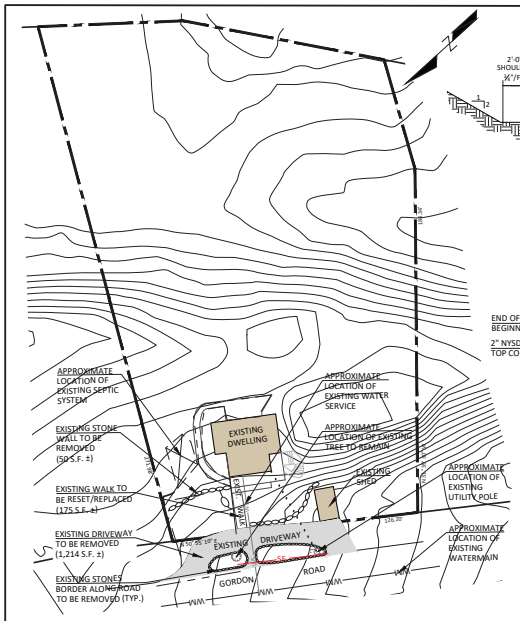
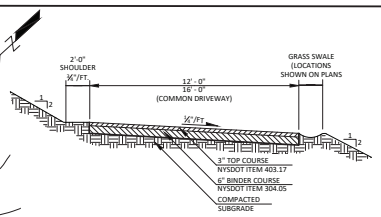
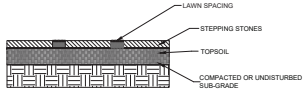


OVERALL EXISTING CONDITIONS & REMOVALS PLAN

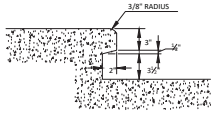
SCALE: 1"=30'-0"



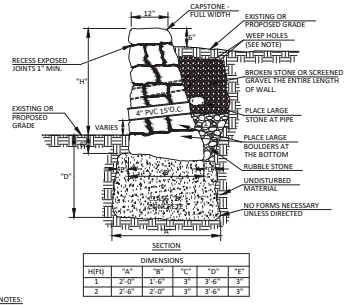
DRIVEWAY SECTION DETAIL
SCALE: N.T.S.



STEPPING STONES
SCALE: N.T.S.



STEP NOSING DETAIL



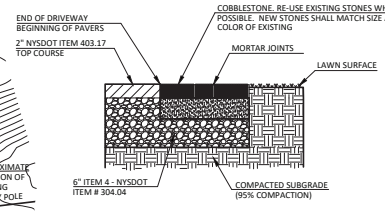
DIMENSIONS						
H(Ft)	"A"	"B"	"C"	"D"	"E"	
1	2'-0"	1'-6"	3"	3'-6"	3"	
2	2'-6"	2'-0"	3"	3'-6"	3"	

NOTES:

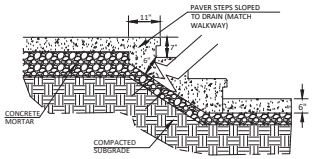
1. RETAINING WALLS OVER 6FT. IN HEIGHT SHALL BE ENGINEERED OR IN CASE OF ROCK OCCURANCE; 8 ON 1 ROCK CUT SHALL BE UTILIZED.
2. STAGGER WEEP HOLES 18" O.C. VERTICALLY.
3. IN ROCK CUT AREAS; ALL ROCK CUTS SHALL BE STABILIZED TO THE SATISFACTION OF THE TOWN'S REPRESENTIVE.

RUBBLE STONE MASONRY RETAINING WALL DETAIL
SCALE: N.T.S.

LOCATION MAP SCALE: NTS

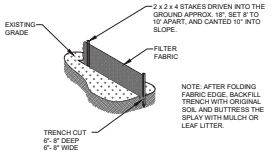


STONE APRON DETAIL
SCALE: N.T.S.

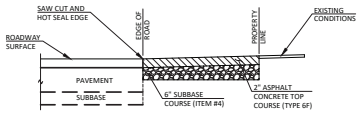


SECTION

PROPOSED STAIR DESIGN
SCALE: N.T.S.

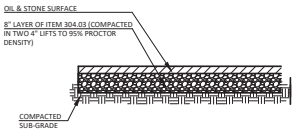


SILT FENCE DETAIL
SCALE: N.T.S.

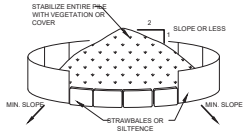


NOTE: EXCAVATION OF DRIVEWAY AT PROPERTY LINE SHALL EQUAL ELEVATION OF THE CENTERLINE OF ROADWAY.

ASPHALT DRIVEWAY APRON ADJACENT TO ROADWAY DETAIL
SCALE: N.T.S.



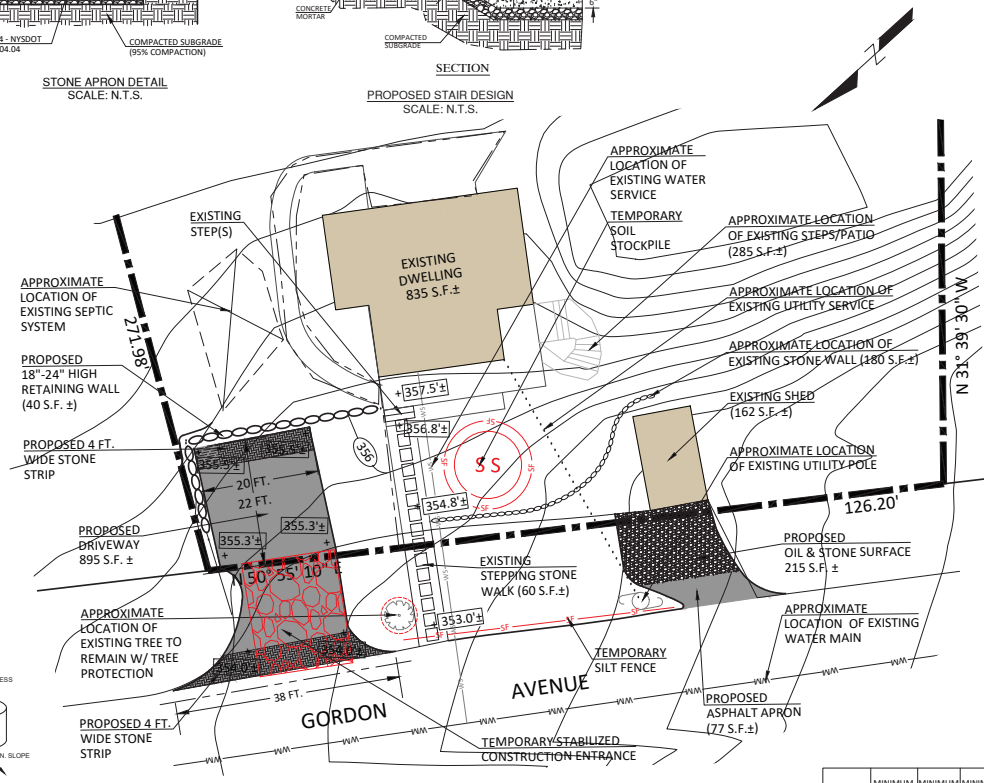
OIL & STONE SURFACE DETAIL
SCALE: N.T.S.



INSTALLATION NOTES:

1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 1-2.
3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH EITHER SILT FENCING OR STRAWBALES, THEN STABILIZED WITH VEGETATION OR COVERED.
4. SEE SPECIFICATIONS FOR INSTALLATION OF SILTFENCE.

SOIL STOCKPILING DETAIL
SCALE: N.T.S.



PROPOSED ENLARGED SITE PLAN

SCALE: 1"=10'-0"

TOWN CONSTRUCTION INSPECTION SCHEDULE

The City Engineer may require such inspections as necessary to determine compliance with this article and may either approve that portion of the work completed or notify the applicant wherein the work fails to comply with the requirements of this article and the stormwater pollution prevention plan (SWPPP) as approved. To obtain inspections, the applicant shall notify the City enforcement official at least 48 hours before any of the following as required by the City Engineer:

1. Start of construction;
2. Installation of sediment and erosion control devices;
3. Completion of site clearing;
4. Completion of rough grading;
5. Completion of final grading;
6. Close of the construction season;
7. Completion of final landscaping; and
8. Successful establishment of landscaping in public areas.

GENERAL NOTES:

1. The contractor shall fill in any low spots in flower bed adjacent to dwelling with topsoil.
2. The contractor shall make any repairs to any sprinkler system component if damaged.
3. The contractor shall reinstall any fence/gate that was removed during construction.
4. The contractor shall clean all debris after construction has been completed.
5. The contractor shall grade and install decorative gravel along fence.
6. The contractor shall call dig safely ny at 811, locate, and protect all utility lines within the limit of disturbance prior to excavation
7. All imported construction fills, and aggregates shall be clean and conform with soil constituent concentrations for unrestricted use.
8. Surface grading must be restored to match existing conditions at the completion of construction.
9. All construction fuels and chemicals shall be transported in sealed containers and shall be removed from the site by the contractor daily.
10. All disturbed area shall receive temporary seed and mulch when no further work is to occur within 14 days.

ZONING (R-30)
LOT COVERAGE CALCULATIONS

	EXISTING LOT COVERAGE	PROPOSED LOT COVERAGE
BUILDING	997 S.F.	997 S.F.
ASPHALT DRIVEWAY	1,214 S.F.	931 S.F.
WALL/STEPS/STEPPING STONES	525 S.F.	565 S.F.
PROPOSED OIL & STONE DRIVEWAY	0 S.F.	215 S.F.
TOTAL	2,736 S.F.	2,708 S.F.
NET DIFFERENCE	28 S.F.	

- THERE IS NO INCREASE IN IMPERVIOUS SURFACE

ZONING CHART - (R-30)

	MINIMUM LOT AREA	MINIMUM FRONT YARD	MINIMUM SIDE YARD	MIN.TOTAL BOTH SIDE YARD	MINIMUM LOT WIDTH	MINIMUM LOT DEPTH	MINIMUM REAR YARD	MAXIMUM BUILDING COVERAGE	MAXIMUM BUILDING HEIGHT	
REQUIRED	30,000 S.F.	35 FT.	18 FT.	38 FT.	125 FT.	150 FT.	36 FT.	20%	35 FT.	2 1/2
EXISTING	39,569 S.F.	30 FT. *	N/A *		101 FT.	126 FT.	254 FT.	188 FT.	2.5%	35 FT.	2 1/2
PROPOSED	39,569 S.F.	30 FT. **	2 FT. **		101 FT.	126 FT.	254 FT.	188 FT.	2.5%	35 FT.	2 1/2

* EXISTING NON-CONFORMANCE
** VARIANCE REQUIRED - 210-72 (B) OFF STREET PARKING REQUIREMENTS & 210-18 SCHEDULED OF USES

M.J.McGarvey P.E., P.C.
CONSULTING ENGINEER
20 Puritan Avenue
Yonkers, NY
10710
914-907-5365
McGarvey@MJMPEPC.com
Licensed in New York and Connecticut

IT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER ANY ITEM ON THIS DRAWING AND/OR RELATED SPECIFICATION. ALL ALTERATIONS MUST BE MADE IN COMPLIANCE WITH THE NEW YORK STATE EDUCATION LAW. THE PROFESSIONAL ENGINEER WHOSE SEAL APPEARS HEREON ASSUMES NO RESPONSIBILITY FOR ANY SUCH ALTERATION OR RE-USE WITHOUT HIS CONSENT.

PETER LYNN
22 GORDON ROAD
OSSINING, N.Y. 10510

TOWN OF OSSINING
WESTCHESTER COUNTY

5	04/03/2026	REVISIONS
4	03/09/2026	REVISIONS
3	01/13/2026	REVISIONS
2	12/18/2025	REVISIONS
1	12/02/2025	REVISIONS

REVISIONS

PROPOSED SITE PLAN

Project: SITE PLAN
ZONE: R30
PARCEL ID: 90.19 - 2 - 53

STATE OF NEW YORK

DO NOT SCALE DRAWINGS

Original Date: 11/18/2025
Scale: AS NOTED
Checked By: MJM

SHEET: 1 of 1