

**LEGEND**

◆	BENCHMARK
○	CONCRETE MONUMENT
●	FOUND PROPERTY MARKER
○	CALCULATED PROPERTY MARKER
—	SGN
—	MALIBOX
—	LIGHT POLE
—	GUY WIRE
—	UTILITY POLE
—	GAS METER
—	GAS VALVE
—	WATER VALVE
—	WATER METER
—	WELL
—	HYDRANT
—	INLET
—	SEWAGE MANHOLE
—	STORM MANHOLE
—	ELECTRIC MANHOLE
—	UNDERGROUND STRUCTURE
—	ELECTRIC BOX
—	CABLE BOX
—	TELEPHONE BOX
—	TRIP LINE
—	BRUSH LINE
—	FENCE LINE
—	TREE LINE
—	WATER LINE
—	SANITARY SEWER LINE
—	UNDERGROUND CABLE
—	UNDERGROUND TELEPHONE
—	FOUNDER CABLE
—	OVERHEAD ELECTRIC
—	OVERHEAD TELEPHONE
—	OVERHEAD CABLE
—	STORM PIPE
—	4" WHITE PAINT LINE
—	4" DOUBLE YELLOW PAINT LINE
—	RIGHT OF WAY LINE
—	PROPERTY LINE
—	ADJACENT PROPERTY LINE
—	EASEMENT LINE
—	RAILROAD TRACKS
—	SOIL TYPE BOUNDARY LINE
—	SOIL TYPE DESIGNATION
▨	PROPOSED BUILDING ADDITION
▨	PROPOSED CONCRETE PAD/SIDEWALK

**FOR REVIEW ASSOCIATES BY:**

**CLIENT:** CARIBBEAN FOOD DELIGHTS, INC.  
117 ROUTE 303 SUITE B  
TAPPAN, NY 10983

**MANAGER:** JOSEPH A. MINA, PE  
**DESIGN BY:** MEB  
**SURV. CHIEF:** FREDRICK NO. DATA COLLECTOR  
**DRAWN BY:** MEB

**REVISIONS PER COMMENT LETTER:**

5	08/29/23	ADDED PCSM AND ENS PLANS
4	9/21/23	RAIN GARDEN ADDED
3	09/13/23	GREASE TRAP/TANK ADDED
2	06/12/23	ADDED LANDSCAPING
1	05/17/23	NO# DATE

**PROPOSED BUILDING ADDITION (1,823 SF)**

**PROPOSED CONCRETE PAD/SIDEWALK**

**SCALE:** 1" = 10'

**DATE:** 05/17/2023

**SHEET NO. 2 OF 7**

**DWG. NO. 125802000**

**ENLARGED LAYOUT PLAN**

**SITE IMPROVEMENT PLAN FOR CARIBBEAN FOOD DELIGHTS**

**ROCKLAND COUNTY, NY**

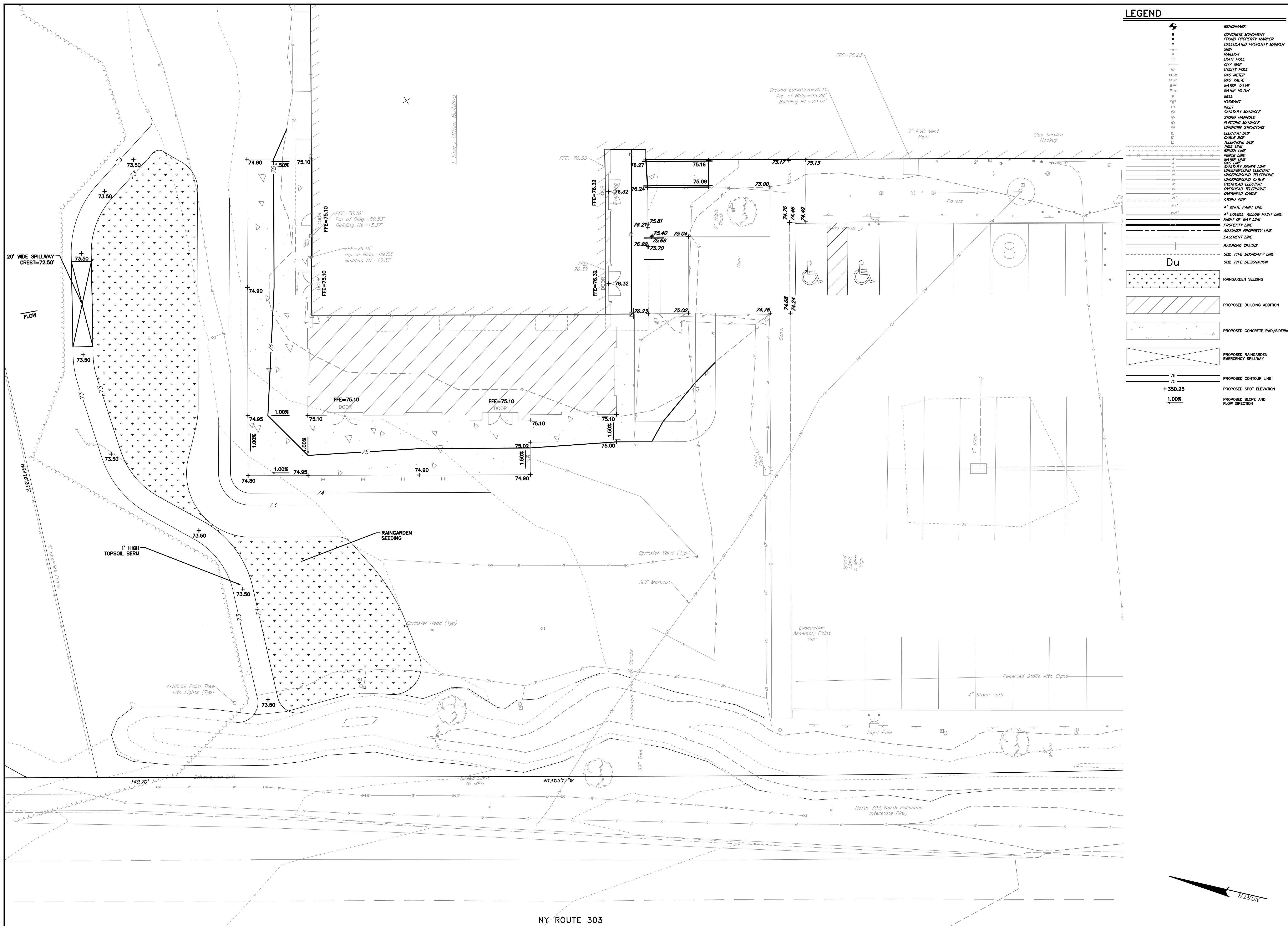
**ORANGETOWN**

**RETTEW**  
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Landscape Architecture

NY ROUTE 303





**LEGEND**

	BENCHMARK
	CONCRETE MONUMENT
	FOUND PROPERTY MARKER
	CALCULATED PROPERTY MARKER
	SIGN
	MAILBOX
	LIGHT POLE
	GUY WIRE
	UTILITY POLE
	GAS METER
	GAS VALVE
	WATER VALVE
	WATER METER
	WELL
	HYDRANT
	INLET
	SANITARY MANHOLE
	STORM MANHOLE
	ELECTRIC MANHOLE
	UNKNOWN STRUCTURE
	ELECTRIC BOX
	CABLE BOX
	TELEPHONE BOX
	TREE LINE
	BRUSH LINE
	FENCE LINE
	WATER LINE
	SEWER LINE
	GAS LINE
	UNDERGROUND ELECTRIC
	UNDERGROUND CABLE
	OVERHEAD ELECTRIC
	OVERHEAD TELEPHONE
	OVERHEAD CABLE
	STORM PIPE
	4" WHITE PAINT LINE
	4" DOUBLE YELLOW PAINT LINE
	RIGHT OF WAY LINE
	PROPERTY LINE
	ADJOINER PROPERTY LINE
	EASEMENT LINE
	RAILROAD TRACKS
	SOIL TYPE BOUNDARY LINE
	SOIL TYPE DESIGNATION
	RAINGARDEN SEEDING
	PROPOSED BUILDING ADDITION
	PROPOSED CONCRETE PAD/SIDEWALK
	PROPOSED RAINGARDEN
	EMERGENCY SPILLWAY
	PROPOSED CONTOUR LINE
	PROPOSED SPOT ELEVATION
	PROPOSED SLOPE AND FLOW DIRECTION

**CLIENT**  
**CARIBBEAN FOOD DELIGHTS, INC.**  
 117 ROUTE 303 SUITE B  
 TAPPAN, NY 10983

**MANAGER:** JOSEPH A. MINA, PE  
**DESIGN BY:** MEB  
**SURV. CHIEF:** MEB  
**DRAWN BY:** MEB

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**DATE:** 05/17/2023  
**SHEET NO.:** 3 OF 7  
**DWG. NO.:** 125802000

**FOR RETTEW ASSOCIATES BY:**

**USES:**  
 125802000-SY-BASE  
 125802000-SY-1000-BUILD-PRINT  
 125802000-LD-DETL-16  
 125802000-LD-DETL-16  
 226-PLANTER-DETL-16  
 226-PLANTER-DETL-16  
 226-PLANTER-DETL-16  
 125802000-SY-1000

**DRAWING REFERENCE:**  
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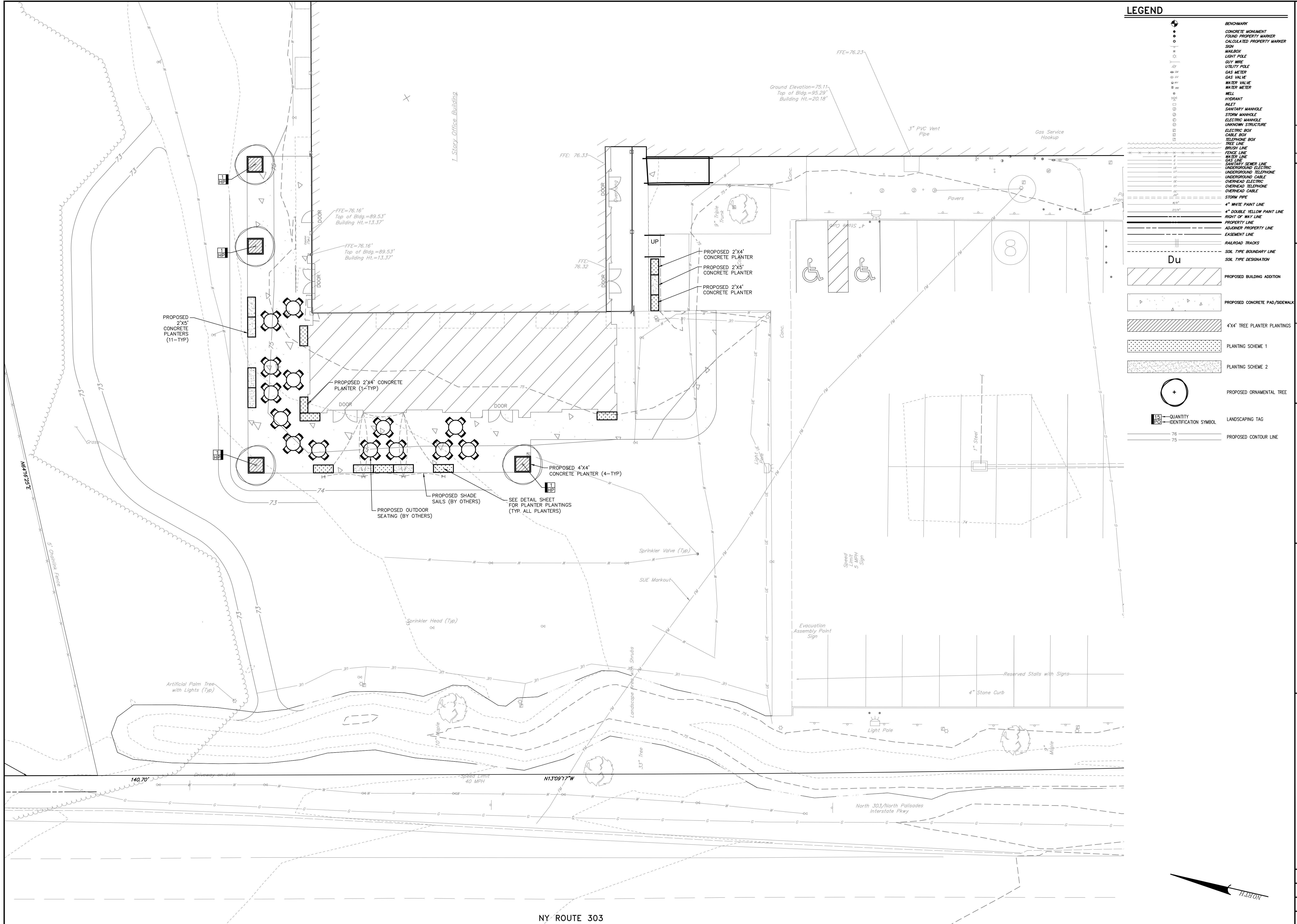
**SCALE:** 1"=10'  
 0 5' 10' 20' 30'

**ENLARGED GRADING/UTILITY PLAN**  
**SITE IMPROVEMENT PLAN**  
**FOR**  
**CARIBBEAN**  
**FOOD DELIGHTS**  
 ROCKLAND COUNTY, NY  
 ORANGETOWN

**RETTEW**  
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 Environmental Consultants

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**LEGEND**

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	CONCRETE MONUMENT
	FOUND PROPERTY MARKER
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	SIGN
	MAILBOX
	LIGHT POLE
	GUY WIRE
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	GAS METER
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	UNDERGROUND ELECTRIC
	UNDERGROUND CABLE
	OVERHEAD ELECTRIC
	OVERHEAD TELEPHONE
	OVERHEAD CABLE
	STORM PIPE
	4\"/>
	4\"/>
	RIGHT OF WAY LINE
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	ADJOINER PROPERTY LINE
	EASEMENT LINE
	RAILROAD TRACKS
	SOIL TYPE BOUNDARY LINE
	SOIL TYPE DESIGNATION
	PROPOSED BUILDING ADDITION
	PROPOSED CONCRETE PAD/SIDEWALK
	4\"/>
	PLANTING SCHEME 1
	PLANTING SCHEME 2
	PROPOSED ORNAMENTAL TREE
	LANDSCAPING TAG
	PROPOSED CONTOUR LINE

**FOR RETTEW ASSOCIATES BY:**

**CLIENT:** CARIBBEAN FOOD DELIGHTS, INC.  
117 ROUTE 303 SUITE B  
TAPPAN, NY 10983

**MANAGER:** JOSEPH A. MINA, PE  
**DESIGN BY:** MEB  
**SURV. CHIEF:** DATA COLLECTOR  
**DRAWN BY:** MEB

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0 5' 10' 20' 30'

**REVISION:**

**DATE:** 05/17/2023

**SHEET NO. 4 OF 7**

**DWG. NO. 125802000**

**ENLARGED LANDSCAPING PLAN**  
**SITE IMPROVEMENT PLAN**  
**FOR**  
**CARIBBEAN**  
**FOOD DELIGHTS**  
ROCKLAND COUNTY, NY  
ORANGETOWN

**C4.0**

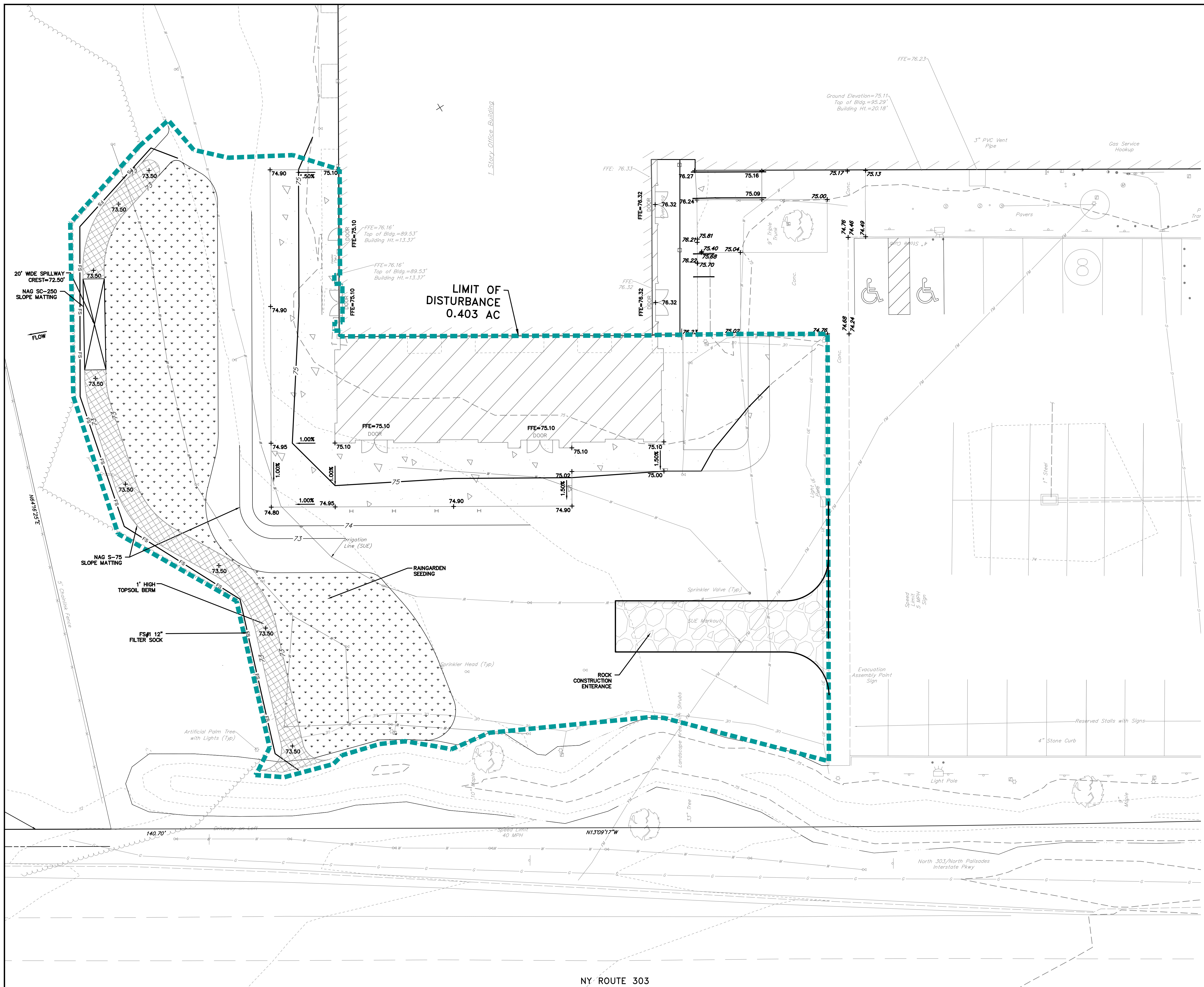
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Landscape Architecture

NY ROUTE 303









**LEGEND**

EXISTING CURB	
EXISTING RIGHT-OF-WAY LINE	
LOT LINE	
EXISTING EASEMENT LINE	
EXISTING VEGETATION	
DECIDUOUS TREE	
EVERGREEN TREE	
PROPOSED TREELINE	
EXISTING FENCE	
PROPOSED FENCE	
EXISTING MAILBOX	
EXISTING UTILITY POLE	
EXISTING OVERHEAD TELEPHONE LINE	
EXISTING UNDERGROUND TELEPHONE LINE	
EXISTING OVERHEAD ELECTRIC LINE	
EXISTING WELL	
EXISTING WATER VALVE	
EXISTING FIRE HYDRANT	
EXISTING WATER LINE	
EXISTING SANITARY SEWER MANHOLE	
EXISTING SANITARY SEWER LINE	
EXISTING SANITARY SEWER FORCEMAIN	
EXISTING TELEPHONE BOX	
EXISTING GAS LINE	
EXISTING GAS VALVE	
EXISTING STORM MANHOLE	
PROPOSED STORM MANHOLE	
EXISTING STORM INLET	
PROPOSED STORM INLET	
EXISTING STORM HEADWALL/ENDWALL	
PROPOSED STORM HEADWALL/ENDWALL	
EXISTING STORM PIPE	
EXISTING CONTOUR LINE	
PROPOSED CONTOUR LINE	
PROPOSED SPOT ELEVATION	
LIMITS OF DISTURBANCE	
TEMPORARY FILTER SOCK	
ROCK CONSTRUCTION ENTRANCE	
ERNST 180 SEED MIX (RAINGARDEN SEEDING)	
NAG S-75 SLOPE MATTING	
PROPOSED RAINGARDEN EMERGENCY SPILLWAY	
PROPOSED BUILDING ADDITION	
PROPOSED CONCRETE PAD/SIDEWALK	
PROPOSED CONTOUR LINE	
PROPOSED SPOT ELEVATION	
PROPOSED SLOPE AND FLOW DIRECTION	

**FOR RETTEW ASSOCIATES BY:**

**CLIENT:** CARIBBEAN FOOD DELIGHTS, INC.  
117 ROUTE 303 SUITE B  
TAPPAN, NY 10983

**MANAGER:** JOSEPH A. MINA, PE  
**DESIGN BY:** DEB  
**MEB**  
**SURV. CHIEF:** FRED BROOK NO. DATA COLLECTOR  
**DRAWN BY:** MEB  
**CHD BY:** DEB

**REVISIONS PER COMMENT LETTER:**

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**DRAWING REFERENCE:** C:\Retnew\Drawings\125802000-Caribbean Food Delights\Sheet\SD\Site Improvement.dwg

**SCALE:** 1" = 10'  
0 5' 10' 20' 30'

**EROSION AND SEDIMENTATION CONTROL PLAN SITE IMPROVEMENT PLAN FOR CARIBBEAN FOOD DELIGHTS ROCKLAND COUNTY, NY**

**ES1.0**

**DATE:** 05/17/2023

**SHEET NO. 6 OF 7**

**DWG. NO. 125802000**



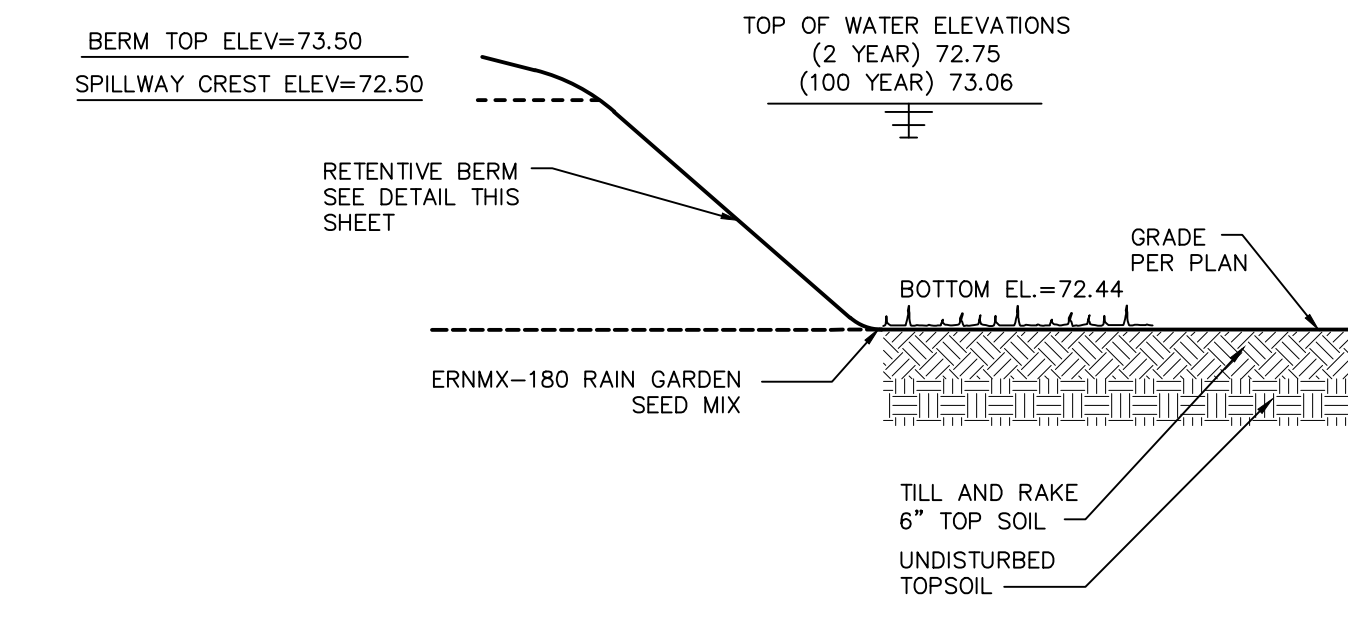
## GENERAL NOTES FOR TEMPORARY SOIL EROSION & SEDIMENT CONTROL

THE CONTRACTOR'S ATTENTION IS DIRECTED TO THE FACT THAT THROUGHOUT THE DURATION OF THE CONTRACT IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO PROTECT ALL WATER COURSES FROM WATER BORNE SEDIMENT OR POLLUTANTS ORIGINATING FROM ANY WORK DONE, ON, OR IN SUPPORT OF THIS PROJECT.

- INSPECTION OF TEMPORARY SOIL EROSION & POLLUTION CONTROL DEVICES SHALL BE DONE ON A WEEKLY BASIS AND AFTER EVERY STORM GREATER THAN 1/2" A.O.B.E. REPAIRS SHALL BE MADE AS NEEDED. SEDIMENT SHALL BE REMOVED WHEN THE STORAGE VOLUME OF AN EROSION CONTROL MEASURE IN APPROACHING ONE HALF OF ITS INTENDED CAPACITY OR A.O.B.E.
- CONSTRUCTION OPERATIONS SHALL BE CONDUCTED IN SUCH A MANNER AS TO PREVENT ANY DAMAGE TO THE STREAM FROM POLLUTION BY DEBRIS, SEDIMENT, OR OTHER FOREIGN MATERIAL, OR FROM MANIPULATION OF EQUIPMENT AND/OR MATERIALS IN OR NEAR THE STREAM. THE CONTRACTOR SHALL NOT RETURN DIRECTLY TO THE STREAM ANY WATER WHICH HAS BEEN USED FOR WASH PURPOSES OR OTHER SIMILAR OPERATIONS WHICH CAUSE THIS WATER TO BECOME POLLUTED WITH SAND, SILT, CEMENT, OIL, OR OTHER IMPURITIES.
- DURING CONSTRUCTION, NO WET OF FRESH CONCRETE OR LEACHATE SHALL BE ALLOWED TO ESCAPE INTO THE WATERS OF THE UNITED STATES, NOR SHALL WASHING FROM REMDIX TRUCKS, MIXERS OR OTHER DEVICES BE ALLOWED TO ENTER OR WETLANDS OR STREAM.

## PCSM LONG TERM OPERATIONS AND MAINTENANCE REQUIREMENTS

- THE OWNER SHALL BE RESPONSIBLE FOR LONG-TERM OPERATION AND MAINTENANCE OF PCSM BMPs UNLESS A DIFFERENT PERSON IS IDENTIFIED IN THE NOTICE OF TERMINATION AND HAS AGREED TO LONG-TERM OPERATION AND MAINTENANCE OF BMPs.
- THE PERSON RESPONSIBLE FOR PERFORMING LONG-TERM OPERATION AND MAINTENANCE MAY ENTER INTO AN AGREEMENT WITH ANOTHER ENTITY INCLUDING, NONPROFIT ORGANIZATION, MUNICIPALITY, AUTHORITY, PRIVATE CORPORATION OR OTHER PERSON, TO TRANSFER THE RESPONSIBILITY FOR PCSM BMPs OR TO PERFORM LONG-TERM OPERATION AND MAINTENANCE.
- THE OWNER SHALL CONDUCT A VISUAL INSPECTION OF ALL STORMWATER MANAGEMENT AND PERMANENT BMP FACILITIES AT LEAST ONCE EVERY THREE MONTHS AND IMMEDIATELY AFTER STORM EVENTS SUCH VISUAL EXAMINATION SHALL AT LEAST INVOLVE AN EXAMINATION OF THE STORMWATER COLLECTION AND CONVEYANCE FOR DEBRIS DEPOSITION (SUCH DEBRIS MAY INCLUDE, BUT SHALL NOT BE LIMITED TO AGGREGATE MATERIAL, LEAVES, GRASS CLIPPINGS, SOIL AND TRASH), AND AN EXAMINATION OF THE STORMWATER BMP FACILITY FOR SOIL AND STRUCTURAL SETTLEMENT, DEPRESSIONS, SINKHOLES, SEEPS, STRUCTURAL CRACKING, ANIMAL BURROWS, EXCESSIVE VEGETATION WHICH REQUIRE FOUNDATION MOVEMENT. THESE ITEMS WOULD BE CONSIDERED BMP FAILURES WHICH REQUIRE CORRECTION. IF ANY OF THESE ITEMS OCCUR, NOTIFY THE DESIGN ENGINEER AND MUNICIPALITY FOR CORRECTIVE MEASURES TO RETURN THE BMP TO ORIGINAL DESIGN CRITERIA. THIS MAY INCLUDE RECONSTRUCTION OF THE FACILITY OR POTENTIALLY NEEDING TO RELOCATE THE FACILITY TO A MORE SUITABLE LOCATION.
- THE OWNER SHALL REMOVE ANY ACCUMULATION OF DEBRIS AND REPAIR ANY DAMAGE TO THE STORMWATER MANAGEMENT AND PERMANENT BMP FACILITIES. REPAIRS SHALL BE MADE USING MATERIAL THAT MEETS OR EXCEEDS THE SPECIFICATIONS PROVIDED ON THE PLANS.
- THE OWNER IS REQUIRED TO MAINTAIN A RECORD OF ALL INSPECTIONS, REPAIRS AND MAINTENANCE ACTIVITIES ASSOCIATED WITH THE STORMWATER MANAGEMENT AND PERMANENT BMP FACILITIES AT THIS PROJECT SITE. THE OWNER SHALL IMMEDIATELY NOTIFY THE MUNICIPALITY AND THE DESIGN ENGINEER PRIOR TO INITIATING ANY MAJOR REPAIR ACTIVITIES (SUCH AS REPAIRS THAT MAY BE REQUIRED AS A RESULT OF SETTLEMENT, SINKHOLES, SEEPS, STRUCTURAL CRACKING OR FOUNDATION MOVEMENT). THE DESIGN ENGINEER SHALL BE NOTIFIED IN THE EVENT SINKHOLES OR OTHER UNSUITABLE SUB-SURFACE CONDITIONS ARE ENCOUNTERED DURING CONSTRUCTION. IN ADDITION, THE SERVICES OF A REGISTERED GEOLOGIST SHOULD BE OBTAINED TO ASSIST IN RECOMMENDING CONSTRUCTION TECHNIQUES AND PERMANENT FACILITIES NECESSARY TO AVOID FURTHER SINKHOLE CREATION, REPAIR ANY EXISTING SINKHOLES, AND MAKE RECOMMENDATION ON ANY ENCOUNTERED UNSUITABLE SUB-SURFACE CONDITIONS.
- OWNER/PERMITEE/RESPONSIBLE PARTY: CARIBBEAN FOODS DELIGHTS, INC  
117 ROUTE 303  
TAPPAN, NY 10983



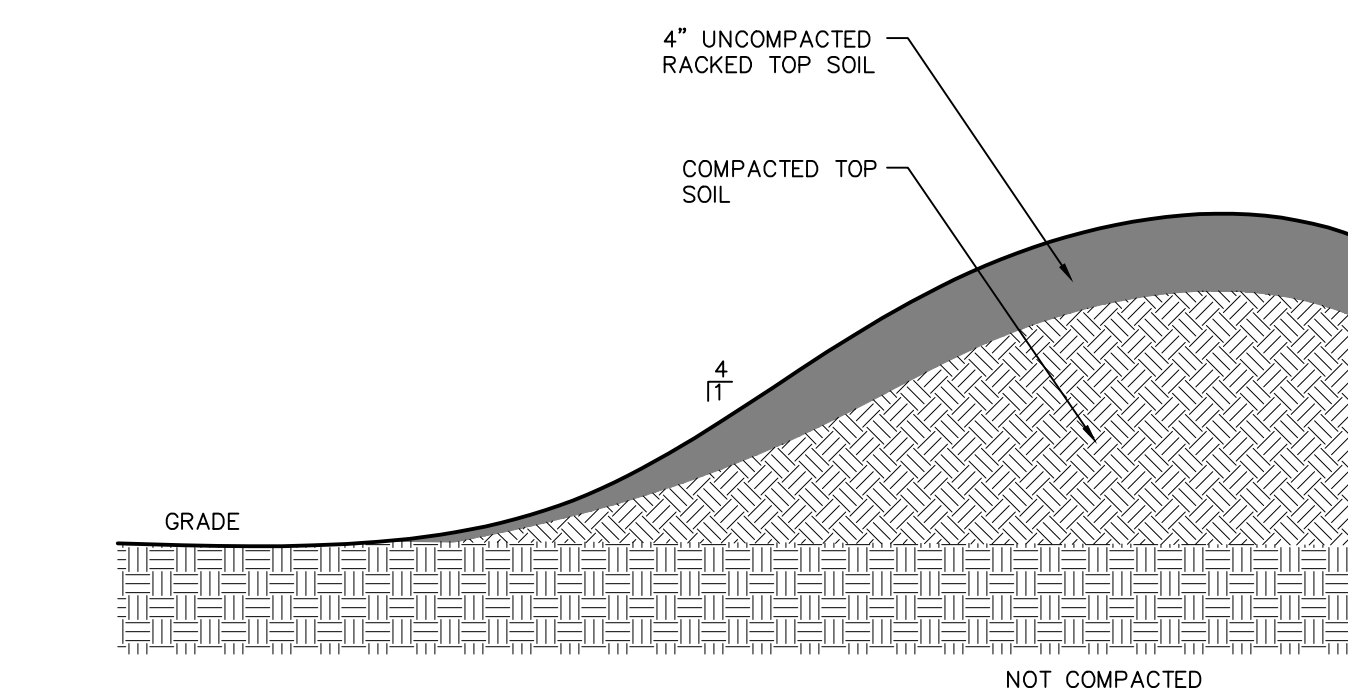
RAIN GARDEN CROSS SECTION  
NOT TO SCALE

### RAIN GARDEN:

RAIN GARDEN AREA TO BE SEEDED AND PLANTED AS SPECIFIED PER THE SEED MIX & AS SHOWN ON THE LANDSCAPE PLAN. WE SUGGEST THE USE OF ERNST CONSERVATION SEED MIX ERNMx-180-1. WHILE VEGETATION IS BEING ESTABLISHED IN THE RAIN GARDEN, PRUNING AND WEEDING MAY BE REQUIRED. DETRITUS MATERIAL MAY NEED TO BE REMOVED ANNUALLY OR AS NEEDED TO MAINTAIN PROPER FUNCTION OF THE RAIN GARDEN. PERENNIAL PLANTINGS MAY BE CUT DOWN AT THE END OF THE GROWING SEASON. THE RAIN GARDEN SHOULD BE INSPECTED AT LEAST TWO TIMES PER YEAR FOR SEDIMENT BUILDUP, EROSION, AND VEGETATIVE CONDITIONS (HEALTH). ANY DEAD OR DISEASED VEGETATION SHALL BE REPLACED IMMEDIATELY. DURING PERIODS OF EXTENDED DROUGHT, RAIN GARDEN AREAS MAY REQUIRE WATERING.

### RAIN GARDEN SEQUENCE OF CONSTRUCTION

- INSTALL TEMPORARY SEDIMENT CONTROL BMPs AS SHOWN ON THE PLANS.
- COMPLETE SITE GRADING, PROVIDE PROTECTION SO THAT THE DRAINAGE IS PROHIBITED FROM ENTERING THE CONSTRUCTION AREA.
- STABILIZE GRADING WITHIN THE LIMIT OF DISTURBANCE EXCEPT WITHIN THE RAIN GARDEN AREA.
- INSTALL RETENTIVE BERM.
- TILL EXISTING TOPSOIL IN AREA SHOWN ON PLAN 6\"/>



STORMWATER RETENTIVE BERM  
NOT TO SCALE

## MAINTENANCE- EROSION & SEDIMENTATION CONTROL

- ALL EROSION AND SEDIMENT CONTROL FACILITIES MUST BE INSPECTED WEEKLY AND AFTER EACH PRECIPITATION EVENT. ALL FACILITIES THAT ARE DAMAGED, CLOGGED, OR CAN NO LONGER PERFORM AS DESIGNED, SHALL BE REPLACED. REFER TO DETAILS ON THE PLANS FOR SPECIFIC MAINTENANCE METHODS FOR EACH SEDIMENT-TRAPPING DEVICE.
- WRITTEN REPORTS OF VISUAL INSPECTIONS, BMP REPAIRS, MAINTENANCE RECORDS SHALL BE MAINTAINED ON THE SITE AND MADE AVAILABLE FOR REVIEW AND INSPECTION BY REGULATORY OFFICIALS.
- ALL SEDIMENT REMOVED FROM SEDIMENT TRAPPING DEVICES SHALL BE DISPOSED OF IN A MANNER THAT WILL NOT CAUSE EROSION OR SEDIMENTATION AND SHALL BE PLACED IN AN AREA WITHIN THE DEFINED LIMITS OF DISTURBANCE.
- ANY PERMANENT SEEDED AREAS THAT BECOME ERODED OR DISTURBED DURING THE PROJECT, THE GRASS RESOWN, AND THE MULCH REAPPLIED, OR AT THE DISCRETION OF THE OWNER, SOY MAY BE INSTALLED.
- THE NPDES PERMIT HOLDER SHALL BE RESPONSIBLE FOR MAINTENANCE OF EROSION AND SEDIMENT CONTROLS UNTIL THE SITE IS STABILIZED. PERMANENT STABILIZATION IS DEFINED, AS "A UNIFORM 70% VEGETATIVE COVER OF EROSION RESISTANT PERENNIAL SPECIES HAS BEEN ACHIEVED," OR THE DISTURBED AREA IS COVERED WITH AN ACCEPTABLE BMP, WHICH PERMANENTLY MINIMIZES ACCELERATED EROSION AND SEDIMENTATION. UNTIL SUCH TIME AS THIS STANDARD IS ACHIEVED, INTERIM STABILIZATION MEASURES AND TEMPORARY EROSION AND SEDIMENT CONTROL BMPs THAT ARE USED TO TREAT PROJECT RUNOFF MAY NOT BE REMOVED.

- ROCK CONSTRUCTION ENTRANCE: ROCK CONSTRUCTION ENTRANCE THICKNESS SHALL BE CONSTANTLY MAINTAINED TO THE SPECIFIED DIMENSIONS BY ADDING ROCK. A STOCKPILE SHALL BE MAINTAINED ON SITE FOR THIS PURPOSE. ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE IMMEDIATELY, IF EXCESSIVE AMOUNTS OF SEDIMENT ARE BEING DEPOSITED ON ROADWAY, EXTEND LENGTH OF ROCK CONSTRUCTION ENTRANCE BY 50 FOOT INCREMENTS UNTIL CONDITION IS ALLEVIATED OR INSTALL WASH RACK, WASHING THE ROADWAY OR SWEEPING THE DEPOSITS INTO ROADWAY DITCHES, SEWERS, CULVERTS, OR OTHER DRAINAGE COURSES IS NOT ACCEPTABLE.
- COMPOST FILTER SOCKS: ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES 1/2 THE ABOVE GROUND HEIGHT OF THE BARRIER AND DISPOSED IN THE MANNER DESCRIBED ELSEWHERE IN THE PLAN. BIODEGRADABLE COMPOST FILTER SOCKS SHALL BE REPLACED EVERY 6 MONTHS; PHOTODEGRADABLE SOCKS AFTER 1 YEAR. PHOTO DEGRADABLE SOCKS SHALL BE REPLACED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
- COMPOST SOCK WASHOUT: REPLACE DAMAGED PIECES AS SOON AS DISCOVERED.
- INLET PROTECTION: A SUPPLY SHALL BE MAINTAINED ON SITE FOR REPLACEMENT OF BAGS. ALL NEEDED REPAIRS SHALL BE INITIATED IMMEDIATELY AFTER THE INSPECTION. DISPOSE ACCUMULATED SEDIMENT AS WELL AS ALL USED BAGS.
- PUMPED WATER FILTER BAG - WEEKLY AND AFTER RUNOFF EVENT
- EROSION CONTROL BLANKET: DAMAGED OR DISPLACED BLANKETS SHALL BE RESTORED OR REPLACED WITHIN 4 CALENDAR DAYS.

## SEEDING NOTES

SEEDING NOTES: PERMANENT	% BY WT PUR	GERM
ALL TOPSOIL SHALL BE LOOSENED TO A DEPTH OF AT LEAST 4". ALL OBJECTIONABLE MATERIAL LARGER THAN 2" SHALL BE REMOVED.	60%	95% 80%
LIMESTONE AND FERTILIZER SHALL BE APPLIED UNIFORMLY TO AREAS TO BE SEEDDED, AND WORKED INTO THE SOIL TO A DEPTH OF 6".	40%	95% 80%
LIMESTONE - PULV. AG.		
LIMESTONE - 6 TONS PER ACRE		
FERTILIZER - 10-20-20		
FERTILIZER - 1000 LBS. PER ACRE		
MULCH OF LONG STEM STRAW SHALL BE APPLIED AT EVEN APPLICATION OF 3 TONS PER ACRE WITH A SURFACE COVERAGE OF 80-90%.		
SEEDING SHALL OCCUR MARCH 15-JUNE 15 OR AUGUST 15-OCTOBER 15.		

### SEEDING NOTES: TEMPORARY

WATER MANAGEMENT PRACTICES MUST BE INSTALLED AS APPROPRIATE FOR SITE CONDITIONS. THE AREA MUST BE ROUGH GRADED AND SLOPES PHYSICALLY STABLE. LARGE DEBRIS AND ROCKS ARE USUALLY REMOVED. SEEDBED MUST BE SEEDDED WITHIN 24 HOURS OF DISTURBANCE OR SCARIFICATION OF THE SOIL SURFACE WILL BE NECESSARY PRIOR TO SEEDING.

FERTILIZER OR LIME ARE NOT TYPICALLY NOT TYPICALLY USED FOR TEMPORARY SEEDINGS.

IF: SPRING OR SUMMER OR EARLY FALL, THEN SEED THE AREA WITH RYEGRASS (ANNUAL OR PERENNIAL) AT 30 LB PER ACRE (APPROX. 0.7 LB / 1000 SF OR USE 1 LB / 1000 SF)

IF: LATE FALL OR EARLY WINTER, THEN SEED CERTIFIED "AROSTOOK" WINTER RYE (CEREAL RYE) AT 100 LB PER ACRE (2.5 LB / 1000 SF)

## SEQUENCE OF CONSTRUCTION

- THE CONTRACTOR SHALL FIELD MARK ALL LIMITS OF DISTURBANCE FOR CONSTRUCTION ACTIVITIES.
- INSTALL THE SPECIFIED PERIMETER CONTROLS, INCLUDING FILTER SOCK, AS SHOWN ON THE PLAN AND IN ACCORDANCE WITH THE DETAILS. ALL FILTER SOCKS SHALL BE INSTALLED PARALLEL TO THE CONTOURS OR CONSTRUCTED AT LEVEL ALIGNMENTS. ANY SOCK SECTION THAT HAS BEEN UNDERMINED OR TOPPED MUST IMMEDIATELY BE REPLACED IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS.
- CONSTRUCT THE PROPOSED ROCK CONSTRUCTION ENTRANCE AS SHOWN ON THE PLAN. INSTALL CONSTRUCTION ENTRANCE AND MAINTAIN IN ACCORDANCE WITH THE DETAIL PROVIDED ON THE PLAN. THE ROCK CONSTRUCTION ENTRANCE SHALL BE 50' IN LENGTH AS PER THE DETAIL. THIS ROCK CONSTRUCTION ENTRANCE SHALL BE UTILIZED BY ALL CONSTRUCTION TRAFFIC ENTERING AND LEAVING THE SITE. THE CONCRETE WASHOUT AREA CAN ALSO BE INSTALLED AT THIS TIME.
- BEGIN THE DEMOLITION, GRUBBING, AND STRIPPING OF TOPSOIL OF SITE. CLEAR AND GRUB ONLY THOSE AREAS WHERE PERIMETER CONTROLS HAVE BEEN INSTALLED. STRIP AND STOCKPILE TOPSOIL WHERE SHOWN. (ALL EARTHMOVING ACTIVITIES SHALL BE UNDERTAKEN IN A MANNER THAT MINIMIZES THE POTENTIAL FOR ACCELERATED EROSION AND SEDIMENTATION. DISTURBED AREAS ON WHICH CONSTRUCTION ACTIVITY HAS CEASED, OR WILL NOT BE DISTURBED FOR MORE THAN 4 DAYS, SHALL BE SEED AND MULCHED OR OTHERWISE STABILIZED IMMEDIATELY.)
- BEGIN ROUGH GRADING OF SITE. ALL RUNOFF SHALL BE DIRECTED TO THE SILT SOCK AS SHOWN PER THE PLANS.
- INITIAL PROPOSED IMPROVEMENTS WHERE REQUIRED PER DETAILS.
- (CRITICAL STAGE) INSTALL RETENTIVE BERM PER SPECIFICATIONS AND DETAILS.
- INSTALL LANDSCAPING ITEMS AS NOTED ON PLAN SET.
- ANY AREAS THAT HAVE BECOME ERODED SHALL BE REGRADED, RESEDED, REMULCHED, AND RENETTED (WHERE REQUIRED) BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSURING THAT ALL AREAS OF THE SITE ARE STABILIZED.
- UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION (70% VEGETATIVE COVERAGE) OF ALL DISTURBED AREAS, THE OWNER AND/OR OPERATORS SHALL CONTACT THE MUNICIPALITY FOR A FINAL INSPECTION.

## RAIN GARDEN AND RETENTIVE BERM SEED MIX

ERNST MIX: RAIN GARDEN MIX (ERNMX-180)

MIX COMPOSITION:

- 34.5% SCHIZACHYRIUM SCOPARIUM, FORT INDIANTOWN GAP-PA ECOTYPE (LITTLE BLUESTEM, FORT INDIANTOWN GAP-PA ECOTYPE)
- 20.0% ELIMIS VIRGINICUS, MADISON-NY ECOTYPE (VIRGINIA WILDRYE, MADISON-NY ECOTYPE)
- 7.5% ECHINACEA PURPUREA (PURPLE CONEFLOWER)
- 5.6% CHASMANTHIUM LATIFOLIUM, WV ECOTYPE (RIVER OATS, WV ECOTYPE)
- 5.0% CAREX VULPINOIDEA, PA ECOTYPE (FOX SEDGE, PA ECOTYPE)
- 3.0% CHAMAECRISTA FASCICULATA, PA ECOTYPE (PARTSIA PEA, PA ECOTYPE)
- 3.0% COREOPSIS LANCEOLATA (LANCETLEAF COREOPSIS)
- 3.0% PANICUM RIGIDULUM, PA ECOTYPE (REDTOP PANICGRASS, PA ECOTYPE)
- 3.0% RUDBECKIA HIRTA (BLACKEYED SUSAN)
- 2.0% HELIOPSIS HELIANTHODES, PA ECOTYPE (OXYE SUNFLOWER, PA ECOTYPE)
- 2.0% PANICUM CLANDESTINUM, TOGA (DEERTONGUE, TOGA)
- 2.0% VERBENA HASTATA, PA ECOTYPE (BLUE VERVAIN, PA ECOTYPE)
- 1.7% ASCLEPIAS INCARNATA, PA ECOTYPE (SWAMP MILKWEED, PA ECOTYPE)
- 1.0% CAREX SCOPARIA, PA ECOTYPE (BLUNT BROOM SEDGE, PA ECOTYPE)
- 1.0% SENNA HEBECARPA, VA & WV ECOTYPE (WILD SENNA, VA & WV ECOTYPE)
- 0.9% PENSTEMON DIGITALIS, PA ECOTYPE (TALL WHITE BEARTONGUE, PA ECOTYPE)
- 0.8% ZIZIA AUREA, PA ECOTYPE (GOLDEN ALEXANDERS, PA ECOTYPE)
- 0.7% Pycnanthemum tenuifolium (NARROWLEAF MOUNTAINMINT)
- 0.5% BAPTISIA AUSTRALIS, SOUTHERN WV ECOTYPE (BLUE FALSE INDIGO, SOUTHERN WV ECOTYPE)
- 0.4% ASTER LATERIFLORUS (CALICO ASTER)
- 0.4% MONARDA FISTULOSA, FORT INDIANTOWN GAP-PA ECOTYPE (WILD BERGAMOT, FORT INDIANTOWN GAP-PA ECOTYPE)
- 0.3% ASTER NOVAE-ANGIAE, PA ECOTYPE (NEW ENGLAND ASTER, PA ECOTYPE)
- 0.3% ASTER PRENANTHODES, PA ECOTYPE (ZIGZAG ASTER, PA ECOTYPE)
- 0.3% JUNCUS TENUIS, PA ECOTYPE (PATH RUSH, PA ECOTYPE)
- 0.2% EUPATORIUM PERFOOLIATUM, PA ECOTYPE (BONSET, PA ECOTYPE)
- 0.2% HELENUM AUTUMNALE, NORTHERN VA ECOTYPE (COMMON SNEEZEWEED, NORTHERN VA ECOTYPE)
- 0.2% JUNCUS EFFUSUS (SOFT RUSH)
- 0.2% Oenothera fruticosa var. fruticosa (SUNDRIPS)
- 0.2% SOLIDAGO MEMORIALIS, PA ECOTYPE (GRAY GOLDENROD, PA ECOTYPE)
- 0.1% SOLIDAGO RUGOSA, PA ECOTYPE (WRINKLELEAF GOLDENROD, PA ECOTYPE)

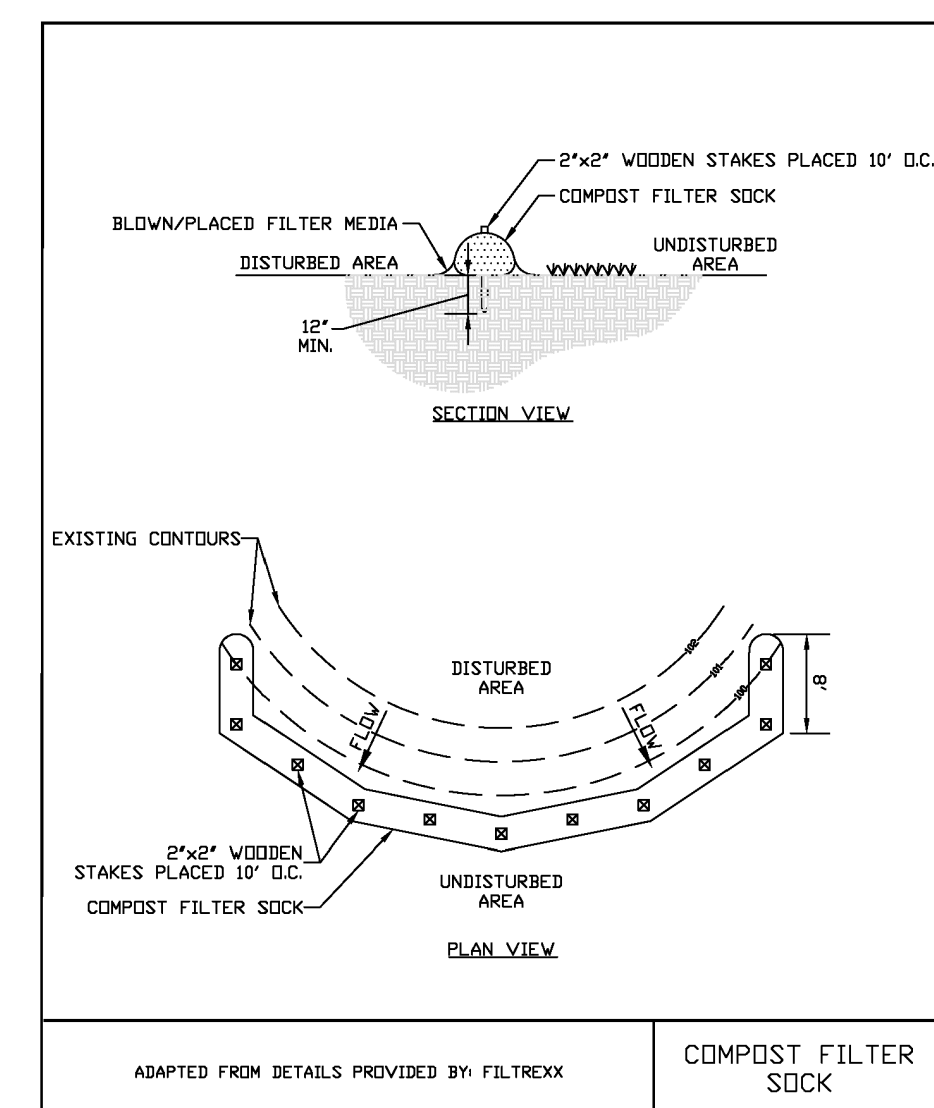
SEEDING RATE: 20 LB PER ACRE WITH A COVER CROP. FOR SITES THAT DRAIN WITHIN 24 HOURS OF A RAIN EVENT USE ONE OF THE FOLLOWING COVER CROPS: OATS (1 JAN TO 31 JUL; 30 LBS/ACRE), JAPANESE MILLET (1 MAY TO 31 AUG; 10 LBS/ACRE), OR GRAIN RYE (1 AUG TO 31 DEC; 30 LBS/ACRE)

## CONSTRUCTION SPECIFICATIONS

- ALL GRADED OR DISTURBED AREAS INCLUDING SLOPES SHALL BE PROTECTED DURING CLEARING AND CONSTRUCTION IN ACCORDANCE WITH THE APPROVED EROSION AND SEDIMENT CONTROL PLAN UNTIL THEY ARE PERMANENTLY STABILIZED.
- ALL SEDIMENT CONTROL PRACTICES AND MEASURES SHALL BE CONSTRUCTED, APPLIED AND MAINTAINED IN ACCORDANCE WITH THE APPROVED EROSION AND SEDIMENT CONTROL PLAN.
- TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED IN AMOUNT NECESSARY TO COMPLETE FINISHED GRADING OF ALL EXPOSED AREAS.
- AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS OR OTHER OBJECTIONABLE MATERIAL.
- AREAS WHICH ARE TO BE TOPSOILED SHALL BE SCARIFIED TO A MINIMUM DEPTH OF FOUR INCHES PRIOR TO PLACEMENT OF TOPSOIL.
- ALL FILLS SHALL BE COMPACTED AS REQUIRED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS. FILL INTENDED TO SUPPORT BUILDINGS, STRUCTURES AND CONDUITS, ETC. SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL REQUIREMENTS OR CODES.
- ALL FILL SHALL BE PLACED AND COMPACTED IN LAYERS NOT TO EXCEED 9 INCHES IN THICKNESS.
- EXCEPT FOR APPROVED LANDFILLS, FILL MATERIAL SHALL BE FREE OF FROZEN PARTICLES, BRUSH, ROOTS, SOIL, OR OTHER FOREIGN OR OTHER OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS.
- FROZEN MATERIALS OR SOFT, MUCKY OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED IN FILLS.
- FILL SHALL NOT BE PLACED ON SATURATED OR FROZEN SURFACES.
- ALL BENCHES SHALL BE KEPT FREE OF SEDIMENT DURING ALL PHASES OF DEVELOPMENT.
- SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH THE STANDARD AND SPECIFICATION FOR SUBSURFACE DRAIN OR OTHER APPROVED METHOD.
- ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY FOLLOWING FINISHED GRADING.
- STOCKPILES, BARRIERS AREAS AND SPOIL AREAS SHALL BE SHOWN ON THE PLANS AND SHALL BE SUBJECT TO THE PROVISIONS OF THIS STANDARD AND SPECIFICATION.

ADAPTED FROM DETAILS PROVIDED BY USDA - NRCS, NEW YORK STATE DEPARTMENT OF TRANSPORTATION, NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION, NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE.

LANDGRADING SPECIFICATIONS



ADAPTED FROM DETAILS PROVIDED BY FILTERXX

## POLLUTION PREVENTION

- THE FACILITY OWNER SHALL TAKE ALL REASONABLE STEPS TO MINIMIZE OR PREVENT ANY DISCHARGE THAT HAS A REASONABLE LIKELIHOOD OF ADVERSELY AFFECTING HUMAN HEALTH OR THE ENVIRONMENT.
- THE CONTRACTOR SHALL EMPLOY MEASURES DURING CONSTRUCTION TO PREVENT SPILLS OF FUELS OR LUBRICANTS. IF A SPILL OCCURS, IT SHALL BE CONTROLLED IMMEDIATELY TO PREVENT ITS ENTRY INTO NEARBY WATERWAYS.
- IF FUEL OR OTHER DANGEROUS CHEMICALS ARE STORED ON SITE, THEN A PREPAREDNESS, PREVENTION AND CONTINGENCY (PPC) PLAN MUST BE DEVELOPED AND KEPT ON SITE.
- ALL SOLID WASTE AND CONSTRUCTION/DEMOLITION MATERIAL MUST BE DISPOSED OF IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL LAW AND REGULATIONS.
- POTENTIAL POLLUTION DUE TO SEDIMENT WILL BE MITIGATED BY THE USE OF EROSION AND SEDIMENT CONTROL BMPs.

## RECYCLING & DISPOSAL

- PROCEDURES SHALL BE IMPLEMENTED WHICH ENSURE THAT THE PROPER MEASURES FOR THE RECYCLING OR DISPOSAL OF MATERIALS ASSOCIATED WITH OR FROM THE PROJECT SITE WILL BE UNDERTAKEN IN AN ENVIRONMENTALLY SAFE MANNER AND IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL LAW AND REGULATIONS.
- ALL BUILDING MATERIALS AND WASTES SHALL BE REMOVED FROM THE SITE AND RECYCLED OR DISPOSED IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL LAW AND REGULATIONS.
- NO BUILDING MATERIALS OR WASTES OR UNUSED BUILDING MATERIALS SHALL BE DISPOSED, BURNED, BURIED, DUMPED, OR DISCHARGED AT THIS SITE UNLESS IT IS IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL LAW AND REGULATIONS.
- CONSTRUCTION WASTES INCLUDE, BUT ARE NOT LIMITED TO, EXCESS SOIL MATERIALS, BUILDING MATERIALS, CONCRETE WASH WATER, SANITARY WASTES, ETC. THAT COULD ADVERSELY IMPACT WATER QUALITY.
- THE CONTRACTOR SHALL PLAN AND IMPLEMENT MEASURES FOR HOUSEKEEPING, MATERIALS MANAGEMENT, WASTE MANAGEMENT, AND LITTER CONTROL DURING CONSTRUCTION.
- WHEREVER POSSIBLE, RECYCLING OF EXCESS MATERIALS IS PREFERRED, RATHER THAN DISPOSAL.
- DISPOSAL OF CONSTRUCTION WASTES SHALL BE IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL LAW AND REGULATIONS.

## PREVENT AN INCREASE IN THE RATE OF STORMWATER RUNOFF

THIS PROJECT PROPOSES A VEGETATED CONSTRUCTED RAINGARDEN FUNCTIONING AS A DETENTION BASIN FOR LARGER STORMS TO PREVENT AN INCREASE IN THE RATE OF STORMWATER RUNOFF.

## MINIMIZE STORMWATER RUNOFF VOLUME INCREASE

THE PROJECT PROPOSES A RAINGARDEN TO FILTER RUNOFF GENERATED BY THE PROJECT AREA CLAIMS EVAPOTRANSPIRATION AND INFILTRATION CREDITS. THIS STORMWATER BMP WILL MANAGE THE 2-YEAR STORM EVENT DIFFERENCE FROM THE PRE-DEVELOPMENT TO POST DEVELOPMENT CONDITION; THUS, DECREASING THE VOLUME PRODUCED BY THE PROJECT.

## MINIMIZE IMPERVIOUS AREAS

THIS PROJECT PROPOSES THE MINIMUM AMOUNT OF IMPERVIOUS AREA TO SUPPORT THE PROPOSED LAND USE.

## MAXIMIZE PROTECTION OF EXISTING DRAINAGE FEATURES AND VEGETATION

THE PROPOSED CONSTRUCTION WILL MINIMIZE THE IMPACT ON THE EXISTING DRAINAGE FEATURES AND VEGETATION BY MINIMIZING THE LIMIT OF DISTURBANCE.

FOR REVIEW ASSOCIATES BY:

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DESIGN BY: CHD  
CHECK BY: DEB  
SURV. CHIEF: REUBEN KNOX  
DRAWN BY: MEB

DRAWING REFERENCE: C:\\_Retiree\our\our\128800000-CorBebe Food Delights\Sheet\KAD Site Improvement.dwg

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TAPPAN, NY 10983

AS NOTED

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Engineers • Planners • Surveyors • Landscape Architects  
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EROSION AND SEDIMENTATION CONTROL DETAILS  
SITE IMPROVEMENT PLAN FOR  
CARIBBEAN FOOD DELIGHTS  
ROCKLAND COUNTY, NY  
ORANGE TOWN

ES2.0

DATE: 05/17/2023

SHEET NO. 7 OF 7

DWG. NO. 125802000