

SACANDAGA BESS

1030 B, STATE HWY 30
NORTHAMPTON, NY 12117

PLANNING BOARD SUBMISSION



SCALE: 1"=2,000'

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OWNER/APPLICANT



110 WILLIAM STREET
24TH FLOOR
NEW YORK, NY 10038

SEPTEMBER 25, 2025

CONSULTANT



III WINNERS CIRCLE
ALBANY, NY 12206



SACANDAGA BESS
1030 B, STATE HWY 30
NORTHAMPTON, NY 12117

FOR PERMIT ONLY
NOT FOR
CONSTRUCTION

No.	Submittal / Revision	Appr	By	Date
1	REV PER COUNTY AND APA COMMENTS	JPR	JTM	12/19/2025
2	REV PER COUNTY AND APA COMMENTS	JPR	JTM	11/19/2025
3	REV PER COUNTY AND APA COMMENTS	JPR	JTM	11/04/2025
4	REV SITE PLAN SUBMISSION	JPR	JTM	09/25/2025
5	SITE PLAN SUBMISSION	JPR	JTM	08/20/2025

COVER SHEET

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

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

1. LAND DISTURBING ACTIVITIES SHALL NOT COMMENCE UNTIL APPROVAL TO DO SO HAS BEEN RECEIVED BY GOVERNING AUTHORITIES.
2. 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)
3. SITE DISTURBANCE SHALL NOT EXCEED ONE (1) ACRE THROUGHOUT THE DURATION OF CONSTRUCTION.
4. ALL EXPOSED AREAS SHALL BE SEEDED AND MULCHED AS SPECIFIED WITHIN 7 DAYS OF FINAL GRADING.
5. INACTIVE PORTIONS OF THE SITE ARE TO BE SEEDED AND MULCHED AS SPECIFIED WITHIN 7 DAYS.
6. 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.
7. 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.
8. GENERAL CONTRACTOR SHALL COMPLY WITH ALL STATE AND LOCAL ORDINANCES THAT APPLY.
9. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY FOLLOWING SITE INSPECTION.
10. GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO TAKE WHATEVER MEANS NECESSARY TO ESTABLISH PERMANENT SOIL STABILIZATION.
11. 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.
12. CONTRACTOR TO PROVIDE TEMPORARY CONSTRUCTION ENTRANCES WHEREVER VEHICLES WILL BE ENTERING/LEAVING THE CONSTRUCTION ZONES. .
13. 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 NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
 - B. EXAMINE THE SITE AND INCLUDE IN HIS WORK THE EFFECT OF ALL EXISTING CONDITIONS ON THE WORK.
 - C. PROVIDE AND INSTALL ALL MATERIALS AND PERFORM ALL WORK IN ACCORDANCE WITH RECOGNIZED GOOD STANDARD PRACTICE.
 - D. HOLD THE OWNER HARMLESS AGAINST ANY AND ALL CLAIMS ARISING FROM WORK DONE BY THE CONTRACTOR ON THE SITE.
14. ALL TRENCH EXCAVATION AND ANY REQUIRED SHEETING AND SHORING SHALL BE DONE IN ACCORDANCE WITH THE LATEST REVISIONS OF NEW YORK STATE INDUSTRIAL CODE RULE 23 AND OSHA REGULATIONS FOR CONSTRUCTION. SHEET PILING SHALL BE DESIGNED AND SEALED BY A NEW YORK STATE PROFESSIONAL ENGINEER.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR DEWATERING AND THE MAINTENANCE OF SURFACE DRAINAGE DURING THE COURSE OF WORK AND SHALL SUBMIT A DEWATERING PLAN DESIGNED AND SEALED BY A NEW YORK STATE PROFESSIONAL ENGINEER. CONTRACTOR SHALL MAINTAIN EXISTING SITE DRAINAGE PATTERNS THROUGHOUT CONSTRUCTION UNLESS OTHERWISE SHOWN ON THE PLANS.
16. ALL UTILITY WORK INVOLVING CONNECTIONS TO EXISTING SYSTEMS SHALL BE COORDINATED WITH THE ENGINEER AND THE UTILITY OWNER. NOTIFY THE ENGINEER AND THE UTILITY OWNER 72 HOURS BEFORE EACH AND EVERY CONNECTION TO EXISTING SYSTEMS IS MADE.
17. CONSTRUCTION OF ALL PROPOSED UTILITIES MUST BEGIN AT ITS POINT OF CONNECTION TO THE EXISTING UTILITY OR AT THE LOWEST POINT IN THE SYSTEM. RIMS, GRATES, INVERTS, CLEARANCES, AND LOCATION AT CROSSINGS MUST BE VERIFIED PRIOR TO THE BEGINNING OF CONSTRUCTION.
18. MAINTAIN FLOW FOR ALL EXISTING UTILITIES.
19. ALL FRAMES/COVERS WITHIN PAVED AREAS SHALL HAVE THE TOPS SET FLUSH WITH THE EXISTING PAVEMENT GRADE. IN LANDSCAPED AREAS, ALL FRAMES SHALL BE 0.1' ABOVE GRADE.
20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL FIELD LAYOUT. THE CONTRACTOR SHALL TAKE TIES TO ALL UTILITY CONNECTIONS AND PROVIDE MARKED-UP AS-BUILT PLANS FOR ALL UTILITIES SHOWING TIES TO CONNECTIONS, BENDS, VALVES, LENGTHS OF LINES, AND INVERTS. AS-BUILT PLANS SHOWING ALL UNDERGROUND UTILITIES INSTALLED OR ENCOUNTERED SHALL BE REVIEWED BY THE OWNER AND HIS REPRESENTATIVES. THE CONTRACTOR SHALL PROVIDE ANY CORRECTION OR ADMISSIONS TO THE SATISFACTION OF THE OWNER AND HIS REPRESENTATIVES BEFORE UTILITIES WILL BE ACCEPTED.
21. TEMPORARY PAVEMENT SHALL BE PLACED WITHIN 48 HOURS OF COMPLETION OF EXCAVATION AND BACKFILL OPERATIONS WITHIN THE EXISTING PAVEMENT LIMITS.
22. CONTRACTOR SHALL MAINTAIN ALL TRAFFIC IN ALL AREAS IN ACCORDANCE WITH THE NYSDOT MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
23. ALL EXCAVATIONS SHALL BE BACKFILLED TO EXISTING GRADE AT THE END OF EACH WORK DAY.
24. CONTRACTOR SHALL TAKE CARE TO PREVENT DAMAGE TO EXISTING UTILITIES. DAMAGED UTILITIES SHALL BE IMMEDIATELY REPAIRED BY CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
25. CONTRACTOR COORDINATE WITH DEC AND APA 48 HOURS BEFORE THE COMMENCEMENT OF WORK.



IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, OR LAND SURVEYOR TO ALTER ANY ITEM IN ANY WAY. IF AN ITEM BEARING THE STAMP OF A LICENSED PROFESSIONAL IS ALTERED, THE ALTERING BUSINESS, ARCHITECT, LANDSCAPE ARCHITECT, OR LAND SURVEYOR SHALL STAMP THE DOCUMENT AND INCLUDE THE NATURE AND EXTENT OF THE ALTERATION, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

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NORTHAMPTON, NY 12117

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⚠	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

NOTES AND LEGEND

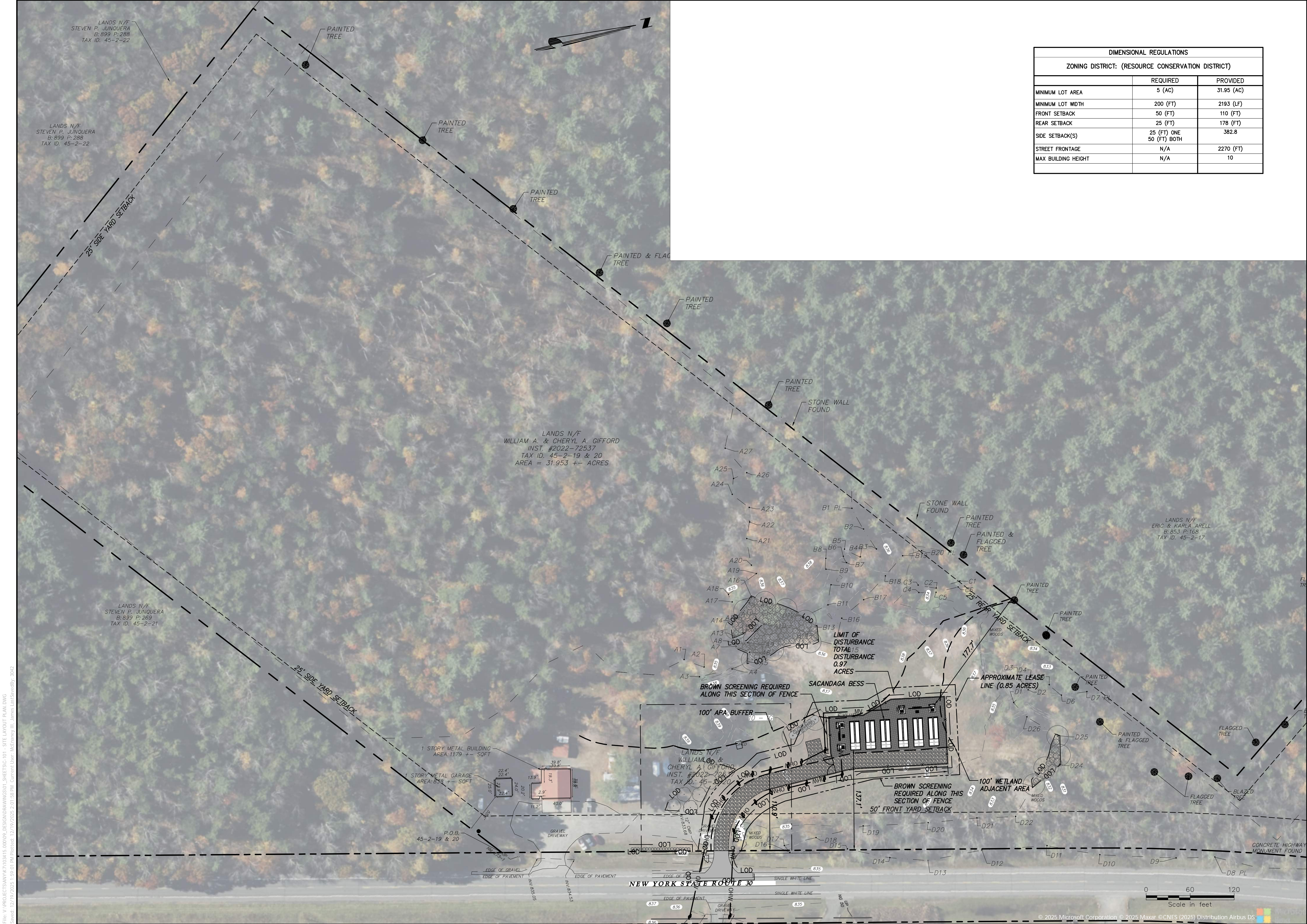
Designed By: JTM	Drawn By: JJO	Checked By: JPR
Issue Date: 09/25/2025	Project No.: 103415	Scale:

Drawing No.:

G-002







DIMENSIONAL REGULATIONS		
ZONING DISTRICT: (RESOURCE CONSERVATION DISTRICT)		
	REQUIRED	PROVIDED
MINIMUM LOT AREA	5 (AC)	31.95 (AC)
MINIMUM LOT WIDTH	200 (FT)	2193 (LF)
FRONT SETBACK	50 (FT)	110 (FT)
REAR SETBACK	25 (FT)	178 (FT)
SIDE SETBACK(S)	25 (FT) ONE 50 (FT) BOTH	382.8
STREET FRONTAGE	N/A	2270 (FT)
MAX BUILDING HEIGHT	N/A	10

CHA

III Winners Circle, PO Box 5269
Albany, NY 12205-0269
518.453.4500 www.chasolutions.com

CarsonPower

STATE OF NEW YORK
JAMES THOMAS MCENMINE III
090899
PROFESSIONAL ENGINEER

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OVERALL SITE PLAN

Designed By: JTM

Drawn By: JJO

Checked By: JPR

Issue Date: 09/25/2025

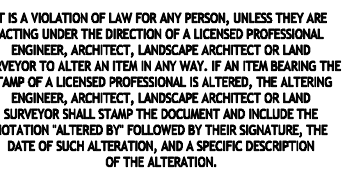
Project No.: 103415

Scale: AS NOTED

Drawing No.: C-100

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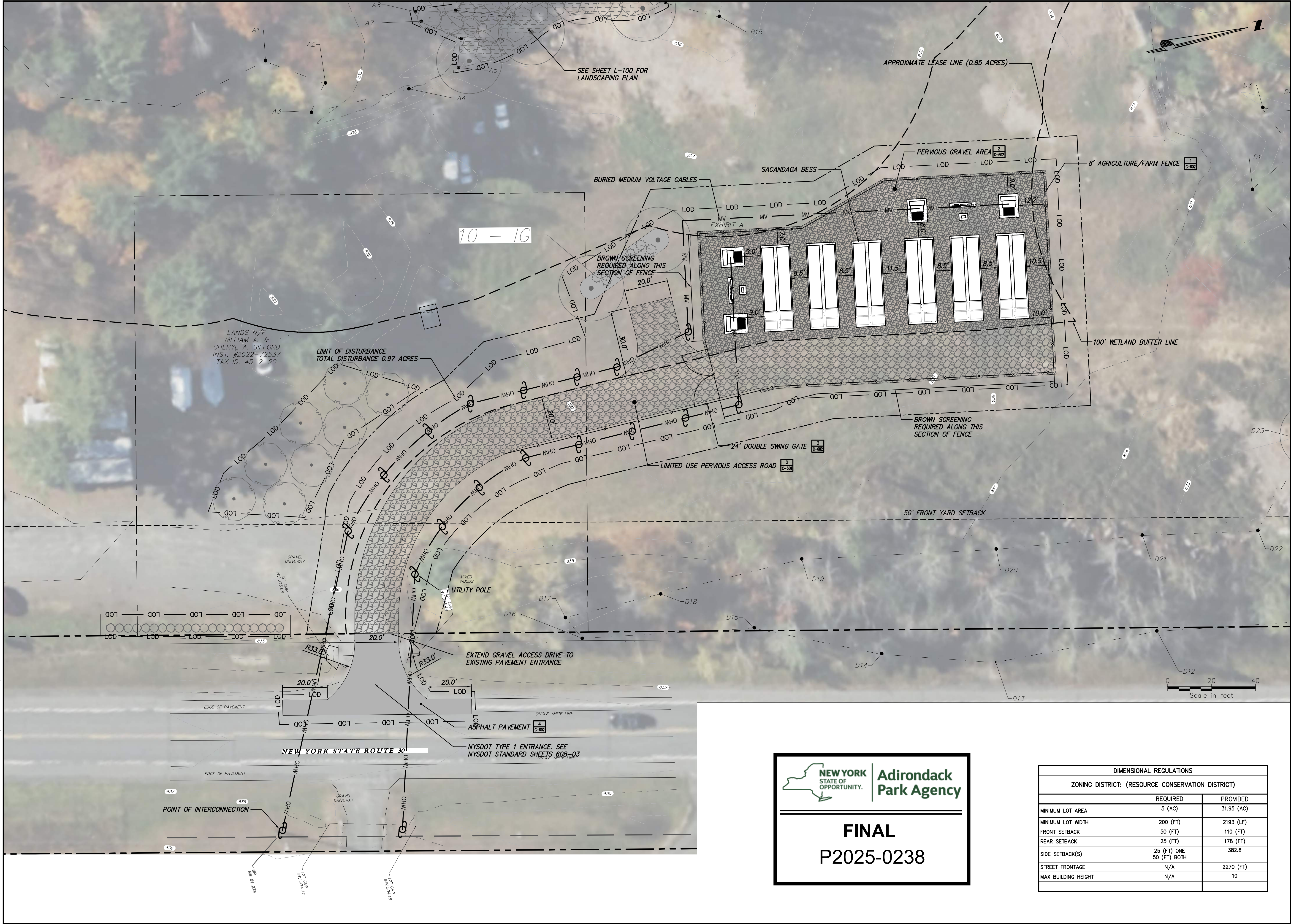


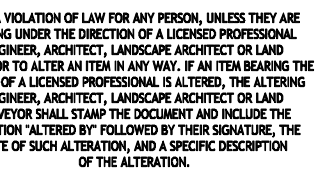
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C-101





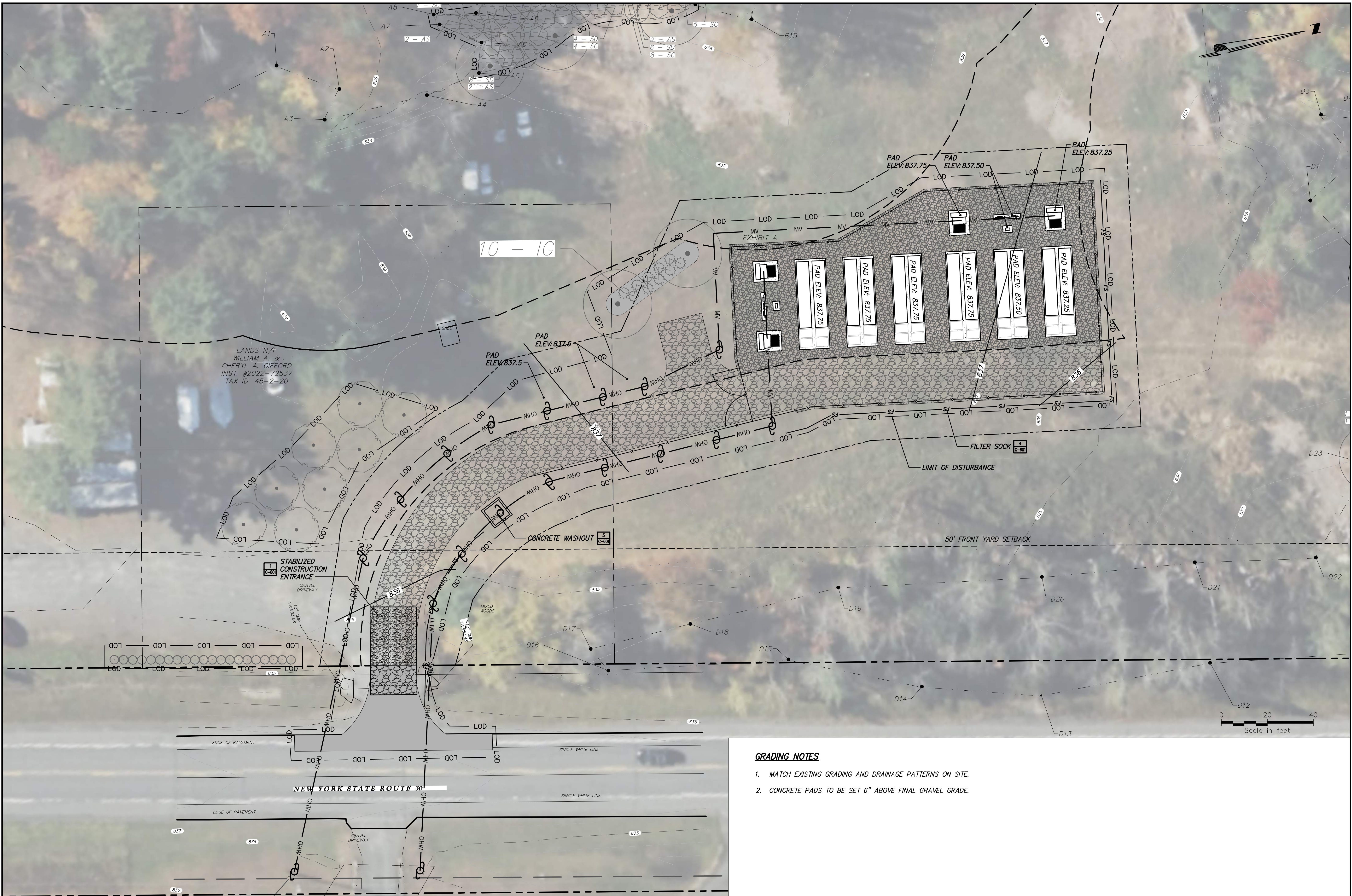
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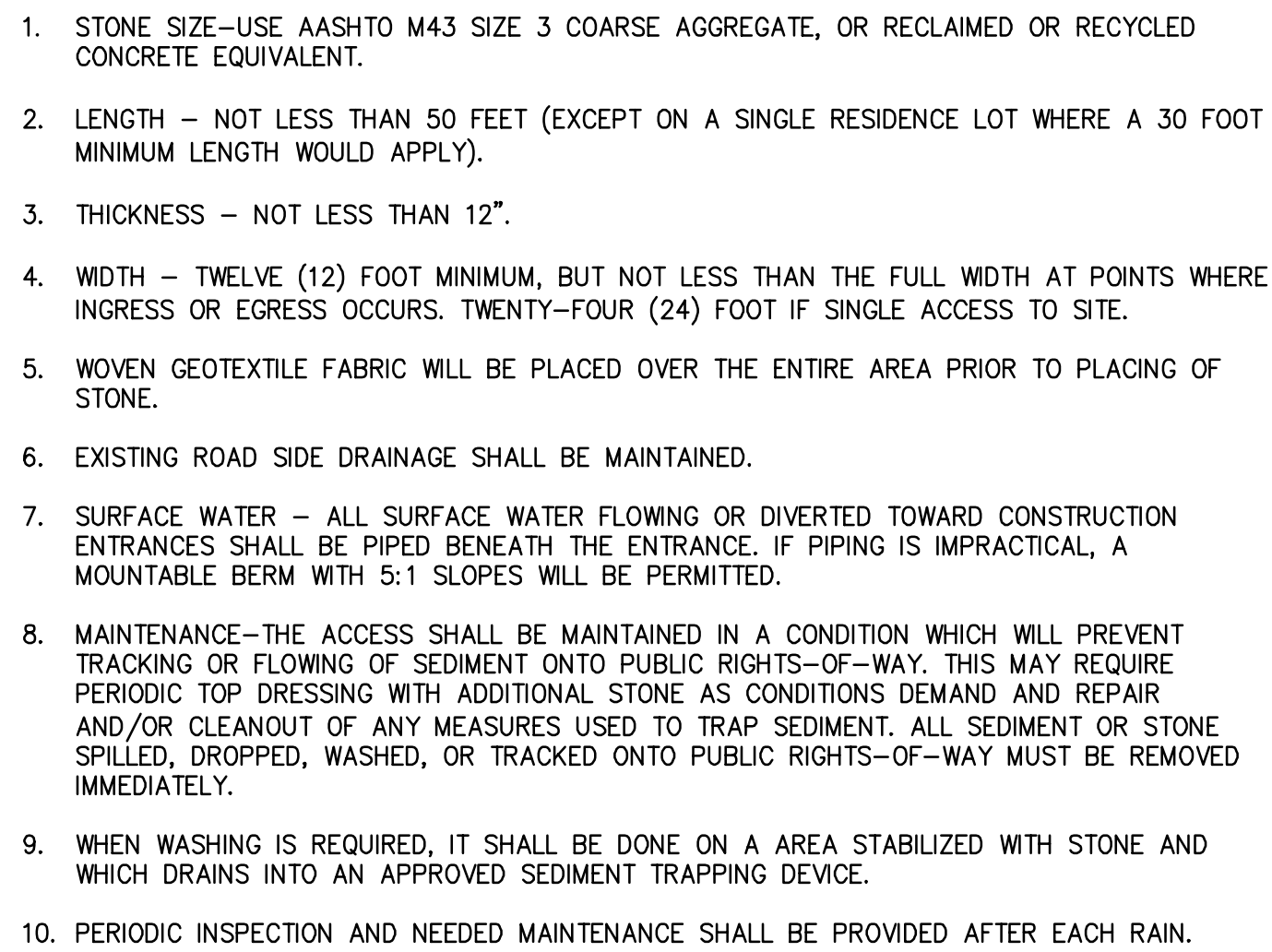
GRADING AND EROSION AND SEDIMENT CONTROL PLAN

Designed By: JTM	Drawn By: JJO	Checked By: JPR
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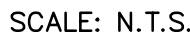
C-102



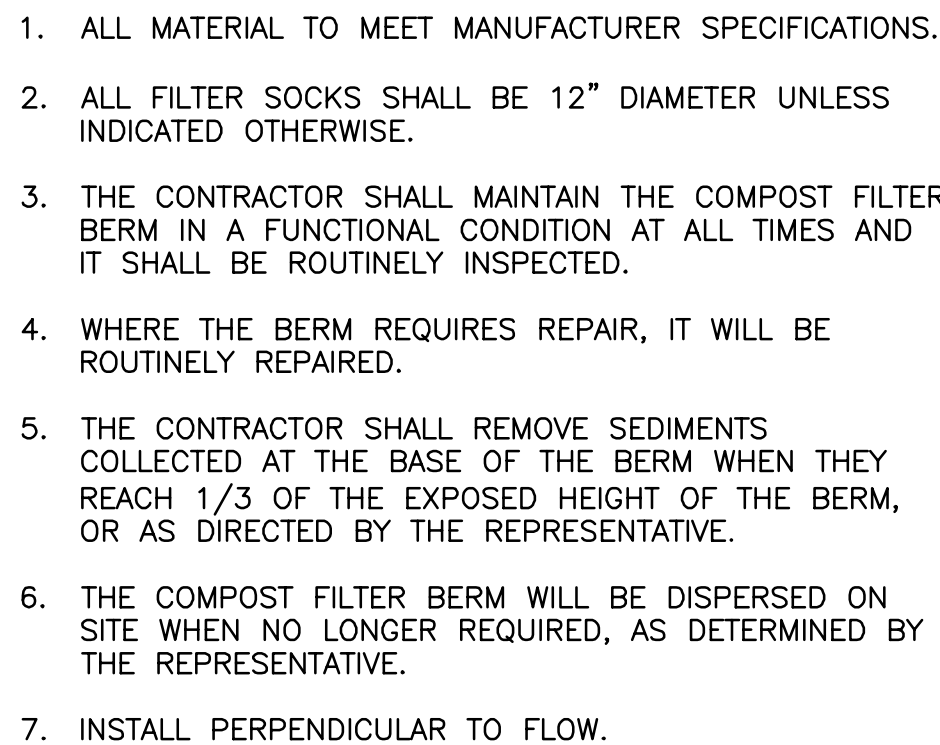
1. MATCH EXISTING GRADING AND DRAINAGE PATTERNS ON SITE.
2. CONCRETE PADS TO BE SET 6" ABOVE FINAL GRAVEL GRADE.



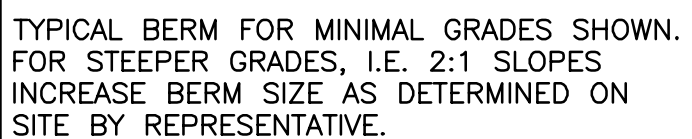
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NOALED SCALE



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 PERVIOUS 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 INSITU 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 PERVIOUS 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 PERVIOUS 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 LINEAL FEET ALONG THE PROPOSED ROADWAY.
10. TO ENSURE THE SOIL IS NOT TRACKED ONTO THE LIMITED USE PERVIOUS ACCESS ROAD, IT SHALL NOT BE USED BY CONSTRUCTION VEHICLES TRANSPORTING SOIL, FILL MATERIAL, ETC. IF THE LIMITED USE PERVIOUS 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 PERVIOUS ACCESS ROAD FROM ANY LOCATION ON, OR OFF SITE. MAINTENANCE OF PERVIOUS ACCESS ROAD WILL BE REQUIRED IF SEDIMENT IS OBSERVED WITHIN THE CLEAN STONE.
11. THE LIMITED USE PERVIOUS ACCESS ROAD SHALL NOT BE CONSTRUCTED OR USED UNTIL ALL AREAS SUBJECT TO RUNOFF ONTO THE PERVIOUS ACCESS HAVE ACHIEVED FINAL STABILIZATION.
12. IF A ROADSIDE DITCH IS NOT UTILIZED TO CAPTURE RUNOFF FROM THE ACCESS ROAD, THE PERVIOUS 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.

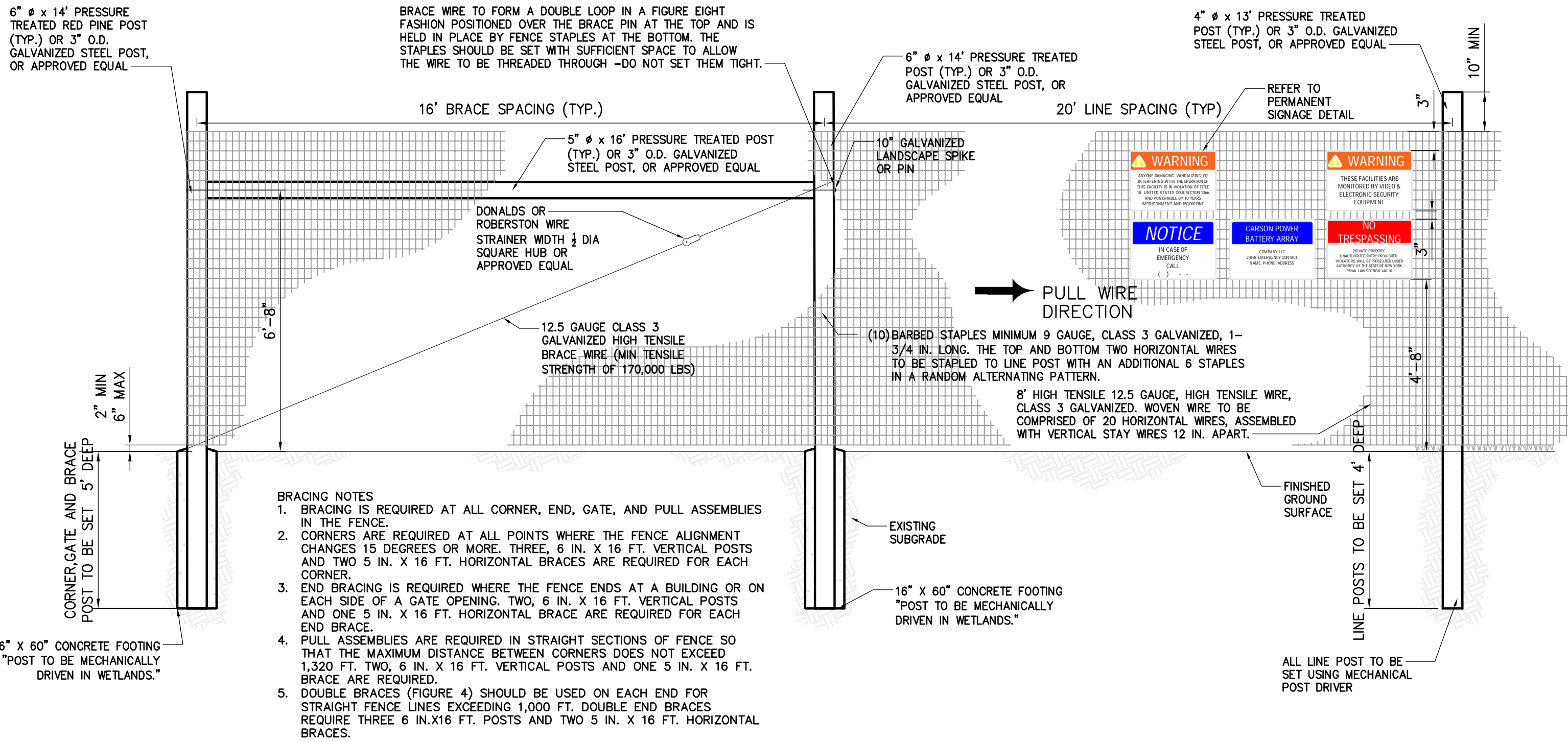
1. THE GEOGRID, OR COMPARABLE PRODUCT, IS INTENDED FOR USE FOR ALL CONDITIONS, IN ORDER TO ASSIST IN MATERIAL SEPARATION FROM NATIVE SOILS AND PRESERVE ACCESS LOADS.
2. GRAVEL FILL MATERIAL SHALL CONSIST OF 1-4" CLEAN, DURABLE, SHARP- ANGLED CRUSHED STONE OF UNIFORM QUALITY, MEETING THE SPECIFICATIONS 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 COMPACTED.
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 PVIOUS 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

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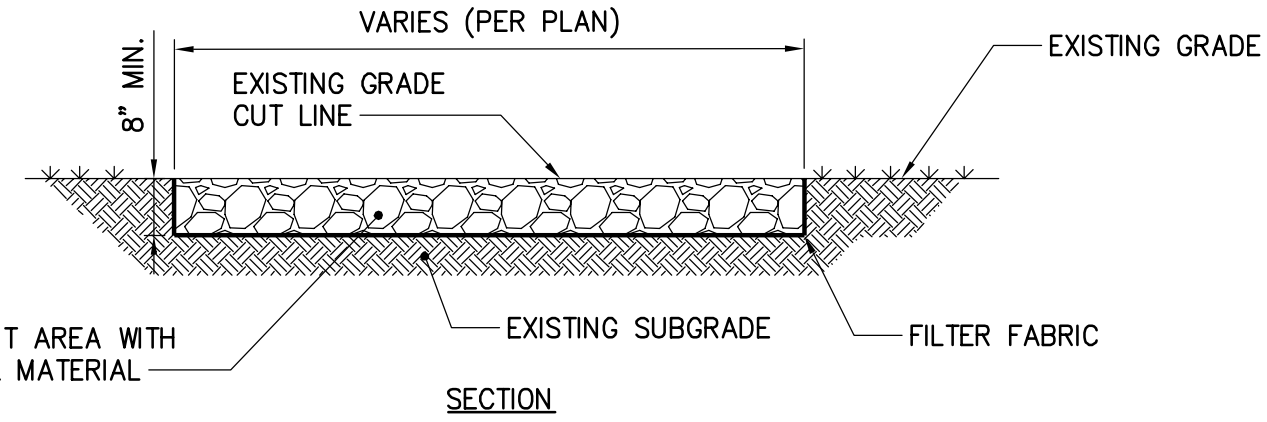


1 8' TALL AGRICULTURE FENCE

SCALE: N.T.S.

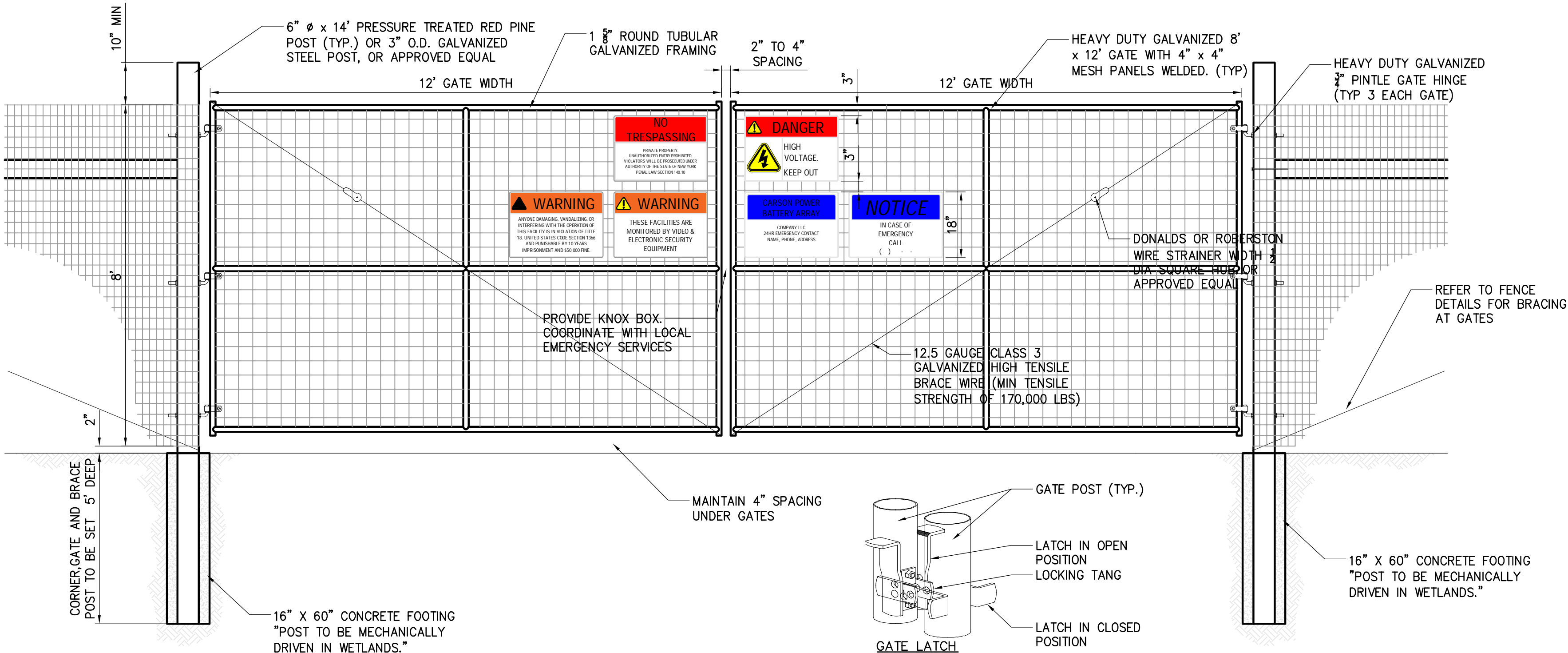
2 PEROUS GRAVEL SECTION

SCALE: N.T.S.



GENERAL NOTES:

- POROUS GRAVEL SECTION IS LIMITED TO AREAS WITH NO VEHICLE ACCESS
- REMOVE STUMPS, ROCKS AND DEBRIS AS NECESSARY. FILL VOIDS TO MATCH EXISTING NATIVE SOILS AND COMPACTION LEVEL.
- 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.
- GRADE ROADWAY, WHERE NECESSARY, TO NATIVE SOIL AND DESIRED ELEVATION. MINOR GRADING FOR CROSS SLOPE CUT AND FILL MAY BE REQUIRED.
- REMOVE REFUSE SOILS. DO NOT PLACE IN AN AREA THAT IMPEDES STORMWATER DRAINAGE. SOILS ARE TO BE TRANSPORTED OFF SITE.
- THE POROUS GRAVEL AREA CROSS SLOPE SHALL BE 2% IN MOST CASES AND SHOULD NOT EXCEED 5%.
- THE POROUS GRAVEL AREA CANNOT BE UTILIZED FOR VEHICULAR TRAFFIC DURING CONSTRUCTION. A SEPARATE SPECIFICATION WILL BE DEVELOPED FOR POST CONSTRUCTION USE.
- 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

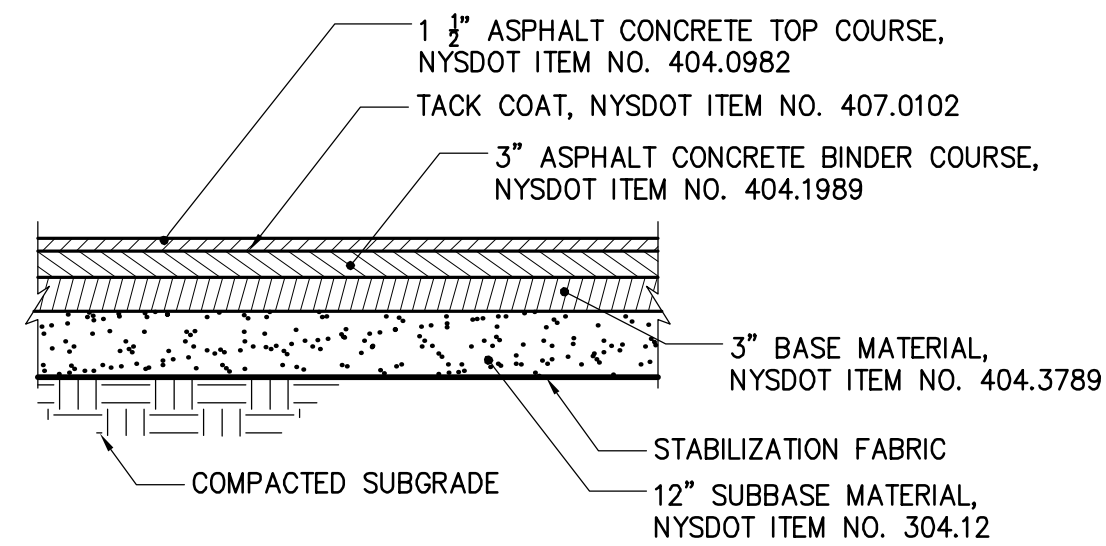


3 8' TALL 24' WIDE DOUBLE VEHICULAR GATE AGRICULTURE FENCE

SCALE: N.T.S.

4 ASPHALT CONCRETE PAVEMENT DETAIL

SCALE: N.T.S.



NYSDOT PAVEMENT 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

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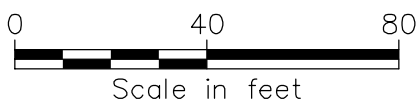
No.	Submittal / Revision	Appr	By	Date
1	REV PER COUNTY AND APA COMMENTS	JPR	JTM	12/19/2025
2	REV PER COUNTY AND APA COMMENTS	JPR	JTM	11/19/2025
3	REV PER COUNTY AND APA COMMENTS	JPR	JTM	11/04/2025
4	REV SITE PLAN SUBMISSION	JPR	JTM	09/25/2025
5	SITE PLAN SUBMISSION	JPR	JTM	08/20/2025

SITE DETAILS

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

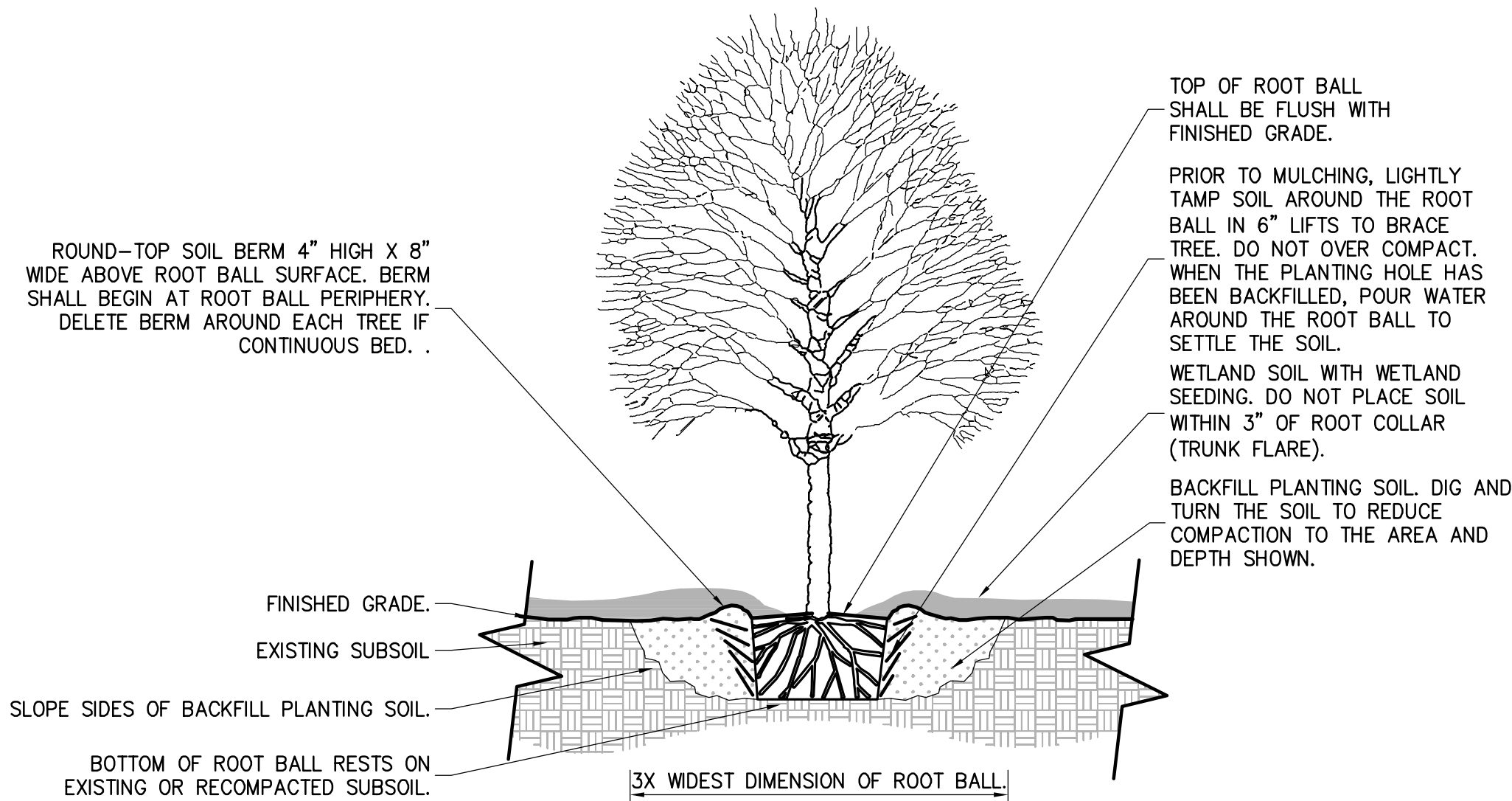
Drawing No.:

C-602



	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
TREES						
	AR	17	ACER RUBRUM	RED MAPLE	1" CAL.	B&B
	PG	8	PICEA GLAUCA	WHITE SPRUCE	5'-7' HT.	B&B
	TS	21	THUJA OCCIDENTALIS `SMARAGD`	EMERALD GREEN ARBORVITAE	5' HT.	B&B
SHRUBS						
	AS	23	ALNUS SERRULATA	SMOOTH ALDER	18-24" HT.	CONT.
	IG	10	ILEX GLABRA	INKBERRY HOLLY	12-18" HT.	CONT.
	SD	33	SALIX DISCOLOR	PUSSY WILLOW	18-24" HT.	CONT.
	SC	30	SAMBUCUS CANADENSIS	AMERICAN ELDERBERRY	18-24" HT.	CONT.
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
GROUND COVERS						
		6,632 SF	WETLAND SEED MIX			

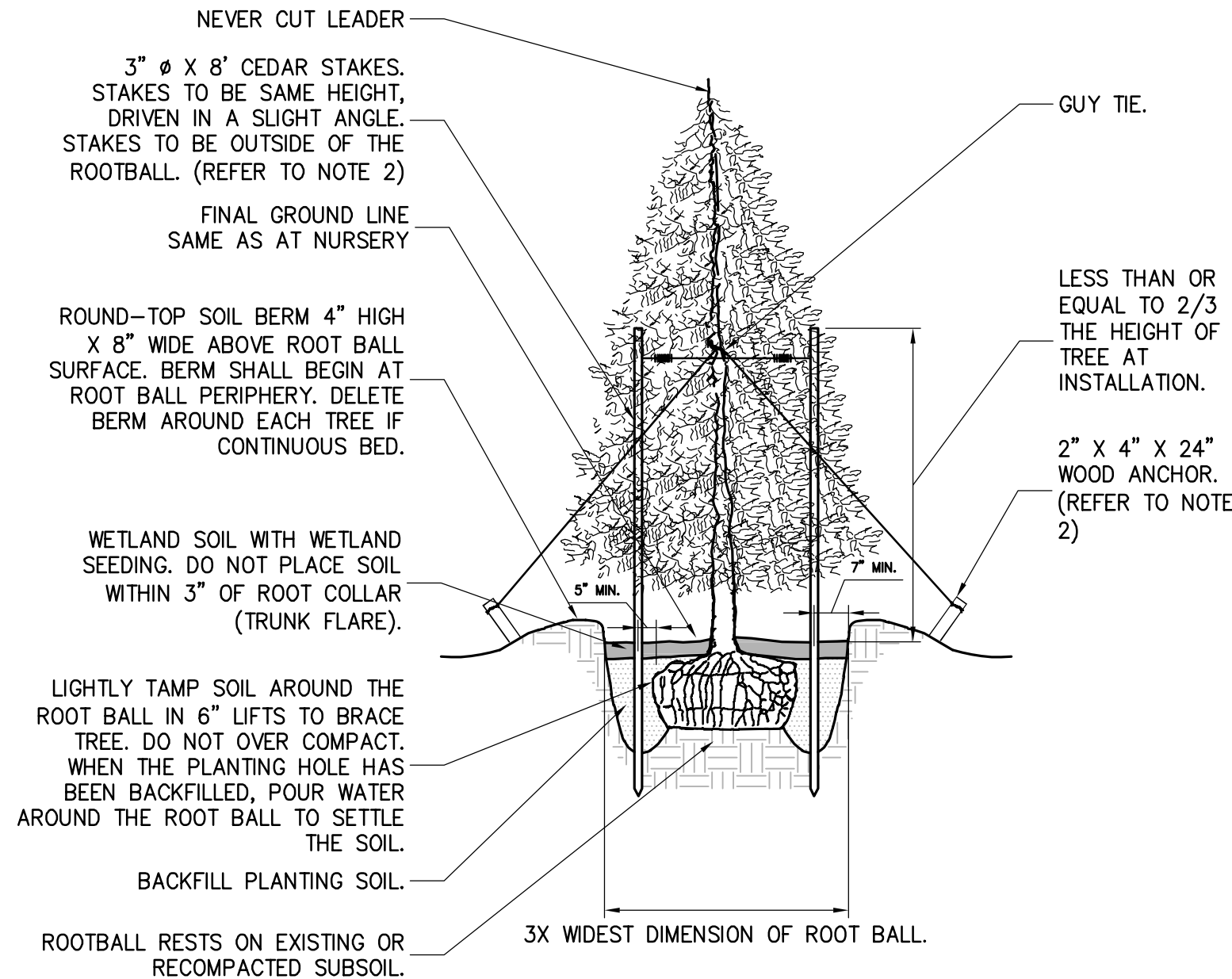
File: V:\PROJECTS\NYC\1010415_000\09_DESIGN\DRAWINGS\01_SHEETS_101 LANDSCAPE PLAN.DWG
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NOTES:

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.

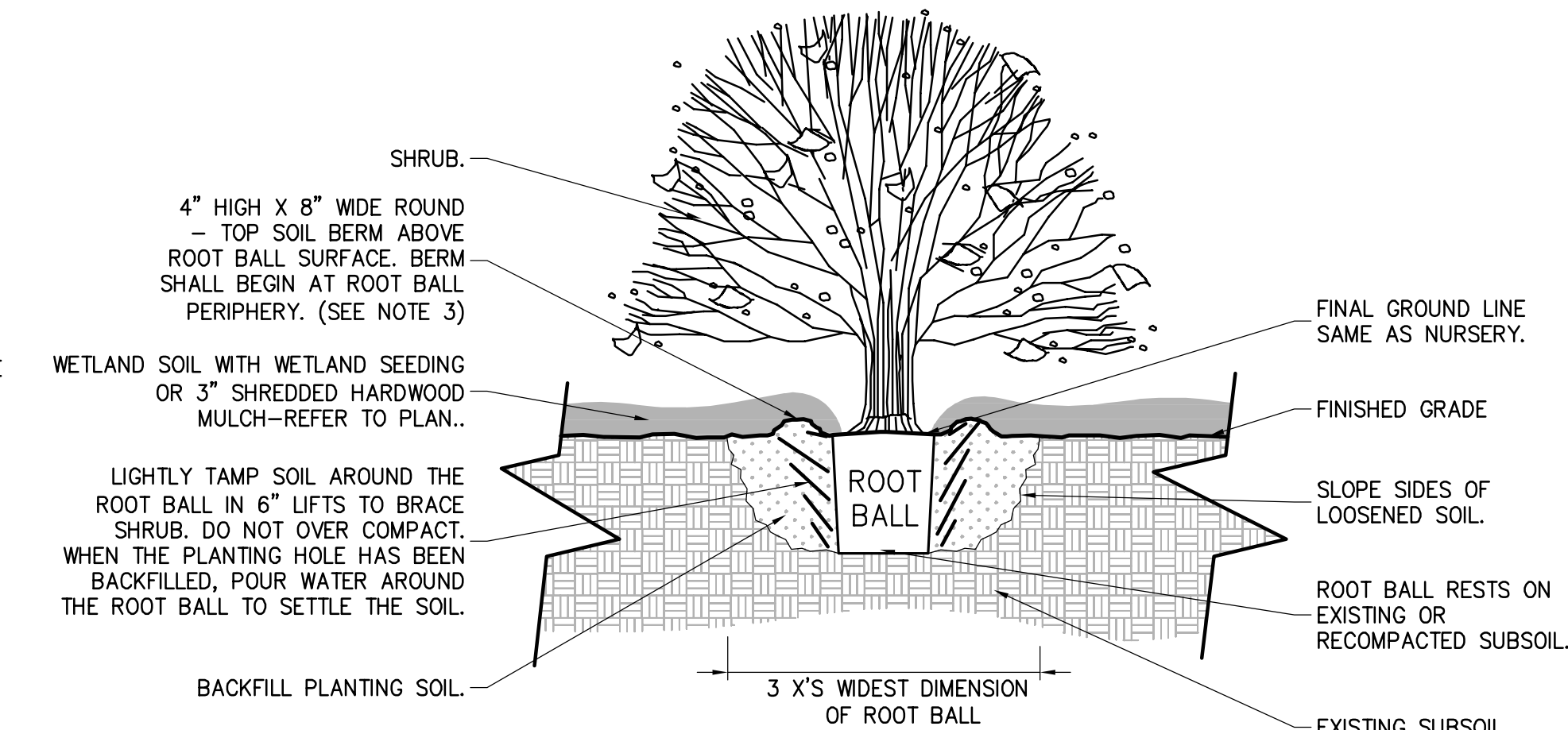
1 DECIDUOUS TREE PLANTING & STAKING
NOT TO SCALE



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 IRREGULARITIES 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 SEEDED SHALL BE SOWN WITH THE FOLLOWING SEEDING MIX:

SPECIES BY PURITY%	% BY WEIGHT	%
KENTUCKY BLUEGRASS*	60 85	80
CREeping RED FESCUE	20 95	85
PERENNIAL RYE	20 95	85
*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 MANUFACTURERS 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 SEEDED 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	CHASMANTHUM LATIFOLIUM	5.00%	FACW	GRAMINOID
BLUE VERVAIN	VERBENA HASTATA	4.00%	FACW+	FORB
NEW ENGLAND ASTER	SYMPHYOTRICHUM 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	EUTROCHUM FISTULOSUM	2.00%	FACW	FORB
SWAMP MILKWEED	ASCLEPIAS INCARNATA	0.50%	OBL	FORB
COMMON BONESET	EUPATORIUM PERFOOLIATUM	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 ¼ 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 SEEDED.

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 PASSING	% 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.



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Δ	REV SITE PLAN SUBMISSION	JPR	JTM	09/25/2025
Δ	SITE PLAN SUBMISSION	JPR	JTM	08/20/2025

LANDSCAPE DETAILS

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

Drawing No.:

L-101