

# SITE DEVELOPMENT PLANS

## PREPARED FOR

# ARTIS SENIOR LIVING, LLC

TOWN OF OSSINING

WESTCHESTER COUNTY, NEW YORK

DATE: AUGUST 1, 2015

REVISED: NOVEMBER 9, 2015

REVISED: APRIL 6, 2016

REVISED: JUNE 20, 2016

REVISED: AUGUST 29, 2016

REVISED: SEPTEMBER 14, 2016

SITE DATA

SITE LOCATION:

553 NORTH STATE ROAD  
BRIARCLIFF MANOR, NEW YORK

OWNER/APPLICANT:

ARTIS SENIOR LIVING, LLC  
1651 OLD MEADOW ROAD, SUITE 100  
McCLEAN VA, 22102

LOT SIZE:

1.53 ACRES

ZONING DISTRICT:

GB - GENERAL BUSINESS



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**KELLARD  
SESSIONS**

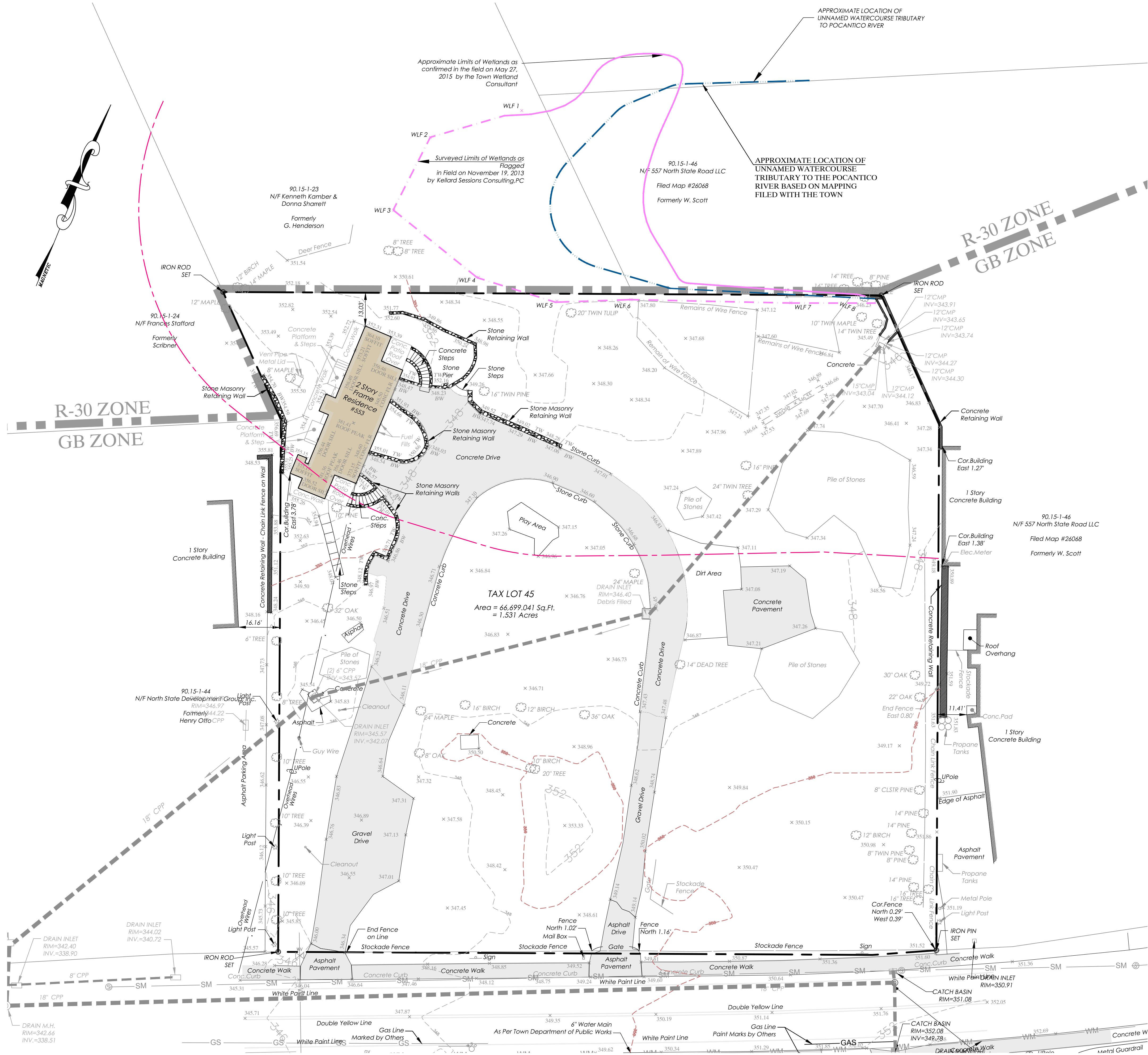
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ENGINEERING , LANDSCAPE ARCHITECTURE & PLANNING, P.C.

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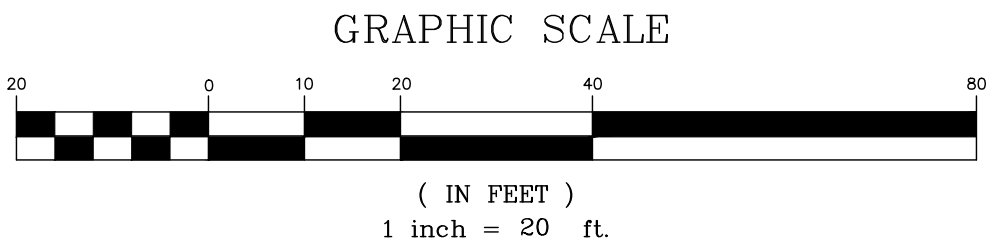
T: (914) 273-2323  
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LEGEND	
	EXISTING PROPERTY LINE
	EXISTING 10' CONTOUR
	EXISTING 2' CONTOUR
	EXISTING SPOT ELEVATION
	TOWN REGULATED WATERCOURSE, TRIBUTARY TO POCANTICO RIVER
	100' TOWN WETLAND BUFFER
	TOWN REGULATED WETLAND, SURVEY LOCATED
	TOWN REGULATED WETLAND, CONFIRMED IN FIELD
	EXISTING ZONING BOUNDARY
	EXISTING FENCE
	EXISTING SEWER MAIN
	EXISTING DRAINAGE PIPE
	EXISTING WATER MAIN
	EXISTING HYDRANT
	EXISTING GAS MAIN
	EXISTING SIDEWALK
	EXISTING TREE

- GENERAL NOTES:
- SURVEY INFORMATION AND TOPOGRAPHY BASED UPON THE MAP ENTITLED "ALTA/ACSM SURVEY PROPERTY TAX LOT 45 SITUATE IN THE TOWN OF OSSING, WESTCHESTER COUNTY, NEW YORK" PREPARED BY THOMAS C. MERRITT'S LAND SURVEYORS, P.C. DATED (LAST REVISED) JANUARY 20, 2014.
  - THE WATERCOURSE SHOWN HEREON WAS DELINEATED IN THE FIELD BY THE TOWN'S WETLAND CONSULTANT ON MAY 27, 2015.



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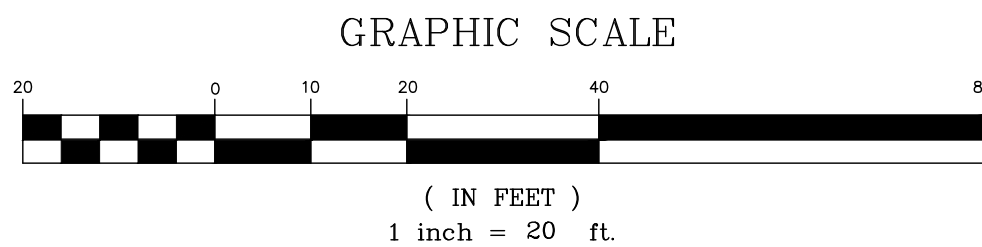
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## EXISTING CONDITIONS PLAN

### ARTIS SENIOR LIVING

TOWN OF OSSING		WESTCHESTER COUNTY, NEW YORK	
	10.		<div>1 / 11</div>
	9.		
	8.		
	7.		
	6.		
	5.	SEPTEMBER 14, 2016 - GENERAL REVISIONS	PROJECT ID.: ART100
	4.	AUGUST 29, 2016 - GENERAL REVISIONS	
	3.	JUNE 20, 2016 - GENERAL REVISIONS	
	2.	APRIL 6, 2016 - WETLAND REVISIONS	
	1.	NOVEMBER 9, 2015 - GENERAL REVISIONS	
	REVISIONS		DATE: AUGUST 1, 2015





- | REGULATION                  | MIN./MAX. DISTRICT REQUIREMENTS (GB)      | PROPOSED    |
|-----------------------------|---|-------------|
| LOT AREA                    | 20,000 SF (MIN)                           | 66,676 SF   |
| FRONTAGE                    | 50 FEET (MIN)                             | 255 FT      |
| LOT WIDTH                   | 100 FEET (MIN)                            | 255 FT      |
| LOT DEPTH                   | 130 FEET (MIN)                            | 259 FT      |
| FRONT YARD SETBACK          | 30 FEET (MIN)                             | 76 FT       |
| SIDE YARD SETBACK           | 0 FEET (MIN)                              | 20.5 FT     |
| SIDE ALONG RESIDENTIAL      | 30 FEET (MIN)                             | N/A         |
| REAR YARD ALONG RESIDENTIAL | 30 FEET (MIN)                             | 30 FT       |
| BUILDING HEIGHT (FEET)      | 35 FEET (MAX)                             | 35 FT       |
| BUILDING HEIGHT (STORIES)   | 2.0 STORIES (MAX)                         | 2.0 STORIES |
| BUILDING COVERAGE           | 30% (MAX)                                 | 27%         |
| PARKING SPACES              | 0.5 SPACE PER BED<br>0.5 * 64 = 32 SPACES | 40 SPACES   |

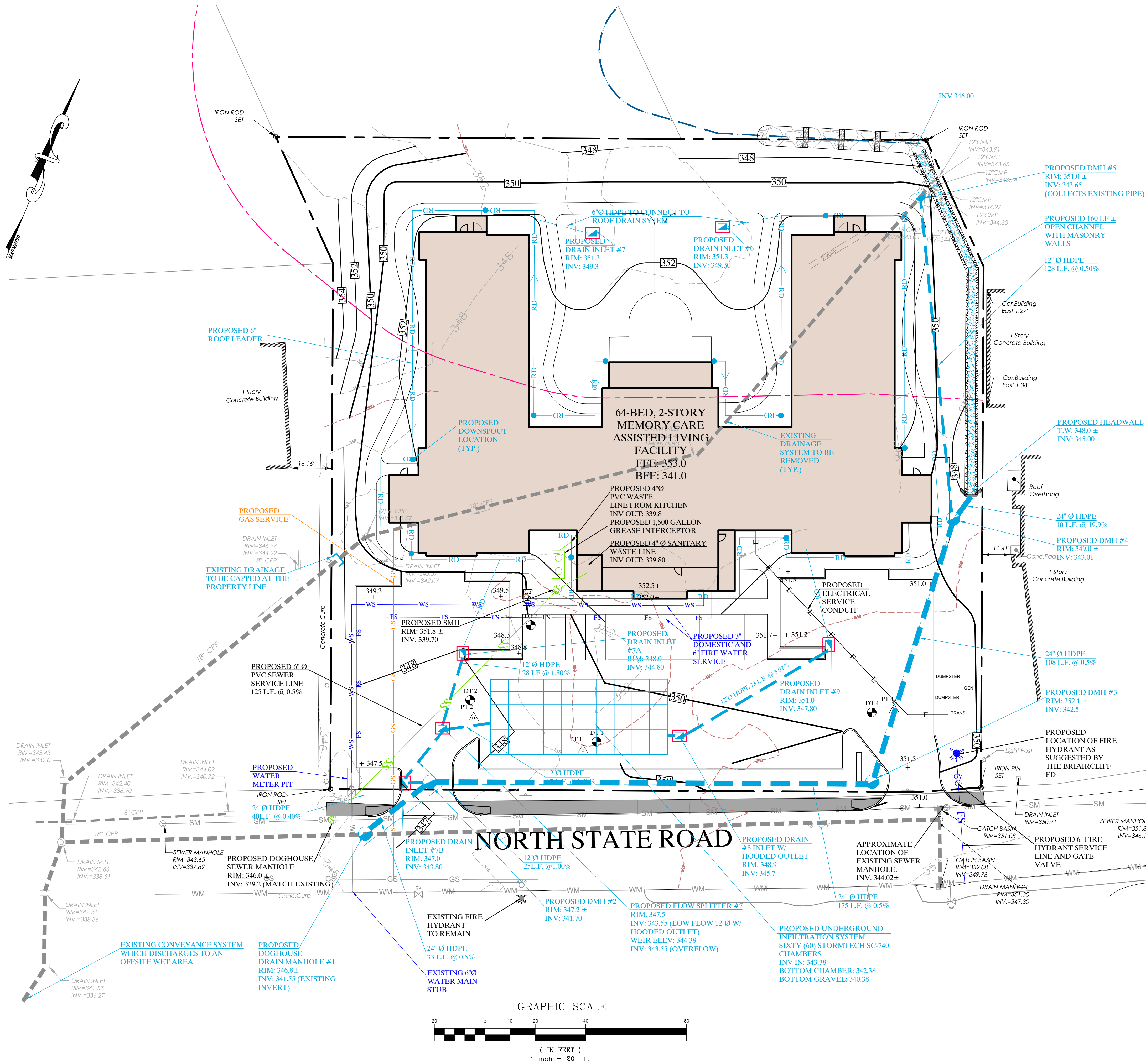
**LEGEND**

- EXISTING PROPERTY LINE
- EXISTING 10' CONTOUR
- EXISTING 2' CONTOUR
- EXISTING SPOT ELEVATION
- TOWN REGULATED WATERCOURSE
- 100' TOWN WETLAND BUFFER
- TOWN REGULATED WETLAND, SURVEY LOCATED
- TOWN REGULATED WETLAND, CONFIRMED IN FIELD
- EXISTING ZONING BOUNDARY
- PROPOSED 6' FENCE

<b>KELLARD SESSIONS</b> CONSULTING  ENGINEERING, LANDSCAPE ARCHITECTURE & PLANNING, P.C.  500 MAIN STREET ARMONK, N.Y. 10504  P: (914) 273-2323 F: (914) 273-2329  WWW.KELSES.COM	<h1 style="margin: 0;">LAYOUT PLAN</h1> <h2 style="margin: 10px 0 0 0;">ARTIS SENIOR LIVING</h2> <div style="display: flex; justify-content: space-between; padding: 5px 0;"> <span>TOWN OF OSSING</span> <span>WESTCHESTER COUNTY, NEW YORK</span> </div> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <tr> <td style="width: 40%; height: 150px; vertical-align: top;"> <div style="border: 1px solid black; width: 100%; height: 100%;"></div> </td> <td style="width: 60%; padding: 5px;"> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td style="width: 5%;">10.</td><td></td></tr> <tr><td>9.</td><td></td></tr> <tr><td>8.</td><td></td></tr> <tr><td>7.</td><td></td></tr> <tr><td>6.</td><td></td></tr> <tr><td>5.</td><td>SEPTEMBER 14, 2016 - GENERAL REVISIONS</td></tr> <tr><td>4.</td><td>AUGUST 29, 2016 - GENERAL REVISIONS</td></tr> <tr><td>3.</td><td>JUNE 20, 2016 - GENERAL REVISIONS</td></tr> <tr><td>2.</td><td>APRIL 6, 2016 - WETLAND REVISIONS</td></tr> <tr><td>1.</td><td>NOVEMBER 9, 2015 - GENERAL REVISIONS</td></tr> </table> <p style="text-align: center; margin-top: 5px;">REVISIONS</p> </td> </tr> </table> <div style="display: flex; justify-content: flex-end; align-items: center; margin-top: 10px;"> <div style="border: 1px solid black; width: 150px; height: 150px; display: flex; align-items: center; justify-content: center; margin-right: 10px;"> <div style="font-size: 2em; margin: 0 10px;">2</div> <div style="font-size: 3em; margin: 0 10px;">/</div> <div style="font-size: 2em; margin: 0 10px;">11</div> </div> <div> <p>PROJECT ID: _____</p> <p style="text-align: center; margin-top: 5px;">ART100</p> <p>DATE: _____</p> <p style="text-align: right; margin-top: 5px;">AUGUST 1, 2015</p> </div> </div>	<div style="border: 1px solid black; width: 100%; height: 100%;"></div>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td style="width: 5%;">10.</td><td></td></tr> <tr><td>9.</td><td></td></tr> <tr><td>8.</td><td></td></tr> <tr><td>7.</td><td></td></tr> <tr><td>6.</td><td></td></tr> <tr><td>5.</td><td>SEPTEMBER 14, 2016 - GENERAL REVISIONS</td></tr> <tr><td>4.</td><td>AUGUST 29, 2016 - GENERAL REVISIONS</td></tr> <tr><td>3.</td><td>JUNE 20, 2016 - GENERAL REVISIONS</td></tr> <tr><td>2.</td><td>APRIL 6, 2016 - WETLAND REVISIONS</td></tr> <tr><td>1.</td><td>NOVEMBER 9, 2015 - GENERAL REVISIONS</td></tr> </table> <p style="text-align: center; margin-top: 5px;">REVISIONS</p>	10.		9.		8.		7.		6.		5.	SEPTEMBER 14, 2016 - GENERAL REVISIONS	4.	AUGUST 29, 2016 - GENERAL REVISIONS	3.	JUNE 20, 2016 - GENERAL REVISIONS	2.	APRIL 6, 2016 - WETLAND REVISIONS	1.	NOVEMBER 9, 2015 - GENERAL REVISIONS
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GENERAL NOTES:

1. SURVEY INFORMATION AND TOPOGRAPHY BASED UPON THE MAP ENTITLED "ALTA/ACSM SURVEY PROPERTY TAX LOT 45 SITUATE IN THE TOWN OF OSSINING, WESTCHESTER COUNTY, NEW YORK" PREPARED BY THOMAS C. MERRITT'S LAND SURVEYORS, P.C. DATED (LAST REVISED) JANUARY 20, 2014.
2. THE WATERCOURSE SHOWN HEREON WAS CONFIRMED IN THE FIELD BY THE TOWN'S WETLAND CONSULTANT ON MAY 27, 2015. THE SURROUNDING WETLAND AREA WAS DEEMED TO BE NON-JURISDICTIONAL DUE TO ITS SIZE.
3. ALL VEGETATION SHOWN ON THESE PLANS SHALL BE MAINTAINED IN A HEALTHY AND VIGOROUS GROWING CONDITION THROUGHOUT THE DURATION OF THE PROPOSED USE OF THE SITE. ANY VEGETATION NOT SO MAINTAINED SHALL BE REPLACE WITH NEW COMPARABLE VEGETATION AT THE BEGINNING OF THE NEXT GROWING SEASON.
4. ALL EXTERIOR LIGHTING SHOWN ON THESE PLANS SHALL BE SHIELDED AND/OR DIRECTED SO AS TO ELIMINATE ANY GLARE FROM BEING OBSERVABLE FROM ADJOINING STREETS AND PROPERTIES.
5. ALL UTILITY LINES ASSOCIATED WITH THIS PROJECT SHALL BE LOCATED UNDERGROUND.
6. SEE ARCHITECTURAL PLANS PREPARED BY DENNIS D. SMITH, AIA ARCHITECT FOR BUILDING INFORMATION.
7. ALL EXISTING SITE FEATURES SHALL BE DEMOLISHED AND REMOVED OFF SITE IN A SAFE A LEGAL MANNER; UNLESS OTHERWISE NOTED.
8. THERE WILL BE NO SURFACE FLOWS FROM THE ARTIS DEVELOPMENT DISCHARGING TO THE OFFSITE WETLAND/WATERCOURSE TO THE WEST. IN ADDITION, EXISTING FLOWS FROM THE OFFSITE WETLAND/WATERCOURSE WILL NOT BE DIMINISHED AS A RESULT OF THE ARTIS DEVELOPMENT.

SOIL TESTING RESULTS:

TP-1	0" TO 8"	TOPSOIL
	8" TO 24"	SLIGHTLY COMPACTED RED SILTY LOAM
	24" TO 84"	SLIGHTLY COMPACTED BROWN SAND W/ SILT
TP-2	0" TO 4"	TOPSOIL
	4" TO 84"	SLIGHTLY COMPACTED BROWN SAND W/ SILT WITH 8" COBBLES
TP-3	0" TO 4"	TOPSOIL
	4" TO 48"	SLIGHTLY COMPACTED BROWN SAND W/ SILT WEATHERED BOULDERS, VERY COMPACT
TP-4	0" TO 6"	TOPSOIL
	6" TO 36"	SLIGHTLY COMPACTED BROWN SANDY LOAM
	36" TO 72"	SLIGHTLY COMPACTED BROWN SAND
	72" +	GROUNDWATER

PERCOLATION TEST #1 = 6 MIN/INCH  
PERCOLATION TEST #2 = 5 MIN/INCH  
PERCOLATION TEST #4 = 5 MIN/INCH

LEGEND

---	EXISTING 10' CONTOUR
---	EXISTING 2' CONTOUR
x 375.94	EXISTING SPOT ELEVATION
---	PROPOSED 10' CONTOUR
---	PROPOSED 2' CONTOUR
+ 375	PROPOSED SPOT GRADE
GS	PROPOSED FIRE SERVICE
FS	PROPOSED FIRE SERVICE
WS	PROPOSED WATER SERVICE
SS	PROPOSED SEWER SERVICE
RD	PROPOSED ROOF DRAIN
FD	PROPOSED FOOT DRAIN
---	PROPOSED HDPE DRAIN PIPE
SM	PROPOSED SEWER MANHOLE
DI	PROPOSED DRAIN INLET/CATCH BASIN
DMH	PROPOSED DRAINAGE MANHOLE
YD	PROPOSED YARD DRAIN
HW	PROPOSED HEAD WALL
HY	PROPOSED HYDRANT
GV	PROPOSED GATE VALVE
DT	DEEP TEST HOLE LOCATION
PT	PERCOLATION TEST HOLE LOCATION

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GRADING AND UTILITY PLAN

ARTIS SENIOR LIVING

TOWN OF OSSINING	WESTCHESTER COUNTY, NEW YORK
10.	
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REVISIONS	
3	11
PROJECT I.D.:	ART100
DATE:	AUGUST 1, 2015



All proposed soil erosion and sediment control practices have been designed in accordance with the following publications:

- The primary aim of the soil erosion and sediment control plan is to reduce soil erosion from areas stripped of vegetation during and after construction and to prevent silt from reaching the drainage structures, infiltration systems and downstream properties. The infiltration systems will not be put into service until the contributing drainage areas to the system have been stabilized. As outlined in the construction sequencing notes below and on the Sediment & Erosion Control plan, the Sediment & Erosion Control Plan is an integral component of the construction phasing and sequencing and will be implemented to control sediment and re-establish vegetation as soon as practicable. The plan will be implemented prior to the commencement of any earthmoving activities.

The owner/operator shall maintain the construction site a copy of the NYSDDEC SPDES General Permit for Stormwater Discharges from Construction Activities, GP-0-15-002, the Notice of Intent (NOI), the NOI acknowledgment letter, the Stormwater Pollution Prevention Plan Report for Artis Senior Living, the MS4 SWPPP Acceptance Form and inspection reports from the qualified inspector until all disturbed areas have achieved final stabilization and the Notice of Termination (NOT) has been filed with the NYSDDEC.

The proposed soil erosion and sediment control devices include the planned erosion control practices outlined below. Maintenance procedures for each erosion control practice are also provided herein. The owner or operator must ensure that all erosion and sediment control practices identified herein are maintained in effective operating condition at all times.

A stabilized construction entrance shall be installed at the project entrance as indicated on the plans. The purpose of the stabilized construction entrance is to prevent vehicles leaving the site from tracking sediment, mud or any other construction-related materials from the site onto North State Road.

The Contractor shall maintain the construction entrance in a manner which prevents or significantly reduces the tracking of sediment/soil onto North State Road. The Contractor shall inspect the construction entrance daily and after each rain event for displacement or loss of aggregate. The Contractor shall top-dress the construction entrance when displacement/loss of aggregate occurs, or if the aggregate becomes clogged or silted to the extent that the entrance can no longer perform its intended function. The Contractor shall inspect the vicinity of the construction entrance several times a day and immediately remove any sediment dropped or washed onto North State Road.

Silt fence (geotextile filter cloth) shall be placed in locations depicted on the approved plans. The purpose of the silt fence is to reduce the velocity of sediment-laden stormwater from small drainage areas and to intercept the transported sediment load. In general, silt fence shall be used at the perimeter of disturbed areas, toe of slopes or immediately within slopes where obvious channel concentration of stormwater is not present. Silt fence shall always be installed parallel to the contours in order to prevent concentrated flows from developing along the silt fence.

Silt fencing shall be inspected at a minimum of every seven (7) days. Inspections shall include ensuring that the fence material is tightly secured to the wood posts. In addition, overlapping filter fabric shall be secure and the fabric shall be maintained a minimum of eight (8) inches below grade. In the event that any "bulges" develop in the fence, that section of fence shall be replaced immediately with a new fence section. Any visible sediment build-up against the fence shall be removed and deposited on-site a minimum of 100 feet from any wetland.

After the project's drain inlets have been installed and the site is completely constructed and stabilized, these drain inlets will receive stormwater from the driveway and overland watersheds. The inlet protection barrier will allow stormwater to be filtered prior to reaching the inlet grate.

Inlet protection devices shall be inspected at a minimum of every seven (7) days. Care shall be taken to ensure that all inlet protection devices are properly located and secure and do not become displaced. Any accumulated sediments shall be removed from the device and deposited not less than 100 feet from a wetland.

All soil/material stripped from the construction area during grubbing and grading shall be stockpiled in locations illustrated on the approved plans, or in practical locations on-site.

All stockpiles shall be inspected (for signs of erosion or problems with seed establishment) at a minimum of once every seven (7) days. Soil stockpiles shall be protected from erosion by vegetating the stockpile with a rapidly-germinating grass seed and surrounded with either silt fence or staked weed-free haybales. In the non-growing season, the stockpiles shall be protected by a tarpaulin covering the entire stockpile.

All disturbed areas will be protected from erosion with the use of vegetative measures (e.g., grass seed mix, sod) hydromulch, weed-free hay or Curlex Excelsior Erosion Control Blankets.

Erosion control barriers consisting of silt fencing shall be placed around exposed areas during construction. Any areas stripped of vegetation during construction will be vegetated and/or mulched to prevent erosion of the exposed soils. In site areas where significant erosion potential exists (steep slopes/slopes exceeding 2:1) and/or where specifically directed, Curlex Excelsior Erosion Control Blankets (Manufactured by American Excelsior or approved equal) shall be installed. Mulch is also used alone for temporary stabilization in non-growing months.

Materials that may be used for mulching include weed-free straw/ hay/salt hay, wood fiber, synthetic soil stabilizers, mulch netting, erosion control blankets or sod. A permanent vegetative cover will be established upon completion of construction of those areas which have been brought to finish grade and to remain undisturbed.

The applicant or their representatives shall be on-site at all times when construction or grading activity takes place and shall inspect and document the effectiveness of all sediment and erosion control practices.

The intent of the erosion controls is to control all disturbed areas, such that soils are protected from erosion by temporary methods and, ultimately by permanent vegetation. All cut and fill slopes shall be kept to a maximum slope of 2:1. In the event that a slope must exceed a 2:1 slope, it shall be stabilized with stone rip-rap. On fill slopes, all material will be placed in layers not to exceed 9 inches in depth and adequately compacted. Where practicable, diversion swales shall be constructed on the top of all fill embankments to divert any overland flows away from the fill slope.

Where vegetative or mulch cover is not practicable in disturbed areas of the site, dust shall be controlled by the use of water sprinkling. The surface shall be sprayed until wet. Dust control shall continue until such time as the entire site is adequately stabilized with permanent vegetative cover.

Pollution prevention practices for preventing litter, construction chemicals (if applicable) and construction debris from becoming a pollutant source in stormwater discharge includes daily pickup of construction debris, inspection, designated storage areas, and physical controls such as silt fencing and inlet protection. Inspections will also be conducted to ensure that dust control measures are utilized as necessary. During construction, maintenance, construction and waste materials will be stored within suitable areas/dumpsters, as appropriate, to minimize the exposure of the materials to stormwater and spill prevention. All maintenance and construction waste will be disposed of in a safe manner in accordance with all applicable regulations.

Outlined below is a brief listing of the construction sequencing for the project.

Prior to any interior site activity, the owner, contractor, owner's engineer and Town Engineer shall hold a pre-construction meeting.

Prior to any interior site activity, the owner, contractor, owner's engineer and Town Engineer shall hold a pre-construction meeting.

Final stabilization as defined by the NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activities GP-0-15-002 is the establishment of a uniform perennial vegetative cover with a density of eighty (80) percent over the pervious surface once all soil disturbance activities have ceased. Cover can be vegetative (e.g., grass, trees, seed and mulch, shrubs or turf) or non-vegetative (e.g., geotextiles, rip-rap or gabions, pavement, roofs, etc.).

The applicant shall notify the Town of Ossining enforcement official at least 48 hours before any of the following as required by the Stormwater Management Officer:

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

The owners/contractor is required to submit As-Built plans for any stormwater management practices located on site after final construction is completed. The plan must show the final design specifications for all stormwater management facilities and must be certified by a New York State licensed land surveyor or professional engineer.

Owner/operator to obtain all necessary permits/approvals.

Owner/operator to conduct a pre-construction meeting.

Contractor to stake clearing limits of disturbance for the project.

Contractor to install perimeter erosion controls.

Contractor to install stabilized construction entrance.

Contractor to install silt fence in locations as indicated on the Erosion & Sediment Control Plan.

Contractor to commence demolition of all existing site features.

Contractor to commence clearing and grubbing for structures, parking and utilities.

Contractor to initiate general excavation of the parking lot, foundations and drainage facilities.

Contractor to stockpile excavated soil in soil stockpile locations to reclaim for further use (i.e., landscaping).

Contractor to construct facility.

Contractor to make necessary utility service connections.

Contractor to initiate installation of drainage facilities.

The outlet of the drain inlet immediately upstream of the infiltration system shall be plugged or capped. This will keep the infiltration system off line during construction.

Contractor to install inlet protection around installed drainage facilities.

Contractor to complete storm drainage facilities.

Contractor to rough grade parking lot, if required.

Contractor to provide dust control during construction as necessary.

Contractor to finish final grade of parking lot.

Contractor to re-vegetate disturbed areas.

Contractor shall final stabilize all drainage areas tributary to each stormwater facility.

Contractor to install wetland mitigation measures.

Contractor shall remove silt fence, inlet protection, drain inlet plug and all erosion control practices upon final stabilization.

Re-vegetation of disturbed areas.

Once site is stabilized, infiltration system to be placed on-line.

Contractor to install landscaping.

Remove sediment and erosion controls upon site stabilization.

The entity responsible for implementing the maintenance program will be the owner, its successors and/or assigns. The current owners are Artis Senior Living, LLC, 1651 Old Meadow Road, McLean, Virginia 22102, (703) 992-7985.



TAG #	TREE SIZE AND SPECIE	TO REMAIN	TO BE REMOVED
1	8" OAK		X
2	24" MAPLE		X
3	20" TREE		X
4	10" BIRCH		X
5	16" BIRCH		X
6	12" BIRCH		X
7	36" OAK		X
8	32" OAK		X
9	10" PINE		X
10	8" MAPLE		X
11	16" TWIN PINE		X
12	20" TWIN TULIP	X	
13	10" TWIN MAPLE	X	
14	14" TWIN TREE		X
15	16" PINE		X
16	24" TWIN TREE		X
17	24" MAPLE		X
18	14" DEAD TREE		X
19	30" OAK		X
20	22" OAK		X
21	8" CLSTR PINE		X
22	14" PINE		X
23	14" PINE		X
24	12" BIRCH		X
25	8" TWIN PINE		X
26	8" PINE		X
27	14" PINE		X
28	16" TREE		X
29	16" TREE		X

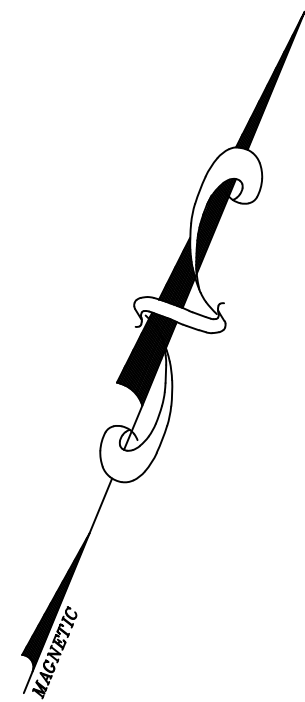
EXISTING 2' CONTOUR		PROPOSED 2' CONTOUR	
EXISTING 10' CONTOUR		PROPOSED 10' CONTOUR	
EXISTING SPOT GRADE		PROPOSED CONCRETE CURB	
TOWN REGULATED WETLAND		PROPOSED DRAIN INLET W/ INLET PROTECTION	
100' WATERCOURSE BUFFER		PROPOSED SILT FENCE	
EXISTING DRAINAGE PIPE		PROPOSED LIMIT OF DISTURBANCE	
TREE TO BE PROTECTED		TEMPORARY SOIL STOCKPILE	
TREE TO BE REMOVED			

<b>KELLARD SESSIONS</b> CONSULTING	<h1 style="margin: 0;">EROSION &amp; SEDIMENT CONTROL PLAN</h1> <h2 style="margin: 10px 0 0 0;">ARTIS SENIOR LIVING</h2>
500 MAIN STREET ARMONK, N.Y. 10504  P: (914) 273-2323 F: (914) 273-2329  WWW.KELSES.COM	TOWN OF OSSING      WESTCHESTER COUNTY, NEW YORK

<div style="border: 1px solid black; width: 100%; height: 100%;"></div>	10. 9. 8. 7. 6. 5.	SEPTEMBER 14, 2016 - GENERAL REVISIONS AUGUST 29, 2016 - GENERAL REVISIONS JUNE 20, 2016 - GENERAL REVISIONS APRIL 6, 2016 - WETLAND REVISIONS NOVEMBER 9, 2015 - GENERAL REVISIONS	<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> <div style="font-size: 2em; margin-right: 10px;">4</div> <div style="font-size: 3em;">11</div> </div>
		REVISIONS	PROJECT ID.: ART100  DATE: AUGUST 1, 2015



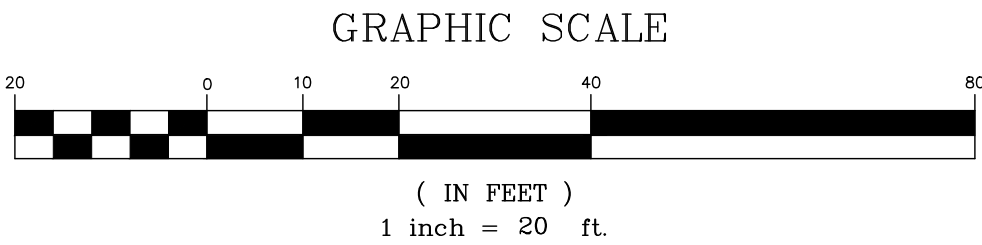
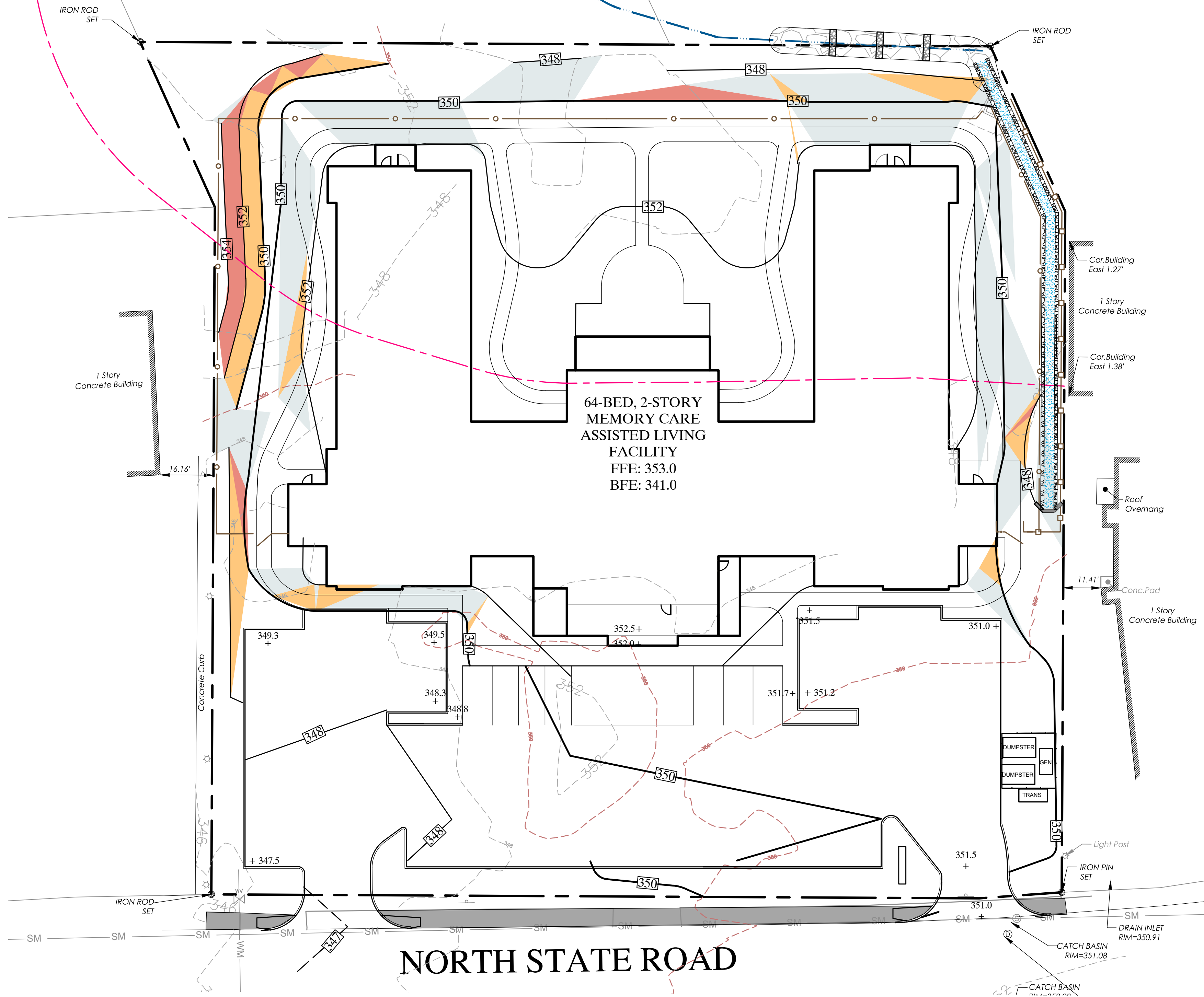
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PROPOSED STEEP SLOPE LEGEND			
Minimum Slope	Maximum Slope	Acres	Color
15.00%	25.00%	0.11 ac.	
25.00%	35.00%	0.04 ac.	
35.00%	100.00%	0.02 ac.	

STEEP SLOPE TABLE									
SLOPE	PROPOSED STEEP SLOPES		AMOUNT OF DISTURBANCE		WEIGHTED AVERAGE		MAX. DISTURBANCE ALLOWED		
15 - 25 %	4,792 SF.	0.11 AC.	4,792 SF.	0.11 AC.	4,792 SF.	0.11 AC.	13,068 SF.	0.30 AC.	
25 - 35 %	1,742 SF.	0.04 AC.	1,742 SF.	0.04 AC.	2,613 SF.	0.06 AC.	MAX. DISTURBANCE PROPOSED		
> 35%	871 SF.	0.02 AC.	871 SF.	0.02 AC.	2,613 SF.	0.06 AC.	10,018 SF.	0.23 AC.	

\*THE SUM OF THE WEIGHTED AVERAGE OF DISTURBANCE IS 10,018 SF., WHICH IS LESS THAN THE MAXIMUM ALLOWED OF 13,068 SF.  
\*THE INFORMATION PROVIDED IN THE TABLE ABOVE SHOWS THAT A STEEP SLOPES PERMIT IS NOT REQUIRED BECAUSE THE DISTURBANCE WITHIN THE STEEP SLOPE AREAS ARE DO NOT EXCEED THE THRESHOLDS OUTLINED IN CHAPTER 167 OF THE OSSINING TOWN CODE.



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SLOPE ANALYSIS PLAN

ARTIS SENIOR LIVING

TOWN OF OSSININGWESTCHESTER COUNTY, NEW YORK

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4. AUGUST 29, 2016 - GENERAL REVISIONS

3. JUNE 20, 2016 - GENERAL REVISIONS

2. APRIL 6, 2016 - WETLAND REVISIONS

1. NOVEMBER 9, 2015 - GENERAL REVISIONS

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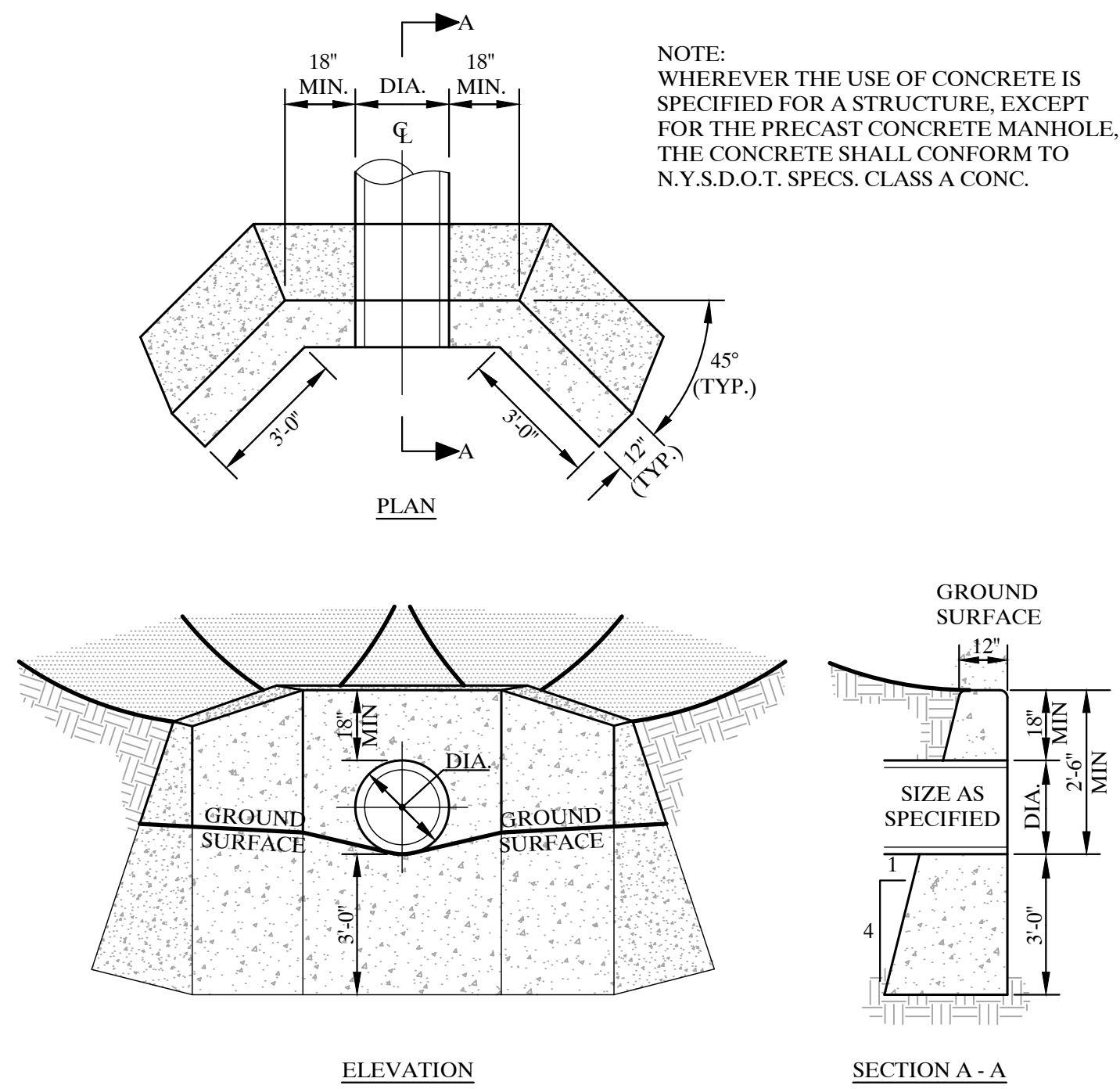
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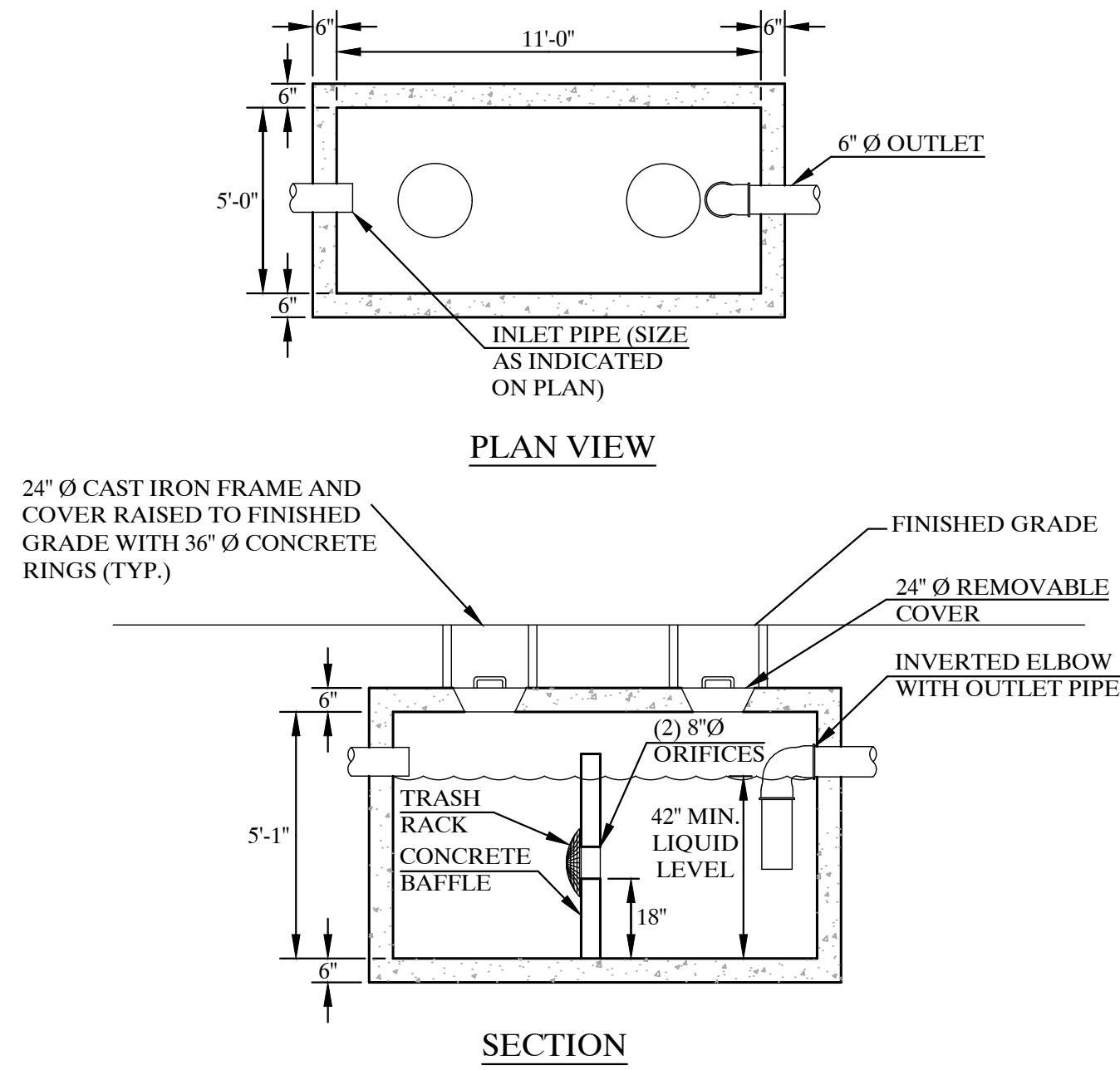
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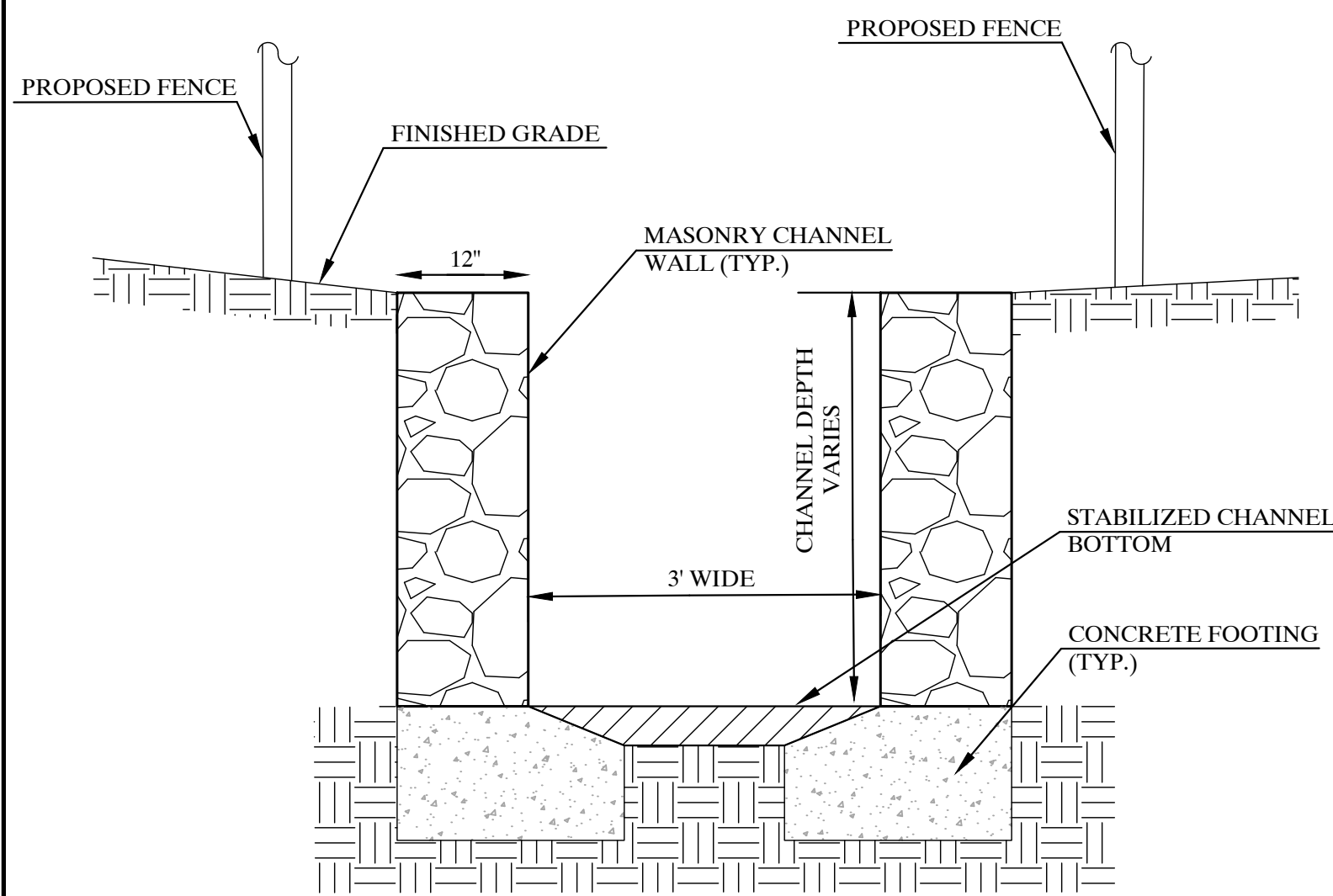
### HEADWALL DETAIL (N.T.S.)



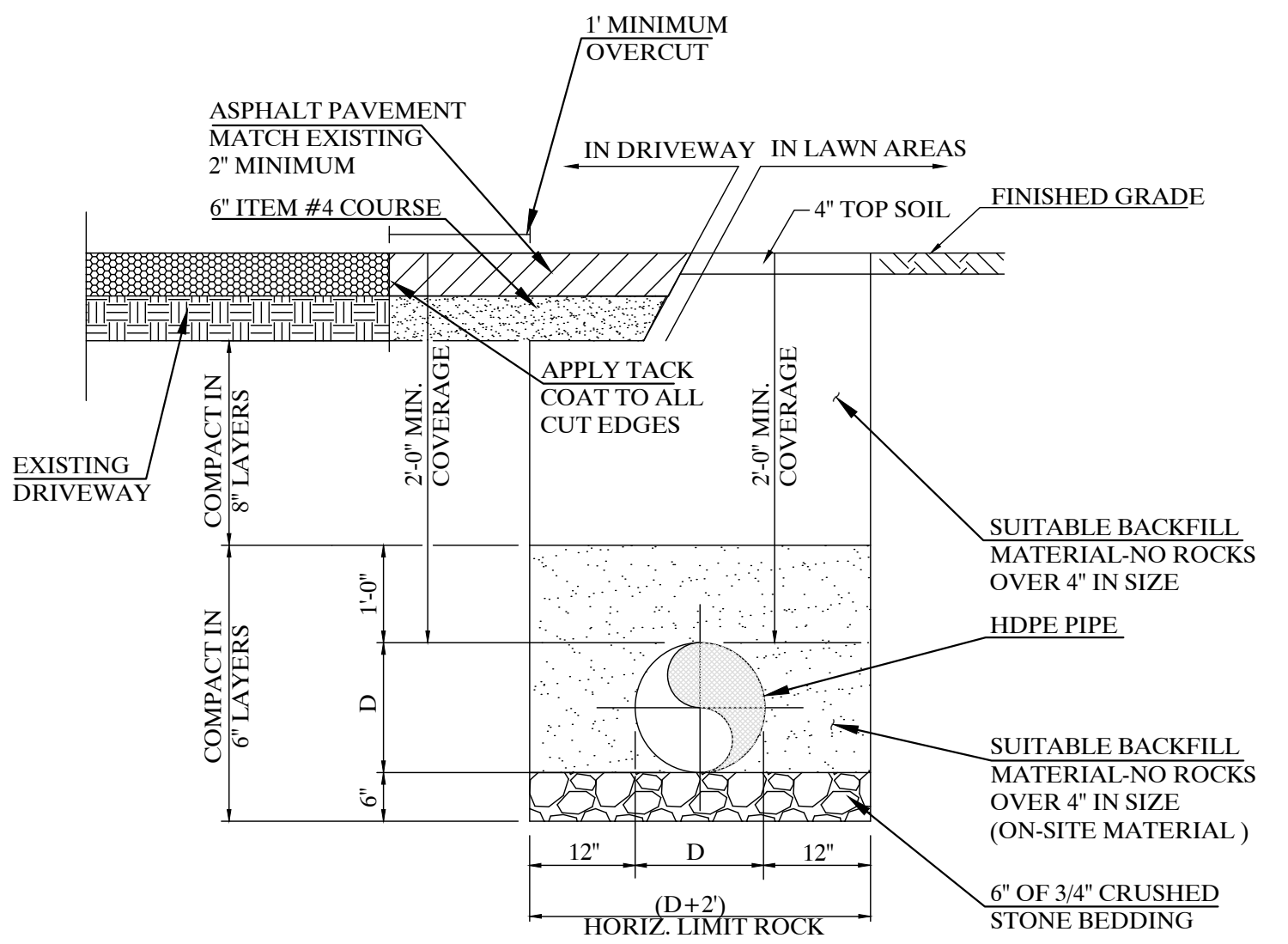
### 1,500 GALLON GREASE INTERCEPTOR DETAIL (N.T.S.)



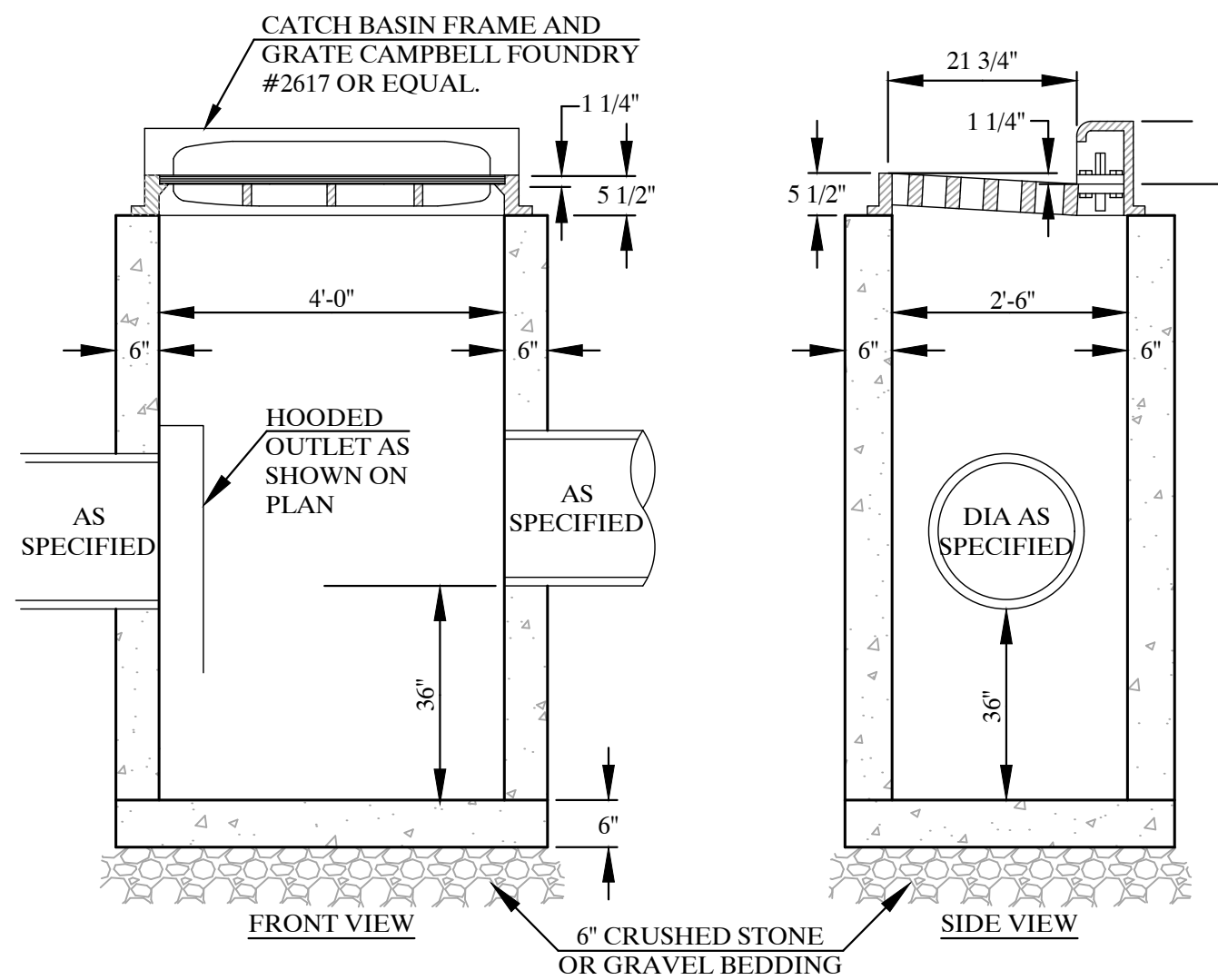
### OPEN CHANNEL CONVEYANCE DETAIL (N.T.S.)



### PIPE TRENCH DETAIL (N.T.S.)

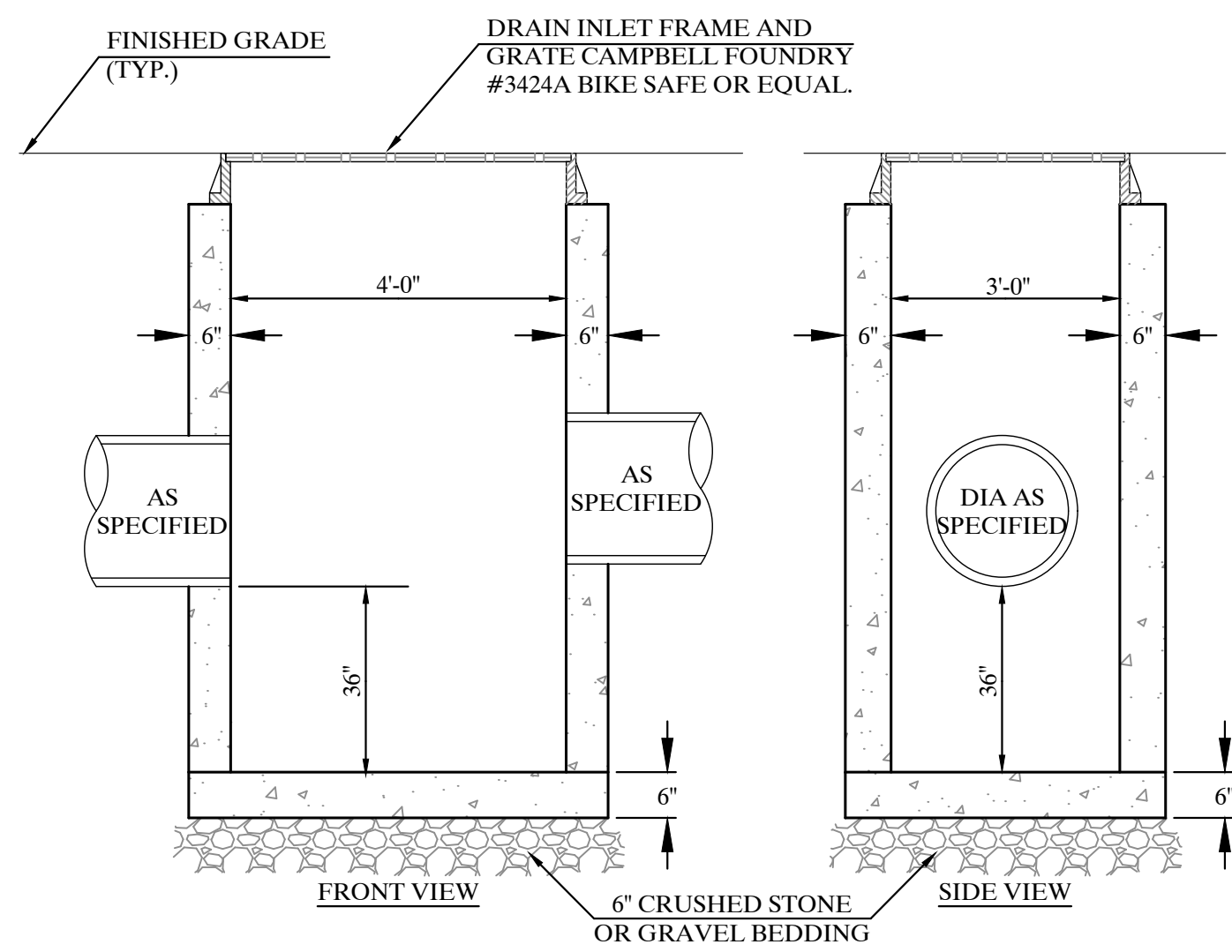


### CATCH BASIN DETAIL (N.T.S.)



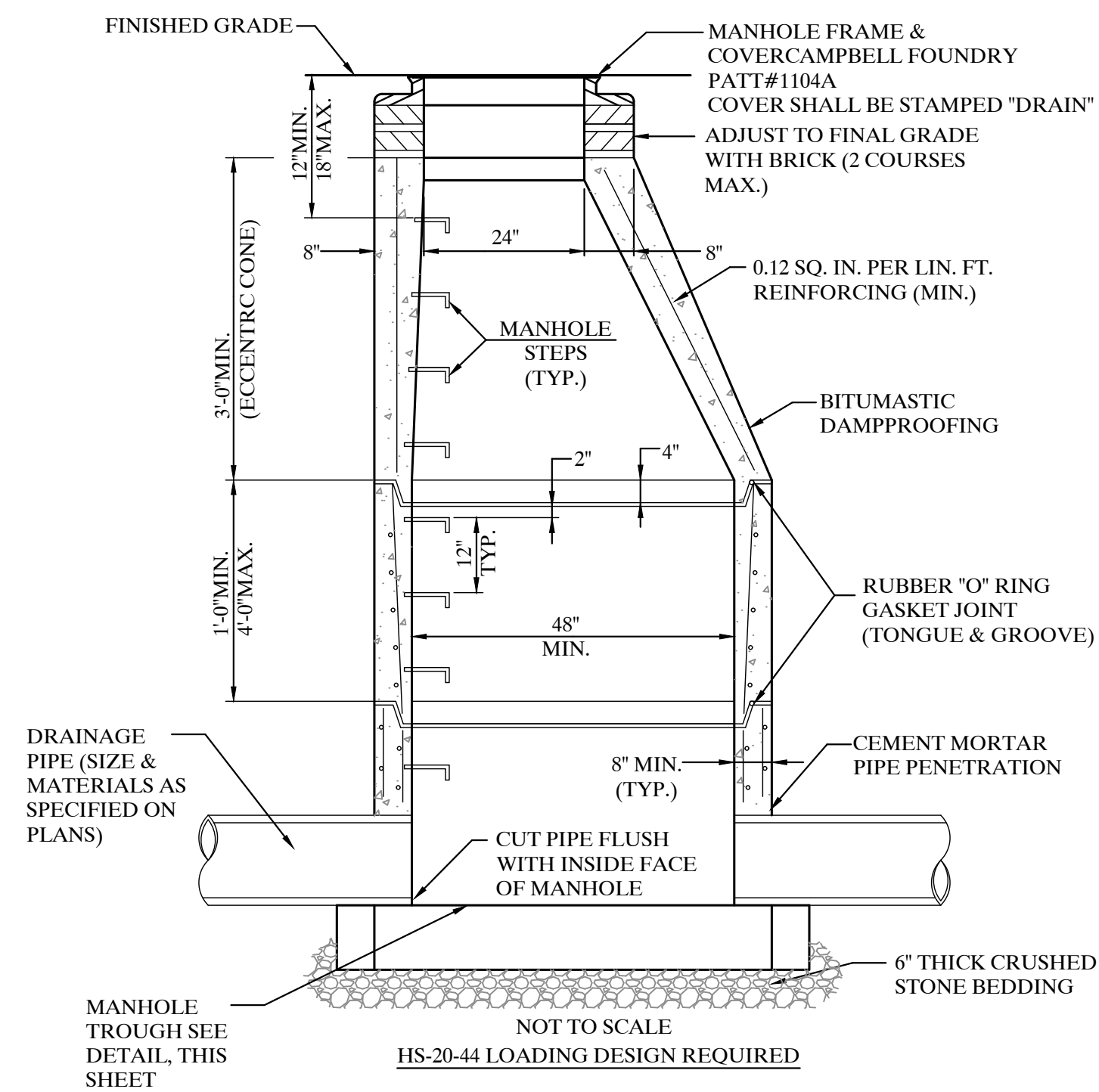
NOTE: TYPE A CATCH BASIN AS SHOWN HERE ON WILL BE UTILIZED WHERE THE NEED FOR A DROP INLET EXISTS. THE CURB TYPE CASTING SHALL BE SUBSTITUTED WITH CAMPBELL FOUNDRY FRAME AND GRATE # 3433 OR EQUAL.

### PRECAST CONCRETE DRAIN INLET DETAIL (N.T.S.)

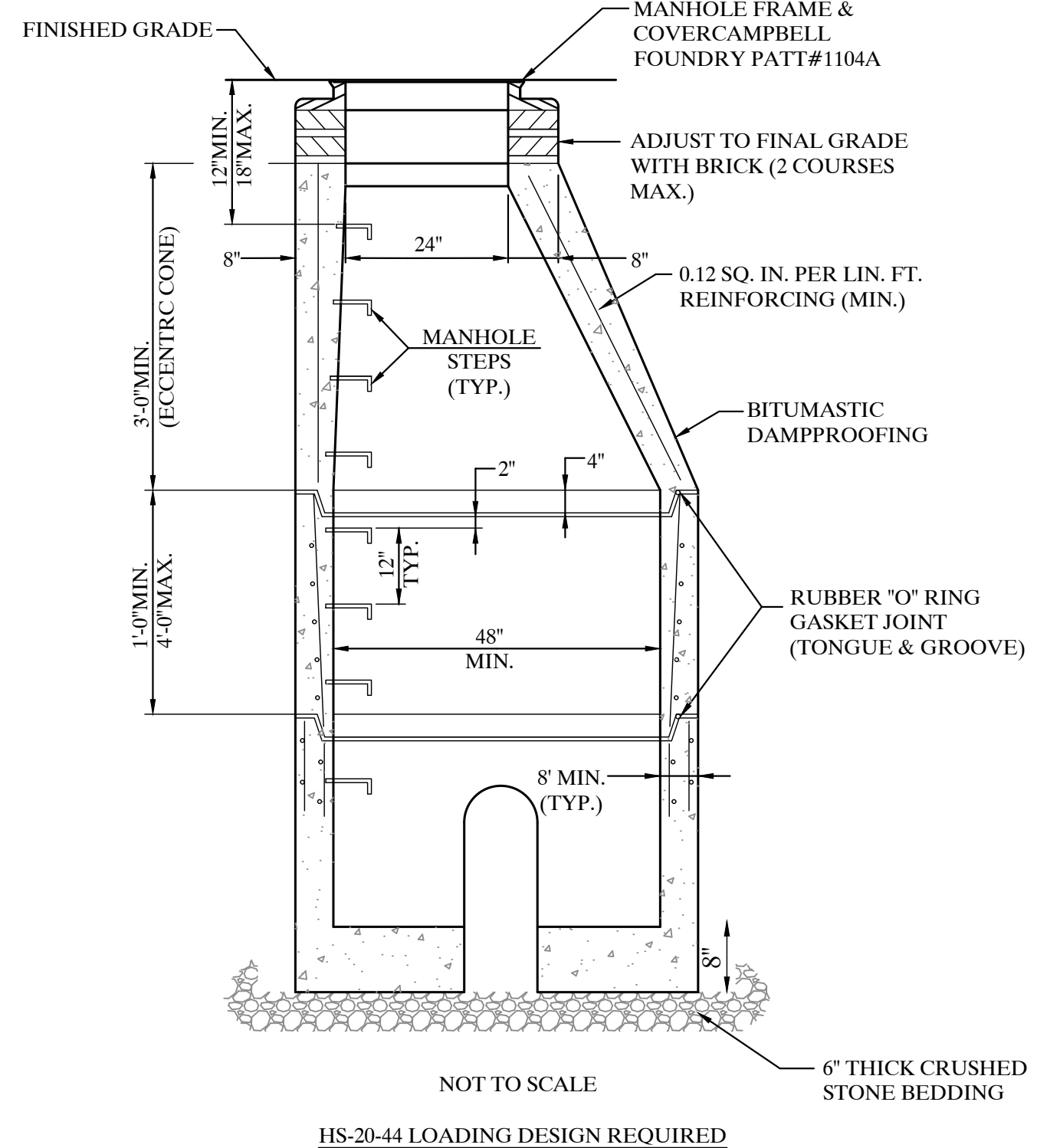


NOT TO SCALE  
HS-20-44 LOADING DESIGN REQUIRED

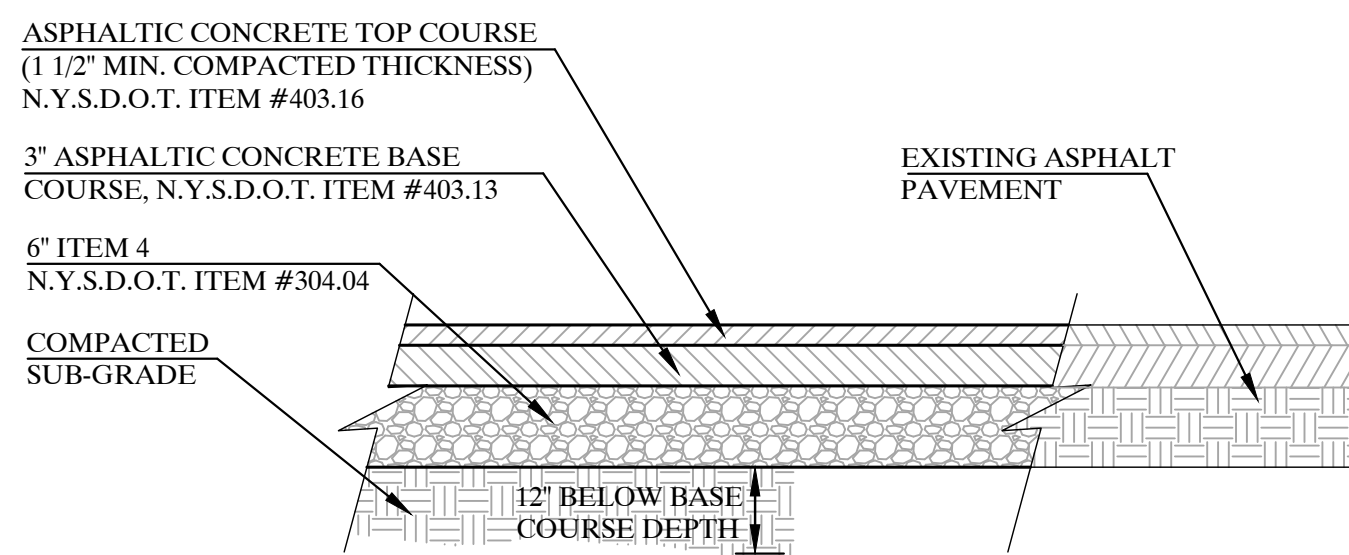
### DRAINAGE MANHOLE DETAIL (N.T.S.)



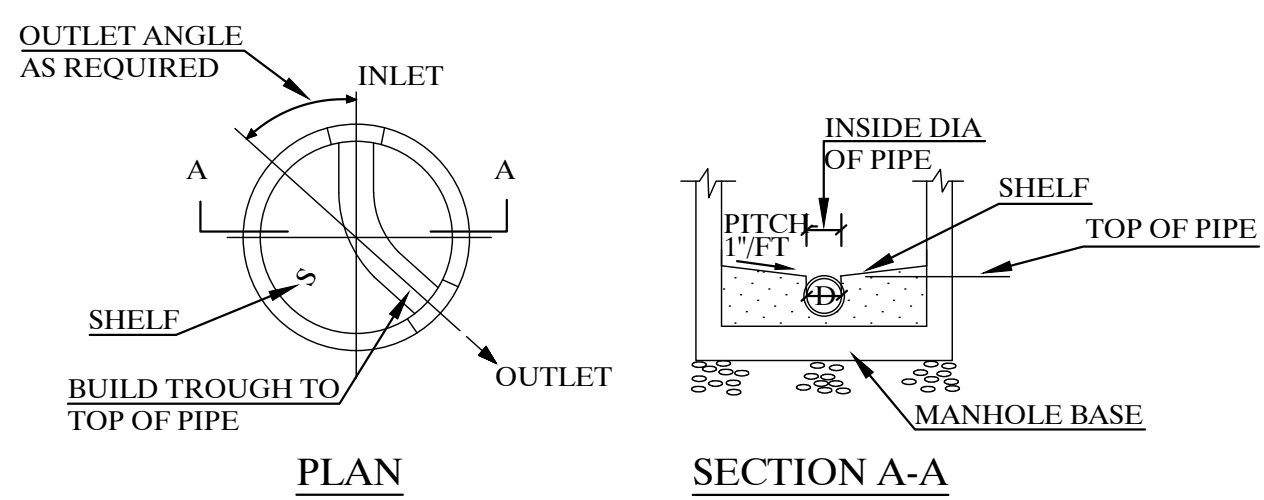
### DRAINAGE MANHOLE W/ DOGHOUSE BASE DETAIL (N.T.S.)



### ASPHALT PAVEMENT DETAIL (FULL DEPTH) (N.T.S.)



### DETAIL OF MANHOLE TROUGH (N.T.S.)



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## DETAILS

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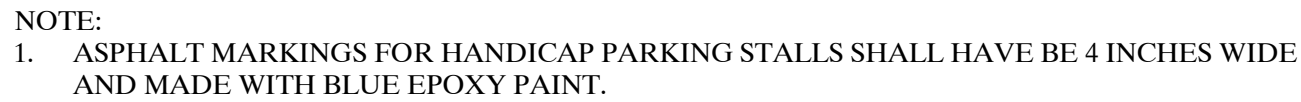
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UNAUTHORIZED ADDITIONS, MODIFICATIONS AND / OR ALTERATIONS TO THESE PLANS IS A VIOLATION OF SECTION 7209(2) OF THE NEW YORK STATE EDUCATION LAW





**DETECTABLE WARNING**

**1:12 MAX**

**1:12 MAX**

**5'-0"**

**6'-0"**

**4'-0"**

**6'-0"**

**PLAN**

**CURB REVEAL TO BE FLUSH WITH PAVEMENT**

**1:12 MAX**

**1:12 MAX**

**6"**

**6'-0"**

**4'-0"**

**6'-0"**

**ELEVATION**

**5'-0"**

**3'-0"**

**6"**

**1/2" R**

**6"**

**12"**

**6"**

**CONCRETE TO BE SCORED WITH EDGING TOOL TO SIMULATE CURBING**

**AS A CONCRETE**

**AGGREGATE BASE**

**IMPROVED COMPACTED GRADE**

**6"X6" 10/10 WELD WIRE MESH**

**SECTION A-A**

The image contains two technical drawings of a mobile office unit, labeled 'PLAN' and 'ELEVATION'.

**PLAN View:** This top-down view shows a rectangular unit with overall dimensions of 16'-0" in height and 15'-0" in width. The layout includes a 'GENERATOR' at the top, two 'DUMPSTER' units in the center, and a 'SIDE DOOR' on the left side. The corners are reinforced with 'BOLLARDS (TYP.)' and '4" X 4" P.T. POST (TYP.)'. A diagonal brace is shown at the bottom right corner, labeled '15'-0"'. The word 'PLAN' is centered below the drawing.

**ELEVATION View:** This side view shows the unit's profile. It features a '6" HIGH BLACK CHAIN LINK FENCE WITH PRIVACY SLATS' on the exterior. The base is supported by a '6" CONCRETE SLAB' and '8" Ø CONCRETE FOOTING AT POSTS (TYPICAL)'. The height of the unit is indicated as '3'-6" MIN'. The word 'ELEVATION' is centered below the drawing.

Diagram illustrating the cross-section of a concrete curb and its base. The curb is shown with a 1/2" radius on its top outer edge and a 3/4" radius on its top inner edge. The curb is 6" high and 8 1/4" wide at its base. The base consists of an approved compacted subgrade (Class A concrete, 3,500 PSI) and an asphaltic concrete parking lot. The finished pavement grade is indicated, and the finished grade of the parking lot is also shown. The diagram includes labels for 'FINISHED GRADE', '1/2" RADIUS', '3/4"', '6"', '1/2" RADIUS', 'FINISHED PAVEMENT GRADE - SEE PLANS', 'ASPHALTIC CONCRETE PARKING LOT', 'APPROVED COMPACTED SUBGRADE', and 'CLASS A CONCRETE (3,500 PSI)'.

- NOTES:
1. INSTALL  $\frac{1}{2}$ " PREMOLDED BITUMINOUS EXPANSION JOINT EVERY 20 FEET.
  2. INSTALL CONSTRUCTION JOINTS MID-WAY BETWEEN EXPANSION JOINTS SO THAT LENGTH OF CURB SEGMENTS WILL BE TEN (10) FEET.
  3. LENGTH OF CURB SEGMENTS AT CLOSURES MAY BE VARIED BUT SHALL NOT BE LESS THAN FOUR (4) FEET.
  4. WHEN INSTALLED ADJACENT TO SIDEWALK OR CONCRETE PAVEMENT MATCH EXPANSION JOINTS.

**TYPICAL PLAN VIEW STORMTECH SC-740**

Labels for Plan View:

- NON-WOVEN POLYPROPYLENE FILTER FABRIC TOP, SIDES & BOTTOM
- 1½" - 2" WASHED, CRUSHED STONE
- STORMTECH SC-740 H-20 CHAMBER
- FEED CONNECTOR
- INLET PIPE SEE PLAN FOR LOCATION(S)

Dimensions for Plan View:

- Vertical spacing: 1' (top), 4.25' (between chambers), 0.5' (between chambers), 4.25' (between chambers), 0.5' (between chambers), 4.25' (between chambers), 1' (bottom).
- Horizontal spacing: 1' (left), 1' (right).

**TYPICAL CROSS SECTION**

Labels for Cross Section:

- INSPECTION PORT, SEE DETAIL
- STORMTECH SC-740 CHAMBER
- 1½" - 2" WASHED, CRUSHED STONE
- TOP OF GRAVEL
- INFLOW & OVERFLOW
- FINISHED GRADE
- 95% COMPACTED FILL
- NON-WOVEN POLYPROPYLENE FILTER FABRIC TOP, SIDES AND BOTTOM
- BASE OF UNIT

Dimensions for Cross Section:

- Vertical spacing: 10" MIN. (top), 18" (between gravel and base), 6" (top of unit), 50" (height of unit), 18" (base of unit).
- Horizontal spacing: 1' (left), 6" STONE SEPARATION BETWEEN ROWS, 51" C.C. (center-to-center), 52" (between chambers), 1' (right).

1. BITUMINOUS SURFACE FOR POROUS PAVEMENT SHALL BE 4" THICK WITH A BITUMINOUS MIX OF 5.75% TO 6.0% BY WEIGHT DRY AGGREGATE, 6, IN ACCORDANCE WITH ASTM D6390, DRAIN DOWN OF THE BINDER SHALL BE NO GREATER THAN 0.3%. IF MORE ABSORPTIVE AGGREGATES, SUCH AS LIMESTONE, ARE USED IN THE MIX, THEN THE AMOUNT OF BITUMEN IS TO BE BASED ON THE TESTING PROCEDURES OUTLINED IN THE NATIONAL ASPHALT PAVEMENT ASSOCIATION'S INFORMATION SERIES 131-"PERVIOUS ASPHALT PAVEMENTS" (2003) OR PENNDOT EQUIVALENT.
2. NEAT ASPHALT BINDER MODIFIED WITH AN ELASTOMERIC POLYMER SHALL BE USED TO PRODUCE A BINDER MEETING THE REQUIREMENTS OF PG 76-22 AS SPECIFIED IN AASHTO MP-1. THE POLYMER SHALL BE DISTYRENE-BUTADIENE-STYRENE (SBS) OR APPROVED EQUAL AND SHALL BE APPLIED AT A RATE OF 3% BY WEIGHT OF THE TOTAL BINDER.
3. HYDRATED LIME SHALL BE ADDED AT A DOSAGE RATE OR 1.0% BY WEIGHT OF THE TOTAL DRY AGGREGATE TO MIXES CONTAINING GRANITE AND SHALL MEET THE REQUIREMENTS OF ASTM C 977.
4. THE ASPHALTIC MIX SHALL BE TESTED FOR ITS RESISTANCE TO STRIPPING BY WATER IN ACCORDANCE WITH ASTM D-1664.
5. POROUS PAVEMENT SHALL NOT BE INSTALLED ON WET SURFACES OR WHEN AMBIENT AIR TEMPERATURE IS 50 DEGREES FAHRENHEIT OR LOWER.
6. THE TEMPERATURE OF THE BITUMINOUS MIX SHALL BE BETWEEN 300 DEGREES FAHRENHEIT AND 350 DEGREES FAHRENHEIT (BASED ON RECOMMENDATIONS OF THE ASPHALT SUPPLIER).
7. PLANTED AREAS ADJACENT TO THE PERVIOUS PAVEMENT SHOULD BE MAINTAINED AND INSPECTED ON A SEMIANNUAL BASIS.
8. PERVIOUS PAVEMENT SHALL BE VACUUMED 2 TO 3 TIMES PER YEAR. PAVEMENT WASHING SYSTEMS OR COMPRESSED AIR UNITS ARE NOT RECOMMENDED. IMMEDIATELY CLEAN ANY SOIL DEPOSITED ON PAVEMENT.
9. FOR WINTER MAINTENANCE OPERATIONS, ABRASIVES SUCH AS SAND OR CINDERS SHOULD NOT BE APPLIED ON OR ADJACENT TO PERVIOUS PAVEMENT.
11. SLOPE GRADING IS ACCEPTABLE PROVIDED IT IS DONE BY SETTING THE BLADE SLIGHTLY HIGHER THAN USUAL (APPROXIMATELY 1/8" INCH).
12. SALT IS ACCEPTABLE FOR USE AS A DE-ICER ON THE PERVIOUS PAVEMENT, THOUGH NONTOXIC, ORGANIC DE-ICERS APPLIED EITHER AS BLENDED MAGNESIUM CHLORIDE BASED LIQUID PRODUCTS, OR AS PRETREATED SALT ARE PREFERABLE.

2'-6" MAX  
1'-6" MIN

AMERICAN B-62-BOR MUELLER  
CENTURION HYDRANT TO  
W.J.W.W. SPECIFICATIONS.

FINAL  
GRADE

8"

HOLD

EDGE OF PAVEMENT

4'-0" MIN

6" VALVE AND VALVE BOX TO  
BE LOCATED AS DIRECTED.

WHEN DIRECTED, DRAIN  
HOLES TO BE PLUGGED IN  
AREAS OF HIGH GROUND  
WATER. SEE NOTE 5 & 6.

2 LAYERS OF TARPAPER  
OVER 1-1/2" STONE.

2000 PSI CONCRETE OR  
STONE ANCHORAGE  
AGAINST UNDISTURBED  
EARTH.

STONE, CONCRETE OR  
CONCRETE BLOCK, MINIMUM 6"  
THICK AND 12" SQUARE.

4" LATERAL

WATER  
MAIN

RODDING BETWEEN TEE  
AND VALVE AND  
BETWEEN VALVE AND  
HYDRANT. SEE NOTE 3.

THRUST BLOCK

LIMITS OF 1-1/2" STONE FOR  
DRAINAGE. SEE NOTE 4

**NOTES**

1. PUMPER OUTLET SHALL FACE STREET. HOSE OUTLETS SHALL BE PARALLEL TO STREET.

2. DIRECTION OF FLOW OF HYDRANT TO BE CHECKED IN TWO DIRECTIONS, 90 APART.

3. RODDING SHALL CONSIST OF TWO 3/4" THREADED RODS CAREFULLY COATED WITH BITUMASTIC PAINT. RODDING  
TO BE OMITTED BETWEEN THE MAIN AND LATERAL VALVE ONLY WHERE A TAPPING VALVE OR HYDRANT  
VALVE ANCHORING TEE IS USED.

4. 12" STONE SHALL BE PLACED AROUND THE HYDRANT FROM THE BOTTOM OF THE TRENCH, BUT AT LEAST 6"  
LOW THE BASE OF THE HYDRANT TO 6" ABOVE THE WASTE OPENING AND TO A DISTANCE OF 12" AROUND THE  
HYDRANT.

5. HYDRANTS WITH PLUGGED DRAINS SHALL HAVE A 3" BLACK CIRCLE PAINTED DIRECTLY UNDER THE PUMPER  
TILE.

6. IF GROUND WATER IS ENCOUNTERED WITHIN 7' OF SURFACE, DRAIN HOLES SHALL BE PLUGGED. WHEN DRAINS  
ARE PLUGGED, THE BARRELS MUST BE PUMPED DRY AFTER USE. DURING FREEZING WEATHER, WHERE HYDRANT  
DRAINS ARE NOT PLUGGED, A GRAVEL POCKET OR DRY WELL SHALL BE PROVIDED UNLESS THE NATURAL SOILS  
PROVIDE ADEQUATE DRAINAGE. HYDRANT DRAINS SHALL NOT BE CONNECTED TO OR LOCATED WITHIN 10'  
OF SANITARY SEWER OR STORM DRAINS.

THE WIDTH AND DEPTH OF THE TRENCH WILL VARY BASED ON EXISTING SUBSURFACE CONDITIONS. ROCK EXCAVATION MAY BE NECESSARY TO ACHIEVE 4' MINIMUM COVER

SEE PLANS FOR FINISHED SURFACE LAND COVERS

EXISTING LEDGE ROCK

BACK FILL WITH CLEAN FILL IN 6" LIFTS

PROPOSED 3" TYPE K COPPER DOMESTIC WATER SERVICE

COMPACTED SAND BACKFILL

PROPOSED 6" CLASS 52 D.I.P. FIRE SERVICE

VARIES

4'-0" MIN.

12" MIN.

6" MIN.

6" MIN.

6" MIN.

NOTES:

1. SIDEWALK AND APRON TO BE CONSTRUCTED WITH SLOPE OF 1/4" PER FOOT AND PITCHED AWAY FROM BUILDING.
2. BITUMINOUS EXPANSION JOINTS @ 40' O.C.
3. CONTRACTION JOINTS @ 5' O.C.

8'0"

26"

26 1/2"

26 1/2"

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CULTURED STONE  
TO MATCH BUILDING

ELEVATION

Diagram illustrating the installation of a valve box cover. The cover is a 4" DIA. PVC THREADED CAP. The pipe is 4" DIA. PVC SDR 35. The concrete encasement around the pipe is 6" MIN. The diagram also shows the connection to the infiltration chamber, which should be planned for locations.

VALVE BOX COVER, SET TOP OF COVER FLUSH WITH FINISH GRADE-PROVIDE 1'-6" X 1'-6" CONCRETE ENCASEMENT AROUND COVER

4" DIA. PVC THREADED CAP

6" MIN.

4" DIA. PVC SDR 35

MAINTAIN SEPARATION BETWEEN CONCRETE AND PIPE TO PREVENT TRANSFER OF LOAD TO THE INFILTRATION CHAMBER

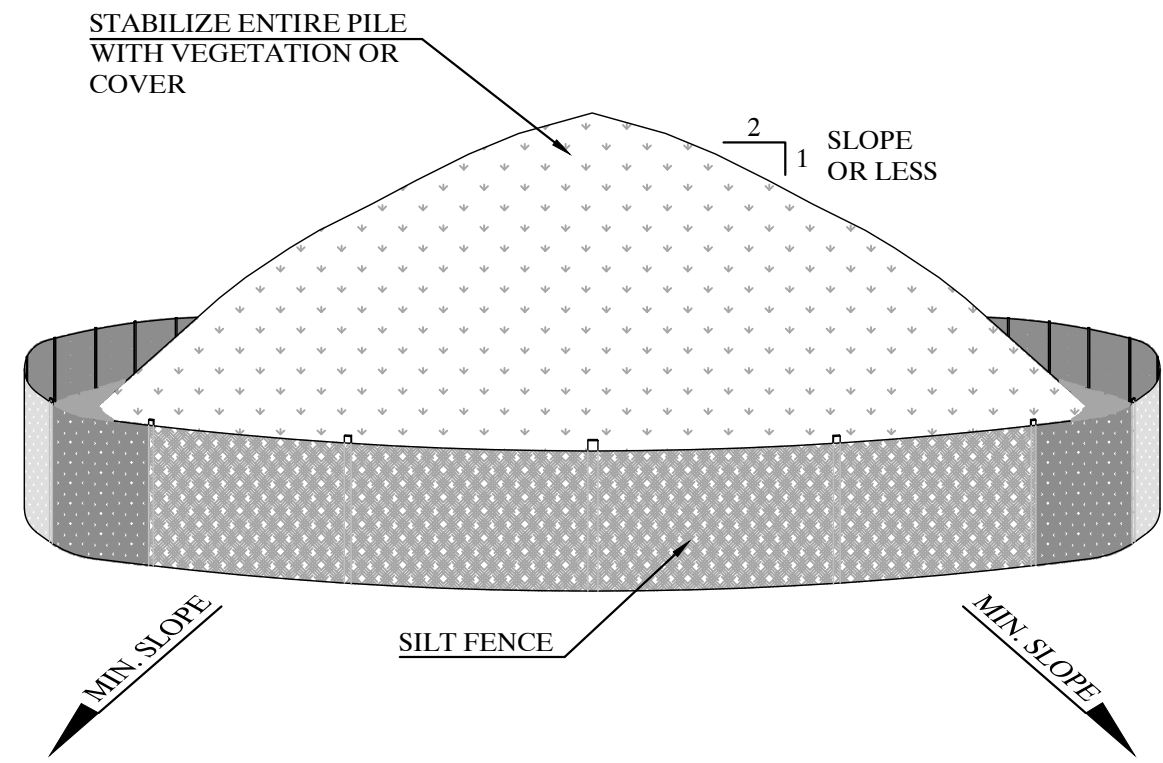
CONNECTION TO INFILTRATION CHAMBER, SEE PLAN FOR LOCATIONS

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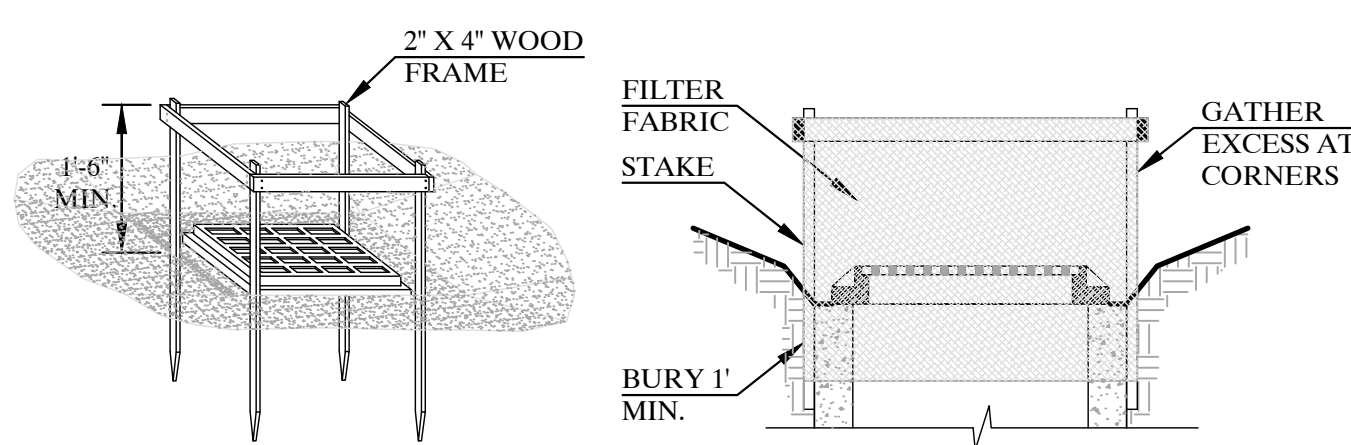
TEMPORARY SOIL STOCKPILE DETAIL (N.T.S.)



INSTALLATION NOTES

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

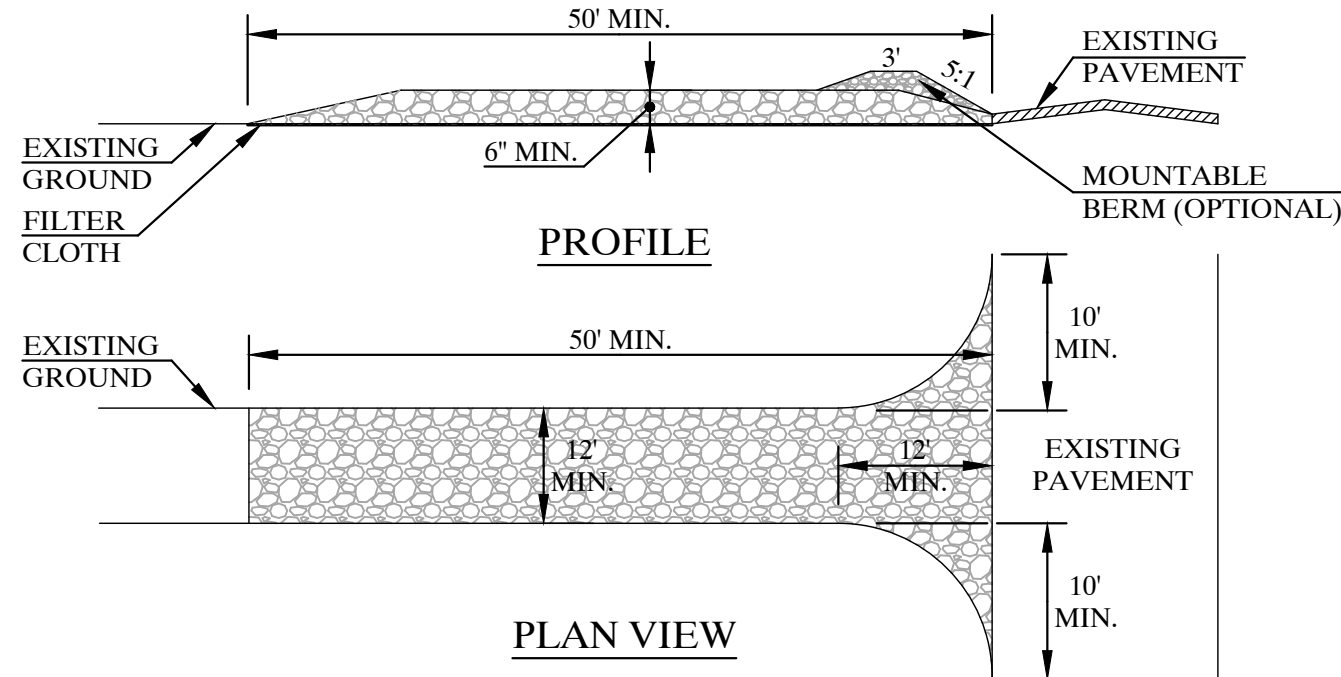
FILTER FABRIC DROP INLET PROTECTION DETAIL (N.T.S.)



CONSTRUCTION SPECIFICATIONS

- FILTER FABRIC SHALL HAVE AN EOS OF 40-85. BURLAP MAY BE USED FOR SHORT TERM APPLICATIONS.
  - CUT FABRIC FROM A CONTINUOUS ROLL TO ELIMINATE JOINTS. IF JOINTS ARE NEEDED THEY WILL BE OVERLAPPED TO THE NEXT STAKE.
  - STAKE MATERIALS WILL BE STANDARD 2" x 4" WOOD OR EQUIVALENT METAL WITH A MINIMUM LENGTH OF 3 FEET.
  - SPACE STAKES EVENLY AROUND INLET 3 FEET APART AND DRIVE A MINIMUM 18 INCHES DEEP. SPANS GREATER THAN 3 FEET MAY BE BRIDGED WITH THE USE OF WIRE MESH BEHIND THE FILTER FABRIC FOR SUPPORT.
  - FABRIC SHALL BE EMBEDDED 1 FOOT MINIMUM BELOW GROUND AND BACKFILLED. IT SHALL BE SECURELY FASTENED TO THE STAKES AND FRAME.
  - A 2" x 4" WOOD FRAME SHALL BE COMPLETED AROUND THE CREST OF THE FABRIC FOR OVER FLOW STABILITY.
- MAXIMUM DRAINAGE AREA = 1 ACRE

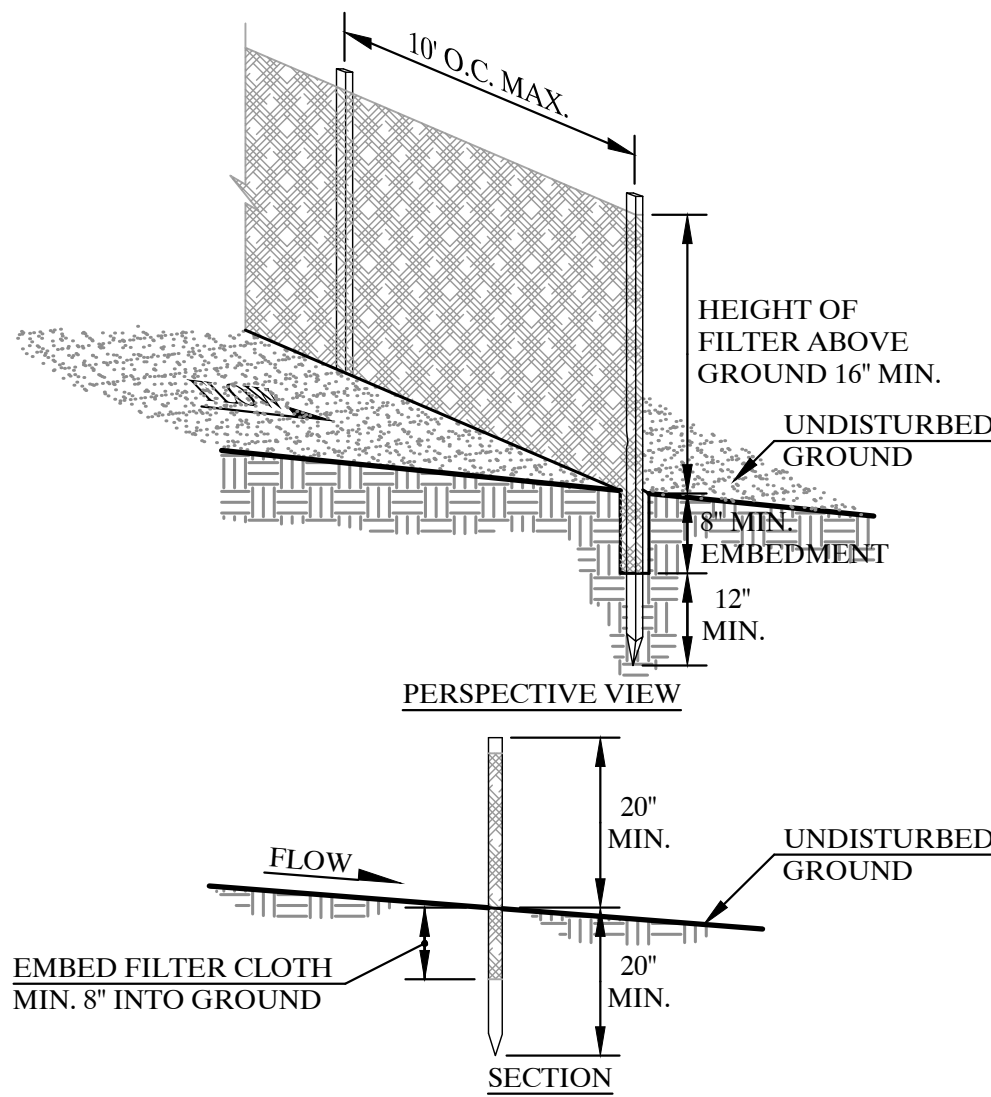
STABILIZED CONSTRUCTION ENTRANCE DETAIL (N.T.S.)



CONSTRUCTION SPECIFICATIONS

- STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
- LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
- THICKNESS - NOT LESS THAN SIX (6) INCHES.
- 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.
- FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
- SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
- 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.
- WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON A AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
- PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

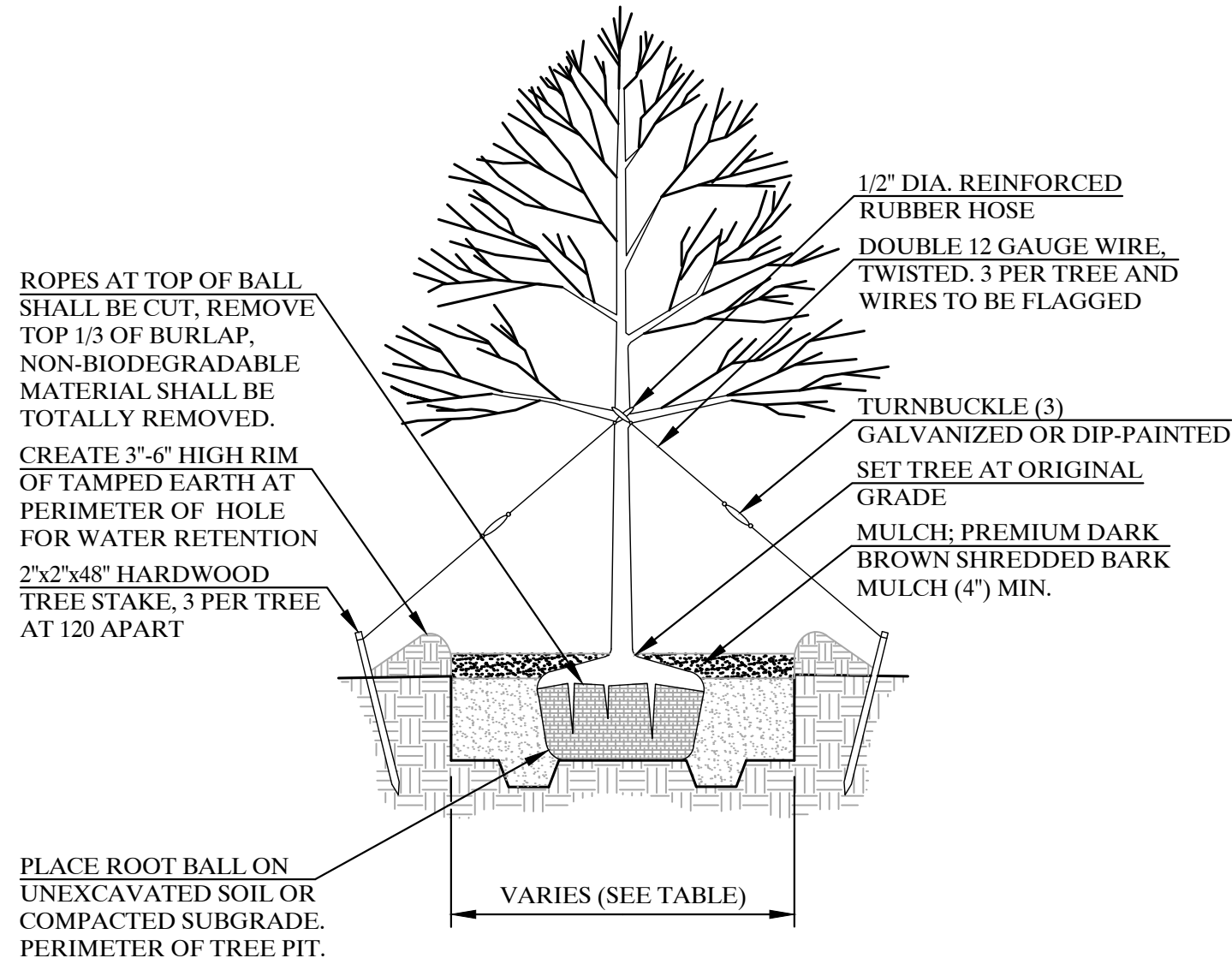
SILT FENCE DETAIL (N.T.S.)



CONSTRUCTION NOTES FOR FABRICATED SILT FENCE

- FILTER CLOTH TO BE FASTENED SECURELY TO POSTS AT TOP AND MID SECTION.
  - WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
  - MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.
- POSTS: STEEL EITHER T OR U TYPE OR 2" HARDWOOD
- FILTER CLOTH: FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUAL
- PREFABRICATED UNIT: GEOFAB, ENVIROFENCE, OR APPROVED EQUAL

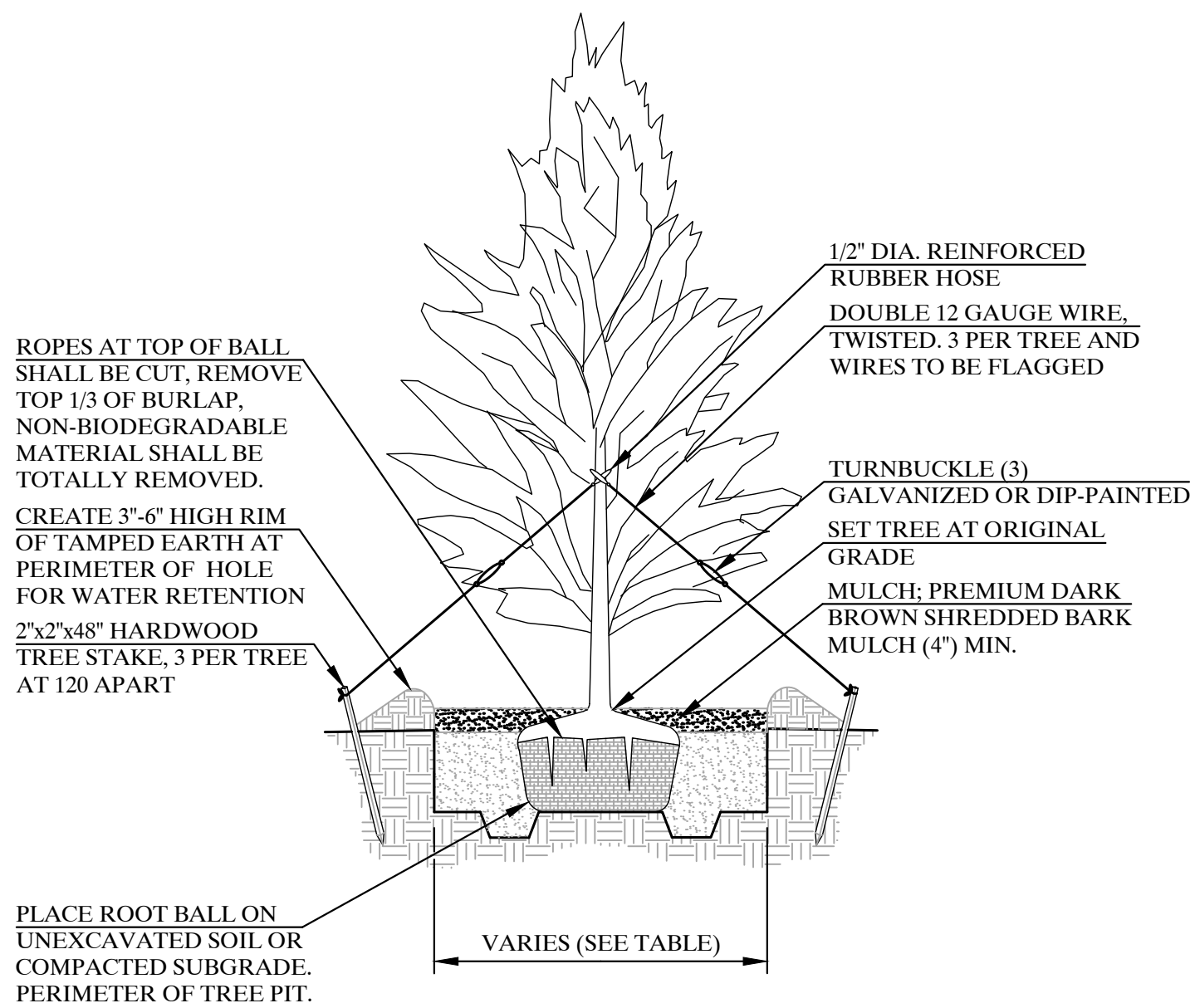
DECIDUOUS TREE PLANTING DETAIL (N.T.S.)



NOTE:  
PLANTED TREES SHALL BE PROTECTED AGAINST DEER BROWSE/DAMAGE BY REGULAR APPLICATION OF DEER REPELLANT OR USE OF PLASTIC NETTING OR WIRE MESH, TREE GUARDS, ETC. OR OTHER MEASURES.

HOLE DIAMETER TABLE	
ROOT BALL SIZE	HOLE DIAMETER
LESS THAN 4'Ø	2X BALL Ø
4'-5'Ø	1 3/4X BALL Ø
GREATER THAN 5'Ø	1 1/2X BALL Ø

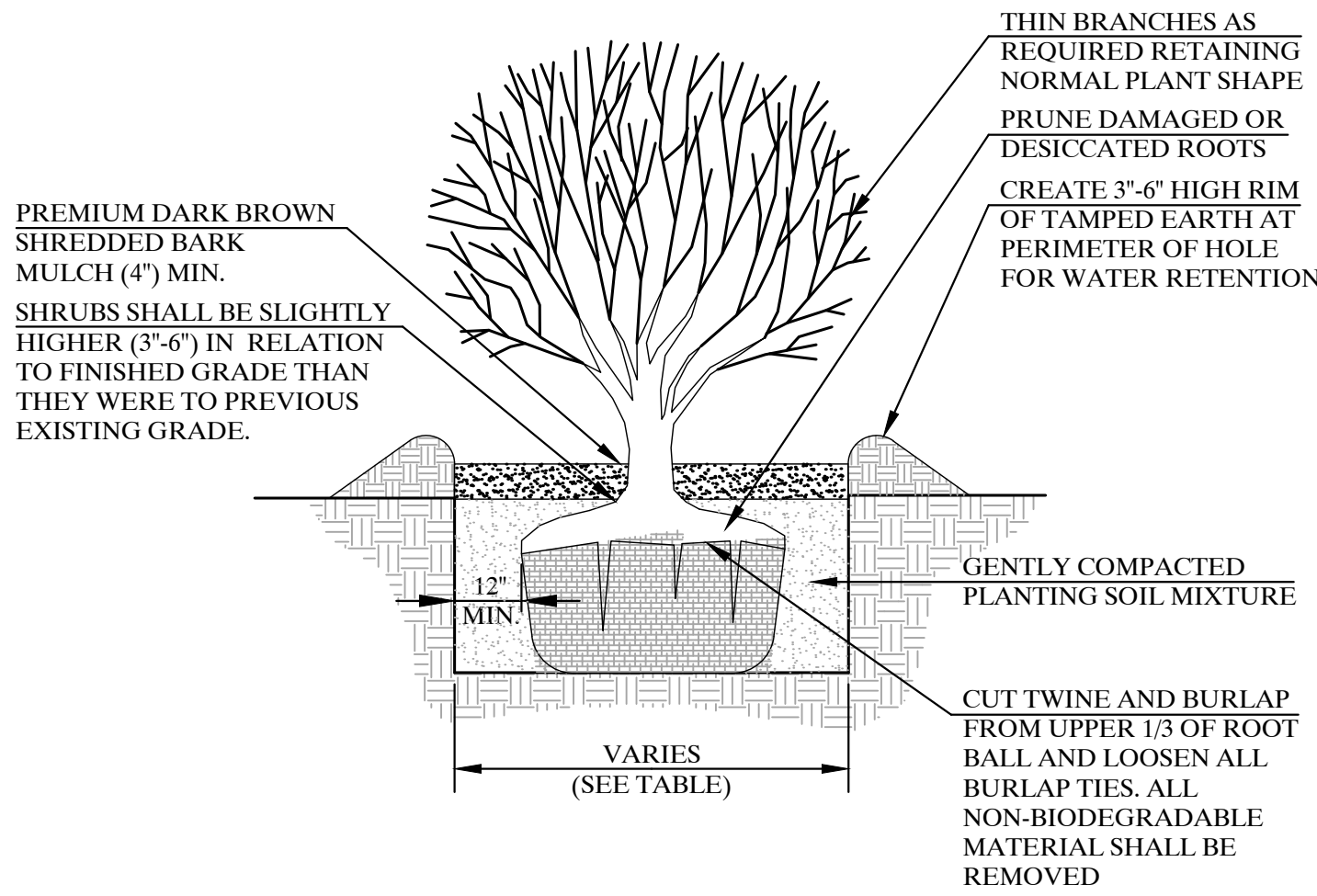
EVERGREEN TREE PLANTING DETAIL (N.T.S.)



NOTE:  
PLANTED TREES SHALL BE PROTECTED AGAINST DEER BROWSE/DAMAGE BY REGULAR APPLICATION OF DEER REPELLANT OR USE OF PLASTIC NETTING OR WIRE MESH, TREE GUARDS, ETC. OR OTHER MEASURES.

HOLE DIAMETER TABLE	
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LESS THAN 4'Ø	2X BALL Ø
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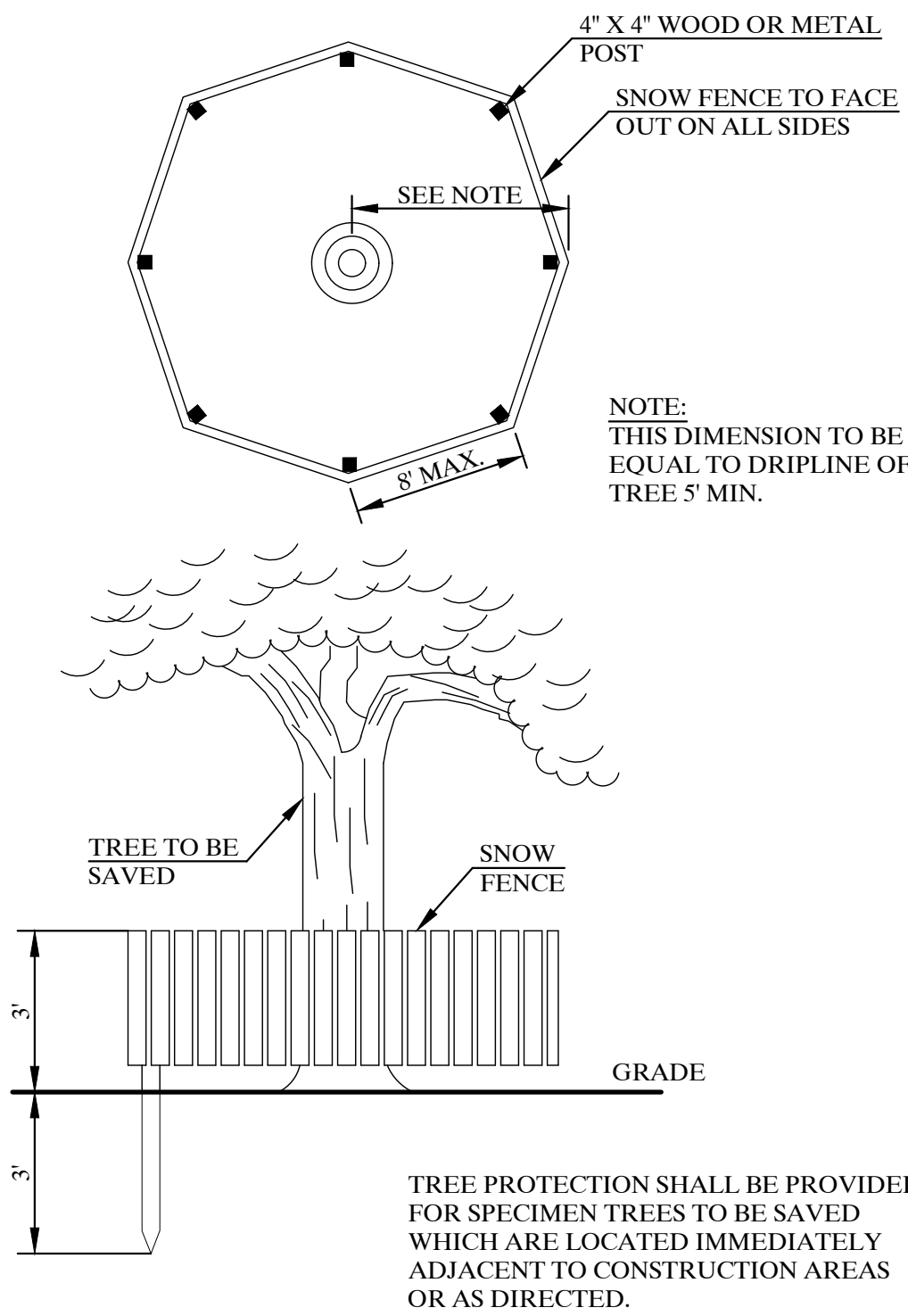
SHRUB PLANTING DETAIL (N.T.S.)



NOTE:  
PLANTED SHRUBS SHALL BE PROTECTED AGAINST DEER BROWSE/DAMAGE BY REGULAR APPLICATION OF DEER REPELLANT OR USE OF PLASTIC NETTING OR WIRE MESH, TREE GUARDS, ETC. OR OTHER MEASURES.

HOLE DIAMETER TABLE	
ROOT BALL SIZE	HOLE DIAMETER
LESS THAN 4'Ø	2X BALL Ø
4'-5'Ø	1 3/4X BALL Ø
GREATER THAN 5'Ø	1 1/2X BALL Ø

TREE PROTECTION DETAIL (N.T.S.)



TREE PROTECTION SHALL BE PROVIDED FOR SPECIMEN TREES TO BE SAVED WHICH ARE LOCATED IMMEDIATELY ADJACENT TO CONSTRUCTION AREAS OR AS DIRECTED.

**KELLARD  
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ARMONK, N.Y. 10504  
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DETAILS

ARTIS SENIOR LIVING

TOWN OF OSSING

WESTCHESTER COUNTY, NEW YORK

10.	
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8.	
7.	
6.	
5.	SEPTEMBER 14, 2016 - GENERAL REVISIONS
4.	AUGUST 29, 2016 - GENERAL REVISIONS
3.	JUNE 20, 2016 - GENERAL REVISIONS
2.	APRIL 6, 2016 - WETLAND REVISIONS
1.	NOVEMBER 9, 2015 - GENERAL REVISIONS

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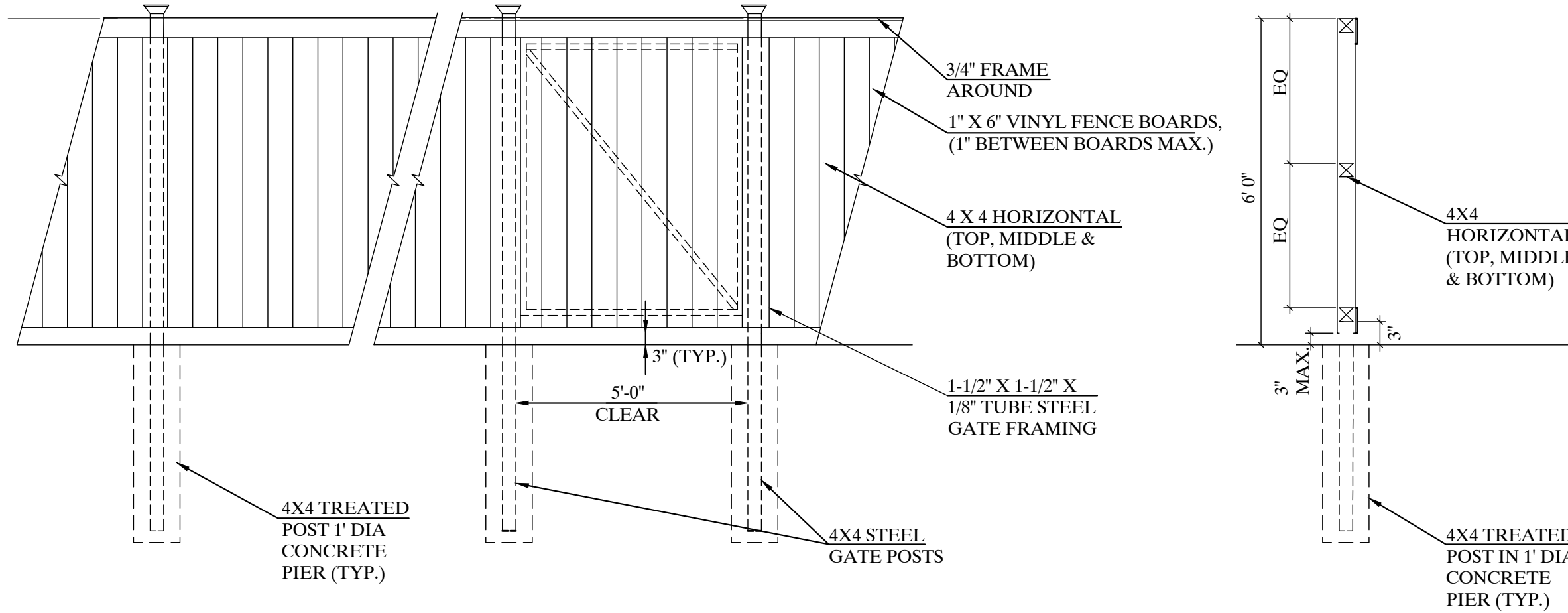
PROJECT I.D.:  
ART100  
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AUGUST 1, 2015

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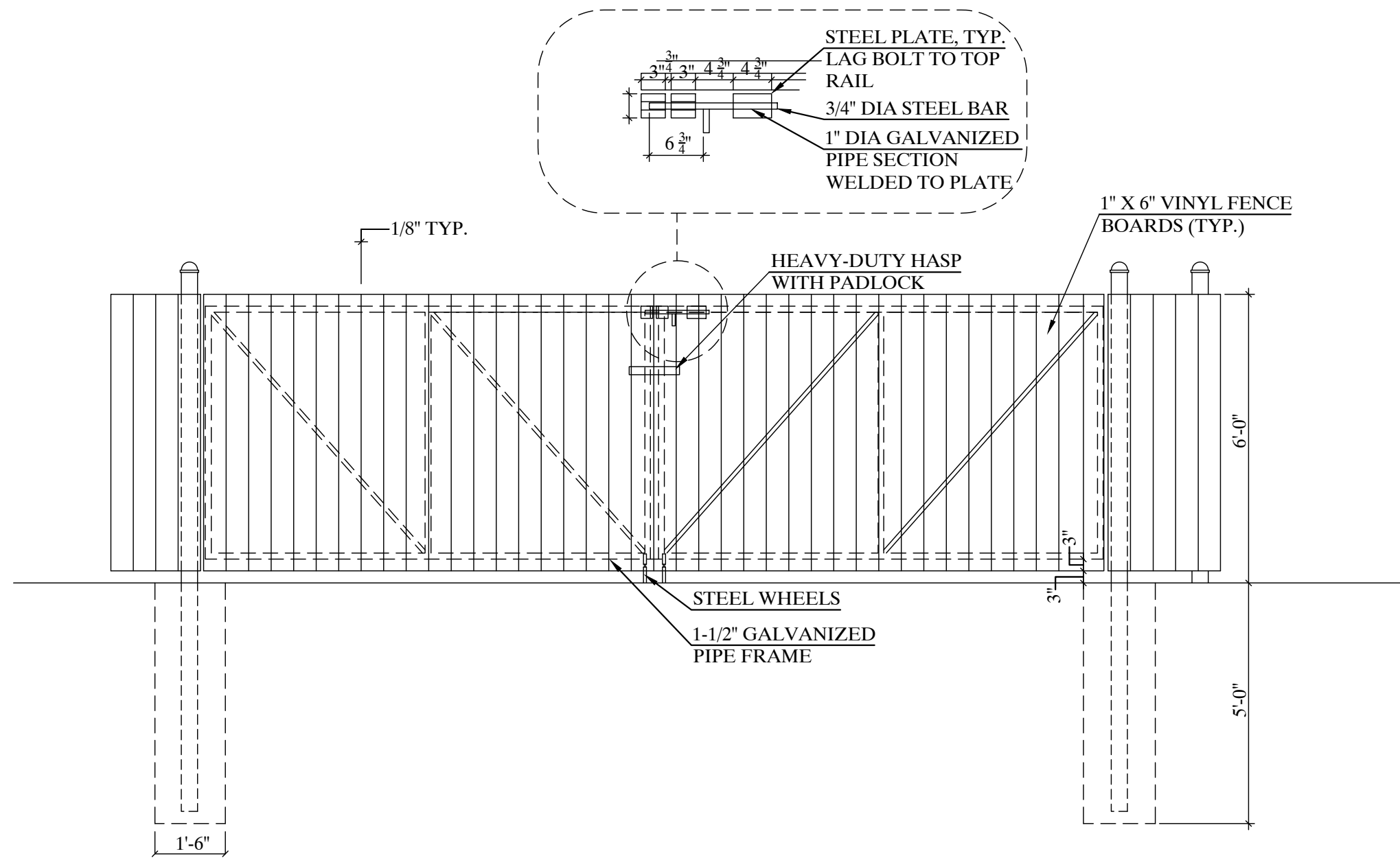


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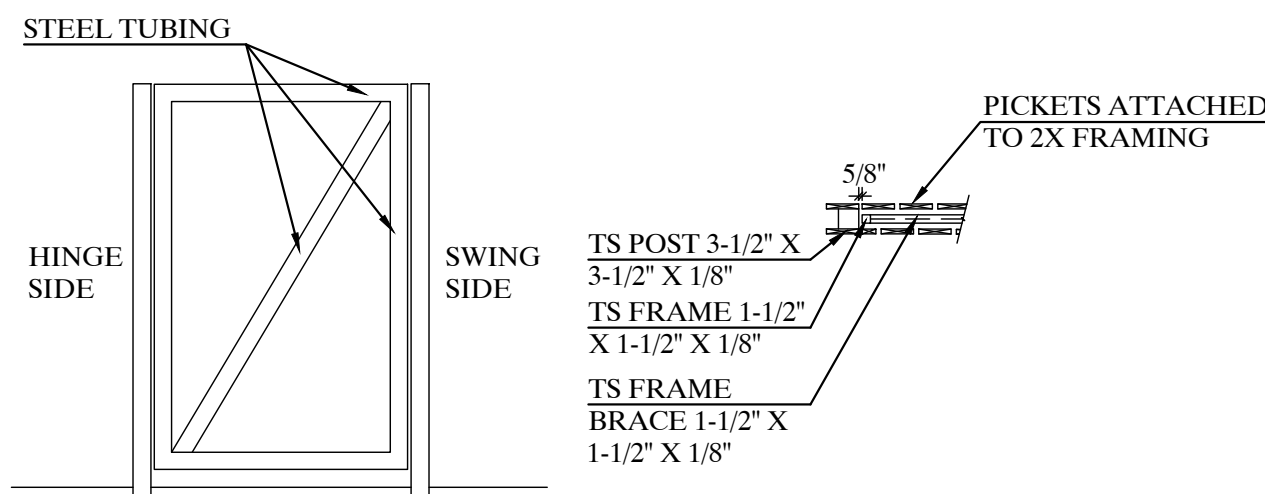
FENCE AT RESIDENT COURTYARD (N.T.S.)



FENCE AT SOLID WASTE COLLECTION & GENERATOR ENCLOSURE (N.T.S.)



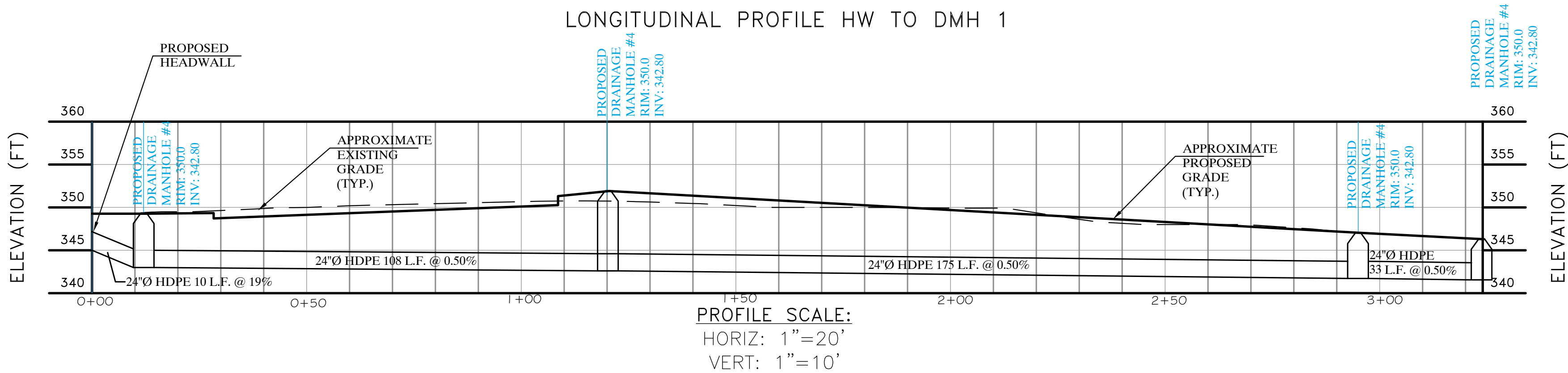
COURTYARD GATE DETAILS (N.T.S.)



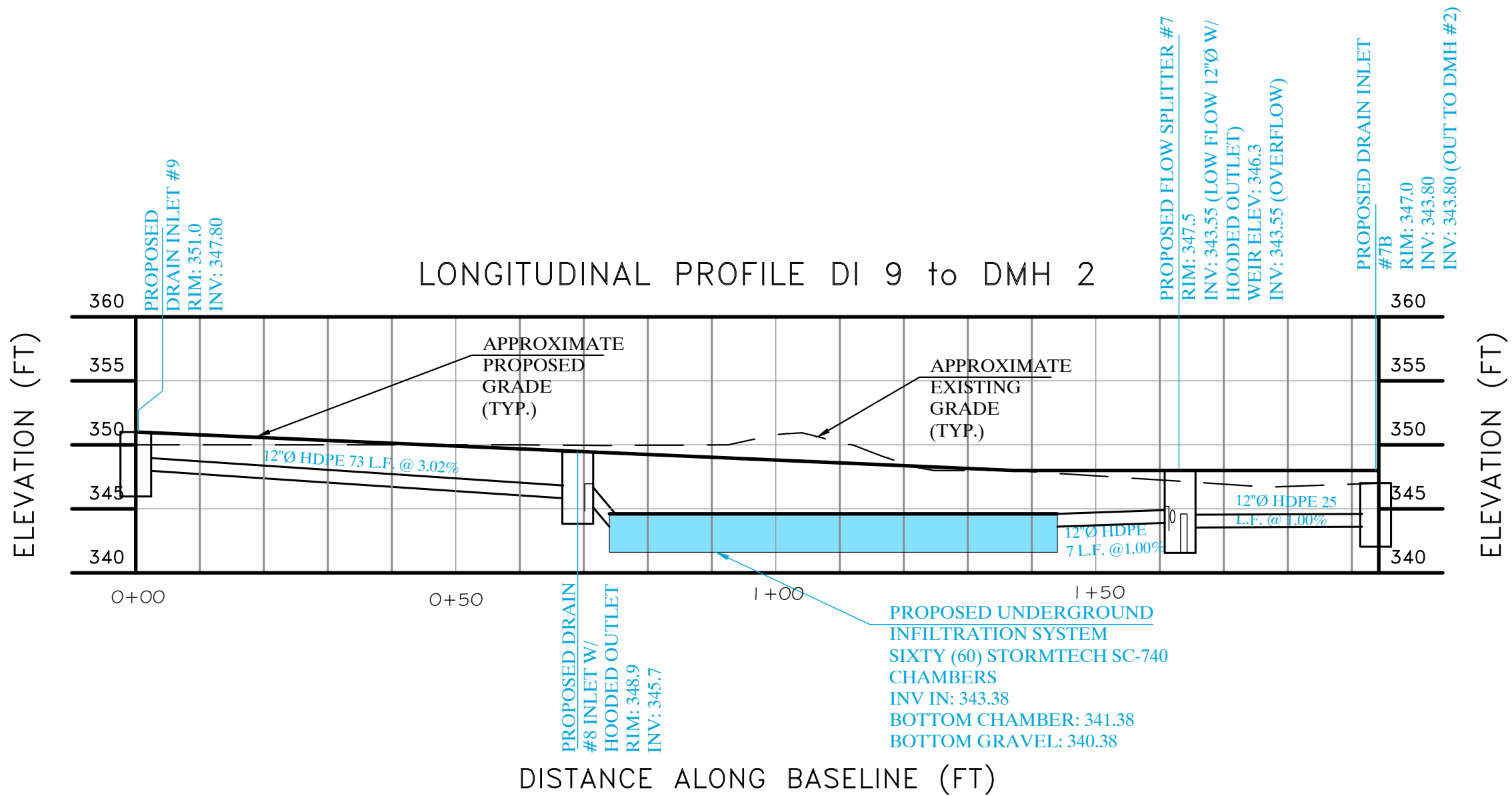
GENERAL NOTES:

1. EACH 2X4 CAP RAIL TO SPAN AT LEAST (2) FENCE SECTIONS CONTINUOUSLY.
2. AT DOUBLE-SIDED COURTYARD FENCE, OFFSET SLAT LOCATION TO PROVIDE VISUAL SCREENING.
3. GATES ARE TO PROPERLY SECURED BY CONTRACTOR UNTIL OWNER LOCKS ARE INSTALLED AND OPERABLE.
4. REFER TO ELECTRICAL DRAWINGS FOR DOOR SECURITY HARDWARE.

LONGITUDINAL PROFILE HW TO DMH 1



LONGITUDINAL PROFILE DI 9 to DMH 2



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