

SITE DEVELOPMENT PLANS

PREPARED FOR

ARTIS SENIOR LIVING, LLC

TOWN OF OSSINING

WESTCHESTER COUNTY, NEW YORK

DATE: AUGUST 1, 2015

SITE DATA

SITE LOCATION: 553 NORTH STATE ROAD
BRIARCLIFF MANOR, NEW YORK

OWNER/APPLICANT: ARTIS SENIOR LIVING, LLC
1651 OLD MEADOW ROAD, SUITE 100
McCLEAN VA, 22102

LOT SIZE: 1.53 ACRES

ZONING DISTRICT: GB - GENERAL BUSINESS



SHEET INDEX

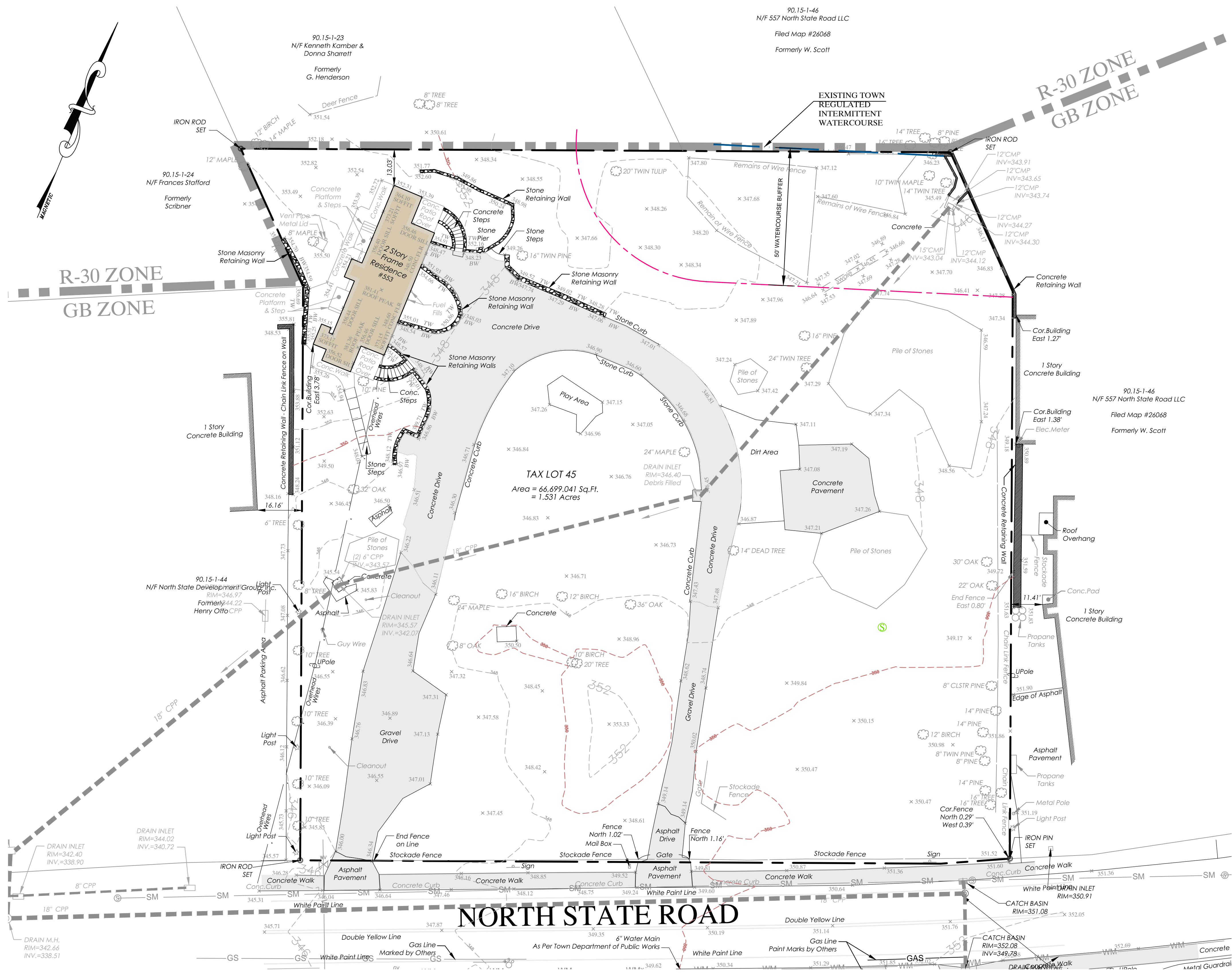
COVER SHEET	
EXISTING CONDITIONS PLANS	1 / 9
LAYOUT PLAN	2 / 9
GRADING & UTILITIES PLAN	3 / 9
EROSION & SEDIMENT CONTROL PLAN	4 / 9
LANDSCAPING PLAN	5 / 9
WETLAND MITIGATION PLAN	6 / 9
DETAILS	7 / 9
DETAILS	8 / 9
DETAILS	9 / 9

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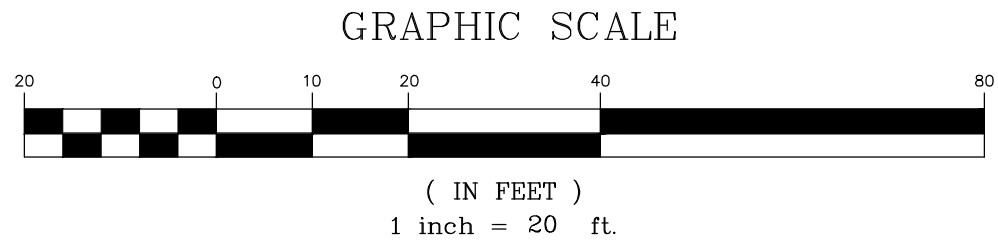
500 Main Street • Armonk, N.Y. 10504
T: (914) 273-2323
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LEGEND	
	EXISTING PROPERTY LINE
	EXISTING 10' CONTOUR
	EXISTING 2' CONTOUR
	EXISTING SPOT ELEVATION
	TOWN REGULATED WATERCOURSE
	50' WATERCOURSE BUFFER
	EXISTING ZONING BOUNDARY
	EXISTING FENCE
	EXISTING SEWER MAIN
	EXISTING DRAINAGE PIPE
	EXISTING WATER MAIN
	EXISTING HYDRANT
	EXISTING GAS MAIN
	EXISTING SIDEWALK
	EXISTING TREE

GENERAL NOTES:

- SURVEY INFORMATION AND TOPOGRAPHY BASED UPON THE MAP ENTITLED "ALTA/ACSM SURVEY PROPERTY TAX LOT 45 SITUATE IN THE TOWN OF OSSINING, WESTCHESTER COUNTY, NEW YORK" PREPARED BY THOMAS C. MERRITT'S LAND SURVEYORS, P.C. DATED (LAST REVISED) JANUARY 20, 2014.
- THE WATERCOURSE SHOWN HEREON WAS DELINEATED IN THE FIELD BY THE TOWN'S WETLAND CONSULTANT ON MAY 27, 2015. THE SURROUNDING WETLAND AREA WAS DEEMED TO BE NON-JURISTICTIONAL DUE TO IT'S SIZE.



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EXISTING CONDITIONS PLAN

ARTIS SENIOR LIVING

TOWN OF OSSINING

WESTCHESTER COUNTY, NEW YORK

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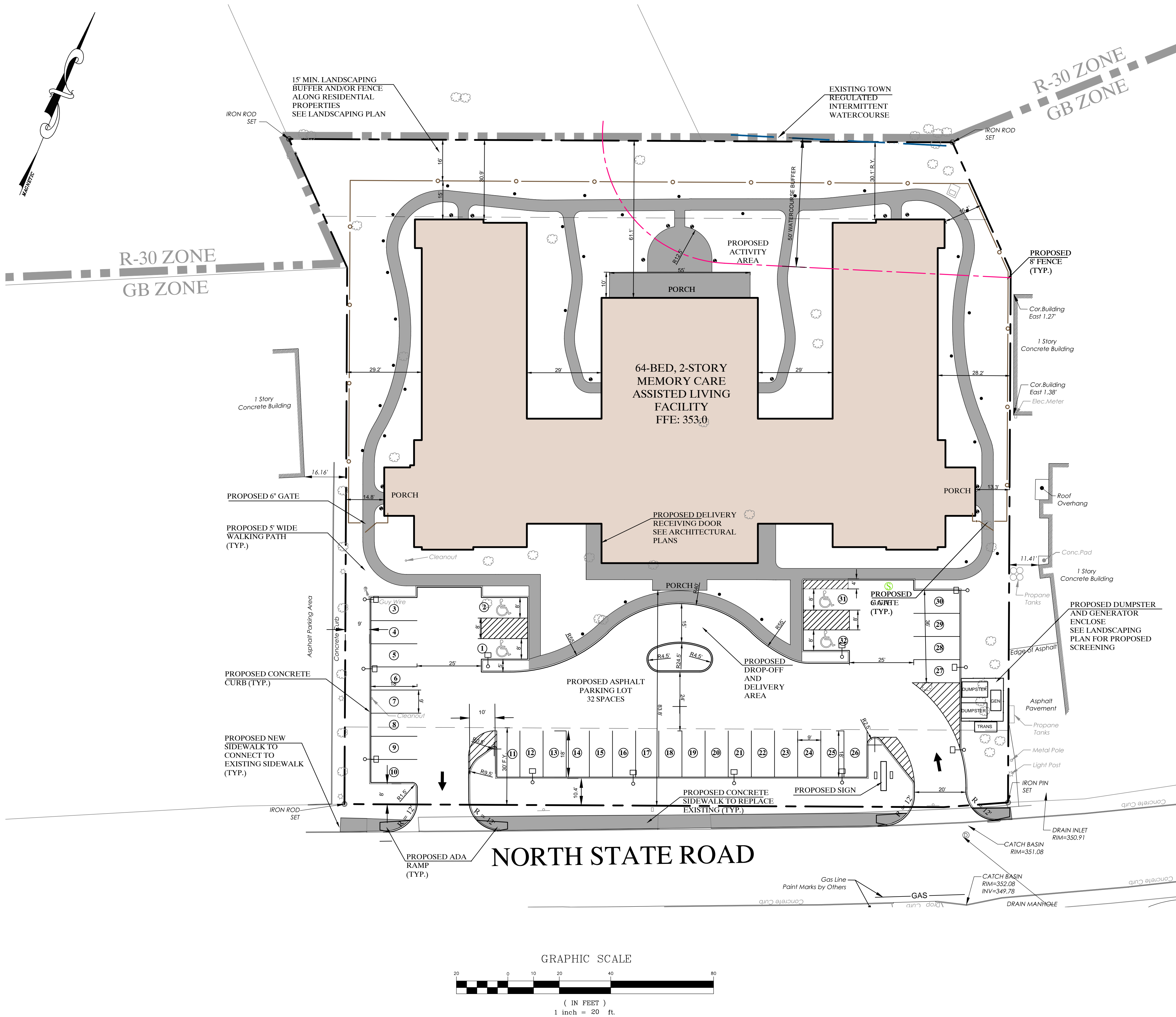
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PROJECT I.D.:

ART100

DATE:

AUGUST 1, 2015



GENERAL NOTES:

1. SURVEY INFORMATION AND TOPOGRAPHY BASED UPON THE MAP ENTITLED "ALTA/ACSM SURVEY PROPERTY TAX LOT 45 SITUATE IN THE TOWN OF OSSINING, WESTCHESTER COUNTY, NEW YORK" PREPARED BY THOMAS C. MERRITTS LAND SURVEYORS, P.C. DATED (LAST REVISED) JANUARY 20, 2014.
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3. ALL VEGETATION SHOWN ON THESE PLANS SHALL BE MAINTAINED IN A HEALTHY AND VIGOROUS GROWING CONDITION THROUGHOUT THE DURATION OF THE PROPOSED USE OF THE SITE. ANY VEGETATION NOT SO MAINTAINED SHALL BE REPLACE WITH NEW COMPARABLE VEGETATION AT THE BEGINNING OF THE NEXT GROWING SEASON.
4. ALL EXTERIOR LIGHTING SHOWN ON THESE PLANS SHALL BE SHIELDED AND/OR DIRECTED SO AS TO ELIMINATE ANY GLARE FROM BEING OBSERVABLE FROM ADJOINING STREETS AND PROPERTIES.
5. ALL UTILITY LINES ASSOCIATED WITH THIS PROJECT SHALL BE LOCATED UNDERGROUND.
6. SEE ARCHITECTURAL PLANS PREPARED BY DENNIS D. SMITH, AIA ARCHITECT FOR BUILDING INFORMATION.
7. SEE LIGHTING PLAN BY HALOPHANE FOR LIGHTING DESIGN INFORMATION

ZONING (GB) TABLE - OSSINING

REGULATION	MIN./MAX. DISTRICT REQUIREMENTS (GB)	PROPOSED
LOT AREA	20,000 SF (MIN)	66,676 SF
FRONTAGE	50 FEET (MIN)	255 FT
LOT WIDTH	100 FEET (MIN)	255 FT
LOT DEPTH	130 FEET (MIN)	259 FT
FRONT YARD SETBACK	30 FEET (MIN)	83.8 FT
SIDE YARD SETBACK	0 FEET (MIN)	13.3 FT
SIDE ALONG RESIDENTIAL	30 FEET (MIN)	N/A
REAR YARD ALONG RESIDENTIAL	30 FEET (MIN)	30.1 FT
BUILDING HEIGHT (FEET)	35 FEET (MAX)	35 FT
BUILDING HEIGHT (STORIES)	2.0 STORIES (MAX)	2.0 STORIES
BUILDING COVERAGE	30% (MAX)	29%
PARKING SPACES	0.5 SPACE PER BED	32 SPACES
	0.5 * 64 = 32 SPACES	

LEGEND

	EXISTING PROPERTY LINE
	EXISTING 10' CONTOUR
	EXISTING 2' CONTOUR
	EXISTING SPOT ELEVATION
	TOWN REGULATED WATERCOURSE
	50' WATERCOURSE BUFFER
	EXISTING ZONING BOUNDARY
	PROPOSED 8' FENCE
	SIDEWALK MARKER LIGHT FIXTURE
	BOLLARD LIGHT FIXTURE
	POLE MOUNTED LIGHT FIXTURE
	SIGN FLOOD LIGHT FIXTURE

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LAYOUT PLAN

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TOWN OF OSSINING

WESTCHESTER COUNTY, NEW YORK

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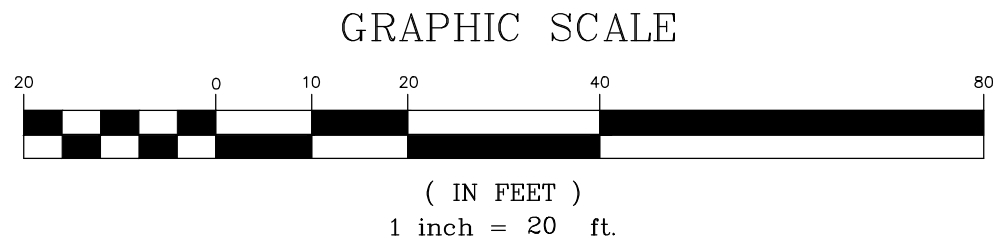
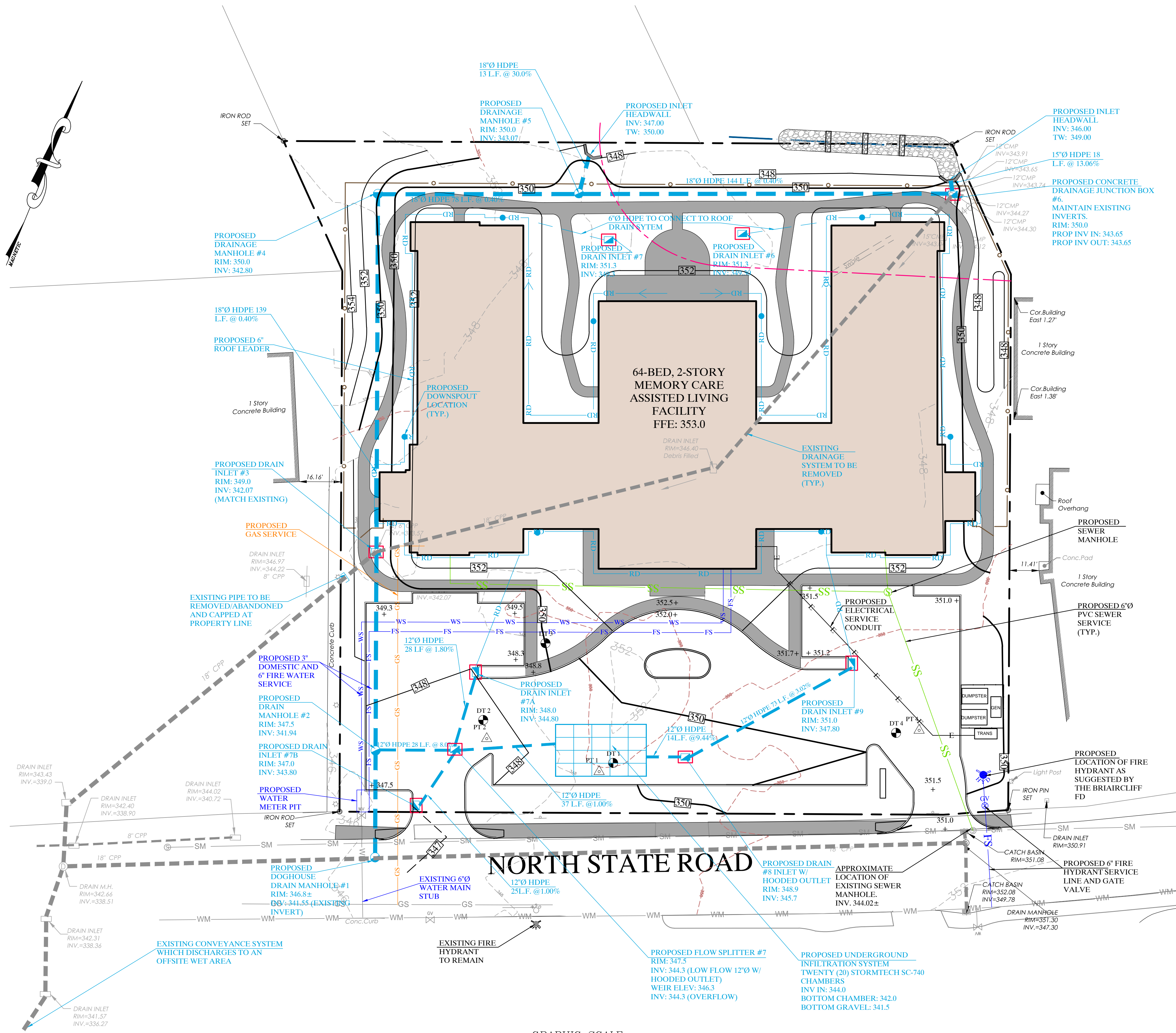
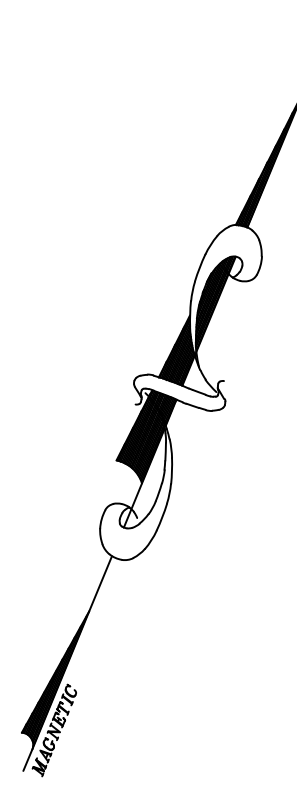
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 - SEE ARCHITECTURAL PLANS PREPARED BY DENNIS D. SMITH, AIA ARCHITECT FOR BUILDING INFORMATION.
 - ALL EXISTING SITE FEATURES SHALL BE DEMOLISHED AND REMOVED OFF SITE IN A SAFE A LEGAL MANNER; UNLESS OTHERWISE NOTED.

SOIL TESTING RESULTS :

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

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

LEGEND

	EXISTING 10' CONTOUR
	EXISTING 2' CONTOUR
	EXISTING SPOT ELEVATION
	PROPOSED 10' CONTOUR
	PROPOSED 2' CONTOUR
	PROPOSED SPOT GRADE
	PROPOSED FIRE SERVICE
	PROPOSED FIRE SERVICE
	PROPOSED WATER SERVICE
	PROPOSED SEWER SERVICE
	PROPOSED ROOF DRAIN
	PROPOSED FOOT DRAIN
	PROPOSED HDPE DRAIN PIPE
	PROPOSED SEWER MANHOLE
	PROPOSED DRAIN INLET/CATCH BASIN
	PROPOSED DRAINAGE MANHOLE
	PROPOSED YARD DRAIN
	PROPOSED HEAD WALL
	PROPOSED HYDRANT
	PROPOSED GATE VALVE
	DEEP TEST HOLE LOCATION
	PERCOLATION TEST HOLE LOCATION

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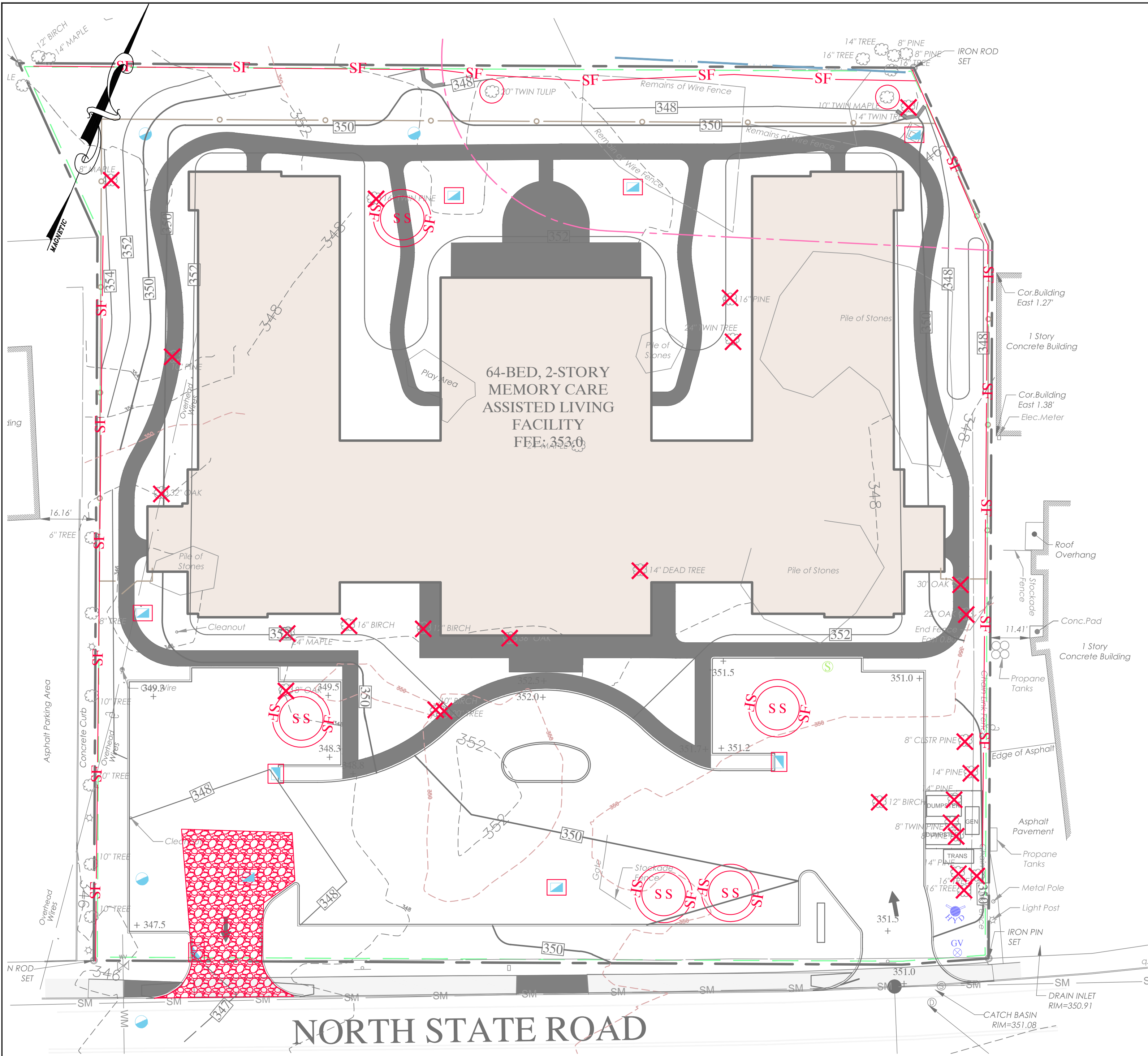
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GRADING AND UTILITY PLAN

ARTIS SENIOR LIVING

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NORTH STATE ROAD

LEGEND

EXISTING 2' CONTOUR	- - - - -	PROPOSED 2' CONTOUR	—446—
EXISTING 10' CONTOUR	- - - - -	PROPOSED 10' CONTOUR	—450—
EXISTING SPOT GRADE	X 447.07	PROPOSED CONCRETE CURB	=====
TOWN REGULATED WATERCOURSE	- - - - -	PROPOSED DRAIN INLET W/ INLET PROTECTION	□
50' WATERCOURSE BUFFER	- - - - -	PROPOSED SILT FENCE	—SF—
EXISTING DRAINAGE PIPE	— — — — —	PROPOSED LIMIT OF DISTURBANCE	- - - - -
TREE TO BE PROTECTED	○	TEMPORARY SOIL STOCKPILE	SS
TREE TO BE REMOVED	X		

EROSION AND SEDIMENT CONTROL PLAN

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

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

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

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

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

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

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

STABILIZED CONSTRUCTION ENTRANCE

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

Maintenance/Inspection

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

SILT FENCE

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

Maintenance/Inspection

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

INLET PROTECTION

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

Maintenance/Inspection

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

SOIL/MATERIAL STOCKPILING

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

Maintenance/Inspection

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

SURFACE STABILIZATION

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

GENERAL LAND GRADING

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

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

DUST CONTROL

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

POLLUTION PREVENTION MEASURES FOR CONSTRUCTION RELATED ACTIVITIES

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

GENERAL CONSTRUCTION SEQUENCING

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

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

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

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

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

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

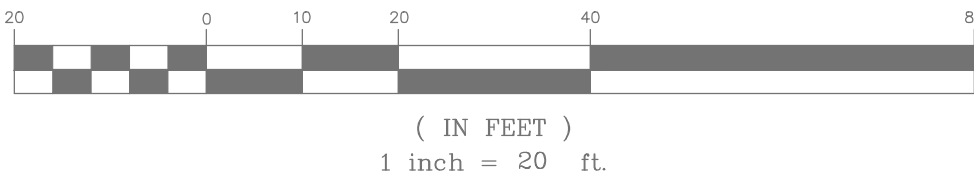
Construction Sequencing

- Owner/operator to obtain all necessary permits/approvals.
- Owner/operator to conduct a pre-construction meeting.
- Contractor to stake clearing limits of disturbance for the project.
- Contractor to install perimeter erosion controls.
- Contractor to install stabilized construction entrance.
- Contractor to install silt fence in locations as indicated on the Erosion & Sediment Control Plan.
- Contractor to commence demolition of all existing site features.
- Contractor to commence clearing and grubbing for structures, parking and utilities.
- Contractor to initiate general excavation of the parking lot, foundations and drainage facilities.
- Contractor to stockpile excavated soil in soil stockpile locations to reclaim for further use (i.e., landscaping).
- Contractor to construct facility.
- Contractor to make necessary utility service connections.
- Contractor to initiate installation of drainage facilities.
- The outlet of the drain inlet immediately upstream of the infiltration system shall be plugged or capped. This will keep the infiltration system off line during construction.
- Contractor to install inlet protection around installed drainage facilities.
- Contractor to complete storm drainage facilities.
- Contractor to rough grade parking lot, if required.
- Contractor to provide dust control during construction as necessary.
- Contractor to finish final grade of parking lot.
- Contractor to re-vegetate disturbed areas.
- Contractor shall final stabilize all drainage areas tributary to each stormwater facility.
- Contractor to install wetland mitigation measures.
- Contractor shall remove silt fence, inlet protection, drain inlet plug and all erosion control practices upon final stabilization.
- Re-vegetation of disturbed areas.
- Once site is stabilized, infiltration system to be placed on-line.
- Contractor to install landscaping.
- Remove sediment and erosion controls upon site stabilization.

Contact Person

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

GRAPHIC SCALE



KELLARD SESSIONS CONSULTING		EROSION & SEDIMENT CONTROL PLAN	
ENGINEERING, LANDSCAPE ARCHITECTURE & PLANNING, P.C.		TOWN OF OSSINING WESTCHESTER COUNTY, NEW YORK	
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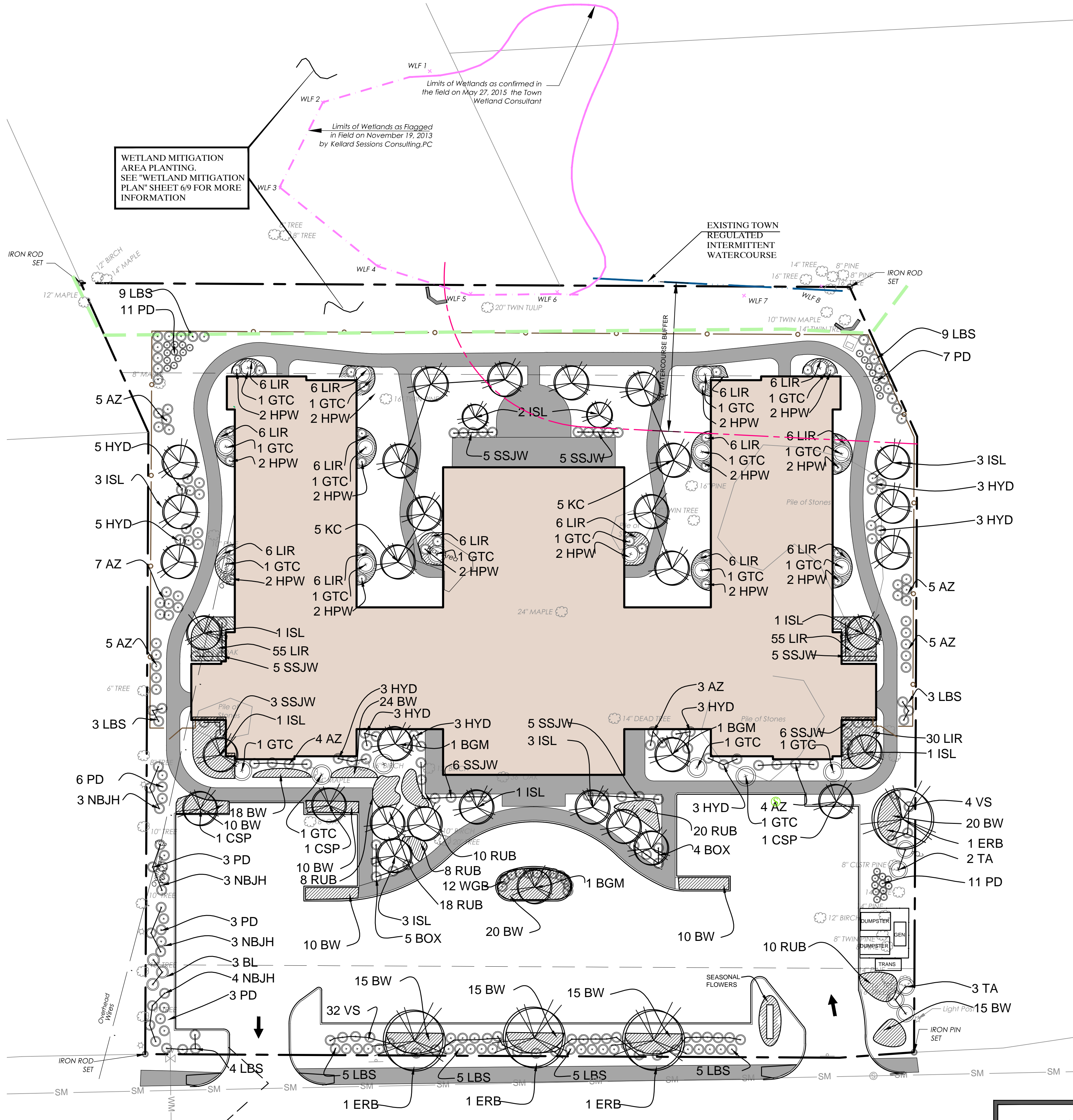
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ARTIS SENIOR LIVING PLANT LIST					
SYMBOL	COMMON NAME	SCIENTIFIC NAME	QUANTITY	SIZE	ROOT
DECIDUOUS TREES					
ERB	Eastern Red Bud	<i>Cercis Canadensis "Forest Pansy"</i>	4	3" - 3-1/2" cal.	B&B
EVERGREEN TREES					
TA	Techny Arborvitae	<i>Thuja Occidentalis Techny</i>	5	8' - 9' ht.	B&B
GGA	Green Giant Arborvitae	<i>Thuja Green Giant</i>	6	7' - 8' ht.	B&B
FLOWERING TREES					
CSP	Cleveland Select Pear	<i>Pyrus Calleryana</i>	3	3" - 3-1/2" cal.	B&B
ISL	Ivory Silk Lilac	<i>Syringa Reticulata</i>	19	2-1/2" - 3" cal.	B&B
BGM	Blood Good Maple	<i>Acer Platanum</i>	3	6' - 7' ht.	B&B
KC	Kwanzan Cherry	<i>Prunus Serrulata Kwanzan</i>	10	2-1/2" - 3" cal.	B&B
SHRUBS					
GTC	Green Thread Cypress	<i>Chamaecyparis Pisifera Filifera</i>	19	7" - 8' ht.	B&B
NBJH	Northern Beauty Holly	<i>Ilexcrenata Northern Beauty</i>	13	3' - 4' ht.	Cont.
HPW	Hydrangea Pinky Winky	<i>Hydrangea Paniculata Pinky</i>	28	7 gal.	Cont.
BOX	Green Velvet Boxwood	<i>Buxus Green Velvet</i>	9	24" ht.	B&B
WGB	Winter Gem Boxwood	<i>Buxus Microphylla Winter Gem</i>	12	3 gal.	Cont.
BL	Bloomerang Lilac	<i>Syringa Penda Bloomerang</i>	3	4' - 5' ht.	B&B
VS	Virginia Sweetspire	<i>Itea Virginia L. "Henry's Garnet"</i>	36	5 gal.	Cont.
SSJW	Shrubby St. John's Wort	<i>Hypericum Prolificum</i>	40	3 gal.	Cont.
HYD	Hydrangea Anna Bell	<i>Hydrangea Arborescens Anna Bell</i>	31	5 gal.	Cont.
AZ	Tradition Azalea	<i>Azalea Tradition</i>	38	5 gal.	Cont.
GRASSES, PERENNIALS AND GROUND COVERS					
PD	Prairie Dropseed	<i>Sporobolus Heterolepis</i>	44	3 gal. @ 30" oc	Cont.
LBS	Little Blue Stem	<i>Schizachyrium Scoparium</i>	48	5 gal. @ 42" oc	Cont.
BW	Butterfly Weed	<i>Asclepias Tuberosa "Hello Yellow"</i>	182	1 gal. @ 18" oc	Cont.
RUB	Black Eyed Susan	<i>Rudbeckia Fulida Goldstrum</i>	74	1 gal. @ 18" oc	Cont.
LIR	Liriope Big Blue	<i>Muscari Big Blue</i>	224	1 gal. @ 18" oc	Cont.

GENERAL PLANTING NOTES:

1. ULTIMATE SPACING AND LOCATION OF PROPOSED TREES / SHRUBS SHALL BE DETERMINED BY THE LANDSCAPE ARCHITECT IN THE FIELD FOLLOWING CONSTRUCTION OF OFFICE BUILDING AND PARKING LOT.
2. LANDSCAPE ARCHITECT SHALL HAVE THE OPTION FOR PLANT SUBSTITUTION DEPENDING UPON ACTUAL SITE CONDITIONS ENCOUNTERED (i.e. BEDROCK DEPTH, SUN EXPOSURE/ ANGLE, ETC.)
3. RAISED PLANTING BEDS (i.e. BERMS) MAYBE REQUIRED FOR PLANTING AREAS WITH SHALLOW BEDROCK DEPTH.
4. 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.
5. THE CONTRACTOR SHALL PROVIDE A 12" MINIMUM DEPTH OF TOPSOIL FOR ALL PLANTING BEDS.
6. 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.
7. 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.
8. 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.
9. 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.
10. ALL PLANTS SHALL BE BALLED AND WRAPPED AS SPECIFIED. ALL ROOT WRAPPING MATERIAL MADE OF SYNTHETICS OR PLASTICS SHALL BE REMOVED AT THE TIME OF PLANTING.
11. NO SUBSTITUTIONS FOR PLANT MATERIAL TYPE OR SIZE WILL BE ALLOWED UNLESS SUCH SUBSTITUTION HAS BEEN APPROVED BY THE LANDSCAPE ARCHITECT.
12. 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.
13. 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.
14. A MINIMUM OF FOUR (4) INCHES (DEPTH) OF PREMIUM DARK BROWN BARK MULCH SHALL BE PLACED AROUND ROOT BALLS OF TREES/SHRUBS. THE MULCH AREA SHALL BE AT LEAST TWO TIMES THE DIAMETER OF THE PLANT CONTAINER OR ROOT BALL.
15. ALL PLANTS AND STAKES SHALL BE SET PLUMB UNLESS OTHERWISE SPECIFIED. CONTRACTOR SHALL REMOVE STAKES AFTER ONE FULL GROWING SEASON.
16. 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.
17. ALL PLANTS SHALL BE SPRAYED WITH AN ANTIDESSICANT WITHIN 24 HOURS AFTER PLANTING. IN ADDITION, ALL PLANTS SHALL BE SPRAYED WITH AN ANTIDESSICANT AT THE BEGINNING OF THEIR FIRST WINTER.
18. ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST 24-HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL THEN BE WATERED WEEKLY, IF NECESSARY, DURING THE FIRST GROWING SEASON.
19. CONTRACTOR/OWNER SHALL MAKE PROVISIONS TO PROTECT ALL PLANTS FROM DEER BROWSE WITH ONE OR MORE OF THE FOLLOWING: FENCING NETTING, SPRAY REPELLENT.
20. ALL EXISTING TREES / SHRUBS SHALL BE INSPECTED FOR VINES. ALL VINES SHALL BE CUT AND, WHERE PRACTICABLE, REMOVED FROM THE TREE / SHRUB.



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LANDSCAPING PLAN
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TOWN OF OSSINGINGWESTCHESTER COUNTY, NEW YORK

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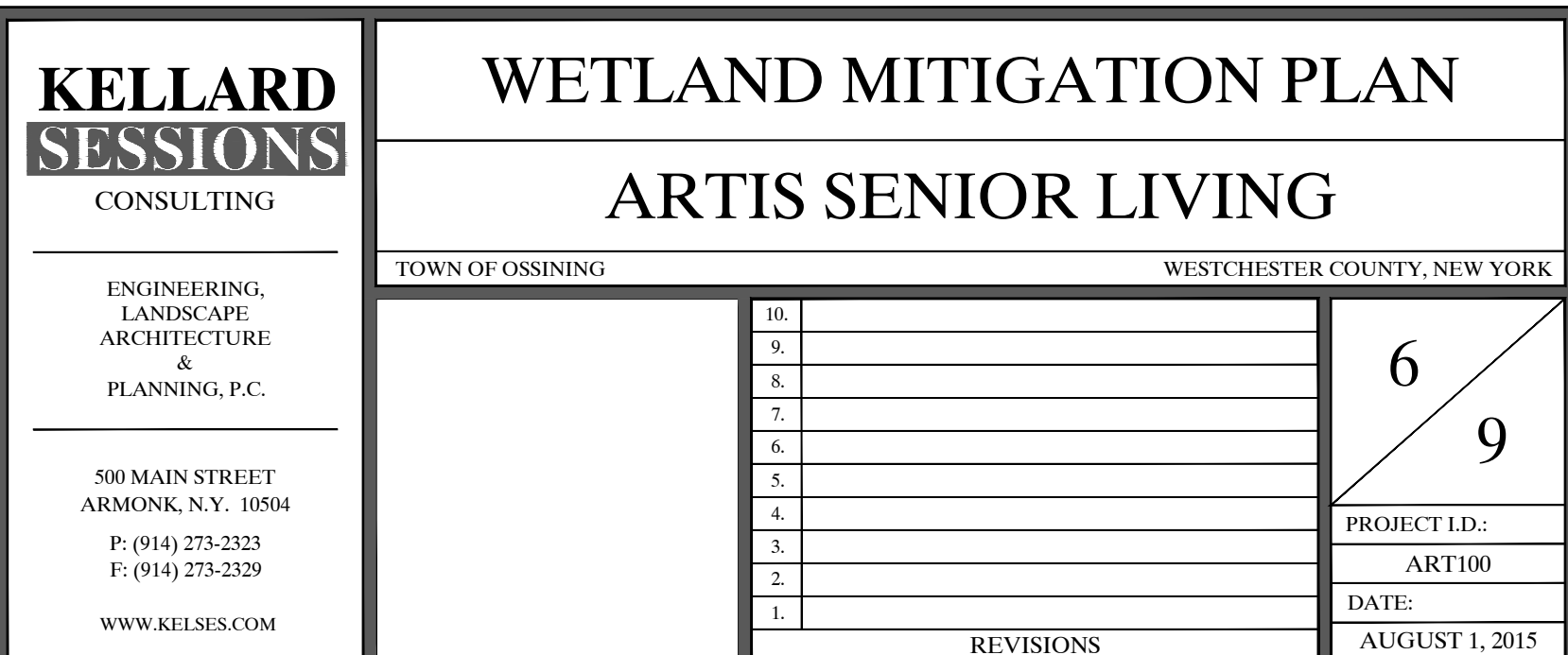
PROJECT I.D.:
ART100
DATE:
AUGUST 1, 2015

UNAUTHORIZED ADDITIONS, MODIFICATIONS AND/OR ALTERATIONS TO THESE PLANS IS A VIOLATION OF SECTION 2709(2) OF THE NEW YORK STATE EDUCATION LAW

1. 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.
2. THE INTERMITTENT WATERCOURSE SHOWN HEREON WAS DELINEATED IN THE FIELD BY THE TOWN'S WETLAND CONSULTANT ON MAY 27, 2015. THE SURROUNDING WETLAND AREA WAS DEEMED BY THE TOWN'S WETLAND CONSULTANT TO BE NON-JURISDICTIONAL DUE TO ITS SIZE.
3. ALL PROPOSED OFF-SITE WORK AND LAND DISTURBANCE REQUIRE THE APPROVAL OF THE OFF-SITE PROPERTY OWNER. THE OFF-SITE MITIGATION SHOWN HEREON ASSUMES THAT PERMISSION HAS BEEN GRANTED TO DO SUCH WORK.

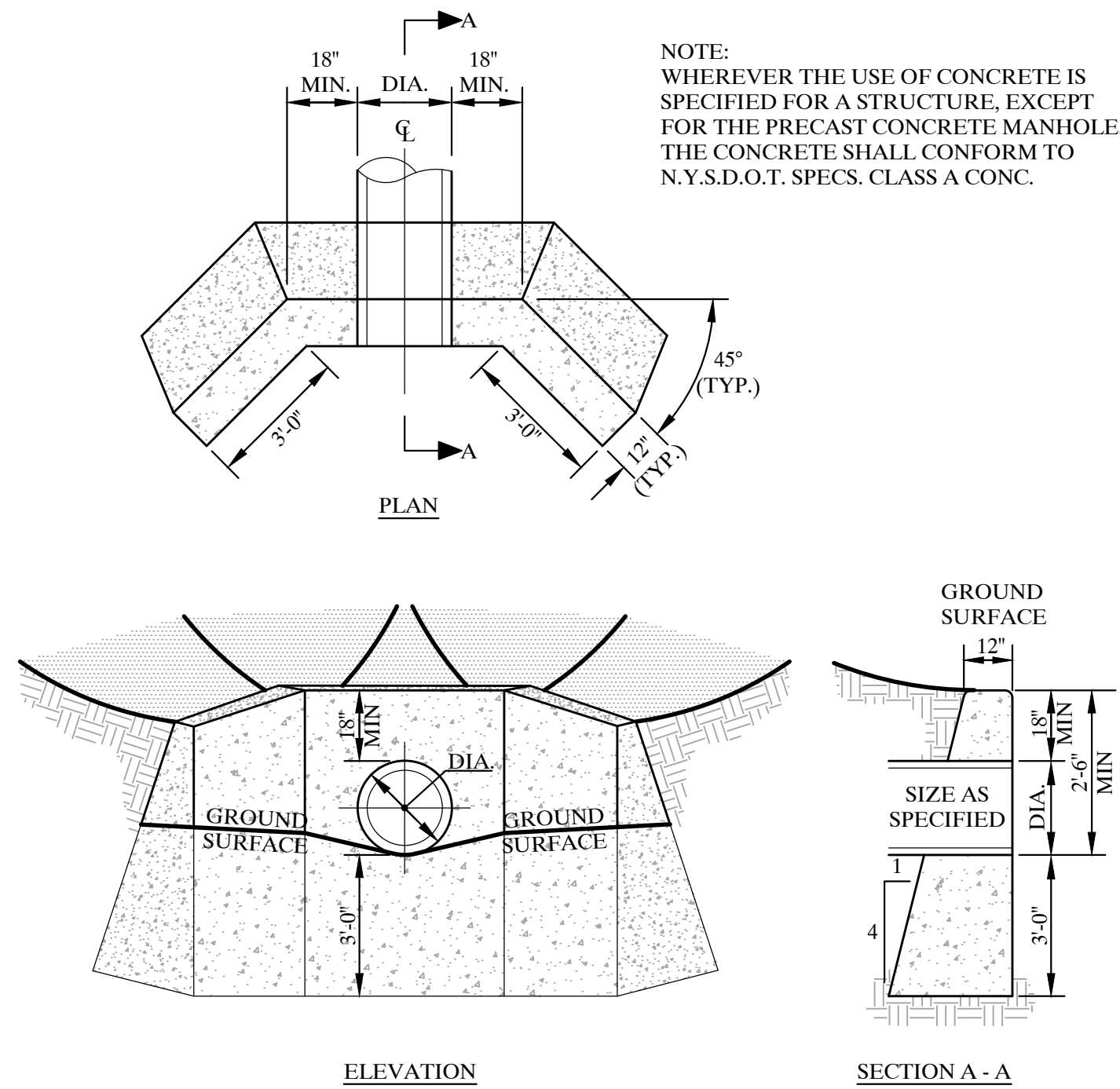
3. ULTIMATE SPACING AND LOCATION OF PROPOSED TREES / SHRUBS SHALL BE DETERMINED BY THE LANDSCAPE ARCHITECT IN THE FIELD FOLLOWING CONSTRUCTION OF OFFICE BUILDING AND PARKING LOT.
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6. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING AS SPECIFIED WITHIN THIS SCHEDULE. A COVERAGE, A MINIMUM OF 50% OF PLANTS PROVIDED SHALL BE THE LARGER END OF THE SIZE RANGE.
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MONITORING AND MAINTENANCE EFFORTS FOR THE INVASIVE SPECIES REMOVAL/MANAGEMENT PROGRAM WILL BE CONDUCTED OVER A THREE (3) 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.

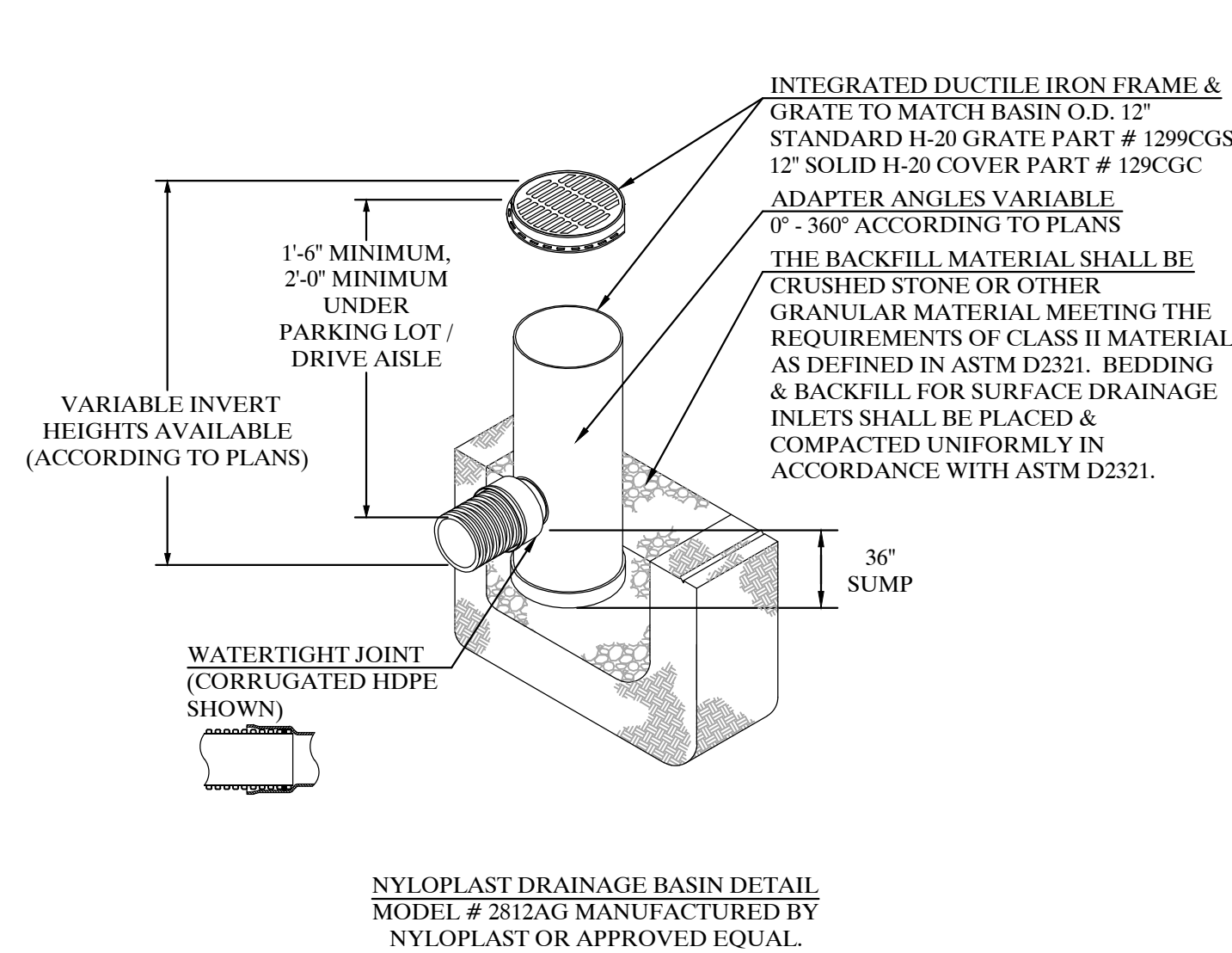


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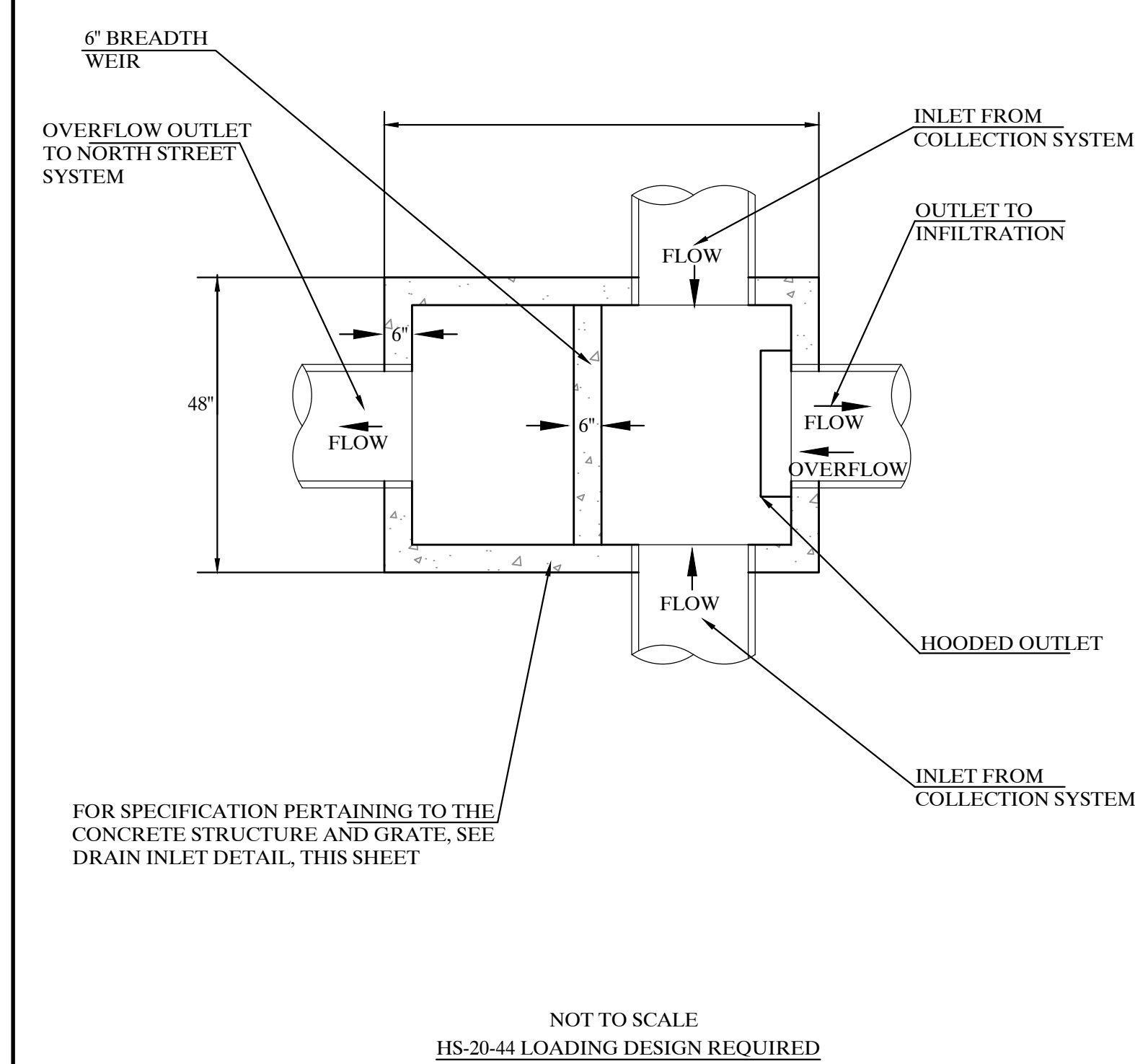
HEADWALL DETAIL (N.T.S.)



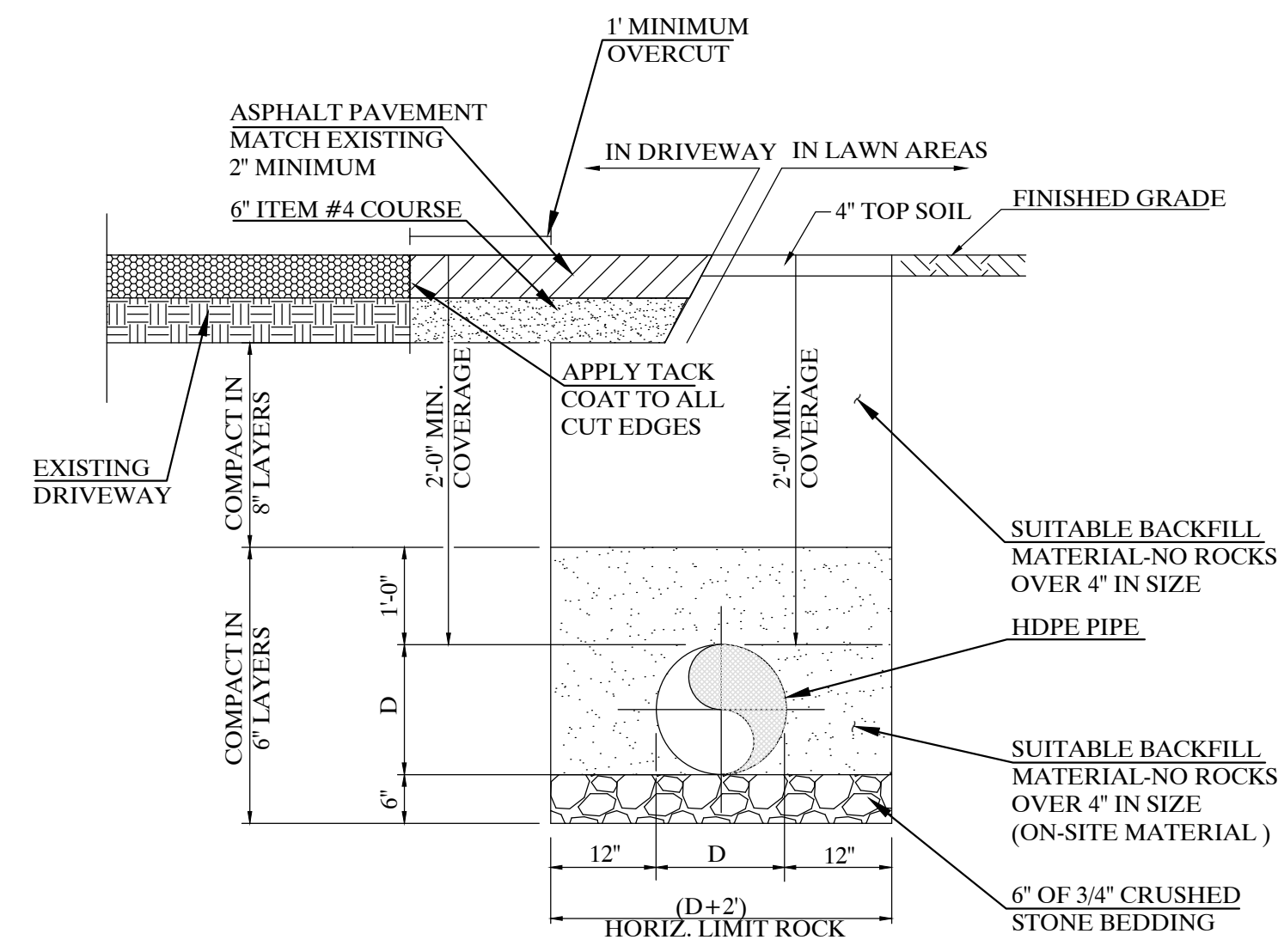
NYOPLAST DRAINAGE BASIN DETAIL (N.T.S.)



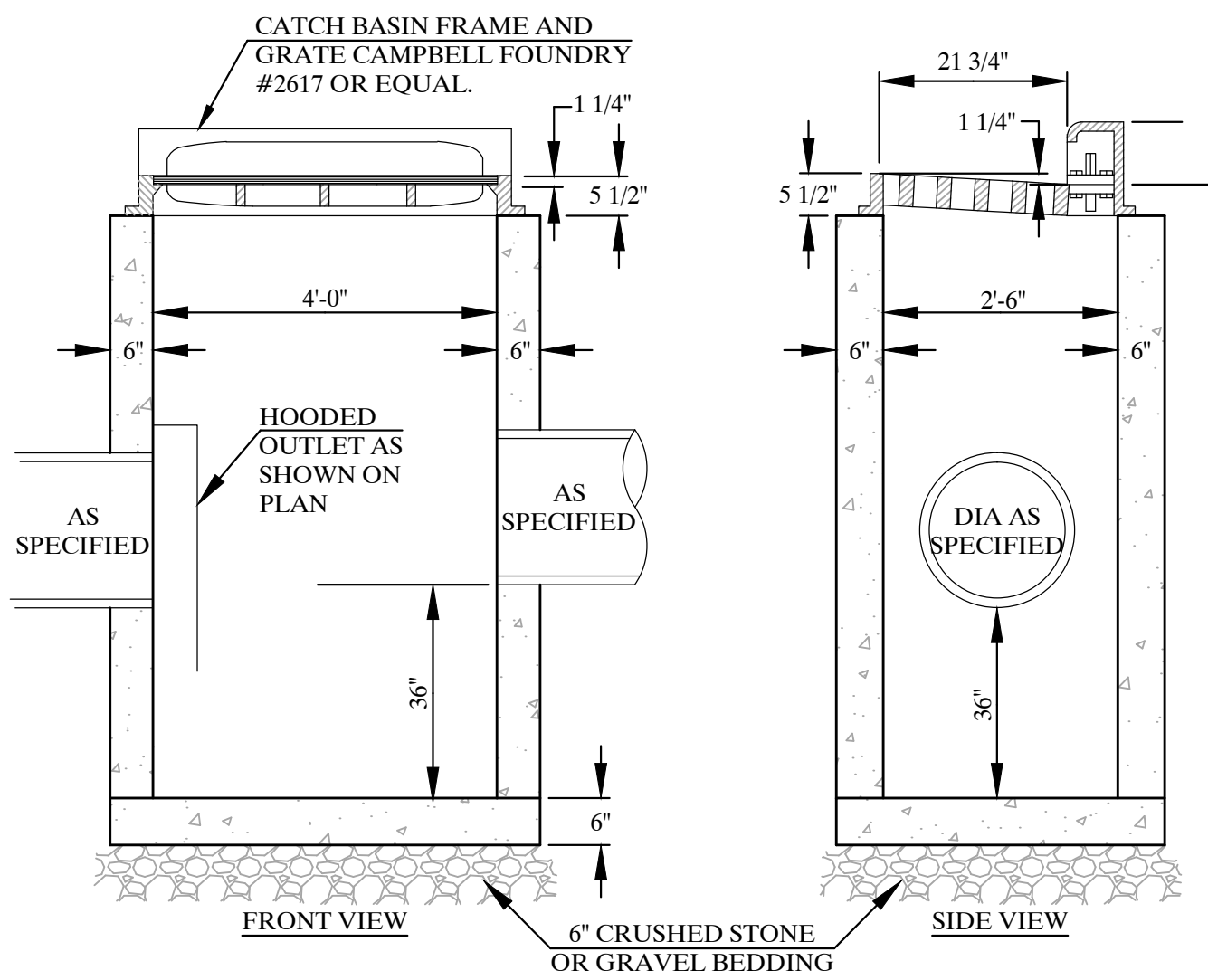
FLOW SPLITTER DETAIL (N.T.S.)



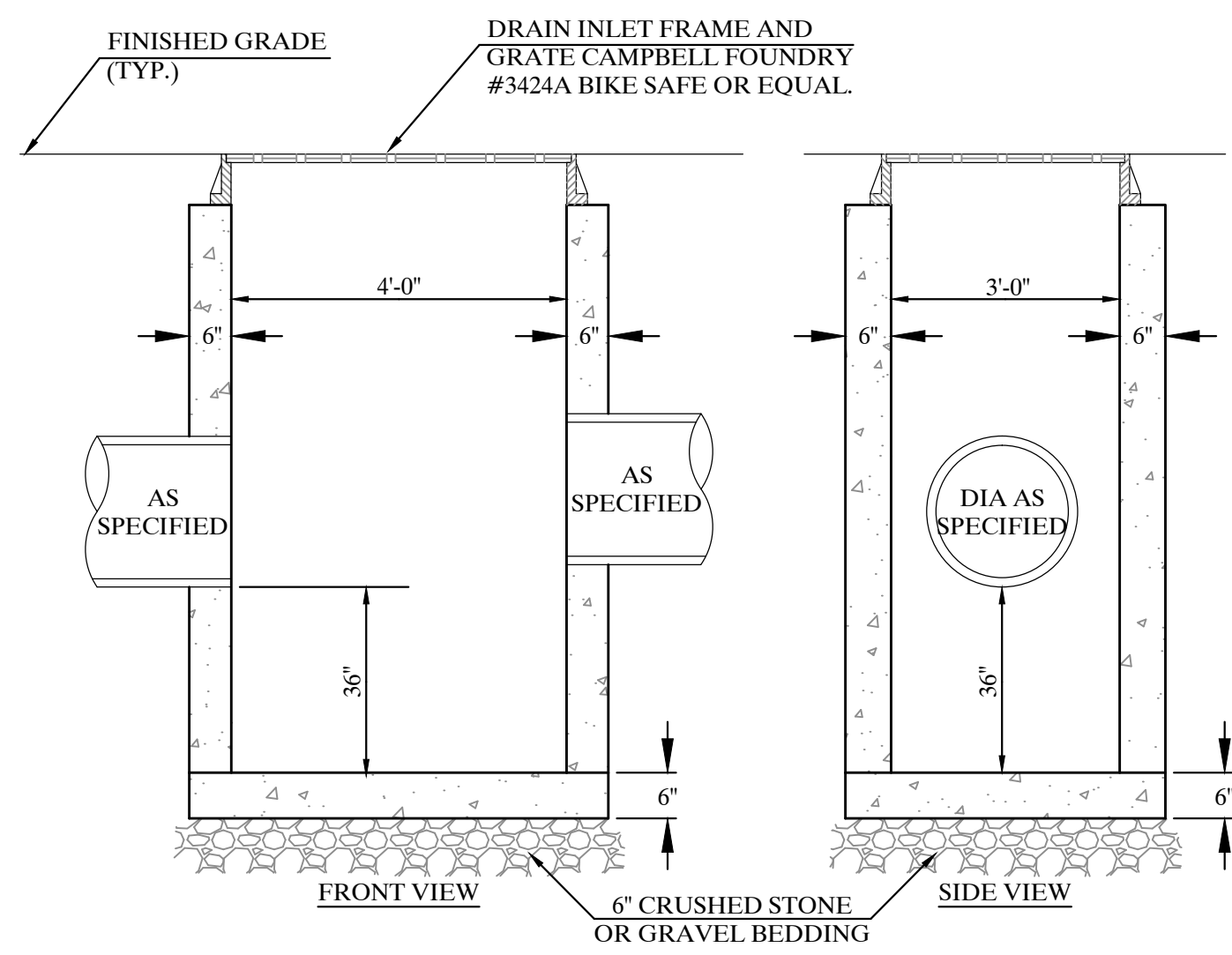
PIPE TRENCH DETAIL (N.T.S.)



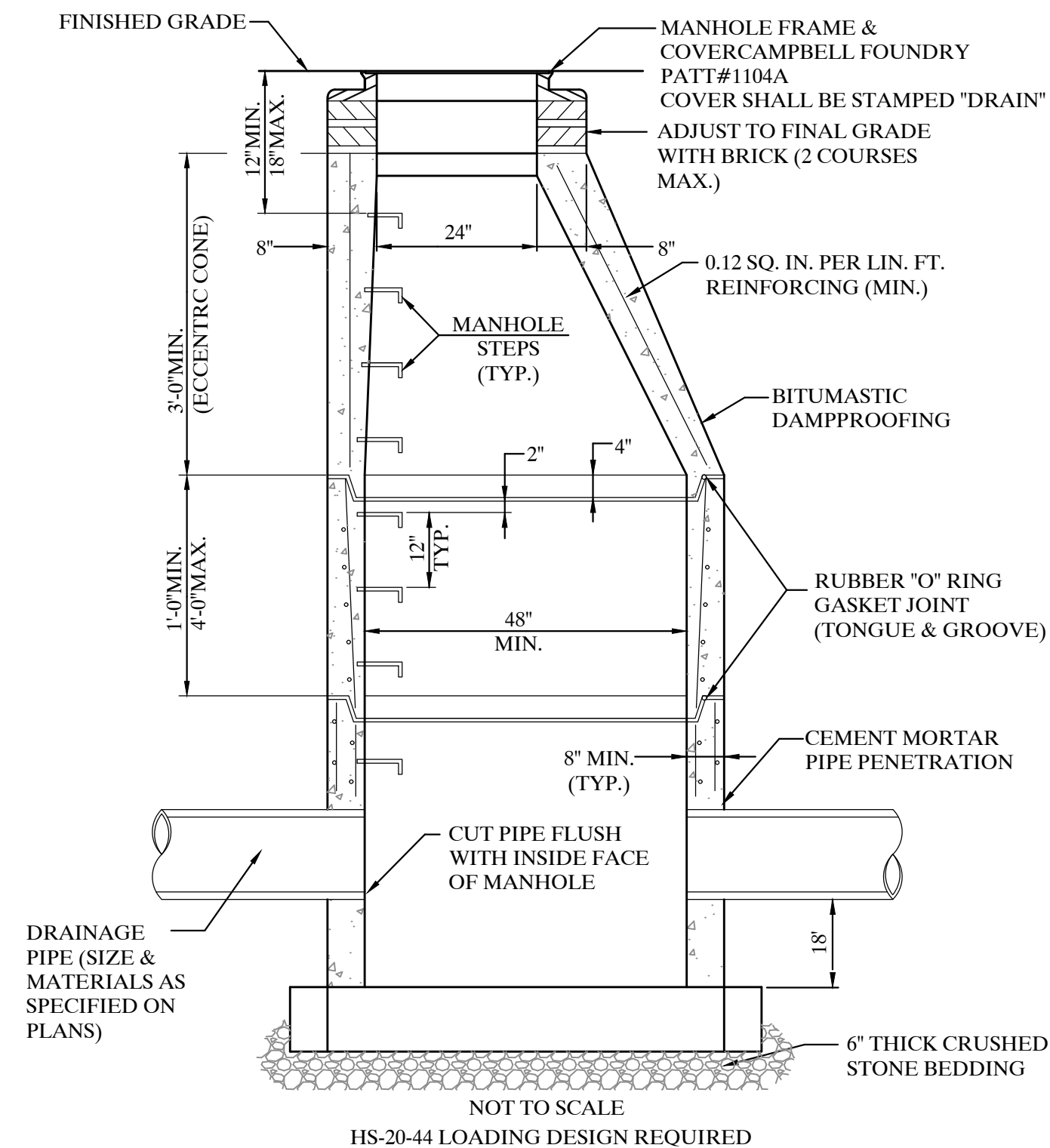
CATCH BASIN DETAIL (N.T.S.)



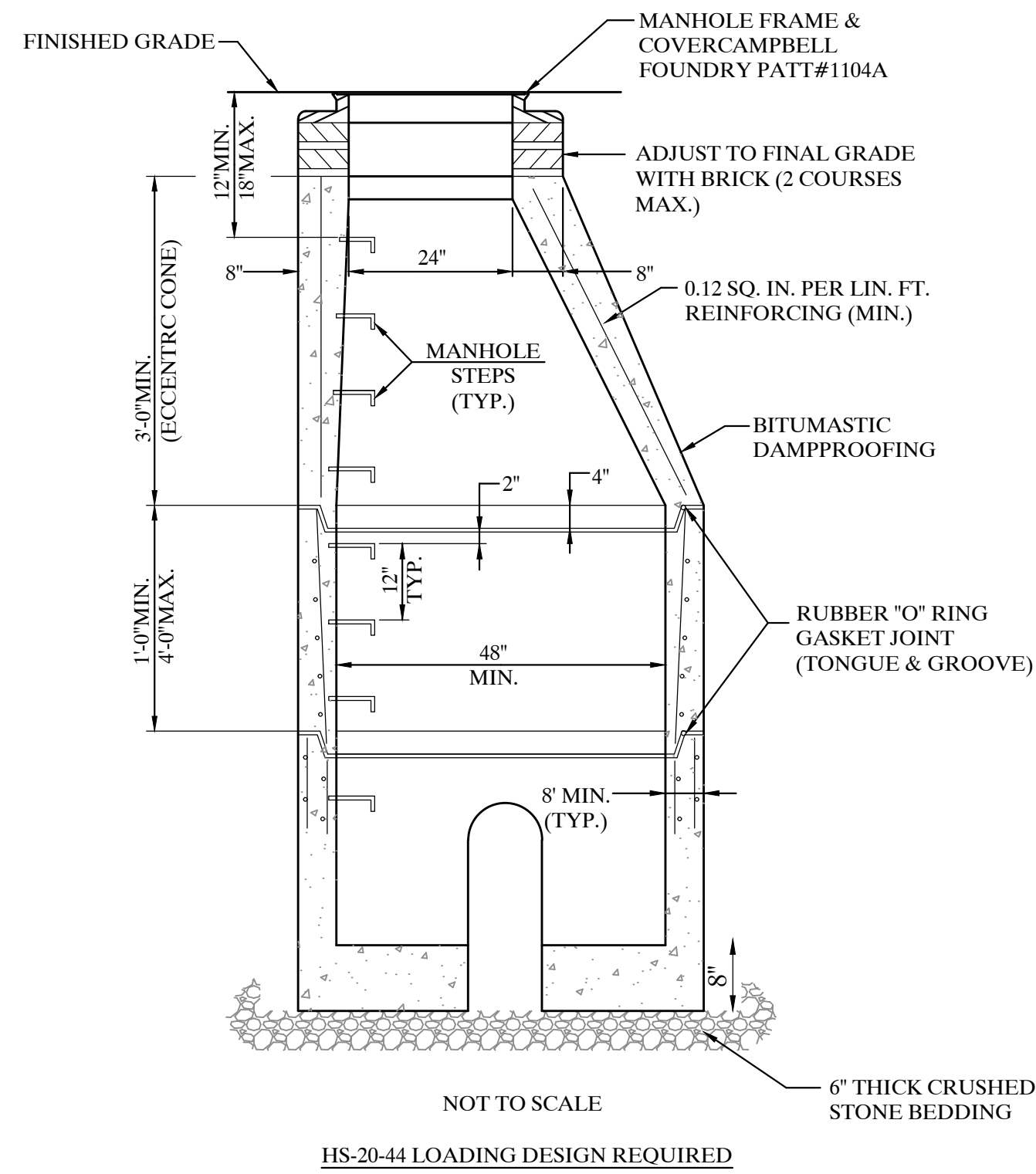
PRECAST CONCRETE DRAIN INLET DETAIL (N.T.S.)



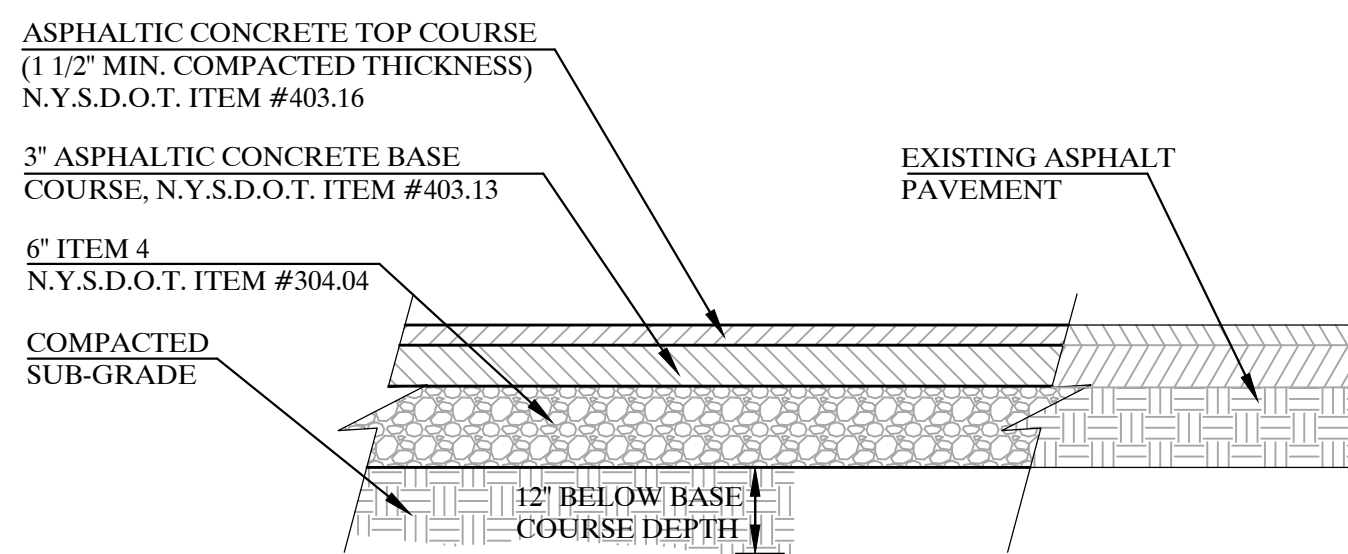
DRAINAGE MANHOLE DETAIL (N.T.S.)



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



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



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SITE DETAILS

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TOWN OF OSSING

WESTCHESTER COUNTY, NEW YORK

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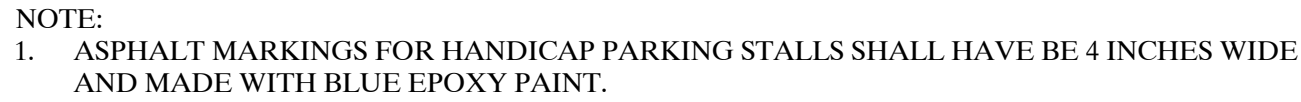
PROJECT I.D.:

ART100

DATE:

AUGUST 1, 2015

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



DETECTABLE WARNING

1:12 MAX

5'-0"

6'-0"

4'-0"

6'-0"

PLAN

CURB REVEAL TO BE FLUSH WITH PAVEMENT

1:12 MAX

1:12 MAX

6"

6'-0"

4'-0"

6'-0"

ELEVATION

CONCRETE TO BE SCORED WITH EDGING TOOL TO SIMULATE CURBING

5'-0"

3'-0"

6"

1/2" R

6"

12"

6"

AS A CONCRETE

AGGREGATE BASE

PROVED COMPACTED GRADE

6"X6" 10/10 WELD WIRE MESH

SECTION A-A

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

PLAN View: This is a top-down view of the unit. It is a rectangle with overall dimensions of 16'-0" in height and 15'-0" in width. The height is labeled on the left side, and the width is labeled at the bottom. The unit features a 'SIDE DOOR' on the left wall. Inside, there is a 'GENERATOR' at the top, and two 'DUMPSTER' units below it. The corners are reinforced with 'BOLLARDS (TYP.)', indicated by circles with an 'X' inside. The interior walls are supported by '4" X 4" P.T. POST (TYP.)', shown as small circles. A diagonal brace is shown in the bottom right corner, labeled '15'-0"'. The word 'PLAN' is centered below the drawing.

ELEVATION View: This is a side view of the unit. It shows a '6" CONCRETE SLAB' at the base. The unit is enclosed by a '6' HIGH BLACK CHAIN LINK FENCE WITH PRIVACY SLATS'. The fence is supported by '8" Ø CONCRETE FOOTING AT POSTS (TYPICAL)'. The top of the unit is labeled 'GRADE'. The side wall is made of 'GALVANIZED STEEL HINGES AND HARDWARE (TYP.)'. A vertical dimension of '2'-6" MIN.' is shown for the concrete footing. The word 'ELEVATION' is centered below the drawing.

Diagram illustrating the cross-section of a concrete curb and gutter detail. The curb is shown with a 1/2" radius at the top and a 3/4" radius at the base. The curb is 6" high and 8 1/4" wide at the base. The curb is adjacent to a finished pavement grade, which is 18" above the subgrade. The pavement is asphaltic concrete parking lot. The curb is finished grade.

Labels and dimensions in the diagram:

- FINISHED GRADE
- 1/2" RADIUS
- 3/4"
- 6"
- 1/2" RADIUS
- 6"
- 18"
- FINISHED PAVEMENT GRADE - SEE PLANS
- ASPHALTIC CONCRETE PARKING LOT
- 8 1/4"
- APPROVED COMPACTED SUBGRADE
- CLASS A CONCRETE (3,500 PSI)

NON-WOVEN POLYPROPYLENE FILTER FABRIC TOP, SIDES & BOTTOM
 $1\frac{1}{2}$ " - 2" WASHED, CRUSHED STONE
STORMTECH SC-740 H-20 CHAMBER
FEED CONNECTOR
INLET PIPE
 SEE PLAN FOR LOCATION(S)

TYPICAL PLAN VIEW STORMTECH SC-740

INSPECTION PORT, SEE DETAIL
STORMTECH SC-740 CHAMBER
 $1\frac{1}{2}$ " - 2" WASHED, CRUSHED STONE
 TOP OF GRAVEL
 10" MIN.
 INFLOW & OVERFLOW
 18"
 1' 1' 1' 1' 1'
 6" STONE SEPARATION BETWEEN ROWS
 31" C.C.
 52"
 18" STONE BASE
FINISHED GRADE
 95% COMPACTED FILL
NON-WOVEN POLYPROPYLENE FILTER FABRIC TOP, SIDES AND BOTTOM
 6"
 30"
BASE OF UNIT

TYPICAL CROSS SECTION

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

4" DIA. PVC THREADED CAP

6"

4" DIA. PVC SDR 35

CONNECTION TO INFILTRATION CHAMBER, SEE PLAN FOR LOCATIONS

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

- PUMPER OUTLET SHALL FACE STREET, HOSE OUTLETS SHALL BE PARALLEL TO STREET.
- PLUMBNESS OF HYDRANT TO BE CHECKED IN TWO DIRECTIONS, 90 APART.
- RODDING SHALL CONSIST OF TWO 3/4" THREADED RODS CAREFULLY COATED WITH BITUMASTIC PAINT. RODDING MAY BE OMITTED BETWEEN THE MAIN AND LATERAL VALVE ONLY WHERE A TAPPING VALVE OR HYDRANT VALVE ANCHORING TIE IS USED.
- 1-1/2" STONE SHALL BE PLACED AROUND THE HYDRANT FROM THE BOTTOM OF THE TRENCH, BUT AT LEAST 6" BELOW THE BASE OF THE HYDRANT TO 6" ABOVE THE WASTE OPENING AND TO A DISTANCE OF 12" AROUND THE ELBOW.
- HYDRANTS WITH PLUGGED DRAINS SHALL HAVE A 3" BLACK CIRCLE PAINTED DIRECTLY UNDER THE PUMPER OUTLET.
- IF GROUND WATER IS ENCOUNTERED WITHIN 7' OF SURFACE, DRAIN HOLES SHALL BE PLUGGED. WHEN DRAINS ARE PLUGGED, THE BARRELS MUST BE PUMPED DRY AFTER USE DURING FREEZING WEATHER. WHERE HYDRANT DRAINS ARE NOT PLUGGED, A GRAVEL POCKET OR DRY WELL SHALL BE PROVIDED UNLESS THE NATURAL SOILS WILL PROVIDE ADEQUATE DRAINAGE. DRAINAGE DRAINS SHALL NOT BE CONNECTED TO OR LOCATED WITHIN 10' OF SANITARY SEWER OR STORM DRAINS.

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

SEE PLANS FOR FINISHED SURFACE LAND COVERS

EXISTING LEDGE ROCK

VARIES

4'-0" MIN.

12" MIN.

6" MIN.

6" MIN.

6" MIN.

BACK FILL WITH CLEAN FILL IN 6" LIFTS

PROPOSED 3" TYPE K COPPER DOMESTIC WATER SERVICE

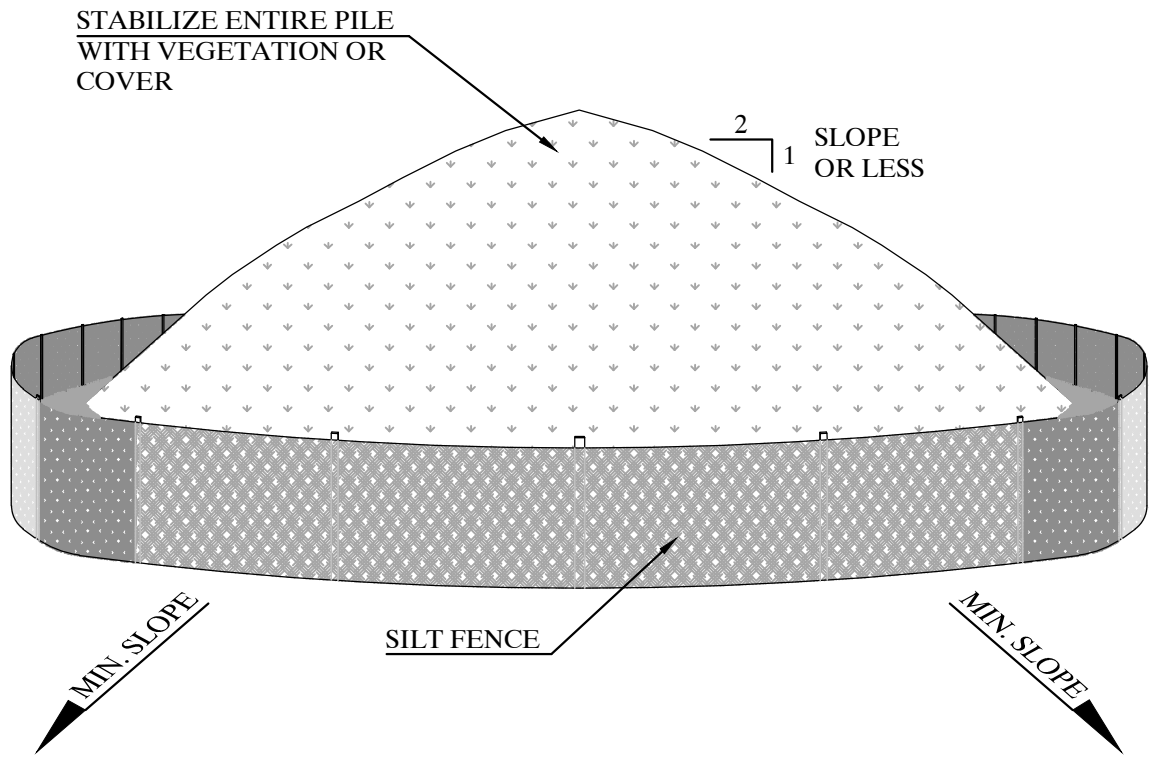
COMPACTED SAND BACKFILL

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

AUGUST 1, 2015

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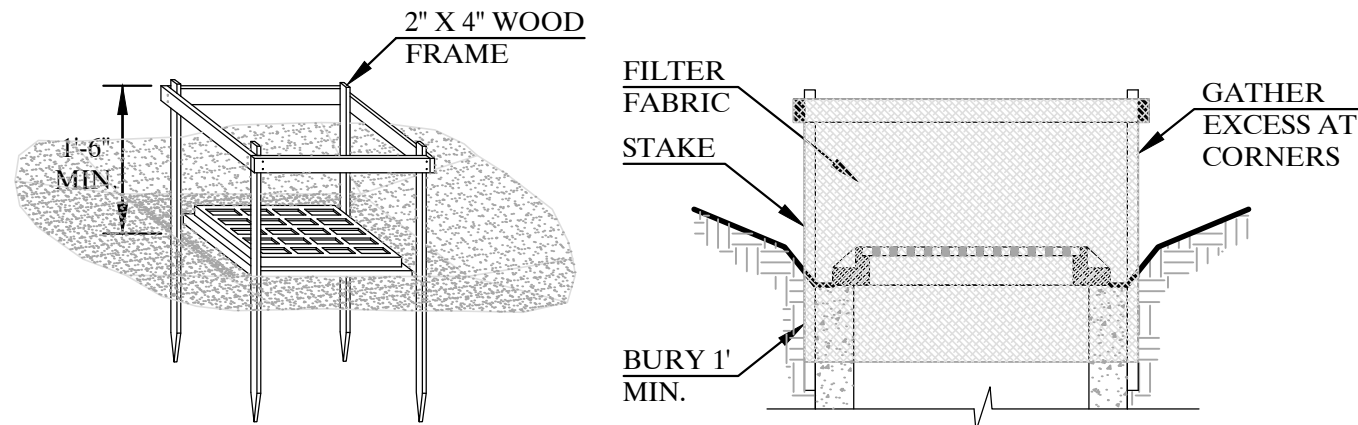
TEMPORARY SOIL STOCKPILE DETAIL (N.T.S.)



INSTALLATION NOTES

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

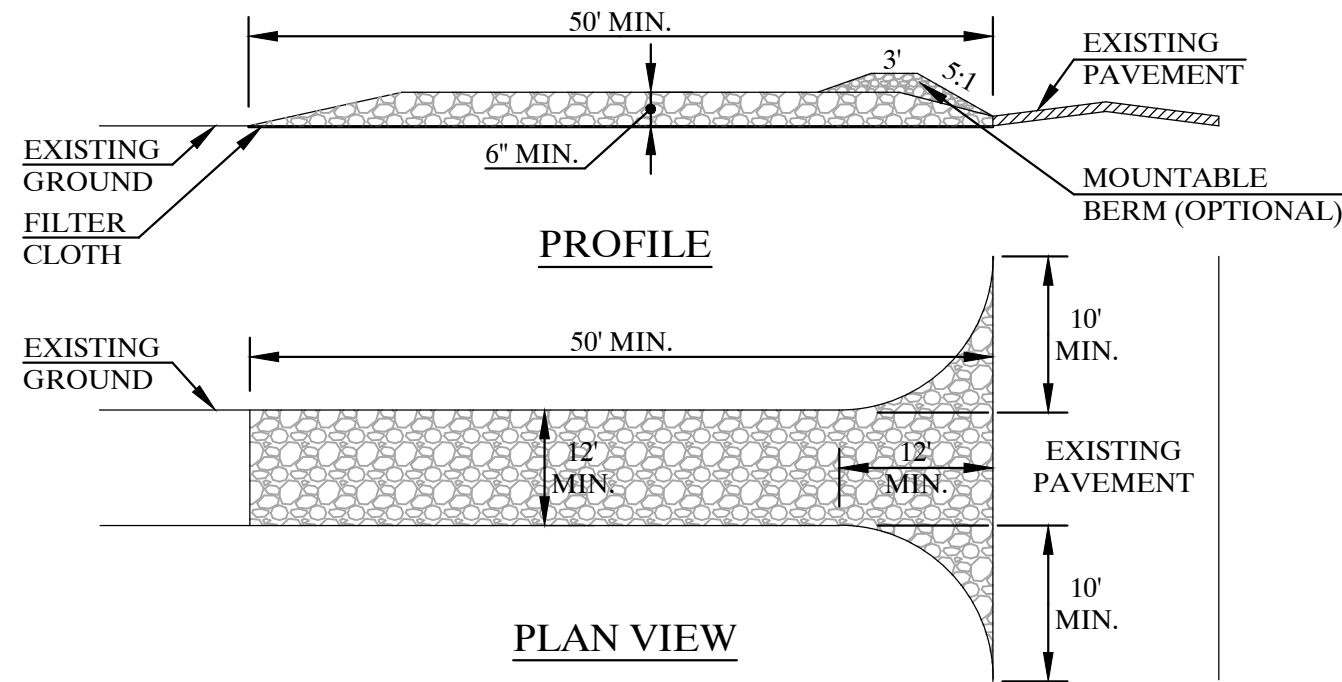
FILTER FABRIC DROP INLET PROTECTION DETAIL (N.T.S.)



CONSTRUCTION SPECIFICATIONS

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

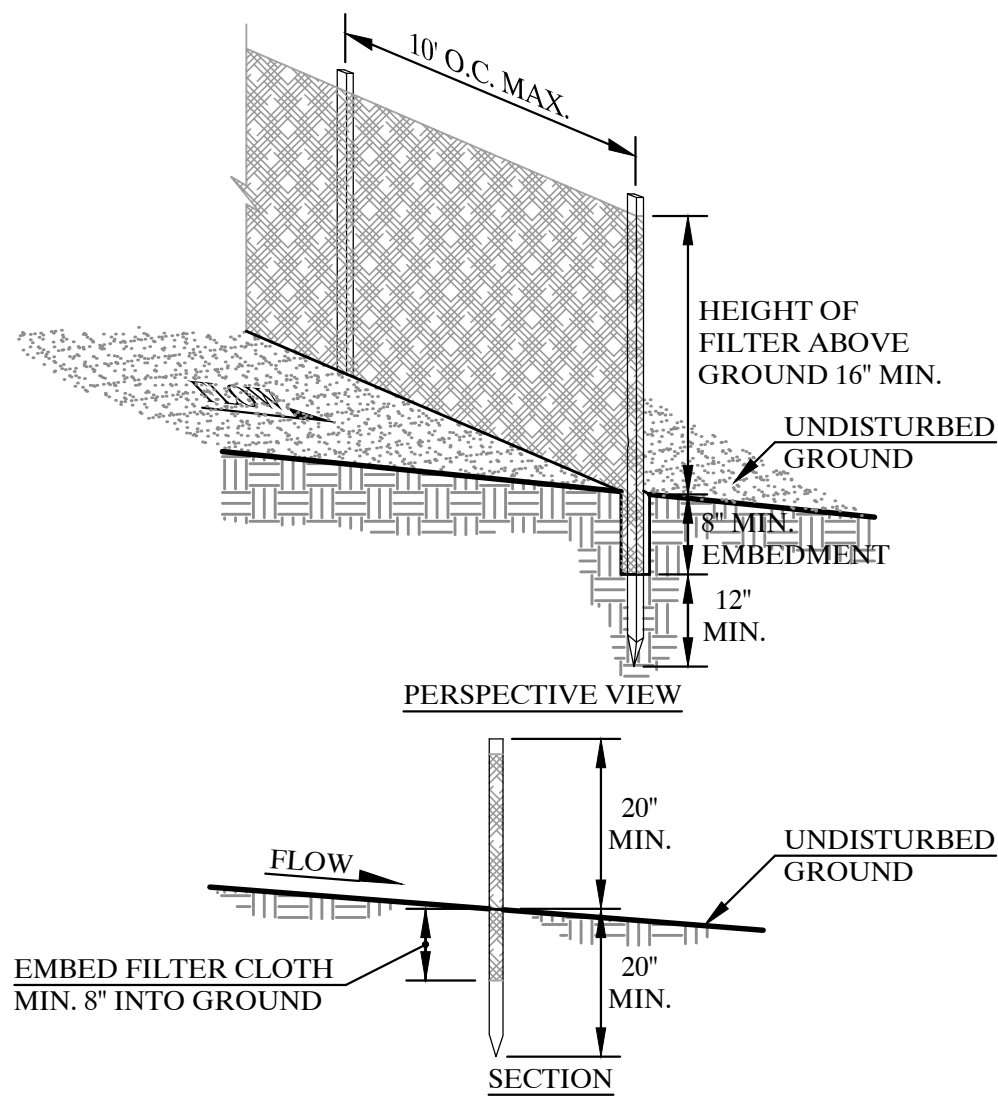
STABILIZED CONSTRUCTION ENTRANCE DETAIL (N.T.S.)



CONSTRUCTION SPECIFICATIONS

1. STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
4. WIDTH - TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.
5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACTED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON A AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

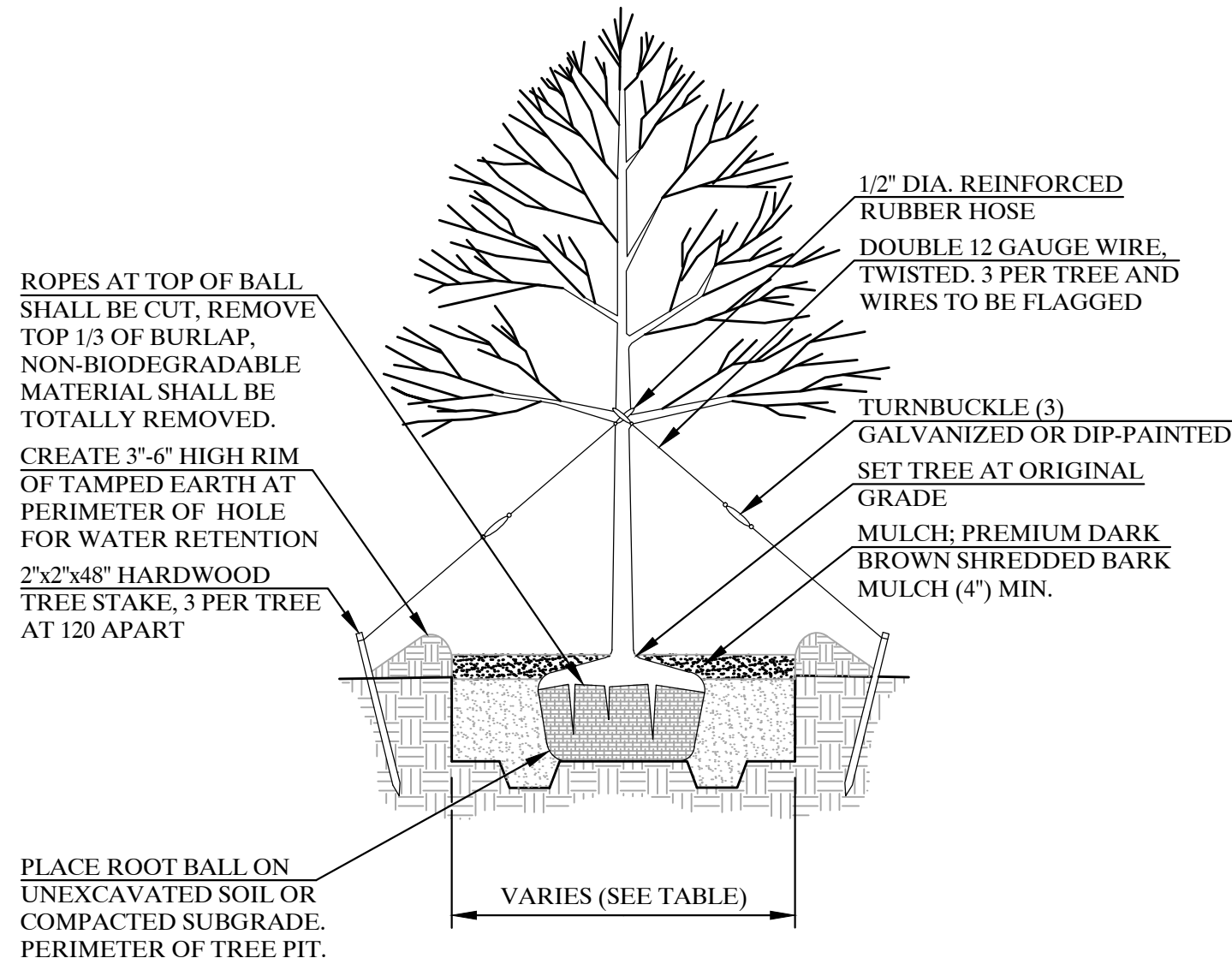
SILT FENCE DETAIL (N.T.S.)



CONSTRUCTION NOTES FOR FABRICATED SILT FENCE

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

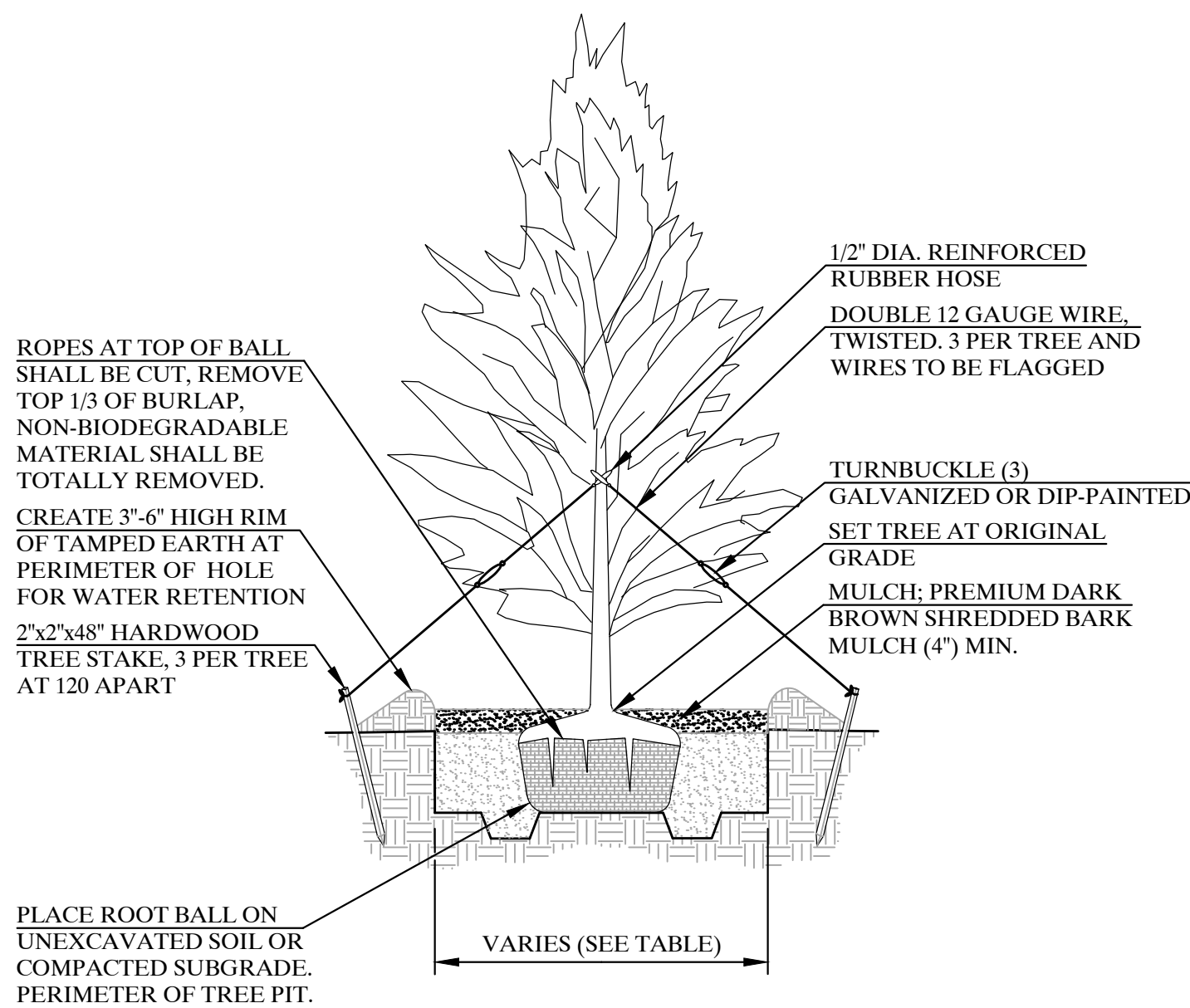
DECIDUOUS TREE PLANTING DETAIL (N.T.S.)



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

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

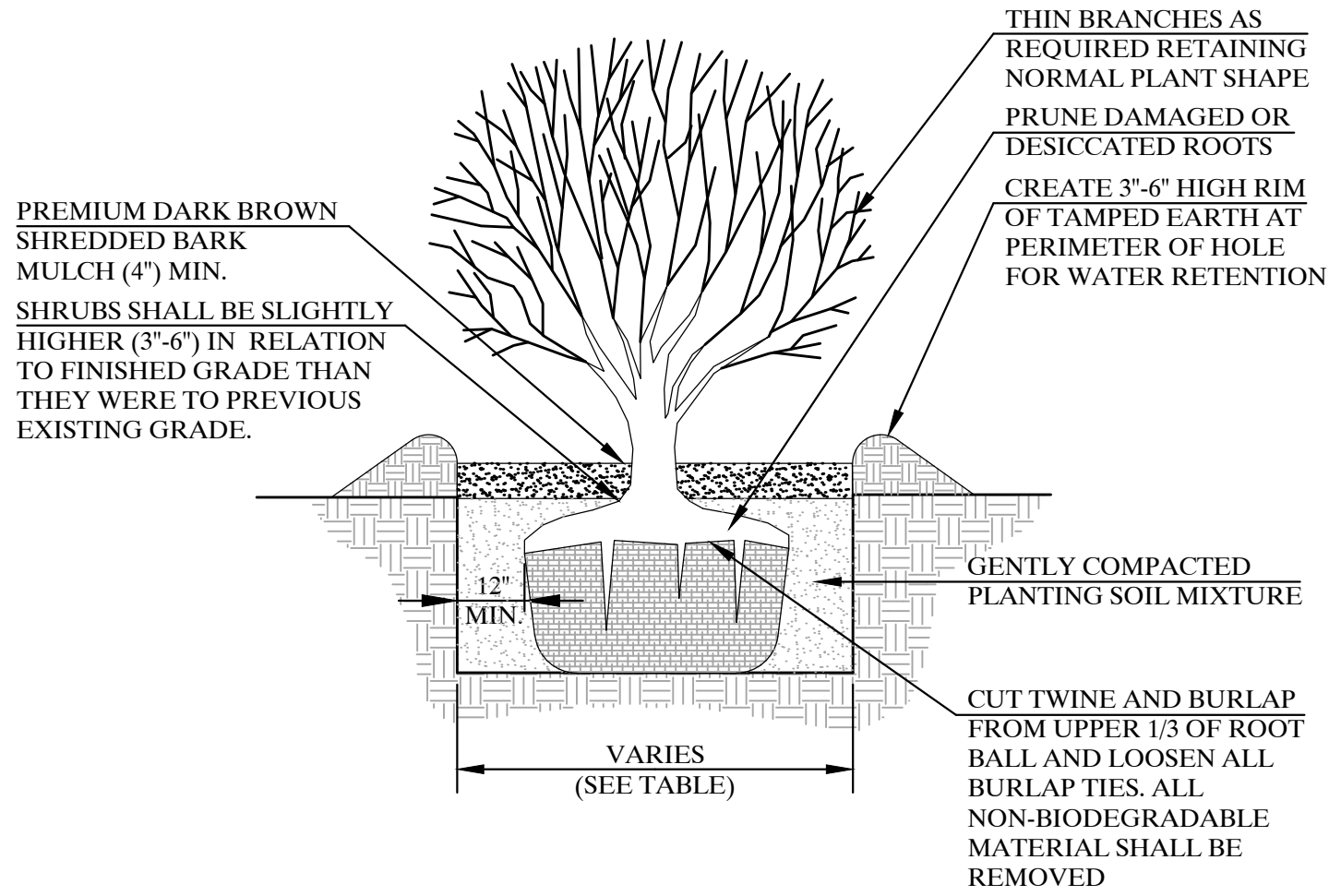
EVERGREEN TREE PLANTING DETAIL (N.T.S.)



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

HOLE DIAMETER TABLE	
ROOT BALL SIZE	HOLE DIAMETER
LESS THAN 4'Ø	2X BALL Ø
4'-5'Ø	1 3/4X BALL Ø
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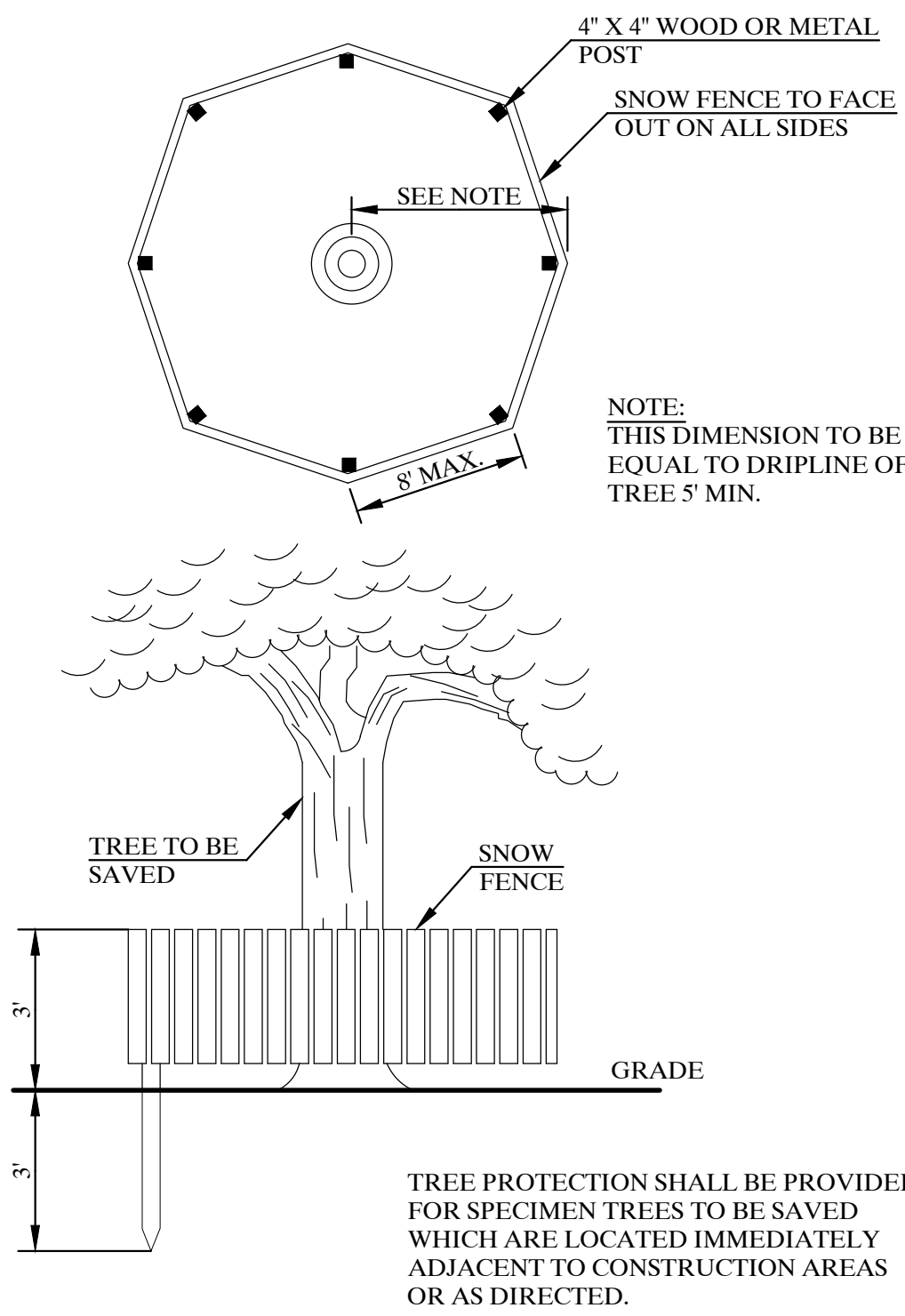
SHRUB PLANTING DETAIL (N.T.S.)



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

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

TREE PROTECTION DETAIL (N.T.S.)



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

**KELLARD
SESSIONS**
CONSULTING

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DETAILS

ARTIS SENIOR LIVING

TOWN OF OSSING

WESTCHESTER COUNTY, NEW YORK

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REVISIONS

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PROJECT I.D.:

ART100

DATE:

AUGUST 1, 2015

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