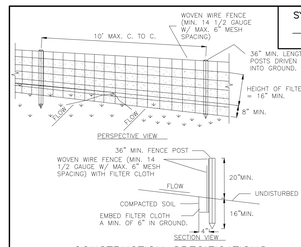
GEOGRAPHIC INDEX 41-29-11.3 -73-54-31.2

SYMBOL —SF—



CONSTRUCTION SPECIFICATIONS

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "T" OR "U" 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. FENCE SHALL BE WOVEN WIRE, 12 1/2 GAUGE, 6" MAXIMUM MESH OPENING.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
4. PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE, OR APPROVED EQUIVALENT.
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

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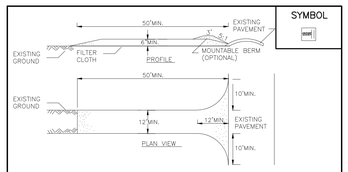
NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE

SILT FENCE

SYMBOL



CONSTRUCTION SPECIFICATIONS

1. STONE SIZE – USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH – NOT LESS THAN 50 FEET (EXCEPT ON 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 CON-STRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING 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 OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY, ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACTED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON A AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

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STABILIZED CONSTRUCTION ENTRANCE

CONSTRUCTION SPECIFICATIONS

1. ALL GRADED OR DISTURBED AREAS INCLUDING SLOPES SHALL BE PROTECTED DURING CLEARING 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 IN DEVELOPING AREAS".
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.
5. AREAS WHICH ARE TO BE TOPSOILED SHALL BE SCARIFIED TO A MINIMUM DEPTH OF FOUR INCHES PRIOR TO PLACEMENT OF TOPSOIL.
6. ALL FILLS SHALL BE COMPACTED AS REQUIRED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS. FILL INTENDED TO SUPPORT BUILDINGS, STRUCTURES AND CONDUITS, 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, SOD, OR OTHER FOREIGN OR OTHER OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS.
9. FROZEN MATERIALS OR SOFT, MUCKY OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED IN FILLS.
10. FILL SHALL NOT BE PLACED ON SATURATED OR FROZEN SURFACES.
11. ALL BENCHES SHALL BE KEPT FREE OF GROWTH DURING ALL PHASES OF DEVELOPMENT.
12. SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH THE STANDARD AND SPECIFICATION FOR SUBSURFACE DRAIN OR OTHER APPROVED METHOD.
13. ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY FOLLOWING FINISHED GRADING.
14. STOCKPILES, BORROW AREAS AND SPOIL AREAS SHALL BE SHOWN ON THE PLANS AND SHALL BE SUBJECT TO THE PROVISIONS OF THIS STANDARD AND SPECIFICATION.

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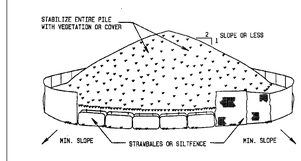
LANDGRADING SPECIFICATIONS

Soil Stockpiling

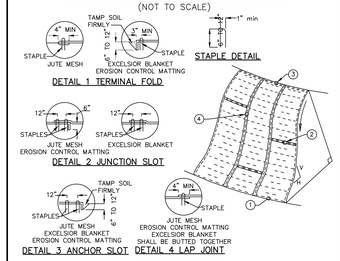


INSTALLATION NOTES

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 SILT FENCE DETAIL FOR INSTALLATION OF SILTFENCE.

ROLLED EROSION CONTROL DETAIL

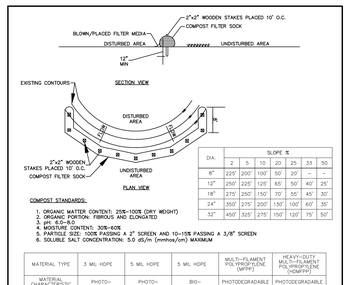
(NOT TO SCALE)



CONSTRUCTION SPECIFICATIONS

1. APPLY TO SLOPES GREATER THAN 3H:1V OR WHERE NECESSARY TO AID IN ESTABLISHING VEGETATION.
2. APPLY FERTILIZER, LIME AND SEED PRIOR TO PLACING MATTING.
3. STAPLES ARE TO BE PLACED ALTERNATELY, IN COLUMNS APPROXIMATELY 2' APART AND IN ROWS APPROXIMATELY 3' APART. APPROXIMATELY 175 STAPLES ARE REQUIRED PER 4'X225' ROLL OF MATERIAL AND 125 STAPLES ARE REQUIRED PER 4'X150' ROLL OF MATERIAL.
4. DISTURBED AREAS SHALL BE SMOOTHLY GRADED. EROSION CONTROL MATERIAL SHALL BE PLACED LOOSELY OVER GROUND SURFACE. DO NOT STRETCH.
5. ALL TERMINAL ENDS AND TRANSVERSE LAPS SHALL BE STAPLED AT APPROXIMATELY 12" INTERVALS.

COMPOST FILTER SOCK



DIA.	SLOPE %						
	2	5	10	20	25	33	50
8"	225'	200'	100'	50'	20'	--	--
12"	250'	225'	125'	65'	50'	40'	20'
18"	275'	250'	150'	70'	55'	45'	30'
24"	350'	275'	200'	130'	100'	60'	35'
32"	450'	325'	275'	150'	120'	75'	50'

COMPOST STANDARDS:

1. ORGANIC MATTER CONTENT: 25%-100% (DRY WEIGHT)
2. ORGANIC PORTION: FIBROUS AND ELONGATED
3. pH: 6.0-8.0
4. MOISTURE CONTENT: 30%-60%
5. MINIMUM BULK DENSITY: 500 KG/M³ PASSING A 2" SCREEN AND 10-15% PASSING A 3/8" SCREEN
6. SOLUBLE SALT CONCENTRATION: 5.0 dS/m (mmhos/cm) MAXIMUM

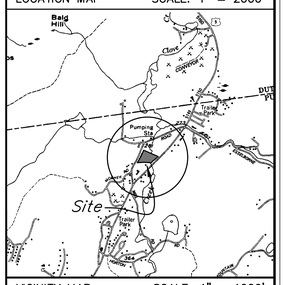
MATERIAL TYPE	3 MIL HDPE	5 MIL HDPE	5 MIL HDPE	MULTI-FILAMENT POLYPROPYLENE (WPPP)	HEAVY-DUTY MULTI-FILAMENT POLYPROPYLENE (HDMFPP)
MATERIAL CHARACTERISTIC	PHOTO-	PHOTO-	BIO-	PHOTODEGRADABLE	PHOTODEGRADABLE
SOCK DIAMETER	12"/18"	12"/18"/24"/32"	12"/18"/24"/32"	12"/18"/24"/32"	12"/18"/24"/32"
FILTRATION OPENING	3/8"	3/8"	3/8"	3/8"	1/8"
TENSILE STRENGTH	–	26 PSI	26 PSI	44 PSI	202 PSI
ULTRAVIOLET STABILITY (% ORIGINAL STRENGTH)	23% @ 1,000 HOURS	23% @ 1,000 HOURS	–	100% @ 1,000 HOURS	100% @ 1,000 HOURS
MINIMUM EXPECTED USEFUL LONGEVITY	6 MONTHS	9 MONTHS	6 MONTHS	1 YEAR	2 YEARS

NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL

COMPOST FILTER SOCK

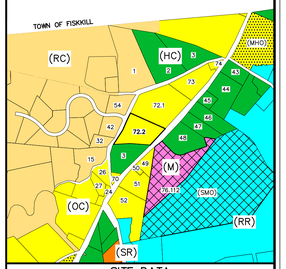
LOCATION MAP

SCALE: 1" = 2000'



VICINITY MAP

SCALE: 1" = 1000'



SITE DATA

TAX MAP NO: 17.-1-72.2
LOT AREA: 4.71 ACES
ZONING DISTRICT: MIXED USE (OC)
PROPOSED USE: BUSINESS/UPPER FLOOR APTS.
SCHOOL DISTRICT: HALDANE C.S.D.
FIRE: NORTH HIGHLANDS ENGINE CO. NO. 1
AMBULANCE: PHILIPSTOWN VOL. AMB. CORPS
SUBDIVISION: LOT 2 CARL L. & DONA L. THOMSON
FILED MAP NO. 2845 ON SEPT 29, 2000.

MAP NOTES

1. SURVEY DATA AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS AS SHOWN ON THAT CERTAIN MAP ENTITLED "SUBDIVISION PLAT PREPARED FOR CARL L. & DONA L. THOMSON..." PREPARED BY BADEY & WATSON, SURVEYING & ENGINEERING, P.C. DATED MAY 6, 1999. LAST REVISED ON JULY 6, 2000.
2. UNDERGROUND IMPROVEMENTS IF ANY ARE NOT SHOWN HEREON.
3. WETLANDS BUFFER LINE ON LOT 2 IS TO BE STAKED AND CERTIFIED BY A LICENSED LAND SURVEYOR IMMEDIATELY PRIOR TO ANY CONSTRUCTION ON LOT 2.

REVISIONS

DATE	DESCRIPTION
03/16/22	ORIGINAL DRAWING (PRE-APP SKETCH)
04/07/22	INITIAL PLANNING BOARD SUBMISSION
05/05/22	COORDINATE WITH SEPTIC PLAN
07/07/22	RELOCATE BUILDING AND SEPTIC
07/15/22	PREPARE TREE PLAN
07/20/22	ADDRESS 07/18/22 MEMO
09/01/22	ADDITIONAL REVISIONS PER MEMO ABOVE
10/06/22	ADDRESS 09/12/22 RJG MEMO

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

PROJECT LOCATION

OLD ALBANY POST ROAD NORTH, COLD SPRING
TOWN OF PHILIPSTOWN
COUNTY OF PUTNAM
STATE OF NEW YORK

PROJECT DESCRIPTION

NEW CONSTRUCTION OF A 4-BAY EQUIPMENT GARAGE FOR A SERVICE BUSINESS, WITH TWO (2) 2-BEDROOM UPPER FLOOR APARTMENTS IN A MIXED-USE BUILDING. THE GARAGE IS PERMITTED BY RIGHT, SUBJECT TO SITE PLAN REVIEW BY THE PLANNING BOARD. THE APARTMENTS ARE PERMITTED BY SPECIAL PERMIT ISSUED BY THE PLANNING BOARD. THE MIXED-USE BUILDING WILL BE SERVED BY A SEPARATE SUBSURFACE SEWAGE TREATMENT SYSTEM AND A PRIVATE DRILLED POTABLE WATER WELL.

PROPERTY OWNER

FORREST KINGSLEY & IAN KINGSLEY
16 RESERVOIR LANE
COLD SPRING, NY 10516

CONSTRUCTION DETAILS AND E&SC NOTES

MAJOR SITE PLAN SET

SCALE: 1" = 20'

PRELIMINARY

PRINTED
October 6, 2022
BADEY & WATSON
Surveying & Engineering, D.P.C.

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SHEET 3 OF 3

FILE NO. 79-107

STORMWATER NOTES:

1. THE IMPERVIOUS AREA PROPOSED ON THIS SITE PLAN TOTALS 10,134 SQ. FT.
2. THE IMPERVIOUS AREA ASSOCIATED WITH A 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 21,232 SQ. FT. (0.487 ACRES)
4. COMMERCIAL DEVELOPMENTS INVOLVING SOIL DISTURBANCES OF ONE (1) ACRE OR GREATER REQUIRES THE FILING OF A NOTICE OF INTENT (NOI) AND PREPARATION OF A SWPPP, WITH BOTH EROSION & SEDIMENT CONTROLS AND POST-CONSTRUCTION STORMWATER MANAGEMENT PRACTICES.
5. THIS PROPOSED CONSTRUCTION ACTIVITY DOES NOT MEET THE CRITERIA OUTLINED IN GP-0-20-001 FOR PREPARATION OF A S.W.P.P.P., OR FILING OF AN N.O.I.

ADDITIONAL SITE PLAN NOTES:

1. ALL EXTERIOR LIGHTING SHALL BE RESIDENTIAL IN NATURE, AND SHALL BE DARK-SKY COMPLIANT.
2. EARTHWORK: THE PROPOSED QUANTITY OF CUT FOR THIS CONSTRUCTION IS 420 CY, AND THE PROPOSED QUANTITY OF FILL IS ALSO 420 CY.

PHILIPSTOWN STANDARD SITE PLAN NOTES:

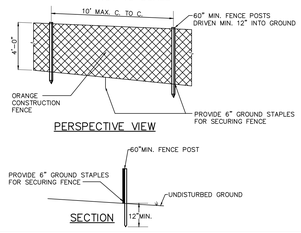
1. ALL PROPOSED UTILITIES SHALL BE PLACED UNDERGROUND.
2. ALL EXISTING TREES TO BE SAVED SHALL BE FLAGGED AND SNOW FENCE IS TO BE ERECTED AROUND TREES PRIOR TO ANY CONSTRUCTION ACTIVITIES.
3. PRIOR TO THE INITIATION OF CONSTRUCTION, THE APPLICANT OR HIS REPRESENTATIVE WILL MEET WITH THE TOWN ENGINEER, HIGHWAY 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 OR ADJACENT PROPERTY, THEY SHALL BE INSTALLED BY THE DEVELOPER AT NO COST TO THE TOWN
6. ANY ACTIVITIES WITHIN 100 FEET OF A TOWN REGULATED WETLAND, A TOWN REGULATED STREAM OR OTHER BODY OR WATER REQUIRES A WETLAND/WATERCOURSE PERMIT FROM THE TOWN OF PHILIPSTOWN.
7. PER NEW YORK STATE LAW, THE CONTRACTOR SHALL CALL DIG 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 SEEDED IMMEDIATELY UPON BEING LAID 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 ERECTED 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.

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 IDLE 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 SWALES.
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 15. 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 PERIMETER DIKES, SEDIMENT BASINS OR TRAPS, AND EMBANKMENTS SHALL, UPON COMPLETION, BE IMMEDIATELY STABILIZED WITH SOD, SEED AND ANCHORED STRAW MULCH, OR OTHER APPROVED STABILIZATION MEASURES (RECP).
11. MAINTENANCE SHALL BE PERFORMED AS NECESSARY TO ENSURE CONTINUED STABILIZATION. AREAS OUTSIDE OF THE PERIMETER 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 DISKED OR TILLED 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 LESS THAN 20% OF MATERIAL PASSING THE NO. 200 SIEVE, AND NOT MORE THAN 15% 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-THAN TO MID-MAY OR MID-AUGUST TO EARLY OCTOBER WITH A 65/20/15 MIX OF KENTUCKY BLUEGRASS/PERENNIAL RYEGRASS/FINE FESCUE AT 160 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 (EBX-S2 NN) AS MANUFACTURED BY CARTHAGE MILLS, SHALL BE PROVIDED ON ALL FINAL GRADES STEEPER THAN 1 VERTICAL OVER 3 HORIZONTAL (UP TO 3H:1V).
18. WHEN SPECIFIED, INLET PROTECTION SHALL BE INSTALLED CONCURRENTLY WITH CATCH BASIN INSTALLATION. IN THE SAME MANNER, ROCK 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 CREASED, 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 TRACKED ONTO PAVED RIGHTS-OF-WAY SHALL BE SWEPT 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 FRAYED.
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.

ORANGE CONSTRUCTION FENCE

NOT TO SCALE



ENVIRONMENTAL CONSIDERATIONS

1. THE LIMIT OF SOIL DISTURBANCE FOR THE PROPOSED CONSTRUCTION ACTIVITY IS LESS THAT 1 ACRE (43,560 SQ. FT.) OF LAND.
2. THE PROPOSED CONSTRUCTION ACTIVITY IS NOT LOCATED WITHIN THE EAST-OF-HUDSON NEW YORK CITY WATERSHED.
3. THE PROPOSED CONSTRUCTION ACTIVITY DOES NOT REQUIRE THE PREPARATION OF A STORMWATER POLLUTION PREVENTION PLAN (SWPPP), EITHER EROSION & SEDIMENT CONTROL ONLY, OR POST-CONSTRUCTION STORMWATER MANAGEMENT.
4. SIMILARLY, THE PROPOSED CONSTRUCTION ACTIVITY IS NOT A LAND DEVELOPMENT ACTIVITY, AND IS NOT SUBJECT TO CHAPTER 147A. OF THE CODE OF THE TOWN OF PHILIPSTOWN.
5. NORTHERN LONG-EARED (N.L.E.B.) BAT ARE KNOWN TO BE PRESENT IN THE AREA OF THE PROJECT SITE. ALL TREES TO BE CUT NECESSARY FOR THIS PROJECT SHALL BE CUT DURING THE N.L.E.B. HIBERNATION SEASON WHEN THE BATS ARE LIVING UNDERGROUND FROM NOVEMBER 1 TO MARCH 31.
6. SIMILARLY, THE SAME CONSTRUCTION SCHEDULE SHOULD BE OBSERVED FOR GROUND-DISTURBING ACTIVITIES DUE TO THE POSSIBLE PRESENCE OF TIMBER RATTLESNAKES.

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 ORANGE VINYL CONSTRUCTION FENCE ALONG THE FLAGGED "LIMITS OF DISTURBANCE LINE" SHOWN ON THESE PLANS TO PROTECT ALL AREAS/VEGETATION BEYOND THE DELINEATED CONSTRUCTIONS LIMITS.
5. INSTALL SILT FENCE, STABILIZED CONSTRUCTION ENTRANCE, AND SEDIMENT CONTROLS.
6. CLEAR AND GRUB ANTICIPATED WORK AREA.
7. ROUGH GRADE SITE, STOCKPILE TOPSOIL, GRADE/INSTALL DRAINAGE AND INTELT/OUTLET PROTECTION, MAINTAIN SOIL STABILIZATION OF EXPOSED SOILS.
8. CONSTRUCT HOUSE AND INSTALL SITE UTILITIES.
9. COMPLETE FINAL GRADING OF DRIVEWAY AND BUILDING SIT