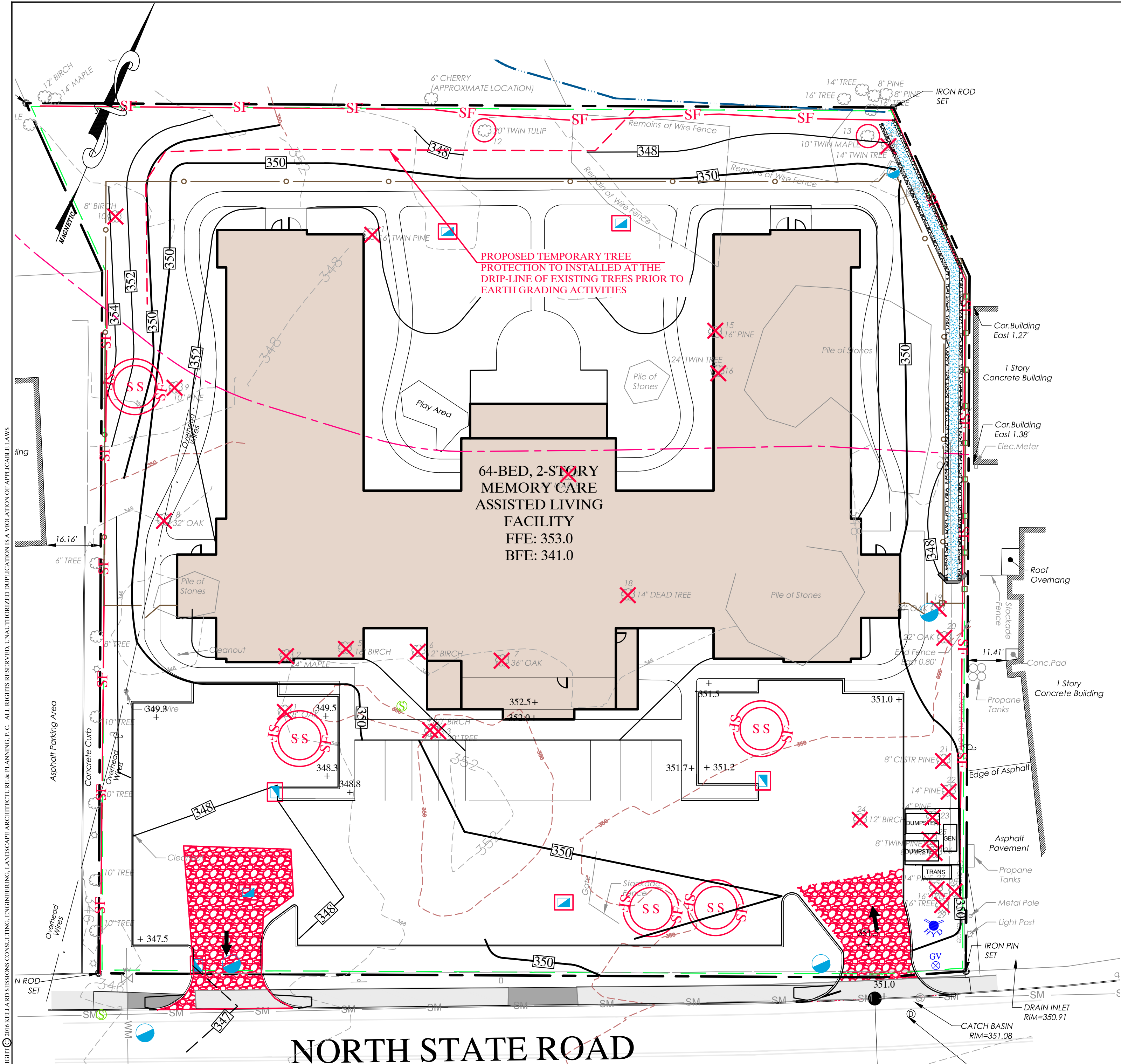


COPYRIGHT © 2016 KELLARD SESSIONS CONSULTING, ENGINEERING, LANDSCAPE ARCHITECTURE & PLANNING, P.C. ALL RIGHTS RESERVED. UNAUTHORIZED REPLICATIONS OR VIOLATIONS OF APPLICABLE LAWS.



NORTH STATE ROAD

LEGEND

EXISTING 2' CONTOUR	---	PROPOSED 2' CONTOUR	[446]
EXISTING 10' CONTOUR	---	PROPOSED 10' CONTOUR	[450]
EXISTING SPOT GRADE	X 447.07	PROPOSED CONCRETE CURB	==
TOWN REGULATED WETLAND	---	PROPOSED DRAIN INLET W/ INLET PROTECTION	[Symbol]
100' WATERCOURSE BUFFER	---	PROPOSED SILT FENCE	SF
EXISTING DRAINAGE PIPE	---	PROPOSED LIMIT OF DISTURBANCE	---
TREE TO BE PROTECTED	○	PROPOSED TEMPORARY TREE PROTECTION TO BE INSTALLED AT THE DRIP-LINE OF EXISTING TREES PRIOR TO EARTH GRADING ACTIVITIES	[Symbol]
TREE TO BE REMOVED	X	TEMPORARY SOIL STOCKPILE	SS
		TREE PROTECTION FENCE	---

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" BLACK BIRCH		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

EROSION AND SEDIMENT CONTROL PLAN

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

- New York Standards and Specifications for Erosion and Sediment Control, latest edition
- New York State SPDES General Permit for Stormwater Runoff from Construction Activity (GP-0-15-002)
- Town Code of Ossining Chapter 168 "Stormwater Management and Erosion and Sediment Control"

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.

A copy of the contractor certification form is provided in Stormwater Pollution Prevention Plan Section F. This form will be signed by the contractor prior to the commencement of construction activity.

The owner/operator shall maintain at the construction site a copy of the NYSDEC 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 NYSDEC.

The applicant or developer or their representative shall be on site at all times when construction or grading activity takes place. A qualified inspector shall conduct site inspections a minimum of once every seven (7) calendar days. The qualified inspector shall inspect and document the effectiveness of all erosion and sediment control practices. The qualified inspector shall prepare an inspection report subsequent to each and every inspection. The reports shall be forwarded to the Town's Stormwater Management Officer and also copied to the site logbook. The qualified inspector must be a licensed Professional Engineer, a Certified Professional in Erosion and Sediment Control (CPESC), a Registered Landscape Architect or someone working under the direct supervision of, and at the same company as, the Licensed Professional Engineer or Registered Landscape Architect, provided they have received four (4) hours of NYSDEC endorsed training in proper erosion and sediment control principles from a soil and water conservation district.

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.

STABILIZED CONSTRUCTION ENTRANCE

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.

Maintenance/Inspection

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

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 intermediately 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.

Maintenance/Inspection

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.

INLET PROTECTION

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.

Maintenance/Inspection

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.

SOIL/MATERIAL STOCKPILING

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.

Maintenance/Inspection

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.

SURFACE STABILIZATION

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 American Excelsior Curlex NetFree 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, American Excelsior Curlex NetFree 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.

GENERAL LAND GRADING

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.

DUST CONTROL

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 MEASURES FOR CONSTRUCTION RELATED ACTIVITIES

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.

GENERAL CONSTRUCTION SEQUENCING

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.

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:

- Start of construction.
- Installation of sediment and erosion control measures.
- Completion of site clearing.
- Completion of rough grading.
- Completion of final grading.
- Closure of the construction season.
- Completion of final landscaping.
- 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.

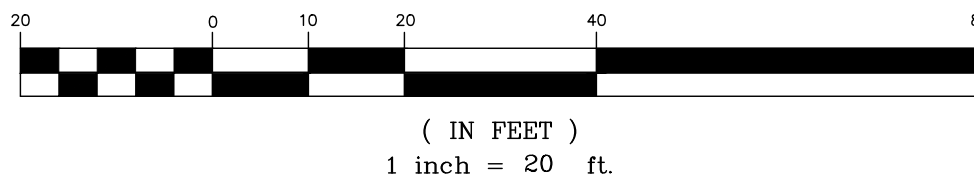
Construction Sequencing

- 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.

Contact Person

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.

GRAPHIC SCALE



KELLARD
SESSIONS

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

EROSION & SEDIMENT CONTROL PLAN

ARTIS SENIOR LIVING

TOWN OF OSSINING	WESTCHESTER COUNTY, NEW YORK
10.	
9.	
8.	DECEMBER 13, 2016 - GENERAL REVISIONS
7.	OCTOBER 24, 2016 - GENERAL REVISIONS
6.	SEPTEMBER 28, 2016 - GENERAL REVISIONS
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
REVISIONS	
PROJECT I.D.: ART100	
DATE: AUGUST 1, 2015	

UNAUTHORIZED ADDITIONS, MODIFICATIONS AND / OR ALTERATIONS TO THESE PLANS IS A VIOLATION OF SECTION 720(3) OF THE NEW YORK STATE EDUCATION LAW

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. MERRITTS LAND SURVEYORS, P.C. DATED (LAST REVISED) JANUARY 20, 2014.
- THE INTERMITTENT WATERCOURSE SHOWN HEREON WAS DELINEATED IN THE FIELD BY THE TOWN'S WETLAND CONSULTANT ON MAY 27, 2015.
- 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.

GENERAL PLANTING NOTES:

- ULTIMATE SPACING AND LOCATION OF PROPOSED TREES / SHRUBS SHALL BE DETERMINED BY THE LANDSCAPE ARCHITECT IN THE FIELD FOLLOWING CONSTRUCTION OF BUILDING AND PARKED LOT.
- IF RAISED PLANTING BEDS REQUIRED, THE APPLICANT SHALL SUBMIT A DETAIL ON HOW PLANTING BEDS WILL BE CONSTRUCTED, AND SUBMIT PLANTING BED DETAIL FOR REVIEW AND APPROVAL BY TOWN'S WETLANDS CONSULTANT.
- THE CONTRACTOR SHALL LOCATE AND VERIFY THE EXISTENCE OF ALL UNDERGROUND AND ABOVE GROUND UTILITIES PRIOR TO STARTING WORK. THE CONTRACTOR SHALL PROTECT FROM DAMAGE ALL EXISTING PAVEMENTS, UTILITIES, STRUCTURES, ETC. TO REMAIN AND SHALL REPAIR AND/OR REPLACE ANY SUCH DAMAGE AT HIS EXPENSE.
- THE CONTRACTOR SHALL PROVIDE A 12" MINIMUM DEPTH OF TOPSOIL FOR ALL PLANTING BEDS. TOPSOIL SHALL BE IMPORTED ONLY IF THERE IS AN INSUFFICIENT AMOUNT OF NATIVE TOPSOIL ON-SITE. ANY IMPORTED TOPSOIL SHALL HAVE COMPARABLE PROPERTIES TO THE NATIVE ON-SITE TOPSOIL.
- THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SCHEDULE WITHIN THE SITE PLAN PACKAGE. A MINIMUM OF 50% OF PLANTS PROVIDED SHALL BE THE LARGER END OF THE SIZE RANGE.
- ALL MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE CURRENT AMERICAN STANDARD FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN. ALL PLANTS SHALL HAVE NORMAL, WELL-DEVELOPED BRANCHES AND VIGOROUS ROOT SYSTEMS AND BE NURSERY-GROWN.
- NO PLANT SHALL BE PUT INTO THE GROUND BEFORE ROUGH GRADING HAS BEEN FINISHED AND APPROVED BY THE TOWN'S WETLANDS CONSULTANT. COORDINATION BETWEEN DRAINAGE SYSTEMS AND PLANT LOCATIONS SHOULD TAKE PLACE WITH THE LANDSCAPE ARCHITECT/CONTRACTOR/DESIGN ENGINEER.
- UNLESS SPECIFIED OTHERWISE BY THE LANDSCAPE ARCHITECT, ALL PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS THE PLANTS ORIGINAL GRADE BEFORE DIGGING.
- PLANTS THAT ARE SPECIFIED TO BE DELIVERED BALLED AND WRAPPED SHALL HAVE ALL ROOT WRAPPING MATERIAL MADE OF SYNTHETICS OR PLASTICS REMOVED AT THE TIME OF PLANTING.
- ANY PLANT SUBSTITUTIONS TO BE REVIEWED AND APPROVED BY TOWN'S WETLANDS CONSULTANT PRIOR TO IMPLEMENTATION. ALL PLANT SUBSTITUTIONS TO CONSIST OF NATIVE PLANT SPECIES APPROPRIATE TO EXISTING SITE CONDITIONS.
- ALL VEGETATION SHOWN ON THIS PLAN SHALL BE MAINTAINED IN A HEALTHY AND VIGOROUS GROWING CONDITION THROUGHOUT THE DURATION OF THE PROPOSED USE OF THE SITE. ALL VEGETATION NOT SO MAINTAINED SHALL BE REPLACED WITH NEW COMPARABLE VEGETATION AT THE BEGINNING OF THE NEXT GROWING SEASON.
- TOWN'S WETLANDS CONSULTANT TO BE CONTACTED UPON COMPLETION OF PLANTINGS TO PERFORM A SITE INSPECTION FOR COMPLIANCE WITH APPROVED WETLAND MITIGATION PLANTING PLAN. PLANTING IMPLEMENTATION TO INCLUDE CONSTRUCTION OF PERMANENT DEER FENCING, THAT IS INSTALLED 6 INCHES ABOVE THE EXISTING GROUND LAYER TO ALLOW WILDLIFE PASSAGE.
- A MINIMUM OF FOUR (4) INCHES (DEPTH) OF PREMIUM STERILE BARK MULCH (CERTIFIED FREE OF WEED SEED) SHALL BE PLACED AROUND ROOT BALLS OF TREES, SHRUBS, GROUND COVER AND GRASSES. THE MULCH AREA SHALL BE AT LEAST TWO TIMES THE DIAMETER OF THE PLANT CONTAINER OR ROOT BALL. MULCH SHALL NOT CONTAIN ANY DYES.
- ALL PLANTS AND STAKES SHALL BE SET PLUMB UNLESS OTHERWISE SPECIFIED. CONTRACTOR SHALL REMOVE STAKES AFTER ONE FULL GROWING SEASON.
- MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER PLANTING AND SHALL CONTINUE UNTIL ACCEPTANCE BY THE LANDSCAPE ARCHITECT. MAINTENANCE SHALL INCLUDE WATERING, MULCHING, TIGHTENING & REPLACING OF GUYS, REPLACEMENT OF SICK OR DEAD PLANTS, RESETTling PLANTS TO PROPER (PLUMB) POSITION, RESTORATION OF SAUCERS, AND ALL OTHER CARE NEEDED FOR PROPER GROWTH OF THE PLANTS.
- ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST 24-HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL THEN BE WATERED WEEKLY DURING THE FIRST FULL GROWING SEASON, AND THEREAFTER AS NEEDED TO BEST ENSURE SURVIVAL.
- CONTRACTOR/OWNER SHALL MAINTAIN PERMANENT DEER FENCING AND MAKE PERIODIC REPAIRS AS NECESSARY.
- ALL EXISTING TREES / SHRUBS SHALL BE INSPECTED FOR VINES. ALL VINES SHALL BE CUT AND, WHERE PRACTICABLE, REMOVED FROM THE TREE / SHRUB.
- ANY SLOPE STABILIZATION SHALL USE "EXCELSIOR CURLEX NET FREE FABRIC". IF ANNUAL SEED MIXES TO BE APPLIED FOR INITIAL STABILIZATION OF DISTURBED SOILS, SEED MIX TO BE SUBMITTED TO TOWN'S WETLANDS INSPECTOR FOR REVIEW AND APPROVAL.

INVASIVE SPECIES REMOVAL/MANAGEMENT PROGRAM

PRIOR TO COMMENCING THE INVASIVE SPECIES REMOVAL, THE APPLICANT'S CONSULTANT WILL MEET IN THE FIELD WITH THE TOWN'S WETLAND CONSULTANT TO DETERMINE THE EXTENT OF THE AREAS TO BE RESTORED. ONCE THE BOUNDARY OF THE RESTORATION AREAS IS ESTABLISHED, THE PERIMETER SHALL BE STAKED AND SILT FENCE ERECTED TO PREVENT ANY SEDIMENT FROM BEING TRANSPORTED DOWNGRADE DURING THE RESTORATION PERIOD.

THE ONLY EFFECTIVE METHOD FOR THE REMOVAL OF JAPANESE KNOTWEED IS BY MANUAL REMOVAL OF THE PLANT AND ASSOCIATED ROOT SYSTEM. FOLLOWING MANUAL REMOVAL, ANY RESIDUAL RE-GROWTH OF JAPANESE KNOTWEED TO BE TREATED WITH A GLYPHOSATE HERBICIDE APPLICATION. APPLICATION OF HERBICIDE TO BE IN THE FORM OF ROOT INJECTION ONLY OF INDIVIDUAL KNOTWEED CANES. THE HERBICIDE IS INJECTED DIRECTLY INTO THE KNOTWEED CANES. IF THIS METHOD IS EMPLOYED, IT IS RECOMMENDED THAT THE INJECTIONS TAKE PLACE IN LATE SUMMER OR EARLY FALL WHEN THE KNOTWEED CANES ARE A MINIMUM OF 1/2" IN WIDTH BETWEEN THE FIRST AND SECOND NODES (FROM THE BOTTOM).

TO A MUCH LESSER DEGREE, JAPANESE BARBERRY, MULTI-FLORA ROSE AND JAPANESE STILTGRASS EXIST ON-SITE. THESE ALL ARE INVASIVE SPECIES AND SHOULD ALSO BE REMOVED. JAPANESE BARBERRY AND MULTI-FLORA ROSE CAN BE REMOVED DURING ANY SEASON WITH A HOE OR WEED WRENCH AND SHOULD BE REMOVED BY HAND-LABOR. IT IS IMPORTANT TO REMOVE ALL OF THE ROOT SYSTEM TO PREVENT RESPROUTING FROM REMAINING ROOT SEGMENTS. JAPANESE STILTGRASS SHOULD BE REMOVED BY HAND-LABOR AND SHOULD BE REMOVED IN MID- TO LATE SUMMER WHEN PLANTS ARE MUCH TALLER AND MORE BRANCHED. AT THIS STAGE, THE STILTGRASS CAN BE PULLED FIRMLY FROM THE BASAL PORTION AND REMOVED WHOLLY. IT SHOULD BE NOTED THAT THE PULLED STILTGRASS PLANTS SHOULD BE BAGGED AND DISPOSED OF OFF-SITE IF THEY ARE IN THEIR FRUITING STAGE TO PREVENT SEED DISPERSAL. IF THEY ARE NOT IN THE FRUITING STAGE, PULLED PLANTS CAN BE STOCKPILED OR DISPERSED AND ALLOWED TO DEHYDRATE.

APPROVAL TO USE THE HERBICIDE METHOD WILL BE REQUIRED FORM THE TOWN'S WETLAND CONSULTANT PRIOR TO COMMENCEMENT.

MONITORING AND MAINTENANCE EFFORTS FOR THE INVASIVE SPECIES REMOVAL/MANAGEMENT PROGRAM WILL BE CONDUCTED OVER A FIVE (5) YEAR PERIOD. MAINTENANCE OF THE WETLAND MITIGATION AREA INCLUDES THE INSTALLATION AND UTILIZATION OF A PERMANENT IRRIGATION SYSTEM THROUGHOUT THE FIVE (5) YEAR MONITORING PERIOD. THE MITIGATION AREAS SHALL BE MONITORED FOR THE INTRODUCTION OF INVASIVE SPECIES ON A MONTHLY BASIS. UPON VISUAL OBSERVATION OF RE-EMERGENCE OF INVASIVE SPECIES WITHIN THE AREA, SAID SPECIES SHALL BE REMOVED MANUALLY IN ACCORDANCE WITH THE PLAN OR TREATED WITH HERBICIDE APPLICATION, IF APPROVED BY THE TOWN'S WETLAND CONSULTANT.

ANY EXISTING NATIVE PLANTINGS (SPICEBUSH, TREES LOCATED IN NORTHWEST CORNER, ETC.) WITHIN THE PROPOSED MITIGATION AREA SHALL BE PRESERVED, IF POSSIBLE, AND INTEGRATED INTO THE MITIGATION PLANTING AREA AS ORDERED BY THE LANDSCAPE ARCHITECT AND TOWN'S WETLAND CONSULTANT.

THE POSTS FOR THE PROPOSED DEER FENCING SHALL BE LOCATED IN AREAS AS TO NOT HARM ANY EXISTING TREE ROOTS. THE FINAL LOCATION OF THE FENCE POSTS SHALL BE DETERMINED BY THE LANDSCAPE ARCHITECT IN THE FIELD.

FOLLOWING MANUAL REMOVAL, ANY RESIDUAL RE-GROWTH OF JAPANESE KNOTWEED TO BE TREATED WITH A GLYPHOSATE HERBICIDE APPLICATION. APPLICATION OF HERBICIDE TO BE IN THE FORM OF ROOT INJECTION ONLY OF INDIVIDUAL KNOTWEED CANES. FINAL GRADE THE EXISTING BERM WITH 4"-6" OF NEW, CLEAN SOIL. PLANT BERM AS SHOWN HEREON.

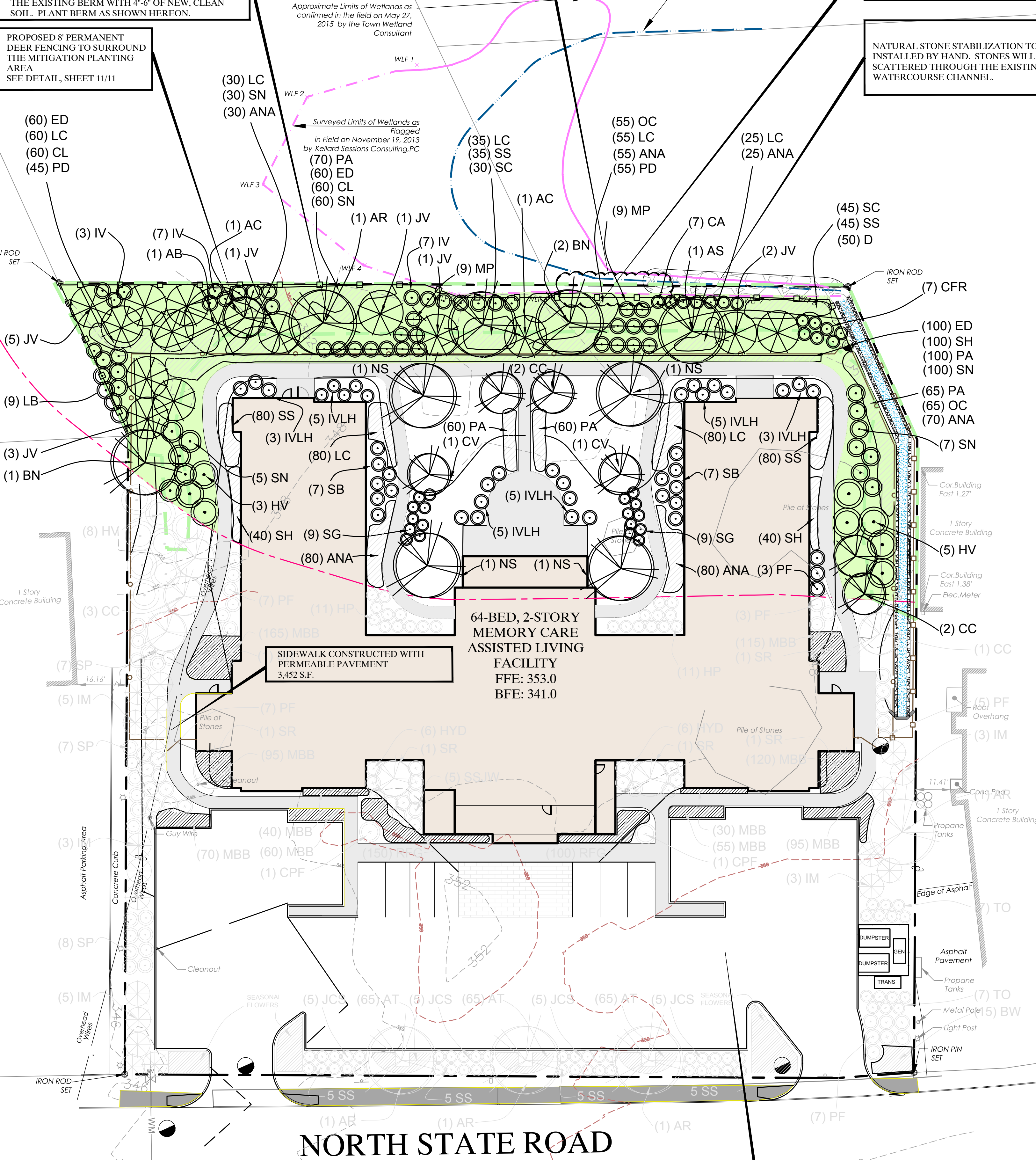
PROPOSED 8' PERMANENT DEER FENCING TO SURROUND THE MITIGATION PLANTING AREA SEE DETAIL, SHEET 11/11

APPROXIMATE LOCATION OF EXISTING UNREGULATED TREES TO BE PRESERVED TO THE GREATEST EXTENT PRACTICABLE

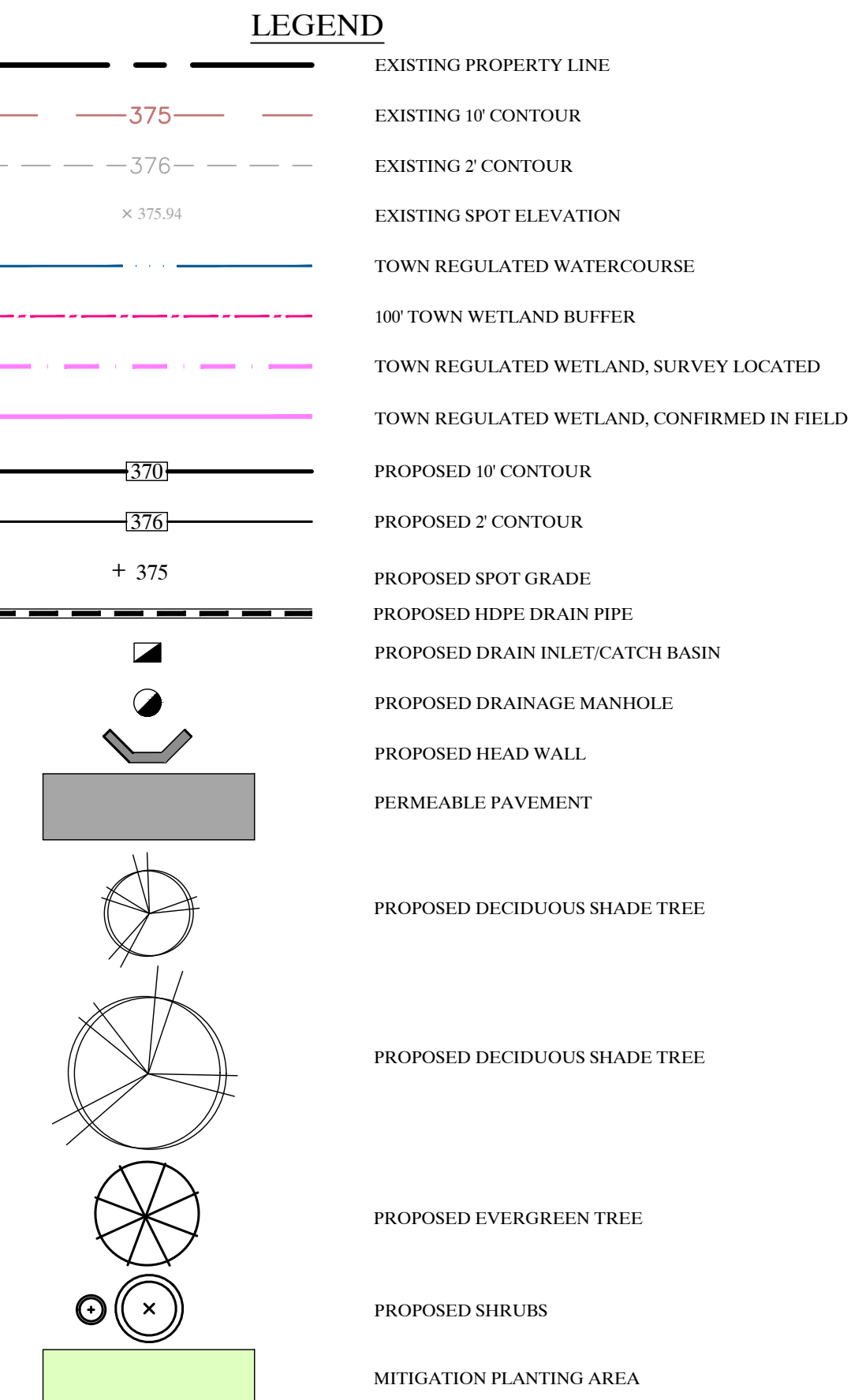
APPROXIMATE LOCATION OF UNNAMED WATERCOURSE TRIBUTARY TO POCANTICO RIVER

REMOVE JAPANESE KNOTWEED ALONG BERM. REFER TO "INVASIVE SPECIES REMOVAL/MANAGEMENT PROGRAM", THIS SHEET.

NATURAL STONE STABILIZATION TO BE INSTALLED BY HAND. STONES WILL BE SCATTERED THROUGH THE EXISTING WATERCOURSE CHANNEL.



WETLAND MITIGATION PLAN PLANT LIST					
SYMBOL		COMMON NAME	SCIENTIFIC NAME	QUANTITY	SIZE
TREES					
AR	October Glory Red Maple	<i>Acer Rubrum</i> "October Glory"	1	2 - 2-1/2" cal.	B & B
A5	Legacy Sugar Maple	<i>Acer Saccharum</i> "Legacy"	1	2 - 2-1/2" cal.	B & B
NS	Black Gum	<i>Nyssa Sylvatica</i>	4	2" - 2-1/2" cal.	B & B
BN	Hortage River Birch	<i>Betula nigra</i> "Hortage"	3	2-1/2" - 3" cal.	B & B
CV	White Fringe Tree	<i>Chionanthus Virginicus</i>	2	2" - 2-1/2" cal.	B & B
AC	Shadblow Serviceberry (tree form)	<i>Amelanchier Canadensis</i>	2	8'-10' ht.	B & B
CC	Eastern Red Bud	<i>Cercia Canadensis</i>	4	7'-8' ht.	B & B
AB	American Linden (Basswood)	<i>Tilia Americana</i>	1	8'-10' ht.	B & B
IV	Eastern Red Cedar	<i>Juniperus Virginiana</i>	13	7'-8' ht.	B & B
SHRUBS					
LB	Common Spicebush	<i>Lindera Benzain</i>	9	3'-4' ht.	B & B
CA	Sweet Pepperbush	<i>Clethra Alnifolia</i>	7	30" - 36" ht.	B & B
HV	Virginia Witchhazel	<i>Hemodis Virginiana</i>	8	3'-4' ht.	B & B
IVLH	Little Henry Sweetpire	<i>Itea Virginica</i> "Little Henry"	26	5-gal.	Cont.
SB	Anthony Waterer Spiraea	<i>Spiraea Bumalda</i> "Anthony Waterer"	14	5-gal.	Cont.
SG	Goldmound Spiraea	<i>Spiraea "Goldmound"</i>	18	5-gal.	Cont.
MP	Northern Bayberry	<i>Myrica Pennsylvania</i>	18	24" - 30" ht.	B & B
CFR	Grey Twig Dogwood	<i>Cornus Fomina Racemosa</i>	7	3'-4' ht.	B & B
IV	Winterberry	<i>Ilex Verticillata</i> "Winter Red"	17	30" - 36" ht.	B & B
PF	Mountain Andromeda	<i>Pieris Floribunda</i>	3	5-gal.	Cont.
GRASSES/GROUND COVER					
PD	Smooth Penstemon	<i>Penstemon Digitalis</i>	100	2" - 3" plugs	
PA	Christmas Fern	<i>Polystichum Acrostichodes</i>	355	2" - 3" plugs	
D	Wood Fern	<i>Dryopteris</i>	50	2" - 3" plugs	
ONC	Cinnamon Fern	<i>Osmunda Cinnamomosa</i>	120	2" - 3" plugs	
SS	Little Blue Stem	<i>Schizachyrium Scaparium</i>	240	2" - 3" plugs	
SC	Goldenrod	<i>Solidago Canadensis</i>	75	2" - 3" plugs	
ED	White Wood Aster	<i>Euribia Divaricata</i>	220	2" - 3" plugs	
CL	Bunny Blue Spreading Sedge	<i>Carex Laciniis</i> "Bunny Blue"	120	2" - 3" plugs	
MP	Northern Bayberry	<i>Myrica Pennsylvania</i>	18	24" - 30" ht.	B & B
ANA	New England Aster	<i>Aster Novae Angliae</i>	340	2" - 3" plugs	
LC	Drooping Leucothoe	<i>Leucothoe "Compacta"</i>	365	2" - 3" plugs	
SH	Prairie Dropseed	<i>Sporobolus Heterolepis</i>	180	2" - 3" plugs	



KELLARD
SESSIONS
CONSULTING

ENGINEERING,
LANDSCAPE
ARCHITECTURE
&
PLANNING, P.C.

500 MAIN STREET
ARMONK, N.Y. 10504
P: (914) 273-2323
F: (914) 273-2329
WWW.KELSSES.COM

WETLAND MITIGATION PLAN
ARTIS SENIOR LIVING

TOWN OF OSSINGWESTCHESTER COUNTY, NEW YORK

10.	
9.	
8.	DECEMBER 13, 2016 - GENERAL REVISIONS
7.	NOVEMBER 22, 2016 - GENERAL REVISIONS
6.	OCTOBER 24, 2016 - GENERAL REVISIONS
5.	SEPTEMBER 28, 2016 - GENERAL REVISIONS
4.	SEPTEMBER 14, 2016 - GENERAL REVISIONS
3.	AUGUST 29, 2016 - GENERAL REVISIONS
2.	APRIL 6, 2016 - WETLAND REVISIONS
1.	NOVEMBER 9, 2015 - GENERAL REVISIONS

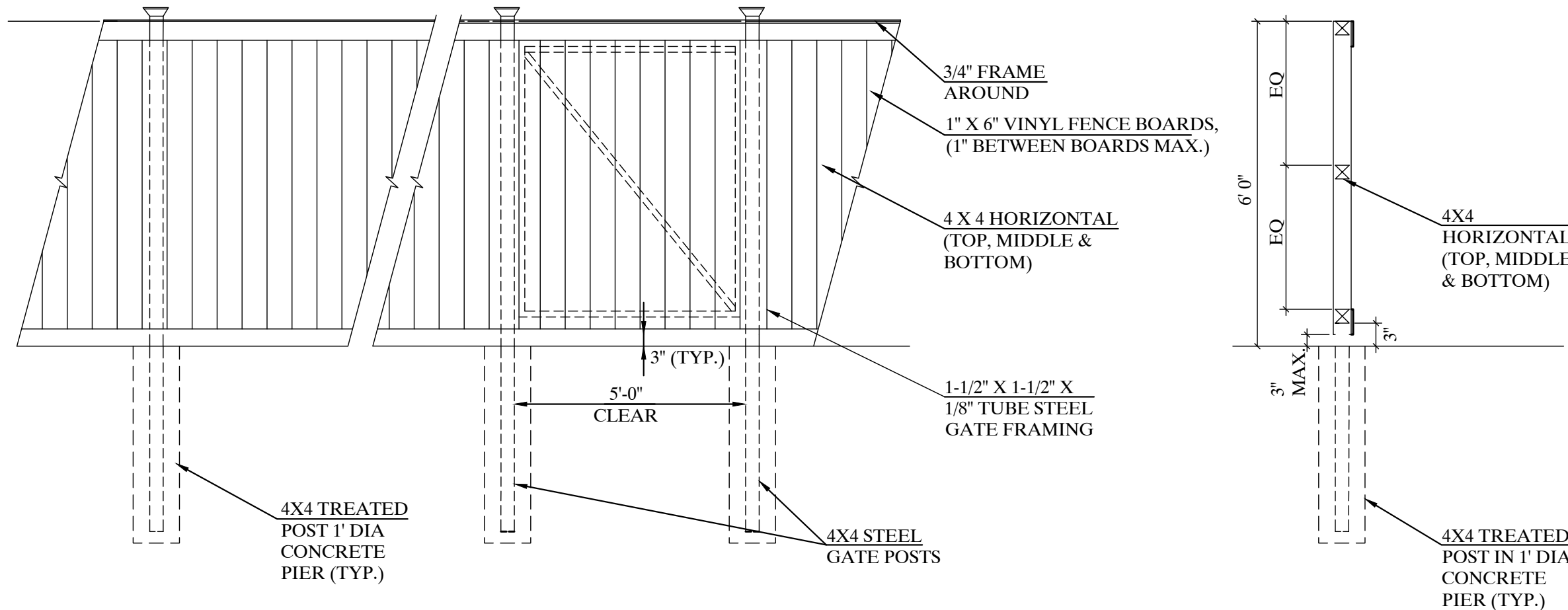
6
11

PROJECT LD.:
ART100

DATE:
AUGUST 1, 2015

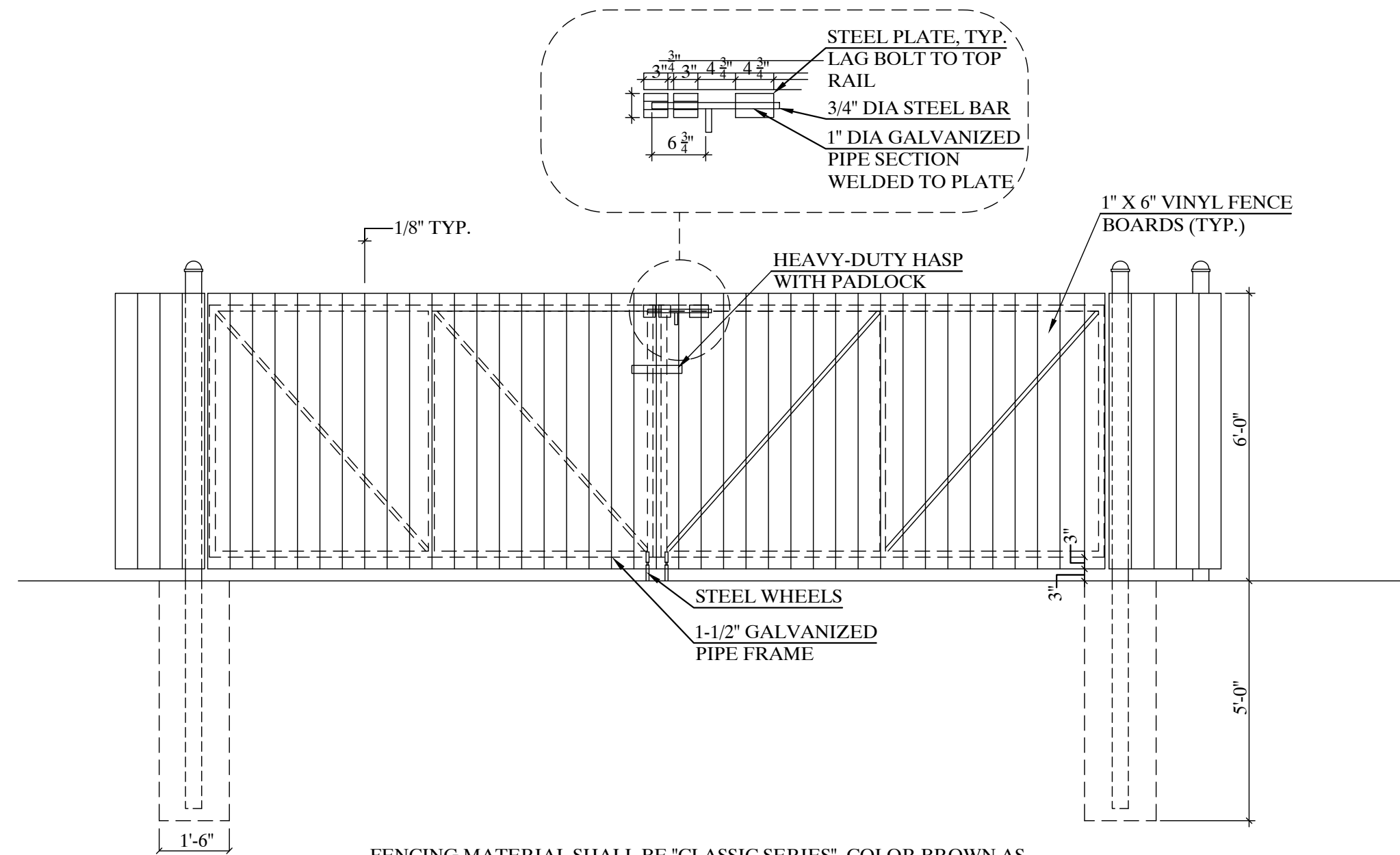
COPYRIGHT © 2016 KELLARD SESSIONS CONSULTING, ENGINEERING, LANDSCAPE ARCHITECTURE & PLANNING, P.C. ALL RIGHTS RESERVED. UNAUTHORIZED REPRODUCTION IS A VIOLATION OF APPLICABLE LAWS.

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



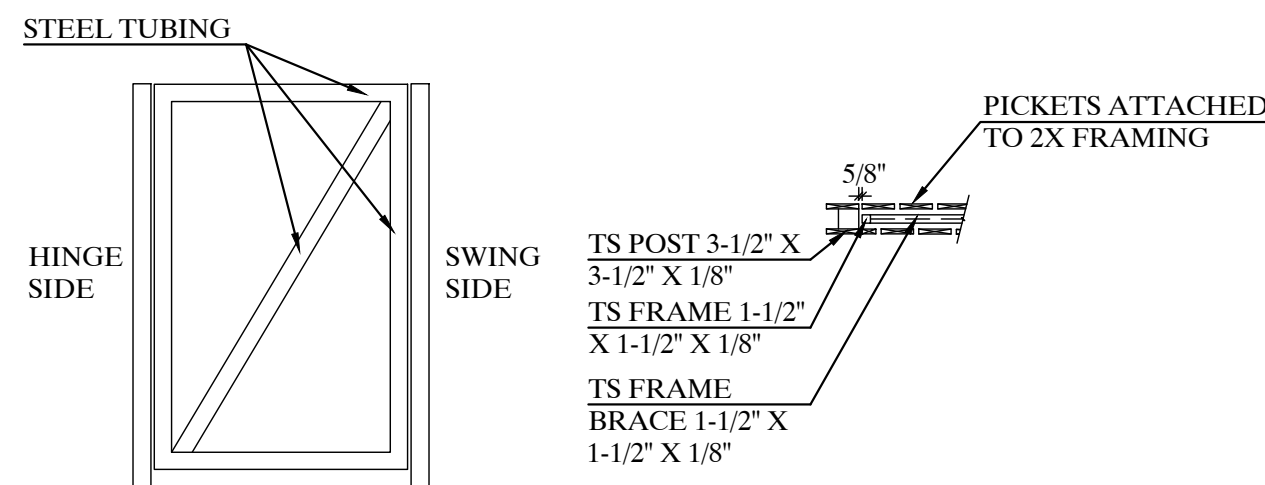
FENCING MATERIAL SHALL BE "CLASSIC SERIES", COLOR BROWN AS MANUFACTURED BY GRAND ILLUSIONS. SEE ARCHITECTURAL DRAWINGS FOR MORE PRODUCT INFORMATION.

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



FENCING MATERIAL SHALL BE "CLASSIC SERIES", COLOR BROWN AS MANUFACTURED BY GRAND ILLUSIONS. SEE ARCHITECTURAL DRAWINGS FOR MORE PRODUCT INFORMATION.

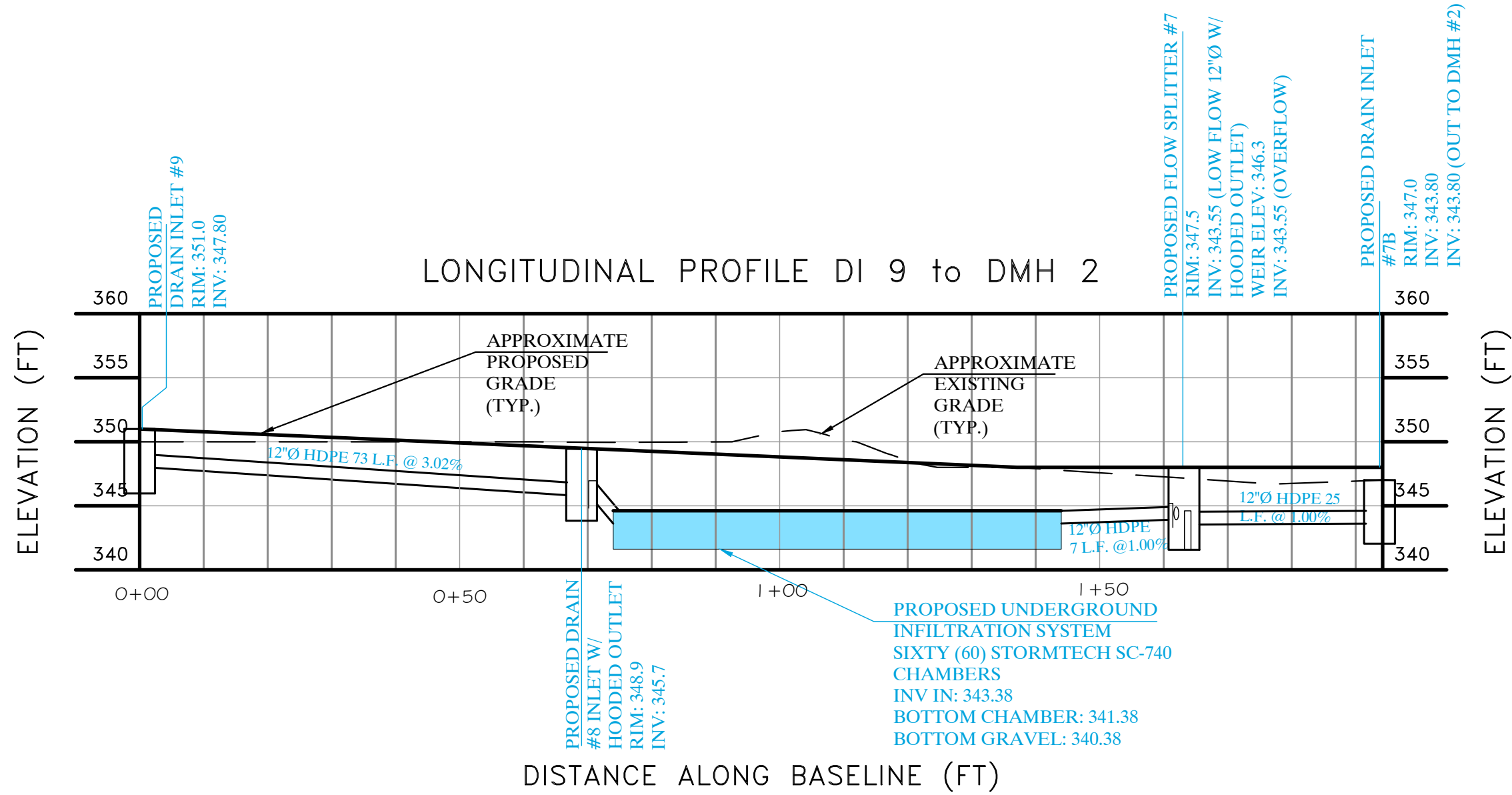
COURTYARD GATE DETAILS (N.T.S.)



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 BE SECURED BY CONTRACTOR UNTIL OWNER LOCKS ARE INSTALLED AND OPERABLE.
4. REFER TO ELECTRICAL DRAWINGS FOR DOOR SECURITY HARDWARE.

LONGITUDINAL PROFILE DI 9 to DMH 2

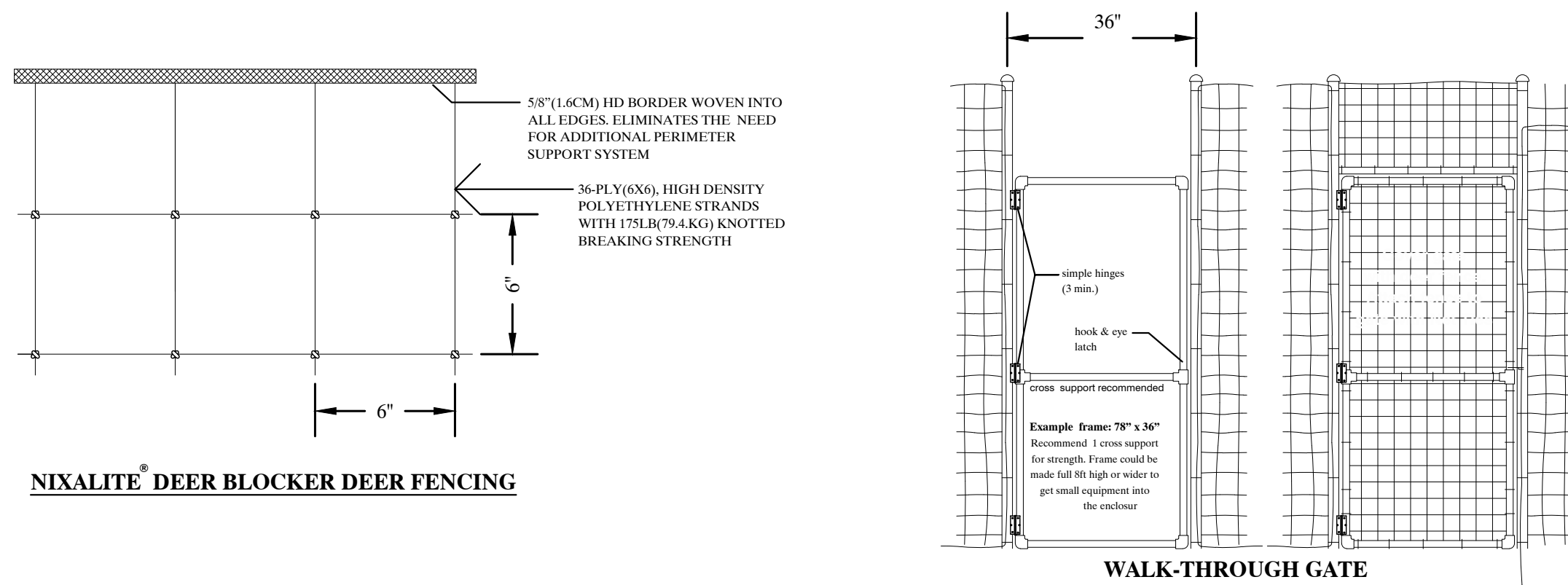


PROFILE SCALE:

HORIZ: 1"=20'

VERT: 1"=10'

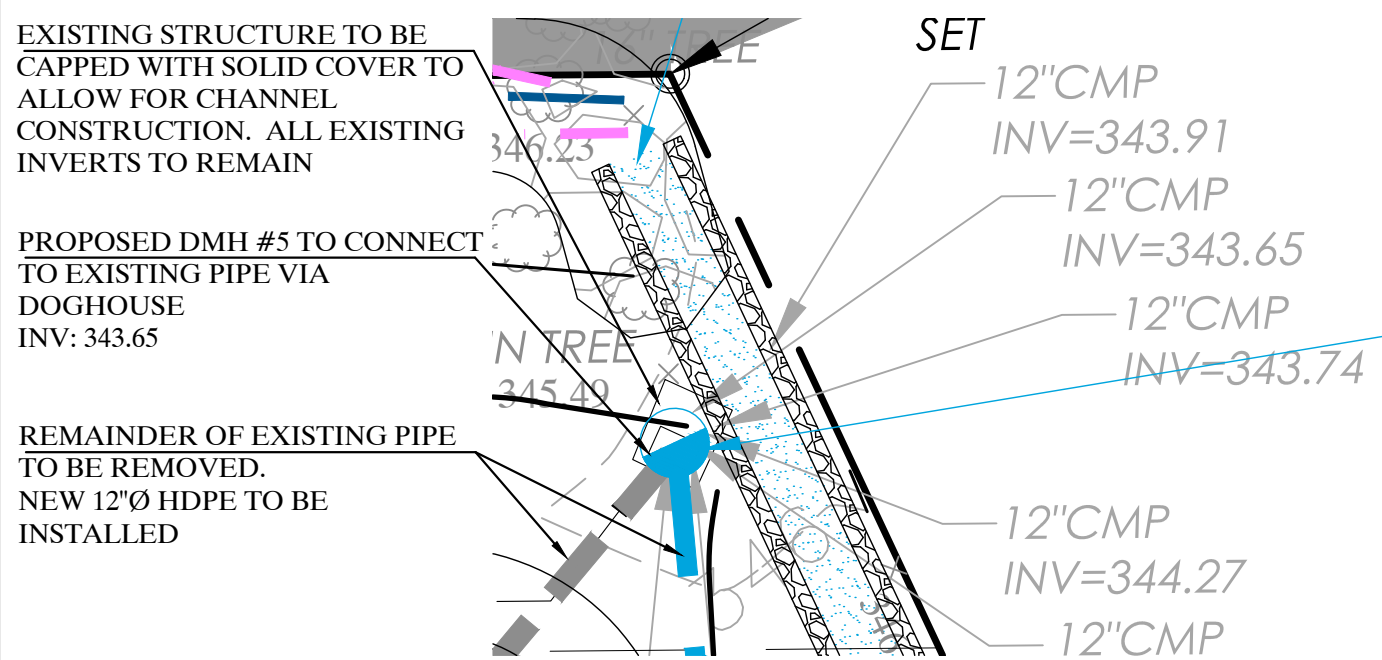
TYPICAL DEER FENCING DETAIL (N.T.S.)



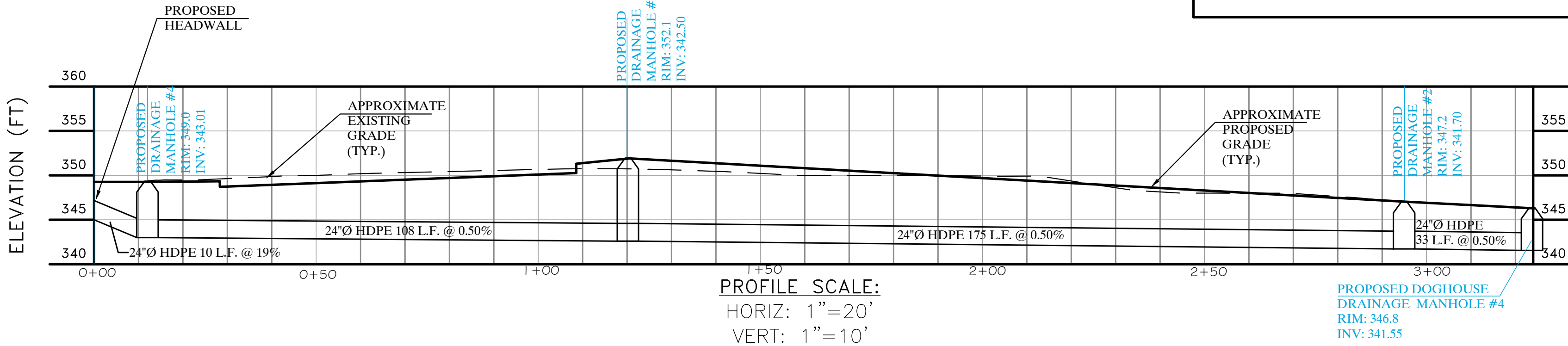
NIXALITE® DEER BLOCKER DEER FENCING

WALK-THROUGH GATE

ENLARGED VIEW OF DMH #5 (1" = 10')



LONGITUDINAL PROFILE HW TO DMH 1



PROFILE SCALE:

HORIZ: 1"=20'

VERT: 1"=10'

**KELLARD
SESSIONS**
CONSULTING

ENGINEERING,
LANDSCAPE
ARCHITECTURE
&
PLANNING, P.C.

500 MAIN STREET
ARMONK, N.Y. 10504

P: (914) 273-2523
F: (914) 273-2529

WWW.KELSES.COM

DETAILS & DRAINAGE PROFILES

ARTIS SENIOR LIVING

TOWN OF OSSING

WESTCHESTER COUNTY, NEW YORK

10.	
9.	
8.	DECEMBER 13, 2016 - GENERAL REVISIONS
7.	OCTOBER 24, 2016 - GENERAL REVISIONS
6.	SEPTEMBER 28, 2016 - GENERAL REVISIONS
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

11

11

PROJECT I.D.:

ART100

DATE:

AUGUST 1, 2015

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