

ROBERT LAGA  
*Chairman*

NICHOLAS FANNIN  
*Vice Chairman*

RICHARD FRANZETTI, P.E.  
*Wetland Inspector*

ROSE TROMBETTA  
*Secretary*

**TOWN OF CARMEL**  
**ENVIRONMENTAL CONSERVATION BOARD**



60 McAlpin Avenue  
Mahopac, New York 10541  
Tel. (845) 628-1500 - Ext. 190  
www.ci.carmel.ny.us

**BOARD MEMBERS**

Edward Barnett  
Anthony Federice  
Nicole Sedran

**ENVIRONMENTAL CONSERVATION BOARD AGENDA**

**JULY 20, 2023 – 7:30 P.M.**

**ELIGIBLE FOR A PERMIT**

<b><u>APPLICANT</u></b>	<b><u>ADDRESS</u></b>	<b><u>TAX MAP #</u></b>	<b><u>COMMENTS</u></b>
1. Macklin, Glenn	21 Tamarack Road	75.8-2-10	Add 1 Story Addition

**EXTENSION OF WETLAND PERMIT**

2. G&F Subdivision, Gateway Summit & The Fairways	2054 Route 6, Carmel	55.-2-24.5, 55.-2-24.6-1 55.-2-24.7-2 & 55.-2-24.8-2	Disturbance Associated With Grading and Stormwater Management & Assoc. Activities
3. P & R Estate Corp	122 Gleneida Ave	44.13-2-68	Creation of Parking Lot Buffer

**SUBMISSION OF AN APPLICATION OR LETTER OF PERMISSION**

4. Western Bluff Subdivision (Santucci)	350 West Shore Dr.	66.14-1-20	3 Lot Subdivision (Planning Board Referral)
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July 14, 2023

Town of Carmel Environmental Conservation Board  
60 McAlpin Avenue  
Mahopac, NY 10541

RE: G&F Subdivision Road,  
Gateway Summit and The Fairways  
US Route 6, Town of Carmel, Putnam County, New York

Dear Chairman and Members of the Board:

This letter has been prepared to request an approval extension of Wetland Permit #972 for the G&F Subdivision Road, Gateway Summit and The Fairways projects. The permit was originally approved in October of 2021, with a 1 year extension granted last September that will expire on September 14, 2023.

Since we last met with the Board, the G&F subdivision road has been under construction in accordance with the approved plans and permits. The portion of the work covered under this permit associated with the G&F subdivision road has been completed and is substantially stabilized. The permit work associated with Gateway Summit and the Fairways covered under this permit has not been started yet. Our office continues to conduct regular SWPPP inspections at the site in accordance with the NYSDEC requirements. Please find enclosed approval lists for each of the projects noting that all Town and agency permit approvals are current.


Please place this item on the Board's July 20, 2023 meeting agenda for consideration of an extension of approval.

Should you have any questions or comments regarding this information, please feel free to contact our office.

Very truly yours,

INSITE ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.

By:

  
Dawn Lewis McKenzie, RLA, Sr. Associate  
Senior Project Landscape Architect

JJC/dlm

cc: Paul Camarda with enclosures

Insite File No. 04232.100 / 04232.106 / 05140.100



**G&F Subdivision  
APPROVAL LIST  
June 30, 2023**

<b>AGENCY</b>	<b>APPROVAL</b>	<b>EXPIRATION DATE</b>
Carmel Planning Board	Subdivision Subdivision Approval obtained on April 25, 2007.	(No Expiration Date)
	Lots 5,6 & 7 Lot Line Adjustment Approved February 23, 2022 Re-approved January 25, 2023	Expires July 24, 2023
Carmel Environmental Conservation Board	Wetland Permit	September 14, 2023
Putnam County Department of Health	Water	Approved September 7, 2007 (No Expiration Date)
Putnam County Department of Health	Sewer	February 20, 2024
New York City Department of Environmental Protection	Sewer	September 14, 2024
New York City Department of Environmental Protection	Stormwater Pollution Prevention Plan	January 25, 2027
New York State Department of Environmental Conservation	Freshwater Wetland Permit	September 9, 2025
New York State Department of Environmental Conservation	Stormwater Pollution Prevention Plan Coverage	General Permit Coverage obtained May 4, 2007. (No Expiration Date)



**Gateway Summit Multi-Family Housing (Lot 6)  
APPROVAL LIST**

**June 30, 2023**

<b>AGENCY</b>	<b>APPROVAL</b>	<b>EXPIRATION DATE</b>
Carmel Planning Board	Site Plan	February 22, 2024
Carmel Environmental Conservation Board	Wetland Permit	September 14, 2023
Putnam County Department of Health	Sewer	October 3, 2027
New York City Department of Environmental Protection	Sewer	October 30, 2024
New York City Department of Environmental Protection	Stormwater Pollution Prevention Plan	August 28, 2027
New York State Department of Environmental Conservation	Freshwater Wetland Permit	September 9, 2025
New York State Department of Environmental Conservation	Stormwater Pollution Prevention Plan Coverage	General Permit Coverage obtained September 13, 2007. (No Expiration Date)
New York State Department of Health	Water	Water Approval obtained December 10, 2007. (No Expiration Date)



**Fairways Multi-Family Housing (Lot 7)  
APPROVAL LIST**

**June 30, 2023**

<b>AGENCY</b>	<b>APPROVAL</b>	<b>EXPIRATION DATE</b>
Carmel Planning Board	Site Plan	February 23, 2024
Carmel Environmental Conservation Board	Wetland Permit	September 14, 2023
Putnam County Department of Health	Sewer	September 26, 2027
New York City Department of Environmental Protection	Sewer	November 7, 2024
New York City Department of Environmental Protection	Stormwater Pollution Prevention Plan	August 21, 2027
New York State Department of Environmental Conservation	Freshwater Wetland Permit	September 9, 2025
New York State Department of Environmental Conservation	Stormwater Pollution Prevention Plan Coverage	General Permit Coverage obtained September 13, 2007. (No Expiration Date)
New York State Department of Health	Water	Water Approval obtained December 10, 2007. (No Expirations Date)



July 18, 2023

Mr Robert Laga  
Environmental Conservation Board Chair  
60 McAlpin Avenue  
Mahopac NY 10541

RE: Site Plan P&R Estate Corp.  
44.13-2-68

Dear Mr. Laga,

The applicant would request an extension of the wetland permit for the above mentioned property, we are still trying to receive Planning Board and Zoning board approvals for the property, I anticipate this approval process being 4-6 months and construction to follow at that point. Thank you

If there is further information please do not hesitate to contact me.

Best Regards,

Robert M. Sherwood, RLA

**VIA HAND DELIVERED**

July 17, 2023

Environmental Conservation Board  
Town of Carmel  
60 McAlpin Avenue  
Mahopac, New York 10541

Attn: Mr. Robert Laga,  
Chairman

RE: Western Bluff Subdivision  
Section 66.14, Block 1, Lot 20  
350 West Shore Drive

Dear Mr. Laga:

On behalf of the applicant, Meredith Kling, please find enclosed three (3) copies of the following documents in support of an Application for Wetland Permit for the referenced project.

- Final Subdivision Plans, prepared by Kellard Sessions Consulting dated (last revised) March 29, 2023:
  - Cover Sheet
  - Sheet 1/10 Existing Conditions Plan
  - Sheet 2/10 Subdivision Layout Plan
  - Sheet 3/10 Sediment & Erosion Control Plan
  - Sheet 4/10 Tree Removal Plan & Landscape Plan
  - Sheet 5/10 Construction Details
  - Sheet 6/10 Construction Details
  - Sheet 7/10 Sediment & Erosion Control Details & Notes
  - Sheet 8/10 Driveway Profiles
  - Sheet 9/10 Drainage Profiles
  - Sheet 10/10 Construction Management Plan

Robert Laga, Chairman

July 17, 2023

Page 2

Application for Wetland Permit was originally submitted to the Environmental Conservation Board on May 15, 2017, and we appeared before your Board on May 18, 2017. The following documents were previously submitted.

- Application for Wetland Permit
- Deed
- Project Narrative dated May 15, 2017
- Full Environmental Assessment Form – Part 1, 2 and 3
- Wetland Permit Application Fee - \$1,000.00

Since our previous appearance before your Board, the Town Planning Board issued Preliminary Subdivision Approval on May 12, 2022, New York City Department of Environmental Protection (NYCDEP) approved the Stormwater Pollution Prevention Plan on April 18, 2021 and Putnam County Department of Health approved the Subdivision Map and Integrated Plot Plan, both with a last revised date of March 29, 2023. We are presently before the Planning Board for Final Subdivision Resolution which will be issued upon your approval of the Wetland Permit.

By cover of this letter, we are respectfully requesting that this item be placed on the July 20, 2023 Environmental Conservation Board agenda to discuss our application for Wetland Permit.

We thank you for your consideration in this matter. If you should have any questions, please do not hesitate to contact me.

Sincerely,

John Kellard  
Kellard Sessions Consulting

JK/vf

Enclosures

cc: Dominick Santucci w/Enc.

[https://kellardsessionsconsulti.sharepoint.com/sites/Kellard/Project Docs P/CASANTUCCI100/KSC Correspondence/2023-07-17\\_CASantucci100\\_Carmel EC\\_Laga\\_Subm\\_ltr.docx](https://kellardsessionsconsulti.sharepoint.com/sites/Kellard/Project Docs P/CASANTUCCI100/KSC Correspondence/2023-07-17_CASantucci100_Carmel EC_Laga_Subm_ltr.docx)





# FINAL SUBDIVISION PLAN

## FOR WESTERN BLUFF SUBDIVISION

TOWN OF CARMEL, PUTNAM COUNTY, NEW YORK

DATE: JANUARY 13, 2017  
 REVISED: MAY 01, 2017  
 REVISED: MAY 15, 2017  
 REVISED: JANUARY 19, 2018  
 REVISED: JULY 5, 2018  
 REVISED: OCTOBER 31, 2018  
 REVISED: MAY 7, 2019  
 REVISED: JANUARY 20, 2020  
 REVISED: OCTOBER 20, 2020  
 REVISED: NOVEMBER 8, 2021  
 REVISED: JANUARY 3, 2022  
 REVISED: MARCH 29, 2023

**GENERAL NOTES:**

1. THE PROJECT INCLUDES ACCESS AND UTILITY EASEMENTS AND A STORMWATER EASEMENT.
  - ACCESS AND UTILITY EASEMENT OVER LOT #3 IN FAVOR OF LOTS #1 AND #2
  - ACCESS AND UTILITY EASEMENT OVER LOT #2 IN FAVOR OF LOT #1
  - ACCESS AND UTILITY EASEMENT OVER LOT #1 IN FAVOR OF LOT #2
- PLEASE SEE SUBDIVISION MAP WESTERN BLUFF SUBDIVISION PREPARED FOR MEREDITH A. KLING FOR ALL EASEMENTS.
2. THE PROJECT DOES NOT INCLUDE A RESERVATION OF OPEN SPACE, THEREFORE, IN ACCORDANCE WITH SECTION 131-25A(3) OF THE TOWN OF CARMEL TOWN CODE A PAYMENT IS REQUIRED IN LIEU OF A RESERVATION OF LAND, FROM THE APPLICANT.
3. ALL DRIVEWAYS MUST COMPLY WITH SECTION 128 OF THE TOWN OF CARMEL TOWN CODE.
4. ALL PROPOSED PLANTINGS SHALL BE INSTALLED IN CONFORMANCE WITH SECTION 142 OF THE TOWN OF CARMEL TOWN CODE. ALL PLANTINGS SHALL BE VERIFIED BY THE TOWN OF CARMEL WETLAND INSPECTOR.

**SITE DATA**

**OWNER:** CARL C. KLING  
 440 COLONY DRIVE  
 WHITELAND, IN 46184

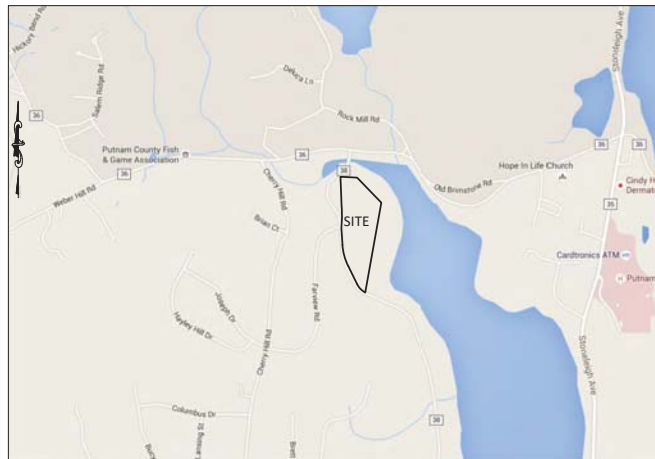
**APPLICANT:** DOMINICK SANTUCCI  
 15 TRAVIS LANE  
 MONTROSE, N.Y. 10548

**PROPERTY ADDRESS:** 350 WEST SHORE DRIVE  
 CARMEL, N.Y.

**TAX MAP DESIGNATION:** SECTION: 66.14, BLOCK: 1, LOT 20

**LOT AREA:** 644,463 S.F. (14.79 AC.)

**ZONING DESIGNATION:** R-RESIDENTIAL



LOCATION MAP  
 N.T.S.

**SHEET INDEX**

COVER SHEET	1 / 10
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TREE REMOVAL & LANDSCAPE PLAN	5 / 10
CONSTRUCTION DETAILS	6 / 10
CONSTRUCTION DETAILS	7 / 10
SEDIMENT & EROSION CONTROL DETAILS & NOTES	8 / 10
DRIVEWAY PROFILES	9 / 10
DRAINAGE PROFILES	9 / 10
CONSTRUCTION MANAGEMENT PLAN	10 / 10

APPROVED BY THE PUTNAM COUNTY DEPARTMENT OF HIGHWAYS & FACILITIES ON THE DATE SHOWN BELOW; ANY CHANGES TO THIS PLAT AFTER SAID DATE VOIDS THIS APPROVAL. NO CONSTRUCTION SHALL BEGIN WITHOUT FIRST OBTAINING A PUTNAM COUNTY "ROAD WORK PERMIT".

COMMISSIONER OF HIGHWAYS & FACILITIES: \_\_\_\_\_ DATE: \_\_\_\_\_



CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE | SITE & ENVIRONMENTAL PLANNING  
 500 MAIN STREET, ARMONK, NY 10509  
 T: (914) 273-2323 | F: (914) 273-2329  
 WWW.KELLES.COM

- LEGEND**
- EXISTING PROPERTY LINE
  - EXISTING 10' CONTOURS
  - EXISTING 2' CONTOURS
  - EXISTING WETLAND
  - WETLAND BUFFER
  - RESERVOIR STEM BUFFER
  - EXISTING STREAM
  - EXISTING TREE
  - EXISTING STRUCTURES
  - SLOPES 15% - 25%
  - SLOPES 25% AND GREATER

- SOIL LEGEND**
- Lc LEICESTER LOAM
  - Pn PAXTON FINE SANDY LOAM
  - Cs CHATFIELD - CHARTLON COMPLEX
  - Cr CHARTLON - CHATFIELD COMPLEX
  - HrF HOLLIS - ROCK

**SITE DATA**

OWNER: CARL C. KLING  
480 CLOVER DRIVE  
WHITELAND, IN 46184

APPLICANT: DOMINICK SANTUCCI  
15 TRAVIS LANE  
MONTROSE, N.Y. 10548

PROPERTY ADDRESS: 330 WEST SHORE DRIVE  
CARMEL, N.Y.

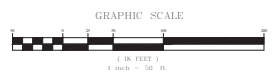
TAX MAP DESIGNATION: SECTION 66.54, BLOCK 1, LOT 20

LOT AREA: 644,463 S.F. (14.79 AC.)

ZONING DESIGNATION: R-RESIDENTIAL



- GENERAL NOTES**
1. BASE MAP INFORMATION (BOUNDARY, TOPOGRAPHY, WETLANDS AND TREES) PROVIDED FROM MAP ENTITLED, "TOPOGRAPHICAL SURVEY" PREPARED FOR CARL KLING, IN THE TOWN OF CARMEL PREPARED BY WARD CARPENTERS ENGINEERS, INC. DATED OCTOBER 26, 2014. SURVEY WAS UPDATED ON FEBRUARY 17, 2016 TO INCLUDE BOUNDARY OF RESERVOIR AND RESERVOIR STEM.
  2. WETLAND FLAGGED CONDUCTED BY DAVID J. SESSIONS, RLA, AND SURVEYED BY WARD CARPENTERS ENGINEERS, INC.
  3. SOILS BOUNDARIES AND IDENTIFICATIONS ARE PROVIDED BY THE NATIONAL SOIL CONSERVATION SERVICE.
  4. FIELD VERIFICATION OF NYCDEP REGULATED WATERCOURSES AND RESERVOIR STEM WAS CONDUCTED ON AUGUST 15, 2017.



NO	MARCH 29, 2022 - FINAL SUBDIVISION APPROVAL
01	JANUARY 3, 2022 - TOWN ENGINEER COMMENTS
	REVISIONS

CONSULTING ENGINEERING & LANDSCAPE ARCHITECTURE  
PLANNING, S.D.C.  
505 MAIN STREET  
ARMOH, N.Y. 10504  
P: (914) 273-2323  
F: (914) 273-2329  
WWW.KSESSIONS.COM

**EXISTING CONDITIONS PLAN**  
**WESTERN BLUFF SUBDIVISION**

TOWN OF CARMEL  
PITTSBURGH COUNTY, NEW YORK

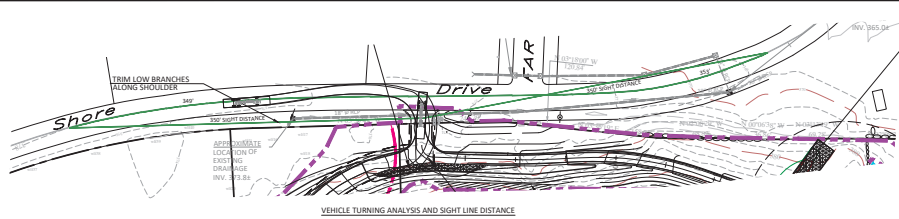
NOVEMBER 8, 2021 - TOWN ENGINEER COMMENTS	<b>1</b> <b>10</b>
OCTOBER 20, 2020 - NYCDEP COMMENTS	
JANUARY 20, 2020 - NYCDEP COMMENTS	
MAY 1, 2019 - NYCDEP COMMENTS	
OCTOBER 31, 2018 - DEP COMMENTS	
AUGUST 2018 - DEP COMMENTS	
JANUARY 19, 2018 - DEP SUBMISSION	
MAY 15, 2017 - ENVIRONMENTAL BOARD	
JULY 10, 2017 - PLANNING BOARD	
REVISIONS	

PROJECT NO: 22020  
DATE: JANUARY 11, 2022

DAVID J. SESSIONS  
REGISTERED PROFESSIONAL ENGINEER  
NO. 12410

TEST PT	DEPTH FROM SURFACE (FOOT)	SOIL DESCRIPTION	DATE
D-1-1	0'-0"	TOPSOIL	11/21/17
	0'-25"	ORANGE/BROWN SANDS	
	25'-90"	GRAY MEDIUM TO FINE SANDS	
D-1-2	0'-0"	TOPSOIL	
	0'-38"	ORANGE/BROWN SANDS	
	38'-72"	GRAY MEDIUM TO FINE SANDS	
D-2-1	0'-4"	TOPSOIL	
	4'-25"	ORANGE/BROWN LOAMY SANDS W/ SILT	
	25'-60"	GRAY SANDS, FINE SILT	
D-2-2	0'-4"	TOPSOIL	
	4'-25"	ORANGE/BROWN LOAMY SANDS W/ SILT	
	25'-60"	GRAY SANDS, FINE SILT	
D-3-1	0'-4"	TOPSOIL	
	4'-32"	SILT SANDS, MODERATELY COMPACT	
	32'-70"	LIGHT BROWN SILTY LOAM, VERY COMPACT	
D-3-2	0'-4"	TOPSOIL	
	4'-32"	SILT SANDS, MODERATELY COMPACT	
	32'-86"	LIGHT BROWN SILTY LOAM, VERY COMPACT	
D-3-3	0'-8"	TOPSOIL	
	8'-24"	ORANGE/BROWN LOAMY SANDS	
	24'-54"	MODERATELY COMPACT TRACKS OF SILT, SANDS W/ GRAVEL	
D-3-4	0'-18"	TOPSOIL	
	18'-40"	DARK BROWN TOPSOIL	
		TIGHTLY COMPACT SILT, SOME SANDS W/ BOULDERS	
		MOTTLED @ 24"	

PERC HOLE #	PERC RATE
#1	1.88 MIN/INCH
#2	2.00 MIN/INCH
#3	2.00 MIN/INCH
#4	2.33 MIN/INCH



SSD Calculations

SSD = d + b

breaking reaction length -> b = V x t

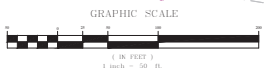
sight line distance -> d = (V^2)/(30(a/32.2) + G)

Northbound	Southbound
V=45 mph or 66 fps	V=45 mph or 66 fps
a= 11.2	a= 11.2
t=2.5 sec	t=2.5 sec
G=0.02	G=0.025
b (NB)= 165 ft	b (NB)= 165 ft
d (NB)= 184 ft	d (NB)= 188 ft
SSD (NB)= 349 ft*	SSD (NB)= 353 ft*

\*Distance along centerline of roadway



ZONING CHART									
LOT NUMBER	LOT AREA (S.F.)	LOT WIDTH (FT.)	LOT DEPTH (FT.)	FRONT YARD (FT.)	REAR YARD (FT.)	MAX. BLDG HEIGHT (FT.)	MAX. BLDG COVERAGE (%)	FRONTAGE (FT.)	
REQUIRED	120,000	200	200	40	25/EACH SIDE	40	35	15%	100
LOT #1	206,401.26	424	539	302	79/93	65	35c	1.3%	752
LOT #2	237,138.50	372	666	552	153/315	87	35c	1.1%	168
LOT #3	200,923.24	248	737	328	75/109	289	35c	1.3%	100



CONSULTING ENGINEERING  
LANDSCAPE ARCHITECTURE  
PLANNING, SITES

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F: (518) 475-0291  
WWW.KELLARD.COM

### SUBDIVISION LAYOUT PLAN

#### WESTERN BLUFF SUBDIVISION

TOWN OF CANTON  
PUTNAM COUNTY, NEW YORK

DATE: 01/05/2023

PROJECT NO: 23020

SCALE: 1"=30'

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	MARCH 29, 2023	FINAL SUBDIVISION APPROVAL	
2	JANUARY 3, 2023	TOWN ENGINEER COMMENTS	
3	NOVEMBER 8, 2022	TOWN ENGINEER COMMENTS	
4	OCTOBER 26, 2022	INTEGRITY COMMENTS	
5	JANUARY 26, 2023	INTEGRITY COMMENTS	



- LEGEND**
- EXISTING PROPERTY LINE
  - PROPOSED PROPERTY LINE
  - LIMITS OF DISTURBANCE (3.85 ACRES)
  - EXISTING 10' CONTOURS
  - EXISTING 2' CONTOURS
  - PROPOSED 10' CONTOUR
  - PROPOSED 2' CONTOUR
  - EXISTING WETLAND
  - WETLAND BUFFER
  - RESERVOIR BUFFER
  - EXISTING STREAM
  - EXISTING TREE
  - ✕ EXISTING TREE TO BE REMOVED
  - ⊕ EXISTING TREE TO BE PROTECTED
  - EXISTING STRUCTURES

**New England Erosion Control/Restoration Mix for Dry Sites**

Apply the mix by hydro-seeding, mechanical spreader, or spread by hand. Spring or late Summer seeding is recommended. Match with seed-free straw to conserve moisture.

Common Name	Indicator Status	Scientific Name
Creeping Red Fescue	FACU	<i>Festuca rubra</i>
Canada Wild Rye	FACU	<i>Elymus canadensis</i>
Annual Ryegrass	FACU	<i>Lolium multiflorum</i>
Perennial Ryegrass	FACU	<i>Lolium perenne</i>
Blue Grama	NI	<i>Bouteloua gracilis</i>
Little Bluestem	FACU	<i>Schizanthus scariosus</i>
Indian Grass	FACU	<i>Sorghastrum nutans</i>
Rough Brome	FACU	<i>Agrostis exarata</i>
Upland Brome	FACU	<i>Agrostis peruviana</i>

Application Rate: 35 lbs./ac. 1,250 sq. ft./lb.



**Seed Mixtures**  
New England Wet Sites

Apply the mix by hydro-seeding, mechanical spreader, or spread by hand. Spring or late Summer seeding is recommended. Match with seed-free straw to conserve moisture.

Common Name	Scientific Name
Fescue	<i>Festuca rubra</i>
Canada Wild Rye	<i>Elymus canadensis</i>
Annual Ryegrass	<i>Lolium multiflorum</i>
Perennial Ryegrass	<i>Lolium perenne</i>
Blue Grama	<i>Bouteloua gracilis</i>
Little Bluestem	<i>Schizanthus scariosus</i>
Indian Grass	<i>Sorghastrum nutans</i>
Rough Brome	<i>Agrostis exarata</i>
Upland Brome	<i>Agrostis peruviana</i>

**KELLARD SESSIONS**

CONSULTING ENGINEERING & LANDSCAPE ARCHITECTURE PLANNING, S.P.C.

100 MAIN STREET  
ARMOH, N.Y. 10504

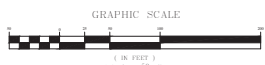
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F: (914) 273-2328  
WWW.KSESSIONS.COM

**TREE REMOVAL & LANDSCAPE PLAN**

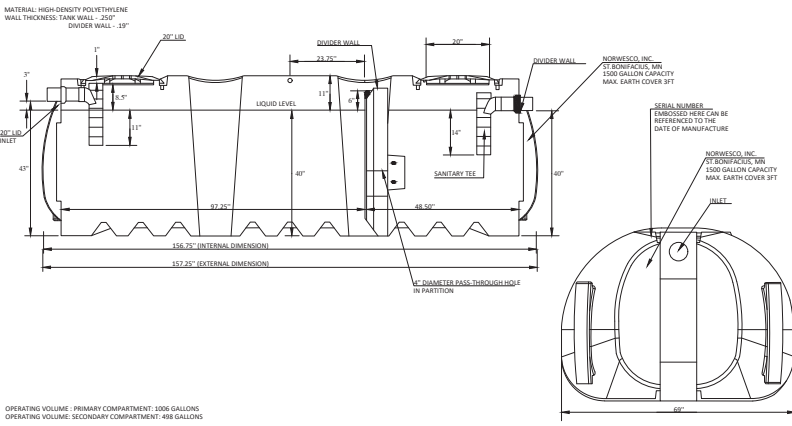
**WESTERN BLUFF SUBDIVISION**

TOWN OF CARNAL PITSFAM COUNTY, NEW YORK

<p>NOVEMBER 8, 2021 - TOWN ENGINEER COMMENTS</p> <p>OCTOBER 20, 2020 - NYCEEP COMMENTS</p> <p>NOVEMBER 20, 2019 - NYCEEP COMMENTS</p> <p>MAY 7, 2019 - NYCEEP COMMENTS</p> <p>OCTOBER 13, 2018 - NYCEEP COMMENTS</p> <p>JULY 5, 2018 - DEP COMMENTS</p> <p>JANUARY 29, 2018 - DEP SUBMISSION</p> <p>MAY 15, 2017 - ENVIRONMENTAL BOARD REVISIONS</p>	<p>4</p> <p>10</p> <p>PROJECT NO.:</p> <p>DATE:</p> <p>REVISIONS:</p>
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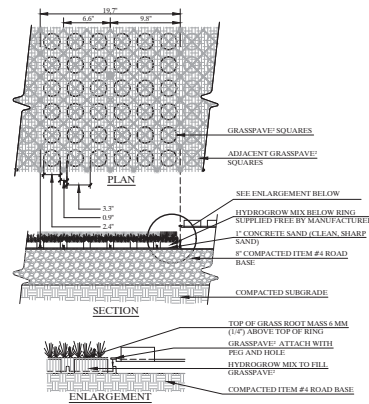


**1500 GALLON LOW PROFILE PRE-TREATMENT TANK  
DETAIL (N.T.S.)**



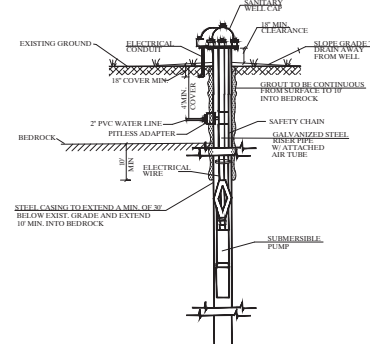
OPERATING VOLUME - PRIMARY COMPARTMENT: 1006 GALLONS  
OPERATING VOLUME - SECONDARY COMPARTMENT: 488 GALLONS

**GRASSPAVE<sup>2</sup> DETAIL (N.T.S.)**



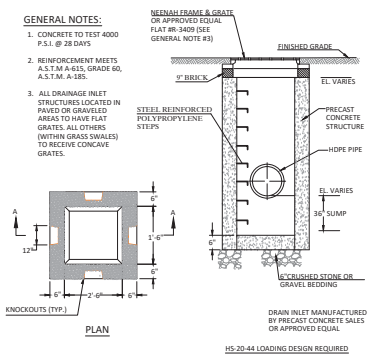
NOTE: GRASS SEED MIX SHALL BE SPECIFIED BY THE PROJECT LANDSCAPE ARCHITECT.

**DRILLED WELL DETAIL (N.T.S.)**



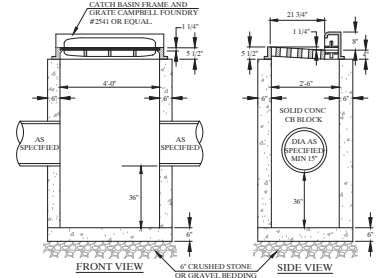
NOTE: THE MINIMUM WELL YIELD IS 5 GPM. YIELDS LESS THAN 5 GPM MUST BE IMMEDIATELY REPORTED TO THE DEPARTMENT.

**PRECAST DRAIN INLET (N.T.S.)**



**GENERAL NOTES:**  
1. CONCRETE TO TEST 4000 P.S.I. @ 28 DAYS  
2. REINFORCEMENT MEETS A.S.T.M. A 633, GRADE 60, A.S.T.M. A 36.  
3. ALL DRAINAGE INLET STRUCTURES LOCATED IN PAVED OR GRAVELED AREAS TO HAVE FLAT GRATES. ALL OTHERS (WITHIN GRASS SWALES) TO RECEIVE CONCAVE GRATES.  
4. FINISH GRADE  
5. EL VARIES  
6. HOPE PIPE  
7. EL VARIES  
8. 3/4\"/>

**CATCH BASIN DETAIL (N.T.S.)**

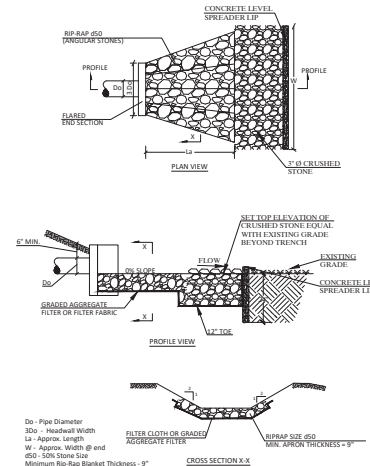


NOTE: TYPE A CATCH BASIN AS SHOWN HERE ON WILL BE UTILIZED WHERE THE NEED FOR A DRAIN INLET EXISTS. THE CURB TYPE CASTING SHALL BE SUBSTITUTED WITH CAMPBELL POUNDRY FRAME AND GRATE # 3433 OR EQUAL.

**SPECIFICATIONS**

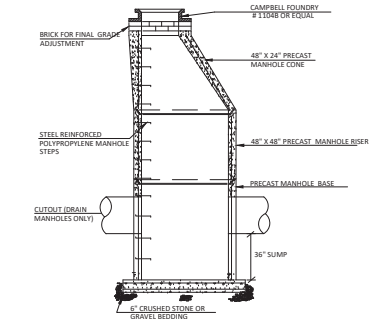
UNITS UNIT SIZE: 50 CM X 50 CM X 2.5 CM (20\"/>

**RIP RAP OUTLET PROTECTION WITH LEVEL SPREADER DETAIL (N.T.S.)**



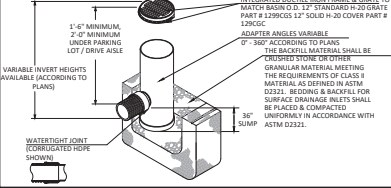
OUTLET PROTECTION LOCATION	O <sub>1</sub> -V (ft)	D <sub>1</sub> (ft)	3D <sub>1</sub> (ft)	L <sub>1</sub> (ft)	W (ft)	6D <sub>1</sub> (ft)
HW 1	1.67	12	3.0	8	9	4
HW 2	2.36	12	3.0	8	9	4
HW 3	2.17	12	3.0	8	9	4
HW 3A	2.95	15	3.75	10	8	6
HW 11	1.78	8	2.0	6	7	4
HW 15	1.52	15	3.75	10	8	6

**PRECAST DRAIN MANHOLE DETAIL (N.T.S.)**



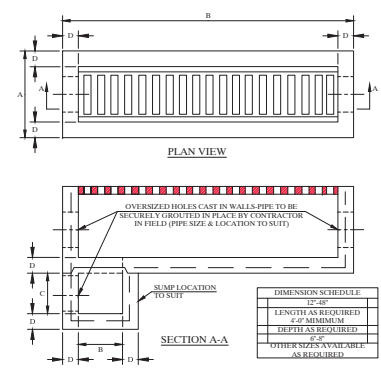
NOTES:  
1. ALL JOINTS ON PRECAST UNITS ARE TO BE 'O' RING RUBBER GASKETS WITH EXTERIOR MORTARED JOINTS.  
2. ALL MANHOLE STEPS ARE TO BE CAST IN PLACE DURING CONSTRUCTION.  
3. MANHOLE STEPS ARE TO BE ALUMINUM OR APPROVED EQUAL.

**NYOPLAST DRAINAGE BASIN DETAIL (N.T.S.)**



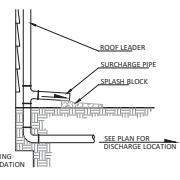
INTEGRATED DUCTILE IRON FRAME & GRATE TO MATCH BASIN O.D. 12\"/>

**TRENCH DRAIN WITH SUMP DETAIL (N.T.S.)**

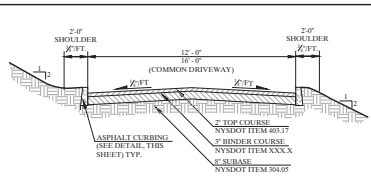


DIMENSION SCHEDULE
LENGTH AS REQUIRED
DEPTH AS REQUIRED
OTHER SIZES AVAILABLE AS REQUIRED

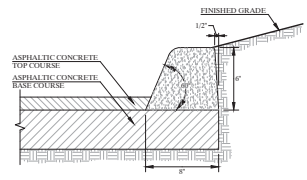
**ROOF LEADER DETAIL (N.T.S.)**



**DRIVEWAY SECTION DETAIL (N.T.S.)**



**ASPHALTIC CONCRETE CURB DETAIL (N.T.S.)**



**KELLARD SESSIONS**

CONSULTING ENGINEERING & LANDSCAPE ARCHITECTURE PLANNING, P.C.

500 MAIN STREET  
ARADON, N.J. 07004

P: (908) 271-2323  
F: (908) 271-1926  
WWW.KELLARD.COM

**CONSTRUCTION DETAILS**

**WESTERN BLUFF SUBDIVISION**

TOWN OF CARROLL      PUTNAM COUNTY, NEW JERSEY

NOVEMBER 8, 2021 - TOWN ENGINEER COMMENTS	5 10
OCTOBER 20, 2020 - NYDEP COMMENTS	
DECEMBER 29, 2020 - NYDEP COMMENTS	
MAY 7, 2019 - NYDEP COMMENTS	
NOVEMBER 14, 2018 - NYDEP COMMENTS	

PROJECT ID: 15-00-00000  
DATE: 05/20/20  
REVISIONS: 01

APPROVED: [Signature]

PROJECT ENGINEER



**EROSION AND SEDIMENT CONTROL PLAN**

All proposed soil erosion and sediment control practices have been designed in accordance with the following publications:

- New York Standards and Specifications for Erosion and Sediment Control, latest edition
- New York State SPDES General Permit for Stormwater Discharges from Construction Activity (GP-0-20-001)

The primary aim of the soil erosion and sediment control plan is to reduce soil erosion from areas stripped of vegetation during and after construction and to prevent silt from reaching the drainage structures. Silt collection systems, sediment control structures and sedimentation basins shall not be put in service until the contributing drainage areas to the structures have been stabilized. As outlined in the construction sequencing notes below, the Sediment & Erosion Control Plan, the Sediment & Erosion Control Plan is an integral component of the construction phasing and sequencing and will be implemented in accordance with the construction sequencing as soon as practicable. The plan will be implemented prior to the commencement of any earthmoving activities.

Each contractor/subcontractor and trained construction employee in the site disturbance and/or stormwater management practices shall use and take a copy of the construction sequencing plan to undertake any land development activity.

The overseer/patrol shall maintain a copy of the NYSDDEC SPDES General Permit for Stormwater Discharges from Construction Activity, GP-0-20-001, the Noise or Impact (NOI), the NOI acknowledgment letter, the Stormwater Pollution Prevention Plan Report for Western Bluff Subdivision, the MS4 ESWP, the Erosion and Sedimentation Control Plan and inspection reports from the qualified inspector at the construction site until all disturbed areas have achieved final stabilization and the Notice of Termination (NOT) has been filed with the NYSDDEC.

The applicant and/or their representatives shall be on-site at all times when construction or grading activity takes place. A qualified inspector shall conduct site inspections at least twice every seven (7) calendar days. The qualified inspector shall inspect and document the effectiveness of all erosion and sediment control practices. The qualified inspector shall prepare an Erosion and Sedimentation Control Plan and also control the site logbook. The qualified inspector must be a Licensed Professional Engineer or a Certified Professional in Erosion and Sediment Control (CPESC), a Registered Landscape Architect or someone working under the direct supervision of and at the same company as the Licensed Professional Engineer or Registered Landscape Architect, provided they have received four (4) hours of NYSDDEC endorsed training in proper erosion and sediment control principles from a soil and water conservation district.

The proposed soil erosion and sediment control practices include the planned erosion control practices outlined below. Maintenance procedures for each erosion control device are also provided herein. The overseer or operator must ensure that all erosion and sediment control practices function as intended in accordance with the manufacturer's instructions.

In areas where soil disturbance activity was temporarily or permanently ceased, the application of soil stabilization measures must be initiated by the end of each business day and completed within 7 days.

Copies of the Inspection and Maintenance Checklists are provided in the Stormwater Pollution Prevention Plan report.

**STABILIZED CONSTRUCTION ENTRANCE**

A stabilized construction entrance shall be installed at the project entrance on a road or on a parking lot. The purpose of the stabilized construction entrance is to prevent vehicles from tracking dirt from the construction site, mud or other construction-related materials from the site to the West Shore Drive.

**CONSTRUCTION SEQUENCING**

- Obtain all necessary permits/approvals.
- Install erosion and sediment control practices.
- Stake clearing limits for construction entrance.
- Install perimeter erosion control.
- Construct stabilized construction entrance.
- Complete clearing and grading of individual driveway, house area and drainage facilities.
- Final grade driveway and building area.
- Install drainage, utilities and landscaping.
- Installation of stormwater facilities.
- Soil stabilization of disturbed areas.
- Final construction staking.
- Final grade driveway and building area.
- Complete driveway and accessory structures.
- Complete vegetation of disturbed areas.
- Once-site is stabilized, infiltration systems to be placed on-line.
- Remove and maintain erosion controls from individual lot construction areas upon site stabilization.

**POST-CONSTRUCTION STORMWATER FACILITY INSPECTION AND MAINTENANCE PROGRAM**

**Goal:**

The drainage collection system, infiltration systems, bio-retention areas, swales, and their related appurtenances shall be inspected and maintained in accordance with the manufacturer's instructions. The owner, its successors and/or assigns shall completely familiarize themselves with the plans, details and notes.

**Inspection and Maintenance of Perimeter Drainage System and BMPs**

The applicant must create a maintenance management agreement/restriction that shall be binding on all subsequent landowners serving the construction management facilities. The easement shall provide for access to the facility at reasonable times for periodic inspection by the Town of Canaan to ensure that the facility is maintained in proper working condition to meet design standards and any other provisions established by the Town. The easement shall be recorded by the grantee in the office of the County Clerk and Towns Clerk after approval by the Town Attorney for the Town of Canaan.

**General Stormwater Facilities (Creeks, Ditches, Inlets, Swales, etc.)**

These stormwater facilities shall be inspected weekly for the first three (3) months following the completion of construction. Thereafter, these facilities shall be inspected at a minimum quarterly, and always immediately following a rain event. Upon inspection, facilities shall be immediately maintained and/or cleaned as may be required. Any site areas exhibiting soil erosion or any kind shall be immediately restored and stabilized with vegetation, mulch or riprap stone depending on the area to be stabilized.

**Swales**

Upon each inspection, all visible debris including but not limited to, twigs, dead and forest litter shall be removed from the swales and inlets, discharge points and basins and grass and plant growth shall be removed from the swales and inlets.

**Vegetated Areas**

The areas within the swales and bio-retention areas shall be mowed periodically. Any debris, litter or refuse items should be removed from within swales or bio-retention areas at the time of each mowing, unless such debris impairs the proper flow of water, in which case all debris shall be immediately removed upon inspection. All visible accumulated sediments shall be removed when sediments become clearly visible.

**Drain Inlets**

All drain inlets have been designed to trap sediment prior to its transport to the infiltration systems and ultimately, maintenance of the same.

**Drain Pipes**

All drain pipes shall be inspected once per month for the first three (3) months after drainage system has been put into operation. Thereafter, drain pipes shall be inspected quarterly. All drain pipes shall be inspected every three (3) months (after drainage system has been put into service). Thereafter, all drains shall be inspected every three (3) months.

**Soil Matting/Stapling**

All soil matting/stapling from the construction area during grading and grading shall be stapled in locations illustrated on the approval plans, or in practical locations on-site.

**RR-RAP OUTLET PROTECTION**

The outlets of all stormwater discharge areas will be protected from erosion by the placement of stone rip-rap at the curb/walkway outlet. The purpose of the stone outlet protection is to reduce the velocities of the discharged water such that flows will not erode the receiving area.

**Surface Stabilization**

All disturbed areas will be protected from erosion with the use of vegetative measures (e.g., grass seed mix, soil hydroseal, mulch, weed-free hay or Curlex Erosion Erosion Control Blankets).

**General Land Grading**

The applicant/developer or their representatives shall be on-site at all times when construction or grading activity takes place and shall inspect and document the effectiveness of all sediment and erosion control practices.

**Final Construction Staking**

The intent of the erosion control is to control all disturbed areas, such as soils not protected from erosion by temporary measures and ultimately to permanent vegetation. All cut and fill slopes shall be staked to a maximum slope of 2:1. In the event that a slope must exceed 2:1 slope, it shall be stabilized with stone rip-rap. On fill slopes, all material will be placed in layers not to exceed 9 inches in depth and adequately compacted. Where practicable, diversion swales shall be constructed on the top of all fill embankments to divert any disturbed flows away from the fill slopes.

**Final Construction Staking**

Where vegetation or mulch cover is not practicable in disturbed areas of the site, that soil shall be controlled by the use of water spraying. The surface shall be sprayed until wet. This control shall continue until such time as the entire site is adequately stabilized with permanent vegetative cover.

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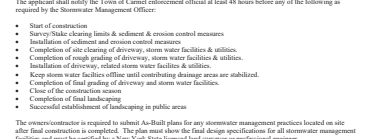
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**TEMPORARY SOIL STOCKPILE DETAIL (N.T.S.)**

Outlined below is a brief listing of the construction sequencing for the project. See sheet 310 for detailed phasing description.

• • • • • shall build pre-construction meeting

The applicant shall notify the Town of Canaan enforcement official at least 48 hours before any of the following as required by the Stormwater Management Officer:



- INSTALLATION NOTES**
- AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
  - MAXIMUM SLOPE OF STOCKPILE SHALL BE 1:2.
  - UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH SILT FENCING, THEN STABILIZED WITH VEGETATION OR COVERED.
  - SEE SPECIFICATIONS FOR INSTALLATION OF SILT FENCE.

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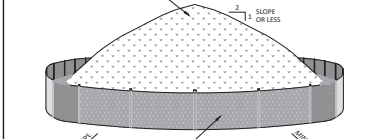
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**WIRE SILT FENCE DETAIL (N.T.S.)**

GAUGE: MAX. 6" MESH  
SPACING WITH FILTER CLOTH OVER

WOVEN WIRE FENCE (MIN. 14 GAUGE MAX. 6" MESH SPACING) WITH FILTER CLOTH OVER

36" MIN. WIRE POSTS DRIVEN INTO GROUND

HEIGHT OF FILTER ABOVE GRADE TO BE 12" MIN.

UNDISTURBED GROUND

8" MIN. EMBODIMENT

12" MIN. HEIGHT

SECTION A TOP VIEW SECTION B

PERSPECTIVE VIEW

WOVEN WIRE FENCE (MIN. 14 GAUGE MAX. 6" MESH SPACING) WITH FILTER CLOTH OVER

EMBED FILTER CLOTH MIN. 8" INTO GROUND

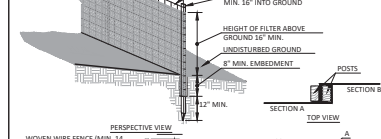
20" MIN. UNDISTURBED GROUND

16" MIN. EMBODIMENT

SECTION A SECTION B

COUPLER

JOINING SECTIONS OF FENCING



- CONSTRUCTION NOTES FOR FABRICATED SILT FENCE**
- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO WIRE POSTS. STEEL TIE ROD OR U TYPE OR 2" HARDWOOD.
  - FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE. WOVEN WIRE, 14 GA. WITH TIES SPACED EVERY 24" AT TOP OF MID SECTION.
  - WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
  - MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

**POST-CONSTRUCTION STORMWATER FACILITY INSPECTION AND MAINTENANCE PROGRAM**

**Goal:**

The drainage collection system, infiltration systems, bio-retention areas, swales, and their related appurtenances shall be inspected and maintained in accordance with the manufacturer's instructions. The owner, its successors and/or assigns shall completely familiarize themselves with the plans, details and notes.

**Inspection and Maintenance of Perimeter Drainage System and BMPs**

The applicant must create a maintenance management agreement/restriction that shall be binding on all subsequent landowners serving the construction management facilities. The easement shall provide for access to the facility at reasonable times for periodic inspection by the Town of Canaan to ensure that the facility is maintained in proper working condition to meet design standards and any other provisions established by the Town. The easement shall be recorded by the grantee in the office of the County Clerk and Towns Clerk after approval by the Town Attorney for the Town of Canaan.

**General Stormwater Facilities (Creeks, Ditches, Inlets, Swales, etc.)**

These stormwater facilities shall be inspected weekly for the first three (3) months following the completion of construction. Thereafter, these facilities shall be inspected at a minimum quarterly, and always immediately following a rain event. Upon inspection, facilities shall be immediately maintained and/or cleaned as may be required. Any site areas exhibiting soil erosion or any kind shall be immediately restored and stabilized with vegetation, mulch or riprap stone depending on the area to be stabilized.

**Swales**

Upon each inspection, all visible debris including but not limited to, twigs, dead and forest litter shall be removed from the swales and inlets, discharge points and basins and grass and plant growth shall be removed from the swales and inlets.

**Vegetated Areas**

The areas within the swales and bio-retention areas shall be mowed periodically. Any debris, litter or refuse items should be removed from within swales or bio-retention areas at the time of each mowing, unless such debris impairs the proper flow of water, in which case all debris shall be immediately removed upon inspection. All visible accumulated sediments shall be removed when sediments become clearly visible.

**Drain Inlets**

All drain inlets have been designed to trap sediment prior to its transport to the infiltration systems and ultimately, maintenance of the same.

**Drain Pipes**

All drain pipes shall be inspected once per month for the first three (3) months after drainage system has been put into operation. Thereafter, drain pipes shall be inspected quarterly. All drain pipes shall be inspected every three (3) months (after drainage system has been put into service). Thereafter, all drains shall be inspected every three (3) months.

**Soil Matting/Stapling**

All soil matting/stapling from the construction area during grading and grading shall be stapled in locations illustrated on the approval plans, or in practical locations on-site.

**RR-RAP OUTLET PROTECTION**

The outlets of all stormwater discharge areas will be protected from erosion by the placement of stone rip-rap at the curb/walkway outlet. The purpose of the stone outlet protection is to reduce the velocities of the discharged water such that flows will not erode the receiving area.

**Surface Stabilization**

All disturbed areas will be protected from erosion with the use of vegetative measures (e.g., grass seed mix, soil hydroseal, mulch, weed-free hay or Curlex Erosion Erosion Control Blankets).

**General Land Grading**

The applicant/developer or their representatives shall be on-site at all times when construction or grading activity takes place and shall inspect and document the effectiveness of all sediment and erosion control practices.

**Final Construction Staking**

The intent of the erosion control is to control all disturbed areas, such as soils not protected from erosion by temporary measures and ultimately to permanent vegetation. All cut and fill slopes shall be staked to a maximum slope of 2:1. In the event that a slope must exceed 2:1 slope, it shall be stabilized with stone rip-rap. On fill slopes, all material will be placed in layers not to exceed 9 inches in depth and adequately compacted. Where practicable, diversion swales shall be constructed on the top of all fill embankments to divert any disturbed flows away from the fill slopes.

**Final Construction Staking**

Where vegetation or mulch cover is not practicable in disturbed areas of the site, that soil shall be controlled by the use of water spraying. The surface shall be sprayed until wet. This control shall continue until such time as the entire site is adequately stabilized with permanent vegetative cover.

**Final Construction Staking**

Each contractor/subcontractor and trained construction employee in the site disturbance and/or stormwater management practices shall use and take a copy of the construction sequencing plan to undertake any land development activity.

**Final Construction Staking**

The overseer/patrol shall maintain a copy of the NYSDDEC SPDES General Permit for Stormwater Discharges from Construction Activity, GP-0-20-001, the Noise or Impact (NOI), the NOI acknowledgment letter, the Stormwater Pollution Prevention Plan Report for Western Bluff Subdivision, the MS4 ESWP, the Erosion and Sedimentation Control Plan and inspection reports from the qualified inspector at the construction site until all disturbed areas have achieved final stabilization and the Notice of Termination (NOT) has been filed with the NYSDDEC.

**Final Construction Staking**

The applicant and/or their representatives shall be on-site at all times when construction or grading activity takes place and shall inspect and document the effectiveness of all sediment and erosion control practices.

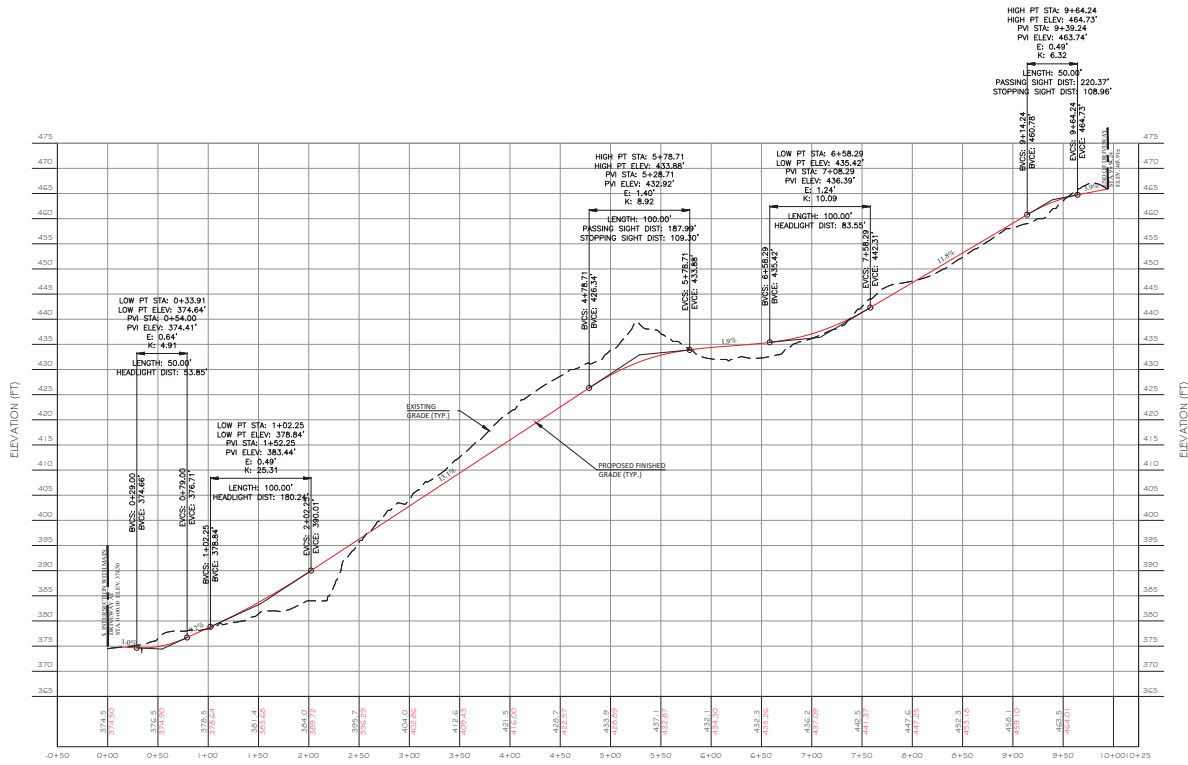
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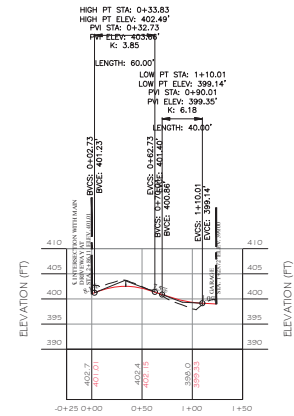
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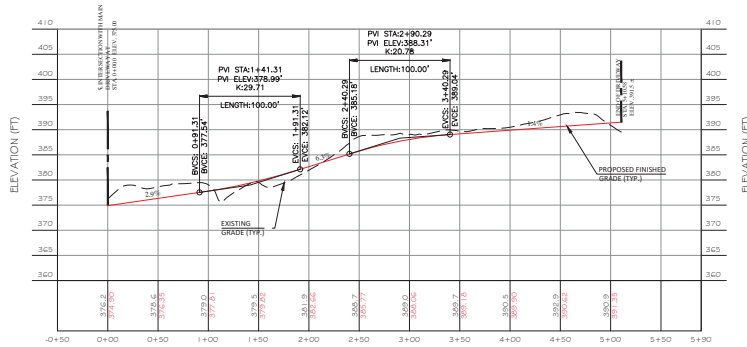
LOT #2 DRIVEWAY

PROFILE SCALE:  
HORIZ: 1"=50'  
VERT: 1"=10'



LOT 1-REALIGN

PROFILE SCALE:  
HORIZ: 1"=50'  
VERT: 1"=10'

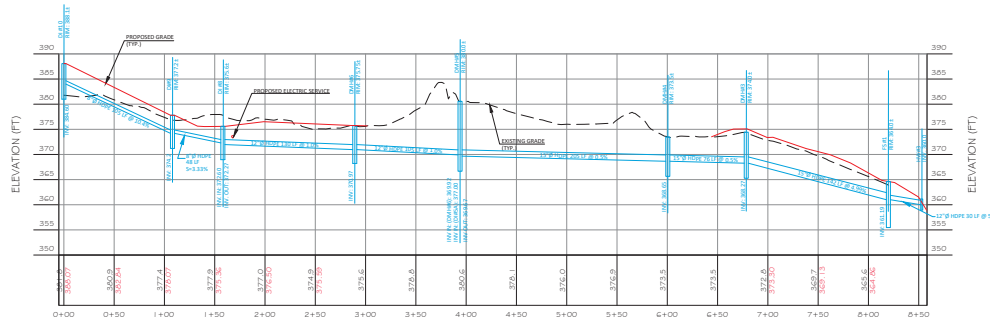


PROPOSED LOT 3 COMMON DRIVEWAY

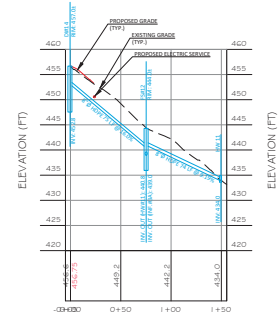
PROFILE SCALE:  
HORIZ: 1"=50'  
VERT: 1"=10'

NO	DATE	REVISIONS
1	MARCH 25, 2023	FINAL SUBDIVISION APPROVAL
2	JANUARY 5, 2023	TOWN ENGINEER COMMENTS
		REVISIONS

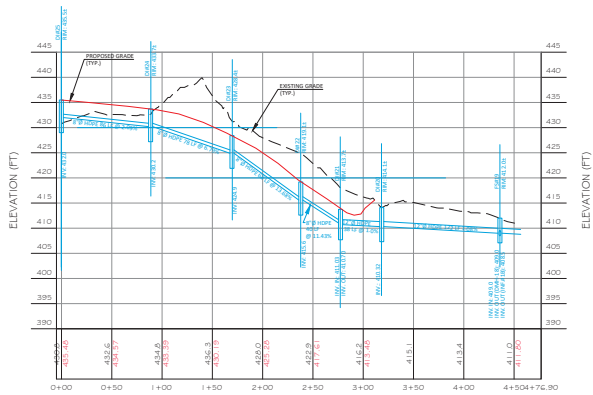
<p>CONSULTING ENGINEERING &amp; LANDSCAPE ARCHITECTURE PLANNING, S.P.C.</p> <p>100 MAIN STREET ARADALE, N.Y. 12024</p> <p>P: (518) 477-2323 F: (518) 477-2328 WWW.KSSES.COM</p>	<p>DRIVEWAY PROFILES</p> <p>WESTERN BLUFF SUBDIVISION</p>		<p>PITKIN COUNTY, NEW YORK</p> <p>TOWN OF CARNAL</p>	<p>8</p> <p>10</p>																									
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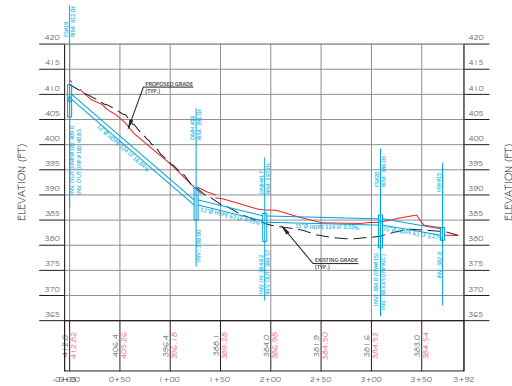
DI10-HW3  
 PROFILE SCALE:  
 HORIZ: 1"=50'  
 VERT: 1"=10'



DI14-HW11  
 PROFILE SCALE:  
 HORIZ: 1"=50'  
 VERT: 1"=10'



DI25-FS19  
 PROFILE SCALE:  
 HORIZ: 1"=50'  
 VERT: 1"=10'



FS19-HW15  
 PROFILE SCALE:  
 HORIZ: 1"=50'  
 VERT: 1"=10'

NO	MARCH 26, 2023 - FINAL SUBDIVISION APPROVAL
1	JANUARY 8, 2023 - TOWN ENGINEER COMMENTS
REVISIONS	

	<b>DRAINAGE PROFILES</b>		<table border="1"> <tr> <td style="text-align: center; font-size: 24pt;">9</td> <td rowspan="2" style="text-align: center; vertical-align: middle;">10</td> </tr> <tr> <td style="text-align: center;">PROJECT NO.</td> </tr> </table>	9	10	PROJECT NO.															
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- LEGEND**
- EXISTING PROPERTY LINE
  - PROPOSED PROPERTY LINE
  - LIMITS OF DISTURBANCE (3.85 ACRES)
  - EXISTING 10' CONTOURS
  - EXISTING 2' CONTOURS
  - PROPOSED 10' CONTOUR
  - PROPOSED 2' CONTOUR
  - EXISTING WETLAND
  - WETLAND BUFFER
  - RESERVOIR BUFFER
  - EXISTING STREAM
  - EXISTING TREE
  - EXISTING TREE TO BE REMOVED
  - EXISTING TREE TO BE PROTECTED
  - EXISTING STRUCTURES
  - PROPOSED PARKING DURING CONSTRUCTION

**CONSTRUCTION SEQUENCING**

PHASE 1: CONSTRUCTION OF CURB CUT AND DRIVEWAY ENTRANCE.  
 PHASE 2: CONSTRUCTION OF COMMON DRIVEWAY AND UTILITIES.  
 PHASE 3: CONSTRUCTION OF HOMES AND DRIVEWAYS IN ORDER BELOW:

- LOT #1
- LOT #2
- LOT #3

**EXISTING WELL ABANDONING PROCEDURE**

1. REMOVE PUMP AND EQUIPMENT
2. DRILL OUT THE PISTON FROM 50 FEET BELOW GRADE.
3. FILL CASING WITH PUCCED CLAY, CONCRETE, GROUT, BENTONITE OR OTHER SUITABLE IMPERVIOUS MATERIAL.
4. PROVIDE A LETTER OF THE WELL ABANDONMENT PREPARED BY THE N.Y.S.D.E.C. REGISTERED WELL DRILLER TO THE TOWN.

**SEWAGE DISPOSAL SYSTEM ABANDONING PROCEDURE**

1. DECONNECT POWER AT THE SOURCE TO ALL ELECTRICAL CONTROLS AND REMOVE ALL CONTROLS AND PANELS. REMOVE ALL ELECTRICAL LINES INCLUDING BURIED SERVICE LINES THAT WILL NOT BE USED FOR OTHER PURPOSES.
2. THE ENTIRE CONTENTS OF ALL TANKS, SEPTIC PUMP CHAMBER, GREASE TRAPS, OVERFLOW, CESPOOLS, AND LEACHING PITS IN THE SYSTEM MUST BE PUMPED BY A LICENSED SEPTIC INSTALLER.
3. ALL TANKS MUST BE BROKEN UP IN PLACE OR REMOVED SO THAT LIQUID CANNOT COLLECT IN THE FUTURE.
4. BACK FILL THE HOLE OR TANKS WITH DENNIS TREE SAND, OTHER GRANULAR MATERIAL OR CLEAN FILLING THAT IS COMPACTED TO PREVENT SETTLING TO PREVENT FUTURE CAVE-INS.
5. PROPERLY GRADE AND ESTABLISH VEGETATIVE COVER.

**FOR ABSORPTION FIELD INSTALLATION:**

1. ONCE ABSORPTION BEDS AND TRENCHES ARE UNLIKELY TO COLLAPSE, THEY MAY BE LEFT INTACT, MAINTAIN VEGETATIVE COVER. GALLEYS MAY BE LEFT IN PLACE IF THERE IS NO RISK OF FUTURE CAVE-INS.
2. SEWAGE CONTAMINATED SOIL AROUND SEPTIC COMPONENTS IS NOT REQUIRED TO BE REMOVED IN ORDER FOR THE SITS TO BE ABANDONED.
3. IF COMPONENTS OF THE ABSORPTION SYSTEM ARE TO BE REMOVED, A LICENSED SEPTIC CONTRACTOR MUST BE EMPLOYED TO PERFORM THIS WORK.
4. ALLOW ADEQUATE TIME AFTER THE SYSTEM IS TAKEN OUT OF SERVICE AND THE TANKS PUMPED TO ENSURE THE ENTIRE ABSORPTION FIELD IS COMPLETELY DRY.
5. A LICENSED SEPTIC HAULER SHOULD PUMP ALL CONTENTS FROM ALL DISTRIBUTION/DUNCTION BOXES IN THE SYSTEM.
6. REMOVE ALL ABSORPTION SYSTEM (PIPES, AGGREGATE, ETC.)
7. DISPOSE OF MATERIALS PROPERLY.
8. PROPERLY GRADE AND ESTABLISH VEGETATIVE COVER.

**CONSTRUCTION SEQUENCING**

1. A RECONSTRUCTION MEETING WITH THE NYSPD, TOWN REPRESENTATIVES, CONTRACTOR, OWNER, AND ENGINEER SHALL BE SCHEDULED AT LEAST 48 HOURS BEFORE THE START OF CONSTRUCTION ACTIVITIES.
2. ALL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE INSPECTED AS INDICATED IN THE EROSION AND SEDIMENT CONTROL MAINTENANCE SCHEDULE. IF DEFICIENCIES ARE IDENTIFIED, THE CONTRACTOR SHALL BEGIN IMPLEMENTING CORRECTIVE ACTIONS IN ONE BUSINESS DAY AND SHALL COMPLETE THE CORRECTIVE ACTIONS IN A REASONABLE TIME FRAME.
3. PRIOR TO ANY CONSTRUCTION, STABLED PROPERTY LINES AND CONSERVATION AREAS AND LIMITS OF DISTURBANCE FOR PHASE OF INTEREST. MARK LIMITS OF DISTURBANCE IN TREES WITH CHAINS CONSTRUCTION FENCING OR FLAGGING.

**PHASE 1 - COMMON INFRASTRUCTURE (24 ACRES)**

1. INSTALL STABILIZED CONSTRUCTION ENTRANCES AT THE PROPOSED INTERSECTION WITH WEST SHORE DRIVE.
2. INSTALL SALT FENCE DOWN GRADIENT TO ALL DISTURBED AREAS PART OF THIS PHASE AND UP GRADIENT TO PROPOSED INFILTRATION BASIN AND LOT 3 SEPTIC FIELD AREA.
3. INSTALL TREE PROTECTION MEASURES
4. PLACE CONSTRUCTION FENCE AND/OR PROPOSED LOCATION OF INFILTRATION BASIN AND PROPOSED SEPTIC SYSTEM ABSORPTION FIELDS WITHIN AND NEAR TO THE LIMITS OF PHASE 1. PROTECT THESE AREAS FROM TRAFFIC DURING CONSTRUCTION ACTIVITIES.
5. CONSTRUCT DETENTION BASIN PER DESIGN DRAWINGS. USE FOREBAY AS A TEMPORARY SEDIMENT BASIN DURING CONSTRUCTION.
6. STABILIZE ALL GRADED AND DISTURBED AREAS WITHIN OVERFLOW DRAINAGE AREA.
7. CLEAR REMAINING TREES WITHIN PHASE LIMITS (ONLY STUMP OR GRUB IN ACTIVE AREAS THAT ARE REQUIRED FOR GRADING OR INFRASTRUCTURE CONSTRUCTION).
8. EXCAVATE AND CONSTRUCT PRETREATMENT SEDIMENT BASIN PER DESIGN DRAWINGS (EXCEPT DO NOT CONSTRUCT WEIR AND SPILLWAY DOWN TO INFILTRATION AREA). ONCE STABILIZED, CONSTRUCT THE TEMPORARY OUTLET TO SEDIMENT BASIN. THE PRETREATMENT SEDIMENT FOREBAY SHALL BE USED AS PRETREATMENT TO SEDIMENT BASIN DURING CONSTRUCTION.
9. DISCONNECT NETWORK AND STRUCTURES IN REVERSE ORDER GOING UPHILL. STARTING FROM THE DRAINAGE OUTLET (Pipes: 10" SL, 12" DNH, 12" DNH, 12" DNH, 12" DNH, 12" DNH AND 12" DNH). INSTALL DESIGN MARKING OVER STEEP SLOPES AS SPECIFIED ON DESIGN DRAWINGS.
10. INSTALL THE SEPTIC FIELD PER WILL BE INSTALLED ALONG WITH THE PRETREATMENT TANK. PIPES: 10" DNH-28 AND THE CONNECTING PIPING. A PIPE STUB WILL BE INSTALLED TO THE PROPERTY LINE FOR FUTURE CONNECTION DURING LOT 2 DEVELOPMENT.
11. ALL SILET PROTECTION AT ALL OPEN GORDED DRAINAGE INFILTS TO PROTECT DOWN GRADIENT CONVEYANCE SYSTEMS.
12. KEEP ANY INSTALLED INFILTRATION PRACTICE OFFLINE UNTIL THE DRAINAGE AREA IS STABILIZED.
13. ROUGH GRADE COMMON ROAD THAT WILL SERVICE LOTS 1, 2, & 3.
14. INSTALL BROOM MATTING ALONG ROAD EMBANKMENT PER PLAN.
15. INSTALL COMMON ROAD BINDER COURSE AND CURBING.
16. ENSURE AREAS OUTSIDE OF THE ROAD AND THAT WILL NOT BE DISTURBED IN THE IMMEDIATE FUTURE ARE STABILIZED WITH VEGETATION (TOPSOIL, SEED AND MULCH AS NECESSARY).

**PHASE 2 - INDIVIDUAL LOT DEVELOPMENT (3.85 ACRES)**

1. STAKE OUT AND FLAG PROPERTY LINES, LIMITS OF DISTURBANCE, AND ABSORPTION FIELD AREAS FOR INDIVIDUAL LOTS OF INTEREST.
2. INSTALL SALT FENCE DOWN GRADIENT TO ALL DISTURBED AREAS PART OF THIS PHASE.
3. INSTALL TREE PROTECTION MEASURES
4. PROTECT PERMANENT AND SEPTIC ABSORPTION FIELD AREA WITH CONSTRUCTION FENCING AND SALT FENCE (UPGRAD TO ABSORPTION FIELD AREAS).
5. CLEAR TREES WITHIN PHASE LIMITS ONLY STUMP OR GRUB IN ACTIVE AREAS THAT ARE REQUIRED FOR GRADING OR CONSTRUCTION.
6. ROUGH GRADE LOTS AND DRIVEWAYS
7. INSTALL REMAINING INFRASTRUCTURE THAT WILL BE USED TO THE COMMON STORMWATER CONVEYANCE SYSTEM. LOT 1: 10" SL, 12" DNH-17, DNH-18, DNH-19A, DNH-19B, DNH-20, LOT 2: 10" SL, 12" DNH-17, 12" DNH-18, 12" DNH-19A, 12" DNH-19B, 12" DNH-20, 12" DNH-21, 12" DNH-22
8. INSTALL DRAINAGE INLET PROTECTION AS NECESSARY.
9. TOPSOIL, SEED, AND MULCH DISTURBED AREAS OUTSIDE OF CONSTRUCTION TRAFFIC AREAS.
10. INSTALL RESIDENTIAL HOUSES PER THE DIRECTION AND APPROVAL OF ALL REGULATORY AND GOVERNING AGENCIES.
11. INSTALL REMAINING DRAINAGE FACILITIES SHOWN ON THE DESIGN PLANS.
12. KEEP THE INFILTRATION SYSTEM OFFLINE UNTIL THE CONTRIBUTING DRAINAGE AREAS HAVE BEEN STABILIZED.
13. INSTALL WELL AND SEWAGE DISPOSAL SYSTEM. SEE ABANDONING NOTES ON THIS SHEET.
14. FINISH INDIVIDUAL LOT GRADING AS NECESSARY. TOPSOIL, SEED, AND MULCH AS NECESSARY.
15. PUT INFILTRATION SYSTEMS ONLINE ONLY AFTER CONTRIBUTING DRAINAGE AREAS HAVE BEEN STABILIZED.
16. INSTALL FINAL DRIVEWAY APPROX AS NECESSARY.

**PHASE 3 - FINAL SITE CLEANUP AND INFILTRATION BASIN CONVERSION (NO NEW DISTURBANCE)**

1. AFTER LOTS 1 THROUGH 3 HAVE BEEN DEVELOPED AND ALL AREAS ARE PERMANENTLY STABILIZED TO THE SATISFACTION OF THE TOWN ENGINEER AND NYSPD, INSTALL THE TOP PAVEMENT COURSE TO THE SHARED COMMON DRIVEWAY.
2. AFTER ALL LOTS (LOTS 1 THROUGH 3) HAVE BEEN DEVELOPED AND ALL AREAS ARE PERMANENTLY STABILIZED, THE INFILTRATION BASIN SHALL BE PUT ONLINE.
3. ONCE BASINS ARE STABILIZED, CONSTRUCT OUTLET WORKING PER DESIGN DRAWINGS.
4. ONCE ALL DISTURBED AREAS ARE STABILIZED, CONVERT THE TEMPORARY SEDIMENT BASIN TO THE PERMANENT DETENTION BASIN. ONCE THE DISTURBED AREAS HAVE BEEN PERMANENTLY STABILIZED, THE INFILTRATION NETWORK SHALL BE CLEANED TO REMOVE ANY SEDIMENT IN THE CATCH-BASIN, SLOPES OR PIPE NETWORKS. ALL BASIN OUTLET WORKS SHALL BE MAINTAINED AND CLEANED. REMOVE ANY DEBRIS AT RIPRAP OUTFALLS.
5. AFTER ALL WORK IS COMPLETE AND AT THE DIRECTION AND APPROVAL OF THE TOWN ENGINEER AND THE NYSPD, INSTALL THE OVERFLOW SYSTEM AT THE PRETREATMENT FOREBAY TO DIRECT CLEAN DRAINAGE TO THE INFILTRATION BASIN.
6. CONTRACTOR SHALL PERFORM FINAL SITE CLEAN UP TO ENSURE ALL SILT FENCE, TREE PROTECTION, CONSTRUCTION DEBRIS IS REMOVED.
7. IN ACCORDANCE WITH 6P-15-002, A FINAL STABILIZATION INSPECTION AND INSPECTION OF LONG TERM STORMWATER MANAGEMENT FACILITIES BY A QUALIFIED PROFESSIONAL ENGINEER IS REQUIRED. IF APPLICABLE, SIGN-OFF BY THE LOCAL MSA MAY BE REQUIRED BEFORE THE NOTICE OF TERMINATION (NOTI) CAN BE FILED WITH NYSPD.
8. THE GENERAL PERMIT FOR STORMWATER DISCHARGES FROM CONSTRUCTION ACTIVITIES STATES THAT IT IS UNLAWFUL FOR ANY PERSON TO CAUSE OR CONTRIBUTE TO A VIOLATION OF WATER QUALITY STANDARDS. STABILIZATION MEANS COVERING OR MAINTAINING AN EXISTING COVER OVER SOIL COVER CAN BE NEGATIVE (E.G. GRASS, TREES, SEED AND MULCH, STRIPS OR TURF) OR NON-VEGETATIVE (E.G. GEO-TEXTILES, RIPRAP, GABIONS, PAVEMENT, OR CRUSHED STONES) PER SPDES GENERAL PERMIT FOR STORMWATER RUNOFF FROM CONSTRUCTION ACTIVITIES, 6P-15-002.

**INDIVIDUAL LOT CONTINGENCY NOTE**

IN THE EVENT THE OWNER / DEVELOPER DECIDE NOT TO DEVELOP ALL LOTS AND INTEND ON FILING THE NOTICE OF TERMINATION WITH THE NYSPD, ALL AREAS SHALL BE STABILIZED TO THE SATISFACTION OF THE TOWN ENGINEER AND NYSPD. THE DEVELOPER MUST CONSTRUCT ALL PERMANENT STORMWATER PRACTICES AND PLACE THESE PRACTICES ONLINE PRIOR TO CLOSING THE WISDE PERMIT. FUTURE DISTURBANCE OR LAND DEVELOPMENT OPERATIONS WILL BE SUBJECT TO NEW APPROVALS.



	<b>CONSTRUCTION MANAGEMENT PLAN</b> <b>WESTERN BLUFF SUBDIVISION</b>		TOWN OF CARVAL PUTNAM COUNTY, NEW YORK	
	CONSULTING ENGINEERING LANDSCAPE ARCHITECTURE PLANNING, S.P.C. 505 MAIN STREET ARMOH, N.Y. 10504 P: (518) 475-2323 F: (518) 475-2229 WWW.KSESSIONS.COM			