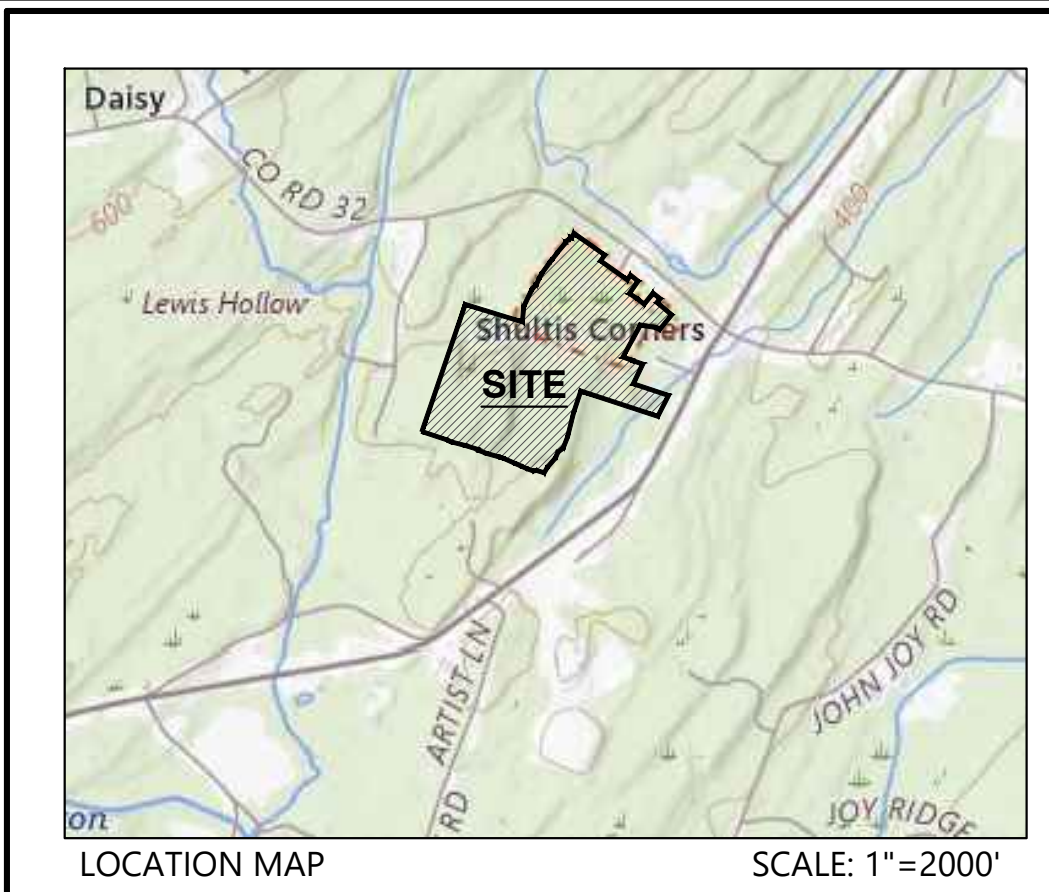
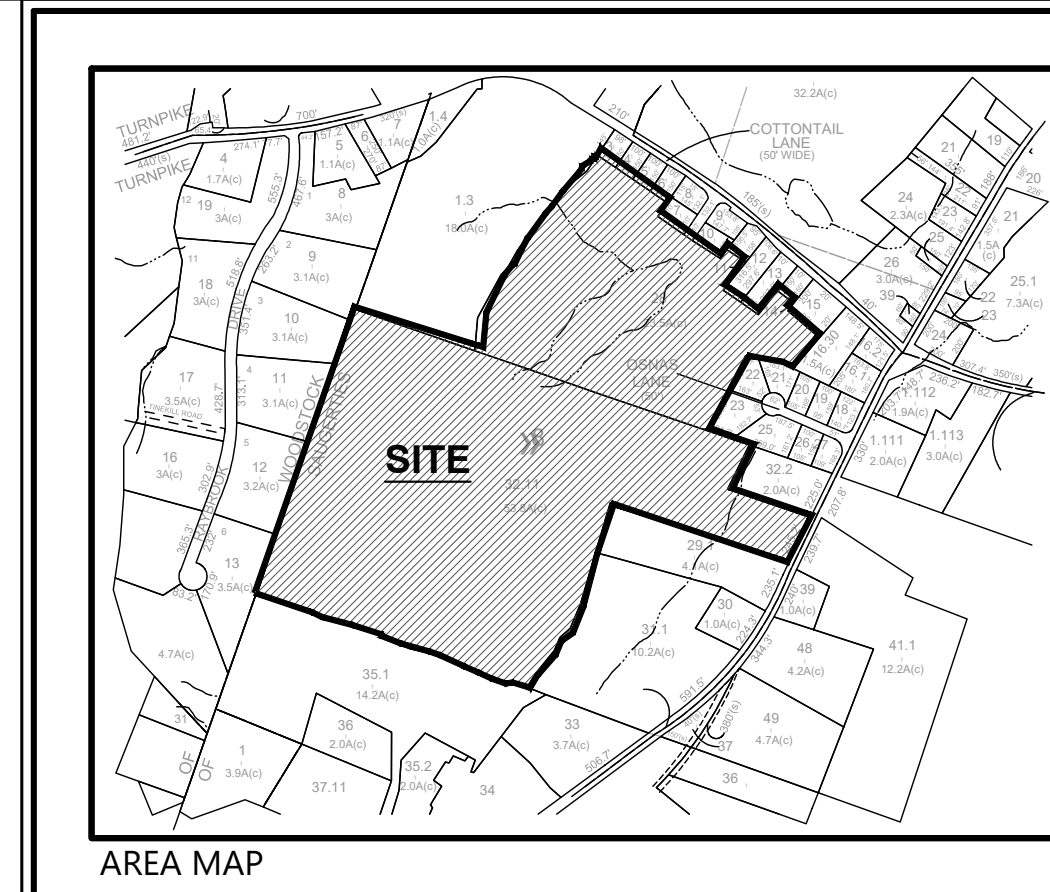
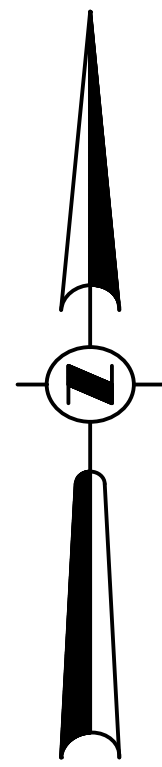




NOTES:

1. PROPERTY LINES SHOWN WERE TAKEN FROM A MAP ENTITLED "ALTA/NPS LAND TITLE BOUNDARY SURVEY OF THE LANDS OF KAMPGRUNDS OF AMERICA, INC.", DATED "26 OCTOBER, 2021 AND UPDATED 13 JUNE, 2025", BY AUSFELD & WALDRUFF LAND SURVEYORS LLP.
2. SITE TOPOGRAPHY SHOWN IS FROM A USGS DATA AND NOT FROM AN ACTUAL FILED SURVEY.
3. SUBJECT TO THE RIGHTS OF THE PUBLIC IN AND TO THE PUBLIC ROADS KNOWN AS N.Y.S. RTE 212, AND COTTONTAIL LANE.
4. FEDERAL WETLAND AREA SHOWN WERE TAKEN FROM A PLAN SET ENTITLED TERRAMOR CATSKILLS DATED DECEMBER, 2022.

TOTAL SITE AREA :

77.5± ACRES (3,376,335± sq. ft.)

SITE ADDRESS:

PARCEL I AREA: 53.92 ACRES
PARCEL II AREA: 23.59 ACRES
TAX MAP PARCEL 28: COTTONTAIL LANE SAUGERTIES, NY 12477
TAX MAP PARCEL 32: 11: NEW YORK STATE ROUTE 212 SAUGERTIES, N.Y. 12477

ZONING CHART: Town Of Saugerties

DISTRICT(S): MDR (Moderate-Density Residential District)					
LOT REQUIREMENTS - Central Sewer & Water					
MINIMUM LOT AREA	MINIMUM LOT AREA PER DWELLING UNIT	MINIMUM LOT AREA PER BEDROOM	MINIMUM LOT WIDTH	MINIMUM BUILDING HEIGHT	MAXIMUM BUILDING HEIGHT
1 Acre	1 Acre	N/A	125'	35'	
MINIMUM BUILDING SETBACKS			MAXIMUM COVERAGE		
FRONT YARD	SIDE YARD	REAR YARD	BUILDING COVERAGE	LOT COVERAGE	
30'	25'	40'	N/A	15%	

LOT No.	AREA (AC.)	LOT NUMBER KEY MAP (N.T.S.)
1	7.775±	
2	3.833±	
3	10.239±	
4	7.953±	
5	7.140±	
6	7.055±	
7	26.834±	
8	3.400±	
9	5.281±	
TOTAL SITE AREA : 77.51± ACRES		

APPROVED BY THE PLANNING BOARD
TOWN OF SAUGERTIES, ULSTER COUNTY, N.Y.

DATE: _____
MEMBER: _____
MEMBER: _____

I HEREBY GRANT MY APPROVAL TO THIS PLAN.

DATE: _____
OWNER: _____
OWNER: _____

PRAETORIUS AND CONRAD, P.C.
PROFESSIONAL ENGINEERING AND LAND SURVEYING
P. O. BOX 360 - 74 MAIN STREET SAUGERTIES, N.Y. 12477

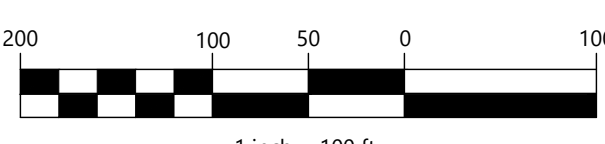
PROPOSED SUBDIVISION PLAN

PROPOSED SUBDIVISION

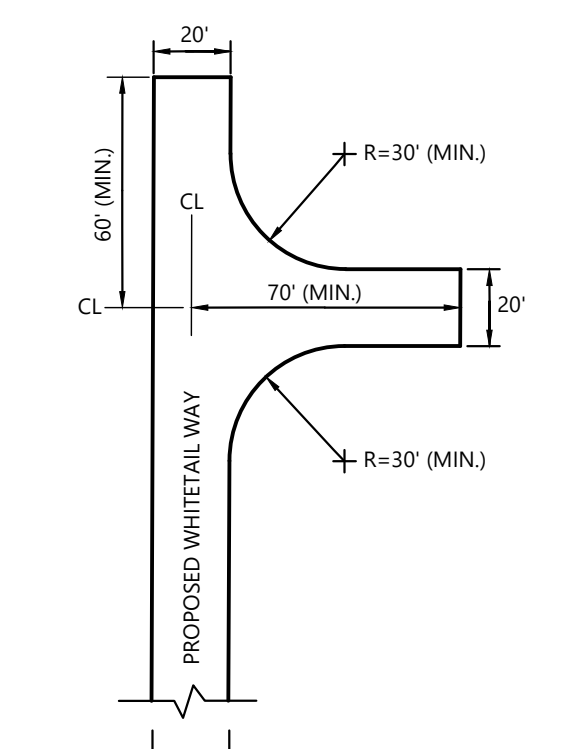
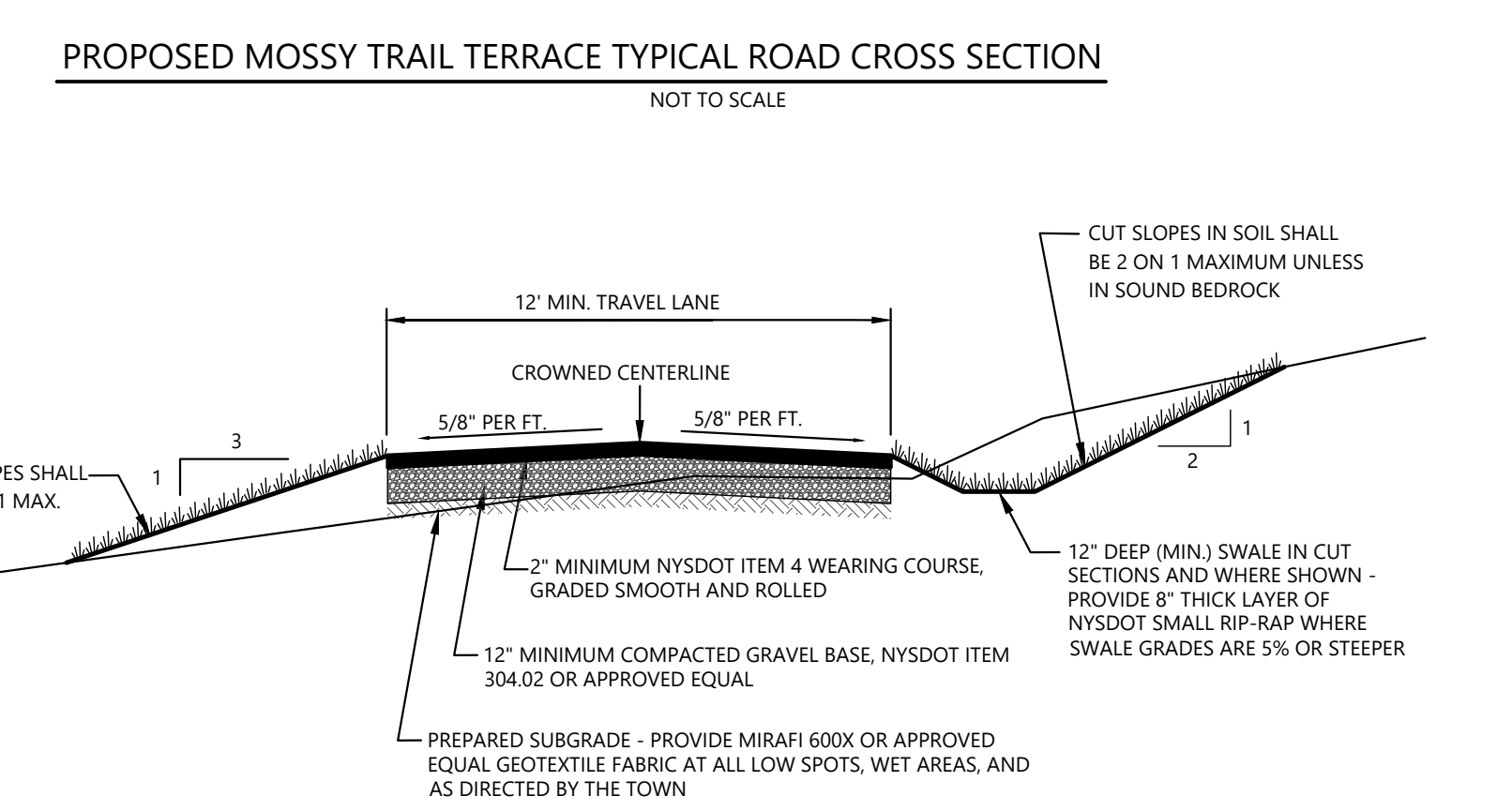
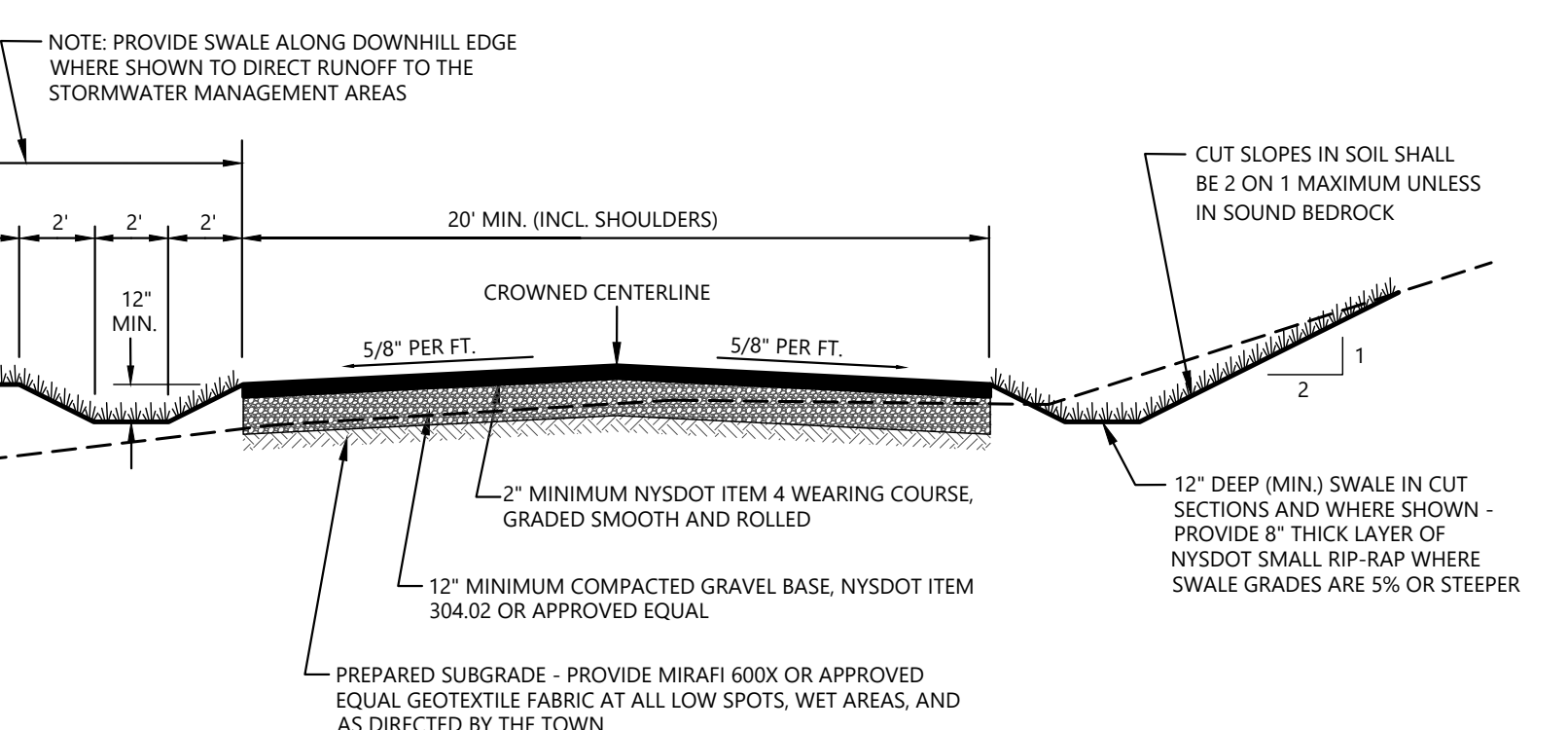
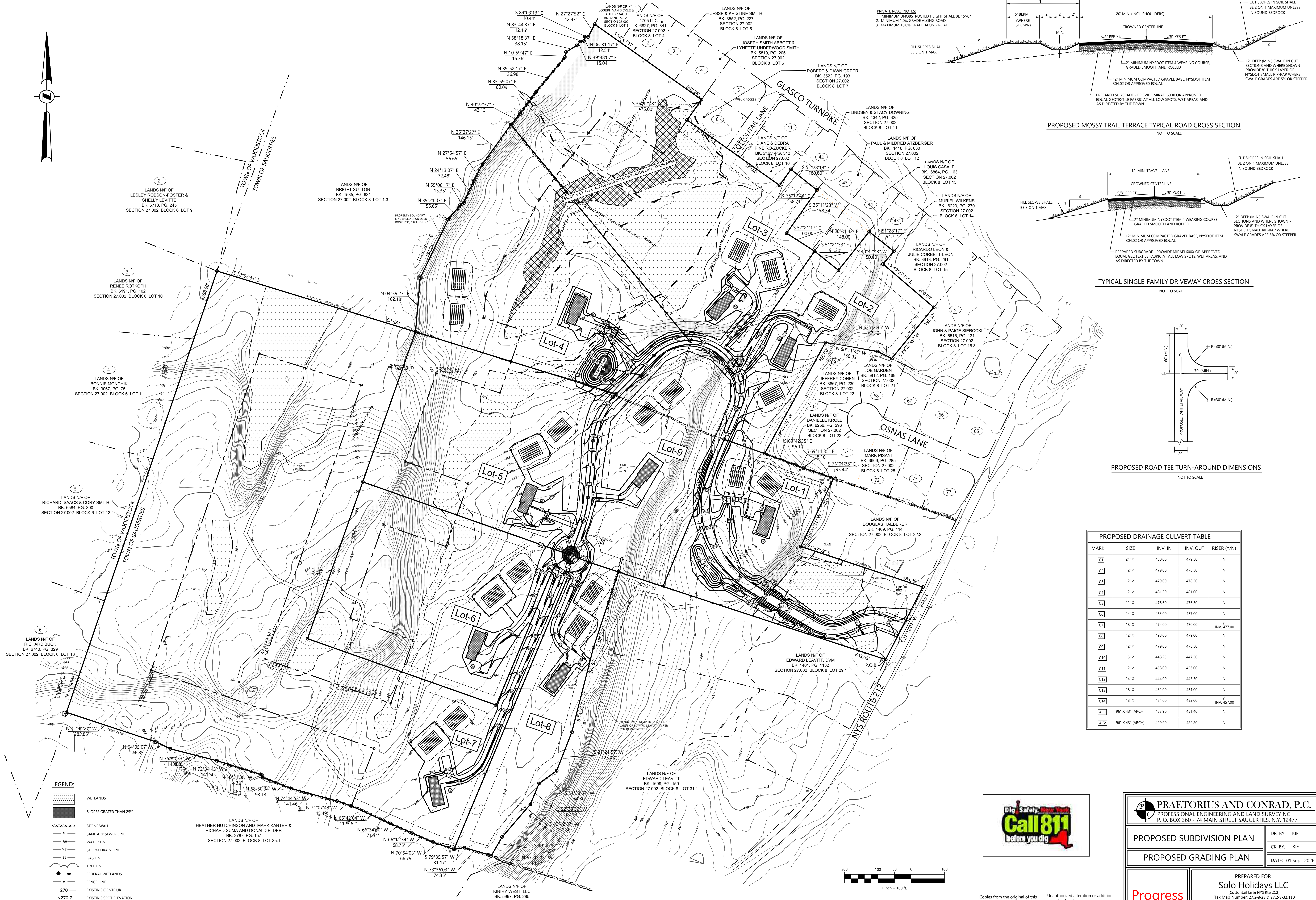
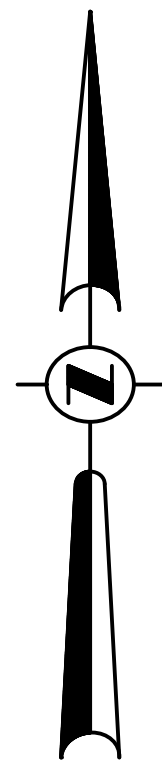
PREPARED FOR
Solo Holidays LLC
(Cottontail Ln & NYS Rte 212)
Tax Map Number: 27-2-8-28 & 27-2-8-32-110
TOWN OF SAUGERTIES * ULSTER COUNTY * NEW YORK
SCALE: 1" = 100'
JOB NO. D25-093
SHEET: 2 OF 8

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FILED: 09/08/2025 15:05:08 SOLOHOLIDAYS LLC COTTONTAIL LANE C/2025-093 PROPOSED 9 LOTS SUB-DIVISION



PROPOSED DRAINAGE CULVERT TABLE				
MARK	SIZE	INV. IN	INV. OUT	RISER (V/N)
C1	24" Ø	480.00	479.50	N
C2	12" Ø	479.00	478.50	N
C3	12" Ø	479.00	478.50	N
C4	12" Ø	481.20	481.00	N
C5	12" Ø	476.60	476.30	N
C6	24" Ø	463.00	457.00	N
C7	18" Ø	474.00	470.00	V INV. 477.00
C8	12" Ø	498.00	479.00	N
C9	12" Ø	479.00	478.50	N
C10	15" Ø	448.25	447.50	N
C11	12" Ø	458.00	456.00	N
C12	24" Ø	444.00	443.50	N
C13	18" Ø	432.00	431.00	N
C14	18" Ø	454.00	452.00	V INV. 457.00
AC1	96" X 43" (ARCH)	453.90	451.40	N
AC2	96" X 43" (ARCH)	429.90	429.20	N

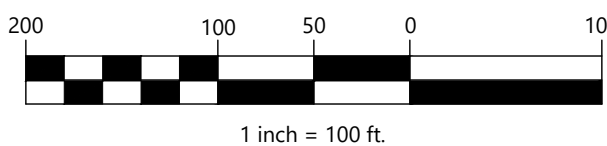


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- LEGEND:**
- WETLANDS
 - SLOPES GRATER THAN 25%
 - STONE WALL
 - SANITARY SEWER LINE
 - WATER LINE
 - STORM DRAIN LINE
 - GAS LINE
 - TREE LINE
 - FEDERAL WETLANDS
 - FENCE LINE
 - 270.0 EXISTING CONTOUR
 - +270.7 EXISTING SPOT ELEVATION
 - UTILITY POLE
 - UTILITY POLE WITH LIGHT



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PROFESSIONAL ENGINEERING AND LAND SURVEYING
P. O. BOX 360 - 74 MAIN STREET SAUGERTIES, N.Y. 12477

PROPOSED SUBDIVISION PLAN

PROPOSED GRADING PLAN

DR. BY: KIE
CK. BY: KIE
DATE: 01 Sept. 2026

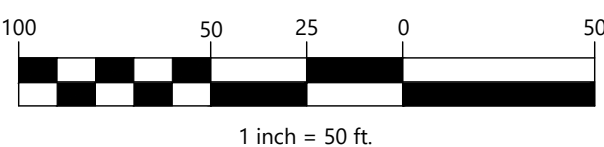
PREPARED FOR
Solo Holidays LLC
(Cottontail Ln & NYS Rte 212)
Tax Map Number: 27.2-8-28 & 27.2-8-32.110

TOWN OF SAUGERTIES • ULSTER COUNTY • NEW YORK

SCALE: 1" = 100'
JOB NO. D25-093

SHEET: 3 OF 8

FILED SEP 08/2025 10:51 AM SOLIDUS COTONTAIL LANE CIVIL D25-093 PROPOSED 9 LOTS SUBDIVISION



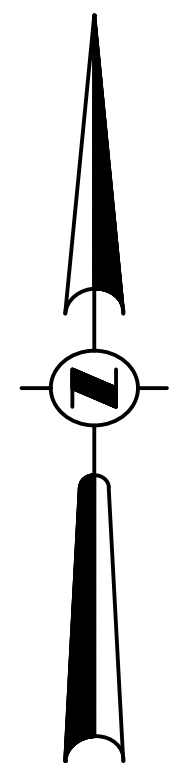
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SHEET: 4 OF 8

LANDS N/F OF
EDWARD LEAVITT, DVM
BK. 1401, PG. 1132
SECTION 27.002 BLOCK 8 LOT 29.1



5
LANDS N/F OF
RICHARD ISAACS & CORY SMITH
BK. 6584, PG. 300
SECTION 27.002 BLOCK 6 LOT 12

6
LANDS N/F OF
RICHARD BUCK
BK. 6740, PG. 329
SECTION 27.002 BLOCK 6 LOT 13

LANDS N/F OF
HEATHER HUTCHINSON AND MARK KANTER &
RICHARD SUMA AND DONALD ELDER
BK. 2787, PG. 157
SECTION 27.002 BLOCK 8 LOT 35.1

TOWN OF WOODSTOCK
TOWN OF SAUGERTIES

Lot-5

Lot-6

Lot-7

Lot-8

Lot-9

N 71°44'27" W
283.85'

N 64°05'07" W
46.85'

N 75°42'33" W
143.68'

N 72°34'13" W
141.50'

N 18°31'38" W
8.32'

N 68°50'34" W
93.13'

N 74°44'53" W
141.46'

N 71°07'48" W
45.49'

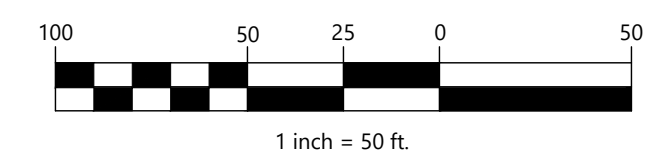
N 65°42'04" W
127.62'

N 66°34'30" W
71.34'

N 66°11'34" W
68.75'

N 70°54'03" W
66.79'

S 79°35'57" W
31.17'



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PROPOSED SUBDIVISION PLAN

PRO. GRADING PLAN- SECTION-2

**Progress
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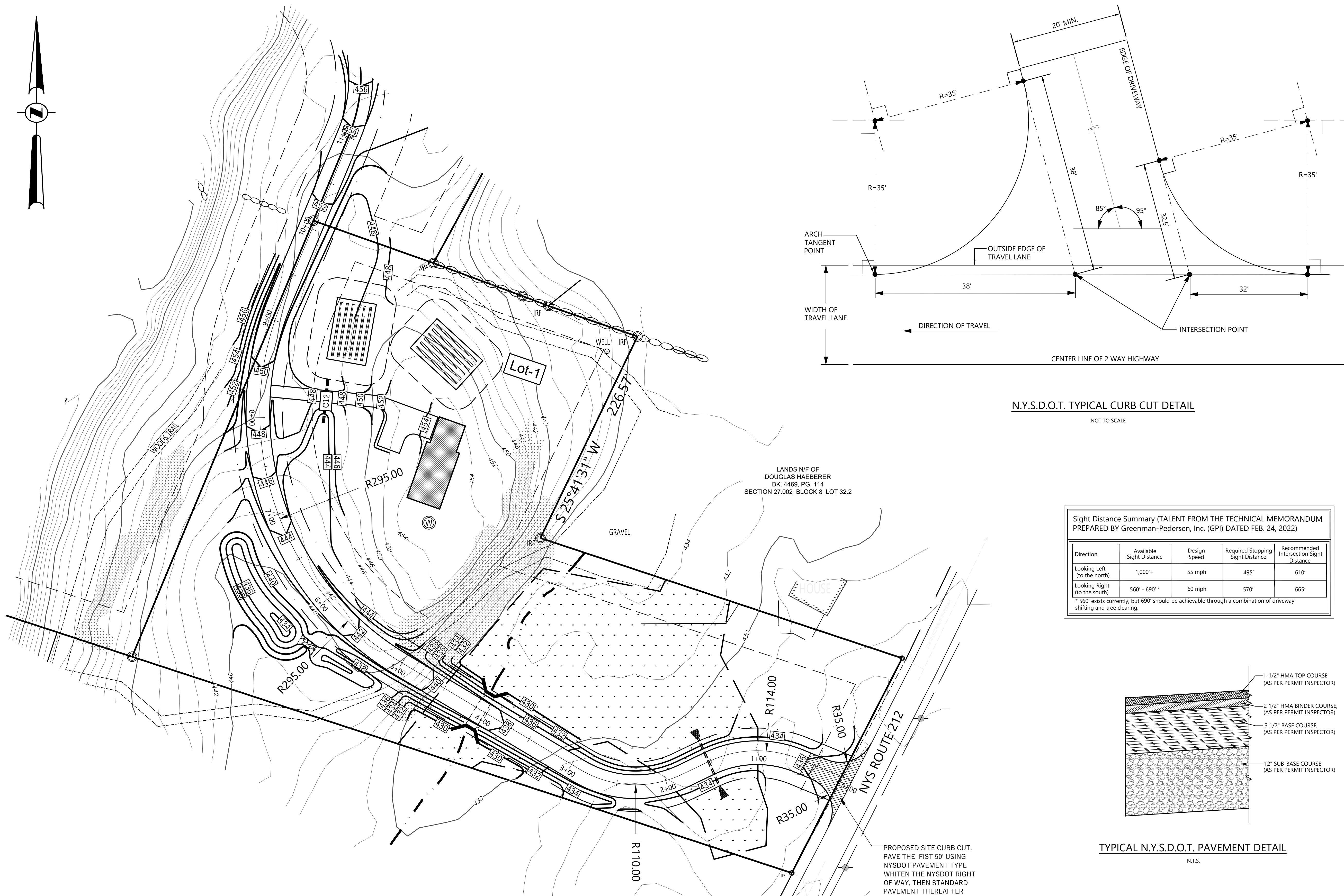
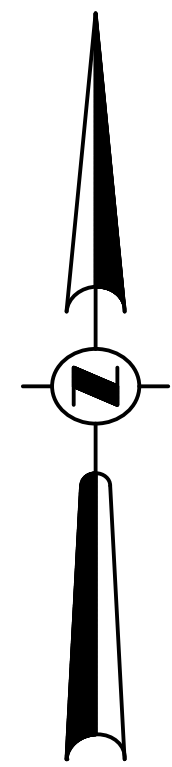
PREPARED FOR
Solo Holidays LLC
(Cottontail Ln & NY'S Rte 212)
Tax Map Number: 27.2-8-28 & 27.2-8-32.110

TOWN OF SAUGERTIES • ULSTER COUNTY • NEW YORK

SCALE: 1" = 50'
JOB NO. D25-093

DR. BY: KIE
CK. BY: KIE
DATE: 01 Sept. 2026

SHEET: 5 OF 8



N.Y.S.D.O.T. TYPICAL CURB CUT DETAIL
NOT TO SCALE

Sight Distance Summary (TALENT FROM THE TECHNICAL MEMORANDUM PREPARED BY Greenman-Pedersen, Inc. (GPI) DATED FEB. 24, 2022)				
Direction	Available Sight Distance	Design Speed	Required Stopping Sight Distance	Recommended Intersection Sight Distance
Looking Left (to the north)	1,000' +	55 mph	495'	610'
Looking Right (to the south)	560' - 690' +	60 mph	570'	665'
+ 560' exists currently, but 690' should be achievable through a combination of driveway shifting and tree clearing.				

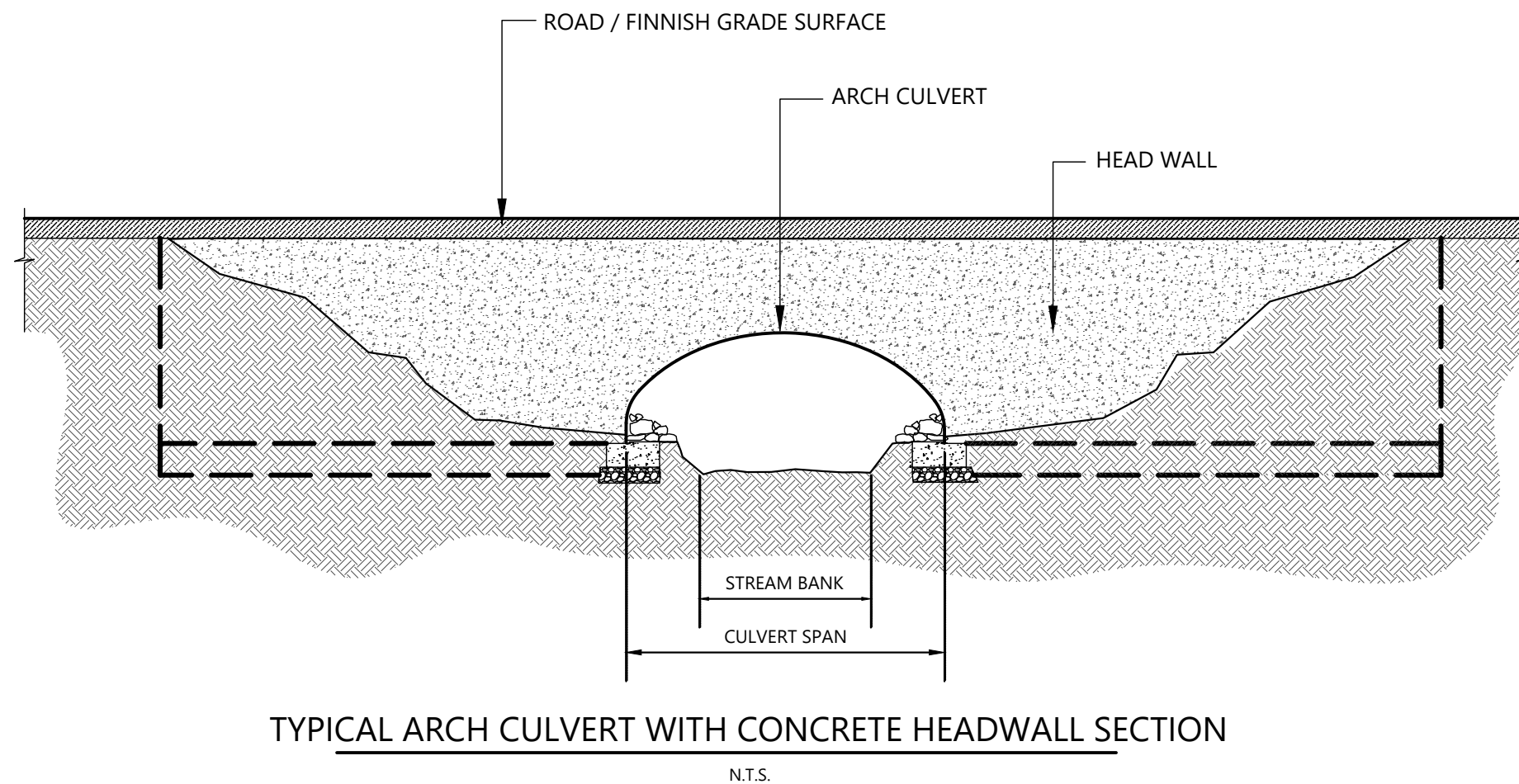
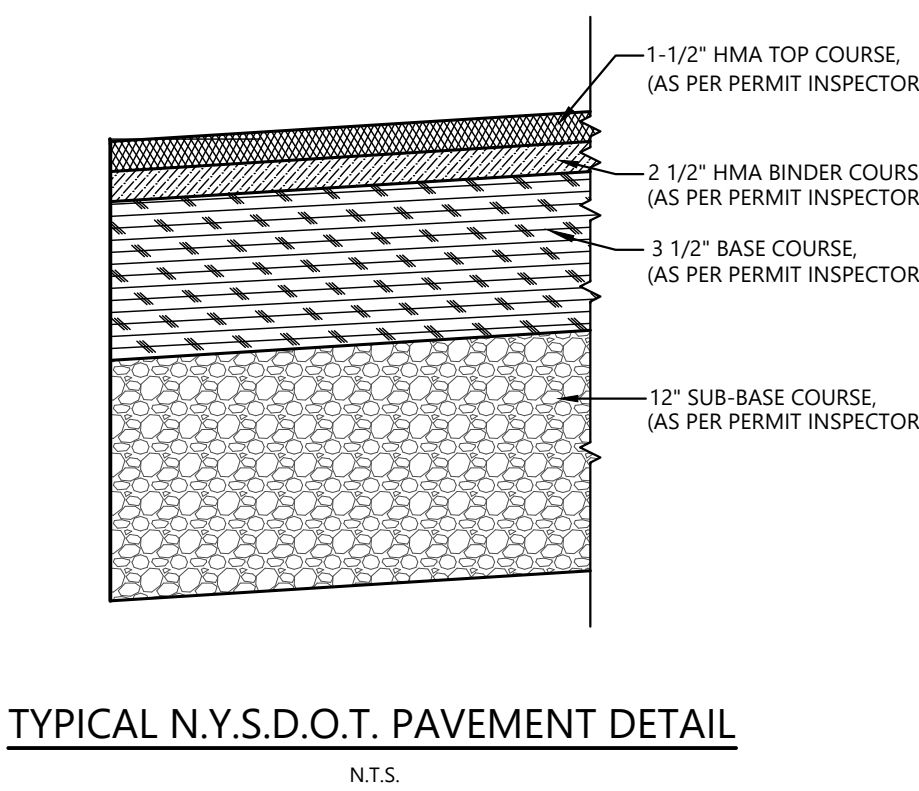
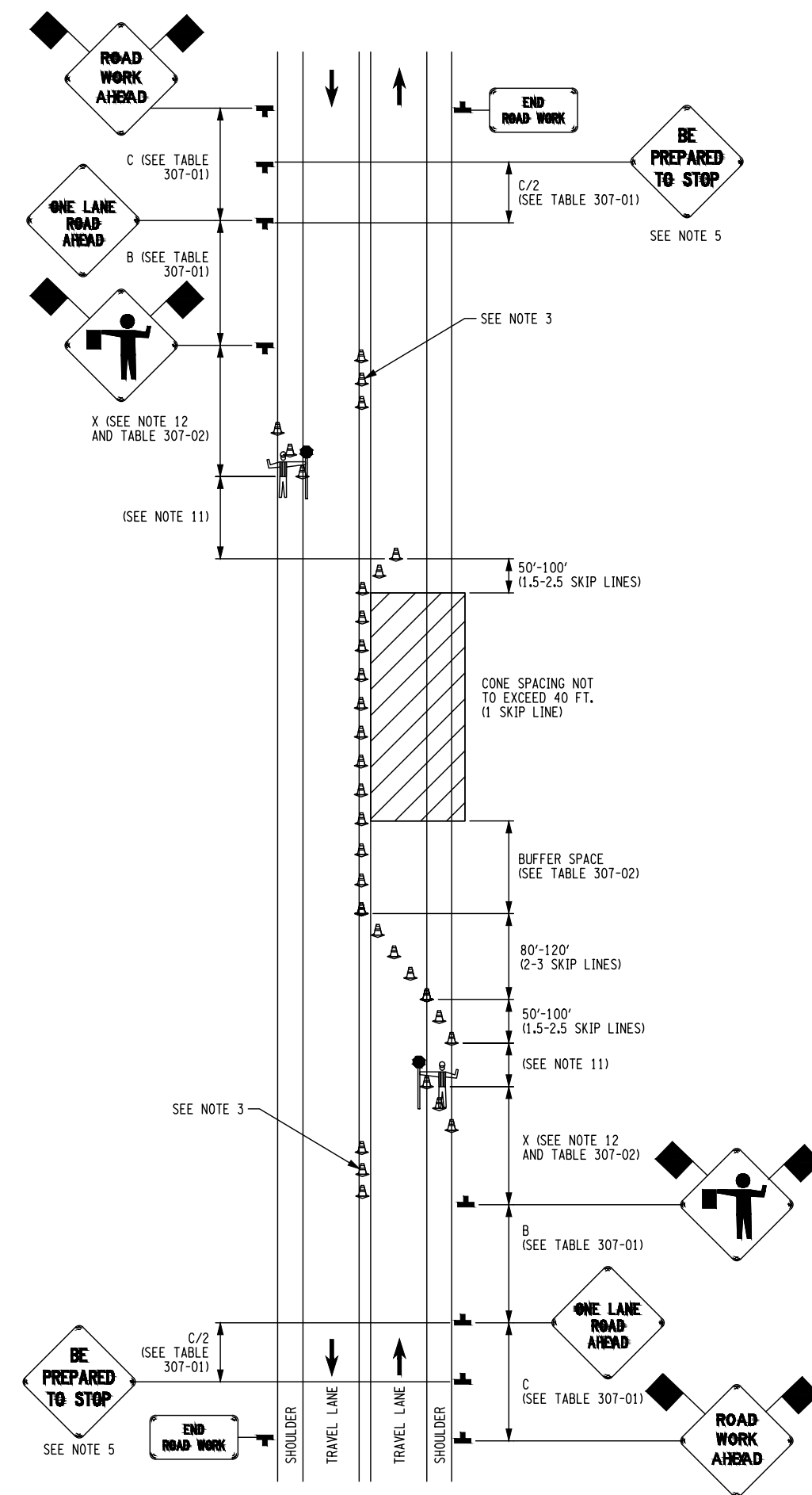


TABLE 307-01: ADVANCE WARNING SIGN SPACING				
ROAD TYPE	A FT.	B FT.	C FT.	XX YY
URBAN (≤ 30 MPH)	100	100	100	AHEAD AHEAD
URBAN (30-40 MPH)	100	100	100	AHEAD AHEAD
URBAN (40-45 MPH)	100	100	100	1000 FT. AHEAD
RURAL	100	100	100	1000 FT. 1000 FT.
+ PRECONSTRUCTION POSTED SPEED LIMIT				

TABLE 307-02: LONGITUDINAL BUFFER SPACE / STOPPING SIGHT DISTANCE (S)	
PRECONSTRUCTION POSTED SPEED LIMIT (MPH)	LONGITUDINAL BUFFER SPACE (FEET) * OF STOP LINES
25	155/4
30	200/5
35	250/6
40	300/8
45	350/9
50	400/11
55	450/13

TABLE 307-03: REQUIRED SIGN SIZES*		
SIGN	NON-FREWAY	FREWAY
W2-4	36x36	48x48
W3-4	36x36	48x48
W20-1	36x36	48x48
W20-4	36x36	48x48
W20-7	36x36	48x48
WARNING FLAG	18x18	18x18
*FREWAY SIZES MAY BE USED ON NON-FREWAY, IF SPACE CONSTRAINTS DO NOT EXIST.		

- Temporary Lane Closures NOTES:
1. SHORT-TERM STATIONARY IS DAYTIME WORK THAT OCCUPIES A LOCATION FOR MORE THAN 1 HOUR WITHIN A SINGLE DAY PERIOD.
 2. IN URBAN CONDITIONS, ADVANCE WARNING SIGN SPACINGS MAY BE ADJUSTED IN ORDER TO ACCOMMODATE SIDE STREETS AND DRIVEWAYS. IF THERE IS A CONFLICT, MOVE THE SIGN UPSTREAM.
 3. CENTERLINE CONES MAY BE ADDED TO ENHANCE THE VISIBILITY OF THE FLAGGER STATION. IF CONES ARE USED, PLACE THEM 100 FT. (MINIMUM) FROM FLAGGER.
 4. FLAGGER SYMBOL SIGN (W20-7), "BE PREPARED TO STOP" SIGN (W3-4), AND "ONE LANE ROAD AHEAD" SIGN (W20-4) SHALL BE REMOVED, COVERED OR TURNED AWAY FROM ROAD USERS WHEN FLAGGING OPERATIONS ARE NOT OCCURRING.
 5. IF THE TRAFFIC IS EXPECTED TO QUEUE PAST THE W20-4 SIGN, A W3-4 SIGN SHOULD BE ADDED.
 6. PROTECTIVE VEHICLE WITH APPROPRIATE ROLL-AHEAD DISTANCE MAY BE USED IN ADVANCE OF THE WORK AREA. IF DEEMED NECESSARY BY THE DOT ENGINEER OR THEIR DESIGNEE, TO USE PROTECTIVE VEHICLE, SEE DETAIL 307B. WHEELS SHALL BE ALIGNED WITH STRIPING.
 7. WHEN A SIDE ROAD OR DRIVEWAY INTERSECTS THE ROADWAY WITHIN A WORK ZONE TRAFFIC CONTROL AREA, ADDITIONAL TEMPORARY TRAFFIC CONTROL DEVICES AND/OR FLAGGERS SHALL BE PLACED AS NEEDED. ADDITIONAL FLAGGERS SHALL BE LOCATED AT ALL INTERSECTIONS AND COMMERCIAL DRIVEWAYS LOCATED WITHIN OR NEAR THE ACTIVE WORK SPACE.
 8. CHANNELIZING DEVICE SPACING (CENTER TO CENTER) SHALL NOT EXCEED 40' IN THE ACTIVE WORK SPACE.
 9. CHANNELIZING DEVICES SHALL BE PLACED TRANSVERSELY A MINIMUM OF EVERY 800' AS SHOWN WHEN A PAVED SHOULDER HAVING A WIDTH OF 8' OR GREATER IS CLOSED FOR A DISTANCE GREATER THAN 800'.
 10. ALL FLAGGERS SHALL USE 34" (MIN.) OCTAGON SHAPED STOP/SLOW PADDLES HAVING A 6" STAFF. THE PADDLE IS THE PREFERRED DEVICE, BUT THE FLAG MAY BE USED AT INTERSECTIONS WHERE THE STOP/SLOW PADDLE WOULD OFFER CONTRADICTING INFORMATION TO DRIVERS TRAVELING IN OPPOSITE DIRECTIONS/LEGS OF THE INTERSECTION OR DURING INCIDENT MANAGEMENT SITUATIONS.
 11. THE FLAGGER SHALL BE CLEARLY VISIBLE TO THE FIRST APPROACHING ROAD USER AT ALL TIMES AND SHOULD BE VISIBLE TO OTHER ROAD USERS. THE FLAGGER SHALL BE STATIONED SUFFICIENTLY IN ADVANCE OF THE WORKERS TO WARN THEM (FOR EXAMPLE, WITH AUDIBLE WARNING DEVICES SUCH AS HORNS OR WHISTLES) OF APPROACHING DANGER BY OUT-OF-CONTROL, NON-COMPLIANT VEHICLES. THE FLAGGER SHALL STAND ALONE, AWAY FROM OTHER WORKERS, WORK VEHICLES, OR EQUIPMENT. THE FLAGGER SHALL IDENTIFY AN ESCAPE ROUTE TO AVOID BEING STRUCK BY AN ERRANT VEHICLE.
 12. FLAGGERS SHALL BE POSITIONED IN ACCORDANCE WITH TABLE 307-02 TO ENSURE ADEQUATE STOPPING SIGHT DISTANCE (S) FOR THE APPROACHING ROAD USERS. IF THE REQUIRED DISTANCE (S) CANNOT BE ACHIEVED DUE TO AN OBSTRUCTION CAUSED BY HORIZONTAL/VERTICAL CURVES OR OTHER FEATURES THEN THE ACTIVITY AREA SHOULD BE MODIFIED TO A POINT WHERE ADEQUATE STOPPING SIGHT DISTANCE CAN BE ACHIEVED OR PROTECTIVE VEHICLE SHALL BE UTILIZED AS SHOWN ON DETAIL 307B.
 13. TO PROVIDE COORDINATION OF THE CONTROL OF THE TRAFFIC, THE FLAGGERS MUST BE ABLE TO COMMUNICATE WITH EACH OTHER ORALLY, ELECTRONICALLY VIA TWO-WAY RADIOS, OR VISUALLY. IF NECESSARY, AN ADDITIONAL FLAGGER(S) MAY BE POSITIONED WITHIN VISIBILITY OF THE OTHER FLAGGERS TO COORDINATE THE FLAGGING OPERATION IN AREAS WHERE HILLS, CURVES, OR OTHER OBJECTS HINDER EFFECTIVE COMMUNICATION BETWEEN THE FLAGGERS.



SITE PLAN DRAWINGS
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PROFESSIONAL ENGINEERING AND LAND SURVEYING
P. O. BOX 360 - 74 MAIN STREET SAUGERTIES, N.Y. 12477

PROPOSED SUBDIVISION PLAN

PRO. SITE ENTRANCE & ROAD DETAILS

PREPARED FOR
Solo Holidays LLC
(Cottontail Ln & NYS Rte 212)
Tax Map Number: 27.2-8-28 & 27.2-8-32.110

TOWN OF SAUGERTIES * ULSTER COUNTY * NEW YORK

SCALE: AS SHOWN
JOB NO. D25-093

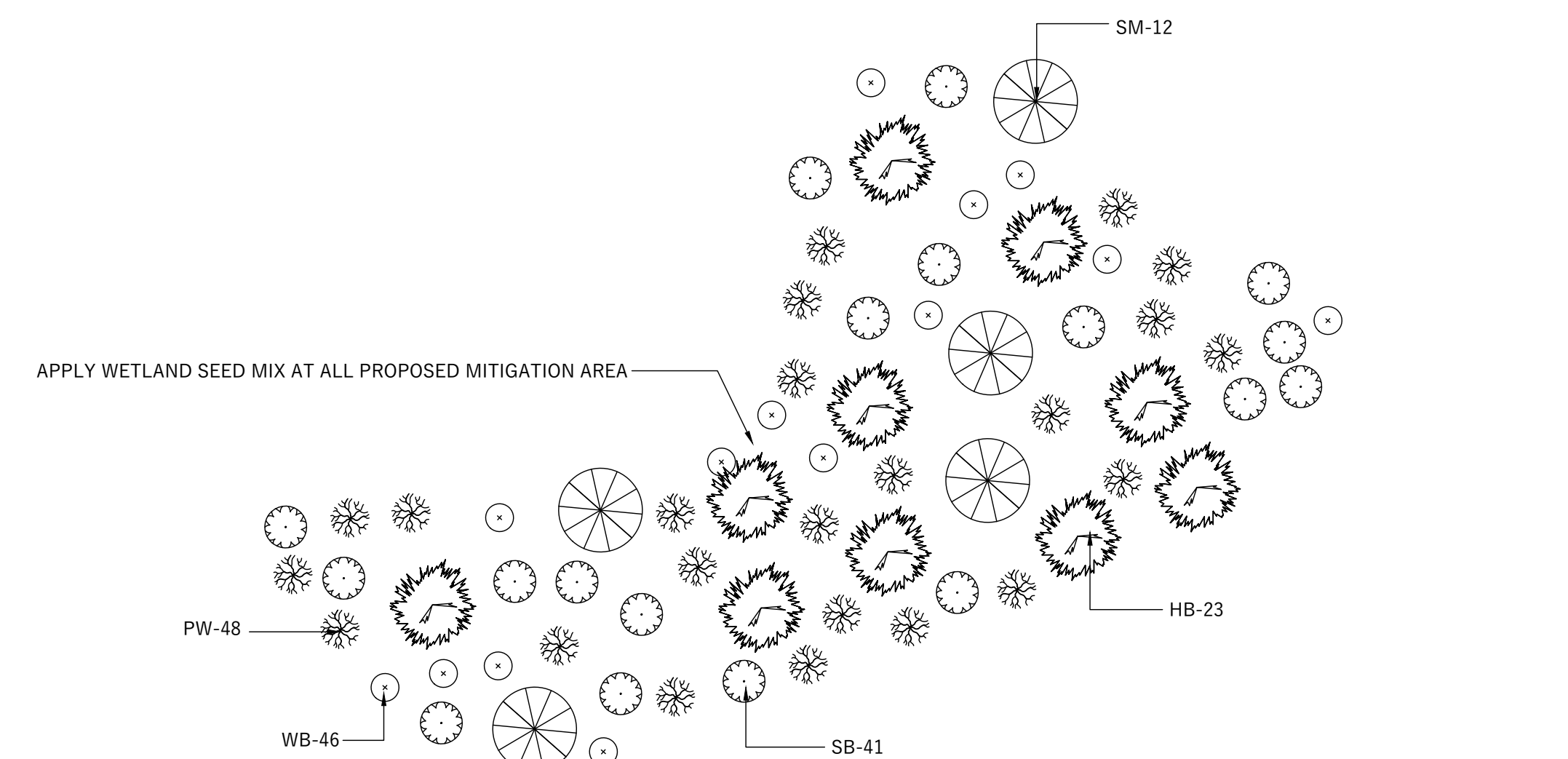
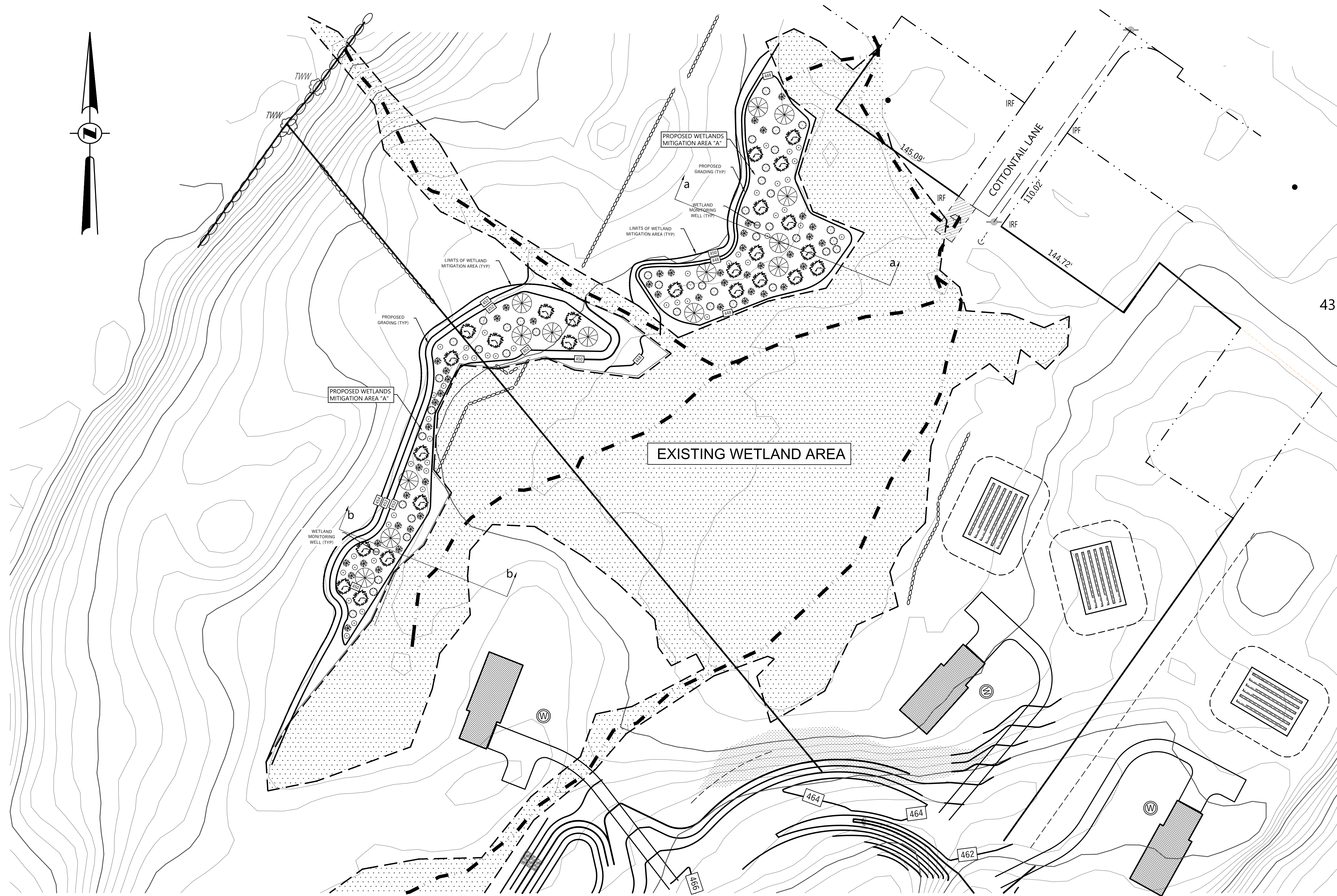
SHEET: 6 OF 8

Progress
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TYPE	SYM.	LABEL	BOTANICAL NAME	COMMON NAME	COND.	SIZE	SPACING	QTY
TREES		SM	ACER RUBRUM	RED MAPLE	#5 Container	3'-4' HT	10'-0" O.C.	14
SHRUBS		SB	LINDERA BENZOIN	SPICEBUSH	BrTr	2'-3' HT	5'-0" O.C.	41
		PW	SALIX DISCOLOR	PUSSY WILLOW	BrTr	2'-3' HT	5'-0" O.C.	48
		WB	ILEX VERTICILLATA	WINTERBERRY	BrTr	2'-3' HT	5'-0" O.C.	46
		HB	VACCINIUM CORYMBOSUM	HIGHBUSH BLUEBERRY	BrTr	3'-4' HT	5'-0" O.C.	25

PLANTING SCHEDULE

N.T.S.

NOTES

1. NURSERY SOURCE: Obtain FRESHLY DUG, HEALTHY VIGOROUS, PLANTS NURSERY GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE MINING AREA. MINING PLANTS SHOULD BE 1-2 METERS TALL, 10-15 CM IN CROWN, ANNUALLY CULTIVATED, SPRAYED, PRUNED, AND FERTILIZED IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICE. ALL PLANTS SHALL HAVE A MINIMUM OF 3-4 BRANCHED, SPREADING BRANCHES. THE BEAN LEAVES SHOULD BE FULLY DEVELOPED. PLANTS SHOULD BE PLANTED IN 10 CM DIA. BURLAPPED PLANTS MUST BECOME FROM SOIL WHICH WILL HOLD A FRUITFUL PLANT. HEEDLED IN PLANTS AND PLANTS FROM COLD STORAGE ARE NOT ACCEPTED.
2. SEEDING & PLANTING SEASONS AND TIMING: CONDITIONS:
 - A. UNLESS OTHERWISE DIRECTED IN WRITING, SEED FROM MARCH 15 TO MAY 15, AND FROM AUGUST 15 TO OCTOBER 15.
 - B. UNLESS OTHERWISE DIRECTED IN WRITING, THE PLANTING OF TREES AND SHRUBS SHALL BE FROM MARCH 15 TO JUNE 1, AND FROM SEPTEMBER 1 TO NOVEMBER 1.
3. PROCEED WITH AND COMPLETE SEEDING WORK AS RAPIDLY AS PORTIONS OF THE SITE BECOME AVAILABLE. WORKING WITHIN THE SEASONAL LIMITATIONS FOR THE PLANTING OF THE FORECARE AREAS.
4. SEED MIXTURE: SUPPLEMENTAL WETLAND SEED MIX TO BE APPLIED TO ALL MITIGATION AREA AT 4 POUNDS OF SEED PER ACRE AND CONSIST OF THE FOLLOWING:

NORTHEAST WETLAND DIVERSITY SEED MIX

% BY WT.	SPECIES	VARIETY
26.66%	EUPATORIUM PERFORIATUM	BONEST
20.80%	VERBENA HASTATA	BLUE VERVAIN
19.75%	PANICUM DICHOTOMIFLORUM	SMOOTH PANIC GRASS
8.89%	SOLIDAGO RUPESTRIS	WINKLED GOLDENROD
8.74%	EUPATORIUM MACULATUM	JOE PEE FLOWER
6.65%	EUTHADIA GRAMINEA	GRASS LEAF GOLDENROD
4.59%	LYCOPodium PENSTEMONICUM	PINK LIP VANDYVA SMARTWE
2.80%	ASTER NOVAE-ANGLIAE	NEW ENGLAND ASTER
0.79%	BIDENS CERNUA	NODDING BEGGAR'S TICK
0.21%	ASCLEPIAS INCARNATA	SWAMP MILKWEED
0.12%	IRIS VERSICOLOR	BLUE FLAG

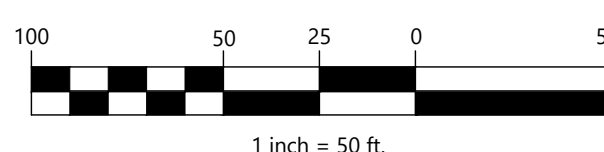
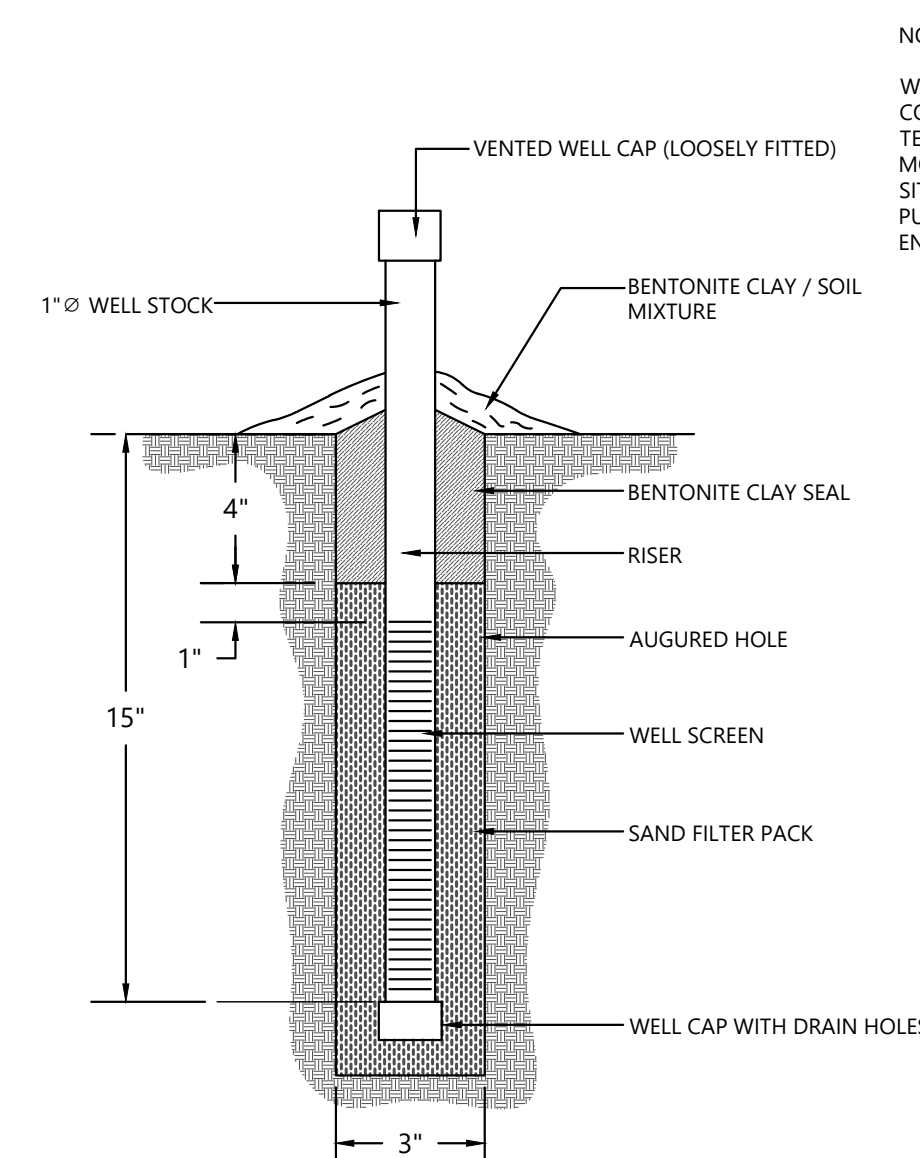
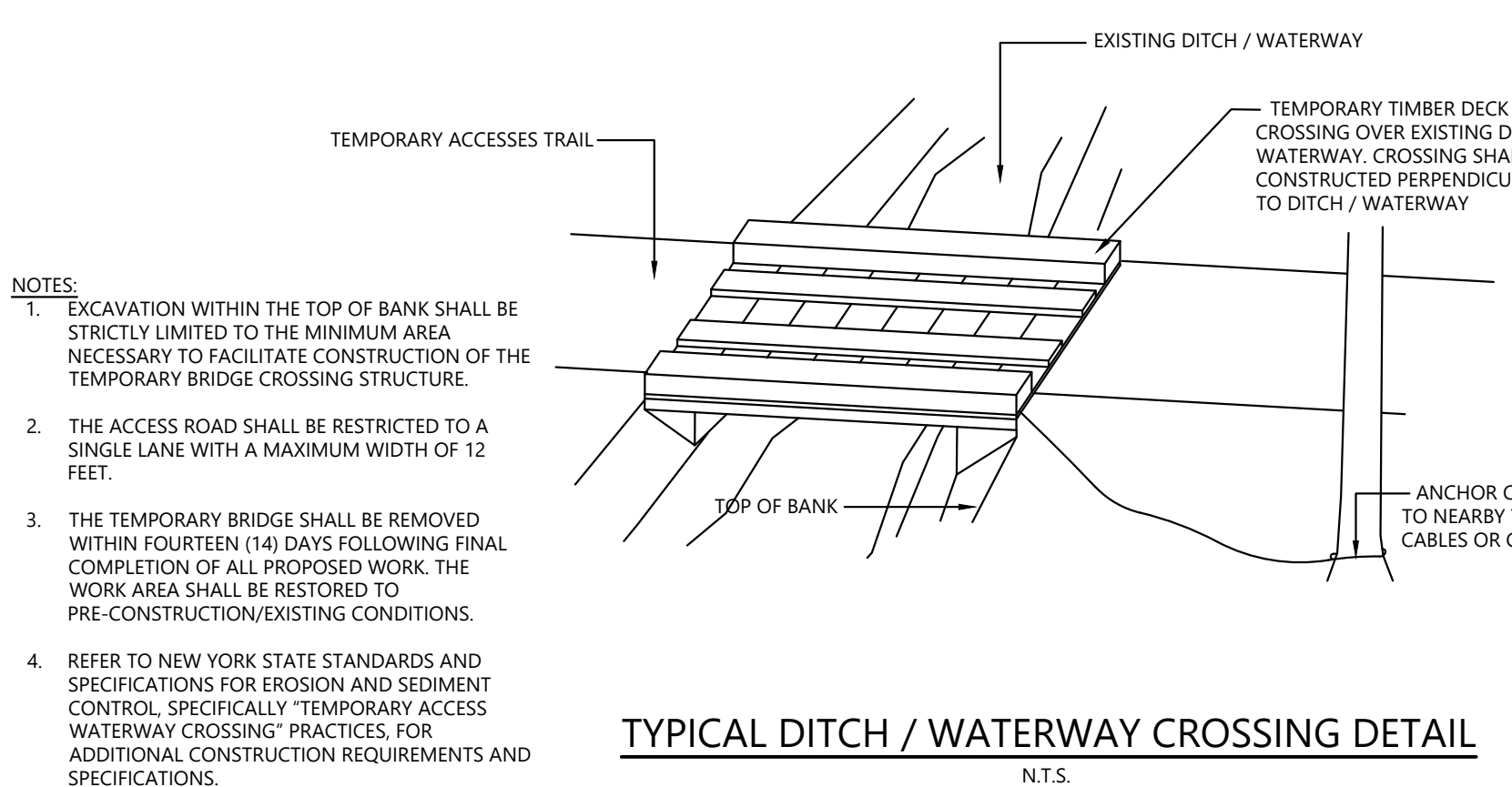
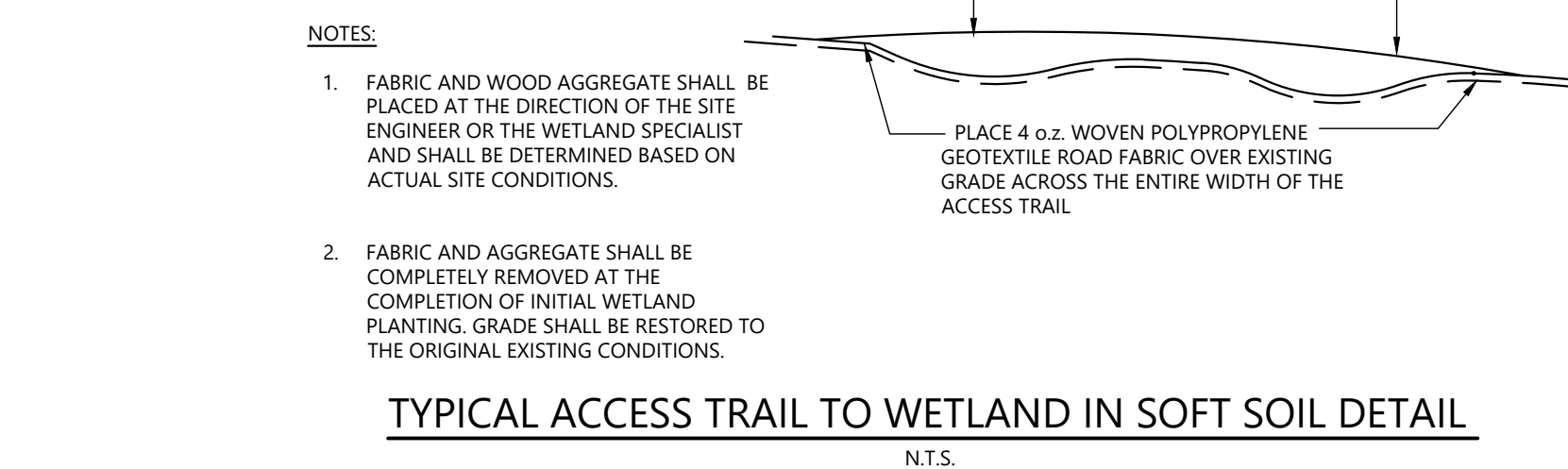
- F. FERTILIZER:
 1. FOR SPRING SEEDING: COMMERCIAL STRAIGHT FERTILIZER, GRANULAR, NITROGEN 15%, PHOSPHORUS PRODUCT GUARANTEED 15%, NITROGEN 6% AVAILABLE
 2. FOR FALL SEEDING: 40% WATER SOLUBLE POTASH (10-10-10) FOR FALL SEEDING; COMMERCIAL STRAIGHT FERTILIZER, GRANULAR, NONBURNING NITROGEN 15%, PHOSPHORUS 15%, NITROGEN 6% AVAILABLE, PHOSPHORUS, AND 3% WATER SOLUBLE POTASH (5-10-5).
 3. FOR FINAL FERTILIZING: IF APPLIED IN SPRING SEASON, SHALL BE A SLOW RELEASE FERTILIZER, GRANULAR, NITROGEN 15%, PHOSPHORUS 15%, NITROGEN 6% APPROVED QUALITY, IF APPLIED IN FALL SEASON, SHALL BE A SPECIFIED IN (3.D.2) ABOVE.
- G. SEEDS: BROWN TO BLACK IN COLOR, WEED SEED FREE, DRIED
 1. SUFFICIENTLY HEAT TREATED, CONTAINING NOT MORE THAN 9% MINERAL ON A DRY BASIS, NONBURNING NITROGEN 15%, PHOSPHORUS 15%, NITROGEN 6% APPROVED QUALITY, IF APPLIED IN FALL SEASON, SHALL BE A SPECIFIED IN (3.D.2) ABOVE.
- H. STONES: BONE MEAL FINEY GRIND, RAIN MINIMUM 4%; NITROGEN 2%; MINERAL ON A DRY BASIS, NONBURNING NITROGEN 15%, PHOSPHORUS 15%, NITROGEN 6% APPROVED QUALITY, IF APPLIED IN FALL SEASON, SHALL BE A SPECIFIED IN (3.D.2) ABOVE.
- I. STONES: BONE MEAL FINEY GRIND, RAIN MINIMUM 4%; NITROGEN 2%; MINERAL ON A DRY BASIS, NONBURNING NITROGEN 15%, PHOSPHORUS 15%, NITROGEN 6% APPROVED QUALITY, IF APPLIED IN FALL SEASON, SHALL BE A SPECIFIED IN (3.D.2) ABOVE.
- J. STAKES: 8 FT. LONG, 2 IN WIDE WOOD STAKES.
- K. HOLES: NEW, 2-1/2" DEEPER GROUND NOT LESS THAN 1/2" INCH IN DIAMETER, 12" DEEPER OR SHROUDED, MEDIUM SIZE, FROM HARD WOOD TREES, NO HOLES OVER 2" INCHES GREATEST DIMENSION, FREE FROM SAWDUST, STONES, DEBRIS, AND DELICATEOUS MATERIALS, STANDARD OF QUALITY SHALL BE APPROVED BY THE CITY ENGINEER, AND SHALL BE APPROVED BY THE NEW YORK, OR APPROVED QUALITY.
- L. NUTRIMENTAL: NUTRIMENTAL, OF NEUTRAL CHARACTER, WITH SOME ELEMENTS DERIVED FROM ORGANIC SOURCES, CONTAINING AT LEAST 10% AVAILABLE PHOSPHORUS, 30% TO 50% TOTAL NITROGEN, AND 3% TO 5% SOLUBLE POTASH.

CONSTRUCTION NOTES

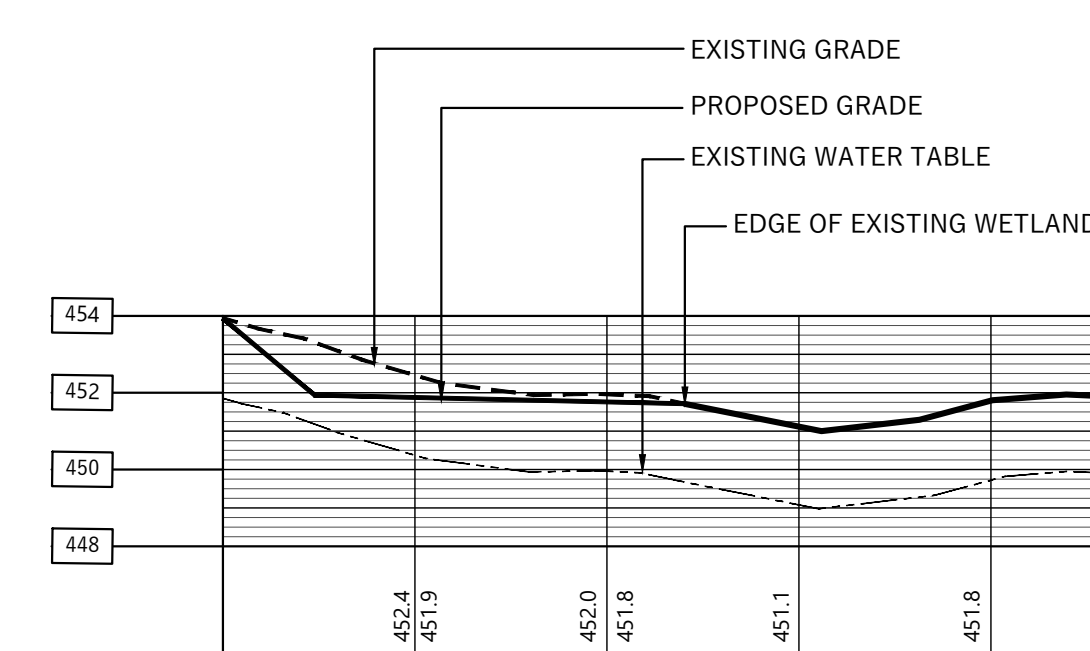
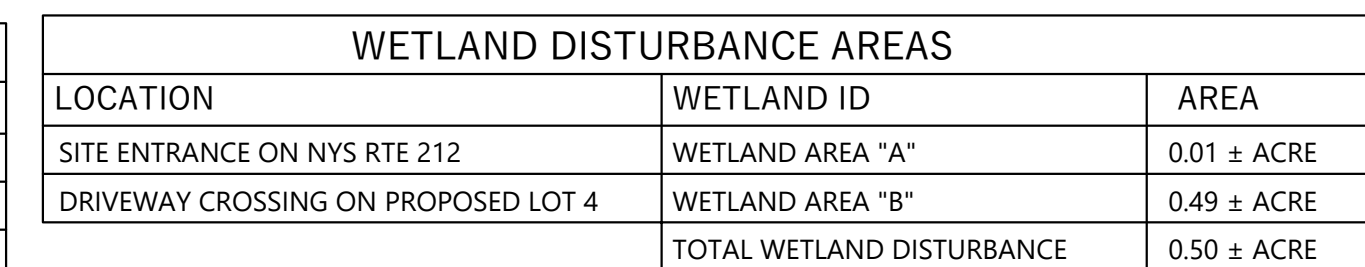
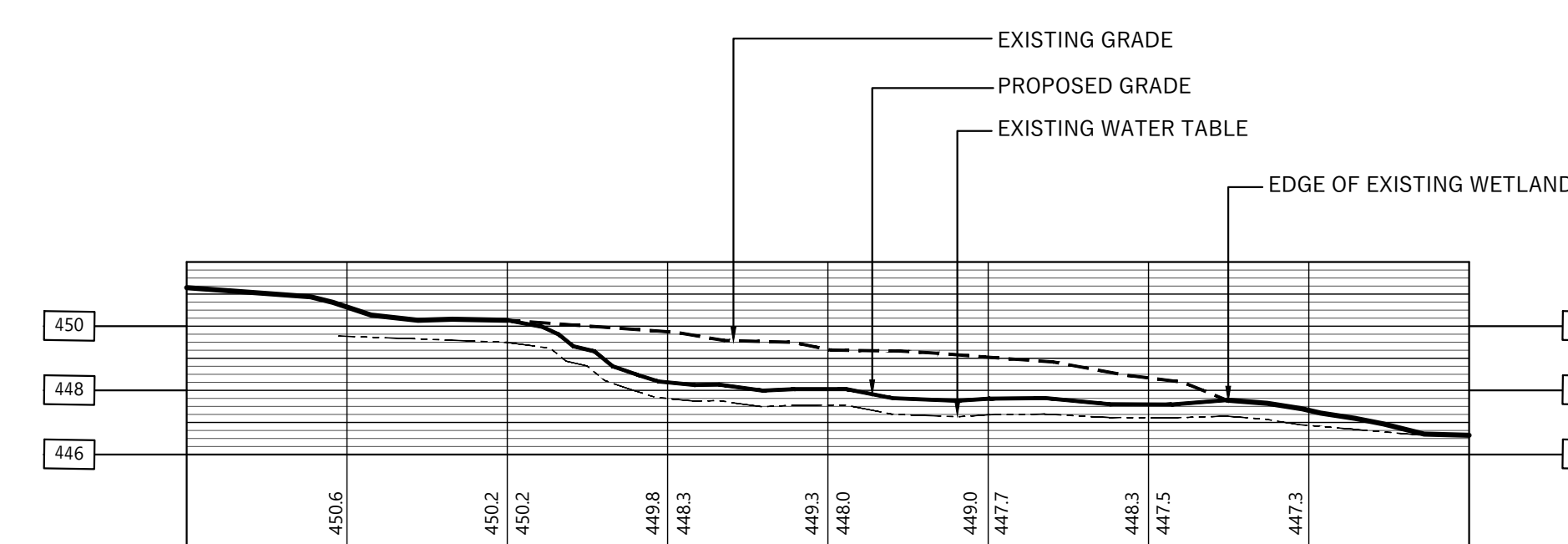
1. COMPENSATORY WETLANDS SHALL BE PLANTED WITH HYDROPHYTIC PLANTS THOSE WHICH ARE LISTED ON THE MOST UP-TO-DATE ACE AND NYSDEC PLANT LISTING. CONSIDERATION WILL BE GIVEN TO SPECIES WHICH CURRENTLY OCCUPY THE ONSITE WETLANDS AND RED MAPLE, PIN OAK, WINTERBERRY, AND SWEETGUM. INVASIVE SPECIES SHALL NOT BE PLANTED. NON-INVASIVE SPECIES WILL BE PLANTED (REGARDLESS OF THEIR LISTING). A MONITORING PROGRAM WILL BE IMPLEMENTED FOR THE FIRST FIVE YEARS AFTER CONSTRUCTION TO MONITOR WATER LEVELS IN THE NEW WETLAND. MONITORING REPORTS SHALL BE SUBMITTED TO THE ACE AND NYSDEC WITH COPY TO THE TOWN OF WALKILL BUILDING DEPARTMENT.
2. ALL DISTURBED AREAS ARE TO BE REPAIRED INCLUDING BRIDGING GRADES, REPAIRING EROSION, CONCRETE, AND IMPORTING TOPSOIL AND SUPPLYING NECESSARY SOIL AMENDMENTS PRIOR TO SEEDING AND WATERING. DISTURBED AREAS SHALL BE RE-SEED WITH UPLAND SEED MIX.
3. A SHALLOW MONITORING WELL SHALL BE INSTALLED WITHIN EACH WETLAND LOCATION. THE MONITORING WELL SHALL BE 12-18 INCH DIA. MONITORING WELL CONSTRUCTION SHALL CONSIST OF A 15-INCH DEEP WELL INSTALLED BY AUGERING AND SHALL GENERALLY INCLUDE A 12-18 INCH DEEP WELP WITH A 1/2 INCH FILTER PACK AND BENTONITE SEAL. REFER TO MONITORING WELL DETAIL.

GENERAL NOTES

1. MITIGATION WORK SHALL BE APPROPRIATELY TIMED WITH WEATHER CONDITIONS TO REDUCE CONCERNS OF ACCESS RUTTING AND EROSION. ALL MITIGATION ACTIVITIES SHALL BE SCHEDULED TO AVOID DISTURBING ACTIVITIES SHOULD BE PLANNED FOR DRY CONDITIONS.
2. PRIOR TO COMMENCEMENT OF ANY MITIGATION WORK, A PRE-CONSTRUCTION MEETING SHALL BE HELD WITH THE PROJECT ENGINEER AND CONTRACTOR TO REVIEW THE PROPOSED WORK. REVIEW PROPOSED ACCESS TRAIL LOCATION AND IDENTIFY ANY LOCATIONS OF SPECIFIC CONCERN.
3. CONTRACTOR SHALL PRE-PLAN WORK ACTIVITIES AND ENSURE THAT ALL REQUIRED EQUIPMENT AND SUPPLIES ARE AVAILABLE TO PROGRESS QUICKLY AND METHODOICALLY. ALL EQUIPMENT SCHEDULED FOR USE WITHIN THE WETLAND AREAS SHALL BE IN GOOD WORKING ORDER TO AVOID ANY CONCERNS OF BREAKDOWN WITHIN SENSITIVE WETLAND AREAS.
4. MATERIAL AND EQUIPMENT:
 - a. MATERIAL AND EQUIPMENT STAGING SHALL NOT OCCUR WITHIN THE LIMITS OF THE EXISTING WETLANDS. EQUIPMENT AND MATERIAL STAGING SHALL BE LOCATED IN WETLAND AREAS. MATERIALS SHALL NOT BE STOCKPILED IN A MANNER CONDUCTIVE TO EROSION OR IN AREAS LIKELY TO CAUSE HIGH TURBIDITY IDENTIFIED DURING STORM EVENTS.
 - b. STAGING AREAS IDENTIFIED ON THE PLANS OR OTHERWISE APPROVED BY THE ENGINEER SHALL BE USED FOR STORAGE OF EQUIPMENT AND MATERIALS. NO STORAGE/PARKING OF EQUIPMENT SHALL WITHIN THE WETLAND MITIGATION WORK AREA. EQUIPMENT SHALL BE MOVED TO STAGING AREAS PRIOR TO ANY WORK.
 - c. NO EQUIPMENT FUELING SHALL BE PERMITTED WITHIN ANY WETLAND, WETLAND ADJACENT AREA (BUFFER), OR WETLAND MITIGATION AREA. FUELING SHALL GENERALLY BE CONDUCTED IN AN ADJACENT OPEN AREA.
 - d. EQUIPMENT HOSES AND FITTINGS SHALL BE CHECKED REGULARLY TO PREVENT LEAKING HYDRAULIC OILS OR LUBRICANTS. ALL LEAKS SHALL BE REPAIRED PRIOR TO ANY EQUIPMENT OPERATION IN SERVICE WITHIN PROXIMITY TO WETLAND AREAS.
5. CONTRACTOR SHALL KEEP EQUIP ABOREAST MANS ON HAND FOR USE IN THE EVENT OF EQUIPMENT BREAKDOWN WITHIN PROXIMITY OF SENSITIVE WETLAND AREAS.
6. CONTRACTOR SHALL DELINEATE AND CREST ORANGE SNOW FENCING ALONG THE BOUNDARY OF EXISTING WETLANDS AND ADJACENT AREAS. CONTRACTOR SHALL MAINTAIN FENCING TO ENSURE NO DISTURBANCE OCCURS TO THE EXISTING WETLANDS. SNOW FENCING SHALL REMAIN IN PLACE THROUGHOUT THE DURATION OF FENCING OPERATIONS AND MAY BE REMOVED UPON COMPLETION OF FENCING OPERATIONS. CONTRACTOR SHALL FENCE REMAIN IN PLACE UNTIL AFTER THE COMPLETION OF PLANTING ACTIVITIES.
7. WORK SHALL BE CONDUCTED IN A CLEAN AND ORDERLY MANNER. WHILE IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE METHODS AND TECHNIQUES OF CONSTRUCTION, CONSIDERATION SHOULD BE GIVEN TO COMPLETING HARDWARE, TOPSOIL AND TOPSOIL SEEDING OPERATIONS IN A MANNER THAT MINIMIZES DISTURBED AREAS AS QUICKLY AS POSSIBLE AND IN A MANNER AIMED AT REDUCING IMPACTS UPON THE GENERAL ENVIRONMENT.
8. ALL NON-NATURAL DEBRIS (PAPER, CUPS, CANS, WRAPPERS, ETC.) SHALL BE REMOVED FROM THE PROJECT AREA.



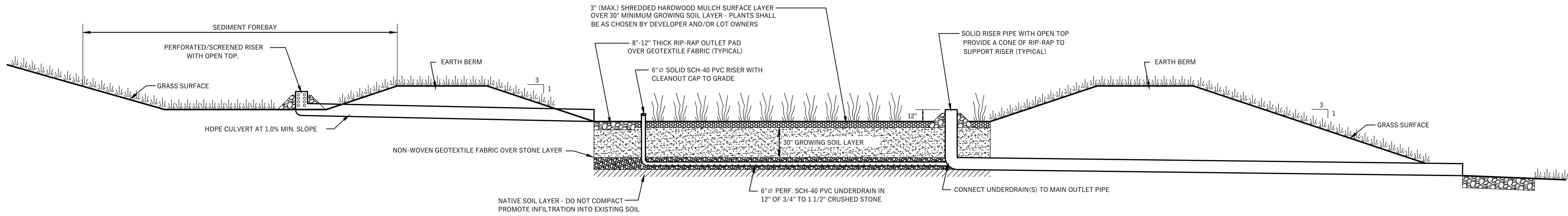
MITIGATION FOR WETLAND DISTURBANCE		
LOCATION	MITIGATED WETLAND ID	AREA
NORTH SIDE OF PROPOSED LOT 4	WETLAND MITIGATION AREA "A"	0.65 ± ACRE
SOUTH SIDE OF PROPOSED LOT 4	WETLAND MITIGATION AREA "B"	0.57 ± ACRE
	TOTAL WETLAND MITIGATION	1.22 ± ACRE



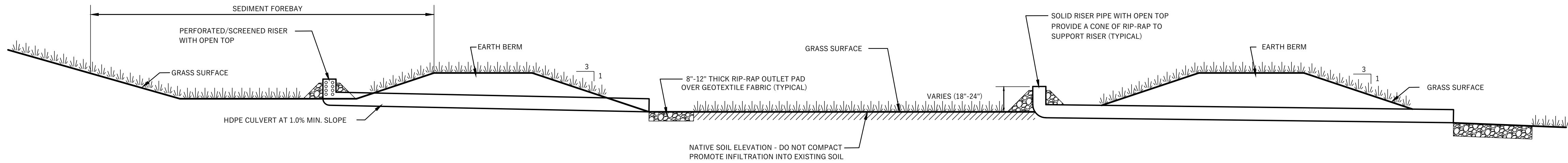
	PRAETORIUS AND CONRAD, P.C. PROFESSIONAL ENGINEERING AND LAND SURVEYING P. O. BOX 360 • 74 MAIN STREET SAUGERTIES, N.Y. 12477	
	PROPOSED SUBDIVISION PLAN PROPOSED WETLAND MITIGATION & DETAILS	
		DR. BY. KIE CK. BY. KIE DATE: 01 Sept. 2021

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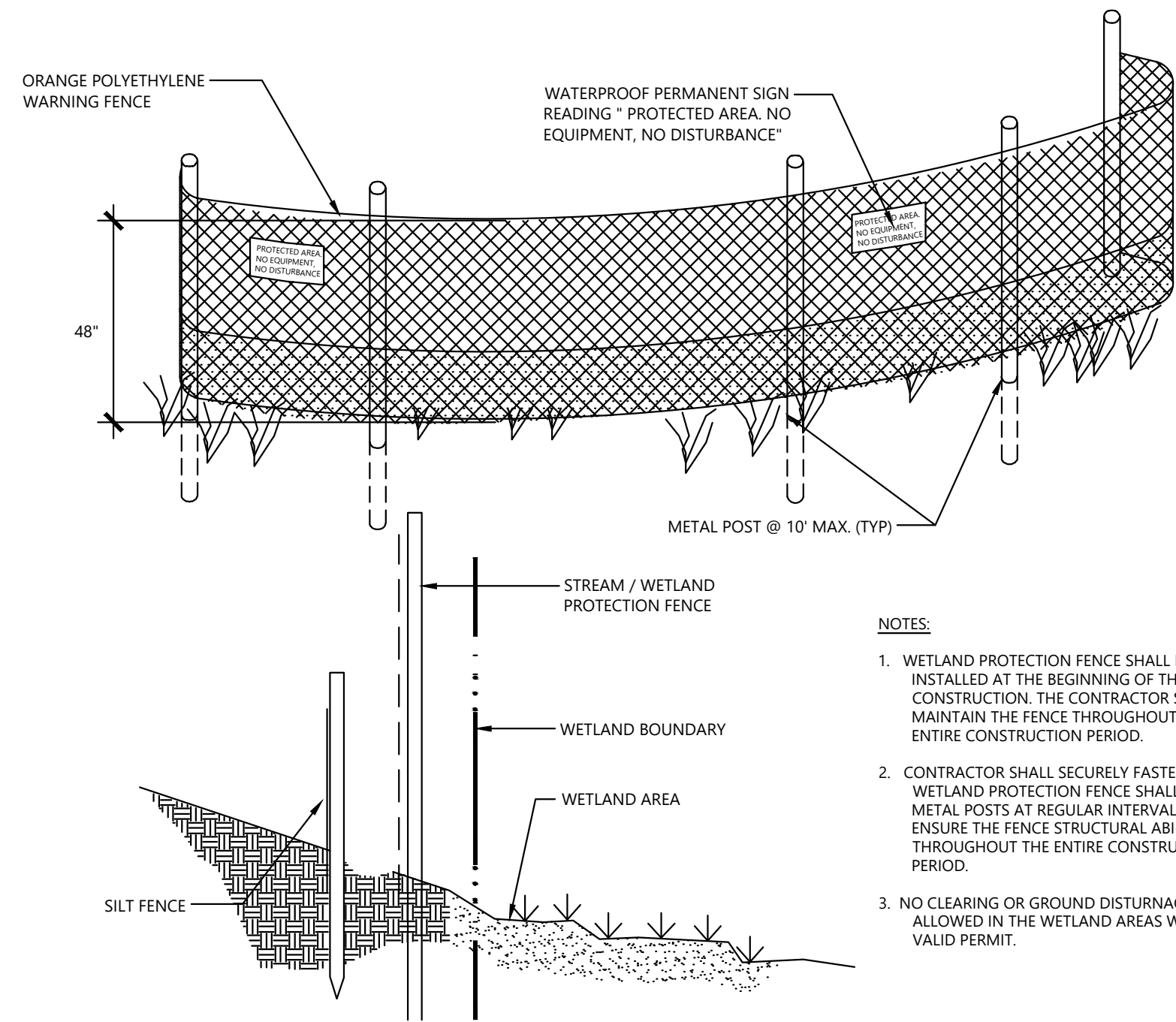
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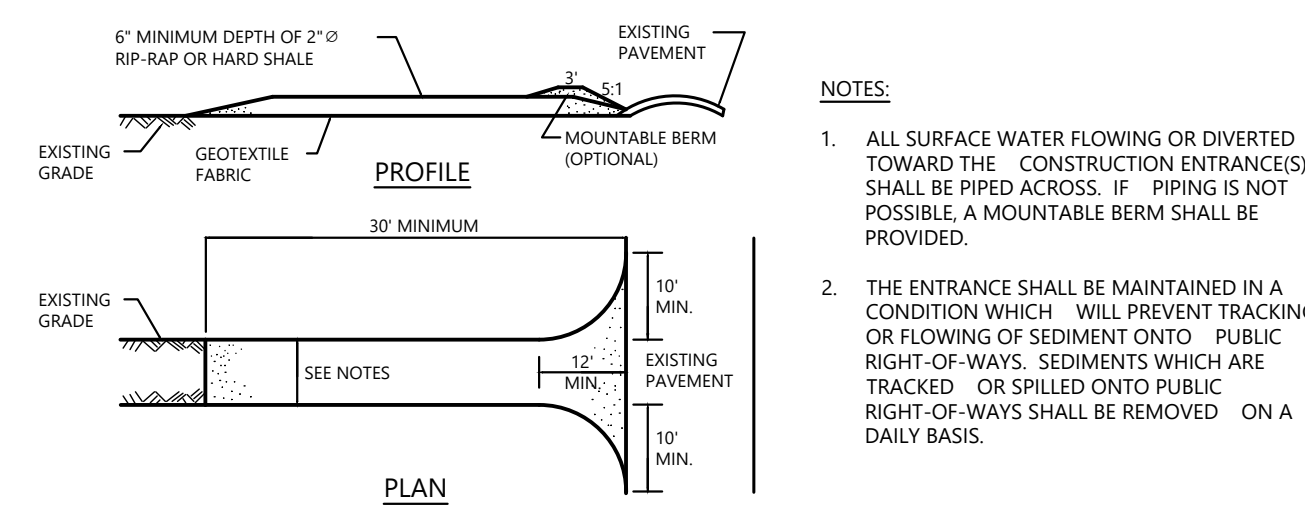
TYPICAL BIORETENTION AREA CROSS SECTION
NOT TO SCALE



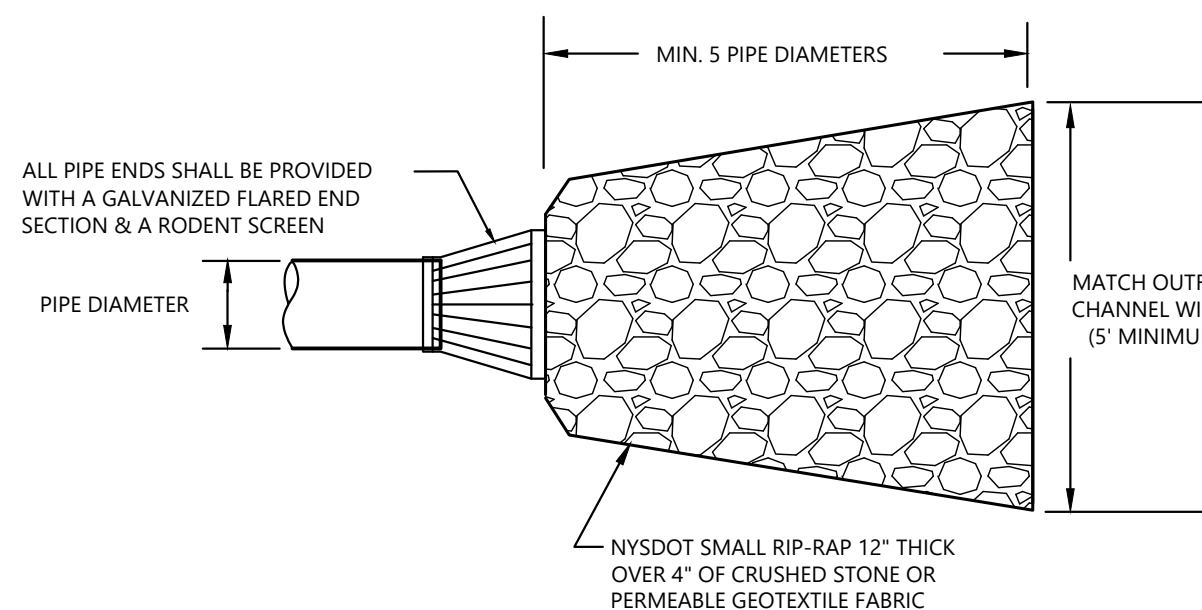
TYPICAL DRY RETENTION AREA CROSS SECTION
NOT TO SCALE



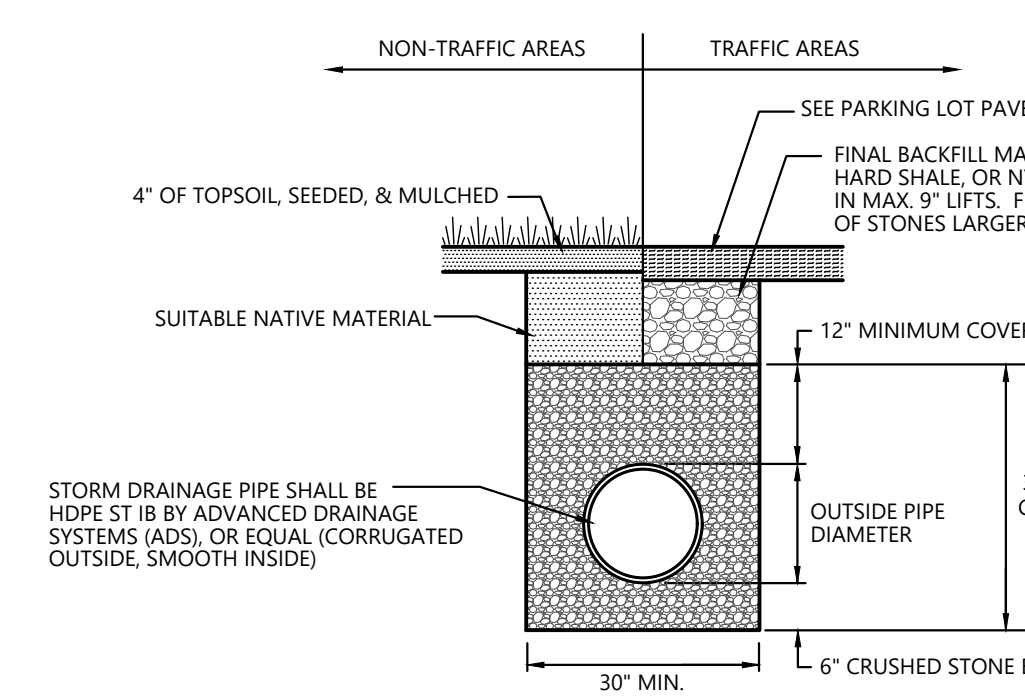
TYPICAL WETLAND PROTECTION FENCE DETAIL
NOT TO SCALE



STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE



DRAINAGE PIPE OUTLET DETAIL
NOT TO SCALE

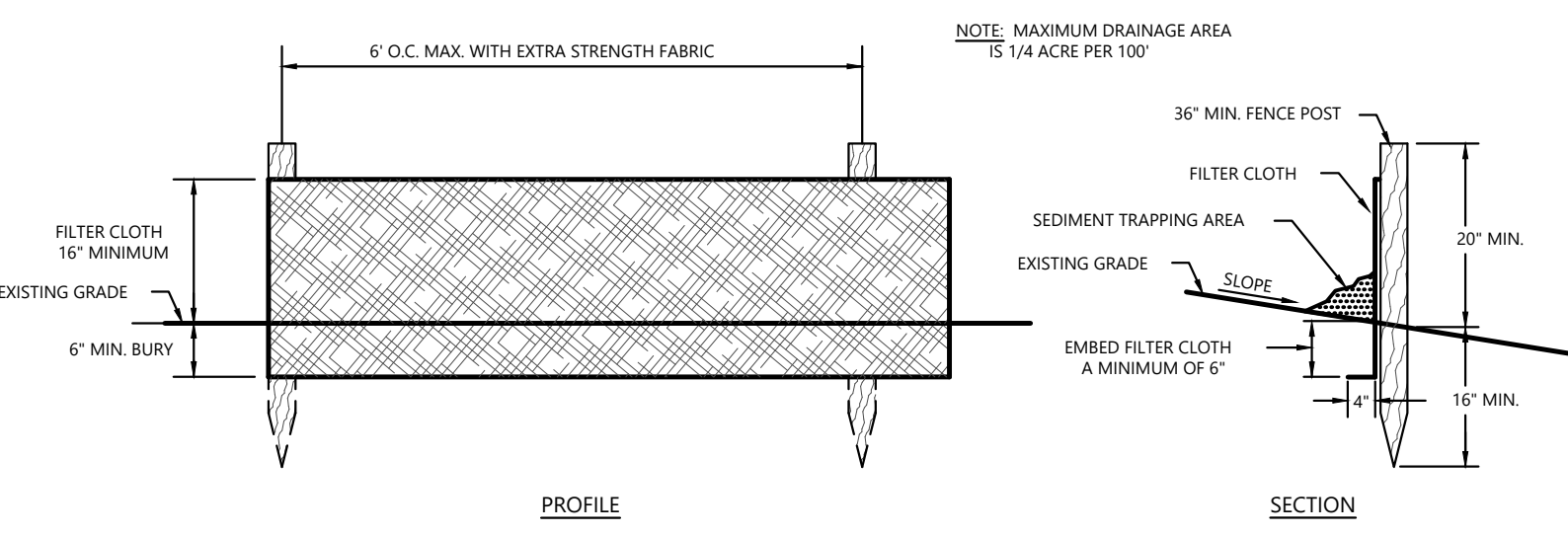


TYPICAL STORM DRAINAGE TRENCH DETAIL
NOT TO SCALE

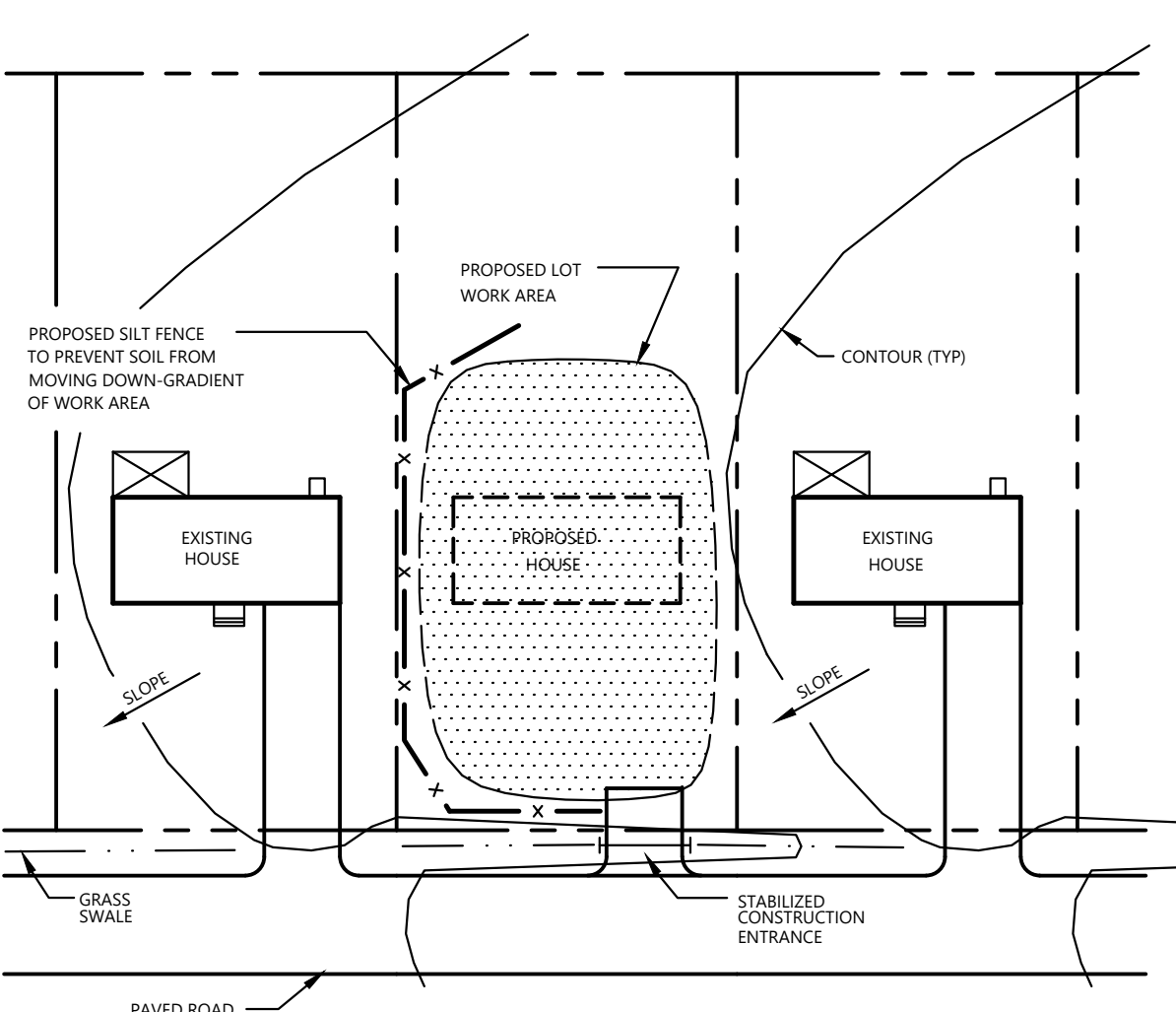
SILT FENCE NOTES:

1. FILTER CLOTH SHALL BE SECURED TO POSTS WITH STAPLES.
2. SECTIONS OF FILTER CLOTH SHALL OVERLAP A MINIMUM OF 6".
3. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" APPEAR.
4. FENCE POSTS SHALL BE STEEL "T" OR "U" OR 2" SQUARE HARDWOOD.
5. FILTER CLOTH SHALL BE "FILTER X", MIRAFI 100X, "STABILINKA T140N" OR APPROVED EQUAL.
6. MAXIMUM ALLOWABLE SLOPE LENGTHS CONTRIBUTING RUNOFF TO A SILT FENCE PLACED ON OR ALONG A SLOPE ARE:

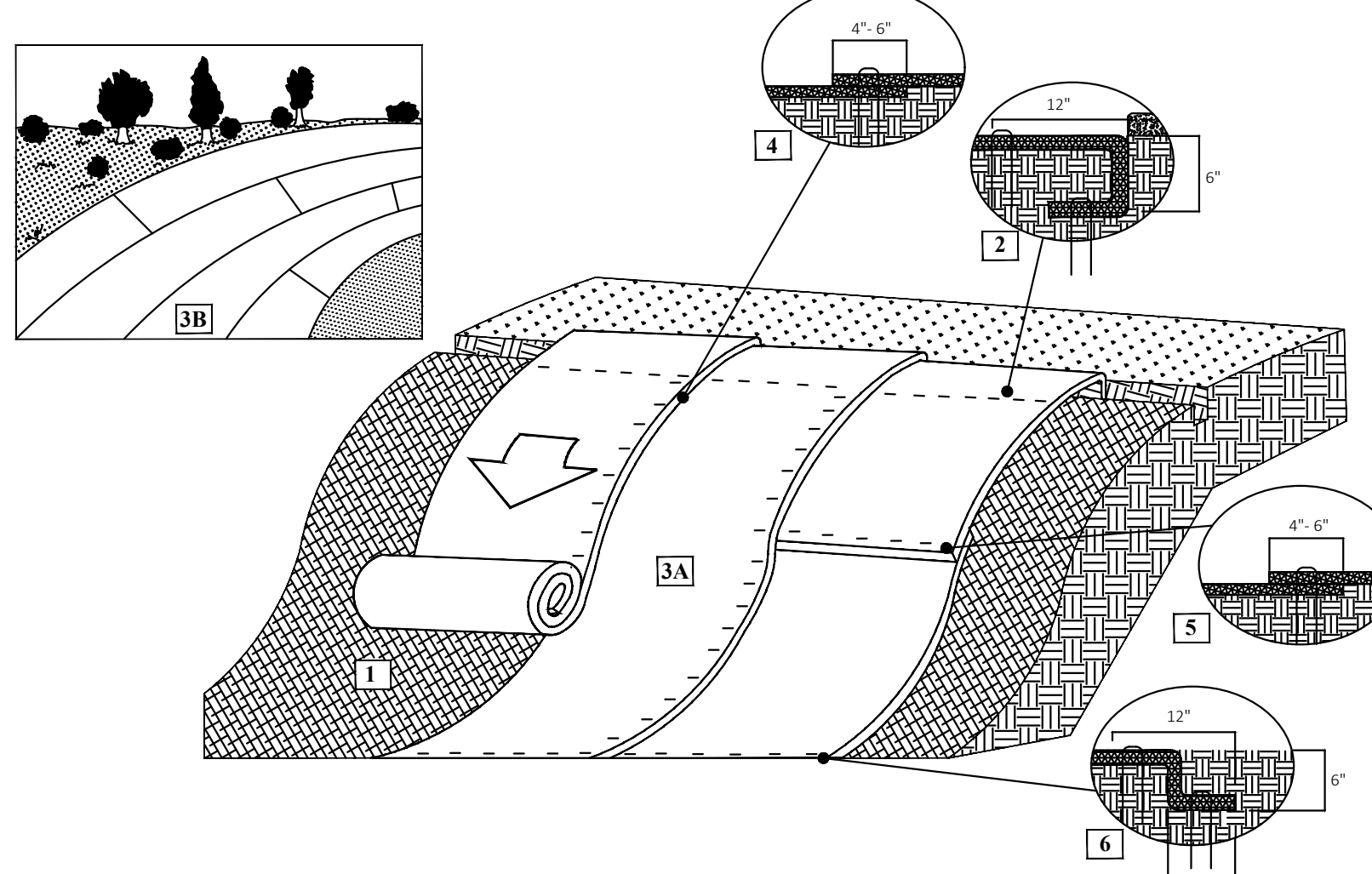
SLOPE STEEPNESS (H:V)	MAXIMUM SLOPE LENGTH (FT)
2:1	25
3:1	50
4:1	75
5:1 OR FLATTER	100



TEMPORARY SILT FENCE DETAILS
NOT TO SCALE



EROSION CONTROL PLAN FOR INDIVIDUAL LOTS
NOT TO SCALE

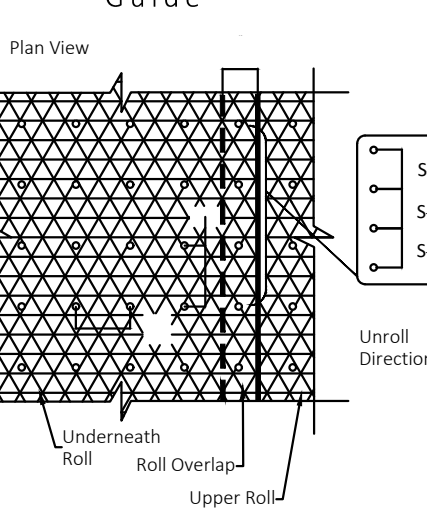


TYPICAL EROSION CONTROL BLANKET DETAIL (RollMax by North American Green or Approved Equal)
NOT TO SCALE

Instructions

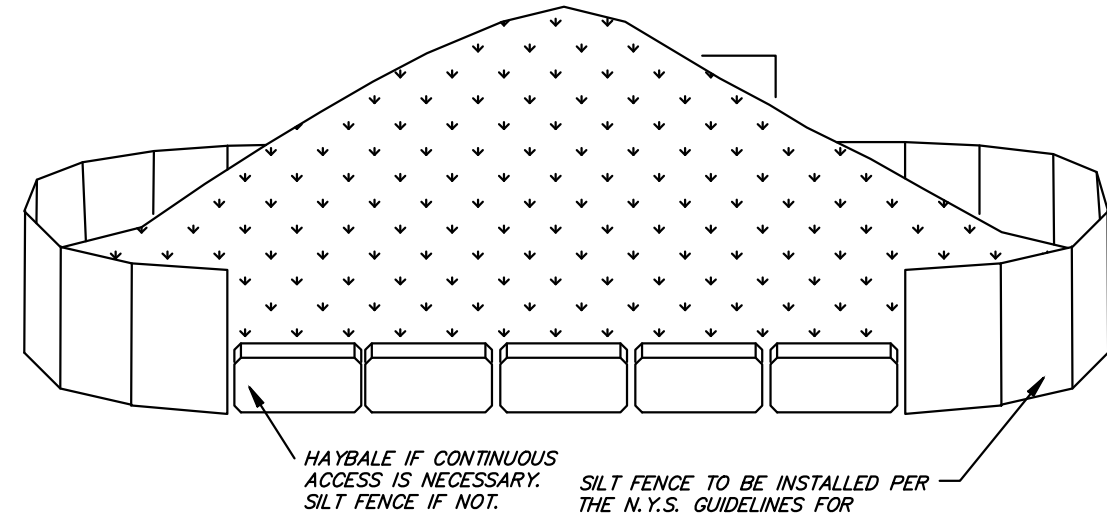
1. Prepare soil before installing rolled erosion control products (RECPs), including any necessary application of lime, fertilizer, and seed. Ground surface must be free of debris, rocks, clay clods and raked smooth sufficient to allow intimate contact of the RECP with the soil over the entirety of the installation.
2. Begin at the top of the slope by anchoring the RECPs in a 6" (15 cm) deep X 6" (15 cm) wide trench. Anchor the RECPs with a row of staples/staplepins spaced at 5' apart in the bottom of the trench. Backfill and compact the trench after stapling and fold the roll over downslope. Secure RECPs over compacted soil with a row of staples/staplepins spaced at 5' apart across the width of the RECPs.
3. Roll the RECPs (A) down or (B) horizontally across the slope. RECPs must be securely fastened to soil surface by placing staples/staplepins in appropriate locations as shown in the staple pattern guide. RollMax RECPs and ECRs should utilize Staple Pattern C, TRM and VMax materials should utilize Staple Pattern D.
4. The edges of parallel RECPs must be stapled with approximately 4" - 6" (10 - 15 cm) overlap.
5. Consecutive RECPs spliced down the slope must overlapped with the upstream mat atop the downstream mat (shingle style). The overlap should be 4" - 6" (10 - 15 cm).
6. At the terminal end, secure each mat across the width with a row of staples/staplepins spaced at 5'. If exposed to flow, foot traffic, wind uplift or other disruption, trench the terminal end in as shown in detail.
7. Fasteners should provide a minimum of twenty pounds of pullout resistance. Six-inch (10 cm) X one-inch (2.5 cm) eleven gauge staples are typically adequate. In loose soils, longer staples may be necessary, twist pins can provide the greatest pullout resistance. In hard or rocky soils, straight pins may be used where staples or twist pins are refused, provided the minimum pullout requirements are met. Bio-degradable fasteners shall not be used with VMax (TRM) or TMax (HPRM) materials.

Staple Pattern Guide



Dimension	C	D
W ₁	30" (75 cm)	24" (60 cm)
W ₂	30" (75 cm)	20" (50 cm)
S ₁	18" (45 cm)	18" (45 cm)
Nominal Frequency	1.7/5'	3.0/5'
Application	ECR (Degradable)	TRM (Permanent)

*Note: Staple Pattern A and B used prior to 8/2019 have been discontinued.



SOIL STOCK PILE PROTECTION & STABILIZATION DETAIL
NOT TO SCALE

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GENERAL EROSION & SEDIMENT CONTROL PLAN:

ALL CONSTRUCTION ACTIVITIES INVOLVING THE REMOVAL OR DEPOSITION OF SOILS ARE TO BE PROVIDED WITH APPROPRIATE PROTECTIVE MEASURES TO MINIMIZE EROSION OF, AND CONTAIN SEDIMENT WITHIN, THE AREA UNDER DEVELOPMENT IN ACCORDANCE WITH THE LATEST EDITION OF THE NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL, OR ITS EQUIVALENT, SATISFACTORY TO THE APPROVAL AUTHORITY. THIS SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING:

1. NATURAL VEGETATION SHALL BE RETAINED AND PROTECTED WHEREVER POSSIBLE.
2. ONLY THE SMALLEST PRACTICAL AREA OF LAND SHALL BE EXPOSED AT ANY ONE TIME DURING CONSTRUCTION.
3. PRIOR TO THE START OF CONSTRUCTION, TEMPORARY SILT FENCING SHALL BE INSTALLED DOWN GRADIENT OF THE AREA WHERE SOIL WILL BE EXPOSED TO PREVENT SOIL MIGRATION INTO ANY WATER COURSES, WETLANDS, STORM DRAINAGE SYSTEMS, AND OFF SITE, ETC.
4. WHENEVER POSSIBLE, SITE CONSTRUCTION ACTIVITIES SHALL START AT THE NEAREST POINT UPSLOPE OF THE EROSION CONTROL DEVICE, THEN PROCEED TO AREAS FURTHER UPSLOPE.
5. SILT FENCING SHALL BE CLEANED OUT WHEN ACCUMULATED SEDIMENT HAS REDUCED THE CAPACITY OF THE DEVICE BY 50%. SEDIMENT REMOVED FROM THE DEVICE SHALL BE PROPERLY DISPOSED OF IN A MANNER WHICH PREVENTS IT FROM ENTERING THE DEVICE AGAIN.
6. TEMPORARY SOIL STABILIZATION, INCLUDING, IF APPROPRIATE, TEMPORARY STABILIZATION MEASURES SUCH AS NETTING (BLANKETS) OR MULCHING TO SECURE SOIL DURING THE GROW-UP PERIOD, MUST BE APPLIED TO AN AREA OF DISTURBANCE WITHIN TWO (2) DAYS OF ESTABLISHING THE FINAL GRADE, AND PERMANENT STABILIZATION MUST BE APPLIED WITHIN 15 DAYS OF ESTABLISHING FINAL GRADE.
7. ALL TEMPORARY EROSION AND SEDIMENT CONTROLS SHALL REMAIN IN PLACE AND BE MAINTAINED REGULARLY IN PROPER FUNCTIONING CONDITION UNTIL ALL AREAS EXPOSED DURING CONSTRUCTION HAVE BEEN SUTABLY STABILIZED WITH FINAL VEGETATIVE COVER, PERMANENT STRUCTURES, GRAVEL, OR PAVEMENT.
8. TOPSOIL SHALL BE STRIPPED FROM ALL AREAS OF DISTURBANCE, STOCKPILED, AND STABILIZED IN A MANNER TO MINIMIZE EROSION AND SEDIMENTATION AND REPLACED ELSEWHERE ON THE SITE AT THE TIME OF FINAL GRADING. STOCKPILING SHALL NOT BE PERMITTED ON SLOPES OF GREATER THAN 10%.
9. TEMPORARY SEEDING, WHERE NEEDED, SHALL CONSIST OF A PERENNIAL OR ANNUAL RYE GRASS BROADCAST AT A RATE OF 1 1/2 POUNDS PER 1000 SQ. FT. MULCH AREAS WITH HAY OR STRAW AT A RATE OF 100 POUNDS (2 BALES ±) PER 1,000 SQ. FT. RECOMMENDED SEEDING DATES ARE FROM MARCH 15 TO JUNE 15 AND AUGUST 15 TO OCTOBER 15.
10. SEDIMENTS WHICH ARE TRACKED TO OFF-SITE TRAFFIC AREAS AND PUBLIC RIGHT-OF-WAYS SHALL BE CLEANED ON A DAILY BASIS.
11. DUST CREATED FROM LAND DISTURBING ACTIVITIES SHALL BE CONTROLLED TO PREVENT SURFACE AND AIR MOVEMENT. ACCEPTABLE MEASURES TO BE IMPLEMENTED ARE VEGETATIVE COVER, MULCH, WIND BARRIERS, AND WATER SPRINKLING. THE USE OF SPRAY ADHESIVES TO CONTROL DUST IS NOT AN ACCEPTABLE MEASURE.
12. FOLLOWING SOIL PREPARATION AS NEEDED, INCLUDING APPLICATION OF LIME, FERTILIZER, AND GRASS SEED, ALL PROPOSED OR DISTURBED SLOPES OF 2:1 OR GREATER SHALL BE STABILIZED WITH NORTH AMERICAN GREEN'S SC150 EXTENDED-TERM DOUBLE NET STRAW-COCONUT BLANKET. INSTALLATION SHALL BE PER MANUFACTURER'S RECOMMENDATIONS.
13. PERMANENT GRASS SEED SHALL CONSIST OF ONE OF THE FOLLOWING TWO SEED MIXTURES: (1) 65% KENTUCKY BLUEGRASS BLEND, 20% PERENNIAL RYE GRASS AND 15% FINE FESCUE OR (2) 100% TALL FESCUE, TURF TYPE, FINE LEAF BROADCAST AT A RATE OF 5 POUNDS PER 1,000 SQ. FT. MULCH THE AREA WITH HAY OR STRAW AT A RATE OF 100 POUNDS PER 1,000 SQ. FT. (APPROXIMATELY 2 BALES PER 1,000 SQ. FT.). THE SOIL SHOULD BE TESTED TO DETERMINE THE AMOUNTS OF AMENDMENTS NEEDED (pH AND/OR FERTILIZER). PROVIDE WATER AS NEEDED. SEEDING MAY OCCUR ANYTIME OF THE YEAR, AS LONG AS THE SOIL IS NOT FROZEN AND IS WORKABLE.
14. THE OWNER SHALL MAINTAIN ALL TEMPORARY EROSION & SEDIMENT CONTROL DEVICES UNTIL 80% PERMANENT GRASS COVERAGE (OR OTHER STABILIZED SURFACE MATERIAL) IS ACHIEVED, AT WHICH POINT THE TEMPORARY DEVICES SHALL BE REMOVED.

GENERAL STORM DRAINAGE SYSTEM NOTES:

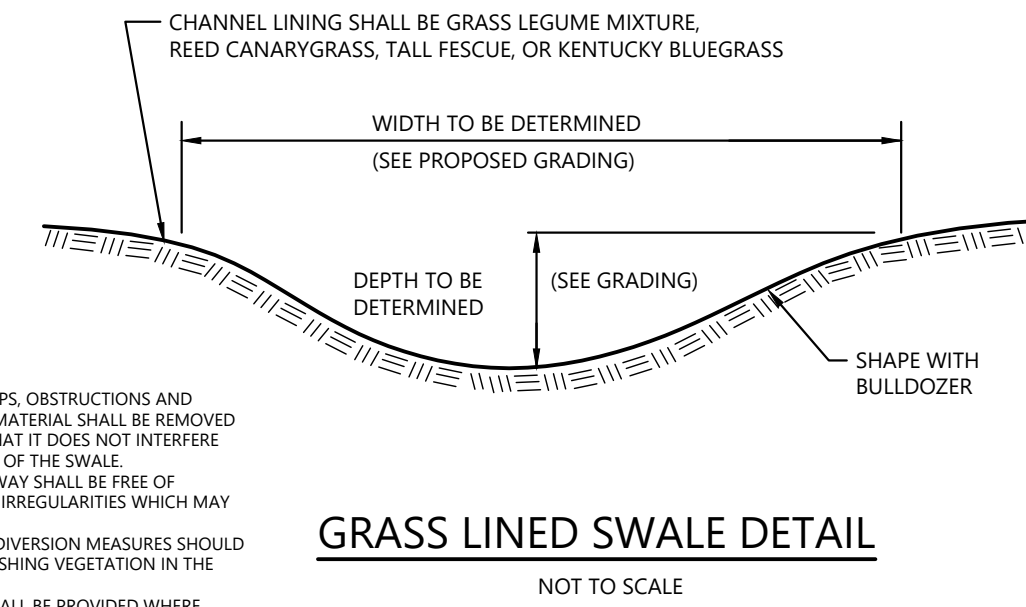
1. ALL STORM SEWER PIPE SHALL BE CORRUGATED HIGH DENSITY POLYETHYLENE WITH SMOOTH INTERIOR WALLS AND SOIL-TIGHT JOINTS AS MANUFACTURED BY ADVANCED DRAINAGE SYSTEMS (ADS) OR EQUAL.

BIORETENTION AREA NOTES:

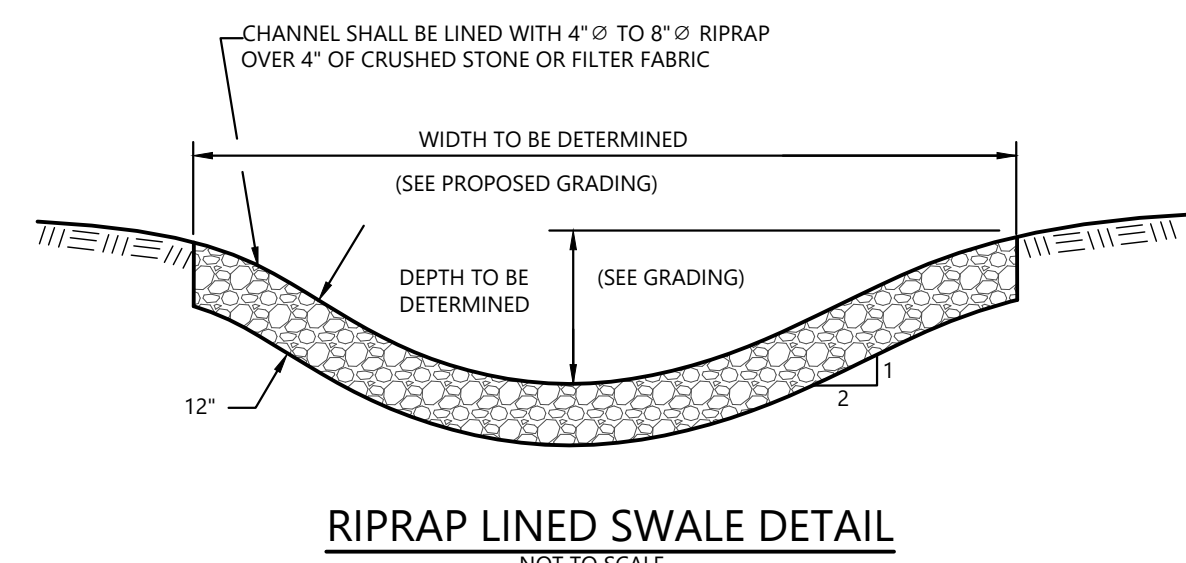
1. THE DRAINAGE LAYER SHALL CONSIST OF 3/4" TO 1 1/2" CRUSHED STONE.
2. THE UNDERDRAIN PIPING SHALL BE 6" Ø PERFORATED SCH-40 PVC WITH VERTICAL CLEANOUTS/INSPECTION PORTS WITH THREADED CAPS WHERE APPROPRIATE FOR SYSTEM MAINTENANCE.
3. THE TOP OF THE UNDERDRAIN STONE LAYER SHALL BE COVERED WITH CLASS 2 NON-WOVEN GEOTEXTILE FABRIC.
4. THE BIORETENTION AREA GROWING SOIL LAYER SHALL BE SIMILAR IN QUALITY TO RAISED SEPTIC SYSTEM MATERIAL AND SHALL CONSIST OF SANDY LOAM OR RUN-BANK GRAVEL & SAND THAT IS FREE OF STONES OVER 3" STUMPS, ROOTS, WOODY MATERIAL OVER 1" IN SIZE, BRUSH, AND SEEDS FROM NOXIOUS WEEDS. THE MATERIAL SHALL BE PLACED IN 6"-12" LIFTS AND LOOSELY COMPACTED. THE PERCOLATION RATE OF THE INSTALLED GROWING SOIL LAYER SHALL BE BETWEEN 5 AND 30 MINUTES PER INCH WHEN INITIALLY INSTALLED.
5. PLANTS SHALL BE AS CHOSEN BY THE DEVELOPER AND/OR INDIVIDUAL LOT OWNERS. PLANT SELECTION SHALL BE IN ACCORDANCE WITH APPENDIX H OF THE NEW YORK STATE STORMWATER MANAGEMENT DESIGN MANUAL. PLANTS SHALL BE NATIVE TO THE AREA, SELF-SUSTAINING, AND REPLACED IF THEY DO NOT SURVIVE. THE INTENT IS TO ESTABLISH A DIVERSE, DENSE PLANT COVER THROUGHOUT THE BIORETENTION AREA.

GENERAL CONSTRUCTION SEQUENCE:

1. INSTALL THE STABILIZED CONSTRUCTION ENTRANCE, CONSTRUCTION ROUTES), AND PERIMETER SEDIMENT CONTROLS PER THE PLANS.
2. CLEAR AND STUMP AREAS WHICH ARE TO BE WORKED WITHIN THE NEXT 14 DAYS UP TO A LIMIT OF FIVE (5) ACRES.
3. APPLY AND MAINTAIN TEMPORARY MULCH TO DISTURBED AREAS AS WORK PROGRESSES TO KEEP THE ACTIVE SOIL DISTURBANCE AREA TO LESS THAN FIVE (5) ACRES AT ANY GIVEN TIME.
4. REPEAT NUMBERS 2 - 3 UNTIL WORK IS COMPLETED.
5. THE SITE SHALL BE INSPECTED BY THE CONTRACTOR DAILY WHILE CONSTRUCTION ACTIVITIES ARE OCCURRING. ALL ON-SITE DEFICIENCIES SHALL BE ADDRESSED BY THE CONTRACTOR.
6. APPLY PERMANENT GRASS SEED AND MULCH DURING THE RECOMMENDED GROWING PERIODS.
7. CHECK GRASS GROWTH PERIODICALLY UNTIL ALL VEGETATED AREAS HAVE A HEALTHY GRASS GROWTH WITH AT LEAST 80% COVERAGE.
8. PERFORM A FINAL INSPECTION TO INSURE THAT THE DISTURBED SOIL AREAS HAVE BEEN STABILIZED WITH VEGETATION.
9. REMOVE TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES AFTER THE SITE HAS ACHIEVED STABILIZATION.
10. IT IS ANTICIPATED THAT IT COULD TAKE UP TO APPROXIMATELY 9 MONTHS TO ACHIEVE FULL GRASS GROWTH AFTER THE CONSTRUCTION PHASE HAS BEEN COMPLETED.



GRASS LINED SWALE DETAIL
NOT TO SCALE



RIPRAP LINED SWALE DETAIL
NOT TO SCALE

MAXIMUM DRAINAGE AREA

1/4 ACRE PER 100'

36" MIN. FENCE POST

20" MIN.

10" MIN.

10" MIN.

10" MIN.

10" MIN.

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