

SITE DEVELOPMENT PLANS

PREPARED FOR

ARTIS SENIOR LIVING, LLC

TOWN OF OSSINING

WESTCHESTER COUNTY, NEW YORK

DATE: AUGUST 1, 2015
REVISED: NOVEMBER 9, 2015
REVISED: APRIL 6, 2016

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

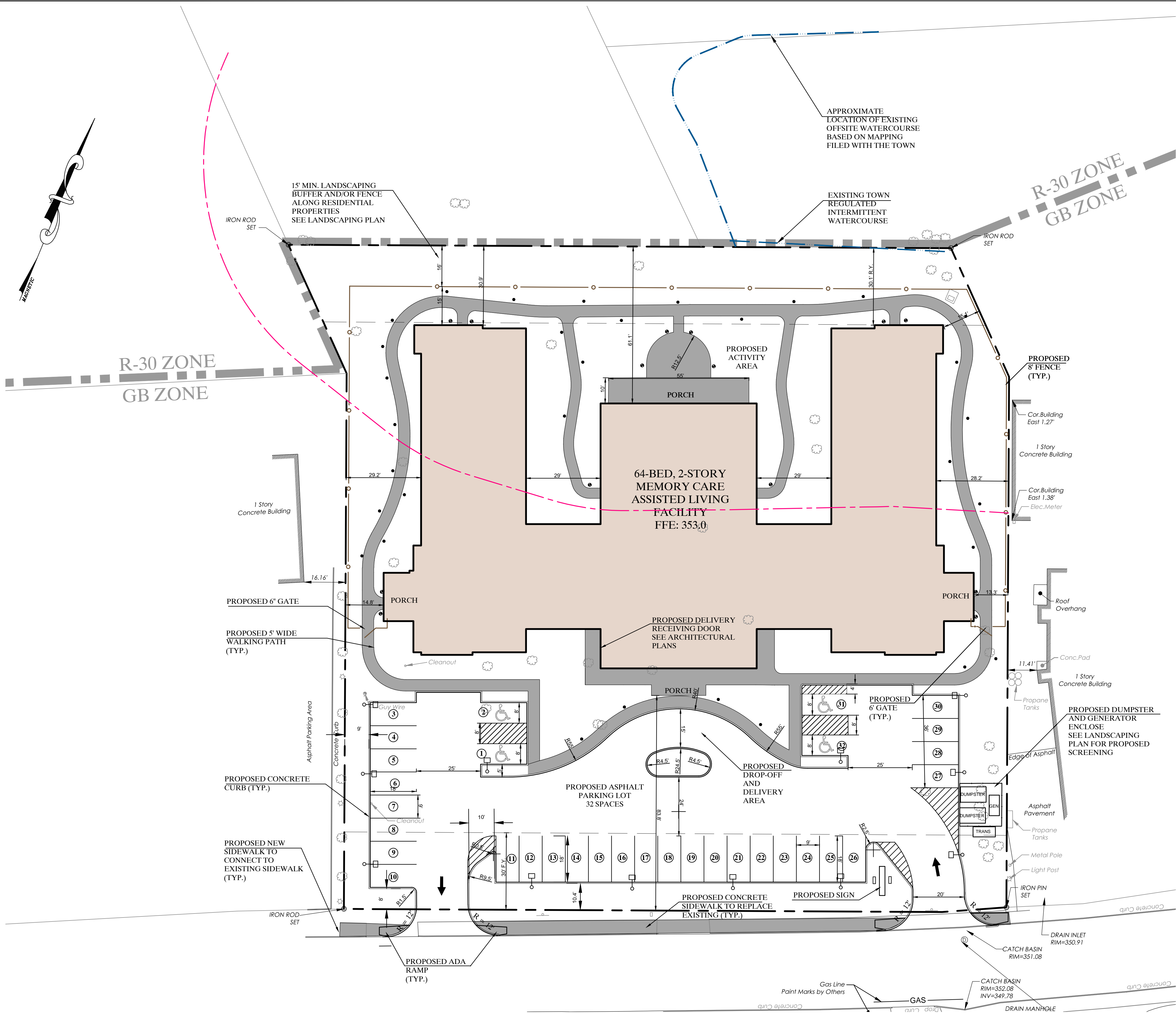
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GENERAL NOTES:

1. SURVEY INFORMATION AND TOPOGRAPHY BASED UPON THE MAP ENTITLED "ALTA/ACSM SURVEY PROPERTY TAX LOT 45 SITUATE IN THE TOWN OF OSSINING, WESTCHESTER COUNTY, NEW YORK" PREPARED BY THOMAS C. MERRITT'S LAND SURVEYORS, P.C. DATED (LAST REVISED) JANUARY 20, 2014.
2. THE WATERCOURSE SHOWN HEREON WAS DELINEATED IN THE FIELD BY THE THE TOWN'S WETLAND CONSULTANT ON MAY 27, 2015.
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 ARCHITECT FOR LIGHTING DESIGN INFORMATION.
8. ALL EXTERIOR LIGHTING SHOWN ON THIS PLAN SHALL BE SHIELDED AND/OR DIRECTED SO AS TO ELIMINATE ANY GLARE FROM BEING OBSERVABLE FROM ADJOINING STREETS AND PROPERTIES.

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
	100' TOWN WETLAND BUFFER
	TOWN REGULATED WETLAND, SURVEY LOCATED
	TOWN REGULATED WETLAND, CONFIRMED IN FIELD
	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

ARTIS SENIOR LIVING

TOWN OF OSSININGWESTCHESTER COUNTY, NEW YORK

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APRIL 6, 2016 - WETLAND REVISIONS

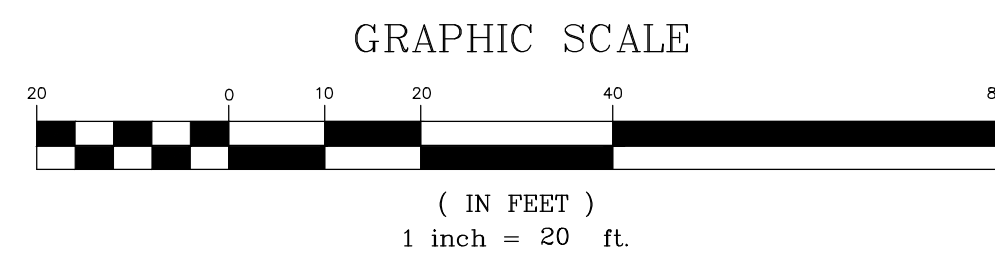
NOVEMBER 9, 2015 - GENERAL REVISIONS

REVISIONS

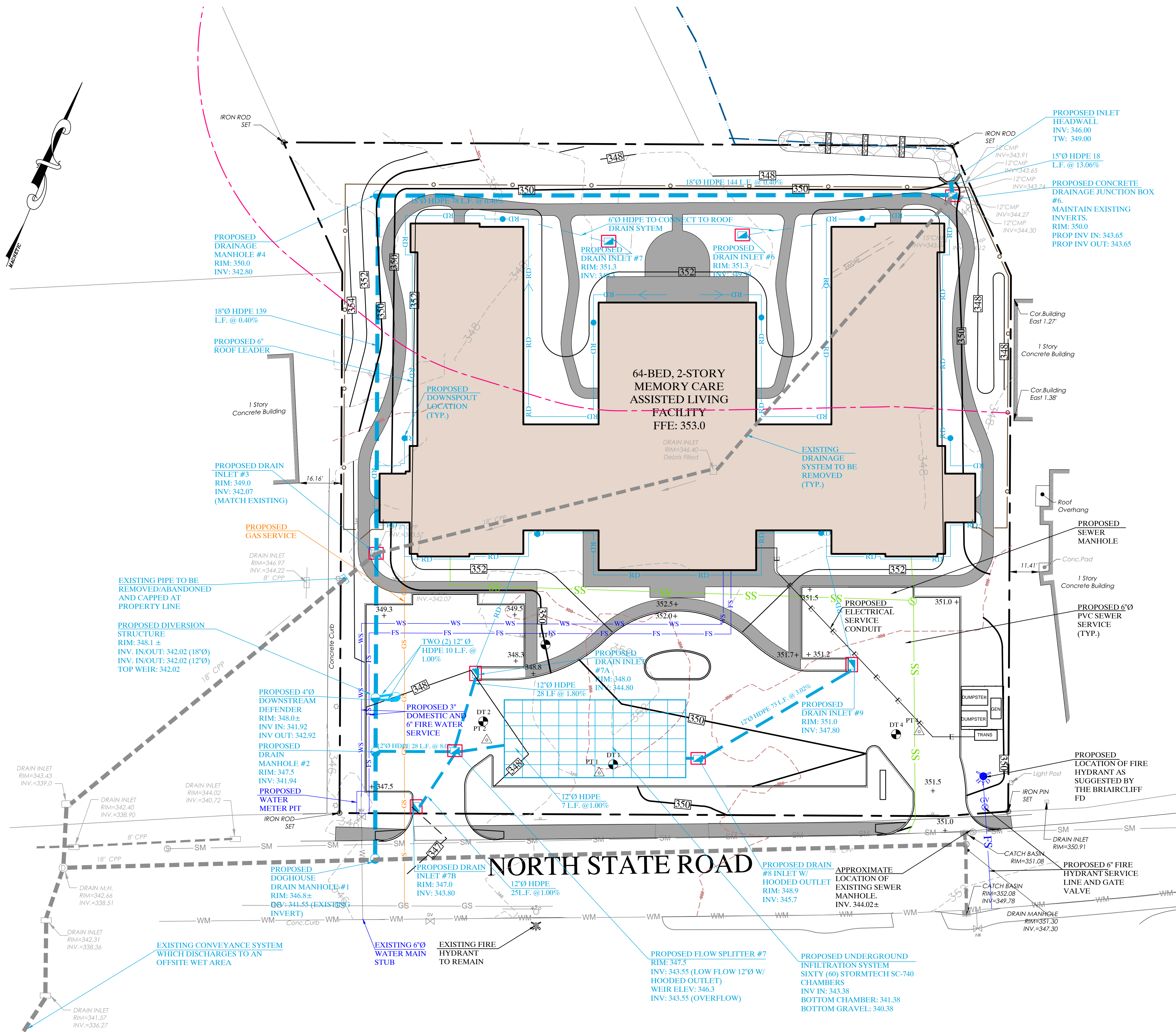
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PROJECT I.D.:
ART100

DATE:
AUGUST 1, 2015



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6. SEE ARCHITECTURAL PLANS PREPARED BY DENNIS D. SMITH, AIA ARCHITECT FOR BUILDING INFORMATION.
7. ALL EXISTING SITE FEATURES SHALL BE DEMOLISHED AND REMOVED OFF SITE IN A SAFE A LEGAL MANNER; UNLESS OTHERWISE NOTED.
8. THERE WILL BE NO SURFACE FLOWS FROM THE ARTIS DEVELOPMENT DISCHARGING TO THE OFFSITE WETLAND/WATERCOURSE TO THE WEST. IN ADDITION, EXISTING FLOWS FROM THE OFFSITE WETLAND/WATERCOURSE WILL NOT BE DIMINISHED AS A RESULT OF THE ARTIS DEVELOPMENT.

SOIL TESTING RESULTS:

TP-1	0" TO 8"	TOPSOIL
	8" TO 24"	SLIGHTLY COMPACTED RED SILTY LOAM
	24" TO 84"	SLIGHTLY COMPACTED BROWN SAND W/ SILT
TP-2	0" TO 4"	TOPSOIL
	4" TO 84"	SLIGHTLY COMPACTED BROWN SAND W/ SILT WITH 8" COBBLES
TP-3	0" TO 4"	TOPSOIL
	4" TO 48"	SLIGHTLY COMPACTED BROWN SAND W/ SILT
	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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GRADING AND UTILITY PLAN

ARTIS SENIOR LIVING

TOWN OF OSSINING		WESTCHESTER COUNTY, NEW YORK		
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	2.	APRIL 6, 2016 - WETLAND REVISIONS		PROJECT I.D.: ART100
	1.	NOVEMBER 9, 2015 - GENERAL REVISIONS REVISIONS		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



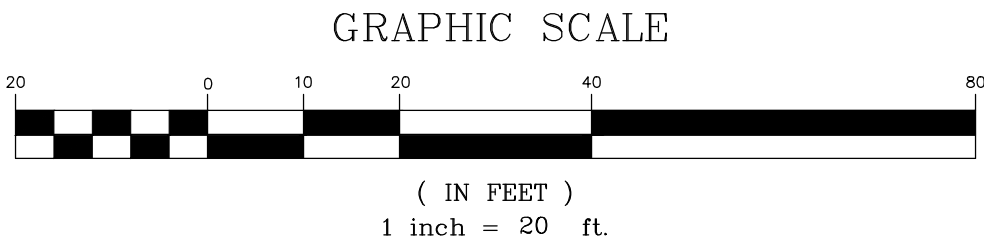
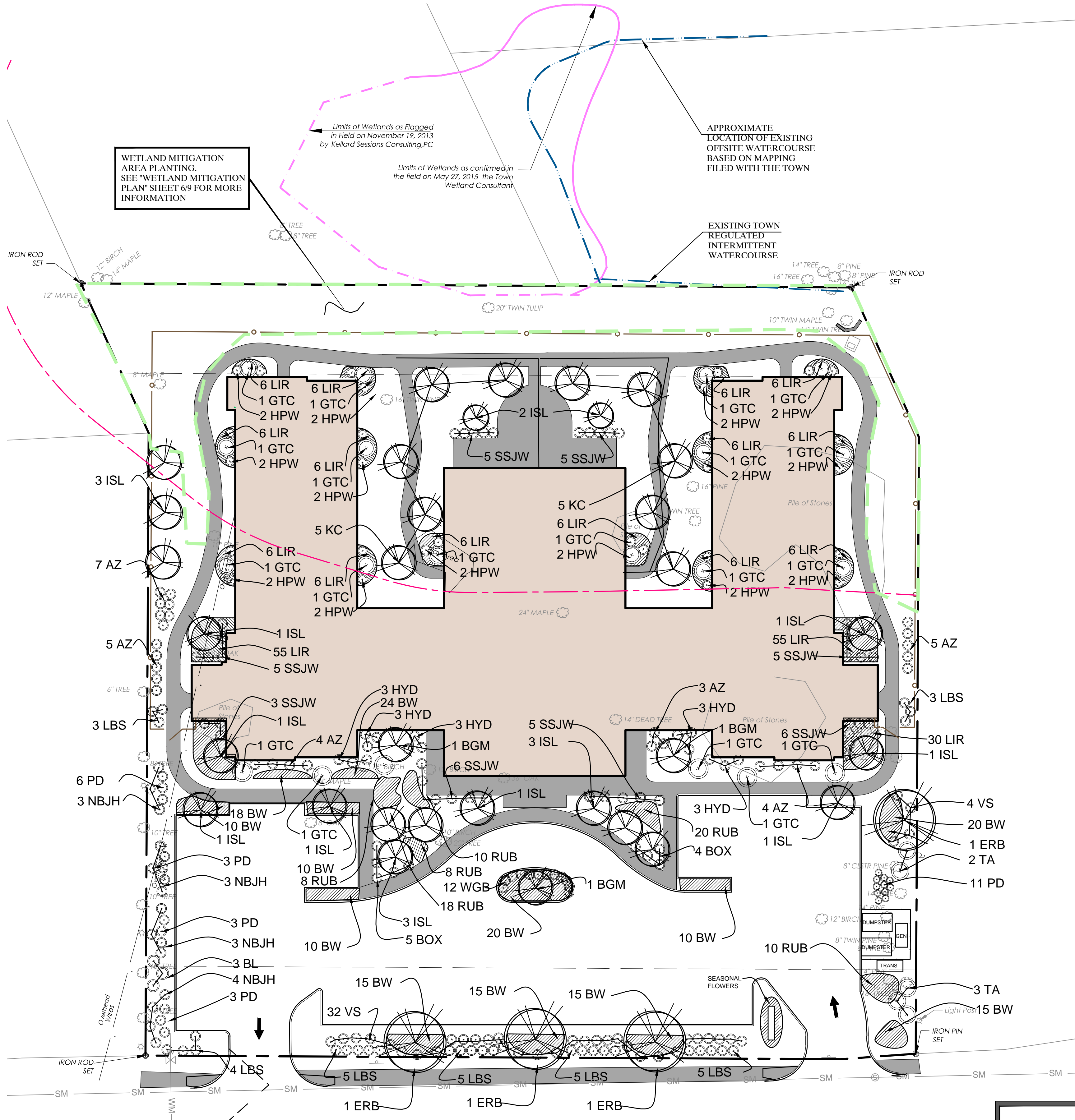
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ARTIS SENIOR LIVING PLANT LIST					
SYMBOL	COMMON NAME	SCIENTIFIC NAME	QUANTITY	SIZE	ROOT
DECIDUOUS TREES					
ERB	Eastern Red Bud	<i>Cercis Canadensis "Forest Pansy"</i>	4	3" - 3-1/2" cal.	B&B
EVERGREEN TREES					
TA	Techny Arborvitae	<i>Thuja Occidentalis 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					
ISL	Ivory Silk Lilac	<i>Syringa Reticulata</i>	22	2-1/2" - 3" cal.	B&B
BGM	Blood Good Maple	<i>Acer Plamtum</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.
SSIW	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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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.
4. 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.

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

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

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

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.

PREVIOUSLY PROPOSED OFF-SITE WETLAND
BUFFER MITIGATION DETERMINED TO BE
UNFEASIBLE.
(4,270 S.F.)

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.

WETLAND MITIGATION SUMMARY	
ON-SITE MITIGATION	
INVASIVE SPECIES REMOVAL	4,100 S.F.
MITIGATION PLANTINGS	6,690 S.F.
PERMEABLE PAVEMENT	4,160 S.F.
PROVIDED ON-SITE MITIGATION	10,850 S.F.*
STORMWATER MITIGATION	
OFF-SITE TREATED AREA	16.1 ACRES
ON-SITE TREATED AREA	1.5 ACRES
PRE DEVELOPMENT RUNOFF**	
1-YEAR STORM EVENT	2.33 CFS / 0.614 AF
POST DEVELOPMENT RUNOFF**	
1-YEAR STORM EVENT	2.16 CFS / 0.534 AF
TREATMENT CAPACITY OF DOWNSTREAM DEFENDER	3.0 CFS
PRE DEVELOPMENT RUNOFF 100 YEAR STORM EVENT **	36.62 CFS / 6.981 AF
POST DEVELOPMENT RUNOFF 100 YEAR STORM EVENT **	35.11 CFS / 5.955 AF

* INVASIVE REMOVAL WITHIN MITIGATION PLANTING AREAS IS NOT COUNTED IN TOTAL AREA.

SEE SHEET 6A/9 TO CONTRIBUTING DRAINAGE AREA MAP

WETLAND MITIGATION PLANT LIST					
SYMBOL	COMMON NAME	SCIENTIFIC NAME	QUANTITY	SIZE	ROOT
WS	White Spruce	<i>Picea Glauca</i>	14	7" - 8' ht.	B&B
BC	Bush Cinquefoil	<i>Potentilla ("Klondike")</i>	43	3 gal.	Cont.
AV	Arrowwood Viburnum	<i>Viburnum Dentatum</i>	15	4" - 5' ht.	B&B
I	Inkberry	<i>Ilex Glabra ("Shamrock")</i>	22	30" - 36" ht.	B&B
ISL	Ivory Silk Lilac	<i>Syringa Reticulata</i>	3	2-1/2" - 3" cal.	B&B
HYD	Hydrangea Anna Bell	<i>Hydrangea Arborenses Anna Bell</i>	15	5 gal.	Cont.
AZ	Tradition Azalea	<i>Azalea Tradition</i>	24	5 gal.	Cont.
PD	Prairie Dropsseed	<i>Scorobachyus Heterolepis</i>	14	3 gal. @ 30" oc	Cont.
LBS	Little Blue Stem	<i>Sporobolus Hyemalis</i>	37	5 gal. @ 42" oc	Cont.

Legend:

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

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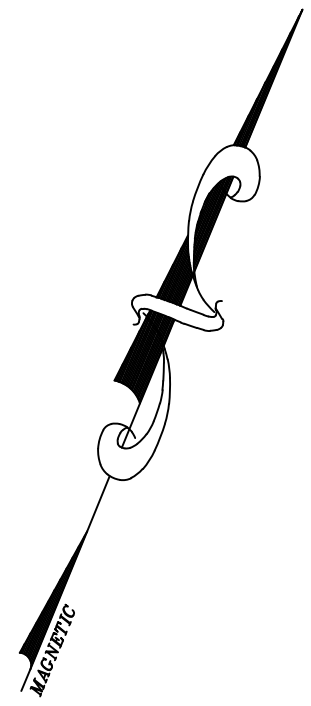
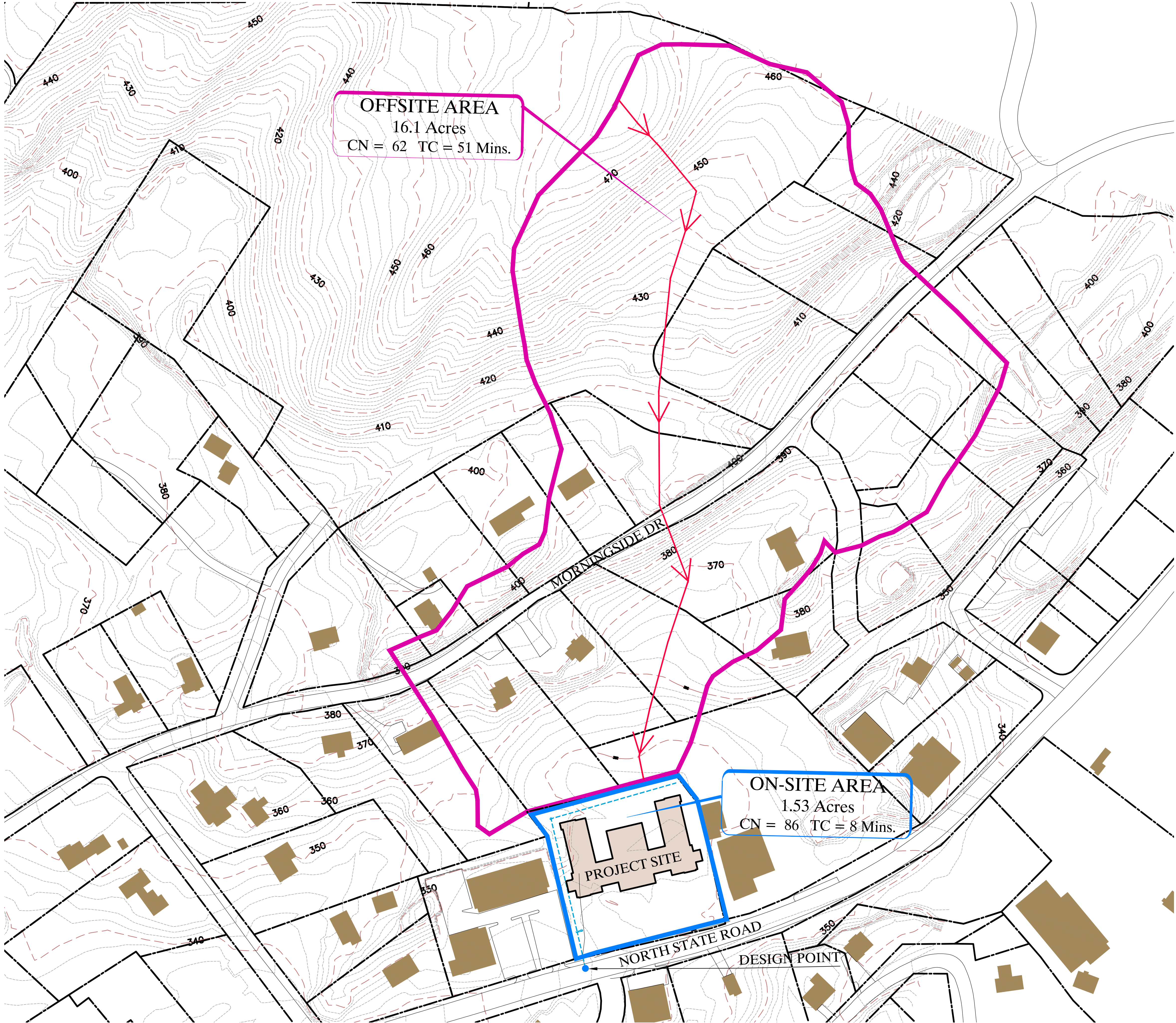
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TOWN OF OSSINING WESTCHESTER COUNTY, NEW YORK

10.		<div style="display: flex; align-items: center; justify-content: center;"> <div style="font-size: 48px; margin-right: 20px;">6</div> <div style="font-size: 48px;">9</div> </div>
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2.	APRIL 6, 2016 - WETLAND REVISIONS	
1.	NOVEMBER 9, 2015 - GENERAL REVISIONS	
REVISIONS		PROJECT ID: ART100 DATE: AUGUST 1, 2015

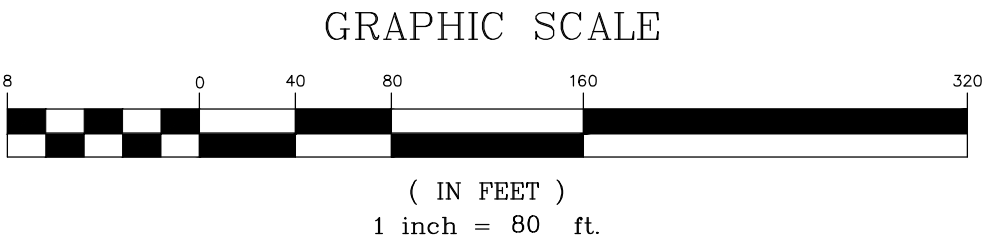
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- LEGEND**
- EXISTING PROPERTY LINE
 - EXISTING 10' CONTOUR
 - EXISTING 2' CONTOUR
 - CONTRIBUTING DRAINAGE AREA TO EXISTING WETLAND AREA TO REAR OF THE PROJECT
 - ONSITE DRAINAGE AREA CONNECTING TO EXISTING DRAINAGE SYSTEM IN NORTH STATE RD.
 - TIME OF CONCENTRATION FLOWPATH

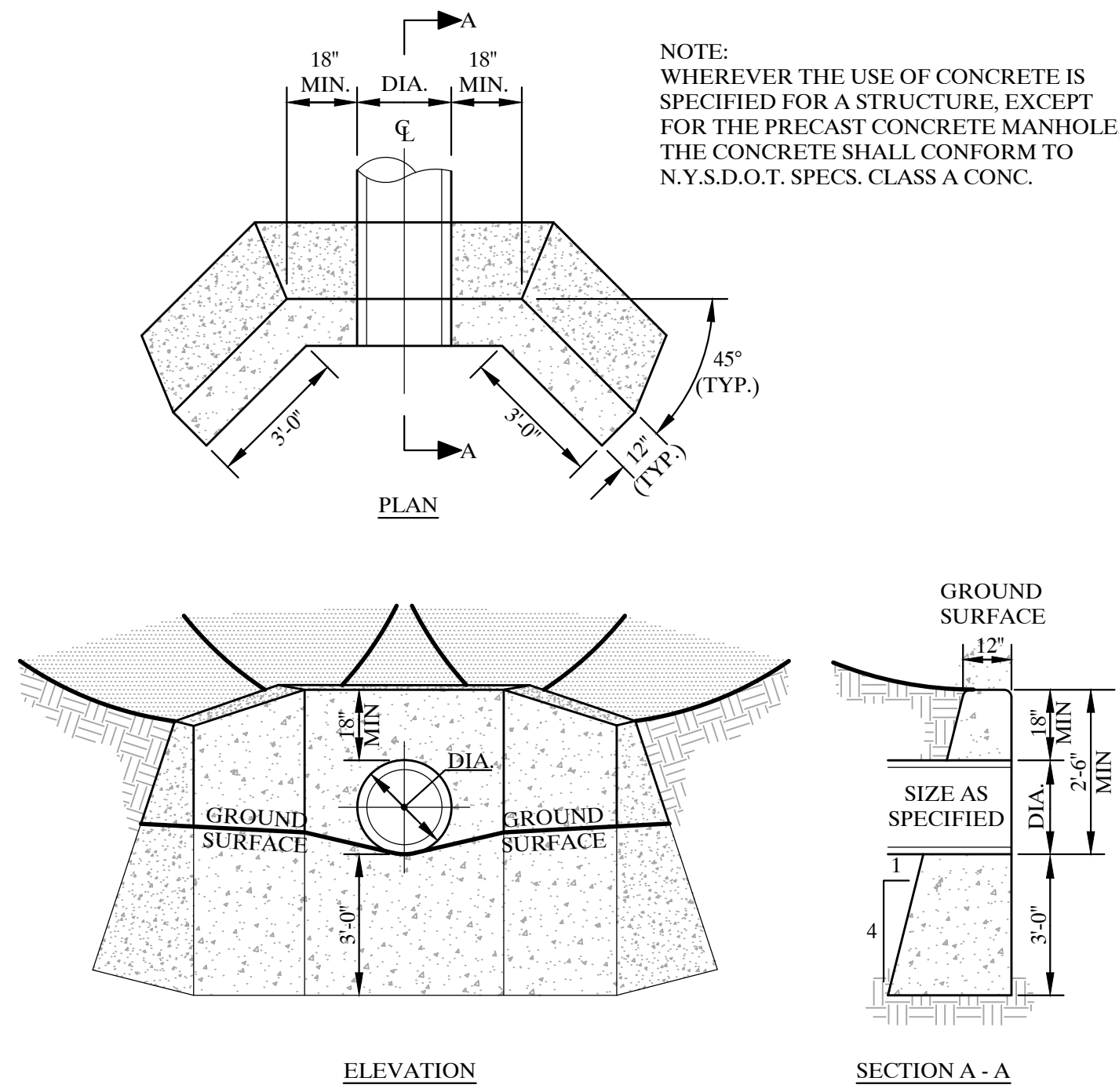
- GENERAL NOTES:**
- AERIAL PHOTOGRAPHY, PROPERTY LINES AND TOPOGRAPHY OBTAINED FROM WESTCHESTER COUNTY G.I.S. DATABASE. PROPERTY LINES AND TOPOGRAPHY SHOULD BE CONSIDERED APPROXIMATE.



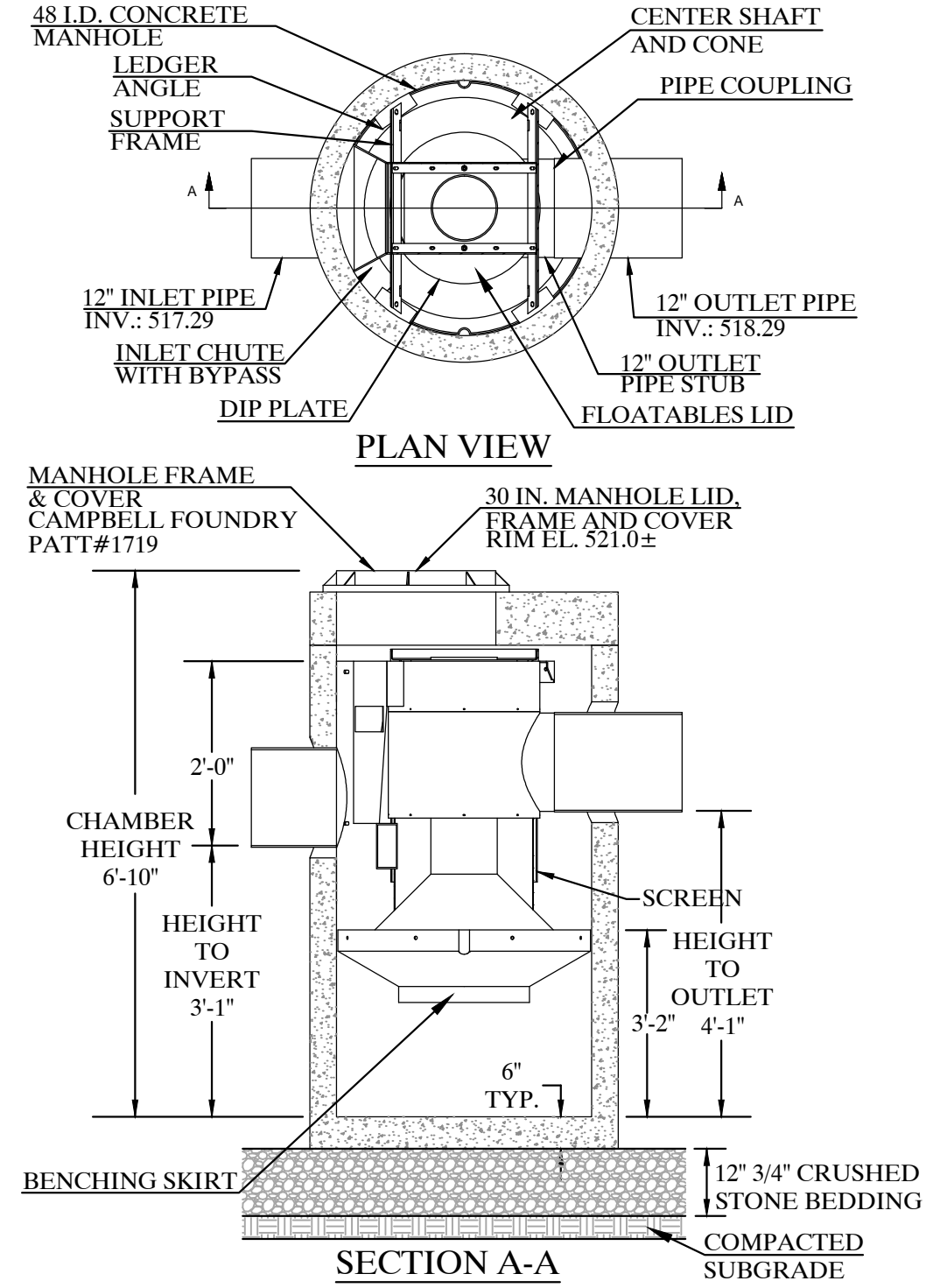
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500 MAIN STREET ARMONK, N.Y. 10504 P: (914) 273-2523 F: (914) 273-2529 WWW.KELSES.COM		TOWN OF OSSING WESTCHESTER COUNTY, NEW YORK	
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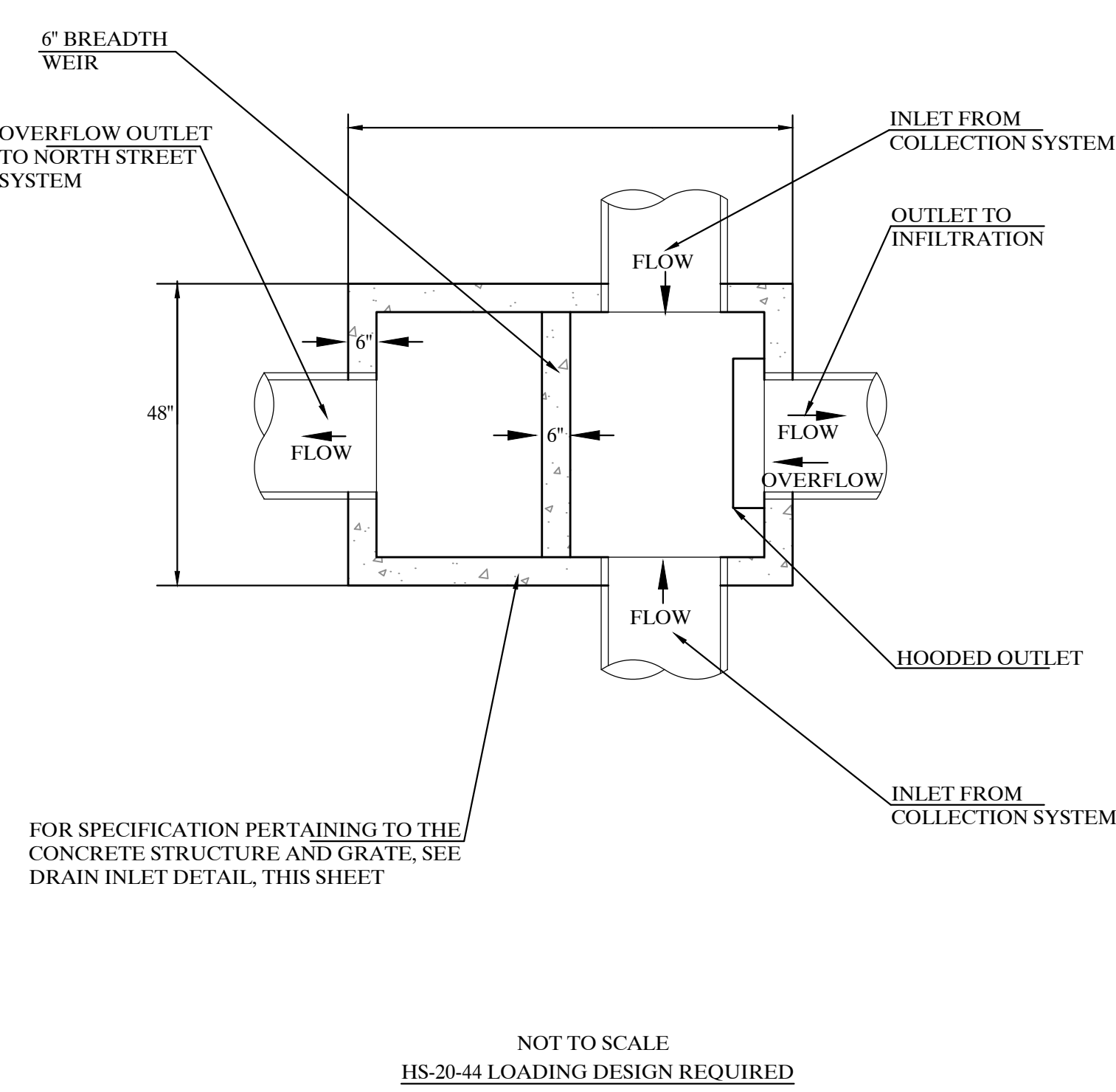
HEADWALL DETAIL (N.T.S.)



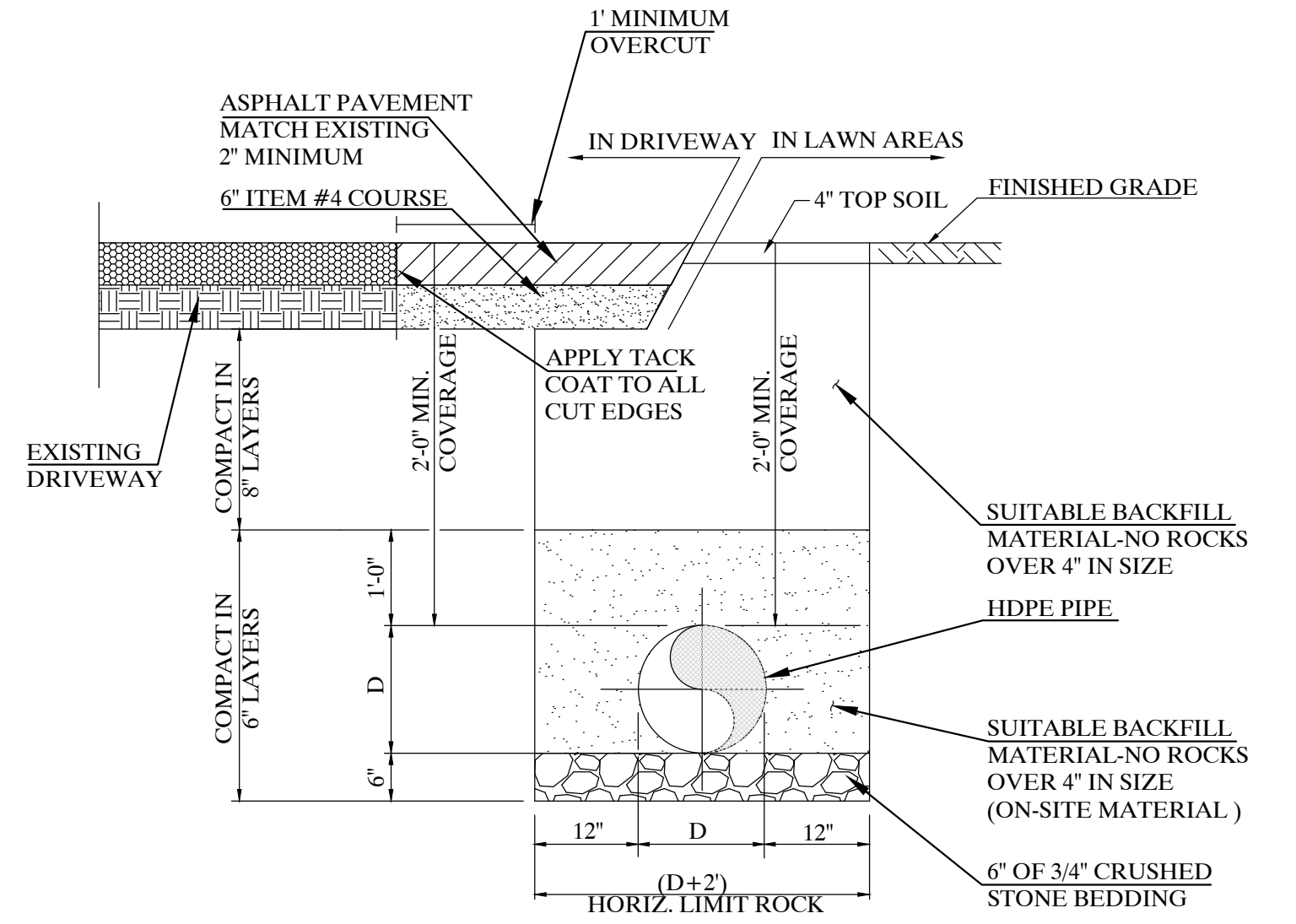
DOWNSTREAM DEFENDER MODEL 4-FT STANDARD DETAIL (N.T.S.)



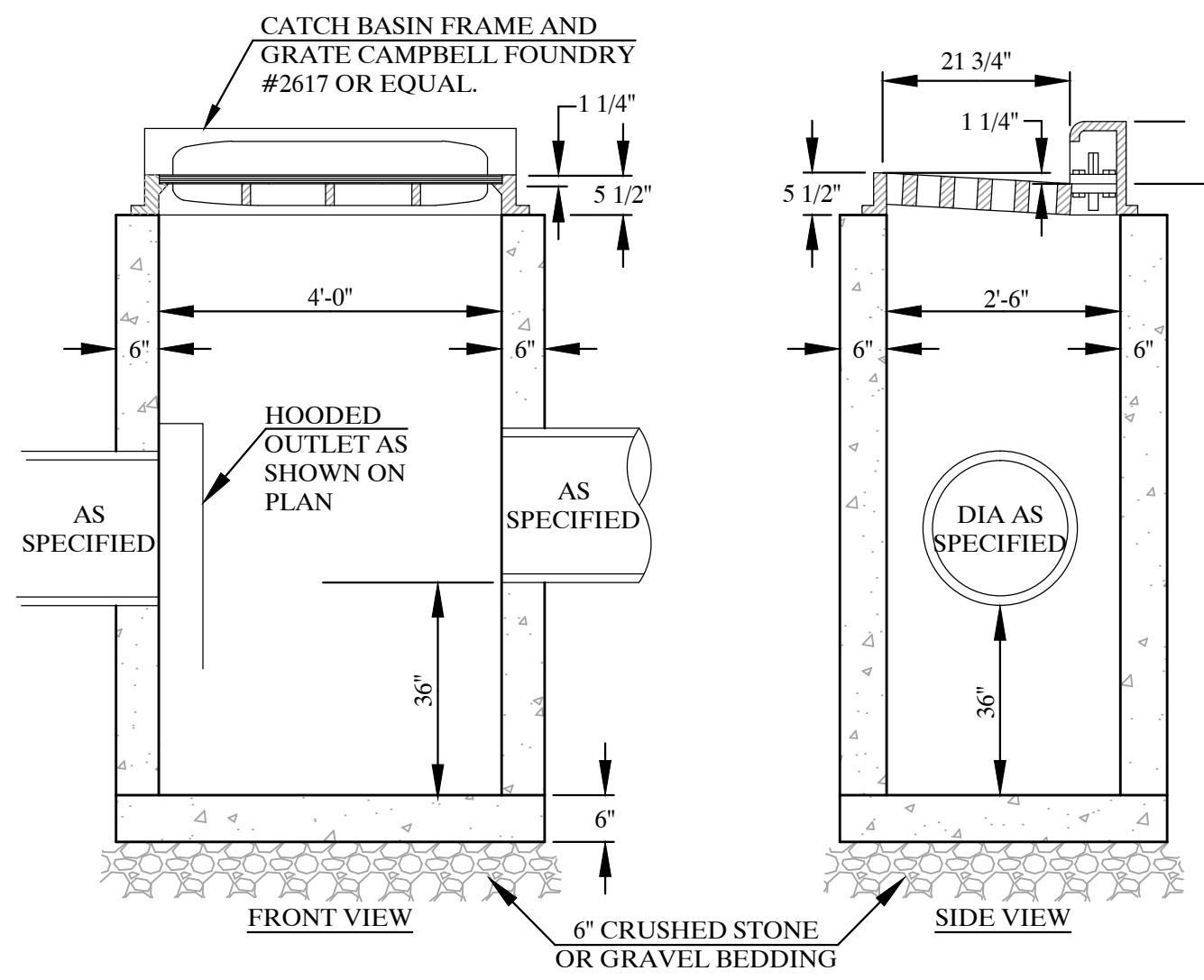
FLOW SPLITTER DETAIL (N.T.S.)



PIPE TRENCH DETAIL (N.T.S.)

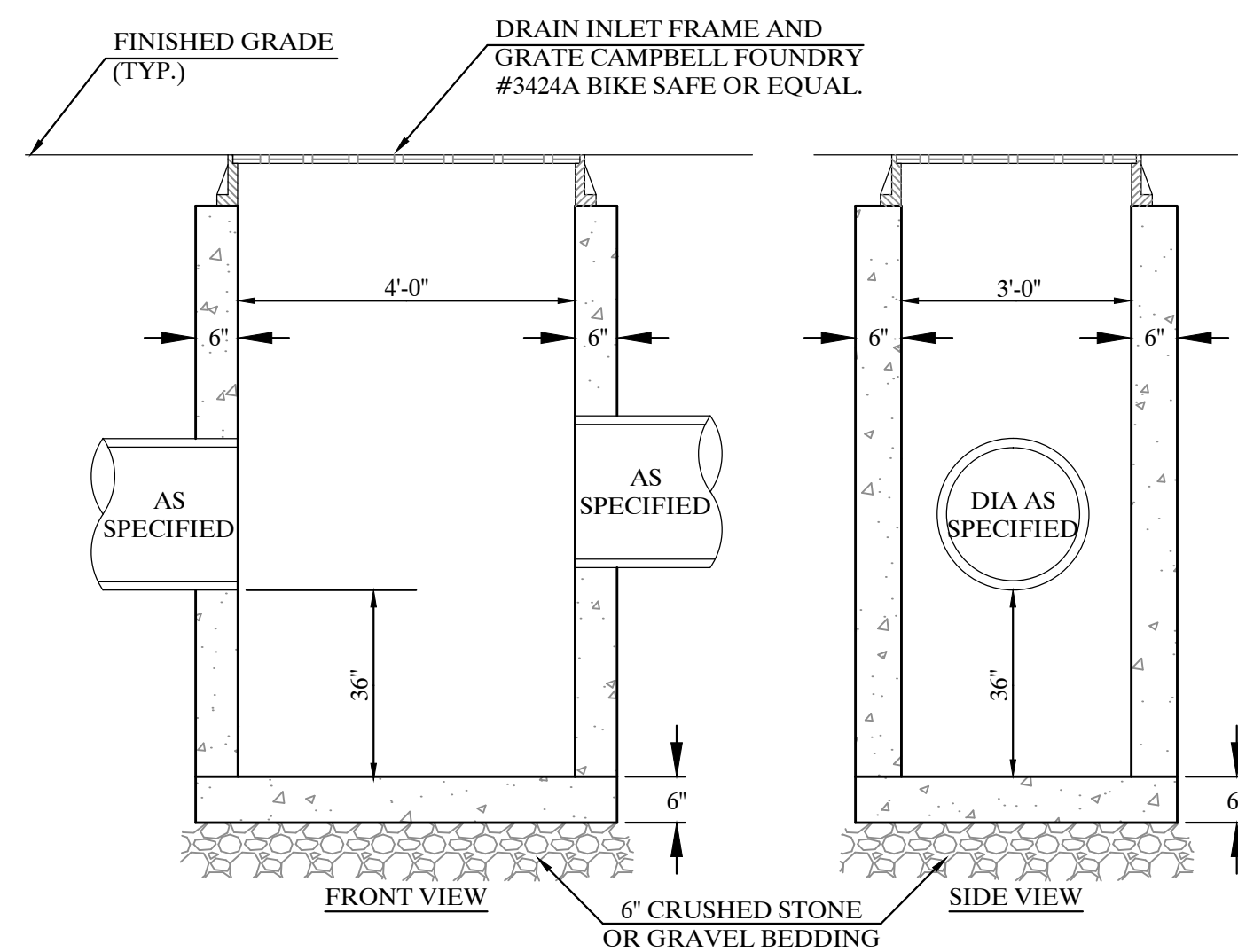


CATCH BASIN DETAIL (N.T.S.)



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

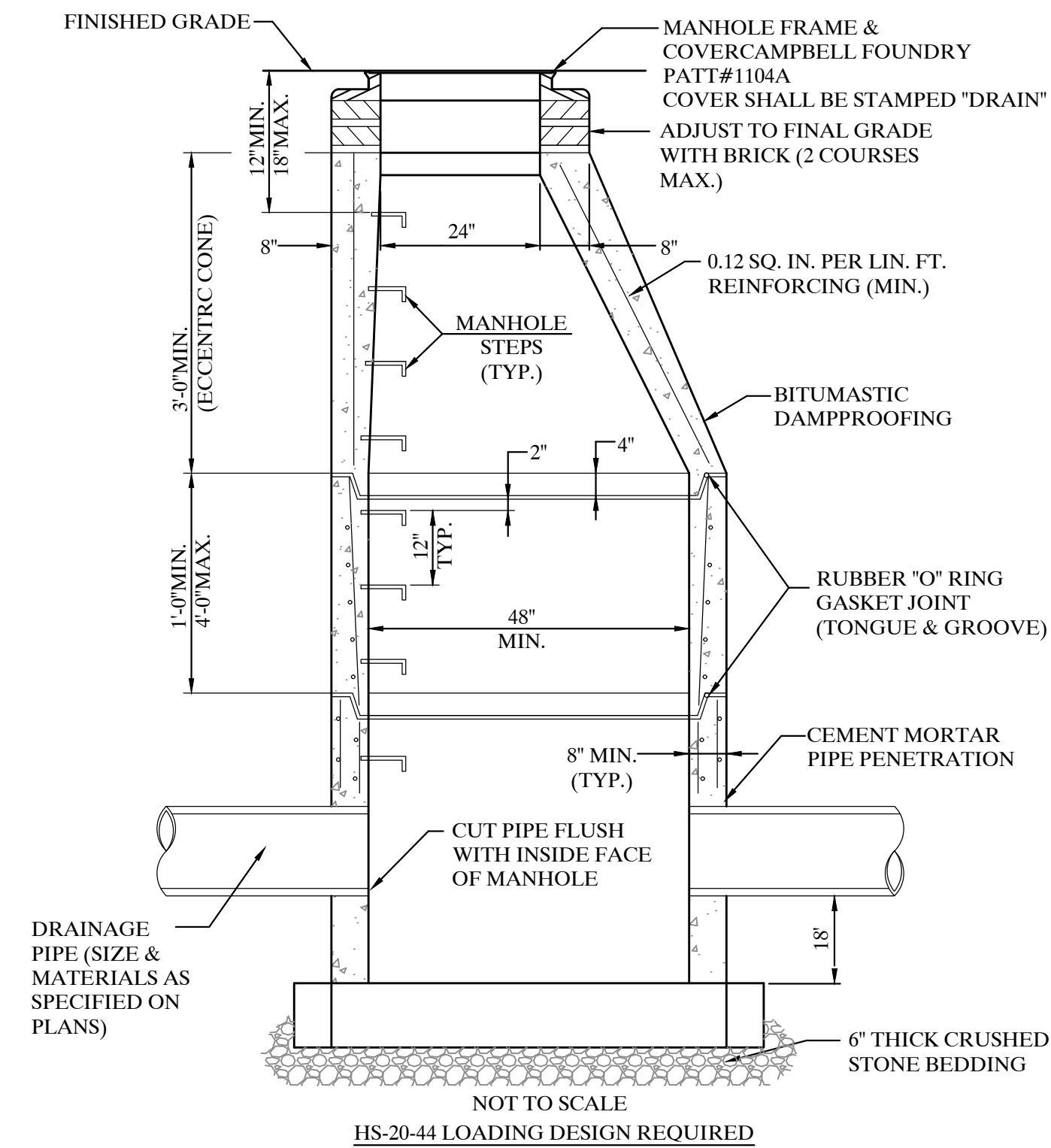
PRECAST CONCRETE DRAIN INLET DETAIL (N.T.S.)



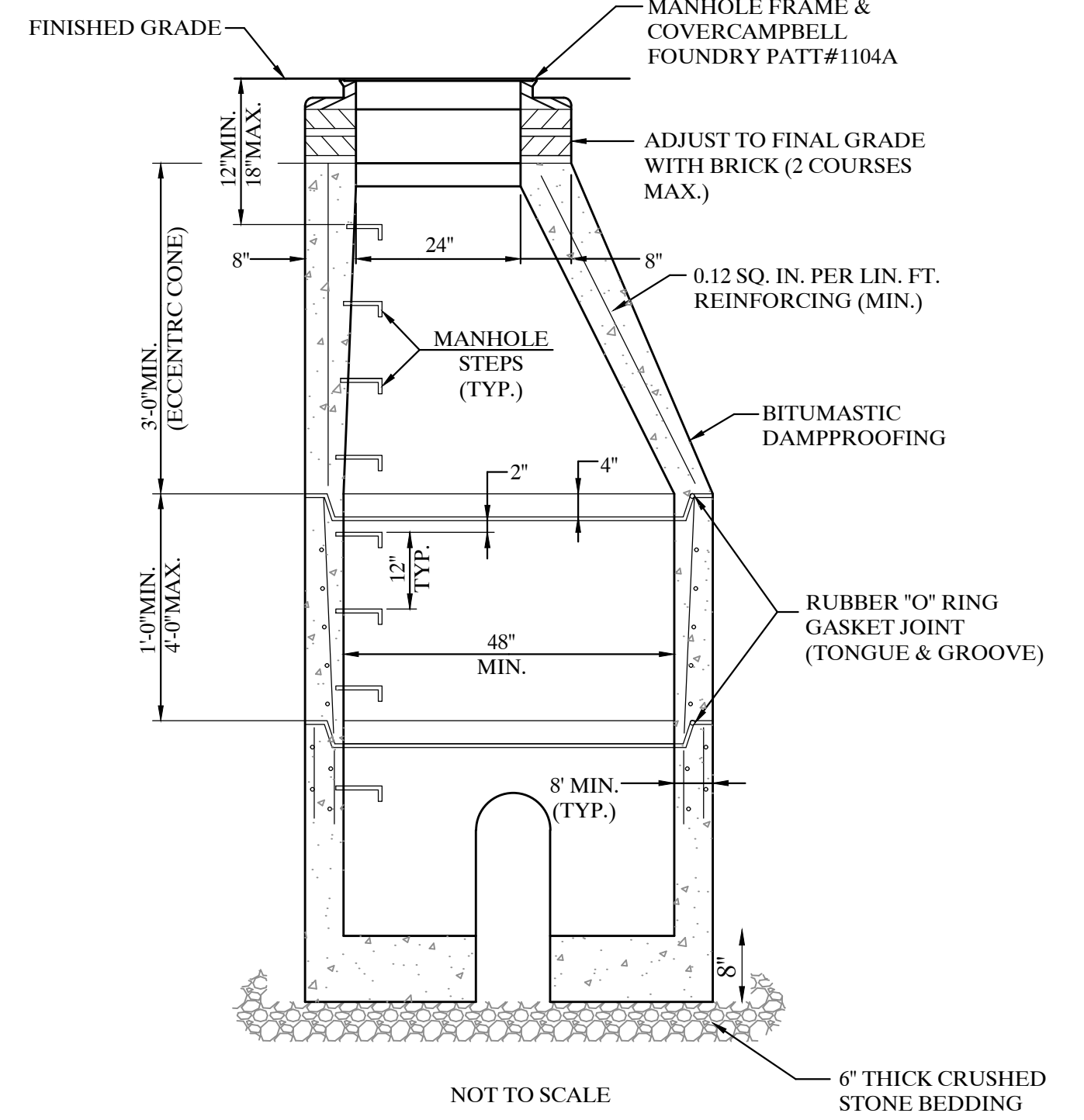
NOT TO SCALE

HS-20-44 LOADING DESIGN REQUIRED

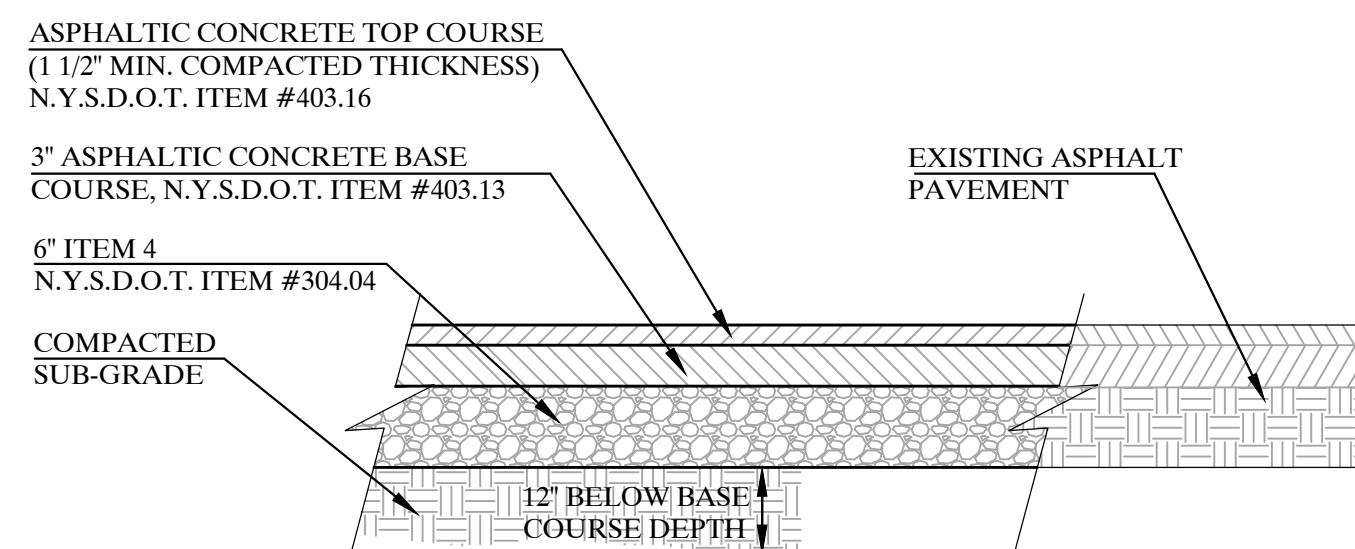
DRAINAGE MANHOLE DETAIL (N.T.S.)



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



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



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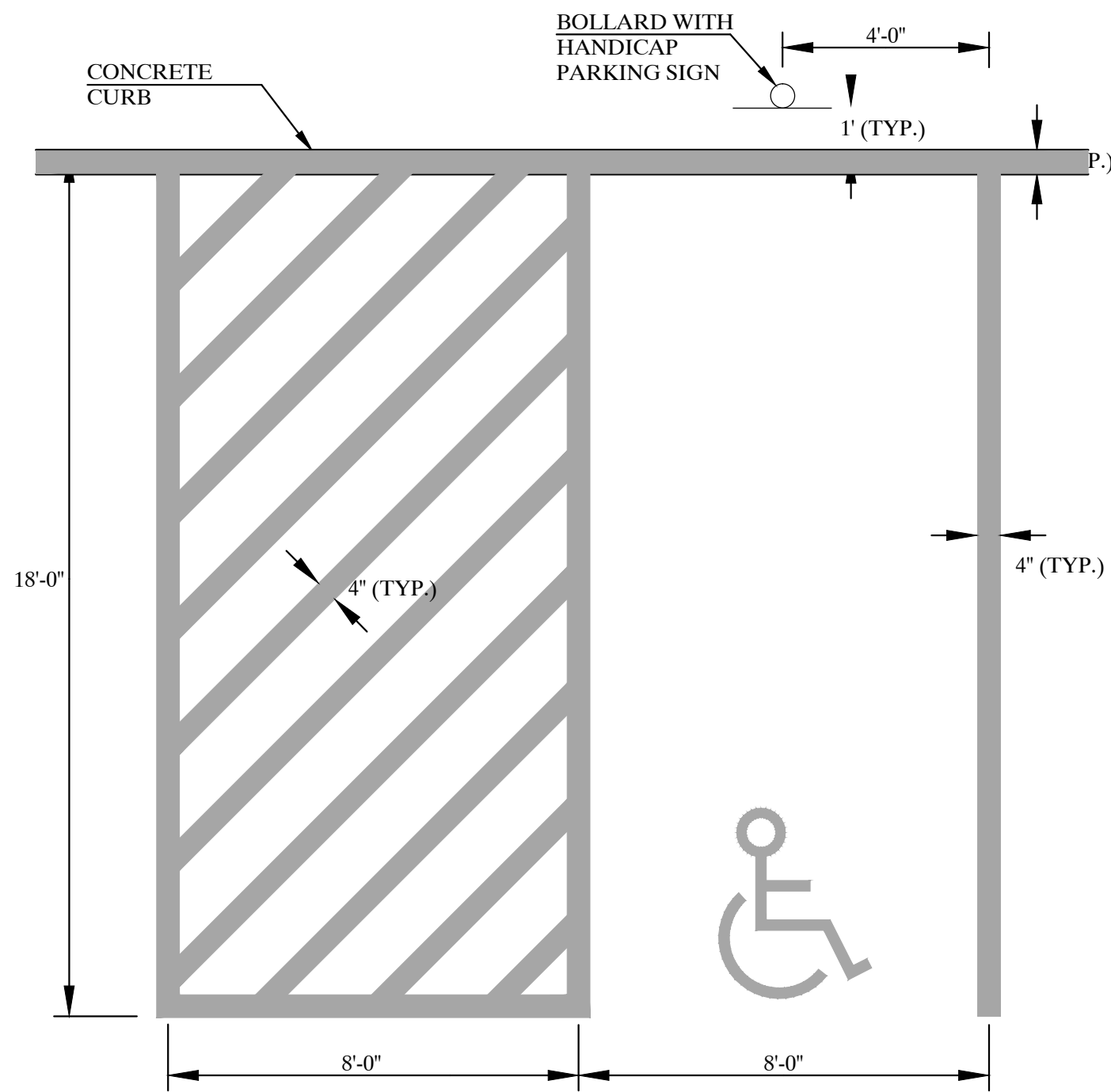
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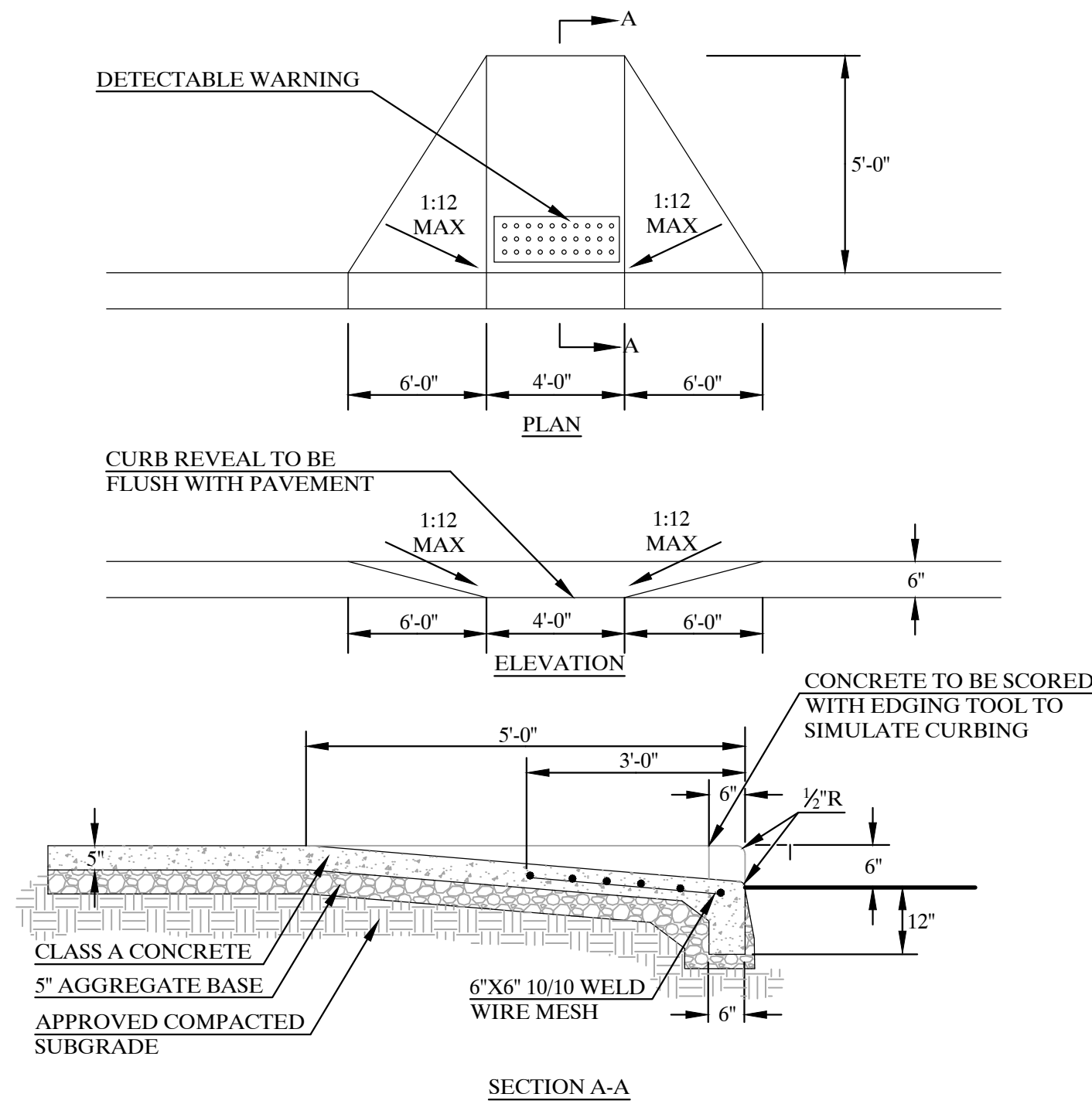
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HANDICAP PARKING STALL DETAIL (N.T.S.)

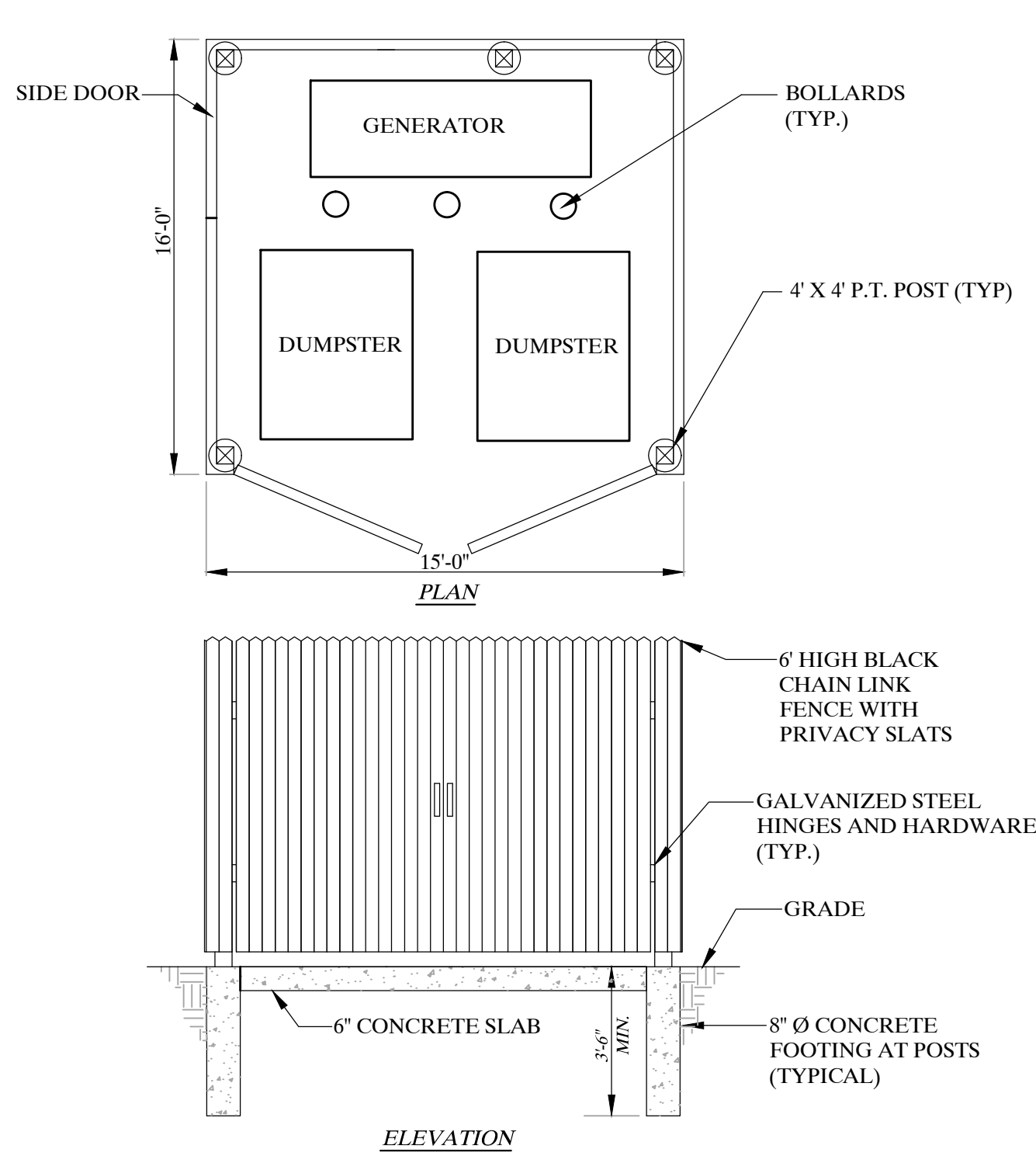


- NOTE:
1. ASPHALT MARKINGS FOR HANDICAP PARKING STALLS SHALL HAVE BE 4 INCHES WIDE AND MADE WITH BLUE EPOXY PAINT.

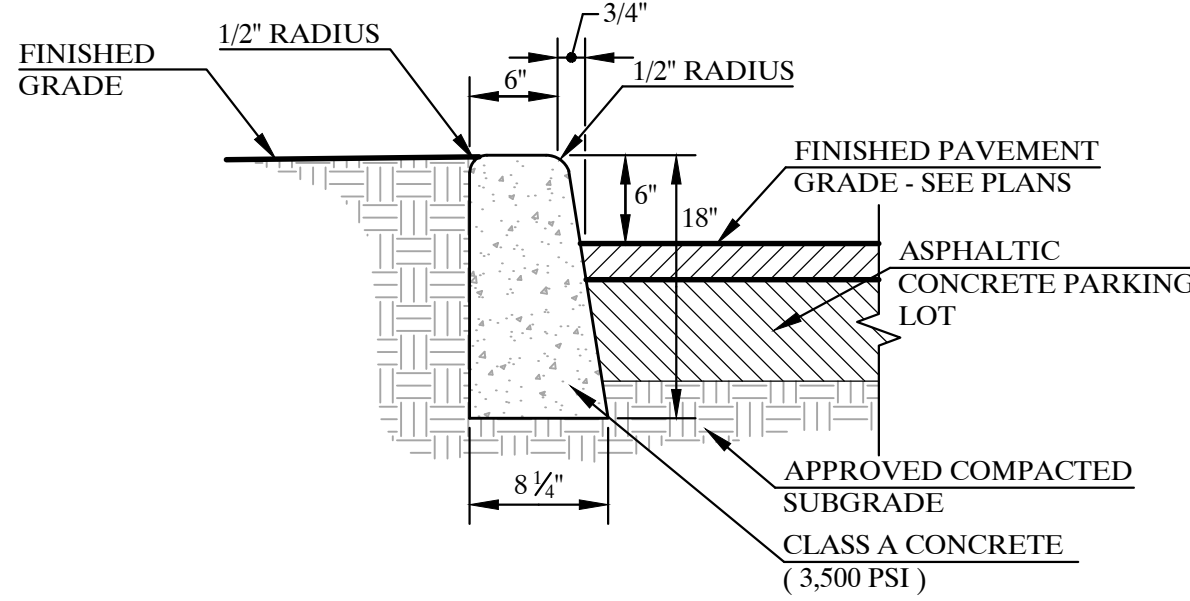
HANDICAP RAMP DETAIL (N.T.S.)



DUMPSTER ENCLOSURE (N.T.S.)

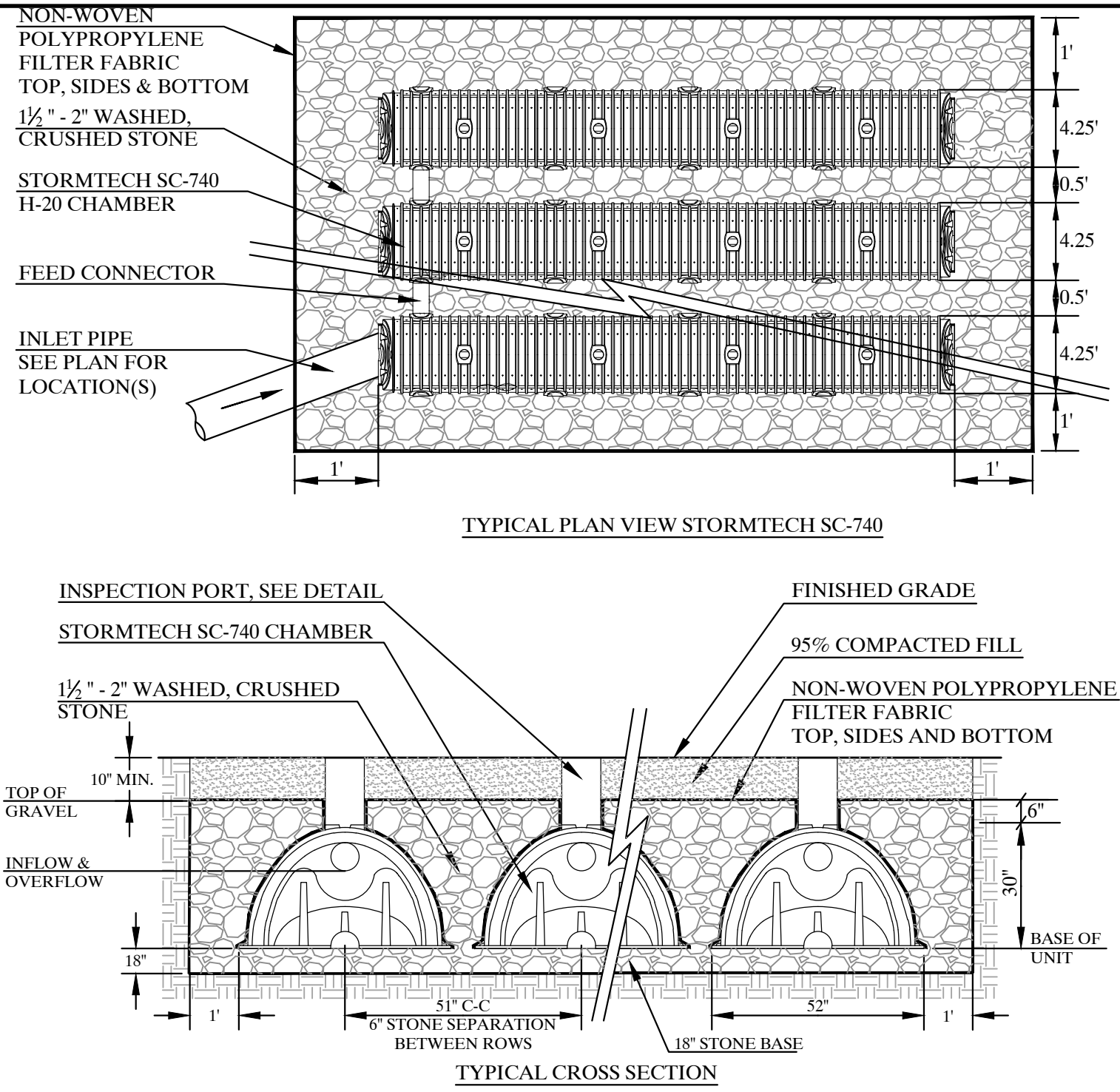


CAST IN PLACE CONCRETE CURB DETAIL (N.T.S.)

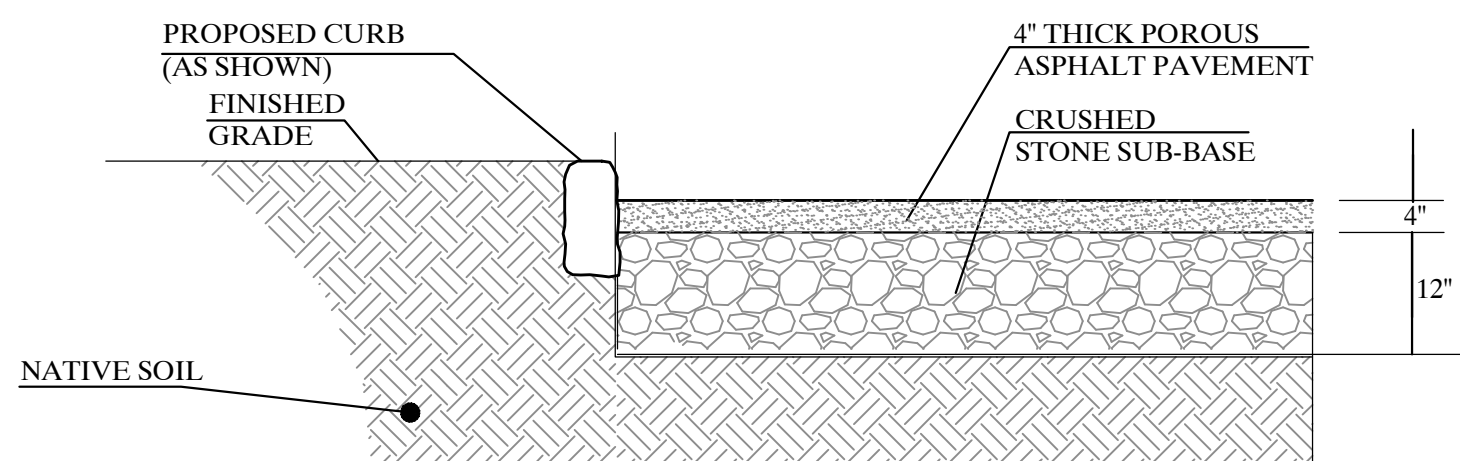


- NOTES:
1. INSTALL 1/2" PREMOLDED BITUMINOUS EXPANSION JOINT EVERY 20 FEET.
 2. INSTALL CONSTRUCTION JOINTS MID-WAY BETWEEN EXPANSION JOINTS SO THAT LENGTH OF CURB SEGMENTS WILL BE TEN (10) FEET.
 3. LENGTH OF CURB SEGMENTS AT CLOSURES MAY BE VARIED BUT SHALL NOT BE LESS THAN FOUR (4) FEET.
 4. WHEN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

UNDERGROUND INFILTRATION SYSTEM (N.T.S.)

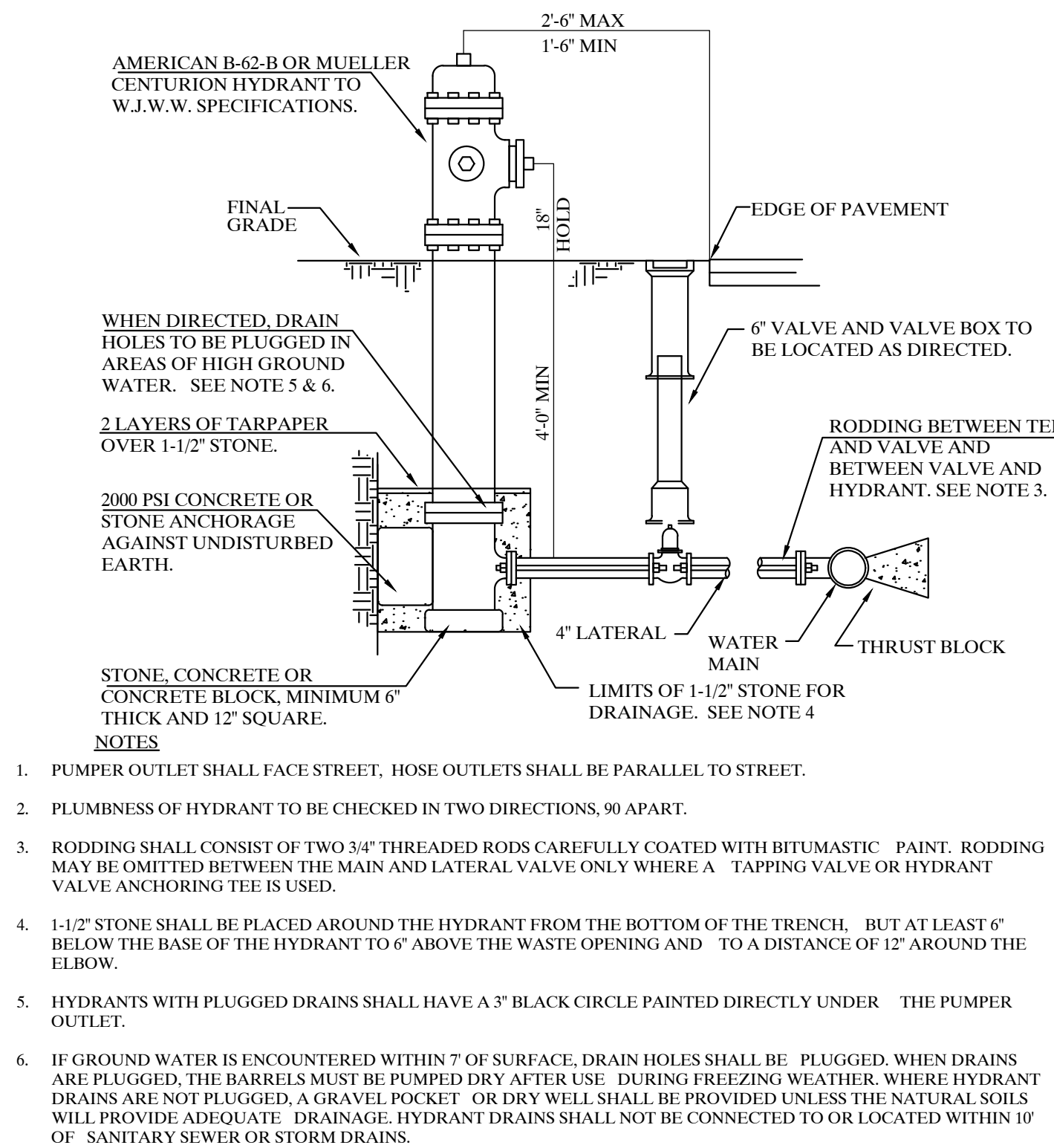


POROUS ASPHALT CONCRETE PAVEMENT DETAIL (N.T.S.)

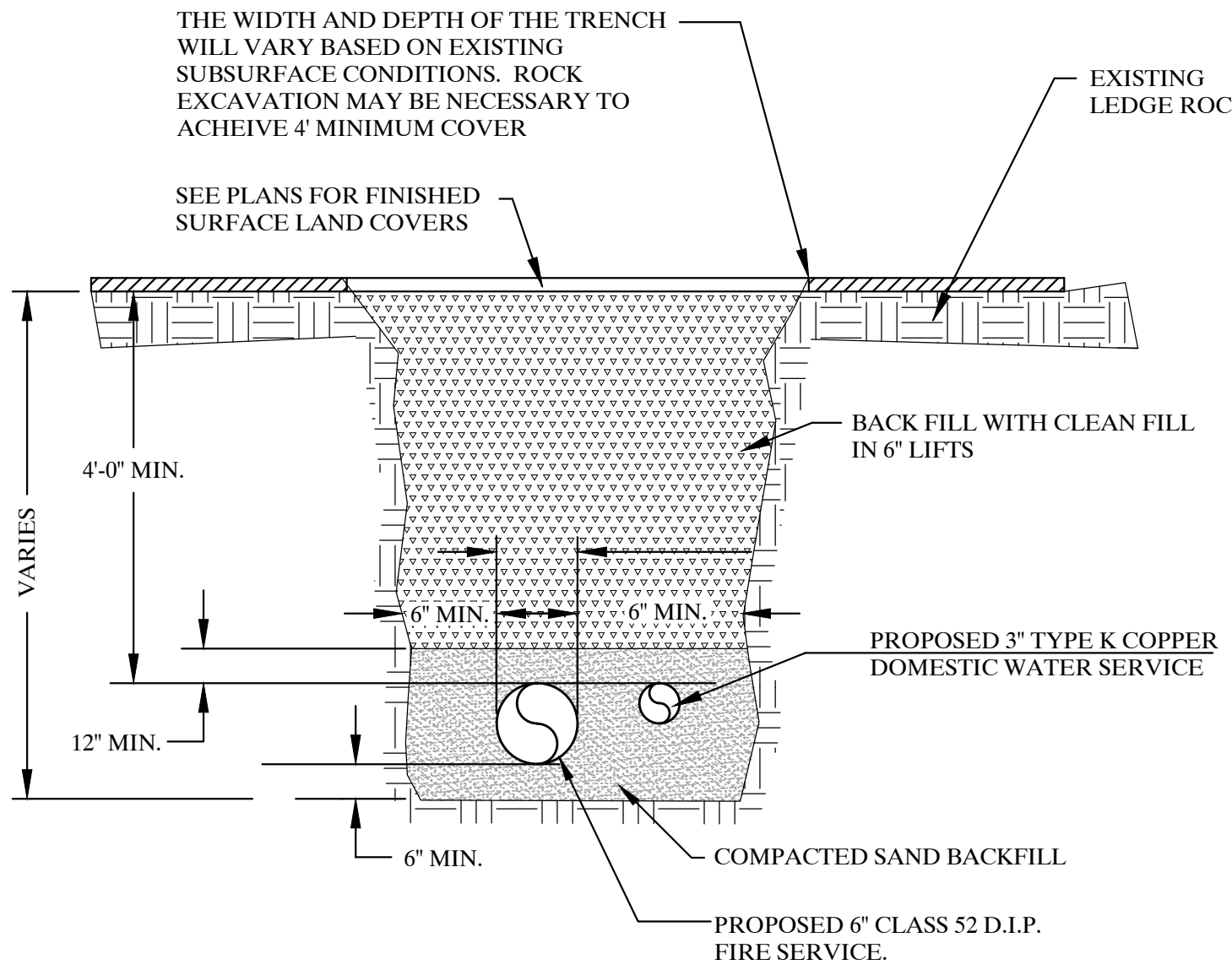


- NOTES:
1. BITUMINOUS SURFACE FOR POROUS PAVEMENT SHALL BE 4" THICK WITH A BITUMINOUS MIX OF 5.75% TO 6% BY WEIGHT DRY AGGREGATE, 6, IN ACCORDANCE WITH ASTM D6390, DRAIN DOWN OF THE BINDER SHALL BE NO GREATER THAN 0.3%. IF MORE ABSORPTIVE AGGREGATES, SUCH AS LIMESTONE, ARE USED IN THE MIX, THEN THE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

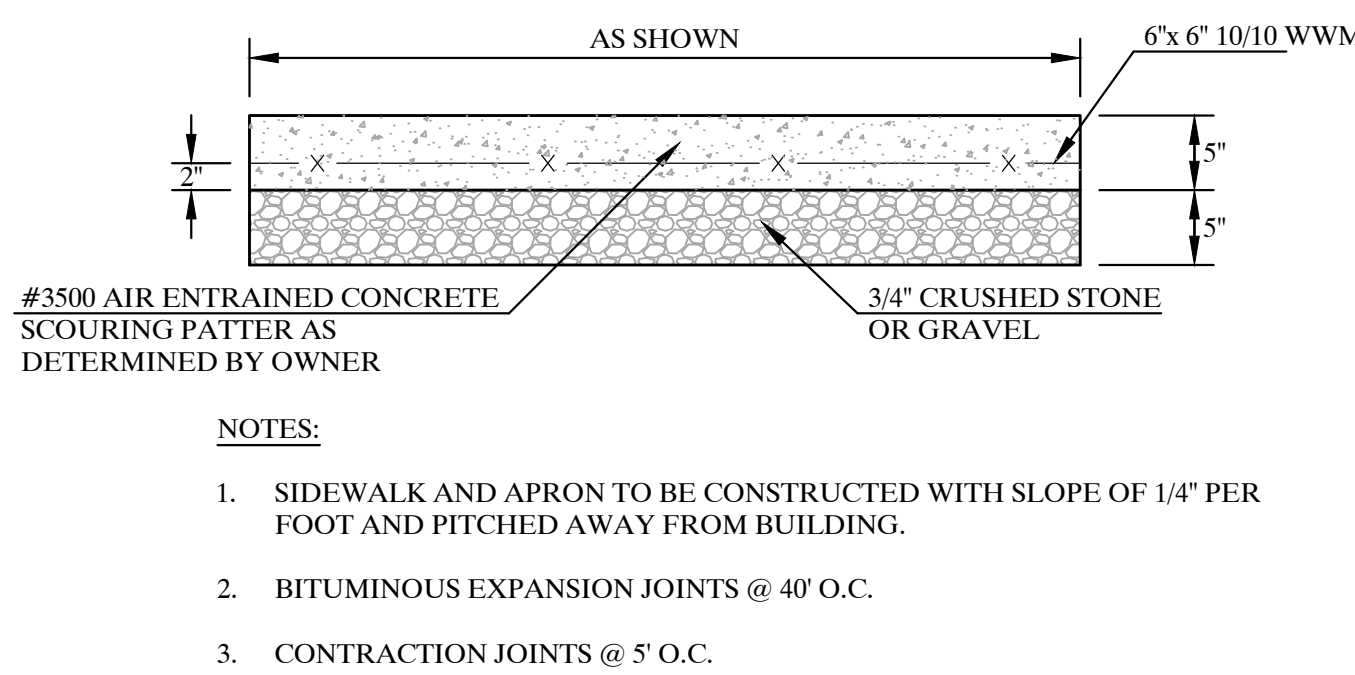
HYDRANT DETAIL (N.T.S.)



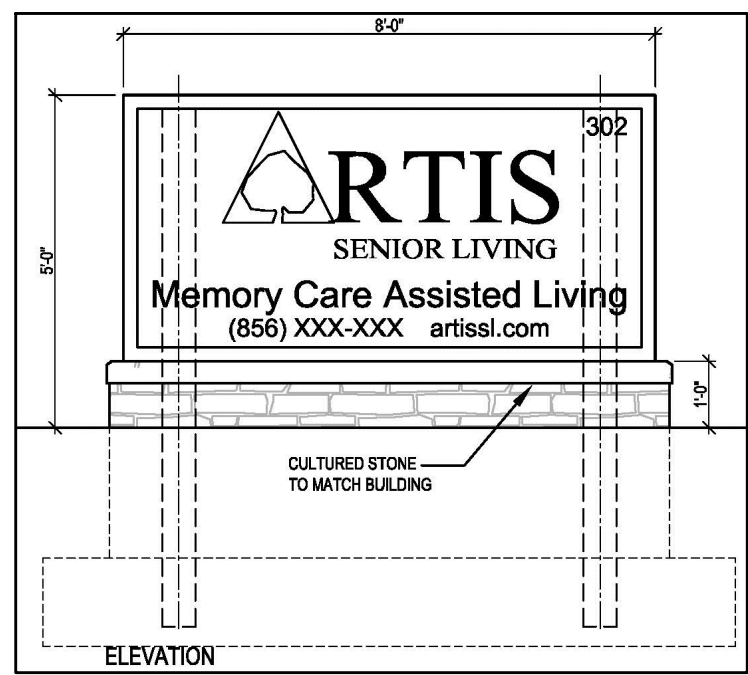
WATER MAIN TRENCH DETAIL (N.T.S.)



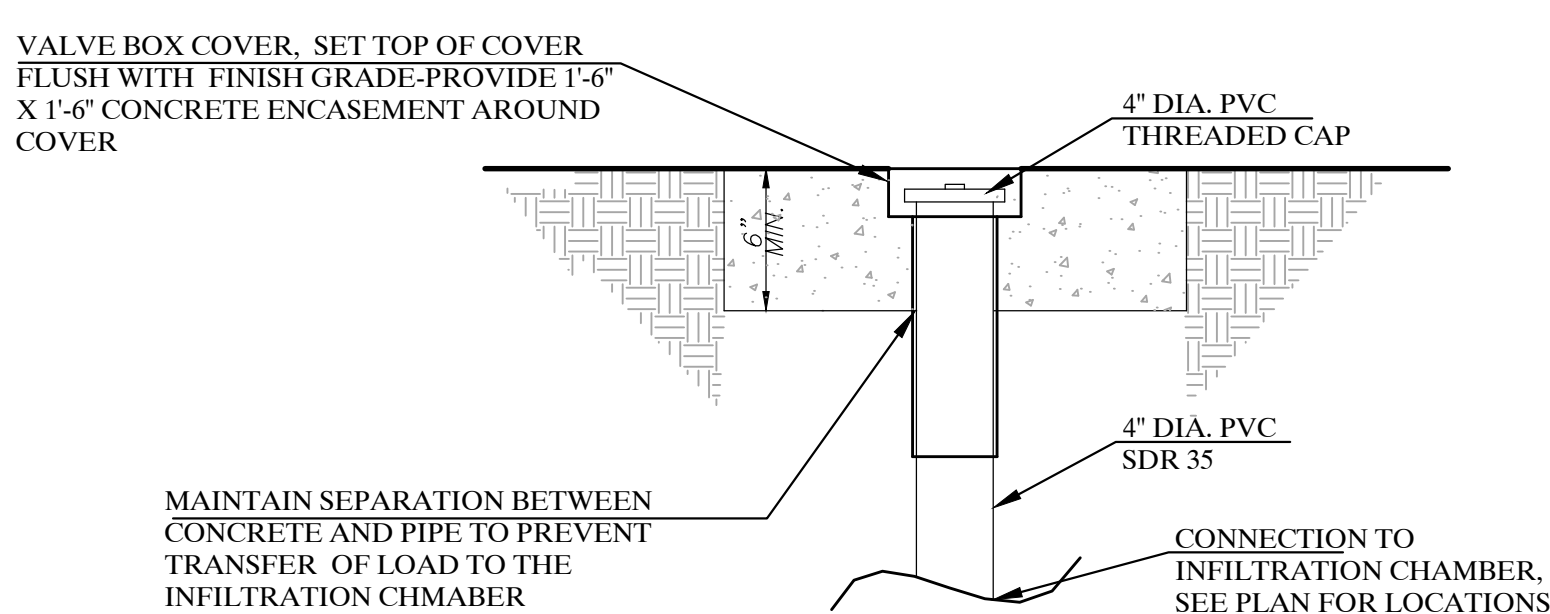
CONCRETE SIDEWALK AND APRON DETAIL (N.T.S.)



MONUMENT SIGN DETAIL (N.T.S.)



INSPECTION PORT DETAIL (N.T.S.)



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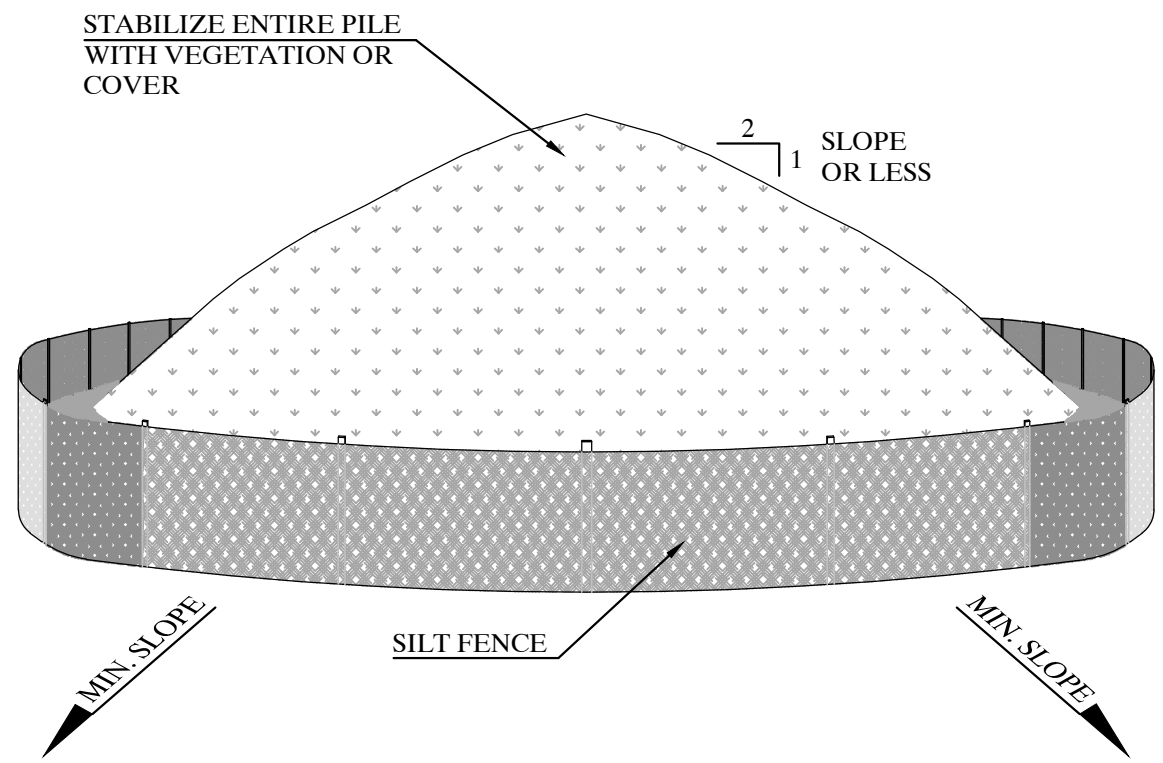
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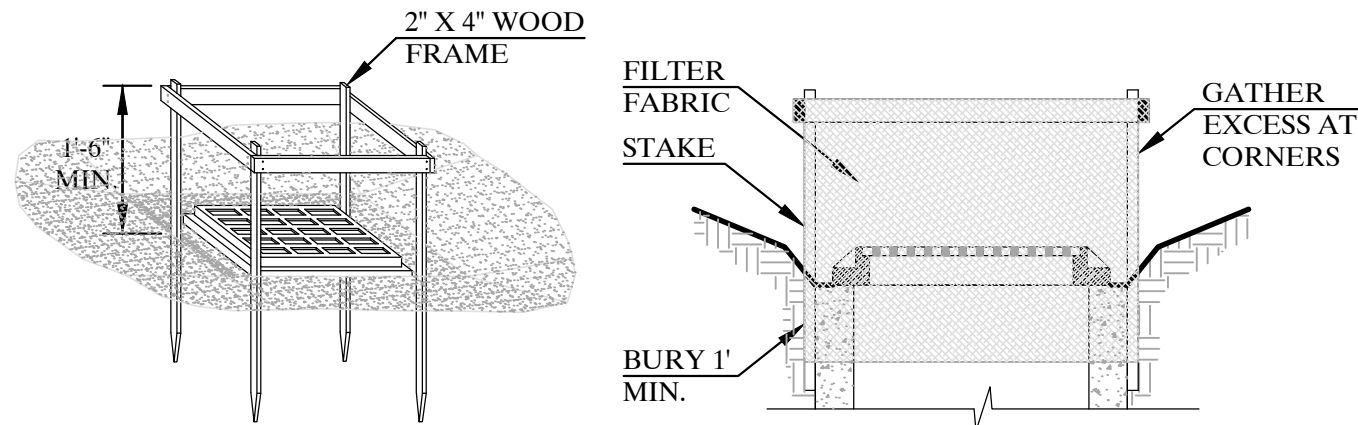
TEMPORARY SOIL STOCKPILE DETAIL (N.T.S.)



INSTALLATION NOTES

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

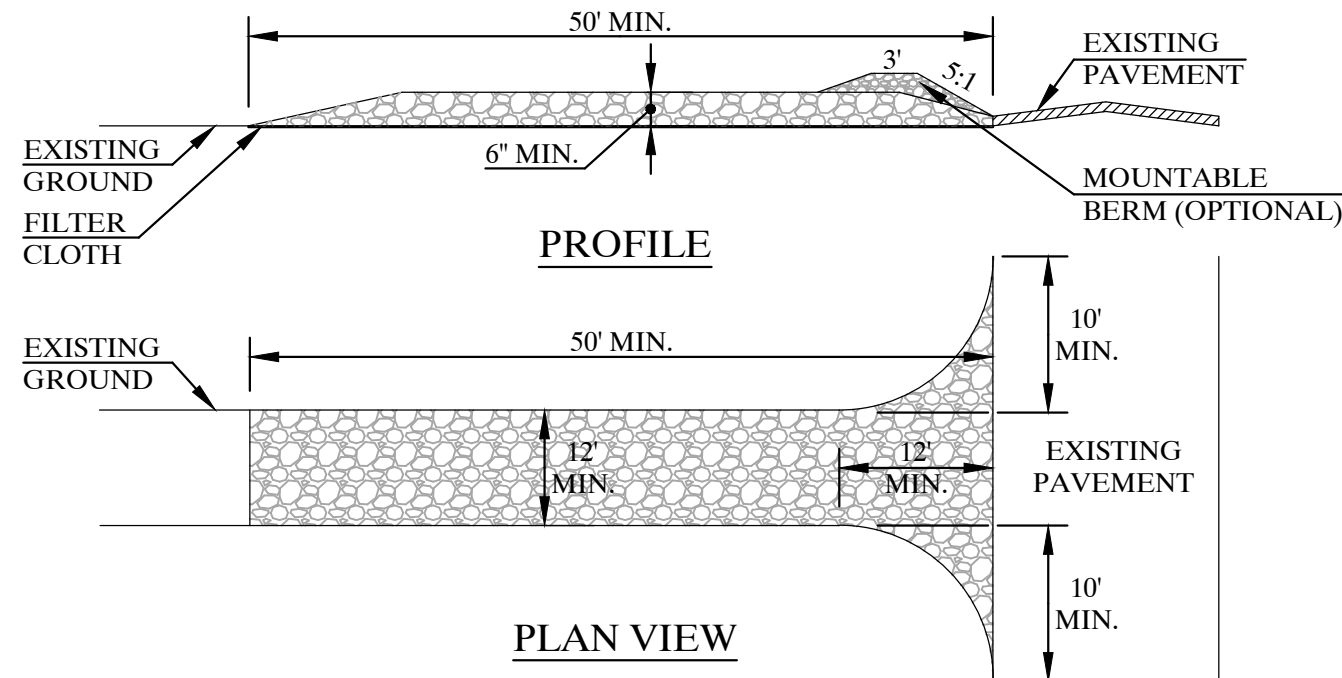
FILTER FABRIC DROP INLET PROTECTION DETAIL (N.T.S.)



CONSTRUCTION SPECIFICATIONS

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

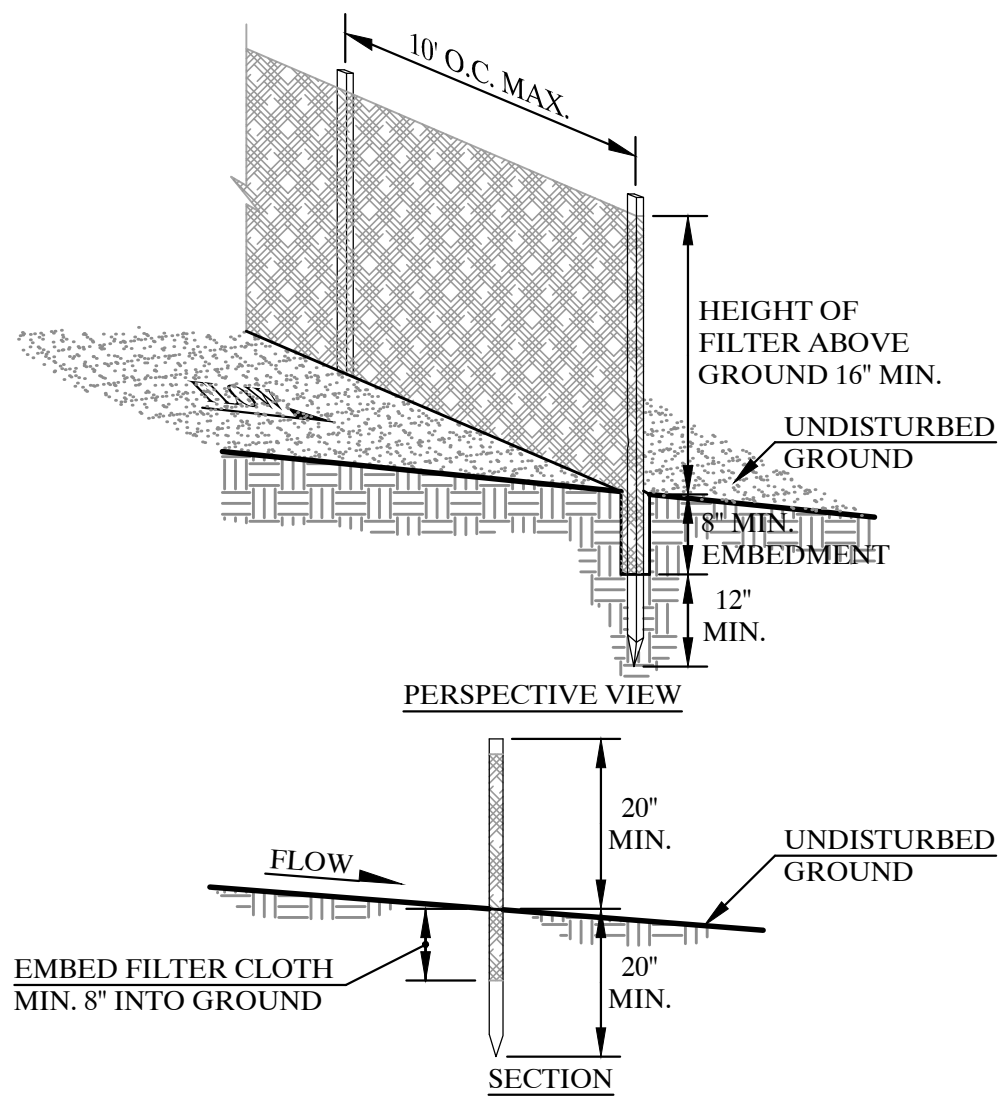
STABILIZED CONSTRUCTION ENTRANCE DETAIL (N.T.S.)



CONSTRUCTION SPECIFICATIONS

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

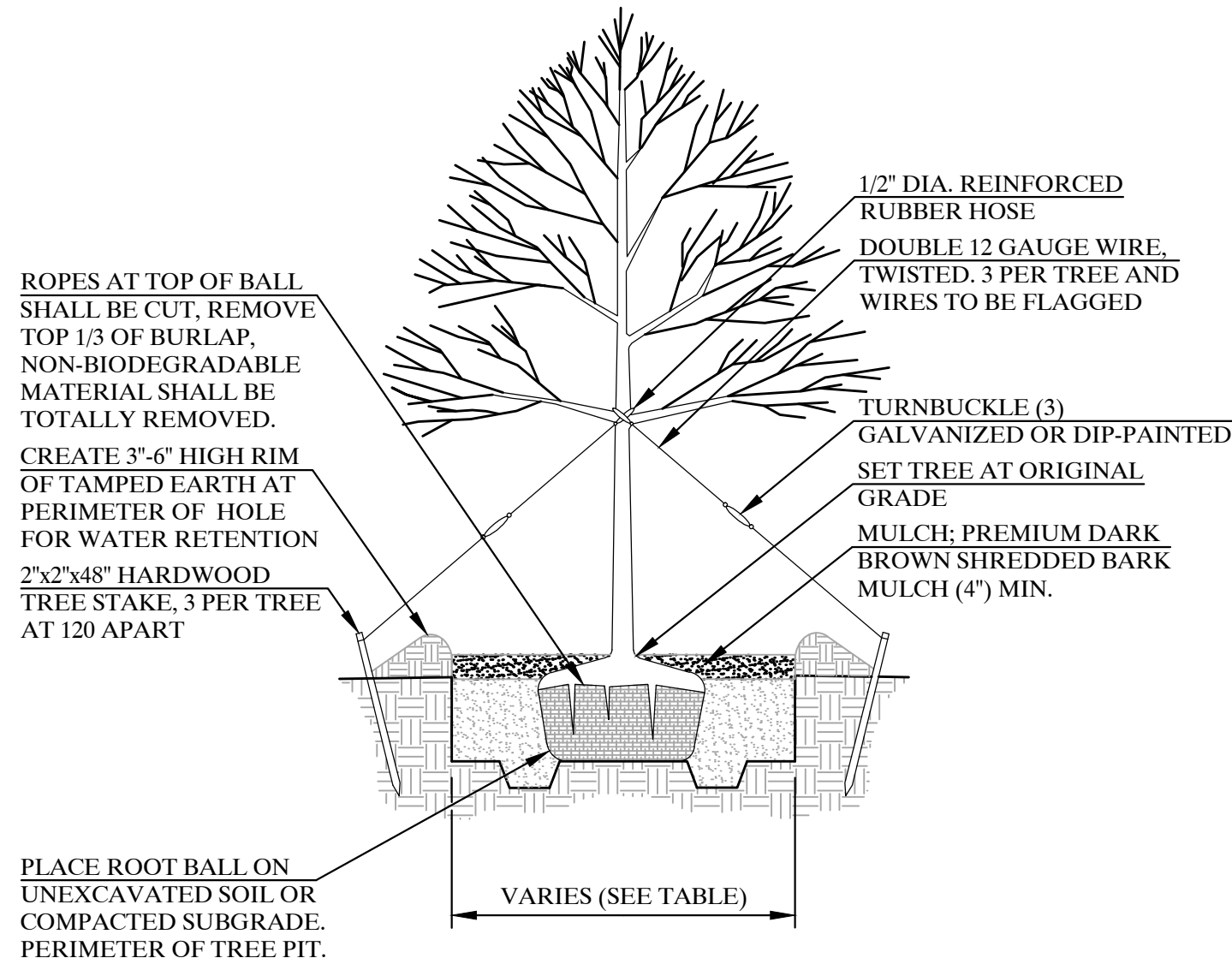
SILT FENCE DETAIL (N.T.S.)



CONSTRUCTION NOTES FOR FABRICATED SILT FENCE

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

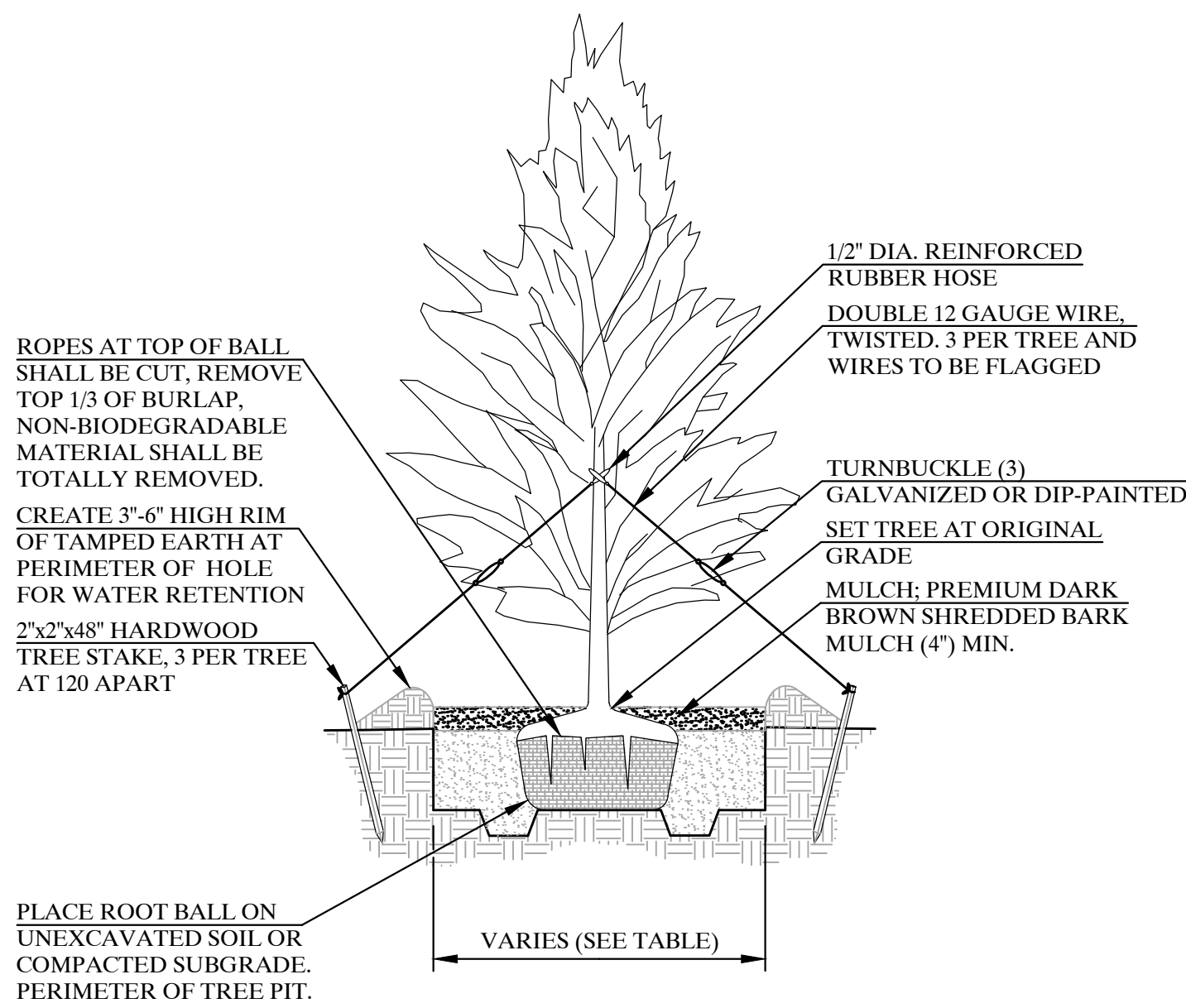
DECIDUOUS TREE PLANTING DETAIL (N.T.S.)



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

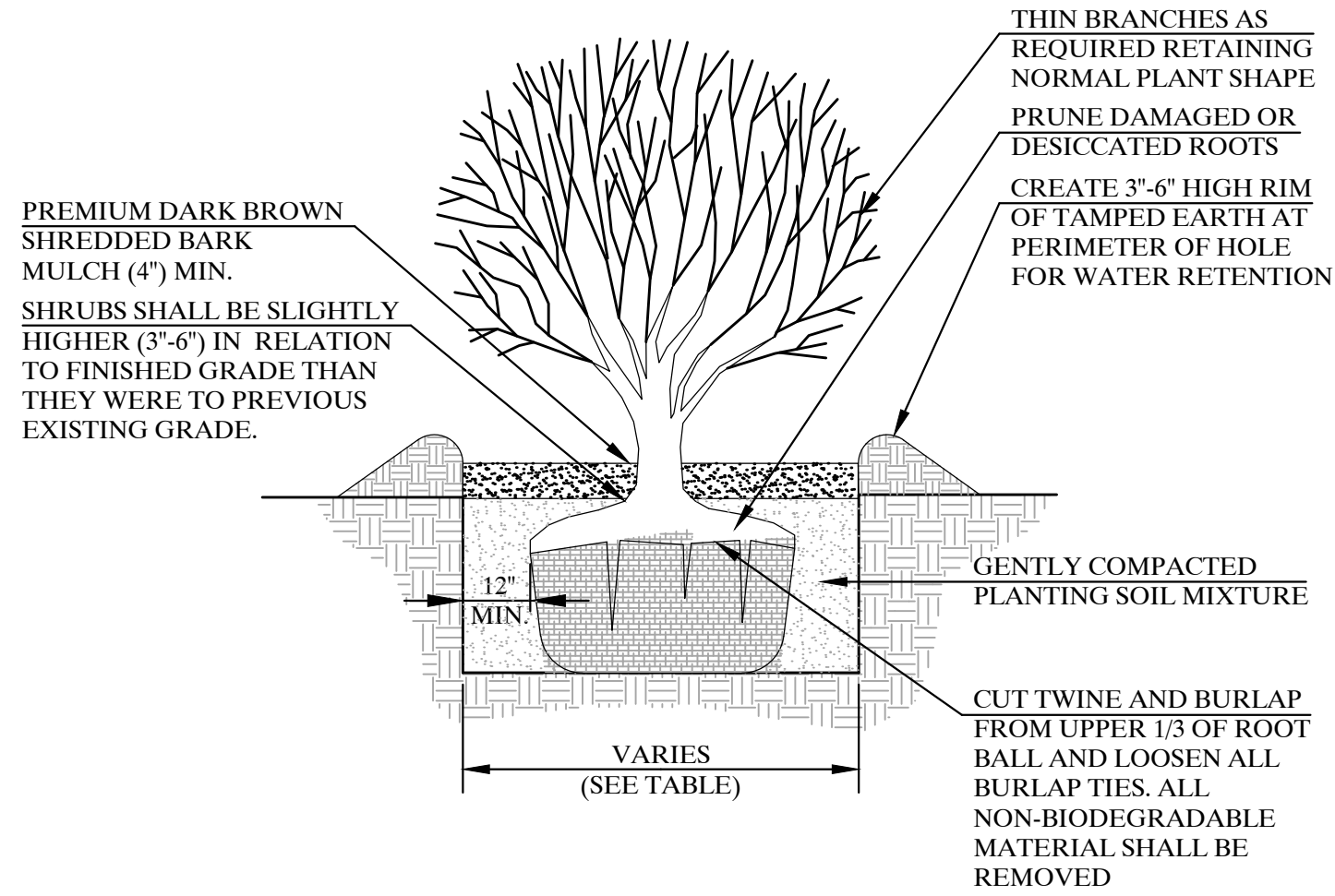
EVERGREEN TREE PLANTING DETAIL (N.T.S.)



NOTE:
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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

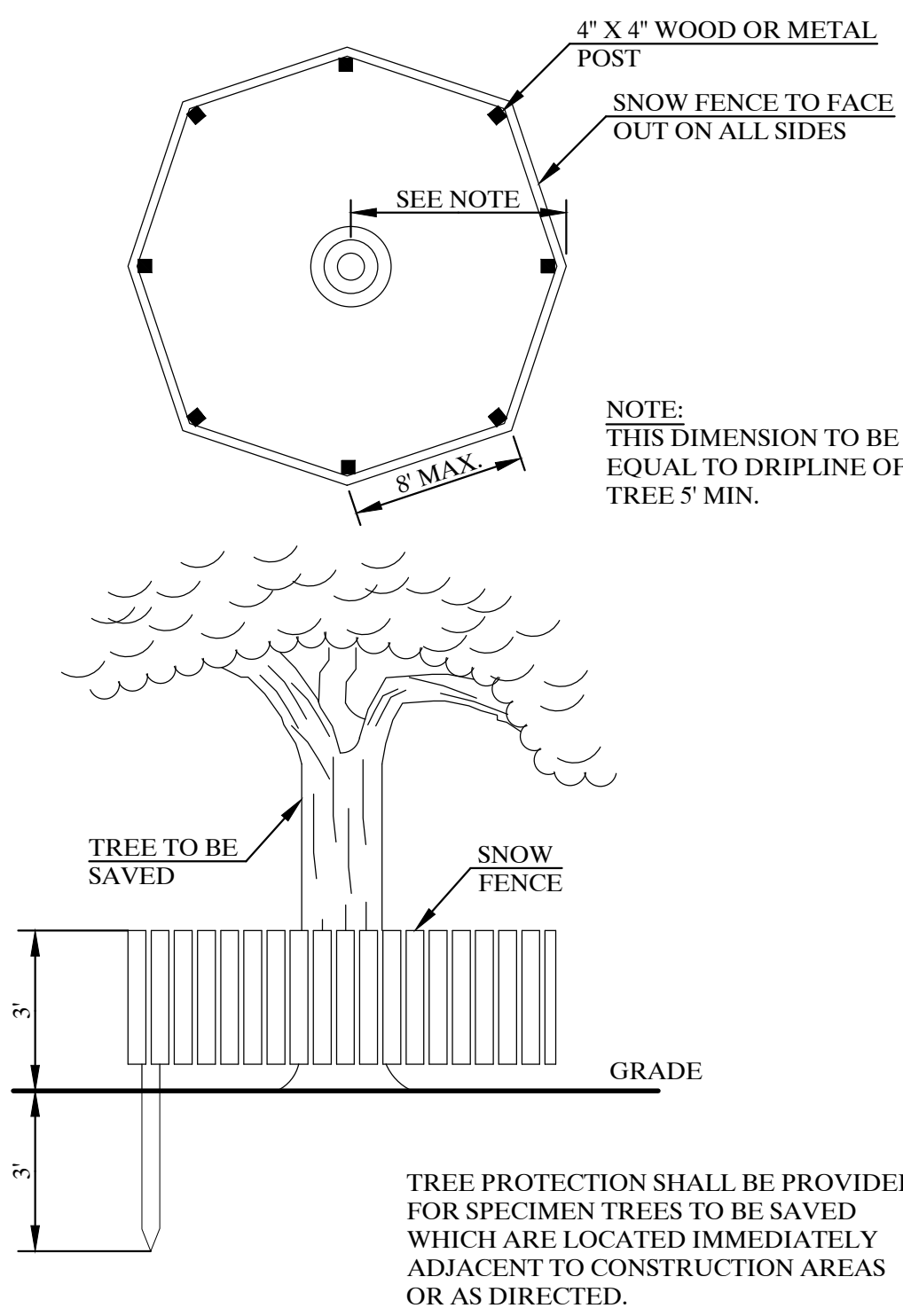
SHRUB PLANTING DETAIL (N.T.S.)



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**
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DETAILS

ARTIS SENIOR LIVING

TOWN OF OSSING

WESTCHESTER COUNTY, NEW YORK

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2.	APRIL 6, 2016 - WETLAND REVISIONS
1.	NOVEMBER 9, 2015 - GENERAL REVISIONS

9
9

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