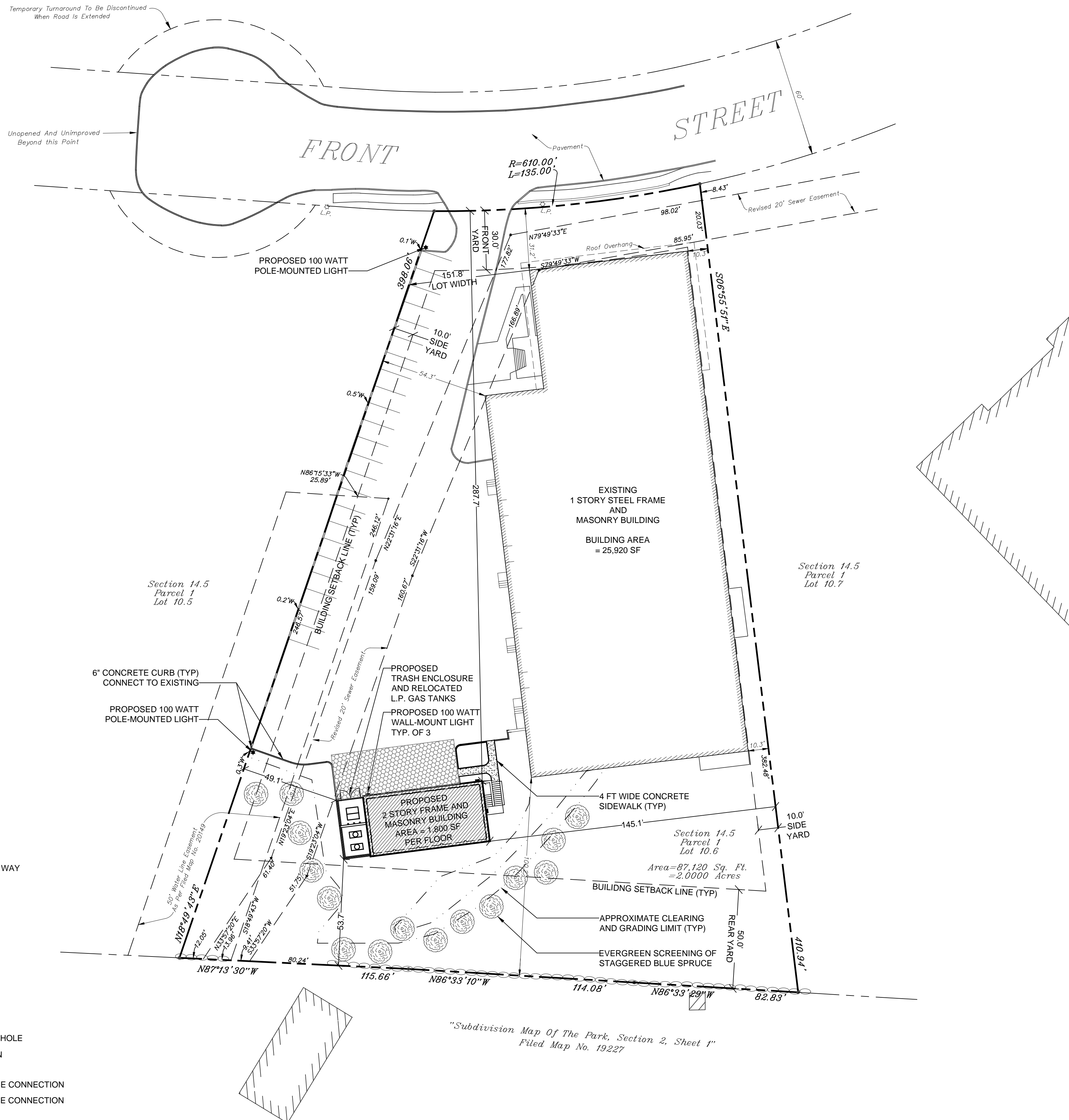
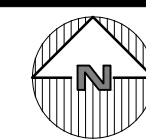




LOCATION MAP
NOT TO SCALE



LEGEND

- 222 --- EXISTING GRADING
- x 222.8 EXISTING SPOT GRADE
- 200 — PROPOSED GRADING
- — — PROPERTY LINE / RIGHT OF WAY
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SITE DATA:

OWNER / DEVELOPER: C3 HOLDINGS LLC.
1500 FRONT STREET
YORKTOWN HEIGHTS, NY 10598

PROJECT LOCATION: 1500 FRONT STREET
YORKTOWN HEIGHTS, NY 10598

EXISTING TOWN ZONING: I-2, PLANNED LIGHT INDUSTRY
PROPOSED USE: I-2, PLANNED LIGHT INDUSTRY
TOWN TAX MAP DATA: SECTION 48.11, BLOCK 1, LOT 51
SITE AREA: 2.00 ACRES (87,120.00 SF)

SEWAGE FACILITIES: PUBLIC SEWERS, HALLOCKS MILL DISTRICT
WATER FACILITIES: PUBLIC WATER FACILITIES, YORKTOWN CONSOLIDATED
SCHOOL DISTRICT: YORKTOWN CENTRAL
FIRE DISTRICT: YORKTOWN HEIGHTS

ZONING SCHEDULE:

ZONING DISTRICT: I-2, PLANNED LIGHT INDUSTRY			
DIMENSIONAL REGULATIONS:	REQUIRED	PROVIDED	VARIANCE REQUIRED
MINIMUM SIZE OF LOT:			
MINIMUM LOT AREA:	NONE	87,120.00 SF	NONE
MINIMUM LOT WIDTH:	75 FT	151.8 FT	NONE
MINIMUM LOT DEPTH:	75 FT	404.5 FT	NONE
MINIMUM YARD DIMENSIONS:			
PRINCIPAL BUILDING:			
FRONT YARD SETBACK:	30 FT (SEE NOTE 1.1)	31.2 FT	NONE
REAR YARD SETBACK:	50 FT (SEE NOTE 1.2)	100.2 FT	NONE
SIDE YARD SETBACK:	10 FT (SEE NOTE 1.3)	10.3 FT AND 54.3 FT	NONE
ACCESSORY BUILDINGS:			
FRONT YARD SETBACK:	50 FT	287.7 FT	NONE
REAR YARD SETBACK:	50 FT (SEE NOTE 1.2)	53.7 FT	NONE
SIDE YARD SETBACK:	10 FT (SEE NOTE 1.3)	49.1 FT AND 145.1 FT	NONE
MAXIMUM % OF LOT TO BE OCCUPIED:			
MAXIMUM COVERAGE (ALL BUILDINGS)	40% OF LOT AREA	29.7 % EXISTING 31.8 % PROPOSED	NONE NONE
MAXIMUM HEIGHT:			
PRINCIPAL BUILDING - FEET:	40 FEET	25 FT	NONE
ACCESSORY BUILDING - FEET:	40 FEET	25 FT	NONE

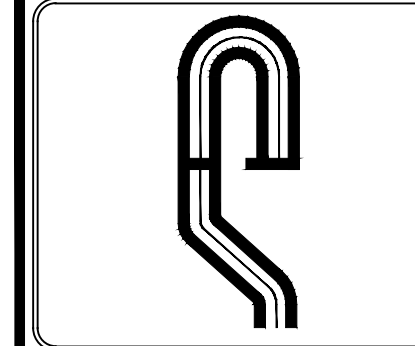
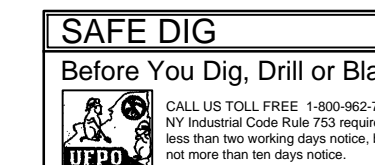
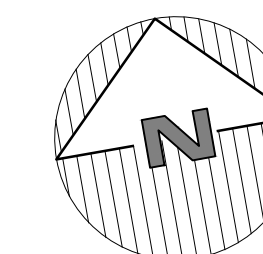
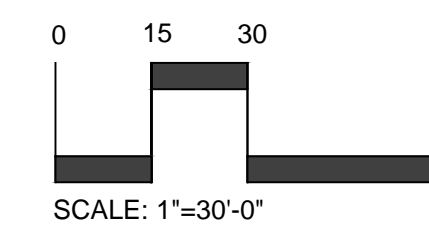
- ZONING REGULATION NOTES:**
- STRUCTURES IN M-2, INDUSTRIAL MIXED USE DISTRICT SHALL COMPLY WITH THE FOLLOWING YARD SETBACKS:
 - FRONT YARD SETBACK SHALL BE 30 FEET WITHOUT PARKING; 75 FEET WITH PARKING;
 - REAR YARD SETBACK SHALL BE 30 FEET; IF ADJOINS RESIDENTIAL DISTRICT SHALL BE 50 FEET;
 - NO MINIMUM SIDE YARD IS REQUIRED BUT IF PROVIDED SHALL BE 10 FEET; IF ADJOINS A RESIDENTIAL DISTRICT SHALL BE 50 FEET.

PARKING SCHEDULE

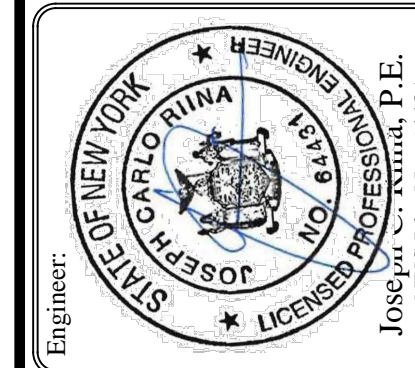
REQUIRED PARKING:	1 SPACE PER 3 EMPLOYEES + 10 VISITORS 18 EMPLOYEES / 3 SPACES PER EMPLOYEE = 6 SPACES 6 EMPLOYEE SPACES + 10 VISITOR SPACES = 16 TOTAL
EXISTING PARKING:	23 SPACES
ADDITIONAL REQUIRED PARKING:	0 SPACES (9 SPACES IF USED AS OFFICE - SEE BELOW) 3-BAY PARKING GARAGE (3 ADDITIONAL SPACES PROVIDED) STORAGE; IF USED AS OFFICE SPACE, REQUIRED PARKING = 5 SPACES PER 1,000 SF 5 SPACES x 1,800 SF / 1,000 SF = 9 SPACES
TOTAL PROVIDED PARKING:	26 SPACES
PARKING VARIANCE REQUIRED:	0 SPACES

GENERAL NOTES:

- The Engineer whose seal appears hereon has not been retained for supervision of construction, subsequently, he is not responsible for construction and therefore assumes no responsibility for construction practices, procedures, and results therefrom.
- The Engineer shall not be held responsible or held accountable for the integrity of any structures constructed or under construction prior to the approval of the plans.
- The Town Engineer's office is to be notified 24 hours before commencing site construction.
- All work is to be completed in accordance with the Town's Code of Practice and Specifications.
- All conditions, locations, and dimensions shall be field verified and the Engineer shall be immediately notified of any discrepancies.
- All changes made to the plans shall be approved by the Engineer and any such changes shall be filed as amendments to the original Building Permit.
- All written dimensions on the drawings shall take precedence over any scaled dimensions.
- It is the Contractor's responsibility to call in a "CODE 53" prior to construction for underground utility locations.
- Substructures and their encroachments below grade, if any, are not shown.
- Contractor to verify all substructures encountered during construction.
- Any proposed electric and/or telephone service lines are to be placed underground.
- The Contractor shall supervise and direct the work using his best skill and attention. He shall be solely responsible for all construction means, methods, techniques, sequences, and procedures and for coordinating all portions of the work under the contract.
- The Contractor shall be responsible to the Owner for the acts and omissions of his employees, subcontractors, and their agents and employees, and any other persons performing any of the work under a contract with the Contractor.
- The Design Engineer disclaims any liability for damage or loss incurred during or after construction.
- The contractor shall be responsible for obtaining all necessary permits for any blasting if required.



Site Design Consultants
Civil Engineers • Land Planners
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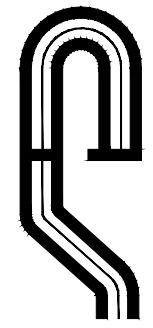


Revisions:	No.	Date	Comments
	1	1/12/09	Lighting / Planning
	2	4/06/09	SWPPP
	3	10/27/21	NEW OWNER

SCALE: 1" = 30'
DRAWN BY: JMC
DATE: 11/12/08

SITE PLAN

PROPOSED GARAGE WAREHOUSE
PREPARED FOR
C3 HOLDINGS LLC.
1500 Front Street
Westchester Co., New York
Town Of Yorktown



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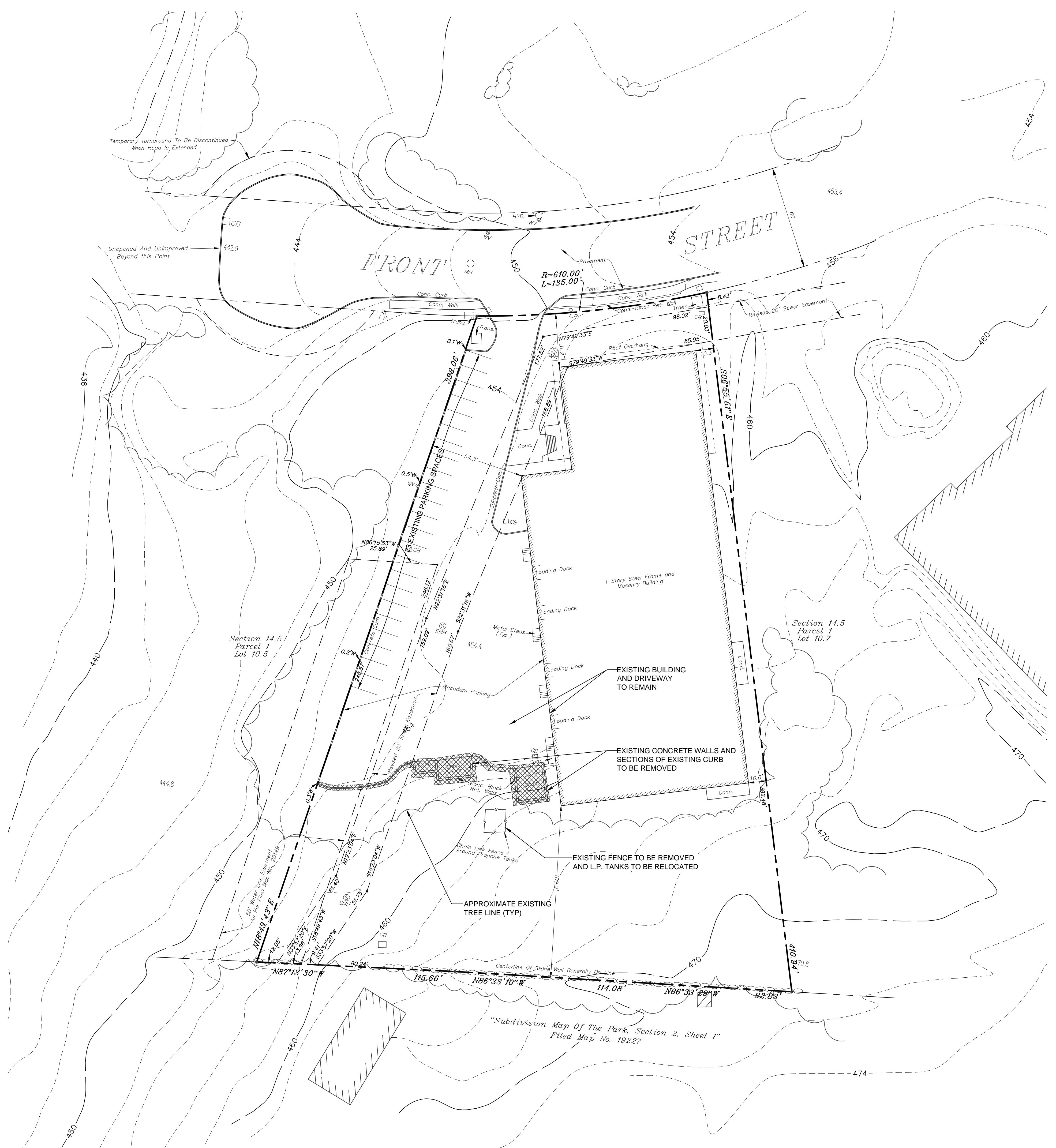


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EXISTING CONDITIONS PLAN

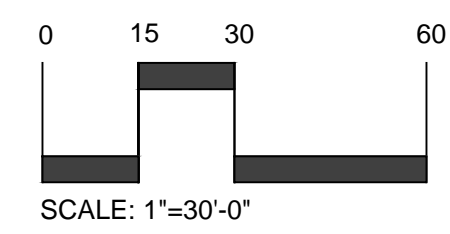
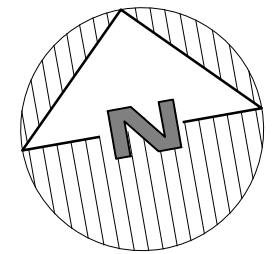
PROPOSED GARAGE WAREHOUSE
 PREPARED FOR
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 1500 Front Street
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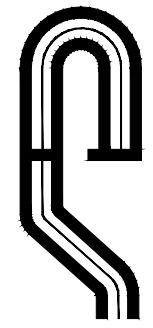
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 to keep these lines working every minute, but
 not more than ten days notice.



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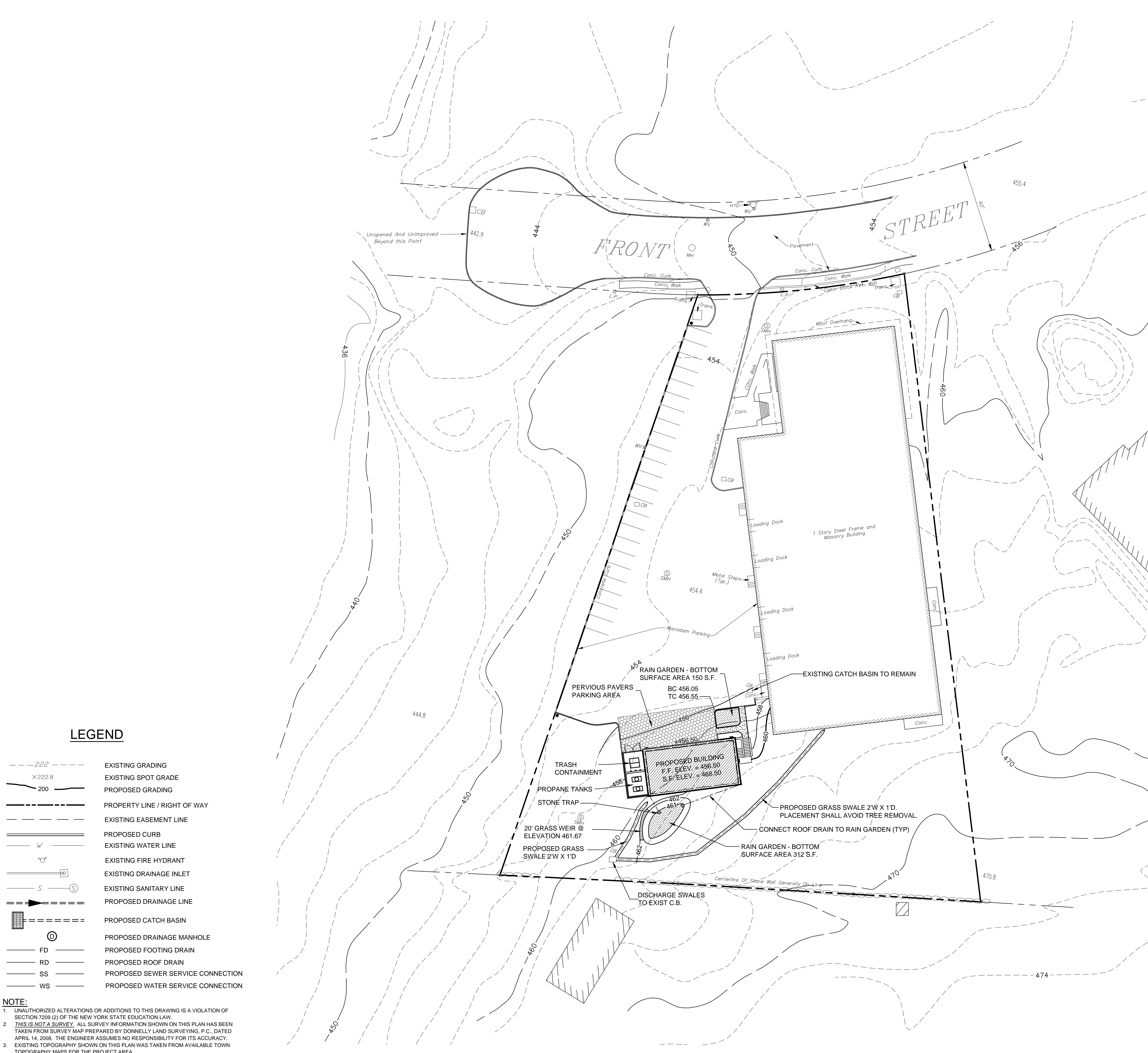
SCALE:	1" = 30'
DRAWN BY:	JMC
DATE:	11/12/08

GRADING AND UTILITY PLAN

PROPOSED GARAGE WAREHOUSE
 PREPARED FOR
C3 HOLDINGS LLC.
 1500 Front Street
 Yorktown, New York

GENERAL GRADING & UTILITY NOTES:

1. It is the Contractor's responsibility to call in a "Code 53" prior to any excavation or construction of underground utilities.
2. No top soil shall be removed from the site.
3. Any and all construction demolition debris generated by this project shall be properly handled by the Contractor and disposed of at an approved off-site disposal facility.
4. All structures shall be set flush with pavement finished grade.
5. Any proposed electric and/or telephone service lines are to be placed underground.
6. The Contractor shall be responsible to obtain all necessary permits for any blasting if required and permitted by the Town.
7. Roof leaders and footing drains shall empty into storm drainage systems. Elevation of footing shall be adjusted accordingly to permit proper drainage. Under no circumstances shall the discharge of ground water or storm water, either by gravity or by pumping, be discharged to any sanitary sewer system.
8. It is the Contractor's responsibility to properly shore existing utilities & existing improvements as required by construction.
9. The building shall be constructed at such an elevation that the ground will slope away from it in all directions. The Owner shall guarantee positive drainage.
10. Owner shall provide designed retaining walls on all slopes exceeding 1V:1.5H.
11. Swales may be required, as determined by the Town Engineer, along property lines to minimize rain run-off.

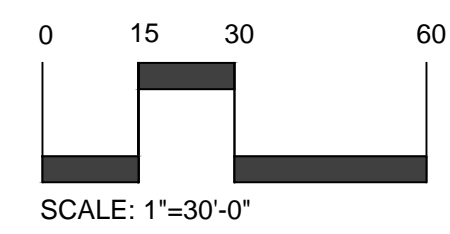
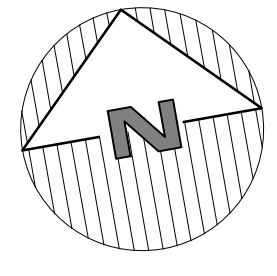


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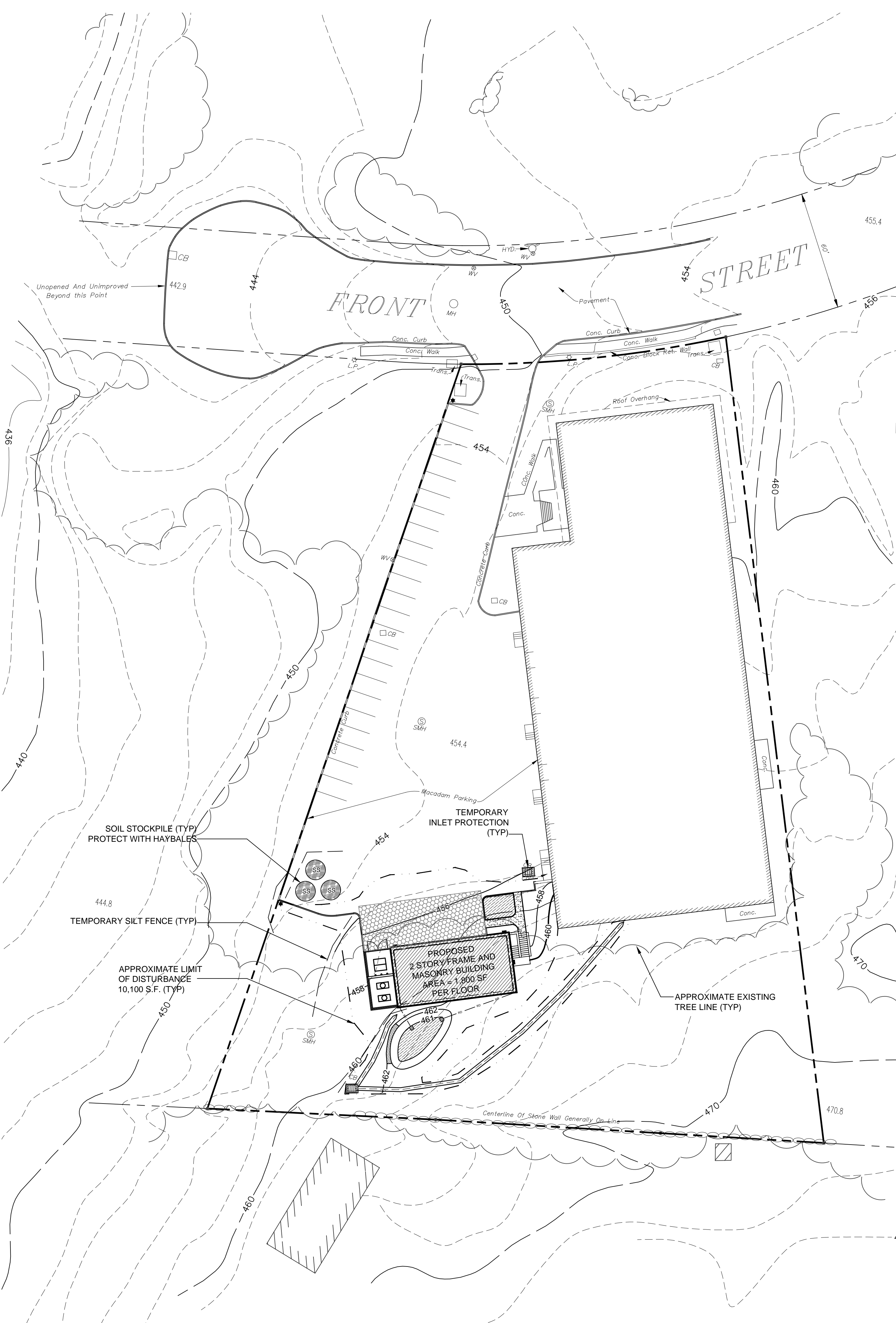
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Construction Sequence

- Prior to the beginning of any site work the major features of the construction must be field staked by a licensed surveyor. These include the building, limits of disturbance, utility lines, and Stormwater practices.
- Prior to commencement of work, an on-site preconstruction meeting will be held. This will be attended by the Owner responsible for any fines or penalties, the Operator responsible for complying with the approved construction drawings including the E&S plan and details, the Environmental Planner responsible for E&S monitoring during construction, Town representatives from the Engineering Department and Code Enforcement, and a NYC DEP representative.
- Temporary erosion and sediment controls (E&SCs) as shown on the approved construction drawings shall be installed as detailed.
- Remove brush and other surface features in the limit of construction.
- Excavate for and install foundation. Upon completion of foundation walls backfill and grade area around building.
- Construct swales, rear rain garden, and stabilize with permanent vegetation all areas in rear of building not subject to further disturbance.
- Begin construction of the remainder of the building.
- Install concrete curbing.
- Install the porous paver section with stone reservoir and construct rain garden in the front in the building.
- Install walks and final plantings.
- Topsoil, rake, seed and mulch all disturbed areas.
- Upon stabilization of all disturbed areas and approval from the Town representative remove all temporary erosion and sediment controls.

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- --- PROPOSED WATER SERVICE CONNECTION
- --- PROPOSED SOIL STOCKPILES
- --- PROPOSED SILT FENCE
- --- PROPOSED CRUSHED STONE INLET PROTECTION
- --- PROPOSED STABILIZED CONSTRUCTION ENTRANCE
- --- PROPOSED LIMIT OF DISTURBANCE
- --- PROPOSED EROSION BLANKET / PERMANENT SEED
- --- EXISTING TREE TO BE PROTECTED
- --- EXISTING TREE TO BE REMOVED



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GENERAL EROSION CONTROL NOTES:

- Contractor shall be responsible for compliance with all sediment and erosion control practices. The sediment and erosion control practices are to be installed prior to any major soil disturbances, and maintained until permanent protection is established. Road surface flows from the site should be dissipated with tracking pad or appropriate measures during adjacent road shoulder grading. Contractor is responsible for the installation and maintenance of all soil erosion and sedimentation control devices throughout the course of construction.
- Catch basin inlet protection must be installed and operating at all times until tributary areas and basin have been stabilized. When possible flows should be stabilized before reaching inlet protection structure. Timely maintenance of sediment control structures is the responsibility of the Contractor.
- All structures shall be maintained in good working order at all times. The sediment level in all sediment traps shall be closely monitored and sediment removed promptly when maximum levels are reached or as ordered by the engineer. All sediment control structures shall be inspected on a regular basis, and after each heavy rain to insure proper operation as designed. An inspection schedule shall be set forth prior to the start of construction.
- The locations and the installation times of the sediment capturing standards shall be as specified in these plans, as ordered by the Engineer, and in accordance with the latest edition of the "New York Standards and Specifications for Erosion and Sediment Control" (NYSSESC).
- All topsoil shall be placed in a stabilized stockpile for reuse on the site. All stockpile material required for final grading and stored on site shall be temporarily seeded and mulched within 14 days. Refer to soil stockpile details.
- Any disturbed areas that will be left exposed more than 14 days and not subject to construction traffic, shall immediately receive temporary seeding. Mulch shall be used if the season prevents the establishment of a temporary cover. Disturbed areas shall not be limed and fertilized prior to temporary seeding.
- All disturbed areas within 500 feet of an inhabited dwelling shall be wetted as necessary to provide dust control.
- The contractor shall keep the roadways within the project clear of soil and debris and is responsible for any street cleaning necessary during the course of the project.
- Sediment and erosion control structures shall be removed and the area stabilized when the drainage area has been properly stabilized by permanent measures.
- All sediment and erosion control measures shall be installed in accordance with current edition of NYSSESC.
- All regraded areas must be stabilized appropriately prior to any rock blasting, cutting, and/or filling of soils. Special care should be taken during construction to insure stability during maintenance and integrity of control structures.
- Any slopes graded at 3:1 or greater shall be stabilized with erosion blankets to be staked into place in accordance with the manufactures requirements. Erosion blankets may also be required at the discretion of Village officials or Project Engineer. When stabilized blanket is utilized for channel stabilization, place one half the volume of seed mix prior to laying net, and place the remaining seed after laying the stabilized blanket.
- To prevent heavy construction equipment and trucks from tracking soil off-site, construct a pervious crushed stone pad. Locate and construct pads as detailed in these plans.
- Contractor is responsible for controlling dust by sprinkling exposed soil areas periodically with water as required. Contractor to supply all equipment and water.

MAINTENANCE OF TEMPORARY EROSION AND SEDIMENT CONTROL STRUCTURES:

N.Y.S.D.E.C. GP-0-08-001 EXPOSURE RESTRICTIONS - States that any exposed earthwork shall be stabilized in accordance with the guidelines of this plan.

- Trees and vegetation shall be protected at all times as shown on the detail drawing and as directed by the Engineer.
- Care should be taken so as not to channel concentrated runoff through the areas of construction activity on the site.
- Fill and site disturbances should not be created which causes water to pond off site or on adjacent properties.
- Runoff from land disturbances shall not be discharged or have the potential to discharge off site without first being intercepted by a control structure, such as a sediment trap or the sediment pond. Sediment shall be removed before exceeding 50% of the retention structure's capacity.
- For finished grading, adequate grade shall be provided so that water will not pond on lawns for more than 24 hours after rainfall, except in swale flow areas which may drain for as long as 48 hours after rainfall.
- All swales and other areas of concentrated flow shall be properly stabilized with temporary control measures to prevent erosion and sediment travel. Surface flows over cut and fill areas shall be stabilized at all times.
- All sites shall be stabilized with erosion control materials within 14 days of final grading.
- Temporary sediment trapping devices shall be removed from the site within 30 days of final stabilization.

MAINTENANCE SCHEDULE:

	DAILY	WEEKLY	MONTHLY	AFTER RAINFALL	NECESSARY TO MAINTAIN FUNCTION	AFTER APPROVAL OF INSPECTOR
SILT FENCE	---	---	INSP.	INSP.	CLEAN/REPLACE	REMOVE
WHEEL CLEANER	CLEAN	---	---	---	REPLACE	REMOVE
INLET PROTECTION	---	INSP.	INSP.	CLEAN	REPLACE	REMOVE

MAINTENANCE OF PERMANENT CONTROL STRUCTURES DURING CONSTRUCTION:

The stormwater management system and outlet structure shall be inspected on a regular basis and after every rainfall event. Sediment build up shall be removed from the inlet protection regularly to insure detention capacity and proper drainage. Outlet structure shall be free of obstructions. All piping and drain inlets shall be free of obstruction. Any sediment build up shall be removed.

MAINTENANCE OF CONTROLS AFTER CONSTRUCTION:

Controls (including respective outlet structures) should be inspected periodically for the first few months after construction and on an annual basis thereafter. They should also be inspected after major storm events.

DEBRIS AND LITTER REMOVAL:

Twice a year, inspect outlet structure and drain inlets for accumulated debris. Also, remove any accumulations during each mowing operation.

STRUCTURAL REPAIR/REPLACEMENT:

Outlet structure must be inspected twice a year for evidence of structural damage and repaired immediately.

EROSION CONTROL:

Unstable areas tributary to the basin shall immediately be stabilized with vegetation or other appropriate erosion control measures.

SEDIMENT REMOVAL:

Sediment should be removed after it has reached a maximum depth of five inches above the stormwater management system floor. The depth can be measured from the inspection port of the chamber.

TOPSOIL:

Existing topsoil will be removed and stored in piles sufficiently as to avoid mixing with other excavation. Stockpiles shall be surrounded by erosion control as outlined on these plans. The furnishing of new topsoil shall be of a better or equal to the following criteria (SS713.01 NYSDOT):

- The pH of the material shall be 5.5 to 7.6.
- The organic content shall not be less than 2% or more than 70%.
- Gradation:

SIEVE SIZE	% PASSING BY WGT.
2 INCH	100
1 INCH	85 TO 100
1/4 INCH	65 TO 100
NO. 200 MESH	20 TO 80

PERMANENT VEGETATIVE COVER:

- Site preparation:
 - 1.1. Install erosion control measures.
 - 1.2. Scarify compacted soil areas.
 - 1.3. Lime as required to ph 6.5.
 - 1.4. Fertilize with 10-6-4 4 lbs/1,000 S.F.
 - 1.5. Incorporate amendments into soil with disc harrow.
- Seed mixtures for use on swales and cut and fill areas.

MIXTURE	LBS./ACRE
ALT. A	
KENTUCKY BLUE GRASS	20
CREeping RED FESCUE	28
RYE GRASS OR REDTOP	5
ALT. B	
CREeping RED FESCUE	20
REDTOP	2
TALL FESCUE/SMOOTH BLOOMGRASS	20
- SEEDING
 - 3.1. Prepare seed bed by raking to remove stones, twigs, roots and other foreign material.
 - 3.2. Apply soil amendments and integrate into soil.
 - 3.3. Apply seed uniformly by cyclone seeder culti-packer or hydro-seeder at rate indicated.
 - 3.4. Stabilize seeded areas in drainage swales.
 - 3.5. Irrigate to fully saturate soil layer, but not to dislodge planting soil.
 - 3.6. Seed between April 1st and May 15th or August 15th and October 15th. Seeding may occur May 15th and August 15th if adequate irrigation is provided.

TEMPORARY VEGETATIVE COVER:

SITE PREPARATION:

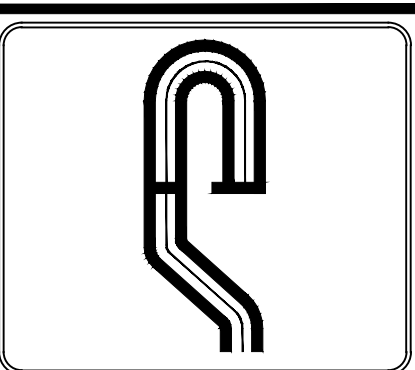
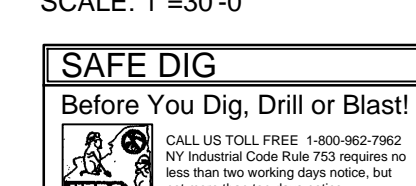
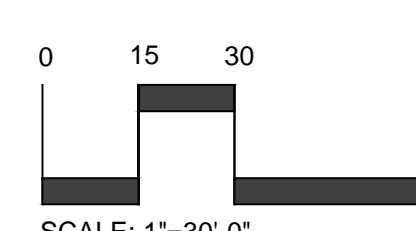
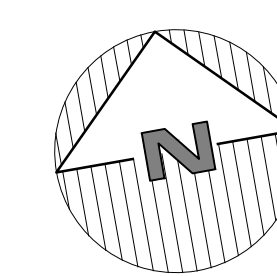
- Install erosion control measures.
- Scarify areas of compacted soil.
- Fertilize with 10-10-10 at 400/acre.
- Lime as required to ph 6.5.

SEED SPECIES:

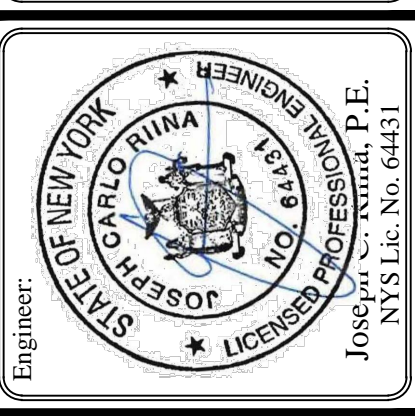
MIXTURE	LBS./ACRE
Rapidly germinating annual ryegrass	20
Perennial ryegrass	20
Cereal oats	36

SEEDING:

Same as permanent vegetative cover



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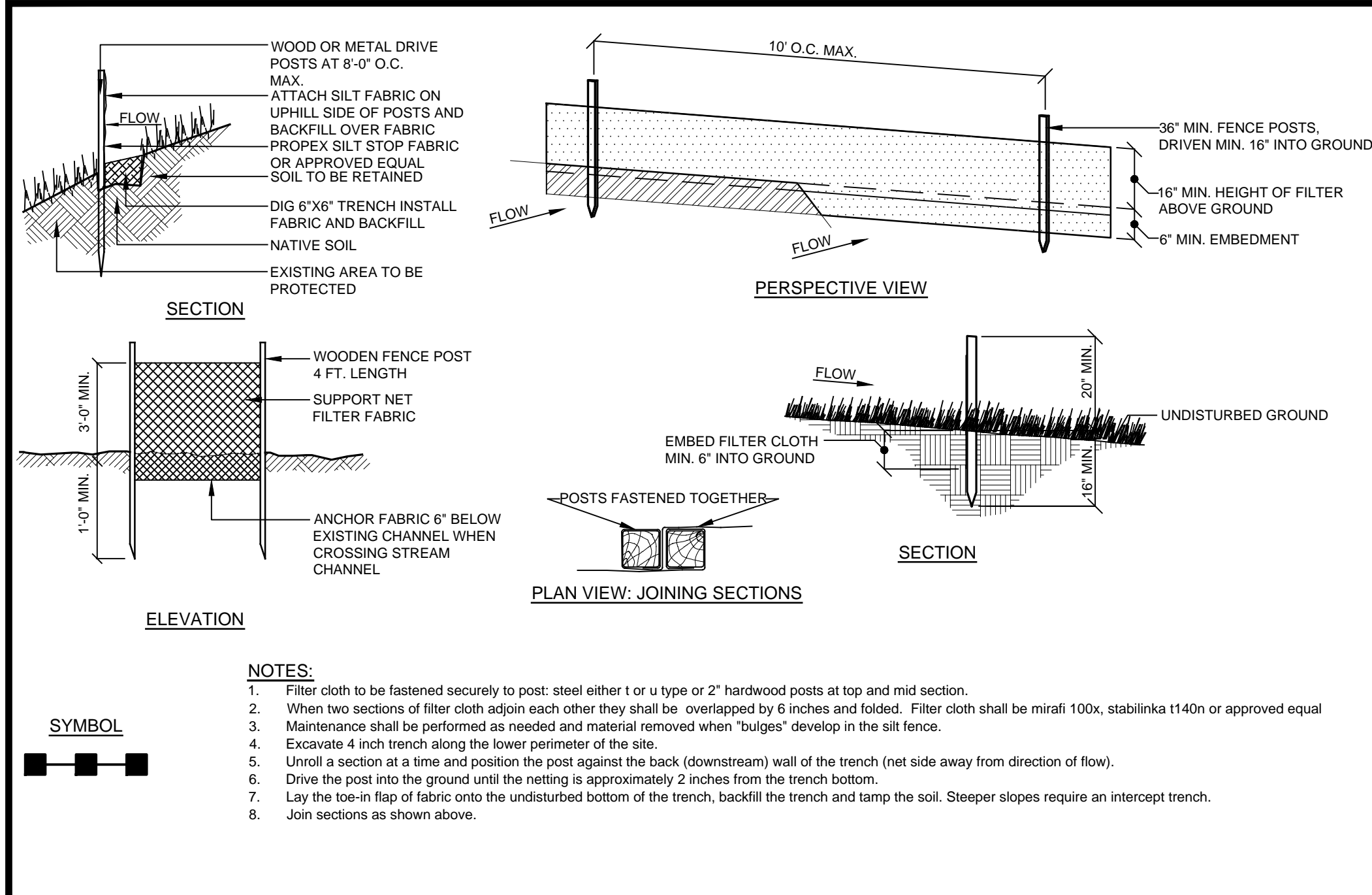


Revisions:	No.	Date	Comments
	1	1/12/09	Lighting / Planting
	2	4/06/09	SNPPP
	3	10/27/21	NEW OWNER

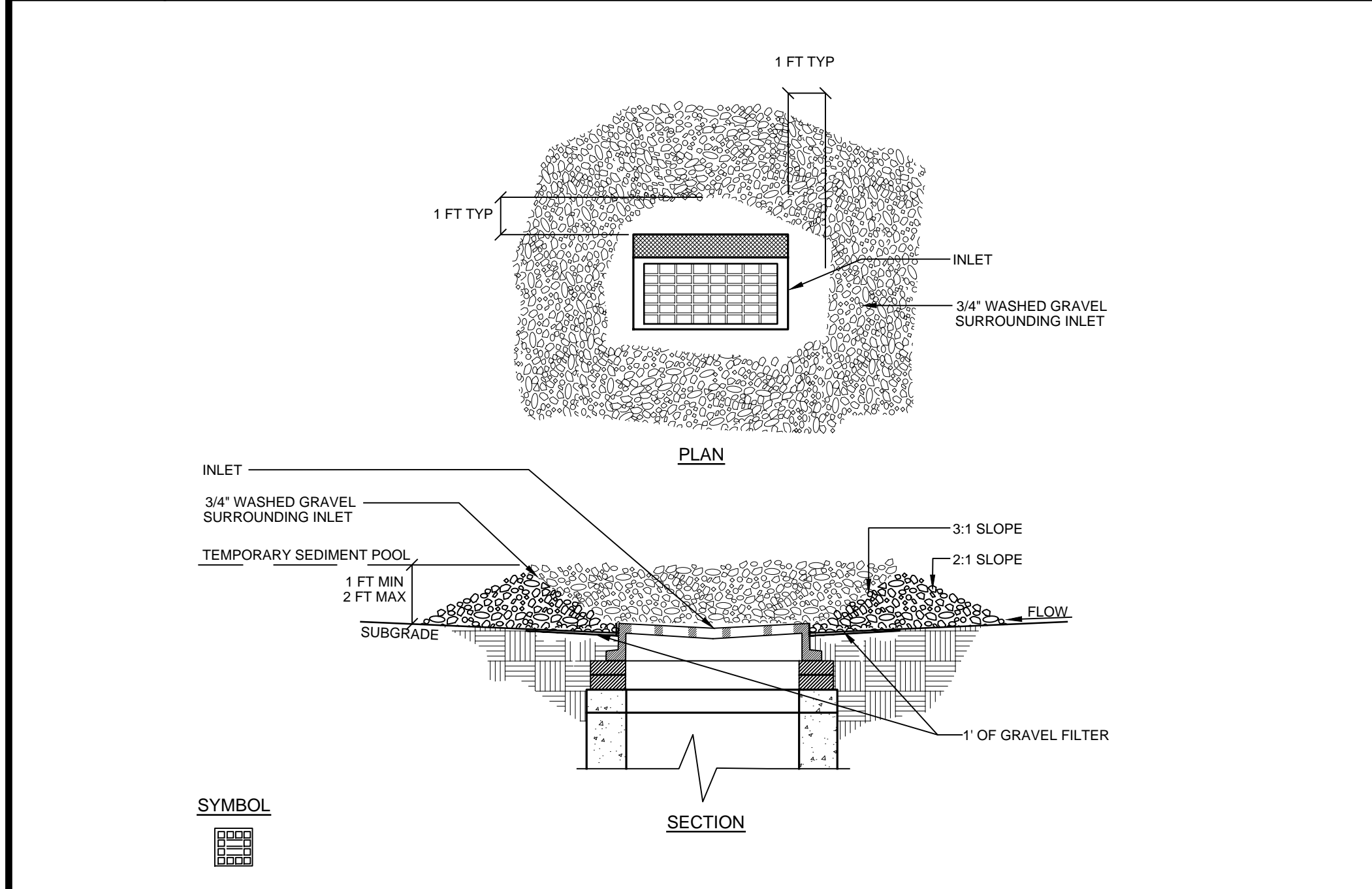
SCALE: 1" = 30'
 DRAWN BY: JMC
 DATE: 11/12/08

EROSION AND SEDIMENT CONTROL PLAN

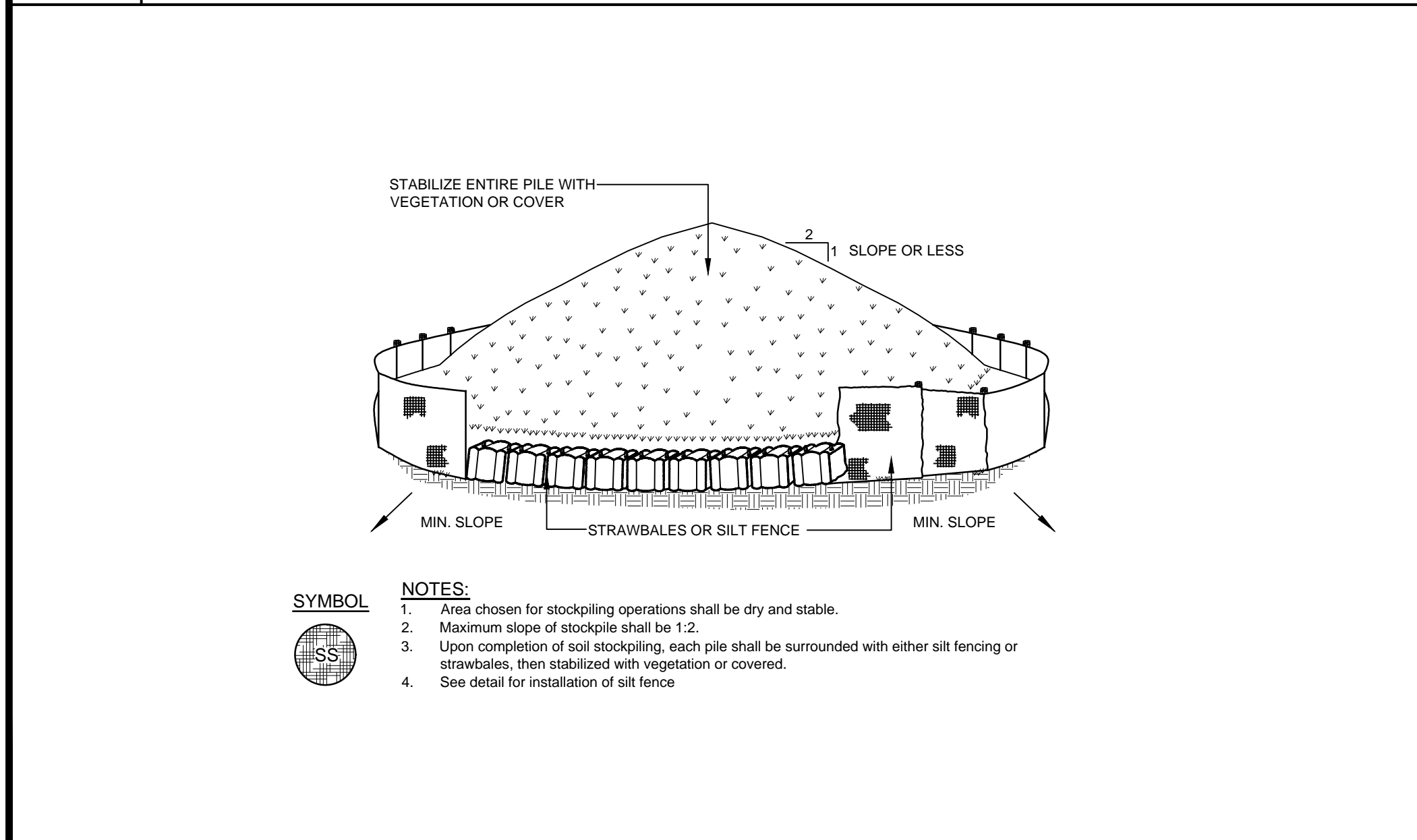
PROPOSED GARAGE WAREHOUSE PREPARED FOR
C3 HOLDINGS LLC.
 1500 Front Street
 Westchester Co., New York



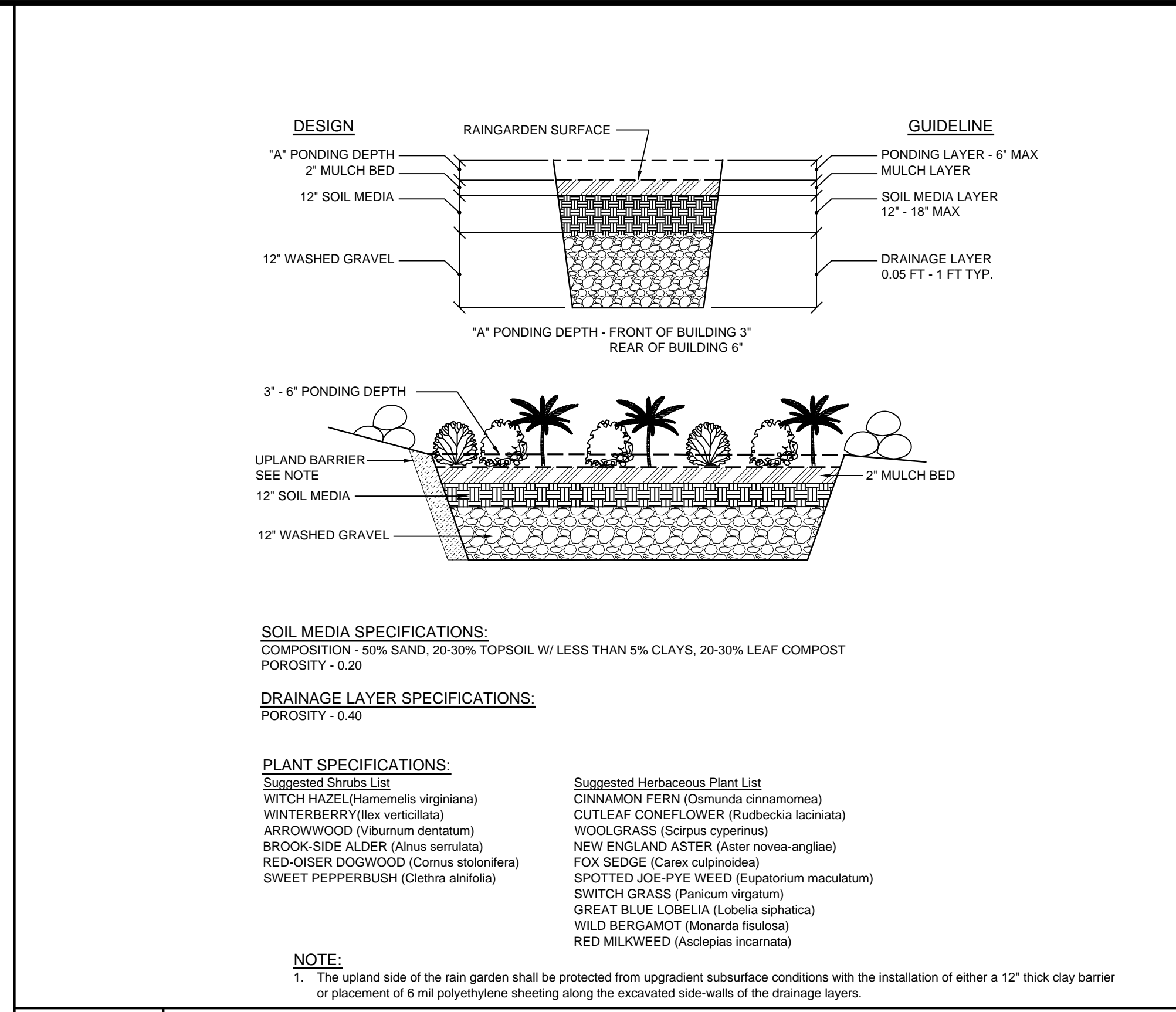
E-1 **SILT FENCE DETAIL**
NOT TO SCALE



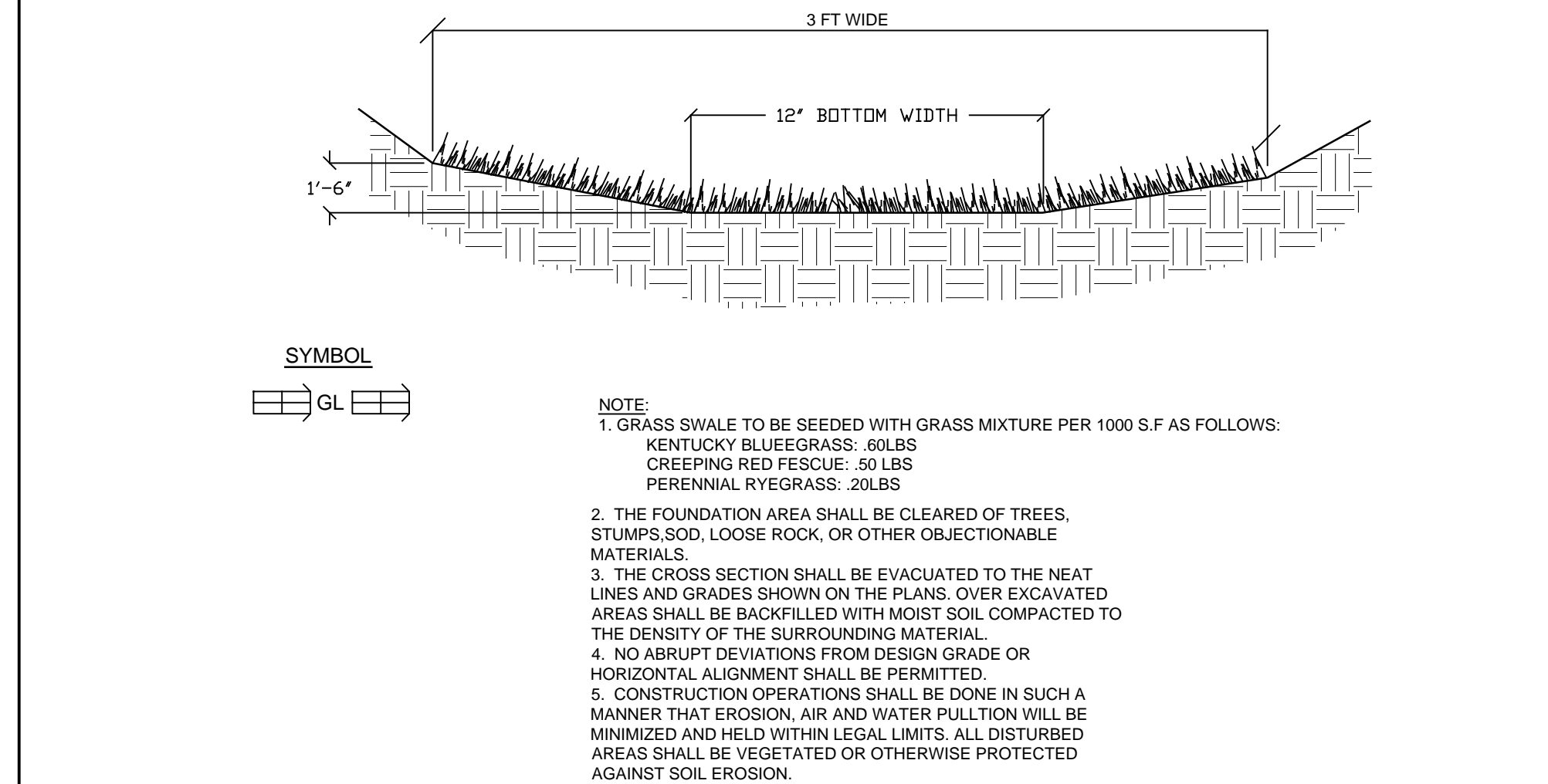
E-2 **INLET PROTECTION DETAIL**
NOT TO SCALE



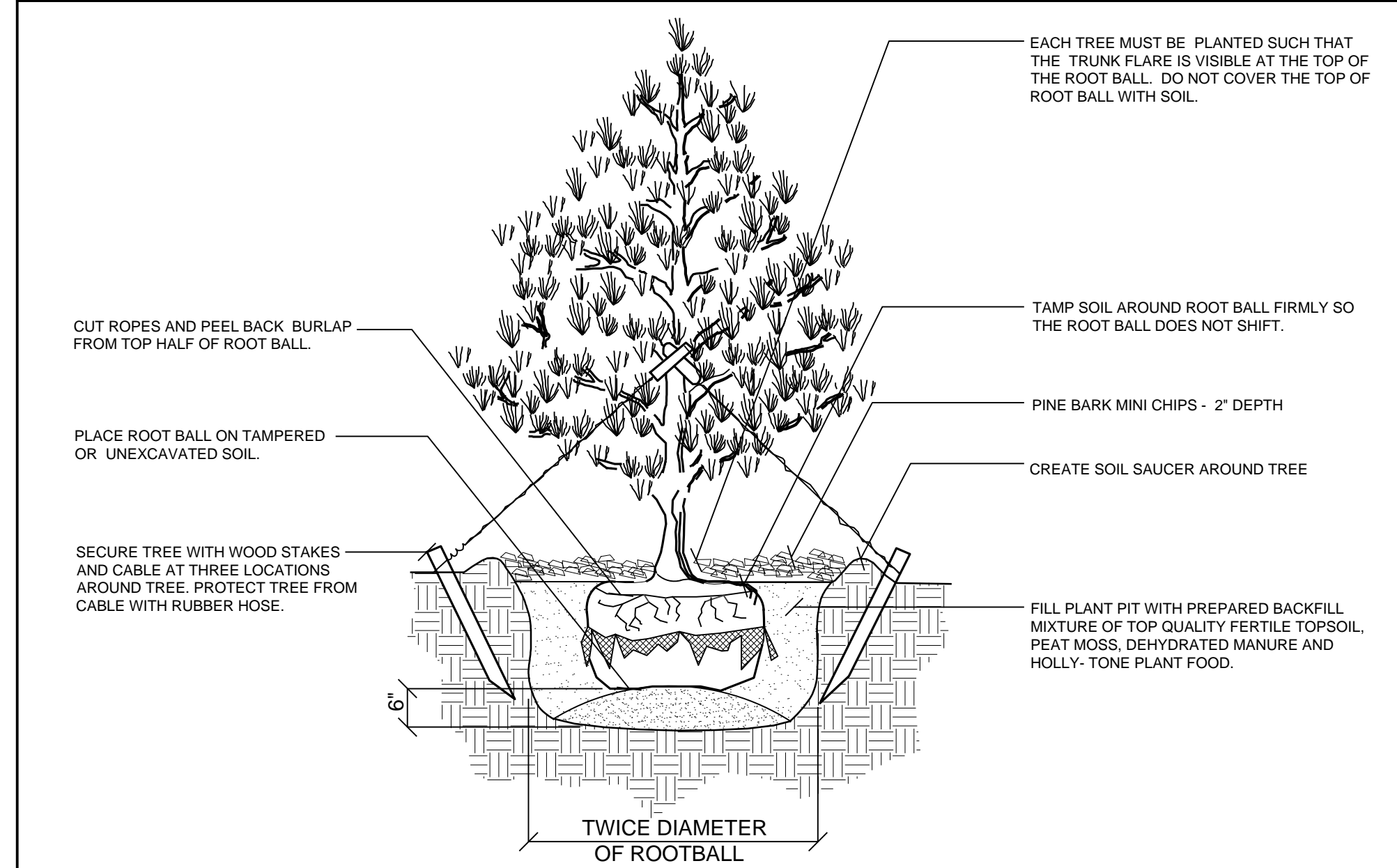
E-3 **SOIL STOCKPILE DETAIL**
NOT TO SCALE



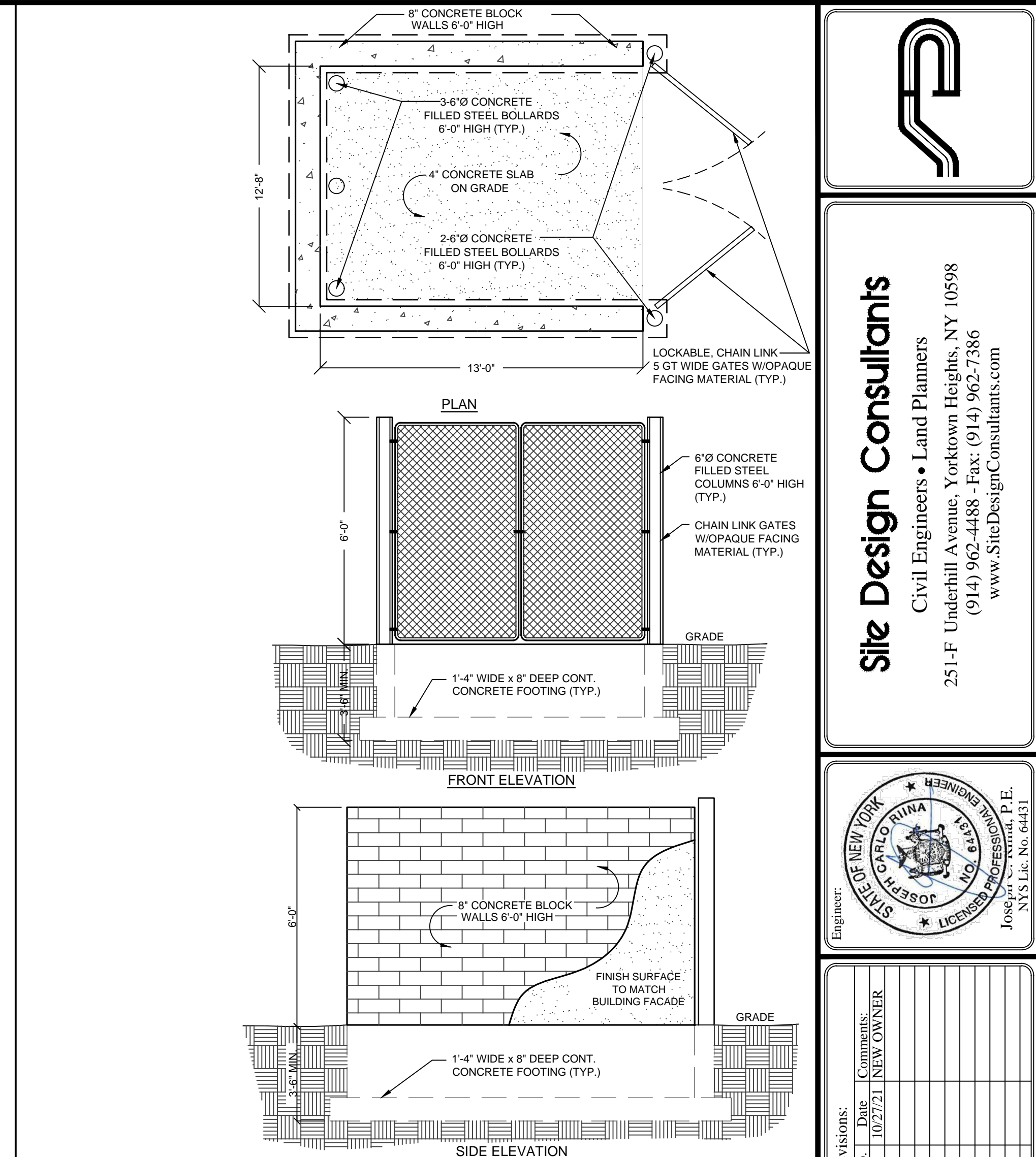
SW-1 **RAIN GARDEN DETAIL**
NOT TO SCALE



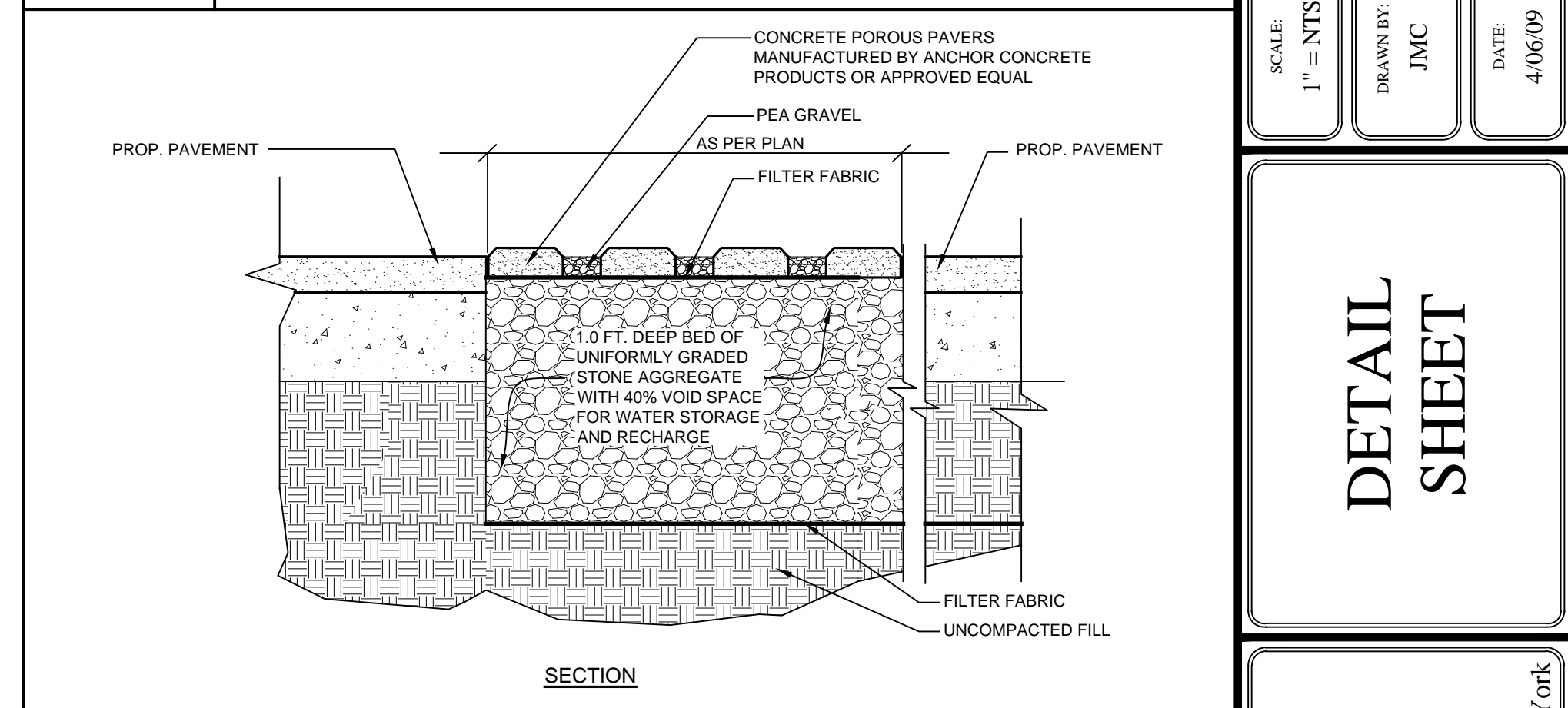
SW-2 **GRASS SWALE DETAIL**
NOT TO SCALE



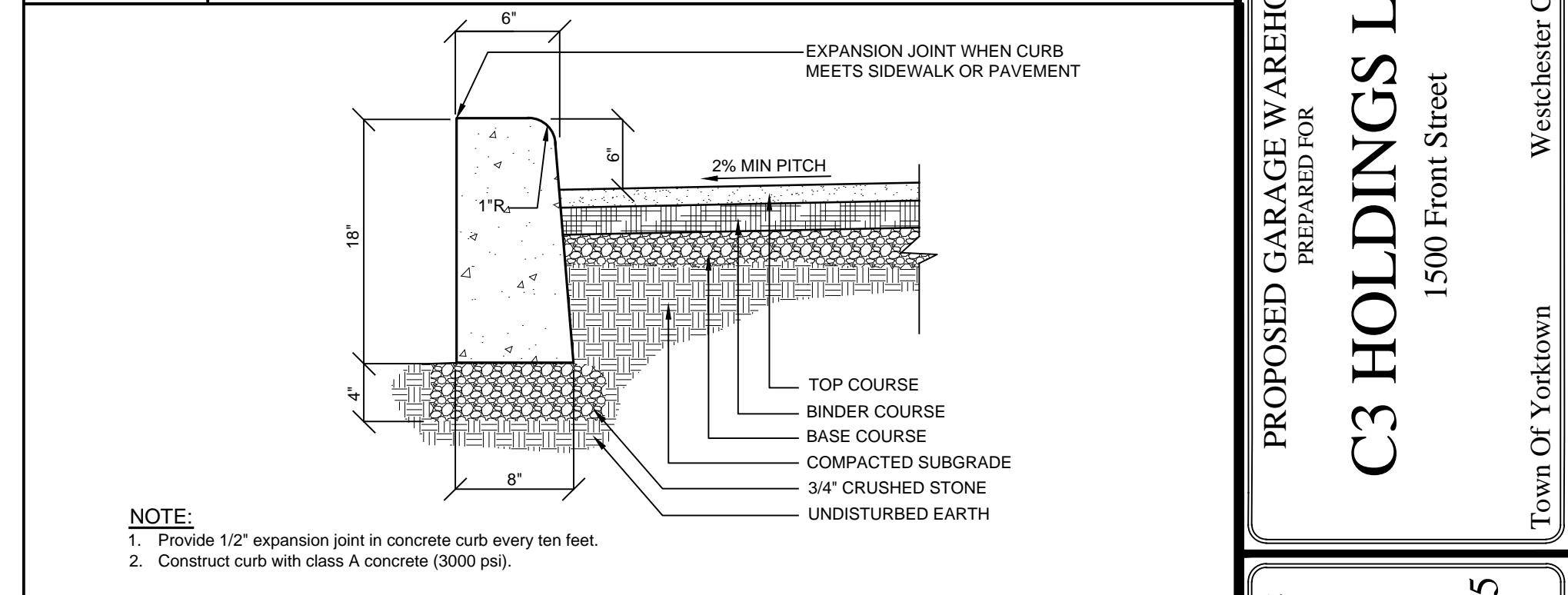
S-1 **EVERGREEN PLANTING DETAIL**
NOT TO SCALE



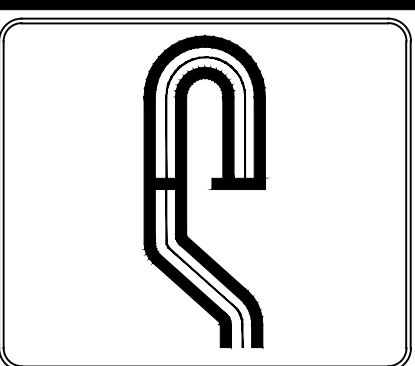
S-2 **TRASH ENCLOSURE DETAIL**
NOT TO SCALE



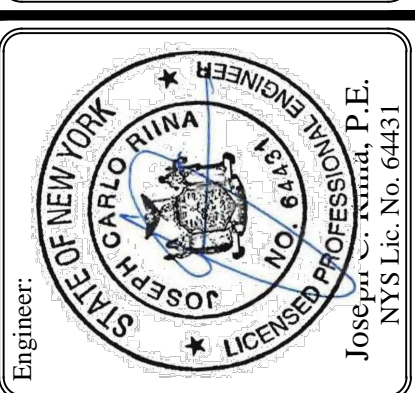
R-1 **POROUS PAVER WITH STONE RESEVOIR DETAIL**
NOT TO SCALE



R-2 **CONCRETE CURB DETAIL**
NOT TO SCALE



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Revisions:	No.	Date	Comments
	10/27/21		NEW OWNER

SCALE: 1" = NTS
DRAWN BY: JMC
DATE: 4/06/09

DETAIL SHEET

PROPOSED GARAGE WAREHOUSE PREPARED FOR
C3 HOLDINGS LLC.
1500 Front Street
Westchester Co., New York
Town Of Yorktown