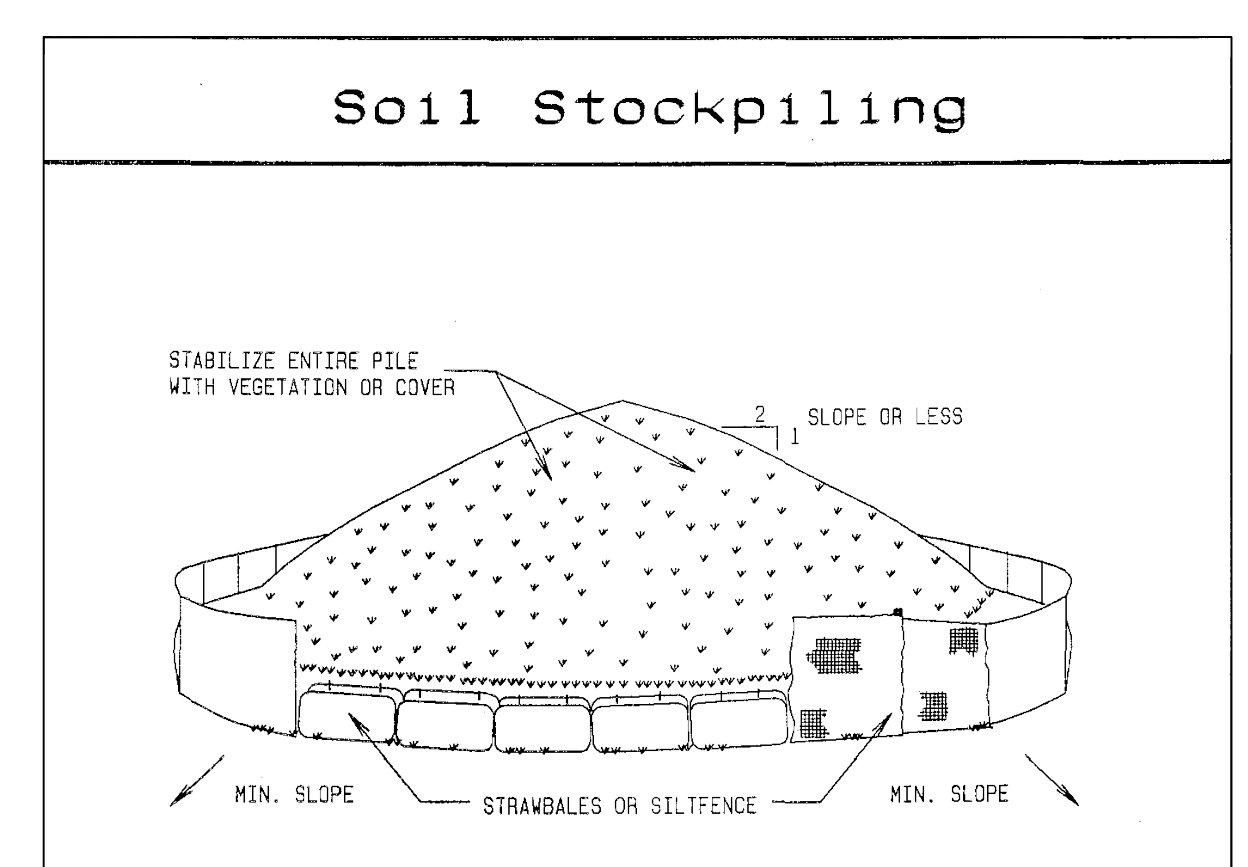


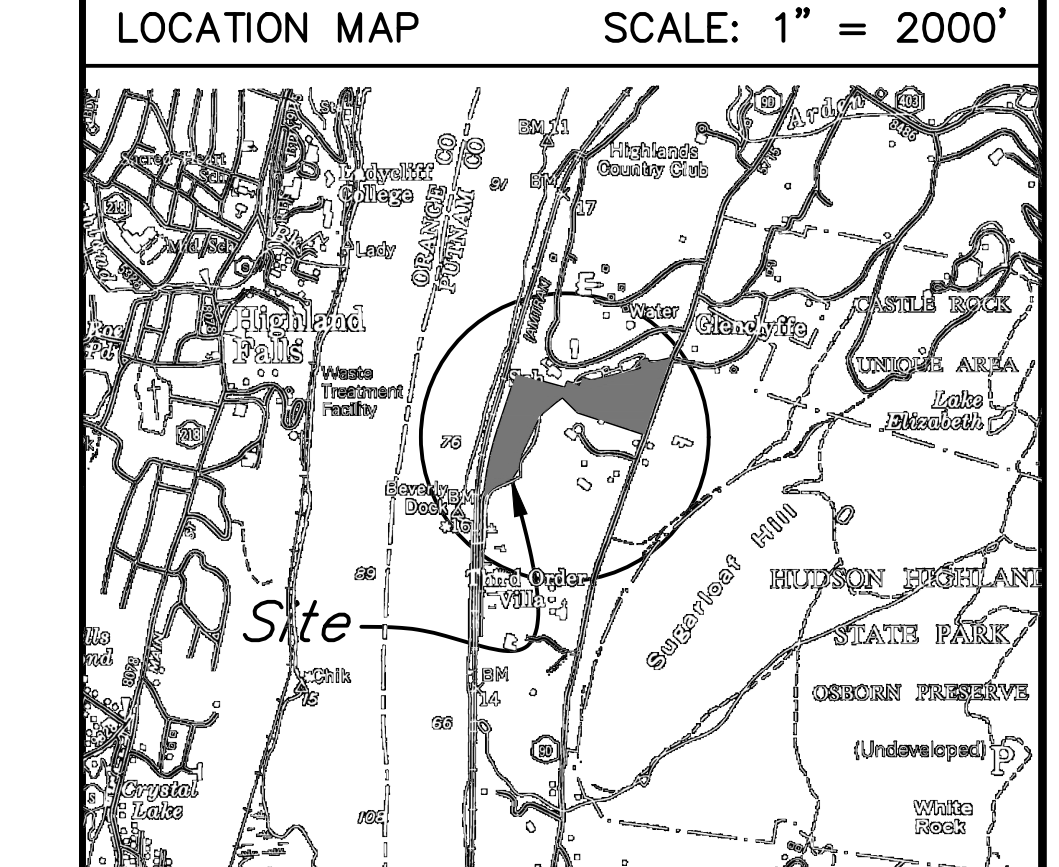
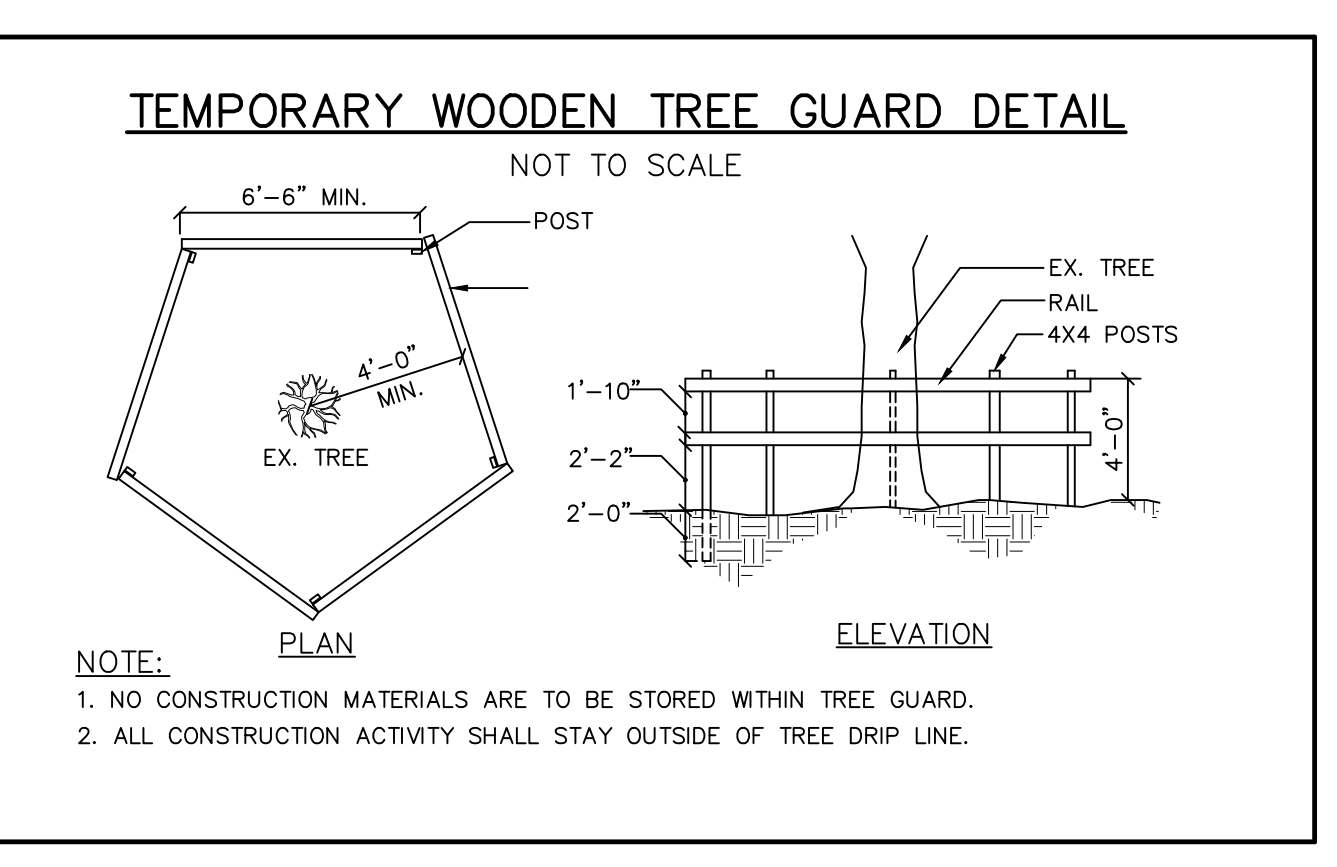
**CONSTRUCTION SPECIFICATIONS**

1. STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - NOT LESS THAN 50 FEET (EXCEPT FOR A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
3. THICKNESS - 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 SITE.
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 COLLECTED AT THE ENTRANCE. IF PILING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OF FLOWING OR SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLS, OR FLOWING OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AT EACH RAIN.



**CONSTRUCTION SPECIFICATIONS**

1. ALL GRADED OR DISTURBED AREAS INCLUDING SLOPES SHALL BE PROTECTED DURING CONSTRUCTION AND CONSTRUCTION IN ACCORDANCE WITH THE APPROVED SEDIMENT CONTROL PLAN UNTIL THEY ARE PERMANENTLY STABILIZED.
2. ALL SEDIMENT CONTROL PRACTICES AND MEASURES SHALL BE CONSTRUCTED, APPLIED AND MAINTAINED IN ACCORDANCE WITH THE APPROVED SEDIMENT CONTROL PLAN AND THE STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.
3. TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED IN AMOUNT NECESSARY TO COMPLETE FINISHED GRADING OF ALL EXPOSED AREAS.
4. AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS OR OTHER OBJECTIONABLE MATERIAL.
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6. ALL FILLS SHALL BE COMPACTED AS REQUIRED TO REDUCE EROSION, SLURPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS. FILL INTENDED TO SUPPORT BUILDINGS, STRUCTURES AND CONCRETE, ETC. SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL REQUIREMENTS OR CODES.
7. ALL FILL TO BE PLACED AND COMPACTED IN LAYERS NOT TO EXCEED 9 INCHES IN THICKNESS.
8. EXCEPT FOR APPROVED LANDFILLS, FILL MATERIAL SHALL BE FREE OF FROZEN PARTICLES, BRUSH, ROOTS, SOIL OR OTHER FOREIGN OR OTHER OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS.
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14. STOCKPILES, BORROW AREAS AND SPILL AREAS SHALL BE SHOWN ON THE PLANS AND SHALL BE SUBJECT TO THE PROVISIONS OF THIS STANDARD AND SPECIFICATION.



**CONSTRUCTION SPECIFICATIONS**

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR SHAPES. POSTS SHALL BE STEEL EITHER 1" OR 1 1/2" TYPE OR HARDWOOD.
2. FILTER CLOTH TO BE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
3. FENCE SHALL BE WOVEN WIRE, 1/2 GAUGE, 6" MAXIMUM MESH OPENING.
4. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MESH TUCK, STABILIZATION TUCK, OR APPROVED EQUIVALENT.
5. PREFABRICATED UNITS SHALL BE GEOTEX, ENVIRONMENT, OR APPROVED EQUIVALENT.
6. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

**CONSTRUCTION SPECIFICATIONS**

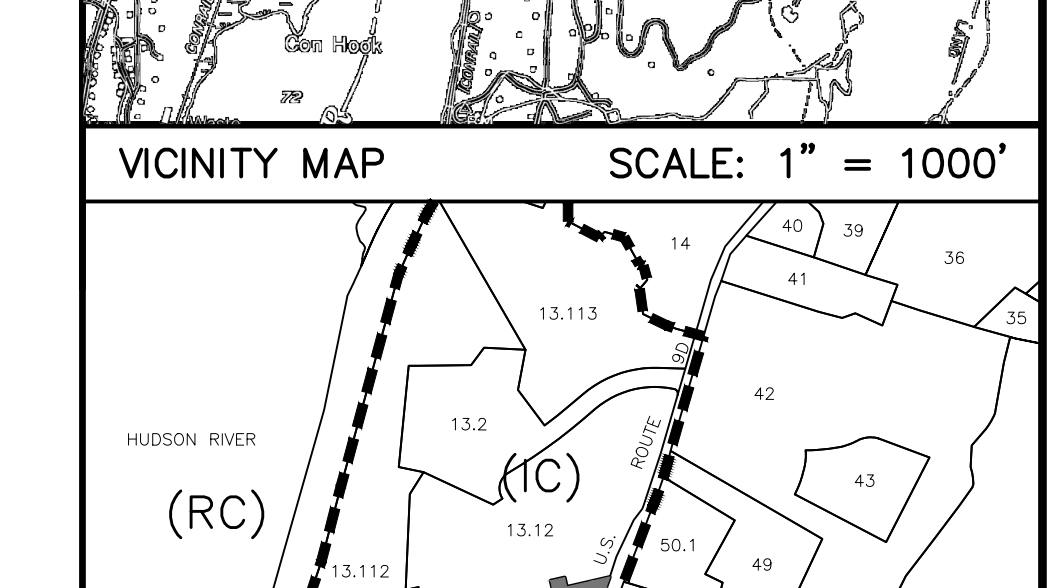
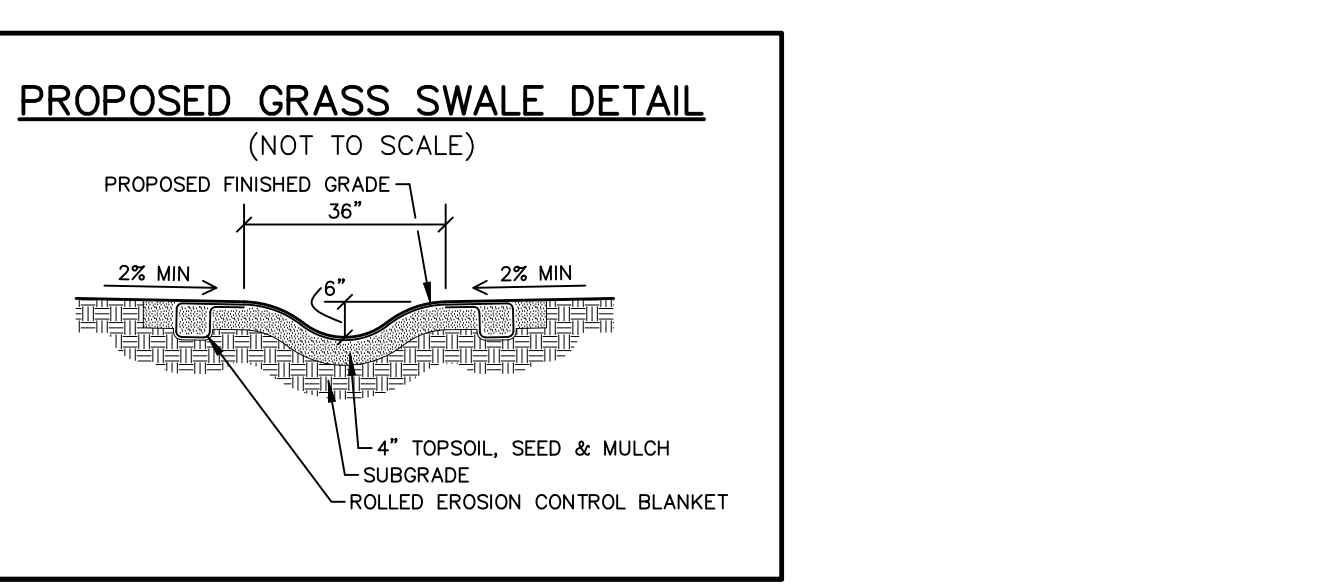
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**INSTALLATION NOTES**

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 STRAWBLES, THEN STABILIZED WITH VEGETATION OR COVERED.
4. SEE SILT FENCE DETAIL FOR INSTALLATION OF SILT FENCE.



**EROSION & SEDIMENT CONTROL NOTES**

1. PRIOR TO THE START OF CONSTRUCTION ACTIVITY, THE TEMPORARY STRUCTURAL SEDIMENT CONTROLS (SILT FENCE, STABILIZED CONSTRUCTION ENTRANCE, ETC.) FOR THE ANTICIPATED WORK MUST BE INSTALLED.
2. THE LIMITS OF LAND DISTURBANCE MUST BE PHYSICALLY MARKED ON-SITE WITH ORANGE CONSTRUCTION FENCE. SILT FENCE MUST BE INSTALLED ON-CONTOUR AND SHALL NOT BE USED TO DELINEATE THE LIMIT OF CONTRACT OR PROPERTY LINE.
3. MASS CLEARINGS AND GRADING MUST BE AVOIDED. CLEAR AND GRUB ONLY WHAT IS REQUIRED FOR IMMEDIATE CONSTRUCTION ACTIVITY.
4. EXPOSED SOILS ANTICIPATED TO REMAIN SOLE FOR MORE THAN FOURTEEN (14) DAYS SHALL BE IMMEDIATELY STABILIZED WITH TEMPORARY SEED AND MULCH.
5. WHEREVER POSSIBLE, NATURAL VEGETATION IS TO BE PROTECTED BY LIMITING THE CLEARING AND GRUBBING OPERATION, AS WELL AS RESTRICTING CONSTRUCTION EQUIPMENT TO THE WORK AREA.
6. WHERE FEASIBLE, LARGE TREES TO BE PRESERVED SHALL BE FENCED OFF SO THAT THE ROOT SYSTEM AND OVERHANGING BRANCHES ARE PROTECTED FROM CONSTRUCTION EQUIPMENT.
7. OFF-SITE RUNOFF SHOULD BE DIVERTED FROM HIGHLY ERODIBLE SOILS AND STEEP SLOPES TO STABLE AREAS WITH TEMPORARY DIKES AND/OR SHALES.
8. PERMANENT SEEDING SHOULD OPTIMALLY BE UNDERTAKEN IN THE SPRING FROM MARCH THROUGH MAY, AND IN LATE SUMMER AND EARLY FALL FROM SEPTEMBER TO OCTOBER. PERMANENT SEEDING MAY BE UNDERTAKEN DURING THE SUMMER, PROVIDING AN ADEQUATE WATERING SCHEDULE IS MAINTAINED.
9. DURING THE PEAK SUMMER MONTHS AND IN THE FALL AFTER OCTOBER 15, WHEN SEEDING IS OTHERWISE FOUND TO BE IMPRACTICABLE, AN APPROPRIATE TEMPORARY MULCH SHALL BE APPLIED. TEMPORARY SEEDING WITH RYE CAN BE UTILIZED THROUGH NOVEMBER.
10. ALL SLOPES STEEPER THAN 3H:1V AS WELL AS PERMETER DIKES, SEDIMENT BASINS OR TRAPS AND EMBANKMENTS SHALL UPON COMPLETION, BE IMMEDIATELY STABILIZED WITH SOIL SEED AND ANDERED STRAW MULCH, OR OTHER APPROVED STABILIZATION MEASURES (RECP).
11. MAINTENANCE SHALL BE PERFORMED AS NECESSARY TO ENSURE CONTINUED STABILIZATION. AREAS OUTSIDE OF THE PERMETER SEDIMENT CONTROL SYSTEM SHALL NOT BE DISTURBED.
12. AREAS WHERE PERMANENT VEGETATION IS TO BE ESTABLISHED SHALL BE DRESSED WITH A MINIMUM OF 4 INCHES OF TOPSOIL. COMPACTED SUB-SOILS SHALL BE DISSED OR FILLED PRIOR TO PLACEMENT OF TOPSOIL. SURFACE SHALL BE RAKED SMOOTH, REMOVING STICKS, FOREIGN MATTER, AND STONES OVER 1" IN DIAMETER.
13. TOPSOIL SHALL HAVE AT LEAST 6% BY WEIGHT OF FINE TEXTURED STABLE ORGANIC MATERIAL AND NO GREATER THAN 20% IT SHALL HAVE NOT MORE THAN 10% OF MATERIAL PASSING THE NO. 200 SIEVE, AND NOT MORE THAN 10% CLAY. IT SHALL BE RELATIVELY FREE OF STONES OVER 1 1/2" INCHES IN DIAMETER, TRASH, NOXIOUS WEEDS, AND SHALL HAVE LESS THAN 10% GRAVEL.
14. SEEDING FOR TEMPORARY STABILIZATION OR IN PREPARATION OF WINTER SHUTDOWN SHALL BE APPLIED AT THE FOLLOWING RATE AND SCHEDULE: SPRING OR SUMMER OR EARLY FALL, USE RYEGRASS AT 30 LBS PER ACRE. LATE FALL OR EARLY WINTER, USE WINTER RYE AT 100 LBS PER ACRE.
15. PERMANENT SEEDING FOR FINAL STABILIZATION SHOULD BE APPLIED EITHER FROM SPRING-THRU TO MID-MAY OR MID-AUGUST TO EARLY OCTOBER WITH A 65/20/15 MIX OF KENTUCKY BLUEGRASS/PERENNIAL RYEGRASS/FINE FESCUE AT 100 LBS PER ACRE. IF SEEDING IS DONE BETWEEN MID-MAY AND MID-AUGUST, IRRIGATION MAY BE REQUIRED FOR TO ACHIEVE FINAL STABILIZATION.
16. HAY OR STRAW MULCH SHALL BE APPLIED TO ALL SEEDED AREAS, TEMPORARY OR PERMANENT, AT A RATE OF 2 TONS PER ACRE (OR 3 BALES PER 1,000 SQ. FT.).
17. WHEN SPECIFIED, ROLLED EROSION CONTROL BLANKET SHALL BE STRAW BIODEGRADABLE DOUBLE-NET BLANKET (EER-52 NW) AS MANUFACTURED BY CARTRIDGE MILLS, SHALL BE PROVIDED ON ALL FINAL GRASSES STEEPER THAN 1 VERTICAL OVER 3 HORIZONTAL (UP TO 2H:1V).
18. WHEN SPECIFIED, INLET PROTECTION SHALL BE INSTALLED CONCURRENTLY WITH CATCH BASIN INSTALLATION. IN THE SAME MANNER, ROOF OUTLET PROTECTION SHALL BE INSTALLED CONCURRENTLY WITH PIPE DISCHARGE INSTALLATION.
19. EROSION AND SEDIMENT CONTROL PRACTICES WITHIN THE ACTIVE WORK AREA SHALL BE INSPECTED DAILY TO ENSURE THAT THEY ARE BEING MAINTAINED IN EFFECTIVE OPERATING CONDITION AT ALL TIMES.
20. IN AREAS WHERE SOIL DISTURBANCE ACTIVITY HAS TEMPORARILY OR PERMANENTLY CEASED, THE APPLICATION OF SOIL STABILIZATION MEASURES MUST BE INITIATED BY THE END OF THE NEXT BUSINESS DAY AND COMPLETED WITHIN FOURTEEN (14) DAYS FROM THE DATE THE CURRENT SOIL DISTURBANCE ACTIVITY CEASED.
21. DISCHARGES FROM DEWATERING ACTIVITIES, INCLUDING DISCHARGES FROM DEWATERING OF TRENCHES AND EXCAVATIONS, MUST BE MANAGED BY APPROPRIATE CONTROL MEASURES.
22. STABILIZED CONSTRUCTION ENTRANCE(S) SHALL BE MAINTAINED SO AS TO PREVENT THE TRACKING OF SEDIMENT OFF-SITE. SEDIMENT TRACKER ON PAVED RIGHTS-OF-WAY SHALL BE SWEEP CLEAN AT THE END OF EACH WORK DAY.
23. SEDIMENT SHALL BE REMOVED FROM SILT FENCE WHEN IT BECOMES 6" DEEP AT THE FABRIC. SILT FENCE SHALL BE REPLACED WHEN FABRIC BECOMES RIPPED OR PUNCHED.
24. SEDIMENT SHALL BE REMOVED FROM SEDIMENT TRAPPING DEVICES WHEN ACCUMULATION REACHES 50% OF DESIGN CAPACITY. STONE SHALL BE CLEANED OR REPLACED WHEN SEDIMENT POOL NO LONGER DRAINS PROPERLY.

**GOOD HOUSEKEEPING**

1. ALL WASTE MATERIAL WILL BE COLLECTED AND STORED IN A SECURELY LIDDED METAL DUMPSTER SUPPLIED BY A WASTE HANDLER THAT IS A LICENSED SOLID WASTE MANAGEMENT COMPANY. ALL TRASH AND CONSTRUCTION DEBRIS FROM THE SITE SHALL BE DEPOSITED IN THE DUMPSTER(S). THE DUMPSTER SHALL BE EMPTIED ON AN AS-NEEDED BASIS AND THE TRASH WILL BE TAKEN TO AN APPROVED LANDFILL. NO CONSTRUCTION MATERIALS WILL BE BURIED ON-SITE. ALL PERSONNEL WILL BE INSTRUCTED REGARDING THE CORRECT PROCEDURE FOR WASTE DISPOSAL.
2. ALL SANITARY WASTE WILL BE COLLECTED FROM THE PORTABLE UNITS A MINIMUM OF TWO TIMES PER WEEK BY A LICENSED SANITARY WASTE MANAGEMENT CONTRACTOR.
3. GOOD HOUSEKEEPING AND SPILL CONTROL PRACTICES WILL BE FOLLOWED DURING CONSTRUCTION TO MINIMIZE STORMWATER CONTAMINATION FROM FERTILIZERS, PESTICIDES, PAINTS, AND CONCRETE. TO PREVENT STORMWATER CONTAMINATION FROM THE SITE, GOOD HOUSEKEEPING PRACTICES ARE THE LIMITED TO:
  - FERTILIZERS WILL BE APPLIED ONLY IN THE MINIMUM AMOUNTS RECOMMENDED BY THE MANUFACTURER, UNLESS SPECIFIED OTHERWISE BY THE ENGINEER AND WILL BE WORKED INTO THE SOIL TO LIMIT EXPOSURE TO STORMWATER.
  - FERTILIZERS WILL BE STORED IN A COVERED SHED AND PARTIALLY USED BAGS WILL BE TRANSFERRED TO A SEALABLE BIN TO AVOID SPILLS.
  - A COVERED DUMPSTER WILL BE USED FOR ALL WASTE MATERIALS.
  - MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEAN-UP WILL BE KEPT IN A TEMPORARY MATERIAL STORAGE TRAILER ON-SITE. EQUIPMENT WILL INCLUDE BUT NOT BE LIMITED TO: BROOMS, DUST PANS, MOPS, RAGS, GLOVES, SHOES, FAST ABSORBENT MATERIAL, SAND, SAW DUST, AND PLASTIC AND METAL TRASH CONTAINERS.
  - CONCRETE TRUCKS WILL NOT BE ALLOWED TO WASH OUT OR DISCHARGE SURPLUS CONCRETE OR DRUM WASH WATER ON THE SITE.
  - WHEN TESTING/CLEANING OF WATER SUPPLY LINES, THE DISCHARGE FROM THE TESTED PIPE WILL BE COLLECTED AND CONVEYED TO A COMPLETED STORMWATER COLLECTION SYSTEM.
  - A STABILIZED CONSTRUCTION ENTRANCE WILL BE CONSTRUCTED TO REDUCE VEHICLE TRACKING OF SEDIMENT.
  - DUMP TRUCKS Hauling MATERIAL FROM THE CONSTRUCTION SITE WILL BE COVERED WITH A TARPULIN.
  - ALL RUTS CAUSED BY EQUIPMENT USED FOR SITE CLEARING AND GRADING WILL BE ELIMINATED BY RE-GRAVING.
4. VEHICLE MAINTENANCE - ALL ON-SITE VEHICLES WILL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTATIVE MAINTENANCE TO REDUCE THE CHANCE OF LEAKAGE. ANY VEHICLE LEAKING FUEL OR HYDRAULIC FLUID WILL BE IMMEDIATELY SCHEDULED FOR REPAIRS AND USE WILL BE DISCONTINUED UNTIL REPAIRS ARE MADE.
5. SPILL PREVENTION AND RESPONSE - THE FOLLOWING CONTROLS AND PROCEDURES SHALL BE USED TO MINIMIZE THE POTENTIAL FOR LEAKS, SPILLS AND OTHER RELEASES:
  - PERSONNEL WILL BE MADE AWARE OF EMERGENCY TELEPHONE NUMBERS.
  - THE OWNER/OPERATOR AND OR CONTRACTOR SHALL IMMEDIATELY CONTACT NYSED IN THE EVENT OF A SPILL, AND SHALL TAKE ALL APPROPRIATE STEPS TO CONTAIN THE SPILL, INCLUDING CONSTRUCTION OF A DIKE AROUND THE SPILL AND PLACING ABSORBENT MATERIAL OVER THIS SPILL.
  - THE OWNER/OPERATOR AND OR CONTRACTOR SHALL INSTRUCT PERSONNEL THAT SPILLS OF FUELS, OILS, AND SIMILAR CHEMICALS MUST BE AVOIDED.
  - OILS AND CHEMICALS WILL BE STORED IN APPROPRIATE AND TIGHTLY CAPPED CONTAINERS. CONTAINERS SHALL NOT BE DISPOSED OF ON THE PROJECT SITE.
  - OILS, CHEMICALS, MATERIAL, EQUIPMENT, AND SANITARY FACILITIES WILL BE STORED/LOCATED AWAY FROM TREES AND AT LEAST 100 FEET FROM STREAMS, WELLS, WET AREAS, AND OTHER ENVIRONMENTALLY SENSITIVE SITE.
  - DISPOSE OF CHEMICAL CONTAINERS AND SURPLUS CHEMICALS OFF THE PROJECT SITE IN ACCORDANCE WITH LABEL DIRECTIONS AND LEGAL REQUIREMENTS.
  - USE TIGHT CONNECTIONS AND HOSES WITH APPROPRIATE NOZZLES IN ALL OPERATIONS INVOLVING FUELS.
  - USE FUNNELS WHEN POURING FUELS, LUBRICATING MATERIALS OR CHEMICALS.
  - REFUELING OF CONSTRUCTION EQUIPMENT WILL TAKE PLACE IN PARKING AREAS TO PROMOTE RAPID RESPONSE TO EMERGENCY SITUATIONS.
  - PETROLEUM SPILLS AND MOST HAZARDOUS MATERIALS SPILLS MUST BE REPORTED TO THE NYS DEC HOTLINE (1-800-457-7362), UNLESS THEY MEET ALL OF THE FOLLOWING CRITERIA:
    - THE SPILL IS KNOWN TO BE LESS THAN 5 GALLONS, AND
    - THE SPILL IS CONTAINED AND UNDER THE CONTROL OF THE SPILLER, AND
    - THE SPILL HAS NOT AND WILL NOT REACH THE STATE'S WATER OR ANY LAND, AND
    - THE SPILL IS CLEANED UP WITHIN 2 HOURS OF DISCOVERY.
  - SPILLS SHALL ALSO BE REPORTED TO THE LOCAL AUTHORITIES, IF REQUIRED. FOR SPILLS NOT DEEMED REPORTABLE, THE FACTS CONCERNING THE INCIDENT SHALL BE DOCUMENTED BY THE SPILLER, AND A RECORD MAINTAINED FOR ONE YEAR.

**PHILIPSTOWN STANDARD SITE PLAN NOTES**

1. ALL PROPOSED UTILITIES SHALL BE PLACED UNDERGROUND.
2. ALL EXISTING TREES TO BE SAVED SHALL BE FLAGGED AND SNOW FENCE IS TO BE ERRECTED AROUND TREES PRIOR TO ANY CONSTRUCTION ACTIVITIES.
3. PRIOR TO THE INITIATION OF CONSTRUCTION, THE APPLICANT OR HIS SUPERINTENDENT AND/OR TOWN ENGINEER DETERMINE THAT ADDITIONAL SUPERINTENDENT, BUILDING INSPECTOR, SITE CONTRACTOR, AND/OR ANY ADDITIONAL OUTSIDE AGENCIES THAT MAY HAVE JURISDICTION FOR A PRE-CONSTRUCTION CONFERENCE TO REVIEW ALL FACETS OF CONSTRUCTION AND REQUIRED INSPECTIONS.
4. ALL EROSION CONTROLS ARE TO BE SET IN PLACE PRIOR TO ANY LAND DISTURBANCES ON THE SITE.
5. DURING THE COURSE OF CONSTRUCTION, WHEREVER THE TOWN HIGHWAY SUPERINTENDENT AND/OR TOWN ENGINEER DETERMINE THAT ADDITIONAL DRAINAGE FACILITIES ARE REQUIRED TO PROVIDE POSITIVE DRAINAGE WITHIN THE RIGHT-OF-WAY, THE APPLICANT SHALL BE RESPONSIBLE FOR THE INSTALLATION BY THE DEVELOPER AT NO COST TO THE TOWN.
6. ANY ACTIVITIES WITHIN 100 FEET OF A TOWN REGULATED METADAN, A TOWN REGULATED STREAM OR OTHER BODY OF WATER REQUIRES A METADAN/WATERCOURSE PERMIT FROM THE TOWN OF PHILIPSTOWN.
7. PER NEW YORK STATE LAW, THE CONTRACTOR SHALL CALL DIO SAFELY NY AT 1-800-962-7962 TWO (2) FULL DAYS PRIOR TO PERFORMING ANY EXCAVATION WORK.
8. ALL EMBANKMENTS ARE TO BE GRADED AND SEEDDED IMMEDIATELY UPON BEING LAD BACK.
9. STABILIZED CONSTRUCTION ENTRANCES SHALL BE PROVIDED AT ALL DRIVEWAY ENTRANCES AND SHALL CONFORM TO NEW YORK STATE GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL.
10. PRIOR TO THE INITIATION OF CONSTRUCTION ON ANY NEW SITE DRIVEWAY WHICH GAINS ACCESS FROM A TOWN ROAD, THE PROPERTY OWNER SHALL BE REQUIRED TO OBTAIN A DRIVEWAY PERMIT FROM THE PHILIPSTOWN HIGHWAY SUPERINTENDENT.
11. STONEWALLS SHALL BE PRESERVED WHEREVER POSSIBLE.
12. ALL AREAS SHOWN BY LIMITS OF DISTURBANCE SHALL BE FLAGGED AND SUITABLE BARRIERS DRECTED PRIOR TO ANY CONSTRUCTION ACTIVITIES.
13. NO MECHANICAL EQUIPMENT SHALL BE MOUNTED ON THE ROOF IF VISIBLE FROM THE STREET, UNLESS AUTHORIZED BY THE PLANNING BOARD.
14. TRAILERS SHALL NOT BE PERMITTED AS OUTDOOR STORAGE AREAS. ANY TRAILER WHICH HAS SUBSTANTIALLY REMAINED ON SITE FOR A PERIOD OF 30 DAYS SHALL BE CONSIDERED OUTDOOR STORAGE.
15. IF APPLICABLE, PRIOR TO COMMENCEMENT OF ANY CLEARING, GRADING, OR EXCAVATION IN CONNECTION WITH THE PROPOSED CONSTRUCTION ACTIVITY, THE OWNER OF RECORD SHALL FILE A "NOTICE OF INTENT" WITH THE NYS DEC AND THE TOWN OF PHILIPSTOWN. WHEN ALL CONSTRUCTION HAS BEEN COMPLETED AND THE SITE HAS REACHED FINAL STABILIZATION THE OWNER SHALL SUBMIT A "NOTICE OF TERMINATION" TO THE NYS DEC AND THE TOWN OF PHILIPSTOWN.
16. PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY THE PROJECT OWNER SHALL DELIVER TO THE PLANNING BOARD AN AS-BUILT SURVEY SHOWING THE LOCATION OF ALL BUILDINGS, SITE IMPROVEMENTS, AND THE LOCATION AND ELEVATION OF ALL STORMWATER MANAGEMENT FACILITIES INCLUDING OUTLET CONTROL STRUCTURES, WEIR WALLS, OUTLET PIPES AND OVERFLOW SPILLWAYS.



**CONSTRUCTION SEQUENCE**

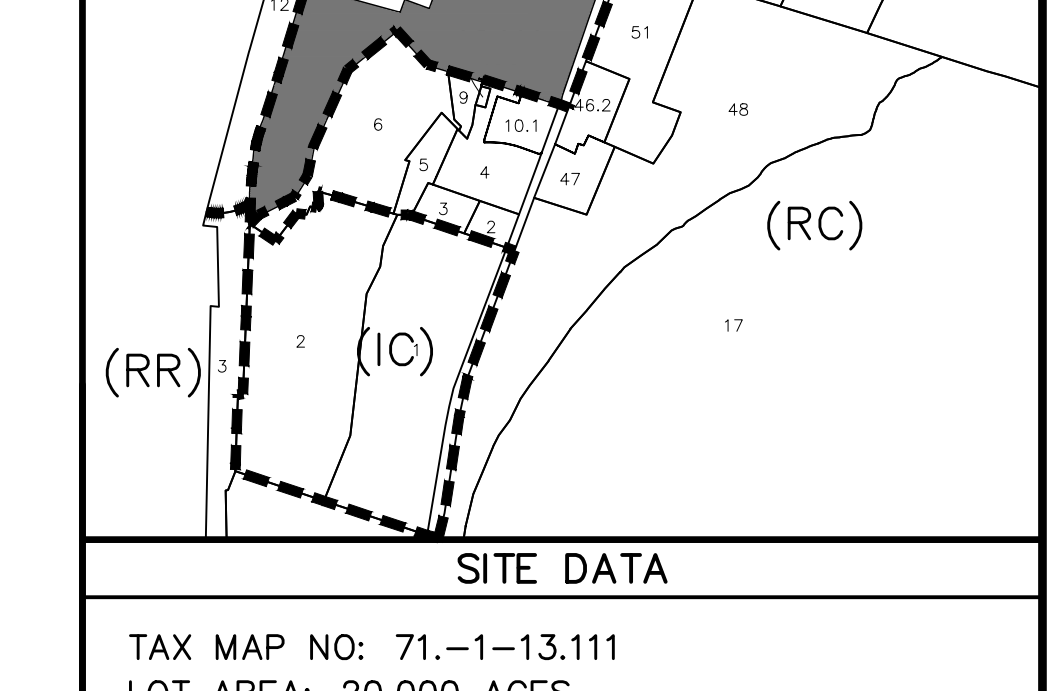
1. OBTAIN PLAN APPROVAL AND OTHER APPLICABLE PERMITS.
2. FLAG THE WORK LIMITS AND MARK TREES TO BE REMOVED.
3. HOLD PRE-CONSTRUCTION CONFERENCE WITH INVOLVED AGENCIES AT LEAST ONE WEEK PRIOR TO STARTING CONSTRUCTION ACTIVITY.
4. INSTALL SILT FENCE, STABILIZED CONSTRUCTION ENTRANCE, AND SEDIMENT CONTROLS.
5. CLEAR AND GRUB ANTICIPATED WORK AREA.
6. ROUGH GRADE SITE, STOCKPILE TOPSOIL, GRADE/INSTALL DRAINAGE AND INTEL/OUTLET PROTECTION, MAINTAIN SOIL STABILIZATION OF EXPOSED SOILS.
7. CONSTRUCT HOUSE AND INSTALL SITE UTILITIES.
8. COMPLETE FINAL GRADING OF DRIVEWAY AND HOUSE SITE.
9. PREPARE SITE FOR FINAL STABILIZATION: PAVE, OR DRESS WITH GRAVEL, THE DRIVEWAY; PREPARE ANY REMAINING LAWN AREAS WITH PERMANENT VEGETATION; DRESS STONE CHALKS AND AERONS WITH FRESH 6" HAY; DRESS PLANTING BEDS, TREES AND SHRUBS WITH SHREDDED HARDWOOD.
10. ONCE FINAL STABILIZATION HAS BEEN ACHIEVED, REMOVE ALL EROSION AND SEDIMENT CONTROLS, RAKE, SEED, AND MULCH AREAS DISTURBED FROM SILT FENCE REMOVAL.

**STORMWATER NOTES**

1. THE IMPERVIOUS AREA PROPOSED ON THIS SITE PLAN TOTALS 15,200 SQ. FT.
2. THE IMPERVIOUS AREA ASSOCIATED WITH AN CONSTRUCTION ACTIVITY DOES NOT NECESSITATE NOR NEGATE THE NEED FOR PREPARING A STORMWATER POLLUTION PREVENTION PLAN (SWPPP).
3. THE AREA OF PROPOSED SOIL DISTURBANCE ASSOCIATED WITH THIS CONSTRUCTION ACTIVITY IS 51,000 SQ. FT. (1.171 ACRES).
4. SOIL DISTURBANCE GREATER THAN ONE (1) ACRE REQUIRES THE FILING OF A NOTICE OF INTENT AND PREPARATION OF A BASIC SWPPP (EROSION & SEDIMENT CONTROL ONLY, NO POST-CONSTRUCTION STORMWATER MANAGEMENT IS REQUIRED FOR SINGLE-FAMILY HOMES OUTSIDE OF THE EAST OF HUDSON NEW YORK CITY WATERSHED).

**ADDITIONAL SITE PLAN NOTES**

1. ALL EXTERIOR LIGHTING SHALL BE RESIDENTIAL IN NATURE, AND SHALL BE DARK-SKY COMPLIANT.



TAX MAP NO: 71-1-13.111  
LOT AREA: 20,000 ACES  
ZONING DISTRICT: INSTITUTIONAL CONSERVATION  
PROPOSED USE: SINGLE-FAMILY DWELLING  
SCHOOL DISTRICT: GARRISON UNION FREE  
FIRE: GARRISON VOLUNTEER FIRE COMPANY  
AMBULANCE: GARRISON VOL. AMBULANCE CORPS  
SUBDIVISION: ...PARCEL A1 OF GLENCLYFFE...  
FILED MAP NO. 2925C ON NOV 22, 2013

**MAP NOTES**

1. PROPERTY BOUNDARY SHOWN HEREON IS AS SHOWN ON THAT CERTAIN MAP ENTITLED "SURVEY OF PROPERTY PREPARED FOR OPEN SPACE INSTITUTE LAND TRUST, INC." PREPARED BY BADEY & WATSON, SURVEYING AND ENGINEERING, P.C. DATED APRIL 22, 2021, REVISION ON JUNE 8, 2021.
2. THE PHOTO SURVEY HEREON HAS BEEN COMPILED PHOTOGRAMMETRICALLY FROM AERIAL PHOTOGRAPHS DATED APRIL 22, 1988. PHOTO SCALE WAS 1" EQUALS 800 FEET. COMPLETION OF THIS SURVEY WAS IN ACCORDANCE WITH A PORTION WAS COMPILED FROM AN ACTUAL FIELD SURVEY CONDUCTED BY BADEY & WATSON IN JANUARY 2013.
3. VERTICAL DATUM HEREON IS MEAN SEA LEVEL, NVD 1929.

**REVISIONS**

DATE	DESCRIPTION
10/26/21	ORIGINAL DRAWING (PRE-APP SKETCH)
11/04/21	PLANNING BOARD SUBMISSION
01/06/22	ADD TREE SURVEY, MOD. STRUCTURES

**PLANNING BOARD APPROVAL**

Final site plan approval granted by Resolution # \_\_\_\_\_ on \_\_\_\_\_ No certificate of occupancy may be applied for until this site plan is signed below by an authorized representative of the planning board.

BY: \_\_\_\_\_, 2022.  
RONALD J. GAINER, P.E., TOWN ENGINEER DATE

The signature below indicates that the site plan has been revised in accordance with Resolution # \_\_\_\_\_ and that all other pertinent outstanding requirements of Resolution # \_\_\_\_\_ have been satisfied.

PHILIPSTOWN PLANNING BOARD

BY: \_\_\_\_\_, 2022.  
NEAL ZUCKERMAN, CHAIRMAN DATE

**ARCHITECT**  
JOHN SADLON, AIA  
PERKINS+WILL  
NEW YORK, NY

**PROJECT LOCATION**  
825 ROUTE 9D, GARRISON  
TOWN OF PHILIPSTOWN  
COUNTY OF PUTNAM  
STATE OF NEW YORK

**PROJECT DESCRIPTION**  
NEW CONSTRUCTION OF A 3-BEDROOM RESIDENCE AND 1-BEDROOM DETACHED ACCESSORY APARTMENT TO BE SERVED BY A PROPOSED INDIVIDUAL SUBSURFACE SEWAGE TREATMENT SYSTEM AND NEW PRIVATE WATER SUPPLY.

**PROPERTY OWNER**  
JOHN SADLON & SVEN WENSKIE  
528 WEST 42ND STREET - APT 6G  
NEW YORK, NY 10036

**SITE SECTION & CONSTRUCTION DETAILS**

**MINOR SITE PLAN SET**

**STORMWATER POLLUTION PREVENTION PLAN (BASIC)**  
SCALE: AS NOTED

**PRINTED**  
January 6, 2022

**BADEY & WATSON**  
Surveying & Engineering, P.C.

3003 Route 9  
Call 845.268.9217  
www.Badey-Watson.com

845.268.9217  
845.268.9208 (Fax)  
877.3.141599 (Toll Free)

CHECKED BY MSM DRAWN BY JRS  
LAYOUT: DETAILS W.O. NO. 26090  
DRAWING NAME: SP26090\_R02\_V17

