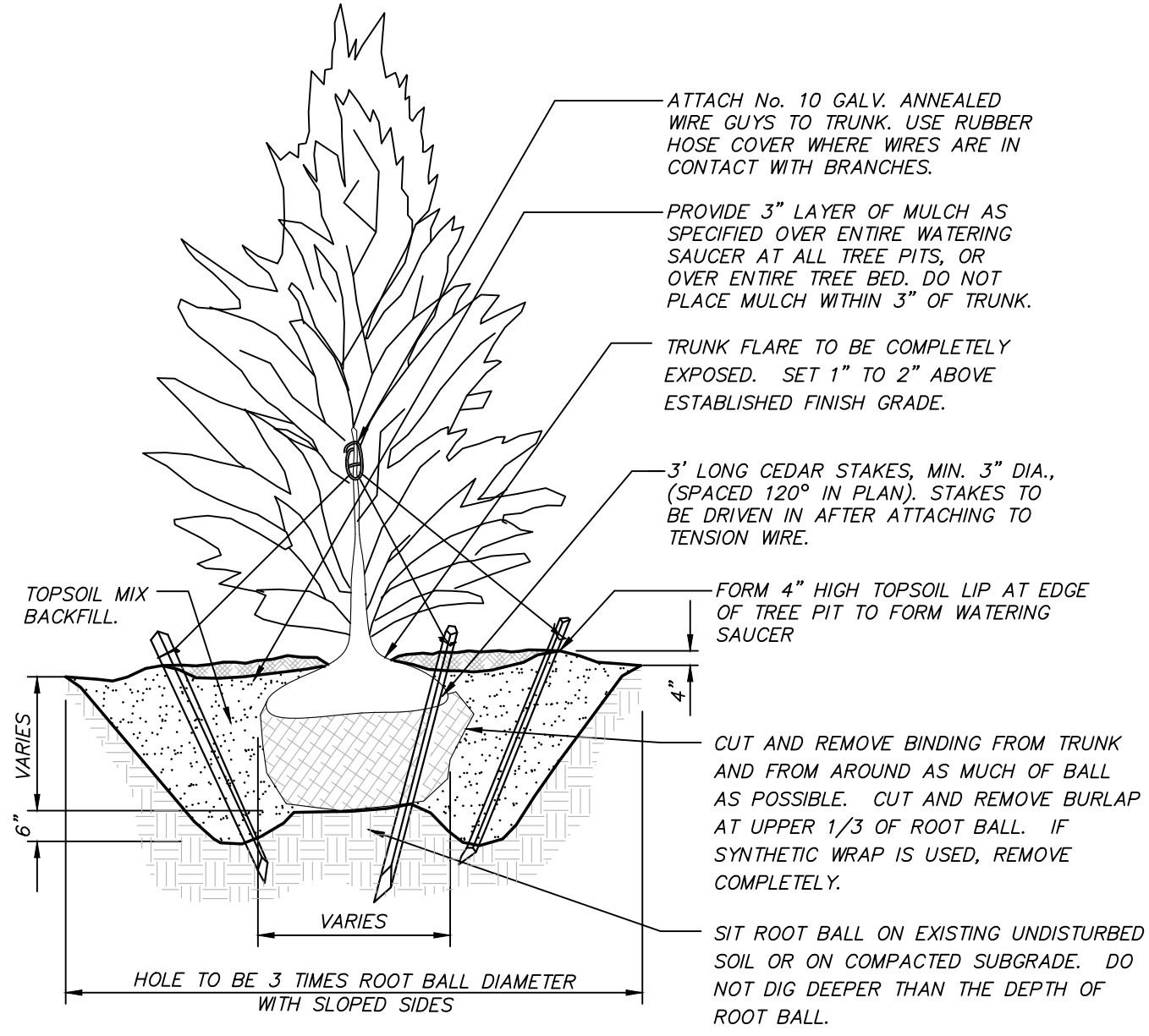




TOWN OF OSSINING ZONING REQUIREMENTS FOR ACCESSORY STRUCTURES (R-40 ZONING)			
	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA (SF)	40,000	194,234	194,234
LOT WIDTH (FT.)	150	150 / 575	150
LOT DEPTH (FT.)	150	530	530
FRONT YARD-PRICIPAL (FT.)	40	219.8	219.8
1 SIDE YARD (FT.)	20	29.3	29.3
BOTH SIDE YARDS (FT.)	42	92.1	92.1
MIN. REAR YARD - ACCESSORY (FT.)	10	15	11
LIVABLE FLOOR AREA PER DWELLING UNIT (SF.)	850	> 850	> 850
MAX. BUILDING HEIGHT (ST.)	2.5	< 2.5	< 2.5
MAX. BUILDING HEIGHT(FT.) MIDPOINT OF SLOPE	15	12	13.14
BUILDING COVERAGE (%)	18	3.48	4.4
ACCESSORY COVERAGE 30% OF REQ'D YARDS PER 200-25 A(1)(c)			
AGGREGATE S.F. OF ACCESSORY BUILDINGS (S.F.)	12,106	2,803	4,610
IMPERVIOUS SURFACE (S.F.) (PER SECTION 200-21)	40,256	26,395	28,122

PLANT LIST					
REAR YARD SCREENING	COMMON NAME	SCIENTIFIC NAME	QUANTITY	SIZE	ROOT
JV	Emerald Sentinel Red Cedar	Juniperus Virginian 'Emerald Sentinel'	4	3.5" cal.	B & B



NOTE:
PROVIDE STAKING AND GUYING FOR TREES PLANTED ON SLOPES GREATER THAN 3H:1V, IN EXPOSED, WINDY AREAS AND AS SPECIFIED BY LANDSCAPE ARCHITECT. GUY WIRES AND STAKES SHALL BE REMOVED WITHIN TWELVE MONTHS OF PLANTING.

TREE PLANTING DETAIL
(N.T.S.)

NO.	REVISION	DATE
1	REVISED PER PB COMMENTS	09-01-23



LEGEND:

--- EXISTING PROPERTY LINE

--- PROPOSED STRUCTURE

--- PROPOSED PLANTING

- GENERAL NOTES:
- THIS MAP IS NOT A SURVEY. SEE SURVEY PREPARED BY LINK LAND SURVEYORS FOR BASEMAP INFORMATION.
 - CONTRACTOR SHALL VERIFY ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RESTORATION OF THE EXISTING FEATURES DISTURBED BY THE CONSTRUCTION OF THIS CONTRACT TO EXISTING CONDITION OR BETTER, AS DETERMINED BY THE ENGINEER.
 - THE ENGINEER WHOSE SEAL APPEARS HEREON IS NOT RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS AND, THEREFORE, ASSUMES NO RESPONSIBILITY FOR CONSTRUCTION PRACTICES, PROCEDURES, AND RESULTS THEREFROM.
 - THE ENGINEER SHALL NOT BE HELD RESPONSIBLE OR HELD ACCOUNTABLE FOR THE INTEGRITY OF ANY STRUCTURES CONSTRUCTED OR UNDER CONSTRUCTION PRIOR TO THE APPROVAL OF THESE PLANS.
 - ALL SURPLUS MATERIAL SHALL BE REMOVED FROM THE SITE AND PROPERLY DISPOSED OF AT AN APPROPRIATE FACILITY.
 - ALL PROPOSED DRAINAGE IMPROVEMENTS SHALL BE 10' MINIMUM FROM ALL PROPERTY LINES.

SCALE: AS SHOWN

Owner	Phillip Garthe & Shanti Vargas 13 Tavano Rd Ossining, NY 10562	
Site Data	SITE ADDRESS	13 Tavano Rd Ossining, NY
	LOT SIZE:	4.459 Ac
	TAX MAP:	90.10-3-6
	ZONING:	R-40



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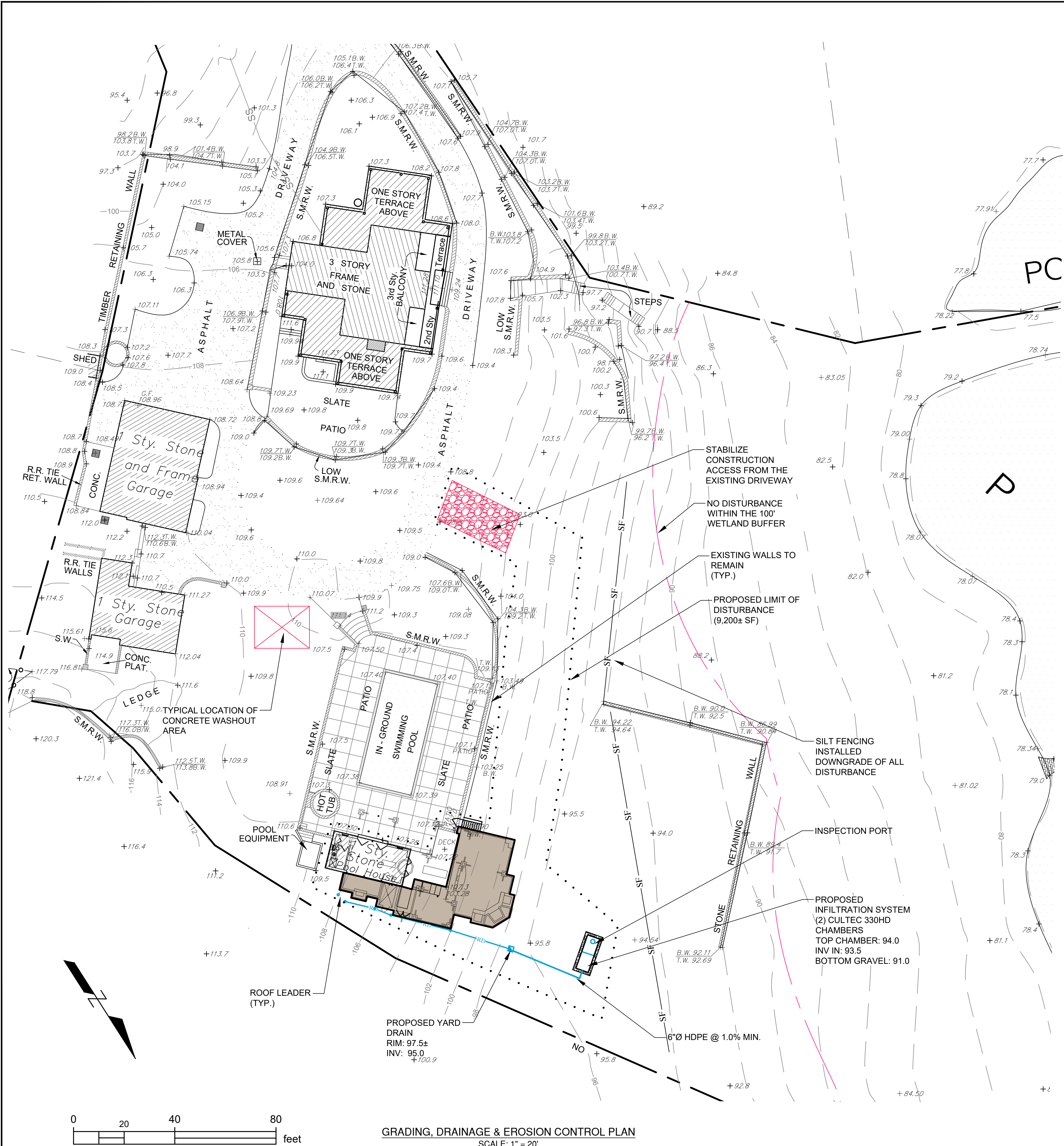
POOL HOUSE IMPROVMENTS
13 TAVANO ROAD
TOWN OF OSSINING
WESTCHESTER COUNTY, NEW YORK

TITLE:
LAYOUT & LANDSCAPING PLAN

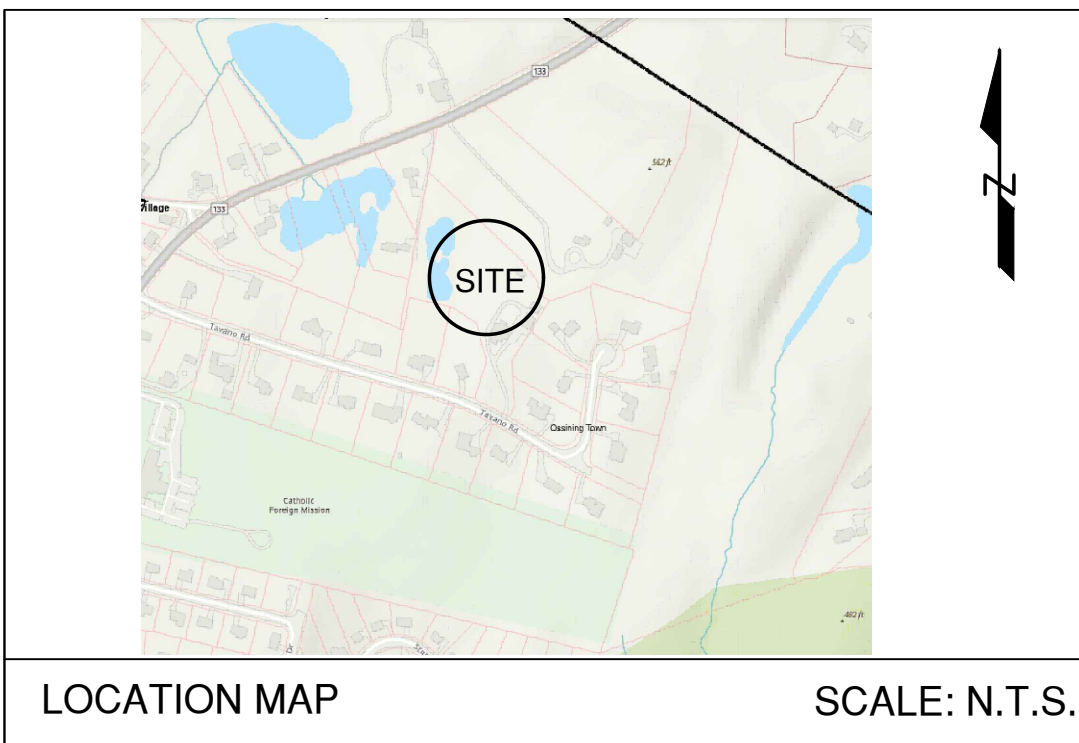
Seal

Scale: As Shown
Date: May 20, 2023
Drawn By:
Checked By: BJH
Project No.:
Sheet No.: 1 of 3
Dwg. No.: C-100

BRIAN HILDENBRAND, P.E.
LIC# 092374



GRADING, DRAINAGE & EROSION CONTROL PLAN
SCALE: 1" = 20'



EROSION AND SEDIMENT CONTROL PLAN
THIS SWPPP AND ACCOMPANYING PROJECT PLANS IDENTIFY BOTH TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROL MEASURES, WHICH HAVE BEEN DESIGNED IN ACCORDANCE WITH THE NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL. LATEST REVISION: TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES WILL BE IMPLEMENTED DURING CONSTRUCTION TO MINIMIZE SOIL EROSION AND CONTROL SEDIMENT TRANSPORT OFF-SITE. PERMANENT EROSION AND SEDIMENT CONTROL MEASURES WILL BE IMPLEMENTED AFTER CONSTRUCTION TO CONTROL THE QUALITY AND QUANTITY OF STORMWATER RUNOFF FROM THE DEVELOPED SITE.

EROSION AND SEDIMENT CONTROL MEASURES
TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES TO BE UTILIZED DURING CONSTRUCTION GENERALLY INCLUDE THE FOLLOWING:

1. STABILIZED CONSTRUCTION ENTRANCE - PRIOR TO CONSTRUCTION, STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED TO REDUCE THE TRACKING OF SEDIMENT ONTO PUBLIC ROADWAYS. CONSTRUCTION TRAFFIC MUST ENTER AND EXIT THE SITE AT THE STABILIZED CONSTRUCTION ENTRANCE. THE ENTRANCE SHALL BE MAINTAINED IN GOOD CONDITION, WHICH WILL CONTROL TRACKING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY OR STREETS. WHEN NECESSARY, THE PLACEMENT OF ADDITIONAL AGGREGATE ATOP THE FILTER FABRIC SHALL BE DONE TO ASSURE THE MINIMUM THICKNESS IS MAINTAINED. ALL SEDIMENTS AND SOILS SPILLED, DROPPED, OR WASHED ONTO THE PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH SUBSTANTIAL RAINFALL EVENT.
2. DUST CONTROL - WATER TRUCKS SHALL BE USED, AS NEEDED, DURING CONSTRUCTION TO REDUCE DUST GENERATED ON THE SITE. DUST CONTROL MUST BE PROVIDED BY THE GENERAL CONTRACTOR TO A DEGREE THAT IS ACCEPTABLE TO THE OWNER/OPERATOR, AND IN COMPLIANCE WITH THE APPLICABLE LOCAL AND STATE DUST CONTROL REQUIREMENTS.
3. TEMPORARY SOIL STOCKPILE - MATERIALS, SUCH AS TOPSOIL, SHALL BE TEMPORARILY STOCKPILED (IF NECESSARY) ON THE SITE DURING THE CONSTRUCTION PROCESS. STOCKPILES SHALL BE LOCATED IN AN AREA AWAY FROM STORM DRAINAGE, WATER BODIES AND/OR COURSES, AND SHALL BE PROPERLY PROTECTED FROM EROSION BY A SURROUNDING SILT FENCE BARRIER OR HAY BALES WHEN LOCATED ON PAVED AREAS.
4. SILT FENCING - PRIOR TO THE INITIATION OF AND DURING CONSTRUCTION ACTIVITIES, SILT FENCING SHALL BE ESTABLISHED ALONG THE PERIMETER OF ALL AREAS TO BE DISTURBED BY THE CONSTRUCTION WHICH LIE UP GRADIENT OF WATER COURSES OR ADJACENT PROPERTIES. THESE BARRIERS MAY EXTEND INTO NON-IMPACT AREAS TO ENSURE ADEQUATE PROTECTION OF ADJACENT LANDS. CLEARING AND GRUBBING SHALL BE PERFORMED ONLY AS NECESSARY FOR THE INSTALLATION OF THE SEDIMENT CONTROL BARRIER. TO ENSURE EFFECTIVENESS OF THE SILT FENCING, DAILY INSPECTIONS AND INSPECTIONS IMMEDIATELY AFTER SIGNIFICANT STORM EVENTS SHALL BE PERFORMED BY SITE PERSONNEL. MAINTENANCE OF THE FENCE SHALL BE PERFORMED AS NEEDED.
5. TEMPORARY SEEDING - WITHIN SEVEN DAYS AFTER CONSTRUCTION ACTIVITY CEASES ON ANY PARTICULAR AREA OF THE SITE, ALL DISTURBED AREAS WHERE THERE SHALL NOT BE CONSTRUCTION FOR LONGER THAN 14 DAYS SHALL BE TEMPORARILY SEEDED AND MULCHED TO MINIMIZE EROSION AND SEDIMENT LOSS.
6. TEMPORARY SEDIMENT BASIN - A TEMPORARY SEDIMENT BASIN SHALL BE CONSTRUCTED TO INTERCEPT SEDIMENT LADEN RUNOFF, REDUCE THE AMOUNT OF SEDIMENT LEAVING THE DISTURBED AREAS, AND PROTECT DRAINAGE WAYS, PROPERTIES, AND RIGHTS-OF-WAY. PROJECTS THAT HAVE PROPOSED STORMWATER PONDS CAN BE USED AS TEMPORARY SEDIMENT BASINS DURING CONSTRUCTION. TEMPORARY SEDIMENT BASINS SHALL BE INSPECTED AT LEAST EVERY SEVEN CALENDAR DAYS. ALL DAMAGES CAUSED BY SOIL EROSION AND CONSTRUCTION EQUIPMENT SHALL BE REPAIRED UPON DISCOVERY. ACCUMULATED SEDIMENT SHALL BE REMOVED FROM THE SEDIMENT BASIN/TRAP WHEN IT REACHES 50 PERCENT OF THE DESIGN CAPACITY AND SHALL NOT EXCEED 50 PERCENT. SEDIMENT SHALL NOT BE PLACED DOWNSTREAM FROM THE EMBANKMENT, ADJACENT TO A STREAM, OR FLOODPLAIN.
7. DEWATERING - DEWATERING, IF REQUIRED, SHALL NOT BE DISCHARGED DIRECTLY INTO WETLANDS, WATER COURSES, WATER BODIES, AND STORM SEWER SYSTEMS. PROPER METHODS AND DEVICES SHALL BE UTILIZED TO THE EXTENT PERMITTED BY LAW, SUCH AS PUMPING WATER INTO TEMPORARY SEDIMENT BASINS, PROVIDING SURGE PROTECTION AT THE INLET AND OUTLET OF PUMPS, FLOATING THE INTAKE OF THE PUMP, OR OTHER METHODS TO MINIMIZE AND RETAIN THE SUSPENDED SOLIDS.

PERMANENT EROSION AND SEDIMENT CONTROL MEASURES TO BE UTILIZED AFTER CONSTRUCTION GENERALLY INCLUDE THE FOLLOWING:

1. ESTABLISHMENT OF PERMANENT VEGETATION - DISTURBED AREAS THAT ARE NOT COVERED BY IMPERVIOUS SURFACES SHALL BE SEEDED IN ACCORDANCE WITH THE ACCOMPANYING PLANS. THE TYPE OF SEED, MULCH AND MAINTENANCE MEASURES SHALL BE FOLLOWED. ALL AREAS AT FINAL GRADE SHALL BE SEEDED AND MULCHED WITHIN SEVEN (7) DAYS AFTER COMPLETION OF THE MAJOR CONSTRUCTION ACTIVITY. ALL SEEDED AREAS SHALL BE PROTECTED WITH MULCH AND/OR HAY. FINAL SITE STABILIZATION IS ACHIEVED WHEN ALL SOIL-DISTURBING ACTIVITIES AT THE SITE HAS BEEN COMPLETED AND A UNIFORM, PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 80 PERCENT HAS BEEN ESTABLISHED OR EQUIVALENT STABILIZATION MEASURES (SUCH AS THE USE OF MULCHES OR GEOTEXTILES) HAVE BEEN EMPLOYED ON ALL UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES.
2. FINAL SEEDING AND PLANTING - FINAL SEEDING AND PLANTING SHALL BE INSTALLED AS SHOWN ON THE ACCOMPANYING PLANS. FINAL SEEDING AND PLANTING WILL HELP MINIMIZE EROSION AND SEDIMENT LOSS.
3. ROCK OUTLET PROTECTION - ROCK OUTLET PROTECTION SHALL BE INSTALLED AT THE LOCATIONS AS SHOWN ON THE ACCOMPANYING PLANS. THE INSTALLATION OF ROCK OUTLET PROTECTION WILL REDUCE THE DEPTH, VELOCITY, AND ENERGY OF WATER, SUCH THAT THE FLOW WILL NOT ERODE THE RECEIVING WATER COURSE OR WATER BODY.

SPECIFIC EROSION AND SEDIMENT CONTROL MEASURES, INSPECTION FREQUENCY, AND REMEDIATION PROCEDURES ARE PROVIDED IN THE SUBSEQUENT SECTIONS AND ON THE ACCOMPANYING PROJECT PLANS.

POLLUTION PREVENTION CONTROLS
GOOD HOUSEKEEPING PRACTICES ARE DESIGNED TO MAINTAIN A CLEAN AND ORDERLY WORK ENVIRONMENT. GOOD HOUSEKEEPING MEASURES SHALL 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:

1. MATERIAL RESULTING FROM THE CLEARING AND GRUBBING OPERATION SHALL BE STOCKPILED AWAY FROM STORM DRAINAGE, WATER BODIES AND/OR WATERCOURSES AND SURROUNDED WITH ADEQUATE EROSION AND SEDIMENT CONTROL MEASURES. SOIL STOCKPILE LOCATIONS SHALL BE EXPOSED NO LONGER THAN 14 DAYS BEFORE SEEDING.
2. EQUIPMENT MAINTENANCE AREAS SHALL BE PROTECTED FROM STORMWATER FLOWS AND SHALL 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 SHALL BE LOCATED WITHIN AREAS DRAINING TO SEDIMENT CONTROL DEVICES.
3. THE USE OF DETERGENTS FOR LARGE-SCALE (I.E., VEHICLES, BUILDINGS, PAVEMENT SURFACES, ETC.) WASHING IS PROHIBITED.
4. MATERIAL STORAGE LOCATIONS AND FACILITIES (I.E., COVERED STORAGE AREAS, STORAGE SHEDS, ETC.) SHALL BE LOCATED ONSITE AND SHALL 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.
5. HAZARDOUS SPILLS SHALL BE IMMEDIATELY CONTAINED TO PREVENT POLLUTANTS FROM ENTERING THE SURROUNDING HABITAT AND/OR WATER SUPPLY. SPILL KITS SHALL BE PROVIDED ONSITE AND SHALL BE DISPLAYED IN A PROMINENT LOCATION FOR EASE OF ACCESS AND USE. SPILLS GREATER THAN FIVE (5) GALLONS SHALL BE REPORTED TO THE NYSDEC RESPONSE UNIT AT 1-800-457-7362. IN ADDITION, A RECORD OF THE INCIDENT(S) AND/OR NOTIFICATIONS SHALL BE DOCUMENTED AND ATTACHED TO THE SWPPP.
6. PORTABLE SANITARY WASTE FACILITIES SHALL BE PROVIDED ONSITE FOR WORKERS AND SHALL BE PROPERLY MAINTAINED.
7. DUMPSTERS AND/OR DEBRIS CONTAINERS SHALL BE LOCATED ONSITE AND SHALL BE OF ADEQUATE SIZE TO MANAGE RESPECTIVE MATERIALS. REGULAR COLLECTION AND DISPOSAL OF WASTES SHALL OCCUR AS REQUIRED.
8. 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 INFORM CONCRETE EQUIPMENT OPERATORS TO UTILIZE THE PROPER FACILITIES. WHEN TEMPORARY CONCRETE WASHOUT FACILITIES ARE NO LONGER REQUIRED FOR THE WORK, THE HARDENED CONCRETE SHALL BE REMOVED AND DISPOSED OF. MATERIALS USED TO CONSTRUCT THE TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE REMOVED AND DISPOSED OF. HOLES, DEPRESSIONS OR OTHER GROUND DISTURBANCE CAUSED BY THE REMOVAL OF THE TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE BACKFILLED AND/OR REPAIRED, SEEDED, AND MULCHED FOR FINAL STABILIZATION.
9. 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.

NO.	REVISION	DATE
1	REVISED PER PB COMMENTS	09-01-23



LEGEND:		
— SF —	PROPOSED SILT FENCE	
— 86 —	LIMIT OF DISTURBANCE	
— 86 —	PROPOSED 2' CONTOUR	

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 7. ALL PROPOSED DRAINAGE IMPROVEMENTS SHALL BE 10' MINIMUM FROM ALL PROPERTY LINES.

SCALE: AS SHOWN

Owner	Phillip Garthe & Shanti Vargas 13 Tavano Rd Ossining, NY 10562
Site Data	SITE ADDRESS: 13 Tavano Rd Ossining, NY LOT SIZE: 4.459 Ac TAX MAP: 90.10-3-6 ZONING: R-40



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POOL HOUSE IMPROVEMENTS
13 TAVANO ROAD
TOWN OF OSSINING
WESTCHESTER COUNTY, NEW YORK

TITLE:
**STORMWATER & EROSION
CONTROL PLAN**

Seal	Scale: As Shown
Date: May 20, 2023	
Drawn By:	
Checked By: BJH	
Project No.:	
Sheet No.: 2 of 3	
Dwg. No.:	C-200

BRIAN HILDENBRAND, P.E.
LIC# 082374



Dig! Safely. New York
Call 811
before you dig

SCALE: AS SHOWN

Site Data		Ossining, NY
	LOT SIZE:	4.459 Ac
	TAX MAP:	90.10-3-6
	ZONING:	R-40



POOL HOUSE IMPROVEMENTS
13 TAVANO ROAD
TOWN OF OSSINING
WESTCHESTER COUNTY, NEW YORK

TITLE:	
DETAILS & NOTES	



Scale:	As Shown
Date:	May 20, 2023
Drawn By:	
Checked By:	BJH
Project No.:	
Sheet No.:	3 of 3
Dwg. No.:	

D-10