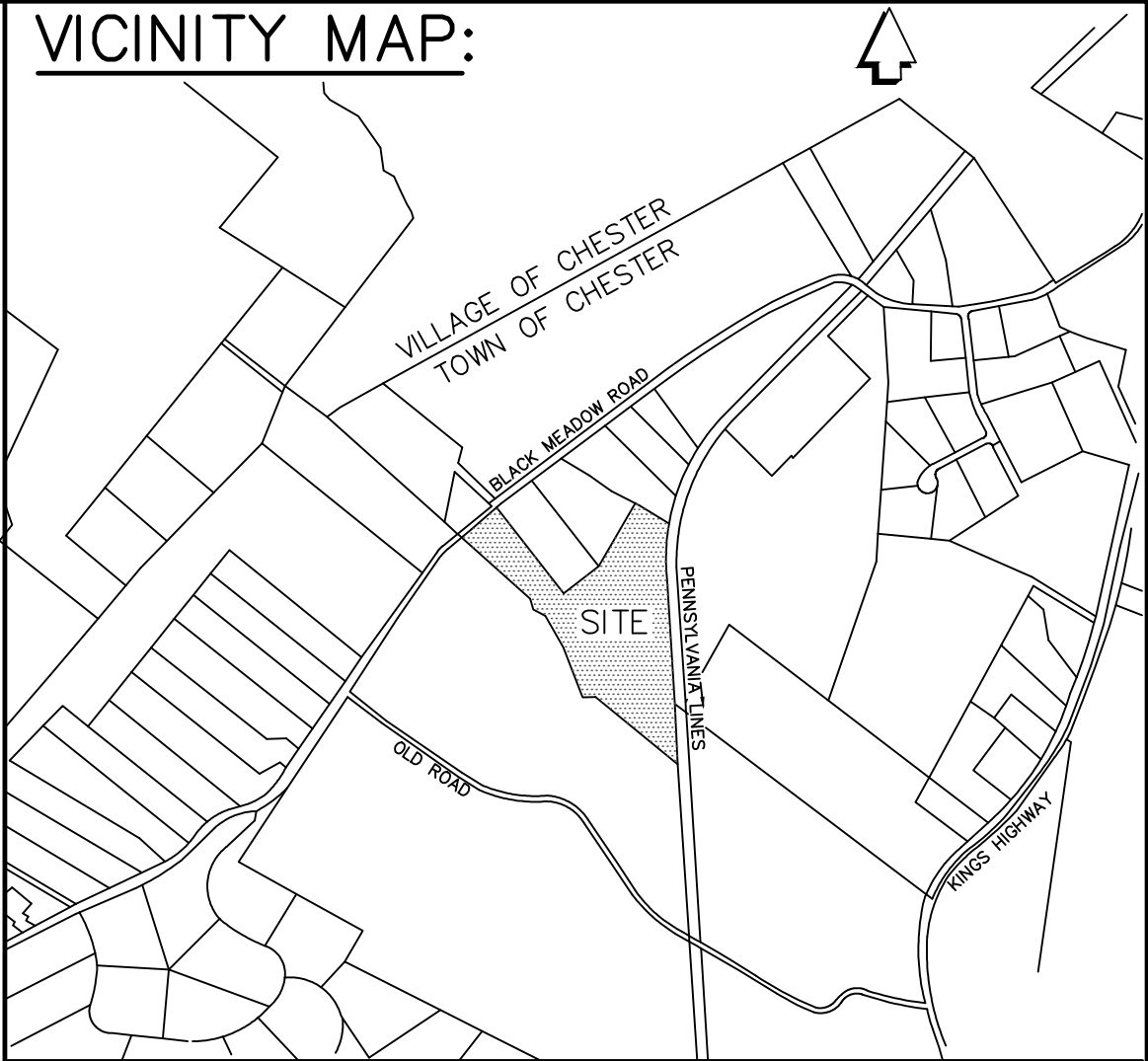
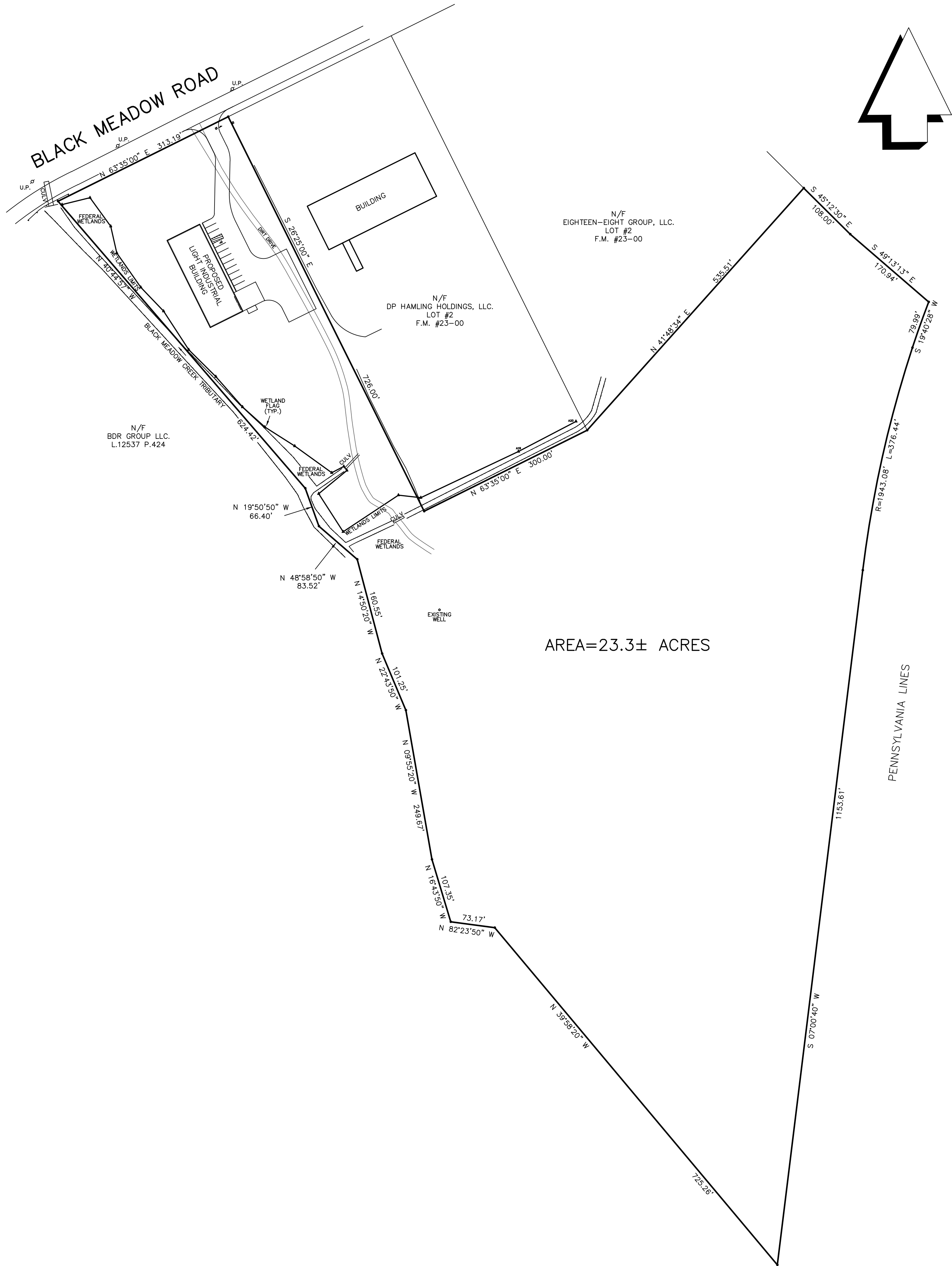


UNAUTHORIZED ALTERATION OF THIS DOCUMENT, IN ANY WAY, CONSTITUTES A VIOLATION OF THE STATE OF NEW YORK EDUCATION LAW SECTION 7209 (2).



ZONE:IP (INDUSTRIAL PARK)		
LIGHT INDUSTRIAL USE		
	REQUIRED	SUPPLIED
MINIMUM LOT AREA	2 ACRES	23.3 ACS.
MINIMUM LOT WIDTH	200 FT.	300.4 FT.
MINIMUM FRONT YARD	50 FT.	137.9 FT.
MINIMUM SIDE YARD	50 FT.	54.5 FT.
TOTAL BOTH SIDE YARDS	100 FT.	175.3 FT.
MINIMUM REAR YARD	50 FT.	1800 FT.
MAXIMUM BLDG. COVERAGE	40%	<40%
MAXIMUM BLDG. HEIGHT	45 FT	<45 FT.

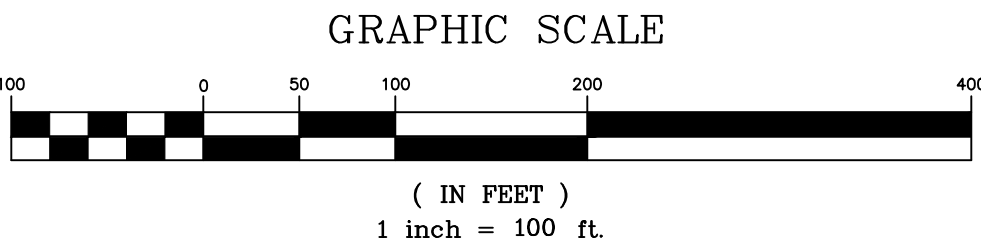
OWNER & APPLICANT:
EIGHTEEN-EIGHT GROUP LLC.
P.O. BOX 388
SUGAR LOAF NY. 10981

- NOTES:
- TAX MAP DESIGNATION: SECTION 6 BLOCK 1 LOT 102
 - REFERENCE: BEING LOT #3 ON MAP ENTITLED,"MINOR SUBDIVISION OF LANDS OF THE EIGHTEEN-EIGHT GROUP LLC., FILED IN THE O.C.C.O. AS FILED MAP No.23-00.
 - FEDERAL WETLANDS BY PETE TORGENSEN ON MARCH 29, 2013 AND FIELD LOCATED APRIL 3, 2013, BY JAMES A. DILLIN, PLS.

PLAN VIEW
FOR
EIGHTEEN-EIGHT GROUP LLC.
TOWN OF CHESTER
SCALE: 1" = 100'
ORANGE COUNTY, N.Y.
AREA= 23.3± ACRES

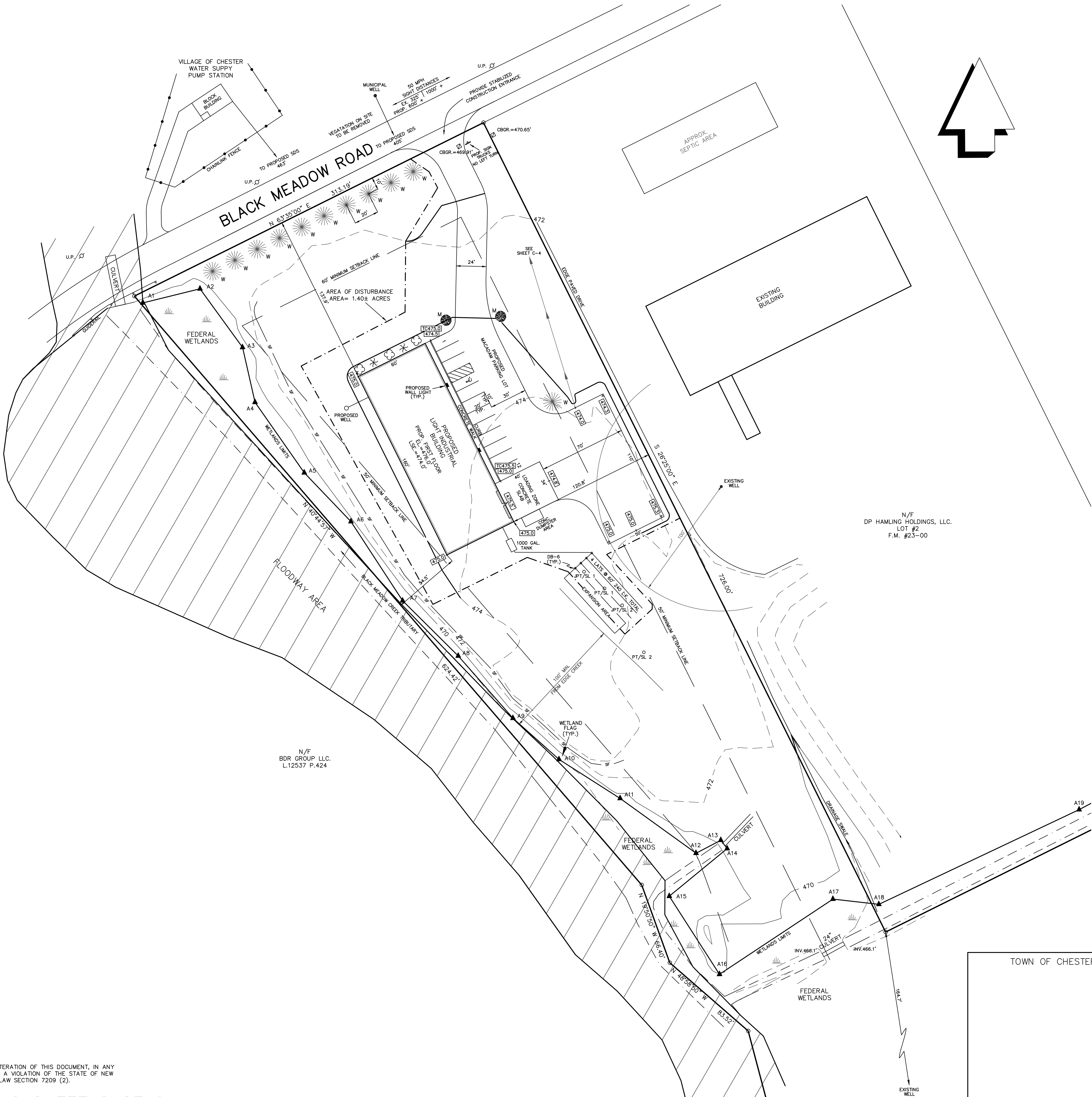
FEBRUARY 16, 2016

REVISIONS	
03-29-16	REV. SHEETS 2 & 3
07-18-16	REV. SHEETS 2 & 3
09-13-16	REV. SHEETS 1-3 add 4-6
10-19-16	REV. SHEET 2 per comments



JAMES A. DILLIN, PLS
PROFESSIONAL LAND SURVEYOR
GOSHEN, NEW YORK

LIC.49087



LEGEND:

- FEDERAL WETLAND FLAG LOCATION
- UTILITY POLE
- SILT FENCE
- PERC TEST/SOIL LOG
- CONTOUR LINE
- SETBACK LINES
- EX. SPOT ELEVATIONS
- PROP. SPOT ELEVATIONS
- LIMITS OF DISTURBANCE
- FLOODWAY AREA

TREE LIST:

- RED SUNSET MAPLE
- WHITE PINE
- EVERGREEN SHRUBS:
- AMERICAN BOXWOOD
- JAPANESE BARBERRY
- STAGGERED SPACING

OWNER & APPLICANT:

EIGHTEEN-EIGHT GROUP LLC.
P.O. BOX 388
SUGAR LOAF NY. 10981

ZONE:IP (INDUSTRIAL PARK)
(LIGHT INDUSTRIAL)

	REQUIRED	SUPPLIED
MINIMUM LOT AREA	2 ACRES	23.3 ACS.
MINIMUM LOT WIDTH	200 FT.	300.4 FT.
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MINIMUM REAR YARD	50 FT.	1800 FT.
MAXIMUM BLDG. COVERAGE	40%	<40%
MAXIMUM BLDG. HEIGHT	45 FT	<45 FT.

NOTES:

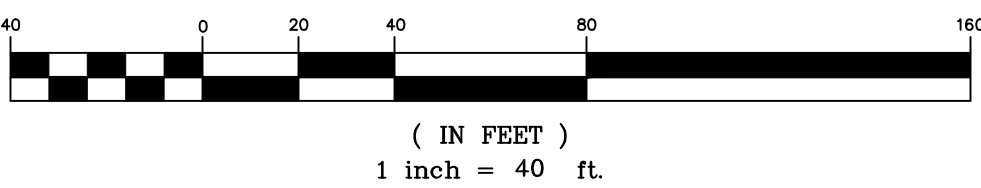
- TAX MAP DESIGNATION: TOWN OF CHESTER
SECTION 6 BLOCK 1 LOT 102
- WATER SUPPLY: PRIVATE WELL
- SEWAGE DISPOSAL: PRIVATE SUBSURFACE
- REFERENCE: BEING LOT #3 ON MAP ENTITLED,"MINOR SUBDIVISION OF LANDS OF THE EIGHTEEN-EIGHT GROUP LLC., FILED IN THE O.C.C.O. AS FILED MAP No.23-00.
- FEDERAL WETLANDS BY PETE TORGENSEN ON MARCH 29, 2013 AND FIELD LOCATED APRIL 3, 2013, BY JAMES A. DILLIN, PLS.
- TOPOGRAPHY DATUM NAVD 88.
- FIRM PANEL 0458E TOWN OF CHESTER, EFFECTIVE DATE AUGUST 3, 2009. ZONE AE FLOOD ELEVATION 474.00.
- PARKING: INDUSTRIAL, MANUFACTURING OR RESEARCH
2 SPACES PER. 3 EMPLOYEES
TOTAL EMPLOYEES 15 = 10 SPACES
= 12 SPACES SUPPLIED
- NO OUTSIDE STORAGE PERMITTED.
- INDIVIDUAL WELL AND SEWAGE TREATMENT SYSTEM SHALL NO LONGER BE USED WHEN PUBLIC FACILITIES BECOME AVAILABLE: CONNECTION TO THE PUBLIC SYSTEM IS REQUIRED WITHIN ONE YEAR OF ITS AVAILABILITY.

SITE PLAN
FOR
EIGHTEEN-EIGHT GROUP LLC.
TOWN OF CHESTER
SCALE: 1" = 40'
ORANGE COUNTY, N.Y.
AREA= 23.3± ACRES

FEBRUARY 16, 2016

REVISIONS	
03-29-16	PER. ENG. COMMENTS
07-18-16	PER. ENG. COMMENTS
09-13-16	PER. ENG. COMMENTS
10-19-16	PER. ENG. COMMENTS

GRAPHIC SCALE



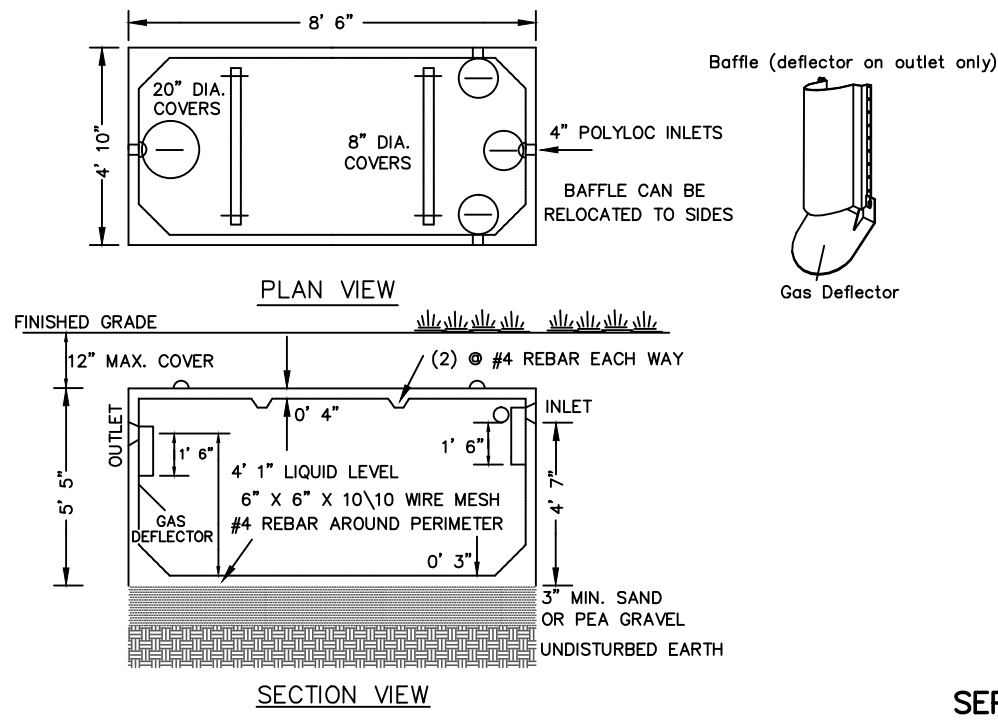
TOWN OF CHESTER — APPROVAL BOX

UNAUTHORIZED ALTERATION OF THIS DOCUMENT, IN ANY WAY, CONSTITUTES A VIOLATION OF THE STATE OF NEW YORK EDUCATION LAW SECTION 7209 (2).

STEPHEN DEUTSCH, P.E. DATE
N.Y.S. License No. 45900
CENTRAL VALLEY, N.Y.

JAMES A. DILLIN, PLS
PROFESSIONAL LAND SURVEYOR
GOSHEN, NEW YORK

LIC.49087

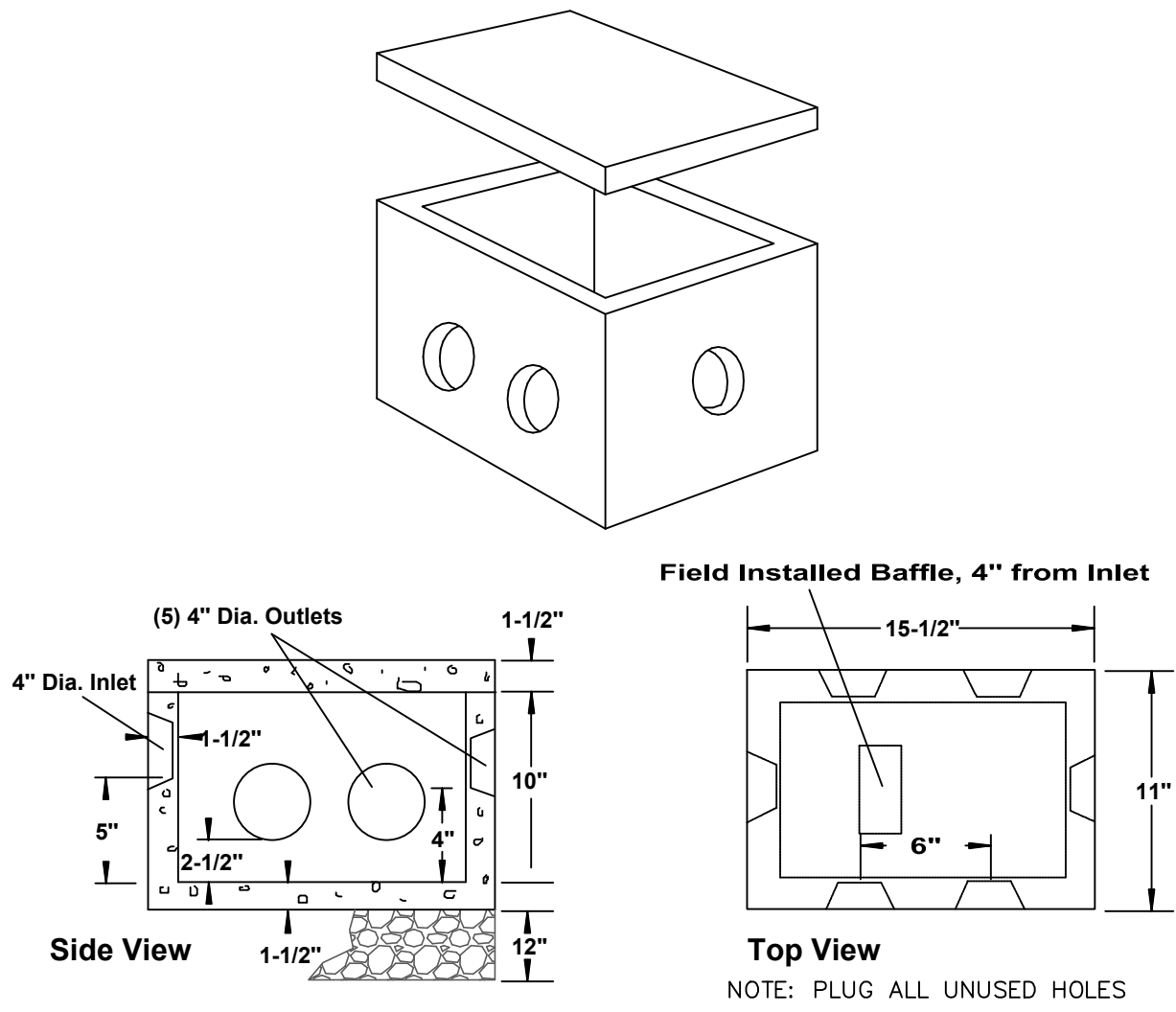


NOTE: PRECAST SEPTIC TANKS MODEL ST-1000
1000 GALLONS, BY WOODARD'S CONCRETE
PRODUCTS, INC. (NOT TO SCALE).

1000 GALLON SEPTIC TANK DETAIL

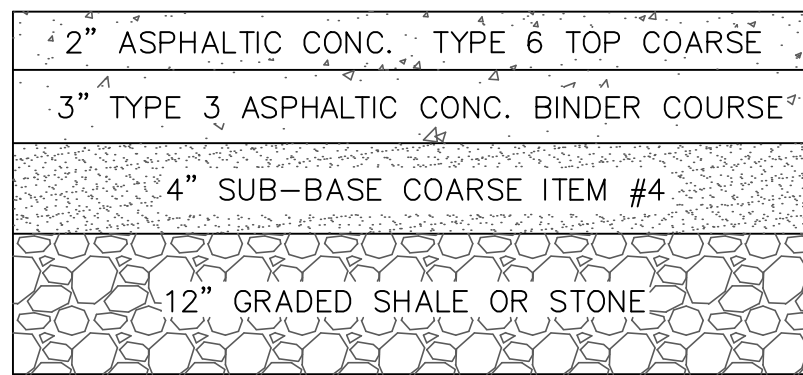
SEPTIC ELEVATIONS

L.S.E. = 474.00'
TANK IN. = 473.80'
TANK OUT = 473.55'
F. DIST.BOX = 472.95'

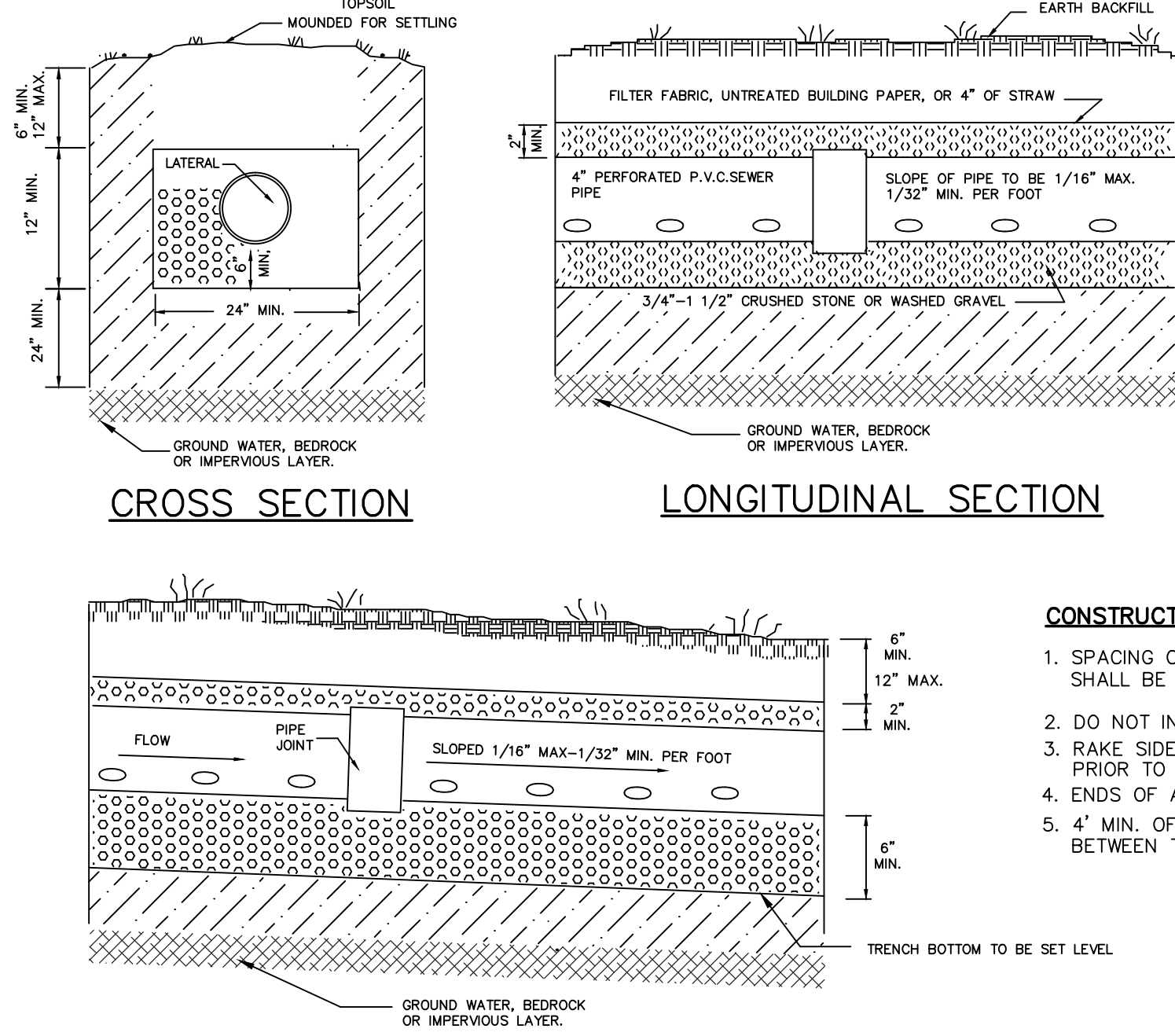


NOTE: PRECAST DISTRIBUTION BOXES MODEL DB-6DB
5 OUTLET DROP BOX, BY WOODARD'S CONCRETE
PRODUCTS, INC. (NOT TO SCALE).

DISTRIBUTION DROP BOX DETAIL



DRIVEWAY & PARKING LOT CROSS-SECTION



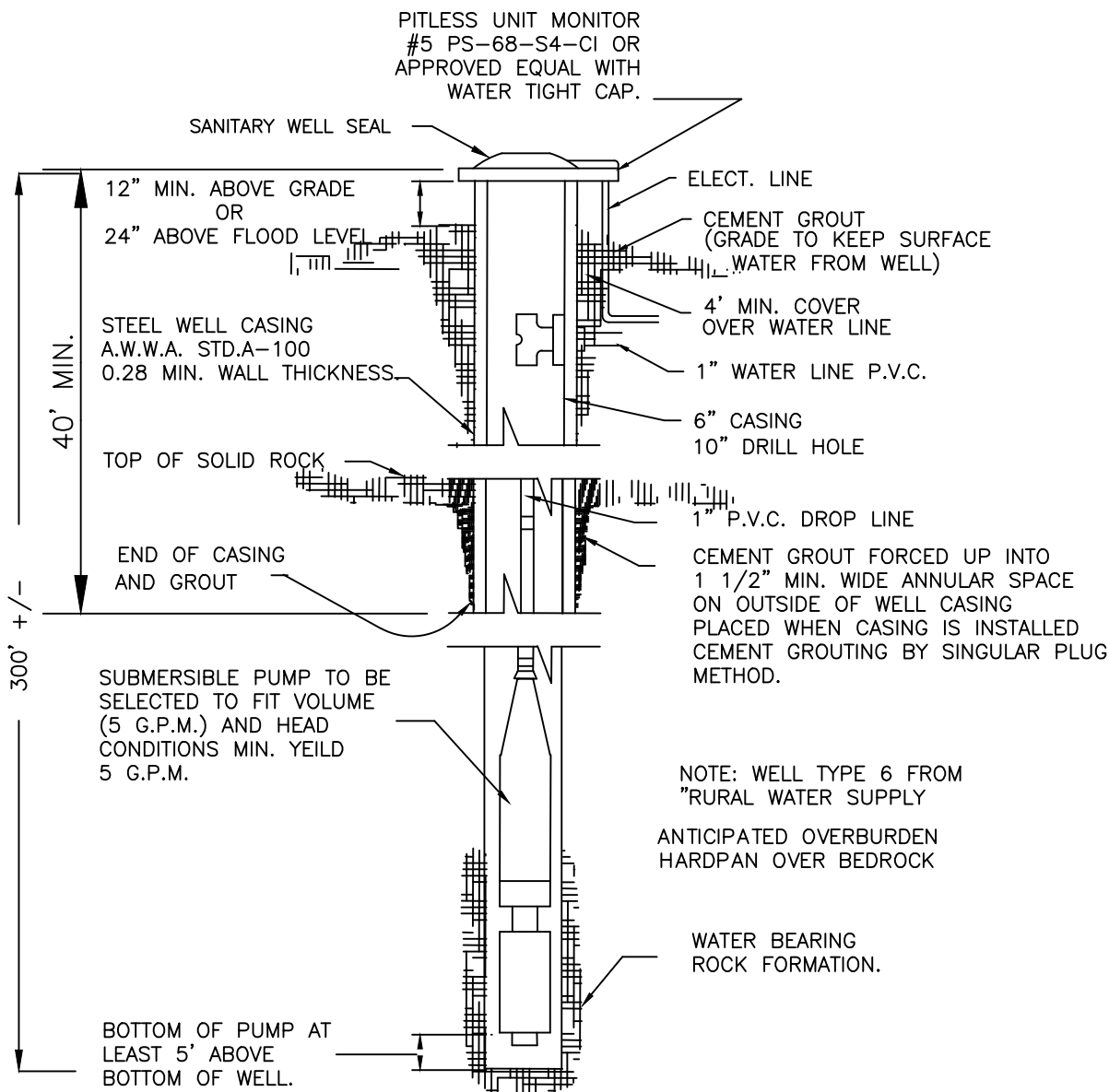
CONSTRUCTION NOTES:

- SPACING OF ABSORPTION TRENCHES SHALL BE A MIN. OF 6' O.C.
- DO NOT INSTALL TRENCHES IN WET SOIL
- RAKE SIDES & BOTTOM OF TRENCHES PRIOR TO PLACING GRAVEL
- ENDS OF ALL PIPES TO BE CAPPED
- 4' MIN. OF UNDISTURBED SOIL BETWEEN TRENCHES.

TRENCH PROFILE

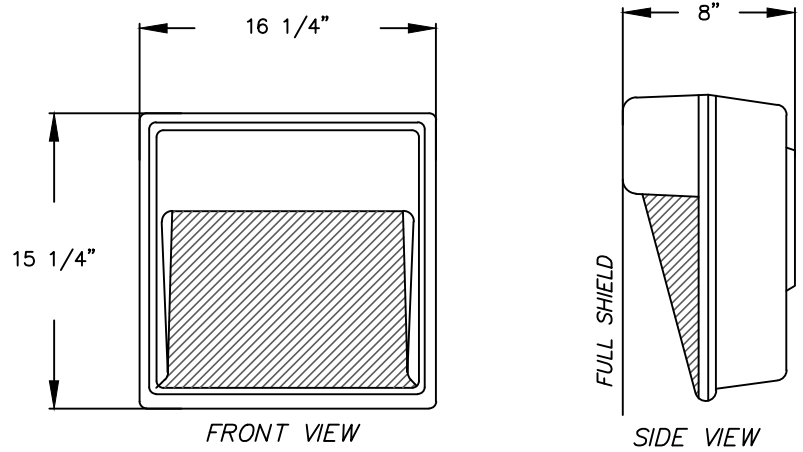
ABSORPTION TRENCH DETAIL

N.T.S.



TYPICAL WELL DETAIL

N.T.S.

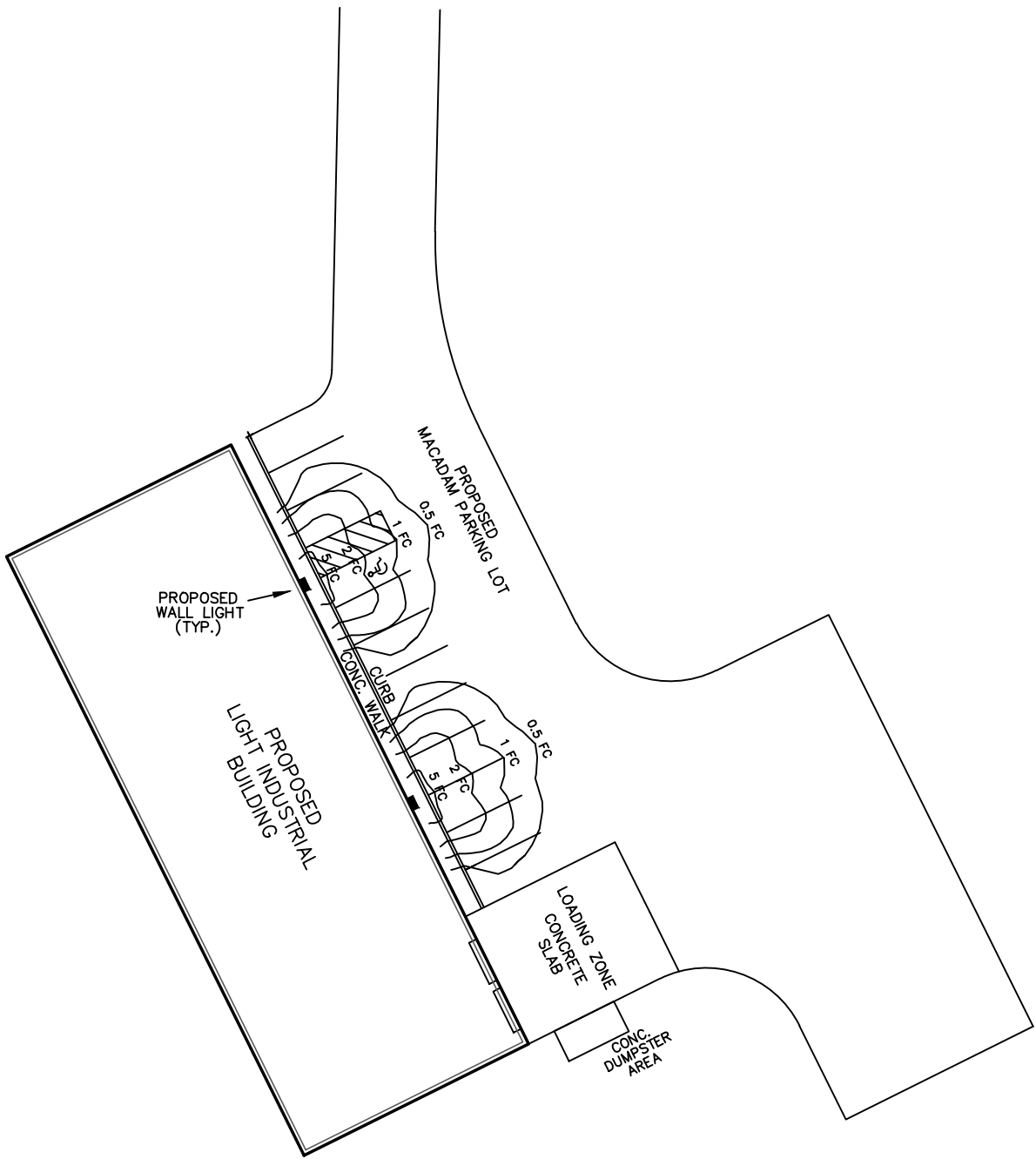


EXTERIOR WALL LIGHT DETAIL

NOT TO SCALE

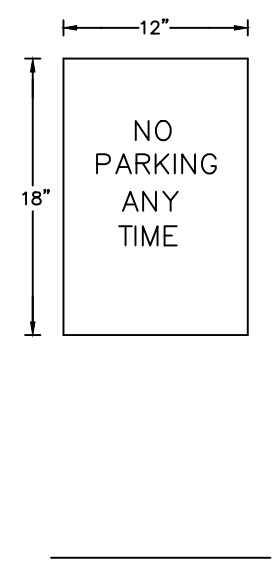
WALL MOUNTED LIGHT SPECIFICATIONS

- LITHONIA LIGHTING - DIE CAST WALL PACK, GLASS REFRACTOR TWH 100S
DISTRIBUTION - TYPE IV
LAMP - (HPS)
WATTS - 100
COLOR - DARK BRONZE
MOUNTING HEIGHT (FT.) - 12'
- LIGHT UNITS TO BE SUPPLIED WITH FULL SHIELD SO THAT NO OFF-SITE GLARE RESULTS.

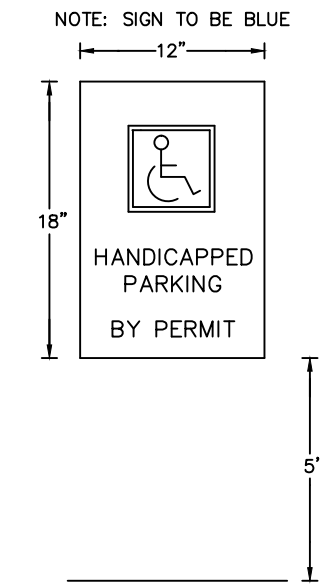


EXTERIOR WALL LIGHT DETAIL OF FOOT CANDLE PATTERN

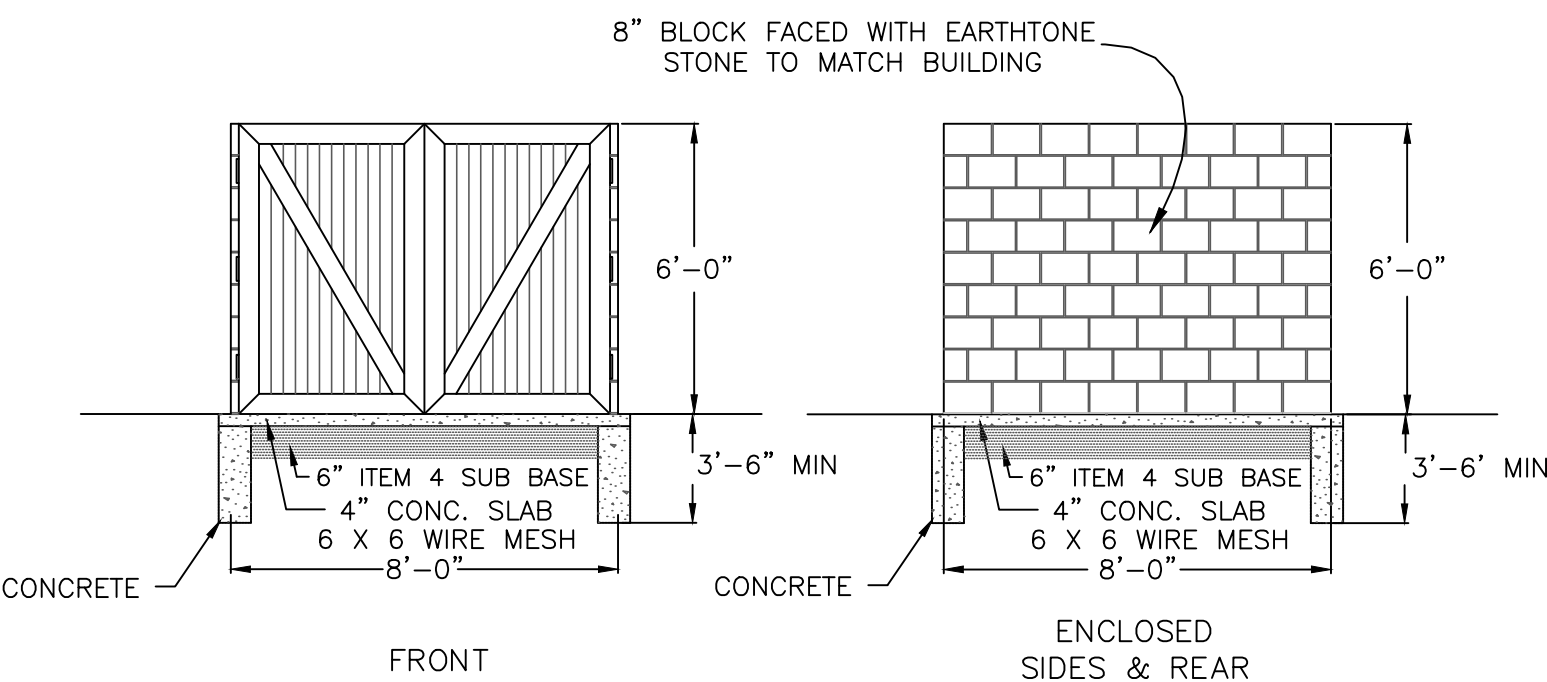
SIGN A DETAIL



SIGN B DETAIL



HANDICAPPED PARKING DETAIL



TYPICAL GARBAGE DUMPSTER ENCLOSURE

NOT TO SCALE

SEPTIC SYSTEM NOTES

- Septic system design and soil testing by Stephen Deutsch, P.E.
- Proposed septic system shown is for permanent use only until Town sewers are available. Septic system shall be abandoned when Town sewers are available. See Note #11 for abandonment procedure. Until such time, the outlet plug shall remain in place on the septic tank, and the future sewer connection(as shown) shall be plugged and capped.
- Percolation test results(3/12/09): 1" drop in 6 minutes.(PT 1 & PT 2)
- Soil Log/Deep Test Hole results(3/12/09) - SL #1& SL#2
0 - 4" consolidated run-of-bank gravel
4" - 8" clay loam w/cobbles
no bedrock or groundwater
- Septic System Design Criteria:
persons: 15 max.
20 gpd/person
Total daily flow: 300 gpd(max.)
Absorption Rate: 1.0 gal/s.f./day
300 sq.ft. req'd., or 150 l.f. of leach fields 24" wide
Install 240 l.f. of leach fields 24 " wide as shown
Install 1000 gal. concrete septic tank as shown
- Use low flow fixtures: 3.5gpf/toilets; 3.0 gpm faucets
- Install access manholes to grade for all septic tank cleanouts
- Use Woodard DB-6 distribution boxes. Plug all unused holes.
- All construction shall comply with NY'S Health Dept. standards and regulations, latest edition.
- Direct all gutters and leaders away from leach fields.
- Abandonment Procedure:
Pump tank dry; fill tank with clean fill.
- Elevation of future sewer connection to be set according to future Town sewer elevation.
- Septic system installation shall be witnessed and certified by a licensed P.E.

JOINT SITE SOIL INSPECTION

MAY 26, 2016

WITNESSED BY FUSCO ENGINEERING - TOWN OF CHESTER

PT#	DEPTH	RATE(min./inch)	COMMENTS
1	24"	6	Suitable for conventional septic system
2	24"	5	" " " " " "

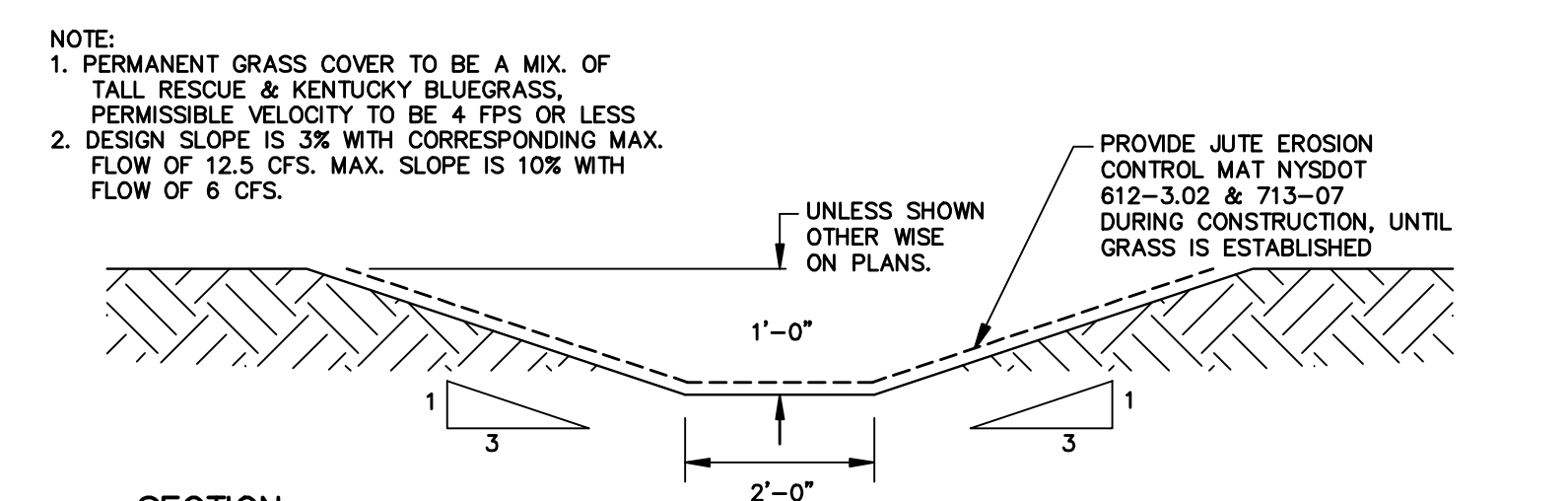
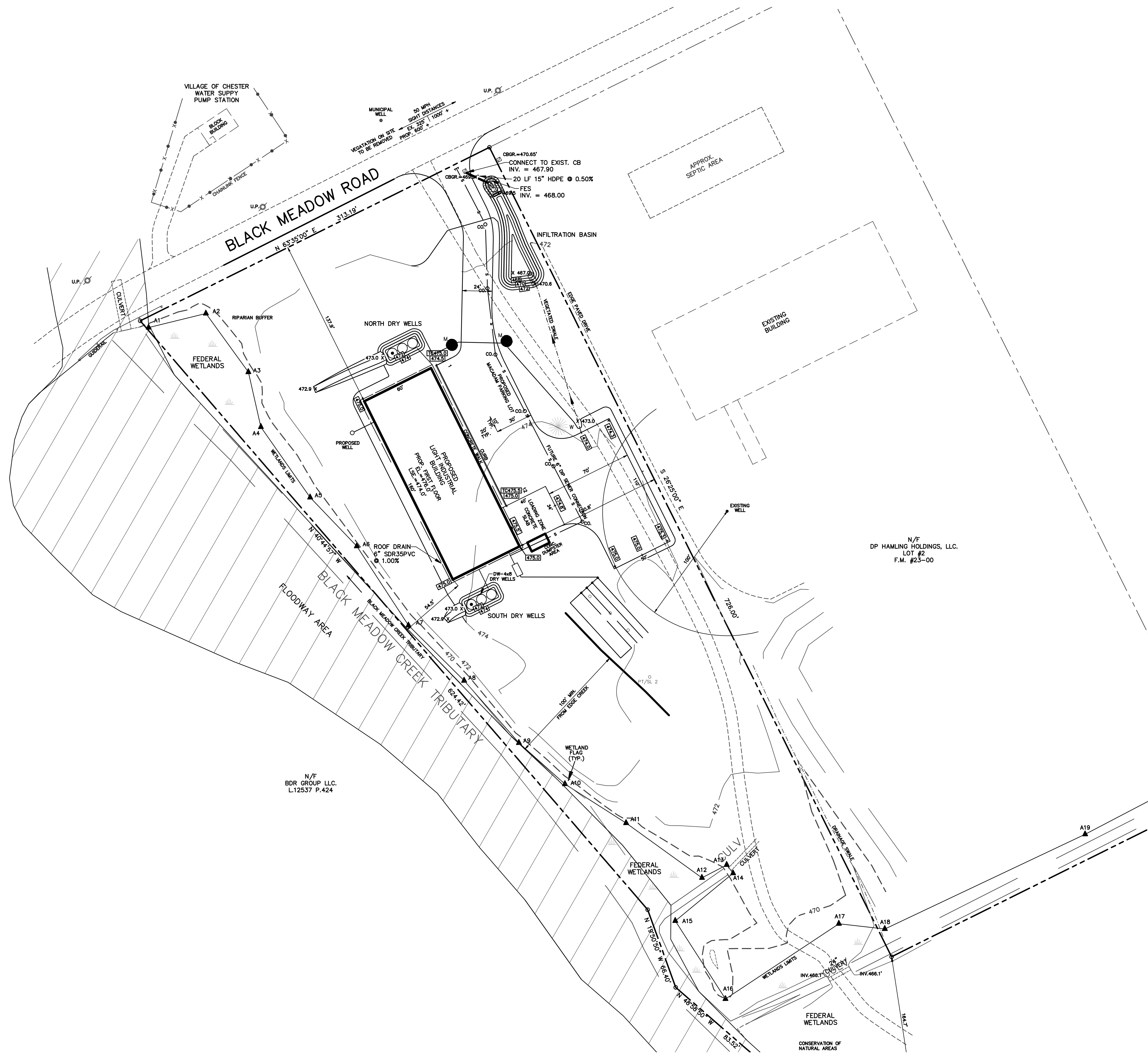
SL#	DEPTH	SOIL TYPE	COMMENTS
1	0 - 3"	consolidated ROB gravel	
	3' - 5"	gray clay w/cobbles	
	5' - 6'-6"	clay loam w/cobbles	
		no bedrock or GW	
2	0 - 4"	consolidated ROB gravel	
	4' - 8"	clay loam w/cobbles	
		No bedrock or GW	

DETAIL SHEET
FOR

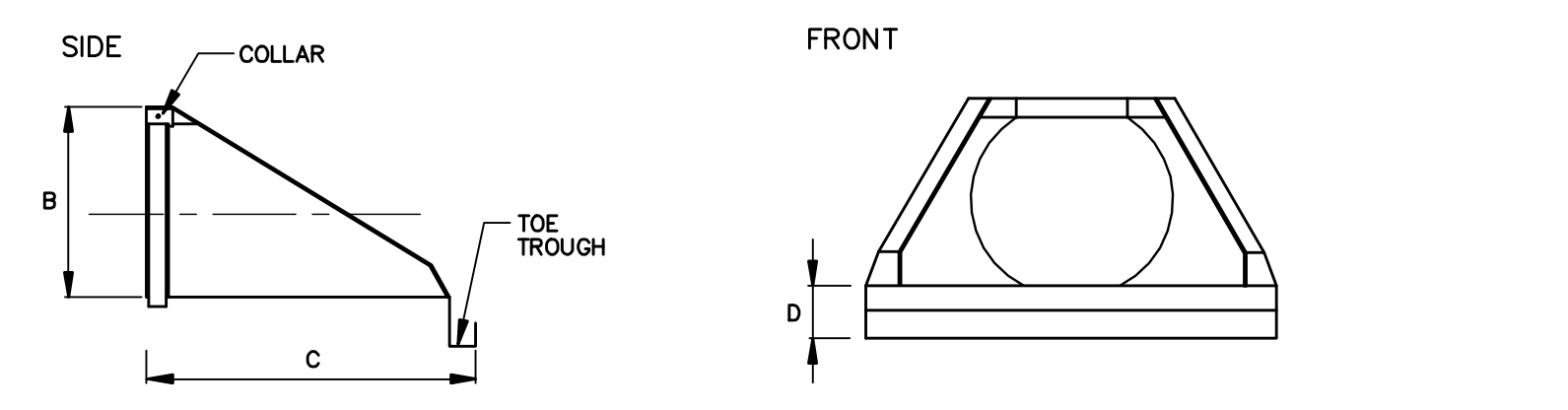
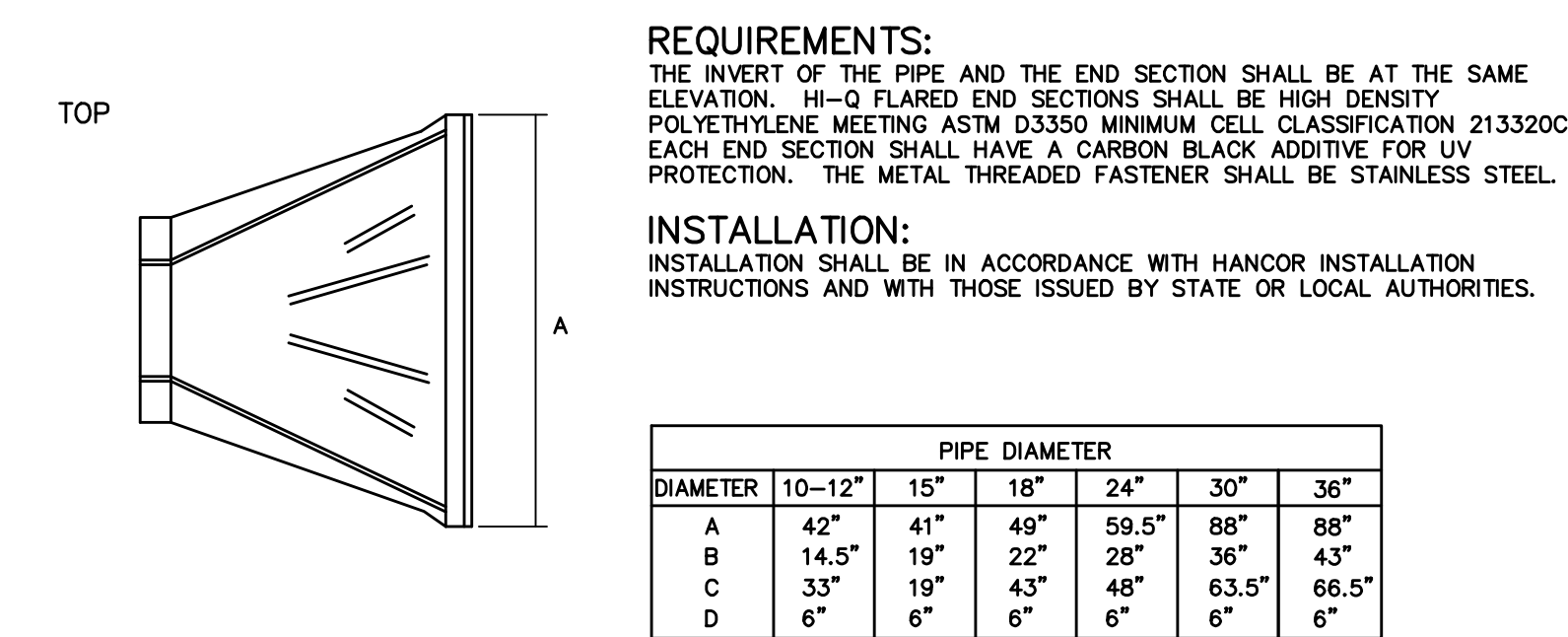
EIGHTEEN-EIGHT GROUP LLC.
TOWN OF CHESTER
FEBRUARY 16, 2016
ORANGE COUNTY, N.Y.
AREA= 23.3± ACRES

REVISIONS	
03-29-16	SDS ELEVATIONS/ESC NOTES
07-18-16	DRY WELL / JOINT SOIL RESULTS
09-13-16	REVISED SHEET
10-19-16	REVISED SHEET 2

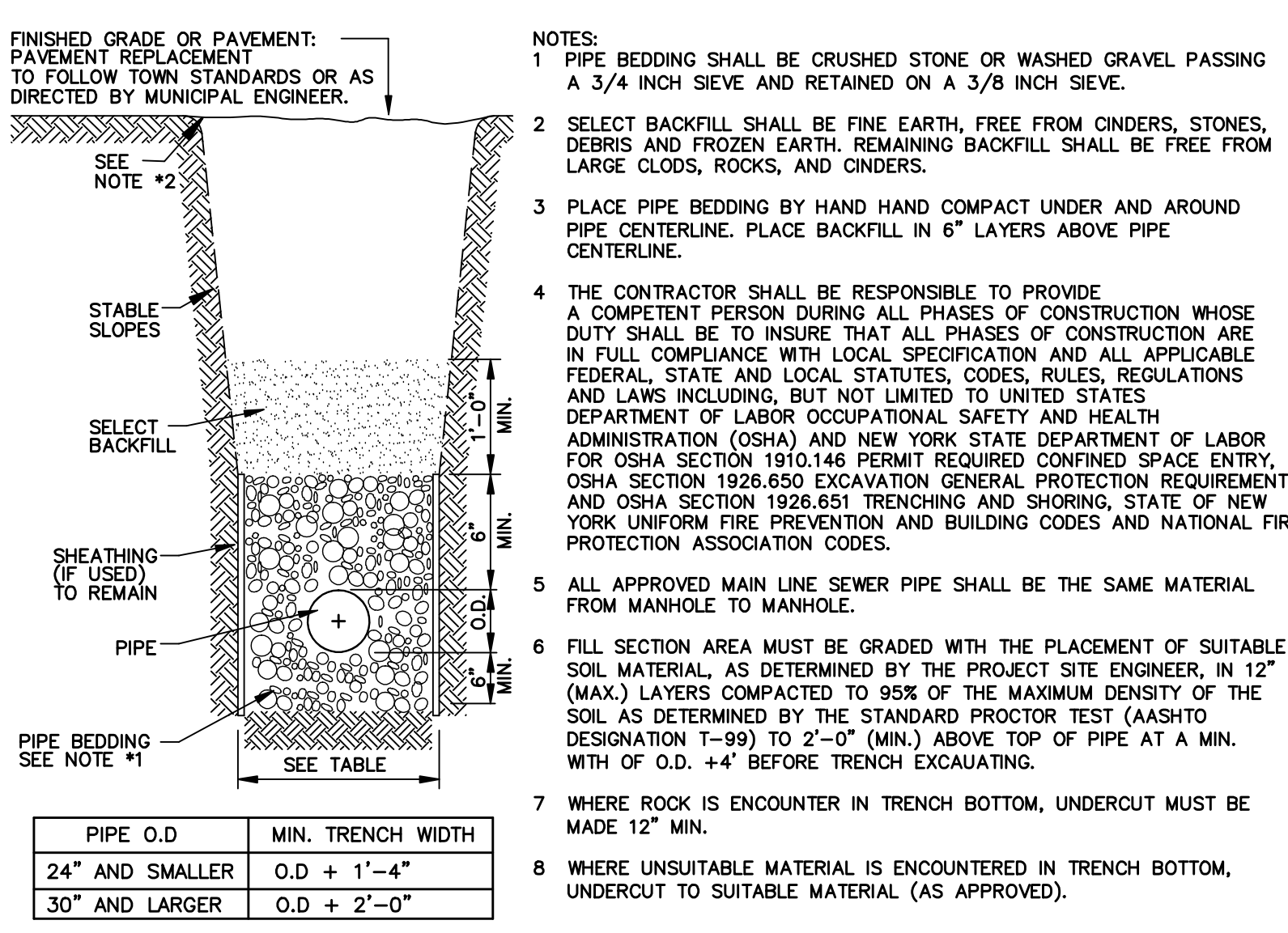
P:\18046\18046.dwg 1/20/2009 4:00 PM Drawings - Grading



SECTION
VEGETATED SWALE
SCALE: NTS

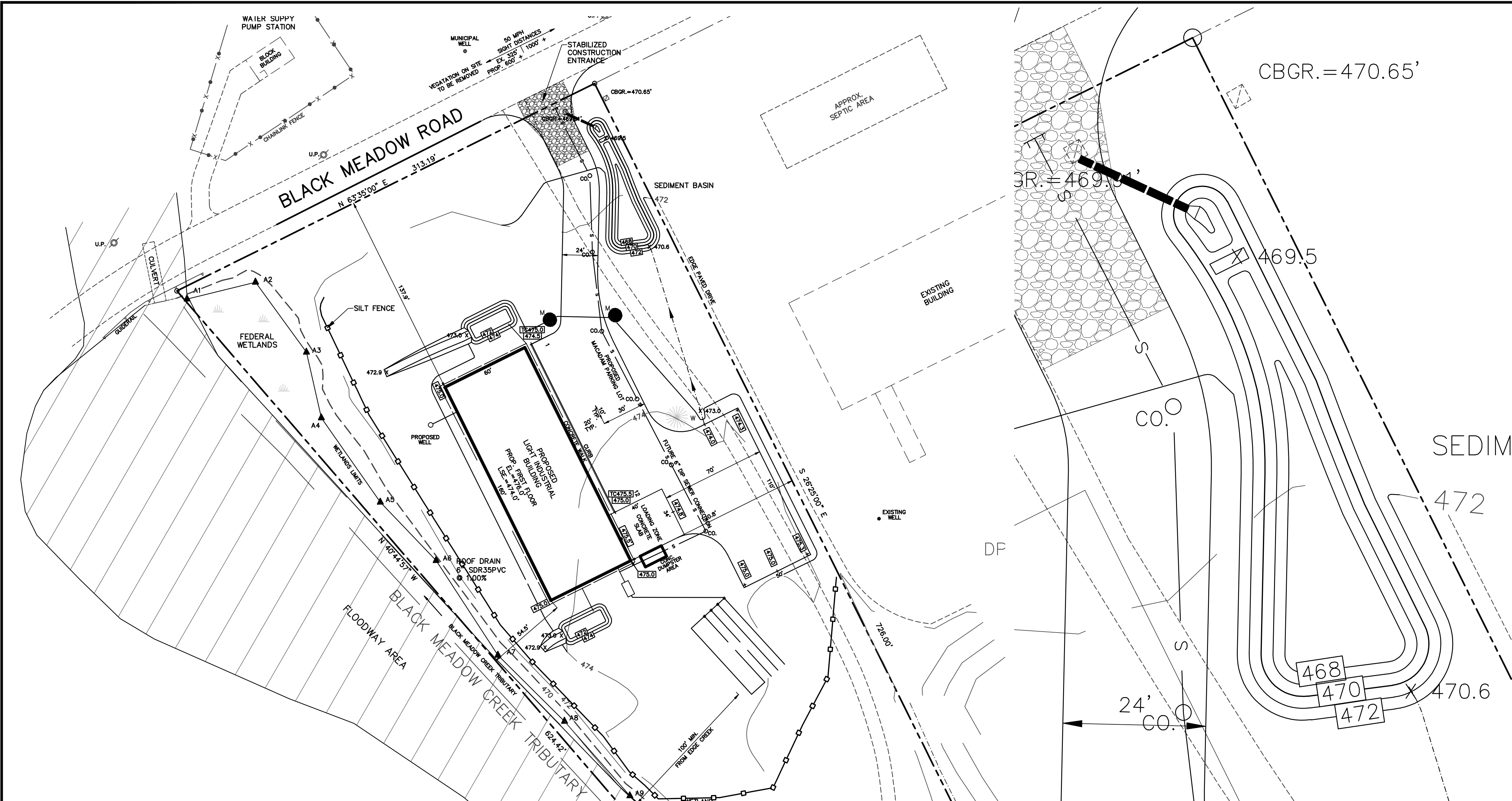


HANCOR HI-Q FLARED END SECTION
SCALE: NTS



TRENCH DETAIL (STORM)
SCALE: NTS

					DRAWN BY: DEPT. CK. M. SANDOR DEP. APPR. COORD. CK. P.M. APPR. CLIENT APPR.		MJS ENGINEERING & LAND SURVEYING, PC 251 Greenwich Ave Goshen, NY 10924 845-291-8650 Fax 845-291-8657		SHEET TITLE: GRADING & DRAINAGE PLAN		JOB NAME: EIGHTEEN-EIGHT GROUP LLC TOWN OF CHESTER, ORANGE COUNTY, NEW YORK		DATE: 09/13/16 JOB NO. 160149 SCALE: 1" = 40'	REV. NO. A DWG. NO. C-4 SHEET 4 OF 6
BRADLEY G. CLEVERLEY PE NY PROFESSIONAL ENGINEER NO. 72492														
A	09/13/16	SUBMITTED TO PLANNING BOARD	BGC	M.S.										
NO.	DATE	REVISION	BY	CK.										



EROSION & SEDIMENT CONTROL PLAN

SCALE: 1" = 40'

EROSION AND SEDIMENT CONTROL NOTES

1. ALL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE INSTALLED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS, AND SHALL BE IN PLACE PRIOR TO ANY SOIL DISTURBANCE, OR IN THEIR PROPER SEQUENCE AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
2. ANY DISTURBED AREA THAT WILL BE LEFT EXPOSED FOR MORE THAN FOURTEEN (14) DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC SHALL IMMEDIATELY RECEIVE A TEMPORARY SEEDING. IF THE SEASON PROHIBITS TEMPORARY SEEDING, THE DISTURBED AREA WILL BE MULCHED WITH SALT HAY OR THE EQUIVALENT AND BOUND.
3. PERMANENT VEGETATION IS TO BE ESTABLISHED ON EXPOSED AREAS WITHIN TEN (10) DAYS AFTER THE FINAL GRADING. MULCH IS TO BE USED FOR PROTECTION UNTIL VEGETATION IS ESTABLISHED.
4. IMMEDIATELY FOLLOWING INITIAL DISTURBANCE OR ROUGH GRADING, ALL CRITICAL AREAS SUBJECT TO EROSION WILL RECEIVE A TEMPORARY SEEDING IN COMBINATION WITH STRAW MULCH, OR A SUITABLE EQUIVALENT, AT A RATE OF 2 TONS PER ACRE.
5. PERMANENT SEEDING AND STABILIZATION TO BE IN ACCORDANCE WITH THE STANDARDS FOR PERMANENT VEGETATIVE COVER.
6. THE SITE SHALL, AT ALL TIMES, BE GRADED AND MAINTAINED SUCH THAT ALL STORMWATER RUNOFF IS DIVERTED TO EROSION AND SEDIMENT CONTROL FACILITIES.
7. ALL SEDIMENTATION STRUCTURES WILL BE INSPECTED AND MAINTAINED ON A REGULAR BASIS.
8. A CRUSHED STONE, STABILIZED CONSTRUCTION ENTRANCE WILL BE INSTALLED AS SHOWN ON THE PLANS.
9. PAVED ROADWAYS MUST BE KEPT CLEAN AT ALL TIMES.

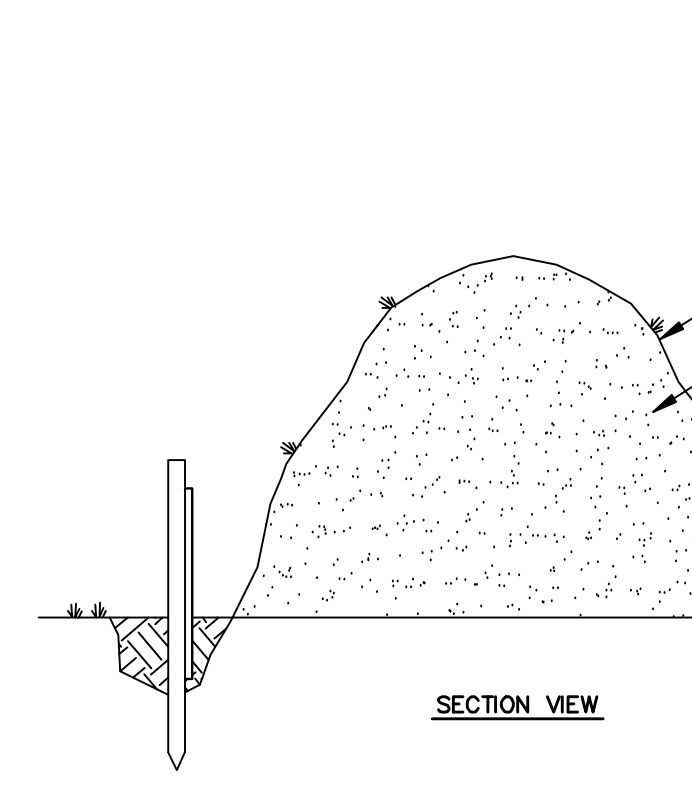
SEQUENCE OF CONSTRUCTION

- AS PART OF THE DEVELOPMENT, THE FOLLOWING WILL TAKE PLACE FOR IMPLEMENTING THE EROSION AND SEDIMENT CONTROLS:
1. INSTALLATION OF STABILIZED CONSTRUCTION ENTRANCE.
 2. INSTALLATION OF SILT FENCING AS SHOWN ON THE PLAN.
 3. GENERAL SITE CLEARING OF VEGETATION FOR THE AREAS DISTURBED.
 4. SOIL STOCKPILING AND ROUGH GRADING.
 5. CONSTRUCTION OF THE SEDIMENT BASIN.
 6. INSTALL SUBBASE FOR THE DRIVEWAY.
 7. TEMPORARY SEEDING.
 8. INSTALLATION OF THE STORMWATER CONVEYANCE SYSTEM.
 9. PLACE BASE COURSE OF ASPHALT.
 10. CONSTRUCTION OF BUILDING.
 11. TOPSOIL, PERMANENT SEEDING, AND LANDSCAPING.
 12. UPON FINAL COMPLETION OF BUILDING, INSTALL ASPHALT TOP COURSE.
 13. REMOVE EROSION AND SEDIMENT CONTROL.
- INSPECTION OF EROSION AND SEDIMENT CONTROLS SHALL BE PERFORMED EVERY SEVEN (7) CALENDAR DAYS.

SEDIMENT BASIN

SCALE: 1" = 10'

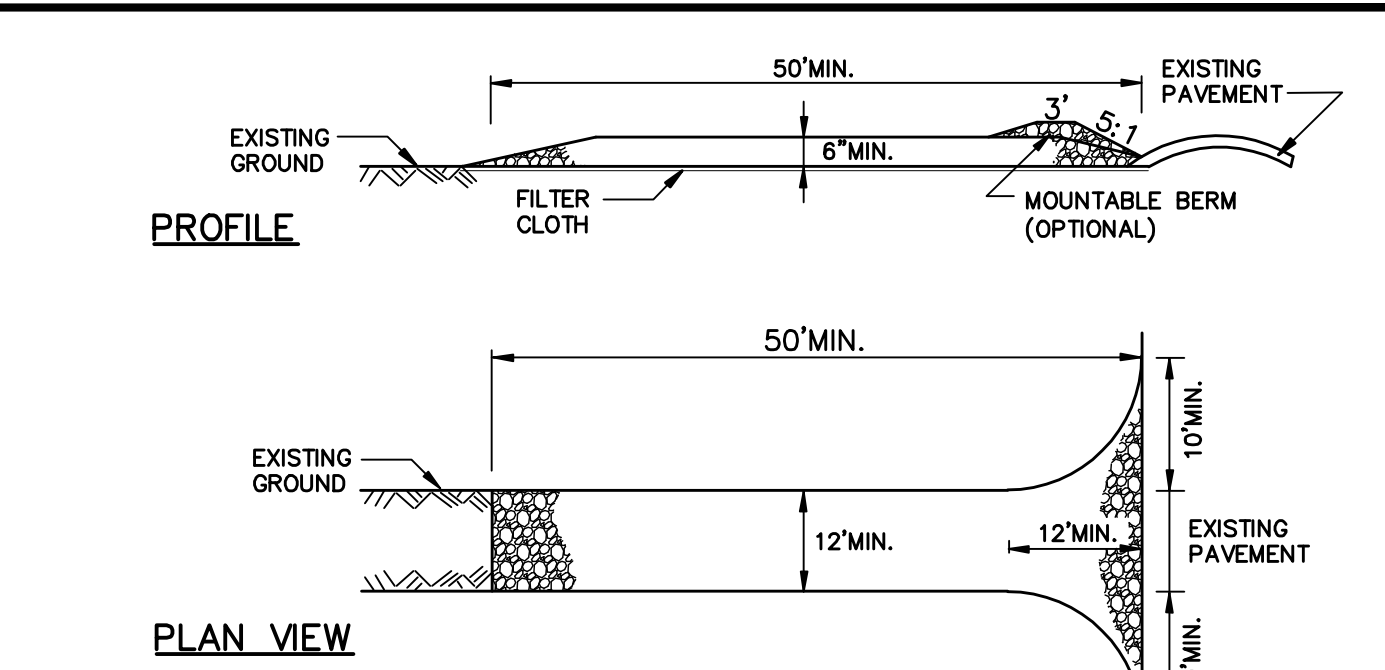
SECTION VIEW



1. TOPSOIL REMOVED DURING SITE PREPARATION SHALL BE STOCKPILED ON-SITE FOR FUTURE USE IN SITE RECLAMATION AND REVEGETATION.
2. SOIL STOCKPILE SHALL BE ENCIRCLED WITH SILT FENCING WITH PASSAGEWAY PROVIDED FOR EQUIPMENT ACCESS.
3. PROVIDE TEMPORARY GRASS OR MULCH COVER IF STOCKPILE IS TO REMAIN UNDISTURBED FOR THIRTY (30) DAYS OR MORE. TEMPORARY COVER SHALL CONSIST OF ONE OF THE FOLLOWING MEASURES:
 - GRASS SEED (SEE TEMPORARY SEEDING MIXTURE)
 - MULCH: 100 LBS. OF STRAW OR HAY/1,000 SF

TOPSOIL STOCKPILE DETAIL

SCALE: NTS

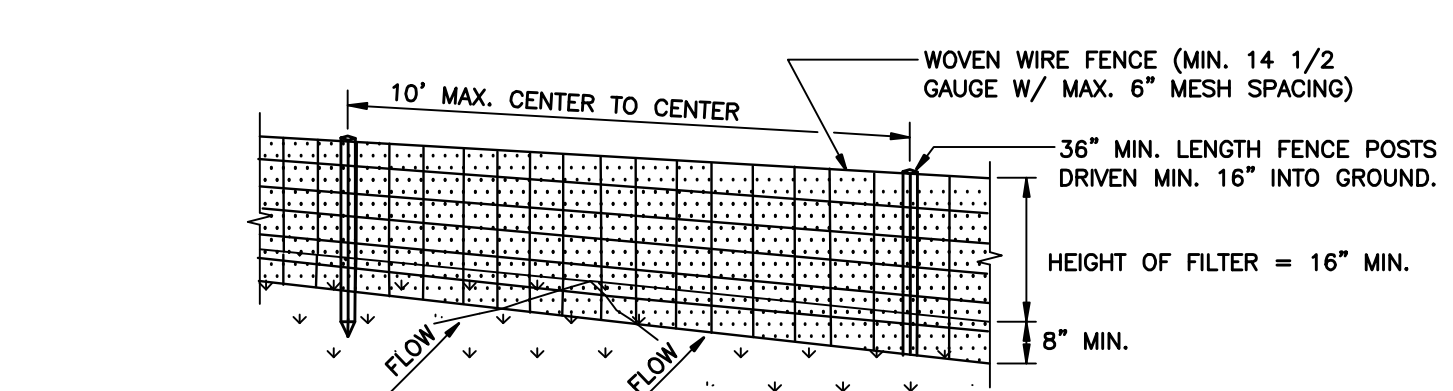


CONSTRUCTION SPECIFICATIONS

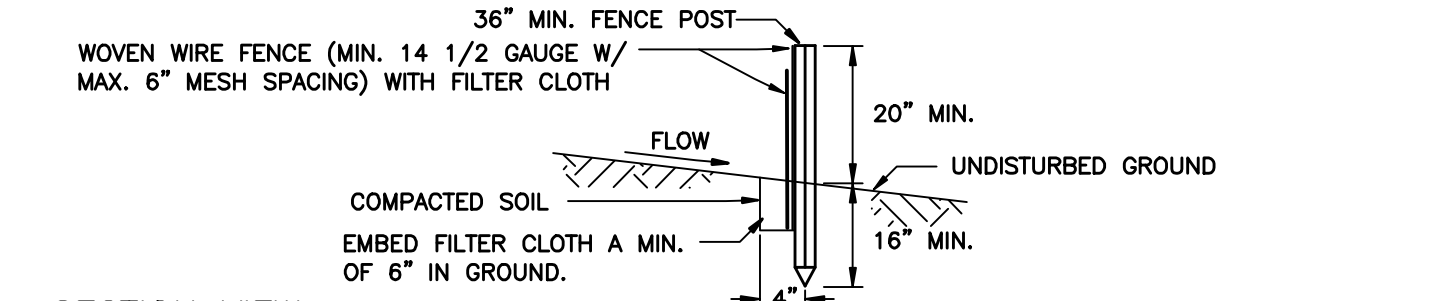
1. STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
4. WIDTH - TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH 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 TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN 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

SCALE: NTS



PERSPECTIVE VIEW



SECTION VIEW

CONSTRUCTION SPECIFICATIONS

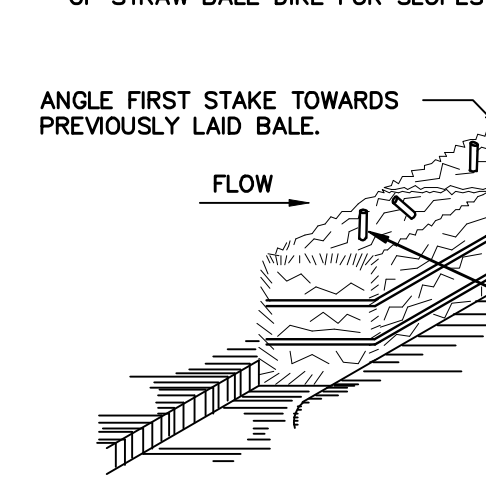
1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 12 1/2 GAUGE, 6" MAXIMUM MESH OPENING.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVER-LAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
4. PREFABRICATED UNITS SHALL BE GEOTAB, ENVROFENCE, OR APPROVED EQUIVALENT.
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

SILT FENCE

SCALE: NTS

ANCHORING DETAIL

NTS



BEDDING DETAIL

NTS

CONSTRUCTION SPECIFICATIONS

1. BALES SHALL BE PLACED AT THE TOE OF A SLOPE OR ON THE CONTOUR AND IN A ROW WITH ENDS TIGHTLY ADJUTING THE ADJACENT BALES.
2. EACH BALE SHALL BE EMBEDDED IN THE SOIL A MINIMUM OF (4) INCHES, AND PLACED SO THE BINDINGS ARE HORIZONTAL.
3. BALES SHALL BE SECURELY ANCHORED IN PLACE BY EITHER TWO STAKES OR RE-BARS DRIVEN THROUGH THE BALE. THE FIRST STAKE IN EACH BALE SHALL BE DRIVEN TOWARD THE PREVIOUSLY LAID BALE AT AN ANGLE TO FORCE THE BALES TOGETHER. STAKES SHALL BE DRIVEN FLUSH WITH THE BALE.
4. INSPECTION SHALL BE FREQUENT AND REPAIR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
5. BALES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.

STRAW BALE DIKE

SCALE: NTS

NO.	DATE	REVISION	BY	CK.
A	09/13/16	SUBMITTED TO PLANNING BOARD	BGC	M.S.

BRADLEY G. CLEVERLEY PE
NY PROFESSIONAL ENGINEER NO. 72492

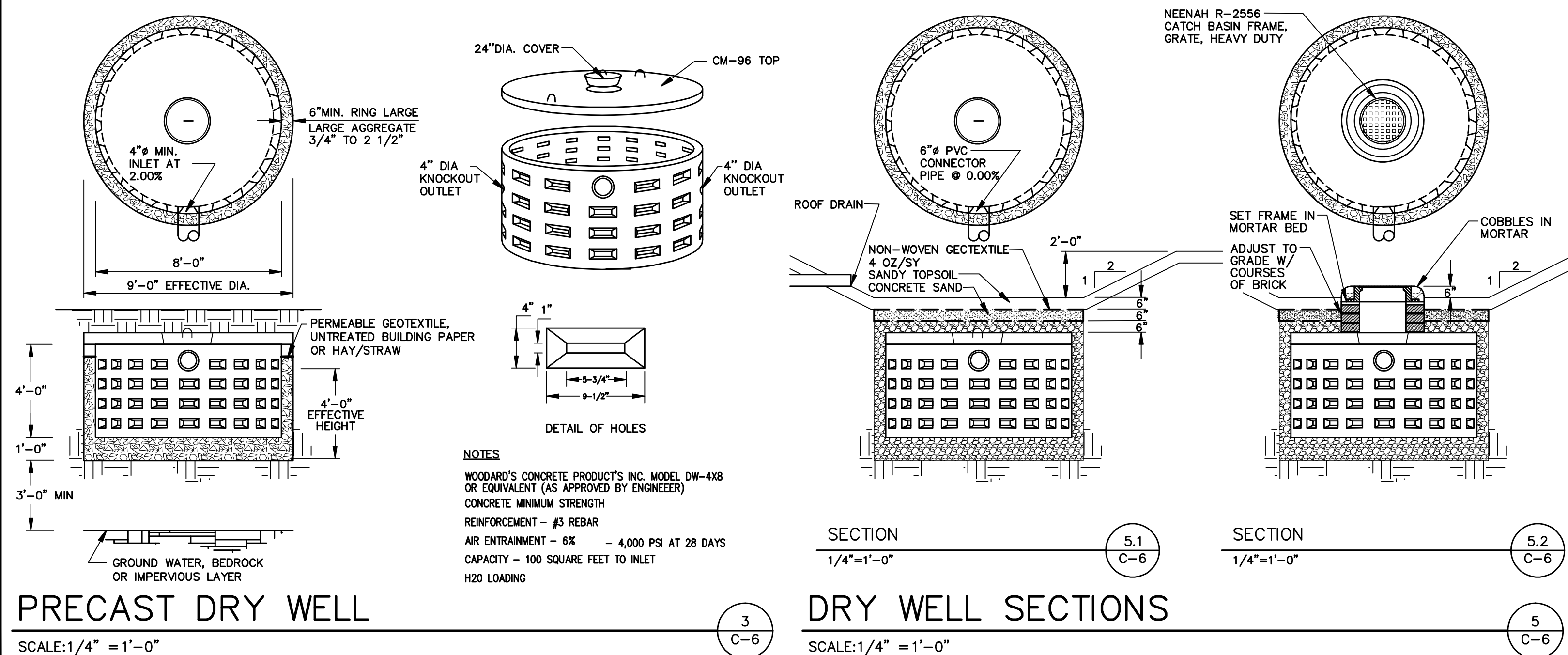
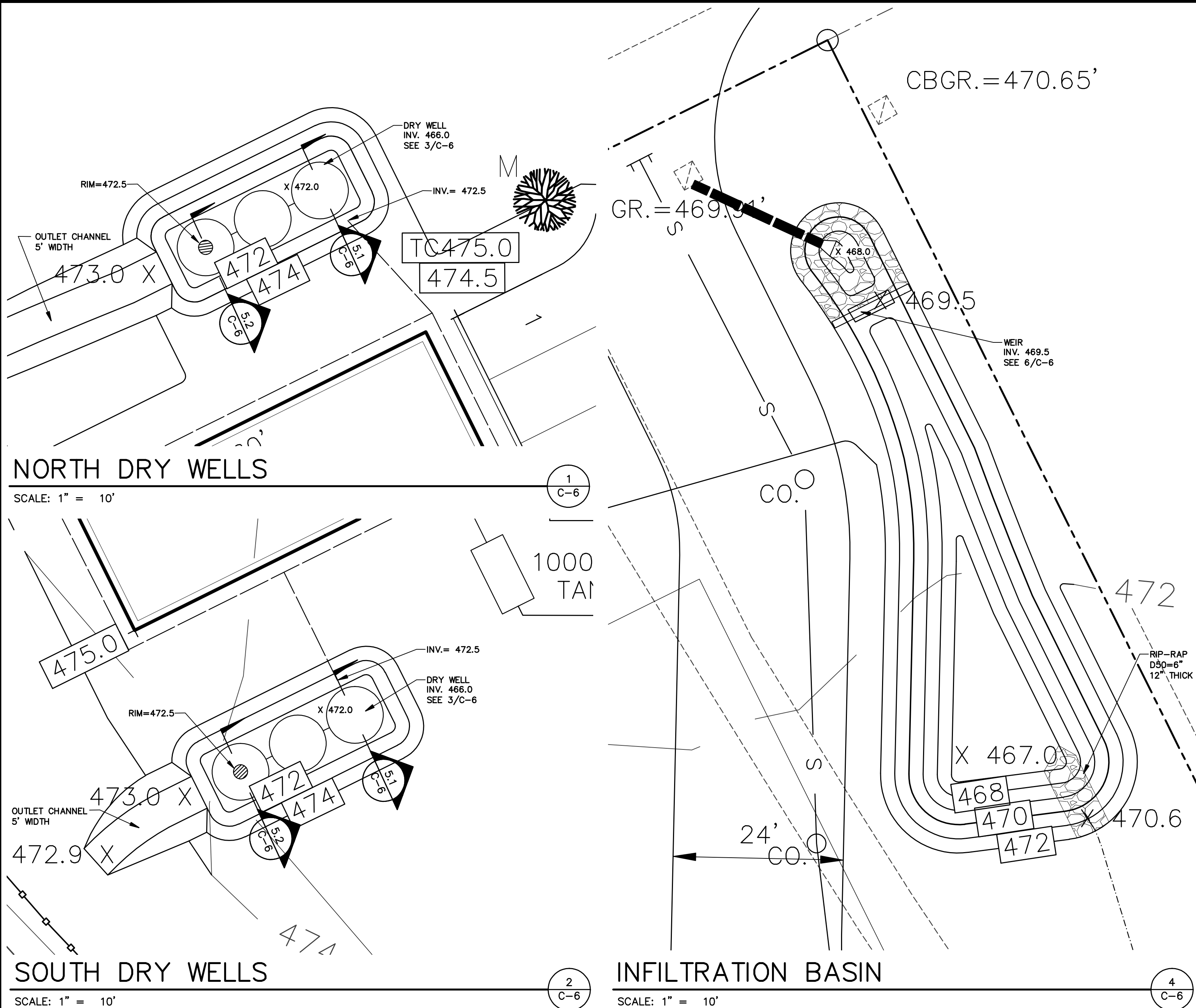
DRAWN BY:	DEPT. CK. M. SANDOR
DEP. APPR.	
COORD. CK.	
P.M. APPR.	
CLIENT APPR.	

MJS ENGINEERING & LAND SURVEYING, PC
261 Greenwich Ave
Goshen, NY 10924
845-291-8650
Fax 845-291-8657

SHEET TITLE:
EROSION & SEDIMENT CONTROL PLAN

JOB NAME:
EIGHTEEN-EIGHT GROUP LLC
TOWN OF CHESTER, ORANGE COUNTY, NEW YORK

DATE: 09/13/16	REV. NO. A
JOB NO. 160149	DWG. NO.
SCALE: 1" = 40'	C-5
	SHEET 5 OF 6



SEEDING:

1. GROUND PREPARATION:

AREAS TO BE SEEDED WITH TURF SEEDS SHALL BE MAINTAINED AT APPROVED GRADES AND IRREGULARITIES THAT WILL HOLD WATER SHALL BE ELIMINATED. LIMESTONE, FERTILIZER AND SEEDS IN THE AMOUNTS SPECIFIED SHALL BE EVENLY DISTRIBUTED ON THE AREAS TO BE SEEDED.

THE FINISHED SURFACE OF ANY AREA THAT IS SEEDED SHALL NOT BE ROUGHER, MORE UNEVEN, OR HAVE MORE OR LARGER STONES, CLODS, ROOTS, OR OTHER FOREIGN MATERIALS THAN THE AREA IT ADJOINS. IN BUILD-UP AND RESIDENTIAL AREAS, HAND RAKING WILL USUALLY BE NECESSARY TO PRODUCE THE REQUIRED SMOOTHNESS AND UNIFORMITY, PARTICULARLY WHERE GRADING AND TURF ESTABLISHMENT IS TO BE ADJACENT TO LAWNS.

AREAS TO BE SEEDED SHALL BE SCARIFIED SUFFICIENTLY TO BREAK UP THE SURFACE CRUST IMMEDIATELY BEFORE SEEDED EXCEPT WHERE THE GROUND IS ALREADY LOOSE AND FRIABLE AS IMMEDIATELY FOLLOWING GRADING. ALL STONES AND OTHER OBJECTS OVER TWO INCHES IN GREATEST DIMENSION, OR OTHER SIZES AS SPECIFIED, SHALL BE REMOVED AND DISPOSED OF AS APPROVED. ONLY LIMESTONE AND/OR FERTILIZERS MAY BE MIXED TOGETHER WITH THE SEEDS (INCLUDING LEGUME INOCULANTS WHEN REQUIRED) IMMEDIATELY BEFORE SOWING. ANY METHOD OF SOWING THAT DOES NOT INJURE THE SEEDS IN THE PROCESS OF SPREADING WILL BE ACCEPTABLE.

2. RATES:

APPLICATION RATES FOR TURF ESTABLISHMENT MATERIALS SHALL BE:

FERTILIZER - 85 POUNDS PURE LIVE SEED PER ACRE
MULCH - 2 TONS PER ACRE
MULCH ANCHORAGE - MANUFACTURER'S RECOMMENDED RATE

3. SEED:

PERMANENT WT. OF PURE LIVE SEED NAME VARIETY LBS. PER ACRE
RED FESCUE (FESTUCA RUBRA) COMMERCIAL 50
PERENNIAL RYEGRASS COMMERCIAL 30
(LOLIUM PERENNE)
WHITE CLOVER COMMERCIAL
(TRIFOLIUM REPENS) MAX. 25% HARD SEED TOTAL 85 LBS.

TEMPORARY SEED

FOR SPRING SEEING:

A) ANNUAL RYEGRASS 30 0.70
B) SPRING OATS 80 (2 1/2 BU) 2.00
C) ANNUAL RYEGRASS 15 0.35
D) AND SPRING OATS 64 (2 BU) 1.50
E) PERENNIAL RYEGRASS 30 0.70

FOR LATE SPRING & SUMMER SEEING:

A) SUDANGRASS 40 (1.0 BU) 0.90
B) ANNUAL RYEGRASS 30 0.70
C) PERENNIAL RYEGRASS 30 0.70

FOR LATE SUMMER & FALL SEEING:

A) ANNUAL RYEGRASS (COMMON) 30 0.70
B) WINTER RYE (ARCOSTOCK) 112 (2 BU) 2.50
C) WINTER WHEAT 120 (2 BU) 2.75
D) PERENNIAL RYEGRASS (PENNFINE) 30 0.70

TEMPORARY SEEING:

MULCHING AS REQUIRED ON SITES DIFFICULT TO VEGETATE (SANDS, SLOPES, OR HYDROSEEDINGS AND OFF-SEASON OPERATIONS).

A. MULCH MATERIALS SHALL BE UNROTTED SALT HAY, HAY OR SMALL GRAIN STRAW AT THE RATE OF 1-1/2 TO 2 TONS PER ACRE, OR 70 TO 90 POUNDS PER 1000 SQUARE FOOT. MULCH BLOWERS SHOULD NOT GRIND OR CHOP TILE MATERIAL.

B. SPREAD UNIFORMLY BY HAND OR MECHANICALLY SO THAT APPROXIMATELY 75 PERCENT TO 95 PERCENT OF THE SOIL SURFACE WILL BE COVERED. FOR UNIFORM DISTRIBUTION OF HAND SPREAD MULCH, DIVIDE AREA INTO APPROXIMATELY 1,000 SQUARE FEET SECTIONS AND DISTRIBUTE 70 TO 90 POUNDS WITHIN EACH SECTION.

C. MULCH ANCHORING SHOULD BE ACCOMPLISHED IMMEDIATELY AFTER PLACEMENT TO MINIMIZE LOSS BY WIND OR WATER. THIS MAY BE DONE BY ONE OF THE FOLLOWING METHODS, DEPENDING ON THE SIZE OF THE AREA, AND STEEPNESS OF SLOPES:

1. PEG AND TWINE:
DRIVE 8 TO 10 INCH WOODEN PEGS TO WITHIN 2 TO 3 INCHES OF THE SOIL SURFACE EVERY 4 FEET IN ALL DIRECTIONS. STAKES MAY BE DRIVEN BEFORE OR AFTER APPLYING MULCH. SECURE MULCH TO SOIL SURFACE BY STRETCHING TWINE BETWEEN PEGS IN A CRISS CROSS AND A SQUARE PATTERN. SECURE TWINE AROUND EACH PEG WITH TWO OR MORE ROUND TURNS.

2. MULCH NETTING:
STAPLE PAPER, JUTE, COTTON, OR PLASTIC NETTING TO THE TOP SURFACE. USE A DEGRADABLE NETTING IN AREAS TO BE MOWED.

3. MULCH ANCHORING TOOL:
(A TRACTOR DRAWN IMPLEMENT ESPECIALLY DESIGNED TO PUNCH AND ANCHOR MULCH INTO THE SOIL SURFACE.) TOOL PENETRATION SHOULD BE ABOUT 3 TO 4 INCHES. ON SLOPING LAND, THE OPERATION SHALL BE DONE ON THE CONTOUR.

DRY WELLS AND INFILTRATION BASIN SEEDING NOTES

1. HYDROSEED STORMWATER MANAGEMENT PRACTICES AS FOLLOWS:

- DRY WELLS & OUTLET CHANNEL
COMMERCIAL CONSERVATION MIX
ERNMX-113
75-150 LB PER ACRE, OR 3-5 LB PER 1,000 SQ FT
- INFILTRATION BASIN
NATIVE DETENTION AREA MIX
ERNMX-183
20 LB PER ACRE, OR 1/2 LB PER 1,000 SQ FT
AND
GRAIN RYE
30 LB PER ACRE

2. SEED SHALL BE AS MANUFACTURED BY:
ERNST CONSERVATION SEEDS, INC.
8884 MERISER PIKE
MEADVILLE, PA 16335
(800) 873-3321 <http://www.ernstseed.com>

STANDARDS AND SPECIFICATIONS FOR CRITICAL AREA SEEDINGS:

1. SITE PREPARATION WILL INCLUDE:

- A. SEEDBED PREPARATION - SCARIFY IS COMPACTED. REMOVE DEBRIS AND OBSTACLES SUCH AS ROCKS AND STUMPS.
- B. SOIL AMENDMENTS:
 - 1. LIME TO PH OF 6.0.
 - 2. FERTILIZE WITH 600 LBS. OF 5-10-10 OR EQUIVALENT PER ACRE (14 LBS./1,000 SQ. FT.).
- C. SEED MIXTURES

2. TEMPORARY SEEDINGS:

- A. RYEGRASS (ANNUAL OR PERENNIAL) AT 30 LBS. PER ACRE (0.7 LBS./1,000 SQ. FT.).
- B. CERTIFIED 'ARCOSTOCK' WINTER RYE (CEREAL RYE) AT 100 LBS. PER ACRE (2.5 LBS./1,000 SQ. FT.). USE WINTER RYE IF SEEING IN OCTOBER/NOVEMBER.

3. PERMANENT SEEDINGS:

- GENERAL RECREATION AREAS AND LAWNS (MEDIUM TO HIGH MAINTENANCE):
 - 65% KENTUCKY BLUEGRASS BLEND
 - 20% PERENNIAL RYEGRASS
 - 15% FINE FESCUE

A. TIME OF SEEING:

PERMANENT SEEING MAY BE MADE ANY TIME OF YEAR IF PROPERLY MULCHED AND ADEQUATE MOISTURE IS PROVIDED. MID-SUMMER IS NOT A GOOD TIME TO SEED, BUT THESE SEEDINGS, IF CONSTRUCTION IS COMPLETE, WILL FACILITATE COVERING THE LAWN. PORTIONS MAY FAIL AND MAY NEED RESEEING THE FOLLOWING YEAR.

TEMPORARY SEEDINGS SHOULD BE MADE WITHIN 24 HOURS OF CONSTRUCTION OR DISTURBANCE. IF NOT, THE SOIL MUST BE SCARIFIED PRIOR TO SEEING.

B. METHOD OF SEEING:

BROADCASTING, DRILLING WITH CULTIPACK TYPE SEEDER OR HYDROSEEDING ARE ACCEPTABLE. GOOD SOIL TO SEED CONTACT IS THE KEY TO SUCCESSFUL SEEING.

C. MULCHING AND MULCH ANCHORING:

MULCHING IS ESSENTIAL TO OBTAIN A UNIFORM STAND OF PLANTS. SEE STANDARD AND SPECIFICATIONS FOR MULCHING ON PAGE 3.31.

D. IRRIGATION:

WATERING MAY BE ESSENTIAL TO ESTABLISH A NEW SEEING. WEATHER CONDITIONS AND THE INTENDED USE OF THE AREA WILL DICTATE WHEN TO WATER. IRRIGATION IS A SPECIALIZED PRACTICE AND CARE NEEDS TO BE TAKEN NOT TO EXCEED THE APPLICATION RATE/INFILTRATION RATE OF ANY GIVEN SOIL. EACH APPLICATION MUST BE UNIFORMLY APPLIED AND 1 TO 2 INCHES OF WATER SHOULD BE APPLIED PER APPLICATION SET UP.

4. ESTABLISHING TREES, SHRUBS, AND VINES:

A. PLANT MATERIALS:

PLANTS SHALL CONFORM TO THE SPECIES, VARIETY, SIZE, NUMBER AND CONDITIONS AS STATED ON THE PLAN DRAWINGS.

B. PLANTING TIME:

DECIDUOUS TREES AND SHRUBS: APRIL 1 TO JUNE 1 AND OCTOBER 15 TO DECEMBER 15.
EVERGREEN TREES AND SHRUBS: APRIL 1 TO JUNE 1 AND SEPTEMBER 1 TO NOVEMBER 15.

C. PLANTING:

1. PLANTS SHALL BE LOCATED AS SHOWN ON THE PLAN.
2. ALL PLANTS SHALL BE THOROUGHLY WATERED ON THE SAME DAY OF PLANTING. PLANTS THAT HAVE SETTLED SHALL BE RESET TO GRADE.

D. WRAPPING:

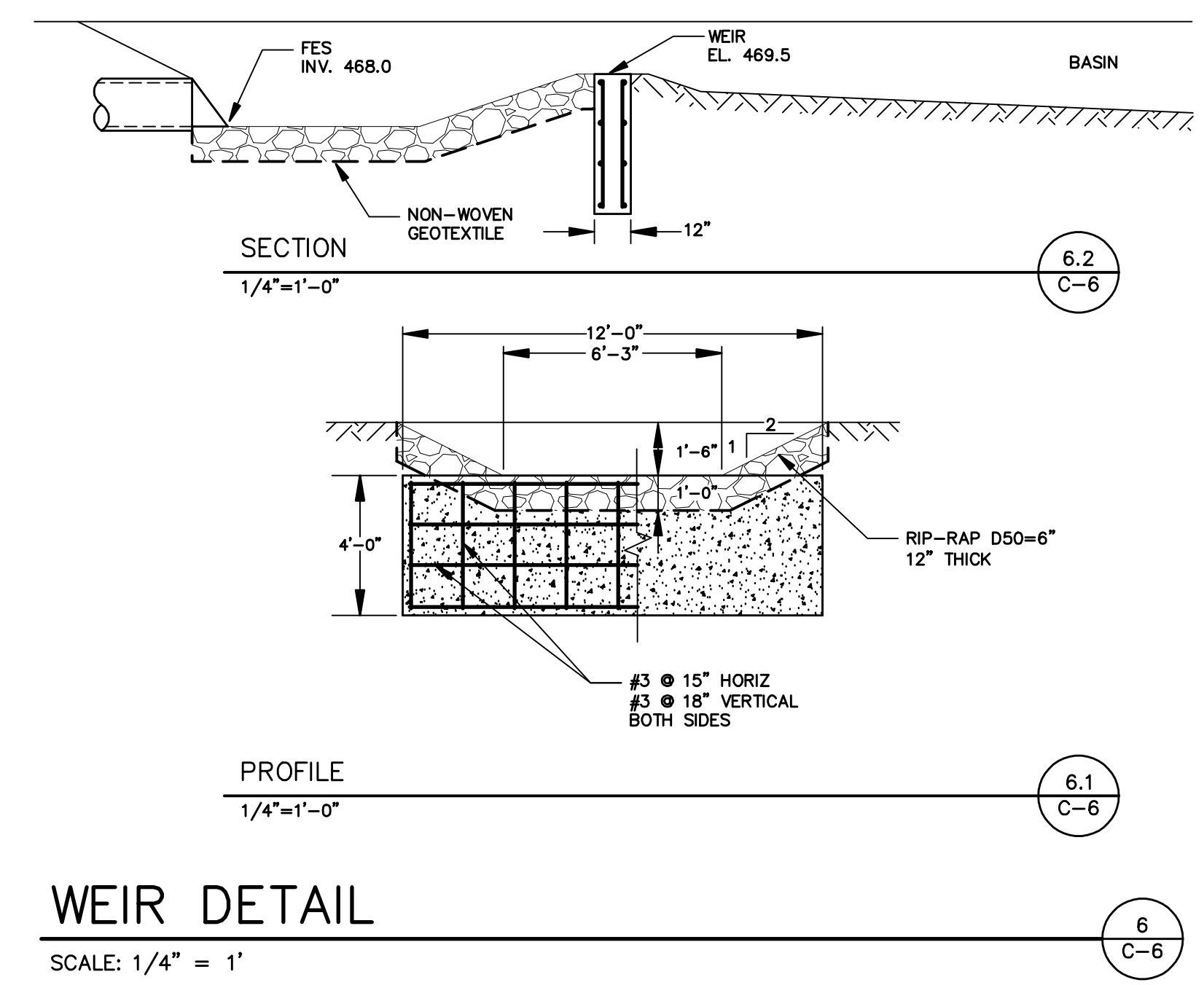
IMMEDIATELY AFTER PLANTING, WRAP DECIDUOUS TREE TRUNKS FROM THE BOTTOM UP TO THE FIRST LIMB WITH A 4 INCH WIDE BITUMINOUS IMPREGNATED, INSECT-RESISTANT TAPE OR PAPER MANUFACTURED FOR THAT PURPOSE. TIE WITH JUTE (BAG STRINGS) AT TOP AND BOTTOM.

E. MULCHING:

MULCH THE DISTURBED AREA AROUND INDIVIDUAL TREES AND SHRUBS WITH A 4 INCH LAYER OF WOOD CHIPS. EXTEND A 2 INCH THICK LAYER OF MULCH OVER THE SAUCER. MULCH PLANTING BEDS WITH 2 INCHES OF WOOD CHIPS.

F. PRUNING:

AFTER PLANTING, PRUNE TO REMOVE INJURED TWIGS AND BRANCHES. NATURAL HABIT OR SHAPE OF THE PLANT SHOULD NOT BE CHANGED.



A	09/13/16	SUBMITTED TO PLANNING BOARD	BGC	M.S.	
NO.	DATE	REVISION	BY	CK.	

BRADLEY G. CLEVERLEY PE
NY PROFESSIONAL ENGINEER NO. 72492

DRAWN BY:
DEPT. CK. M. SANDOR
DEP. APPR.
COORD. CK.
P.M. APPR.
CLIENT APPR.

MJS ENGINEERING &
LAND SURVEYING, PC
251 Greenwich Ave
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845-291-8650
Fax 845-291-8657

SHEET TITLE:

DRAINAGE DETAILS

JOB NAME:

**EIGHTEEN-EIGHT
GROUP LLC**
TOWN OF CHESTER, ORANGE COUNTY, NEW YORK

DATE: 09/13/16

JOB NO.
160149
SCALE:
1" = 10'

REV. NO. A

DWG. NO.
C-6
SHEET 6 OF 6