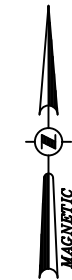


MOUNT BEACON TRAILHEAD PARKING IMPROVEMENTS

CITY OF BEACON, DUTCHESS COUNTY, NY

OCTOBER 25, 2017



LOCATION MAP
SCALE: 1"=500'

RECORD OWNER:

SCENIC HUDSON LAND TRUST INC.
ONE CIVIC CENTER PLAZA, SUITE 200
POUGHKEEPSIE, NY 12601

DEVELOPER / APPLICANT:

SCENIC HUDSON LAND TRUST INC.
ONE CIVIC CENTER PLAZA, SUITE 200
POUGHKEEPSIE, NY 12601

SITE CIVIL ENGINEER AND LANDSCAPE ARCHITECT:

CHAZEN ENGINEERING, LAND SURVEYING &
LANDSCAPE ARCHITECTURE CO., D.P.C.
547 RIVER STREET, TROY, NY 12180
PHONE: (518) 273-0055

TAX MAP INFORMATION:

CITY OF BEACON
SECTION 6054, BLOCK 14, LOT 259407

AREA:

TOTAL PROJECT ACREAGE : 15.14 ACRES

BULK TABLE:

ONE FAMILY ZONING DISTRICT: R1-80 (80,000 SQ. FT. / DWELLING)

ZONING REQUIREMENTS:

	REQUIRED	PROPOSED
MINIMUM LOT AREA	80,000 SF	659,414 SF / 15.14 ACRES
MINIMUM LOT WIDTH	150 FT	625'
MINIMUM LOT DEPTH	200 FT	1,276'
MINIMUM YARDS		
FRONT	50 FT	24.5 FT (VARIANCE REQUESTED)
SIDE	30 FT	30 FT
TOTAL OF 2 SIDES	70 FT	109 FEET
REAR	50 FT	>50 FEET
MAXIMUM BUILDING HEIGHT	2 1/2 STORIES / 35 FT	NA
MINIMUM BUILDING HEIGHT	1 STORY / 12 FT	NA
MAXIMUM BUILDING COVERAGE	10%	0%
PARKING SPACES	NOT SPECIFIED	77

NOTE: LOT WIDTH AND DEPTH ARE MORE THAN THE MINIMUM REQUIRED.

INDEX OF DRAWINGS				
PAGE NO.	REV	SHEET NO.	DATE	DESCRIPTION
1	2	G001	10/25/2017	TITLE SHEET
2	2	C120	10/25/2017	SITE REMOVALS PLAN
3	2	C130	10/25/2017	PARKING LOT LAYOUT PLAN
4	2	C140	10/25/2017	GRADING, DRAINAGE & EROSION/SEDIMENT CONTROL PLAN
5	2	C150	10/25/2017	LANDSCAPE PLAN
6	2	C530	10/25/2017	SITE DETAILS
7	2	C531	10/25/2017	SITE DETAILS
8	2	C550	10/25/2017	EROSION & SEDIMENT CONTROL DETAILS

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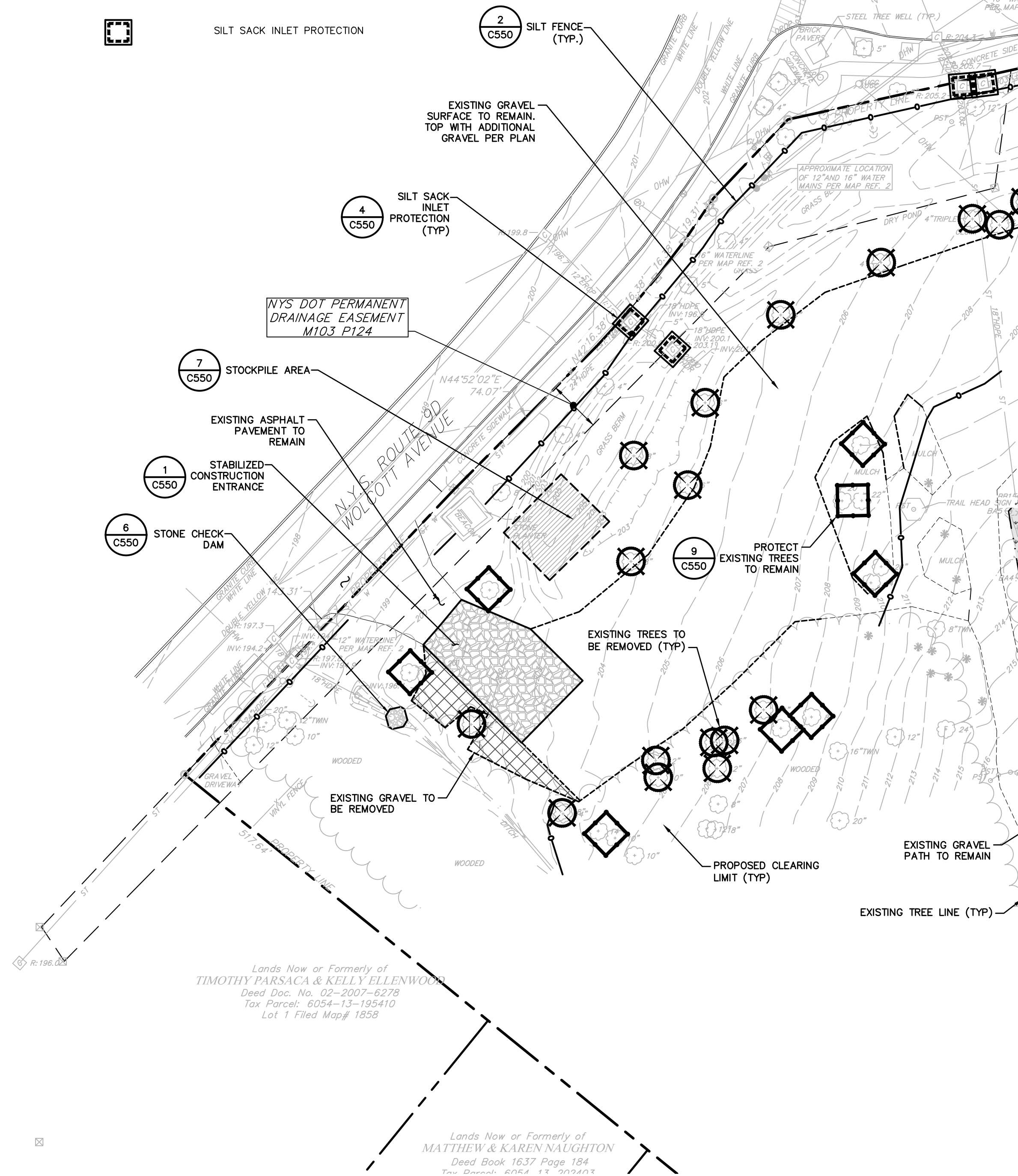
MOUNT BEACON TRAILHEAD PARKING IMPROVEMENTS

TITLE SHEET

CITY OF BEACON, DUTCHESS COUNTY, NEW YORK

**Dig Safely.
New York**
☐ Call Before You Dig
☐ Wait The Required Time
☐ Confirm Utility Response
☐ Respect The Marks
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LL	BB
date	scale
10/25/17	NA
project no.	
31725.00	
sheet no.	
G001	
1 OF 8	



BASE MAP TAKEN FROM A SURVEY ENTITLED "MAP OF EXISTING CONDITIONS, PREPARED FOR SCENIC HUDSON LAND TRUST, INC."
DRAWING NUMBER SVJ, PREPARED BY THE CHAZEN COMPANIES, DATED 04/14/17

CHAZEN ENGINEERING, LAND SURVEYING &

LANDSCAPE ARCHITECTURE, CO., D.P.C.

THE

Chazen

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Land Surveyors

Planners

Environmental & Safety Professionals

Landscape Architects

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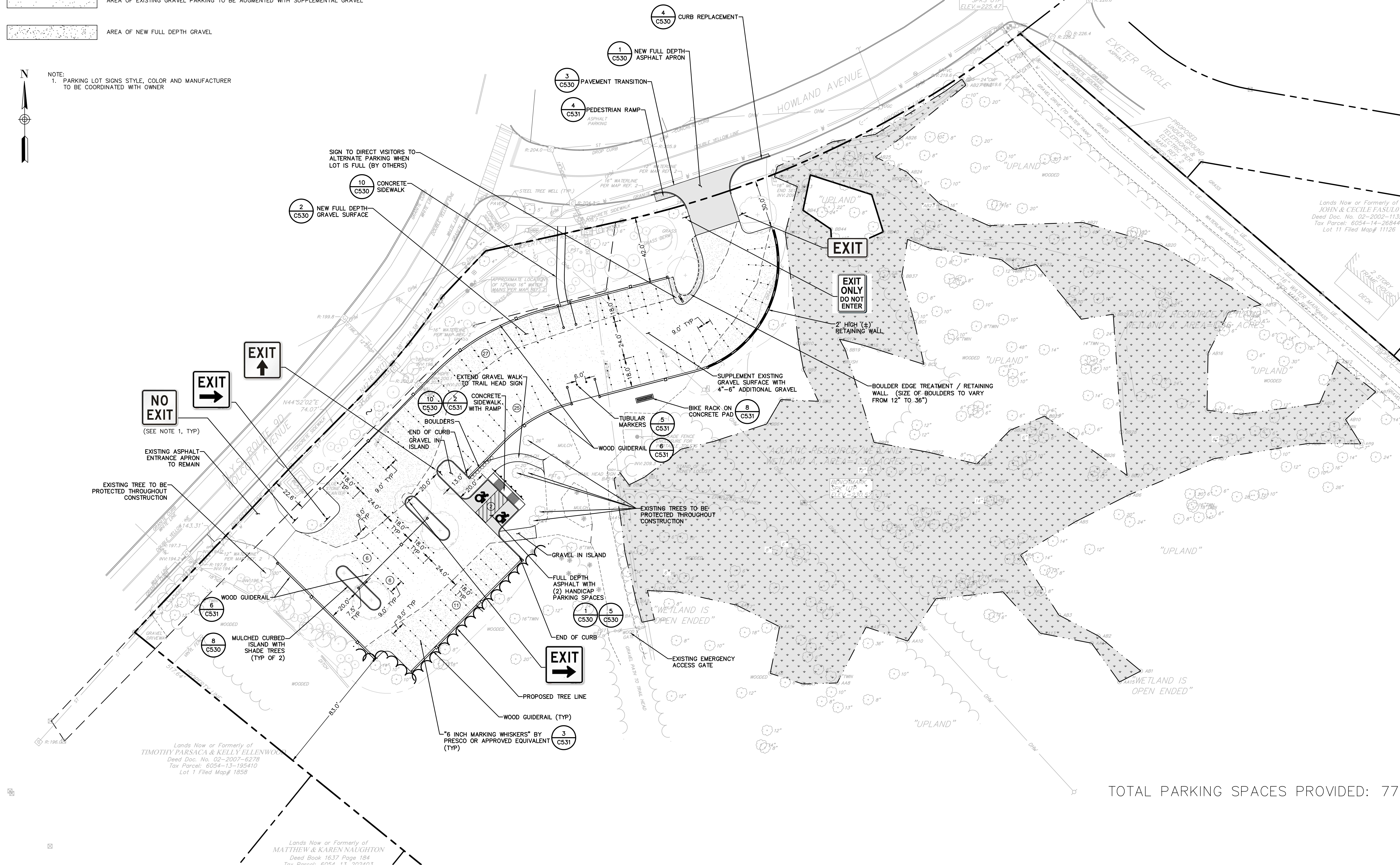
CITY OF BEACON, DUTCHESS COUNTY, NEW YORK

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Date 10/25/17	scale 1"=30'
Project no. 31725.00	
Sheet no. C120 2 OF 8	

- LAYOUT:
- LOT LINE
 - SIDEWALK
 - CURB
 - EDGE OF GRAVEL PARKING AREA
 - EXISTING TREE LINE
 - AREA OF EXISTING GRAVEL PARKING TO BE AUGMENTED WITH SUPPLEMENTAL GRAVEL
 - AREA OF NEW FULL DEPTH GRAVEL



NOTE:
1. PARKING LOT SIGNS STYLE, COLOR AND MANUFACTURER
TO BE COORDINATED WITH OWNER



TOTAL PARKING SPACES PROVIDED: 77

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MOUNT BEACON TRAILHEAD PARKING IMPROVEMENTS

PARKING LOT LAYOUT PLAN

CITY OF BEACON, DUTCHESS COUNTY, NEW YORK

designed TCC	checked BB
date 10/25/17	scale 1"=30'
project no. 31725.00	sheet no. C130
	3 OF 8

GRADING & EROSION CONTROL:

- 210 10 FT CONTOUR
- 211 1 FT CONTOUR
- X207.74 SPOT ELEVATIONS
- DRAINAGE SWALE
- EROSION CONTROL BARRIER - SILT FENCE
- SOIL STOCKPILE AREA
- STABILIZED CONSTRUCTION ENTRANCE
- STONE CHECK DAM
- SILT SACK INLET PROTECTION



- GRADING NOTES:
1. PRIOR TO SITE DISTURBANCE, CONTRACTOR TO INSTALL EROSION & SEDIMENT CONTROL MEASURES.
 2. IF ROCK IS ENCOUNTERED DURING CONSTRUCTION & REMOVAL BY BLASTING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ALL NECESSARY APPROVALS AND PERMITS REQUIRED BY THE AUTHORITY HAVING JURISDICTION.
 3. ALL BLASTING OPERATIONS WILL ADHERE TO NEW YORK STATE AND LOCAL AUTHORITY ORDINANCES GOVERNING THE USE OF EXPLOSIVES. THE STATE REGULATIONS ARE CONTAINED IN 12 NYCRR 39 AND INDUSTRIAL CODE RULE 753.
 4. STRIP ALL TOPSOIL PRIOR TO COMMENCING EARTHWORK OPERATIONS. TOPSOIL MAY BE STORED AND REUSED IN LAWN AND PLANTING AREAS ONLY. TOPSOIL AND SEED ALL AREAS DISTURBED BY CONSTRUCTION THAT ARE TO REMAIN GREEN.
 5. BOX ALL TREES AND HOUSE ALL SHRUBS AND HEDGES BEFORE PLACING EARTH AGAINST OR NEAR THEM. ORNAMENTAL TREES, SHRUBS AND HEDGES WHICH MUST BE REMOVED DURING CONSTRUCTION SHALL BE HEALED IN AND RE-PLANTED IN AS GOOD A CONDITION AS THEY WERE BEFORE THEIR REMOVAL. ANY DAMAGED TREES, SHRUBS, AND/OR HEDGES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
 6. ALL EARTHWORK SHALL BE SMOOTHLY AND EVENLY BLENDED INTO EXISTING CONDITIONS. NO WORK, STORAGE OR TRESPASS SHALL BE PERMITTED BEYOND THE BOUNDARIES OF ANY EASEMENT OR PROPERTY LINE.
 7. REMOVE ALL VEGETATION, TREES, STUMPS, GRASSES, ORGANIC SOILS, DEBRIS AND DELETERIOUS MATERIALS WITHIN THE AREAS SLATED FOR CONSTRUCTION.
 8. IF PREVIOUSLY UNKNOWN CULTURAL, ARCHEOLOGICAL, OR HISTORIC REMAINS OR ARTIFACTS ARE DISCOVERED IN THE COURSE OF CONSTRUCTION OF THIS PROJECT, THE PROJECT SPONSORS SHALL SUSPEND CONSTRUCTION OPERATIONS IN THE PERTINENT AREA AND SHALL NOTIFY THE PROJECT ENGINEER. CONSTRUCTION IN THAT AREA SHALL RESUME ONLY AFTER COMPLETION OF FEDERAL, TRIBAL, AND STATE COORDINATION TO DETERMINE WHETHER PROTECTION OR RECOVERY OF THE REMAINS IS WARRANTED, OR WHETHER THE SITE IS ELIGIBLE FOR LISTING IN THE NATIONAL REGISTER OF HISTORIC PLACES.

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MOUNT BEACON TRAILHEAD PARKING IMPROVEMENTS

GRADING, DRAINAGE AND EROSION/SEDIMENT CONTROL PLAN

CITY OF BEACON, DUTCHESS COUNTY, NEW YORK

designed TCC	checked BB
date 10/25/17	scale 1"=30'
project no. 31725.00	sheet no. C140 4 OF 8

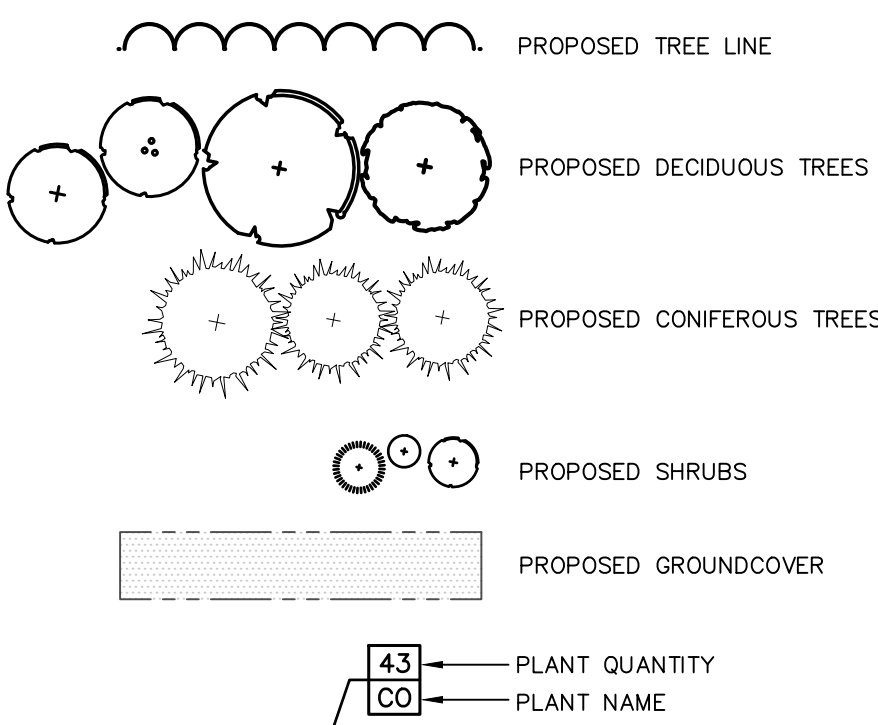


PLANT LIST

QTY	ABRV	BOTANICAL NAME	COMMON NAME	SIZE	COND	SPACING	REMARKS
TREES							
5	AR	Acer rubrum 'October Glory'	October Glory Red Maple	2 - 2.5" Cal.	B&B	As Shown	
2	BL	Betula lenta	Sweet Birch	1.75" - 2" Cal.	B&B	As Shown	
2	CL	Corpinus caroliniana	American Hornbeam	2" - 2.5" Cal.	B&B	As Shown	
1	CF	Cornus florida	Flowering Dogwood	6" - 7" Ht.	B&B	As Shown	
3	QR	Quercus rubra	Red Oak	2 - 2.5" Cal.	B&B	As Shown	
SHRUBS							
5	Am	Amelanchier canadensis	Serviceberry	30-36"	Cont.	As Shown	
16	Ca	Clethra alnifolia 'Hummingbird'	Hummingbird Summersweet	#3 Cont.	As Shown		
10	Cm	Cornus amomum	Silky Dogwood	24"-30"	Cont.	As Shown	
5	Kt	Kalmia latifolia	Mountain Laurel	30"-36"	Cont.	As Shown	
13	Va	Viburnum acerifolium	Mapleleaf Viburnum	24"-30"	Cont.	As Shown	
2	Vt	Viburnum trilobum 'Alfreda'	Alfreda Cranberry Viburnum	36"	Cont.	As Shown	

* ALL DISTURBED AREAS NOT SPECIFICALLY CALLED OUT FOR NEW IMPROVEMENTS SHALL BE TOPSOILED, SEEDED WITH LAWN SEED MIX, & MULCHED (TYP)

LANDSCAPING LEGEND:



NATURALIZED SUCCESSIONAL ZONE TO BE PLANTED WITH 'NATIVE UPLAND WILDLIFE FORAGE AND COVER MEADOW MIX' BY ERNST SEEDS (ERNMX-133) OR APPROVED EQUIVALENT.

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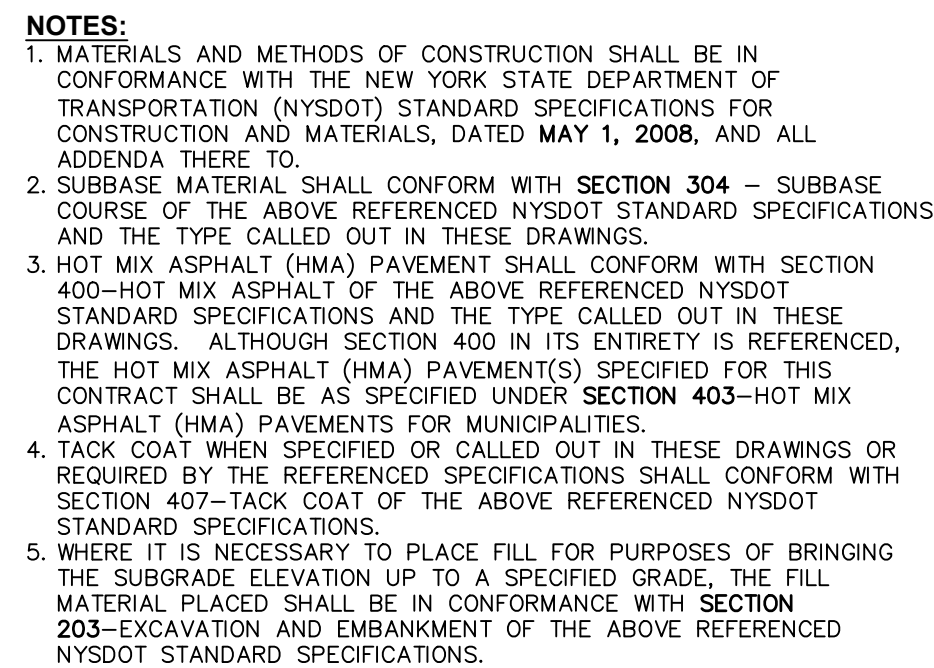
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MOUNT BEACON TRAILHEAD PARKING IMPROVEMENTS

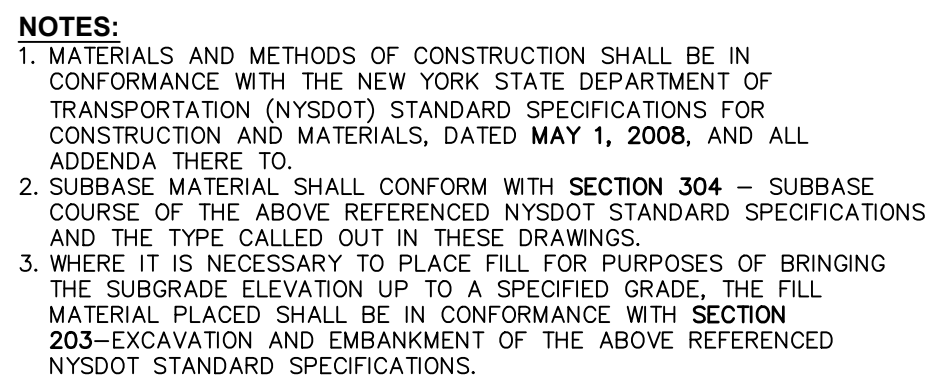
LANDSCAPE PLAN

CITY OF BEACON, DUTCHESS COUNTY, NEW YORK

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date 10/25/17	scale 1"=30'
project no. 31725.00	
sheet no. C150	5 OF 8



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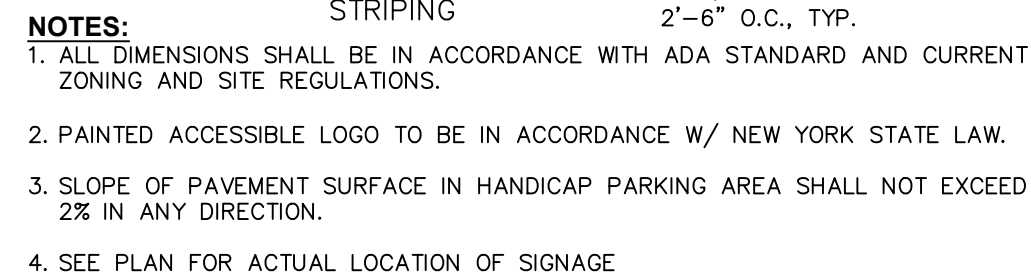
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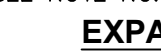


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TOOLED EDGE—



MAX O.C. EACH WAY \rightarrow



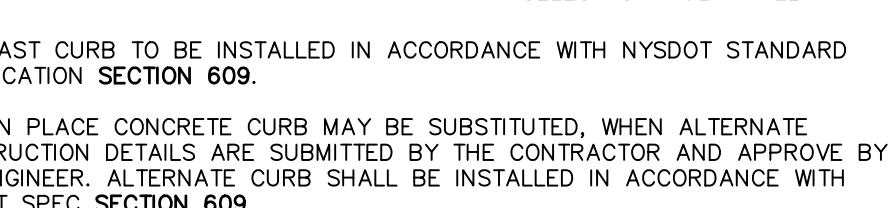


- NOTES:**
1. MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, DATED **MAY 1, 2008**, AND ALL ADDENDA THERE TO.
 2. ALL CONCRETE SHALL BE **4,500** COMPRESSIVE CONCRETE MATERIALS, PLACEMENT AND FINISHING SHALL CONFORM WITH **SECTION 600** OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS. REINFORCING STEEL FOR CONCRETE SHALL CONFORM WITH SECTION 601 OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS. REINFORCING SHALL CONFORM WITH SECTION 602 OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS AND AS SPECIFICALLY CALLED OUT IN THE DRAWINGS.
 3. ALL EXPOSED SURFACES SHALL HAVE A BROOM TEXTURED FINISH & TOP SURFACES, TOTAL SHALL BE PROVIDE MAX 1-1/2" WIDE SMOOTH TROWEL FINISH AT JOINT.
 4. EXPANSION JOINTS SHALL BE LOCATED A MAXIMUM OF 20' ON CENTER, OR AS INDICATED ON PLANS.
 5. JOINTS SHALL NOT BE SAW CUT.
 6. EXPOSED CONCRETE SURFACES SHALL BE TREATED WITH "SUREBOND", "SAFEbond" SB-7000 INTENSIFIER BRIGHT PROTECTOR AND SIDEWALK SEALER, OR EQUAL. RATE AND METHOD OF APPLICATION SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
 7. SUBBASE MATERIAL SHALL CONFORM WITH SECTION 304 OF THE ABOVE REFERENCED NYSDOT STANDARD.
 8. WHERE IT IS NECESSARY TO PLACE FILL FOR PURPOSE OF BRINGING THE SUBGRADE ELEVATION UP TO A SPECIFIED GRADE, THE FILL MATERIAL PLACED SHALL BE IN ACCORDANCE WITH SECTION 203-ELEVATION AND DENSITY REQUIREMENTS OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.
 9. ALL WORK SHALL CONFORM WITH SECTION 608—SIDEWALK, DRIVEWAYS, AND BICYCLE PATHS OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.
 10. SIDEWALK WIDTH SHOWN ON THE PLANS IS TO BE MEASURED FROM THE BACK OF THE CURB.
 11. ALL SLOPES SHALL BE AT A CROSS SLOPE OF 0.4% PER FT. UNLESS OTHERWISE NOTED ON PLAN.

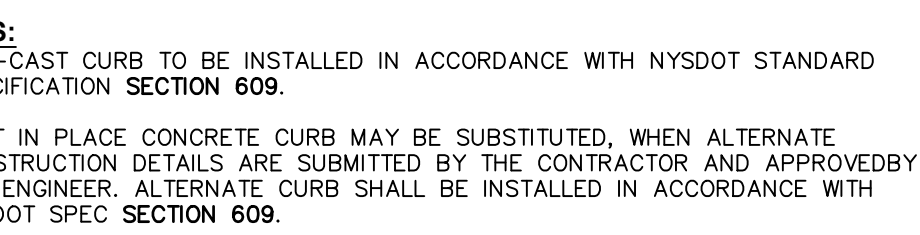
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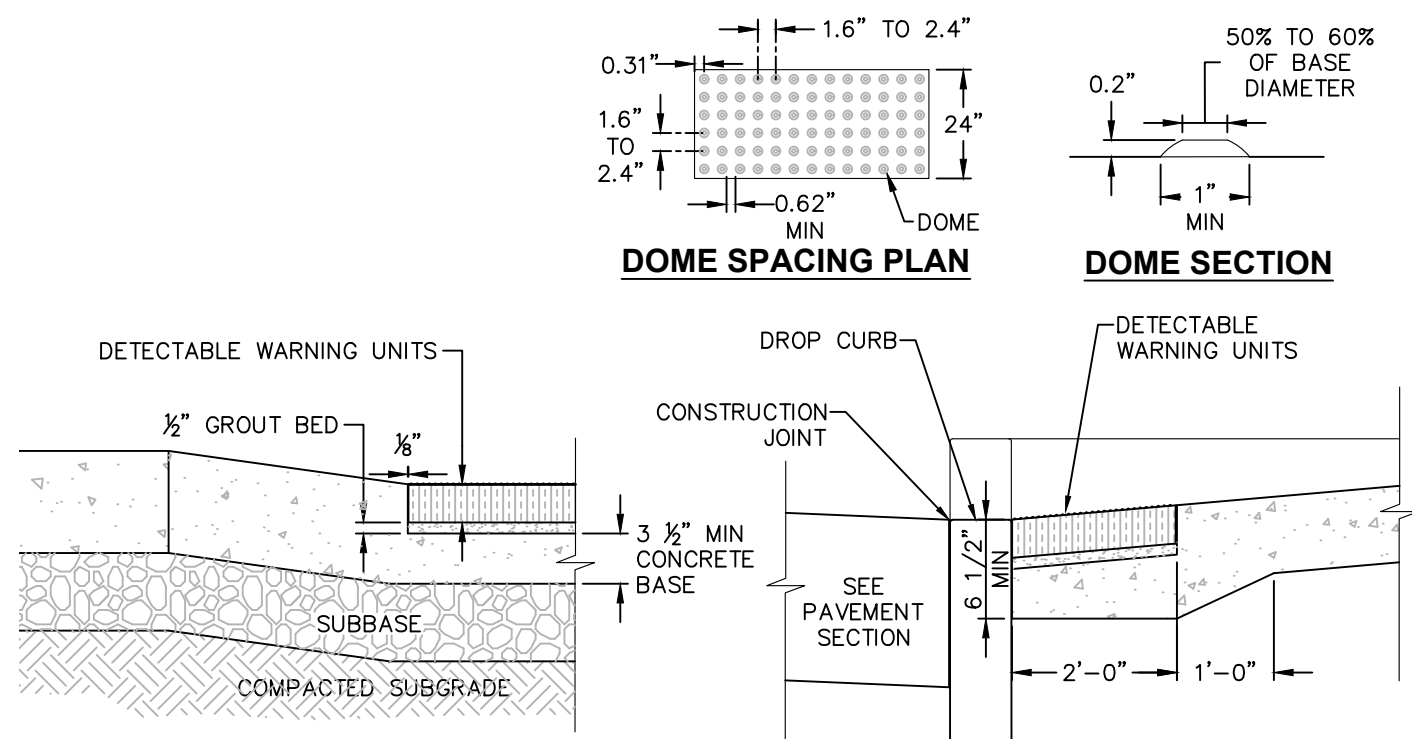
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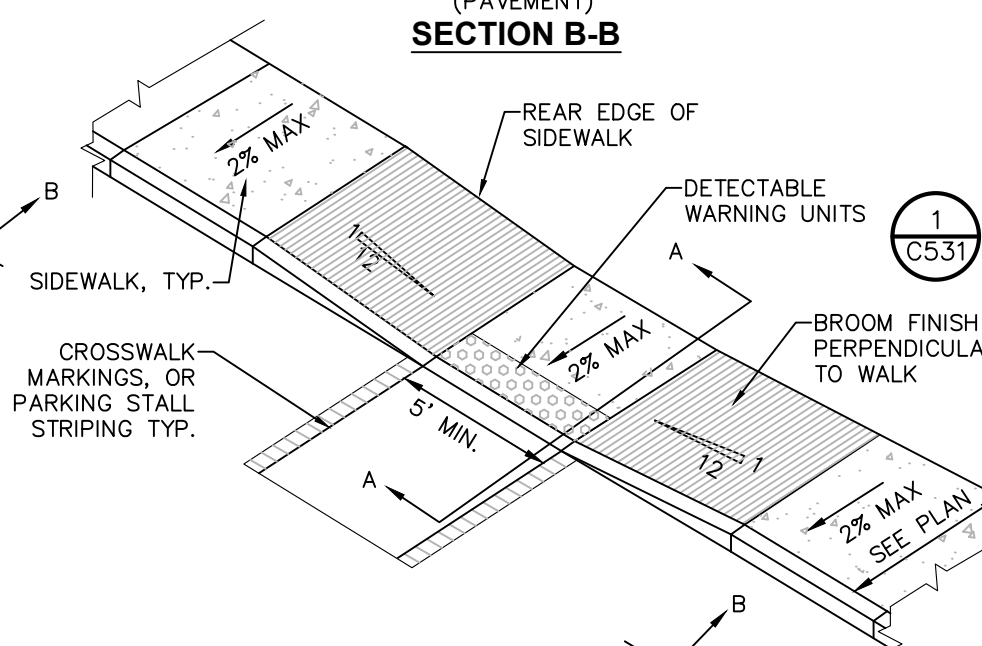
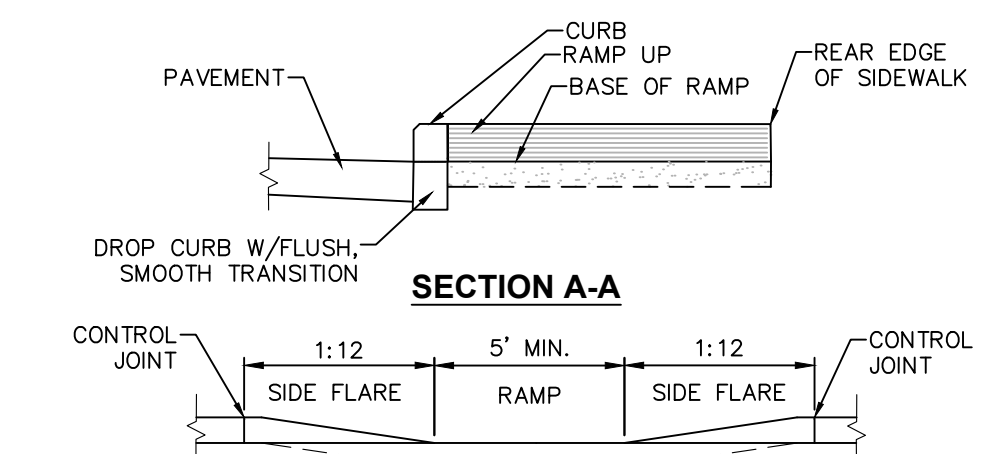
SECTION A-A THRU RAMP

- NOTES:
1. DETECTABLE WARNING UNIT SHALL BE ADA COMPLIANT INCLUDING THAT IT SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES.
 2. CAST IRON 2" TERRA PAVING TYPE THREE ADA COMPLIANT WARNING PAVEMENT.
 3. COORDINATE W/ OWNER FOR COLOR.

SECTION B-B THRU RAMP

1 DETECTABLE WARNING UNITS FOR RAMPS

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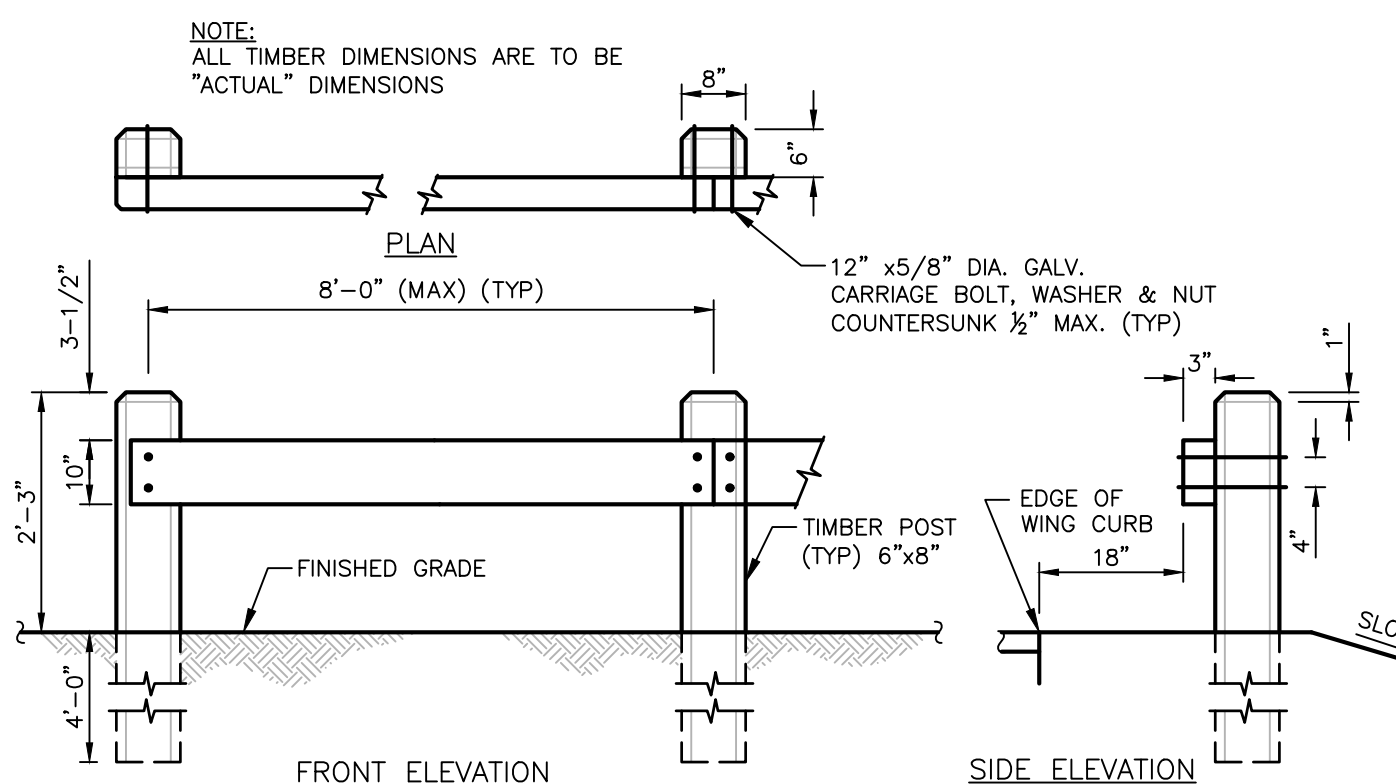


NOTES:

1. ALL WORK SHALL CONFORM WITH THE NYSOT STANDARD SPECIFICATION FOR CONSTRUCTION AND MATERIALS DATED, MAY 1, 2008, AND ALL ADDENDA THERE TO; SPECIFICALLY SECTION 608- SIDEWALKS, DRIVEWAYS, AND BICYCLE PATHS.
2. SLOPE RAMP AND SIDE FLARES AS INDICATED IN THE PLANS OR AS ORDERED BY THE ENGINEER.
3. DETECTABLE WARNING UNITS SHALL BE PROVIDED ON ALL RAMPS IN ACCORDANCE W/ ADA REQUIREMENTS.

2 PEDESTRIAN RAMP SECTION - DROP CURB

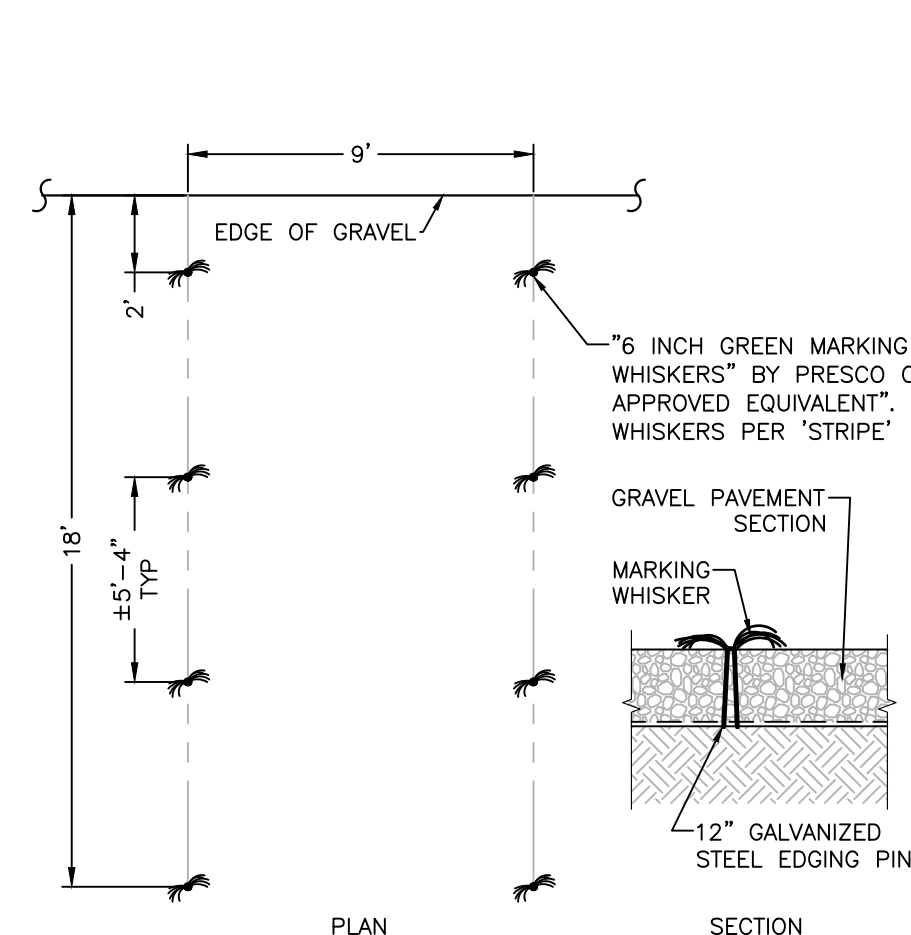
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NOTE: BASIS OF DESIGN IS 'PARK RAIL WOOD POST' BY THE COR-TENN COMPANY OR APPROVED EQUAL

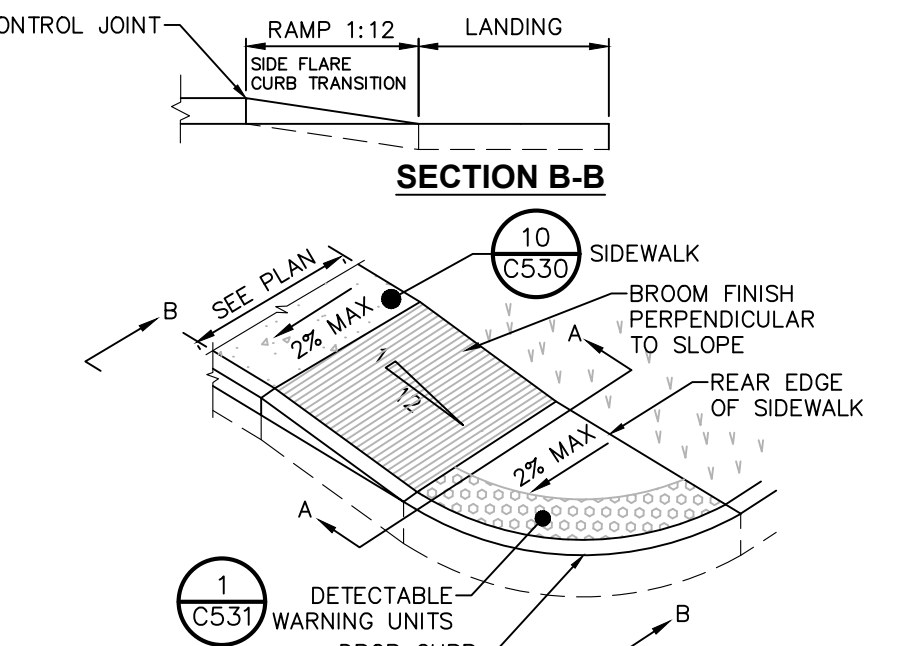
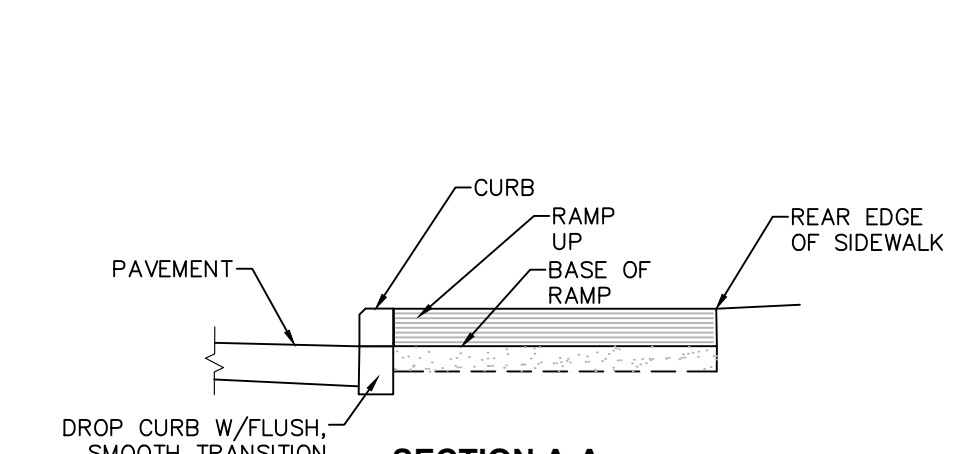
TIMBER GUIDERAIL

SCALE: NTS



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SCALE: NTS

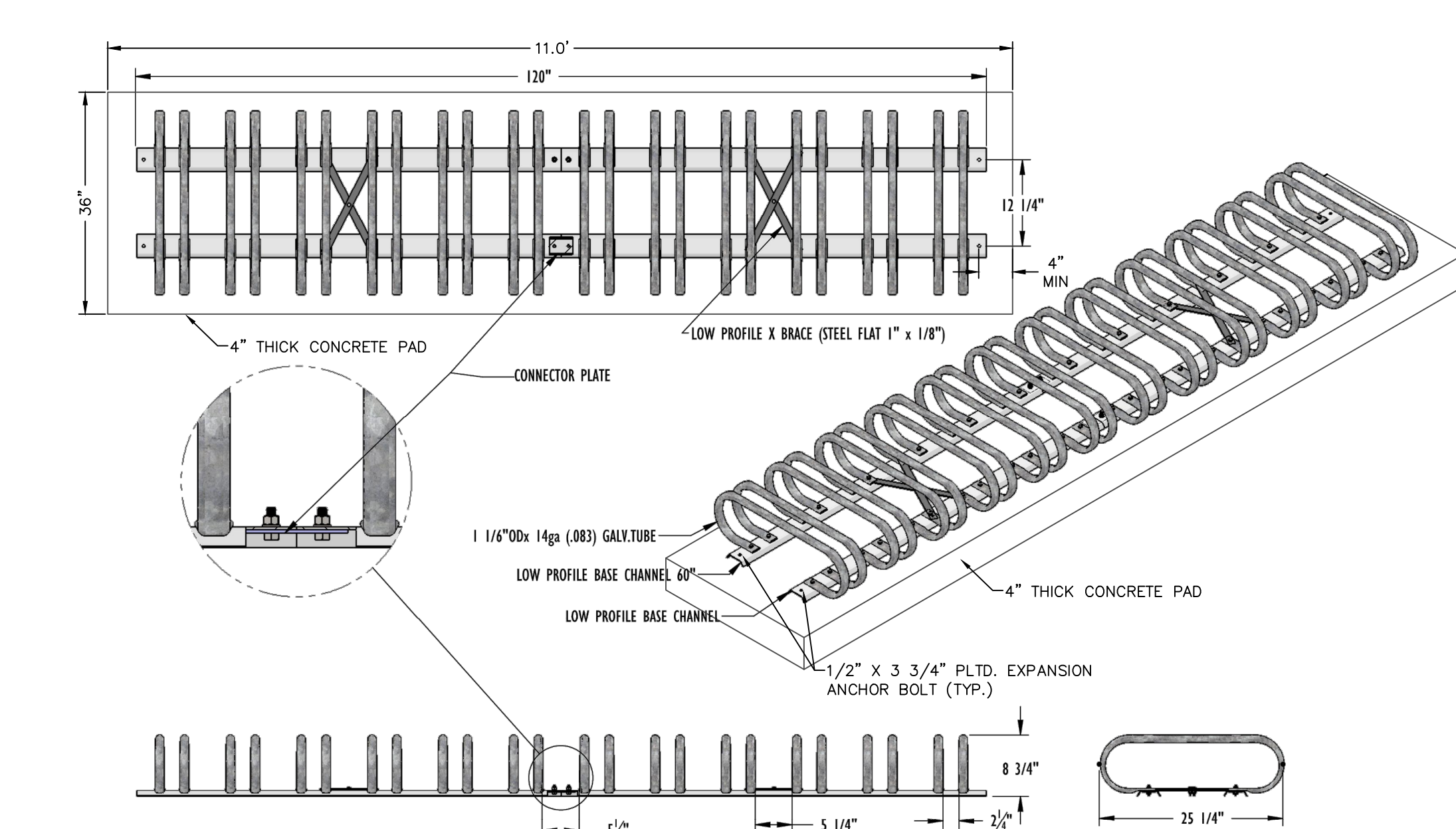


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1. ALL WORK SHALL CONFORM WITH THE NYSOT STANDARD SPECIFICATION FOR CONSTRUCTION AND MATERIALS DATED, MAY 1, 2008, AND ALL ADDENDA THERE TO; SPECIFICALLY SECTION 608- SIDEWALKS, DRIVEWAYS, AND BICYCLE PATHS.
2. SLOPE RAMP AND SIDE FLARES AS INDICATED IN THE PLANS OR AS ORDERED BY THE ENGINEER.
3. DETECTABLE WARNING UNITS SHALL BE PROVIDED ON ALL RAMPS IN ACCORDANCE W/ ADA REQUIREMENTS.

4 PEDESTRIAN RAMP SECTION - DROP CURB

SCALE: NOT TO SCALE

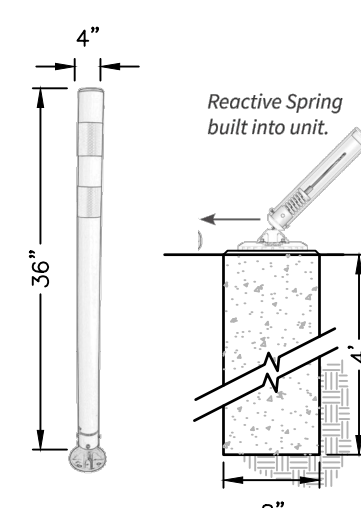


NOTE: BASIS OF DESIGN IS KAY PARK RECREATION MODEL 4102 LOW PROFILE 10' BIKE RACK OR APPROVED EQUIVALENT.

COLOR: FOREST GREEN

8 BIKE RACK

SCALE: NTS

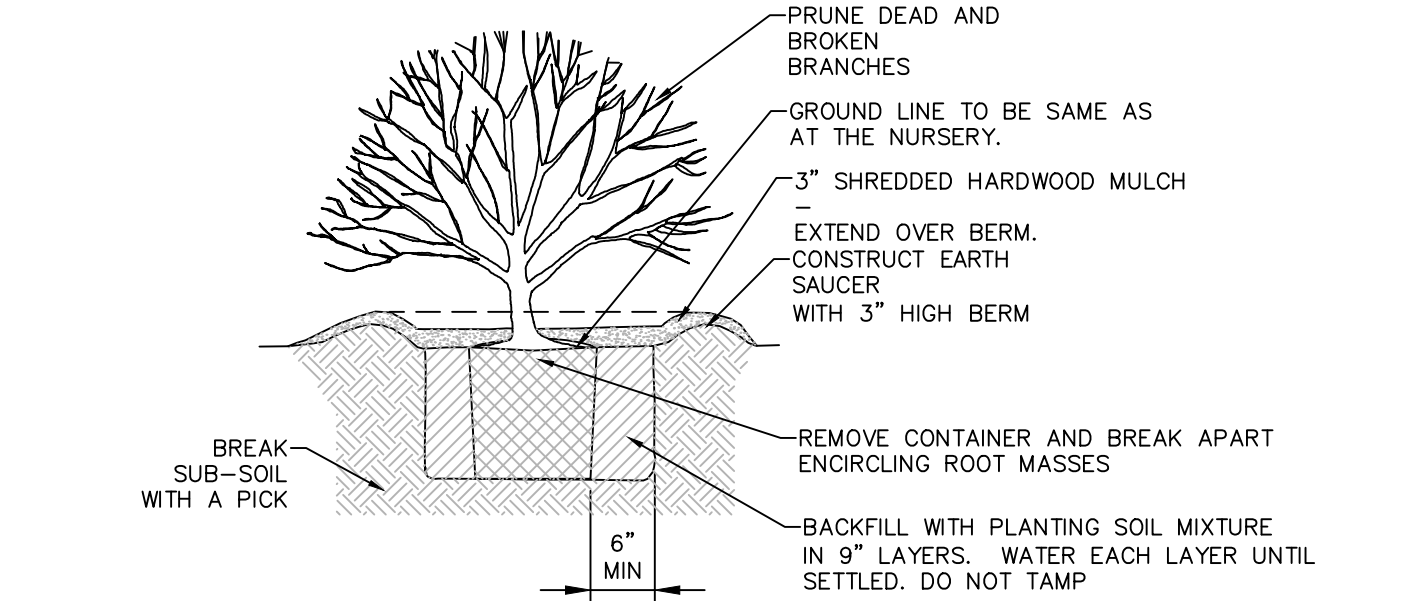


NOTES:

1. BASIS FOR DESIGN: IMPACT TRAFFIC MP FLEX POST SPEC-MP2 OR APPROVED EQUAL
2. 36\"/>

5 TUBULAR MARKER

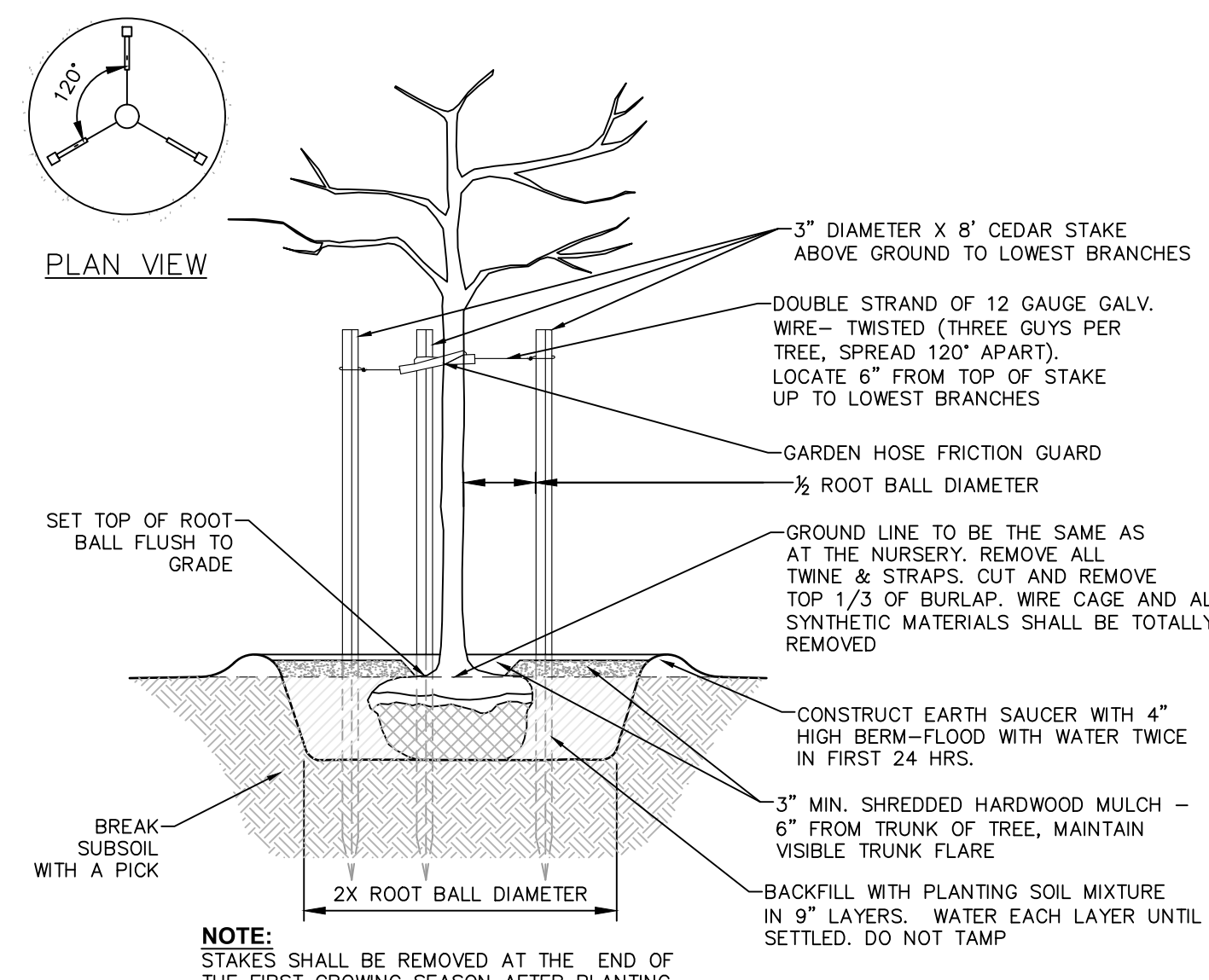
SCALE: NTS



NOTE: SPRAY WITH ANTI DESICCANT IN ACCORDANCE WITH MFG.'S RECOMMENDATIONS IF FOLIAGE IS PRESENT.

9 SHRUB PLANTING DETAIL FOR CONTAINERIZED SHRUBS

SCALE: NOT TO SCALE



NOTE: STAKES SHALL BE REMOVED AT THE END OF THE FIRST GROWING SEASON AFTER PLANTING

10 PLANTING AND GUYING DETAILS-FOR TREES SMALLER THAN 3\"/>

SCALE: NOT TO SCALE

LANDSCAPING NOTES:

1. THE LANDSCAPE CONTRACTOR SHALL CAREFULLY COORDINATE CONSTRUCTION ACTIVITIES WITH THAT OF THE EARTHWORK CONTRACTOR AND OTHER SITE DEVELOPMENT.
2. THE CONTRACTOR SHALL VERIFY DRAWING DIMENSIONS WITH ACTUAL FIELD CONDITIONS AND INSPECT RELATED WORK AND ADJACENT SURFACES. THE CONTRACTOR SHALL VERIFY THE ACCURACY OF ALL FINISH GRADES WITHIN THE WORK AREA. THE CONTRACTOR SHALL REPORT TO THE LANDSCAPE ARCHITECT/ENGINEER AND OWNER ALL CONDITIONS WHICH PREVENT PROPER EXECUTION OF THIS WORK.
3. THE EXACT LOCATION OF ALL EXISTING UTILITIES, STRUCTURES AND UNDERGROUND UTILITIES, WHICH MAY NOT BE INDICATED ON THE DRAWINGS, SHALL BE DETERMINED BY THE CONTRACTOR. THE CONTRACTOR SHALL PROTECT EXISTING STRUCTURES AND UTILITY SERVICES AND IS RESPONSIBLE FOR THEIR REPLACEMENT IF DAMAGED.
4. THE CONTRACTOR SHALL KEEP THE PREMISES FREE FROM RUBBISH AND ALL DEBRIS AT ALL TIMES AND SHALL ARRANGE MATERIAL STORAGE SO AS NOT TO INTERFERE WITH THE OPERATION OF THE PROJECT. ALL UNUSED MATERIALS, RUBBISH AND DEBRIS SHALL BE REMOVED FROM THE SITE.
5. NO TREES OR SHRUBS SHALL BE PLANTED ON EXISTING OR PROPOSED UTILITY LINES.
6. QUALITY ASSURANCE:
 - A. NOMENCLATURE: PLANT NAMES SHALL CONFORM TO THE LATEST EDITION OF "STANDARDIZED PLANT NAMES" AS ADOPTED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURAL NOMENCLATURE.
 - B. SIZE AND GRADING: PLANT SIZES AND GRADING SHALL CONFORM TO THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" AS SPONSORED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC (AAN), UNLESS OTHERWISE SPECIFIED.
 - C. NURSERY SOURCE: OBTAIN FRESHLY DUG, HEALTHY, VIGOROUS PLANTS NURSERY GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR A MINIMUM OF 2 YEARS. PLANTS SHALL HAVE BEEN LINED OUT IN ROWS, ANNUALLY CULTIVATED, SPRAYED, PRUNED AND FERTILIZED IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICE. ALL PLANTS SHALL HAVE BEEN TRANSPLANTED OR ROOT PRUNED AT LEAST ONCE IN THE PAST 3 YEARS. BALLED AND BURLAPPED PLANTS MUST COME FROM SOIL WHICH WILL HOLD A FIRM ROOT BALL HELED IN PLANTS AND PLANTS FROM COLD STORAGE ARE NOT ACCEPTABLE.
 - D. SUBSTITUTIONS: DO NOT MAKE SUBSTITUTIONS OF TREES AND/OR SHRUB MATERIALS. IF REQUIRED LANDSCAPE MATERIAL IS NOT OBTAINABLE, SUBMIT PROOF OF NON-AVAILABILITY AND PROPOSAL FOR USE OF EQUIVALENT MATERIAL. WHEN AUTHORIZED, ADJUSTMENTS OF CONTRACT AMOUNT (IF ANY) WILL BE MADE BY CHANGE ORDER.
7. SEEDING & PLANTING SEASONS AND TIMING CONDITIONS:
 - A. UNLESS OTHERWISE DIRECTED IN WRITING, SEED LAWNS FROM MARCH 15 TO JUNE 15, AND FROM AUGUST 15 TO OCTOBER 15.
 - B. UNLESS OTHERWISE DIRECTED IN WRITING PLANT TREES AND SHRUBS FROM MARCH 15 TO JUNE 1, AND FROM AUGUST 15 TO OCTOBER 30.
 - C. AREAS UNDERGOING CLEARING OR GRADING AND ANY AREAS DISTURBED BY CONSTRUCTION ACTIVITIES WHERE LAWNS OR PLANTINGS ARE TO BE ESTABLISHED AND WORK IS COMPLETE, SHALL BE RESTORED WITH PERMANENT VEGETATIVE COVER AS SOON AS SITE AREAS ARE AVAILABLE AND WITHIN 14 DAYS AFTER WORK IS COMPLETE; WORK SHALL BE WITHIN THE SEASONAL LIMITATIONS FOR EACH KIND OF LANDSCAPE WORK REQUIRED. PROVIDE STABILIZATION WITH TEMPORARY VEGETATIVE COVER (TOPSOIL AND TEMPORARY COVER SEED MIX) WITHIN 14 DAYS AFTER WORK IS COMPLETE, FOR SEEDING OUTSIDE PERMITTED SEEDING PERIODS.
8. PRODUCTS:
 - A. IMPORTED TOPSOIL: PROVIDE TOPSOIL CONFORMING TO THE FOLLOWING:
 - i. LOAM TOPSOIL, WELL DRAINED HOMOGENEOUS TEXTURE AND OF UNIFORM GRADE, WITHOUT THE ADJUTURE OF SUBSOIL MATERIAL AND FREE OF DENISE MATERIAL, HARDPAN, CLAY, STONES, SOD OR OTHER OBJECTIONABLE MATERIAL.
 - ii. CONTAINING NOT LESS THAN 5% NOR MORE THAN 20% ORGANIC MATTER IN THAT PORTION OF A SAMPLING PASSING A 1/4\"/>

SIEVE DESIGNATION	% PASSING
1"	100
1/4"	97-100
NO 200	20-60

- ii. SEED MIXTURE: PROVIDE FRESH, CLEAN, NEW-CROP SEED MIXED IN THE PROPORTIONS SPECIFIED FOR SPECIES AND VARIETY, AND CONFORMING TO FEDERAL AND STATE STANDARDS. PROVIDE THE FOLLOWING MIXTURES:
 - i. **LAWN SEED MIX**

SUN AND PARTIAL SHADE:		
AMOUNT BY:	SPECIES OR VARIETY	MINIMUM % PURITY
50%	KENTUCKY BLUE GRASS*	95%
20%	PERENNIAL RYE	90%
30%	CREeping RED FESCUE	85%
100%		

*MINIMUM 2 (EQUAL PROPORTIONS) VARIETIES AS LISTED IN CORNELL RECOMMENDATIONS FOR TURFGRASS.

SHADE:		
AMOUNT BY:	SPECIES OR VARIETY	MINIMUM % PURITY
25%	KENTUCKY BLUE GRASS**	95%
20%	PERENNIAL RYE	90%
35%	CREeping RED FESCUE	85%
20%	CHEWINGS RED FESCUE	85%
100%		

ii TEMPORARY COVER SEED MIX

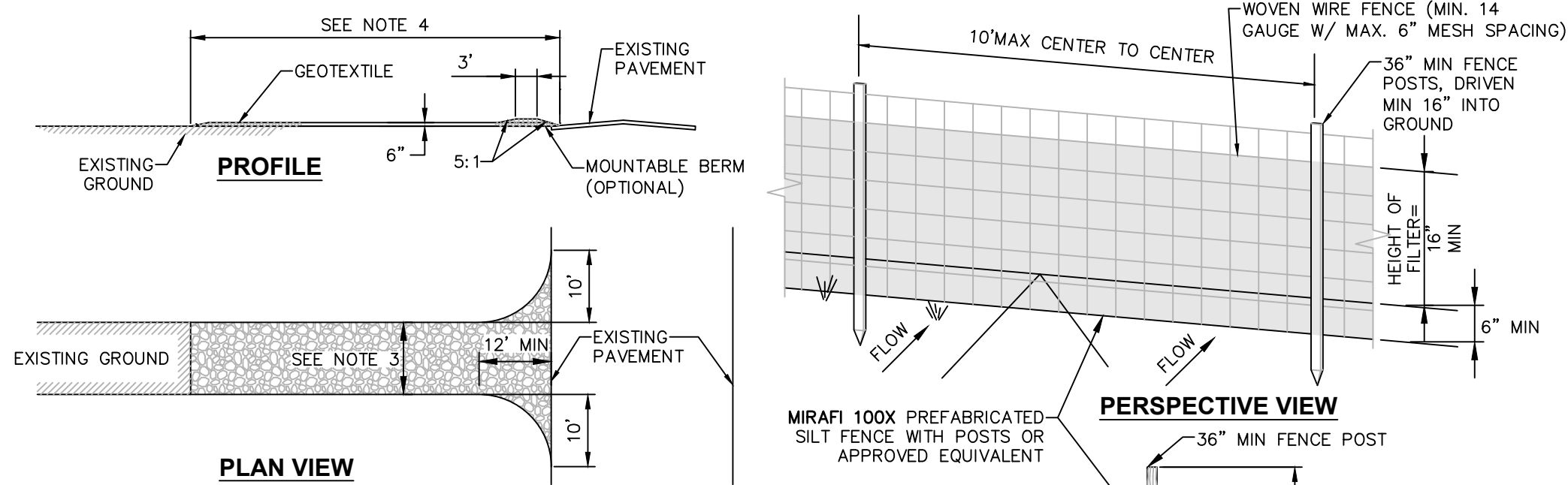
AMOUNT BY:	SPECIES OR VARIETY	MINIMUM % PURITY
100%	ANNUAL RYEGRASS	98%
		90%

MOUNT BEACON TRAILHEAD PARKING IMPROVEMENTS

SITE DETAILS

CITY OF BEACON, DUTCHESS COUNTY, NEW YORK

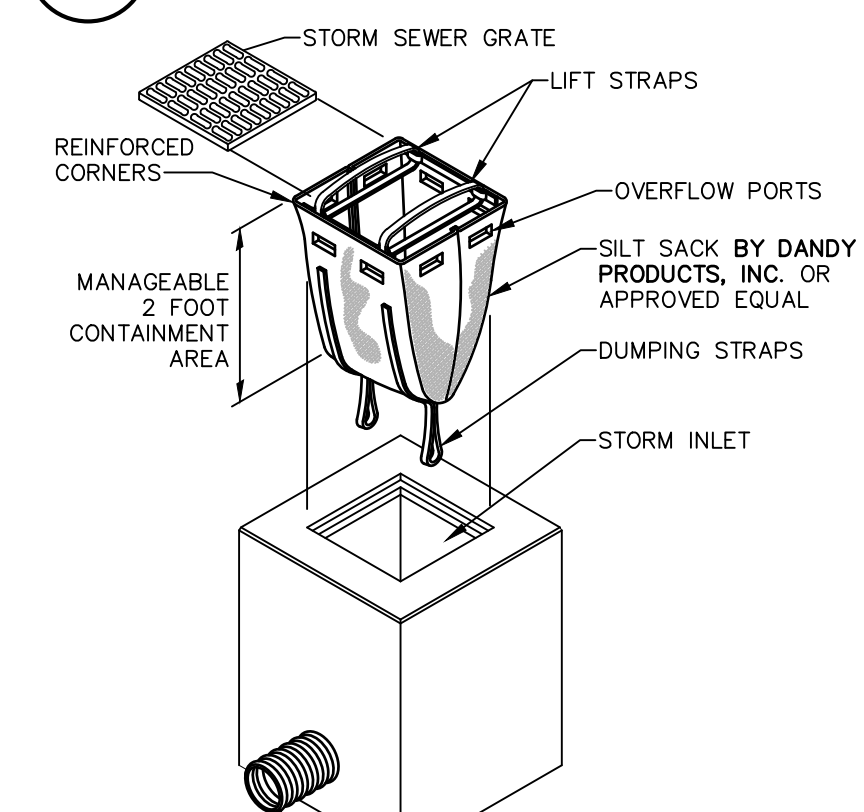
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of 58	



- CONSTRUCTION ENTRANCE SPECIFICATIONS:**
- STONE SIZE – USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
 - 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.
 - LENGTH – NOT LESS THAN 50' (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30' MINIMUM LENGTH WOULD APPLY).
 - GEOTEXTILE – 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. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
 - WASHING – WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
 - PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

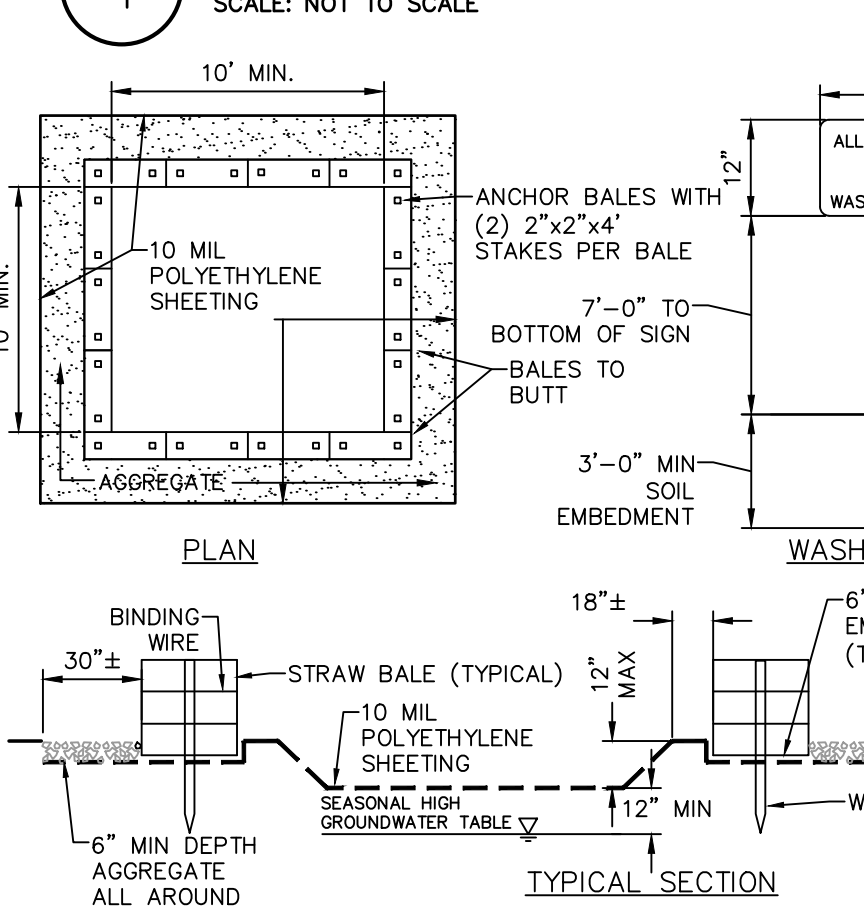
1 STABILIZED CONSTRUCTION ENTRANCE DETAIL

SCALE: NOT TO SCALE



4 SILT SACK DETAIL

SCALE: NOT TO SCALE



- NOTES:**
- CONTAINMENT MUST BE STRUCTURALLY SOUND AND LEAK FREE AND CONTAIN ALL LIQUID WASTES.
 - CONTAINMENT DEVICES MUST BE OF SUFFICIENT QUANTITY OR VOLUME TO COMPLETELY CONTAIN THE LIQUID WASTES GENERATED BY CONSTRUCTION PROGRESSES.
 - WASHOUT MUST BE CLEANED OR NEW FACILITIES CONSTRUCTED AND READY TO USE ONCE WASHOUT IS 75% FULL. THIS INCLUDES REPLACEMENT OF THE 10 MIL POLYETHYLENE SHEETING.
 - WASHOUT AREA(S) SHALL BE INSTALLED IN A LOCATION EASILY ACCESSIBLE BY CONCRETE TRUCKS.
 - ONE OR MORE AREAS MAY BE INSTALLED ON THE CONSTRUCTION SITE AND MAY BE RELOCATED AS CONSTRUCTION PROGRESSES.
 - AT LEAST WEEKLY, REMOVE ACCUMULATION OF SAND AND AGGREGATE AND DISPOSE OF PROPERLY.

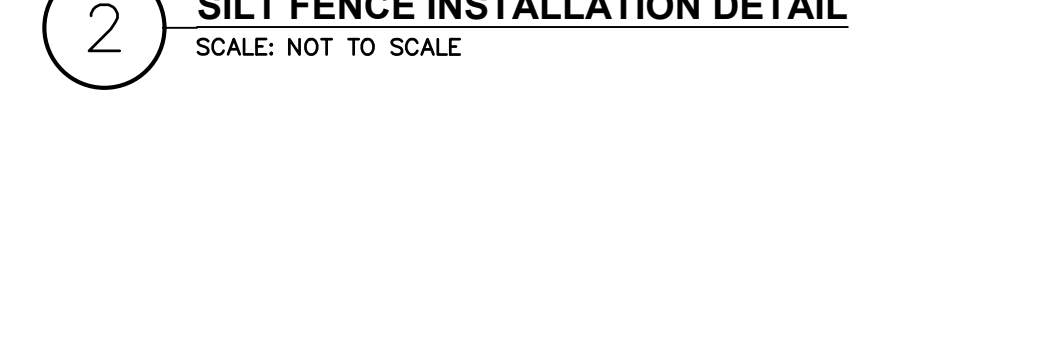
5 CONCRETE WASHOUT AREA DETAIL

SCALE: NOT TO SCALE

- NOTES:**
- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL "T" OR "U" TYPE OR HARDWOOD.
 - FILTER FABRIC TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 6" MAX MESH OPENING.
 - WHEN TWO SECTIONS OF FILTER FABRIC ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY 6" AND FOLDED.
 - MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIALS REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.
 - MAXIMUM DRAINAGE AREA FOR OVERLAND FLOW TO A SILT FENCE SHALL NOT EXCEED 1/4 ACRE PER 100 FEET OF FENCE.
 - SILT FENCE SHALL BE USED WHERE EROSION COULD OCCUR IN THE FORM OF SHEET EROSION.
 - SILT FENCE SHALL NOT BE USED WHEN A CONCENTRATION OF WATER IS FLOWING TO THE BARRIER.
 - MAXIMUM ALLOWABLE SLOPE LENGTHS CONTRIBUTING RUN-OFF TO A SILT FENCE ARE:

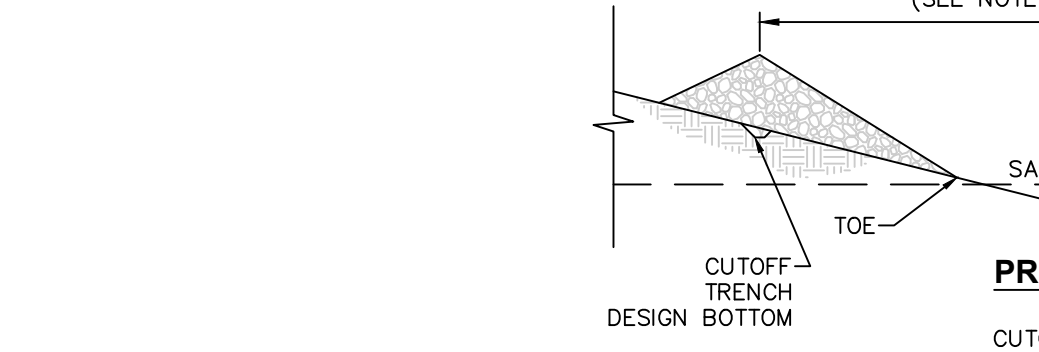
2 SILT FENCE INSTALLATION DETAIL

SCALE: NOT TO SCALE



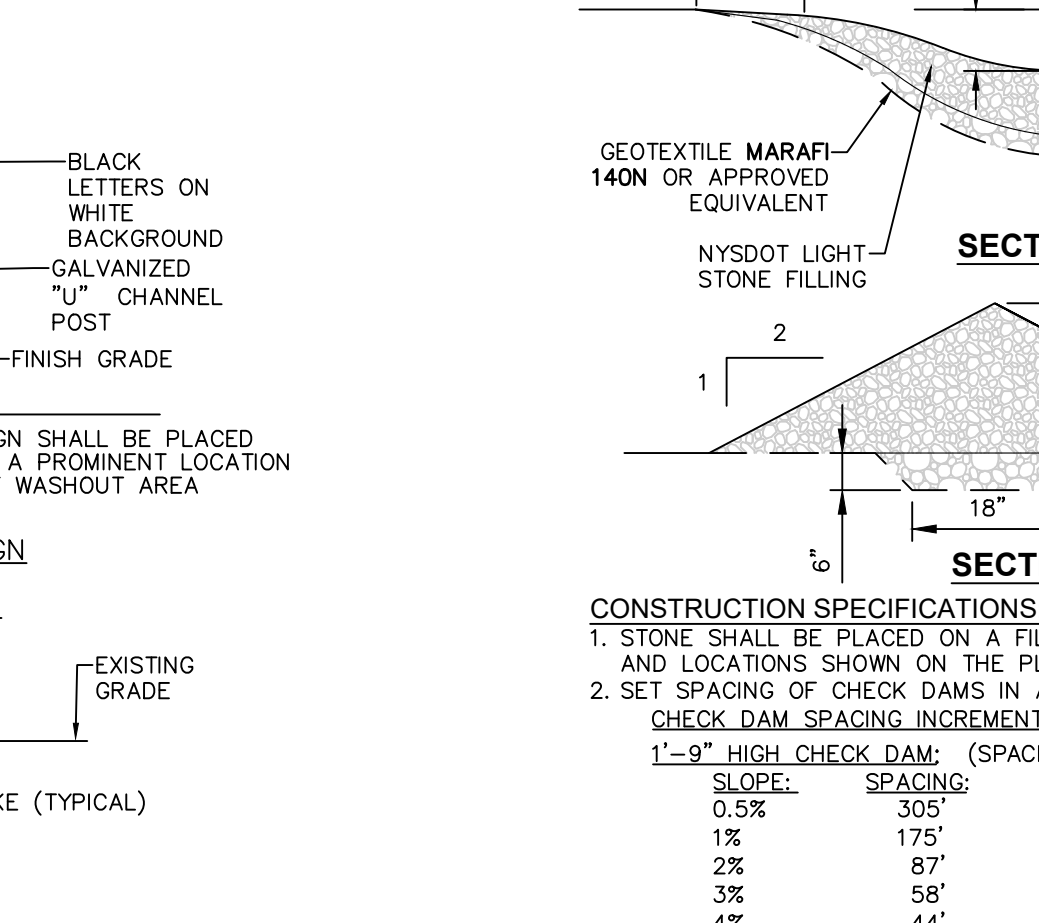
3 TEMPORARY TOPSOIL, FERTILIZER, SEED & MULCH DETAIL

SCALE: NOT TO SCALE



6 STONE CHECK DAM DETAIL

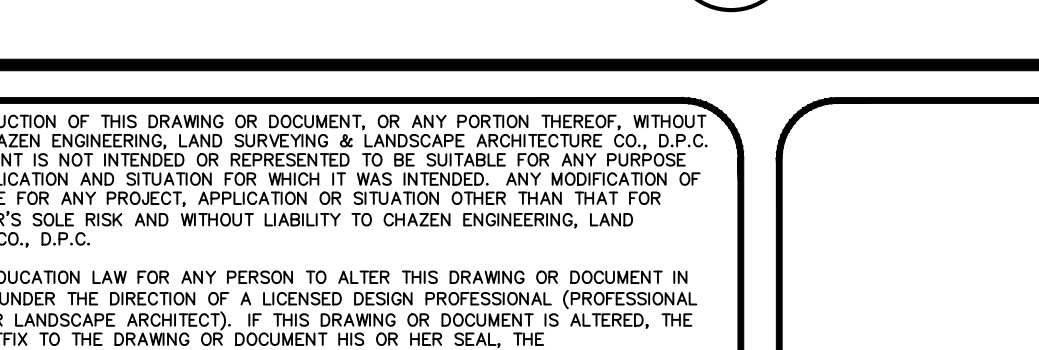
SCALE: NOT TO SCALE



- CONSTRUCTION SPECIFICATIONS:**
- STONE SHALL BE PLACED ON A FILTER FABRIC FOUNDATION TO THE LINES, GRADES AND LOCATIONS SHOWN ON THE PLAN.
 - SET SPACING OF CHECK DAMS IN ACCORDANCE W/ THE FOLLOWING:

7 TEMPORARY SOIL STOCKPILE DETAIL

SCALE: NOT TO SCALE



8 PERMANENT GRASS LINED DIVERSION SWALE DETAIL

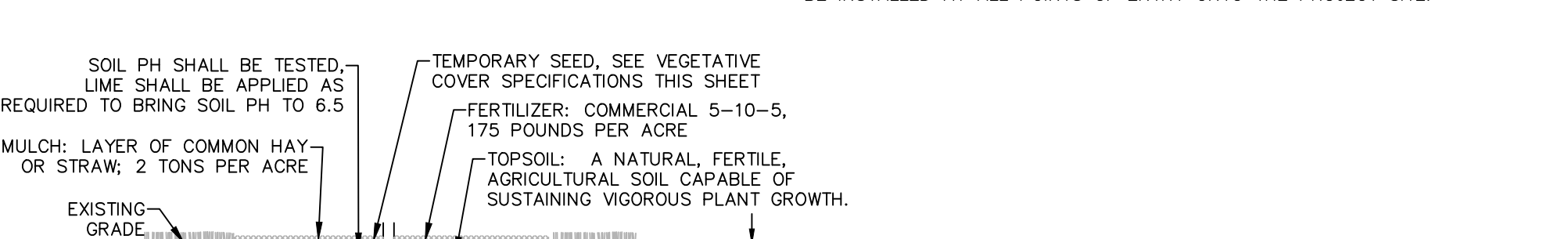
SCALE: NOT TO SCALE



- SPDES GENERAL PERMIT GP-0-15-002 COMPLIANCE NOTES:**
- THE TOTAL AREA OF DISTURBANCE PLANNED FOR THIS PROJECT IS LESS THAN 1 ACRE THEREFORE A SPDES GENERAL PERMIT (GP-0-15-002) IS NOT REQUIRED.
- CONSTRUCTION SEQUENCING NOTES:**
- PRIOR TO COMMENCING ANY CLEARING, GRUBBING, EARTHWORK ACTIVITIES, ETC. AT THE SITE, THE CONTRACTOR SHALL FLAG THE WORK LIMITS AND SHALL INSTALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES (I.E. SILT FENCES, TREE PROTECTION/BARRIER FENCES, STABILIZED CONSTRUCTION ENTRANCES, STORM DRAIN SEDIMENT FILTERS, DRAINAGE DITCH SEDIMENT FILTERS, ETC.) INDICATED ON THE PROJECT DRAWINGS. TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES MUST BE CONSTRUCTED, STABILIZED, AND FUNCTIONAL BEFORE SITE DISTURBANCE BEGINS WITHIN THEIR TRIBUTARY AREAS.
 - TEMPORARY DIVERSION MEASURES SHALL BE LOCATED IN A MANNER THAT WILL ASSURE THAT THE AREA TRIBUTARY TO EACH DIVERSION DOES NOT EXCEED FIVE (5) ACRES. THESE TEMPORARY DIVERSION MEASURES SHALL BE INSPECTED DAILY AND REPAIRED/STABILIZED AS NECESSARY TO MINIMIZE EROSION.
 - THE CONTRACTOR SHALL COMMENCE SITE CONSTRUCTION ACTIVITIES INCLUDING CLEARING & GRADING OF THE PROPOSED AREA OF DISTURBANCE AS REQUIRED.
 - CONSTRUCT ALL CONCRETE CURBS AND WALKWAYS AS SHOWN ON THE PLANS. INLET PROTECTION MAY BE REMOVED TEMPORARILY FOR THIS CONSTRUCTION.
 - PLACE REQUIRED RIP-RAP AT LOCATIONS SHOWN ON THE PLANS.
 - FINALIZE PAVEMENT SUB-GRADE PREPARATION.
 - INSTALL SUB-BASE MATERIAL AS REQUIRED.
 - THE CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES AND IMMEDIATELY ESTABLISH PERMANENT VEGETATION ON THE AREAS DISTURBED DURING THEIR REMOVAL.

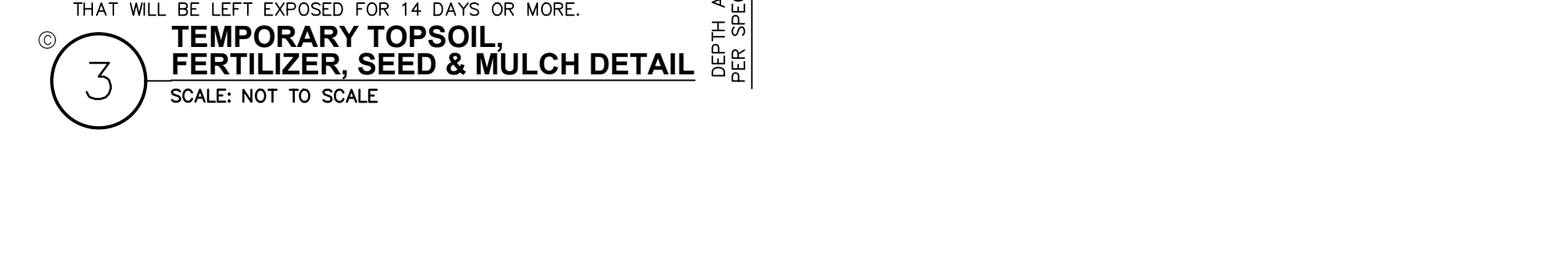
EROSION AND SEDIMENT CONTROL MEASURES:

- DAMAGE TO SURFACE WATERS RESULTING FROM EROSION AND SEDIMENTATION SHALL BE MINIMIZED BY STABILIZING DISTURBED AREAS AND BY REMOVING SEDIMENT FROM CONSTRUCTION SITE DISCHARGES.
- AS MUCH AS IS PRACTICAL, EXISTING VEGETATION SHALL BE PRESERVED. FOLLOWING THE COMPLETION OF CONSTRUCTION ACTIVITIES IN ANY PORTION OF THE SITE, PERMANENT VEGETATION SHALL BE ESTABLISHED ON ALL EXPOSED SOILS.
- SITE PREPARATION ACTIVITIES SHALL BE PLANNED TO MINIMIZE THE SCOPE AND DURATION OF SOIL DISRUPTION.
- PERMANENT TRAFFIC CORRIDORS SHALL BE ESTABLISHED AND "ROUTES OF CONVENIENCE" SHALL BE AVOIDED. STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT ALL POINTS OF ENTRY ONTO THE PROJECT SITE.



TEMPORARY TOPSOIL, FERTILIZER, SEED & MULCH DETAIL

SCALE: NOT TO SCALE



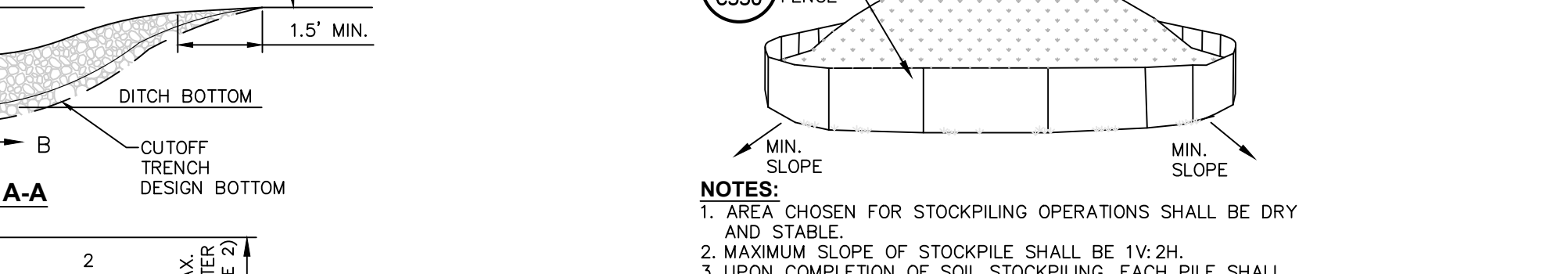
6 STONE CHECK DAM DETAIL

SCALE: NOT TO SCALE



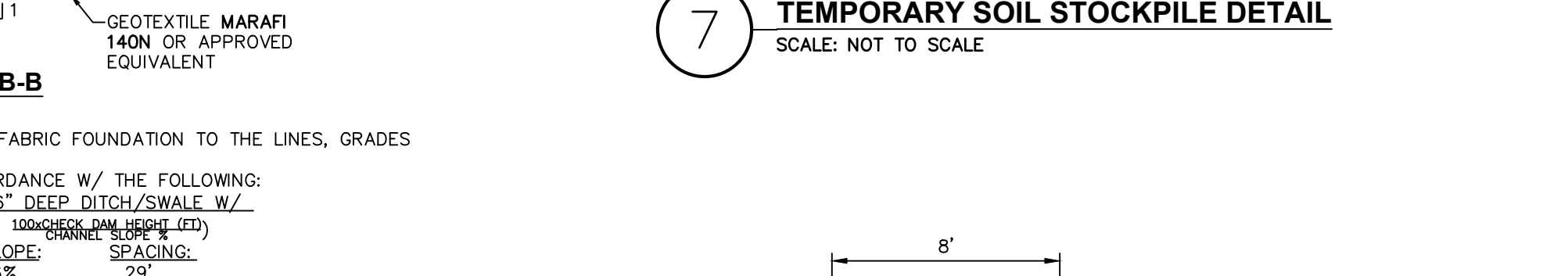
7 TEMPORARY SOIL STOCKPILE DETAIL

SCALE: NOT TO SCALE



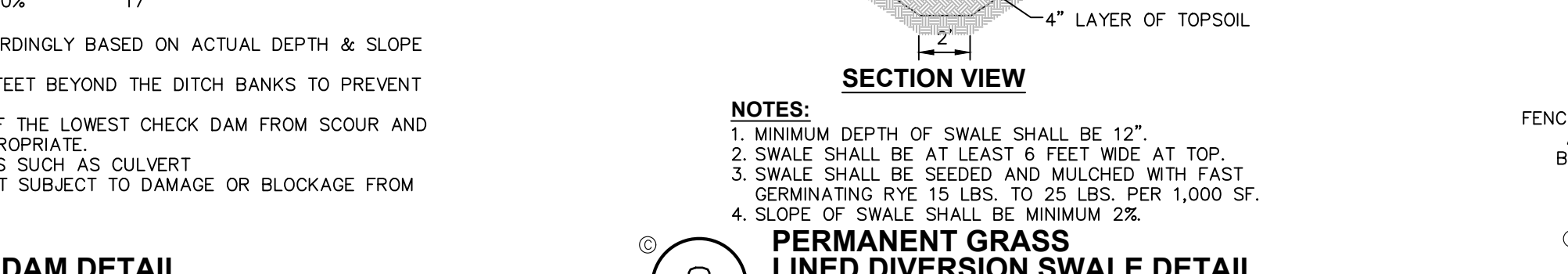
8 PERMANENT GRASS LINED DIVERSION SWALE DETAIL

SCALE: NOT TO SCALE



9 TREE PROTECTION FENCING DETAIL

SCALE: NOT TO SCALE



MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES:

- PERMANENT AND TEMPORARY VEGETATION:**
- INSPECT ALL AREAS THAT HAVE RECEIVED VEGETATION EVERY SEVEN DAYS & AFTER EVERY RAIN EVENT. ALL AREAS DAMAGED BY EROSION OR WHERE SEED HAS NOT ESTABLISHED SHALL BE REPAIRED AND RESTABILIZED IMMEDIATELY.
- STABILIZED CONSTRUCTION ENTRANCE:**
- INSPECT THE ENTRANCE PAD EVERY SEVEN DAYS & AFTER EVERY RAIN EVENT. CHECK FOR MUD, SEDIMENT BUILD-UP AND PAD INTEGRITY. MAKE DAILY INSPECTIONS DURING WET WEATHER. RESHAPE PAD AS NEEDED FOR DRAINAGE AND RUNOFF CONTROL. WASH AND REPLACE STONE AS NEEDED. THE STONE IN THE ENTRANCE SHOULD BE WASHED OR REPLACED WHENEVER THE ENTRANCE FAILS TO REDUCE MUD BEING CARRIED OFF-SITE BY VEHICLES. IMMEDIATELY REMOVE MUD AND SEDIMENT TRACKED OR WASHED ONTO PUBLIC ROADS BY BRUSHING OR SWEEPING. REMOVE TEMPORARY CONSTRUCTION ENTRANCE AS SOON AS THEY ARE NO LONGER NEEDED TO PROVIDE ACCESS TO THE SITE.

- SILT FENCE:**
- INSPECT FOR DAMAGE EVERY SEVEN DAYS & AFTER EVERY RAIN EVENT. MAKE ALL REPAIRS IMMEDIATELY. REMOVE SEDIMENT FROM THE UP-SLOPE FACE OF THE FENCE BEFORE IT ACCUMULATES TO A HEIGHT EQUAL TO 1/3 THE HEIGHT OF THE FENCE. IF FENCE FABRIC TEARS, BEGINS TO DECOMPOSE, OR IN ANY WAY BECOMES INEFFECTIVE, REPLACE THE AFFECTED SECTION OF FENCE IMMEDIATELY.

- SOIL STOCKPILE:**
- INSPECT SEDIMENT CONTROL BARRIERS (SILT FENCE OR HAY BALE) AND VEGETATION FOR DAMAGE EVERY SEVEN DAYS & AFTER EVERY RAIN EVENT. MAKE ALL REPAIRS IMMEDIATELY. REMOVE SEDIMENT FROM THE UP-SLOPE FACE OF THE SEDIMENT CONTROL BARRIER BEFORE IT ACCUMULATES TO A HEIGHT EQUAL TO 1/3 THE HEIGHT OF THE SEDIMENT CONTROL BARRIER. IF SEDIMENT CONTROL BARRIER TEARS, BEGINS TO DECOMPOSE, OR IN ANYWAY BECOMES INEFFECTIVE, REPLACE THE AFFECTED SECTION OF SEDIMENT CONTROL BARRIER IMMEDIATELY. REVEGETATE DISTURBED AREA TO STABILIZE SOIL STOCK PILE. REMOVE THE SEDIMENT CONTROL BARRIER WHEN THE SOIL STOCKPILE HAS BEEN REMOVED.

- DUST CONTROL:**
- SCHEDULE CONSTRUCTION OPERATIONS TO MINIMIZE THE AMOUNT OF DISTURBED AREAS AT ANY ONE TIME DURING THE COURSE OF WORK. APPLY TEMPORARY SOIL STABILIZATION PRACTICES SUCH AS MULCHING, SEEDING, AND SPRAYING (WATER). STRUCTURAL MEASURES (MULCH, SEEDING) SHALL BE INSTALLED IN DISTURBED AREAS BEFORE SIGNIFICANT BLOWING PROBLEMS DEVELOP. WATER SHALL BE SPRAYED AS NEEDED. REPEAT AS NEEDED, BUT AVOID EXCESSIVE SPRAYING, WHICH COULD CREATE RUNOFF AND EROSION PROBLEMS.

- TEMPORARY SWALE:**
- INSPECT ALL EARTH DIKES EVERY SEVEN DAYS & AFTER EVERY RAIN EVENT. ALL AREAS DAMAGED BY EROSION SHALL BE REPAIRED IMMEDIATELY.
- STORM DRAIN INLET PROTECTION:**
- INSPECT ALL STORM DRAIN INLET PROTECTION DEVICES EVERY SEVEN DAYS & AFTER EVERY RAIN EVENT. MAKE REPAIRS AS NEEDED, REMOVE SEDIMENT FROM THE POOL AREA AS NECESSARY.

GENERAL EROSION AND SEDIMENT CONTROL NOTES:

- ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE IN STRICT COMPLIANCE WITH "NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL", NOVEMBER 2016.
- EXCESS SOIL TO BE STOCKPILED WITHIN THE LIMITS OF SITE DISTURBANCE IF NOT USED IMMEDIATELY FOR GRADING PURPOSES. INSTALL SILT FENCE AROUND SOIL STOCKPILES.
- APPLY SURFACE STABILIZATION AND RESTORATION MEASURES. AREAS UNDERGOING CLEARING OR GRADING AND ANY AREAS DISTURBED BY CONSTRUCTION ACTIVITIES WHERE WORK IS DELAYED, SUSPENDED, OR INCOMPLETE AND WILL NOT BE REDISTURBED FOR 21 DAYS OR MORE SHALL BE STABILIZED WITH TEMPORARY VEGETATIVE COVER WITHIN 14 DAYS AFTER CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS CEASED. (SEE SPECIFICATIONS FOR TEMPORARY VEGETATIVE COVER). AREAS UNDERGOING CLEARING OR GRADING AND ANY AREAS DISTURBED BY CONSTRUCTION ACTIVITIES WHERE WORK IS COMPLETE AND WILL NOT BE REDISTURBED SHALL BE STABILIZED AND RESTORED WITH PERMANENT VEGETATIVE COVER AS SOON AS SITE AREAS ARE AVAILABLE AND WITHIN 14 DAYS AFTER WORK IS COMPLETE. (SEE SPECIFICATIONS FOR PERMANENT VEGETATIVE COVER). SEEDING FOR PERMANENT VEGETATIVE COVER SHALL BE WITHIN THE SEASONAL LIMITATIONS. PROVIDE STABILIZATION WITH TEMPORARY VEGETATIVE COVER WITHIN 14 DAYS AFTER WORK IS COMPLETE, FOR SEEDING OUTSIDE PERMITTED SEEDING PERIODS.
- SEEDING AREAS TO BE MULCHED WITH STRAW OR HAY MULCH IN ACCORDANCE WITH VEGETATIVE COVER SPECIFICATIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL MEASURES THROUGHOUT THE COURSE OF CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST BY SPRINKLING EXPOSED SOIL AREAS PERIODICALLY WITH WATER AS REQUIRED. THE CONTRACTOR IS TO SUPPLY ALL EQUIPMENT AND WATER.
- WHEN ALL DISTURBED AREAS ARE STABLE, ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED.

LAWN SEED MIX: (APPLY AT RATE OF 5 TO 6 LBS PER 1000 SF)

AMOUNT BY:	WEIGHT SPECIES OR VARIETY	MINIMUM % PURITY	% GERMINATION
50%	KENTUCKY BLUE GRASS*	95%	80%
20%	PERENNIAL RYE	98%	90%
30%	CREeping RED FESCUE	97%	85%
100%	MINIMUM 2 (EQUAL PROPORTIONS) VARIETIES AS LISTED IN CORNELL RECOMMENDATIONS FOR TURFGRASS.		

SHADE TOLERANT VARIETY

AMOUNT BY:	WEIGHT SPECIES OR VARIETY	MINIMUM % PURITY	% GERMINATION
25%	KENTUCKY BLUE GRASS**	95%	80%
20%	PERENNIAL RYE	98%	90%
35%	CREeping RED FESCUE	97%	85%
100%	MINIMUM 2 (EQUAL PROPORTIONS) VARIETIES AS LISTED IN CORNELL RECOMMENDATIONS FOR TURFGRASS.		

SEEDING

- APPLY SEED UNIFORMLY BY CYCLONE SEEDER CULTI-PACKER OR HYDRO-SEEDER AT RATE INDICATED.
- ALL SEEDING AREAS SHALL BE PROTECTED FROM EROSION BY ONE OF THE FOLLOWING METHODS:
 - A UNIFORM BLANKET OF STRAW APPLIED AT A RATE OF 2 TONS /ACRE MIN., TO BE APPLIED ONCE SEEDING IS COMPLETE.
 - WOOD FIBER CELLULOSE APPLIED WITH SEED MIX BY HYDROSEEDER AT RATE OF 2,000 LBS/ACRE.
- ALL SEEDING SLOPES 3:1 OR GREATER SHALL BE PROTECTED FROM EROSION WITH JUTE MESH OR APPROVED EQUAL.
- IRRIGATE TO FULLY SATURATE SOIL LAYER, BUT NOT TO DISLODGE PLANTING SOIL.
- UNLESS OTHERWISE DIRECTED IN WRITING, SEED FROM MARCH 15TH TO JUNE 15TH, AND FROM AUGUST 15TH TO OCTOBER 15TH.

SECTIONAL ELEVATION



PLAN



rev.	date	description
2	10/25/2017	REVISED PER CLIENT COMMENTS
1	7/24/2017	REVISED PER CLIENT COMMENTS