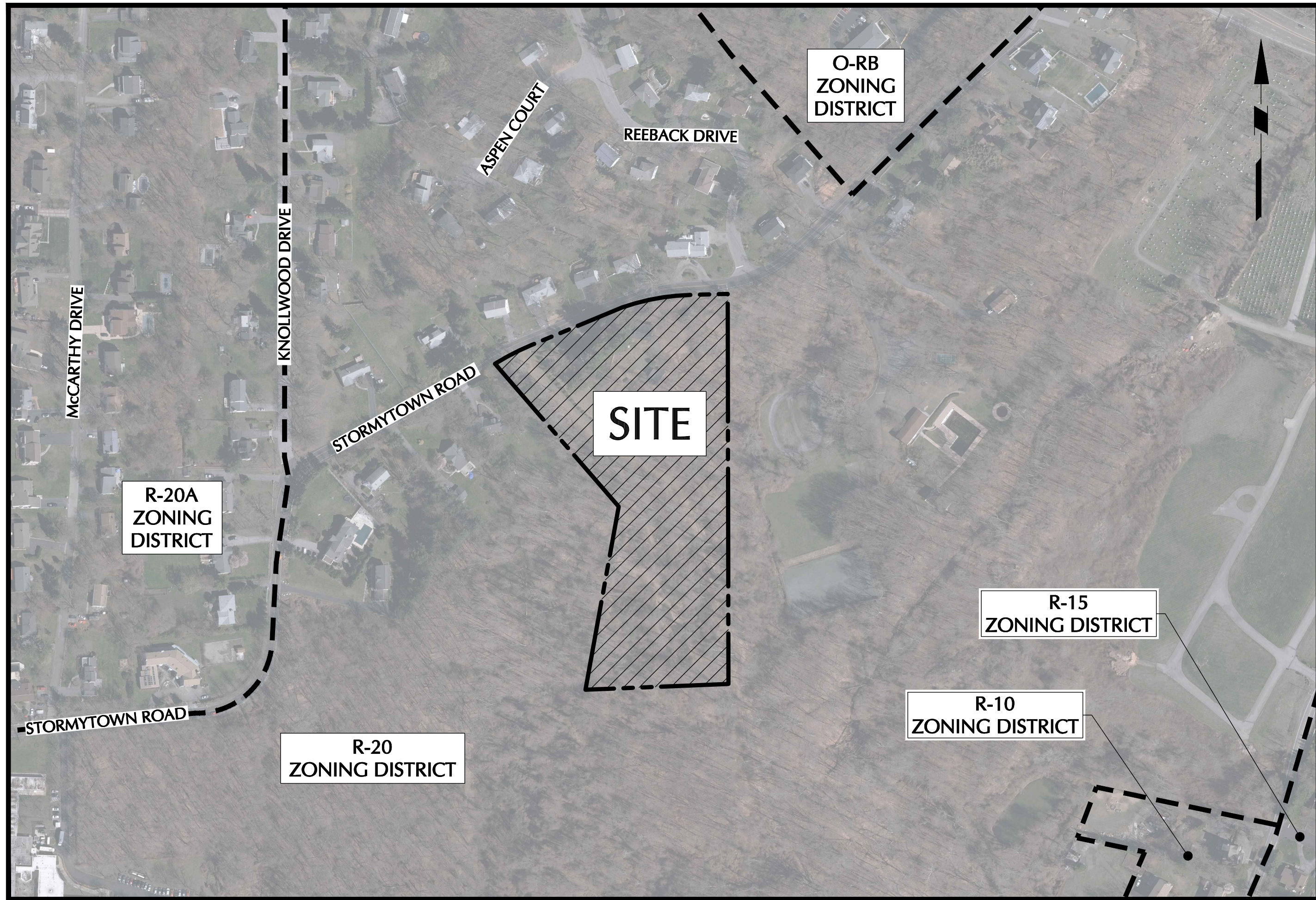


SUBDIVISION APPROVAL DRAWINGS

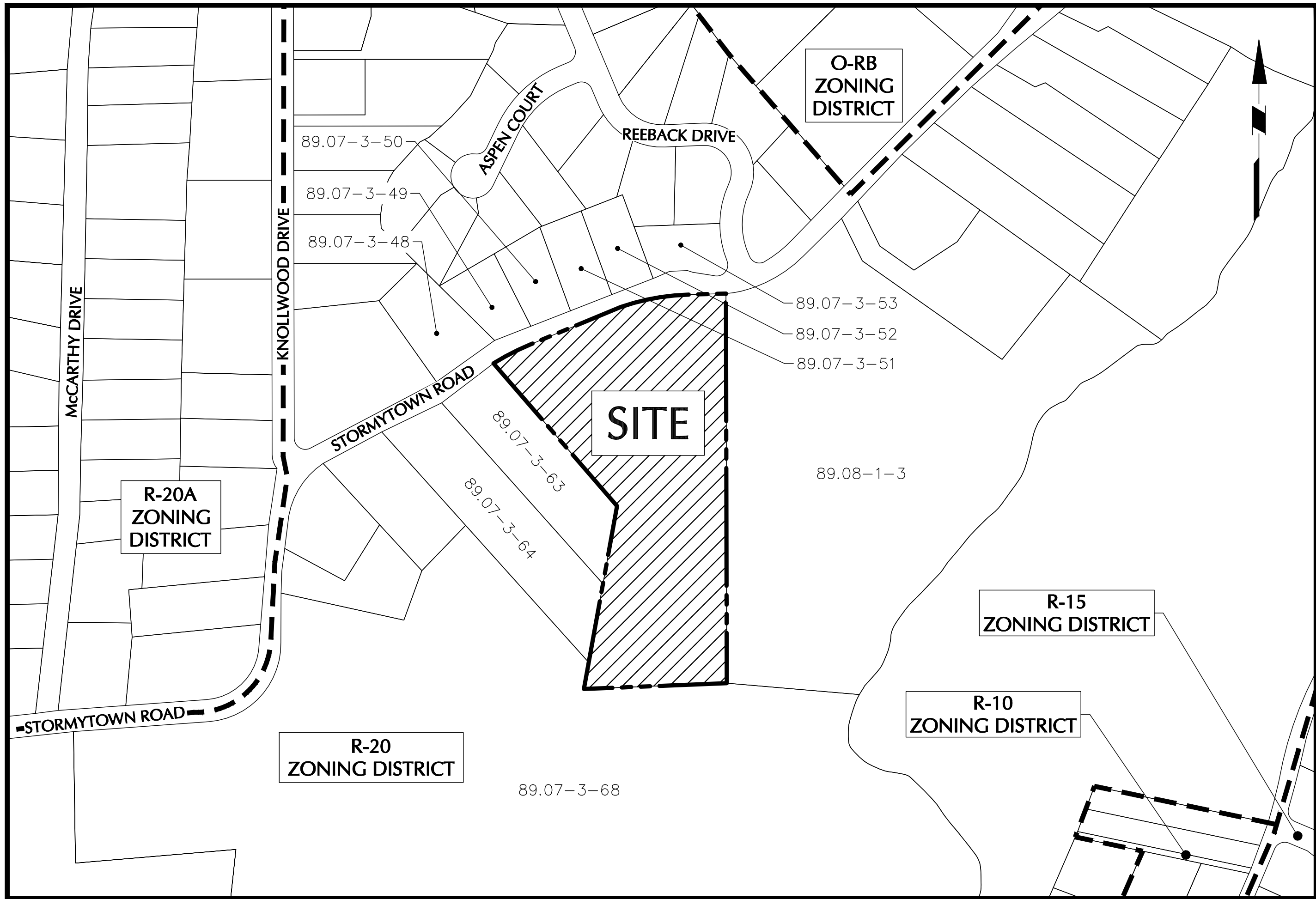
STORMYTOWN ROAD SUBDIVISION

TOWN OF OSSINING
WESTCHESTER COUNTY, NEW YORK



AERIAL MAP

1"=200'



VICINITY MAP

1"=200'

SITE INFORMATION

ADDRESS 39 STORMYTOWN ROAD
OSSINING, NY 10562

SBL/TAXID SECTION 89.07, BLOCK No. 3, LOT No. 62

ZONE R-20, ONE-FAMILY RESIDENCE DISTRICT

OWNER/APPLICANT

CHOCOLATE SKY, LLC

81 MEYERSVILLE ROAD
CHATHAM, NJ 07928

CONTACT: DONALD UTSCHIG
TEL: (914) 224-2838

CIVIL ENGINEER

LANGAN ENGINEERING, ENVIRONMENTAL, SURVEYING,
LANDSCAPE ARCHITECTURE AND GEOLOGY, D.P.C.

ONE NORTH BROADWAY, SUITE 910
WHITE PLAINS, NY 10601

CONTACT: MICHAEL FINAN, PE
TEL: (914) 323-7411

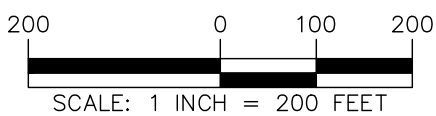
SURVEYOR

TC MERRITTS LAND SURVEYORS

394 BEDFORD ROAD
PLEASANTVILLE, NY 10570


CONTACT: DANIEL MERRITTS
TEL: (914) 769-8003

SITE DRAWING LIST		
DRAWING NO.	SHEET NO.	DRAWING TITLE
CS001	1 OF 17	COVER SHEET
CS101	2 OF 17	SITE PLAN
CD101	3 OF 17	EXISTING CONDITIONS & REMOVALS PLAN
CD102	4 OF 17	TREE REMOVALS TABLE
CA101	5 OF 17	EXISTING SLOPES ANALYSIS PLAN
CG101	6 OF 17	GRADING & DRAINAGE PLAN
CG201	7 OF 17	ROAD & DRIVEWAY PROFILES
CG202	8 OF 17	SIGHT DISTANCE PLAN
CG203	9 OF 17	LINE OF SIGHT PROFILE
CU101	10 OF 17	UTILITY PLAN
CU201	11 OF 17	WATER MAIN PROFILE
CE101	12 OF 17	EROSION & SEDIMENT CONTROL PLAN
CS501	13 OF 17	DETAILS (1 OF 3)
CS502	14 OF 17	DETAILS (2 OF 3)
CS503	15 OF 17	DETAILS (3 OF 3)
LP101	16 OF 17	PLANTING PLAN
LP501	17 OF 17	PLANTING NOTES AND DETAILS



WARNING: IT IS A VIOLATION OF THE NYS EDUCATION LAW ARTICLE 145 FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, LAND SURVEYOR OR GEOLOGIST, TO ALTER THIS ITEM IN ANY WAY.

06/08/2021	REVISED PER PLANNING BOARD COMMENTS	2
04/28/2021	REVISED PER PLANNING BOARD COMMENTS	1
DATE	Description	No.
REVISIONS		

SIGNATURE  DATE SIGNED 06-08-2021

MICHAEL FINAN, PE, LEED-AP
PROFESSIONAL ENGINEER NY Lic. No. 081473

LANGAN
Langan Engineering, Environmental, Surveying,
Landscape Architecture and Geology, D.P.C.
One North Broadway, Suite 910
White Plains, NY 10601

T: 914.323.7400 F: 914.323.7401 www.langan.com

Project
STORMYTOWN ROAD SUBDIVISION

BLOCK No. 3, LOT No.62
TOWN OF OSSINING
WESTCHESTER COUNTY NEW YORK

Drawing Title
COVER SHEET

Project No.
190065801

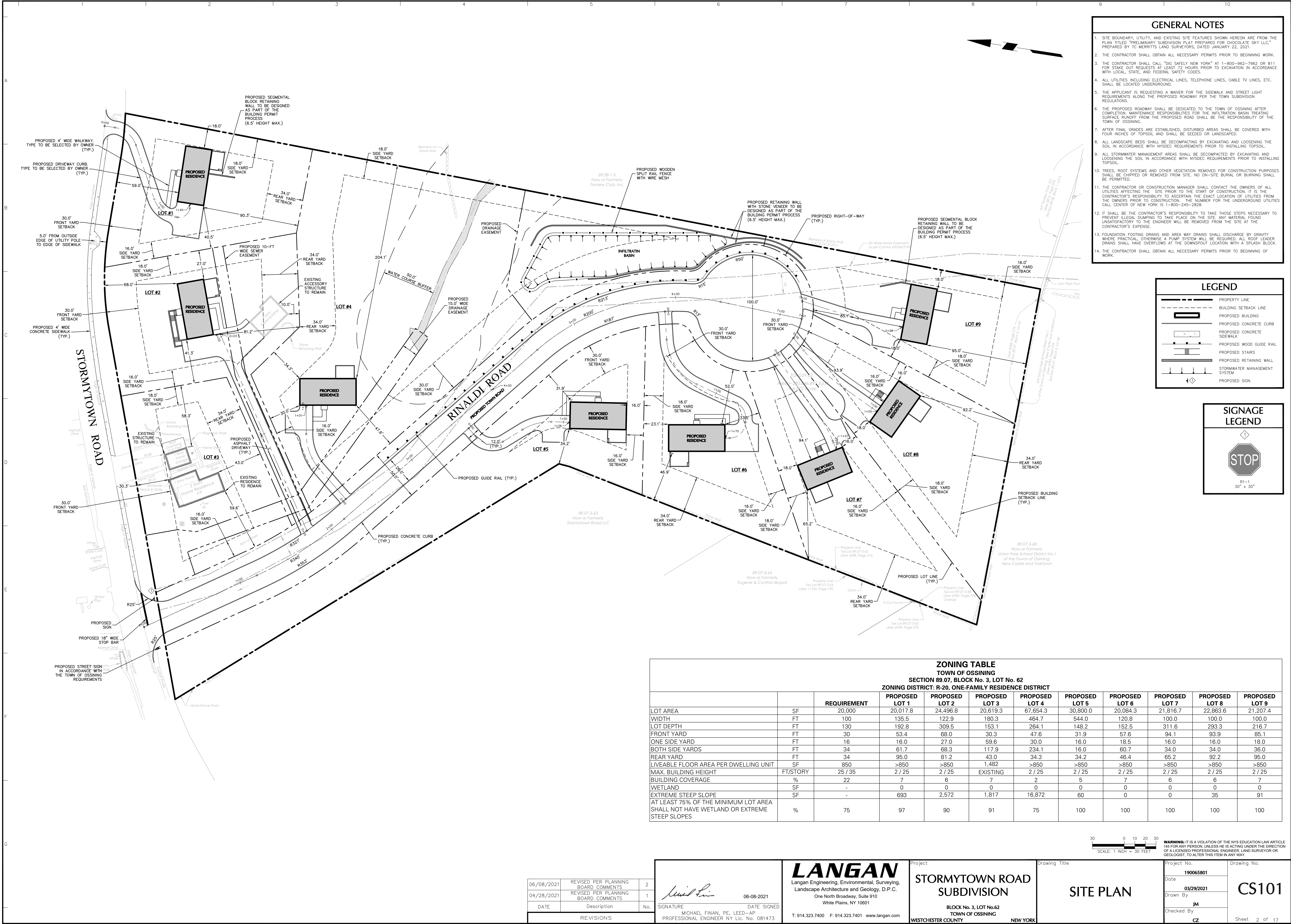
Date
03/29/2021

Drawn By
JM

Checked By
CZ

Drawing No.
CS001

Sheet 1 of 17



- GENERAL NOTES
1. SITE BOUNDARY, UTILITY, AND EXISTING SITE FEATURES SHOWN HEREON ARE FROM THE PLAN TITLED "PRELIMINARY SUBDIVISION PLAT PREPARED FOR CHOCOLATE SKY LLC," PREPARED BY TC MERRITT'S LAND SURVEYORS, DATED JANUARY 22, 2021.

2. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO BEGINNING WORK.

3. THE CONTRACTOR SHALL CALL "DIG SAFELY NEW YORK" AT 1-800-962-7962 OR 811 FOR STAKE OUT REQUESTS AT LEAST 72 HOURS PRIOR TO EXCAVATION IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL SAFETY CODES.

4. ALL UTILITIES INCLUDING ELECTRICAL LINES, TELEPHONE LINES, CABLE TV LINES, ETC. SHALL BE LOCATED UNDERGROUND.

5. THE APPLICANT IS REQUESTING A WAIVER FOR THE SIDEWALK AND STREET LIGHT REQUIREMENTS ALONG THE PROPOSED ROADWAY PER THE TOWN SUBDIVISION REGULATIONS.

6. THE PROPOSED ROADWAY SHALL BE DEDICATED TO THE TOWN OF OSSINING AFTER COMPLETION. MAINTENANCE RESPONSIBILITIES FOR THE INFILTRATION BASIN TREATING SURFACE RUNOFF FROM THE PROPOSED ROAD SHALL BE THE RESPONSIBILITY OF THE TOWN OF OSSINING.

7. AFTER FINAL GRADES ARE ESTABLISHED, DISTURBED AREAS SHALL BE COVERED WITH FOUR INCHES OF TOPSOIL AND SHALL BE SEEDED OR LANDSCAPED.

8. ALL LANDSCAPE BEDS SHALL BE DECOMPACTING BY EXCAVATING AND LOOSENING THE SOIL IN ACCORDANCE WITH NYSDEC REQUIREMENTS PRIOR TO INSTALLING TOPSOIL.

9. ALL STORMWATER MANAGEMENT AREAS SHALL BE DECOMPACTED BY EXCAVATING AND LOOSENING THE SOIL IN ACCORDANCE WITH NYSDEC REQUIREMENTS PRIOR TO INSTALLING TOPSOIL.

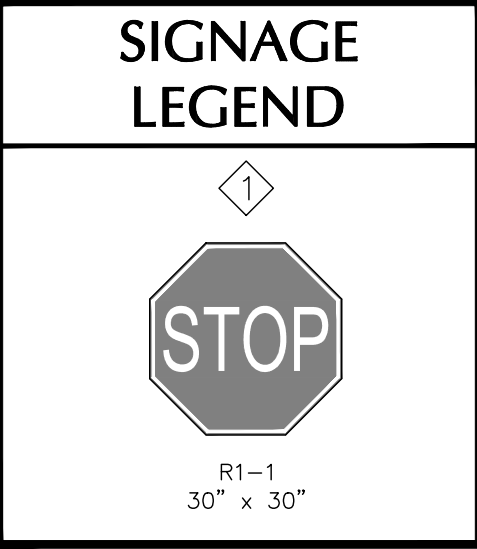
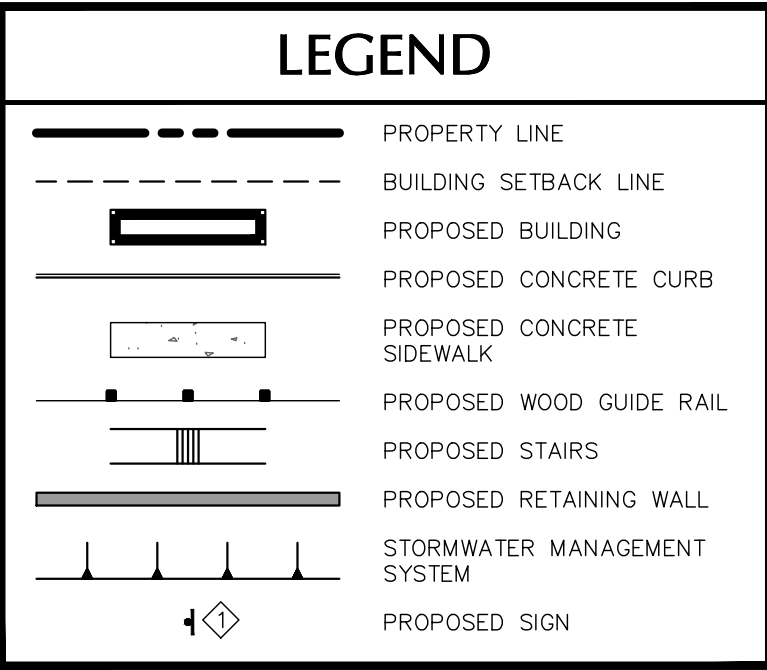
10. TREES, ROOT SYSTEMS AND OTHER VEGETATION REMOVED FOR CONSTRUCTION PURPOSES SHALL BE CHIPPED OR REMOVED FROM SITE. NO ON-SITE BURIAL OR BURNING SHALL BE PERMITTED.

11. THE CONTRACTOR OR CONSTRUCTION MANAGER SHALL CONTACT THE OWNERS OF ALL UTILITIES AFFECTING THE SITE PRIOR TO THE START OF CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ASCERTAIN THE EXACT LOCATION OF UTILITIES FROM THE OWNERS PRIOR TO CONSTRUCTION. THE NUMBER FOR THE UNDERGROUND UTILITIES CALL CENTER OF NEW YORK IS 1-800-245-2828.

12. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO TAKE THOSE STEPS NECESSARY TO PREVENT ILLEGAL DUMPING TO TAKE PLACE ON THE SITE. ANY MATERIAL FOUND UNSATISFACTORY TO THE ENGINEER WILL BE REMOVED FROM THE SITE AT THE CONTRACTOR'S EXPENSE.

13. FOUNDATION FOOTING DRAINS AND AREA WAY DRAINS SHALL DISCHARGE BY GRAVITY WHERE PRACTICAL. OTHERWISE A PUMP SYSTEM WILL BE REQUIRED. ALL ROOF LEADER DRAINS SHALL HAVE OVERFLOWS AT THE DOWNSPOUT LOCATION WITH A SPLASH BLOCK.

14. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO BEGINNING OF WORK.



ZONING TABLE											
TOWN OF OSSINING											
SECTION 89.07, BLOCK No. 3, LOT No. 62											
ZONING DISTRICT: R-20, ONE-FAMILY RESIDENCE DISTRICT											
		REQUIREMENT	PROPOSED LOT 1	PROPOSED LOT 2	PROPOSED LOT 3	PROPOSED LOT 4	PROPOSED LOT 5	PROPOSED LOT 6	PROPOSED LOT 7	PROPOSED LOT 8	PROPOSED LOT 9
LOT AREA	SF	20,000	20,017.8	24,496.8	20,619.3	67,654.3	30,800.0	20,084.3	21,816.7	22,863.6	21,207.4
WIDTH	FT	100	135.5	122.9	180.3	464.7	544.0	120.8	100.0	100.0	100.0
LOT DEPTH	FT	130	192.8	309.5	153.1	264.1	148.2	152.5	311.6	293.3	216.7
FRONT YARD	FT	30	53.4	68.0	30.3	47.6	31.9	57.6	94.1	93.9	85.1
ONE SIDE YARD	FT	16	16.0	27.0	59.6	30.0	16.0	18.5	16.0	16.0	18.0
BOTH SIDE YARDS	FT	34	61.7	68.3	117.9	234.1	16.0	60.7	34.0	34.0	36.0
REAR YARD	FT	34	95.0	81.2	43.0	34.3	34.2	46.4	65.2	92.2	95.0
LIVEABLE FLOOR AREA PER DWELLING UNIT	SF	850	>850	>850	1,482	>850	>850	>850	>850	>850	>850
MAX. BUILDING HEIGHT	FT/STORY	25 / 35	2 / 25	2 / 25	EXISTING	2 / 25	2 / 25	2 / 25	2 / 25	2 / 25	2 / 25
BUILDING COVERAGE	%	22	7	6	7	2	5	7	6	6	7
WETLAND	SF	-	0	0	0	0	0	0	0	0	0
EXTREME STEEP SLOPE	SF	-	693	2,572	1,817	16,872	60	0	0	35	91
AT LEAST 75% OF THE MINIMUM LOT AREA SHALL NOT HAVE WETLAND OR EXTREME STEEP SLOPES	%	75	97	90	91	75	100	100	100	100	100

30'0"

0'

30'0"

SCALE: 1" = 30' FEET

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06/08/2021

REVISED PER PLANNING BOARD COMMENTS

2

04/28/2021

REVISED PER PLANNING BOARD COMMENTS

1

DATE

DESCRIPTION

NO.

REVISIONS

Michael Finan

SIGNATURE

06-08-2021

DATE SIGNED

MICHAEL FINAN, PE, LEED-AP

PROFESSIONAL ENGINEER NY Lic. No. 081473

LANGAN

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Project

STORMYTOWN ROAD SUBDIVISION

BLOCK No. 3, LOT No.62
TOWN OF OSSINING
WESTCHESTER COUNTY NEW YORK

Drawing Title

SITE PLAN

Project No.

190065801

Date

03/29/2021

Drawn By

JM

Checked By

CZ

Drawing No.

CS101

Sheet

2 of 17

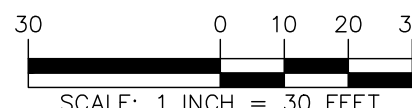
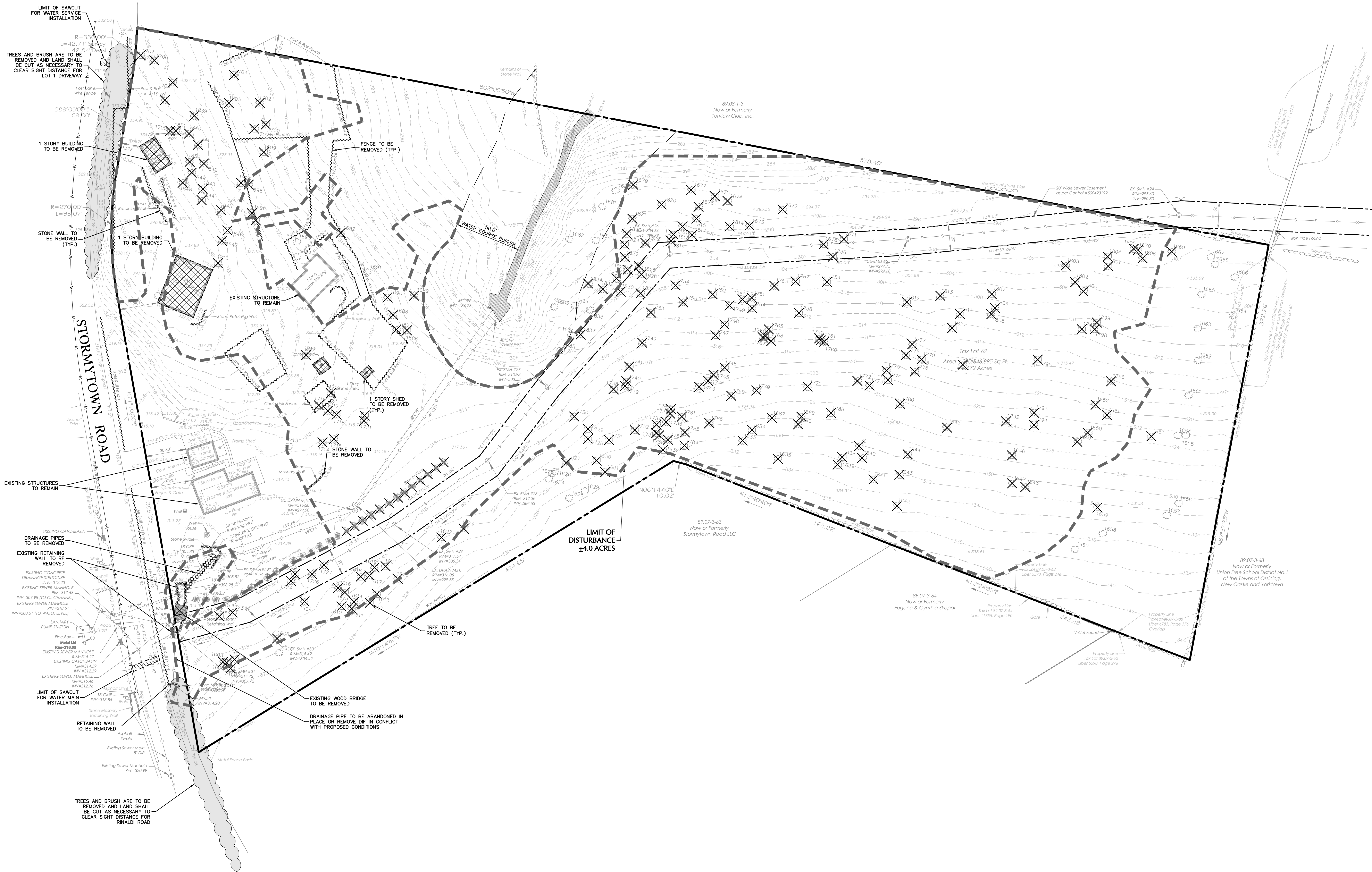
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REFERENCE NOTES

1. SITE BOUNDARY, TOPOGRAPHIC INFORMATION, UTILITY, AND EXISTING SITE FEATURES SHOWN HEREON ARE FROM THE PRELIMINARY SUBDIVISION APPROVAL DRAWING SET TITLED "PROPOSED TO LOT SUBDIVISION DEVELOPMENT," PREPARED BY ARG. HT DESIGN GROUP INC., DATED 11/07/2018, LAST REVISED 11/09/2020.
2. TREE LOCATIONS SHOWN HEREON ARE FROM SHEET S-3 FROM THE PRELIMINARY SUBDIVISION APPROVAL DRAWING SET TITLED "PROPOSED TO LOT SUBDIVISION DEVELOPMENT," PREPARED BY ARG HT DESIGN GROUP INC., DATED 11/07/2018, LAST REVISED 11/09/2020.
3. ELEVATIONS SHOWN ARE BASED UPON NAVD 88.

LEGEND

- TREE TO BE REMOVED
- SITE FEATURE TO BE REMOVED
- STRUCTURE TO BE REMOVED
- SAW-CUT



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06/08/2021	REVISED PER PLANNING BOARD COMMENTS	2
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DATE	Description	No.
REVISIONS		

Project
06-08-2021
SIGNATURE
MICHAEL FINAN, PE, LEED-AP
PROFESSIONAL ENGINEER NY Lic. No. 081473

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Project
**STORMYTOWN ROAD
SUBDIVISION**
BLOCK No. 3, LOT No.62
TOWN OF OSSING
WESTCHESTER COUNTY NEW YORK

Drawing Title
**EXISTING
CONDITIONS &
REMOVALS PLAN**

Project No.
190065801
Date
03/29/2021
Drawn By
JM
Checked By
CZ
Drawing No.
CD101
Sheet 3 of 17

TREE REMOVAL NOTES

1. TREE TABLE SHOWN HEREON WAS OBTAINED FROM SHEET 5-4 OF THE PRELIMINARY SUBDIVISION APPROVAL DRAWING SET TITLED "PROPOSED 10 LOT SUBDIVISION DEVELOPMENT," PREPARED BY ARG. HT DESIGN GROUP INC., DATED 11/07/2018, LAST REVISED 11/09/2020.

TREE REMOVAL COUNT

TREES WITHIN LIMIT OF DISTURBANCE AS SHOWN ON THE PRELIMINARY SUBDIVISION APPROVAL DRAWINGS THAT ARE TO BE REMOVED = 199 TREES

ADDITIONAL TREES TO BE REMOVED AS SHOWN ON THE FINAL SUBDIVISION APPROVAL DRAWINGS = 13 TREES

TOTAL TREES TO BE REMOVED = 212 TREES

(REFER TO THE PLANTING PLAN FOR TREE REPLACEMENT REQUIREMENTS)

LEGEND

EXISTING TREE TO BE REMOVED

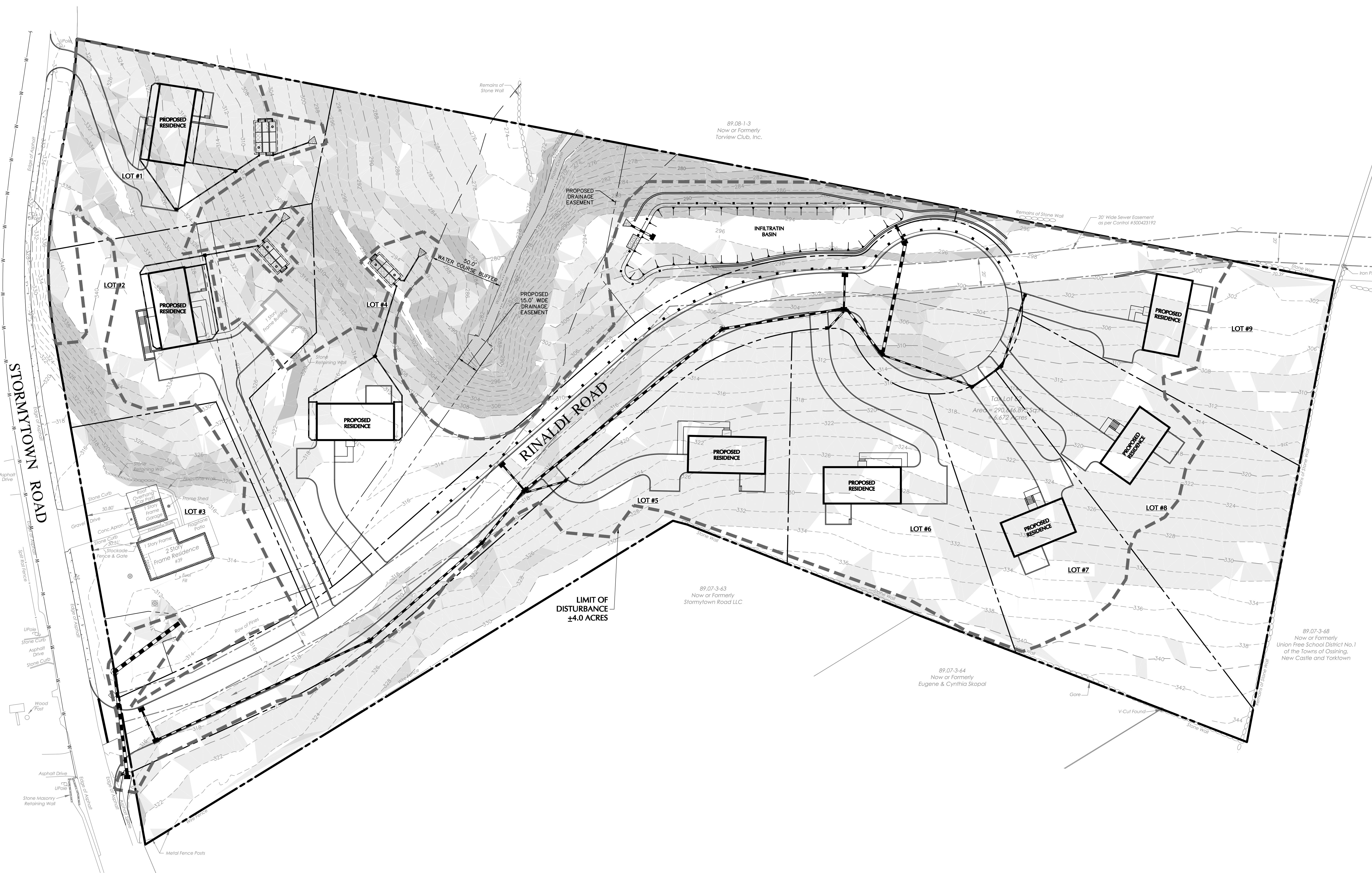
Tree ID	Common Name	Conditions	Tree Note:	Genus	Species	Latitude	Longitude	DBH 1	DBH 2	DBH 3	DBH Height
1601	Locust-Black	Fair		Robinia	pseudocacia	41.180146852	-73.858797707	27.00	0.00	0.00	4.50
1602	Maple-Norway	Good		Robinia	platanoide	41.180134175	-73.858736796	14.00	0.00	0.00	4.50
1603	Cherry	Poor		Prunus	sp	41.180151587	-73.858722955	26.00	0.00	0.00	4.50
1604	Oak-Northern Red	Fair		Quercus	rubra	41.180129850	-73.858711650	10.00	0.00	0.00	4.50
1605	Dogwood-Flowering	Poor		Cornus	florida	41.180154914	-73.858793133	6.00	0.00	0.00	4.50
1606	Ash-White	Poor		Fraxinus	americana	41.180144896	-73.858724296	12.00	0.00	0.00	4.50
1607	Spruce-Norway	Fair		Picea	abies	41.180040465	-73.858670958	14.00	0.00	0.00	4.50
1608	Spruce-Norway	Fair		Picea	abies	41.180049985	-73.858633668	22.00	0.00	0.00	4.50
1609	Locust-Black	Poor		Robinia	pseudocacia	41.180007751	-73.858519865	26.00	0.00	0.00	4.50
1610	Cherry	Poor		Prunus	sp	41.179929533	-73.858513250	8.00	0.00	0.00	4.50
1611	Locust-Black	Fair		Robinia	pseudocacia	41.179906039	-73.858515715	31.00	0.00	0.00	4.50
1612	Maple-Norway	Fair		Acer	platanoide	41.179872873	-73.858498434	9.00	0.00	0.00	4.50
1613	Maple-Norway	Fair		Acer	platanoide	41.179861711	-73.858462866	8.00	0.00	0.00	4.50
1614	Maple-Norway	Fair		Acer	platanoide	41.179855538	-73.858495022	8.00	0.00	0.00	4.50
1615	Maple-Norway	Fair		Acer	platanoide	41.179827379	-73.858474438	7.00	0.00	0.00	4.50
1616	Maple-Norway	Fair		Acer	platanoide	41.179843218	-73.858465000	8.00	0.00	0.00	4.50
1617	Maple-Norway	Fair		Acer	platanoide	41.17983787	-73.858415705	9.00	0.00	0.00	4.50
1618	Maple-Norway	Fair		Acer	platanoide	41.179901046	-73.858423797	6.00	0.00	0.00	4.50
1619	Maple-Norway	Fair		Acer	platanoide	41.179876472	-73.858392566	8.00	0.00	0.00	4.50
1620	Maple-Norway	Fair		Acer	platanoide	41.179824558	-73.858411188	16.00	0.00	0.00	4.50
1621	Maple-Norway	Fair		Acer	platanoide	41.179854610	-73.858382565	7.00	0.00	0.00	4.50
1622	Elm-American	Good		Ulmus	americana	41.179749796	-73.858276274	14.00	0.00	0.00	4.50
1623	Cherry	Fair		Prunus	sp	41.179706515	-73.858240421	10.00	0.00	0.00	4.50
1624	Tree of Heaven	Fair		Ailanthus	altissima	41.179504402	-73.858063141	8.00	0.00	0.00	4.50
1625	Tree of Heaven	Fair		Ailanthus	altissima	41.179545793	-73.858046028	10.00	0.00	0.00	4.50
1626	Tree of Heaven	Fair		Ailanthus	altissima	41.179540372	-73.858040129	10.00	0.00	0.00	4.50
1627	Tree of Heaven	Fair		Ailanthus	altissima	41.179520900	-73.858010528	8.00	0.00	0.00	4.50
1628	Tree of Heaven	Fair		Ailanthus	altissima	41.179501267	-73.858105308	10.00	0.00	0.00	4.50
1629	Cherry	Poor		Prunus	sp	41.179471972	-73.858077625	8.00	0.00	0.00	4.50
1630	Locust-Black	Fair		Robinia	pseudocacia	41.179458868	-73.857988957	21.00	0.00	0.00	4.50
1631	Cherry	Fair		Prunus	sp	41.179437416	-73.858015244	12.00	0.00	0.00	4.50
1632	Maple-Sugar	Good		Acer	saccharum	41.179326344	-73.857928224	16.00	0.00	0.00	4.50
1633	Cherry	Fair		Prunus	sp	41.179166089	-73.857863621	8.00	0.00	0.00	4.50
1634	Locust-Black	Poor		Robinia	pseudocacia	41.179250048	-73.857830097	28.00	0.00	0.00	4.50
1635	Tree of Heaven	Fair	uprooted leaning into other trees	Ailanthus	altissima	41.179068625	-73.857894501	8.00	0.00	0.00	4.50
1636	Locust-Black	Poor	leaning into other tree remove	Robinia	pseudocacia	41.178923400	-73.857819432	22.00	0.00	0.00	4.50
1637	Ash-White	Poor		Fraxinus	americana	41.178933980	-73.857858312	17.00	0.00	0.00	4.50
1638	Locust-Black	Poor	leaning into other tree remove	Robinia	pseudocacia	41.178954102	-73.857848198	23.00	0.00	0.00	4.50
1639	Locust-Black	Fair	tree leaning into this tree remove	Robinia	pseudocacia	41.178960722	-73.857881874	23.00	0.00	0.00	4.50
1640	Locust-Black	Fair		Robinia	pseudocacia	41.178912133	-73.857849910	26.00	0.00	0.00	4.50
1641	Maple-Sugar	Good		Acer	saccharum	41.178882091	-73.857903936	15.00	0.00	0.00	4.50
1642	Locust-Black	Fair		Robinia	pseudocacia	41.178823195	-73.857962571	30.00	0.00	0.00	4.50
1643	Locust-Black	Poor		Robinia	pseudocacia	41.178829173	-73.857878557	21.00	0.00	0.00	4.50
1644	Locust-Black	Fair		Robinia	pseudocacia	41.178821062	-73.857817869	27.00	0.00	0.00	4.50
1645	Cherry	Fair		Prunus	sp	41.178751432	-73.857724106	13.00	0.00	0.00	4.50
1646	Maple-Norway	Poor		Acer	platanoide	41.178606493	-73.857768455	9.00	0.00	0.00	4.50
1647	Locust-Black	Poor		Robinia	pseudocacia	41.178594483	-73.857845131	26.00	0.00	0.00	4.50
1648	Cherry	Fair		Prunus	sp	41.178566430	-73.857847745	11.00	0.00	0.00	4.50
1649	Maple-Norway	Fair		Acer	platanoide	41.178475655	-73.857698843	8.00	0.00	0.00	4.50
1650	Boxelder	Poor		Acer	negundo	41.178456793	-73.857668780	10.00	7.00	0.00	4.50
1651	Locust-Black	Poor		Robinia	pseudocacia	41.178424989	-73.857612193	11.00	0.00	0.00	4.50
1652	Locust-Black	Poor		Robinia	pseudocacia	41.178453093	-73.857598472	23.00	0.00	0.00	4.50
1653	Maple-Norway	Poor		Acer	platanoide	41.178326378	-73.857647763	14.00	0.00	0.00	4.50
1654	Oak-Northern Red	Fair		Quercus	rubra	41.178272207	-73.857631540	17.00	0.00	0.00	4.50
1655	Maple-Norway	Good		Acer	platanoide	41.178255426	-73.857628306	8.00	0.00	0.00	4.50
1656	Locust-Black	Poor		Robinia	pseudocacia	41.178244926	-73.857617239	10.00	0.00	0.00	4.50
1657	Locust-Black	Poor		Robinia	pseudocacia	41.178254093	-73.85765144	27.00	0.00	0.00	4.50
1658	Locust-Black	Poor		Robinia	pseudocacia	41.178389523	-73.857937622	23.00	0.00	0.00	4.50
1659	Dogwood-Flowering	Poor		Cornus	florida	41.178410329	-73.857867874	5.00	4.00	0.00	4.50
1660	Locust-Black	Poor		Robinia	pseudocacia	41.178440435	-73.857993657	25.00	0.00	0.00	4.50
1661	Maple-Norway	Fair		Acer	platanoide	41.178264708	-73.857518495	9.00	0.00	0.00	4.50
1662	Maple-Norway	Fair		Acer	platanoide	41.178257983	-73.857417828	6.00	0.00	0.00	4.50
1663	Maple-Silver	Poor		Acer	saccharinum	41.178270816	-73.857330973	8.00	0.00	0.00	4.50
1664	Maple-Silver	Poor		Acer	saccharinum	41.178202958	-73.857277853	18.00	17.00	15.00	4.50
1665	Hickory-Pecan	Good		Carya	sp	41.178276016	-73.857236376	9.00	0.00	0.00	4.50
1666	Ash-White	Poor		Fraxinus	americana	41.178185897	-73.857166677	31.00	0.00	0.00	4.50
1667	Oak-Northern Red	Fair		Quercus	rubra	41.178270777	-73.857129061	8.00	0.00	0.00	4.50
1668	Oak-Northern Red	Fair		Quercus	rubra	41.178259176	-73.857147495	26.00	0.00	0.00	4.50
1669	Walnut-Black	Poor		Juglans	nigra	41.178335988	-73.857134505	10.00	0.00	0.00	4.50
1670	Oak-Pin	Poor		Quercus	palestina	41.178424283	-73.857147340	10.00	0.00	0.00	4.50
1671	Locust-Black	Poor		Robinia	pseudocacia	41.179033278	-73.857263773	26.00	0.00	0.00	4.50
1672	Locust-Black	Poor		Robinia	pseudocacia	41.179170370	-73.857212871	16.00	0.00	0.00	4.50
1673	Cherry	Fair		Prunus	sp	41.179232443	-73.857273920	12.00	0.00	0.00	4.50
1674	Beech-American	Good		Fagus	grandifolia	41.179286717	-73.857217163	18.00	0.00	0.00	4.50
1675	Oak-Northern Red	Fair		Quercus	rubra	41.179314378	-73.857210188	8.00	0.00	0.00	4.50
1676	Walnut-Black	Poor		Juglans	nigra	41.179343222	-73.857246814	19.00	0.00	0.00	4.50
1677	Maple-Norway	Fair		Acer	platanoide	41.179365348	-73.857204332	10.00	0.00	0.00	4.50
1678	Cherry	Poor		Prunus	sp	41.179072376	-73.857287023	12.00	0.00	0.00	4.50
1679	Maple-Norway	Good		Acer	platanoide	41.179487053	-73.857219740	7.00	0.00	0.00	4.50
1680	Maple-Norway	Good		Acer	platanoide	41.179521276	-73.857244767	8.00	0.00	0.00	4.50
1681	Hickory-Pecan	Fair		Carya	sp	41.179542577	-73.857294156	20.00	0.00	0.00	4.50
1682	Hickory-Pecan	Fair		Carya	sp	41.179598304	-73.857399566	12.00	0.00	0.00	4.50
1683	Maple-Norway	Fair		Acer	platanoide	41.179630692	-73.857591561	14.00	0.00	0.00	4.50
1684	Maple-Silver	Fair		Acer	saccharum	41.179558315	-73.857660921	18.00	0.00	0.00	4.50
1685	Maple-Silver	Poor		Acer	saccharum	41.179574588	-73.857706641	19.00	0.00	0.00	4.50
1686	Maple-Norway	Poor	buried	Acer	platanoide	41.179888421	-73.857728711	7.00	0.00	0.00	4.50
1687	Maple-Sugar	Poor		Acer	saccharum	41.179920128	-73.857731952	17.00	0.00	0.00	4.50
1688	Maple-Sugar	Poor		Acer	saccharum	41.179931981	-73.857695578	10.00	0.00	0.00	4.50
1689	Hickory-Pecan	Poor		Carya	sp	41.179896003	-73.857628605	17.00	0.00	0.00	4.50
1690	Maple-Norway	Poor		Acer	platanoide	41.179950587	-73.857648723	14.00	0.00	0.00	4.50
1691	Maple-Norway	Poor		Acer	platanoide	41.180001937	-73.857589055	18.00	0.00	0.00	4.50
1692	Maple-Norway	Poor	buried	Acer	platanoide	41.180071811	-73.857496412	15.00	0.00	0.00	4.50
1693	Maple-Norway	Poor	buried	Acer	platanoide	41.180158843	-73.857542188	16.00	0.00	0.00	4.50
1694	Birch-River	Poor	Remove	Betula	nigra	41.180151898	-73.85762054	25.00	0.00	0.00	4.50
1695	Maple-Norway	Poor		Acer	platanoide	41.180250714	-73.857504394	10.00	0.00	0.00	4.50
1696	Maple-Norway	Fair		Acer	platanoide	41.180260867	-73.857484076	8.00	0.00	0.00	4.50

GENERAL NOTES

1. SITE BOUNDARY, TOPOGRAPHIC INFORMATION, UTILITY, AND EXISTING SITE FEATURES SHOWN HEREON ARE FROM THE PRELIMINARY SUBDIVISION APPROVAL DRAWING SET TITLED "PROPOSED TO LOT SUBDIVISION DEVELOPMENT," PREPARED BY ARQ. HT DESIGN GROUP INC., DATED 11/07/2018, LAST REVISED 11/09/2020.
2. ELEVATIONS SHOWN ARE BASED UPON NAVD 88.

SLOPES TABLE

NUMBER	MIN. SLOPE	MAX. SLOPE	AREA (SF)	COLOR
1	0.0%	15.0%	105344	
2	15.0%	25.0%	124583	
3	25.0%	35.0%	36797	
4	35.0%	1000.0%	22750	



06/08/2021	REVISED PER PLANNING BOARD COMMENTS	2
04/28/2021	REVISED PER PLANNING BOARD COMMENTS	1
DATE	Description	No.
REVISIONS		

SIGNATURE *Michael Finan* DATE SIGNED 06-08-2021
MICHAEL FINAN, PE, LEED-AP
PROFESSIONAL ENGINEER NY Lic. No. 081473

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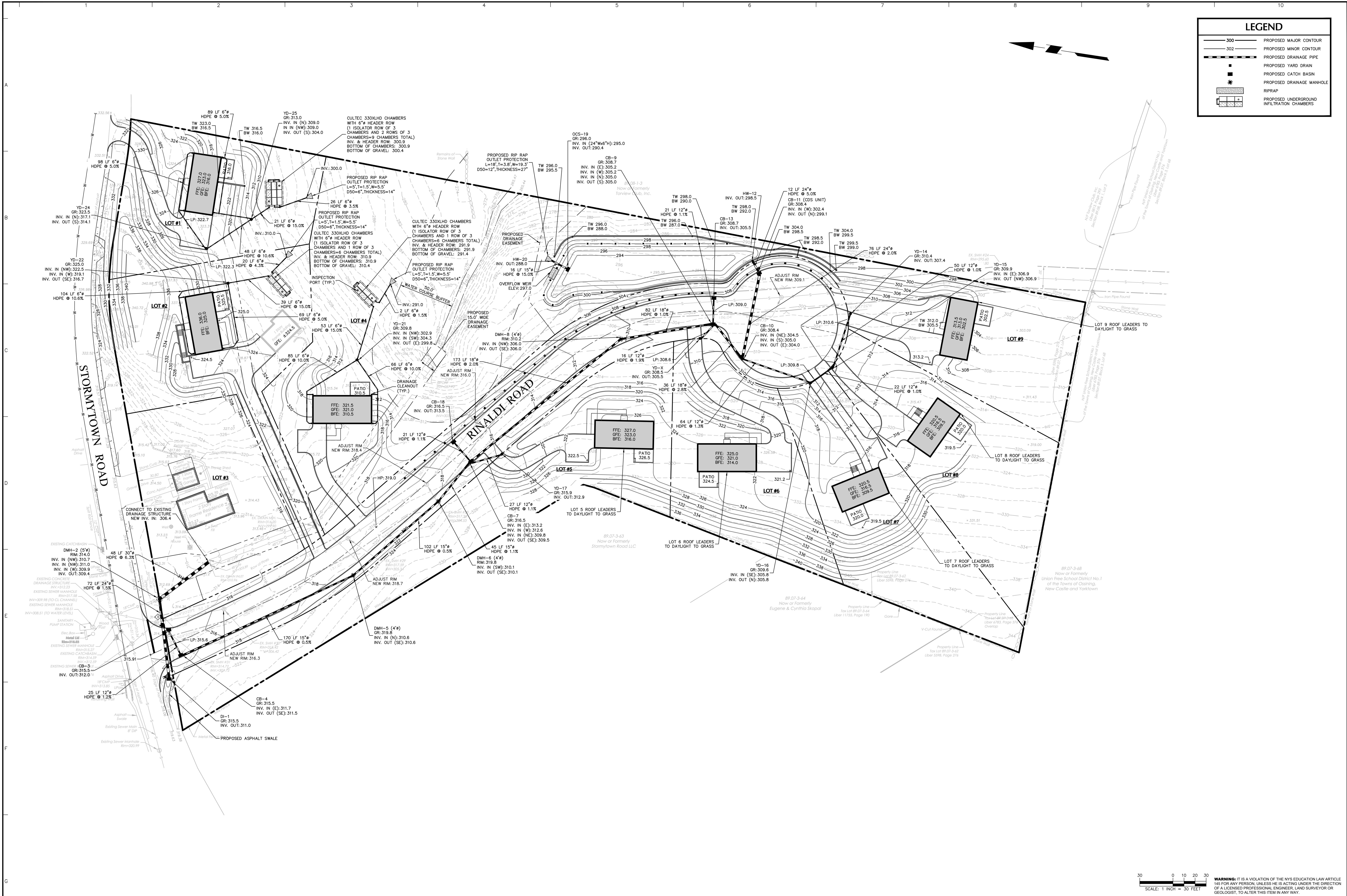
Project
**STORMYTOWN ROAD
SUBDIVISION**
BLOCK No. 3, LOT No.62
TOWN OF OSSING
WESTCHESTER COUNTY NEW YORK

Drawing Title
**EXISTING SLOPES
ANALYSIS PLAN**

Project No.
190065801
Date
03/29/2021
Drawn By
JM
Checked By
CZ
Drawing No.
CA101
Sheet 5 of 17

30 0 10 20 30
SCALE: 1 INCH = 30 FEET

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06/08/2021 REVISED PER PLANNING BOARD COMMENTS 2		
04/28/2021 REVISED PER PLANNING BOARD COMMENTS 1		
DATE	DESCRIPTION	NO.
REVISIONS		

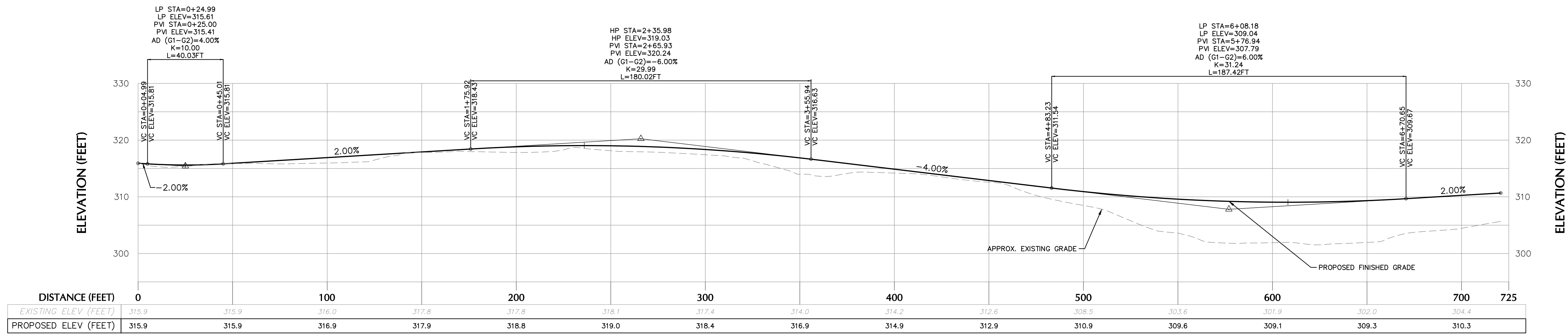
		06-08-2021
SIGNATURE		DATE SIGNED

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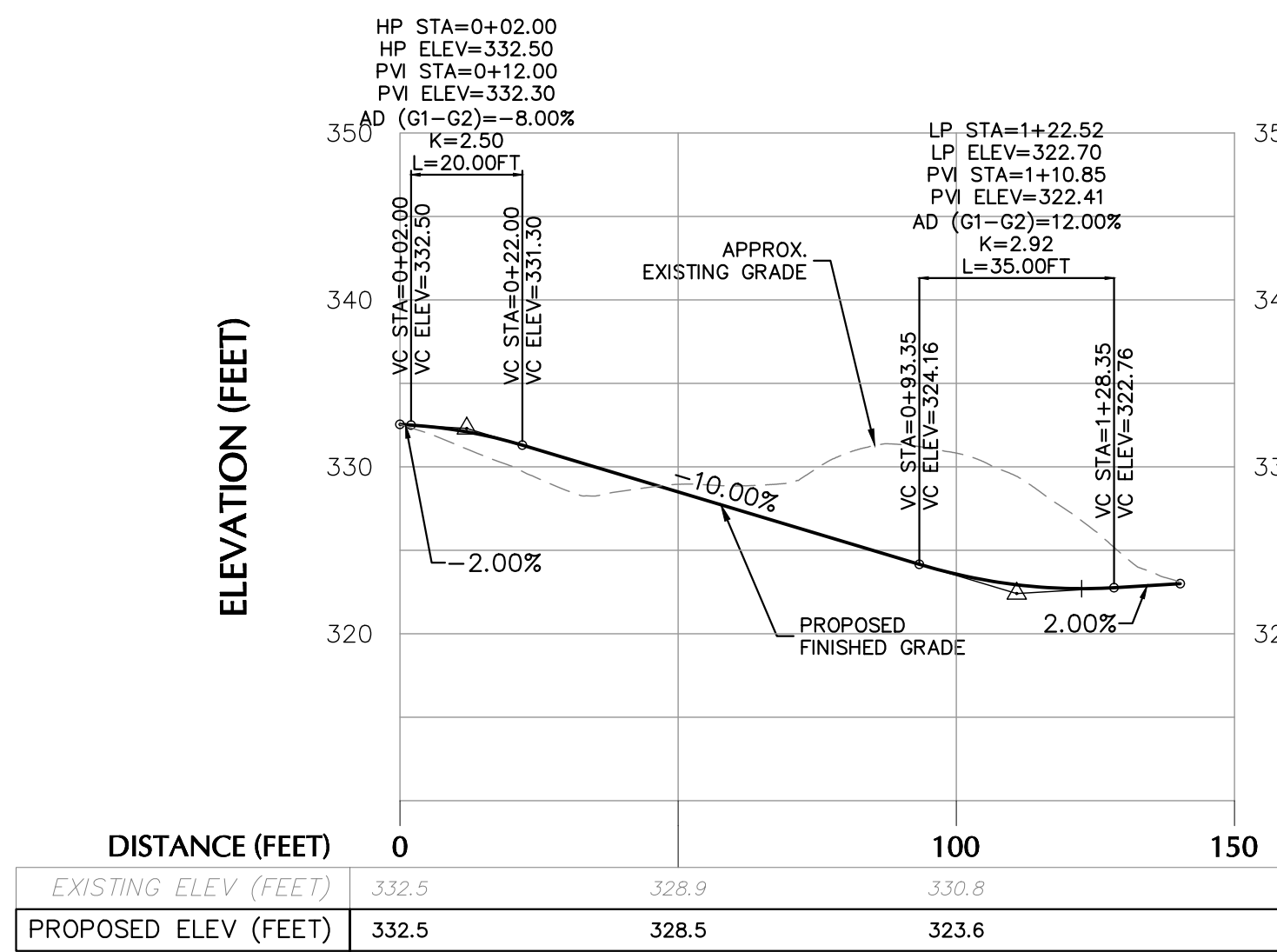
Project STORMYTOWN ROAD SUBDIVISION	
TOWN OF OSSINING WESTCHESTER COUNTY NEW YORK	

Drawing Title GRADING AND DRAINAGE PLAN	
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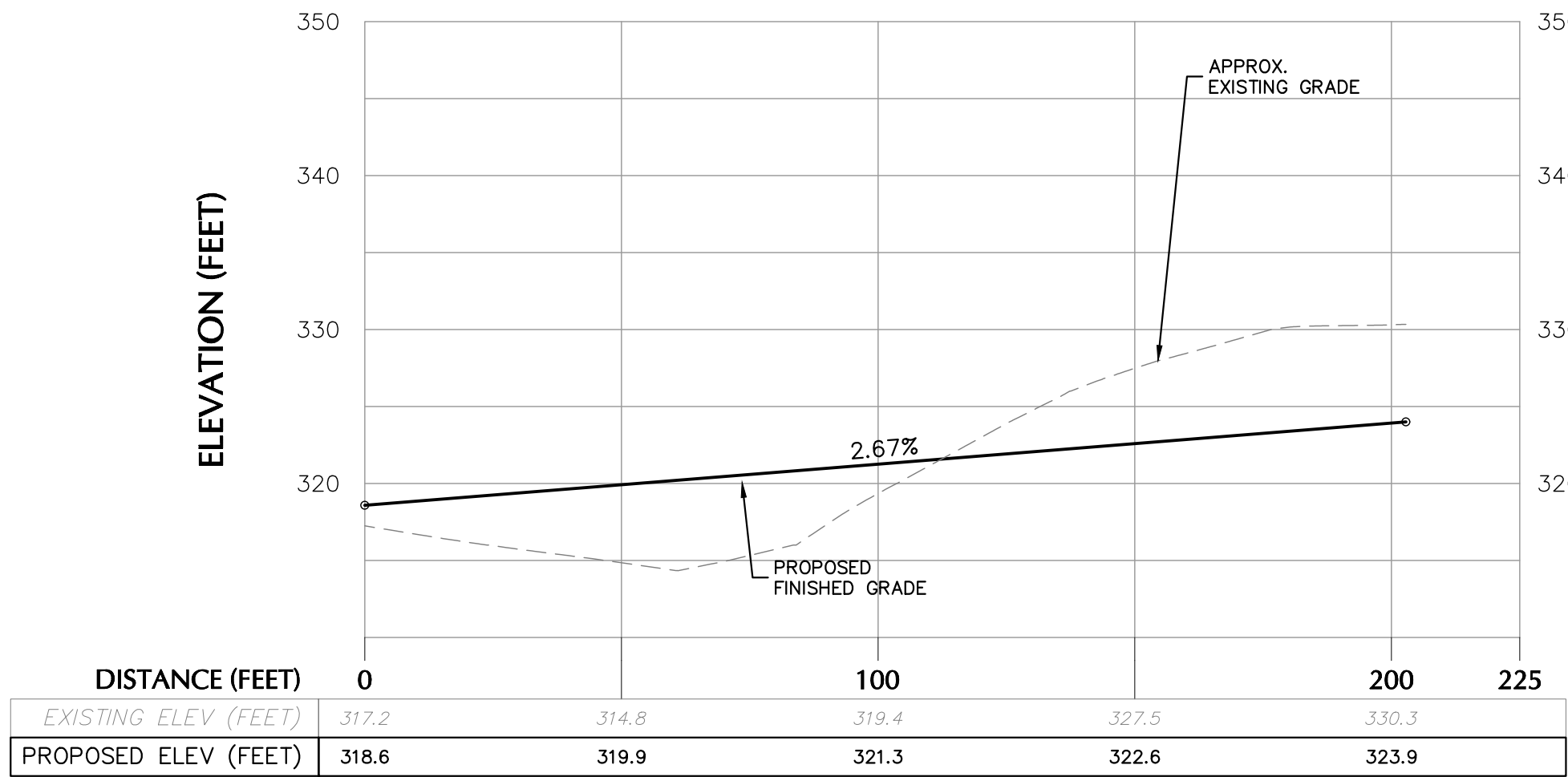
Project No. 190065801	
Date 03/29/2021	
Drawn By JM	
Checked By CZ	
Project No. CG101	
Sheet 6 of 17	



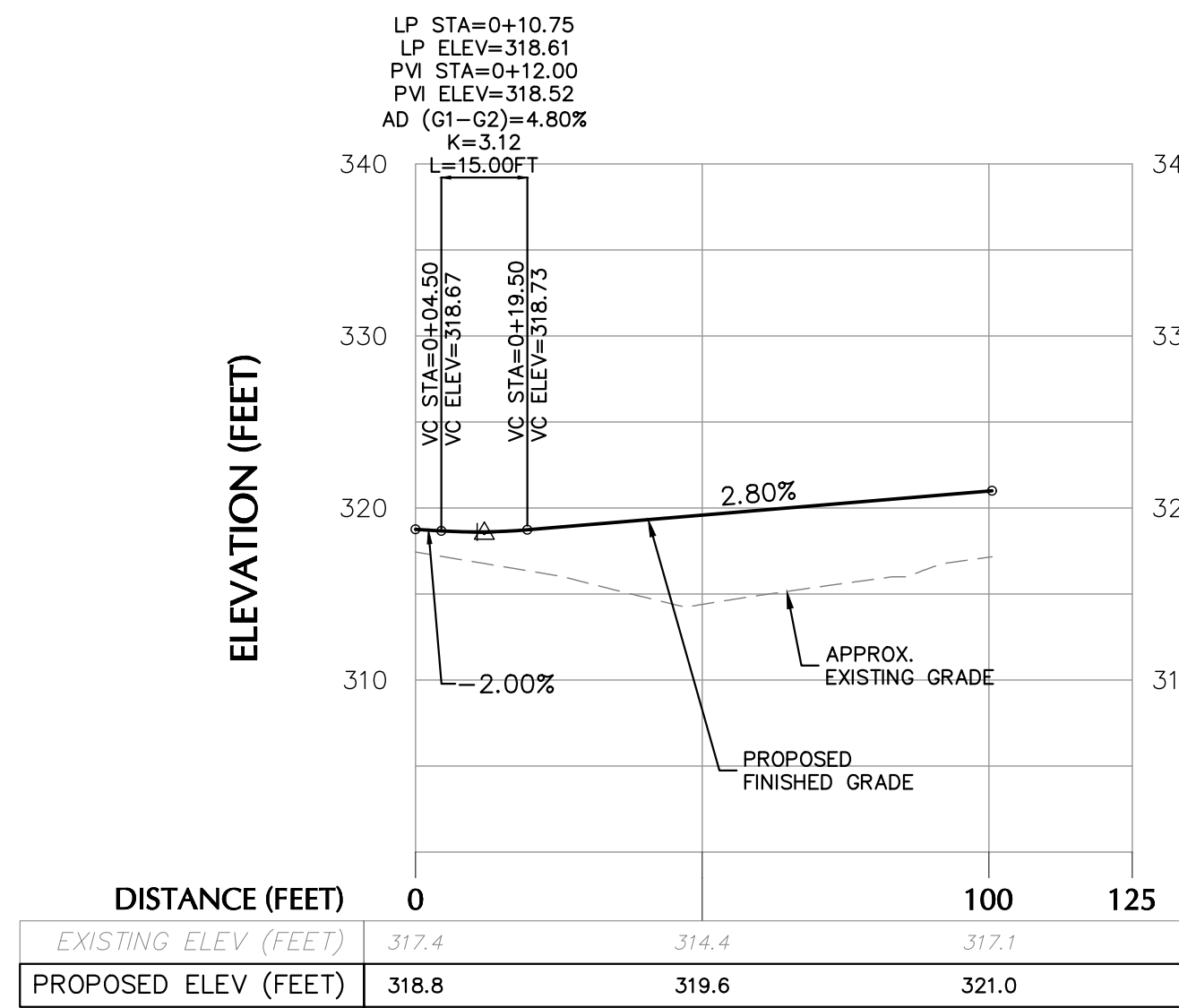
RINALDI ROAD PROFILE
H: 1" = 30'
V: 1" = 10'



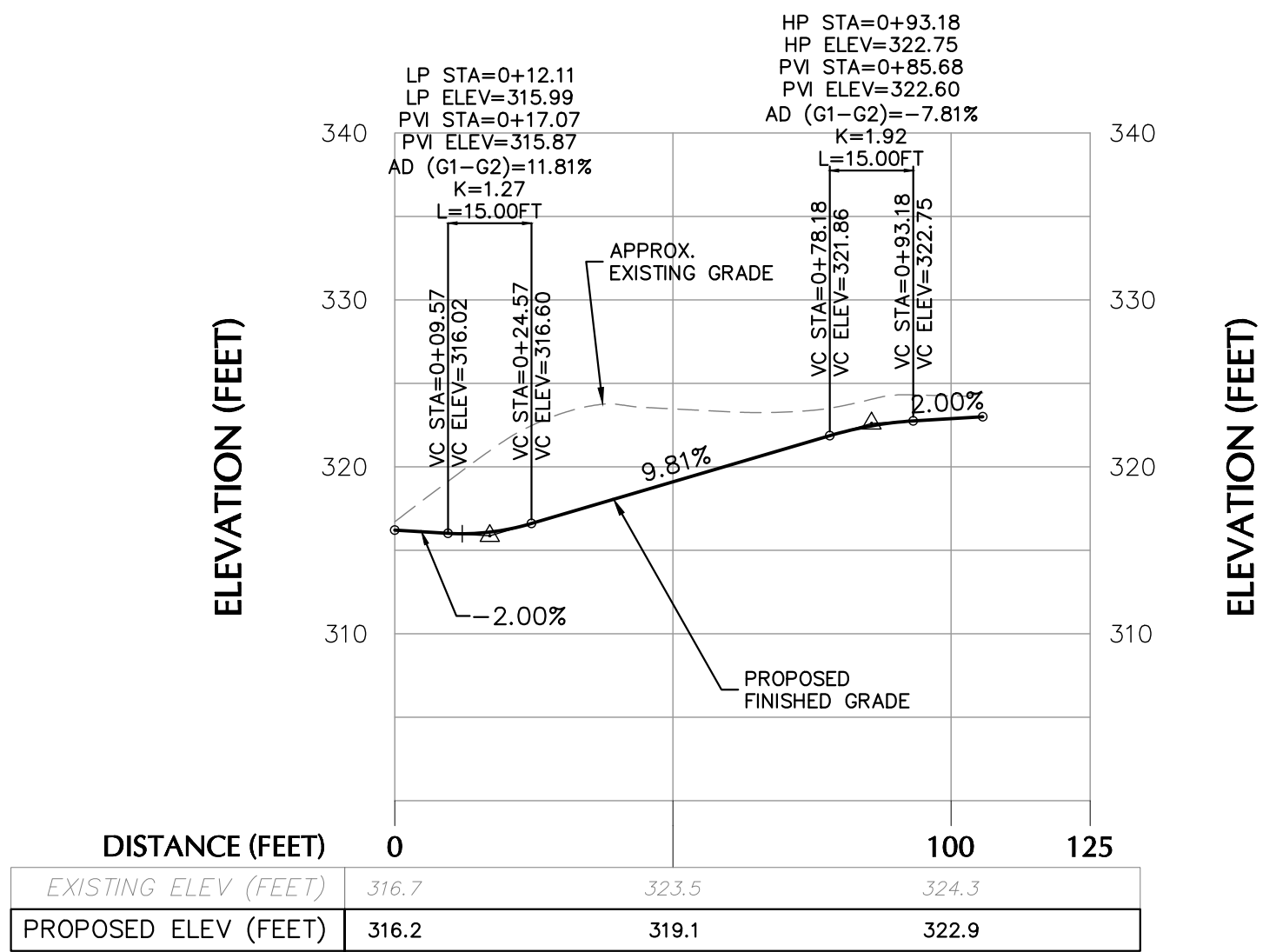
LOT 1 DRIVEWAY PROFILE
H: 1" = 30'
V: 1" = 10'



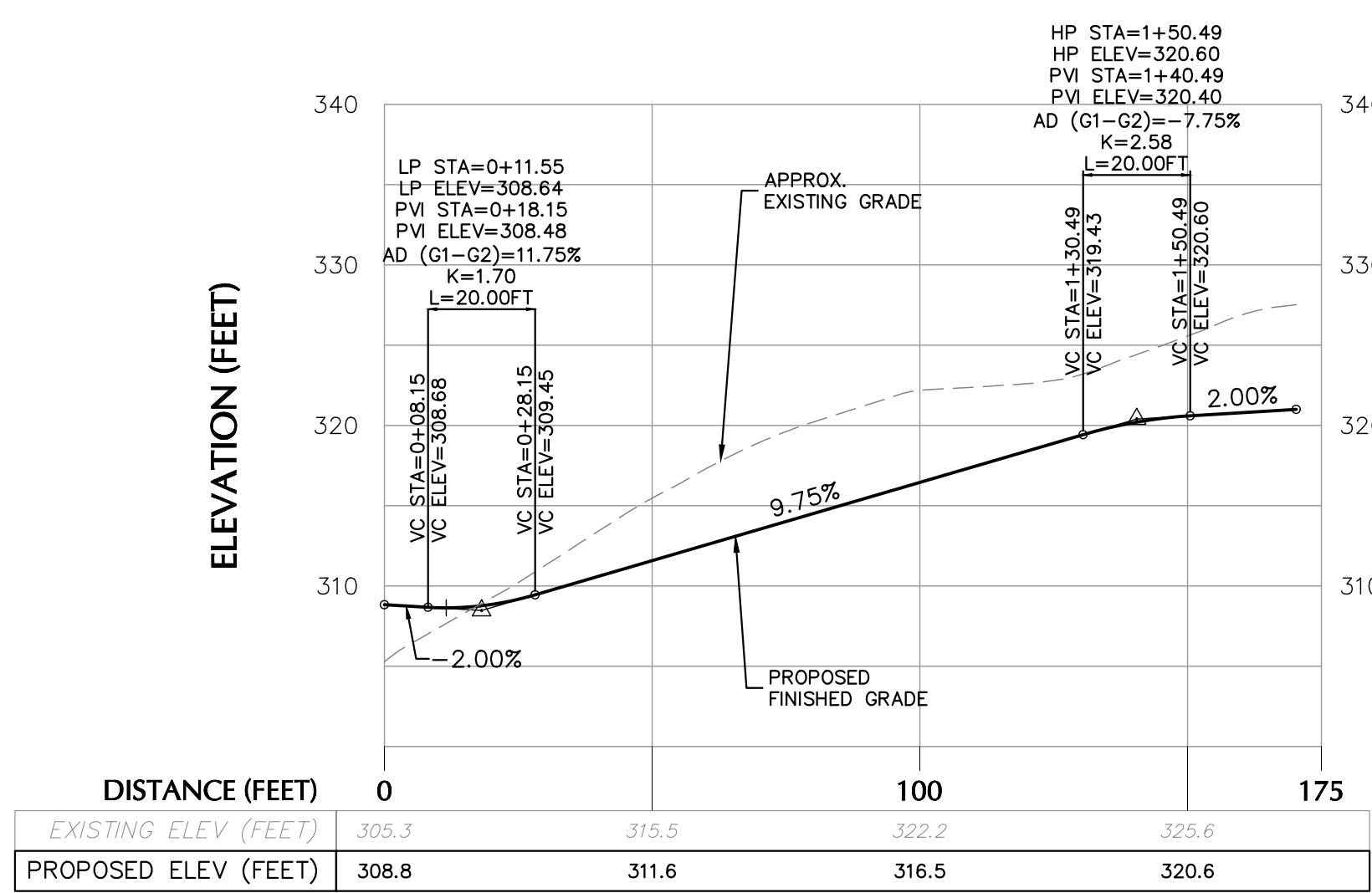
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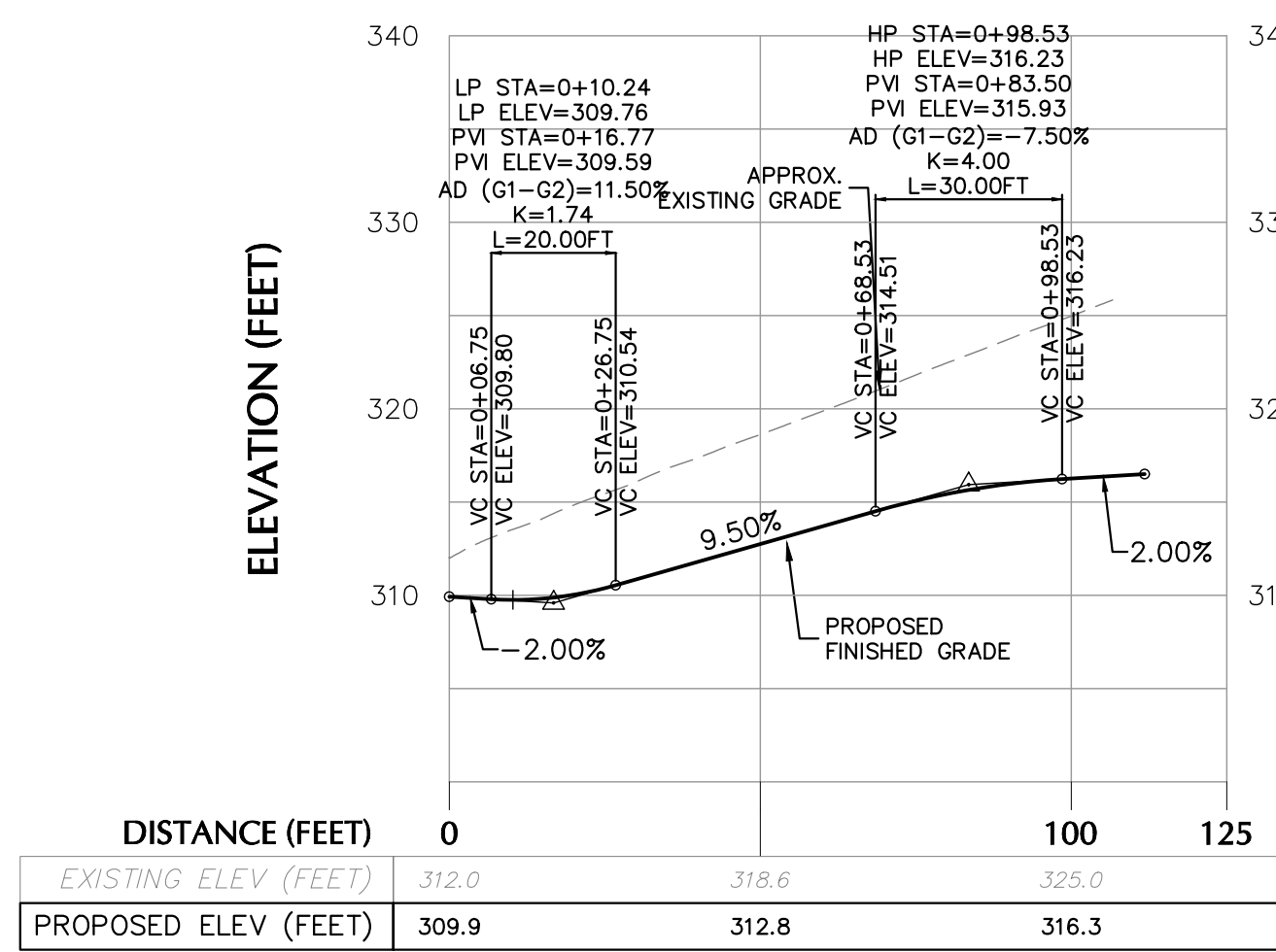
LOT 4 DRIVEWAY PROFILE
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V: 1" = 10'



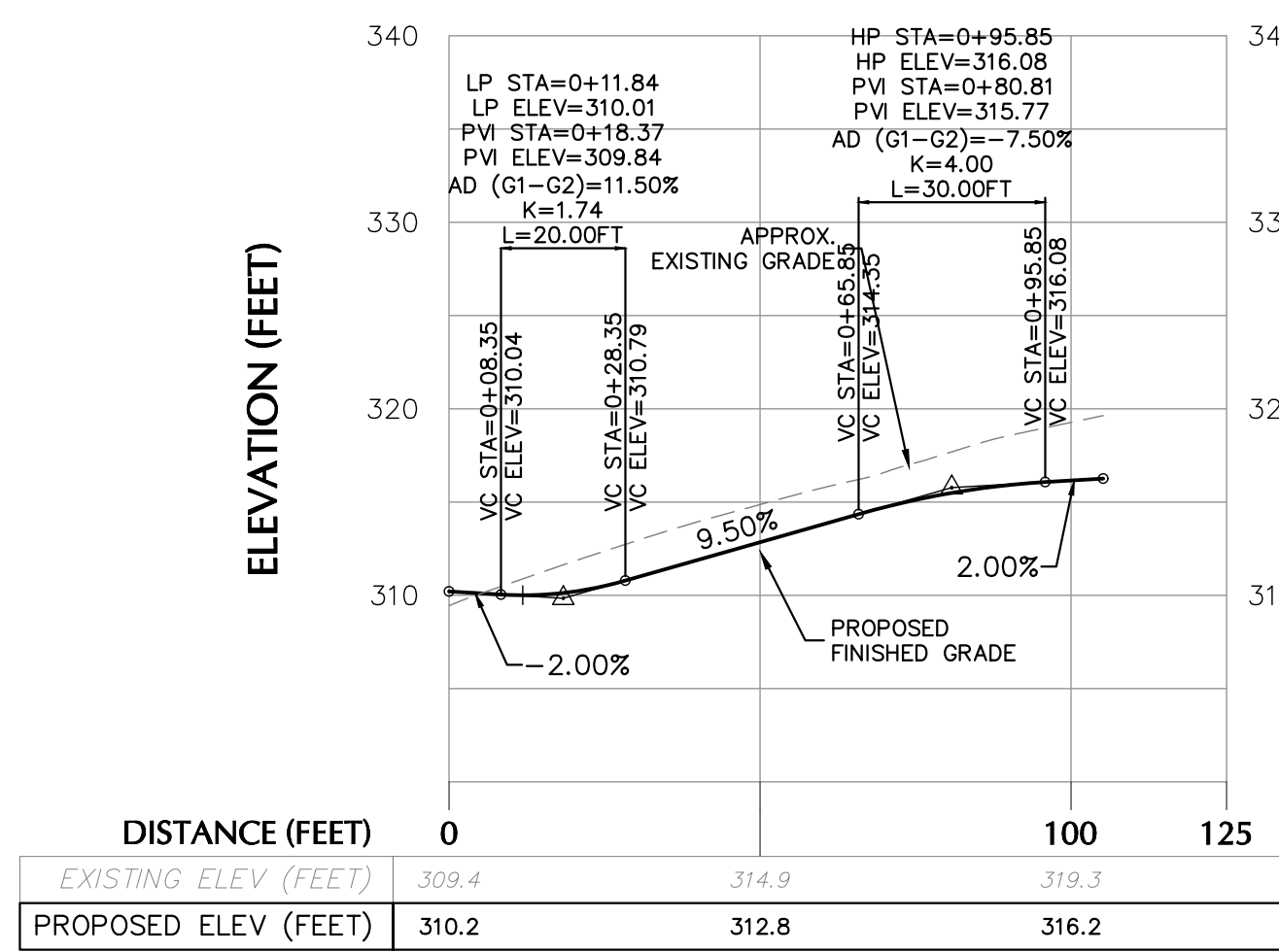
LOT 5 DRIVEWAY PROFILE
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V: 1" = 10'



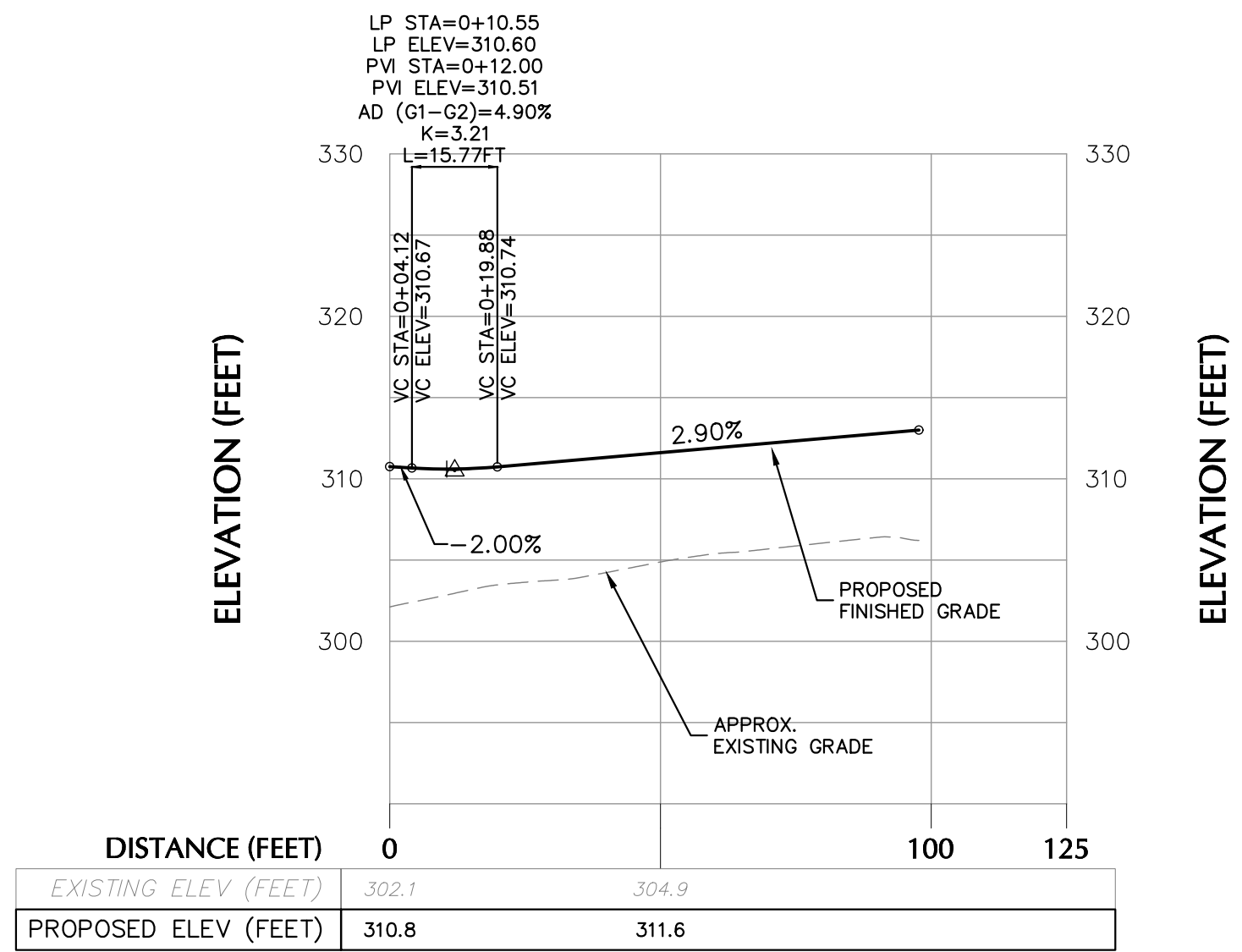
LOT 6 DRIVEWAY PROFILE
H: 1" = 30'
V: 1" = 10'



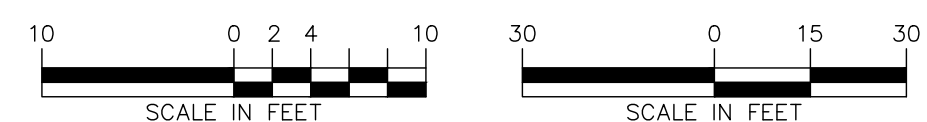
LOT 7 DRIVEWAY PROFILE
H: 1" = 30'
V: 1" = 10'



LOT 8 DRIVEWAY PROFILE
H: 1" = 30'
V: 1" = 10'



LOT 9 DRIVEWAY PROFILE
H: 1" = 30'
V: 1" = 10'



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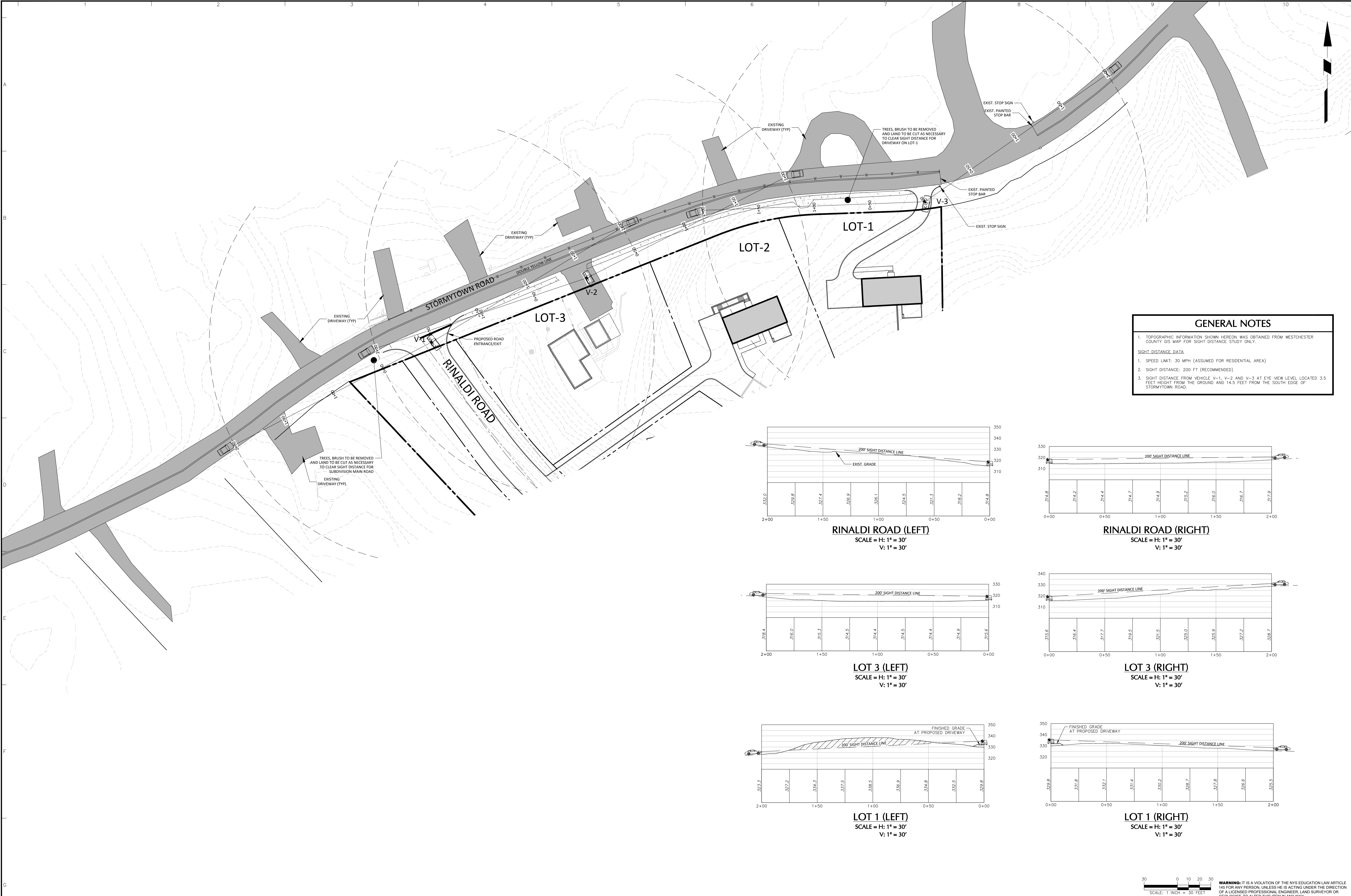
06-08-2021
SIGNATURE
MICHAEL FINAN, PE, LEED-AP
PROFESSIONAL ENGINEER NY Lic. No. 081473

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Project
**STORMYTOWN ROAD
SUBDIVISION**
BLOCK No. 3, LOT No.62
TOWN OF OSSINING
WESTCHESTER COUNTY NEW YORK

Drawing Title
**ROAD & DRIVEWAY
PROFILES**

Project No.
190065801
Date
03/29/2021
Drawn By
JM
Checked By
CZ
Drawing No.
CG201
Sheet 7 of 17



GENERAL NOTES

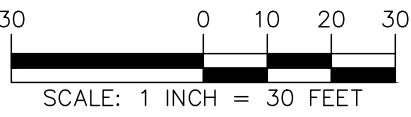
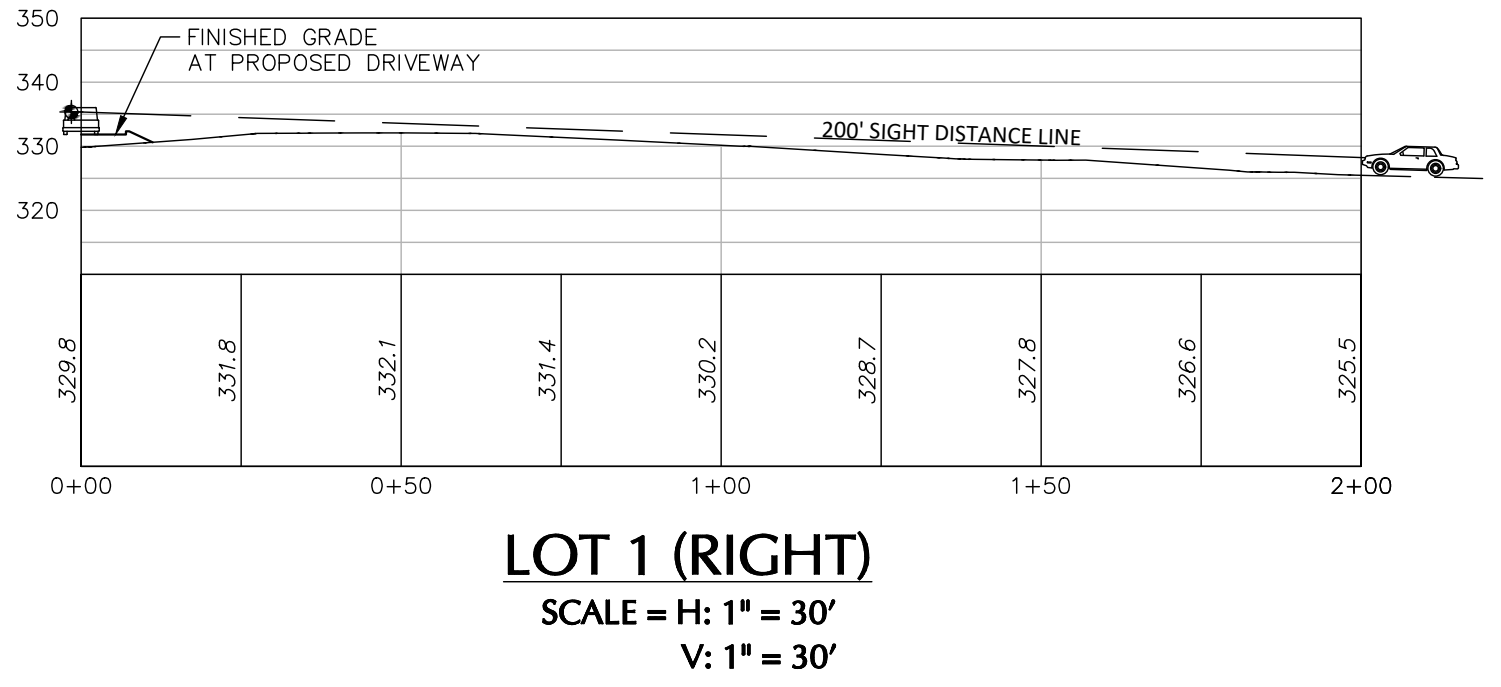
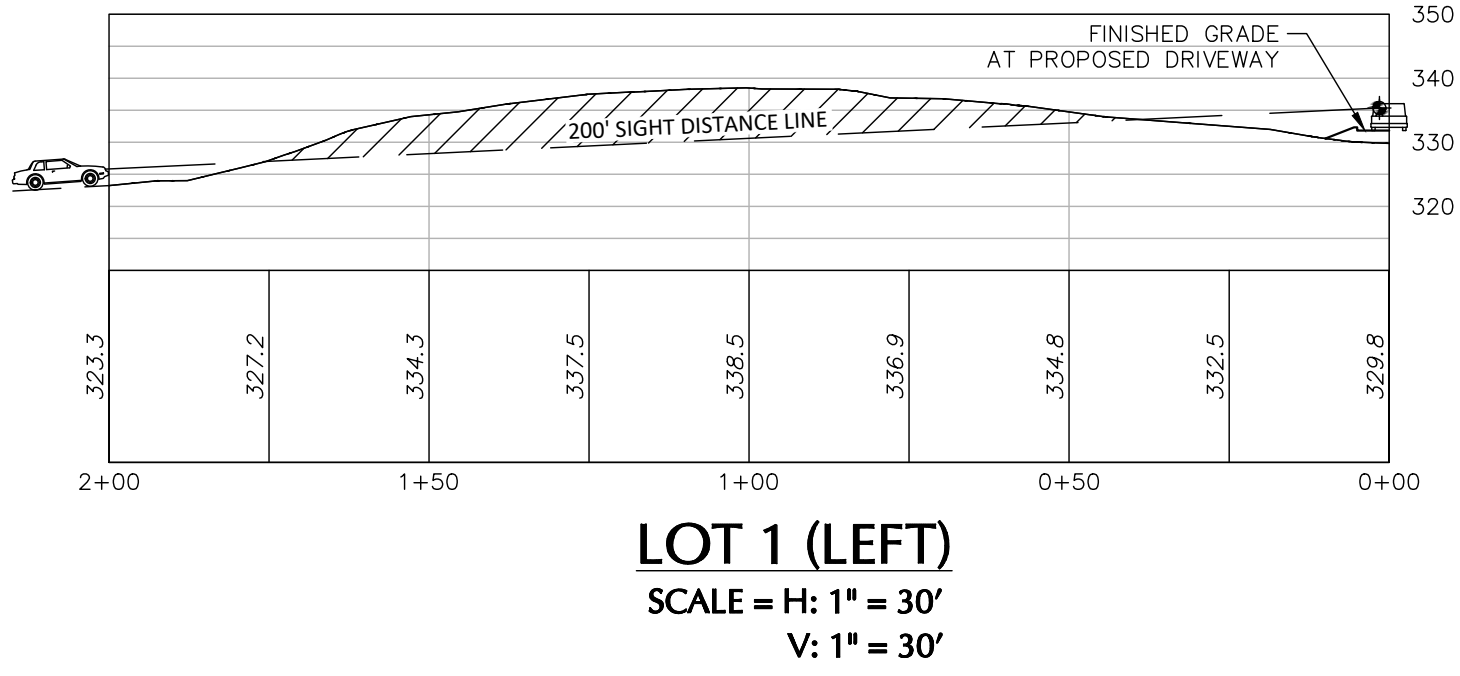
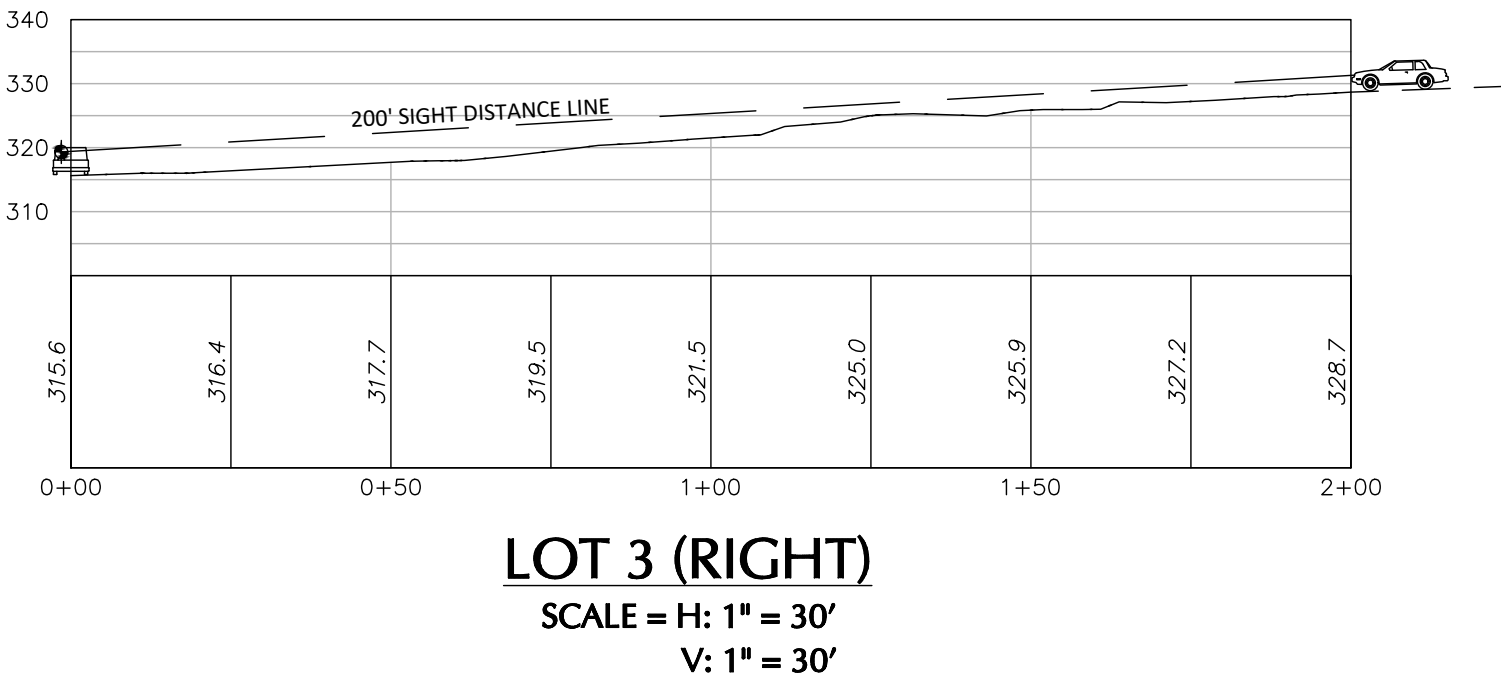
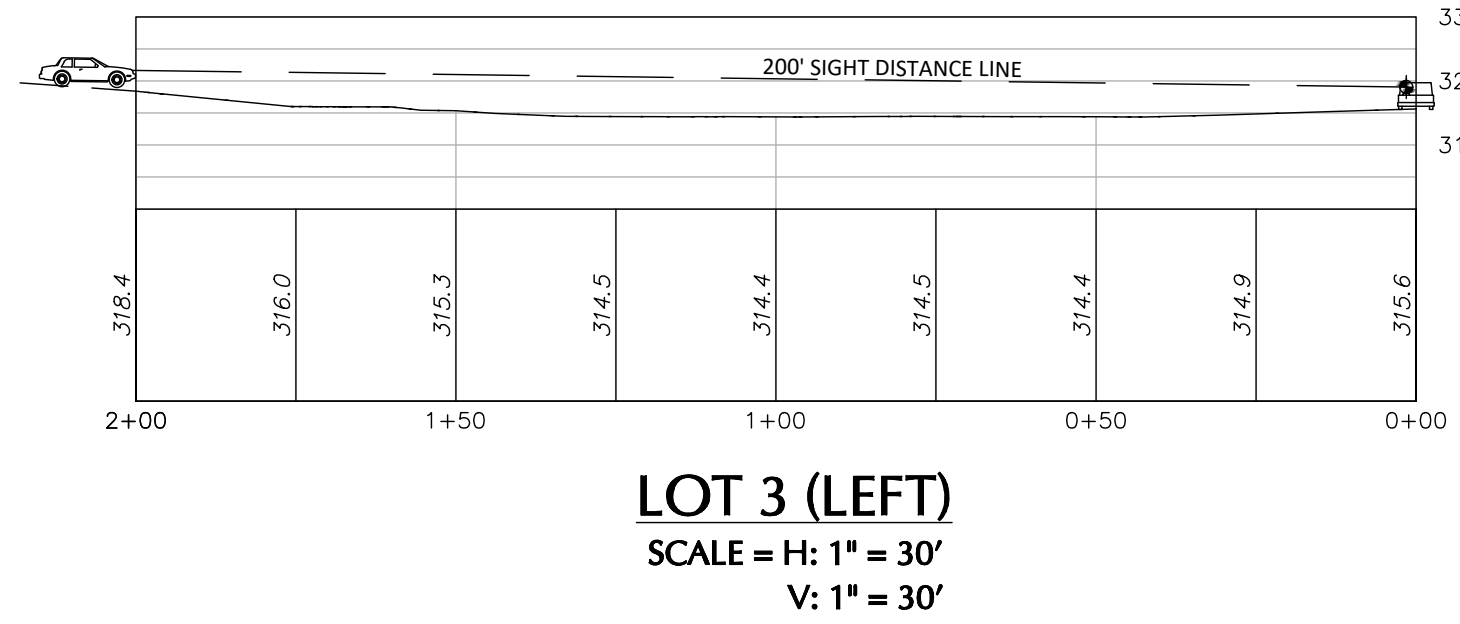
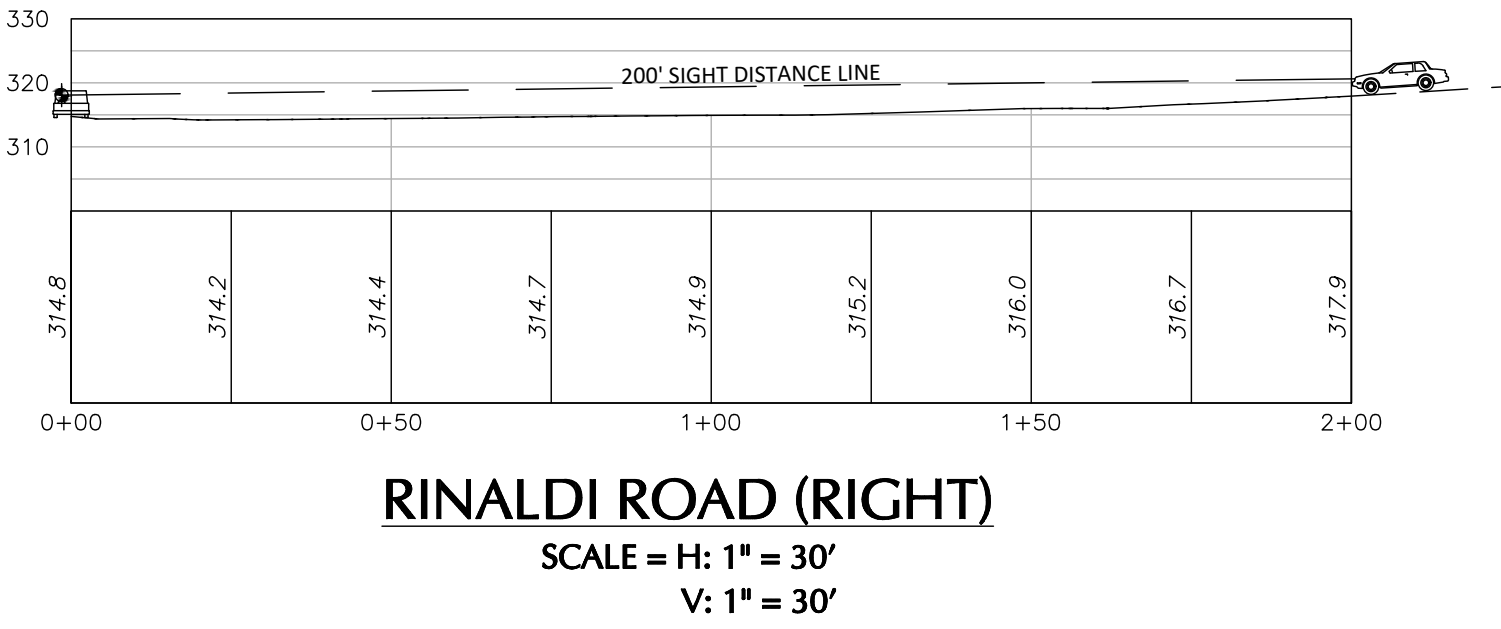
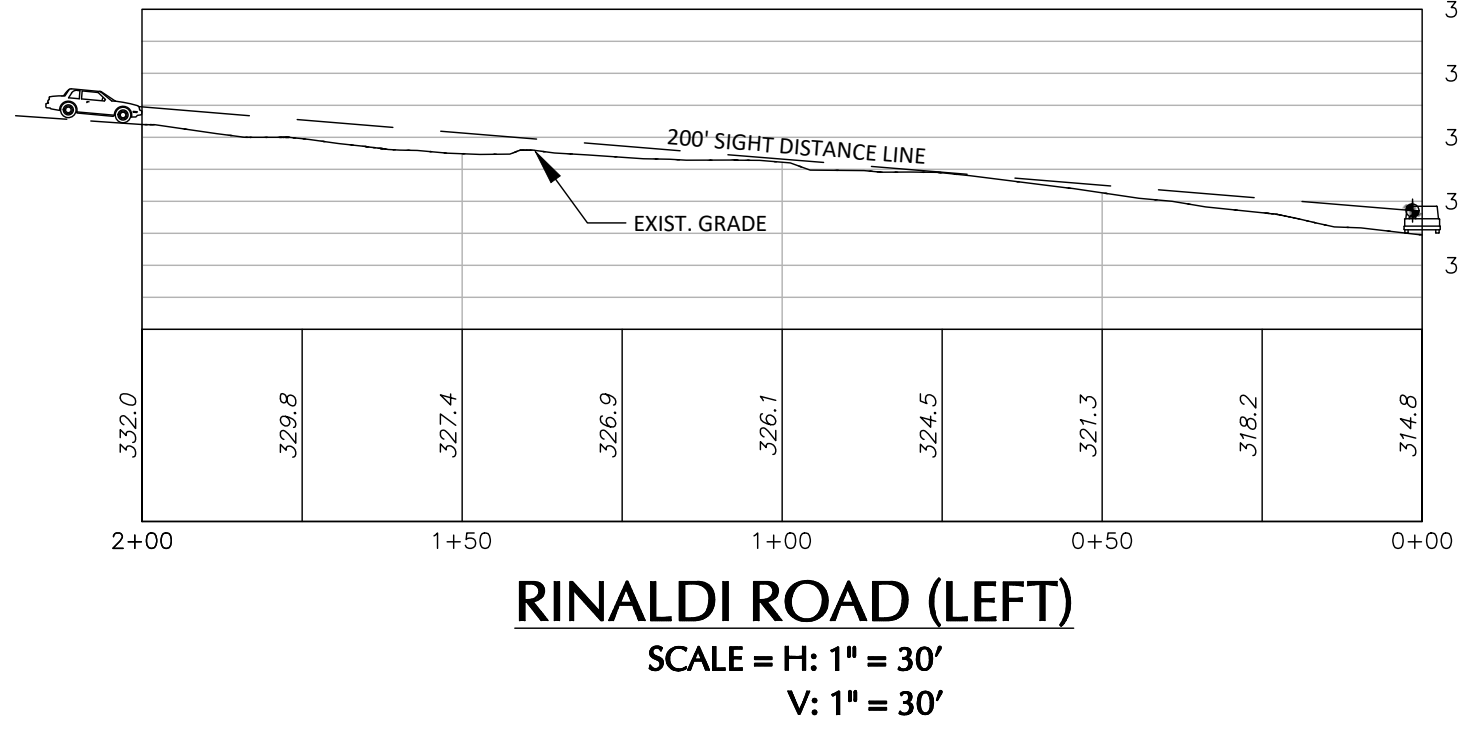
1. TOPOGRAPHIC INFORMATION SHOWN HEREON WAS OBTAINED FROM WESTCHESTER COUNTY GIS MAP FOR SIGHT DISTANCE STUDY ONLY.

SIGHT DISTANCE DATA

1. SPEED LIMIT: 30 MPH (ASSUMED FOR RESIDENTIAL AREA)

2. SIGHT DISTANCE: 200 FT (RECOMMENDED)

3. SIGHT DISTANCE FROM VEHICLE V-1, V-2 AND V-3 AT EYE VIEW LEVEL LOCATED 3.5 FEET HEIGHT FROM THE GROUND AND 14.5 FEET FROM THE SOUTH EDGE OF STORMYTOWN ROAD.



WARNING: IT IS A VIOLATION OF THE NYS EDUCATION LAW ARTICLE 145 FOR ANY PERSON UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, LAND SURVEYOR OR GEOLOGIST, TO ALTER THIS ITEM IN ANY WAY.

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DATE	Description	No.
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06-08-2021

SIGNATUREDATE SIGNED

MICHAEL FINAN, PE, LEED-APPROFESSIONAL ENGINEER NY Lic. No. 081473

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Project

STORMYTOWN ROAD SUBDIVISION

BLOCK No. 3, LOT No.62
TOWN OF OSSING
WESTCHESTER COUNTYNEW YORK

Drawing Title

SIGHT DISTANCE PLAN

Project No.
190065801

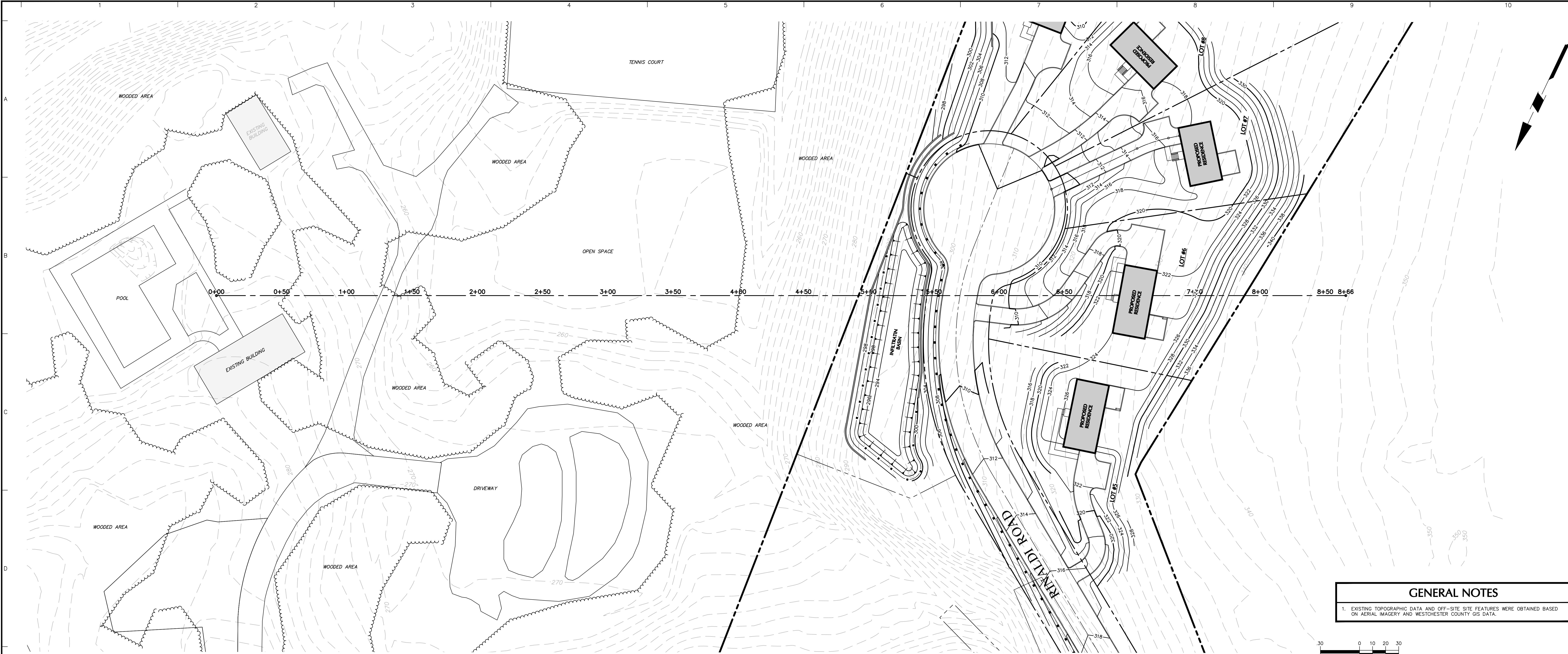
Date
03/29/2021

Drawn By
JM

Checked By
CZ

Drawing No.
CG202

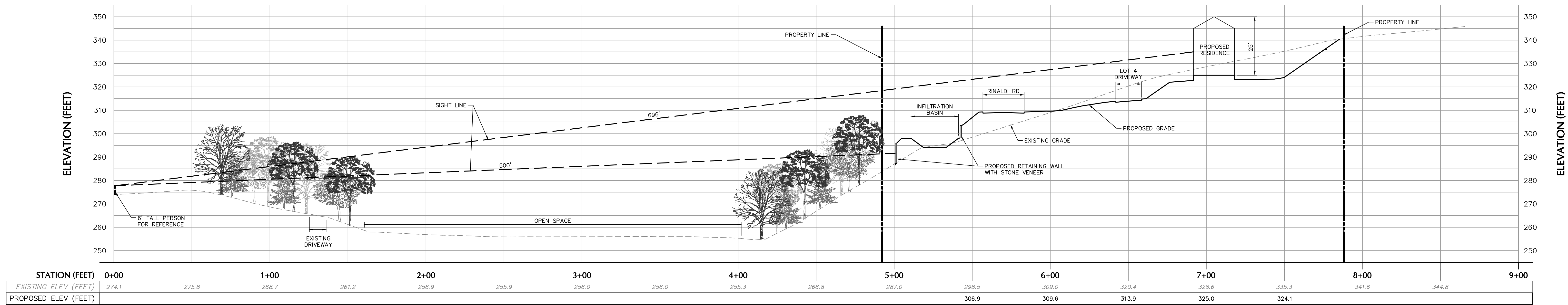
Sheet 8 of 17



GENERAL NOTES

1. EXISTING TOPOGRAPHIC DATA AND OFF-SITE SITE FEATURES WERE OBTAINED BASED ON AERIAL IMAGERY AND WESTCHESTER COUNTY GIS DATA.

SCALE: 1 INCH = 30 FEET



LINE OF SIGHT PROFILE
SCALE: H: 1" = 30'
V: 1" = 20'

SCALE: 1 INCH = 20 FEET
SCALE: 1 INCH = 30 FEET

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04/28/2021	REVISED PER PLANNING BOARD COMMENTS	1
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REVISIONS		

SIGNATURE
MICHAEL FINAN, PE, LEED-AP
PROFESSIONAL ENGINEER NY Lic. No. 081473

DATE SIGNED
06-08-2021

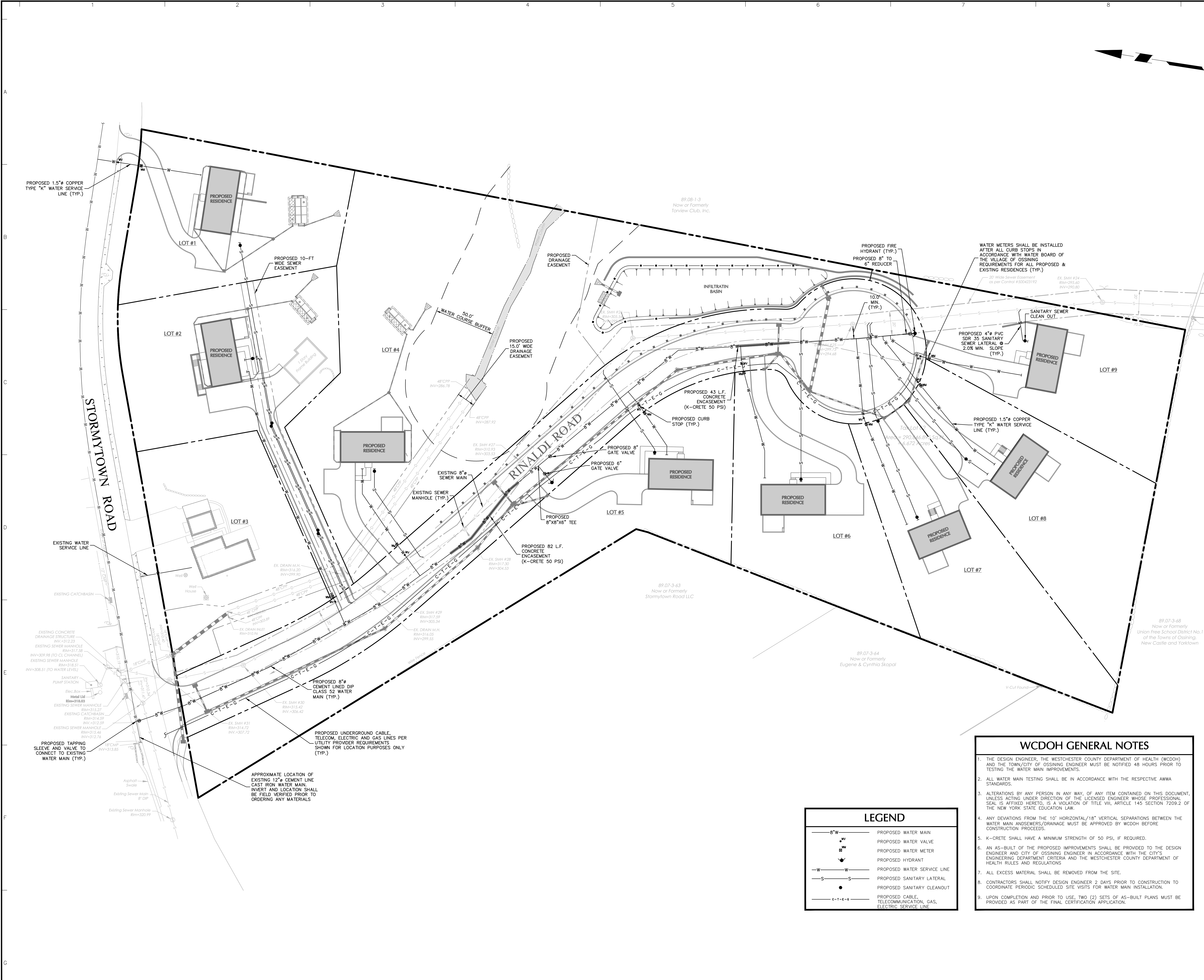
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Project
**STORMYTOWN ROAD
SUBDIVISION**
BLOCK No. 3, LOT No. 62
TOWN OF OSSINING
WESTCHESTER COUNTY NEW YORK

Drawing Title
**LINE OF SIGHT
PROFILE**

Project No.
190065801
Date
03/29/2021
Drawn By
JM
Checked By
CZ
Sheet **##** of **17**

CG203



UTILITY NOTES

1. THE CONTRACTOR SHALL CALL "DIG SAFELY NEW YORK" AT 1-800-962-7862 OR 811 FOR STAKE OUT REQUESTS AT LEAST 72 HOURS PRIOR TO EXCAVATION IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL SAFETY CODES.
2. THE CONTRACTOR SHALL CONTACT THE UTILITY PROVIDERS OF ALL UTILITIES AFFECTED BY THE PROJECT PRIOR TO THE START OF CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ASCERTAIN THE EXACT LOCATION OF UTILITIES FROM THE UTILITY PROVIDERS PRIOR TO CONSTRUCTION. UNDERGROUND UTILITY CALL CENTER OF NEW YORK IS 1-800-245-2828.
3. ALL UTILITY SYSTEMS WITHIN THE BOUNDS OF THE SUBDIVISION AND ADJACENT AREAS SHALL BE INSTALLED UNDERGROUND IN ACCORDANCE WITH THE REQUIREMENTS OF THE RESPONSIBLE UTILITY COMPANY (I.E., CONEDISON, TELEPHONE COMPANY, CABLE TELEVISION COMPANY, ETC.).
4. ALL APPURTENANCES, SUCH AS GAS PIPES, VALVES, TEES, ELECTRICAL WRING, GENERATORS, METERS, TELEPHONE DISTRIBUTION BOXES, CABLE TELEVISION CONNECTIONS, ETC., AND OTHER MISCELLANEOUS MATERIALS, SHALL BE APPROVED BY THE ENGINEER IN CHARGE REPRESENTING THE RESPONSIBLE PUBLIC UTILITY.

WATER MAIN NOTES

1. ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE WATER DEPARTMENT HAVING JURISDICTION AND IN ACCORDANCE WITH THE REQUIREMENTS AND SPECIFICATIONS AS SET FORTH BY THE SUPERINTENDENT OF THE WATER DEPARTMENT.
2. THE MINIMUM COVER FOR WATER MAINS SHALL BE FOUR FEET ZERO INCHES OR AS DIRECTED BY THE SUPERINTENDENT OF THE WATER DEPARTMENT TO MEET FIELD CONDITIONS.
3. HYDRANTS ARE TO BE LOCATED IN ACCORDANCE WITH THE WATER DEPARTMENT REQUIREMENTS AND THE TOWN OF OSSING FIRE MARSHAL.
4. THE DECISION OF THE SUPERINTENDENT OF THE WATER DEPARTMENT SHALL BE FINAL ON ANY CONSTRUCTION DISPUTES TO MEET FIELD CONDITIONS.
5. FOR ALL CROSSINGS OF WATER MAIN AND SANITARY OR STORM SEWER, A MINIMUM OF 18 INCHES OF VERTICAL CLEARANCE IS REQUIRED. ALL WORK MUST BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE WATER DEPARTMENT AND THE WESTCHESTER COUNTY DEPARTMENT OF HEALTH.
6. ALL WATER MAINS SHALL BE THE TYPE AND WEIGHT AS SPECIFIED BY THE WATER DEPARTMENT.
7. WATER PRESSURE TESTS ON ALL NEW MAINS SHALL BE PERFORMED AND CERTIFIED TO THE WESTCHESTER COUNTY DEPARTMENT OF HEALTH BY THE DEVELOPER'S ENGINEER.

DUCTILE IRON PIPE WATER TESTING PROCEDURE

TESTS ON PRESSURE PIPING FOR TRANSPORT OF WATER

DISINFECTION, PRESSURE AND LEAKAGE TESTS

HYDROSTATIC TESTING

PRESSURE TESTING OF NEW WATER MAIN INSTALLATIONS SHALL BE PERFORMED IN ACCORDANCE WITH ANSI/AWWA C600-82 SECTION 4 STANDARDS. BELOW ARE EXCERPTS OF SAID STANDARD. THE TESTING METHODS DESCRIBED IN THIS SECTION ARE SPECIFIC FOR WATER-PRESSURE TESTING. THESE PROCEDURES SHOULD NOT BE APPLIED FOR AIR-PRESSURE TESTING BECAUSE OF THE SERIOUS SAFETY HAZARDS INVOLVED.

PRESSURE TEST

AFTER THE PIPE HAS BEEN LAID, ALL NEWLY LAID PIPE OR ANY VALVED SECTION THEREOF SHALL BE SUBJECTED TO A HYDROSTATIC PRESSURE OF AT LEAST 1.5 TIMES THE WORKING PRESSURE AT THE POINT OF TESTING.

TEST PRESSURE RESTRICTIONS TEST PRESSURES SHALL:

1. NOT BE LESS THAN 1.25 TIMES THE WORKING PRESSURE AT THE HIGHEST POINT ALONG THE TEST SECTION.
2. NOT EXCEED PIPE OR THRUST-RESTRAINT DESIGN PRESSURES.
3. BE OF AT LEAST 2-HOUR DURATION.
4. NOT VARY BY MORE THAN 4.5 PSI FOR THE DURATION OF THE TEST.
5. NOT EXCEED TWICE THE RATED PRESSURE OF THE VALVES OR HYDRANTS WHEN THE PRESSURE BOUNDARY OF THE TEST SECTION INCLUDES CLOSED GATE VALVES OR HYDRANTS. NOTE: VALVES SHALL NOT BE OPERATED IN EITHER DIRECTION AT DIFFERENTIAL PRESSURES EXCEEDING THE RATED PRESSURE.
6. NOT EXCEED THE RATED PRESSURE OF THE VALVES WHEN THE PRESSURE BOUNDARY OF THE TEST SECTION INCLUDES CLOSED, RESILIENT-SEATED GATE VALVES OR BUTTERFLY VALVES.

PRESSURIZATION

EACH VALVED SECTION OF PIPE SHALL BE FILLED WITH WATER SLOWLY AND THE SPECIFIED TEST PRESSURE, BASED ON THE ELEVATION OF THE LOWEST POINT OF THE LINE OR SECTION UNDER TEST AND CORRECTED TO THE ELEVATION OF THE TEST GAUGE, SHALL BE APPLIED BY MEANS OF A PUMP CONNECTED TO THE PIPE IN A MANNER SATISFACTORY TO THE OWNER. VALVES SHALL NOT BE OPERATED IN EITHER THE OPENING OR CLOSING DIRECTION AT DIFFERENTIAL PRESSURES ABOVE THE RATED PRESSURE. IT IS GOOD PRACTICE TO ALLOW THE SYSTEM TO STABILIZE AT THE TEST PRESSURE BEFORE CONDUCTION THE LEAKAGE TEST.

AIR REMOVAL

BEFORE APPLYING THE SPECIFIED TEST PRESSURE, AIR SHALL BE EXPELLED COMPLETELY FROM THE PIPE, VALVES, AND HYDRANTS. IF PERMANENT AIR VENTS ARE NOT LOCATED AT ALL HIGH POINTS, THE CONTRACTOR SHALL INSTALL CORPORATION COCKS AT SUCH POINT THAT THE AIR CAN BE EXPELLED AS THE LINE IS FILLED WITH WATER. AFTER ALL THE AIR HAS BEEN EXPELLED, THE CORPORATION COCKS SHALL BE CLOSED AND THE TEST PRESSURE APPLIED.

EXAMINATION

ANY EXPOSED PIPE, FITTINGS, VALVES, HYDRANTS AND JOINTS SHALL BE EXAMINED CAREFULLY DURING THE TEST. ANY DAMAGE OR DEFECTIVE PIPE, FITTINGS, VALVES OR HYDRANTS THAT ARE DISCOVERED FOLLOWING THE PRESSURE TEST SHALL BE REPAIRED OR REPLACED WITH SOUND MATERIAL, AND THE TEST SHALL BE REPEATED UNTIL IT IS SATISFACTORY.

LEAKAGE TEST

THE LEAKAGE TEST SHALL BE CONDUCTED CONCURRENTLY WITH THE PRESSURE TEST.

LEAKAGE DEFINED

LEAKAGE SHALL BE DEFINED AS THE QUANTITY OF WATER THAT MUST BE SUPPLIED INTO THE NEWLY LAID PIPE, OR ANY VALVED SECTION THEREOF, TO MAINTAIN PRESSURE WITHIN 5 PSI OF THE SPECIFIED TEST PRESSURE AFTER THE AIR IN THE PIPELINE HAS BEEN EXPELLED AND THE PIPE HAS BEEN FILLED WITH WATER. LEAKAGE SHALL NOT BE MEASURED BY A DROP IN PRESSURE IN A TEST SECTION OVER A PERIOD OF TIME. WHEN HYDRANTS ARE IN THE TEST SECTION, THE TEST SHALL BE MADE AGAINST THE CLOSED HYDRANT. ALLOWABLE LEAKAGE AT VARIOUS PRESSURES IS SHOWN IN TABLE 1.

ACCEPTANCE OF INSTALLATION

UPON ACCEPTANCE OF THE INSTALLATION, THE MAIN SHALL BE DISINFECTED AND PLACED IN SERVICE AT THE DISCRETION OF THE COMPANY UNLESS OTHERWISE REQUESTED BY THE APPLICANT. IF A PERIOD OF ONE YEAR ELAPSES FROM THE DATE OF ACCEPTANCE TO THE START OF THE WARRANTY PERIOD THE COMPANY MAY REQUEST THAT THE MAIN BE FLUSHED, AND PRESSURE TESTED AT THE EXPENSE OF THE APPLICANT.

ACCEPTANCE SHALL BE DETERMINED ON THE BASIS OF ALLOWABLE LEAKAGE. IF ANY TEST OF PIPE LAID DISCLOSES LEAKAGE GREATER THAN THAT SPECIFIED IN TABLE 1, THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, LOCATE AND MAKE REPAIRS AS NECESSARY UNTIL THE LEAKAGE IS WITHIN THE SPECIFIED ALLOWANCE. ALL VISIBLE LEAKS ARE TO BE REPAIRED REGARDLESS OF THE AMOUNT OF LEAKAGE.

TABLE 1
ALLOWABLE LEAKAGE PER 1000 FT. OF PIPELINE* - GPH

AVERAGE TEST PRESSURE (PSI)	8-IN PIPE
300	1.04
275	1.00
250	0.95
225	0.90
200	0.85
175	0.80
150	0.74
125	0.67
100	0.60

*IF THE PIPELINE UNDER TEST CONTAINS SECTIONS OF VARIOUS DIAMETERS, THE ALLOWABLE LEAKAGE WILL BE THE SUM OF THE COMPUTED LEAKAGE FOR EACH SIZE.

DISINFECTION

DISINFECTION IS TO BE PERFORMED IN ACCORDANCE WITH ANSI/AWWA C601-81 STANDARDS UTILIZING LIQUID SODIUM HYPOCHLORITE SOLUTIONS.

FLUSHING

FLUSHING MAINS SHOULD BE FLUSHED PRIOR TO DISINFECTION IN ORDER TO REMOVE ANY FOREIGN MATERIAL THAT MAY INTERFERE WITH DISINFECTION OR REDUCE WATER QUALITY. THIS IS DONE AFTER THE PRESSURE AND LEAKAGE TESTING.

FLUSHING SHOULD BE DONE THROUGH A CONVENIENT HYDRANT OR BLOW-OFF. IT IS TO BE DONE AT A VELOCITY OF 2.5 FPS TO OBTAIN PROPER FLUSHING ACTION. TABLE 2 PROVIDES SOME INFORMATION ON HOW MUCH WATER MUST BE USED TO ADEQUATELY FLUSH VARIOUS PIPE SIZES. FLUSHING IS ALSO TO BE PERFORMED AFTER MAIN DISINFECTION, IN ACCORDANCE WITH THE REQUIRED CONTACT PERIOD OF ANSI/AWWA C601-81.

WCDOH GENERAL NOTES

1. THE DESIGN ENGINEER, THE WESTCHESTER COUNTY DEPARTMENT OF HEALTH (WCDOH) AND THE TOWN/CITY OF OSSING ENGINEER MUST BE NOTIFIED 48 HOURS PRIOR TO TESTING THE WATER MAIN IMPROVEMENTS.
2. ALL WATER MAIN TESTING SHALL BE IN ACCORDANCE WITH THE RESPECTIVE AWWA STANDARDS.
3. ALTERATIONS BY ANY PERSON IN ANY WAY, OF ANY ITEM CONTAINED ON THIS DOCUMENT, UNLESS ACTING UNDER DIRECTION OF THE LICENSED ENGINEER WHOSE PROFESSIONAL SEAL IS AFFIXED HERETO, IS A VIOLATION OF TITLE VIII, ARTICLE 145 SECTION 7209.2 OF THE NEW YORK STATE EDUCATION LAW.
4. ANY DEVIATIONS FROM THE 10" HORIZONTAL/18" VERTICAL SEPARATIONS BETWEEN THE WATER MAIN AND SENSERS/DRAINAGE MUST BE APPROVED BY WCDOH BEFORE CONSTRUCTION PROCEEDS.
5. K-CRETE SHALL HAVE A MINIMUM STRENGTH OF 50 PSI, IF REQUIRED.
6. AN AS-BUILT OF THE PROPOSED IMPROVEMENTS SHALL BE PROVIDED TO THE DESIGN ENGINEER AND CITY OF OSSING ENGINEER IN ACCORDANCE WITH THE CITY'S ENGINEERING DEPARTMENT CRITERIA AND THE WESTCHESTER COUNTY DEPARTMENT OF HEALTH RULES AND REGULATIONS.
7. ALL EXCESS MATERIAL SHALL BE REMOVED FROM THE SITE.
8. CONTRACTORS SHALL NOTIFY DESIGN ENGINEER 2 DAYS PRIOR TO CONSTRUCTION TO COORDINATE PERIODIC SCHEDULED SITE VISITS FOR WATER MAIN INSTALLATION.
9. UPON COMPLETION AND PRIOR TO USE, TWO (2) SETS OF AS-BUILT PLANS MUST BE PROVIDED AS PART OF THE FINAL CERTIFICATION APPLICATION.

LEGEND

- 8" W PROPOSED WATER MAIN
- 10" W PROPOSED WATER VALVE
- 12" W PROPOSED WATER METER
- 18" W PROPOSED HYDRANT
- 24" W PROPOSED WATER SERVICE LINE
- 30" W PROPOSED SANITARY LATERAL
- 36" W PROPOSED SANITARY CLEANOUT
- 42" W PROPOSED CABLE, TELECOMMUNICATION, GAS, ELECTRIC SERVICE LINE

06/08/2021	REVISED PER PLANNING BOARD COMMENTS	2
04/28/2021	REVISED PER PLANNING BOARD COMMENTS	1
DATE	Description	No.
REVISIONS		

06-08-2021

SIGNATURE

DATE SIGNED

MICHAEL FINAN, PE, LEED-AP

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Project

**STORMYTOWN ROAD
SUBDIVISION**

BLOCK No. 3, LOT No.62

TOWN OF OSSING

WESTCHESTER COUNTY NEW YORK

Drawing Title

UTILITY PLAN

Project No.

190065801

Date

03/29/2021

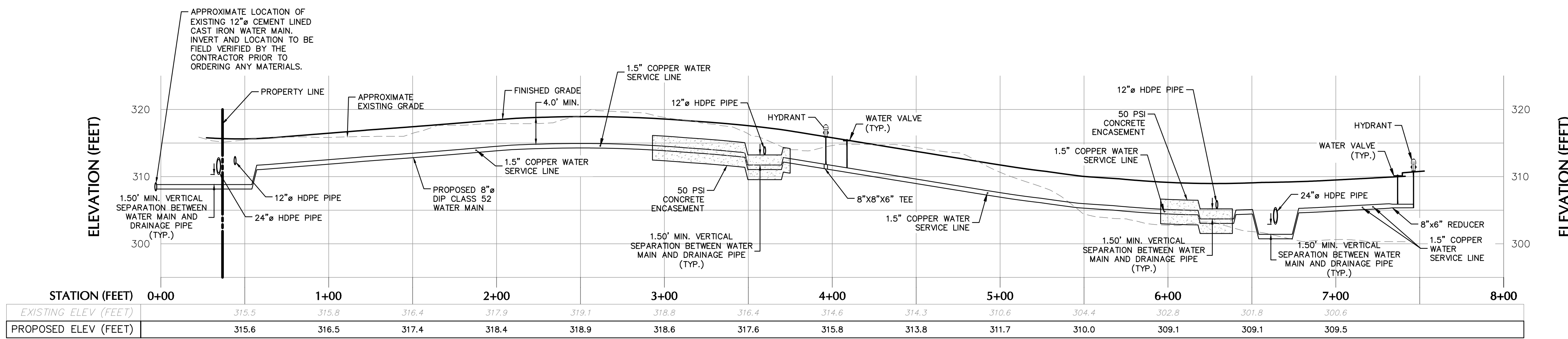
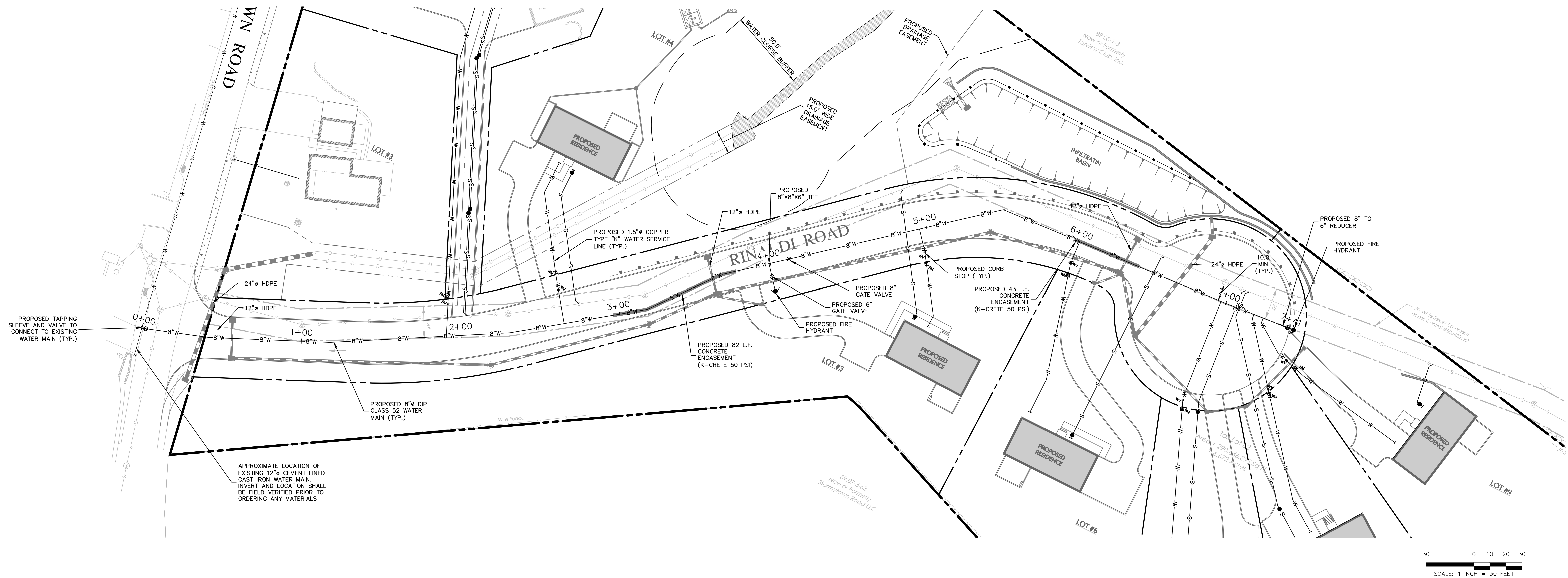
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JM

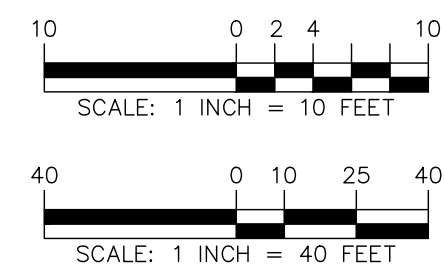
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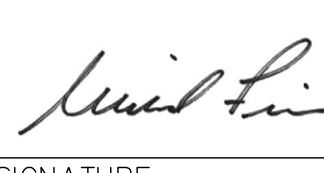
Sheet 10 of 17



CENTERLINE PROFILE
(WATER MAIN)
SCALE: H: 1" = 40'
V: 1" = 10'



06/08/2021	REVISED PER PLANNING BOARD COMMENTS	2
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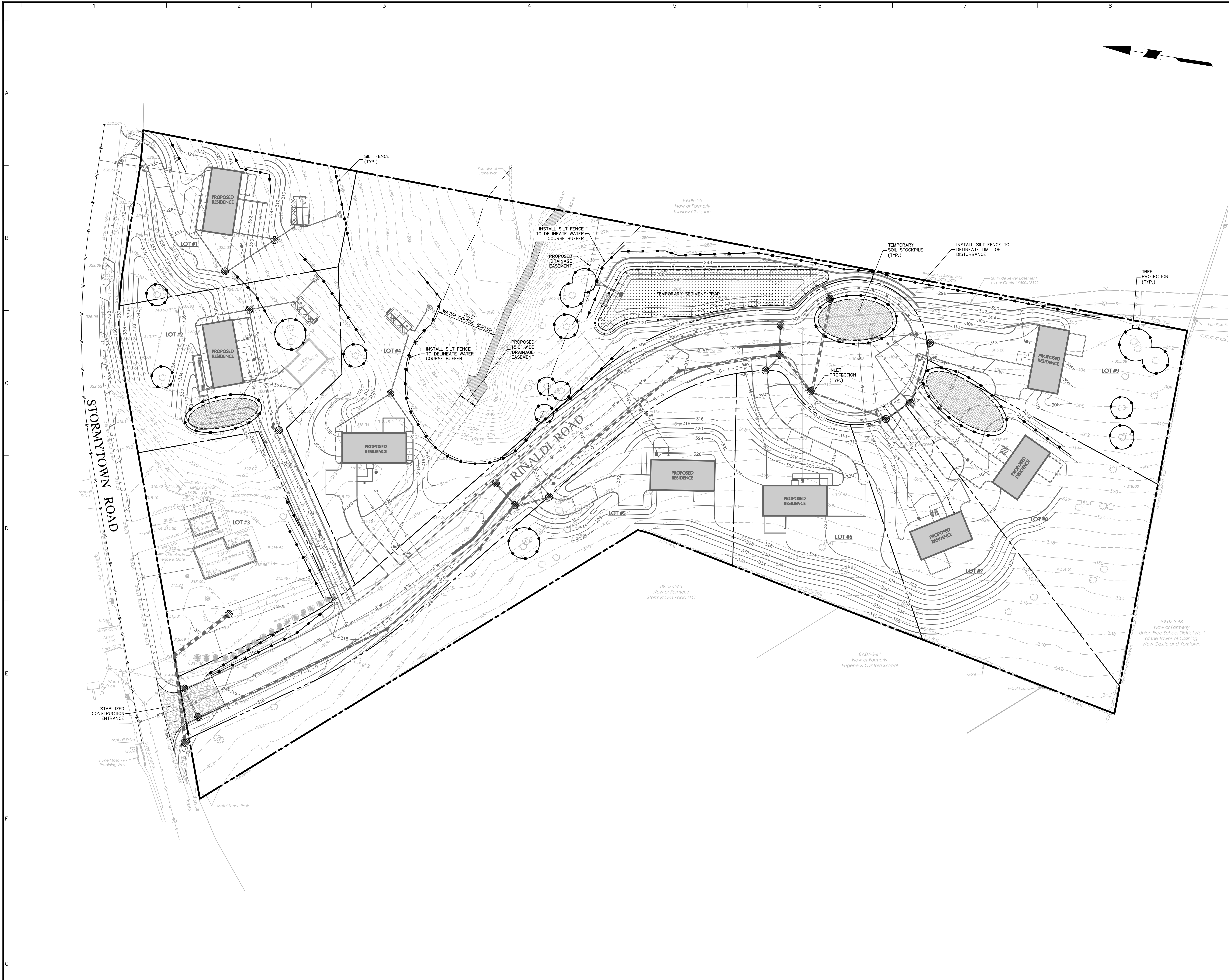
Project
**STORMYTOWN ROAD
SUBDIVISION**

BLOCK No. 3, LOT No. 62
TOWN OF OSSING
WESTCHESTER COUNTY NEW YORK

Drawing Title
**WATER MAIN
PROFILE**

Project No.
190065801
Date
03/29/2021
Drawn By
JM
Checked By
CU

Drawing No.
CU201
Sheet 11 of 17

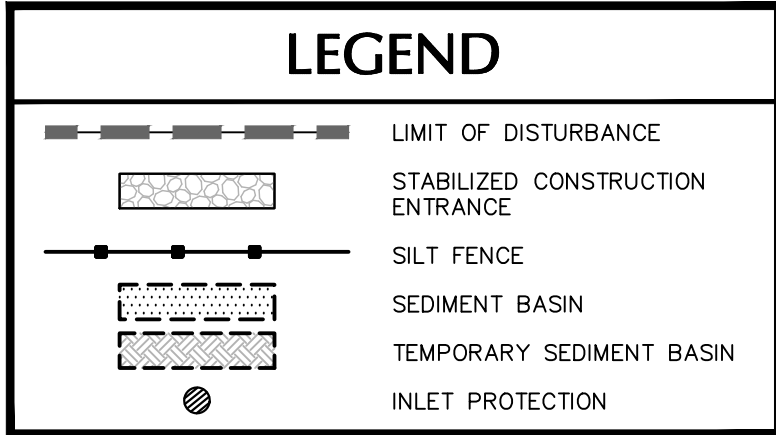


- ### POLLUTION PREVENTION CONTROL NOTES

GOOD HOUSEKEEPING PRACTICES ARE DESIGNED TO MAINTAIN A CLEAN AND ORDERLY WORK ENVIRONMENT. GOOD HOUSEKEEPING MEASURES MUST BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS BY THOSE PARTIES INVOLVED WITH THE DIRECT CARE AND DEVELOPMENT OF THE SITE. THE FOLLOWING MEASURES SHOULD BE IMPLEMENTED TO CONTROL THE POSSIBLE EXPOSURE OF HARMFUL SUBSTANCES AND MATERIALS TO STORMWATER RUNOFF:

 - MATERIAL RESULTING FROM THE CLEARING AND GRUBBING OPERATION MUST BE STOCKPILED AWAY FROM STORM DRAINAGE, WATER BODIES AND/OR WATERCOURSES AND SURROUNDED WITH ADEQUATE EROSION AND SEDIMENT CONTROL MEASURES. SOIL STOCKPILE LOCATIONS MUST BE EXPOSED NO LONGER THAN 14 DAYS BEFORE SEEDING.
 - EQUIPMENT MAINTENANCE AREAS MUST BE PROTECTED FROM STORMWATER FLOWS AND MUST BE SUPPLIED WITH APPROPRIATE WASTE RECEPTACLES FOR SPENT CHEMICALS, SOLVENTS, OILS, GREASES, GASOLINE, AND ANY POLLUTANTS THAT MIGHT CONTAMINATE THE SURROUNDING HABITAT AND/OR WATER SUPPLY. EQUIPMENT WASH-DOWN ZONES MUST BE LOCATED WITHIN AREAS DRAINING TO SEDIMENT CONTROL DEVICES.
 - THE USE OF DETERGENTS FOR LARGE-SCALE (I.E., VEHICLES, BUILDINGS, PAVEMENT SURFACES, ETC.) WASHING IS PROHIBITED.
 - MATERIAL STORAGE LOCATIONS AND FACILITIES (I.E., COVERED STORAGE AREAS, STORAGE SHEDS, ETC.) MUST BE LOCATED ON-SITE AND MUST BE STORED ACCORDING TO THE MANUFACTURER'S STANDARDS IN A DEDICATED STAGING AREA. CHEMICALS, PAINTS, SOLVENTS, FERTILIZERS, AND OTHER TOXIC MATERIAL MUST BE STORED IN WATERPROOF CONTAINERS. RUNOFF CONTAINING SUCH MATERIALS MUST BE COLLECTED, REMOVED FROM THE SITE, TREATED AND DISPOSED AT AN APPROVED SOLID WASTE OR CHEMICAL DISPOSAL FACILITY.
 - HAZARDOUS SPILLS MUST BE IMMEDIATELY CONTAINED TO PREVENT SUCH POLLUTANTS FROM ENTERING THE SURROUNDING HABITAT AND/OR WATER SUPPLY. SPILL KITS MUST BE PROVIDED ON-SITE AND MUST BE DISPLAYED IN A PROMINENT LOCATION FOR EASE OF ACCESS AND USE. SPILLS GREATER THAN FIVE (5) GALLONS MUST BE REPORTED TO THE NYSDC RESPONSE UNIT AT 1-800-457-7362. A RECORD OF THE INCIDENT(S) AND/OR NOTIFICATIONS MUST BE DOCUMENTED AND ATTACHED TO THE SWPPP.
 - PORTABLE SANITARY WASTE FACILITIES MUST BE PROVIDED ON-SITE FOR WORKERS AND MUST BE PROPERLY MAINTAINED.
 - DUMPSTERS AND/OR DEBRIS CONTAINERS MUST BE LOCATED ON-SITE AND MUST BE OF ADEQUATE SIZE TO MANAGE RESPECTIVE MATERIALS. REGULAR COLLECTION AND DISPOSAL OF WASTES MUST OCCUR AS REQUIRED.
 - TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE LOCATED A MINIMUM OF 50 FEET FROM STORM DRAIN INLETS, OPEN DRAINAGE FACILITIES, OR ACCESS AREAS TO PREVENT DISTURBANCE OR TRACKING. A SIGN SHOULD BE INSTALLED ADJACENT TO EACH WASHOUT FACILITY TO INFORM EQUIPMENT OPERATORS TO UTILIZE THE PROPER FACILITIES. WHEN TEMPORARY CONCRETE WASHOUT FACILITIES ARE NO LONGER REQUIRED FOR THE WORK, THE HARDENED CONCRETE MUST BE REMOVED AND DISPOSED OF. MATERIALS USED TO CONSTRUCT THE TEMPORARY CONCRETE WASHOUT FACILITIES MUST BE REMOVED AND DISPOSED OF. HOLES, DEPRESSIONS OR OTHER GROUND DISTURBANCE CAUSED BY THE REMOVAL OF THE TEMPORARY CONCRETE WASHOUT FACILITIES MUST BE BACKFILLED AND/OR REPAIRED, SEED, MULCHED, AND MULCHED FOR FINAL STABILIZATION.
 - NON-STORMWATER COMPONENTS OF SITE DISCHARGE MUST BE CLEAN WATER. WATER USED FOR CONSTRUCTION, WHICH DISCHARGES FROM THE SITE, MUST ORIGINATE FROM A PUBLIC WATER SUPPLY OR PRIVATE WELL APPROVED BY THE HEALTH DEPARTMENT. WATER USED FOR CONSTRUCTION THAT DOES NOT ORIGINATE FROM AN APPROVED PUBLIC SUPPLY MUST NOT DISCHARGE FROM THE SITE. IT CAN BE RETAINED IN THE PONDS UNTIL IT INFILTRATES AND EVAPORATES.
- ### EROSION AND SEDIMENT CONTROL NOTES

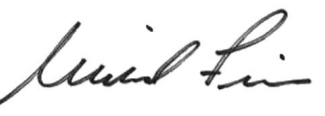
 - REFER TO THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (NYSDEC) SPDES GENERAL PERMIT IN APPENDIX A OF THE STORMWATER POLLUTION PREVENTION PLAN FOR ADDITIONAL REQUIREMENTS.
 - ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE INSTALLED IN ACCORDANCE WITH "NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL" LATEST EDITION.
 - BEFORE BEGINNING CONSTRUCTION, THE OWNER MUST SET UP A PRE-CONSTRUCTION MEETING WITH THE QUALIFIED PROFESSIONAL, QUALIFIED INSPECTOR, CONTRACTORS, AND SUBCONTRACTORS TO DISCUSS THE RESPONSIBILITIES RELATED TO THE STORMWATER POLLUTION PREVENTION PLAN IMPLEMENTATION.
 - THE CONTRACTOR AND SUBCONTRACTOR MUST IDENTIFY THE TRAINED INDIVIDUAL THAT WILL BE RESPONSIBLE FOR THE IMPLEMENTATION AND MAINTENANCE OF THE EROSION AND SEDIMENT CONTROL MEASURES DURING CONSTRUCTION.
 - BEFORE BEGINNING CONSTRUCTION, ALL EROSION AND SEDIMENT CONTROLS MUST BE INSTALLED IN ACCORDANCE WITH THE PLANS. SITE PREPARATION ACTIVITIES MUST BE PLANNED TO MINIMIZE THE SCOPE AND DURATION OF SOIL DISTURBANCE. EXISTING VEGETATION TO REMAIN MUST BE PROTECTED TO ENSURE OVER CLEARING DOES NOT OCCUR.
 - PERMANENT TRAFFIC CORRIDORS MUST BE ESTABLISHED AND "ROUTES OF CONVENIENCE" MUST BE AVOIDED. STABILIZED CONSTRUCTION ENTRANCES MUST BE INSTALLED AT THE LOCATIONS SHOWN ON THE PROJECT PLANS.
 - STOCKPILED TOPSOIL MUST BE ENCLOSED WITH SILT FENCE OR HAY BALES AND COVERED OR TEMPORARILY SEED. ALL GRASS SEED MUST CONTAIN AT LEAST 25% RAPID GERMINATING PERENNIAL RYE GRASS.
 - DAMAGE TO SURFACE WATERS RESULTING FROM EROSION AND SEDIMENTATION MUST BE MINIMIZED BY STABILIZING DISTURBED AREAS AND BY REMOVING SEDIMENT FROM CONSTRUCTION SITE DISCHARGES.
 - DUST MUST BE CONTROLLED BY SPRINKLING EXPOSED SOIL AREAS PERIODICALLY WITH WATER AS REQUIRED.
 - EROSIVE MATERIAL TEMPORARILY STOCKPILED ON SITE DURING CONSTRUCTION MUST BE LOCATED IN AN AREA AWAY FROM STORM DRAINAGE AND MUST BE PROPERLY PROTECTED BY A SILT FENCE BARRIER.
 - EARTHWORK ACTIVITIES MUST BE CONSISTENT WITH THE PHASING PLANS. THE EARTHWORK OPERATION AREAS MUST BE STABILIZED ON AN ONGOING BASIS WITH NO AREAS THAT ARE NOT CURRENTLY UNDER CONSTRUCTION LEFT WITHOUT AT LEAST TEMPORARY COVER FOR MORE THAN 14 DAYS.
 - EROSION AND SEDIMENT CONTROL INSPECTIONS:
 - THE TRAINED INDIVIDUAL MUST INSPECT ALL EROSION AND SEDIMENT CONTROL MEASURES ON A DAILY BASIS TO ENSURE PROPER PERFORMANCE. ANY SEDIMENT BUILD-UP MUST BE CLEANED AND REMOVED. ALL DAMAGES TO EROSION AND SEDIMENT CONTROLS MUST BE REPAIRED AT THE END OF THE WORK DAY.
 - THE QUALIFIED INSPECTOR MUST CONDUCT SITE INSPECTIONS EVERY 7 DAYS. ANY DEFICIENCIES NOTED IN THE REPORTS MUST BE CORRECTED IMMEDIATELY BY THE CONTRACTOR.
 - IF SOIL DISTURBANCE ACTIVITIES ARE SUSPENDED FOR WINTER SHUTDOWN, TEMPORARY STABILIZATION MEASURES WILL BE APPLIED TO ALL DISTURBED AREAS. IF APPROVED BY THE NYSDC OR MSA MUNICIPALITY, THE FREQUENCY OF INSPECTIONS BY THE QUALIFIED INSPECTOR MAY BE REDUCED TO ONE INSPECTION EVERY 30 DAYS.
 - IF AUTHORIZED BY THE NYSDC OR MSA MUNICIPALITY TO DISTURB MORE THAN 5 ACRES AT ONE TIME, THE QUALIFIED INSPECTOR MUST CONDUCT AT LEAST 2 SITE INSPECTIONS, SEPARATED BY 2 DAYS, EVERY 7 DAYS UNTIL SUCH TIME THAT LESS THAN 5 ACRES OF SOIL REMAIN EXPOSED.
 - TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES MUST BE REMOVED WHEN ALL DISTURBED AREAS HAVE UNDERGONE FINAL STABILIZATION. WHEN UPGRADE SURFACES ARE PROPERLY STABILIZED AND ALL STORMWATER MANAGEMENT SYSTEMS ARE IN PLACE AND OPERATIONAL, ALL AREAS DISTURBED BY THE REMOVAL OF THE TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES MUST BE FILLED IN, TOPSOILED, SEED, AND MULCHED. FINAL STABILIZATION IS ACHIEVED WHEN ALL SOIL DISTURBING ACTIVITIES ARE COMPLETED AND A UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 80% IS ESTABLISHED, OR EQUIVALENT STABILIZATION MEASURES, SUCH AS PLACEMENT OF MULCH OR GEOTEXTILE, IS COMPLETED ON ALL AREAS NOT PAVED OR COVERED BY PERMANENT STRUCTURES.



30 0 10 20 30
SCALE: 1 INCH = 30 FEET

WARNING: IT IS A VIOLATION OF THE NYS EDUCATION LAW ARTICLE 146 FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, LAND SURVEYOR OR GEOLOGIST, TO ALTER THIS ITEM IN ANY WAY.

06/08/2021	REVISED PER PLANNING BOARD COMMENTS	2
04/28/2021	REVISED PER PLANNING BOARD COMMENTS	1
DATE	Description	No.
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SIGNATURE

06-08-2021
DATE SIGNED

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Project
**STORMYTOWN ROAD
SUBDIVISION**
BLOCK No. 3, LOT No.62
TOWN OF OSSING
WESTCHESTER COUNTY NEW YORK

Drawing Title
**EROSION &
SEDIMENT
CONTROL PLAN**

Project No.
190065801

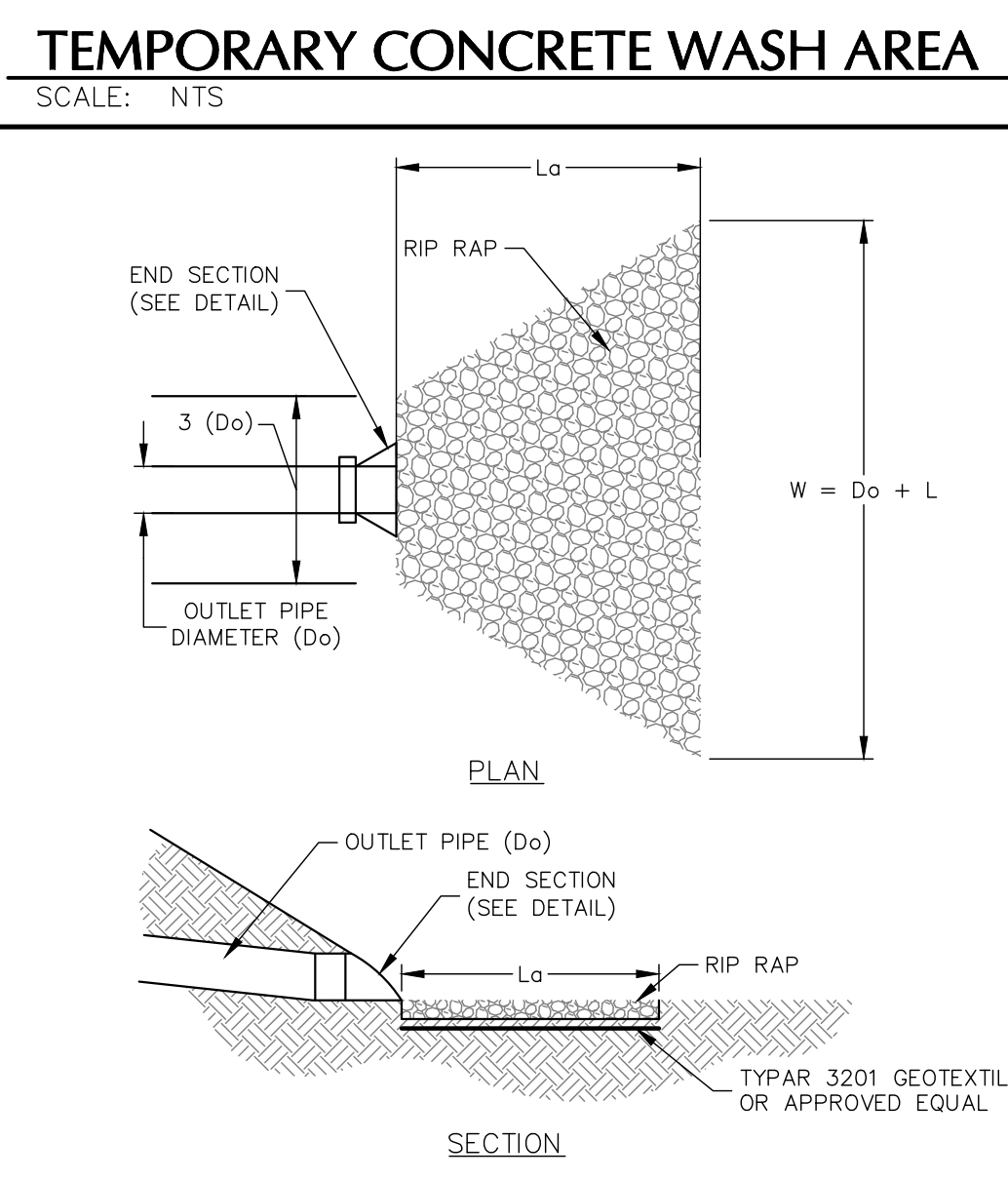
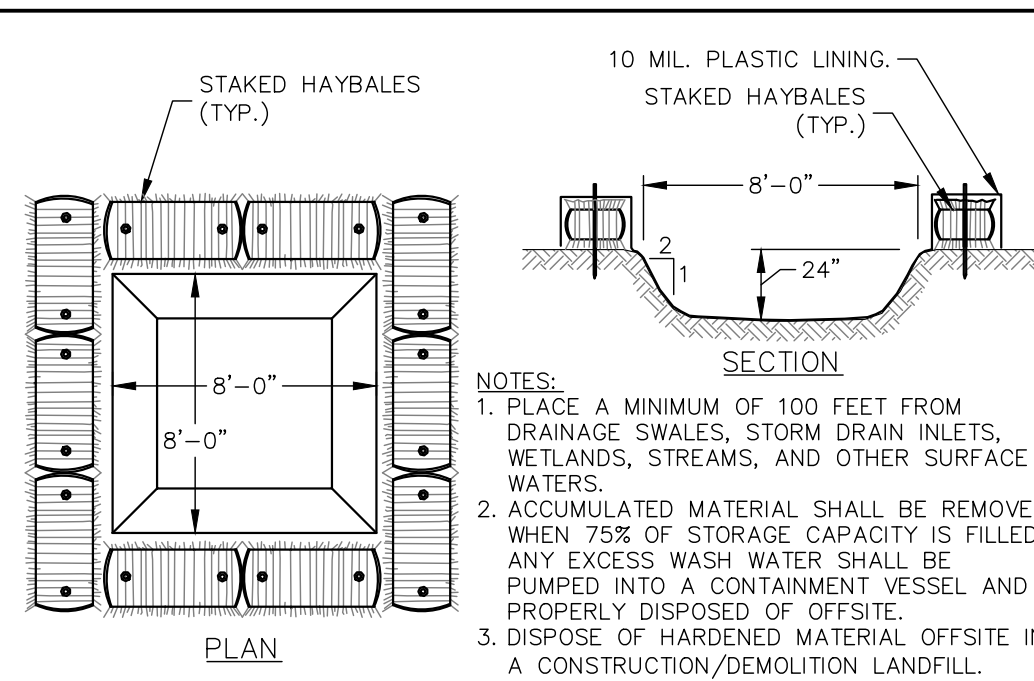
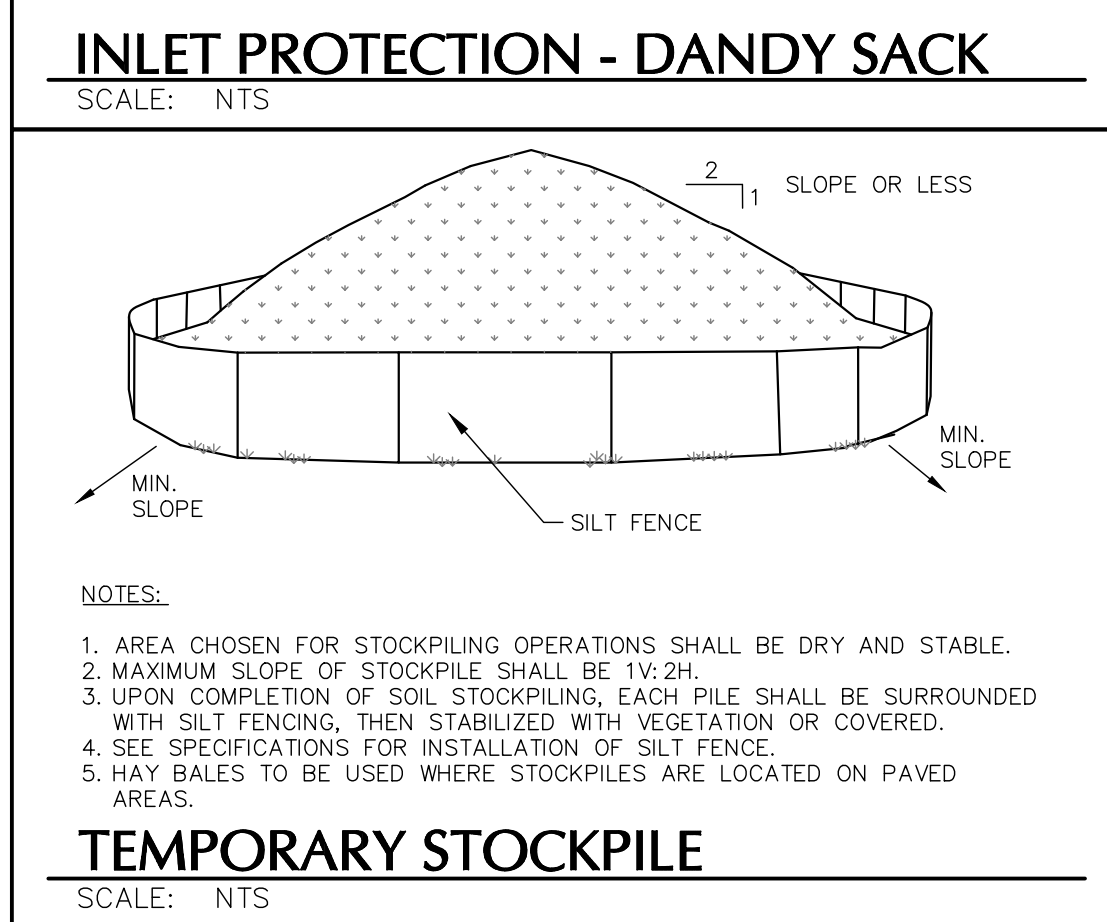
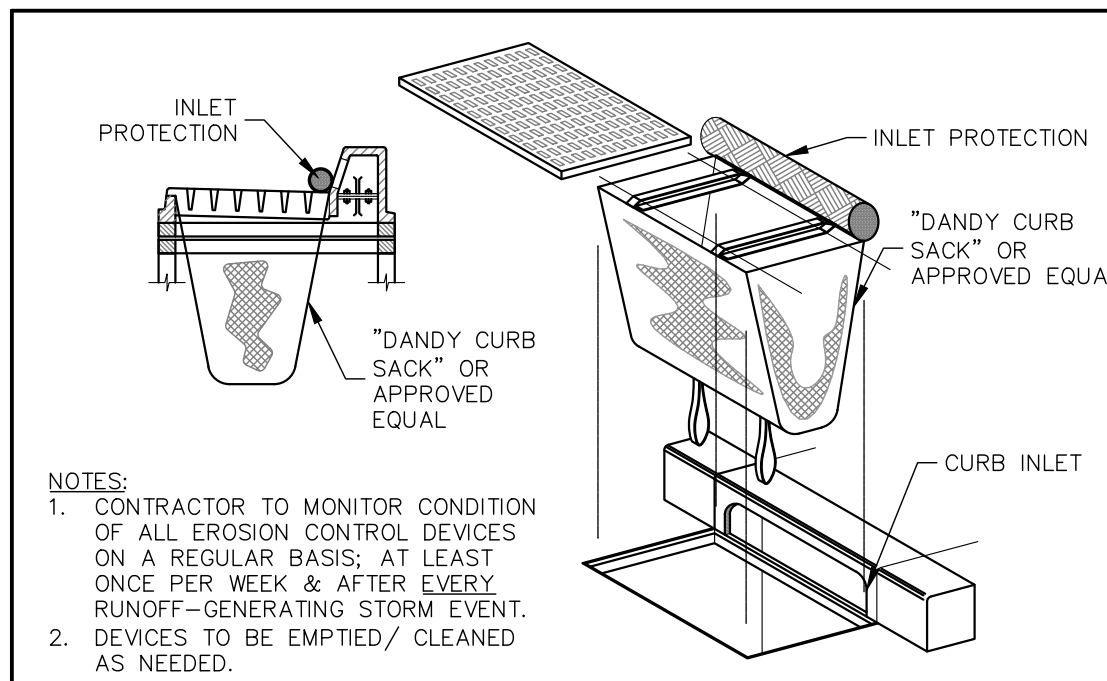
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JM

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CZ

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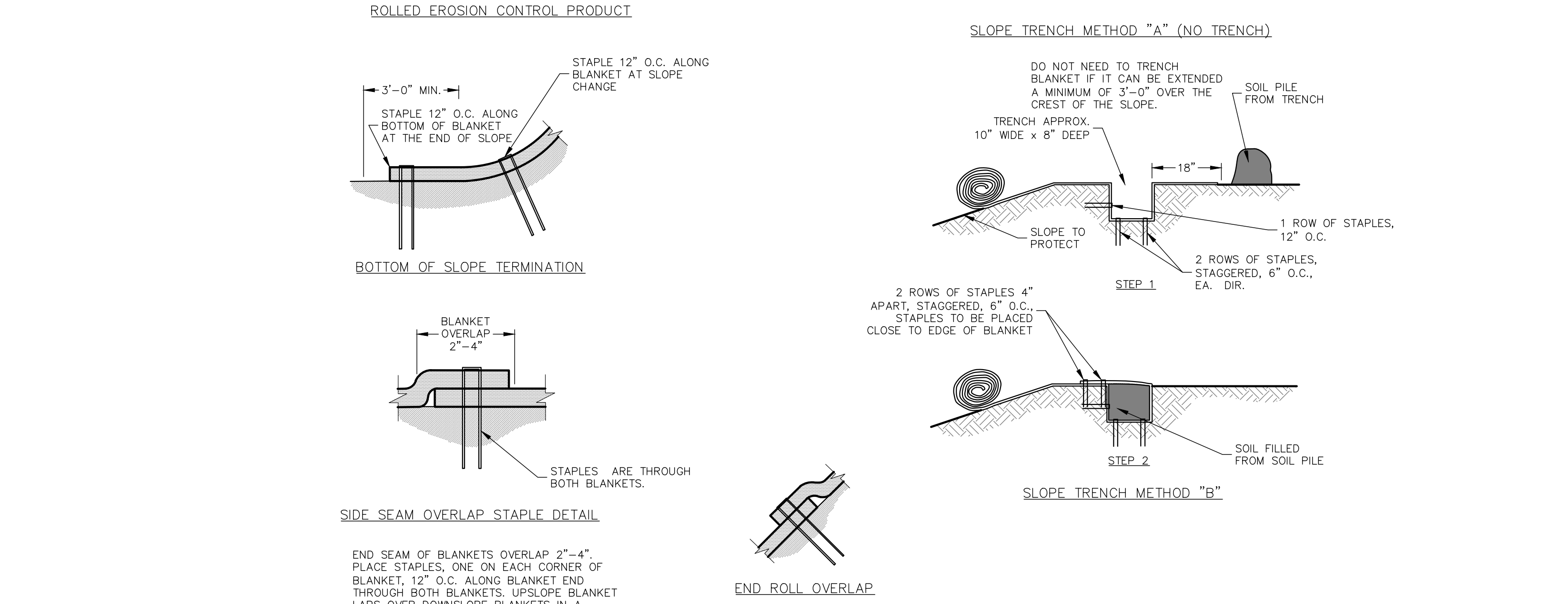
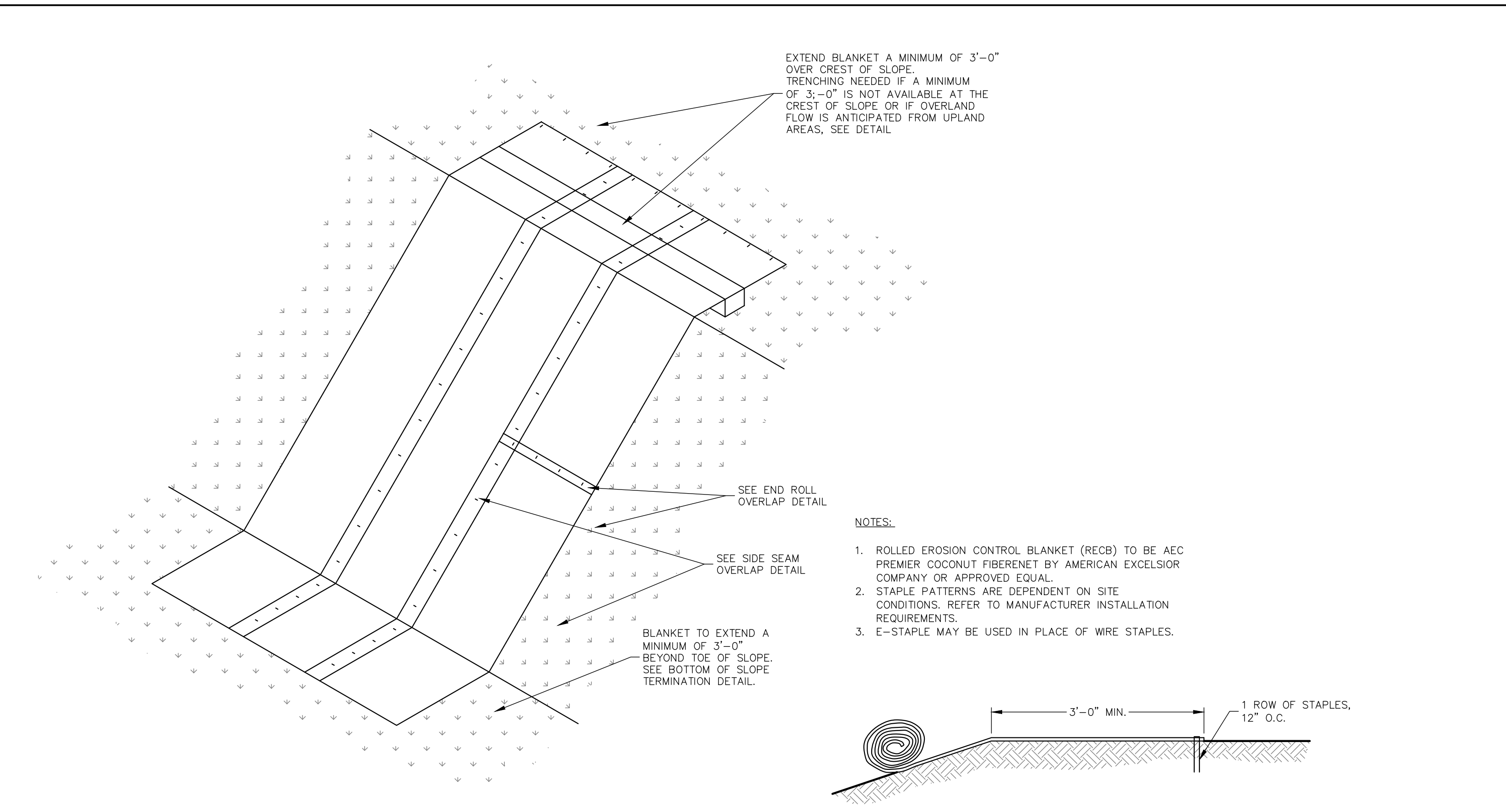
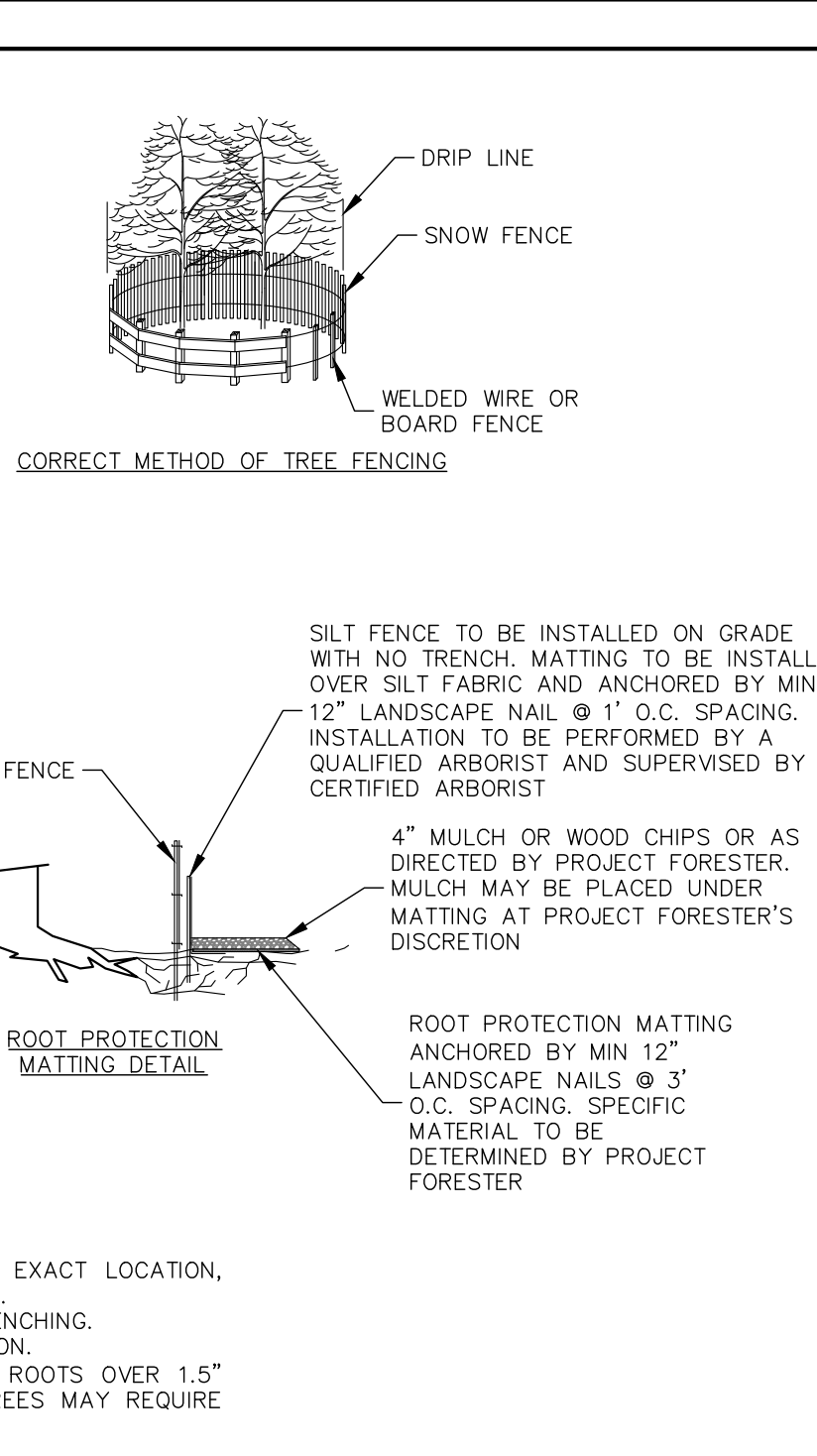
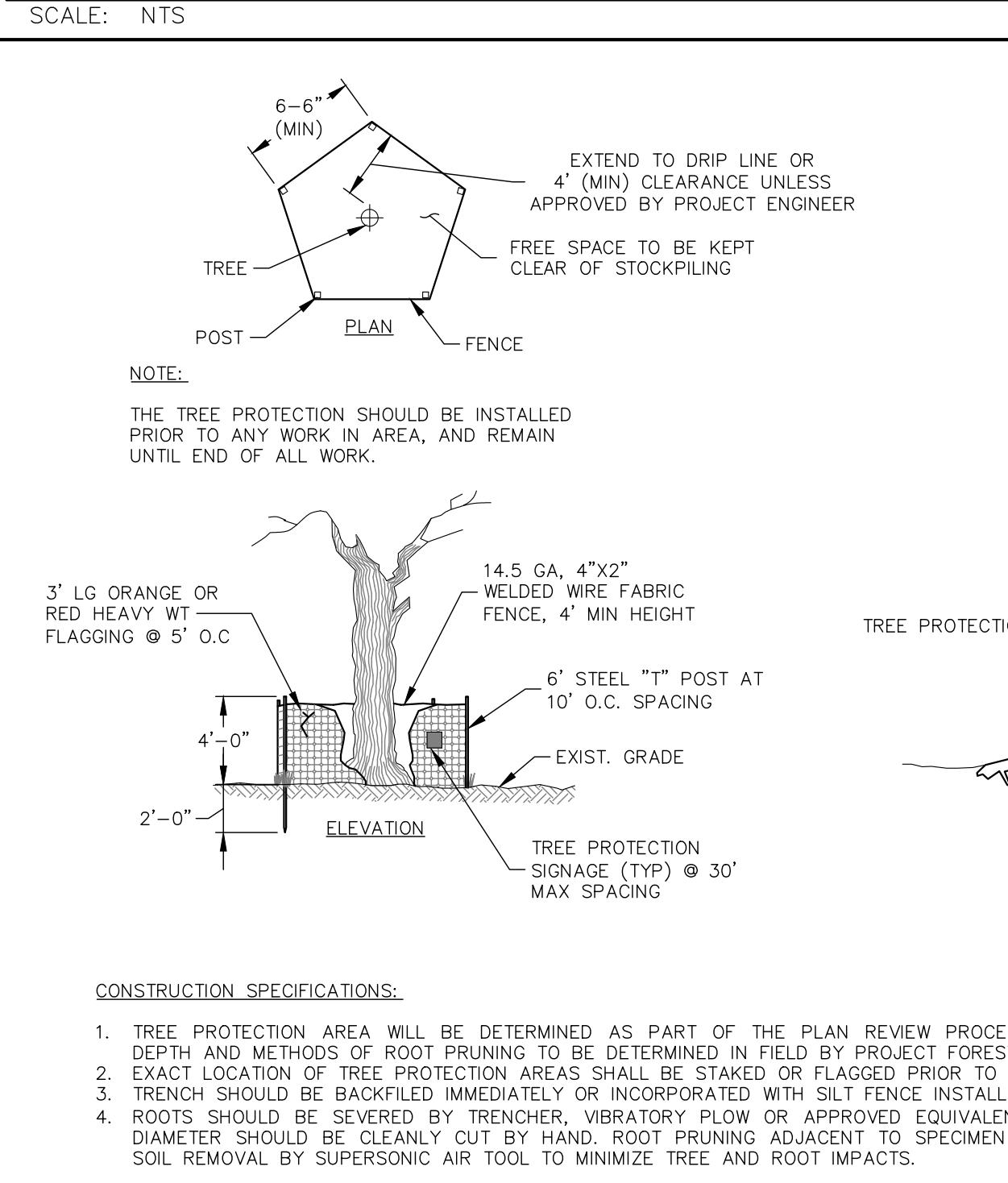
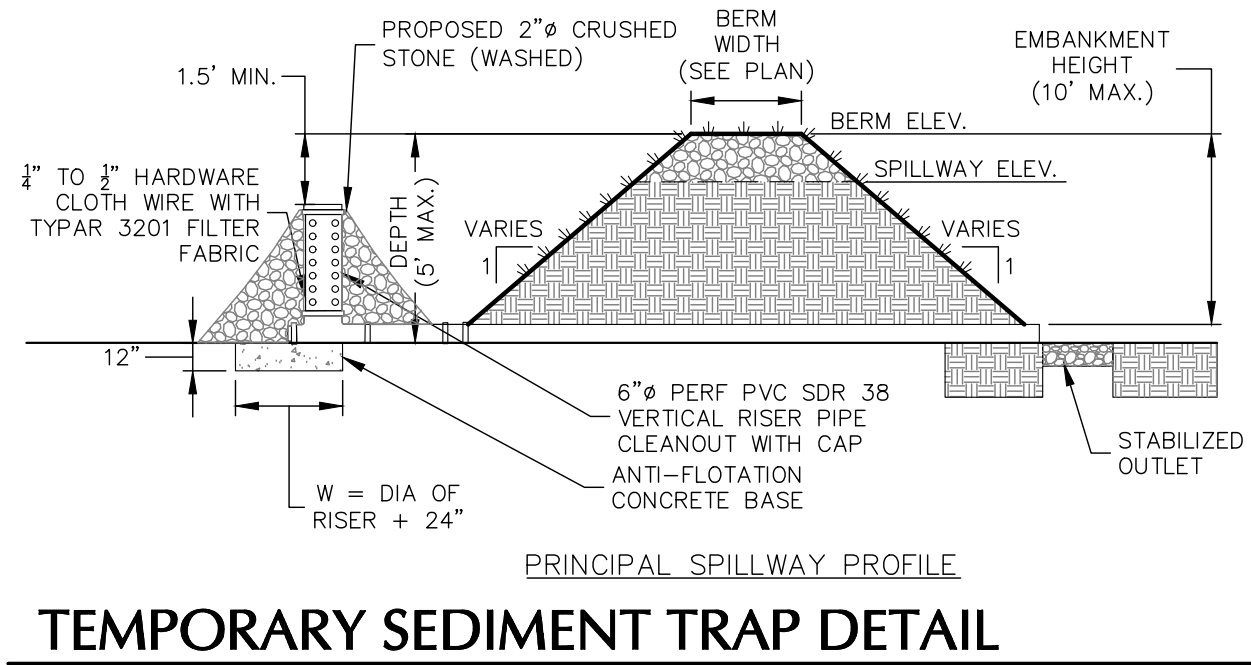
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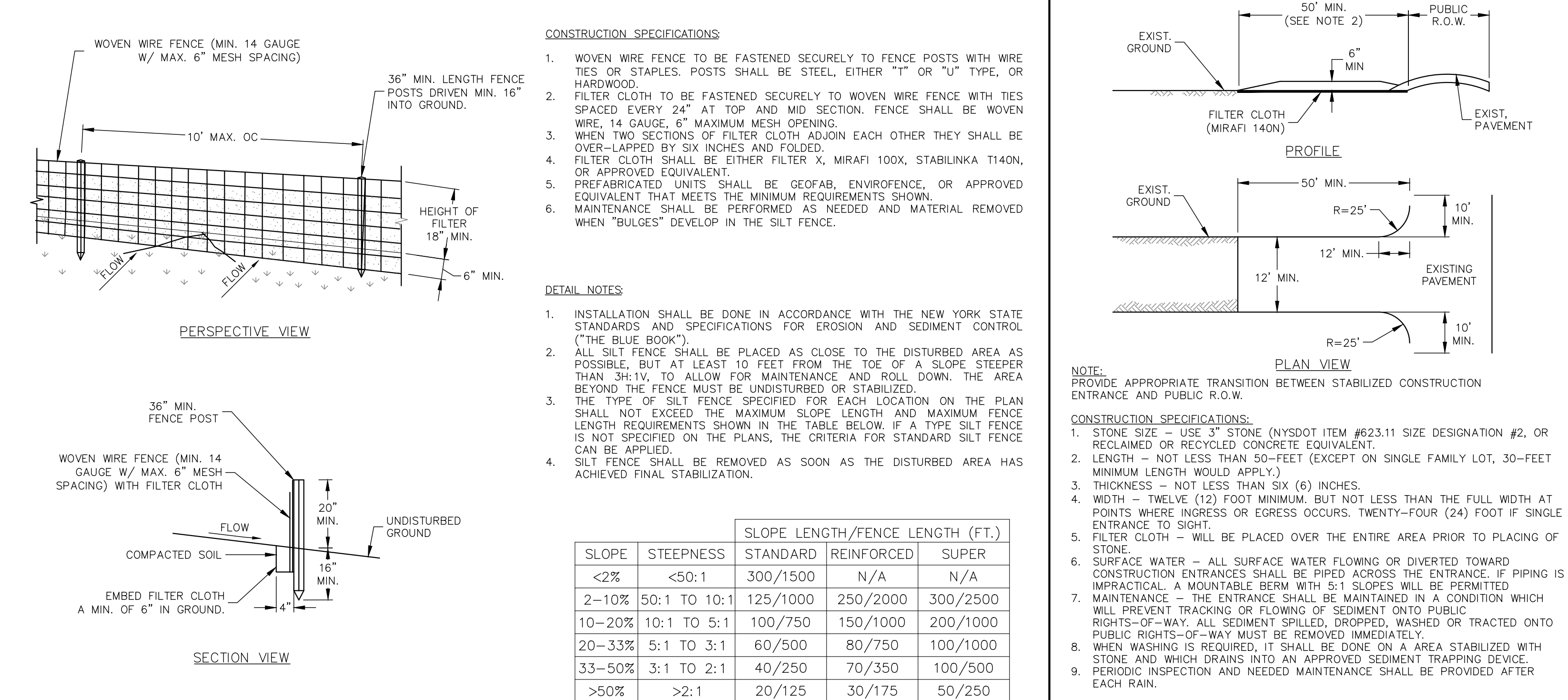
- CONSTRUCTION SPECIFICATIONS**
- ALL TEMPORARY SWALES SHALL HAVE UNINTERRUPTED POSITIVE GRADE TO AN OUTLET.
 - DIVERTED RUNOFF FROM A DISTURBED AREA SHALL BE CONVEYED TO A SEDIMENT TRAPPING DEVICE.
 - DIVERTED RUNOFF FROM AN UNDISTURBED AREA SHALL OUTLET DIRECTLY INTO AN UNDISTURBED STABILIZED AREA AT NON-EROSIVE VELOCITY.
 - ALL TREES, BRUSH, STUMPS, OBSTRUCTIONS, AND OTHER OBJECTIONABLE MATERIAL SHALL BE REMOVED AND DISPOSED OF SO AS NOT TO INTERFERE WITH THE PROPER FUNCTIONING OF THE SWALE.
 - THE SWALE SHALL BE EXCAVATED OR SHAPED TO LINE, GRADE, AND CROSS SECTION AS REQUIRED TO MEET THE CRITERIA SPECIFIED HEREIN AND BE FREE OF BANK PROJECTIONS OR OTHER IRREGULARITIES WHICH WILL IMPEDE NORMAL FLOW.
 - FILLS SHALL BE COMPACTED BY EARTH MOVING EQUIPMENT.
 - ALL EARTH REMOVED AND NOT NEEDED ON CONSTRUCTION SHALL BE PLACED SO THAT IT WILL NOT INTERFERE WITH THE FUNCTIONING OF THE SWALE.
 - PERIODIC INSPECTION AND REQUIRED MAINTENANCE MUST BE PROVIDED AFTER EACH RAIN EVENT.
 - STABILIZATION SHALL BE AS PER THE CHART BELOW:

TYPE OF TREATMENT	CHANNEL GRADE	FLOW CHANNEL STABILIZATION	
		A (5 AC. OR LESS)	B (5-10 AC.)
1	0.5-3.0%	SEED AND STRAW MULCH	SEED AND STRAW MULCH
2	3.1-5.0%	SEED AND STRAW MULCH	SEED USING JUTE OR EXCELSDOR
3	5.1-8.0%	SEED WITH JUTE OR EXCELSDOR	LINED RIP-RAP 4-8" RECYCLED CONCRETE EQUIVALENT
4	8.1-20%	LINED 4-8" RIP-RAP	ENGINEERED DESIGN

TEMPORARY DIVERSION SWALE
SCALE: NTS



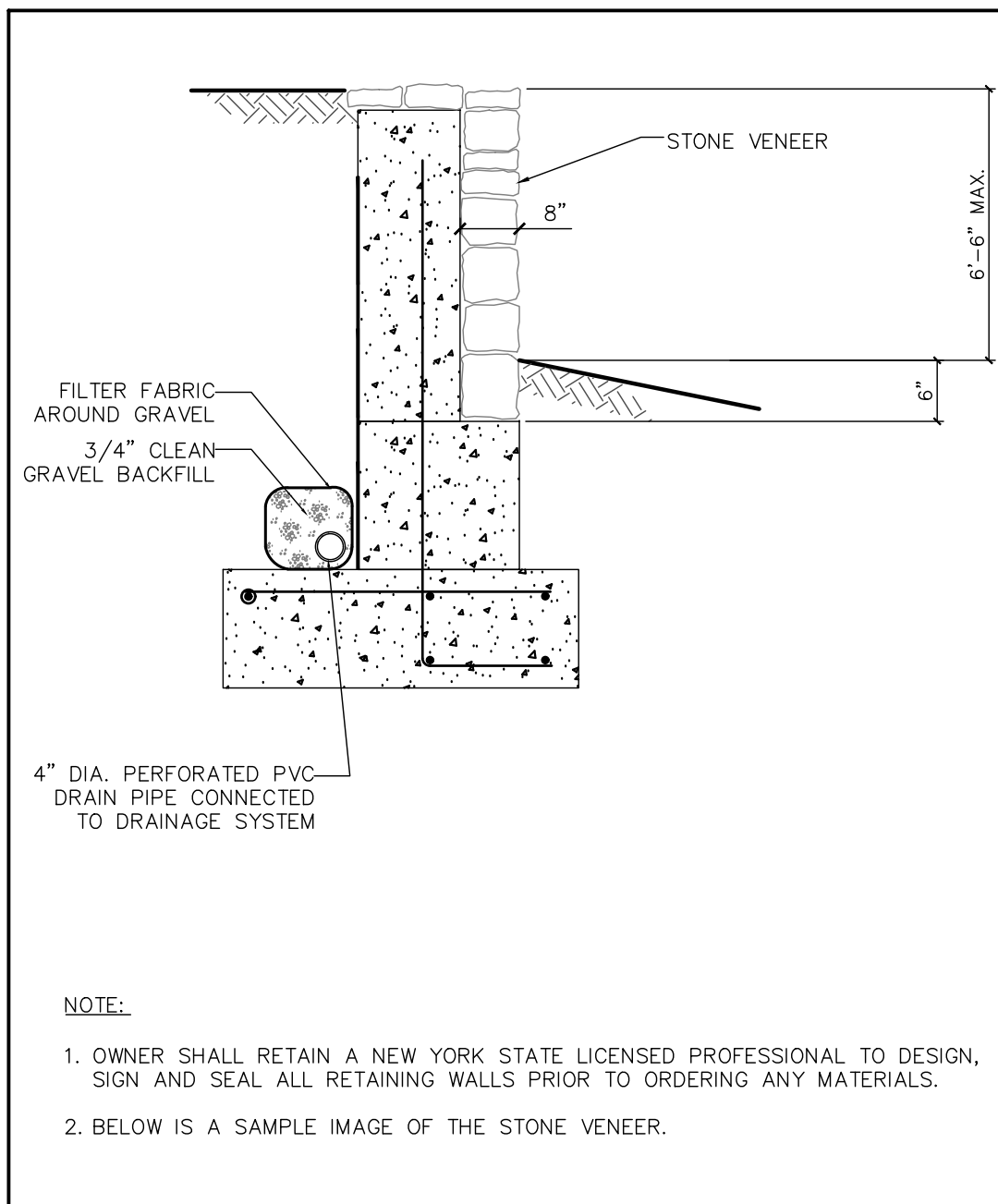
ROLLED EROSION CONTROL PRODUCT - SLOPE INSTALLATION
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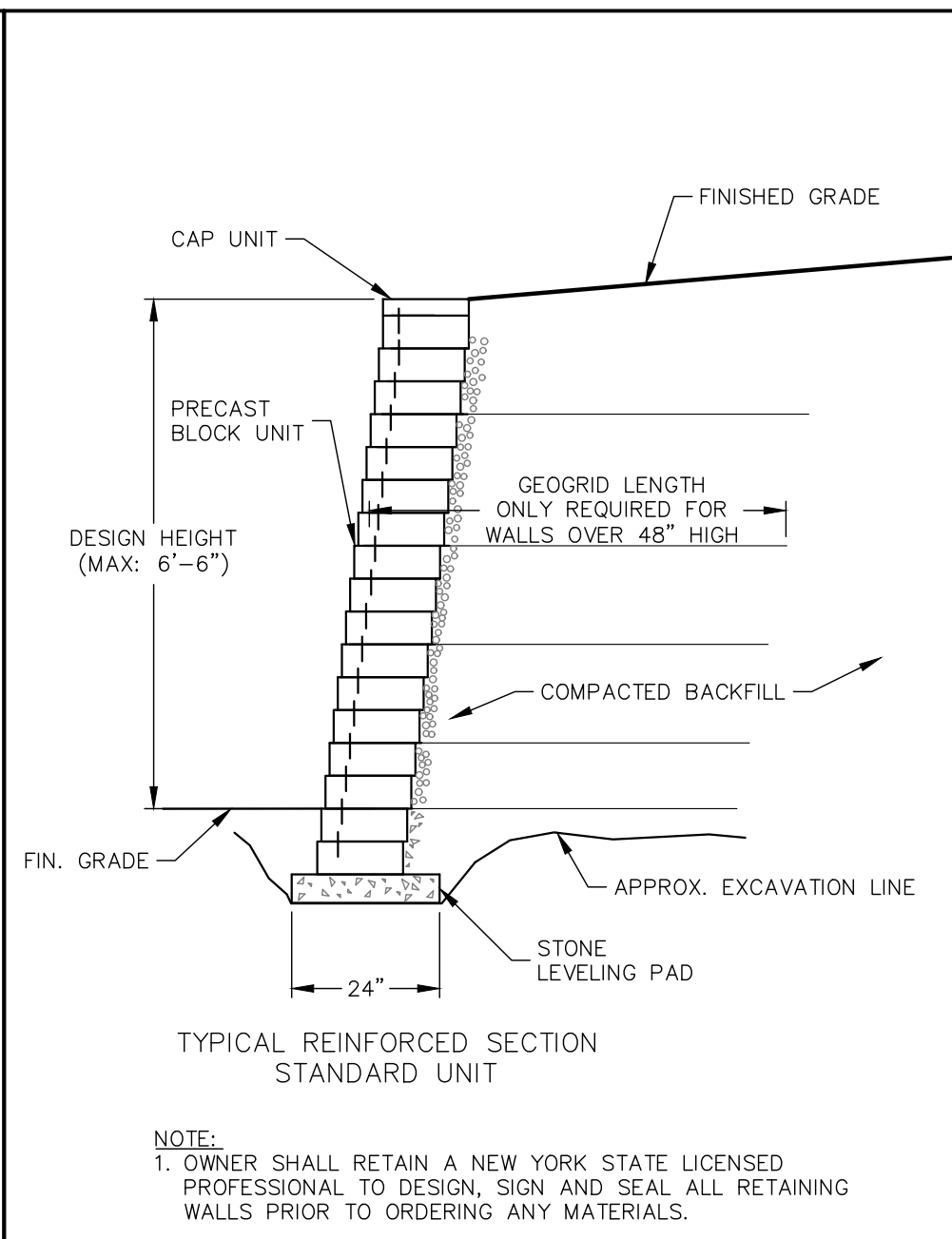
STABILIZED CONSTR. ENTRANCE
SCALE: NTS

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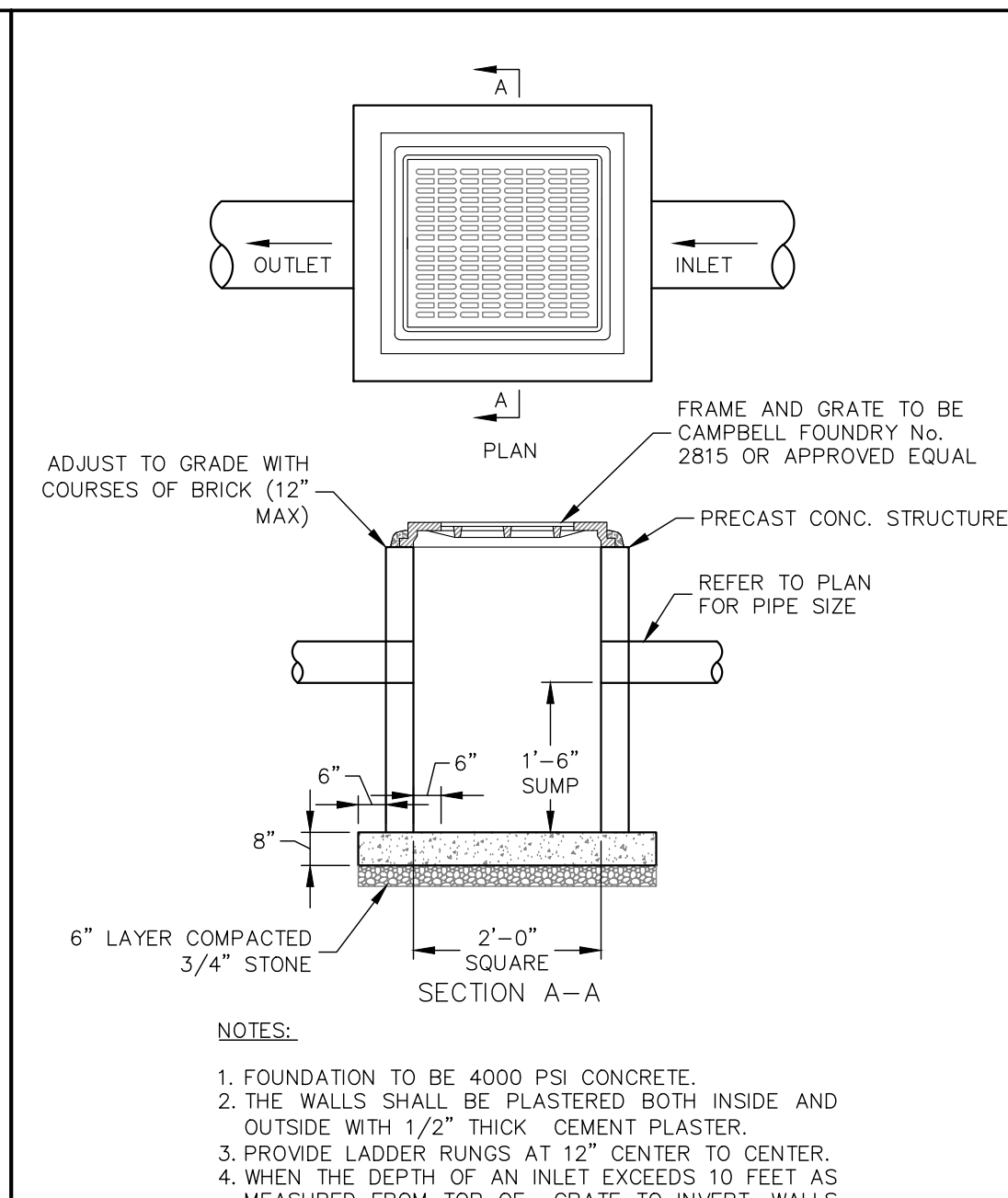
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SIGNATURE: <i>Michael Finan</i> DATE SIGNED: 06-08-2021		
MICHAEL FINAN, PE, LEED-AP PROFESSIONAL ENGINEER NY Lic. No. 081473		
T: 914.323.7400 F: 914.323.7401 www.langan.com		
LANGAN Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. One North Broadway, Suite 910 White Plains, NY 10601		
Project: STORMYTOWN ROAD SUBDIVISION BLOCK No. 3, LOT No. 62 TOWN OF OSSINING WESTCHESTER COUNTY NEW YORK		
Drawing Title: DETAILS (1 OF 3)		
Project No.: 190065801		
Date: 03/29/2021		
Drawn By: JM		
Checked By: CZ		
Sheet 13 of 17		



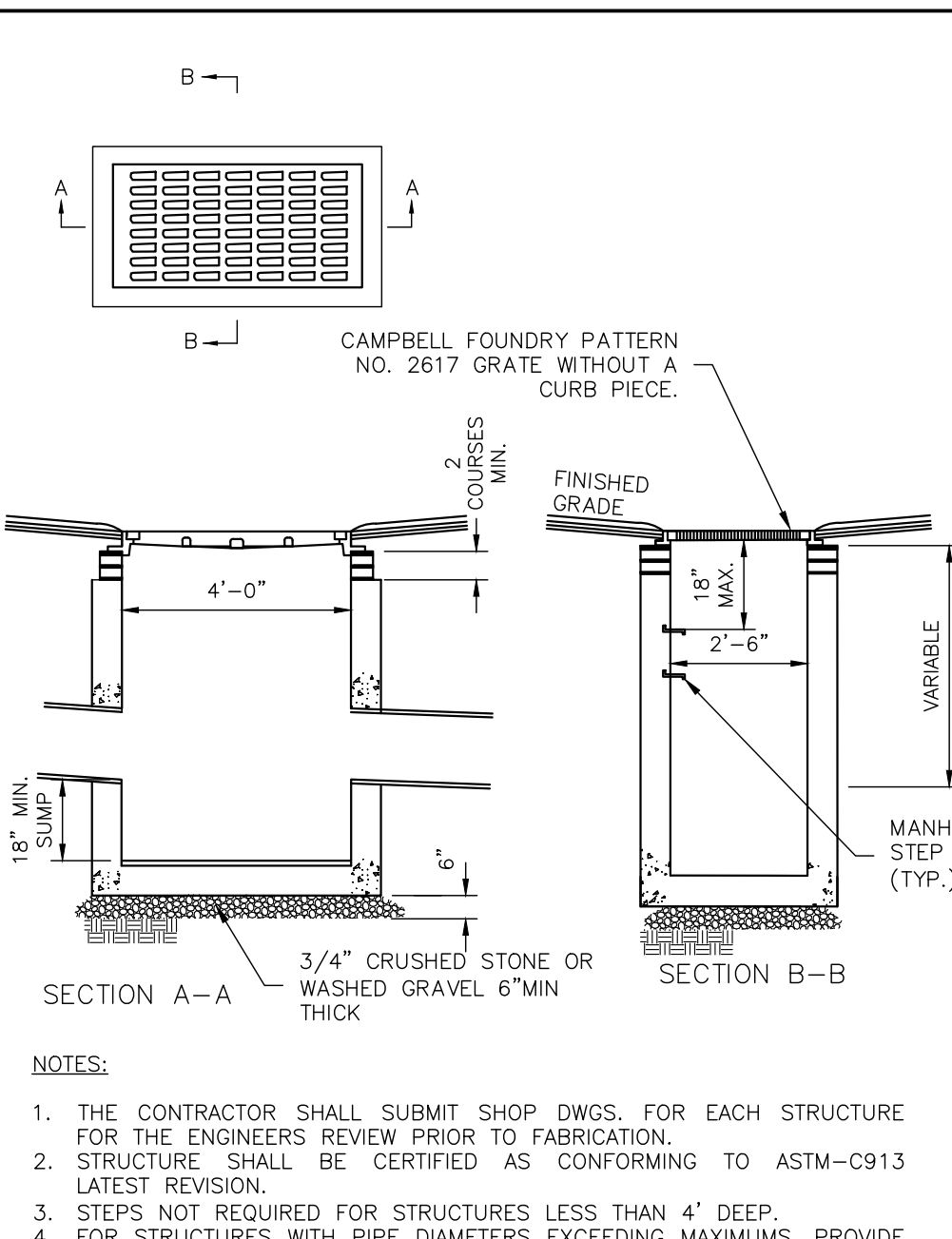
RETAINING WALL WITH STONE VENEER
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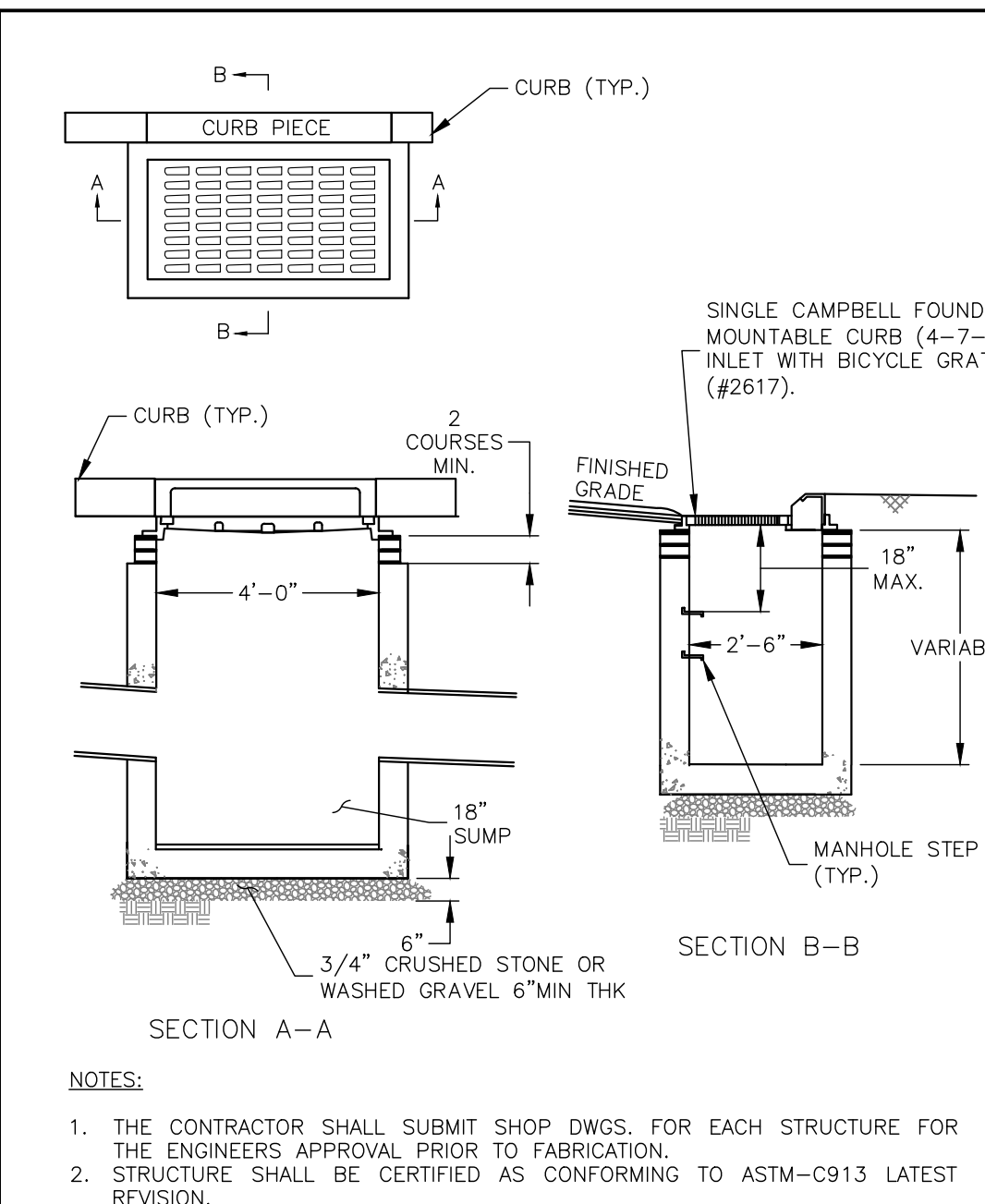
SEGMENTAL BLOCK RETAINING WALL
SCALE: NTS



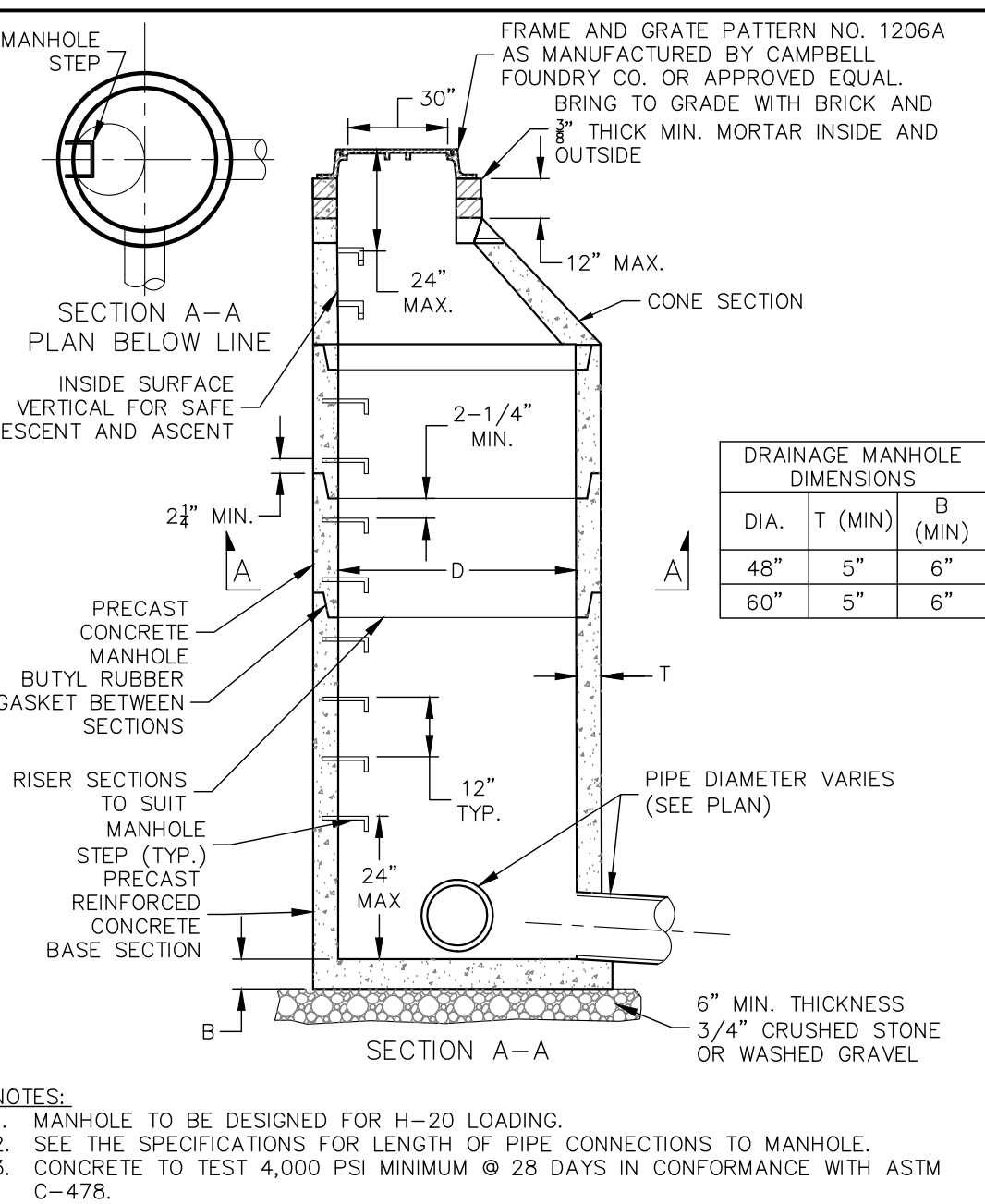
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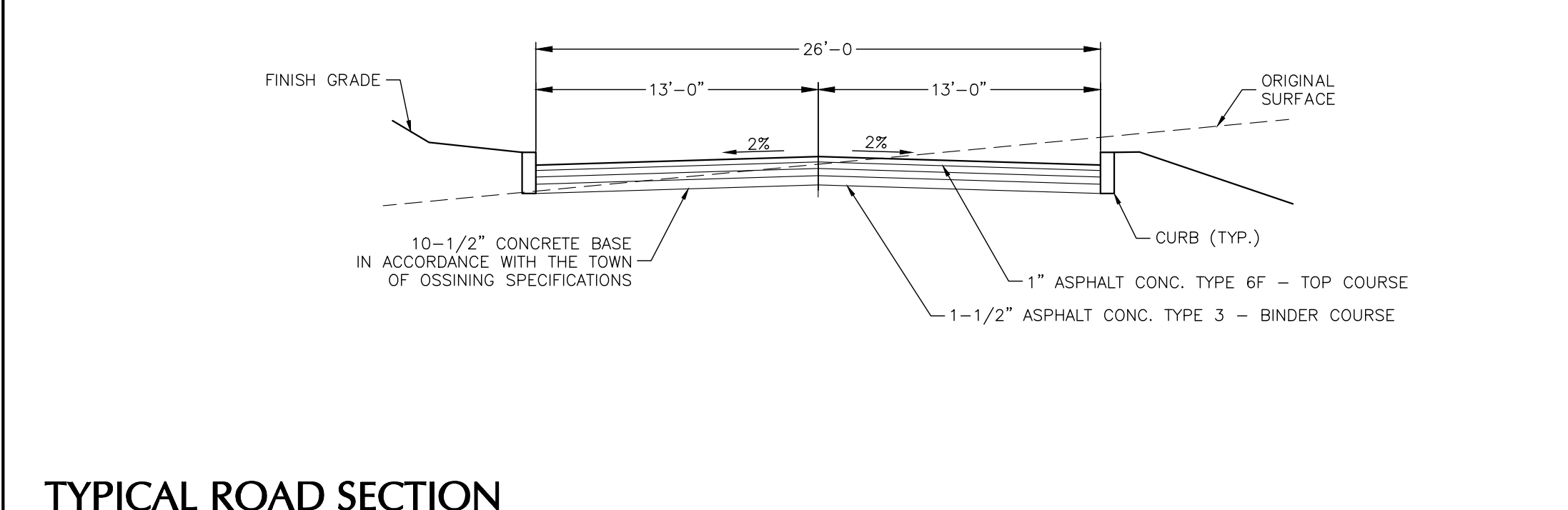
DRAIN INLET
SCALE: NTS



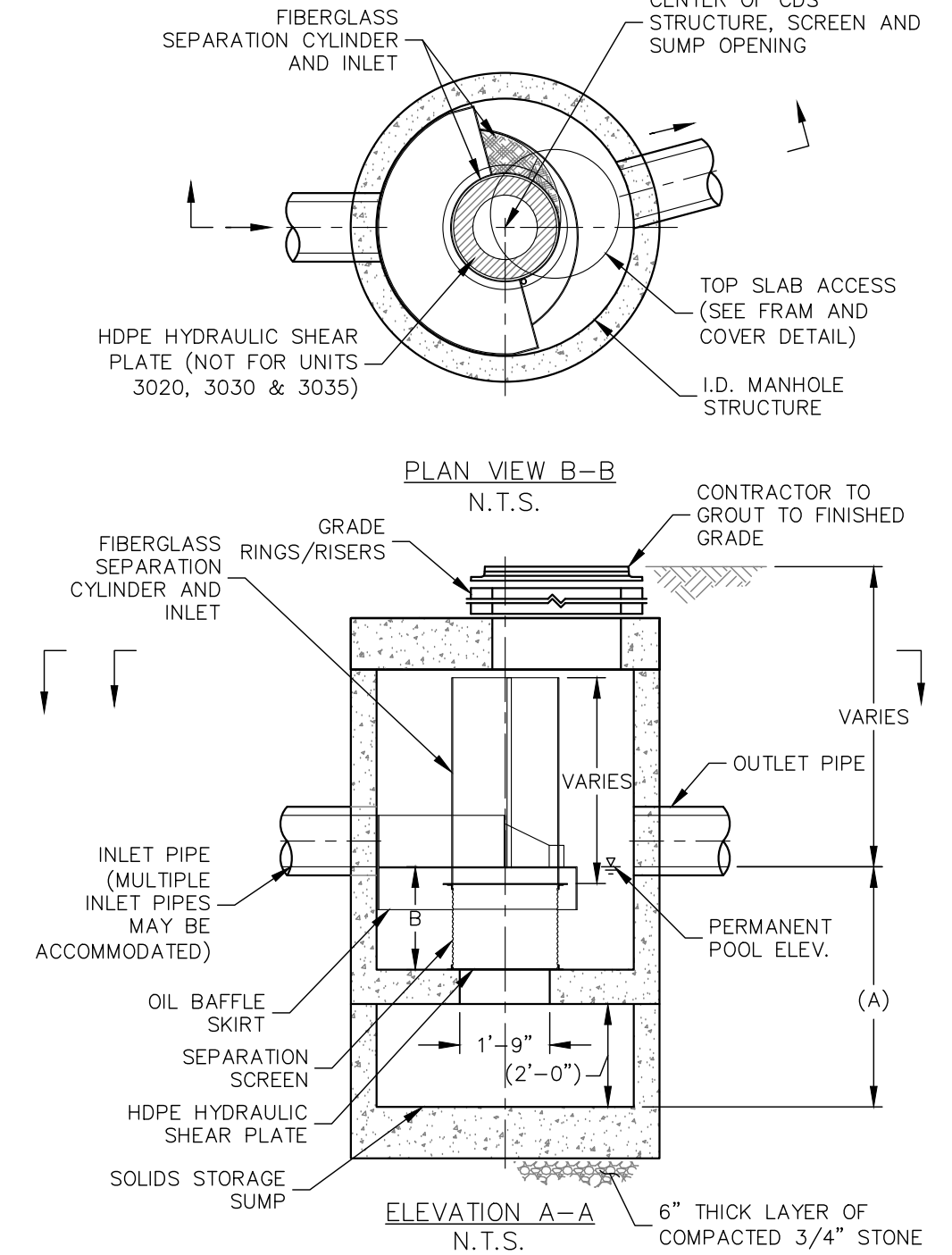
CATCH BASIN
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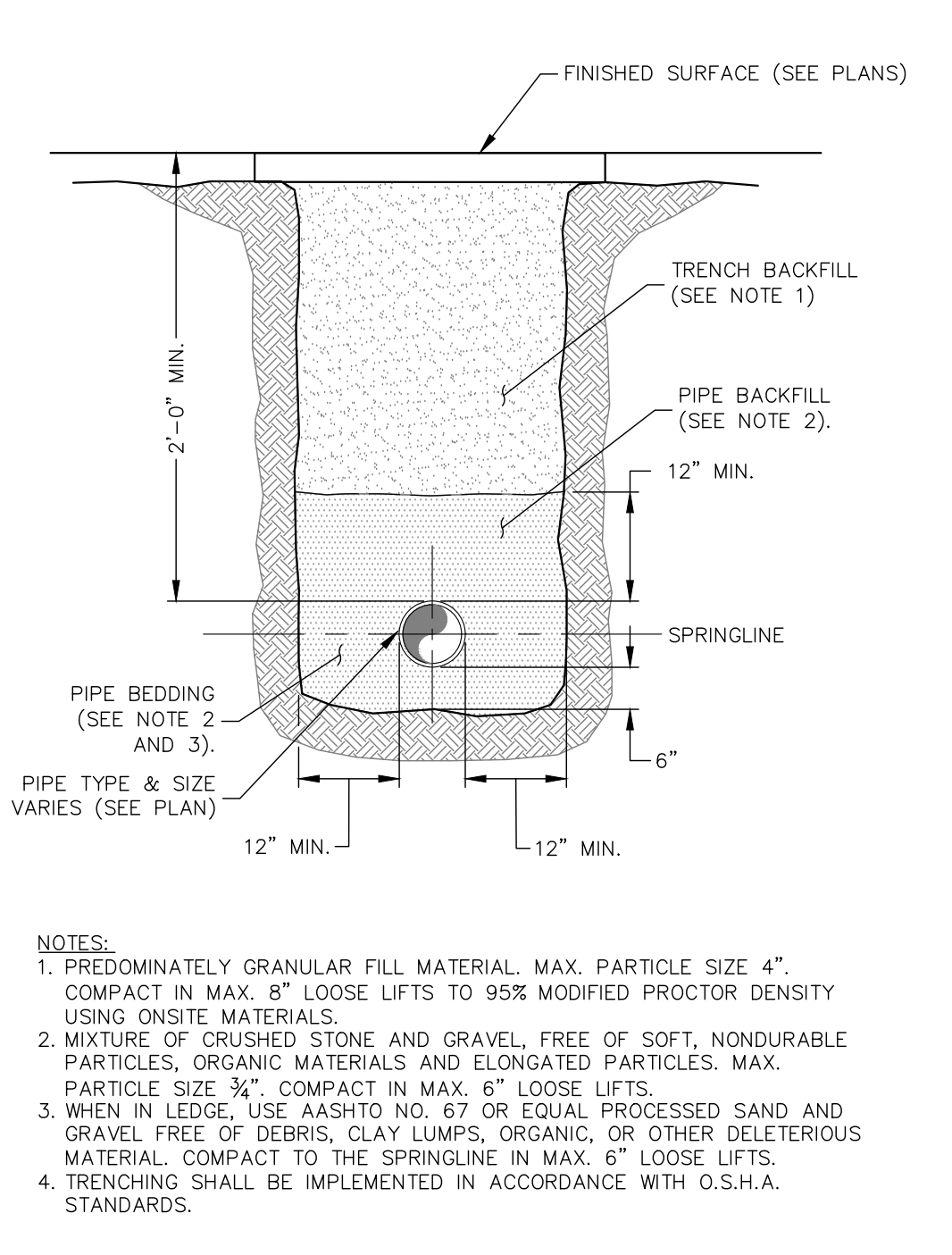
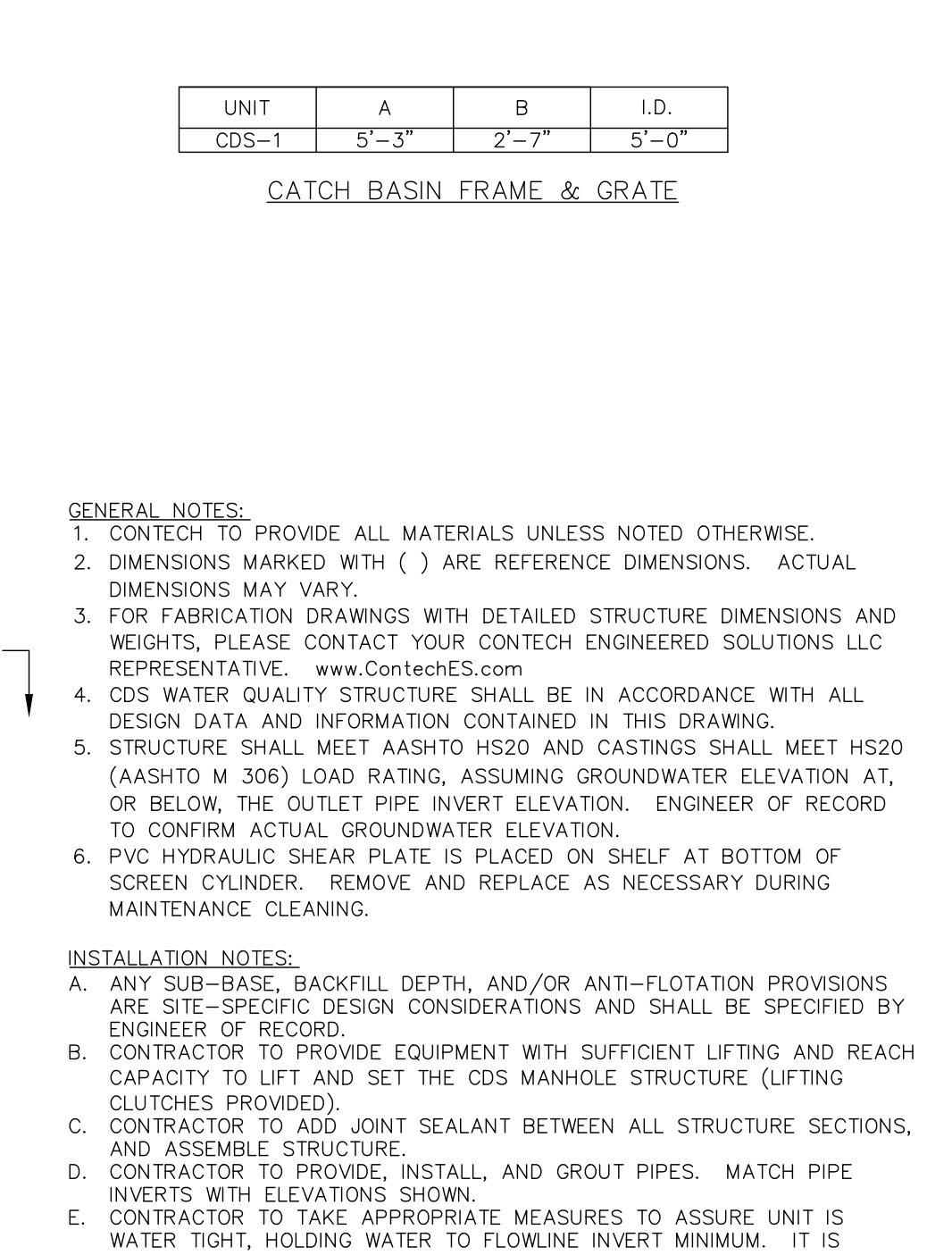
STORMWATER MANHOLE
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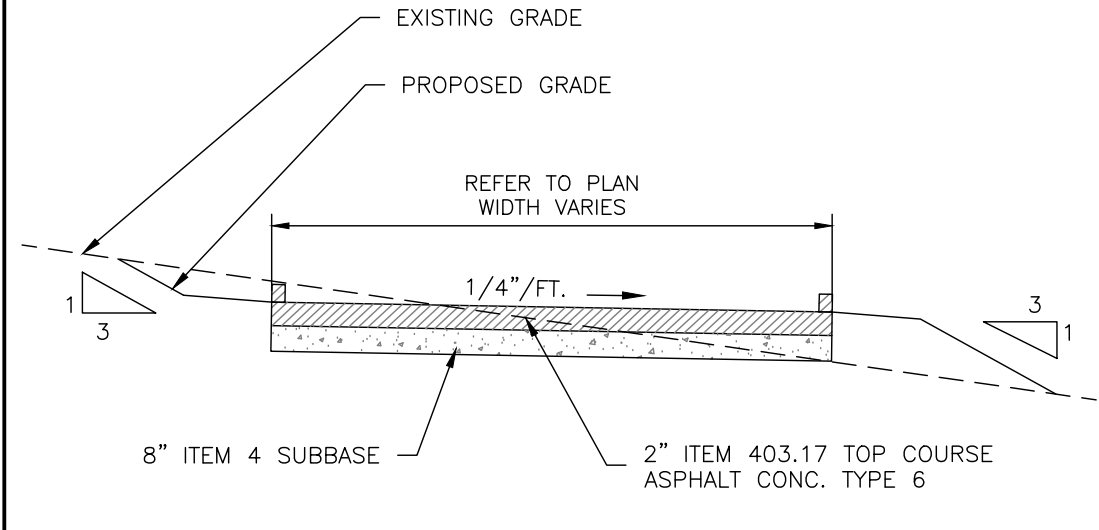
TYPICAL ROAD SECTION
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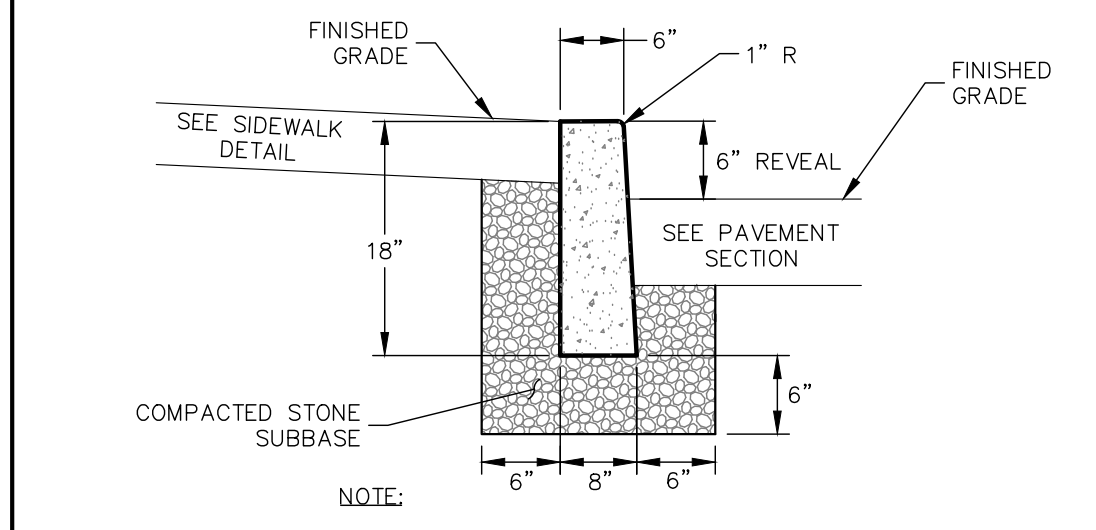
INLINE CDS WATER QUALITY UNIT DETAIL
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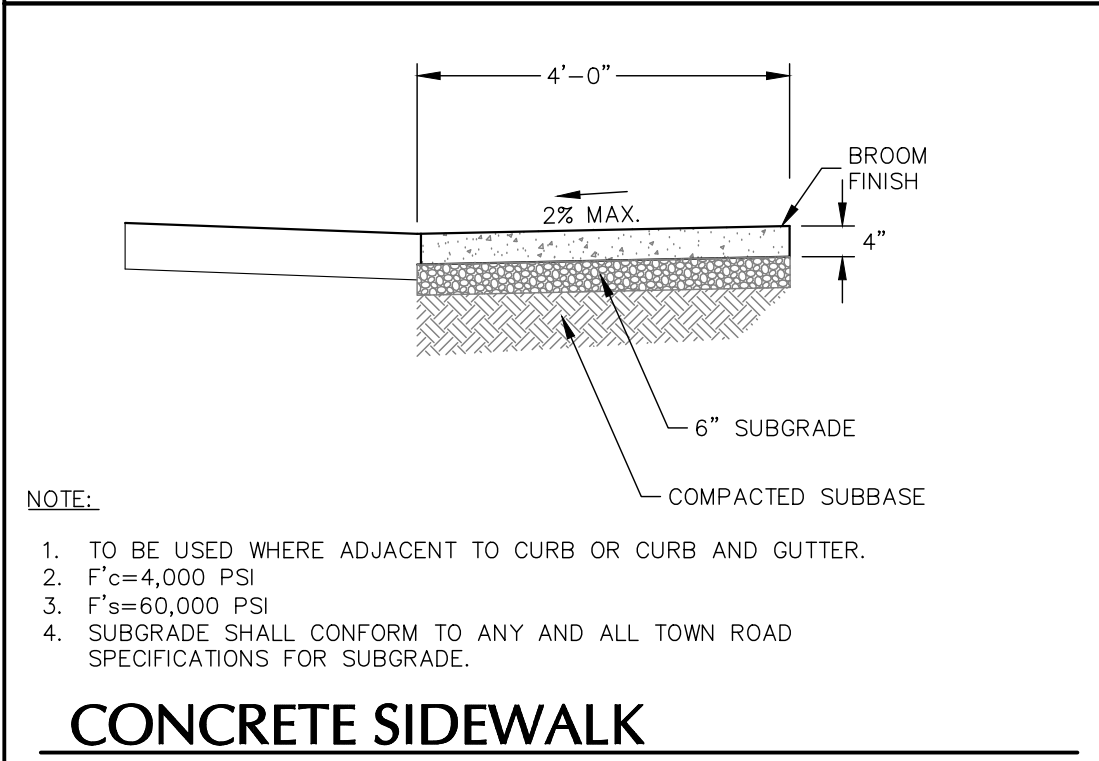
DRAINAGE PIPE TRENCH
SCALE: NTS



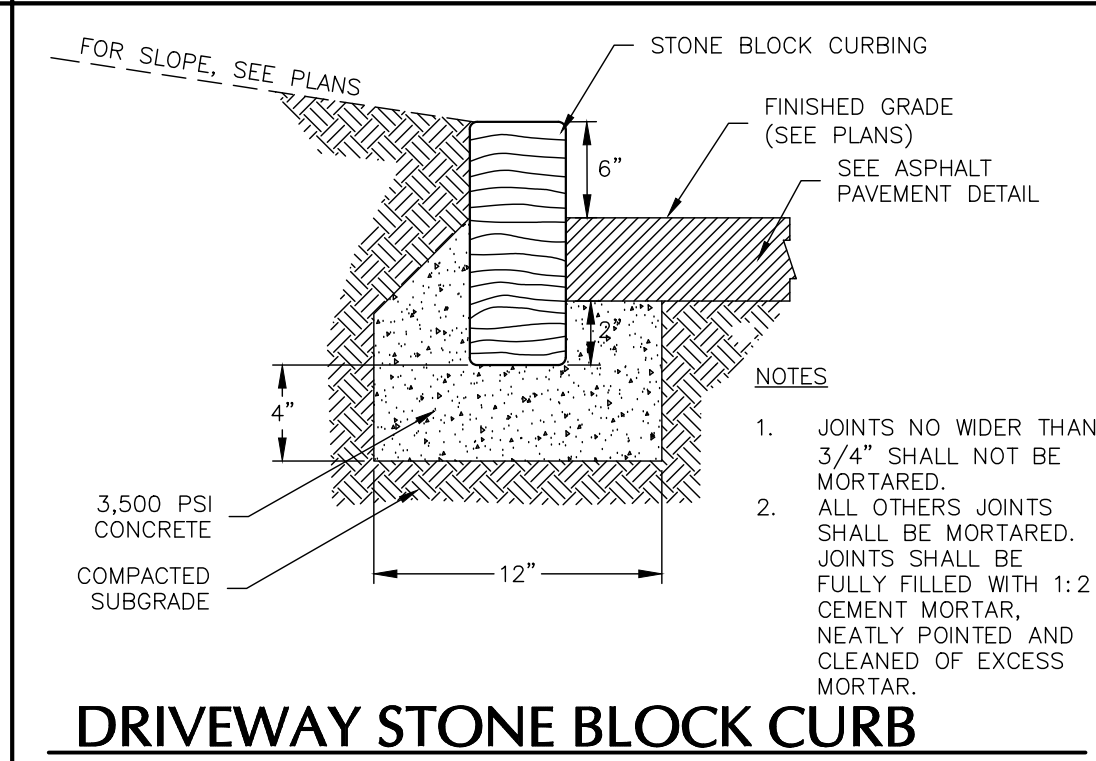
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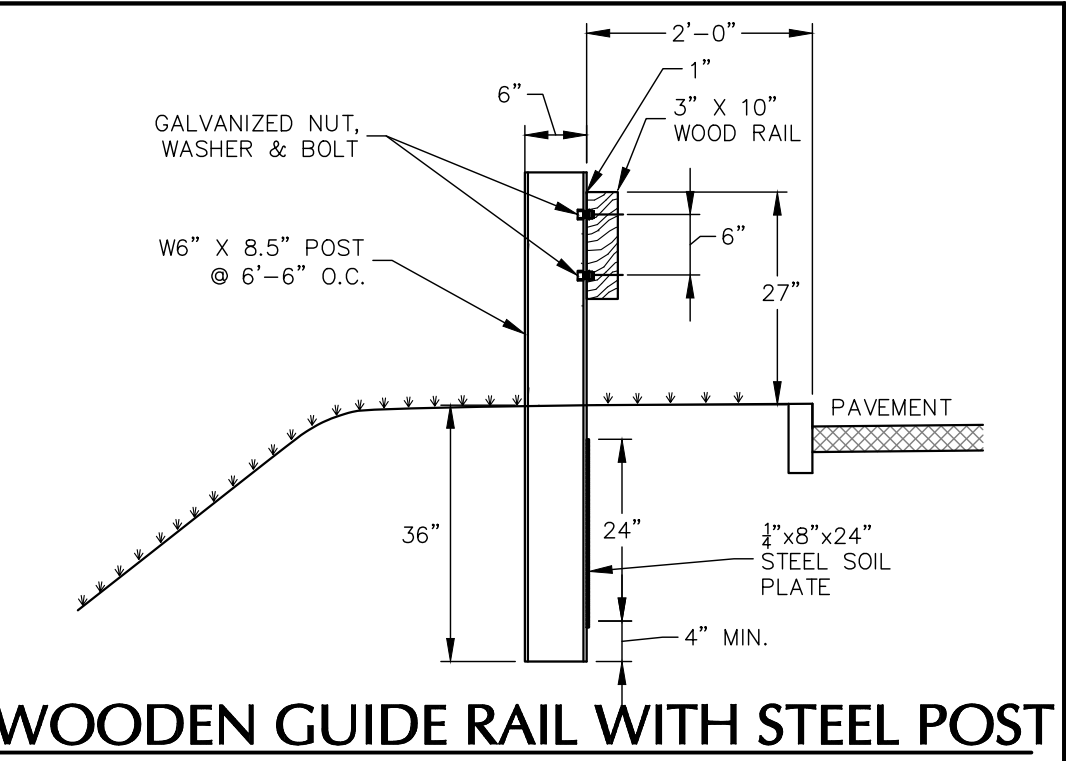
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SCALE: NTS



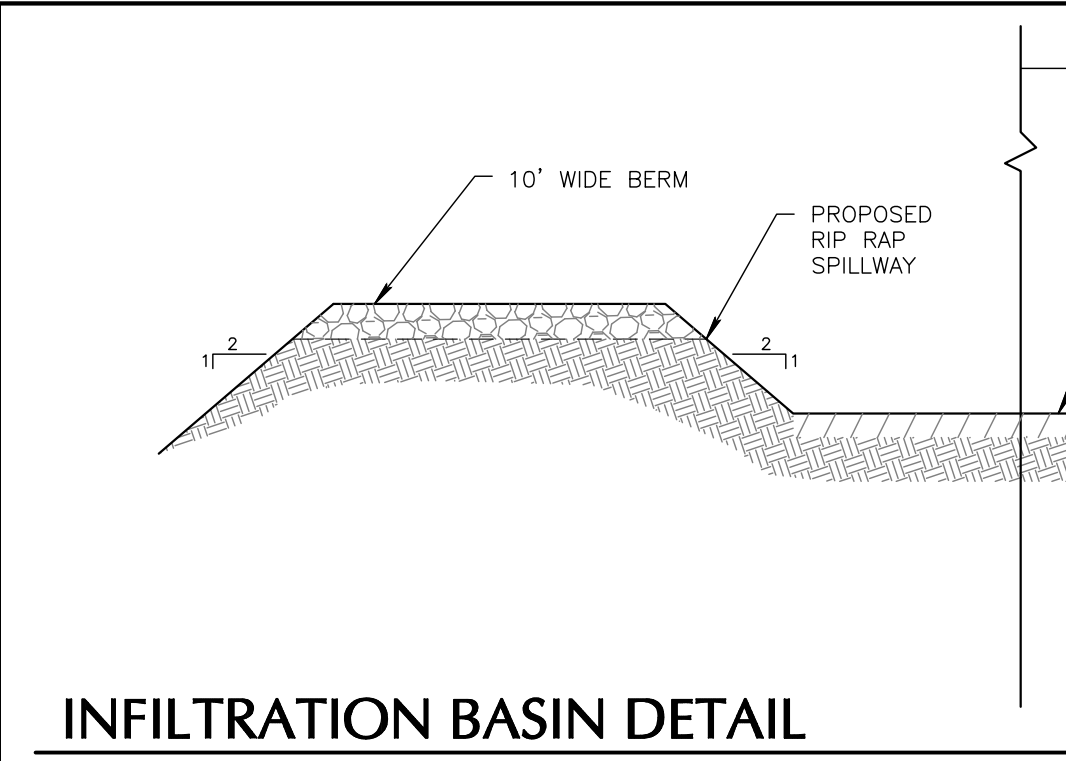
CONCRETE SIDEWALK
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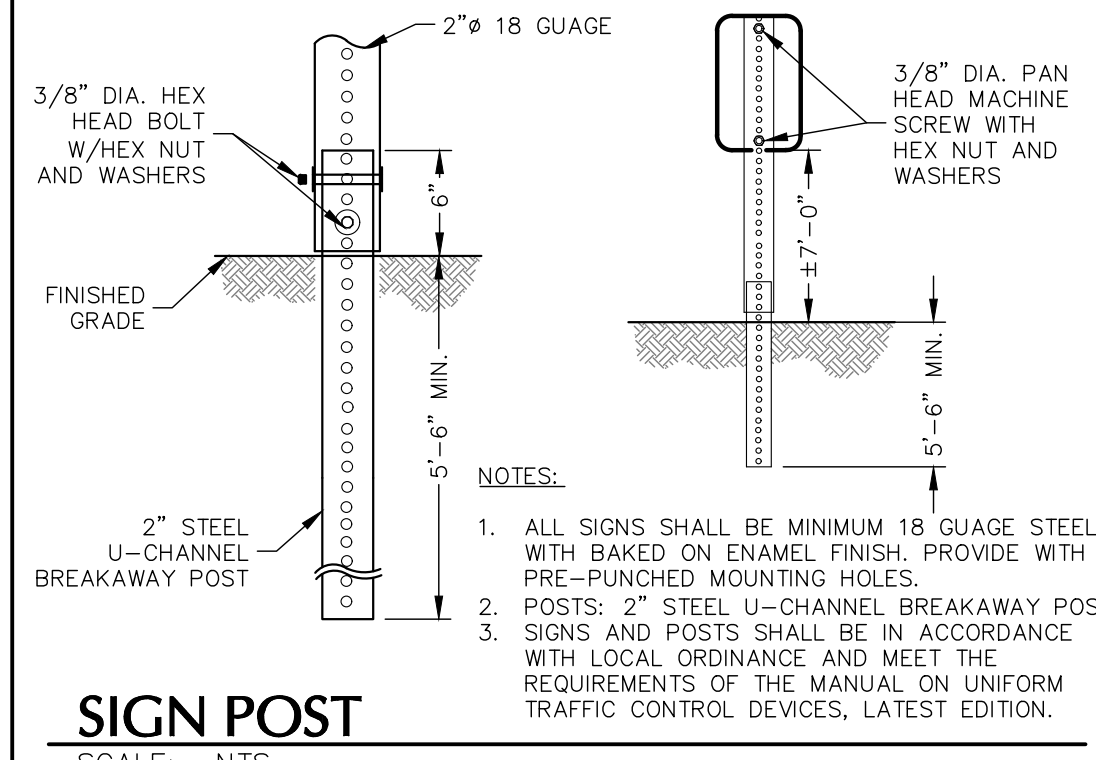
DRIVEWAY STONE BLOCK CURB
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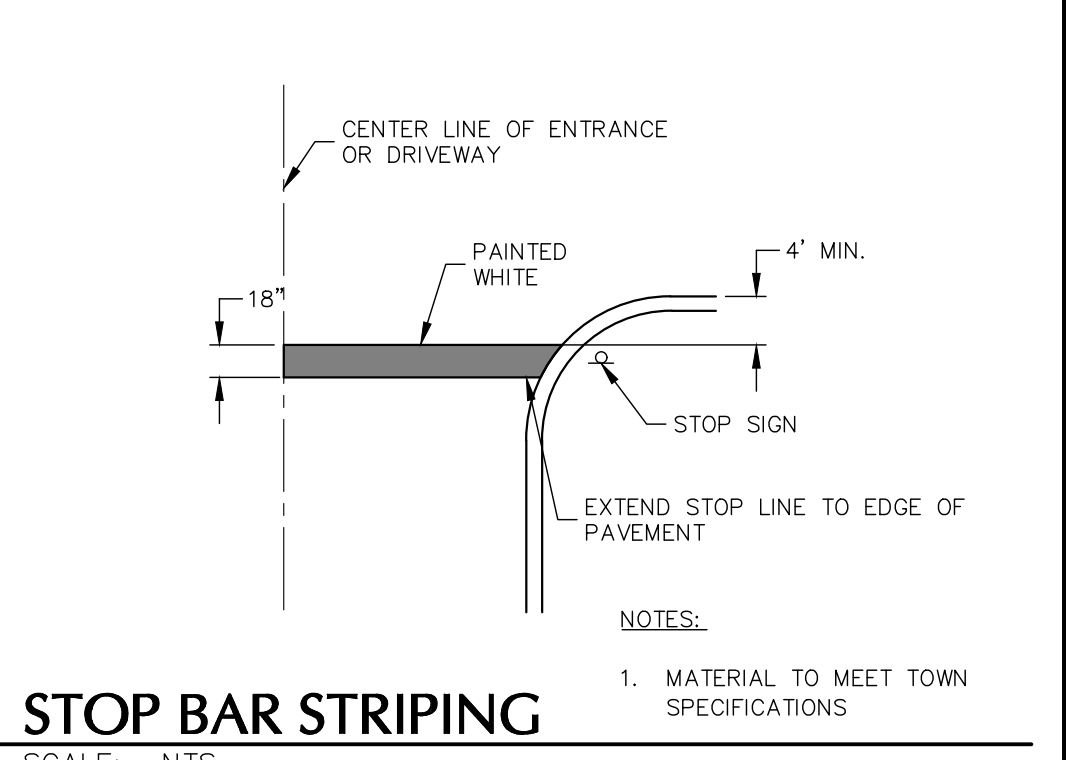
WOODEN GUIDE RAIL WITH STEEL POST
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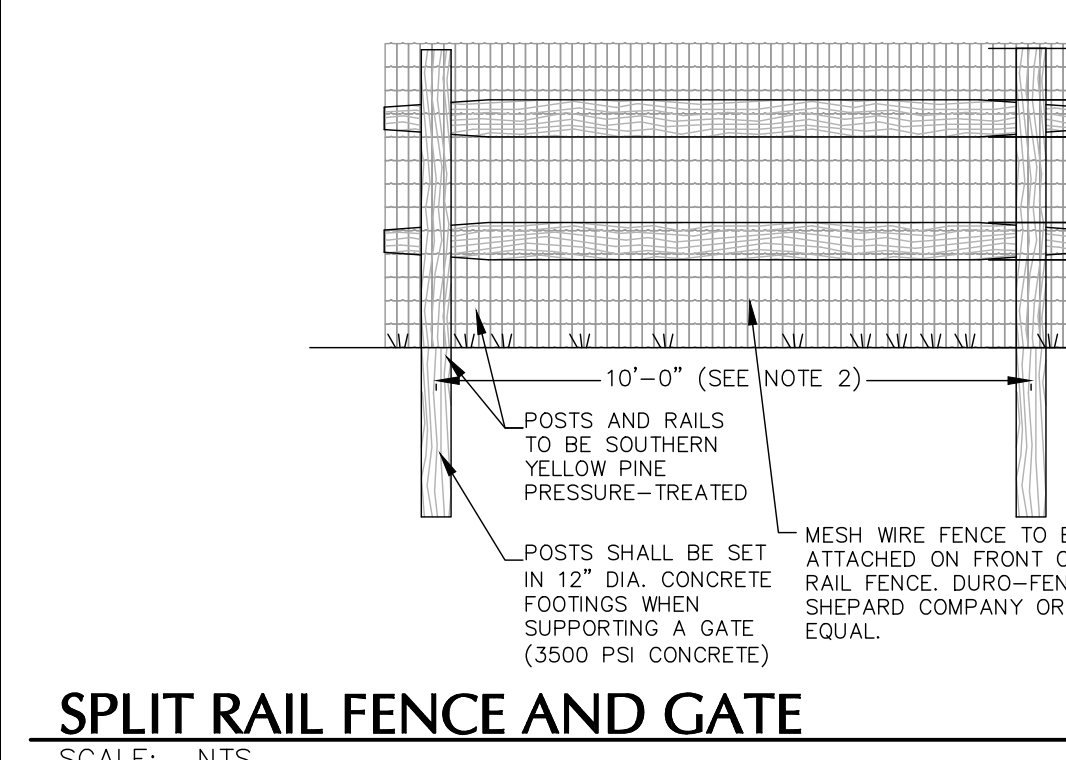
INFILTRATION BASIN DETAIL
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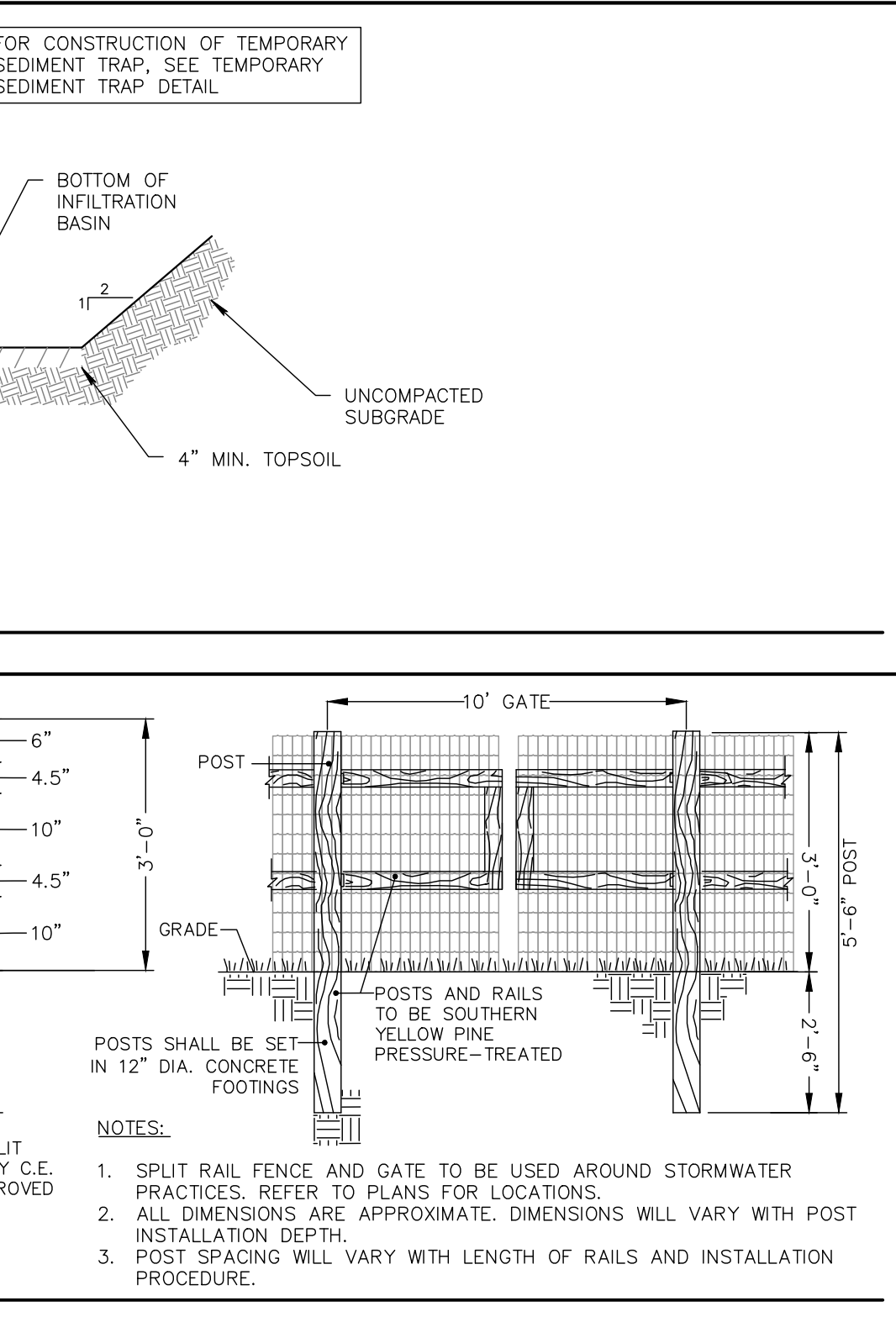
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STOP BAR STRIPING
SCALE: NTS



SPLIT RAIL FENCE AND GATE
SCALE: NTS



SPLIT RAIL FENCE AND GATE
SCALE: NTS

06/08/2021	REVISED PER PLANNING BOARD COMMENTS	2
04/28/2021	REVISED PER PLANNING BOARD COMMENTS	1
DATE	Description	No.
REVISIONS		

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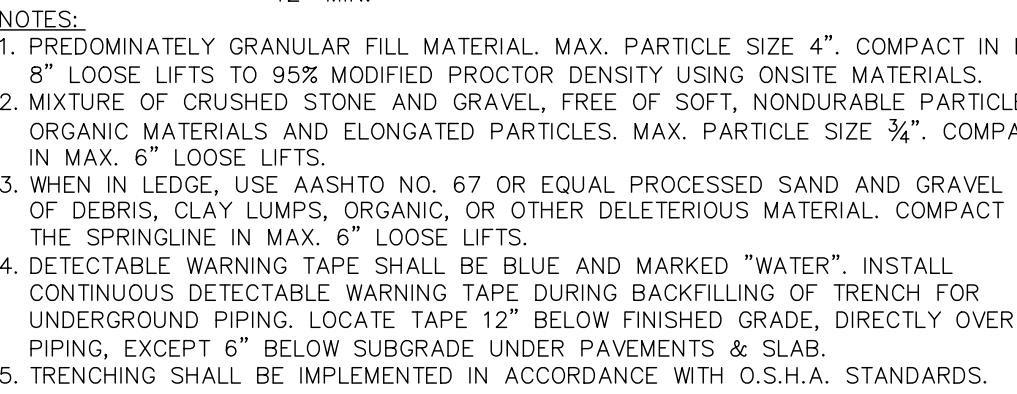
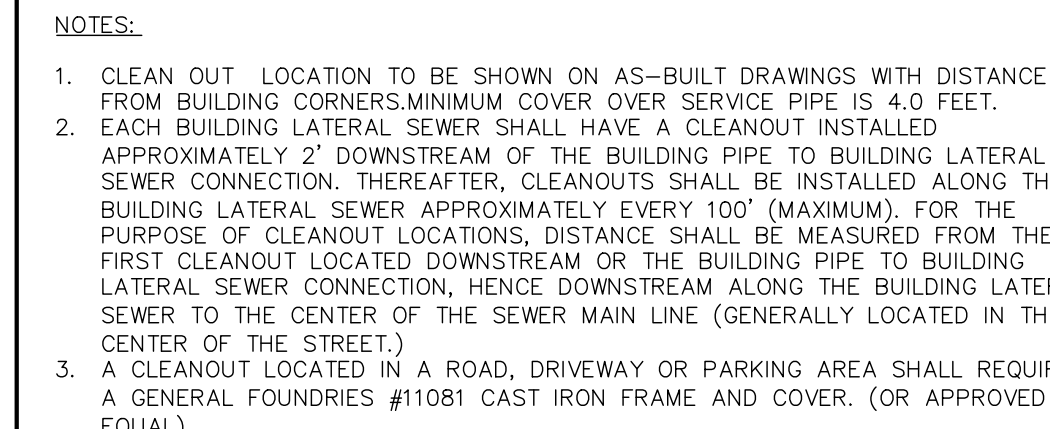
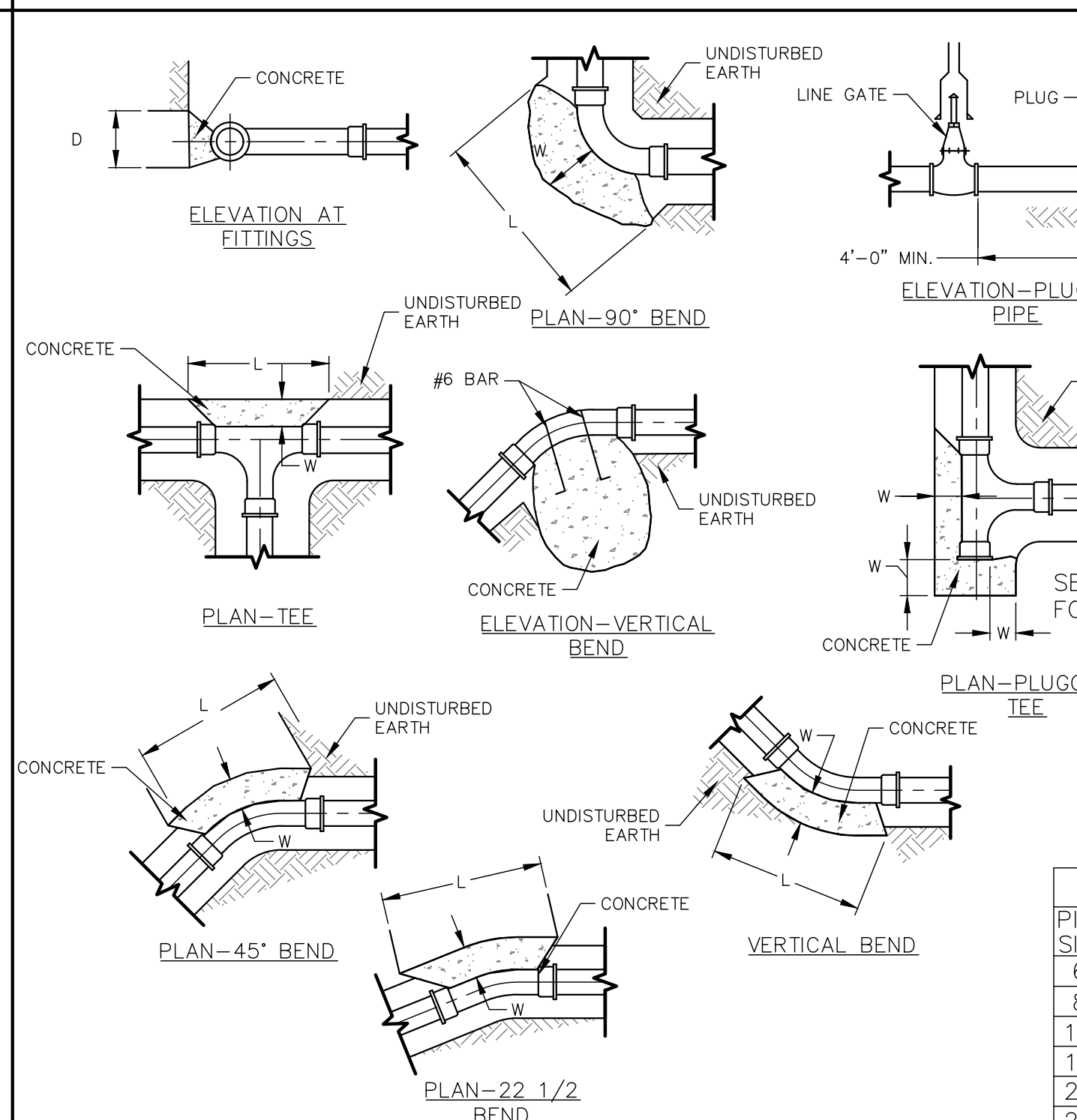
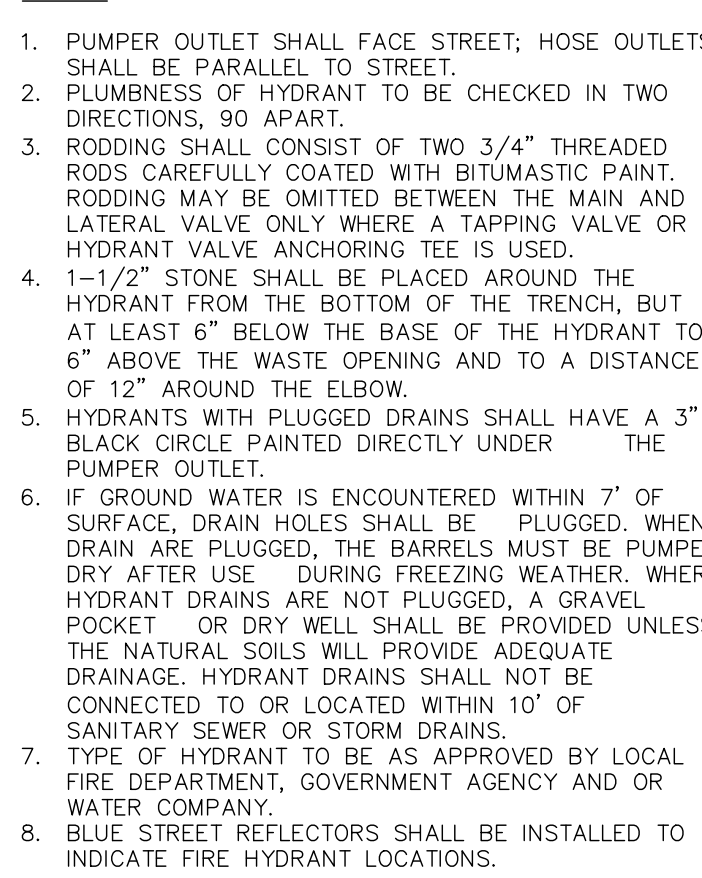
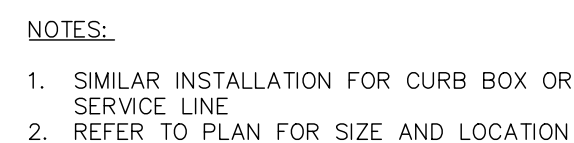
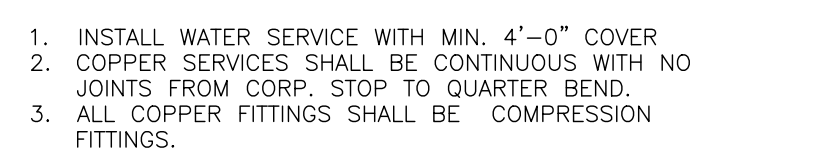
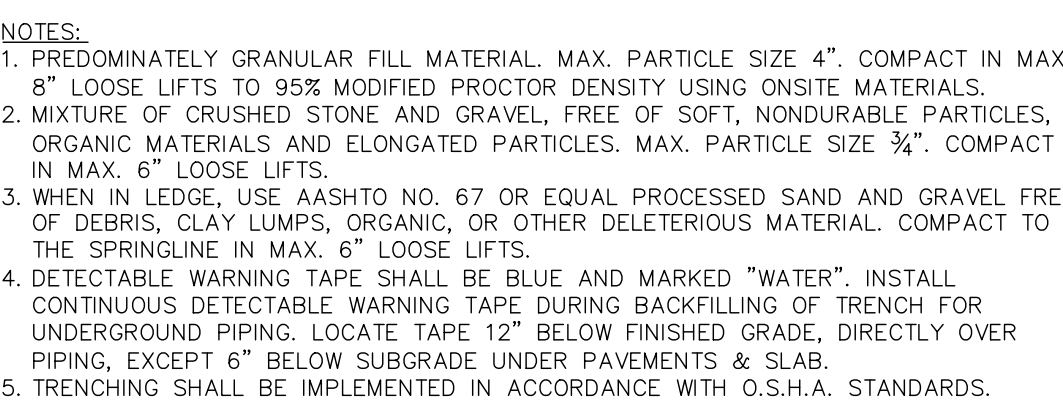
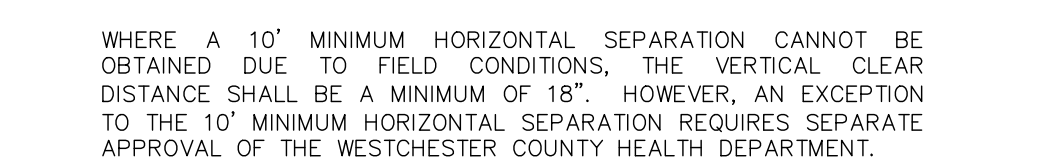
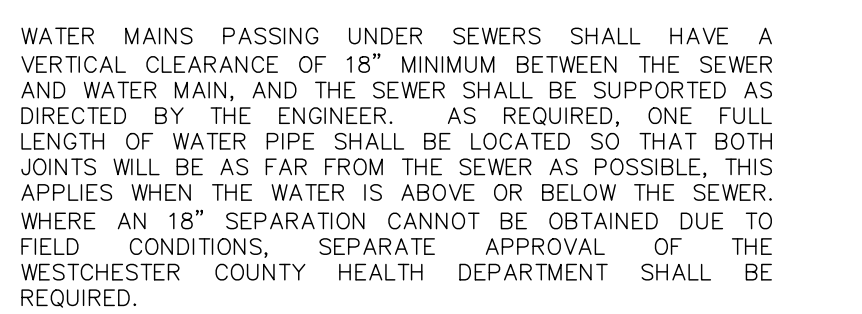
Project
STORMYTOWN ROAD SUBDIVISION
BLOCK No. 3, LOT No. 62
TOWN OF OSSING
WESTCHESTER COUNTY NEW YORK


Drawing Title
DETAILS (2 OF 3)

Project No.
190065801
Date
03/29/2021
Drawn By
JM
Checked By
CZ

Drawing No.
CS502
Sheet 14 of 17

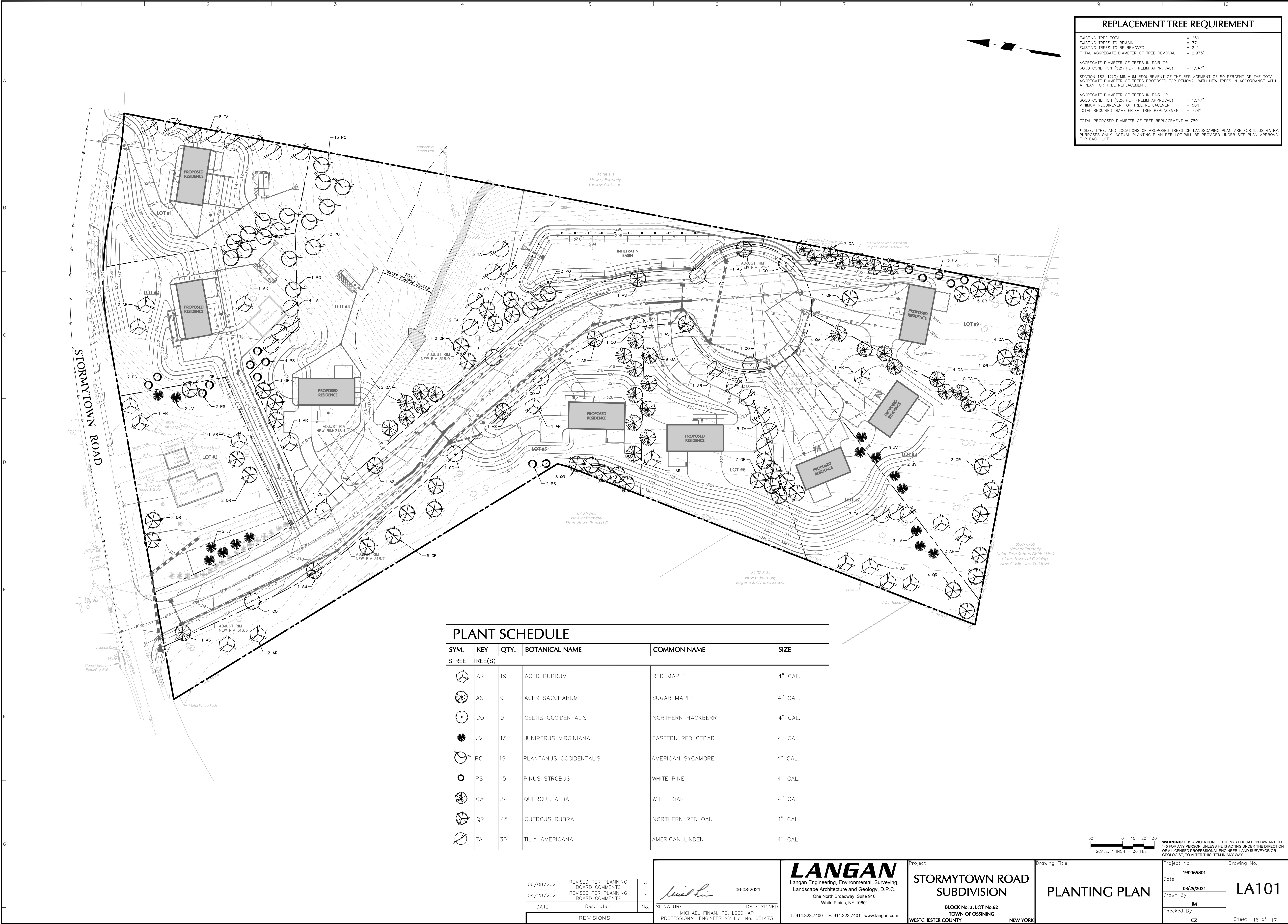
WARNING: IT IS A VIOLATION OF THE NYS EDUCATION LAW ARTICLE 146 FOR ANY PERSON UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, LAND SURVEYOR OR GEOLOGIST, TO ALTER THIS ITEM IN ANY WAY.



 06-08-2021

SIGNATURE DATE SIGNED

MICHAEL FINAN, PE, LEED-AP
PROFESSIONAL ENGINEER NY Lic. No. 081473



REPLACEMENT TREE REQUIREMENT	
EXISTING TREE TOTAL	= 250
EXISTING TREES TO REMAIN	= 37
EXISTING TREES TO BE REMOVED	= 212
TOTAL AGGREGATE DIAMETER OF TREE REMOVAL	= 2,975"
AGGREGATE DIAMETER OF TREES IN FAIR OR GOOD CONDITION (52% PER PRELIM APPROVAL)	= 1,547"
SECTION 183-12(G) MINIMUM REQUIREMENT OF THE REPLACEMENT OF 50 PERCENT OF THE TOTAL AGGREGATE DIAMETER OF TREES PROPOSED FOR REMOVAL WITH NEW TREES IN ACCORDANCE WITH A PLAN FOR TREE REPLACEMENT.	
AGGREGATE DIAMETER OF TREES IN FAIR OR GOOD CONDITION (52% PER PRELIM APPROVAL)	= 1,547"
MINIMUM REQUIREMENT OF TREE REPLACEMENT	= 50%
TOTAL REQUIRED DIAMETER OF TREE REPLACEMENT	= 774"
TOTAL PROPOSED DIAMETER OF TREE REPLACEMENT	= 780"
* SIZE, TYPE, AND LOCATIONS OF PROPOSED TREES ON LANDSCAPING PLAN ARE FOR ILLUSTRATION PURPOSES ONLY. ACTUAL PLANTING PLAN PER LOT WILL BE PROVIDED UNDER SITE PLAN APPROVAL FOR EACH LOT.	

PLANT SCHEDULE					
SYM.	KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
STREET TREE(S)					
	AR	19	ACER RUBRUM	RED MAPLE	4" CAL.
	AS	9	ACER SACCHARUM	SUGAR MAPLE	4" CAL.
	CO	9	CELTIS OCCIDENTALIS	NORTHERN HACKBERRY	4" CAL.
	JV	15	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	4" CAL.
	PO	19	PLANTANUS OCCIDENTALIS	AMERICAN SYCAMORE	4" CAL.
	PS	15	PINUS STROBUS	WHITE PINE	4" CAL.
	QA	34	QUERCUS ALBA	WHITE OAK	4" CAL.
	QR	45	QUERCUS RUBRA	NORTHERN RED OAK	4" CAL.
	TA	30	TILIA AMERICANA	AMERICAN LINDEN	4" CAL.

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Project
**STORMYTOWN ROAD
SUBDIVISION**

BLOCK No. 3, LOT No.62
TOWN OF OSSINING
WESTCHESTER COUNTY NEW YORK

Drawing Title
PLANTING PLAN

Project No.
190065801

Date
03/29/2021

Drawn By
JM

Checked By
CZ

Sheet 16 of 17

LA101

GENERAL LANDSCAPE PLANTING NOTES

1. NAMES OF PLANTS AS DESCRIBED ON THIS PLAN CONFORM TO THOSE GIVEN IN "STANDARDIZED PLANT NAMES", 1942 EDITION, PREPARED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURAL NOMENCLATURE. NAMES OF PLANT VARIETIES NOT INCLUDED THEREIN CONFORM TO NAMES GENERALLY ACCEPTED IN NURSERY TRADE.
2. ALL EXPOSED GROUND SURFACES THAT ARE NOT PAVED WITHIN THE CONTRACT LIMIT LINE, AND THAT ARE NOT COVERED BY LANDSCAPE PLANTING OR SEEDING AS SPECIFIED, SHALL BE COVERED BY A NATURAL MULCH THAT WILL PREVENT SOIL EROSION AND THE EMANATION OF DUST.
3. NO PLANT SHALL BE PUT INTO THE GROUND BEFORE ROUGH GRADING HAS BEEN COMPLETED AND APPROVED BY THE PROJECT LANDSCAPE ARCHITECT OR PROJECT ENGINEER.
4. STANDARDS FOR TYPE, SPREAD, HEIGHT, ROOT BALL AND QUALITY OF NEW PLANT MATERIAL SHALL BE IN ACCORDANCE WITH GUIDELINES AS SET FORTH IN THE "AMERICAN STANDARD FOR NURSERY STOCK", PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN. PLANT MATERIAL SHALL HAVE NORMAL HABIT OF GROWTH AND BE HEALTHY, VIGOROUS, AND FREE FROM DISEASES AND INSECT INFESTATION.
5. NEW PLANT MATERIAL SHALL BE NURSERY GROWN UNLESS SPECIFIED OTHERWISE. ALL PLANTS SHALL BE SET PLUMB AND SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS THE PLANTS ORIGINAL GRADE BEFORE DIGGING PLANT MATERIAL OF THE SAME SPECIES AND SPECIFIED AS THE SAME SIZE SHOULD BE SIMILAR IN SHAPE, COLOR, AND HABIT. THE LANDSCAPE ARCHITECT HAS THE RIGHT TO REJECT PLANT MATERIAL THAT DOES NOT CONFORM TO THE TYPICAL OR SPECIFIED HABIT OF THAT SPECIES.
6. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UNDERGROUND UTILITY AND SEWER LINES PRIOR TO THE START OF EXCAVATION ACTIVITIES. NOTIFY THE PROJECT ENGINEER AND OWNER IMMEDIATELY OF ANY CONTACTS WITH PROPOSED PLANTING LOCATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE.
7. THE CONTRACTOR SHALL NOT MAKE SUBSTITUTIONS. IF THE SPECIFIED LANDSCAPE MATERIAL IS NOT OBTAINABLE, THE CONTRACTOR SHALL SUBMIT PROOF OF NON-AVAILABILITY TO THE LANDSCAPE ARCHITECT AND OWNER, TOGETHER WITH A WRITTEN PROPOSAL FOR USE OF AN EQUIVALENT MATERIAL.
8. LANDSCAPE CONTRACTOR TO STAKE OUT PLANTING LOCATIONS, FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT AND/OR OWNER BEFORE PLANTING WORK BEGINS. THE LANDSCAPE ARCHITECT AND/OR OWNER SHALL DIRECT THE CONTRACTOR IN THE FINAL PLACEMENT OF ALL PLANT MATERIAL AND LOCATION OF PLANTING BEDS TO ENSURE COMPLIANCE WITH DESIGN INTENT UNLESS OTHERWISE INSTRUCTED.
9. THE LANDSCAPE ARCHITECT MAY REVIEW PLANT MATERIALS AT THE SITE, BEFORE PLANTING, FOR COMPLIANCE WITH REQUIREMENTS FOR GENUS, SPECIES, VARIETY, SIZE, AND QUALITY. THE LANDSCAPE ARCHITECT RETAINS THE RIGHT TO FURTHER REVIEW PLANT MATERIALS FOR SIZE AND CONDITION OF BALLS AND ROOT SYSTEM, INSECTS, INJURIES, AND LATENT DEFECTS, AND TO REJECT UNSATISFACTORY OR DEFECTIVE MATERIAL AT ANY TIME DURING PROPOSED WORK. THE CONTRACTOR SHALL REMOVE REJECTED PLANT MATERIALS IMMEDIATELY FROM PROJECT SITE AS DIRECTED BY THE LANDSCAPE ARCHITECT OR OWNER.
10. DELIVERY, STORAGE, AND HANDLING:
a. PACKAGED MATERIALS: PACKAGED MATERIALS SHALL BE DELIVERED IN CONTAINERS SHOWING WEIGHT, ANALYSIS, AND NAME OF MANUFACTURER. MATERIALS SHALL BE PROTECTED FROM DETEIORATION DURING DELIVERY, AND WHILE STORED AT SITE.
b. TREES AND SHRUBS: THE CONTRACTOR SHALL PROVIDE TREES AND SHRUBS DUG FOR THE GROWING SEASON FOR WHICH THEY WILL BE PLANTED. DO NOT PRUNE PRIOR TO DELIVERY UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE ARCHITECT. DO NOT BEND OR BIND-TIE TREES OR SHRUBS IN SUCH A MANNER AS TO DAMAGE BARK, BREAK BRANCHES, OR DESTROY NATURAL SHAPE. PROVIDE PROTECTIVE COVERING DURING TRANSIT. DO NOT DROP BALLED AND BURLAPED STOCK DURING DELIVERY OR HANDLING.
c. ALL PLANTS SHALL BE BALLED AND/OR CONTAINER GROWN AS SPECIFIED. NO CONTAINER GROWN STOCK WILL BE ACCEPTED IF IT IS ROOT BOUND. ALL ROOTBALL WRAPPING AND BINDING MATERIAL MADE OF SYNTHETICS OR PLASTICS SHALL BE REMOVED FROM THE TOP OF THE BALL AT THE TIME OF PLANTING. IF THE PLANT IS SHIPPED WITH A WIRE BASKET AROUND THE ROOT BALL, THE WIRE BASKET SHALL BE CUT AND FOLDED DOWN 8 INCHES INTO THE PLANTING HOLE. WITH CONTAINER GROWN STOCK, THE CONTAINER SHALL BE REMOVED AND THE ROOT BALL SHALL BE CUT THROUGH THE SURFACE IN TWO LOCATIONS.
d. THE CONTRACTOR SHALL HAVE TREES AND SHRUBS DELIVERED TO SITE AFTER PREPARATIONS FOR PLANTING HAVE BEEN COMPLETED AND PLANT IMMEDIATELY. IF PLANTING IS DELAYED MORE THAN 6 HOURS AFTER DELIVERY, THE CONTRACTOR SHALL SET TREES AND SHRUBS IN SHADE, PROTECT FROM WEATHER AND MECHANICAL DAMAGE AND KEEP ROOTS MOIST BY COVERING WITH MULCH, BURLAP OR OTHER ACCEPTABLE MEANS OF RETAINING MOISTURE.
11. ALL LANDSCAPED AREAS TO BE CLEARED OF ROCKS, STUMPS, TRASH AND OTHER UNSIGHTLY DEBRIS. ALL FINE GRADED AREAS SHOULD BE HAND RAKED SMOOTH ELIMINATING ANY CLUMPS AND AND UNEVEN SURFACES PRIOR TO PLANTING OR MULCHING.
12. ALL PLANT MATERIAL SHALL BE INSTALLED AS PER DETAILS, NOTES AND CONTRACT SPECIFICATIONS. THE LANDSCAPE ARCHITECT MAY REVIEW INSTALLATION AND MAINTENANCE PROCEDURES.
13. NEW PLANT MATERIAL SHALL BE GUARANTEED TO BE ALIVE AND IN VIGOROUS GROWING CONDITION FOR A PERIOD OF ONE YEAR FOLLOWING ACCEPTANCE BY THE OWNER. PLANT MATERIAL FOUND TO BE UNHEALTHY, DYING OR DEAD DURING THIS PERIOD, SHALL BE REMOVED AND REPLACED IN KIND BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.
14. THE CONTRACTOR SHALL KEEP AREA CLEAN DURING DELIVERY AND INSTALLATION OF PLANT MATERIALS. REMOVE AND DISPOSE OF OFF-SITE ANY ACCUMULATED DEBRIS OR UNUSED MATERIALS. REPAIR DAMAGE TO ADJACENT AREAS CAUSED BY LANDSCAPE INSTALLATION OPERATIONS.
15. ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST 24-HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL THEN BE WATERED WEEKLY OR AS REQUIRED BY SITE AND WEATHER CONDITIONS TO MAINTAIN VIGOROUS AND HEALTHY PLANT GROWTH.
16. THE BACKFILL MIXTURE AND SOIL MIXES TO BE INSTALLED PER THE SPECIFICATIONS.
17. AFTER PLANT IS PLACED IN TREE PIT LOCATION, ALL TWINE HOLDING ROOT BALL TOGETHER SHOULD BE COMPLETELY REMOVED AND THE BURLAP SHOULD BE PULLED DOWN SO 1/3 OF THE ROOT BALL IS EXPOSED. SYNTHETIC BURLAP SHOULD BE COMPLETELY REMOVED AFTER INSTALLATION.
18. MULCH SHOULD NOT BE PILED UP AROUND THE TRUNK OF ANY PLANT MATERIAL. NO MULCH OR TOPSOIL SHOULD BE TOUCHING THE BASE OF THE TRUNK ABOVE THE ROOT COLLAR.
19. ALL FENCE INSTALLATION SHALL BE COMPLETED PRIOR TO COMMENCEMENT OF ANY LANDSCAPE PLANTING, LAWN AND GRASSES, OR IRRIGATION WORK.
20. FOR ANY DISCREPANCIES BETWEEN THE PLANT SCHEDULE AND PLANTING PLAN THE GRAPHIC QUANTITY SHOWN SHALL GOVERN.
21. PLANT MATERIALS SHALL NOT BE PLANTED UNTIL THE FINISHED GRADING HAS BEEN COMPLETED.
22. ALL PLANT INSTALLATIONS SHALL BE COMPLETED EITHER BETWEEN APRIL 1 - JUNE 15 OR AUGUST 15 - NOVEMBER 1, UNLESS OTHERWISE DIRECTED BY THE PROJECT LANDSCAPE ARCHITECT. SEE LAWN SEEDING DATES IN SEEDING NOTES.

LAWN SEED MIX

1. PRIOR TO SEEDING, AREA IS TO BE TOPSOILED, FINE GRADED, AND RAKED OF ALL DEBRIS LARGER THAN 1/2" DIAMETER.
2. PRIOR TO SEEDING, CONSULT MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS.
3. SEEDING RATE AT 220 POUNDS PER ACRE:
- 10% DEEPLUE KENTUCKY BLUEGRASS

25% DAKOTA TALL FESCUE

25% BLACK MAGIC TALL FESCUE

40% FRONTIER PERENNIAL RYEGRASS
4. SEEDING DATES FOR THIS MIXTURE SHALL BE BETWEEN MARCH 15TH TO MAY 15TH OR AUGUST 15TH TO OCTOBER 30TH.
5. GERMINATION RATES WILL VARY AS TO TIME OF YEAR FOR SOWING. CONTRACTOR TO IRRIGATE SEEDED AREA UNTIL A STAND OF COVER IS ESTABLISHED AND FOUND ACCEPTABLE TO THE OWNER. SEE LAWN WATERING SCHEDULE NOTES.

LAWN WATERING SCHEDULE (SEED)

THE FOLLOWING WATERING SCHEDULE COVERS ROUGHLY 8 WEEKS TO ESTABLISH A HEALTHY STAND OF GRASS FROM SEED. THE CONTRACTOR SHALL BE OBLIGATED TO ENSURE A HEALTHY STAND OF GRASS AT THE END OF THE MAINTENANCE/BOND PERIOD. ANY BARE OR DEAD AREAS IN THE LAWN SHALL BE PREPARED, RESEEDED AND REESTABLISHED PRIOR TO THE END OF THE MAINTENANCE/BOND PERIOD AND TO THE SATISFACTION OF THE PROJECT LANDSCAPE ARCHITECT AND THE OWNER.

IMPORTANT ASPECTS TO ATTAINING AND SUSTAINING A HEALTHY STAND OF GRASS ARE THE INSTALLATION OF TOPSOIL, SEED BED PREPARATION, ATTAINING OPTIMAL PH FOR THE INTENDED PLANT SPECIES, FERTILIZING, MULCH COVERING, AND SUFFICIENT WATERING PER THESE NOTES AND/OR PROJECT SPECIFICATIONS.

1. SEEDING SHALL BE DONE DURING THE SEASONS SPECIFIED IN THE LAWN SEED MIX NOTES AND/OR PROJECT SPECIFICATIONS.
2. AFTER THE SEEDBED IS PREPARED, SEED IS INSTALLED, AND MULCH IS APPLIED, WATER LIGHTLY TO KEEP THE TOP 2 INCHES OF SOIL CONSISTENTLY MOIST, NOT SATURATED. AT NO TIME SHOULD WATER BE APPLIED TO THE POINT OF RUNOFF OR THE DISPLACEMENT OF SEED.
3. DEPENDING ON SOIL TEMPERATURES, IT MAY TAKE SEVERAL WEEKS FOR GERMINATION TO OCCUR. DIFFERENT SPECIES WITHIN THE MIX GERMINATE AT DIFFERENT TIMES AND THEREFORE CONTRACTOR SHOULD CONTINUE THE LIGHT WATERING, AS DESCRIBED ABOVE, UNTIL THERE IS AT LEAST 2 INCHES OF GROWTH THROUGHOUT.
4. AT THIS POINT, WATERING FREQUENCY MAY BE REDUCED TO EVERY 3 TO 5 DAYS. WATER SHALL BE APPLIED TO WET A 6 INCH MINIMUM SOIL DEPTH TO PROMOTE HEALTHY DEEP ROOTS.
5. BEGIN MOWING ONCE PER WEEK AFTER THE GRASS HAS REACHED 3 INCHES HEIGHT. MOW TO A HEIGHT OF NO LESS THAN 2-1/4 INCHES. AFTER 2 TO 3 WEEKS OF MOWING, CONTINUE TO WATER TO A 6 INCH MINIMUM SOIL DEPTH AS NECESSARY PER WEATHER CONDITIONS, AND SOIL MOISTURE SENSORS IF APPLICABLE.

PLANTING SOIL SPECIFICATIONS

1. PLANTING SOIL, ALTERNATELY MAY BE REFERRED TO AS TOPSOIL, SHOULD BE FRIABLE, FERTILE, WELL DRAINED, FREE OF DEBRIS, TOXINS, TRASH AND STONES OVER 1/2" DIA., IT SHOULD HAVE A HIGH ORGANIC CONTENT SUITABLE TO SUSTAIN HEALTHY PLANT GROWTH AND SHOULD LOOK AESTHETICALLY PLEASING HAVING NO NOXIOUS ODOORS.
2. PLANTING SOIL:
REUSE SURFACE SOILS STOCKPILED ON SITE, VERIFYING COMPLIANCE WITH PLANTING SOIL AND TOPSOIL CRITERIA IN THIS SPECIFICATION THROUGH TESTING. CLEAN SURFACE SOIL OF ALL ROOTS, PLANTS, SOD, AND GRAVEL OVER 1" IN DIAMETER AND DELTERIOUS MATERIALS. IF ON-SITE SOILS ARE TO BE USED FOR PROPOSED PLANTING, THE CONTRACTOR SHALL DEMONSTRATE, THROUGH SOIL TESTING, THAT ON-SITE SOILS MEET THE SAME CRITERIA AS INDICATED IN NOTES PLANS AND SPECIFICATIONS.

SUPPLEMENT WITH IMPORTED OR MANUFACTURED TOPSOIL FROM OFF SITE SOURCES WHEN TOPSOIL AND PLANTING SOIL QUANTITIES ARE INSUFFICIENT. OBTAIN SOIL DISPLACED FROM NATURALLY WELL-DRAINED SITES WHERE TOPSOIL OCCURS AT LEAST 4" DEEP. DO NOT OBTAIN FROM AGRICULTURAL LAND, BOGS, MARSHES OR CONTAMINATED SITES.

CONTRACTOR SHALL TEST SOILS AND FURNISH SAMPLES UPON REQUEST. PACKAGED MATERIALS SHALL BE UNOPENED BAGS OR CONTAINERS, EACH BEARING A NAME, GUARANTEE, AND TRADEMARK OF THE PRODUCER, MATERIAL COMPOSITION, MANUFACTURER'S CERTIFIED ANALYSIS, AND THE WEIGHT OF THE MATERIALS. SOIL OR AMENDMENT MATERIALS SHALL BE STORED ON SITE TEMPORARILY IN STOCKPILES PRIOR TO PLACEMENT AND SHALL BE PROTECTED FROM INTRUSION OF CONTAMINANTS AND EROSION. AFTER MIXING, SOIL MATERIALS SHALL BE COVERED WITH A TARP/AULIN UNTIL TIME OF ACTUAL USE.

ALL PLANTING SOILS SHALL BE SUBMITTED FOR TESTING TO THE STATE COOPERATIVE EXTENSION SERVICE, OR APPROVED EQUAL, PRIOR TO DELIVERY TO THE SITE. CONTRACTOR SHALL FURNISH SOIL SAMPLES AND SOIL TEST RESULTS TO LANDSCAPE ARCHITECT OR OWNER AT A RATE OF ONE SAMPLE PER 500 CUBIC YARDS TO ENSURE CONSISTENCY ACROSS THE TOTAL VOLUME OF PLANTING SOIL REQUIRED. TEST RESULTS SHALL EVALUATE FOR ALL CRITERIA LISTED IN THIS SPECIFICATION. IF TESTING AGENCY DETERMINES THAT THE SOILS ARE DEFICIENT IN ANY MANNER AND MAY BE CORRECTED BY ADDING AMENDMENTS, THE CONTRACTOR SHALL FOLLOW STATED RECOMMENDATIONS FOR SOIL IMPROVEMENT AND FURNISH SUBMITTALS FOR ALL AMENDMENTS PRIOR TO DELIVERY OF SOIL TO THE PROJECT SITE.

- A. THE FOLLOWING TESTING SHOULD BE PERFORMED AND RESULTS GIVEN TO THE LANDSCAPE ARCHITECT FOR APPROVAL BEFORE INSTALLATION:
- a. PARTICLE SIZE ANALYSIS: LOAMY SAND: 60-75% SAND, 25-40% SILT, AND 5-15% CLAY.

b. FERTILITY ANALYSIS: pH (5.5-6.5), SOLUBLE SALTS (LESS THAN 2 MMHO/CM), NITRATE, PHOSPHATE, POTASSIUM, CALCIUM AND MAGNESIUM

c. ORGANIC MATTER CONTENT: 2.5-5% IN NATIVE SOILS; UP TO 10% IN AMENDED SOILS

d. TOXIC SUBSTANCE ANALYSIS

e. MATERIAL DRAINAGE RATE: 60% PASSING IN 2 MINUTES, 40% RETAINED

f. NOT MORE THAN 1% OF MATERIAL SHALL BE RETAINED BY A #4 SIEVE
3. SOIL AMENDMENT FOR PLANT MATERIAL:
IF SOIL ORGANIC CONTENT IS INADEQUATE, SOIL SHALL BE AMENDED WITH COMPOST OR ACCEPTABLE, WEED FREE, ORGANIC MATTER. ORGANIC AMENDMENT SHALL BE WELL COMPOSTED, PH RANGE OF 6-8; MOISTURE CONTENT 35-55% BY WEIGHT 100% PASSING THROUGH 1" SIEVE; SOLUBLE SALT CONTENT LESS THAN 0.5 MM HOS/CM; MEETING ALL APPLICABLE ENVIRONMENTAL CRITERIA FOR CLEAN FILL.

- A. ORGANIC MATTER AS A SOIL AMENDMENT: LEAF MOLD WITH 60-90% ORGANIC CONTENT BY WEIGHT. SHREDDED LEAF LITTER, COMPOSTED FOR A MINIMUM OF 1 YR. SHOULD BE FREE OF DEBRIS, STONES OVER 1/2", WOOD CHIPS OVER 1".
- B. SOIL IN BEDS AND PLANTING ISLANDS OTHER THAN BACKFILL MATERIAL AND TOPSOIL, SHOULD BE FRIABLE, WELL DRAINED, AND FREE OF DEBRIS, INCLUDING STONES AND TRASH.

- C. AMENDMENTS FOR BACK FILL IN TREE AND SHRUB PITS:
- a. GROUND LESTONE (WITH A MIN. OF 88% OF CALCIUM AND MAGNESIUM CARBONATES) USED PENDING RESULTS OF SOIL ANALYSIS.
- BRING pH LEVELS TO 5.5 MIN. TO 6.5 FOR NON-ERICACEOUS PLANTS
- BRING pH LEVELS TO 4.5 MIN. TO 5.5 FOR ERICACEOUS PLANTS

b. TERRA-SORB BY "PLANT HEALTH CARE" 800-421-9051 (SEE MANUFACTURER RECOMMENDATIONS) USED IN PLANTER BACKFILL MIXTURE WITH TREES AND SHRUBS.

c. MYCOR-ROOT SAVER BY "PLANT HEALTH CARE" 800-421-9051 (SEE MANUFACTURER RECOMMENDATIONS) USED IN BACKFILL MIXTURE WITH TREES.

4. WHERE PLANTING AREAS ARE PROPOSED FOR FORMER PAVED OR GRAVEL AREAS, BEDS SHALL BE EXCAVATED TO A MINIMUM 30" DEPTH AND FILL WITH A MINIMUM 6" OF BACKFILL WITH BOTTOM LAYER OF SANDY LOAM (ORGANIC CONTENT LESS THAN 2%) OVER WHICH TOPSOIL AND PLANTING SOILS WILL BE PLACED AT DEPTHS INDICATED IN PLANS, DETAILS AND NOTES.

5. CLEAN SOIL FILL IN LANDSCAPE AREAS:
LANDSCAPE FILL MATERIAL, BELOW PLANTING SOILS, SHALL HAVE THE PHYSICAL PROPERTIES OF A SANDY LOAM WITH AN ORGANIC CONTENT OF LESS THAN 2% AND A PH BETWEEN 5 - 7.

6. SOIL PLACEMENT:
- A. CONTRACTOR TO PROVIDE SIX INCHES (6") MINIMUM DEPTH PLANTING SOIL LAYER IN LAWN AREAS, TWELVE INCHES (12") MINIMUM DEPTH PLANTING SOIL LAYER IN GROUNDCOVER AND PERENNIAL AREAS, EIGHTEEN INCHES (18") MINIMUM DEPTH PLANTING SOIL LAYER IN SHRUB AREAS, AND THIRTY-SIX INCHES (36") MINIMUM DEPTH PLANTING SOIL LAYER IN TREE PLANTING AREAS.

- B. SCARIFY AND/OR TILL COMPACTED SUBSOILS TO A MINIMUM DEPTH OF 6 INCHES. THOROUGHLY MIX A 6 INCH DEPTH LAYER OF PLANTING SOIL INTO THE SUBSOIL PRIOR TO PLACING PLANTING SOIL AT THE DEPTHS INDICATED ABOVE. PLANTING SOIL SHALL BE PLACED IN 12-18" LIFTS AND WATER THOROUGHLY BEFORE INSTALLING NEXT LIFT. REPEAT UNTIL DEPTHS AND FINISH GRADES HAVE BEEN ACHIEVED. NO SOILS SHALL BE PLACED IN A FROZEN OR MUDDY CONDITION.

- C. PLANTING SOIL PRESENT AT THE SITE, IF ANY, MAY BE USED TO SUPPLEMENT TOTAL AMOUNT REQUIRED. CONTRACTOR TO FURNISH AN ANALYSIS OF ON-SITE PLANTING SOIL UTILIZED IN ALL PLANTING AREAS.

7. SOIL CONDITIONING:
- A. ADJUST PH AND NUTRIENT LEVELS AS REQUIRED TO ENSURE AN ACCEPTABLE GROWING MEDIUM. LOWER PH USING ELEMENTAL SULFUR ONLY. PEAT MOSS OR COPPER SULFATE MAY NOT BE USED. GROUND LESTONE AS A SOIL AMENDMENT MATERIAL WILL ONLY BE USED PENDING RESULTS OF SOIL ANALYSIS. PROVIDE WITH MINIMUM 88% CALCIUM AND MAGNESIUM CARBONATES AND SHALL HAVE TOTAL 100% PASSING THE 10 MESH SIEVE, MINIMUM 90% PASSING 20 MESH SIEVE, AND MINIMUM 60% PASSING 100 MESH SIEVE.

- B. ALL DEBRIS EXPOSED FROM EXCAVATION AND CULTIVATION SHALL BE DISPOSED OF AT THE CONTRACTOR'S EXPENSE.

- C. SOIL MODIFICATIONS (PENDING RESULTS OF SOIL ANALYSIS):
- a. THOROUGHLY TILL ORGANIC MATTER (LEAF COMPOST) INTO THE TOP 6 TO 12 IN. OF MOST PLANTING SOILS TO IMPROVE THE SOIL'S ABILITY TO RETAIN WATER AND NUTRIENTS. ALL PRODUCTS SHOULD BE COMPOSTED TO A DARK COLOR AND BE FREE OF PIECES WITH IDENTIFIABLE LEAF OR WOOD STRUCTURE. AVOID MATERIAL WITH A PH HIGHER THAN 7.0. PEAT MOSS MAY NOT BE USED AS ORGANIC MATTER AMENDMENT.

- b. MODIFY HEAVY CLAY OR SILT (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) AND/OR GYPSUM. COARSE SAND MAY BE USED IF ENOUGH IS ADDED TO BRING THE SAND CONTENT TO MORE THAN 60% OF THE TOTAL MIX. IMPROVE DRAINAGE IN HEAVY SOILS BY PLANTING ON RAISED MOUNDS OR BEDS AND INCLUDING SUBSURFACE DRAINAGE LINES.

- c. MODIFY EXTREMELY SANDY SOILS (MORE THAN 85% SAND) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX.

LANDSCAPE MAINTENANCE NOTES

1. MAINTENANCE OPERATIONS BEFORE APPROVAL:
- A. PLANT CARE SHALL BEGIN IMMEDIATELY AFTER EACH PLANT IS SATISFACTORILY INSTALLED AND SHALL CONTINUE THROUGHOUT THE LIFE OF THE CONTRACT UNTIL FINAL ACCEPTANCE OF THE PROJECT.
- B. CARE SHALL INCLUDE, BUT NOT BE LIMITED TO, REPLACING MULCH THAT HAS BEEN DISPLACED BY EROSION OR OTHER MEANS, REPAIRING AND RESHAPING WATER RINGS OR SAUCERS, MAINTAINING STAKES AND GUYS AS ORIGINALLY INSTALLED, WATERING WHEN NEEDED OR DIRECTED, AND PERFORMING ANY OTHER WORK REQUIRED TO KEEP THE PLANTS IN A HEALTHY CONDITION.
- C. CONTRACTOR SHALL REMOVE AND REPLACE ALL DEAD, DEFECTIVE AND/OR REJECTED PLANTS AS REQUIRED BEFORE FINAL ACCEPTANCE.

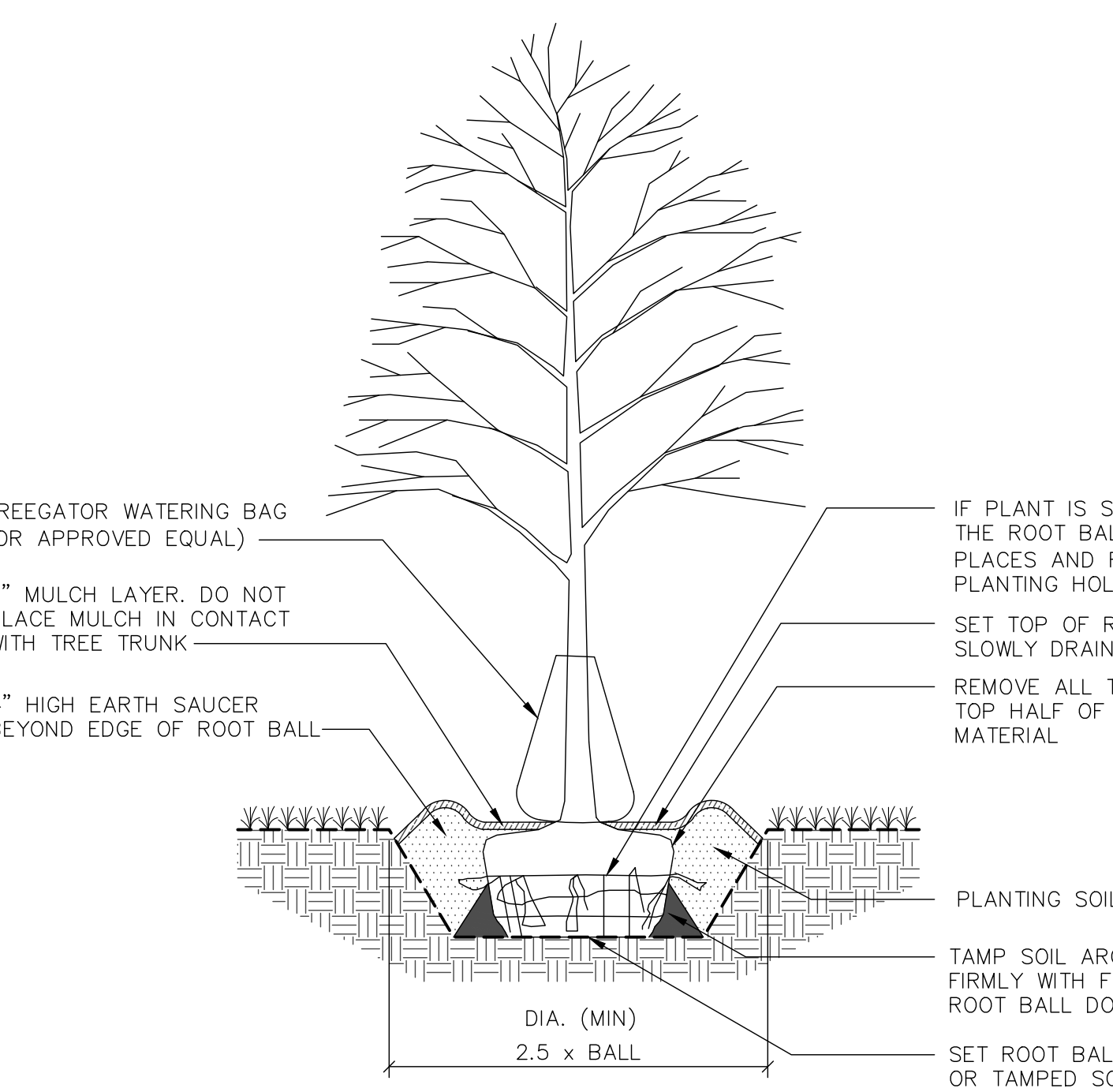
2. MAINTENANCE DURING CONSTRUCTION:
- A. MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER PLANTING. PLANTS SHALL BE WATERED, MULCHED, WEEDED, PRUNED, SPRAYED, FERTILIZED, CULTIVATED, AND OTHERWISE MAINTAINED AND PROTECTED UNTIL PROVISIONAL ACCEPTANCE. SETTLED PLANTS SHALL BE RESET TO PROPER GRADE AND POSITION, PLANTING SAUCER RESTORED AND DEAD MATERIAL REMOVED. STAKES AND WIRES SHALL BE TIGHTENED AND REPAIRED. DEFECTIVE WORK SHALL BE CORRECTED AS SOON AS POSSIBLE AFTER IT BECOMES APPARENT AND WEATHER AND SEASON PERMIT.

- B. IF A SUBSTANTIAL NUMBER OF PLANTS ARE SICKLY OR DEAD AT THE TIME OF INSPECTION, ACCEPTANCE SHALL NOT BE GRANTED AND THE CONTRACTOR'S RESPONSIBILITY FOR MAINTENANCE OF ALL PLANTS SHALL BE EXTENDED FROM THE TIME REPLACEMENTS ARE MADE OR EXISTING PLANTS ARE DEEMED ACCEPTABLE BY THE LANDSCAPE ARCHITECT.

- C. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE SPECIFIED ON THE PLANT LIST OR THAT WHICH WAS TO REMAIN OR BE RELOCATED. THEY SHALL BE FURNISHED AND PLANTED AS SPECIFIED, THE COST SHALL BE BORNE BY THE CONTRACTOR. REPLACEMENTS RESULTING FROM REMOVAL, LOSS, OR DAMAGE DUE TO OCCUPANCY OF THE PROJECT IN ANY PART, VANDALISM, PHYSICAL DAMAGE BY ANIMALS, VEHICLES, ETC., AND LOSSES DUE TO CURTAILMENT OF WATER BY LOCAL AUTHORITIES SHALL BE APPROVED AND PAID FOR BY THE OWNER.

- D. PLANTS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR AFTER INSPECTION AND PROVISIONAL ACCEPTANCE.
- E. AT THE END OF THE ESTABLISHMENT PERIOD, INSPECTION SHALL BE MADE AGAIN. ANY PLANT REQUIRED UNDER THIS CONTRACT THAT IS DEAD OR UNSATISFACTORY TO THE LANDSCAPE ARCHITECT OR OWNER SHALL BE REMOVED FROM THE SITE AND REPLACED DURING THE NORMAL PLANTING SEASON.

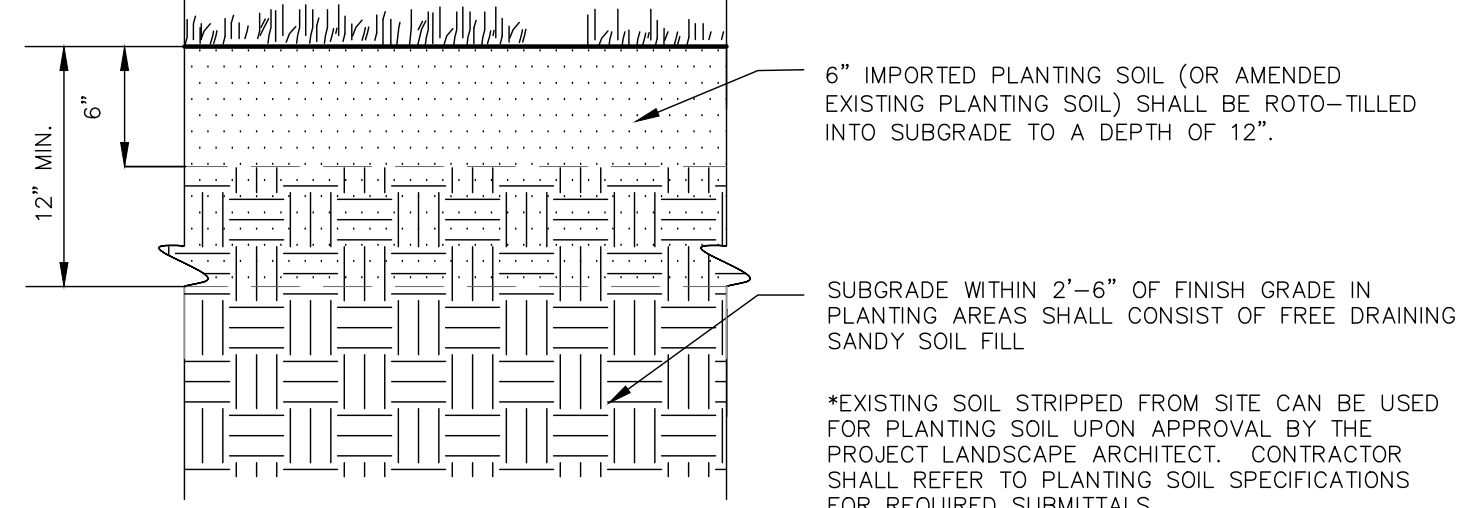
3. LAWN MAINTENANCE:
- A. BEGIN MAINTENANCE IMMEDIATELY AFTER EACH PORTION OF LAWN IS PLANTED AND CONTINUE FOR 8 WEEKS AFTER ALL LAWN PLANTING IS COMPLETED.
- B. WATER TO KEEP SURFACE SOIL MOIST, REPAIR WASHED OUT AREAS BY FILLING WITH TOPSOIL, LIMING, FERTILIZING AND RE-SEEDING; MOW TO 2 1/2 - 3 INCHES AFTER GRASS REACHES 3 1/2 INCHES IN HEIGHT, AND MOW FREQUENTLY ENOUGH TO KEEP GRASS FROM EXCEEDING 3 1/2 INCHES. WEED BY LOCAL SPOT APPLICATION OF SELECTIVE HERBICIDE ONLY AFTER GRASS IS WELL-ESTABLISHED.



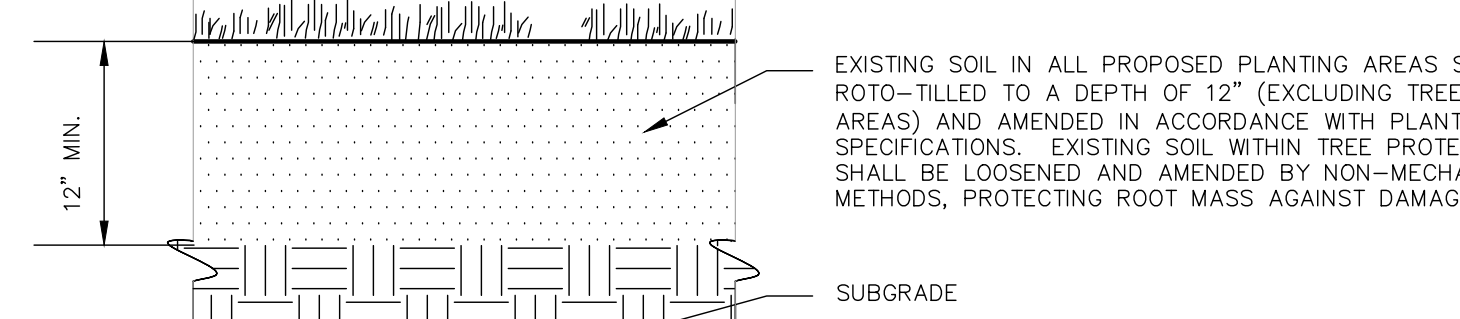
2 PLANTING SOIL

GENERAL NOTE:

DUE TO GENERAL CONSTRUCTION ACTIVITIES AND ADJACENT SITE COMPACTION REQUIREMENTS, SUBGRADE SOILS WITHIN PROPOSED PLANTING AREAS TEND TO BECOME HIGHLY COMPACTED. IN ORDER TO CREATE A HEALTHY GROWTH MEDIUM TO ALLOW PROPOSED PLANTINGS TO ESTABLISH A VIGOROUS ROOT MASS, THIS SUBGRADE SOIL MUST UNDERGO A RESTORATION PROCESS. IN ADDITION, IMPORTED OR AMENDED EXISTING SOILS SHALL BE MIXED WITH SUBGRADE SOILS WHERE THEY MEET IN ORDER TO CREATE A TRANSITIONAL GRADIENT TO ALLOW FOR PROPER DRAINAGE.



PLANTING SOIL WITHIN AREAS OF CUT OR RAISED GRADE

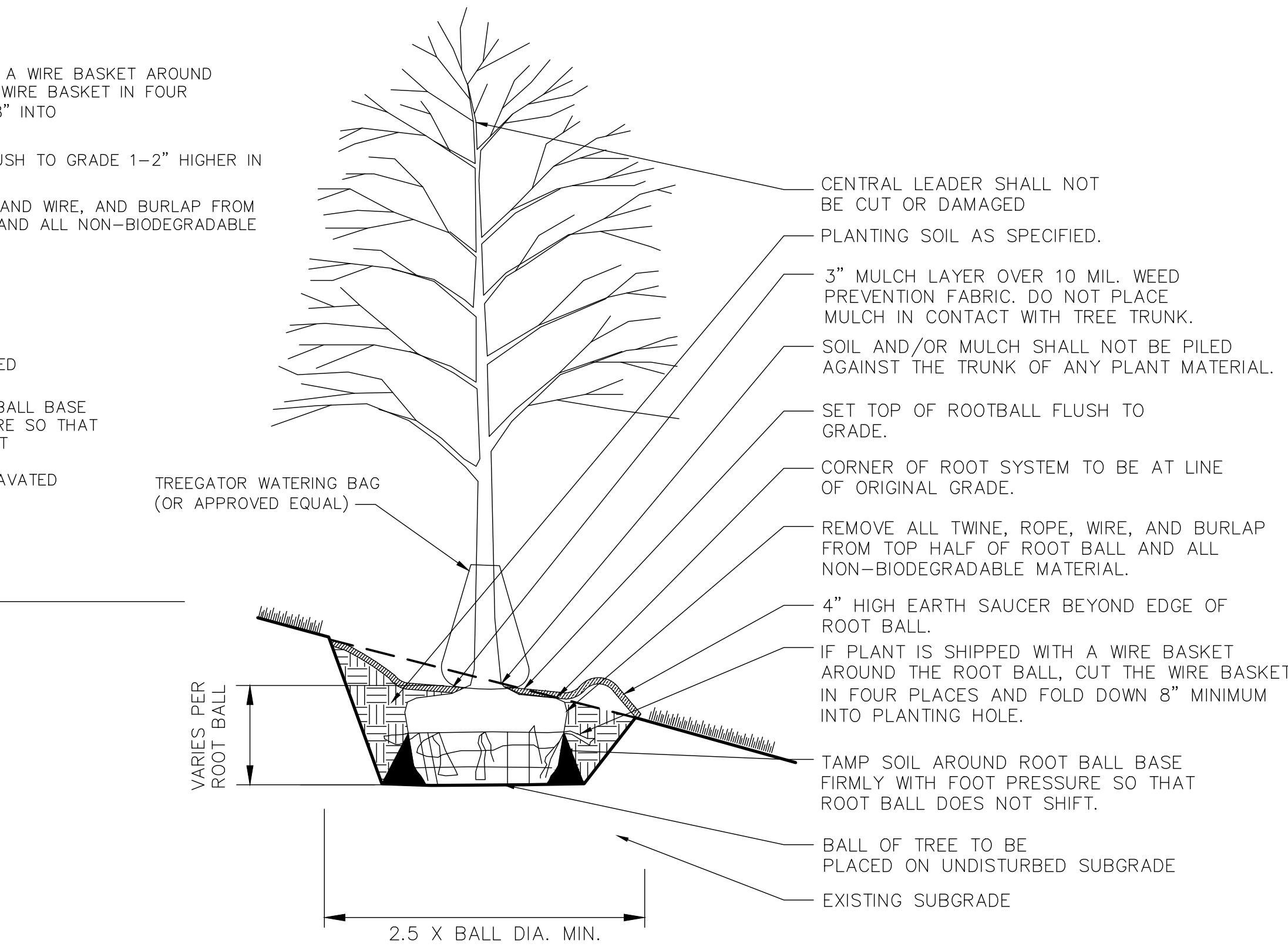


PLANTING SOIL WITHIN AREAS OF UNCHANGED GRADE

NOTES:

1. CONTRACTOR IS RESPONSIBLE TO SEND SAMPLES OF EXISTING SOILS INTENDED FOR USE IN PLANTING AREAS (1 PER 500 CY) TO TESTING LABORATORY OR UNIVERSITY COOPERATIVE EXTENSION FOR TESTING. ALL TESTING COSTS ARE AT THE CONTRACTOR'S EXPENSE.
2. RECYCLED CRUSHED CONCRETE AND ASPHALT MILLINGS SHALL NOT BE PLACED WITHIN 2"-6" OF FINISH GRADE IN PROPOSED LANDSCAPE AREAS.
3. IMPORTED FILL SHALL CONTAIN NO CONTAMINATION IN EXCEEDENCE OF THE APPLICABLE STATE ENVIRONMENTAL STANDARDS AND MEET THE ENVIRONMENTAL REQUIREMENTS FOR THE PROJECT. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION OF COMPLIANCE PRIOR TO DELIVERY OF ANY FILL TO THE SITE.
4. CONTRACTOR TO LIGHTLY COMPACT ALL PLACED PLANTING SOILS AND RAISE GRADES ACCORDINGLY TO ALLOW FOR FUTURE SETTLEMENT OF PLANTING SOILS (TYP.)
5. NO STONES, WOOD CHIPS, OR DEBRIS LARGER THAN 1/2" SHALL BE ACCEPTABLE WITHIN PLANTING AREAS.

1 PLANTING SOIL




NOTE: TREE STAKING SHOULD BE CONSIDERED FOR TREES PLANTED ON SLOPES GREATER THAN 3:1 AND/OR ON WINDY SITES PER THE FOLLOWING: STAKE TREES WITH (1.5" x 1.5" x 6') CEDAR OR PRESSURE TREATED STAKES (2 PER TREE). STAKES SHALL BE PLACED ON EITHER SIDE OF THE TREE PERPENDICULAR TO THE SLOPE AND ARE TO BE DRIVEN OUTSIDE OF THE ROOT BALL. SECURE STAKES TO TREE USING 2 ARBORITIES BY LOOPING TIES AROUND TREE AND NAILING TO CEDAR STAKES. FOLLOW MANUFACTURER'S RECOMMENDATIONS. ARBORITIES, OR APPROVED EQUAL, AT GEMPLERS 1-800-332-6744 OR GEMPLERS.COM. ALL STAKING MATERIALS SHALL BE REMOVED FOLLOWING THE PLANT GUARANTEE PERIOD.

3 PLANTING ON SLOPE

WARNING: IT IS A VIOLATION OF THE NYS EDUCATION LAW ARTICLE 146 FOR ANY PERSON UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, LAND SURVEYOR OR GEOLOGIST, TO ALTER THIS ITEM IN ANY WAY.

06/08/2021	REVISED PER PLANNING BOARD COMMENTS	2
04/28/2021	REVISED PER PLANNING BOARD COMMENTS	1
DATE	Description	No.
REVISIONS		



06-08-2021

SIGNATURE

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Project

Project No.
**STORMYTOWN ROAD
SUBDIVISION**

BLOCK No. 3, LOT No.62
TOWN OF OSSINING
WESTCHESTER COUNTY NEW YORK

Drawing Title

**PLANTING NOTES
AND DETAILS**

Project No.
190065801

Date
03/29/2021

Drawn By
JM

Checked By
CZ

Drawing No.
LA501

Sheet 17 of 17