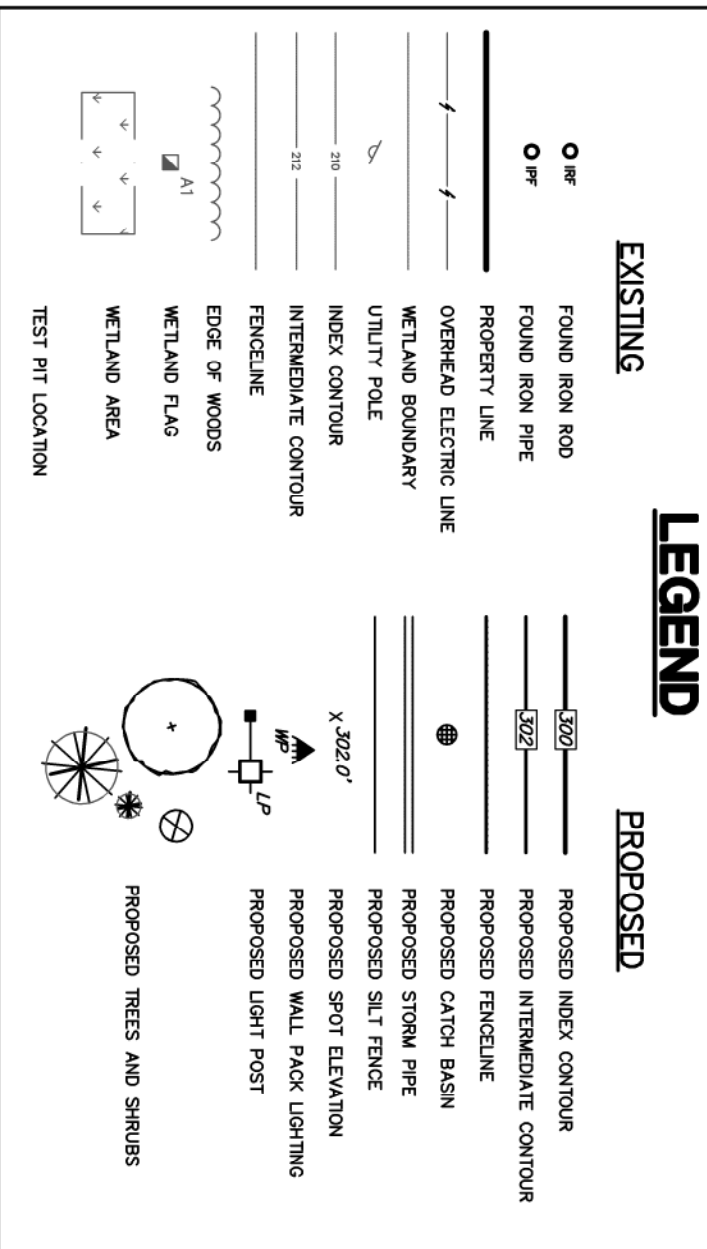


APPLICANT:
JOHN STANLEY
496 GRAND AVENUE
SARATOGA SPRINGS, NY 12866
PH: 518.848.4552

LANDS N/F OF
JOHNSON'S AUTO CRUSHER OF CORINTH, INC.
BK. 935 PG. 637
ST. NO. 81 BALLARD ROAD



REV NO	DATE	DESCRIPTION	BY
A	10/07/19	SITE PLAN UPDATED W/ TRUCK TURNING RADIUS	CJS
B	12/03/19	PRELIMINARY DESIGN SUBMISSION	CJS
C	03/02/20	FINAL DESIGN REVIEW	CJS
D	04/02/20	RESPOND TO ENGINEERS COMMENTS	CJS

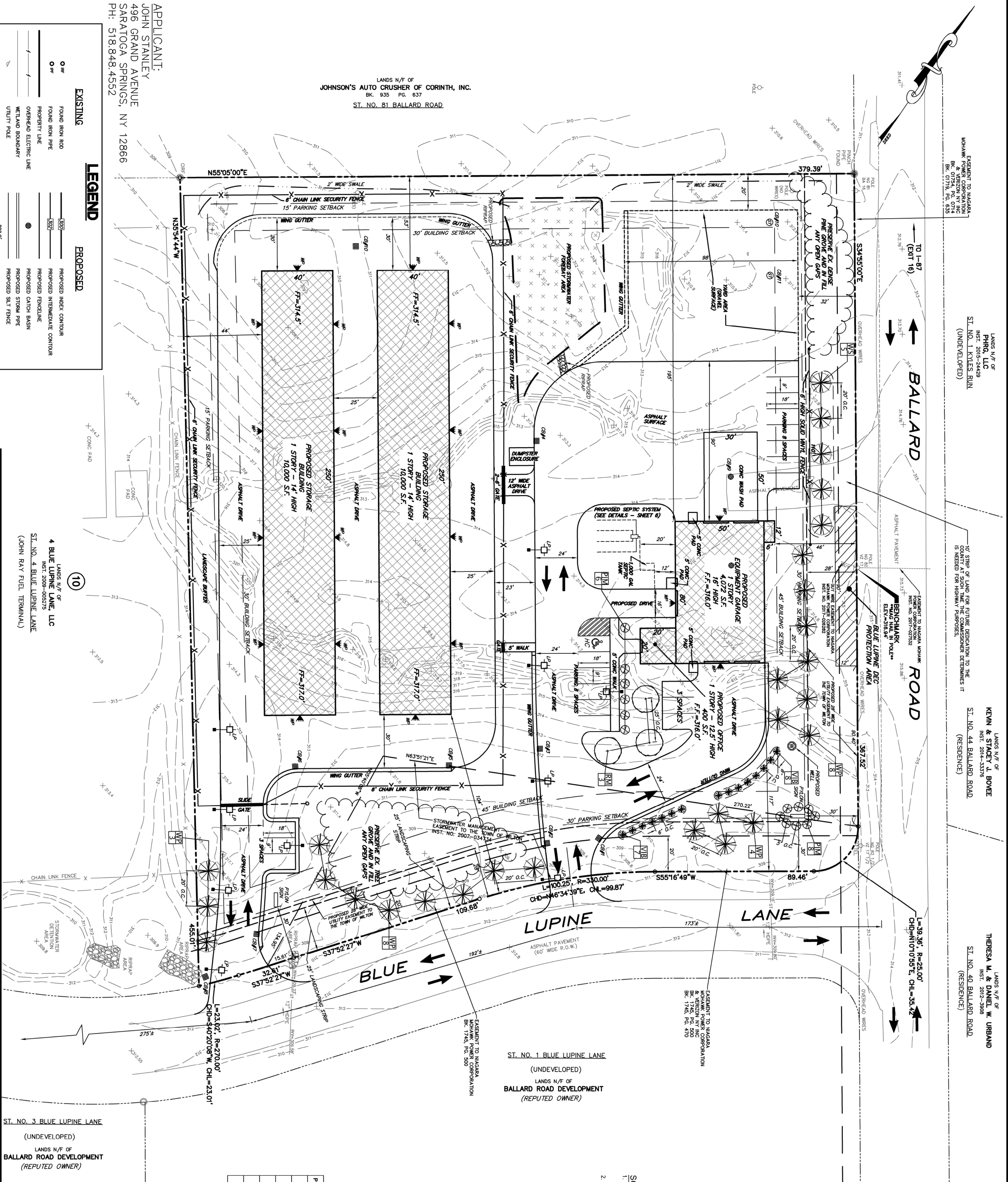
LAS L SIPPERLY & ASSOCIATES, DPC
ENGINEERS * SURVEYORS * LAND PLANNERS
696 TROY-SCHENECTADY ROAD
LATHAM, NEW YORK 12110
PHONE: (518) 782-1800 FAX: (518) 782-1252

DESIGNED BY:	C.L.S.
DRAWN BY:	C.L.S.
CHECKED BY:	L.T.S.
APPROVED BY:	L.T.S.
SCALE:	1" = 30'
DATE:	AUGUST 26, 2019

DESIGNED BY:	C.L.S.
DRAWN BY:	C.L.S.
CHECKED BY:	L.T.S.
APPROVED BY:	L.T.S.
SCALE:	1" = 30'
DATE:	AUGUST 26, 2019

LIGHTING AND LANDSCAPING PLAN
FOR
J. STANLEY BUSINESS FACILITY
LOCATED AT
ST. NO. 2 BLUE LUPINE LANE
TOWN OF WILTON
STATE OF NEW YORK

REV. NO.	DWG. NO.
4 OF 7	D-1913



- STANDARD TOWN NOTES**
- THE APPLICANT SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, RULES AND REGULATIONS, INCLUDING BUT NOT LIMITED TO THE STATE ENVIRONMENTAL QUALITY REVIEW ACT (SEQRA), FRESHWATER WETLANDS PERMIT REGULATIONS, THE TOWN GRADING LAW, THE TOWN FLOOD PLANS MANAGEMENT, AND THE TOWN PROTECTED WATERCOURSE LAW.
 - THE APPLICANT SHALL BEAR THE SOLE RESPONSIBILITY FOR ENSURING THAT APPROVED PLANS SPECIFICATIONS, AND STANDARDS.
 - NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED UNTIL ALL REQUIRED IMPROVEMENTS ARE SATISFACTORILY COMPLETED, AND THE PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT HAS ISSUED WRITTEN AUTHORIZATION TO THE BUILDING DEPARTMENT.
 - THE APPLICANT SHALL BE RESPONSIBLE FOR KEEPING EXISTING PUBLIC HIGHWAYS AND ADJACENT LANDS FREE OF DEBRIS, SOIL, AND OTHER MATERIAL WHICH MAY ACCUMULATE DUE TO CONSTRUCTION RELATED TO THE SITE.
 - ALL SITE LIGHTING SHALL BE DESIGNED AND INSTALLED SO AS NOT TO ILLUMINATE ADJACENT PROPERTIES OR HIGHWAYS.
 - ALL PLANT MATERIALS INSTALLED PURSUANT TO THIS SITE DEVELOPMENT PLAN SHALL CONFORM TO THE AMERICAN STANDARD NURSERY STOCK (ANSI) STANDARD 309-2012. ALL PLANTS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH ACCEPTED INDUSTRY PRACTICE.
 - NO PORTION OF THIS SITE SHALL BE USED FOR STORAGE OR DISPLAY OF ANY PRODUCT OR MATERIAL, OR FOR PARKING OF ANY VEHICLES FOR SALE, OR FOR THE CONDUCT OF ANY OTHER BUSINESS OPERATIONS, UNLESS SPECIFICALLY DESIGNATED FOR SUCH USE ON THIS SITE DEVELOPMENT PLAN.
 - ALL REQUIRED EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE TOWN OF WILTON EROSION CONTROL PLAN AND EROSION CONTROL DEPARTMENT SHALL BE NOTIFIED PRIOR TO ISSUANCE OF ANY GRADING PERMIT OR ANY SOIL DISTURBANCE.
 - CONTOURS ARE NOT SHOWN ON THIS PLAN. PLEASE REFER TO GRADING PLAN (SHEET 2) FOR EXISTING AND PROPOSED GRADING.
- SOILS**
- ALL IMPORTED FILL SHALL BE FREE OF DEBRIS, CHEMICALS, PETROLEUM PRODUCTS AND NOXIOUS WEEDS, (IE JAPANESE MONOTREED, CHINESE BITTERSWEET, ETC.)
 - PROVIDE TOPSOIL WHICH IS FERTILE, FRABLE, NATURAL LOAM SURFACE SOIL, FREE OF SUBSOIL, CLAY LUMPS, BRUSH, WEEDS AND OTHER LITTER, AND FREE OF ROOTS, STUMPS, STONES LARGER THAN 1/2" IN ANY DIMENSION, AND OTHER EXTRADEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. TOPSOIL SHALL NOT BE DELIVERED TO THE SITE WHILE IN A FROZEN OR MUDDY, SATURATED CONDITION.
 - OBTAIN TOPSOIL FROM LOCAL SOURCES, OBTAIN TOPSOIL ONLY FROM NATURALLY WELL-DRAINED SITES WHERE TOPSOIL OCCURS IN DEPTH OF NOT LESS THAN 4". DO NOT OBTAIN FROM BOGS OR MARSHES, OR WETLANDS.
 - TOPSOIL SHALL HAVE AN ACIDITY RANGE OF PH 6.5 TO 7.5, AND SHALL CONTAIN NOT LESS THAN 5% OR MORE THAN 10% ORGANIC MATTER AS DETERMINED BY LOSS ON IGNITION OF MOISTURE-FREE SAMPLES DRIED AT 100° C.
 - TOPSOIL SHALL MEET THE FOLLOWING MECHANICAL ANALYSIS:
 - Grain Size Distribution: 100% passing 10/60 mesh sieve, 97/100 No. 100 mesh sieve, 60/40
 - 7" screen: 100%
 - 12" screen: 97/100
 - STORMWATER BASIN PLANTING SOIL SHALL BE A SANDY LOAM AND DISPLAY THE FOLLOWING CHARACTERISTICS:
 - SILT 30%-55%, less than 25% CLAY
 - 5%-10% ORGANIC MATTER, LIGHTLY ACIDIC
 - SOIL SHOULD FALL WITHIN THE sm or ml classification OF THE UNIFIED SOIL classification SYSTEM
 - PERMEABILITY OF AT LEAST 1" PER DAY
 - MAGNESIUM 35 LBS/ ACRE
 - PHOSPHORUS 2 LBS/ ACRE
 - POSSIBLY 3 LBS/ ACRE
 - PROVIDE 10 LBS/ ACRE
 - SOLUBLE SALTS 500 PPM
 - TURN NOTES SELECT LOW MAINTENANCE, NO-MOW OR LOW-GROW, SEED MIX DOMINATED BY HARD FESCUE, PROVIDED BY LOCAL GROWER. TEST SOIL FOR PROPER PH FOR THE SOIL, AMEND WITH ORGANIC MATERIALS, NO FERTILIZER. FILL ANY GAPS WITH COMPOST, WATER AND ROLL SMOOTH. CONTRACTOR TO REPLACE ANY DEAD SOD WITH ONE GROWING SEASON.
 - ALL DISTURBED AREAS, NOT OTHERWISE NOTED SHALL BE RETURNED TO LAWN.
 - IRIGATION IS NOT SPECIFIED OR DESIGNED A REQUIREMENT FOR THE PLANT MATERIAL. HOWEVER IF THE OWNER CHOOSES AT A LATER DATE TO ADD IRRIGATION TO THE PROJECT IT IS RECOMMENDED THAT ALL IRRIGATION BE PERMANENT UNDERGROUND DRIP IRRIGATION BY THE CONTRACTOR SHALL PROVIDE DRAINAGE FOR APPROVER BY THE OWNER AND THE LOCAL MUNICIPALITY PRIOR TO INSTALLATION.
 - INSTALL PIPE SLEEVES WHERE IRRIGATION LINES CROSS OR ARE UNDER PAVEMENT. ALL SLEEVES SHALL BE TWICE THE DIAMETER OF THE PIPE OR PRESS HOUSED.
- PLANTING NOTES**
- ALL PLANTS TO MEET MINIMUM STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN.
 - EACH CONTRACTOR IS TO VERIFY LOCATIONS OF UTILITIES 72 HOURS PRIOR TO WORK.
 - CONTRACTOR SHALL GUARANTEE ALL PLANTED MATERIALS A MINIMUM OF 1 YEAR TIME.
 - CONTRACTOR SHALL MAINTAIN ALL WORK INCLUDING PERESTRIUM ACTIVITIES EROSION UNTIL FINAL ACCEPTANCE OF THE PROJECT.
 - IF PROPOSED PLANT LOCATIONS CONFLICT WITH UTILITIES OR GROUNDS EXISTING PLANT MATERIAL, NOTIFY THE OWNER TO CONSULT ON THE ADJUSTMENT OF ANY PLANT LOCATIONS.
 - ALL EXISTING VEGETATION TO REMAIN SHALL BE VERIFIED WITH LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION OPERATIONS. TAKE EVERY PRECAUTION TO AVOID DAMAGE TO ANY EXISTING VEGETATION TO REMAIN. ANY EXISTING VEGETATION TO BE REMOVED SHALL BE REMOVED AND ASSESSED FOR DAMAGE. THE CONTRACTOR IS RESPONSIBLE FOR ALL INCURRED COSTS OF THE DAMAGE OR REPLACEMENT. ALL ITEMS DAMAGED OUTSIDE CONSTRUCTION LIMITS OR DISTURBED ON SITE WHICH ARE NOT PART OF THE IDENTIFIED WORK OF THIS CONTRACT.
 - CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT TEN (10) DAYS PRIOR TO DELIVERY OF PLANTS IN ORDER TO BE PRESENT AT THE TIME OF PLANT DELIVERY. LANDSCAPE ARCHITECT WILL SIGN-OFF ON THE RECEIPT OF PLANT MATERIAL.
 - PLANTS SHALL BE DELIVERED ONLY AS THEY CAN BE INSTALLED IN REASONABLE TIME. ALL PLANTS ARE TO BE PRESENT AT INSPECTION AT DELIVERY BY LANDSCAPE ARCHITECT.
 - ALL PLANTS SHALL BE WATERED IMMEDIATELY UPON DELIVERY TO THE SITE AND EVERY 3 DAYS THEREAFTER UNTIL PLANTING.
 - LOCATION OF ALL PLANTINGS AND PLANTING AREAS SHALL BE STAGED BY THE CONTRACTOR AND VERIFIED BY LANDSCAPE ARCHITECT PRIOR TO PLANT DELIVERY, SO PRIOR TO INSTALLATION.
 - ANY CONTRACTOR RECOMMENDED SUBSTITUTIONS, THE OWNER, UNAPPROVED SUBSTITUTIONS, CHANGES OR ALTERATIONS SHALL BE REMOVED AND REPLACED WITH APPROPRIATE PLANTS.
 - FINISHED GRASSES IN LANDSCAPE ISLANDS SHALL BE INSTALLED SO THAT THEY ARE 11" LOWER THAN THE TOP OF ADJACENT CURBS OR WALKWAYS.
 - FINE GRADE LAWN AREAS TO PROVIDE A SMOOTH AND CONTINUOUS GRADE FREE OF IRREGULARITIES OR DEPRESSIONS. CONTRACTOR TO EXAMINE FINISH SURFACE, GRADE ACCURACLY AND TOPSOIL FOR DEPTH AND QUALITY. IF ANY DEFICIENCIES ARE NOTED, CORRECT THEM PRIOR TO BEGIN WORK UNTIL CONDITIONS HAVE BEEN CORRECTED.
 - ALL PLANTING AREAS ARE TO BE CONTAINED WITHIN BARK MULCH BEDS BARK MULCH TO BE SPREADED HARDWOOD, 2" DEEP, AND MAINTAINED WITH NO ADDITIONAL DRESS, PAINT OR ARTIFICIAL COLORATION.
 - ALL MULCH BEDS SHALL BE SEPARATED FROM THE CURB WITH INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS. THE TOP OF THE BEDDING SHALL REST ABOUT 1/2" ABOVE FINISH GRADE.
 - TURN NOTES SELECT LOW MAINTENANCE, NO-MOW OR LOW-GROW, SEED MIX DOMINATED BY HARD FESCUE, PROVIDED BY LOCAL GROWER. TEST SOIL FOR PROPER PH FOR THE SOIL, AMEND WITH ORGANIC MATERIALS, NO FERTILIZER. FILL ANY GAPS WITH COMPOST, WATER AND ROLL SMOOTH. CONTRACTOR TO REPLACE ANY DEAD SOD WITH ONE GROWING SEASON.
 - ALL DISTURBED AREAS, NOT OTHERWISE NOTED SHALL BE RETURNED TO LAWN.
 - IRIGATION IS NOT SPECIFIED OR DESIGNED A REQUIREMENT FOR THE PLANT MATERIAL. HOWEVER IF THE OWNER CHOOSES AT A LATER DATE TO ADD IRRIGATION TO THE PROJECT IT IS RECOMMENDED THAT ALL IRRIGATION BE PERMANENT UNDERGROUND DRIP IRRIGATION BY THE CONTRACTOR SHALL PROVIDE DRAINAGE FOR APPROVER BY THE OWNER AND THE LOCAL MUNICIPALITY PRIOR TO INSTALLATION.
 - INSTALL PIPE SLEEVES WHERE IRRIGATION LINES CROSS OR ARE UNDER PAVEMENT. ALL SLEEVES SHALL BE TWICE THE DIAMETER OF THE PIPE OR PRESS HOUSED.
- TOWN OF WILTON APPROVAL**
- ***SEE SHEET 6 FOR PLANTING DETAILS PERTAINING TO THIS SHEET***