

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

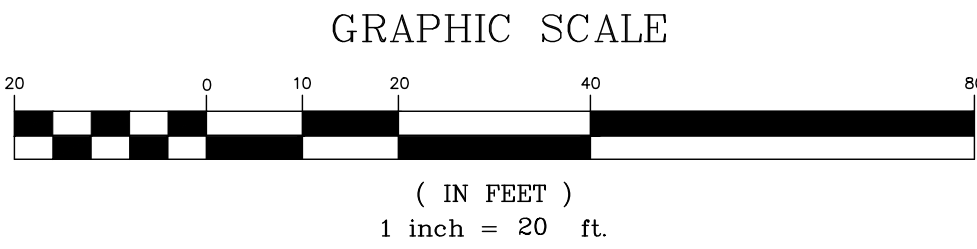
The applicant shall notify the Town of Ossining enforcement official at least 48 hours before any of the following as required by the Stormwater Management Officer:

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

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

1. Owner/operator to obtain all necessary permits/approvals.
2. Owner/operator to conduct a pre-construction meeting.
3. Contractor to stake clearing limits of disturbance for the project.
4. Contractor to install perimeter erosion controls.
5. Contractor to install stabilized construction entrance.
6. Contractor to install silt fence in locations as indicated on the Erosion & Sediment Control Plan.
7. Contractor to commence demolition of all existing site features.
8. Contractor to commence clearing and grubbing for structures, parking and utilities.
9. Contractor to initiate general excavation of the parking lot, foundations and drainage facilities.
10. Contractor to stockpile excavated soil in soil stockpile locations to reclaim for further use (i.e., landscaping).
11. Contractor to construct facility.
12. Contractor to make necessary utility service connections.
13. Contractor to initiate installation of drainage facilities.
14. 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.
15. Contractor to install inlet protection around installed drainage facilities.
16. Contractor to complete storm drainage facilities.
17. Contractor to rough grade parking lot, if required.
18. Contractor to provide dust control during construction as necessary.
19. Contractor to finish final grade of parking lot.
20. Contractor to re-vegetate disturbed areas.
21. Contractor shall final stabilize all drainage areas tributary to each stormwater facility.
22. Contractor to install wetland mitigation measures.
23. Contractor shall remove silt fence, inlet protection, drain inlet plug and all erosion control practices upon final stabilization.
24. Re-vegetation of disturbed areas.
25. Once site is stabilized, infiltration system to be placed on-line.
26. Contractor to install landscaping.
27. Remove sediment and erosion controls upon site stabilization.

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



KELLARD SESSIONS CONSULTING	<h1 style="margin: 0;">EROSION & SEDIMENT CONTROL PLAN</h1> <h2 style="margin: 10px 0 0 0;">ARTIS SENIOR LIVING</h2>														
ENGINEERING, LANDSCAPE ARCHITECTURE & PLANNING, P.C.	TOWN OF OSSINGING WESTCHESTER COUNTY, NEW YORK														
500 MAIN STREET ARMONK, N.Y. 10504 P: (914) 273-2323 F: (914) 273-2329 WWW.KELSES.COM	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 40%;"></td> <td style="width: 20%;"> <div style="border: 1px solid black; padding: 5px;"> 10. <div style="border: 1px solid black; height: 20px; width: 100%;"></div> 9. <div style="border: 1px solid black; height: 20px; width: 100%;"></div> 8. <div style="border: 1px solid black; height: 20px; width: 100%;"></div> 7. <div style="border: 1px solid black; height: 20px; width: 100%;"></div> 6. SEPTEMBER 28, 2016 - GENERAL REVISIONS </div> </td> <td rowspan="5" style="width: 40%; text-align: center; vertical-align: middle; font-size: 48px;"> <div style="display: flex; align-items: center; justify-content: center;"> <div style="font-size: 36px; margin-right: 10px;">4</div> <div style="font-size: 36px;">11</div> </div> </td> </tr> <tr> <td></td> <td>5. SEPTEMBER 14, 2016 - GENERAL REVISIONS</td> </tr> <tr> <td></td> <td>4. AUGUST 29, 2016 - GENERAL REVISIONS</td> </tr> <tr> <td></td> <td>3. JUNE 20, 2016 - GENERAL REVISIONS</td> </tr> <tr> <td></td> <td>2. APRIL 6, 2016 - WETLAND REVISIONS</td> </tr> <tr> <td></td> <td>1. NOVEMBER 9, 2015 - GENERAL REVISIONS</td> <td></td> </tr> </table>		<div style="border: 1px solid black; padding: 5px;"> 10. <div style="border: 1px solid black; height: 20px; width: 100%;"></div> 9. <div style="border: 1px solid black; height: 20px; width: 100%;"></div> 8. <div style="border: 1px solid black; height: 20px; width: 100%;"></div> 7. <div style="border: 1px solid black; height: 20px; width: 100%;"></div> 6. SEPTEMBER 28, 2016 - GENERAL REVISIONS </div>	<div style="display: flex; align-items: center; justify-content: center;"> <div style="font-size: 36px; margin-right: 10px;">4</div> <div style="font-size: 36px;">11</div> </div>		5. SEPTEMBER 14, 2016 - GENERAL REVISIONS		4. AUGUST 29, 2016 - GENERAL REVISIONS		3. JUNE 20, 2016 - GENERAL REVISIONS		2. APRIL 6, 2016 - WETLAND REVISIONS		1. NOVEMBER 9, 2015 - GENERAL REVISIONS	
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	PROJECT I.D.: ART100 DATE: AUGUST 1, 2015														

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 TOWNS WETLAND CONSULTANT ON MAY 27, 2015. THE SURROUNDING WETLAND AREA WAS DEEMED BY THE TOWNS WETLAND CONSULTANT TO BE NON-JURISTICTIONAL DUE TO ITS SIZE.
- 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 PARKING LOT.
- LANDSCAPE ARCHITECT SHALL HAVE THE OPTION FOR PLANT SUBSTITUTION DEPENDING UPON ACTUAL SITE CONDITIONS ENCOUNTERED (i.e. BEDROCK DEPTH, SUN EXPOSURE/ ANGLE, ETC.)
- RAISED PLANTING BEDS (i.e. BERMS) MAYBE REQUIRED FOR PLANTING AREAS WITH SHALLOW BEDROCK DEPTH.
- 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.
- THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SCHEDULE PROVIDED WITHIN THIS 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 DESIGN ENGINEER (IF APPLICABLE). 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 PLANT'S ORIGINAL GRADE BEFORE DIGGING.
- ALL PLANTS SHALL BE BAILED AND WRAPPED AS SPECIFIED. ALL ROOT WRAPPING MATERIAL MADE OF SYNTHETICS OR PLASTICS SHALL BE REMOVED AT THE TIME OF PLANTING.
- NO SUBSTITUTIONS FOR PLANT MATERIAL TYPE OR SIZE WILL BE ALLOWED UNLESS SUCH SUBSTITUTION HAS BEEN APPROVED BY THE LANDSCAPE ARCHITECT.
- ALL PLANT MATERIAL SHALL CARRY A FULL GUARANTEE FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE, TO INCLUDE PROMPT TREATMENT OR REMOVAL AND REPLACEMENT OF ANY PLANTS FOUND BY THE LANDSCAPE ARCHITECT TO BE IN AN UNHEALTHY CONDITION. ALL REPLACEMENTS SHALL BE OF THE SAME KIND AND SIZE OF PLANTS SPECIFIED IN THE PLANT LIST.
- THE DAY PRIOR TO PLANTING, THE LOCATION OF ALL TREES AND SHRUBS SHALL BE STAKED FOR APPROVAL BY THE LANDSCAPE ARCHITECT. FOLLOWING PLANTING, ALL TREES AND SHRUBS ARE SUBJECT TO INSPECTION AND APPROVAL BY THE LANDSCAPE ARCHITECT.
- 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, GROUNDCOVER 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, RESETTING PLANTS TO PROPER GRADE OR UPRIGHT (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.
- CONTRACTOR/OWNER SHALL MAKE PROVISIONS TO PROTECT ALL PLANTS FROM DEER BROWSE WITH ONE OR MORE OF THE FOLLOWING: FENCING NETTING, SPRAY REPELLENT.
- ALL EXISTING TREES / SHRUBS SHALL BE INSPECTED FOR VINES. ALL VINES SHALL BE CUT AND, WHERE PRACTICABLE, REMOVED FROM THE TREE / SHRUB.

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.

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 STILGRASS 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 STILGRASS CAN BE PULLED FIRMLY FROM THE BASAL PORTION AND REMOVED WHOLLY. IT SHOULD BE NOTED THAT THE PULLED STILGRASS 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.

THE ONLY EFFECTIVE METHOD FOR THE REMOVAL OF JAPANESE KNOTWEED IS BY HERBICIDE (GLYPHOSATE) APPLICATION. THERE ARE TWO (2) OPTIONS TO APPLY THE GLYPHOSATE:

- DIRECT LEAF CONTACT - AFTER CUTTING DOWN THE PLANTS FLUSH WITH THE GROUND SURFACE, THE HERBICIDE SHOULD BE SPRAYED ON THE REMAINING LEAVES/SHOOTS WITH A PRESSURIZED GARDEN SPRAYER. EXTREME CARE MUST BE TAKEN WITH DIRECT LEAF SPRAY AS OVERSPRAY CAN DESTROY ANY VEGETATION THAT COMES IN CONTACT WITH THE GLYPHOSATE.
- HERBICIDE INJECTION - 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).

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. 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.

FOLLOWING THE REMOVAL OF JAPANESE KNOTWEED, THE REMAINING SOILS WITHIN THE EXISTING BERM SHOULD ALSO BE TREATED WITH GLYPHOSATE TO KILL ANY REMAINING SEED STOCK / ROOT MASS. FINAL GRADE THE EXISTING BERM WITH 4"-6" OF NEW, CLEAN SOIL. PLANT BERM AS SHOWN HEREON.

Approximate Limits of Wetlands as confirmed in the field on May 27, 2015 by the Town Wetland Consultant

Surveyed Limits of Wetlands as flagged in field on November 19, 2013 by Kellard Sessions Consulting, PC

WETLAND MITIGATION AREA PLANTING SEE "WETLAND MITIGATION PLAN" SHEET 6/11 FOR DETAILED PLANT LOCATIONS AND PLANT LIST.

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.

INSTALL STONE CHECK DAMS ACROSS INTERMITTENT WATERCOURSE AT INTERVALS SHOWN.

64-BED, 2-STORY MEMORY CARE ASSISTED LIVING FACILITY
FFE: 353.0
BFE: 341.0

NORTH STATE ROAD

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

GENERAL LANDSCAPE AREA PLANTING. SEE "LANDSCAPE PLAN" SHEET 5/11 FOR DETAILED PLANT LOCATIONS AND PLANT LIST

WETLAND MITIGATION PLAN PLANT LIST					
SYMBOL	COMMON NAME	SCIENTIFIC NAME	QUANTITY	SIZE	ROOT
TREES					
AR	October Glory Red Maple	Acer Rubrum "October Glory"	1	2" - 2 1/2" cal.	B & B
AS	Legacy Sugar Maple	Acer Saccharum "Legacy"	1	2" - 2 1/2" cal.	B & B
NS	Black Gum	Nyssa Sylvatica	4	2" - 2 1/2" cal.	B & B
BN	Herrage River Birch	Betula nigra "Herrage"	3	2" - 1/2" - 3" cal.	B & B
CV	White Fringe Tree	Chionanthus Virginicus	2	2" - 2 1/2" cal.	B & B
AC	Shadblow Serviceberry (tree form)	Amelanchier Canadensis	3	8" - 10" ht.	B & B
CC	Eastern Red Bud	Cercis Canadensis	4	7" - 8" ht.	B & B
IO	American Holly	Ilex Opaca	3	15-gal.	B & B
IV	Eastern Red Cedar	Juniperus Virginiana	8	7" - 8" ht.	B & B
SHRUBS					
LB	Common Spicebush	Lindera Benzain	9	3" - 4" ht.	B & B
CA	Sweet Pepperbush	Clethra Alnifolia	7	30" - 36" ht.	B & B
HV	Virginia Witchhazel	Hemodis Virginiana	8	3" - 4" ht.	B & B
IVLH	Little Henry Sweetspire	Itea Virginica "Little Henry"	26	5-gal.	Cont.
SB	Anthony Waterer Spiraea	Spiraea Bumalda "Anthony Waterer"	14	5-gal.	Cont.
SG	Goldmound Spiraea	Spiraea "Goldmound"	18	5-gal.	Cont.
MP	Northern Bayberry	Myrica Pennsylvanica	18	24" - 30" ht.	B & B
CFR	Grey Twig Dogwood	Cornus Foemina Racemosa	7	3" - 4" ht.	B & B
IV	Winterberry	Ilex Verticillata "Winter Red"	17	30" - 36" ht.	B & B
PF	Mountain Andromeda	Pieris Floribunda	3	5-gal.	Cont.
GRASSES/GROUNDCOVER					
PD	Smooth Penstemon	Penstemon Digitalis	100	2" - 3" plugs	
PA	Christmas Fern	Polystichum Acrostichoides	355	2" - 3" plugs	
D	Wood Fern	Dryopteris	50	2" - 3" plugs	
OC	Cinnamon Fern	Osmunda Cinnamomosa	120	2" - 3" plugs	
SS	Little Blue Stem	Schizachyrium Scaparium	240	2" - 3" plugs	
SC	Goldenrod	Solidago Canadensis	75	2" - 3" plugs	
ED	White Wood Aster	Euribia Divaricata	220	2" - 3" plugs	
CL	Bunny Blue Spreading Sedge	Carex Laciniata "Bunny Blue"	120	2" - 3" plugs	
SH	Indian Grass	Sorghastrum Nutans	202	2" - 3" plugs	
ANA	New England Aster	Aster Novae Angliae	340	2" - 3" plugs	
LC	Drooping Leucothoe	Leucothoe "Compacta"	365	2" - 3" plugs	
SH	Prairie Dropseed	Sporobolus Heterolepis	180	2" - 3" plugs	

WETLAND MITIGATION SUMMARY

ON-SITE WETLAND	140 S.F.
WETLAND DISTURBANCE	0 S.F.
ON-SITE WETLAND BUFFER	24,773 S.F.
WETLAND BUFFER DISTURBANCE	24,773 S.F.

ON-SITE MITIGATION

INVASIVE SPECIES REMOVAL	4,100 S.F. (17%)**
MITIGATION PLANTINGS	8,618 S.F. (35%)**
PERMEABLE PAVEMENT	4,160 S.F. (17%)**
PROVIDED ON-SITE MITIGATION	12,778 S.F.* (52%)
IMPERVIOUS COVER IN BUFFER	5,803 S.F. (24%)**
PERVIOUS COVER IN BUFFER	18,970 S.F. (76%)**

* INVASIVE REMOVAL WITHIN MITIGATION PLANTING AREAS IS NOT COUNTED IN TOTAL AREA.
** PERCENT OF ON-SITE WETLAND BUFFER AREA

LEGEND

---	EXISTING PROPERTY LINE
---	EXISTING 10' CONTOUR
---	EXISTING 2' CONTOUR
---	EXISTING SPOT ELEVATION
---	EXISTING SLOPE ELEVATION
---	TOWN REGULATED WATERCOURSE
---	100' TOWN WETLAND BUFFER
---	TOWN REGULATED WETLAND, SURVEY LOCATED
---	TOWN REGULATED WETLAND, CONFIRMED IN FIELD
---	PROPOSED 10' CONTOUR
---	PROPOSED 2' CONTOUR
---	PROPOSED SPOT GRADE
---	PROPOSED HDPE DRAIN PIPE
---	PROPOSED DRAIN INLET/CATCH BASIN
---	PROPOSED DRAINAGE MANHOLE
---	PROPOSED HEAD WALL
---	PERMEABLE PAVEMENT
---	PROPOSED DECIDUOUS SHADE TREE
---	PROPOSED DECIDUOUS SHADE TREE
---	PROPOSED EVERGREEN TREE
---	PROPOSED SHRUBS
---	MITIGATION PLANTING AREA

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WETLAND MITIGATION PLAN

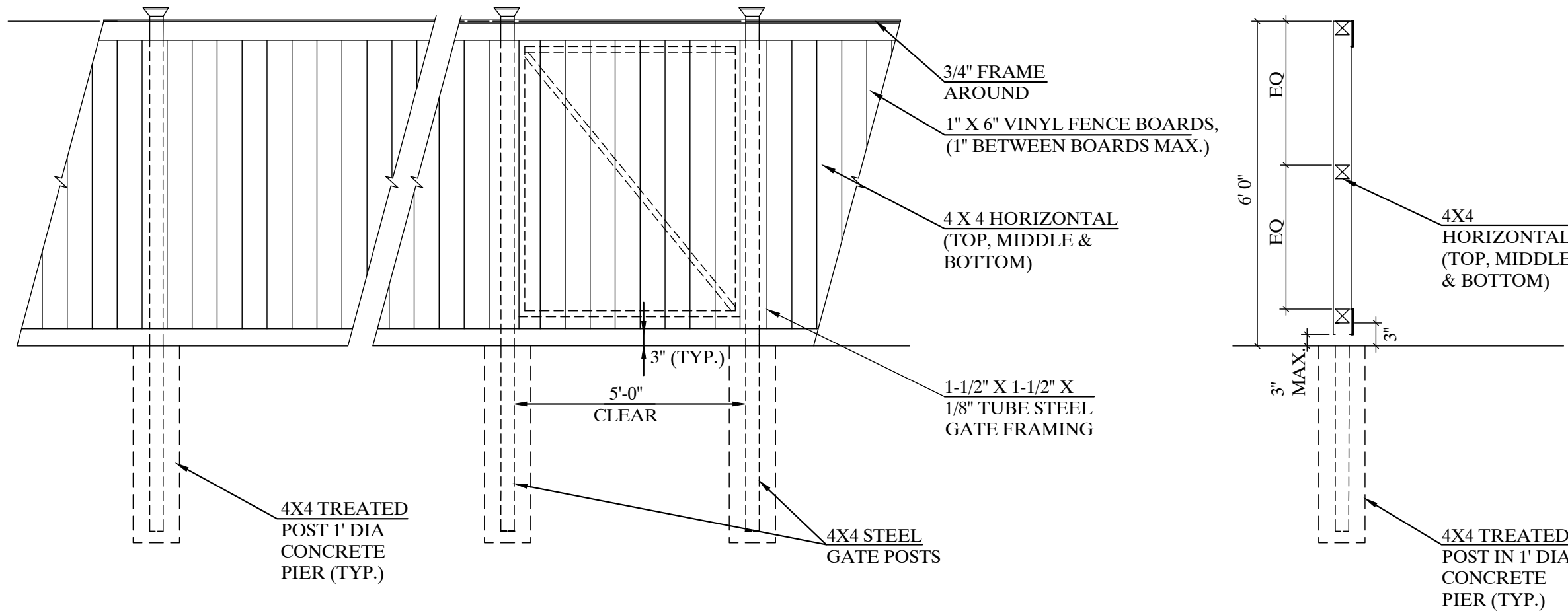
ARTIS SENIOR LIVING

TOWN OF OSSING	WESTCHESTER COUNTY, NEW YORK
10.	
9.	
8.	
7.	
6.	
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
REVISIONS	
PROJECT LD.:	ART100
DATE:	AUGUST 1, 2015

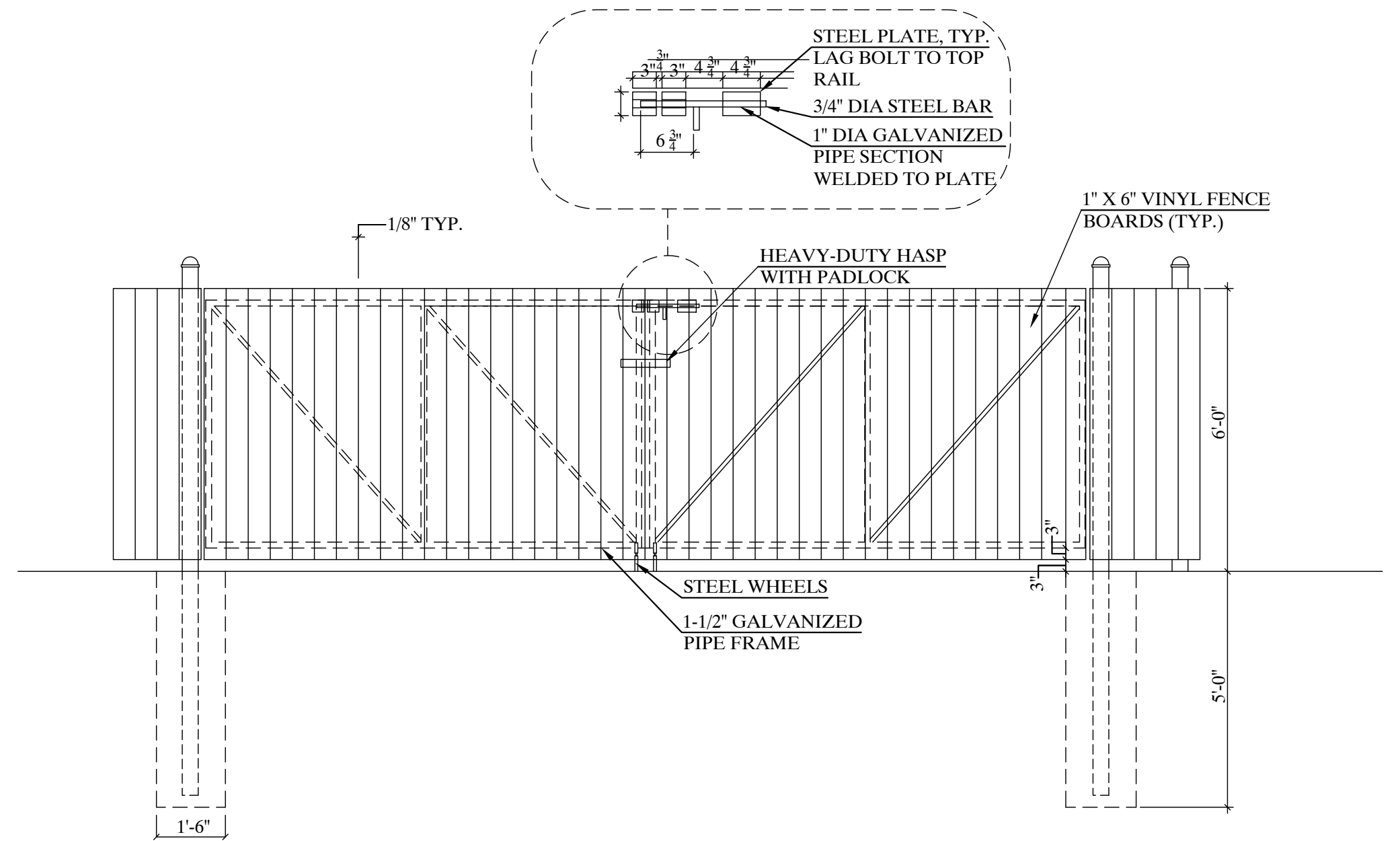
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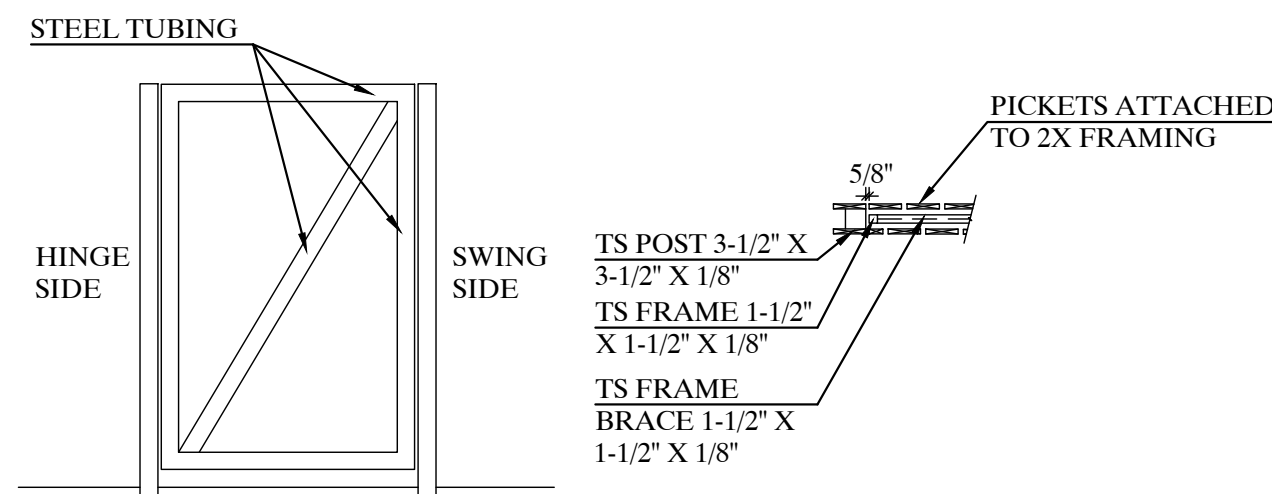
FENCE AT RESIDENT COURTYARD (N.T.S.)



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



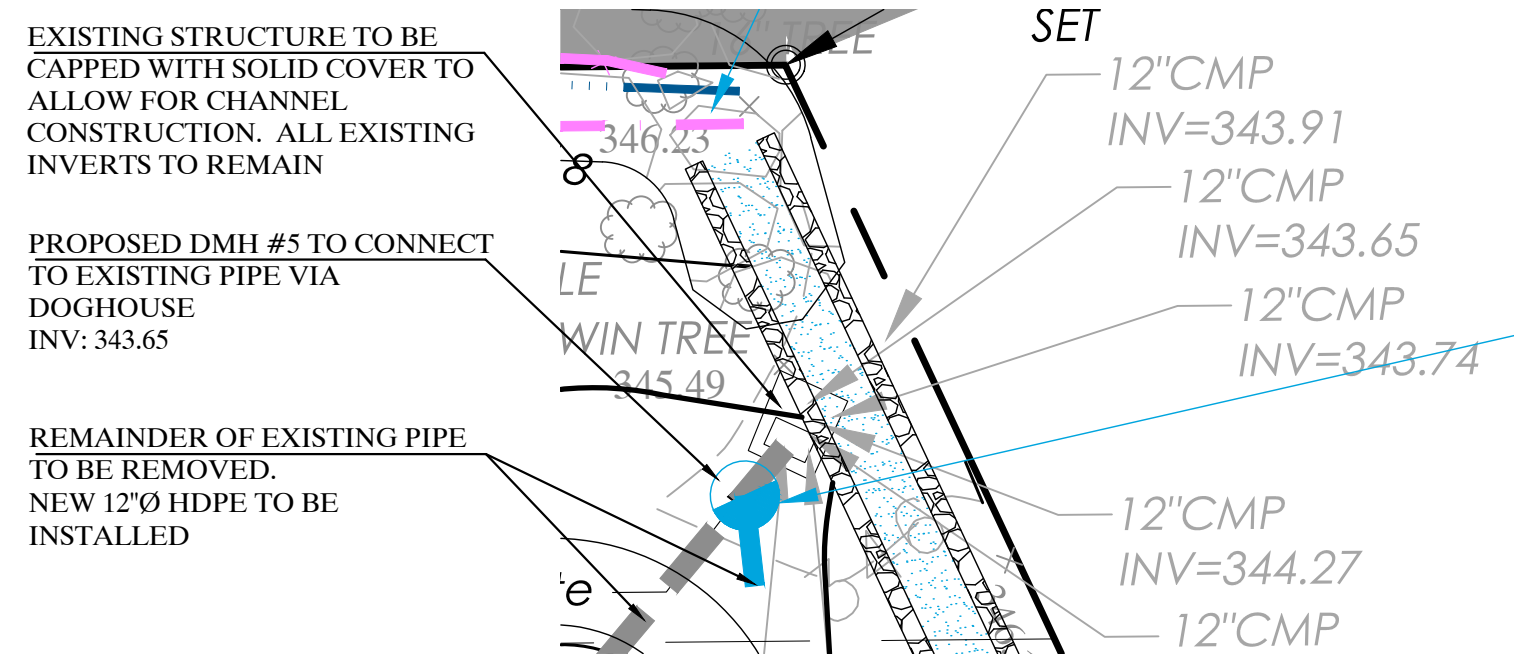
COURTYARD GATE DETAILS (N.T.S.)



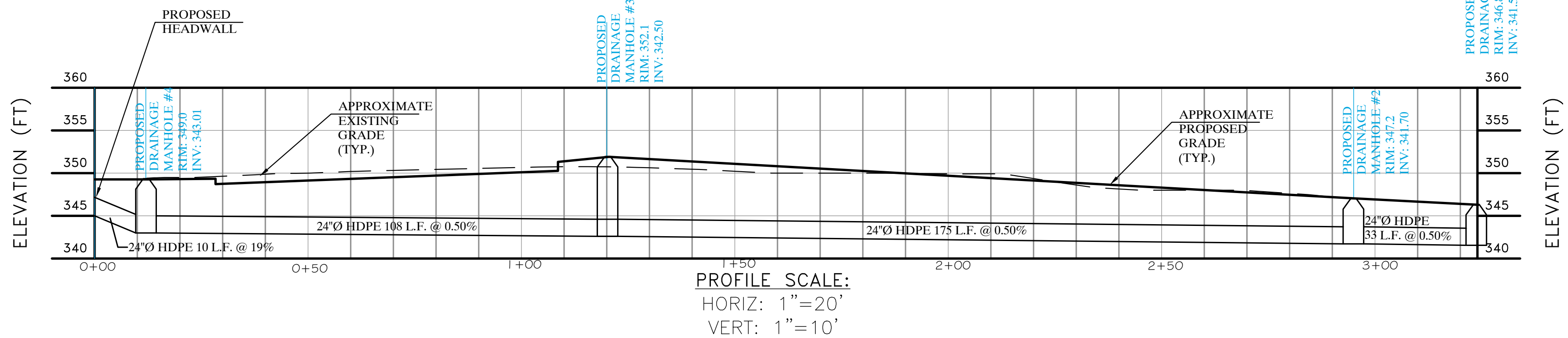
GENERAL NOTES:

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

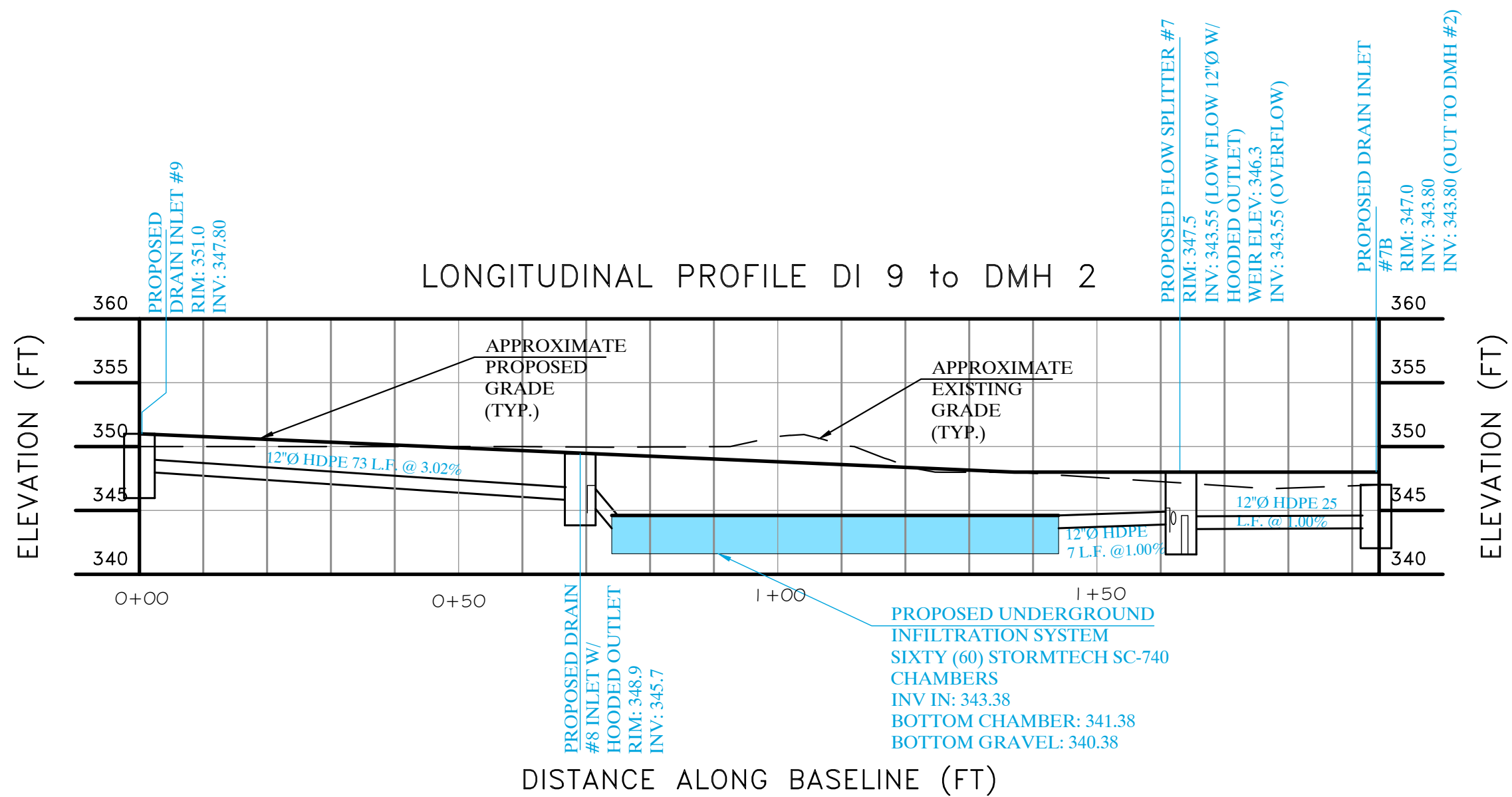
ENLARGED VIEW OF DMH #5 (1" = 10')



LONGITUDINAL PROFILE HW TO DMH 1



LONGITUDINAL PROFILE DI 9 to DMH 2



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DETAILS & DRAINAGE PROFILES

ARTIS SENIOR LIVING

TOWN OF OSSING		WESTCHESTER COUNTY, NEW YORK	
11	10.		
	9.		
	8.		
	7.		
	6.	SEPTEMBER 28, 2016 - GENERAL REVISIONS	
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	REVISIONS		
PROJECT I.D.:		ART100	
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