

SACANDAGA BESS

**1030 B, STATE HWY 30
NORTHAMPTON, NY 12117**

PLANNING BOARD SUBMISSION



OWNER/APPLICANT



110 WILLIAM STREET
24TH FLOOR
NEW YORK, NY 10038

SEPTEMBER 25, 2025

BRUNSWICK COLLEGE OF BUSINESS ADMINISTRATION



III WINNERS CIRCLE
ALBANY, NY 12206

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No.	Submittal / Revision	Apv	By	Date
	REV PER COUNTY AND APA COMMENTS	JPR	JTM	12/19/2025
	REV PER COUNTY AND APA COMMENTS	JPR	JTM	11/19/2025
	REV PER COUNTY AND APA COMMENTS	JPR	JTM	11/04/2025
	REV SITE PLAN SUBMISSION	JPR	JTM	09/25/2025
	SITE PLAN	JPR	JTM	08/20/2025

COVER SHEET

Designed By: JTM	Drawn By: JJO	Checked By: JPR
Issue Date: 2023-04-15	Project No.:	Scale:

Drawing No.:

G-001

NYSDOT STANDARD NOTES

1. NYSDOT HIGHWAY WORK PERMIT SHALL BE ISSUED AND PRESENT AT THE JOB LOCATION AT ALL TIMES WITH THE STAMPED NYSDOT APPROVED PLANS. CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS AND CONDITIONS ATTACHED TO THE NYSDOT WORK PERMIT.
2. DETAILS ARE INTENDED TO SHOW END RESULT OF DESIGN. MODIFICATIONS MAY BE REQUIRED TO SUITE FIELD DIMENSIONS OR CONDITIONS, AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF THE REQUIRED WORK.
3. AS BUILT PLANS ARE TO BE SUPPLIED TO THE REGIONAL PERMIT OFFICE UPON FINAL INSPECTION OF PERMITTED WORK.
4. ANY AND ALL VARIATION FROM THE PERMITTED PLANS SHALL BE SUBMITTED TO THE REGIONAL PERMIT ENGINEER FOR FINAL APPROVAL PRIOR TO FINAL CONSTRUCTION.
5. ALL WORK WITHIN OR THAT MAY POTENTIALLY IMPACT NYSDOT RIGHT-OF-WAY SHALL BE CONSTRUCTED TO THE CURRENT NYSDOT STANDARDS AND SPECIFICATIONS.
6. THE WORK ZONE TRAFFIC CONTROL IS A VERY CRITICAL ITEM OF THE PERMIT AND SHALL BE PROVIDED IN ACCORDANCE WITH THE MOST CURRENT 619 NYSDOT STANDARD SERIES SPECIFICATION, THE NATIONAL MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, AND NYS SUPPLEMENT.

EROSION CONTROL NOTES

- LAND DISTURBING ACTIVITIES SHALL NOT COMMENCE UNTIL APPROVAL TO DO SO HAS BEEN RECEIVED BY GOVERNING AUTHORITIES.
- NO LAND CLEARING OR GRADING SHALL BEGIN UNTIL ALL PERIMETER EROSION AND SEDIMENT CONTROL MEASURES HAVE BEEN INSTALLED. (WETLAND PROTECTION FENCE, SILT FENCE AND STABILIZED CONSTRUCTION ENTRANCE)
- SITE DISTURBANCE SHALL NOT EXCEED ONE (1) ACRE THROUGHOUT THE DURATION OF CONSTRUCTION.
- ALL EXPOSED AREAS SHALL BE SEEDED AND MULCHED AS SPECIFIED WITHIN 7 DAYS OF FINAL GRADING.
- INACTIVE PORTIONS OF THE SITE ARE TO BE SEEDED AND MULCHED AS SPECIFIED WITHIN 7 DAYS.
- SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSPECTED AT LEAST ONCE EVERY SEVEN (7) DAYS OR MORE FREQUENTLY IF REQUIRED. ALL MAINTENANCE REQUIRED BY INSPECTION SHALL COMMENCE WITHIN 24 HOURS AND BE COMPLETED WITHIN 48 HOURS OF THE INSPECTION.
- THIS PLAN SHALL NOT BE CONSIDERED ALL INCLUSIVE AS THE GENERAL CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT SOIL SEDIMENT FROM LEAVING THE SITE.
- GENERAL CONTRACTOR SHALL COMPLY WITH ALL STATE AND LOCAL ORDINANCES THAT APPLY.
- ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY FOLLOWING SITE INSPECTION.
- 0. GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO TAKE WHATEVER MEANS NECESSARY TO ESTABLISH PERMANENT SOIL STABILIZATION.
- 1. AT THE END OF EACH WORK DAY DISTURBED SOILS ARE TO BE REGRADED TO DRAIN INTO THE TEMPORARY DIVERSION SWALES AND DISCHARGES FROM DEWATERING ACTIVITIES ARE TO BE DIRECTED INTO CATCH BASINS OR SWALES.
- 2. CONTRACTOR TO PROVIDE TEMPORARY CONSTRUCTION ENTRANCES WHEREVER VEHICLES WILL BE ENTERING/LEAVING THE CONSTRUCTION ZONES. .
- 3. NO CONCRETE WASH OUT TO BE ALLOWED OUTSIDE OF CONSTRUCTION ZONE. CONTRACTOR RESPONSIBLE FOR CONTAINING AND DISPOSING OF ANY CONCRETE WASHOUT.

GENERAL NOTES:

1. THE PLANS SHOW SUBSURFACE STRUCTURES, ABOVE GROUND STRUCTURES AND/OR UTILITIES FROM FIELD LOCATION AND RECORD MAPPING, EXACT LOCATION OF WHICH MAY VARY FROM THE LOCATIONS INDICATED. IN PARTICULAR, THE CONTRACTOR IS WARNED THAT THE EXACT OR EVEN APPROXIMATE LOCATION OF SUCH PIPELINES, SUBSURFACE STRUCTURES AND/OR UTILITIES IN THE AREA MAY BE DIFFERENT FROM THAT SHOWN OR MAY NOT BE SHOWN, AND IT SHALL BE HIS RESPONSIBILITY TO PROCEED WITH GREAT CARE IN EXECUTING ANY WORK. 48 HOURS BEFORE YOU DIG, DRILL, OR BLAST, CALL U.F.P.O. 1-(800)-962-7962 TOLL FREE.
2. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY CONDITIONS THAT VARY FROM THOSE SHOWN ON THE PLANS. THE CONTRACTOR'S WORK SHALL NOT VARY FROM THE PLANS WITHOUT THE EXPRESSED APPROVAL OF THE ENGINEER.
3. THE CONTRACTOR IS INSTRUCTED TO COOPERATE WITH ANY AND ALL OTHER CONTRACTORS PERFORMING WORK ON THIS JOB SITE DURING THE PERFORMANCE OF THIS CONTRACT.
4. THE CONTRACTOR SHALL RESTORE LAWNS, DRIVEWAYS, CULVERTS, SIGNS AND OTHER PUBLIC OR PRIVATE PROPERTY DAMAGED OR REMOVED TO AT LEAST AS GOOD A CONDITION AS BEFORE BEING DISTURBED AS DETERMINED BY THE ENGINEER. ANY DAMAGED TREES, SHRUBS, AND/OR HEDGES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
5. PRIOR TO COMMENCEMENT OF STORM AND/OR SANITARY SEWER CONSTRUCTION, CONTRACTOR IS TO VERIFY BOTH HORIZONTAL AND VERTICAL POSITION OF EXISTING SEWER AT CONNECTION POINT. CONTRACTOR IS TO CONSTRUCT GRAVITY LINES PROGRESSIVELY FROM DOWNSTREAM TO UPSTREAM, ANY EXCEPTIONS TO THIS MUST BE APPROVED BY THE ENGINEER. ANY GRADE DISCREPANCIES MUST BE BROUGHT TO THE ENGINEERS ATTENTION IMMEDIATELY.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND INCURRING THE COST OF ALL REQUIRED PERMITS, INSPECTIONS, CERTIFICATES, ETC. AND SHALL COMPLY WITH ALL REQUIRED PERMITS.
7. ALL WORK SHALL BE DONE IN STRICT COMPLIANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES, STANDARDS, ORDINANCES, RULES, AND REGULATIONS.
8. ALL PROPOSED UTILITIES AND APPURTENANCES TO BE CONSTRUCTED IN COMPLIANCE WITH THE LOCAL MUNICIPALITIES' CODES AND REGULATIONS GOVERNING THE INSTALLATION OF SUCH UTILITIES.
9. THE ENGINEER RESERVES THE RIGHT TO EXAMINE ANY WORK DONE ON THIS PROJECT AT ANY TIME TO DETERMINE THE CONFORMANCE WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS OF THIS PROJECT, AS INTENDED AND INTERPRETED BY THE ENGINEER.
10. MISCELLANEOUS WORK NOT SPECIFICALLY SHOWN ON THE CONTRACT DRAWINGS SUCH AS PATCHING, BLOCKING, TRIMMING, ETC., SHALL BE PERFORMED AS REQUIRED TO MAKE THE WORK COMPLETE.
11. THE CONTRACTOR SHALL PROTECT EXISTING PROPERTY LINE MONUMENTATION. ANY MONUMENTATION DISTURBED OR DESTROYED, AS JUDGED BY THE ENGINEER OR OWNER, SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE UNDER THE SUPERVISION OF A NEW YORK STATE LICENSED LAND SURVEYOR.
12. IT IS THE CONTRACTOR'S RESPONSIBILITY TO EXAMINE ALL PLAN SHEETS AND COORDINATE WORK WITH ALL OTHER CONTRACTS FOR THE SITE.
13. THE CONTRACTOR SHALL:
 - A. VERIFY ALL CONDITIONS IN THE FIELD PRIOR TO COMMENCEMENT OF WORK AND

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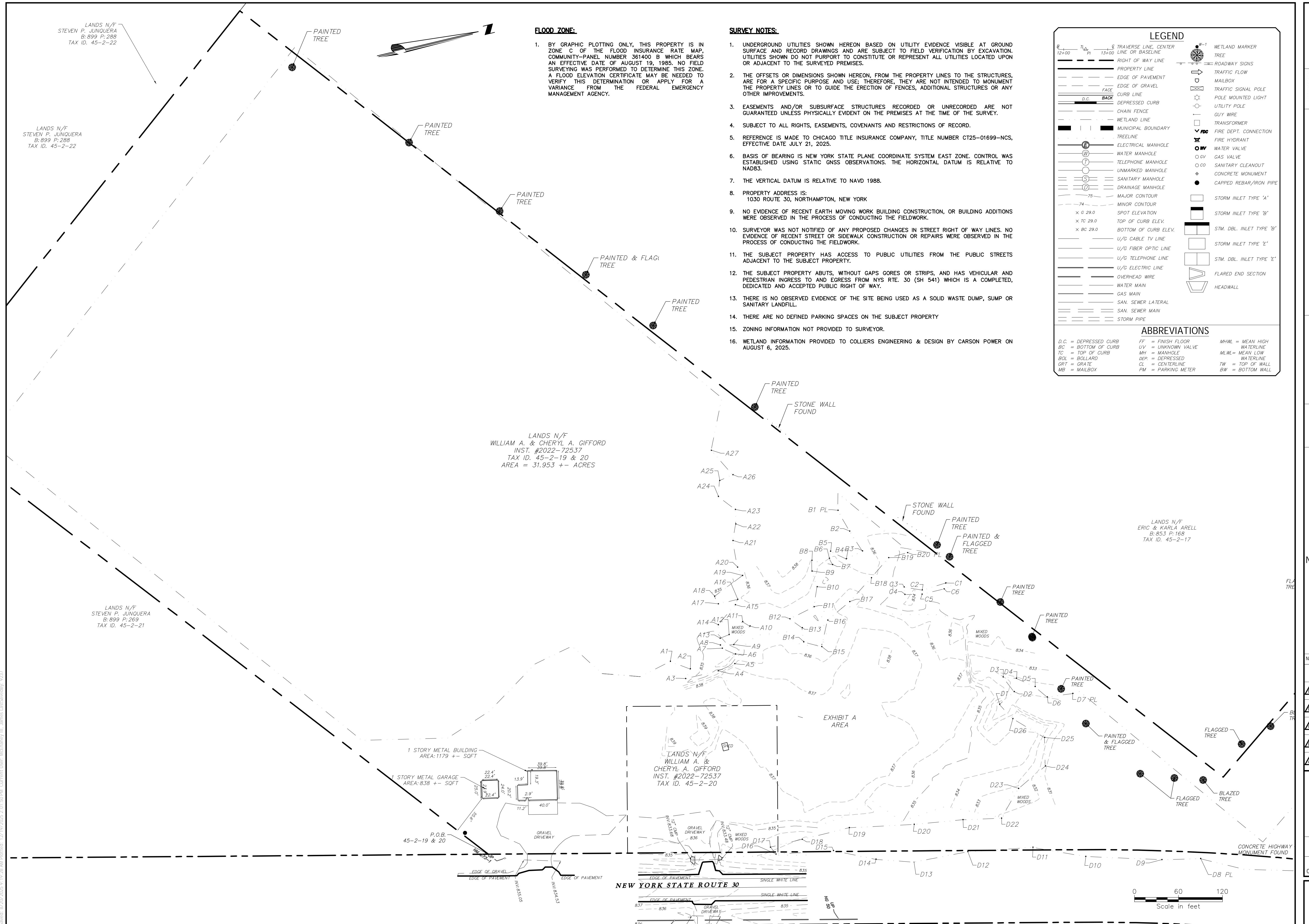
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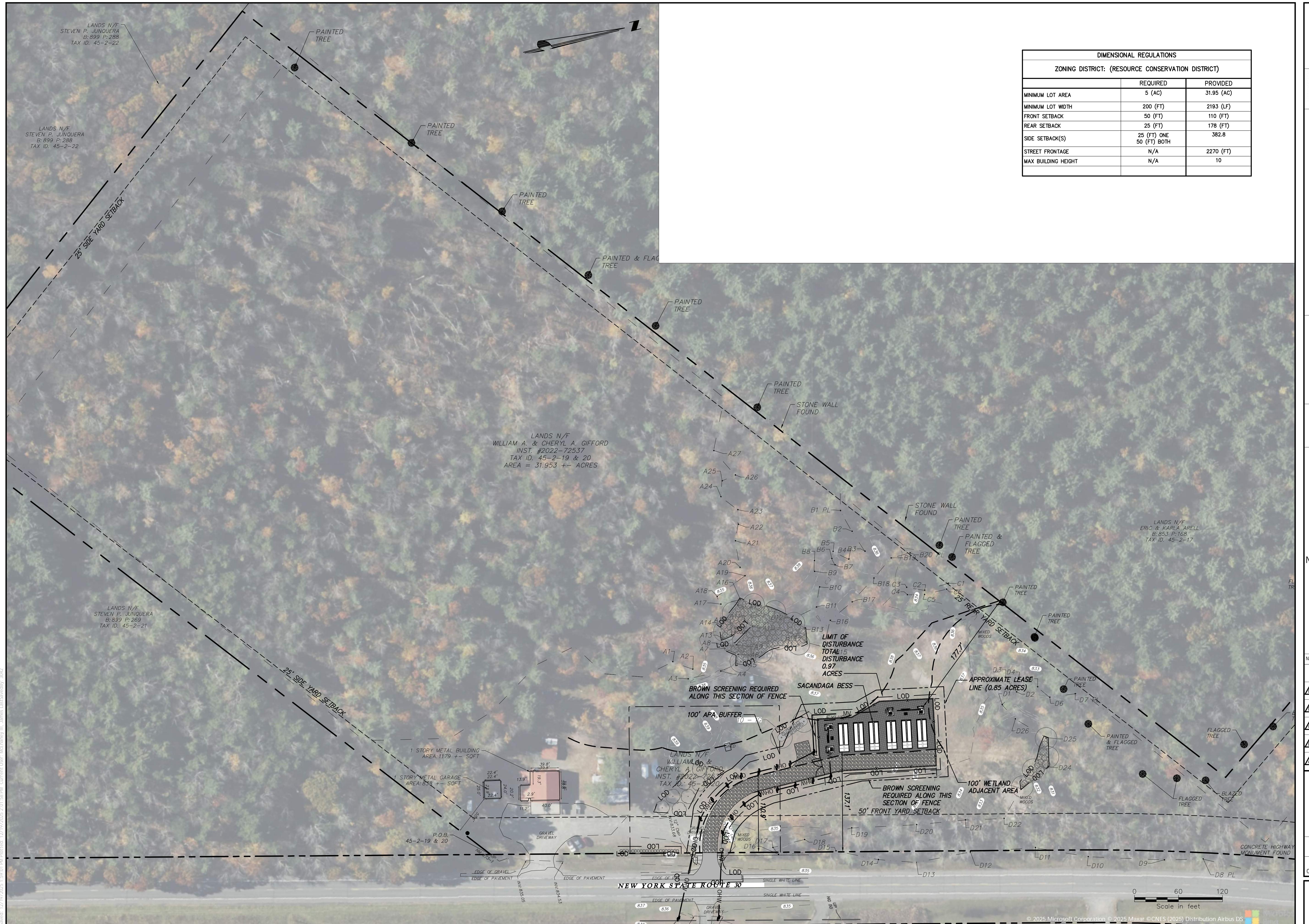
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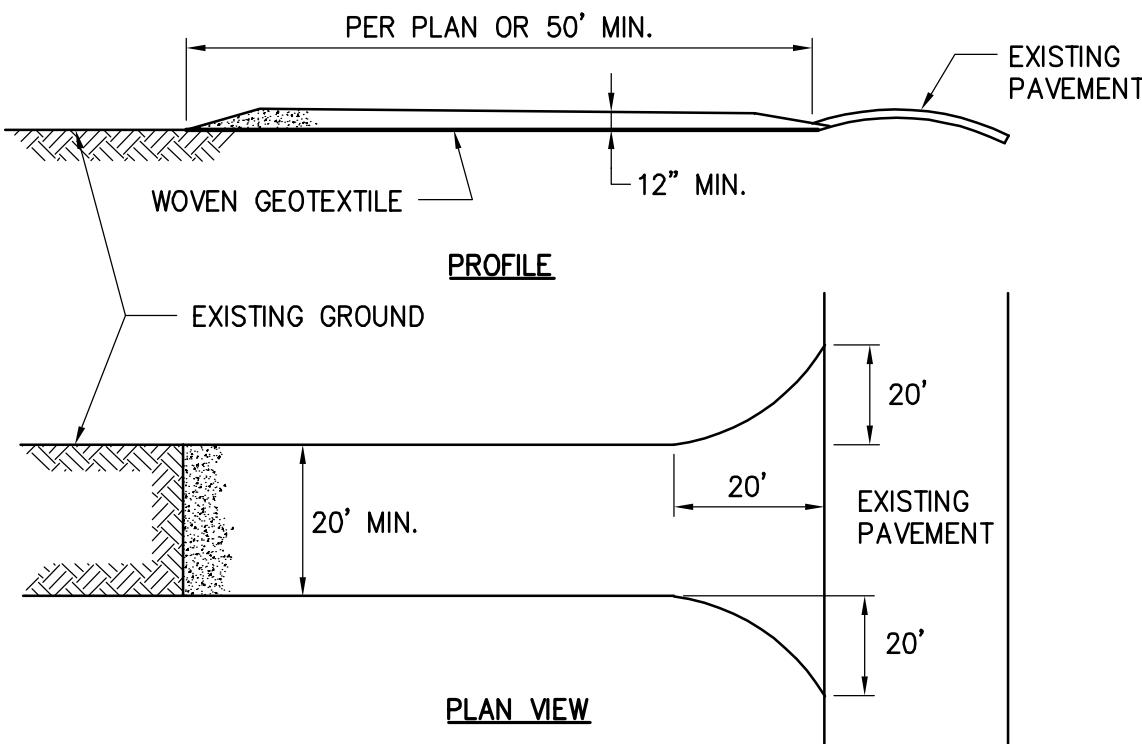
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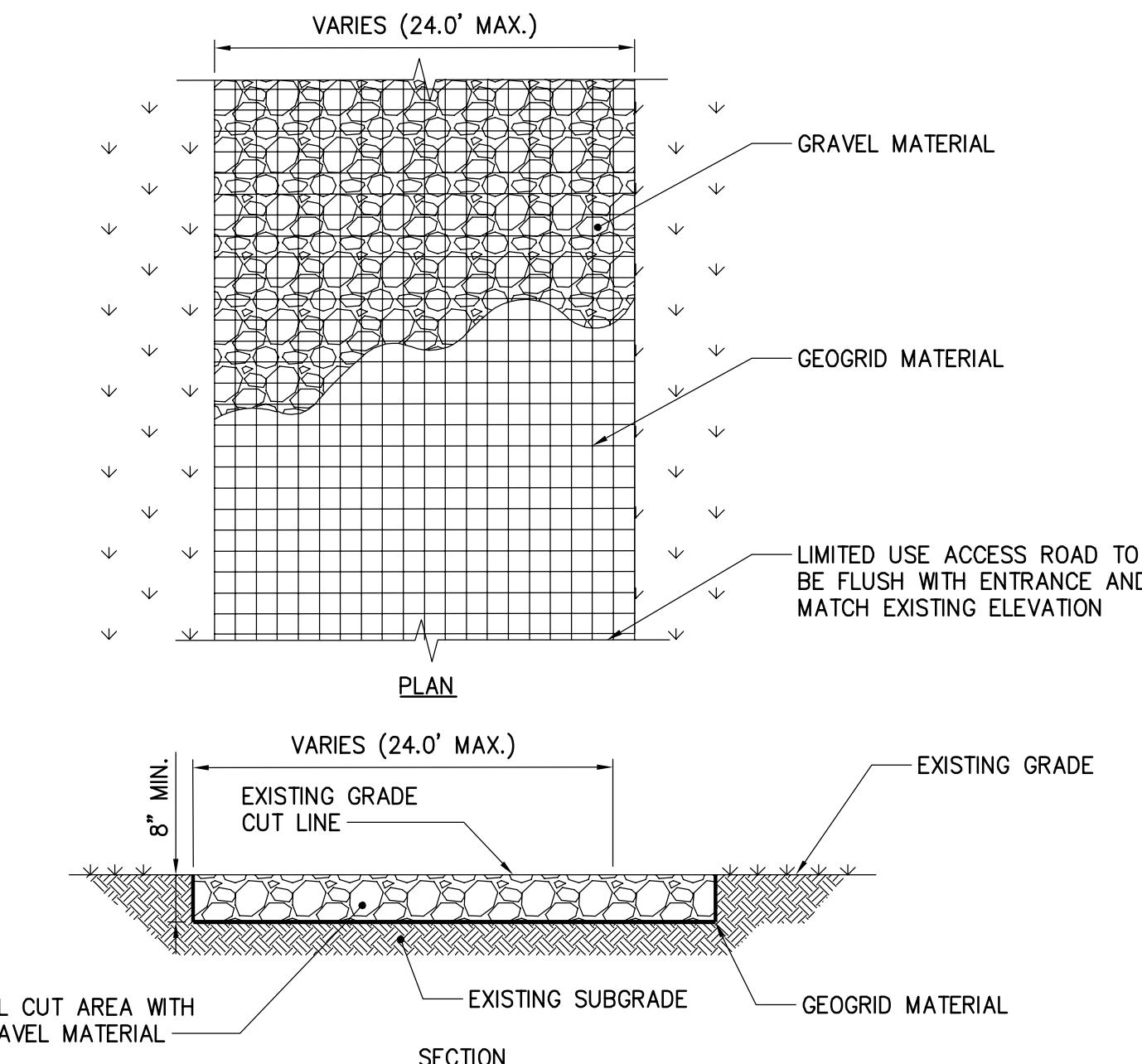


1. STONE SIZE—USE AASHTO M43 SIZE 3 COARSE AGGREGATE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH — NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
3. THICKNESS — NOT LESS THAN 12".
4. WIDTH — TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FOOT IF SINGLE ACCESS TO SITE.
5. WOVEN GEOTEXTILE FABRIC WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. EXISTING ROAD SIDE DRAINAGE SHALL BE MAINTAINED.
7. SURFACE WATER — ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED BEHIND THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
8. MAINTENANCE—THE ACCESS 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 OR STONE SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
9. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON A AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
10. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

STABILIZED CONSTRUCTION ENTRANCE

1 STABILIZED CONSTRUCTION ACCESS

SCALE: N.T.S.



2 LIMITED USE PERVERS ACCESS ROAD — 0% TO 10% SLOPES

SCALE: N.T.S.

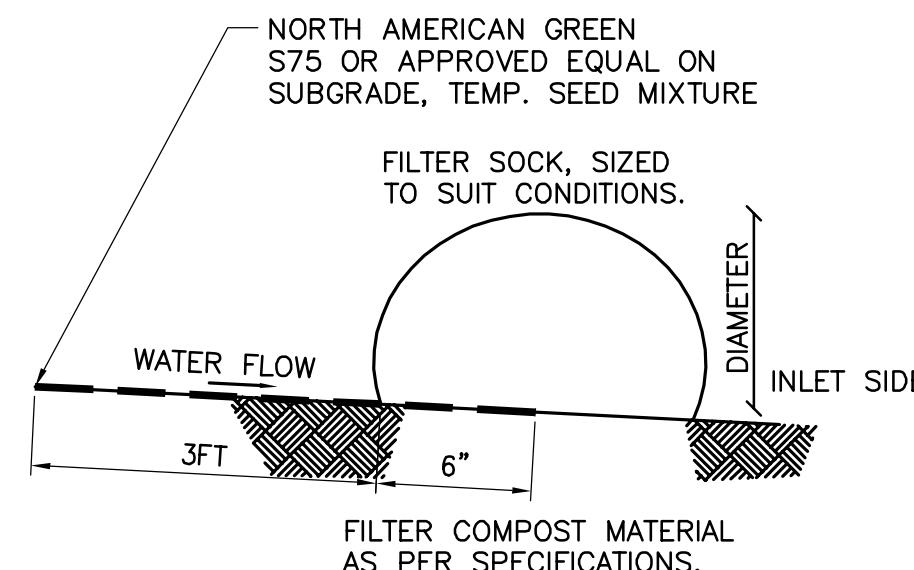
GENERAL NOTES:

1. USE OF THIS DETAIL/CRITERION IS LIMITED TO ACCESS ROADS USED ON AN OCCASIONAL BASIS ONLY (I.E. PROVIDE ACCESS FOR MOWING, EQUIPMENT REPAIR OR BATTERY MAINTENANCE, ETC.).
2. LIMITED USE PERVERS ACCESS ROAD IS LIMITED TO LOW IMPACT IRREGULAR MAINTENANCE ACCESS (DESIGN VEHICLE AASHTO 2018 SU-40).
3. REMOVE STUMPS, ROCKS AND DEBRIS AS NECESSARY. FILL VOIDS TO MATCH EXISTING NATIVE SOILS AND COMPACTION LEVEL.
4. REMOVED TOPSOIL MAY BE SPREAD IN ADJACENT AREAS AS DIRECTED BY THE PROJECT ENGINEER. COMPACT TO THE DEGREE OF THE NATIVE IN SITU SOIL. DO NOT PLACE IN AN AREA THAT IMPEDES STORMWATER DRAINAGE.
5. GRADE ROADWAY, WHERE NECESSARY, TO NATIVE SOIL AND DESIRED ELEVATION. MINOR GRADING FOR CROSS SLOPE CUT AND FILL MAY BE REQUIRED.
6. REMOVE REFUSE SOILS. DO NOT PLACE IN AN AREA THAT IMPEDES STORMWATER DRAINAGE. SOILS ARE TO BE TRANSPORTED OFF SITE.
7. THE LIMITED USE PERVERS ACCESS ROAD CROSS SLOPE SHALL BE 2% IN MOST CASES AND SHOULD NOT EXCEED 6% THE LONGITUDINAL SLOPE OF THE ACCESS DRIVE SHOULD NOT EXCEED 15%.
8. THE LIMITED USE PERVERS ACCESS ROAD CANNOT BE UTILIZED FOR VEHICULAR TRAFFIC DURING CONSTRUCTION. A SEPARATE SPECIFICATION WILL BE DEVELOPED FOR POST CONSTRUCTION USE.
9. SOIL RESTORATION PRACTICES MAY BE APPLICABLE TO RESTORE CONSTRUCTION RELATED COMPACTION TO PRE-EXISTING CONDITIONS AND SHOULD BE VERIFIED BY SOIL PENETROMETER READINGS. THE PENETROMETER READINGS SHALL BE COMPARED TO THE RESPECTIVE RECORDED READINGS TAKEN PRIOR TO CONSTRUCTION, EVERY 100 LINEAR FEET ALONG PROPOSED ROADWAY.
10. TO ENSURE THAT SOIL IS NOT TRACKED ONTO THE LIMITED USE PERVERS ACCESS ROAD, IT SHALL NOT BE USED BY CONSTRUCTION VEHICLES TRANSPORTING SOIL, FILL MATERIAL, ETC. IF THE LIMITED USE PERVERS ACCESS IS COMPLETED DURING THE INITIAL PHASES OF CONSTRUCTION, A STANDARD NEW YORK STATE STABILIZED CONSTRUCTION ACCESS SHALL BE CONSTRUCTED AND UTILIZED TO REMOVE SEDIMENT FROM CONSTRUCTION VEHICLES AND EQUIPMENT PRIOR TO ENTERING THE LIMITED USE PERVERS ACCESS ROAD FROM ANY LOCATION ON, OR OFF SITE. MAINTENANCE OF PERVERS ACCESS ROAD WILL BE REQUIRED IF SEDIMENT IS OBSERVED WITHIN THE CLEAN STONE.
11. THE LIMITED USE PERVERS ACCESS ROAD SHALL NOT BE CONSTRUCTED OR USED UNTIL ALL AREAS SUBJECT TO RUNOFF ONTO THE PERVERS ACCESS HAVE ACHIEVED FINAL STABILIZATION.
12. IF A ROADSIDE DITCH IS NOT UTILIZED TO CAPTURE RUNOFF FROM THE ACCESS ROAD, THE PERVERS ACCESS ROAD WILL HAVE A WELL-ESTABLISHED PERENNIAL VEGETATIVE COVER ALONG THE SHOULDER, WHICH SHALL CONSIST OF UNIFORM VEGETATION (I.E. BUFFER), 20 FEET WIDE AND PARALLEL TO THE DOWN GRADIENT SIDE OF THE ACCESS ROAD. POST-CONSTRUCTION OPERATION AND MAINTENANCE PRACTICES WILL MAINTAIN THIS VEGETATIVE COVER TO ENSURE FINAL STABILIZATION FOR THE LIFE OF THE ACCESS ROAD.

GEOGRID MATERIAL NOTES:

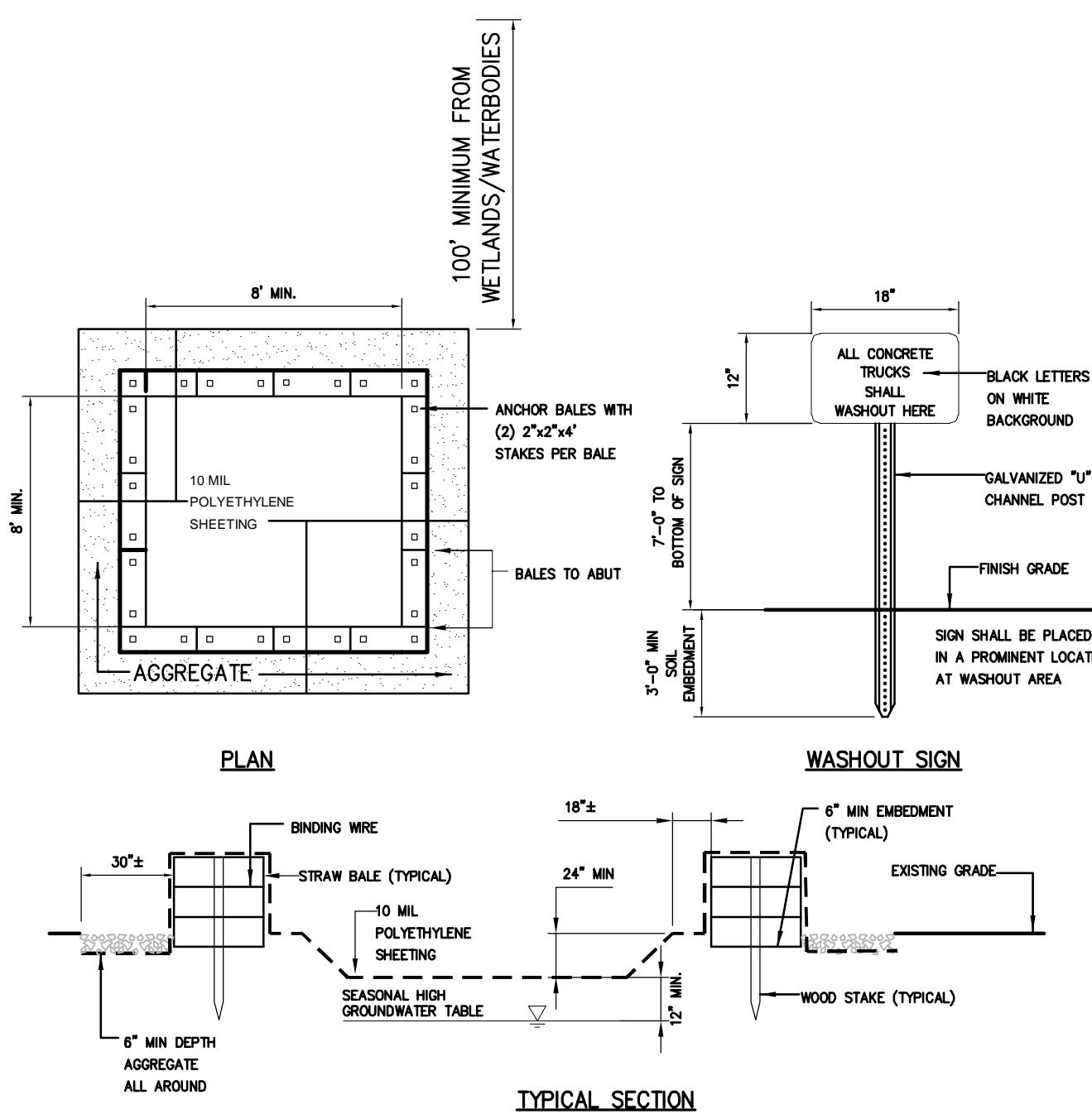
1. THE GEOGRID, OR COMPARABLE PRODUCT, IS INTENDED FOR USE FOR ALL CONDITIONS, IN ORDER TO ASSIST IN MATERIAL SEPARATION FROM NATIVE SOILS AND PRESERVE ACCESS LOADS.
2. GRAVEL FILL MATERIAL SHALL CONSIST OF 1-4" CLEAN, DURABLE, SHARP-ANGLED CRUSHED STONE OF UNIFORM QUALITY, MEETING THE SPECIFICATIONS OF NYSDOT ITEM 703-02, SIZE DESIGNATION 3A-5 OF TABLE 703-4. STONE MAY BE PLACED IN FRONT OF, AND SPREAD WITH, A TRACKED VEHICLE. GRAVEL SHALL NOT BE COMPACTION.
3. GEOGRID SHALL BE MIRAFI BXG110 OR APPROVED EQUAL. GEOGRID SHALL BE DESIGNED BASED ON EXISTING SOIL CONDITIONS AND PROPOSED HAUL ROAD SLOPES.
4. IF MORE THAN ONE ROLL WIDTH IS REQUIRED, ROLLS SHOULD OVERLAP A MINIMUM OF SIX INCHES.
5. LIMITED USE PERVERS ACCESS ROAD SHALL BE TOP DRESSED AS REQUIRED WITH ONLY 1-4" CRUSHED STONE MEETING NYSDOT ITEM 703-02 SPECIFICATIONS.

BASIS OF DESIGN: TENCATE MIRAFI BXG110 GEOGRIDS; 365 SOUTH HOLLAND DRIVE, PENDERGRASS, GA; 800-685-9990 OR 706-693-2226; WWW.MIRAFI.COM



MAINTENANCE NOTES:

1. ALL CONCRETE WASHOUT FACILITIES SHALL BE INSPECTED DAILY. DAMAGED OR LEAKING FACILITIES SHALL BE DEACTIVATED AND REPAIRED OR REPLACED IMMEDIATELY. EXCESS RAINWATER THAT HAS ACCUMULATED OVER HARDENED CONCRETE SHALL BE PUMPED TO A STABILIZED AREA SUCH AS A GRASS FILTER STRIP.
2. ACCUMULATED HARDENED MATERIAL SHALL BE REMOVED WHEN 75% OF THE STORAGE CAPACITY OF THE STRUCTURE IS FILLED. ANY EXCESS WASH WATER SHALL BE PUMPED INTO A CONTAINMENT VESSEL AND PROPERLY DISPOSED OF OFF SITE.
3. DISPOSAL OF THE HARDENED MATERIAL SHALL BE OFF-SITE IN A CONSTRUCTION/DEMOLITION LANDFILL.
4. THE PLASTIC LINER SHALL BE REPLACED WITH EACH CLEANING OF THE WASHOUT FACILITY.
5. INSPECT THE PROJECT SITE FREQUENTLY TO ENSURE THAT NO CONCRETE DISCHARGES ARE TAKING PLACE IN NON-DISCHARGE AREAS.
6. LOCATION(S) TO BE DETERMINED IN THE FIELD BY THE OWNER'S REPRESENTATIVE
7. CONCRETE WASHOUTS SHALL NOT BE LOCATED WITHIN 200' OF ANY KNOWN WELL.



3 CONCRETE WASHOUT AREA

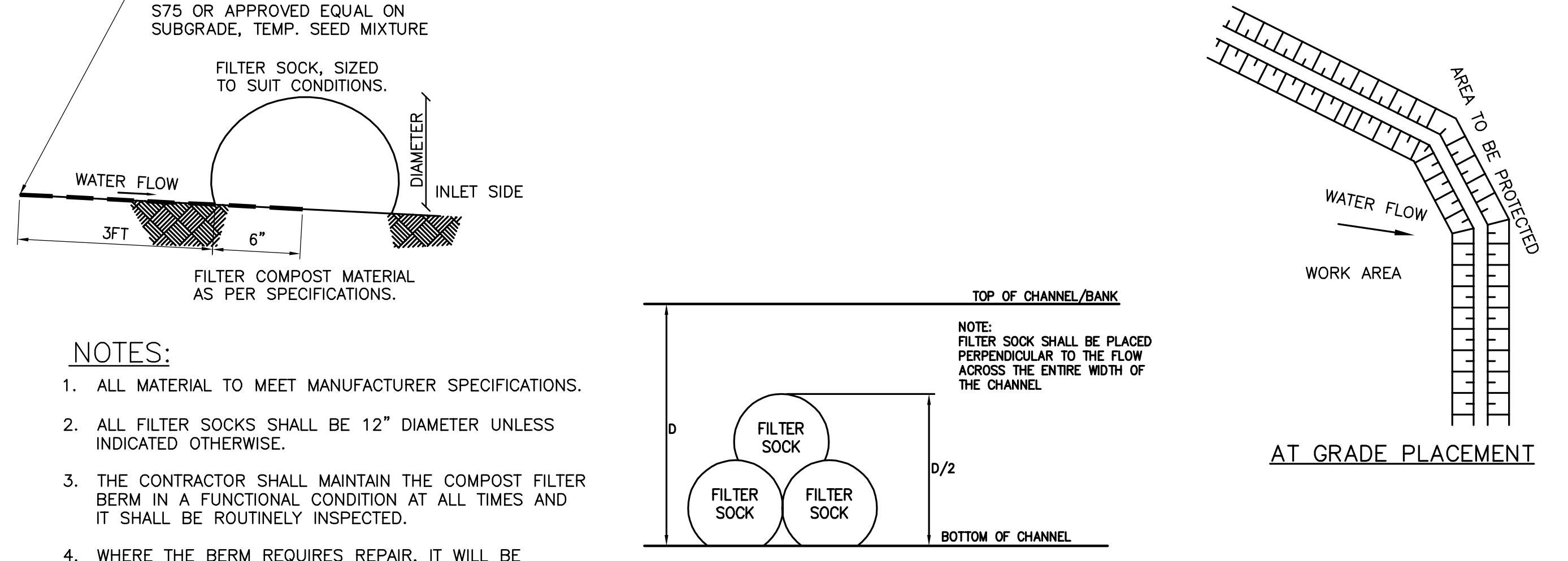
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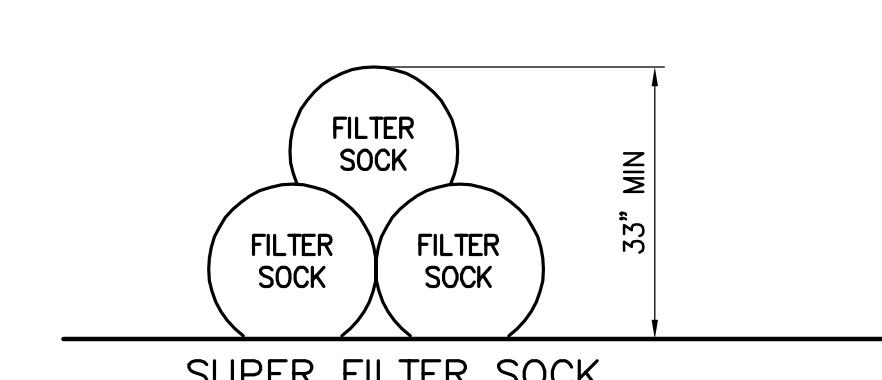
1. ALL MATERIAL TO MEET MANUFACTURER SPECIFICATIONS.
2. ALL FILTER SOCKS SHALL BE 12" DIAMETER UNLESS INDICATED OTHERWISE.
3. THE CONTRACTOR SHALL MAINTAIN THE COMPOST FILTER BERM IN A FUNCTIONAL CONDITION AT ALL TIMES AND IT SHALL BE ROUTINELY INSPECTED.
4. WHERE THE BERM REQUIRES REPAIR, IT WILL BE ROUTINELY REPAIRED.
5. THE CONTRACTOR SHALL REMOVE SEDIMENTS COLLECTED AT THE BASE OF THE BERM WHEN THEY REACH 1/3 OF THE EXPOSED HEIGHT OF THE BERM, OR AS DIRECTED BY THE REPRESENTATIVE.
6. THE COMPOST FILTER BERM WILL BE DISPERSED ON SITE WHEN NO LONGER REQUIRED, AS DETERMINED BY THE REPRESENTATIVE.
7. INSTALL PERPENDICULAR TO FLOW.

4 FILTER SOCK DETAIL

BOLEO SCALE



TYPICAL BERM FOR MINIMAL GRADES SHOWN. FOR STEEPER GRADES, I.E. 2:1 SLOPES INCREASE BERM SIZE AS DETERMINED ON SITE BY REPRESENTATIVE.



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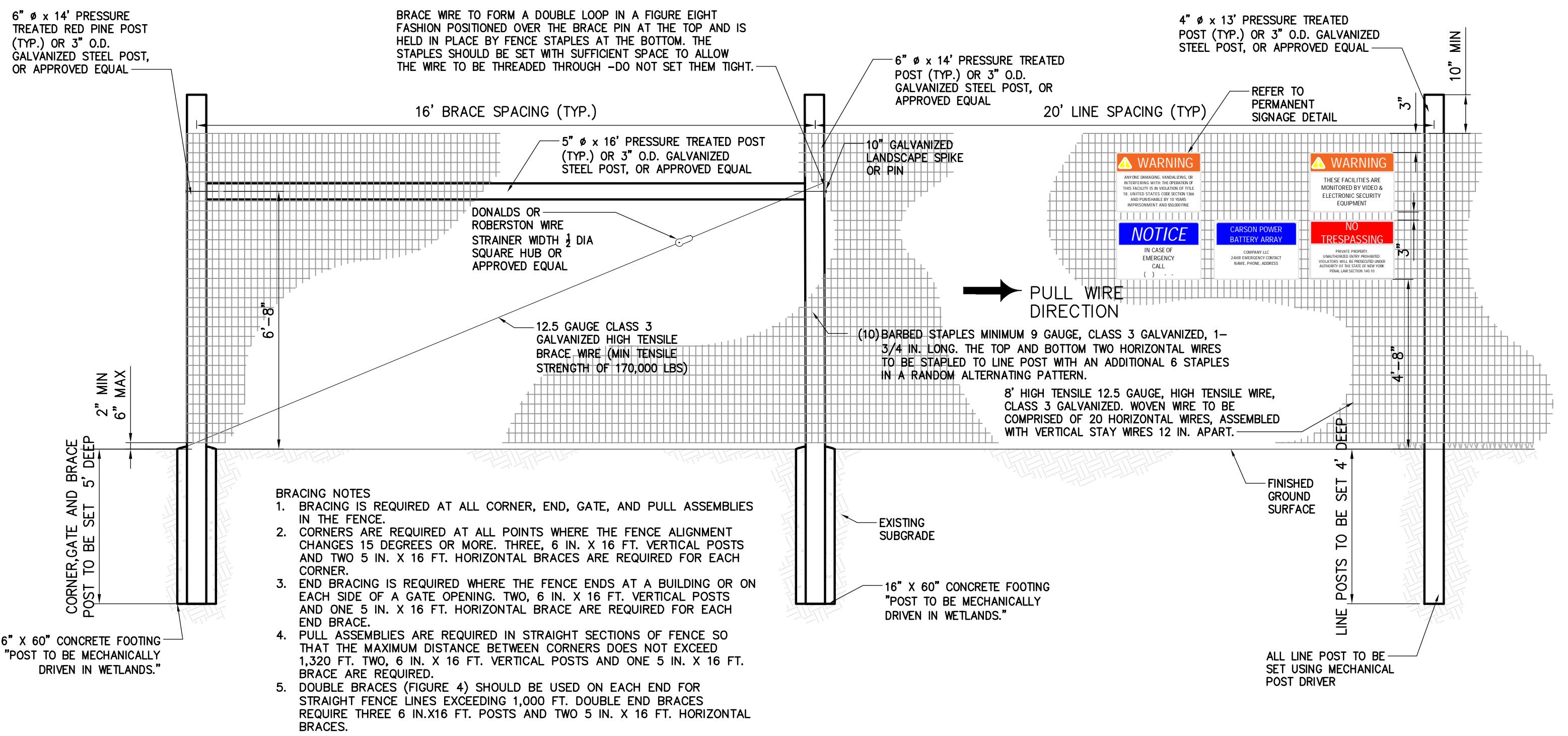
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SITE DETAILS

Designed by:	Drawn by:	Checked by:
JTM	JJO	JPR
Issue Date: 09/25/2025	Project No.: 103415	Scale:

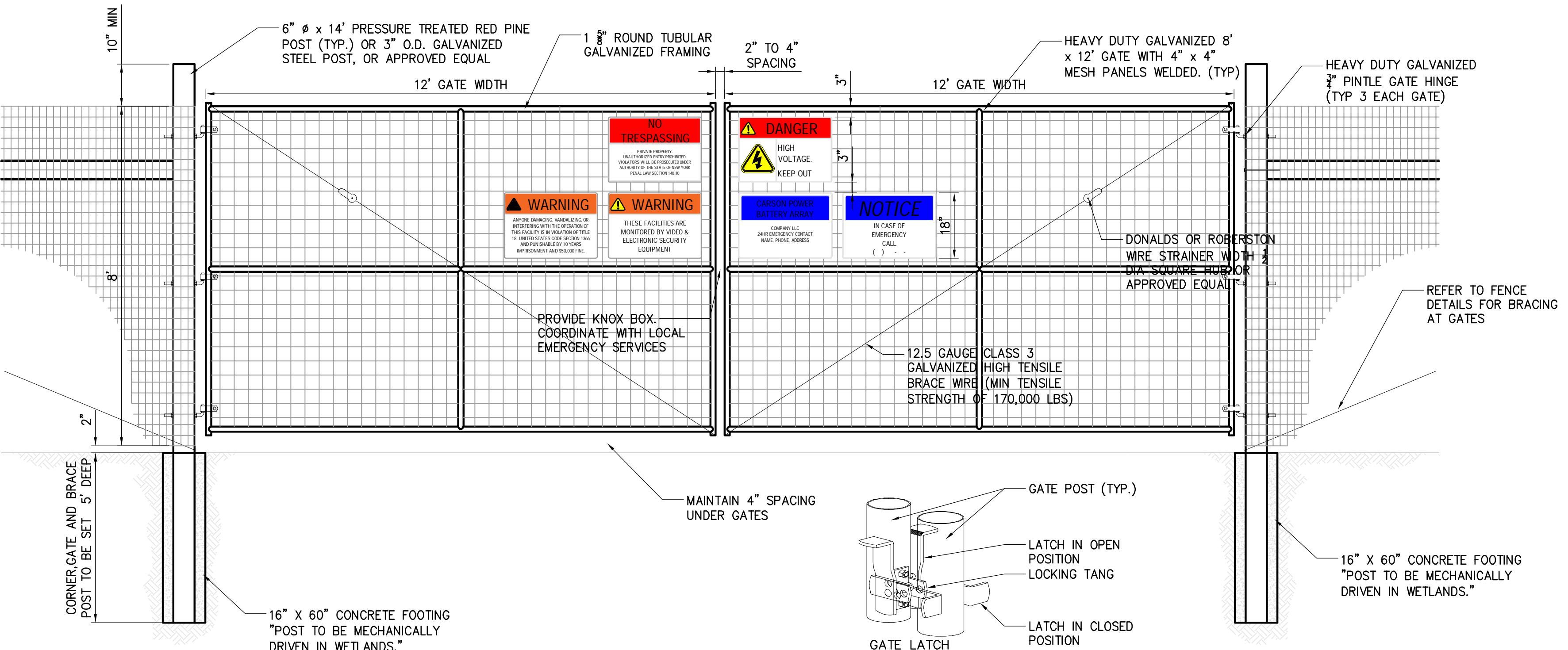
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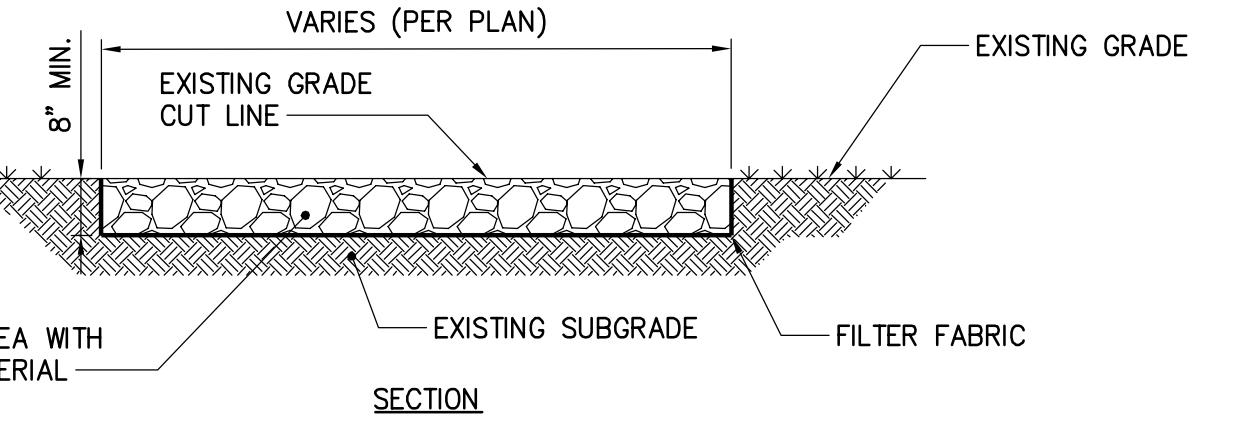
1 8' TALL AGRICULTURE FENCE

SCALE: N.T.S.



3 8' TALL 24' WIDE DOUBLE VEHICULAR GATE AGRICULTURE FENCE
SCALE: 1/8" = 1'

SCALE: N.T.S.

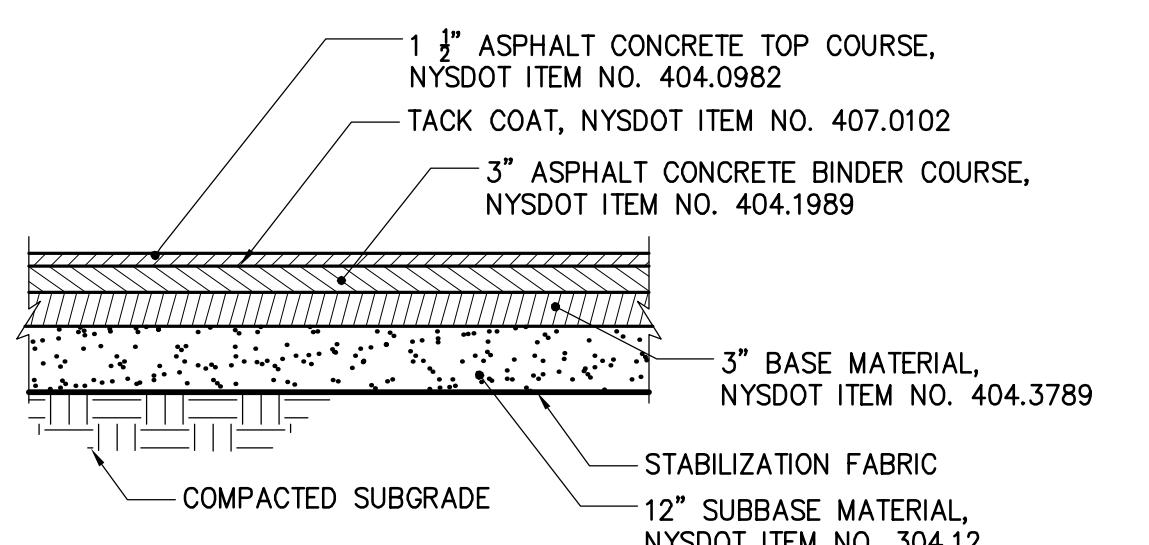


GENERAL NOTES:

1. POROUS GRAVEL STONE SECTION IS LIMITED TO AREAS WITH NO VEHICLE ACCESS
2. REMOVE STUMPS, ROCKS AND DEBRIS AS NECESSARY. FILL Voids TO MATCH EXISTING NATIVE SOILS AND COMPACTION LEVEL.
3. REMOVED TOPSOIL MAY BE SPREAD IN ADJACENT AREAS AS DIRECTED BY THE PROJECT ENGINEER. COMPACT TO THE DEGREE OF THE NATIVE INSITU SOIL. DO NOT PLACE IN AN AREA THAT IMPEDES STORMWATER DRAINAGE.
4. GRADE ROADWAY, WHERE NECESSARY, TO NATIVE SOIL AND DESIRED ELEVATION. MINOR GRADING FOR CROSS SLOPE CUT AND FILL MAY BE REQUIRED.
5. REMOVE REFUSE SOILS. DO NOT PLACE IN AN AREA THAT IMPEDES STORMWATER DRAINAGE. SOILS ARE TO BE TRANSPORTED OFF SITE.
6. THE POROUS GRAVEL AREA CROSS SLOPE SHALL BE 2% IN MOST CASES AND SHOULD NOT EXCEED 5%.
7. THE POROUS GRAVEL AREA CANNOT BE UTILIZED FOR VEHICULAR TRAFFIC DURING CONSTRUCTION. A SEPARATE SPECIFICATION WILL BE DEVELOPED FOR POST CONSTRUCTION USE.
8. SOIL RESTORATION PRACTICES MAY BE APPLICABLE TO RESTORE CONSTRUCTION RELATED COMPACTION TO PRE-EXISTING CONDITIONS AND SHOULD BE VERIFIED BY SOIL PENETROMETER READINGS. THE PENETROMETER READINGS SHALL BE COMPARED TO THE RESPECTIVE RECORDED READINGS TAKEN PRIOR TO CONSTRUCTION, EVERY 100 LINEAR FEET ALONG GRAVEL AREA

2 PERVIOUS GRAVEL SECTION

SCALE: N.T.S.



ASDOT RAVEMENT NOTES:

- ANY PAVING OPERATIONS SHALL REQUIRE AN EMERGENCY CONTACT THAT CAN PERFORM REPAIRS WITHIN 24 HOURS OF NOTIFICATION
- NO OPEN PITS LEFT UNATTENDED OR LEFT OPEN OVERNIGHT
- USE JOINT ADHESIVE FOR VERTICAL JOINTS, NYSDOT ITEM NO. 418.7603
- ANY PAVING OPERATIONS PERFORMED THE THURSDAY PRIOR TO LABOR DAY WILL REQUIRE THE PAVEMENT TO WINTER OVER

ASPHALT CONCRETE PAVEMENT DETAIL

SCALE: N.T.S.

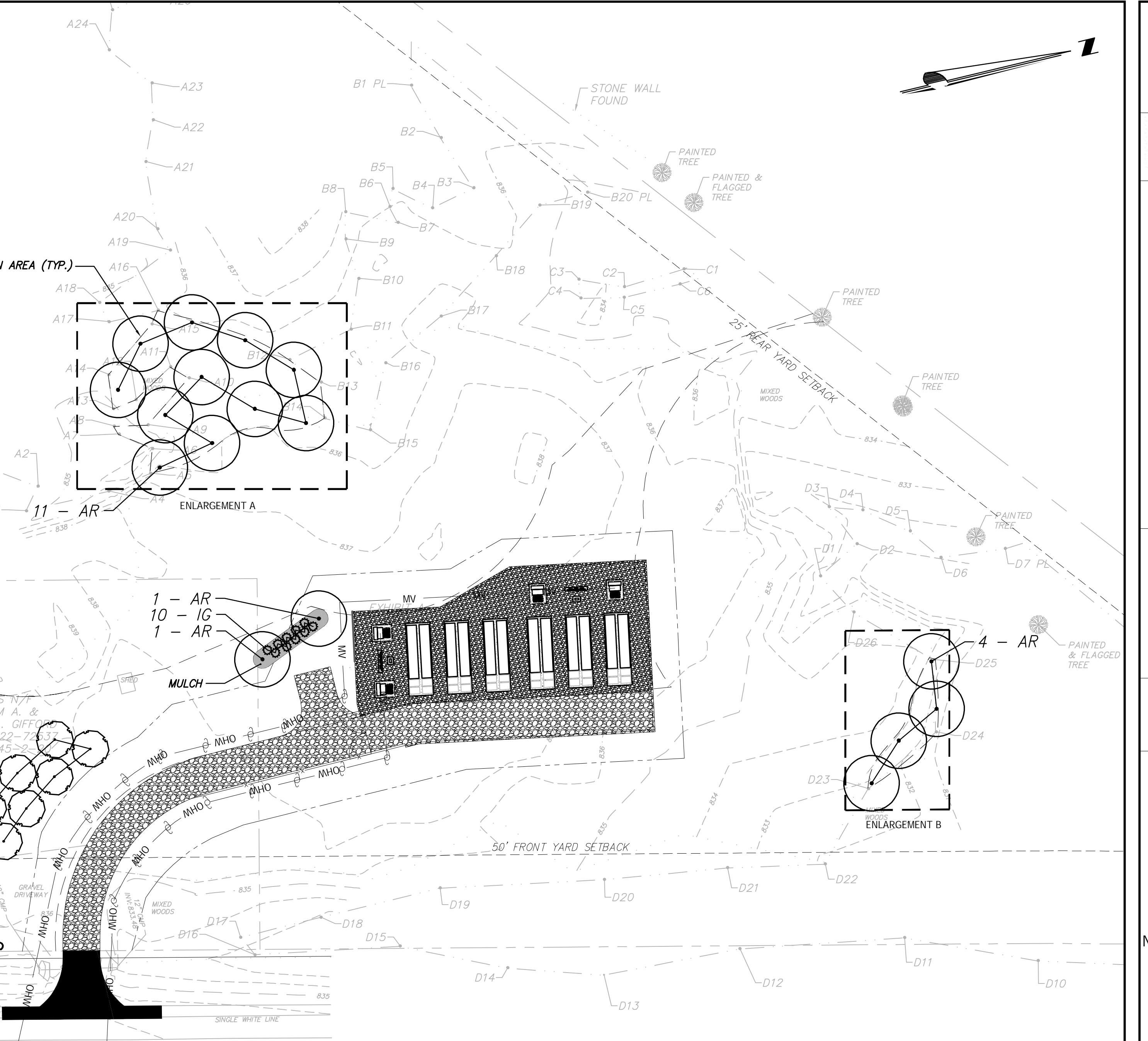
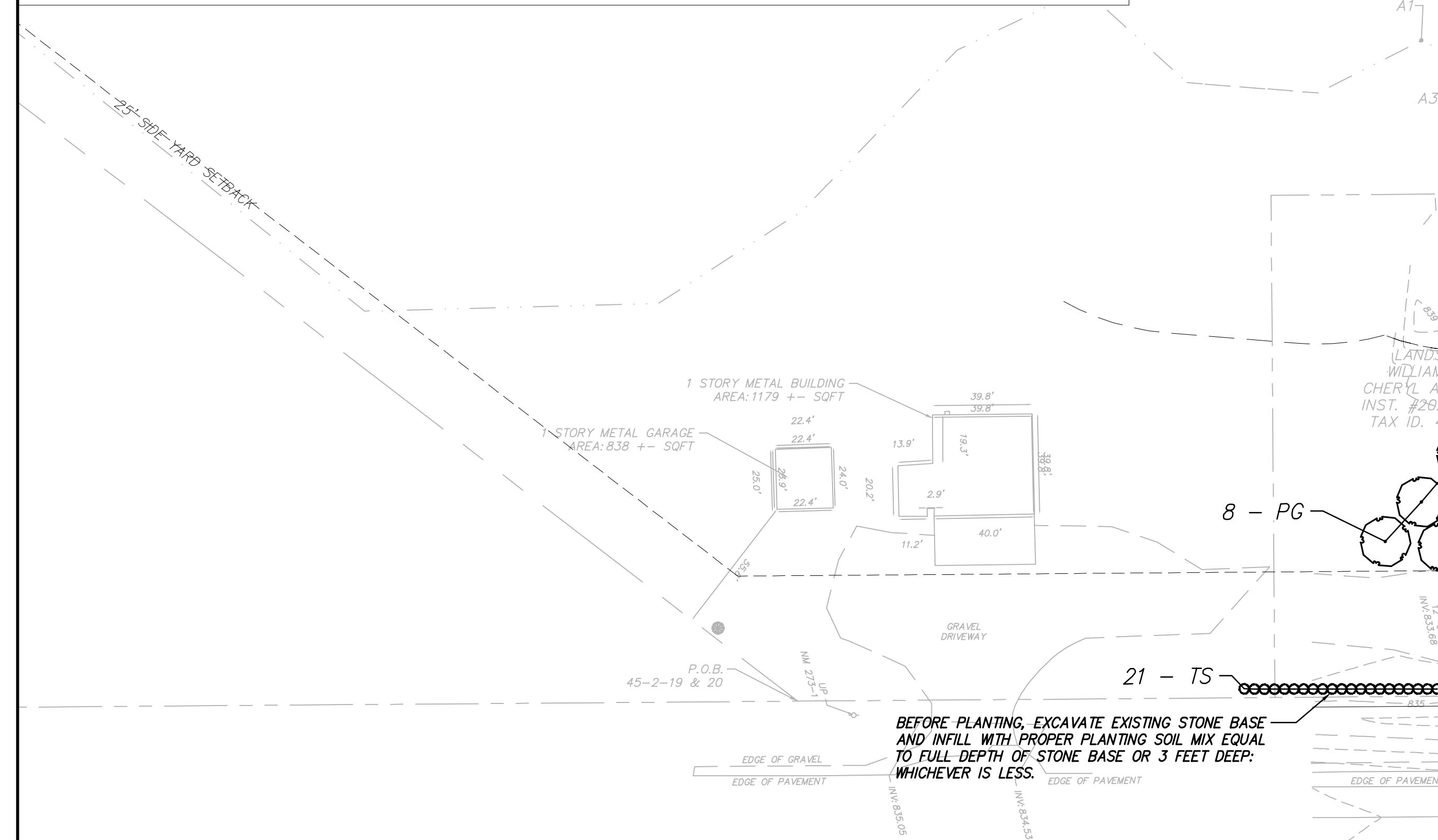
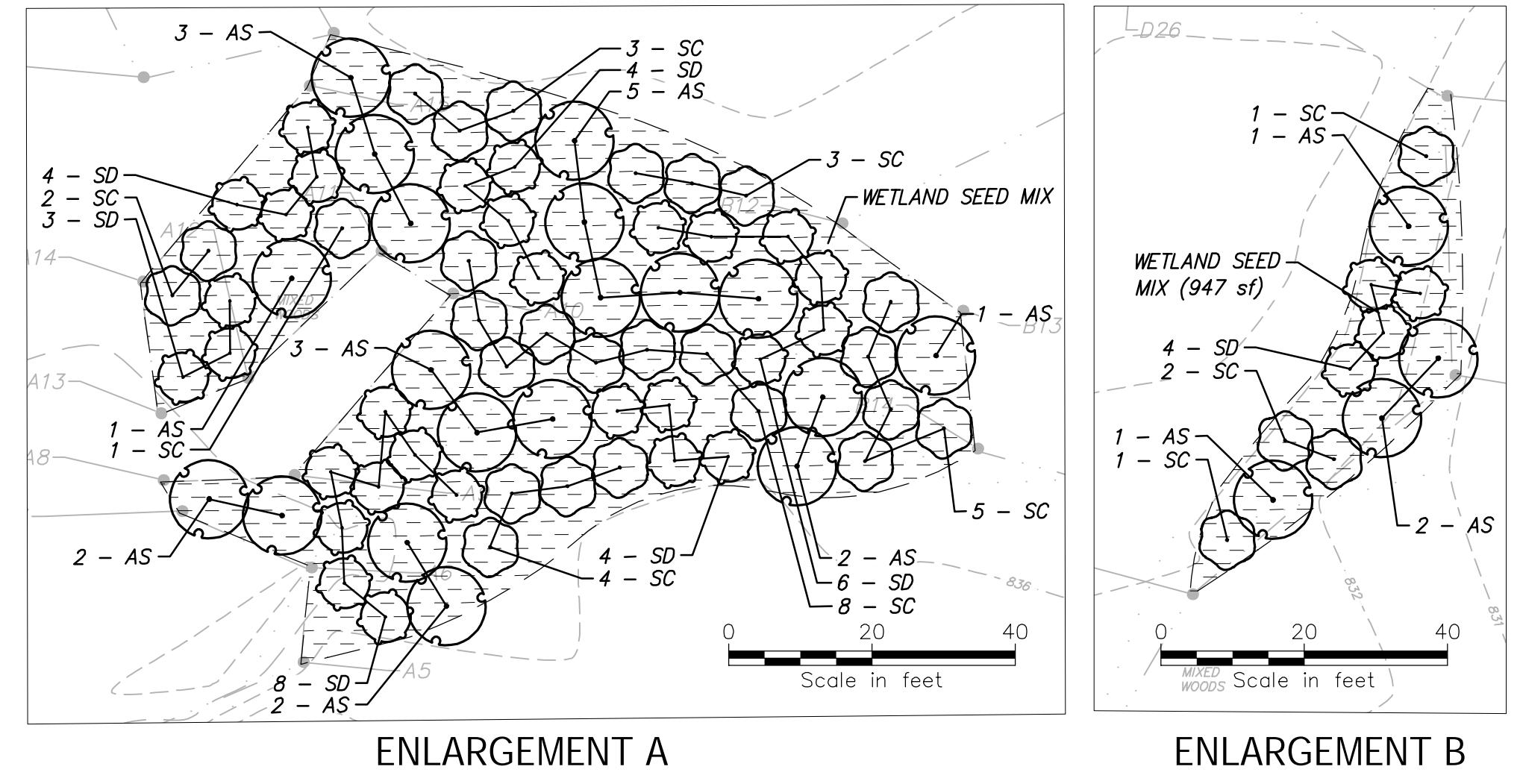
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JM	JJO	JPR
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Drawing No.:

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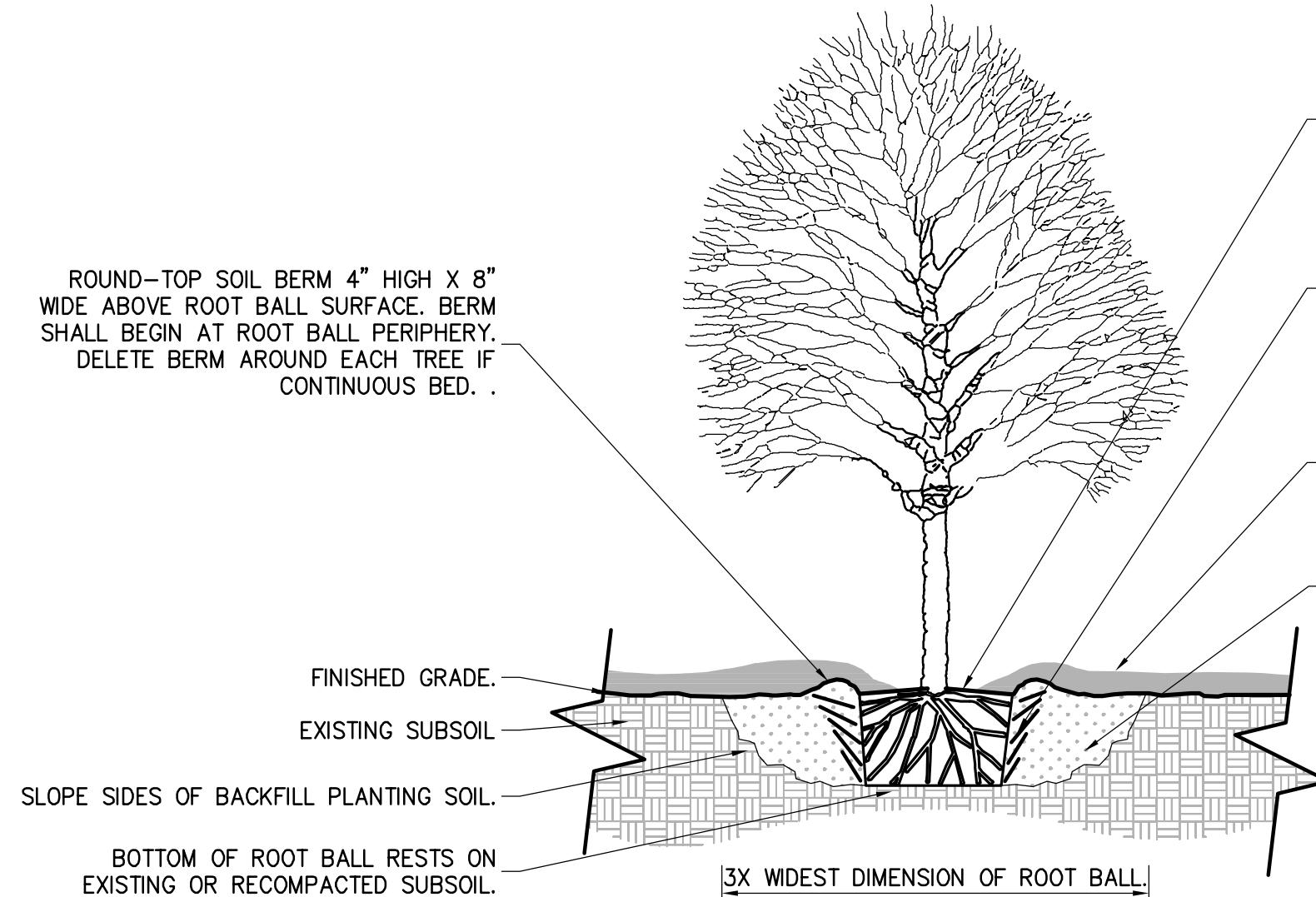
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LANDSCAPE PLAN

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Date: /2025	Project No.: 103415	Scale: AS NOTED

Drawing No.:

Drawing No. .

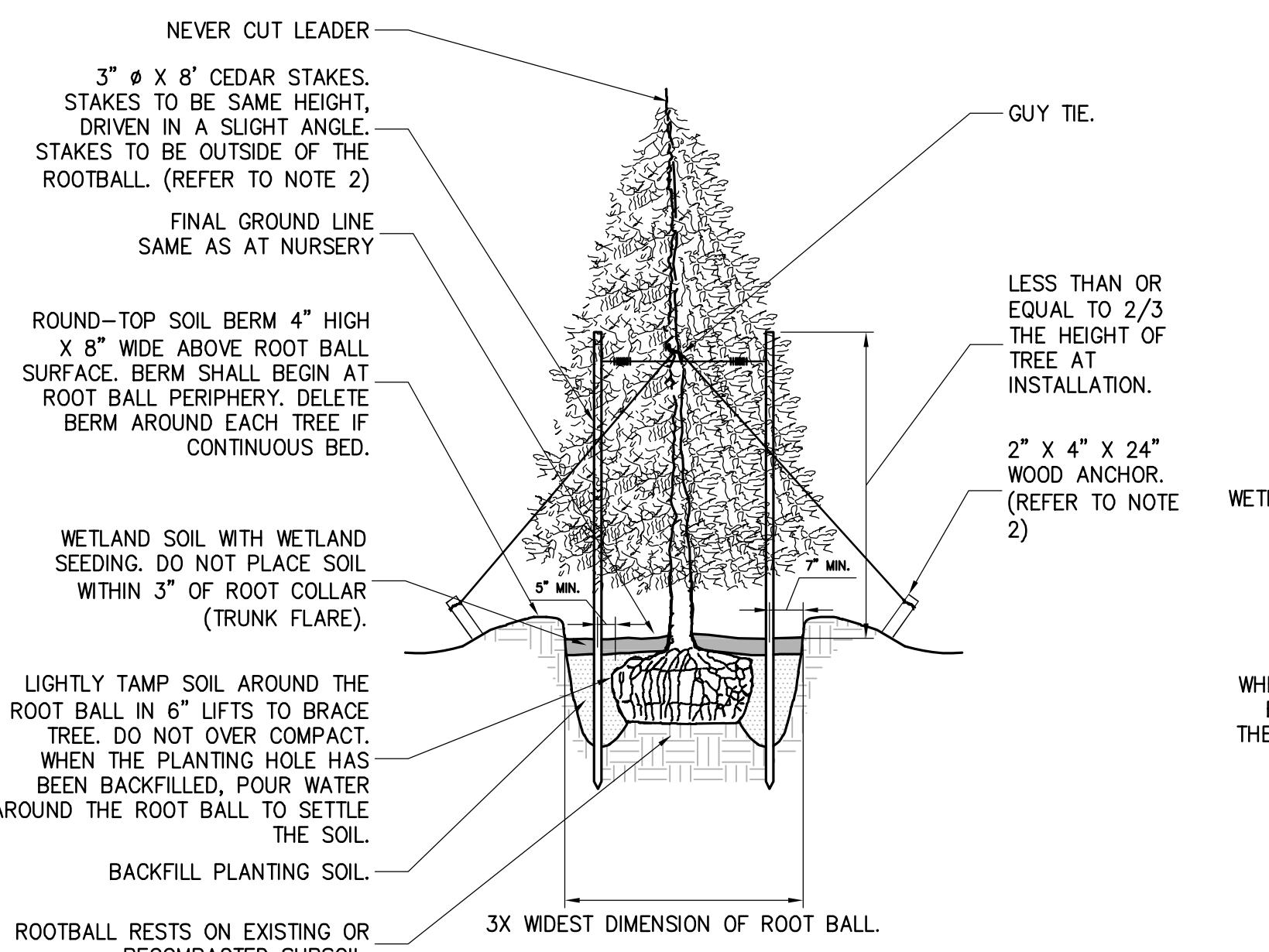


NOTES:

1. TREE SHALL BARE SAME RELATIONSHIP TO FINISH GRADE AS IN THE NURSERY.
2. PRUNE ANY BROKEN BRANCHES AFTER FINAL PLACEMENT. PRUNE PERIMETER BRANCHES AS REQUIRED BUT RETAIN NATURAL SHAPE OF TREE, NEVER CUT A LEADER. PRUNING TO BE PERFORMED BY A QUALIFIED LANDSCAPE PROFESSIONAL.
3. TREE SHALL BE PLUMB AND STRAIGHT.
4. AFTER PLACEMENT AND ROTATION OF TREE, REMOVE ALL ROPES FROM ROOT BALL AND CUT AND REMOVE TOP HALF OF BURLAP. COMPLETELY REMOVE BURLAP IF IT IS MADE OF SYNTHETIC MATERIAL.

1 DECIDUOUS TREE PLANTING & STAKING

NOT TO SCALE

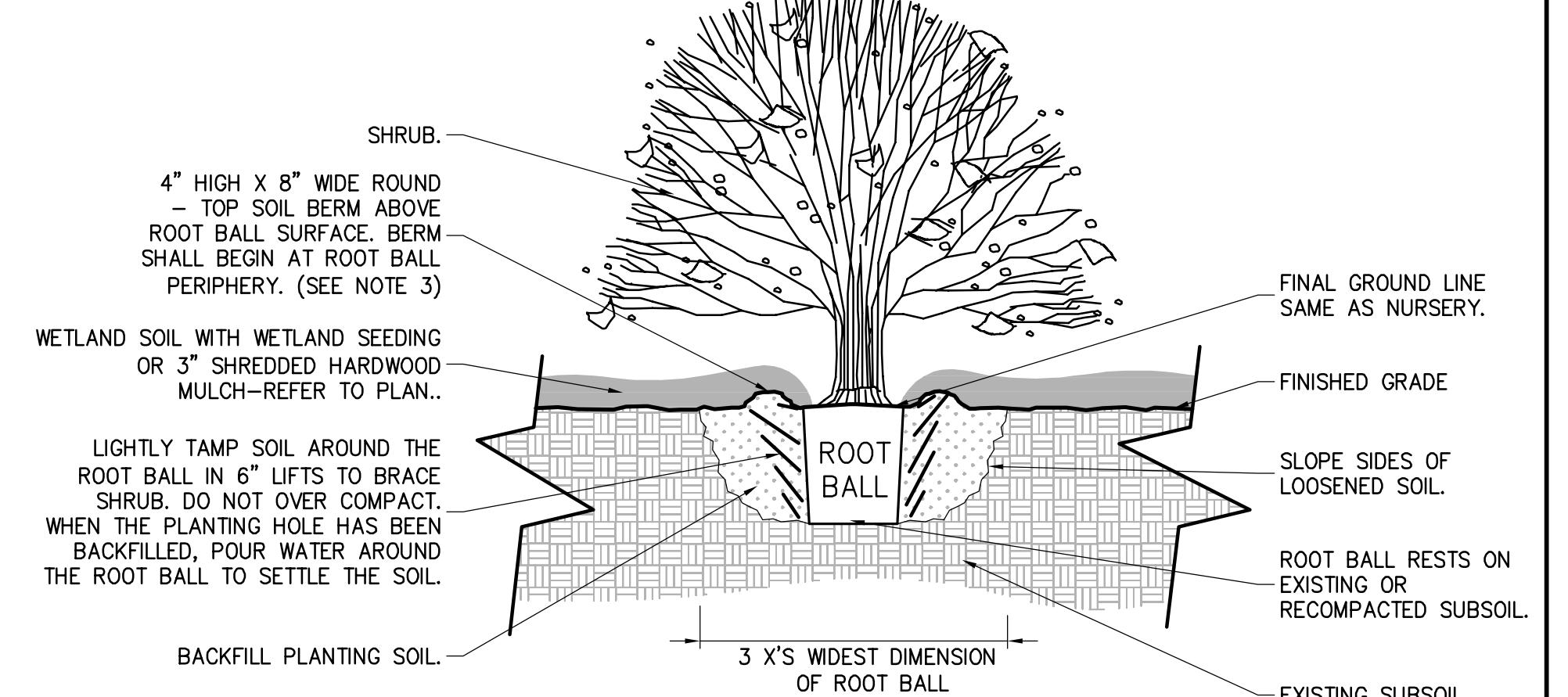


NOTES:

1. SET TREES STRAIGHT AND PLUMB.
2. TREES 5' IN HEIGHT OR LARGER SHALL BE GUYED AND STAKED/ANCHORED WITH 3 EQUALLY STAKES OR ANCHORS.
3. PLANT SO THAT TOP OF ROOT BALL IS THE SAME GRADE AS AT THE NURSERY.
4. AFTER PLACEMENT AND ROTATION OF TREE REMOVE ALL ROPES FROM ROOT BALL AND CUT AND REMOVE TOP 1/2 OF BURLAP. PRUNE ANY BROKEN BRANCHES AFTER FINAL PLACEMENT. PRUNE PERIMETER BRANCHES AS REQUIRED BUT RETAIN NATURAL SHAPE OF TREE. NEVER CUT A LEADER. PRUNING TO BE PERFORMED BY A QUALIFIED LANDSCAPE PROFESSIONAL.
5. STAKES ANCHORS SHALL BE REMOVED AT END OF MAINTENANCE PERIOD.

2 CONIFEROUS TREE PLANTING & STAKING DETAIL

SCALE: N.T.S.



NOTES:

1. MIX PLANTING SOIL IN PLANTING HOLES OR CONTINUOUS BEDS.
2. AFTER PLACEMENT AND ROTATION OF SHRUB REMOVE ALL ROPES FROM ROOT BALL AND CUT AND REMOVE TOP OF BURLAP.
3. DELETE SOIL BERM AROUND EACH SHRUB IF CONTINUOUS BED. PROVIDE NEAT TRIMMED SOIL EDGE AT CONTINUOUS BEDS AGAINST LAWN.
4. PRUNE BROKEN CANES AFTER PLANTING.

3 SHRUB PLANTING

NOT TO SCALE

LANDSCAPE NOTES

1. THE CONTRACTOR SHALL SUPPLY PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE WORK SHOWN. ANY DISCREPANCIES BETWEEN QUANTITIES SHOWN ON THE PLANT SCHEDULE AND THOSE REQUIRED BY THE CONTRACT DRAWINGS SHALL NOT ENTITLE THE CONTRACTOR TO ADDITIONAL REMUNERATION.
2. THE CONTRACTOR SHALL VERIFY AND VISUALLY INSPECT FINAL SELECTION OF PLANT MATERIALS WITH THE LANDSCAPE ARCHITECT OR OWNER PRIOR TO INSTALLATION.
3. ALL PLANTING LOCATIONS SHALL BE STAKED OUT AND APPROVED IN THE FIELD BY THE LANDSCAPE ARCHITECT OR OWNER PRIOR TO INSTALLATION.
4. NO PLANT MATERIAL WILL BE ACCEPTED WHICH DISPLAYS MAJOR IRRREGULARITIES OR MECHANICAL DAMAGE. THE OWNER RETAINS THE RIGHT TO REJECT ANY PLANT MATERIAL DEEMED UNFIT.
5. EXISTING VEGETATION SHALL REMAIN UNDISTURBED IN ALL AREAS WHICH ARE NOT PART OF THE PROPOSED CONTRACT LIMIT LINE.
6. GUARANTEE:
 - A. FOR A PERIOD OF TWELVE MONTHS FROM THE DATE THAT THE WORK UNDER THIS CONTRACT IS CERTIFIED AS COMPLETE, THE CONTRACTOR SHALL: 1) GUARANTEE ALL PLANTS AND SEEDED AREAS UNDER THIS CONTRACT; 2) REMOVE AND REPLACE DURING THIS GUARANTEE PERIOD PLANTS WHICH DIE OR ARE IN A BADLY IMPAIRED CONDITION; 3) REPLANT WITH STOCK OF SAME SIZE AND QUALITY AS ORIGINALLY SPECIFIED; 4) GUY AND MAINTAIN AS SPECIFIED HEREIN AT NO ADDITIONAL COST TO THE OWNER.
 - B. REPLACEMENTS MADE WITHIN SIX MONTHS AFTER THE BEGINNING OF THE GUARANTEE PERIOD SHALL NOT EXTEND THE GUARANTEE PERIOD OF THESE PARTICULAR PLANTS. THOSE REPLACEMENTS MADE SIX MONTHS OR MORE AFTER THE BEGINNING OF THE GUARANTEE PERIOD SHALL BE MAINTAINED AND GUARANTEED FOR A PERIOD OF SIX MONTHS FROM THE TIME OF PLACEMENT.
8. WATER THOROUGHLY DURING AND IMMEDIATELY AFTER PLANTING.

SEEDING NOTES FOR LAWN AREAS (NOT WETLAND SEEDING):

1. DISTURBED AREAS TO BE SEADED SHALL BE SOWN WITH THE FOLLOWING SEEDING MIX:

SPECIES BY PURITY%	% BY WEIGHT	%
KENTUCKY BLUEGRASS*	60	85
CREEPING RED FESCUE	20	95
PERENNIAL RYE	20	95

*KENTUCKY BLUEGRASS MUST CONSIST OF A MINIMUM OF TWO VARIETIES.

2. WEED SEED CONTENT SHALL NOT EXCEED 0.25%.
3. THE SEED MIXTURE SHALL BE DISTRIBUTED BY MEANS OF HYDRO-SEEDING.
4. THE FERTILIZER SHALL BE A 5-10-5 COMMERCIAL GRADE FERTILIZER APPLIED AT THE MANUFACTURER'S RECOMMENDED APPLICATION RATE.
5. SEEDING APPLICATION RATE SHALL BE 4 LBS PER 1,000 SQ. FT.

6. WATER THOROUGHLY IMMEDIATELY AFTER SEEDING.
7. MAINTAIN AND PROTECT ALL SEADED AREAS UNTIL A UNIFORM STAND OF GRASS HAS BEEN ESTABLISHED AND ACCEPTED BY THE LANDSCAPE ARCHITECT OR OWNER.

SEEDING NOTES FOR WETLAND SEED MIX ESTABLISHMENT

1. SEED MIX COMPOSITION
 - A. USE THE FOLLOWING "SHADE TOLERANT WET SITE" SEED MIX BY PINELANDS NURSERY OR APPROVED EQUAL, AND VERIFIED WETLAND INDICATOR STATUS AS REQUESTED BY THE APA:

COMMON NAME	SCIENTIFIC NAME	PERCENT BY # OF SEEDS	WETLAND STATUS	CLASSIFICATION
FOX SEDGE	CAREX VULPINOIDEA	34.00%	OBL	GRAMINOID
VIRGINIA WILD-RYE	ELYMUS VIRGINICUS	21.00%	FACW	GRAMINOID
SHALLOW SEDGE	CAREX LURIDA	18.00%	OBL	GRAMINOID
NORTHERN SEA OATS	CHASMANTHIUM LATIFOLIUM	5.00%	FACW	GRAMINOID
BLUE Vervain	VERBENA HASTATA	4.00%	FACW+	FORB
NEW ENGLAND ASTER	SYMPHYTUM NOVAE-ANGLIAE	3.00%	FACW+	FORB
MONKEY FLOWER	MIMULUS RINGENS	3.00%	OBL	FORB
SOFT RUSH	JUNCUS EFFUSUS	4.00%	FACW+	GRAMINOID
BLUE LOBELIA	LOBELIA Siphilitica	1.00%	FACW+	FORB
HOLLOW JOE-PYE WEED	EUTROCHIUM FISTULOSUM	2.00%	FACW	FORB
SWAMP MILKWEED	ASCLEPIAS INCARNATA	0.50%	OBL	FORB
COMMON BONESET	EUPATORIUM PERfoliatum	2.00%	FACW	FORB
SEEDBOX	LUDWIGIA ALTERNIFOLIA	3.50%	FACW	FORB

2. SITE PREPARATION

- A. TIMING: CONDUCT ALL SOIL DISTURBANCE AND SEEDING BETWEEN APRIL 1 AND SEPTEMBER 30 TO ENSURE SUCCESSFUL ESTABLISHMENT.
- B. SOIL HANDLING:

- I. REMOVE AND DISPOSE OF WOOD CHIPS FROM SURFACE OF DISTURBED AREAS TO BE RESTORED.
- II. CONFIRM THAT WETLAND SOILS ARE PRESENT IN THE DISTURBED AREAS. IF EXISTING REMAINING WETLAND SOILS PRESENT ARE INSUFFICIENT TO MATCH ORIGINAL EXISTING GRADE OR ARE INCONSISTENT IN UNIFORMITY, TESTING OF THE SOIL SHALL BE PERFORMED AND WETLAND SOILS OF A CONSISTENT SIMILAR COMPOSITION TO THE EXISTING SURROUNDING WETLAND SOILS MUST BE ADDED TO ENSURE THERE ARE SUFFICIENT WETLAND SOILS PRESENT TO RE-ESTABLISH THE PREVIOUSLY DISTURBED WETLAND.
- III. ERADICATE WEEDS FROM THE EXPOSED WETLAND SOIL VIA METHODS PERMITTED BY THE APA.

C. GRADING: FINAL GRADES MUST MATCH ADJACENT WETLAND HYDROLOGY. AVOID COMPACTION AND MAINTAIN MICROTOPOGRAPHY.

3. SEEDING AND INSTALLATION

- A. SEEDING RATE: APPLY AT 15 LBS/ACRE USING BROADCAST OR HAND-SEEDING METHODS. ALTERNATIVE METHODS MAY BE PERMITTED BY THE APA PRIOR TO INSTALLATION. WRITTEN PERMISSION MUST BE DOCUMENTED AND SUPPLIED TO THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- B. SEED INCORPORATION: LIGHTLY RAKE OR ROLL TO ENSURE SEED-TO-SOIL CONTACT IF THE SOIL IS NOT WET. DO NOT BURY SEED DEEPER THAN 1/4 INCH.
- C. MULCHING: APPLY A THIN LAYER OF WEED-FREE STRAW MULCH. USE APA-APPROVED ANCHORAGE METHODS.
- D. WATERING: WATER THE SEEDS IN AT THE TIME OF PLANTING.

4. POST-INSTALLATION

- A. WATERING: PROVIDE SUPPLEMENTAL IRRIGATION DURING DRY PERIODS FOR THE FIRST 6-8 WEEKS.
- B. MONITORING:

- I. INSPECT FOR GERMINATION, EROSION, AND INVASIVE SPECIES. MITIGATE ACCORDINGLY.
- II. RESEED BARE AREAS AS NEEDED.

- III. IN THE FIRST GROWING SEASON TRIM THE VEGETATION BACK WHENEVER IT REACHES 18", BUT DO NOT TRIM TO A HEIGHT LOWER THAN 8" HIGH AND DO NOT TRIM AFTER MID-SEPTEMBER.

IV. SUBMIT MONITORING REPORTS ACCORDING TO THE APA IF REQUIRED.

- C. PROTECTION: INSTALL FENCING TO PREVENT HUMAN AND WILDLIFE DISTURBANCE DURING ESTABLISHMENT.

TOPSOIL NOTES (NON-WETLAND SOIL MIX AREAS):

1. ALL AREAS OF THE SITE WHICH ARE DISTURBED AND NOT PLANTED, MULCHED, PAVED, ETC. SHALL BE TOPSOILED AND SEADED.
2. TOPSOIL TO BE INSTALLED TO A MINIMUM 4" DEPTH IN LAWN AREAS.
3. TOPSOIL SHALL CONSIST OF FERTILE, FRIABLE, NATURAL LOAM FREE OF SUBSOIL, CLAY LUMPS, BRUSH, TWIGS, ENVIRONMENTAL CONTAMINANTS, STONES OR OTHER DELETERIOUS MATERIALS LARGER THAN 1.5" IN GREATEST DIMENSION.
4. PROPOSED TOPSOIL SHALL BE TESTED BY AN INDEPENDENT TESTING FACILITY WITH TEST RESULTS SUBMITTED TO THE LANDSCAPE ARCHITECT/ENGINEER FOR APPROVAL. CONTRACTOR SHALL PAY FOR ALL TESTING. ACCEPTANCE OF TOPSOIL SHALL BE BASED UPON TEST RESULTS. ONE TEST SHALL BE PERFORMED PER 100 C.Y. OF TOPSOIL. LABORATORY TESTS SHALL INCLUDE THE FOLLOWING:

A. SIEVE PARTICLE SIZE ANALYSIS AND GRADIENT OF MINERAL CONTENT.

SCREEN SIZE	% SOIL RETAINED	%
1"	0	100
1/4"	3	97
NO. 100	40	60
40-60		

B. CHEMICAL ANALYSIS OF THE FOLLOWING:

- I. PH (BETWEEN 5.5 AND 7.0)
- II. PERCENT OF ORGANIC CONTENT (NO LESS THAN 6% NOR MORE THAN 20%).
- III. NUTRIENT LEVELS OF PHOSPHORUS, POTASSIUM, MAGNESIUM, MANGANESE, IRON, ZINC AND CALCIUM
- IV. SOLUBLE SALT
- V. CATION EXCHANGE CAPACITY (CEC).

- C. NATURAL TOPSOIL MAY BE AMENDED WITH APPROVED MATERIALS, BY APPROVED METHODS, TO MEET THE ABOVE SPECIFICATIONS.

No.	Submittal / Revision	Apv	By	Date
△	REV PER COUNTY AND APA COMMENTS	JPR	JTM	12/19/2025
△	REV PER COUNTY AND APA COMMENTS	JPR	JTM	11/19/2025
△	REV PER COUNTY AND APA COMMENTS	JPR	JTM	11/04/2025
△	REV SITE PLAN SUBMISSION	JPR	JTM	09/25/2025
△	SITE PLAN SUBMISSION	JPR	JTM	08/20/2025

**FOR PERMIT ONLY
NOT FOR CONSTRUCTION**

Designed By:	Drawn By:	Checked By:
JMG	JMG	AEB
Issue Date: 09/25/2025	Project No.: 103415	Scale: AS NOTED

Drawing No.: **L-101**

LANDSCAPE DETAILS