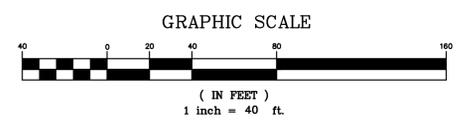
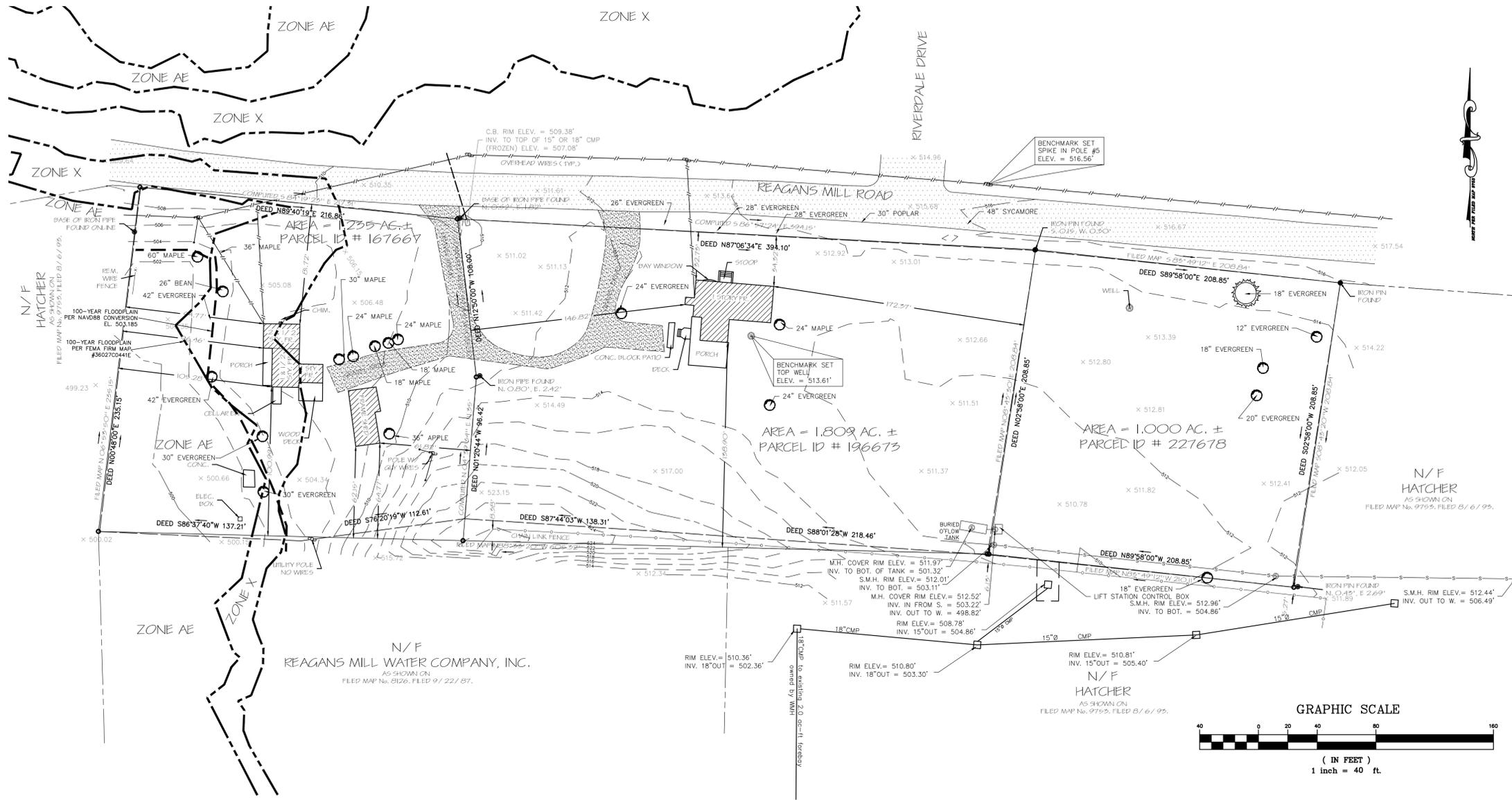
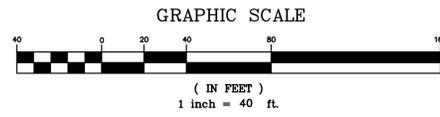


EXISTING CONDITIONS  
Westchester Modular Homes  
Reagans Mill Road — Town of Dover, Dutchess County

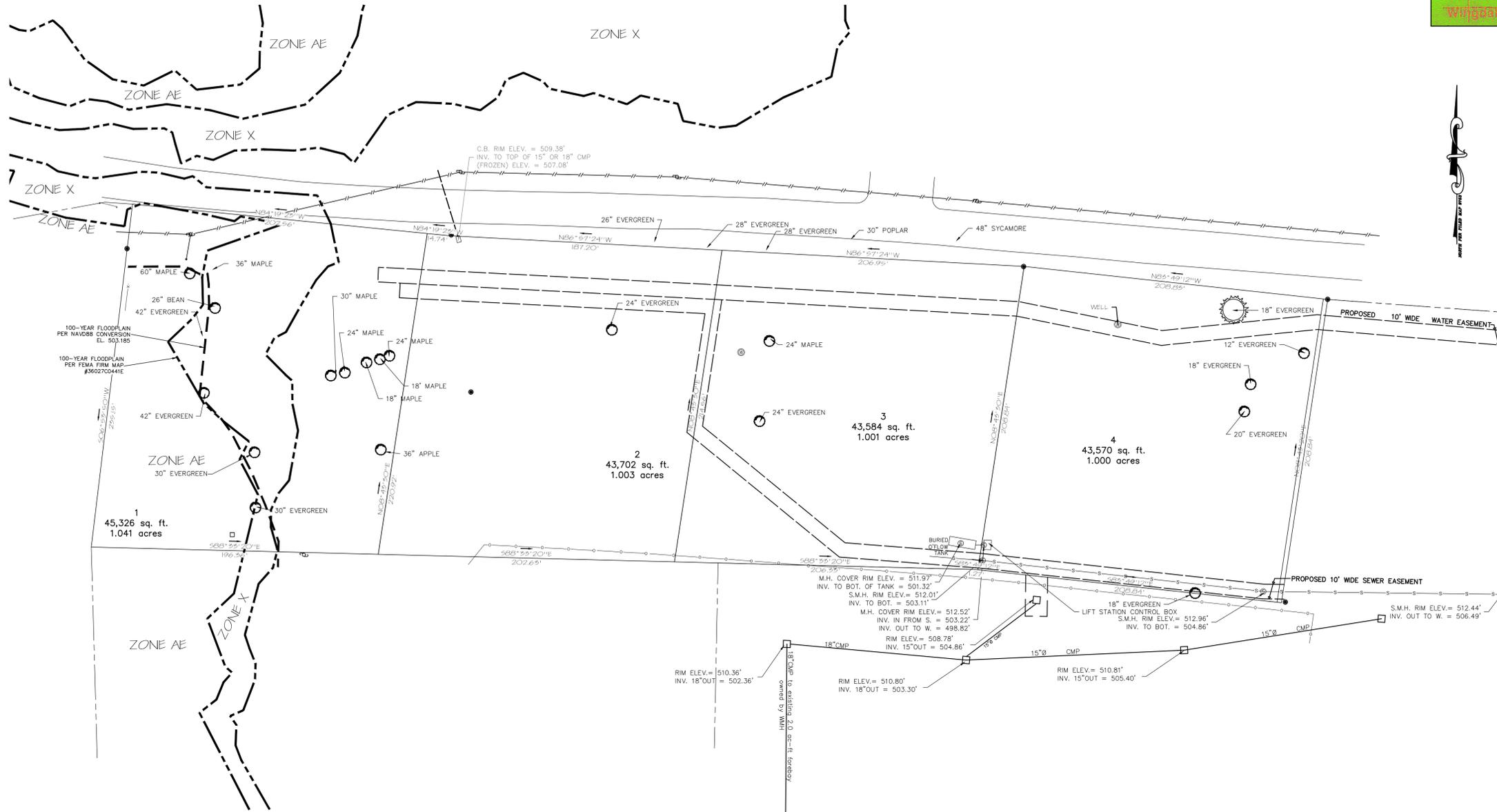
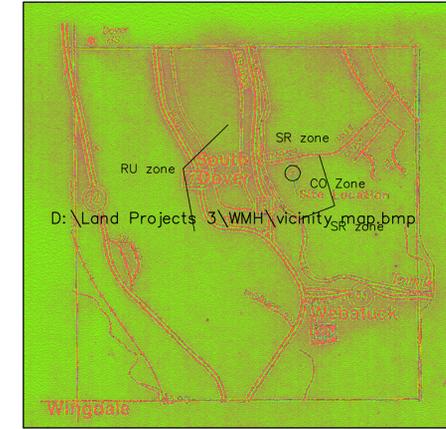
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DATE 1/26/2012

ANTHONY S. PISARRI, P.E., P.C.  
CONSULTING ENGINEER  
3 Rosalind Drive, Cortlandt Manor, N.Y. 10567





Proposed Parcel Information:					
Lot Size	Required/Allowed	Lot 1	Lot 2	Lot 3	Lot 4
1 Acre		1,041 ac	1,003 ac	1,001 ac	1,000 ac
Lot Frontage	200 feet	202.56 ft	201.94 ft	206.95 ft	208.83 ft



rev 1/21/2013

SHEET 2011-31-02  
SCALE 1"=40'  
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DATE 1/26/2012

ANTHONY S. PISARRI, P.E., P.C.  
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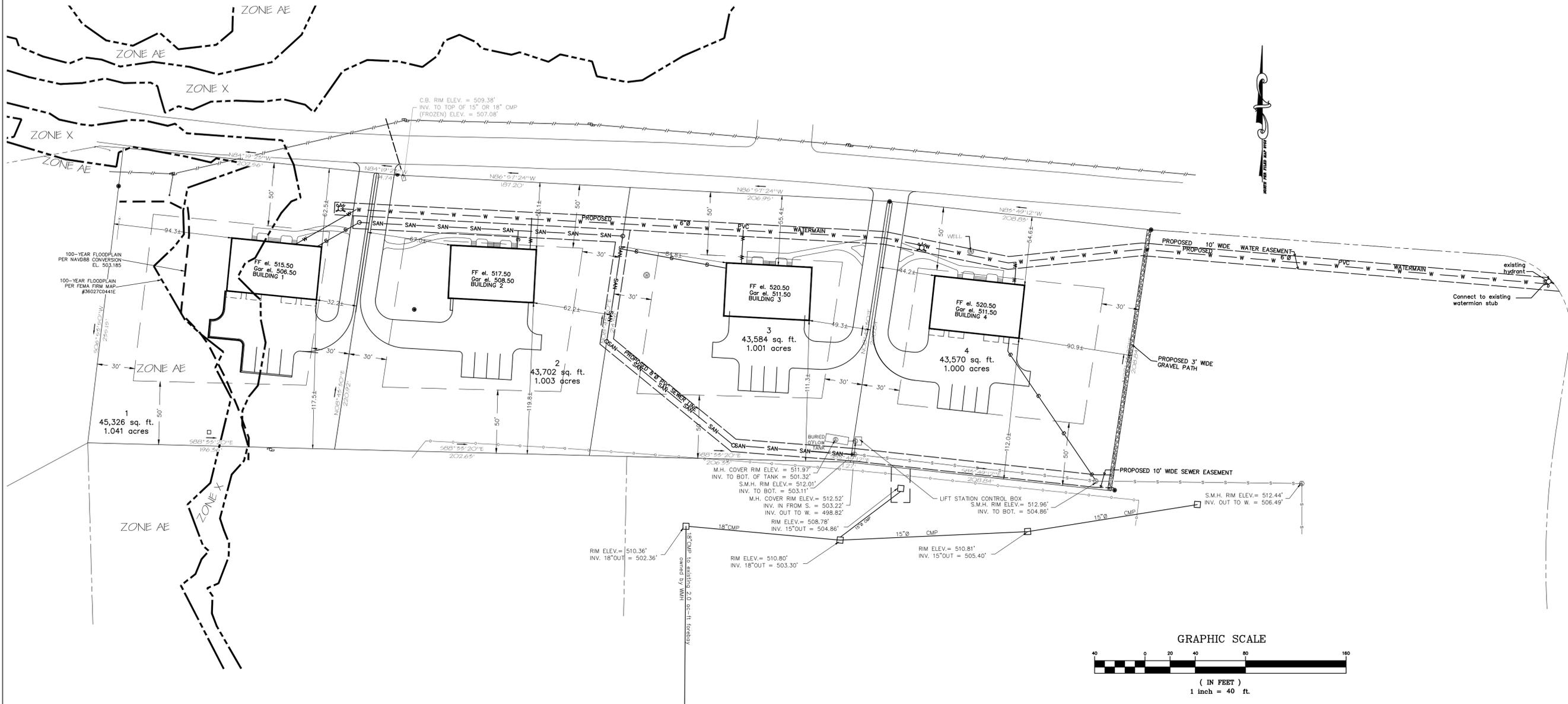
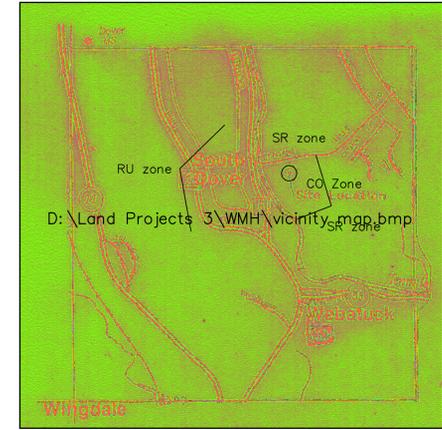
PROPOSED SUBDIVISION  
Westchester Modular Homes  
Reagans Mill Road - Town of Dover, Dutchess County

**NOTES:**

1. THERE SHALL BE NO PARKING OF MOTOR VEHICLES ON ANY GRASS OR LAWN AREAS.
2. THERE SHALL BE NO OUTDOOR CLOTHES LINES VISIBLE FROM ANY PUBLIC ROAD.
3. GARBAGE AND RECYCLING CONTAINERS SHALL BE STORED AT THE REAR OF BUILDINGS OR IN GARAGE AREAS.
4. BURNING GARBAGE OR TRASH ON THE PROPERTY IS PROHIBITED.
5. THERE SHALL BE NO ATHLETIC EQUIPMENT, e.g. SOCCER NETS, BASKETBALL BOARDS, etc. ERECTED IN FRONT YARDS.
6. NO COMMERCIAL VEHICLES SHALL PARK IN FRONT OF THE BUILDING LINE.
7. EACH TENANT SHALL BE RESPONSIBLE FOR BRINGING GARBAGE PAIL(S) OUT TO THE EDGE OF THE ROAD FOR GARBAGE PICKUP.
8. THERE WILL BE A 2"x8" STAND ON WHICH 4 MAILBOXES WILL BE MOUNTED FOR IN FRONT OF EACH BUILDING.

**Off-Street Parking Requirements:**  
 For multi-family buildings, the Code requirement is 1½ spaces per unit. Each building is proposed to have 4 units which requires 6 spaces. The proposal is to provide garage parking for 4 cars plus an 4 on-site spaces per building.  
 Disposal of construction and demolition waste shall be at an approved disposal facility.

ZONING CHART - CO ZONE					
Required/Allowed	Lot 1	Lot 2	Lot 3	Lot 4	
Minimum Lot Area	1 acre	1,041 ac	1,003 ac	1,001 ac	1,000 ac
Minimum Frontage	200 ft	202.56 FT	201.94 ft	206.95 ft	208.83 ft
Setbacks:					
Min. Front Yard	50 ft	62.5±	53.1±	55.4±	54.6±
Min. Side Yard	30 ft	32.2±	62.2±	49.3±	44.2±
Min. Rear Yard	50 ft	117.5±	119.8±	111.3±	112.0±
Max. Imperviable Area	40%	20.0± %	20.7± %	19.4± %	20.8± %
Max. Building Height	35 ft	31.5±	32.0±	32.0±	31.0±

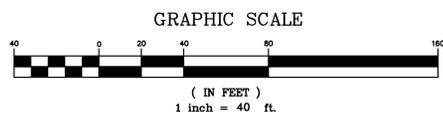
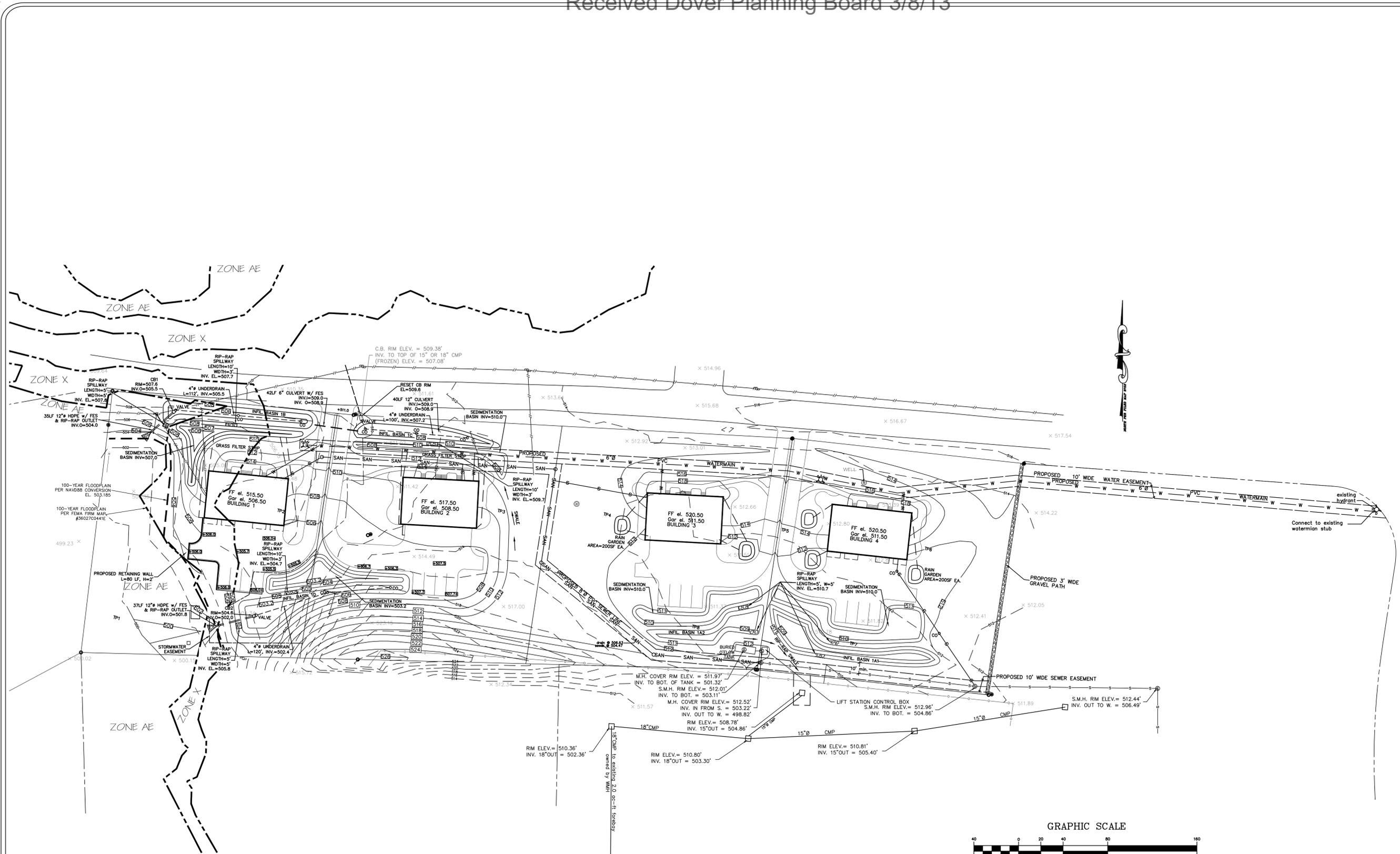


rev 6/10/2012  
 rev 2/3/2012  
 rev 1/27/2013  
 rev 2/7/2013

SHEET 2011-31-03  
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 DATE 1/26/2012

ANTHONY S. PISARRI, P.E., P.C.  
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 3 Rosalind Drive, Cortlandt Manor, N.Y. 10567

PROPOSED FACTORY HOUSING  
 Westchester Modular Homes  
 Reagans Mill Road - Town of Dover, Dutchess County

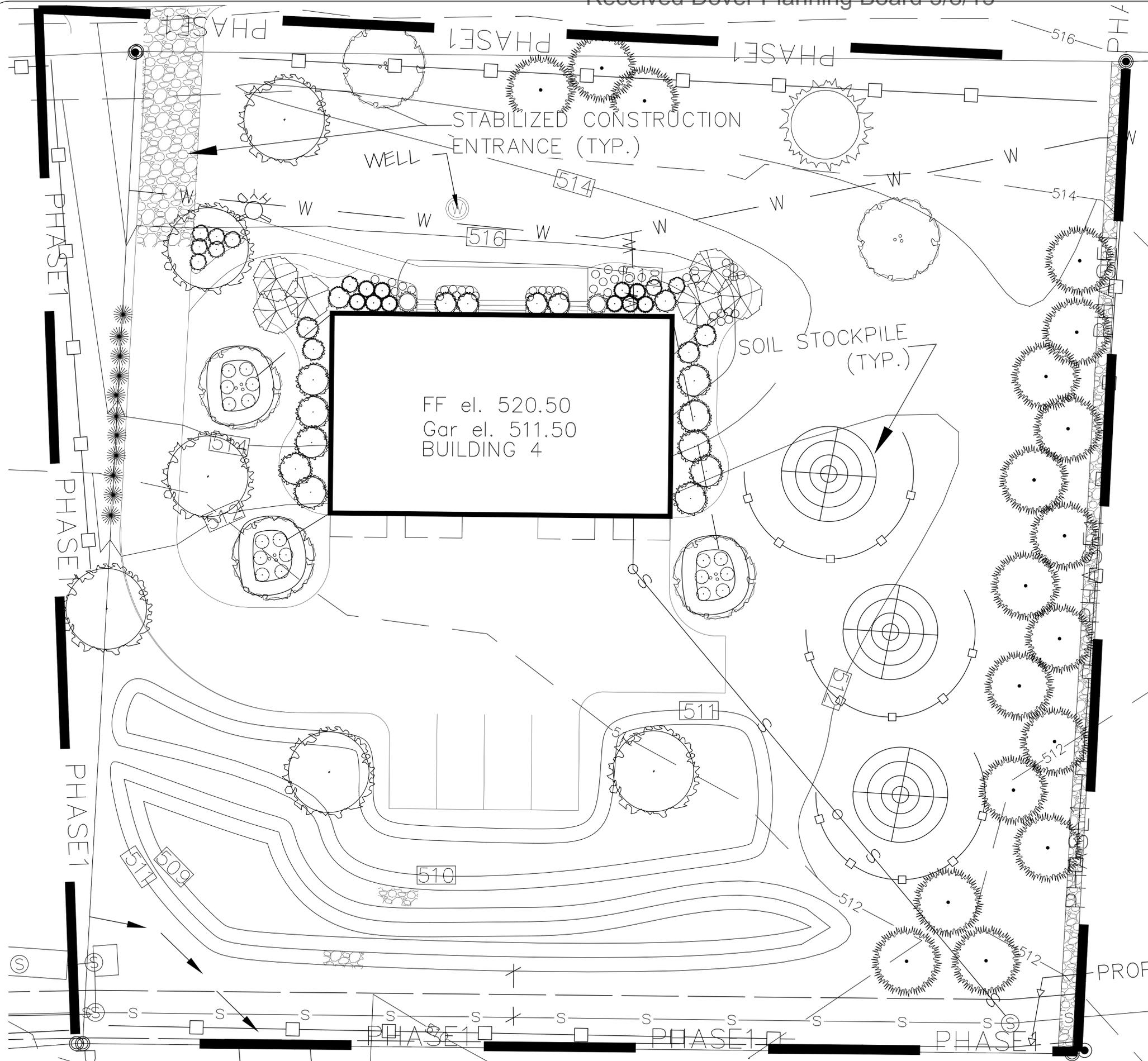


rev 2/7/2013  
rev 1/21/2013

SHEET 2011-31-04  
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DATE 7/9/2012

ANTHONY S. PISARRI, P.E., P.C.  
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3 Rosalind Drive, Cortlandt Manor, N.Y. 10567

PROPOSED FACTORY HOUSING IMPROVEMENT PLAN  
Westchester Modular Homes  
Reagans Mill Road - Town of Dover, Dutchess County



**LEGEND**

502	---	EXISTING MINOR CONTOUR
510	---	EXISTING MAJOR CONTOUR
502	---	PROPOSED SPOT GRADE
502	---	PROPOSED MINOR CONTOUR
510	---	PROPOSED MAJOR CONTOUR
	□	PROPOSED SILT FENCE

**GENERAL NOTES FOR PHASING PLAN (LOTS 1, 2, 3 & 4)**

AFTER THE SUBDIVISION HAS BEEN APPROVED AND FILED, A BUILDING PERMIT APPLICATION WILL BE COMPLETED FOR LOT #4. THE WATER LINE WILL BE EXTENDED FROM SYCAMORE BLVD. TO THE 1ST FIRE HYDRANT, AFTER WHICH EXCAVATION WILL COMMENCE ON THE FOUNDATION FOR LOT #4. A SEWER MANHOLE WILL BE INSTALLED FOR THE CONNECTION OF LOT #4 TO THE EXISTING SEWER LINE LOCATED NEAR THE SOUTHEAST CORNER OF LOT #4.

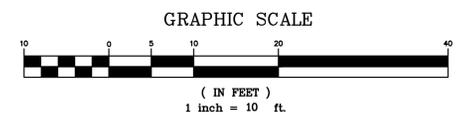
AFTER THE FOUNDATION IS COMPLETE LOT#4 WILL BE ROUGH GRADED TO RECEIVE THE MODULAR HOME FROM THE FACTORY TO BE PLACED ON THE FOUNDATION. THIS WILL INCLUDE THE GRADING REQUIRED FOR THE INFILTRATION BASIN ON LOT#4.

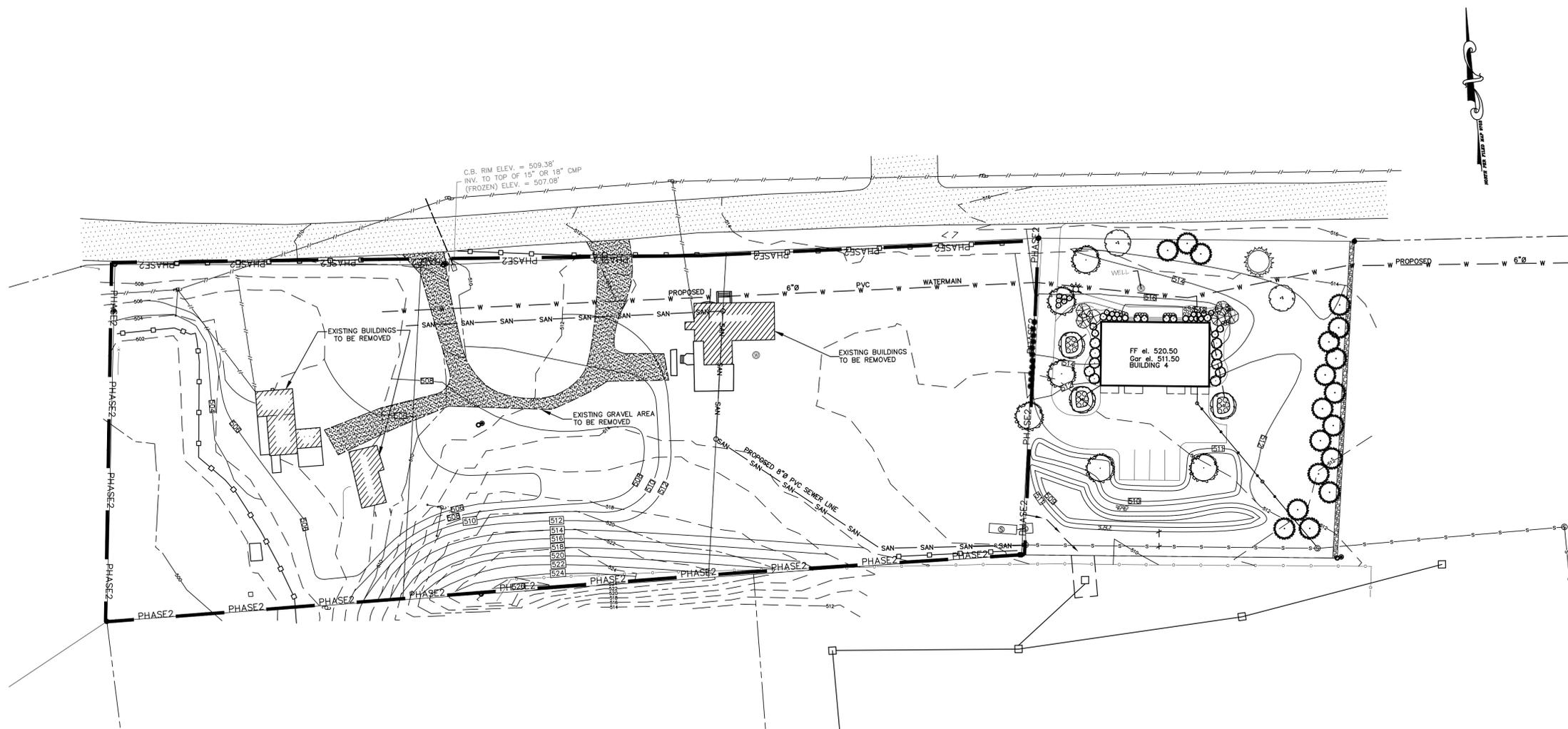
AFTER THE EXTERIOR OF BUILDING #4 HAS BEEN COMPLETED, THE DRIVEWAY WILL BE ROUGH GRADED, THE RETENTION BASINS AND LANDSCAPING WILL BE COMPLETED, AND THE DRIVEWAY WILL BE BLACKTOPPED PRIOR TO APPLYING FOR A C.O. ON LOT #4.

AFTER THE TENANTS IN THE 2 EXISTING BUILDINGS HAVE MOVED INTO THE 2 UNITS ON LOT #4, THE EXISTING BUILDINGS WILL BE DEMOLISHED. THE SEWER AND WATER LINES WILL BE EXTENDED TO SERVE LOTS 1, 2 & 3 AND LOTS 1, 2 & 3 WILL BE ROUGH GRADED, SEEDS AND MULCHED. ONCE VEGETATIVE GROWTH HAS BEEN ESTABLISHED FOR EACH PHASE, THE SILT FENCES WILL BE REMOVED. BUILDING PERMITS WILL BE APPLIED FOR SEPARATELY FOR EACH LOT.

THE CONSTRUCTION SEQUENCE ON LOTS 3, 2, AND 1 WILL BE THE SAME AS LOT 4 WITH THE EXCEPTION OF EXTENDING THE WATER AND SEWER SERVICE WHICH WILL HAVE ALREADY BEEN COMPLETED. THE INFILTRATION BASIN WILL BE CONSTRUCTED ON LOT#3 PRIOR TO OBTAINING THE RESPECTIVE C.O. THE INFILTRATION BASIN FOR LOTS 1 & 2 WILL BE CONSTRUCTED PRIOR TO OBTAINING A C.O. FOR LOT #2.

THE INTENSION IS TO HAVE ALL 4 BUILDINGS COMPLETED WITHIN THE TIME PERIOD REQUIRED WITHOUT RETURNING TO THE PLANNING BOARD FOR SITE PLAN APPROVAL EXTENSIONS.





**GENERAL NOTES FOR PHASING PLAN (LOTS 1, 2, 3 & 4)**

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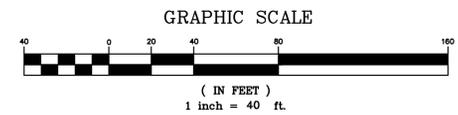
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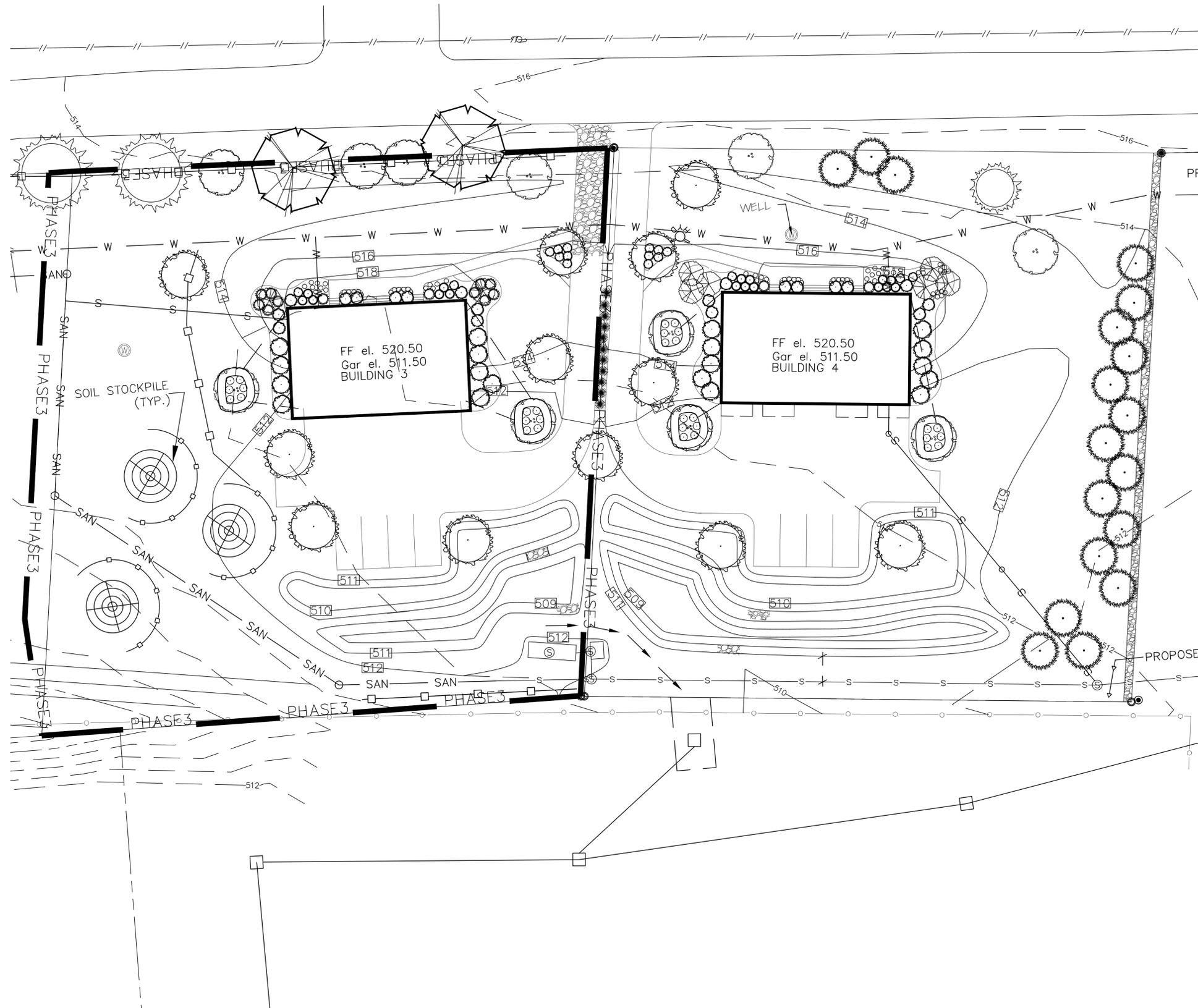
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**LEGEND**

502	---	EXISTING MINOR CONTOUR
510	---	EXISTING MAJOR CONTOUR
502	---	PROPOSED SPOT GRADE
502	---	PROPOSED MINOR CONTOUR
510	---	PROPOSED MAJOR CONTOUR
□	---	PROPOSED SILT FENCE





**GENERAL NOTES FOR PHASING PLAN (LOTS 1, 2, 3 & 4)**

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2. AFTER THE FOUNDATION IS COMPLETE LOT#4 WILL BE ROUGH GRADED TO RECEIVE THE MODULAR HOME FROM THE FACTORY TO BE PLACED ON THE FOUNDATION. THIS WILL INCLUDE THE GRADING REQUIRED FOR THE INFILTRATION BASIN ON LOT#4.

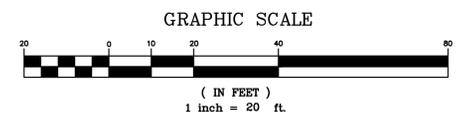
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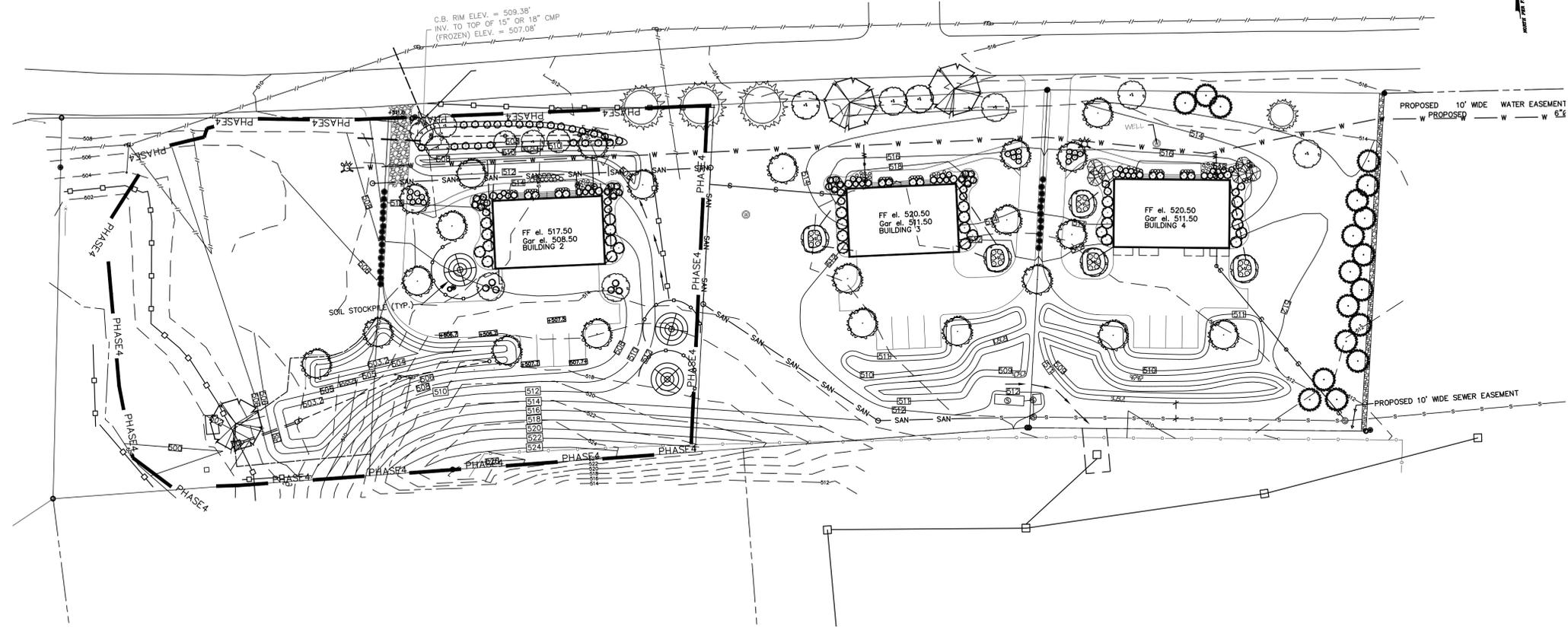
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6. THE INTENSION IS TO HAVE ALL 4 BUILDINGS COMPLETED WITHIN THE TIME PERIOD REQUIRED WITHOUT RETURNING TO THE PLANNING BOARD FOR SITE PLAN APPROVAL EXTENSIONS.

- LEGEND**
- 502 --- EXISTING MINOR CONTOUR
  - 510 --- EXISTING MAJOR CONTOUR
  - 502a --- PROPOSED SPOT GRADE
  - 502 --- PROPOSED MINOR CONTOUR
  - 510 --- PROPOSED MAJOR CONTOUR
  - PROPOSED SILT FENCE





**GENERAL NOTES FOR PHASING PLAN (LOTS 1, 2, 3 & 4)**

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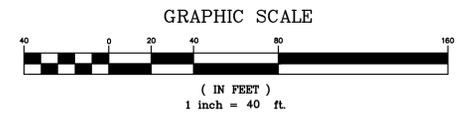
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**LEGEND**

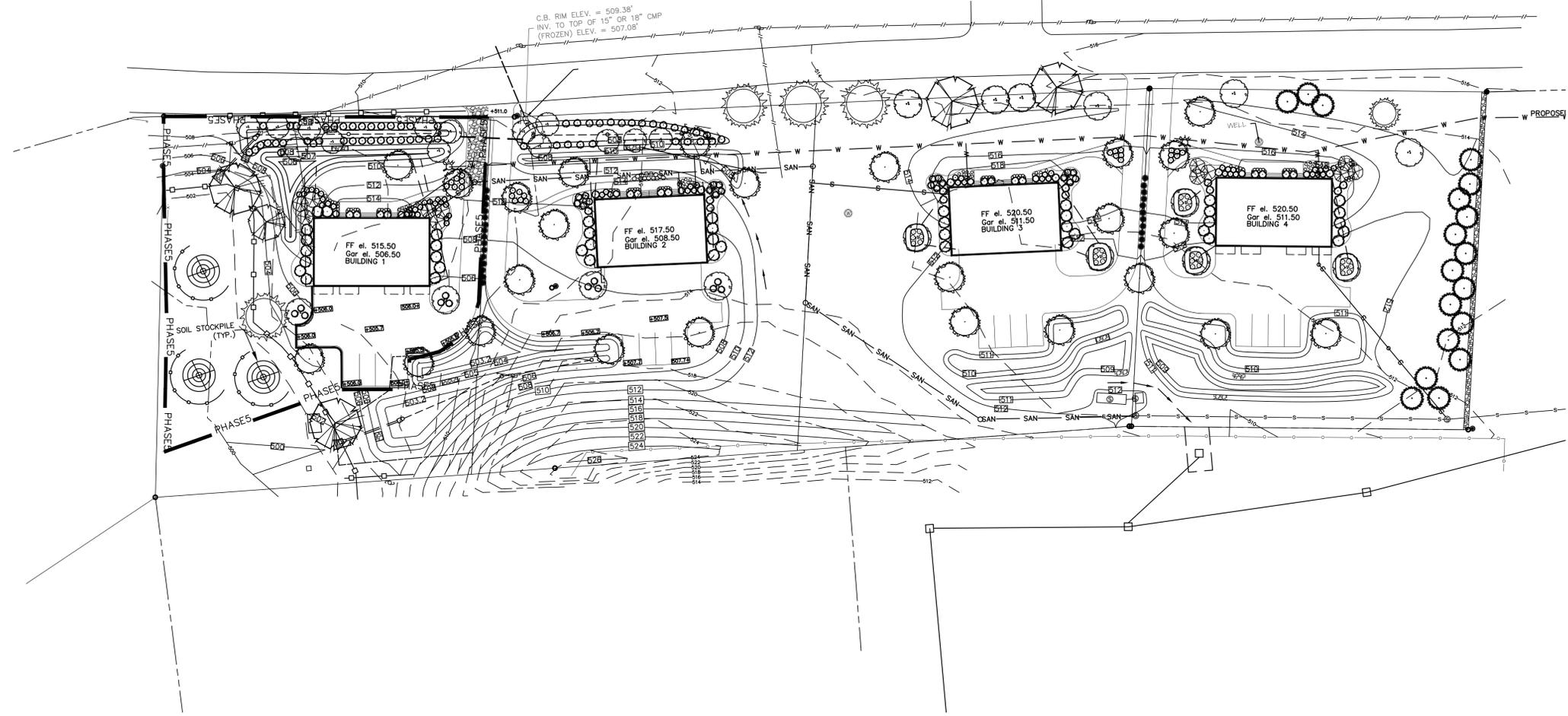
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510	---	EXISTING MAJOR CONTOUR
507.2	---	PROPOSED SPOT GRADE
502	---	PROPOSED MINOR CONTOUR
510	---	PROPOSED MAJOR CONTOUR
—○—	---	PROPOSED SILT FENCE



PHASING\_PLAN\_#4  
Westchester Modular Homes  
Reagans Mill Road - Town of Dover, Dutchess County

SHEET 2011-31-08  
SCALE 1"=40'  
FILE C:\LANDS\WMH\PMR\CONDO.DWG  
DATE 3/5/2013

ANTHONY S. PISARRI, P.E., P.C.  
CONSULTING ENGINEER  
3 Rosalind Drive, Cortlandt Manor, N.Y. 10567



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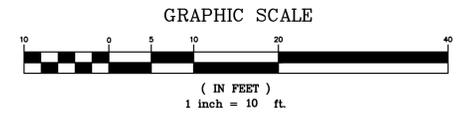
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**LEGEND**

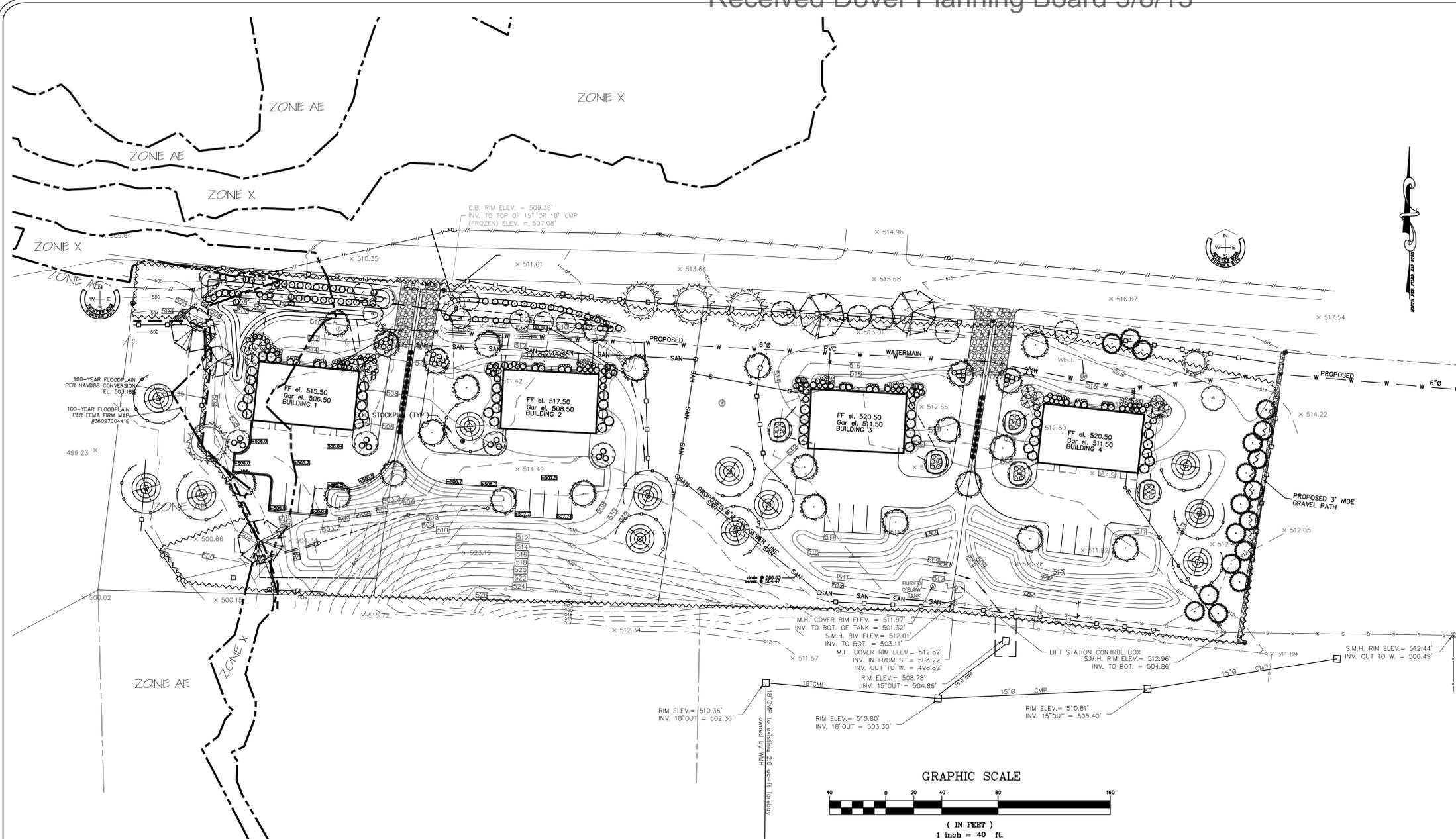
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- 510 - - - - - EXISTING MAJOR CONTOUR
- 502 PROPOSED SPOT GRADE
- 502 PROPOSED MINOR CONTOUR
- 510 PROPOSED MAJOR CONTOUR
- PROPOSED SILT FENCE



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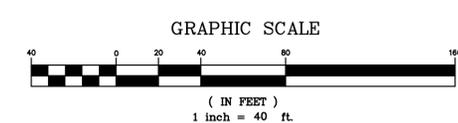
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PHASING\_PLAN\_#5  
Westchester Modular Homes  
Reagans Mill Road - Town of Dover, Dutchess County



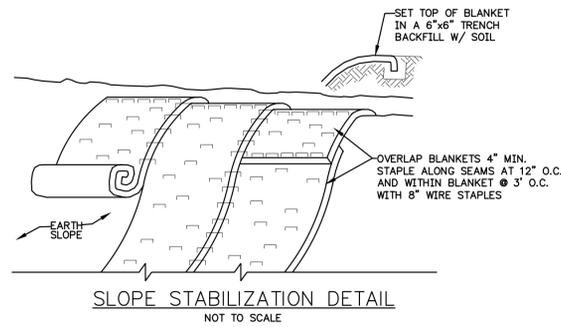
LIMITS OF DISTURBANCE=3.4 ACRES

- SEDIMENT AND EROSION CONTROL NOTES AND CONSTRUCTION SEQUENCING**
- PRE-CONSTRUCTION MEETING: BEFORE CONSTRUCTION ACTIVITIES A SITE EVALUATION OF THE SITE WILL BE PERFORMED WITH SITE CONTRACTOR AND TOWN PERSONNEL, INCLUDING MARK-OUT OF AREAS OF SPECIAL CONCERNS (I.E.: TREES, WETLANDS, WELLS, ETC.).
  - LIMITS OF SITE CLEARING: BEFORE ANY ACTUAL CONSTRUCTION, FLAGS ARE TO BE PLACED IN THE FIELD DELINEATING LIMITS OF DISTURBANCE INCLUDING SPECIAL AREAS OF CONCERN AS HIGHLIGHTED DURING THE PRE-CONSTRUCTION MEETING.
  - CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE WHERE SHOWN ON THE PLAN.
  - INSTALL SEDIMENT BARRIERS/SWALES/DITCHES/DIKES AT DOWN SLOPE AREAS FROM ALL PROPOSED GRADING OPERATIONS, AND INSTALL OTHER SEDIMENTATION AND EROSION CONTROL STRUCTURES OR MEASURES AS SHOWN ON THE DRAWINGS.
  - LAND DISTURBANCE SHALL BE LIMITED TO ONLY THAT AREA NECESSARY FOR DEVELOPMENT. NO MORE THAN FIVE (5) ACRES OF UNPROTECTED SOIL SHALL BE DISTURBED AT ONE TIME. PREVIOUS EARTHWORK SHALL BE STABILIZED AS SPECIFIED BEFORE ADDITIONAL AREA IS EXPOSED.
  - PROTECT ALL TREES WHICH ARE TO REMAIN AND WHICH ARE IN OR NEAR CONSTRUCTION AREAS AS DIRECTED IN THE FIELD WITH SNOW FENCING PLACED AROUND THE TREE TRUNK. PLACE SNOW FENCING AT THE DRIP LINE SURROUNDING TREES, IF POSSIBLE, OR TO MAINTAIN A MINIMUM DIAMETER OF 10 FEET AROUND TREES. WHERE FENCING MUST BE PLACED CLOSER THAN THE DRIP LINE, PLACE 4 INCHES OF WOOD CHIPS OVER ROOT ZONE TO EXTEND TO THE DRIP LINE. MAINTAIN THIS WOOD CHIP PROTECTION FOR THE DURATION OF CONSTRUCTION.
  - CLEAR EXISTING TREES AND VEGETATION FROM AREAS TO BE EXCAVATED OR FILLED, THEN STRIP AND STOCKPILE TOPSOIL FROM ALL AREAS TO BE DISTURBED. SEED STOCKPILED TOPSOIL WITH TEMPORARY RYEGRASS COVER AS SPECIFIED BELOW (SEE NOTE 8), AND ERECT A SILT FENCE AROUND THE STOCKPILE.
  - PERFORM NECESSARY EXCAVATION OR FILL OPERATIONS TO BRING SITE TO DESIRED SUBGRADE. INSTALL STORM DRAINAGE SYSTEM.
  - INSTALL SEDIMENT BARRIERS AROUND ALL STORM DRAIN INLETS, OR MODIFY SEDIMENT CONTROL MEASURES INSTALLED IN #2 ABOVE AND MAINTAIN UNTIL ALL DISTURBED AREAS ARE STABILIZED WITH VEGETATION AND ALL PAVEMENTS ARE PAVED WITH A BASE COURSE.
  - SEED ALL DISTURBED AREAS WHICH WILL REMAIN UNDISTURBED FOR A PERIOD OF 14 DAYS OR MORE AND WHICH WILL NOT BE UNDER CONSTRUCTION WITHIN 14 DAYS WITH TEMPORARY RYEGRASS COVER, AS FOLLOWS (METHOD OF SEEDING IS OPTIONAL):
    - LOOSEN SEEDBED BY DISCING TO A 4" DEPTH.
    - SEED WITH 6 LBS PER ACRE PERENNIAL OR ANNUAL RYEGRASS.
    - MULCH WITH 100-200 BALES PER ACRE OF BLOWN AND CHOPPED HAY BOUND IN PLACE WITH 2000 LBS PER ACRE CELLULOSE FIBER MULCH, AND WITH AN APPROVED TACKIFIER BINDER.
    - IF CONSTRUCTION IS SUSPENDED OR COMPLETED, ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED IMMEDIATELY. ALL SLOPES STEEPER THAN ONE ON THREE (V/H) AND PERIMETER TRENCHES AND TRAP EMBANKMENTS SHALL, ON COMPLETION, BE IMMEDIATELY STABILIZED WITH TEMPORARY SEEDING AND MULCHING.
  - AFTER COMPLETION OF SITE CONSTRUCTION, FINE GRADE AND SPREAD TOPSOIL ON ALL LAWN AREAS AND SEED WITH PERMANENT LAWN MIX AS FOLLOWS (SEE LANDSCAPE PLAN FOR OTHER PLANTING INFORMATION):
    - LIME TOPSOIL TO PH 6.0.
    - FERTILIZE WITH 20 LBS PER SQ. FT. OF 5-10-10, 50% WATER SOLUBLE NITROGEN FERTILIZER.
    - SEED WITH 5 LBS PER 1000 SQ. FT. OF THE FOLLOWING MIXTURE, OR OTHER MIXTURE APPROVED BY THE LANDSCAPE ARCHITECT: 40% WESTON CHEWINGS FESCUE, 40% BARON KENTUCKY BLUEGRASS AND 20% YORKTOWN PERENNIAL RYEGRASS.
    - MULCH AS DESCRIBED FOR TEMPORARY SEEDING (NOTE 10 ABOVE).
    - FERTILIZE 4 WEEKS AFTER GERMINATION WITH 10 LBS 20-10-10 FERTILIZER PER 1000 SQ. FT.
  - DURING THE PROGRESS OF CONSTRUCTION, MAINTAIN ALL SEDIMENT TRAPS, BARRIERS, AND FILTERS AS NECESSARY TO PREVENT THEIR BEING CLOGGED UP WITH SEDIMENT.
  - AFTER PAVEMENTS ARE INSTALLED PERMANENT VEGETATIVE COVER AND PLANTINGS ARE ESTABLISHED, REMOVE SEDIMENT BARRIERS AND SEED THOSE DISTURBED AREAS.
  - MAINTAIN ALL SEEDED AND PLANTED AREAS TO INSURE A VIABLE STABILIZED VEGETATIVE COVER.
  - STRUCTURAL MEASURES MUST BE MAINTAINED TO BE EFFECTIVE. IN GENERAL, THESE MEASURES MUST BE PERIODICALLY INSPECTED TO INSURE STRUCTURAL INTEGRITY, TO DETECT VANDALISM DAMAGE, AND FOR CLEANING AND REPAIR WHENEVER NECESSARY.
  - DURING CONSTRUCTION, ALL STRUCTURES SHOULD BE INSPECTED WEEKLY AND AFTER EVERY 1/2-INCH RAINFALL EVENT. REMOVE ACCUMULATED SEDIMENT AND STOCKPILE AND STABILIZE IN AN AREA NOT SUBJECT TO FURTHER EROSION.
  - AFTER CONSTRUCTION IS COMPLETED, PERMANENT SEDIMENT TRAP OR EROSION CONTROL STRUCTURES SHOULD BE INSPECTED AT LEAST SEMI-ANNUALLY AND AFTER EVERY RAIN.
  - CONSTRUCTION PHASING HAS BEEN SHOWN ON THIS PLAN. TOPSOIL STOCKPILING SHALL BE RELEGATED TO THE RESPECTIVE AREA OUTLINED WITHIN EACH CONSTRUCTION PHASE SHOWN ON THIS PLAN.
  - THE EXISTING STRUCTURES ON THE PROPERTY SHALL BE REMOVED AS PART OF PHASE I CONSTRUCTION. THE AREA ASSOCIATED WITH THESE STRUCTURES THAT IS DISTURBED SHALL BE IMMEDIATELY STABILIZED AND SEEDED IN ACCORDANCE WITH THE EROSION & SEDIMENT CONTROL PLAN, SPECIFICATIONS AND DETAILS.
  - PHASE I WILL COMMENCE WITHIN THREE MONTHS OF PROJECT FINAL APPROVAL WITH CONSTRUCTION TO BE COMPLETED WITHIN ONE YEAR. COMMENCEMENT OF SUBSEQUENT CONSTRUCTION PHASES WILL DEPEND UPON THE NEED FOR ADDITIONAL HOUSING, BUT WILL FOLLOW THE SAME SCHEDULE ONCE CONSTRUCTION BEGINS.



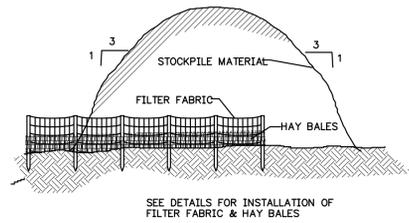
- LEGEND**
- 502 — — — — — EXISTING MINOR CONTOUR
  - 510 — — — — — EXISTING MAJOR CONTOUR
  - 502 — — — — — PROPOSED SPOT GRADE
  - 510 — — — — — PROPOSED MINOR CONTOUR
  - 510 — — — — — PROPOSED MAJOR CONTOUR
  - — — — — PROPOSED SILT FENCE
  - ~~~~~ LIMITS OF DISTURBANCE

rev 3/5/2013  
rev 2/7/2013  
rev 1/21/2013

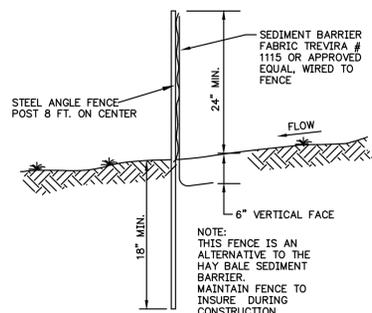


**NOTES:**

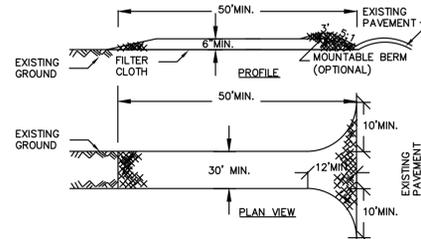
1. STABILIZE PREPARED EARTHEN SLOPE WITH A BIODEGRADABLE NATURAL FIBER NETTING APPROVED TYPES ARE AS FOLLOWS:  
 -C350 -NORTH AMERICAN GREEN #1-800-772-2040  
 -ECOCOIR 9000- EASTERN PRODUCTS, INC. #1-201-234-5050  
 -ERO-MAT V1250- EROSION CONTROL TECH. #1-800-245-0551  
 -ALL SLOPE RESTORATION TO GET 4" TOPSOIL
2. SEED SLOPE PRIOR TO INSTALLING EROSION CONTROL NETTING.
3. AFTER NETTING IS INSTALLED, PLANT GRASS-COVER, TREES & FORTSYTHIA THROUGH SLITS CUT IN FABRIC.



SEE DETAILS FOR INSTALLATION OF FILTER FABRIC & HAY BALES



NOTE: THIS FENCE IS AN ALTERNATIVE TO THE HAY BALE SEDIMENT BARRIER. MAINTAIN FENCE TO INSURE DURING CONSTRUCTION.

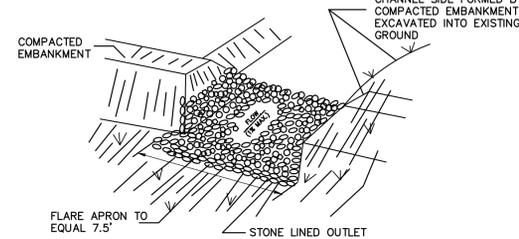
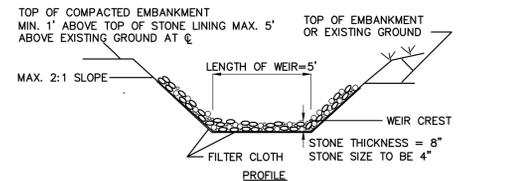


1. STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
4. WIDTH - TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH 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 TRACED 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.

**STABILIZED CONSTRUCTION ENTRANCE**

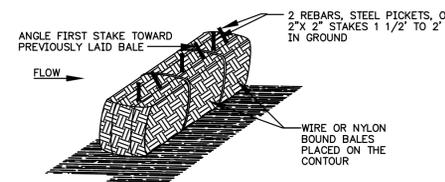
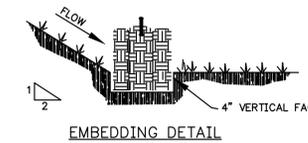
NOT TO SCALE

FOR CONSTRUCTION SPECIFICATIONS REFER TO "NY GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL"



**RIP RAP OUTLET FOR BASIN SPILLWAYS**

NOT TO SCALE



**USAGE**

1. ALL 1 ON 2 SLOPES TO BE SEEDED.
2. BASE OF ALL 1 ON 2 SLOPES TO RECEIVE HAY BALE SILT BARRIERS UNTIL SLOPES ARE STABILIZED.

**HAY BALE CONSTRUCTION SPECIFICATIONS**

1. BALES SHALL BE PLACED IN ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES.
2. EACH BALE SHALL BE EMBEDDED IN THE SOIL A MINIMUM OF 4"
3. BALES SHALL BE SECURELY ANCHORED IN PLACE BY STAKES OR RE-BARS DRIVEN THROUGH THE BALES. THE FIRST STAKE IN EACH BALE SHALL BE ANGLED TOWARD PREVIOUSLY LAID BALE TO FORCE BALES TOGETHER.
4. INSPECTION SHALL BE FREQUENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
5. BALES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS SO AS NOT TO BLOCK OR IMPED STORM FLOW OR DRAINAGE.

**HAY BALE SILT BARRIER DETAIL**

NOT TO SCALE

**LAND GRADING SPECIFICATIONS**

1. ALL GRADED OR DISTURBED AREAS INCLUDING SLOPES SHALL BE PROTECTED DURING CLEARING AND CONSTRUCTION IN ACCORDANCE WITH THE APPROVED SEDIMENT CONTROL PLAN UNTIL THEY ARE PERMANENTLY STABILIZED.
2. ALL SEDIMENT CONTROL PRACTICES AND MEASURES SHALL BE CONSTRUCTED, APPLIED AND MAINTAINED IN ACCORDANCE WITH THE APPROVED SEDIMENT CONTROL PLAN AND THE "STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL IN DEVELOPING AREAS".
3. TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED IN AMOUNT NECESSARY TO COMPLETE FINISHED GRADING OF ALL EXPOSED AREAS.
4. AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS OR OTHER OBJECTIONABLE MATERIAL.
5. AREAS WHICH ARE TO BE TOPSOILED SHALL BE SCARIFIED TO A MINIMUM DEPTH OF FOUR INCHES PRIOR TO PLACEMENT OF TOPSOIL.
6. ALL FILLS SHALL BE COMPACTED AS REQUIRED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS. FILL INTENDED TO SUPPORT BUILDINGS, STRUCTURES AND CONDUITS, ETC. SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL REQUIREMENTS OR CODES.
7. ALL FILL TO BE PLACED AND COMPACTED IN LAYERS NOT TO EXCEED 9 INCHES IN THICKNESS.
8. EXCEPT FOR APPROVED LANDFILLS, FILL MATERIAL SHALL BE FREE OF FROZEN PARTICLES, BRUSH, ROOTS, SOIL, OR OTHER FOREIGN OR OTHER OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS.
9. FROZEN MATERIALS OR SOFT, MUCKY OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED IN FILLS.
10. FILL SHALL NOT BE PLACED ON SATURATED OR FROZEN SURFACES.
11. ALL BENCHES SHALL BE KEPT FREE OF SEDIMENT DURING ALL PHASES OF DEVELOPMENT.
12. SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH THE STANDARD AND SPECIFICATION FOR SUBSURFACE DRAIN OR OTHER APPROVED METHOD.
13. ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY FOLLOWING FINISHED GRADING.
14. STOCKPILES, BORROW AREAS AND SPOIL AREAS SHALL BE SHOWN ON THE PLANS AND SHALL BE SUBJECT TO THE PROVISIONS OF THIS STANDARD AND SPECIFICATION.

**BEST MANAGEMENT PRACTICES FOR SITE FACILITY MAINTENANCE**

THE OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF ALL SITE RELATED FACILITIES, INCLUDING THE STORM WATER SEDIMENT AND THE FOLLOWING MEASURES AND/OR STRUCTURES, AS APPLICABLE AND SHOWN ON THE PLANS:

**SEDIMENT BASIN**

INSPECTIONS SHALL BE MADE WEEKLY DURING CONSTRUCTION AND DURING ANY AFTER ANY SIGNIFICANT RAINFALL EVENTS, TO ACCOMPLISH THE FOLLOWING:

1. REMOVE ACCUMULATED SEDIMENT AND CLEAN OUT AND/OR REPLACE THE RIP RAP OUTFALL WHENEVER ACCUMULATED SEDIMENT REACHES A VOLUME OF 50% OF THE AVAILABLE BASIN CAPACITY
2. RESTORE ANY DISTURBED PLANT MATERIAL, RESTORE ANY ERODED EMBANKMENTS.
3. REMOVE ACCUMULATED DEBRIS WITHIN THE BASIN AND AT OUTFALL STRUCTURES.
4. THE STRUCTURE SHALL BE REMOVED AND THE AREA RESTORED AFTER THE DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.

**WATER QUALITY INLETS AND STORM DRAIN INLETS**

1. WATER QUALITY INLETS SHALL BE CLEANED OUT AT LEAST THICE A YEAR TO REMOVE POLLUTANTS AND DEBRIS. REMOVED MATERIAL SHOULD BE TAKEN TO A TREATMENT PLANT OR APPROVED LANDFILL FOR DISPOSAL.
2. STORM WATER INLETS THROUGHOUT THE SITE SHALL BE INSPECTED WEEKLY DURING CONSTRUCTION AND ANNUALLY THEREAFTER FOR ACCUMULATED SEDIMENT OR OTHER PROBLEMS AND REPAIRED AS NECESSARY.

**PARKING AND ROADWAY PAVEMENTS**

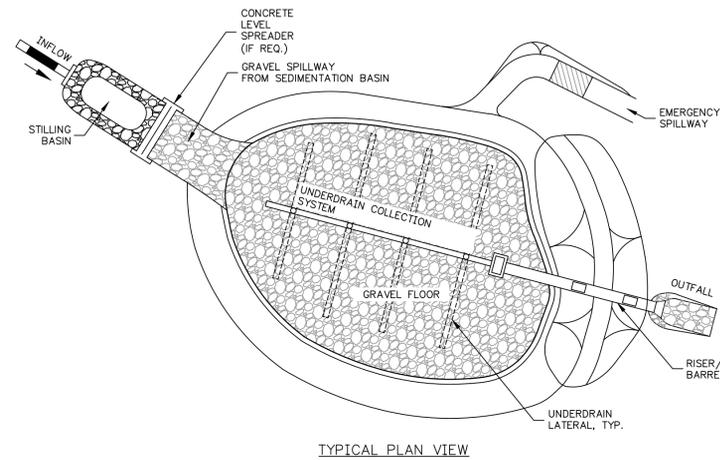
PARKING AREA AND ROADWAY PAVEMENTS SHALL BE SWEEP ON A REGULAR BASIS TO REMOVE ACCUMULATED SEDIMENT. COLLECTED SEDIMENT SHALL BE REMOVED TO AN APPROVED DISPOSAL SITE WHICH SHALL NOT ALLOW THE RE-ENTRANCE OF SILT INTO THE STORM WATER DRAINAGE SYSTEM.

**VEGETATIVE STABILIZATION**

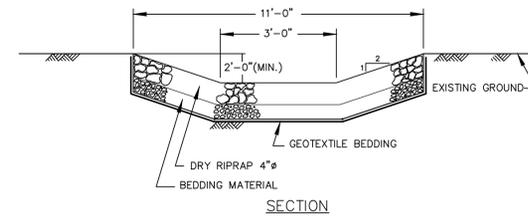
1. ALL VEGETATIVE PLANTING ON AREAS WHICH HAVE BEEN DISTURBED AND ARE FINISH GRADED SHALL BE INSPECTED AFTER EACH RAIN EVENT. PLANTING (OR SEEDING) SHALL BE MAINTAINED IN A VIABLE CONDITION TO STABILIZE THE SOIL AND TO PREVENT SOIL EROSION. RESTORE ALL SITE PLANTING AND/OR SEEDING WHICH HAS BEEN DAMAGED TO A VIABLE CONDITION.
2. IF VEGETATIVE STABILIZATION HAS BEEN DAMAGED FROM STORM WATER EROSION, CORRECT UPSTREAM CONDITIONS WHICH CAUSED THE EROSION. CHECK DAMS MAY BE REQUIRED IN DRAINAGE WAYS, AND STONE OUTFALL APRONS MAY BE REQUIRED TO BE REPAIRED AT STORM WATER OUTLETS.

THIS EROSION CONTROL PLAN SHALL BE USED FOR EROSION CONTROL METHODS AND LOCATIONS ONLY. DO NOT USE THIS PLAN FOR BUILDING, PAVED AREA, UTILITY LOCATIONS, etc.

THE OWNER IS ASSIGNED THE RESPONSIBILITY FOR THE CONSTRUCTION AND MAINTENANCE OF THE MEASURES AS DETAILED ON THIS PLAN AND ACCOMPANYING TECHNICAL SPECIFICATIONS

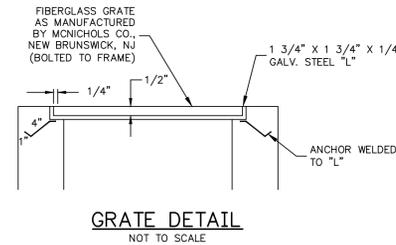
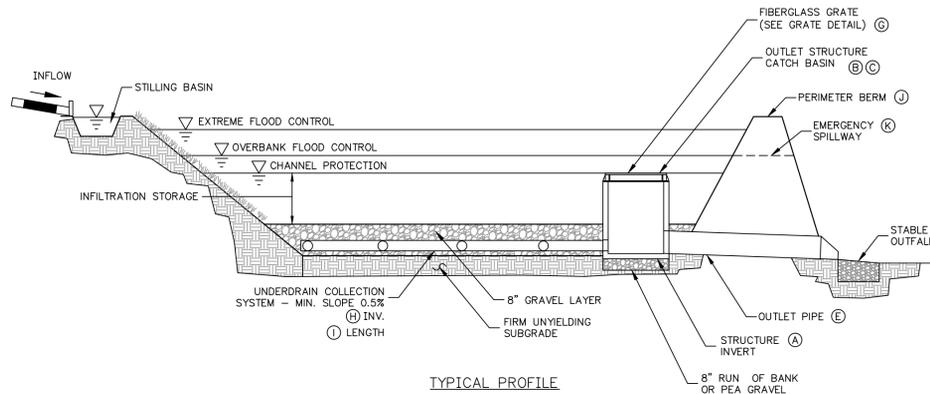


INFILTRATION BASIN DATA			
INFILTRATION BASIN OUTLET STRUCTURE		1B	1D
A	INVERT OF OUTLET STRUCTURE	504.6	501.6
B	OUTLET STRUCTURE DIMENSIONS (OUTSIDE)	40 $\frac{1}{2}$ " x 40 $\frac{1}{2}$ "	40 $\frac{1}{2}$ " x 40 $\frac{1}{2}$ "
C	TOP OF STRUCTURE ELEVATION	507.6	504.6
D	BOTTOM OF STRUCTURE ELEVATION	504.1	501.1
E	CULVERT: DIAMETER/INVERT ELEVATION	12" / 505.5	12" / 502.0
F	BASIN SURFACE ELEVATION	506.0	503.2
G	FIBERGLASS GRATE DIMENSION	30" x 30"	30" x 30"
H	UNDERDRAIN INVERT ELEVATION	505.5	502.4
I	UNDERDRAIN SYSTEM LENGTH	112'	120'
J	TOP OF PERIMETER BERM	508.0	506.0
K	EMERGENCY SPILLWAY: ELEVATION	507.8	505.8
	LENGTH x WIDTH	5'x5'	10'x3'
	DEPTH	2.5"	2.5"



- INSTALLATION NOTES**
1. THE FOUNDATION AREA SHALL BE CLEARED OF TREES, STUMPS, ROOTS, SOD, LOOSE ROCK, OR OTHER OBJECTIONABLE MATERIAL.
  2. THE CROSS-SECTION SHALL BE EXCAVATED TO THE NEAT LINES AND GRADES SHOWN ON THE PLANS. OVER EXCAVATED AREAS SHALL BE BACKFILLED WITH MOIST SOIL COMPACTED TO THE DENSITY OF THE SURROUNDING MATERIAL.
  3. FILTER, BEDDING, AND ROCK RIPRAP SHALL BE PLACED TO LINE AND GRADE IN THE MANNER SPECIFIED.
  4. NO ABRUPT DEVIATIONS FROM DESIGN GRADE OR HORIZONTAL ALIGNMENT SHALL BE PERMITTED.
  5. CONSTRUCTION OPERATIONS SHALL BE DONE IN SUCH A MANNER THAT EROSION, AIR AND WATER POLLUTION WILL BE MINIMIZED. ALL DISTURBED AREAS SHALL BE VEGETATED OR OTHERWISE PROTECTED AGAINST SOIL EROSION.

**RIPRAP LINED CHANNEL**  
NOT TO SCALE

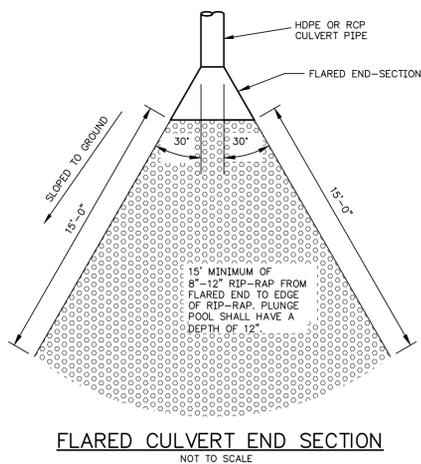


**GRATE DETAIL**  
NOT TO SCALE

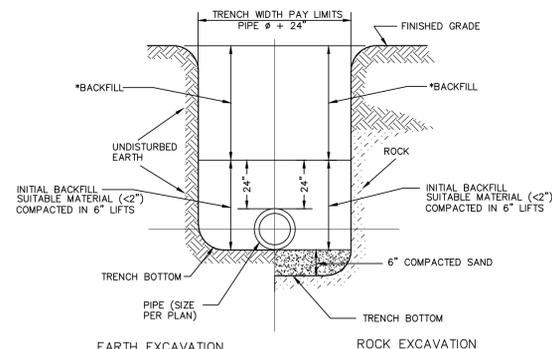
**MAINTENANCE REQUIREMENTS:**

- INSPECTION SHALL BE MADE WEEKLY AND AFTER EVERY 1/2" RAINFALL EVENT DURING CONSTRUCTION. DURING THE FIRST GROWING SEASON INSPECTION SHALL BE CONDUCTED MONTHLY, AND ON AN ANNUAL BASIS THEREAFTER. THE FOLLOWING TASKS SHALL BE PERFORMED AS NEEDED:
1. REMOVAL OF ACCUMULATED SEDIMENT AND CLEANING AND/OR RESTORING OF THE SEDIMENT FORBAYS EVERY 5 OR 6 YEARS OR WHENEVER ACCUMULATED SEDIMENT REACHES A VOLUME OF 50% OF THE AVAILABLE CAPACITY.
  2. RESTORATION OF ANY DISTURBED PLANT MATERIAL AND ANY ERODED EMBANKMENTS. REPLACEMENT OF PROPOSED PLANTS SHALL OCCUR IF MORE THAN 50% OF THE COVERAGE OF THE FACILITY IS NOT ACHIEVED.
  3. REMOVAL OF ACCUMULATED DEBRIS WITHIN THE INFILTRATION AREAS AND AT ALL INLET AND OUTFALL STRUCTURES.
  4. ANNUAL MOWING OF THE BERM AND SURROUNDING AREA OF THE BASINS. REMOVAL OF ANY FALLEN TREES OR LIMBS. MINOR TRIMMING IS TO OCCUR WITHIN THE CONSTRUCTED AREA OF THE INFILTRATION BASIN.
  5. WHEN THE FILTERING CAPACITY OF THE FILTER DIMINISHES SUBSTANTIALLY (I.E., WHEN WATER PONDS ON THE SURFACE OF THE FILTER BED FOR MORE THAN 48 HOURS), THE TOP FEW INCHES OF DISCOLORED MATERIAL SHALL BE REMOVED AND SHALL BE REPLACED WITH FRESH MATERIAL. THE REMOVED SEDIMENTS SHALL BE DISPOSED OF IN AN ACCEPTABLE MANNER (I.E. LANDFILL).
  6. INSPECTION OF THE OUTLET STRUCTURE TO ENSURE STRUCTURAL STABILITY AND REMOVAL OF ANY ACCUMULATED TRASH WITHIN THE STRUCTURE.

**INFILTRATION BASIN DETAIL**  
NOT TO SCALE

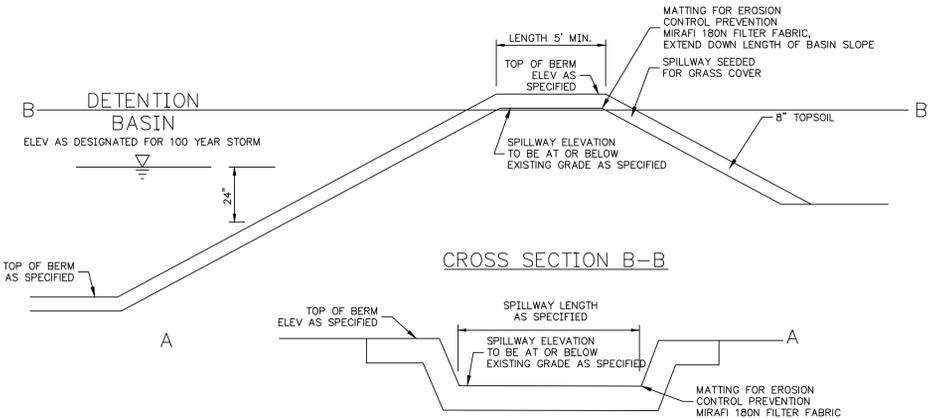


**FLARED CULVERT END SECTION**  
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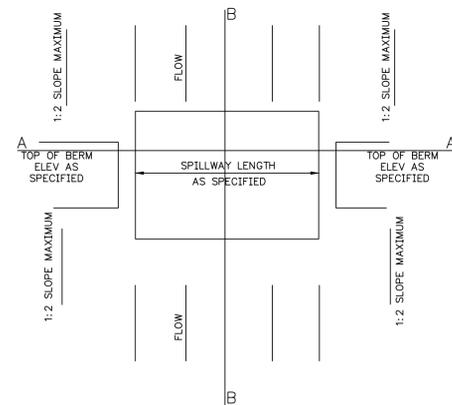


- NOTES:**
1. ALL BACKFILL TO BE RUN OF BANK GRAVEL WITHIN PAVED AREAS. \*BACKFILL TO BE COMPACTED IN 8" LIFTS WITH NO STONES OVER 6" IN ANY DIRECTION.
  2. BACKFILL IN UNPAVED AREAS SHALL BE NATIVE MATERIAL.

**TRENCH CROSS SECTION**  
NOT TO SCALE

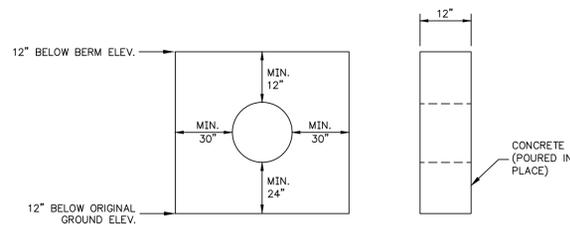


**CROSS SECTION A-A**



**PLAN VIEW**

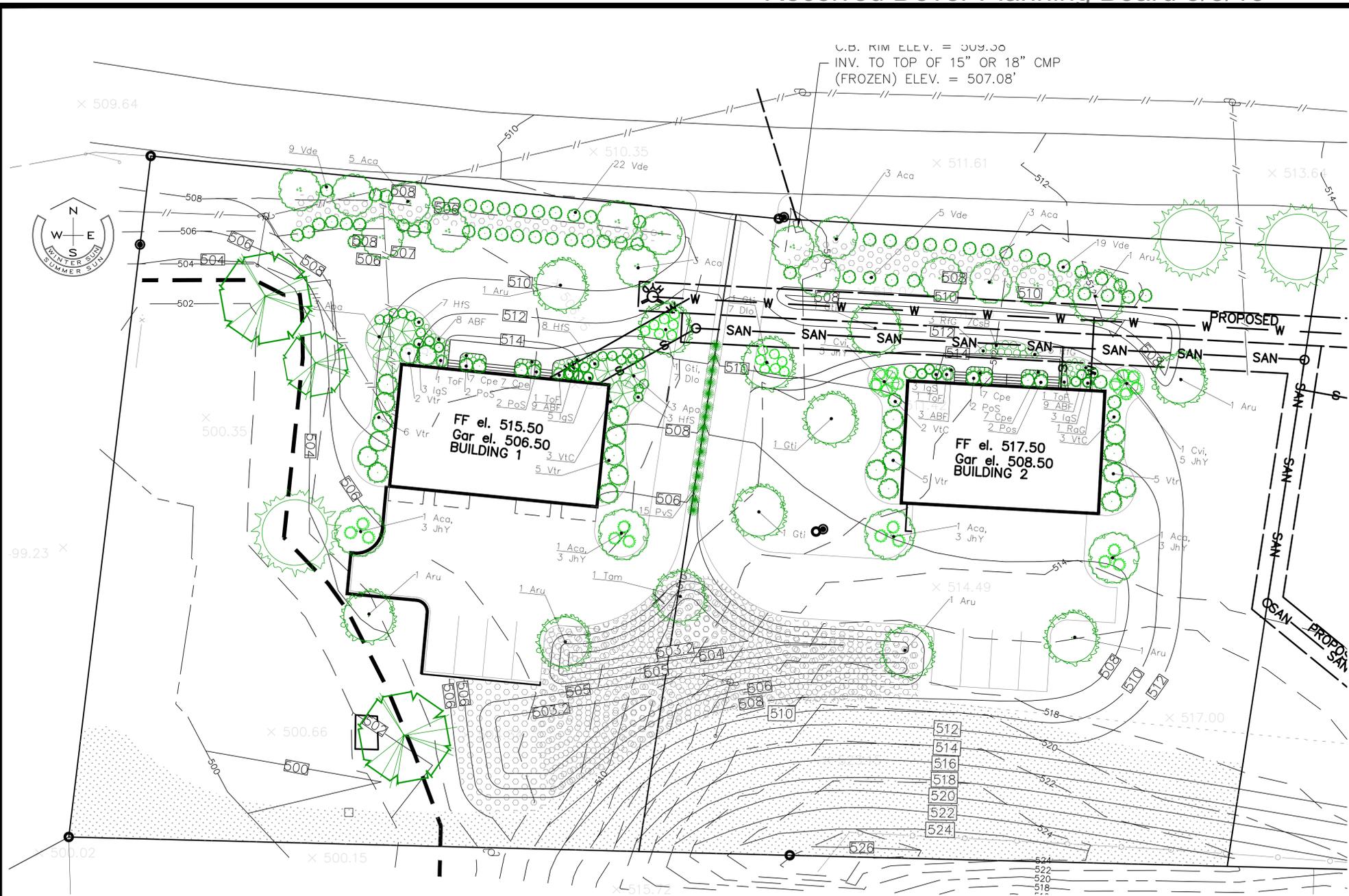
**SPILLWAY FOR STORMWATER BASIN**  
NOT TO SCALE



- NOTES:**
1. WHEN CASTING ANTI-SEEP COLLAR, EXCAVATION SHALL BE DONE BY HAND TO MINIMIZE DISTURBANCE TO SURROUNDING MATERIAL.
  2. CONCRETE STRENGTH 3500 PSI AT 28 DAYS.
  3. OUTLET PIPE FOR RETENTION BASIN TO HAVE TWO COLLARS IF OUTLET LENGTH EXCEEDS 43 FEET.
  4. ANTI-SEEP COLLARS SHALL BE PROVIDED WHERE NECESSARY.

**ANTI-SEEP COLLAR DETAIL**  
NOT TO SCALE





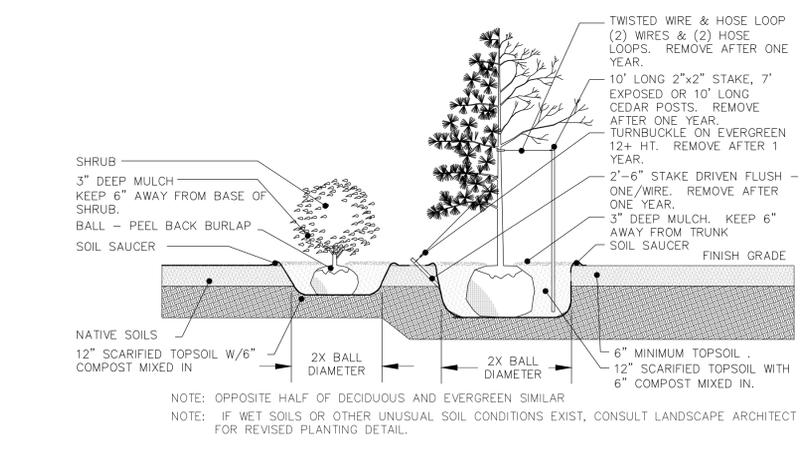
PLANT LIST SHEET L1

SYM	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	REMARKS
<b>TREES</b>					
Aca	18	Amelanchier canadensis	Shadblow Serviceberry	8-10'	clump
Apa	6	Aesculus parviflora	Bottlebrush Buckeye	6-8'	
Aru	9	Acer rubrum	Red Maple	2-2.5"	
Cvi	2	Chionanthus virginicus	White Fringe Tree	8-10'	
Gti	5	Gleditsia triacanthos inermis	Thornless Honeylocust	2-2.5"	
Tam	1	Tilia americana	Basswood	2-2.5"	
<b>SHRUBS</b>					
Dio	14	Diervilla lonicera	Bush Honeysuckle	18-24"	
HFS	18	Hypericum frondosum	Sunburst	15-18"	
IgS	14	Ilex glabra	Shamrock Inkberry	18-21"	
Jhy	22	Juniperus horizontalis	Youngstown Juniper	18-21"	
PoS	8	Physocarpus opulifolius	Seaward Ninebark	21-24"	
RaG	1	Rhus aromatica	Gro Low Sumac	21-24"	
ToF	4	Thuja occidentalis	Threadleaf Arborvitae	3-4'	
Vde	50	Viburnum dentatum	Arrowwood Viburnum	18-24"	
VtC	8	Viburnum trilobum	Compact American Cranberry Bush	24-30"	
Vtr	19	Viburnum trilobum	American Cranberrybush	30-36"	
<b>PERENNIALS &amp; ORNAMENTAL GRASSES</b>					
ABF	28	Agastache Blue Fortune	Blue Fortune	#2 can	
Cpe	28	Carex pennsylvanica	Pennsylvania Sedge	#2 can	
CsB	7	Chrysanthemum x superbum	Becky Shasta Daisy	#2 can	
PvS	15	Panicum virgatum	Shenandoah Switch Grass	#3 can	
RFG	6	Rudbeckia fulgida	Goldstorm Black Eye Susan	#2 can	

Landscape Notes:

- Soil: install 6" topsoil compost mix. Scarify or dig all proposed planting areas to a depth of 12". Topsoil-compost mix consists of 70% stockpiled topsoil (if available) and 30% well rotted compost. If stockpiled topsoil is not available, use purchased topsoil in sufficient quantity to complete the requirements as specified. Topsoil shall be natural, friable, fertile soil, characteristic of productive soil in the vicinity, reasonably free from stones, clay lumps, roots and other foreign matter, with an acidity level between 6 and 6.8 ph. Topsoil shall be subject to approval by Landscape Architect. All planting beds shall have a minimum of 30" of soil.
- Install 3" double ground hardwood or softwood bark mulch on all landscape beds and tree pits. Edge all beds by digging trench around outside edges.
- All plants shall meet or exceed the latest edition of American Standard for Nursery Stock by the American Association of Nurserymen, ANSI Z60.1.
- Warranty: All plants shall be warranted for a period of one year. Replace, in accordance with the drawings and specifications, all plants that are missing, more than 25% dead, do not develop from planting stock, that appear unhealthy or unsightly and/or that have lost their natural shape due to dead branches. Any tree that loses its main leader shall be replaced. Provide guarantee for all replacement plants for at least one full growing season.
- Watering: Watering of plants and areas of ground covers such as lawns shall be contractor's responsibility until final acceptance of completed project by Owner. Watering responsibility after acceptance shall be clearly stated in Contractor's bid. If not stated in Contractor's bid, the Contractor shall be responsible for watering if and as necessary.
- Substitutions: There shall be no substitution of plant materials without the written consent from Landscape Architect.
- Nomenclature Tags: Contractor shall not remove nomenclature tags from plants until receipt of written inspection report by Landscape Architect.
- Shrub size: Shrubs shall meet the requirements for height indicated on the Plant List. The measurements for height shall be taken from the ground level to the average height of the top branches of the plant and not to the longest branch. Single stemmed or thin plants will not be accepted. Side branches shall be generous and well twigged. Plants shall be in a moist, vigorous condition, free from dead wood, bruises or other root or branch injuries.
- Plant quantities: Contractor shall be responsible for counting plant material on drawing. If a discrepancy exists between the plant count shown on the Plant List and the Planting Plan, the Planting Plan count shall take precedence.
- Underground utilities: The contractor is hereby notified that underground utilities exist and the contractor shall obtain current utility record maps and notify all utility companies prior to commencing work. Utility location shall be verified in the field with the general contractor prior to commencement of any digging operations. In the event that any underground utility is uncovered, the owner/general contractor/utility company shall be notified.
- Tree staking: Stake trees immediately after planting. Stakes are to be removed by the contractor at the end of the guarantee period.
- Landscape Contractors: Landscape materials shall be installed by local companies familiar with the conditions in this area that employ NYS Certified Nursery Professionals or with an owner or foreman that has a degree in horticulture, arboriculture, botany, or any other landscape degree or qualified experience.
- Perimeter Area protection: The contractor shall not disturb any area outside the work area as indicated on the Grading Plan. Storage of materials or equipment is not permitted within areas delineated as do not disturb.
- Erosion Control: The contractor shall follow regulations for topsoil storage and soil stabilization in accordance with County Soil Conservation District standards.
- This drawing shall be used for landscaping purposes only.
- During planting operations, if wet soils are encountered, plants may be set up to three inches above surrounding grade.
- Plants shall be pruned at the time of planting, if necessary, in accordance with standards set forth by the International Society of Arboriculture.
- All street and shade trees planted near pedestrian or vehicular access shall limbed up to 8'. All street and shade trees within intersection sight triangles shall be limbed up to 10'.
- All plant material shall be planted with the same relationship of finish grade as at the nursery.
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- Seeding schedule: Seed indicated areas between April 1-May 31, August 15-October 15.
- Seeded area preparation: Install 6" minimum topsoil in accordance with topsoil requirements in note #1 above. Rock rake to remove stones larger than 1/2". Seeded area preparation per 1000 square feet: Install 90 lbs hay mulch, 15 lbs 5-10-5 fertilizer, 50% slow release. Install limestone as needed in accordance with pH soil test. Seed mixture: see seed mixture schedule.
- All debris resulting from landscape work shall be removed from site after planting is complete. Property shall be left in a neat and orderly condition.
- Existing landscape beds: Weed and install 3" bark mulch in existing landscape beds and 6" rings (minimum) around existing trees to remain. Where lawn meets garden beds, dig trench 6" deep to separate landscape beds from lawn areas.

LANDSCAPE PLAN



PLANTING DETAIL

Seed Mixtures:

SYM	SEED MIXTURE AND RATE
	ERNX Infiltration Basin Seed Mixture. Species: Tallgrass (Agrostis hyemalis), Virginia Wildrye (Elymus virginicus), Fox Sedge (Carex vulpinoidea), Ford Bluegrass (Poa pulchra), Autumn Bentgrass (Agrostis perennans), Path Rush (Juncus tenuis). Seeding Rate: 20-40 lbs per acre.
	ERNX-168: Northeast Perennial and Annual Wildflower Mixture. Species: Bachelor's Button Tall Mixed/Cornflower (Centaurea cyanus), Sulphur Cosmos (Cosmos sulphureus), Cosmos (Cosmos bipinatus), Purple Coneflower (Echinacea purpurea), Lanceleaf coreopsis (Coreopsis lanceolata), Sweetwilliam (Dianthus barbatus), Rocket Larkspur (Delphinium ajacis), Pinks Coreopsis (Coreopsis tinctoria), Perennial Blue Flax (Linum perenne esp. lewisii), Grey Headed Coneflower (Ratibida pinnata), Bigleaf Lupine (Lupinus polyphylus), Shasta Daisy (Chrysanthemum maximum), Tall White Bearclaw (Penstemon digitalis), Black-eyed Susan (Rudbeckia hirta), Annual Gallardia (Gallardia pulchella), Sweet Alyssum (Lobularia maritima), Annual Baby's Breath (Gypsophila elegans), Gloriosa (Gloriosa elegans), California Orange Poppy (Eschscholzia californica), Catchfly (Silene armeria), Ohio Spiderwort (Tradescantia ohiensis), Wild Bergamot (Monarda fistulosa), Common Yarrow (Achillea millefolium), Corn Poppy, red (Papaver rhoeas), Blue Fates Indigo (Baptista australis), Wild Zigzag Aster (Aster penanthoides), Dame's Rocket (Hesperis matronalis). Seeding Rate: 7-10 lbs per acre.
Lawn	ERNX-174: Commercial conservation Seed Mixture. 30% Festuca rubra Pennlawn (Creeping Red Fescue Pennlawn), 25% Poa pratensis SR2100 (Kentucky Bluegrass SR2100), 25% Poa pratensis Argyle (Kentucky Bluegrass Argyle), 10% Lolium multiflorum (Annual Ryegrass), 10% Lolium perenne Amazing (Perennial Ryegrass, Amazing). Rate: 150-200 lbs per acre.

**NOTES:**  
 ALL LANDSCAPING SHALL BE INSTALLED IN A HEALTHY AND VIGOROUS STATE AND SHALL BE INSPECTED AT THE BEGINNING AND END OF THE GROWING SEASON WITHIN THE FIRST YEAR OF INSTALLATION. INDIVIDUAL SPECIES THAT DO NOT SURVIVE BEYOND THE FIRST YEAR SHALL BE REPLACED AT THE BEGINNING OF THE NEXT GROWING SEASON. LANDSCAPING SHALL BE MAINTAINED FOR THE LIFE OF THE FACILITY.

Submittal Date: November 13, 2012	<b>WESTCHESTER MODULAR HOMES</b> REAGANS MILL ROAD TOWN OF DOVER, NEW YORK  LANDSCAPE PLAN  <b>KALA</b> KAREN ARENT LANDSCAPE ARCHITECT 12 OLD MINISINK TRAIL • GOSHEN, NEW YORK 10924 845 294 9958 phone • 845 294 6545 fax	New York License #															
<b>REVISIONS</b>		Unpublished alterations or additions to this drawing is a violation of Section 2209 (2) of the New York State Education Law															
<table border="1"> <thead> <tr> <th>No.</th> <th>Date</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>12/05/12</td> <td>Per planning board request</td> </tr> <tr> <td>2</td> <td>12/12/12</td> <td>Plant corrections</td> </tr> <tr> <td>3</td> <td>12/18/12</td> <td>per planning board</td> </tr> <tr> <td>4</td> <td>12/30/12</td> <td>Lot 4</td> </tr> </tbody> </table>		No.	Date	Description	1	12/05/12	Per planning board request	2	12/12/12	Plant corrections	3	12/18/12	per planning board	4	12/30/12	Lot 4	Sheet 1 of 2 Sheets
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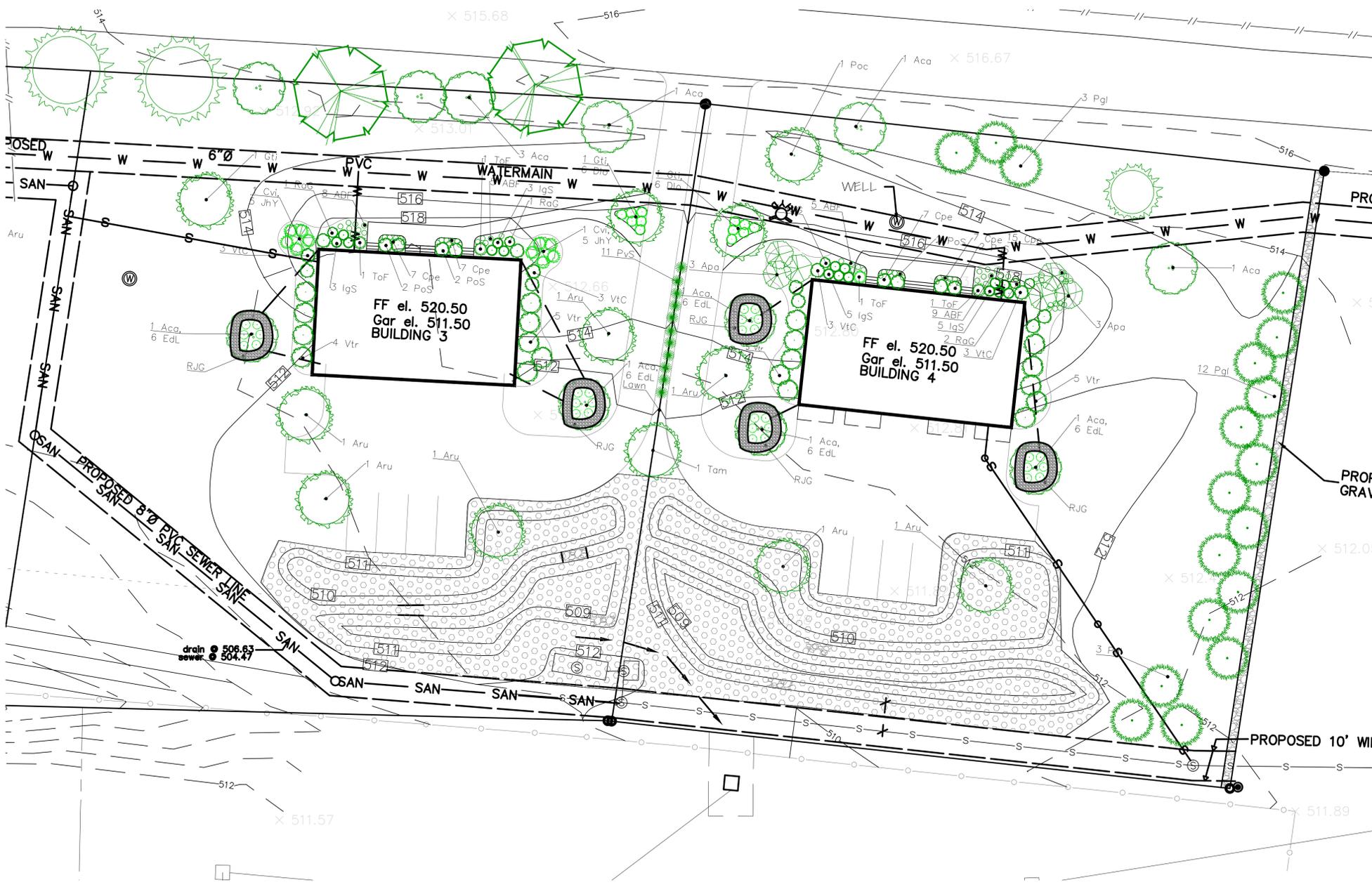
PLANT LIST SHEET L2

SYM	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	REMARKS
<b>TREES</b>					
Aca	10	<i>Amelanchier canadensis</i>	Shadblow Serviceberry	8-10'	clump
Apa	6	<i>Aesculus parviflora</i>	Bottlebrush Buckeye	6-8'	
Aru	7	<i>Acer rubrum</i>	Red Maple	2-2.5'	
Cvi	2	<i>Chionanthus virginicus</i>	White Fringe Tree	8-10'	
Gti	3	<i>Gleditsia triacanthos inermis</i>	Thornless Honeylocust	2-2.5"	
Pgl	18	<i>Picea glauca</i>	White Spruce	6-8'	
Poc	1	<i>Platanus occidentalis</i>	American Sycamore	2-2.5"	
Tam	1	<i>Tilia americana</i>	Basswood	2-2.5"	
<b>SHRUBS</b>					
Dlo	12	<i>Diervilla lonicera</i>	Bush Honeysuckle	18-24"	
IgS	16	<i>Ilex glabra Shamrock</i>	Shamrock Inkberry	18-21"	
JhY	10	<i>Juniperus horizontalis Youngstown</i>	Youngstown Juniper	18-21"	
PoS	8	<i>Physocarpus opulifolius Seaward</i>	Seaward Ninebark	21-24"	
RaG	4	<i>Rhus aromatica Gro Low</i>	Gro Low Sumac	15-18"	
ToF	4	<i>Thuja occidentalis Filiformis</i>	Threadleaf Arborvitae	3-4'	
VtC	12	<i>Viburnum trilobum Compactum</i>	Compact American Cranberry Bush	24-30"	
Vtr	19	<i>Viburnum trilobum</i>	American Cranberrybush	30-36"	
<b>PERENNIALS &amp; ORNAMENTAL GRASSES</b>					
ABF	27	<i>Agastache Blue Fortune</i>	Blue Fortune	#2 can	
Cpe	43	<i>Carex pennsylvanica</i>	Pennsylvania Sedge	#1 can	
EdL	30	<i>Eupatorium dubium Little Joe</i>	Dwarf Joe Pieweed	#2 can	
PvS	11	<i>Panicum virgatum Shenandoah</i>	Shenandoah Switch Grass	#3 can	
RiG	1	<i>Rudbeckia fulgida Goldstorm</i>	Goldstorm Black Eye Susan	#2 can	

RJG River jax gravel, size 2-3", 3" deep, on landscape fabric.

LANDSCAPE NOTES

- Soil: Install 6" topsoil compost mix. Scarify or dig all proposed planting areas to a depth of 12". Topsoil-compost mix consists of 70% stockpiled topsoil (if available) and 30% well rotted compost. If stockpiled topsoil is not available, use purchased topsoil in sufficient quantity to complete the requirements as specified. Topsoil shall be natural, friable, fertile soil, characteristic of productive soil in the vicinity, reasonably free from stones, clay lumps, roots and other foreign matter, with an acidity level between 6 and 6.8 ph. Topsoil shall be subject to approval by Landscape Architect. All planting beds shall have a minimum of 30" of soil.
- Install 3" double ground hardwood or softwood bark mulch on all landscape beds and tree pits. Edge all beds by digging trench around outside edges.
- All plants shall meet or exceed the latest edition of American Standard for Nursery Stock by the American Association of Nurserymen, ANSI Z60.1.
- Warranty: All plants shall be warranted for a period of one year. Replace, in accordance with the drawings and specifications, all plants that are missing, more than 25% dead, do not develop from planting stock, that appear unhealthy or unsightly and/or that have lost their natural shape due to dead branches. Any tree that loses its main leader shall be replaced. Provide guarantee for all replacement plants for at least one full growing season.
- Watering: Watering of plants and areas of ground covers such as lawns shall be contractor's responsibility until final acceptance of completed project by Owner. Watering responsibility after acceptance shall be clearly stated in Contractor's bid. If not stated in Contractor's bid, the Contractor shall be responsible for watering if and as necessary.
- Substitutions: There shall be no substitution of plant materials without the written consent from Landscape Architect.
- Nomenclature Tags: Contractor shall not remove nomenclature tags from plants until receipt of written inspection report by Landscape Architect.
- Shrub size: Shrubs shall meet the requirements for height indicated on the Plant List. The measurements for height shall be taken from the ground level to the average height of the top branches of the plant and not to the longest branch. Single stemmed or thin plants will not be accepted. Side branches shall be generous and well twigged. Plants shall be in a moist, vigorous condition, free from dead wood, bruises or other root or branch injuries.
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- All street and shade trees planted near pedestrian or vehicular access shall limbed up to 8'. All street and shade trees within intersection sight triangles shall be limbed up to 10'.
- All plant material shall be planted with the same relationship of finish grade as at the nursery.
- All shrub and perennial masses shall be planted in continuous beds.
- Plants shall be planted during the following growing seasons: With irrigation or a comprehensive watering schedule in place, upon completion of construction, from March 1-November 15 for evergreens, March 1-December 15 for deciduous trees. Without irrigation or a comprehensive watering schedule, do not plant June 15-August 15.
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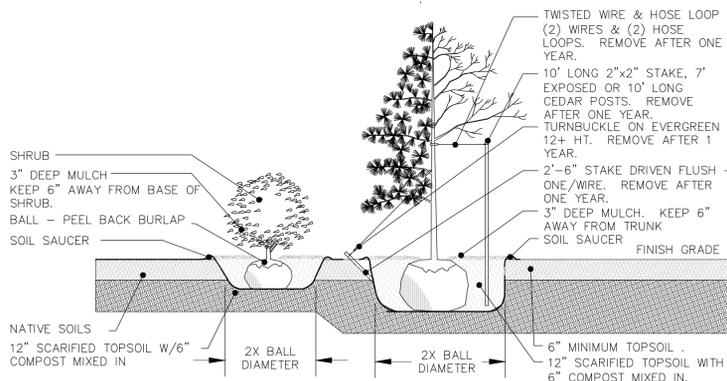
LANDSCAPE PLAN

SCALE: 1"=20'0"

Seed Mixtures:

SYM	SEED MIXTURE AND RATE
	ERMMX Infiltration Basin Seed Mixture. Species: Ticklegass ( <i>Agrostis hymenale</i> ), Virginia Wildrye ( <i>Elymus virginicus</i> ), Fox Sedge ( <i>Carex vulpinoidea</i> ), Fowl Bluegrass ( <i>Poa palustris</i> ), Autumn Bentgrass ( <i>Agrostis perennans</i> ), Path Rush ( <i>Juncus tenuis</i> ). Seeding Rate: 20-40lb/acre.
Lawn	ERMMX-174: Commercial conservation Seed Mix: 30% <i>Festuca rubra</i> 'Penlawn' (Creeping Red Fescue 'Penlawn'), 25% <i>Poa pratensis</i> 'SR2100' (Kentucky Bluegrass, 'SR2100'), 25% <i>Poa pratensis</i> 'Argyle' (Kentucky Bluegrass 'Argyle'), 10% <i>Lolium multiflorum</i> (Annual Ryegrass), 10% <i>Lolium perenne</i> 'Amazing' (Perennial Ryegrass, Amazing). Rate: 150-200 lbs per acre

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NOTE: OPPOSITE HALF OF DECIDUOUS AND EVERGREEN SIMILAR  
 NOTE: IF WET SOILS OR OTHER UNUSUAL SOIL CONDITIONS EXIST, CONSULT LANDSCAPE ARCHITECT FOR REVISED PLANTING DETAIL.

PLANTING DETAIL

Submittal Date: November 13, 2012		<b>WESTCHESTER MODULAR HOMES</b> REAGANS MILL ROAD TOWN OF DOVER, NEW YORK	
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LANDSCAPE PLAN		New York License #	
		Karen Arent Landscape Architect	
KAREN ARENT LANDSCAPE ARCHITECT 12 OLD MINSINK TRAIL • GOSHEN, NEW YORK 10924 845.294.9658 phone • 845.294.6545 fax		<b>L2</b>	
Drawn By: KA	Checked By: KA	Scale: As noted	Sheet 2 of 2 Sheets